Monogram Villa Inc 5536 Tyrone Avenue, Sherman Oaks, CA 91401-5126

CUP APPLICATION FOR A RESIDENTIAL CARE FACILITY FOR THE ELDERLY

Monogram Villa Inc is a business registered for a Business Tax Registration Certificate with the Los Angeles Office of Finance. The account number is #0003245688-0001-0. The business address is 5536 Tyrone Avenue, Sherman Oaks, CA 91401-5126. The business type is *Nursing & residential care facilities*. This is 6-bed Nursing & residential care facility. CUP for an additional 6 beds for a total of 12 beds.

Monogram Villa Inc offers personalized care and assistance with daily living activities. These Assisted Living services are offered to senior residents in order to make sure their individual needs are met. **Monogram Villa Inc** allows seniors to continue to enhance their quality of life in a welcoming and home-like, Assisted Living environment.

PROJECT DESCRIPTION

Prepared by RB CAS LLC

FOR SHERMAN OAKS NEIGHBORHOOD COUNCIL PLANNING AND LAND USE COMMITTEE

PROJECT ADDRESS:

5536 TYRONE AVE., SHERMAN OAKS CA 91401

PROJECT TITLE:

[E] 6 BED RESIDENTIAL CARE FACILITY. CUP FOR AN ADDITIONAL 6 BEDS FOR A TOTAL OF 12 BEDS

DESCRIPTION:

Current site is a six [6] bed residential care facility with a proposed additional six [6] more beds for a total of twelve [12] bed accommodation with no interior and exterior construction proposed.

One bed will be added to each of the 5 bedrooms for non-ambulatory residents and and another will be added to the 1 bedroom for the bedridden resident, making a total of six [6] additional beds.

DETAILS:

- 1. Total Lot Area: 9,495 Sq. Ft.
- 2. Building Footprint / Area: 4,143 Sq. Ft.
- 3. Building Height: 17 Ft. [from Finish Grade to Top of Ridge]
- 4. Open Space: 5,352 Sq. Ft.
- 5. Two-Car Covered Carport: 324 Sq. Ft. [included in open space square footage]
- 6. Existing No. of Beds: 6
- 7. Proposed Additional No. of Beds: 6
- 8. Total No. of Beds Once Approved: 12
- 9. No interior construction proposed to existing 9 bedrooms + 7 bathrooms and others
- 10. No exterior construction proposed to existing structure
- 11. For Conditional Use Permit [CUP]

CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING ZONING INFORMATION (ZI) FILE

EFFECTIVE DATE: MARCH 17, 2017

ZI NO. 2462 MODIFICATIONS TO SINGLE-FAMILY ZONES AND SINGLE-FAMILY ZONE HILLSIDE AREA REGULATIONS

COUNCIL DISTRICT: ALL

BACKGROUND:

On March 17, 2017, pursuant to Ordinance No. 184,802, the provisions governing the development of single-family (RA, RE, RS, R1) zoned properties citywide were modified to establish new regulations regarding the size and bulk of new and enlarged homes, and to further regulate grading and earth import/export in designated Hillside Areas.

COMMENTS:

The modified single-family zone regulations include changes to several definitions in LAMC Section 12.03, including the definition of "Floor Area, Residential." Other modifications pertain to Residential Floor Area bonus options, the allowable Residential Floor Area Ratio in the R1 Zone, other Area regulations in the R1 Zone, and grading and hauling regulations in designated Hillside Areas. In addition, the modifications include a number of technical edits and corrections. Key modifications to single-family regulations are summarized below. In addition to this summary, please review LAMC Sections 12.03, 12.07, 12.07.01, 12.07.1, 12.08, 12.21, 12.23, and 12.28 for all modifications.

In all single-family zones (RA, RE, RS, R1), except Coastal Zone properties located outside of designated Hillside Areas:

- Eliminates the existing Residential Floor Area (RFA) exemption for the first 100 square feet of over-in-height (over 14 feet in height) ceilings.
- Eliminates the 250 sf RFA exemption for covered porches, patios, and breezeways.
- Retains the full RFA exemption for rear garages (up to 400 square feet). Reduces the exemption for front garages to 200 square feet.
- Eliminates the 20% RFA bonus option for green buildings.
- Clarifies that the definition of RFA applies to both residential and non-residential buildings, such as conditionally-permitted uses (decision-maker can override such provisions as part of conditions of approval).

In the R1 Zone, except Coastal Zone properties located outside of designated Hillside Areas:

- Outside of designated Hillside Areas, establishes a maximum RFA of 45%, regardless of lot size.
- Within designated Hillside Areas, establishes a maximum RFA of 45% for the lowest slope band (0-15%).
- Eliminates all of the 20% RFA bonus options.

In the R1 Zone:

- Establishes an Encroachment Plane, a 45° angled plane above a height of 20 feet that the house cannot intersect.
- Requires articulation of side walls more than 45 feet in length and 14 feet in height.
- Requires roof decks to be set back at least 3 feet from the minimum side yard.
- Limits driveway width to 25% of lot width (but not less than 9 feet) or the width of the existing driveway (non-Hillside Areas only).

In all single-family zones in designated Hillside Areas (RA, RE, RS, R1)

- Reduces the guaranteed minimum RFA from 1,000 to 800 square feet.
- Eliminates the grading exemption for cut and fill underneath a structure, with exceptions:
 - o Allows grading exemption for piles and caissons.
 - Allows grading exemption of the fill resulting from one half of the cut underneath a main building.
- In conjunction with counting previously exempted grading,
 - Adjusts the formula for allowable grading quantity:
 - **Existing:** 500 cubic yards plus the numeric value equal to 5% of the lot size in cubic yards.
 - **Proposed:** 1,000 cubic yards plus the numeric value equal to 10% of the lot size in cubic yards.
 - Adjusts maximum by-right grading quantities:

Zone	PREVIOUS Maximum "By-Right" Grading Quantity (cubic yards) CUT & FILL UNDER STRUCTURE IS EXEMPT	NEW Maximum "By-Right" Grading Quantity (cubic yards) CUT & FILL UNDER STRUCTURE IS NOT EXEMPT
R1	1,000	1,000
RS	1,100	2,200
RE9	1,200	2,400
RE11	1,400	2,800
RE15	1,600	3,200
RE20	2,000	4,000

RE40	3,300	6,600
RA	1,800	3,600

- In conjunction with counting previously exempted grading, modifies allowed import/export quantities:
 - Standard Hillside Limited Streets and larger up to the maximum "by-right" grading quantities.
 - Substandard Hillside Limited Streets up to 75 percent of the maximum "by-right" grading quantities.
 - Restricts import/export activities to 9 a.m. 3 p.m., Monday-Friday.

The modified provisions also include a number of technical edits and clarifications.

INSTRUCTIONS:

No building permit shall be issued by the Department of Building and Safety (LADBS) for a Project unless the proposed structure complies with the regulations set forth in the Los Angeles Municipal Code. For regulations affected by the modifications to single-family zone regulations, refer to LAMC Sections 12.03, 12.07, 12.07.01, 12.07.1, 12.08, 12.21, 12.23, and 12.28.

Exception: Projects with entitlement applications filed before the effective date are subject to the rules in effect on the date of fee receipt.

ORDINANCE:

Please click the link below for a copy of the ordinance.

 Modifications to Single-Family Zones and Single-Family Zone Hillside Area Regulations, <u>Ordinance No. 184,802</u>



APPLICATIONS:

I	DEPARTMENT OF CITY PLANNING APPLICATION								
	THIS BOX FOR CITY PLANNING STAFF USE ONLY								
С	Case Number								
Е	Env. Case Number								
A	Application Type								
С	Case Filed With (Print Name)		Date Filed						
	Application includes letter requesting: □ Waived hearing □ Concurrent hea Related Case Number(s):	aring 🛛 Hearin	g not be scheduled on a specific date (e.g., vacation hold)						
1.	All terms in this document a Refer to the Department of Ci PROJECT LOCATION	are applicable to the singuity Planning Application Fi							
	Legal Description ² (Lot, Block, Tract)								
	Assessor Parcel Number 224502	23004	Total Lot Area 9,495 SF						
2.	Project Description Present Use	RE FACILITY							
			N ADDITIONAL 6 BEDS FOR A TOTAL OF 12 BEDS						
	Additional information attached	□ YES Ď NO							
	Complete and check all that apply:								
	Existing Site Conditions								
	 Gite is undeveloped or unimproved 区 Site has existing buildings (provide permits) 	· ,	 Site is located within 500 feet of a freeway or railroad Site is located within 500 feet of a sensitive use (e.g., school, park) 						
	Site is/was developed with uses the hazardous materials on soil and/or cleaning, gas station, auto repair, i	r groundwater (e.g., dry	Site has special designation (e.g., National Historic Register, Survey LA)						

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org) ² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

3.

4.

(Check all that apply or could a	- oply)					
Demolition of existing buildings/structures			New construction:square feet			square feet
 Relocation of existing buildings/structures Removal of any on-site tree Removal of any street tree Removal of protected trees onsite / public right-of-way Grading 			Additions to existing buildings			
			Interior t	enant improvemen	t	
			Exterior	renovation or alter	ation	
			Change	of use <u>and/or</u> hour	s of operatio	n
			Uses or	structures in public	right-of-way	/
□ Haul Route			Phased	project		
Housing Component Informat	tion					
Number of Residential Units:	Existing	_ – Demo	lish(ed) ³	+ Adding	= Total	
Number of Affordable Units ⁴	Existing	_ – Demo	lish(ed)	+ Adding	= Total _	
Number of Market Rate Units	Existing	_ – Demo	lish(ed)	+ Adding	= Total _	
Mixed Use Projects, Amount of	Non-Residential Fl	loor Area:			s	quare feet
Public Right-of-Way Informati	ion					
Have you submitted the Plannir		orm to BO	F? (required)			
Is your project required to dedic		-	•	5 LA NO		
If so, what is/are your dedication	n requirement(s)? _		ft.			
If you have dedication requirem	ents on multiple str	reets, plea	se indicate: _			
ACTION(S) REQUESTED						
Provide the Los Angeles Munici	pal Code (LAMC)	Section th	at authorizes	the request and	(if applicable	e) the LAMC
Section or the Specific Plan/Over				-		
Does the project include Multiple			C 10 262	口 YES 凶 NO		
	Approval Request	s per LAIM	C 12.30?			
Authorizing Code Section						
Code Section from which relief	is requested (if a	any):				
Action Requested, Narrative: _						
Authorizing Code Section						
Code Section from which relief	is requested (if a	any):				
Action Requested, Narrative: _						
Additional Requests Attached D	YES 🖾 NO					
RELATED DEPARTMENT OF CITY PL	ANNING CASES					
Are there previous or pending ca	ses/decisions/envir	ronmental	clearances o	n the project site?	🗆 YES 🖄 N	0
If YES, list all case number(s)	ES, list all case number(s)					

 ³ Number of units to be demolished and/or which have been demolished within the last five (5) years.
 ⁴ As determined by the Housing and Community Investment Department

If the <u>application/project</u> is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No.	Ordinance No.:				
 Condition Compliance Review Modification of Conditions Revision of Approved Plans Renewal of Entitlement Plan Approval subsequent to Main Conditional Use 	 Clarification of Q (Qualified) Condition Clarification of D (Development) Limitation Amendment to T (Tentative) Classification 				
For purposes of environmental (CEQA) analysis, is then	e intent to develop a larger project?	□ YES □ NO			
Have you filed, or is there intent to file, a Subdivision with	th this project?	□ YES □ NO			
If YES, to either of the above, describe the other parts of filed with the City:		her or not currently			
Related Documents / Referrals					
To help assigned staff coordinate with other Departmen a copy of any applicable form and reference number if k		ect, please provide			
Specialized Requirement Form					
Geographic Project Planning Referral					
Case Consultation Referral Form					
Redevelopment Project Area – Administrative Review and Referral Form					
HPOZ Authorization Form					
Affordable Housing Referral Form					
Transit Oriented Communities Referral Form					
Preliminary Zoning Assessment Referral Form (Plan Ch	neck #)				
Housing Development Project determination (PZA Sec.	II)				
Optional HCA Vesting Preliminary Application					
Unpermitted Dwelling Unit (UDU) Inter-Agency Referral	Form				
Mello Form					
Citywide Design Guidelines Compliance Review Form _					
GPA Initiation Request Form					
Expedite Fee Agreement					
Department of Transportation (DOT) Referral Form					
Bureau of Engineering (BOE) Planning Case Referral F	orm (PCRF)				
Hillside Referral Form (BOE)					
Building Permits and Certificates of Occupancy					
Order to Comply					
Low Impact Development (LID) Referral Form (Stormwa	ater Mitigation)				
Replacement Unit Determination (LAHD)					

5.

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant ⁵ r	name RAMON BAGUIO				
Company/Fi	m RAMON BAGUIO CAS LLC	2			
Address:	4273 CANOGA AVE., WOODLAND	HILLS		Unit/Space Number	
City	LA	State C	Â	Zip Code: 91364	
Telephone	818 716 1142	E-mail:	statuspla	andesign@gmail.com	
Are you in es	scrow to purchase the subject prop	erty? [] YES	⊠ NO	
	vner of Record		Different	from applicant	
Address				Unit/Space Number	
City		State		Zip Code:	
Telephone		E-mail:			
Company/Fi	esentative name				
Address:				Unit/Space Number	
				Zip:	
Other (Spec	ify Architect, Engineer, CEQA Con				
Other (Spec	ify Architect, Engineer, CEQA Cons Gegam Burnazyan	sultant etc.)			
	ify Architect, Engineer, CEQA Con Gegam Burnazyan MIB Consulting and Engine	sultant etc.)			
Name Company/Fil	ify Architect, Engineer, CEQA Con Gegam Burnazyan MIB Consulting and Engine	sultant etc.)		Unit/Space Number	
Name Company/Fir	ify Architect, Engineer, CEQA Cons Gegam Burnazyan MLB Consulting and Engine 7918 Foothill Blvd, Sunland, CA	sultant etc.)			
Name Company/Fin Address:	ify Architect, Engineer, CEQA Cons Gegam Burnazyan MLB Consulting and Engine 7918 Foothill Blvd, Sunland, CA LA	sultant etc.) ering State	Â	Unit/Space Number	

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

- 7. PROPERTY OWNER AFFIDAVIT. Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.
 - **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC, or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
 - Letter of Authorization (LOA). A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC, or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
 - Grant Deed. Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond <u>exactly</u> with the ownership listed on the application.
 - **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
 - a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
 - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
 - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
 - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Property Owner's signatures must be signed/notarized in the presence of a Notary Public. The City requires an original signature from the property owner with the "wet" notary stamp. A Notary Acknowledgement is available for your convenience on following page.

Signature	Date
Print Name	-
Signaturo	Data
Signature	Date
Print Name	

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

On ______ before me, ____

(Insert Name of Notary Public and Title)

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature

- 8. APPLICANT DECLARATION. A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
 - a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature:	\bigwedge	Date:	NOV. 01, 2022
Print Name:	RAMON BAGULO		

OPTIONAL

NEIGHBORHOOD CONTACT SHEET

9. SIGNATURES of adjoining or neighboring property owners in support of the request are <u>not required</u> but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

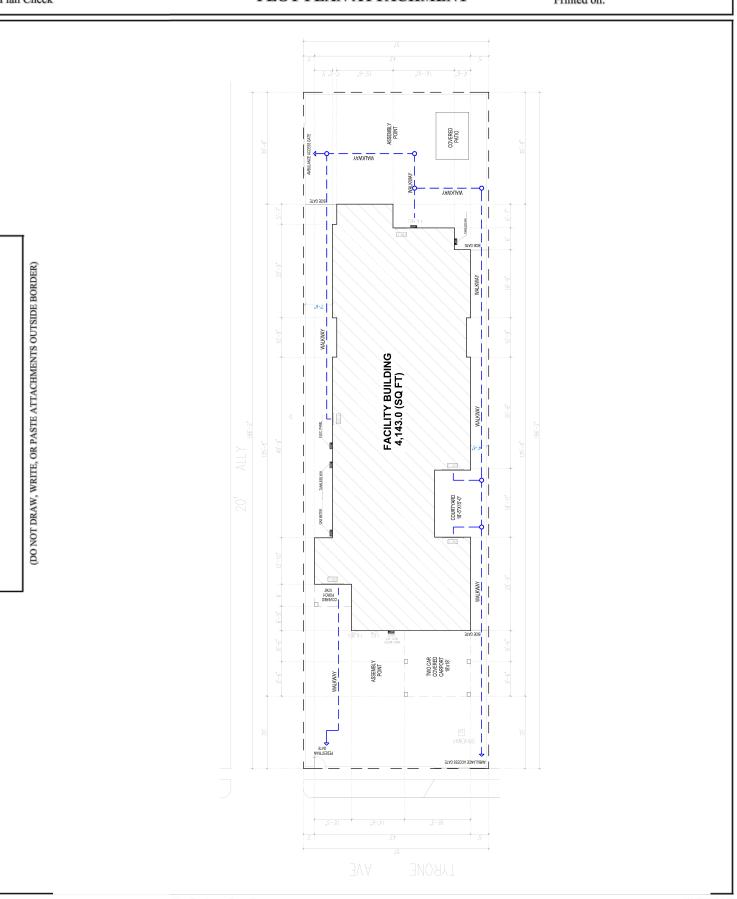
Review of the project by the applicable Neighborhood Council is <u>not required</u> but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

Bldg-Alter/Repair Commercial Plan Check Permit Application # :

PLOT PLAN ATTACHMENT

City of Los Angeles - Department of Building and Safety

Plan Check #: Initiating Office: Printed on:

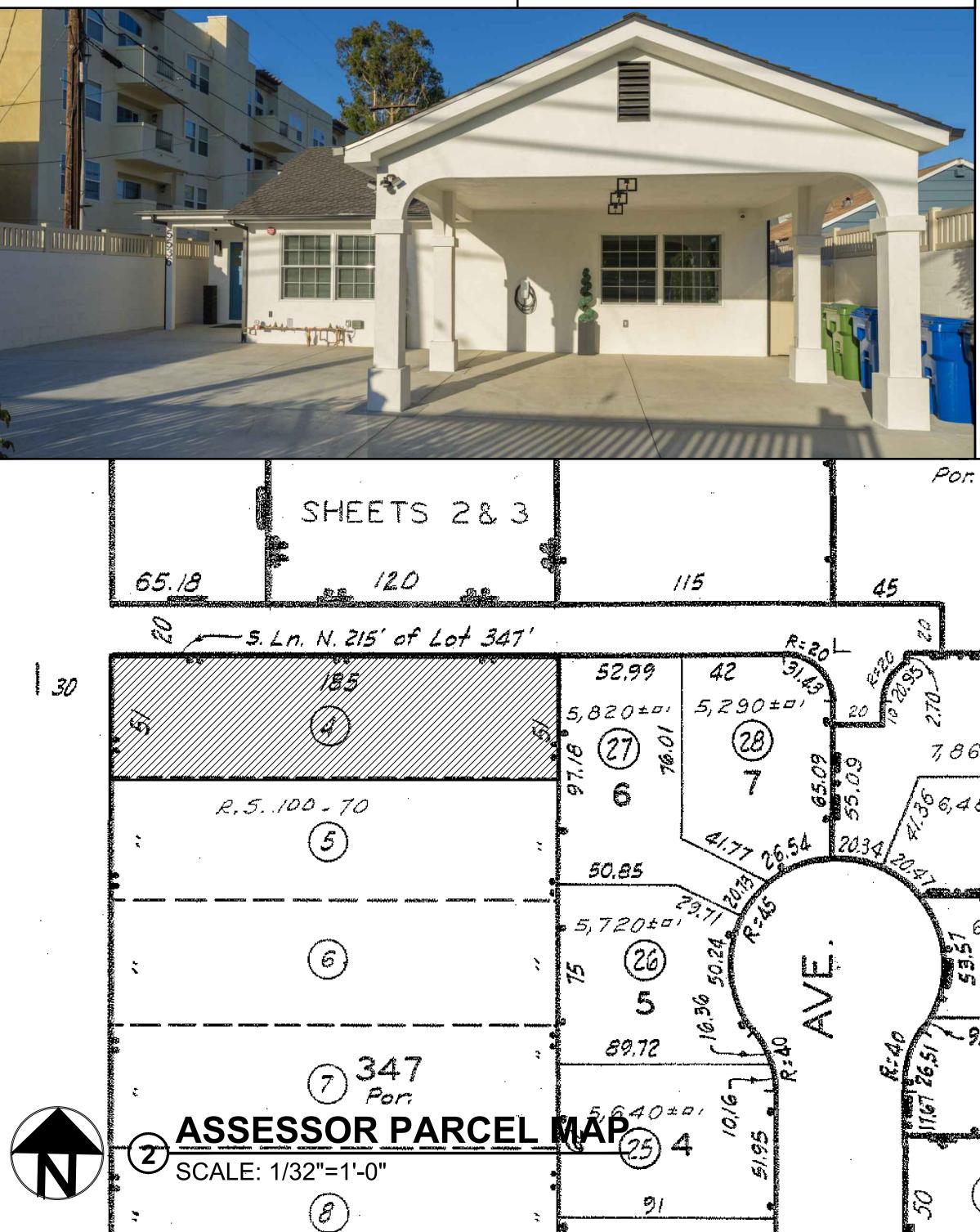


AB	BREVIATI	ON	S
	ANCHOR BOLT AREA DRAIN AIR CONDITIONING		MAXIMUM MACHINE BOLT MEDICINE CABINET
A/C ACOUS. ADJ. AL.	ACOUSTICAL ADJUSTABLE ALUMINUM	MECH. MEMB. MEZZ.	MECHANICAL MEMBRANE MEZZANINE
AVG. B. BD.	AVERAGE BATH BOARD	MFR. MH. MIN.	MANUFACTURER MANHOLE MINIMUM
BLDG. BLKG. BLT-IN BR.	AIR CONDITIONING ACOUSTICAL ADJUSTABLE ALUMINUM AVERAGE BATH BOARD BUILDING BLOCKING BUILT-IN BEDROOM BROOM BAR SINK BOUNDARY NAII	MISC. MR. BR. MR. D.	MISCELLANEOUS MASTER BEDROOM MASTER DRESSING
BRM. B.S. B.N.	BROOM BAR SINK BOUNDARY NAIL	MTD. MTL. MUL.	MOUNTED METAL MULLION
CABT. C.I. C.J. CLG.	BAR SINK BOUNDARY NAIL CABINET CAST IRON CEILING JOIST CEILING CLOSET COUNTER COUNTER	N.G. N.I.C. NOM.	NATURAL GRADE NOT IN CONTRACT NOMINAL
CLO. CNTR. CNTRTP.	CLOSET COUNTER COUNTERTOP	NR N.T.S. O/	NO RATING NOT TO SCALE OVER OVERALL
C.O. CONT. C.R. CSMT.	COUNTERTOP CASED OPENING CONTINUOUS CURTAIN ROD	O.C. OR O/C	ON CENTER
WDW.		O.H. OPNG	
CLR. D. DBL. D F	CLEAR DRYER DOUBLE DOUGLAS FIR	PAN. P.B. P.C. PL.	PANTRY PUSH BUTTON PORTLAND CEMENT PLATE
DIA. DIAG. DIM.	DIAMETER DIAGONAL DIMENSION	P.L. P. LAM. PLAS.	PROPERTY LINE PLASTIC LAMINATE PLASTER
DR. D.S. DTL. D W	DRESSING DOWNSPOUT DETAIL DISHWASHER	PLWD. PNLG. POL. PPG.	PLYWOOD PANELING POLISHED POLISHED PLATE GLASS
DWG. DWR. EA.	DRAWING DRAWER EACH	PR. PS PSI	PAIR POUNDS/SQUARE FOOT POUNDS/SQUARE INCH
E.G. ELEV. ENT. FQ	EXISTING GRADE ELEVATION ENTRY FOLIAI	P.T. PTD. P.V.C. PW.R.	PRESSURE TREATED PAINTED POLY VINYL CHLORIDE POWDER ROOM
EXT. E.W. E.N.	EXTERIOR EACH WAY EDGE NAILING	Q.T. R. RAD.	OUTSIDE AIR PANTRY PUSH BUTTON PORTLAND CEMENT PLATE PROPERTY LINE PLASTIC LAMINATE PLASTER PLYWOOD PANELING POLISHED POLISHED PLATE GLASS PAIR POUNDS/SQUARE FOOT POUNDS/SQUARE FOOT POUNDS/SQUARE INCH PRESSURE TREATED PAINTED POLY VINYL CHLORIDE POWDER ROOM QUARRY TILE RISER RADICAL/RADIUS RETURN AIR GRILL REFLECTED CEILING PLAN ROOF DRAIN RECEPTACLE REFERENCE REFRIGERATOR REINFORCED RE-SAWN REQUIRED REVERSE REVISION/REVISE ROOF JOIST ROUGH OPENING ROUGH-SAWN ROOF RAFTER RETREAT REDWOOD SINK SOUTH SOLID CORE
FAM. F.A.U. F.G. F.G.	FAMILY FORCED AIR UNIT FINISH GRADE FIXED GLASS	R.A.G. R.C.P. R.D. RECT.	REFLECTED CEILING PLAN ROOF DRAIN RECEPTACLE
F.G. FIN. FIN. FLR.	FUEL GAS FINISH FINISH FLOOR	REF. REFRIG. REINF.	REFERENCE REFRIGERATOR REINFORCED
EMER. F.J. FL. F D	EMERGENCY FLOOR JOIST FLUSH FLOOR DRAIN	RES REQ'D. REV. REV.	RE-SAWN REQUIRED REVERSE REVISION/REVISE
F.E. F.F. FIN.	FIRE EXTINGUISHER FINISH FLOOR FINISH	R.J. R.O. ROS	ROOF JOIST ROUGH OPENING ROUGH-SAWN
FLASH. FLR. FLUOR. FND	FLASHING FLOOR FLUORESCENT FOUNDATION	RTR. RWD. S.	RETREAT REDWOOD SINK
F.O.F.	FACE OF FINISH	зоп.	SOUTH SOLID CORE SCHEDULE SCREENED
F.O.M. F.O.S. F.R.P. FPRF.	FACE OF MASONRY FACE OF STUD FIBERGLASS REINF. FIREPROOF	SEC. SECT. SEL.	SECOND SECTION SELECT
F.S. F.S. FTG. FURR.	FINISHED SURFACE FULL SIZE FOOTING FURRING	SER. SHT.	RSELECT STRUCTURAL SERVICE SHEET SHEATHING
FUT. FWC GA.	FUTURE FABRIC WALL COVERING GAUGE	SHWR. SIM. SL.	SHOWER SIMILAR SLIDING
GALV. GAR. G.B. G.C.	GALVANIZED GARAGE GYPSUM BOARD GENERAL CONTRACTOR	SL.AL.	
G.D. G.D.O. G.I.	GARBAGE DISPOSAL GARBAGE DOOR OPENER GALVANIZED IRON	SPL. S & P	SPECIFICATION SPLASH SHELF & POLE SERVICE SINK
GL. GLB GR. GRND.	GLASS GLUE LAMINATED BEAM GRADE GROUND	STD. STL. STO.	STANDARD STEEL STORAGE
GYP. H.B. H.C.	GYPSUM HOSE BIB HOLLOW CORE HOLD DOWN ANCHOR	STRUCT SW. T.	. STRUCTURE/AL SWITCH TREAD TOP & BOTTOM
H.D. HDR. HWD. HDW.	HEADER HARDWOOD HARDWARE	TEL. TEM. GL.	TELEPHONE TEMPERED GLASS TOP OF CONCRETE

GENERAL NOTES DIVISION 1 general requirements

- Work performed shall comply with the following: These general notes unless otherwise noted on plans
- or specifications. . Uniform building code, applicable edition. 3. All applicable Local, State and Federal Codes, Ordinances,
- Laws, Regulations and Protective Covenants governing the site of work
- 4. Standard Specifications of ASTM. 5. In case of conflict, the more stringent requirements shall
- 6. "Or Equal": The Contractor shall submit for the Architect's and Builder's approval all materials or equipment which is considered "or equal" to that specified.
- On Site Verification of all dimensions and conditions shall be the responsibility of the Contractor and Sub-Contractors. Noted dimensions take precedent over scale. Each Contractor or Sub-contractor shall report to project Superintendent all conditions which prevent the proper execution of their work.
- Client's Architect and Superintendent to be notified immediately by Contractor or Sub-Contractor should any discrepancy or other question arise pertaining to the working drawings and/ or specifications. The Contractor shall be held responsible for the results of any errors, discrepancies, or omissions which the Contractor failed to notify the Architect of before construction and/or fabrication of the work.
- Sub-contractor shall: insure that all work is done in a professional workman like manner by skilled mechanics and shall replace any material or items damaged by Sub-contractors performance. Sub-contractors and suppliers are hereby notified that they are to confer and cooperate fully with each other during the course of construction to determine the exact extent and overlap of each other's work and to successfully complete the execution of the work. All Sub-contractor workmanship shall be of quality to pass inspections by local authorities, lending institutions, Architect or Builder. Any one, or all of the above mentioned inspectors may inspect workmanship at any time, and any corrections needed to enhance the quality of building will be done immediately. Each Sub-contractor unless specifically exempted by the terms of his agreement, shall be responsible for cleaning up and removing from the job site all trash and debris not left by other Sub-contractors.
- Builder will determine how soon after Sub-contractor completes each each phase of his work that trash and debris will be removed from the
- site Deputy inspection
- 1. "Deputy inspector shall be registered with the City of Santa Monica prior to inspection work."
- Structural Engineering:
- . Refer to the current calculations for any questions regarding lumber grades, beam and header sizes, footings and shear requirements. No deviations from structural details shall be made without the written approval of the Structural engineer. Approval by City Inspector does not constitute authority to deviate from plans of specifications.
- Soils Engineering:
- 3. Refer to the current soils Report for any questions regarding soil requirements.
- **Required Special Inspections:**
- Soils compliance prior to foundation inspection. Structural concrete over 2500 PSI.
- Prestressed steel Field welding. Moment frame connections (seismic zones 3 & 4 only.)
- High-strength bolts.
- Expansion / epoxy anchors. Structural masonry.
- Sprayed-on fireproofing Piles / caissons.
- Designer-specified. See Structural General Notes for "Structural Observation" General Notes.
- Noise Critical Area:

. This project is not within a noise critical area (CNEL contour of 60 dB) as shown on the General Plan.



GENERAL NOTES

GENERAL CONTRACTOR (G.C) TO REVIEW AND VERIFY ALL JOB CONDITIONS, DIMENSIONS, AND DETAILS PRIOR TO BIDDING, PRICING AND CONSTRUCTION TO DETERMINE WHICH NOTES APPLY DIRECTLY TO GENERAL CONTRACTOR'S RESPONSIBILITY. G.C. TO MAKE NOTE AND SUBMIT IN WRITTEN FORM TO DESIGNER ANY DAMAGES OR DEFICIENCIES, NOTES OR SPECIFICATIONS.

2. ALL WORK SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED, SHALL BE CONSIDERED FULLY UNDERSTOOD IN ALL RESPECTS BY THE GENERAL CONTRACTOR.

DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS GOVERN. LARGER SCALE DRAWINGS GOVERN SMALLER SCALE DRAWINGS.

4. DRAWINGS AND NOTES ARE COMPLEMENTARY. ANY WORK SHOWN OR REFERRED TO ON ANY ONE DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.

5. GENERAL CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF BUILDING MANAGEMENT, IF ANY, IN ALL RESPECTS INCLUDING TRASH DISPOSAL, PARKING, HOURS OF OPERATION, ETC. GENERAL CONTRACTOR IS RESPONSBILE TO ADHERE TO SUCH REGULATIONS FROM THESE DRAWINGS AND TO PROVIDE A COPY FOR REVIEW BY ALL SUB-CONTRACTORS. G.C. TO NOTIFY DESIGNER / OWNER OF ANY CONFLICTS BETWEEN REGULATIONS AND OTHER CONTRACTUAL DOCUMENTS PRIOR TO PROCEEDING WITH ANY WORK.

3. ALL WORK TO BE PERFORMED IN PUBLIC AREAS SHALL BE PERFORMED AS REQUIRED BY BUILDING RULES AND REGULATIONS UNLESS OTHERWISE ARRANGED WITH OWNER.

7. GENERAL CONTRACTOR TO MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.

8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES AND WORK RELATED SPECIALTIES REQUIRED IN ORDER FOR PROJECT AND ITS PARTS TO COME TOGETHER PROPERLY AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER TRADES AND CONTRACTOR'S IMPLIED BY DRAWINGS OR NOTES.

9. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND FOR FEES FOR HOISTING EQUIPMENT AS MAY BE REQUIRED BY THE WORK OF THE PROJECT.

10. ALL WORK SHALL CONFORM TO DRAWINGS AND SPECIFICATIONS BY DESIGNER AND OTHER PROJECT CONSULTANTS AND SHALL BE NEW AND OF THE BEST QUALITY OF KINDS SPECIFIED. ALL MANUFACTURER ARTICLES TO BE INSTALLED, CONNECTED CONDITIONED AS DIRECTED BY MANUFACTURER, ALL WORK TO BE PERFORMED IN A GOOD WORKMANSHIP MANNER.

11. SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR REVIEWING AND UNDERSTANDING ENTIRE SET OF DRAWINGS AND NOTING THEIR WORK AS APPLICABLE. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO DESIGNER FOR REVIEW, COMMENT, AND APPROVAL BY WAY OF GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.

12. GENERAL CONTRACTOR TO BE SOLELY RESPONSIBLE FOR REMOVAL, REPLACEMENT, AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND/ OR WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK WHICH SHALL APPEAR WITHIN ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AS DIRECTED BY DESIGNER ANY COST ACCRUED BY DEFECTIVE OR ILL-TIMED WORK AS A RESULT OF, BUT NOT LIMITED TO, INTERIOR WORKMANSHIP OR MATERIALS, POOR SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE PARTY RESPONSIBLE.

13. DURING ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION ANY AND ALL REQUIRED EXISTING EXITS, EXIT LIGHTING AND FIRE PROTECTIVE SERVICES SHALL BE PROPERLY MAINTAINED. ALL WAYS OF TRAVEL FROM EXITS TO THE STREET SHALL BE MAINTAINED FREE FROM ALL OBSTRUCTIONS IN CASE OF FIRE OR OTHER EMERGENCY.

14. GENERAL CONTRACTOR SHALL PROPERLY PROTECT THE BUILDING AND ANY ADJOINING PROPERTY OR WORK, AND PROTECT ALL EXISTING SURFACES OR FINISHES TO REMAIN DURING DEMOLITION AND CONSTRUCTION. ANY DAMAGE TO THE SAME SHALL BE REPAIRED BY GENERAL CONTRACTOR AT G.C.'S EXPENSE TO 'LIKE-NEW' CONDITION.

15. GENERAL CONTRACTOR SHALL VERIFY ALLOWED WORKING HOURS FOR ALL WORK DONE TO THE CORE TO INCLUDE DRILLING, PATCHING, AND ELECTRICAL HOOK-UPS AND IS RESPONSIBLE FOR ALL COSTS NECESSARY TO COMPLY WITH SUCH HOURS WITHIN BASE BID.

16. GENERAL CONTRACTOR IS RESPONSIBLE TO MAINTAIN JOBSITE CLEANLINESS AND REMOVAL OF ALL WASTE MATERIALS FROM PREMISES AS GENERATED BY CONSTRUCTION DEMOLITION, DRYWALLING, AND ALL TRADE RELATED WORK BY CONTRACTURAL WORK.

17. ALL WORK NOTED N.I.C. OR 'BY TENANT' OR 'BY OWNER' IS TO BE ACCOMPLISHED BY PERSONS OTHER THAN GENERAL CONTRACTOR AND IS NOT TO BE PART OF CONSTRUCTION AGREEMENT.

18. GENERAL CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AND FEES ASSOCIATED WITH ALL BUILDING & SAFETY DEPARTMENTS AND FORWARD COPIES TO APPROPRIATE PERSONNEL I.E. DESIGNER, AND / OR OWNER REPRESENTATIVE.

19. GENERAL CONTRACTOR TO PROVIDE CONSTRUCTION SCHEDULE, AND LIST OF LONG LEAD ITEMS THAT MAY CAUSE DELAY WITH SCHEDULING BY END OF FIRST WEEK OF CONSTRUCTION.

20. GENERAL CONTRACTOR SHALL SUBMIT SAMPLES, AND CUT-SHEETS WHERE REQUESTED FOR WRITTEN APPROVAL BY DESIGNER, OR OWNER PRIOR TO MATERIAL ORDERING. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR CONSENT OF DESIGNER, AND / OR OWNER.

21. GENERAL CONTRACTOR TO SUBMIT IN WRITING ALL CHANGE ORDERS FOR ADDITIONAL WORK TO DESIGNER OR OWNER REPRESENTATIVE FOR REVIEW AND APPROVAL. NO WORK IS TO PROCEED UNTIL A SIGNED CHANGE ORDER IS RETURNED TO GENERAL CONTRACTOR UNLESS NOTED OTHERWISE. ANY AND ALL CHANGES IN THE FIELD SHALL BE APPROVED AND SIGNED BY THE DESIGNER AND / OR OWNER.

22. UPON COMPLETION OF THE WORK, THE GENERAL CONTRACTOR SHALL PROVIDE TO OWNER: A. COPY OF INSPECTIONS REPORT & FINAL SIGN-OFF

COPY OF PERMIT CARD BUILDING DEPARTMENT APPROVED DRAWINGS

WARRANTIES FOR SPECIFIED MATERIALS **RECORD/ AS-BUILD DOCUMENTS FOR M.E.P. SUB-TRADES** G. ELECTRICAL PANEL SCHEDULE

23. OCCUPANCY DURING CONSTRUCTION: AREAS ARE OCCUPIED DURING CONSTRUCTION.

GENERAL CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE MANUFACTURERS INSTALLATION INSTRUCTIONS IN ALL RESPECTS.

25. ALL WORK SHALL COMPLY WITH THE REGULATIONS OF THE SHALL BE SUPPLEMENTAL TO ALL LAWS AND CODES OF GOVERNMENTAL REGULATING BODIES RELATING TO BUILDINGS, AND ALL APPLICABLE BECOME AWARE OF THEM.

ALL TIMES AND SHALL CONDUCT PERIODIC VISITS TO DETERMINE OVERALL PROGRESS AND QUALITY OF THE WORK, AND TO CONFIRM GENERAL COMPLIANCE WITH CONTRACT DOCUMENTS. DESIGNER SHALL HAVE NO RESPONSIBILITY FOR MEANS AND METHODS OF CONSTRUCTION WHICH REMAIN THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

GENERAL CONTRACTOR SHALL CORRECT SUCH WORK AS DIRECTED. THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO

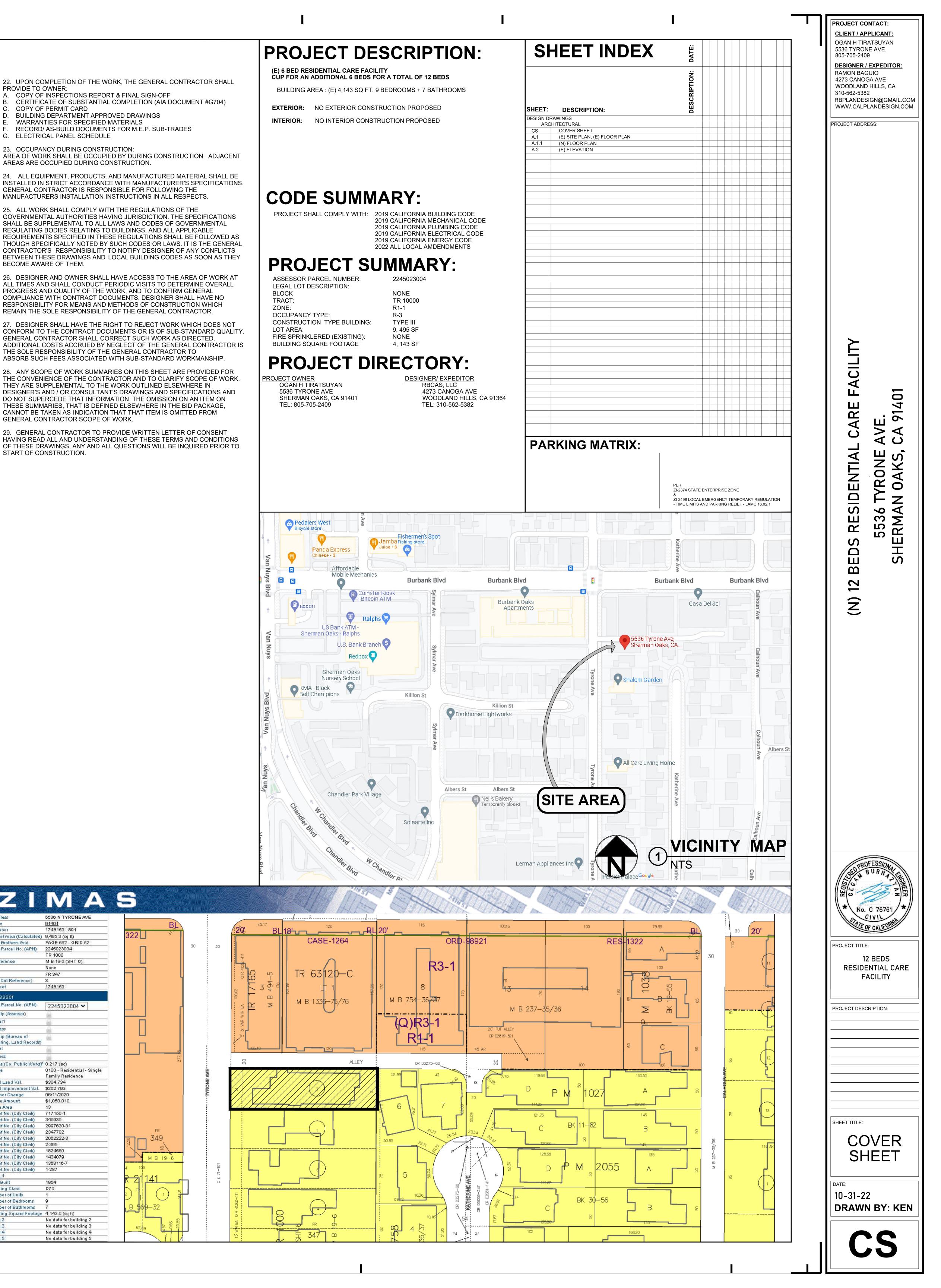
THEY ARE SUPPLEMENTAL TO THE WORK OUTLINED ELSEWHERE IN DO NOT SUPERCEDE THAT INFORMATION. THE OMISSION ON AN ITEM ON THESE SUMMARIES, THAT IS DEFINED ELSEWHERE IN THE BID PACKAGE, CANNOT BE TAKEN AS INDICATION THAT THAT ITEM IS OMITTED FROM GENERAL CONTRACTOR SCOPE OF WORK.

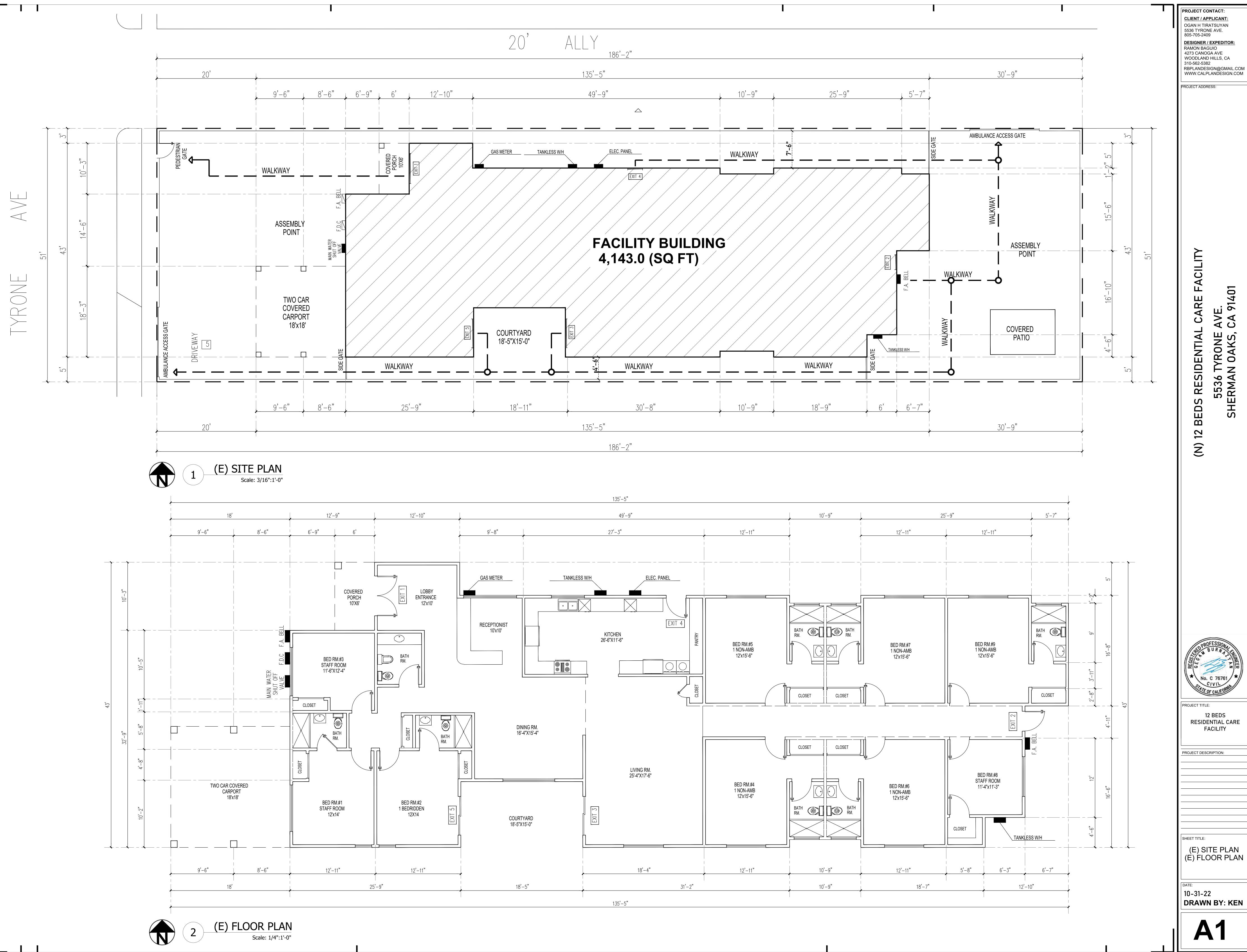
29. GENERAL CONTRACTOR TO PROVIDE WRITTEN LETTER OF CONSENT START OF CONSTRUCTION.

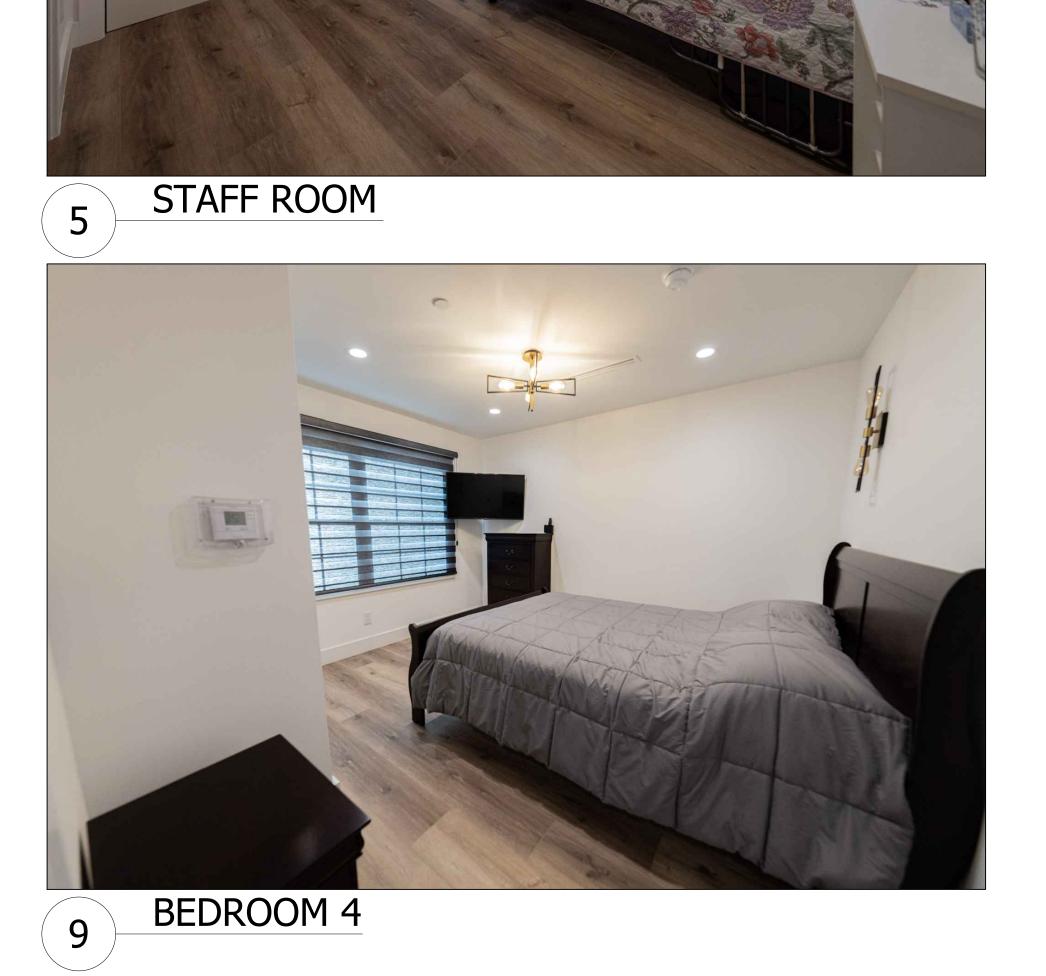
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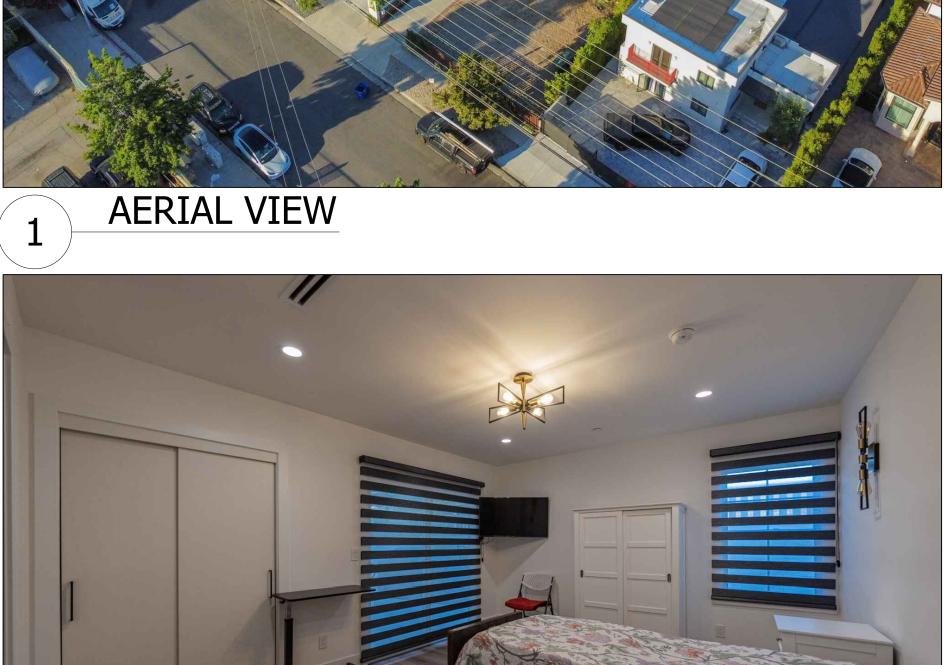
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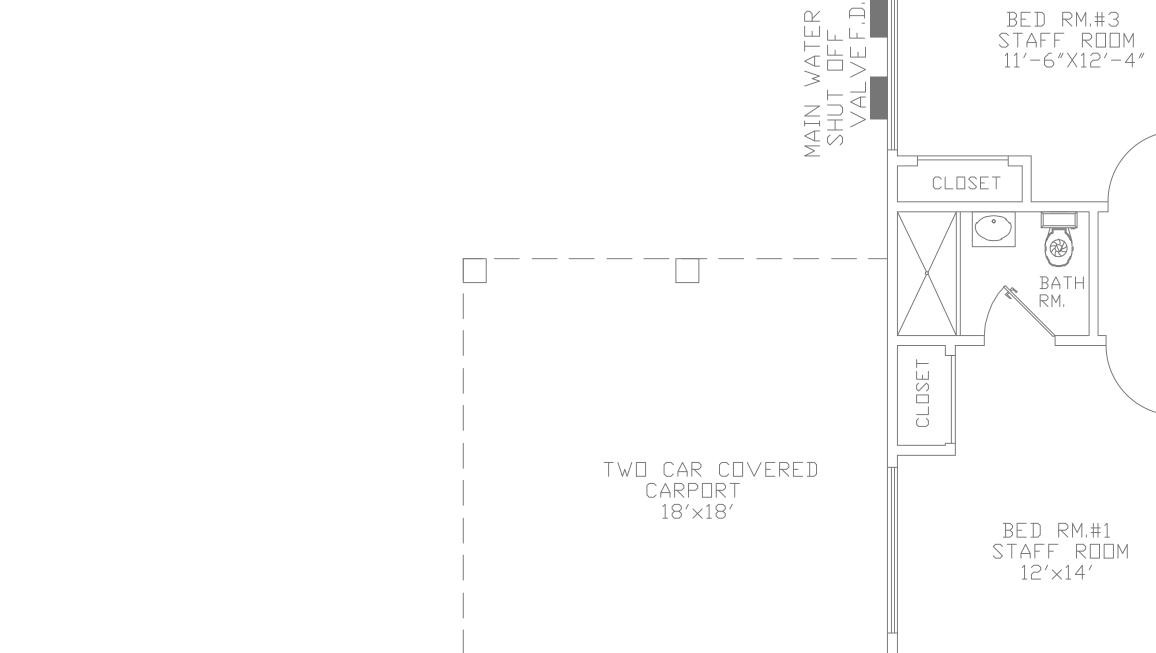




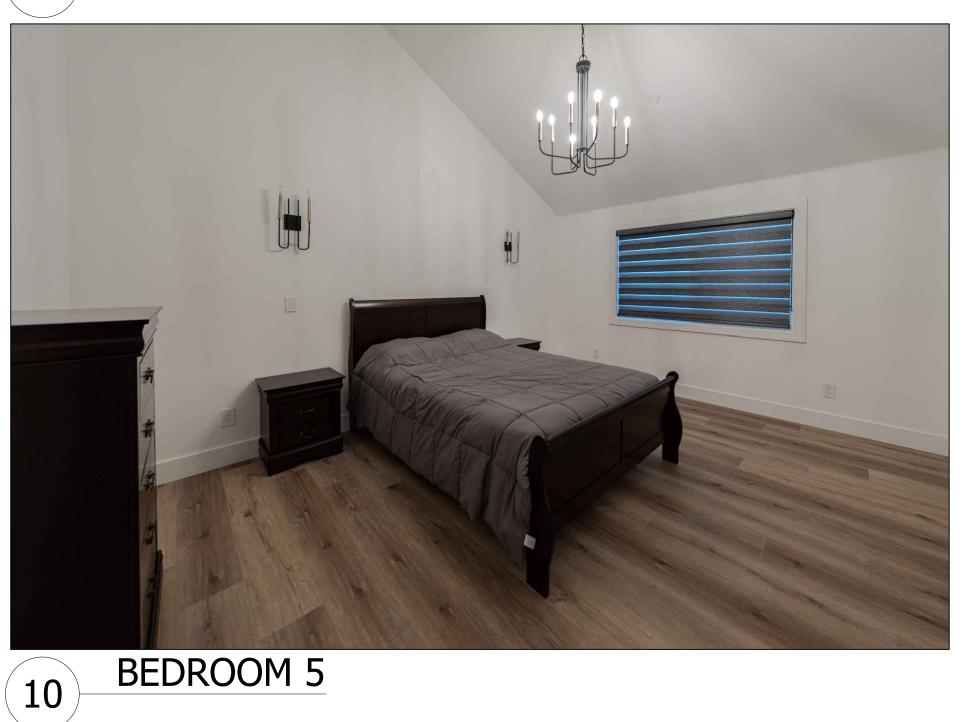




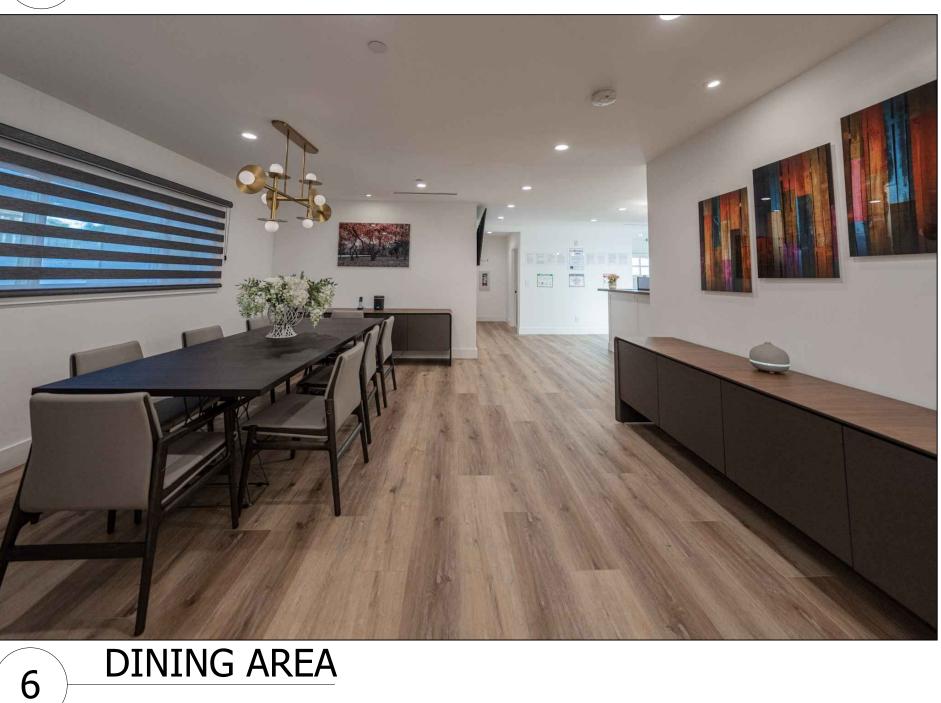


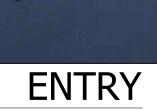






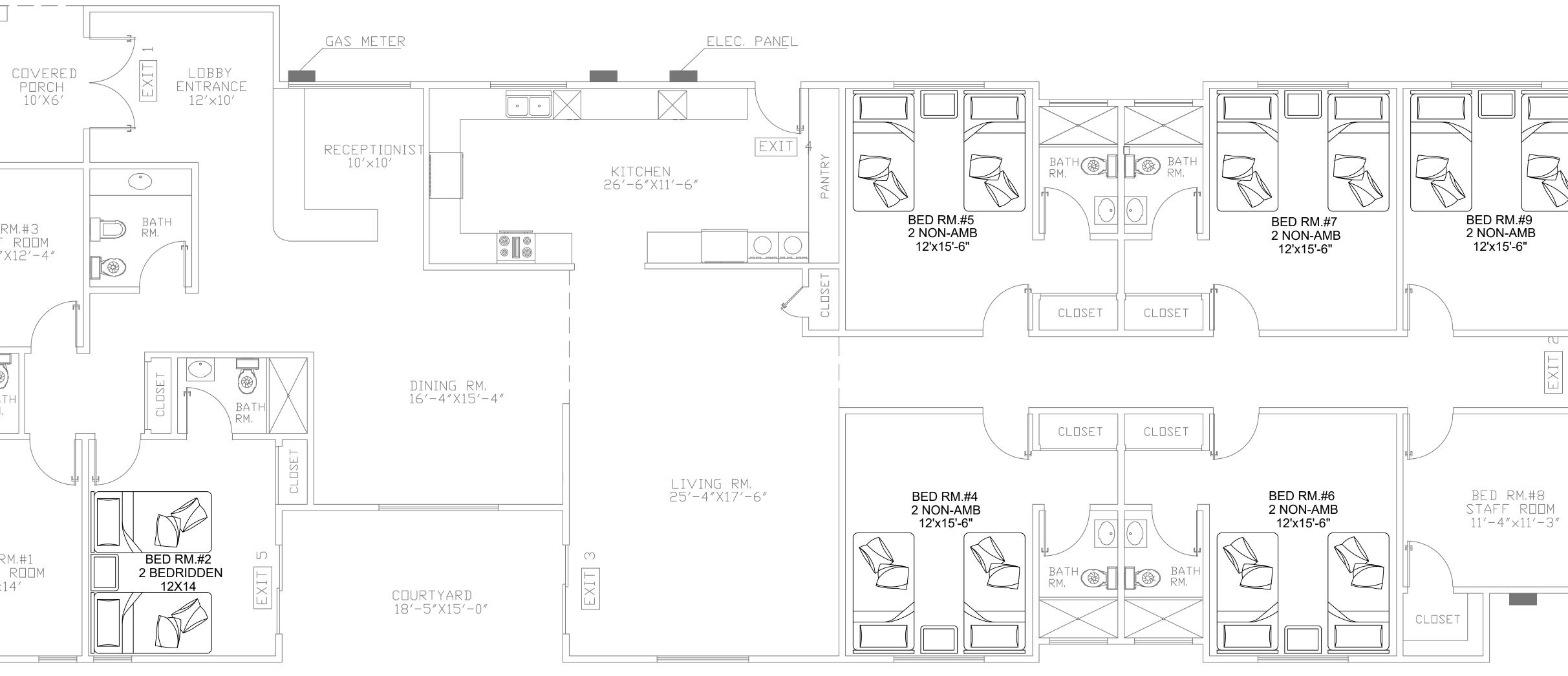






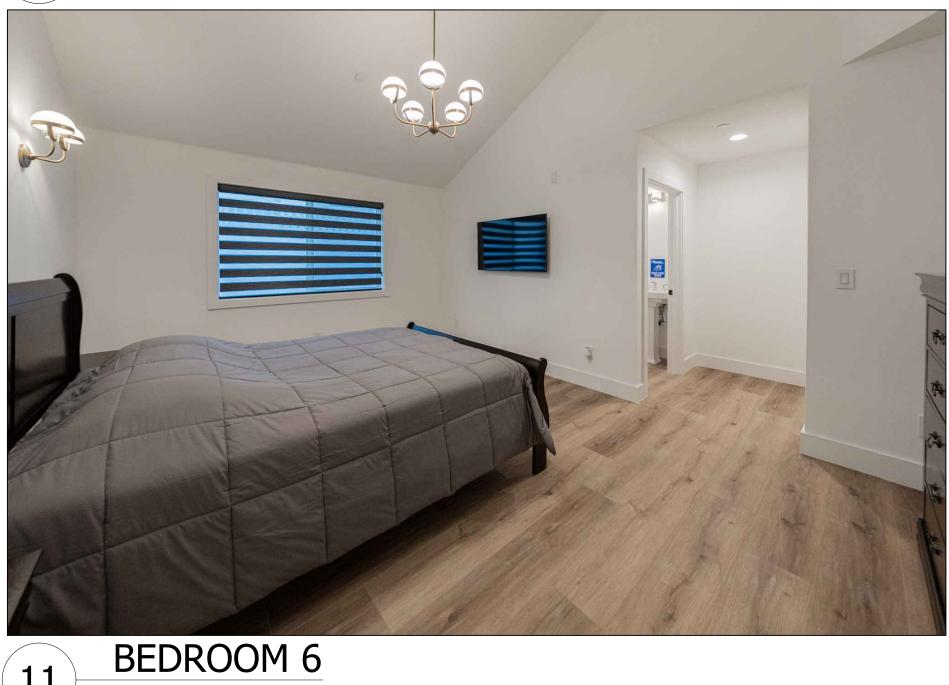




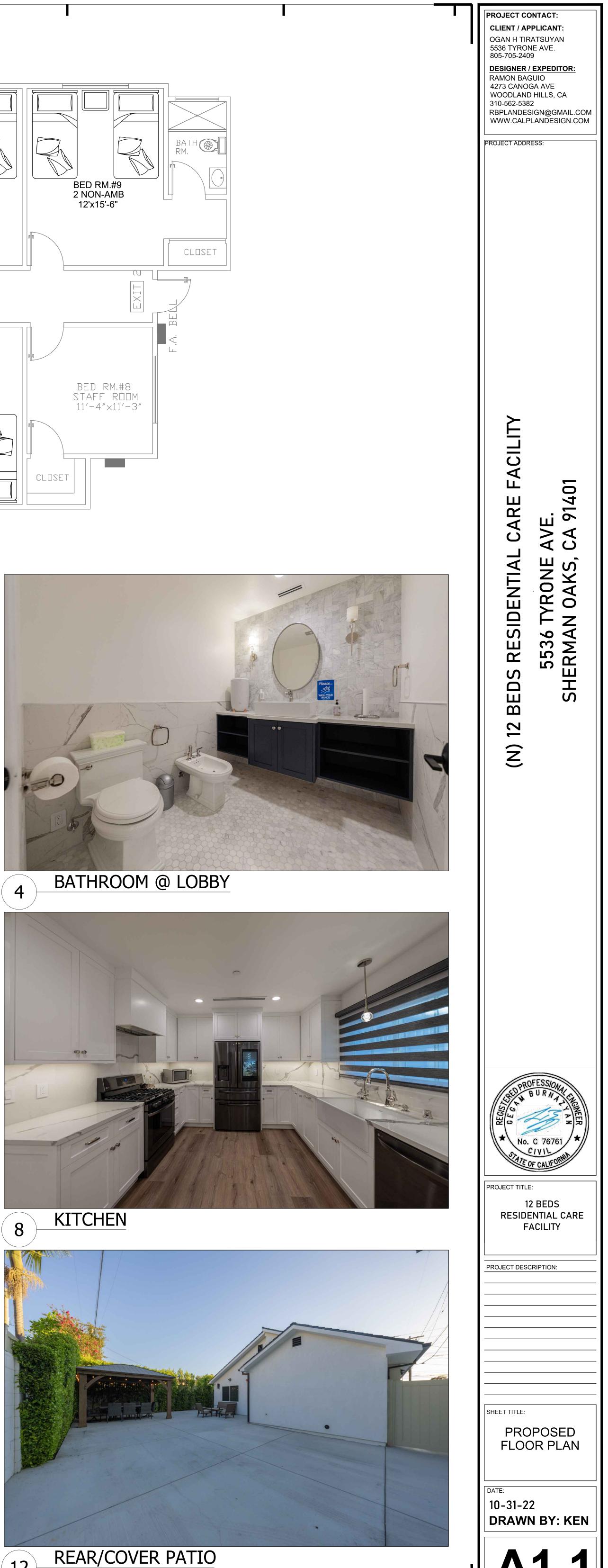


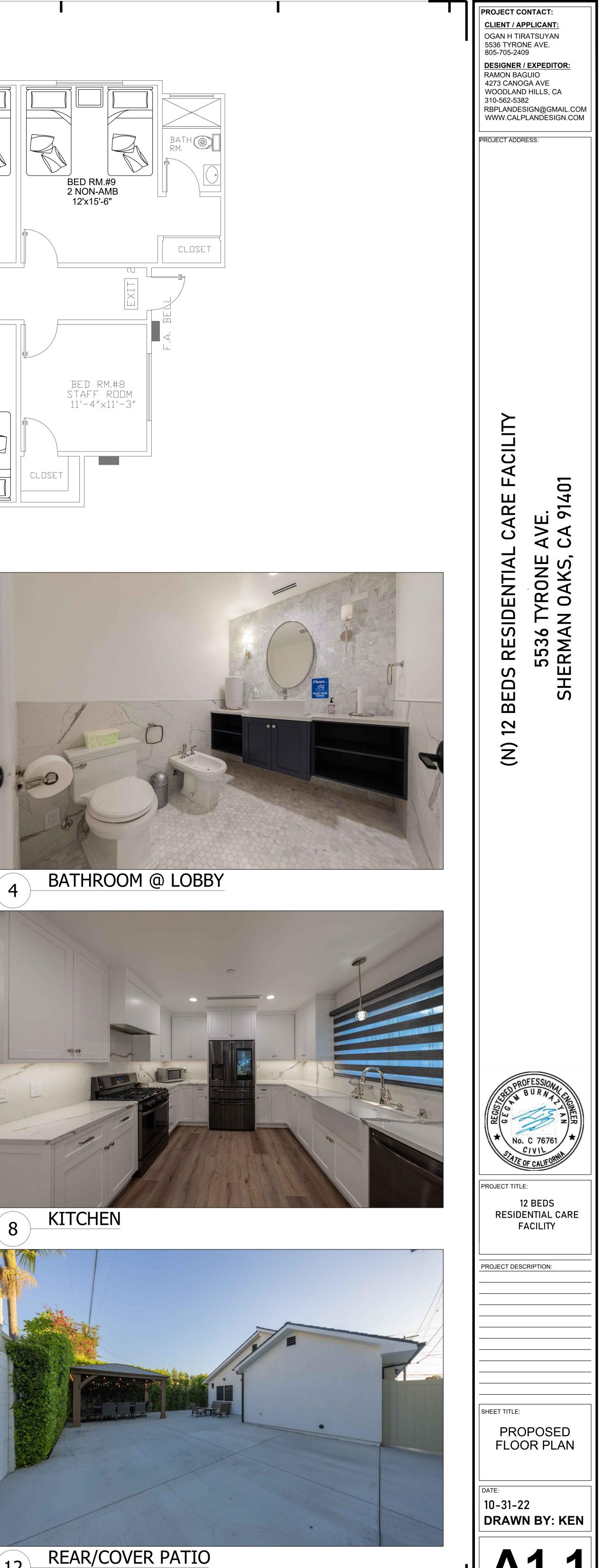


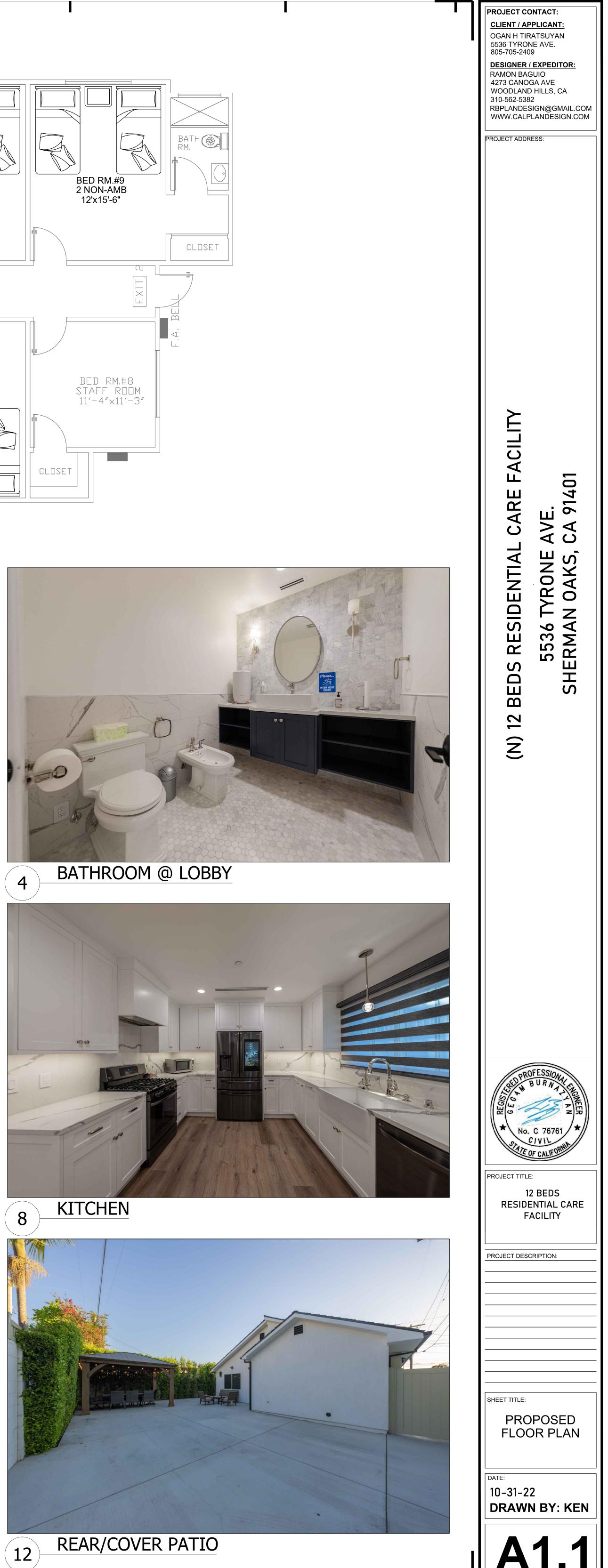
















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