DICKENS 75

CONSTRUCTION NOTES

1. 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.

2. 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. (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER $10,000.) (SEPARATE PLUMBING PERMIT IS REQUIRED). *ORDINANCE 170,158*

3. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

4. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET (SECTION 1210.2.3). USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3

5. WATER HEATER MUST BE STRAPPED TO WALL. *LAPC SEC. 507.3*

6. 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). *2405.5*

7. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

8. FIRE PARTITIONS AND SMOKE BARRIERS SHALL BE CONTINUOUS TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING AND PASSING THROUGH ANY CONCEALED SPACES OR ATTIC AREAS. *708.4, 709.4*

9. A ROOF LEVEL SHALL BE PERMITTED TO BE USED AS AN OCCUPIED ROOF PROVIDED THE OCCUPANCY OF THE ROOF IS AN OCCUPANCY THAT IS PERMITTED BY CODE FOR THE STORY IMMEDIATELY BELOW THE ROOF. 503.1.4

10. FIRE RATED ASSEMBLIES SHALL BE PER TABLE 721, GENERIC ASSEMBLIES OF GYPSUM HANDBOOK, HAVE LARR APPROVAL OR ICC APPROVAL

11. PENETRATIONS IN A FIRE-RATED WALL SHALL BE PROTECTED BY AN APPROVED FIRE STOP MATERIAL IN ACCORDANCE WITH SECTION 714.4.
- *A. STEEL, COPPER OR FERROUS PIPES OR CONDUITS MAY PENETRATE CONCRETE OR MASONRY WALLS WHERE THE PENETRATING ITEM IS A MAXIMUM 6- INCH DIAMETER AND THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQUARE INCHES*
- *B. MEMBRANE PENETRATIONS OF MAXIMUM 2- HR. FIRE- RESISTANCE RATED WALL AND PARTITIONS BY STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES. (714.4.2)*
- *C. WHERE WALLS ARE PENETRATED BY OTHER MATERIALS OR WHERE LARGER OPENINGS ARE REQUIRED THAN PERMITTED IN (B) ABOVE, THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH SECTION (714.4.3)*

12. SMOKE AND FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTIONS 717.5
- *A. DUCT PENETRATIONS OF FIRE WALLS IN ACCORDANCE TO SECTION 717.5.1*
- *B. DUCT PENETRATIONS OF FIRE BARRIERS, EXCEPT EXIT ENCLOSURES AND EXIT PASSAGEWAYS WHERE THEY ARE NOT ALLOWED TO PENETRATE. 717.5.2*
- *C. DUCTS PENETRATING SHAFTS. 717.5.3*
- *D. DUCTS PENETRATING FIRE PARTITIONS AND FIRE-RATED CORRIDOR WALLS. SEE EXCEPTION FOR STEEL DUCTS WITH NO OPENINGS INTO CORRIDOR 717.5.4*
- *E. DUCTS PENETRATING SMOKE BARRIERS 717.5.5*
- *F. DUCTS PENETRATING EXTERIOR WALLS 717.5.6*
- *G. DUCTS PENETRATING SMOKE PARTITIONS 717.5.7*
- *H. DUCTS PENETRATING HORIZONTAL ASSEMBLIES 717.6*
- *I. ACCESS AND IDENTIFICATION OF FIRE AND SMOKE DAMPERS SHALL COMPLY WITH 717.4.1 – 717.4.2.*

13. SHOW DRAFT STOP LOCATION ON PLANS.
- *A. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE. DRAFT STOPPING SHALL BE LOCATED ABOVE AND IN LINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATION. 718.3*
- *B. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN THE ATTIC (MANSARDS) (OVERHANGS) (FALSE FRONTS SET OUT FROM WALLS) (SIMILAR CONCEALED SPACES) FORMED BY COMBUSTIBLE CONSTRUCTION. DRAFT STOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE FLOOR SHEATHING ABOVE. 718.4*
- *C. DRAFT-STOPPING MATERIALS MUST NOT BE LESS THAN ½-INCH GYPSUM BOARD, 3/8-INCH PLYWOOD, 3/8-INCH TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFT-STOPPING MUST BE ADEQUATELY SUPPORTED. 718.3.1*

14. DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED WITH NFPA13 SPRINKLER SYSTEM (3000 SF BETWEEN DRAFT STOPS) 718.4.3

15. DRAFT STOP SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED WITH NFPA 13 SPRINKLER SYSTEM 718.3.1

16. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718 AT THE FOLLOWING LOCATIONS:
- *A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS. 718.2.2*
- *B. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL. 718.2.2*
- *C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. 718.2.3*
- *D. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED. 718.2.4*
- *E. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS. 718.2.5*

17. THIS BUILDING IS OF TYPE III-A CONSTRUCTION, PROVIDE / SHOW:
- *A. CONTINUOUS DRYWALL BEHIND ALL TUBS IS REQUIRED UNLESS THE WALLS ARE WITHIN THE UNIT AND NON- BEARING. BACK TO BACK TUBS WITH A COMMON PLUMBING WALL ARE IMPRACTICAL IN 1-HOUR BUILDINGS.*
- *B. ALL INTERIOR BEARING WALLS SHALL BE CONSTRUCTED OF NOT LESS THAN 1-HOUR FIRE-RESISTIVE CONSTRUCTION. T-601*
- *C. ATTIC ACCESS OPENINGS IN 1-HOUR CEILING CAN BE 2 LAYERS OF 3/4" PLYWOOD OR ONE LAYER OF 1-5/8" T&G MATERIAL, SELF-CLOSING.*
- *D. ALL OPENINGS IN FLOORS ARE REQUIRED TO BE ENCLOSED BY A SHAFT HAVING WALL, FLOOR, AND CEILING OF ( ) HOUR FIRE RESISTIVE CONSTRUCTION. 713.1*
- *E. RECESSED CEILING LIGHT FIXTURES MUST BE BOXED AROUND WITH 5/8" TYPE "X" DRYWALL" TO MAINTAIN THE 1-HOUR CEILING ASSEMBLY.*
- *F. CONTINUOUS DRYWALL IS REQUIRED BEHIND ALL ELECTRICAL SERVICE PANELS, FIRE HOSES AND MEDICINE CABINETS.*
- *G. EXHAUST FANS FROM THE BATHROOM MUST ENTER THROUGH THE WALL. DAMPERS ARE REQUIRED IF THE CEILING IS PENETRATED 717.5*
- *H. PLUMBING PENETRATION THROUGH HORIZONTAL OCCUPANCY SEPARATIONS SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFING MATERIAL. INSULATION IS NOT APPROVED.*
- *I. PENETRATION OF THE 1 HOUR CEILING BY DUCTS FROM THE FAU AND THE STOVE HOOD REQUIRE DAMPERS (USE A DUCTLESS HOOD WHENEVER POSSIBLE). ATTIC UNITS (INCLUDING HEAT PUMPS) REQUIRE DAMPERS AT ALL CEILING PENETRATIONS 717*
- *J. STEEL BEAMS AND COLUMNS SHALL BE PROTECTED AS REQUIRED FOR 1-HOUR PROTECTION. WHERE CEILING FORMS THE PROTECTIVE MEMBRANE FOR FIRE-RESISTIVE ASSEMBLIES (OCCUPANCY SEPARATIONS AND RATED ROOF/CEILING OR FLOOR/CEILING ASSEMBLIES), THE CONSTRUCTION (FLOOR JOISTS) AND THEIR SUPPORTING HORIZONTAL STRUCTURAL MEMBERS (BEAMS) NEED NOT BE INDIVIDUALLY FIRE PROTECTED EXCEPT WHERE SUCH MEMBERS SUPPORT DIRECTLY APPLIED LOADS FROM MORE THAN ONE FLOOR OR ROOF. THE REQUIRED FIRE RESISTANCE SHALL NOT BE LESS THAN THAT REQUIRED FOR INDIVIDUAL PROTECTION OF MEMBERS. 704.3*
- *K. ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST-IRON PIPING.*

17. INDICATE ON PLANS THAT INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. IN ADDITION, PROVIDE DETAILS SHOWING APPLICATION IN ACCORDANCE WITH SECTION 803, 804, AND TABLE 803.13.

18. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. T-803.13

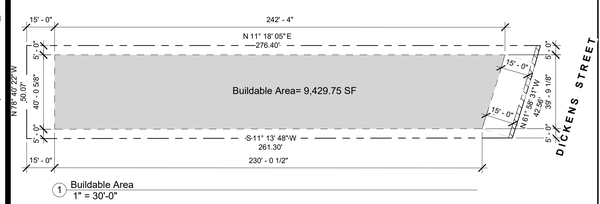
19. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH NFPA 286 AND COMPLY WITH SECTION 803.1.1.1 803.1.1

20. THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13 / NFPA-13R); THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION. " 903.2

21. PROVIDE AUTOMATIC SPRINKLER SYSTEM AT TOP OF RUBBISH AND LINEN CHUTES AND IN THEIR TERMINAL ROOM 903.2.11.2

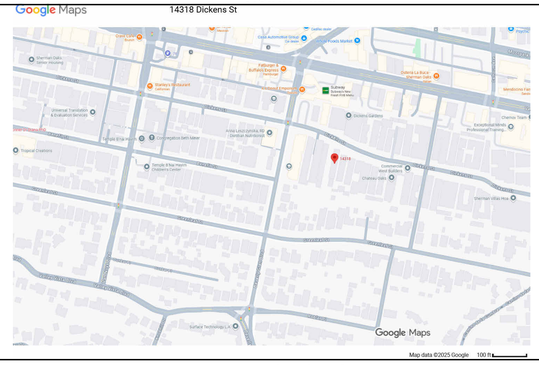
22. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72". 907.2.9, 907.5.2.3.3, 907.5.2.3.4

23. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LOS ANGELES FIRE CODE SECTION 510 FOR MORE DETAILS. " THIS NOTE SHALL APPLY TO ALL NEW BUILDINGS MEETING ANY ONE OF THE FOLLOWING CONDITIONS:
- *A. THERE ARE MORE THAN 3 STORIES ABOVE GRADE PLANE*
- *B. THE TOTAL BUILDING AREA IS 50,000 S.F. OR MORE*
- *C. THE TOTAL BASEMENT OR PARKING AREA IS 10,000 S.F. OR MORE*
- *D. ANY BASEMENT OR LEVEL THAT EXTENDS 2 OR MORE STORIES BELOW GRADE PLANE*
- *E. ANY BUILDING THAT IS 21,000 S.F. OR GREATER AND IS EQUIPPED WITH A SOLAR VOLTAIC SYSTEM*



1 Buildable Area
1" = 30'-0"

VICINITY MAP



LAHD CHECKLIST

BUILDING ANALYSIS

HEIGHT & AREA ANALYSIS PER TABLE 504.3 & 504.4 & SPECIAL PROVISION 509.2
TYPE IA CONSTRUCTION GROUP S-2 OCCUPANCY FOR FIRST FLOOR ABOVE GRADE PLANE WITH THREE STORIES R-2 OCCUPANCY TYPE VA CONSTRUCTION ABOVE (2ND THROUGH 4TH FLOOR), PER SECTION 509.2 A HORIZONTAL 3-HOUR BUILDING SEPARATION SHALL BE PROVIDED BETWEEN THE TYPE IA GROUP S-2 FIRST FLOOR AND TYPE VA R-2 OCCUPANCY ABOVE PER CBC 510.2 , THE BUILDING SHALL BE FULLY SPRINKLERED W/ NFPA-13.

ALLOWABLE HEIGHT AND AREA PER TABLE 504.3, 504.4
FIRST FLOOR TYPE IA, GROUP S-2 OCCUPANCY

	ALLOWED
AREA PER STORY:	UNLIMITED.
No. OF STORIES:	UNLIMITED
HEIGHT:	UNLIMITED

ALLOWABLE HEIGHT AND AREA PER TABLE 506.2:
FIRST THROUGH FIFTH FLOOR TYPE IIIA, GROUP R-2 OCCUPANCY

	ALLOWED
AREA PER STORY:	24,000
No. OF STORIES:	5
HEIGHT:	65'-0" MAX

REQUIRED OCCUPANCY SEPARATION PER TABLE 508.4

OCCUPANCY TYPE:	SEPARATION REQUIRED:
S-2 FROM R-2	1-HOUR
R-2 FROM B	1-HOUR

FIRE RESISTIVE RATINGS FOR BUILDING ELEMENTS PER TABLE 601

BUILDING ELEMENT:	TYPE IIIA CONSTRUCTION:
EXTERIOR BEARING WALLS	2-HOUR (FIRE RETARDANT TREATED) (WOOD PER SECTION 602.3)
INTERIOR BEARING WALLS	1-HOUR
INTERIOR NON-BEARING WALLS	0
FLOOR CONSTRUCTION	1-HOUR
ROOF CONSTRUCTION	1-HOUR

FIRE RESISTIVE RATINGS FOR WALLS BASED ON FIRE SEPARATION DISTANCE PER TABLE 602

DISTANCE: S-2 AND R-2 OCCUPANCY:	
LESS THAN 5 FEET	1-HOUR
5 - 10 FEET	1-HOUR
10 - 30 FEET	1-HOUR

PROJECT DATA

Legal Description:

Site Address	14320 W DICKENS ST
Site Address	14318 W DICKENS ST
Site Address	14316 W DICKENS ST
ZIP Code	91423
PIN Number	165B153 492
Lot/Parcel Area	13,436.0 (sq ft)
Thomas Brothers	PAGE 562 - GRID A5
Assessor (APN)	2266005010
Tract	TR 5822
Map Reference	M B 66-64/65 (SHTS 1-2)
Block	None
Lot	FR 43
Arb (Lot Cut)	2
Map Sheet	165B153
Zoning	RD1.5-1

SCOPE OF WORK:
Proposed 6-Story 75-Unit 100% Affordable Apartment (AHIP) consisting of 5-Story Type IIIA R-2 Occupancy o/ 1-Story Type IA S-2 Occupancy
(Fully Sprinklered per NFPA-13)
w/ 80% Units set aside for Low Income
& 20% Units set aside for Moderate Income
Building Height= 65'-3" per LAMC

CODES REFERENCED
2022 California Building Code
2022 California Mechanical Code
2022 California Electrical Code
2022 California Plumbing Code
2022 California Energy Code
** All City of Los Angeles Amendments

OPEN SPACE TABULATION:
Required Open Space:
100 s.f. / <3 Habitable Rooms
125 s.f. / 3 Habitable Rooms
175 s.f. / > 3 Habitable Rooms

(45) units @ 100 s.f.=	4,500 s.f.
(30) units @ 125 s.f.=	3,750 s.f.
(0) units @ 175 s.f.=	0 s.f.
Total Required=	8,250 s.f.
Reduction Incentive (-82.67%)	
Total Open Space req'd=	1,429 s.f.

Trees Required:
1 Tree/ 4-Units (75 / 4)= 19 Trees req'd
Provided Trees= (19) Trees

Open Space Provided		
Level	Name	Area
Roof Deck	Roof Deck	1429 SF
Grand total		1429 SF

Automobile Parking:
Required:
No Parking is required for 100% affordable projects within AB2097 area & 1/2 mile of Major Transit Stop (See ZIMAS)

Parking Provided	
Description	Count
Accessible (9'-0" x 18'-0")	1
Standard (8'-8" x 18'-0")	1
Standard EVCS (9'-0" x 18'-0")	2
Grand total	4

BICYCLE PARKING REQUIRED :
Long Term:
(1) Bike Stall per Dwelling Unit (1-25 Units) = 25 Stalls
(1) Bike Stall per 1.5 DU (26-100)= 33 Stalls

Short Term:
(1) Bike Stall per (10) Dwelling Units (1-25 units)= 2.5 Stalls
(1) Bike Stall per (15) Dwelling Units (26-100 units) = 3.3 Stalls
(1) Bike Stall per (20) Dwelling Units (101-200)= 1.6 Stalls
Total Bike Parking Required = 58 L.T. Stalls/ 6 S.T. Stalls
Long Term Bike Parking Reduction - 44.8% Incentive = 32 stalls

Bike Parking Provided	
Description	Count
Long Term Bike Stall	32
Short Term Bike Stall	6

Area Tabulation LAMC	
Level	Area
1st Story	833 SF
2nd Story	8340 SF
3rd Story	8340 SF
4th Story	8340 SF
5th Story	8340 SF
6th Story	8340 SF
Grand total	42534 SF

Area Tabulation School Fee	
Level	Area
1st Story	1092 SF
2nd Story	9253 SF
3rd Story	9253 SF
4th Story	9253 SF
5th Story	9253 SF
6th Story	9253 SF
Roof Deck	647 SF
Grand total	48001 SF

Unit Mix	
Bed/Bath	Count
1-Bedroom/ 1-Bath	45
2-Bedroom/ 1-Bath	30
Grand total	75

Unit Tabulation		
Plan Type	Bed/Bath	Count
Plan A	1-Bedroom/ 1-Bath	30
Plan B	1-Bedroom/ 1-Bath	15
Plan C	2-Bedroom/ 1-Bath	20
Plan C End	2-Bedroom/ 1-Bath	5
Plan D	2-Bedroom/ 1-Bath	5
Grand total		75

Density Tabulation:

Lot Area=	13,436 SF
Zone=	RD1.5-1
Allowable Density=	1/1500 SF
By-Right Density= (Rounds-down)	8-Units
Base Density= (Rounds-up)	9-Units
100% Affordable No Density Limits= (733% Increase)	75-Unit
Buildable Area=	9,429.75 SF
F.A.R. Allowed=	3 : 1
F.A.R. Proposed=	4.51 : 1
(42,549/9,429.75)	

Incentives Requested:
Base Incentives per AHIP & AB2334
1) Density (No Limits)
2) Parking (None req'd)
3) FAR (4.51 :1 in lieu of 3:1)
4) Height (+65'-3" or +20'-3" in lieu of 45'-0" max)
Off-Menu (Additional Incentives per AHIP)
1) -44.8% Long Term Bike Parking (32 in lieu of 58 stalls)
2) Open Space Reduction (-82.67%)
3) Yard Reduction- Side Yard 5-ft in lieu of 9-ft
4) Yard Reduction- Side Yard 5-ft in lieu of 9-ft
5) Long Term Bike Parking > 100-ft from Lobby (135-ft in lieu of 100-ft)
Waiver
"Waiver to allow the required Open Space to be located entirely on the roof in lieu of on the ground floor per LAMC Section LAMC 12.21.G.2(a)(1)(v)"

Setback Matrix		
Yard	Required	Proposed
Front	15'-0"	15'-0"
Rear	15'-0"	15'-0"
Side(W)	9'-0"	5'-0"
Side(E)	9'-0"	5'-0"

Area Tabulation (Total incl Ext Walls)		
Level	Occupancy Group	Area
1st Story	B	127 SF
B		127 SF
1st Story	R-2	669 SF
2nd Story	R-2	9253 SF
3rd Story	R-2	9253 SF
4th Story	R-2	9253 SF
5th Story	R-2	9253 SF
6th Story	R-2	9253 SF
Roof Deck	R-2	647 SF
R-2		47579 SF
1st Story	S-2	3481 SF
S-2		3481 SF
Grand total		51187 SF

Area Tabulation LABC		
Level	Occupancy Group	Area
1st Story	B	120 SF
B		120 SF
1st Story	R-2	629 SF
2nd Story	R-2	8939 SF
3rd Story	R-2	8939 SF
4th Story	R-2	8939 SF
5th Story	R-2	8939 SF
6th Story	R-2	8939 SF
Roof Deck	R-2	534 SF
R-2		45856 SF
1st Story	S-2	3329 SF
S-2		3329 SF
Grand total		49305 SF

GRADE PLANE CALCULATION

685.67' + 684.89' + 678.03' + 674.25' = 680.71' GRADE PLANE
4

LOWEST ADJACENT GRADE=	674.25'
GRADE PLANE=	680.71'
TOP OF PARAPET=	739'-6"
TOP OF ROOF DECK=	734'-6"
LABC BUILDING HEIGHT=	53'-9-1/2"
LAMC BUILDING HEIGHT=	65'-3"

SHEET INDEX

Architectural Sheet List

FIRE NOTES : (See **N-1** For Fire Requirements)
1) Building shall be fully sprinklered per NFPA13
2) Emergency Responder Radio coverage is required per CFC 510
3) Two way comm. req'd. at elevator lobbies 1009.8

Stockton Architects Inc.
www.STOCKTONARCHITECTS.com

Client
HVN Development
300 Spectrum Ctr Dr.#1100
Irvine, CA 92618
(949)315-9416

Project
Dickens 75
14318 Dickens St.
Sherman Oaks, 91423

Consultants
Architect
Stockton architects, Inc.
16461 Sherman Way #100
Van Nuys, CA 91406
(818)-888-9443

Consultant
Name
Address
Address
Phone

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Name
Address
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Phone

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Name
Address
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Phone

Consultant
Name
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Phone

Consultant
Name
Address
Address
Phone

Date	Description	Issued to

LICENSED REPRESENTATIVE

Project Status

Cover Sheet

Date	Issue Date
Drawn By	Author
Checked By	Checker

A000

Scale: As indicated

12/2/2025 11:50:40 AM

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City of Los Angeles
Department of City Planning

10/10/2025
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
14318 W DICKENS ST
14316 W DICKENS ST
14320 W DICKENS ST

ZIP CODES
91423

RECENT ACTIVITY
None

CASE NUMBERS
CPC-9708
CPC-1986-782-GPC
ORD-184381
ORD-164742-SA120
ORD-129279
ENV-2016-1787-ND

Address/Legal Information	
PIN Number	165B153 492
Lot/Parcel Area (Calculated)	13,436.0 (sq ft)
Thomas Brothers Grid	PAGE 562 - GRID A5
Assessor Parcel No. (APN)	2266005010
Tract	TR 5822
Map Reference	M B 66-64/65 (SHTS 1-2)
Block	None
Lot	FR 43
Arb (Lot Cut Reference)	2
Map Sheet	165B153
Jurisdictional Information	
Community Plan Area	Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass
Area Planning Commission	South Valley APC
Neighborhood Council	Sherman Oaks
Council District	CD 4 - Nithya Raman
Census Tract #	1412.02000000
LADBS District Office	Van Nuys
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	RD1.5-1
Zoning Information (ZI)	ZI-2512 Housing Element Sites
	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Low Medium Residential
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No

RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	High
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 3
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	2
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	CT-3
TCAC Opportunity Area	Highest
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No
Assessor Information	
Assessor Parcel No. (APN)	2266005010
APN Area (Co. Public Works)*	0.308 (ac)
Use Code	0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less
Assessed Land Val.	$75,522
Assessed Improvement Val.	$100,497
Last Owner Change	12/23/2016
Last Sale Amount	$0
Tax Rate Area	8849
Deed Ref No. (City Clerk)	701096
	1369594
Building 1	
Year Built	1948
Building Class	D8
Number of Units	6
Number of Bedrooms	8
Number of Bathrooms	6
Building Square Footage	4,858.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 2266005010]
Additional Information	

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	4.469892
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	

Rent Stabilization Ordinance (RSO)	Yes [APN: 2266005010]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.47 Units, Moderate
Housing Use within Prior 5 Years	Yes
Public Safety	
Police Information	
Bureau	Valley
Division / Station	Van Nuys
Reporting District	985
Fire Information	
Bureau	Valley
Battalion	10
District / Fire Station	88
Red Flag Restricted Parking	No

CASE SUMMARIES

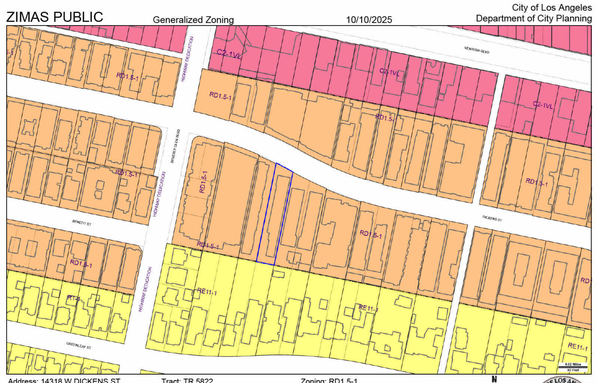
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-1986-782-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (ABZBS)
Project Description(s):	AB 283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT (MIKE YOUNG)
Case Number:	ENV-2016-1787-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	ENVIRONMENTAL NEGATIVE DECLARATION

DATA NOT AVAILABLE

CPC-9708
ORD-184381
ORD-164742-SA120
ORD-129279

ZIMAS PUBLIC — Generalized Zoning — 10/10/2025 — City of Los Angeles Department of City Planning



Address: 14318 W DICKENS ST
APN: 2266005010
PIN #: 165B153 492

Tract: TR 5822
Block: None
Lot: FR 43
Arb: 2

Zoning: RD1.5-1
General Plan: Low Medium Residential

N W E S

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Project Status

ZIMAS

Date	Issue Date
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Project Status

Letter of Compliance

Date	Issue Date
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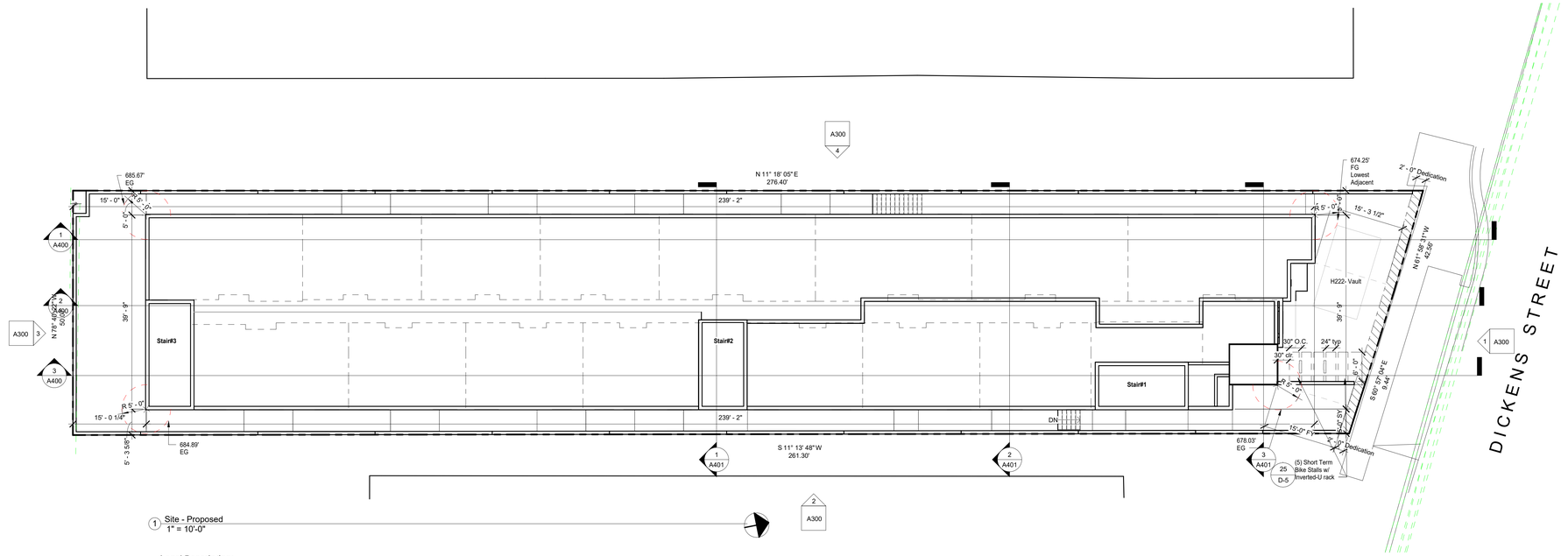

1 Site - Proposed
1" = 10'-0"

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Thomas Brothers	PAGE 562 - GRID A5
Assessor (APN)	2266005010
Tract	TR 5822
Map Reference	M B 66-64/65 (SHTS 1-2)
Block	None
Lot	FR 43
Arb (Lot Cut)	2
Map Sheet	165B153
Zoning	RD1.5-1

SCOPE OF WORK:
Proposed 6-Story 75-Unit 100% Affordable Apartment (AHIP) consisting of 5-Story Type IIIA R-2 Occupancy o/ 1-Story Type IA S-2 Occupancy
(Fully Sprinklered per NFPA-13)
w/ 80% Units set aside for Low Income
& 20% Units set aside for Moderate Income
Building Height= 65'-3" per LAMC

CODES REFERENCED
2022 California Building Code
2022 California Mechanical Code
2022 California Electrical Code
2022 California Plumbing Code
2022 California Energy Code
**All City of Los Angeles Amendments

OPEN SPACE TABULATION:
Required Open Space:
100 s.f. / <3 Habitable Rooms
125 s.f. / 3 Habitable Rooms
175 s.f. / > 3 Habitable Rooms

(45) units @ 100 s.f.= 4,500 s.f.
(30) units @ 125 s.f.= 3,750 s.f.
(0) units @ 175 s.f.= 0 s.f.
Total Required= 8,250 s.f.
Reduction Incentive (-82.67%)
Total Open Space req'd= 1,429 s.f.
Trees Required:
1 Tree/ 4-Units (75 / 4)= 19 Trees req'd
Provided Trees= (19) Trees

Open Space Provided		
Level	Name	Area
Roof Deck	Roof Deck	1429 SF
Grand total		1429 SF

Automobile Parking:
Required:
No Parking is required for 100% affordable projects within AB2097 area & 1/2 mile of Major Transit Stop (See ZIMAS)

Parking Provided	
Description	Count
Accessible (9'-0" x 18'-0")	1
Standard (8'-8" x 18'-0")	1
Standard EVCS (9'-0" x 18'-0")	2
Grand total	4

BICYCLE PARKING REQUIRED :
Long Term:
(1) Bike Stall per Dwelling Unit (1-25 Units) = 25 Stalls
(1) Bike Stall per 1.5 DU (26-100)= 33 Stalls

Short Term:
(1) Bike Stall per (10) Dwelling Units (1-25 units)= 2.5 Stalls
(1) Bike Stall per (15) Dwelling Units (26-100 units) = 3.3 Stalls
(1) Bike Stall per (20) Dwelling Units (101-200)= 1.6 Stalls
Total Bike Parking Required = 58 L.T. Stalls/ 6 S.T. Stalls
Long Term Bike Parking Reduction - 44.8% Incentive = 32 stalls

Bike Parking Provided	
Description	Count
Long Term Bike Stall	32
Short Term Bike Stall	6

Unit Mix	
Bed/Bath	Count
1-Bedroom/ 1-Bath	45
2-Bedroom/ 1-Bath	30
Grand total	75

Unit Tabulation		
Plan Type	Bed/Bath	Count
Plan A	1-Bedroom/ 1-Bath	30
Plan B	1-Bedroom/ 1-Bath	15
Plan C	2-Bedroom/ 1-Bath	20
Plan C End	2-Bedroom/ 1-Bath	5
Plan D	2-Bedroom/ 1-Bath	5
Grand total		75

Density Tabulation:
Lot Area= 13,436 SF
Zone= RD1.5-1
Allowable Density= 1/1500 SF
By-Right Density= 8-Units
(Rounds-down)
Base Density= 9-Units
(Rounds-up)
100% Affordable
No Density Limits= 75-Unit
(733% Increase)

Buildable Area= 9,429.75 SF
F.A.R. Allowed= 3 : 1
F.A.R. Proposed= 4.51 : 1
(42,549/9,429.75)

Incentives Requested:
Base Incentives per AHIP & AB2334
1) Density (No Limits)
2) Parking (None req'd)
3) FAR (4.51 :1 in lieu of 3:1)
4) Height (+65'-3" or +20'-3" in lieu of 45'-0" max)
Off-Menu (Additional Incentives per AHIP)
1) -44.8% Long Term Bike Parking (32 in lieu of 58 stalls)
2) Open Space Reduction (-82.67%)
3) Yard Reduction- Side Yard 5-ft in lieu of 9-ft
4) Yard Reduction- Side Yard 5-ft in lieu of 9-ft
5) Long Term Bike Parking > 100-ft from Lobby (135-ft in lieu of 100-ft)
Waiver
"Waiver to allow the required Open Space to be located entirely on the roof in lieu of on the ground floor per LAMC Section LAMC 12.21.G.2(a)(1)(v)"

Setback Matrix		
Yard	Required	Proposed
Front	15'-0"	15'-0"
Rear	15'-0"	15'-0"
Side(W)	9'-0"	5'-0"
Side(E)	9'-0"	5'-0"

Area Tabulation (Total incl Ext Walls)		
Level	Occupancy Group	Area
1st Story	B	127 SF
B		127 SF
1st Story	R-2	669 SF
2nd Story	R-2	9253 SF
3rd Story	R-2	9253 SF
4th Story	R-2	9253 SF
5th Story	R-2	9253 SF
6th Story	R-2	9253 SF
Roof Deck	R-2	647 SF
R-2		47579 SF
1st Story	S-2	3481 SF
S-2		3481 SF
Grand total		51187 SF

Area Tabulation LABC		
Level	Occupancy Group	Area
1st Story	B	120 SF
B		120 SF
1st Story	R-2	629 SF
2nd Story	R-2	8939 SF
3rd Story	R-2	8939 SF
4th Story	R-2	8939 SF
5th Story	R-2	8939 SF
6th Story	R-2	8939 SF
Roof Deck	R-2	534 SF
R-2		45856 SF
1st Story	S-2	3329 SF
S-2		3329 SF
Grand total		49305 SF

Area Tabulation LAMC	
Level	Area
1st Story	833 SF
2nd Story	8340 SF
3rd Story	8340 SF
4th Story	8340 SF
5th Story	8340 SF
6th Story	8340 SF
Grand total	42534 SF

Area Tabulation School Fee	
Level	Area
1st Story	1092 SF
2nd Story	9253 SF
3rd Story	9253 SF
4th Story	9253 SF
5th Story	9253 SF
6th Story	9253 SF
Roof Deck	647 SF
Grand total	48001 SF

GRADE PLANE CALCULATION

685.67' + 684.89' + 678.03' + 674.25' = 680.71' GRADE PLANE
4

LOWEST ADJACENT GRADE=	674.25'
GRADE PLANE=	680.71'
TOP OF PARAPET=	739'-6"
TOP OF ROOF DECK=	734'-0"
LABC BUILDING HEIGHT=	53'-9-1/2"
LAMC BUILDING HEIGHT=	65'-3"

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Project Status

Proposed Site Plan

Date	Issue Date
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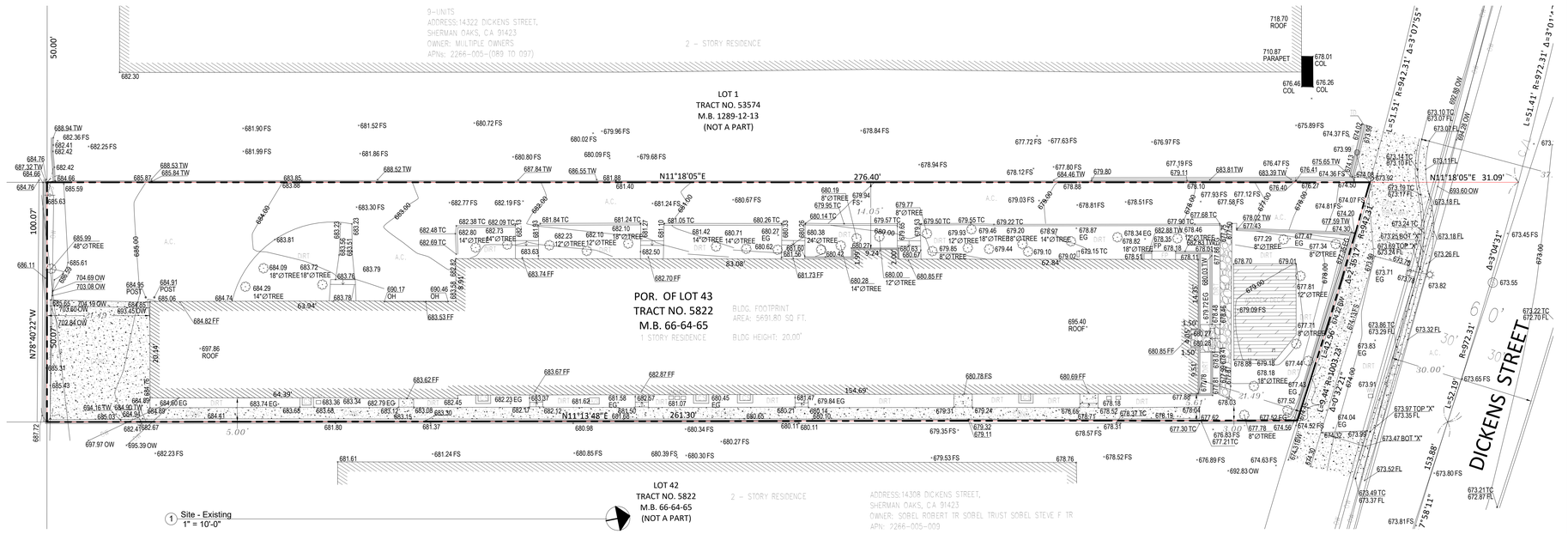

1 Site - Existing
1" = 10'-0"

Legal Description:

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ZIP Code	91423
PIN Number	165B153 492
Lot/Parcel Area	13,436.0 (sq ft)
Thomas Brothers	PAGE 562 - GRID A5
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Tract	TR 5822
Map Reference	M B 66-64/65 (SHTS 1-2)
Block	None
Lot	FR 43
Arb (Lot Cut)	2
Map Sheet	165B153
Zoning	RD1.5-1

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Site - Existing

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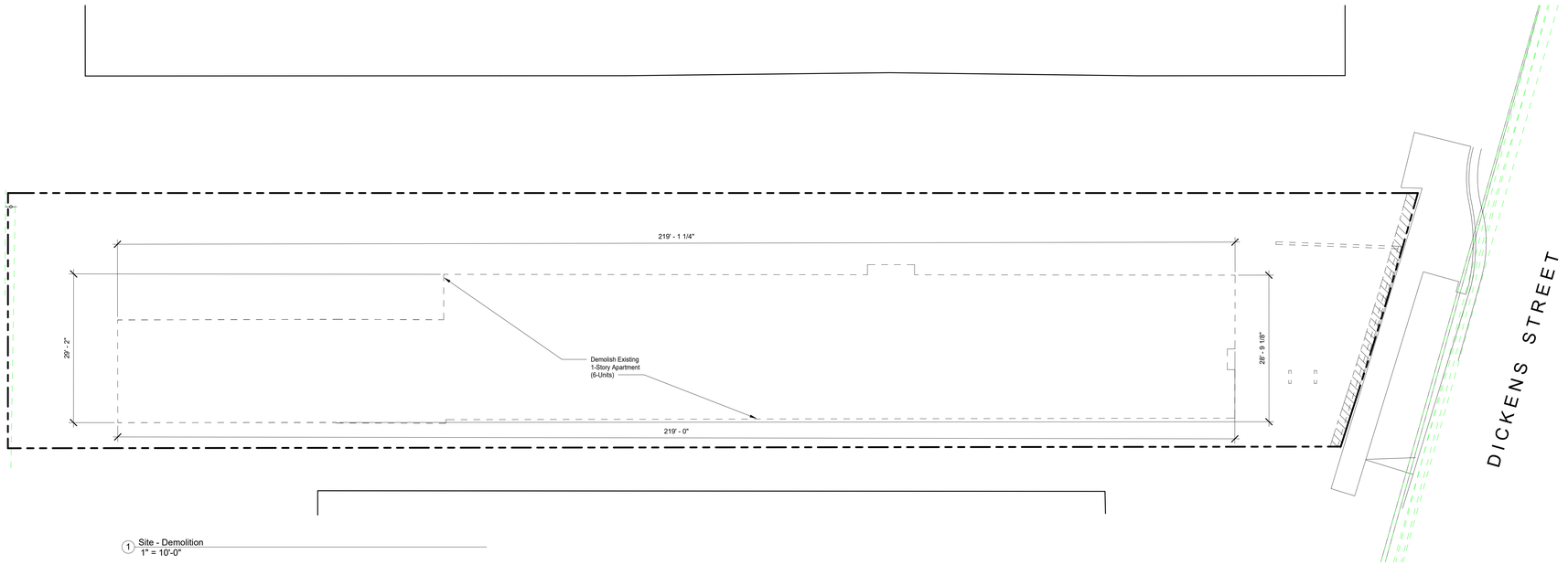

1 Site - Demolition
1" = 10'-0"

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Zoning	RD1.5-1

LA DBS DEPARTMENT OF BUILDING AND SAFETY

DEMOLITION NOTES

1. Method of Demolition:
   a) *Handwrecking* - Use of small wheel-mounted pneumatic tools will be permitted if first approved by the building inspector.

2. Comply with the following notes:
   a) All Debris shall be wet at time of handling to prevent dust.
   b) No structural member in any story shall be demolished until the story above is completely removed.
   c) There will be no free fall dumping over exterior walls for a height of more than 25 feet.
   d) Call for inspection at least 24 hours before starting work.
   e) Approval of protection fences and canopies is required prior to demolition.
   f) All basement fills shall be clean and uniform.
   g) Storage of materials on floor shall not exceed _____ psf.

3. An 8' high chain link fence must be provided to prevent unauthorized entry to the vacant lot after demolition.

STORM WATER POLLUTION CONTROL

(2020 Los Angeles Green Building Code)

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction –related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

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Site - Demolition

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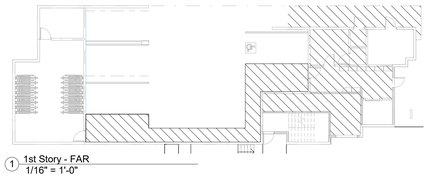
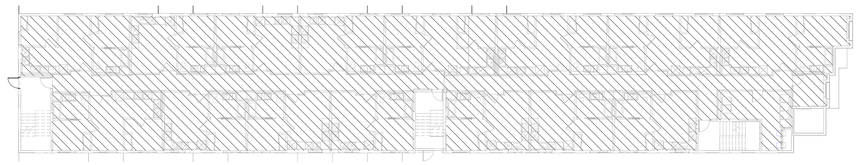
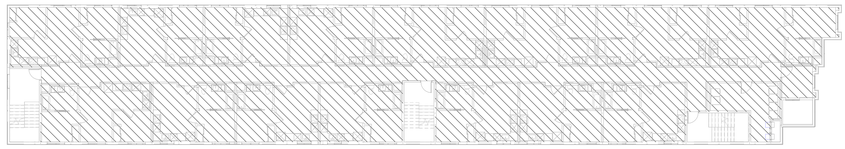


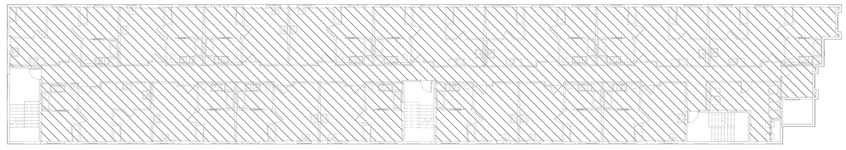
1 1st Story - FAR
1/16" = 1'-0"



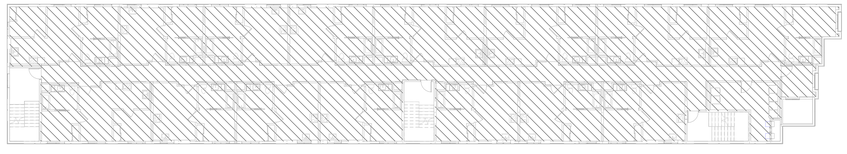
2 2nd Story - FAR
1/16" = 1'-0"



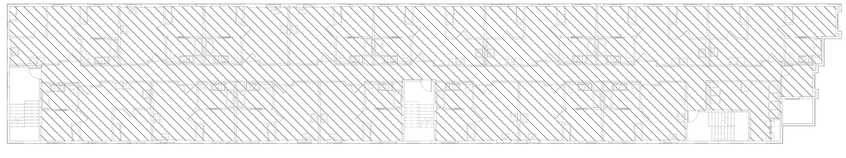
3 3rd Story - FAR
1/16" = 1'-0"



4 4th Story - FAR
1/16" = 1'-0"



5 5th Story - FAR
1/16" = 1'-0"



7 6th Story FAR
1/16" = 1'-0"

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Project Status

FAR Exhibit

Date	Issue Date
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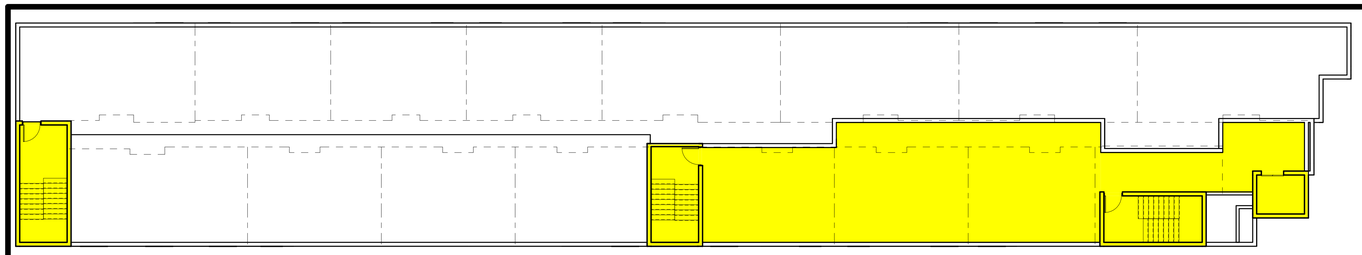
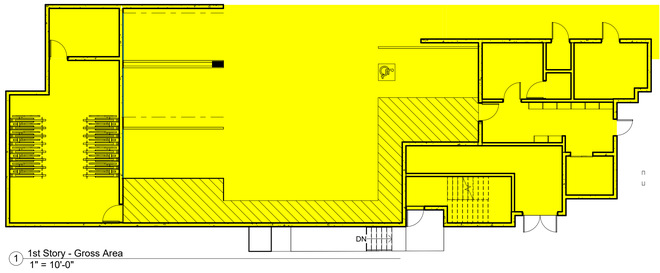
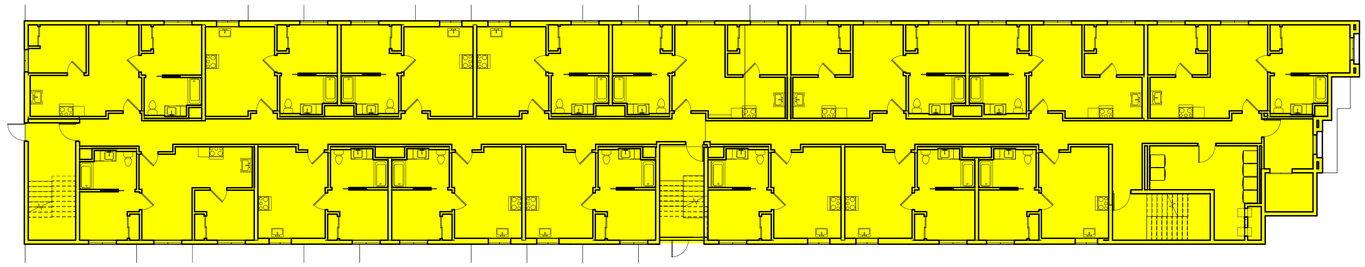


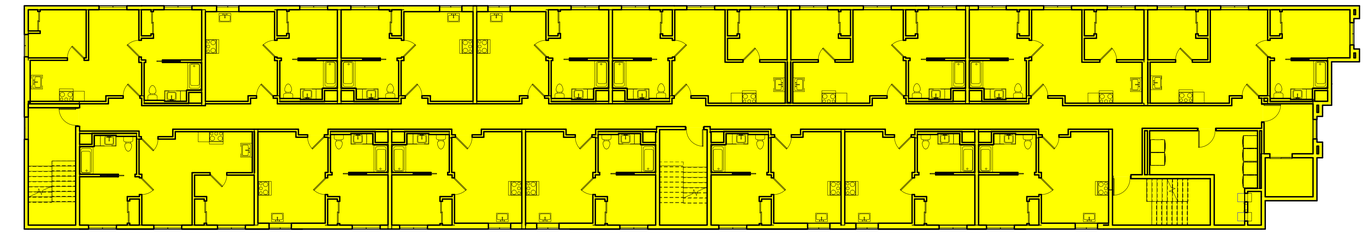
6 Roof Deck Copy 1
1" = 10'-0"



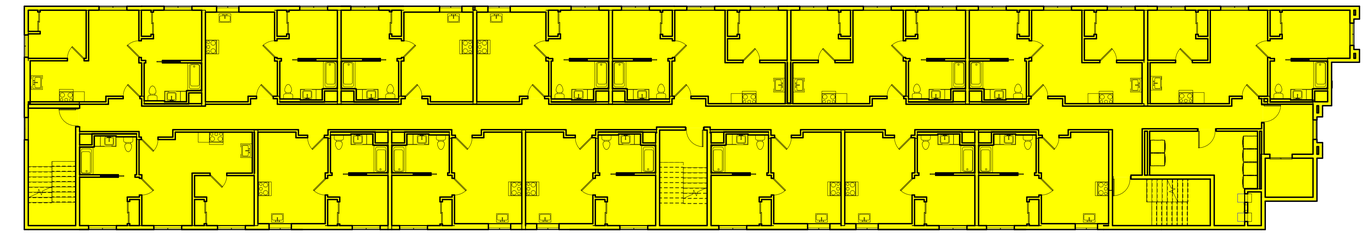
1 1st Story - Gross Area
1" = 10'-0"



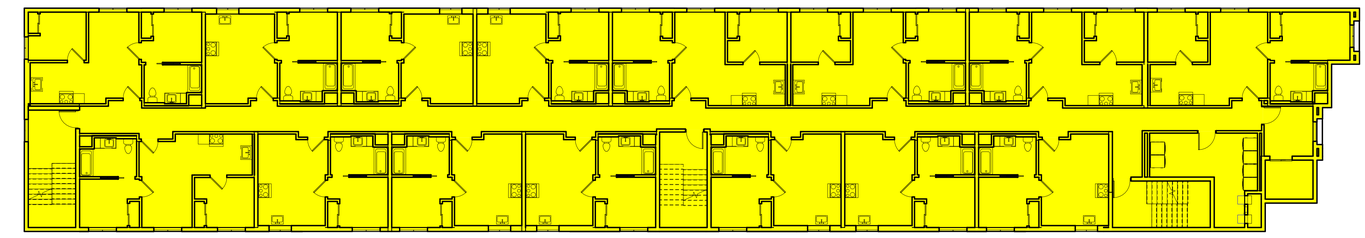
2 2nd Story - Gross Area
1" = 10'-0"



3 3rd Story - Gross Area
1" = 10'-0"



4 4th Story - Gross Area
1" = 10'-0"



5 5th Story - Gross Area
1" = 10'-0"

Area Tabulation (Total)	
Level	Area
1st Story	4277 SF
2nd Story	9253 SF
3rd Story	9253 SF
4th Story	9253 SF
5th Story	9253 SF
6th Story	9253 SF
Roof Deck	647 SF
Grand total	51187 SF

Stockton Architects Inc.

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Client

HVN Development
300 Spectrum Ctr Dr.#1100
Irvine, CA 92618
(949)315-9416

Project

Dickens 75

14318 Dickens St.
Sherman Oaks, 91423

Consultants

Architect
Stockton architects, Inc.
16461 Sherman Way #100
Van Nuys, CA 91406
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Date	Description	Issued to

LICENSED REPRESENTATIVE

Project Status

Area Exhibit Totals

Date	Issue Date
Drawn By	Author
Checked By	Checker

A104

Scale 1" = 10'-0"

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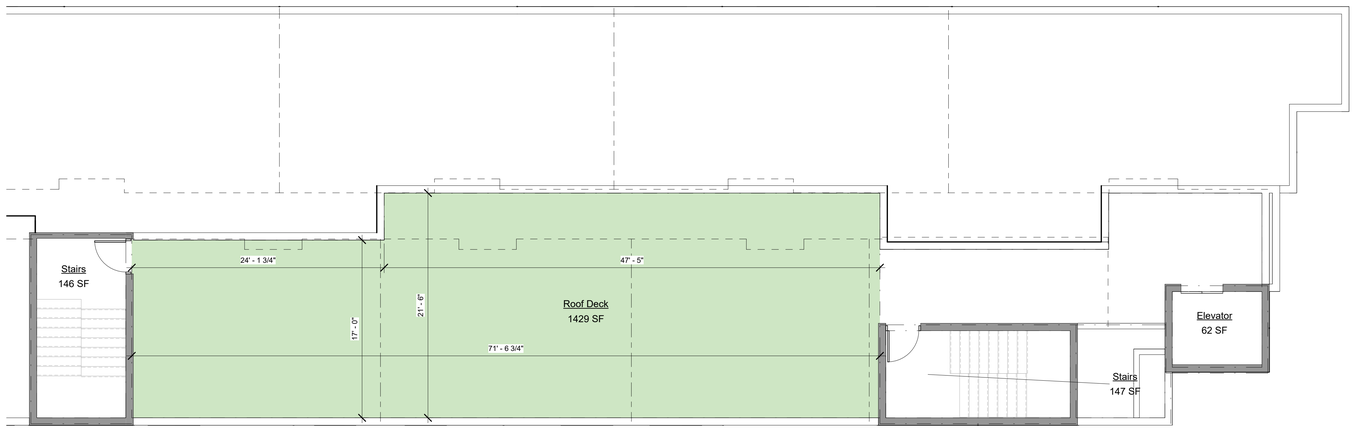

1 Roof Deck_Open Space
3/16" = 1'-0"

OPEN SPACE TABULATION:
Required Open Space:
100 s.f. / <3 Habitable Rooms
125 s.f. / 3 Habitable Rooms
175 s.f. / > 3 Habitable Rooms

(45) units @ 100 s.f.= 4,500 s.f.
(30) units @ 125 s.f.= 3,750 s.f.
(0) units @ 175 s.f.= 0 s.f.
Total Required= 8,250 s.f.
Reduction Incentive (-82.67%)
Total Open Space req'd= 1,429 s.f.
Trees Required:
1 Tree/ 4-Units (75 / 4)= 19 Trees req'd
Provided Trees= (19) Trees

Open Space Provided		
Level	Name	Area
Roof Deck	Roof Deck	1429 SF
Grand total		1429 SF

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Date	Description	Issued to

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Project Status

Open Space Exhibit

Date	Issue Date
Drawn By	Author
Checked By	Checker

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1 Grade Plane Exhibit
1" = 10'-0"

GRADE PLANE CALCULATION

685.67' + 684.89' + 678.03' + 674.25' = 680.71' GRADE PLANE
4

LOWEST ADJACENT GRADE=	674.25'
GRADE PLANE=	680.71'
TOP OF PARAPET=	739'-6"
TOP OF ROOF DECK=	734'-6"
LABC BUILDING HEIGHT=	53'-9-1/2"
LAMC BUILDING HEIGHT=	65'-3"

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Date	Description	Issued to

LICENSED REPRESENTATIVE

Project Status

Grade Plane Exhibit

Date	Issue Date
Drawn By	Author
Checked By	Checker

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Scale: As indicated

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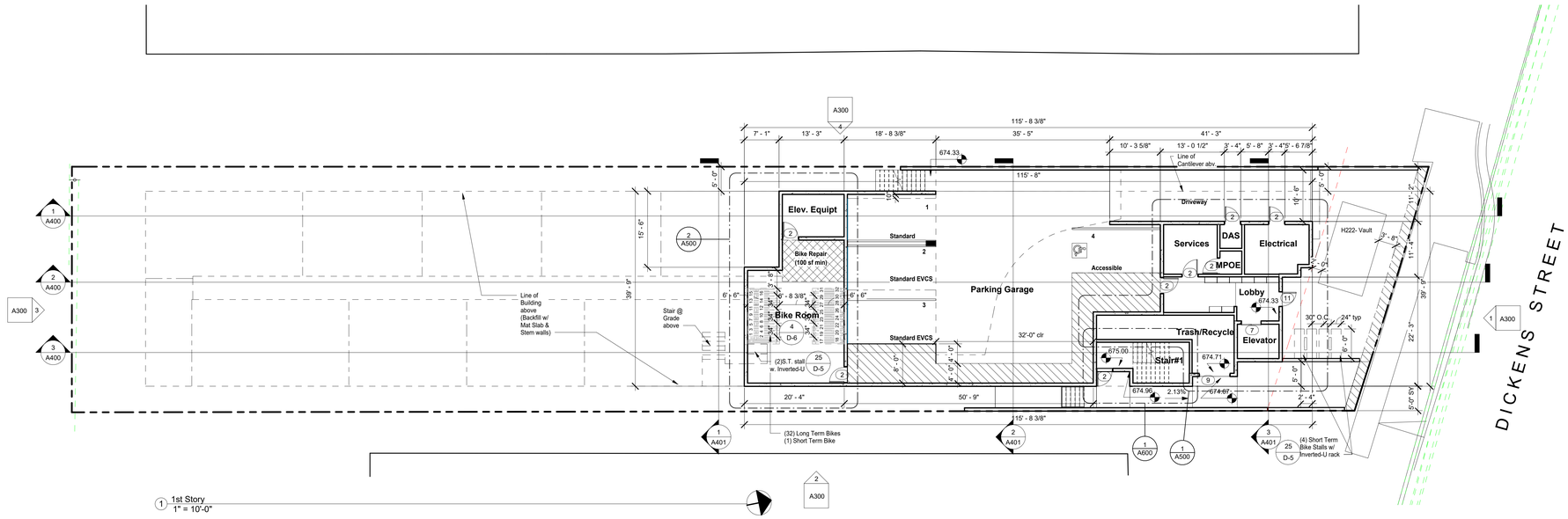

1 1st Story
1" = 10'-0"

WALL LEGEND:

Denotes 2-Hour Rated 2x Stud Fire Barrier Wall & Shaft Wall @ Stair/Elevator/Ducts STC 50 minimum rated between units — 5 D-1 | 6 D-1 | 7 D-1 | 8 D-1 | 9 D-1

Denotes 1-Hour Rated Fire Partition (Common Wall) STC 50 minimum rated between units — 1 D-1 | 2 D-1 | 3 D-1 | 4 D-1

Denotes 1-Hour Rated Sound Wall (STC 50) @ Corridors — 17 D-1 Interior

Denotes Typical 2x Stud wall (1-hour Rated) @ 16" o.c. — 11 D-1

Denotes Typical 2x6 Stud wall (1-hour Rated) @ 16" o.c. — 14 D-1 Exterior

Denotes 8" Thick CMU Wall or 8" Shotcrete walls

Denotes 8'-0" High Ceiling Soffit — 18 D-1 | 19 D-1

NOTES:

F.E.C.

1. ILLUMINATED EXIT SIGN PROVIDE LOW LEVEL EXIT SIGNS IN LOCATIONS AS REQUIRED BY L.A.F.D.
2. F.E.C. INDICATES FIRE EXTINGUISHER CABINET W/ 2A 10 BC RATED EXTINGUISHER
3. EGRESS DOORS SHALL READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (SEE 1008.1.8.3 FOR EXCEPTIONS)
4. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
5. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 lux)
6. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
7. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
8. DENOTES SMOKE DETECTORS HARD-WIRED W/ BATTERY BACK-UP AND LOW BATTERY SIGNAL.
9. DENOTES SMOKE/CARBON MONOXIDE ALARM HARD-WIRED W/ BATTERY BACK-UP AND LOW BATTERY SIGNAL. (INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL ALARMS)
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11. DENOTES WATER CURTAIN

FLOOR PLAN EGRESS LEGEND:

EXITING PATH TO MULTIPLE EXITS (250' MAX W/ INCLUDING COMMON PATH)

COMMON PATH OF TRAVEL (125' MAX)

Area Tabulation (Gross- 1st Story)

Level	Name	Occupancy Group	Area
1st Story	Services	B	127 SF
B			127 SF
1st Story	Elevator	R-2	75 SF
1st Story	Lobby	R-2	208 SF
1st Story	Stairs	R-2	160 SF
1st Story	Trash/Recycle	R-2	226 SF
R-2			669 SF
1st Story	Bike Parking	S-2	580 SF
1st Story	Cantilever @ Driveway	S-2	241 SF
1st Story	DAS	S-2	29 SF
1st Story	Electrical	S-2	153 SF
1st Story	Elev Equipt	S-2	131 SF
1st Story	MPOE	S-2	26 SF
1st Story	Parking Garage	S-2	2322 SF
S-2			3481 SF
Grand total			4277 SF

Area Tabulation (LABC- 1st Story)

Level	Name	Occupancy Group	Area
1st Story	Services	B	120 SF
B			120 SF
1st Story	Elevator	R-2	65 SF
1st Story	Lobby	R-2	202 SF
1st Story	Stairs	R-2	144 SF
1st Story	Trash/Recycle	R-2	219 SF
R-2			629 SF
1st Story	Bike Parking	S-2	544 SF
1st Story	Cantilever @ Driveway	S-2	241 SF
1st Story	DAS	S-2	26 SF
1st Story	Electrical	S-2	133 SF
1st Story	Elev Equipt	S-2	117 SF
1st Story	MPOE	S-2	26 SF
1st Story	Parking Garage	S-2	2243 SF
S-2			3329 SF
Grand total			4078 SF

Area Tabulation (LAMC- 1st Story)

Level	Name	Area
1st Story	Cantilever @ Driveway	241 SF
1st Story	DAS	26 SF
1st Story	Lobby	202 SF
1st Story	MPOE	26 SF
1st Story	Services	120 SF
1st Story	Trash/Recycle	219 SF
Grand total		833 SF

Stockton Architects Inc.

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HVN Development
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Project

Dickens 75

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Date	Description	Issued to

LICENSED REPRESENTATIVE

Project Status

1st Story Floor Plan

Date	Issue Date
Drawn By	Author
Checked By	Checker

A201

Scale: As indicated

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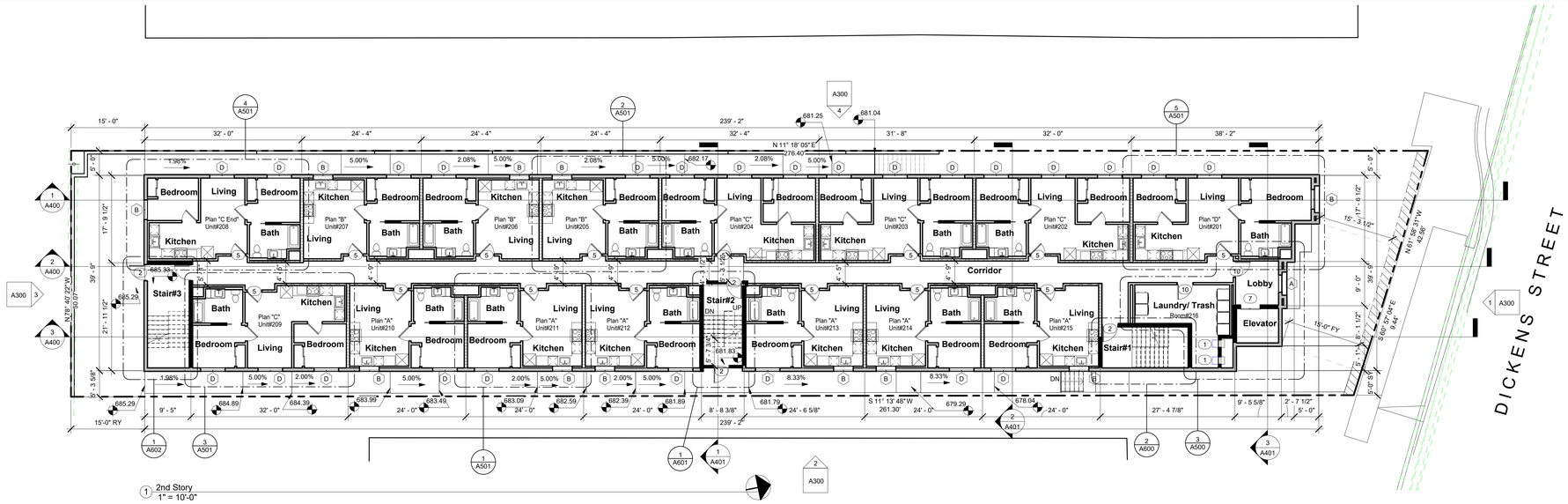

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- Denotes 1-Hour Rated Sound Wall (STC 50) @ Corridors — 17 D-1 Interior
- Denotes Typical 2x Stud wall (1-hour Rated) @ 16" o.c. — 11 D-1
- Denotes Typical 2x6 Stud wall (1-hour Rated) @ 16" o.c. — 14 D-1 Exterior
- Denotes 8" Thick CMU Wall or 8" Shotcrete walls
- Denotes 8'-0" High Ceiling Soffit — 18 D-1 | 19 D-1

NOTES:

F.E.C.

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11. DENOTES WATER CURTAIN

FLOOR PLAN EGRESS LEGEND:

EXITING PATH TO MULTIPLE EXITS (250' MAX W/ INCLUDING COMMON PATH)

COMMON PATH OF TRAVEL (125' MAX)

Area Tabulation (Gross- 2nd Story)

Level	Name	Occupancy Group	Area
2nd Story	Chutes	R-2	22 SF
2nd Story	Corridor	R-2	1117 SF
2nd Story	Elevator	R-2	79 SF
2nd Story	Laundry	R-2	249 SF
2nd Story	Lobby	R-2	94 SF
2nd Story	Stairs	R-2	544 SF
2nd Story	Units	R-2	7148 SF
R-2			9253 SF
Grand total			9253 SF

Area Tabulation (LABC- 2nd Story)

Level	Name	Occupancy Group	Area
2nd Story	Chutes	R-2	18 SF
2nd Story	Corridor	R-2	1117 SF
2nd Story	Elevator	R-2	70 SF
2nd Story	Laundry	R-2	245 SF
2nd Story	Lobby	R-2	87 SF
2nd Story	Stairs	R-2	511 SF
2nd Story	Units	R-2	6891 SF
R-2			8939 SF
Grand total			8939 SF

Area Tabulation (LAMC- 2nd Story)

Level	Name	Area
2nd Story	Corridor	1117 SF
2nd Story	Laundry	245 SF
2nd Story	Lobby	87 SF
2nd Story	Units	6891 SF
Grand total		8340 SF

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Project

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Phone

Date	Description	Issued to

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Project Status

2nd Story Floor Plan

Date	Issue Date
Drawn By	Author
Checked By	Checker

A202

Scale: As indicated

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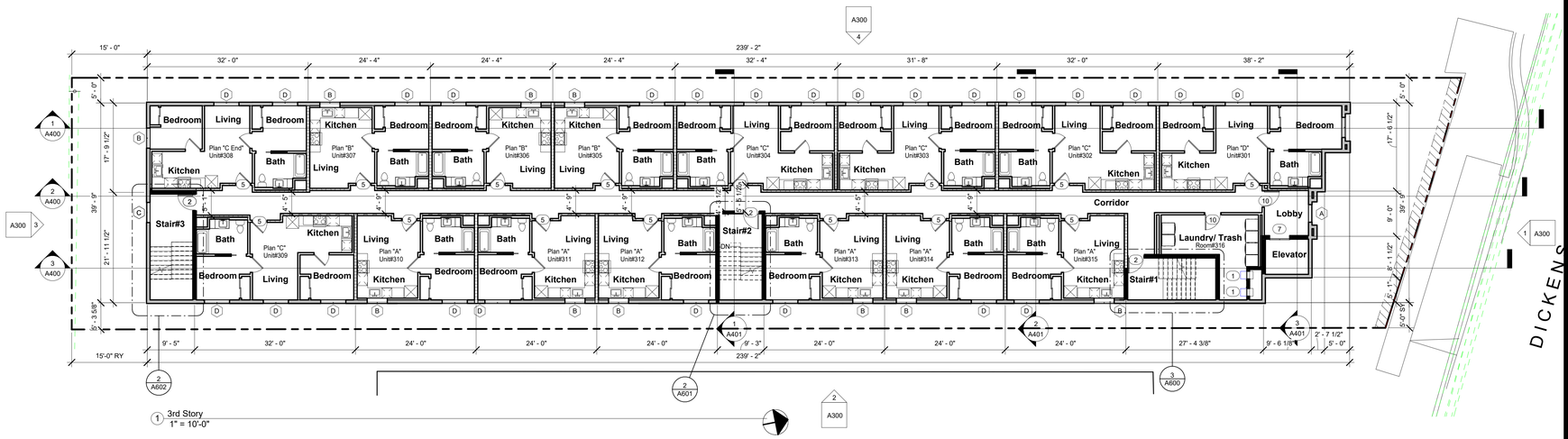

WALL LEGEND:

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- Denotes 1-Hour Rated Sound Wall (STC 50) @ Corridors — 17 D-1 Interior
- Denotes Typical 2x Stud wall (1-hour Rated) @ 16" o.c. — 11 D-1
- Denotes Typical 2x6 Stud wall (1-hour Rated) @ 16" o.c. — 14 D-1 Exterior
- Denotes 8" Thick CMU Wall or 8" Shotcrete walls
- Denotes 8'-0" High Ceiling Soffit — 18 D-1, 19 D-1

NOTES:

F.E.C.

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FLOOR PLAN EGRESS LEGEND:

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Area Tabulation (Gross- 3rd Story)

Level	Name	Occupancy Group	Area
3rd Story	Chutes	R-2	22 SF
3rd Story	Corridor	R-2	1117 SF
3rd Story	Elevator	R-2	79 SF
3rd Story	Laundry	R-2	249 SF
3rd Story	Lobby	R-2	94 SF
3rd Story	Stairs	R-2	544 SF
3rd Story	Units	R-2	7148 SF
R-2			9253 SF
Grand total			9253 SF

Area Tabulation (LABC- 3rd Story)

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3rd Story	Chutes	R-2	18 SF
3rd Story	Corridor	R-2	1117 SF
3rd Story	Elevator	R-2	70 SF
3rd Story	Laundry	R-2	245 SF
3rd Story	Lobby	R-2	87 SF
3rd Story	Stairs	R-2	511 SF
3rd Story	Units	R-2	6891 SF
R-2			8939 SF
Grand total			8939 SF

Area Tabulation (LAMC- 3rd Story)

Level	Name	Area
3rd Story	Corridor	1117 SF
3rd Story	Laundry	245 SF
3rd Story	Lobby	87 SF
3rd Story	Units	6891 SF
Grand total		8340 SF

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Date	Description	Issued to

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Project Status

3rd Story Floor Plan

Date	Issue Date
Drawn By	Author
Checked By	Checker

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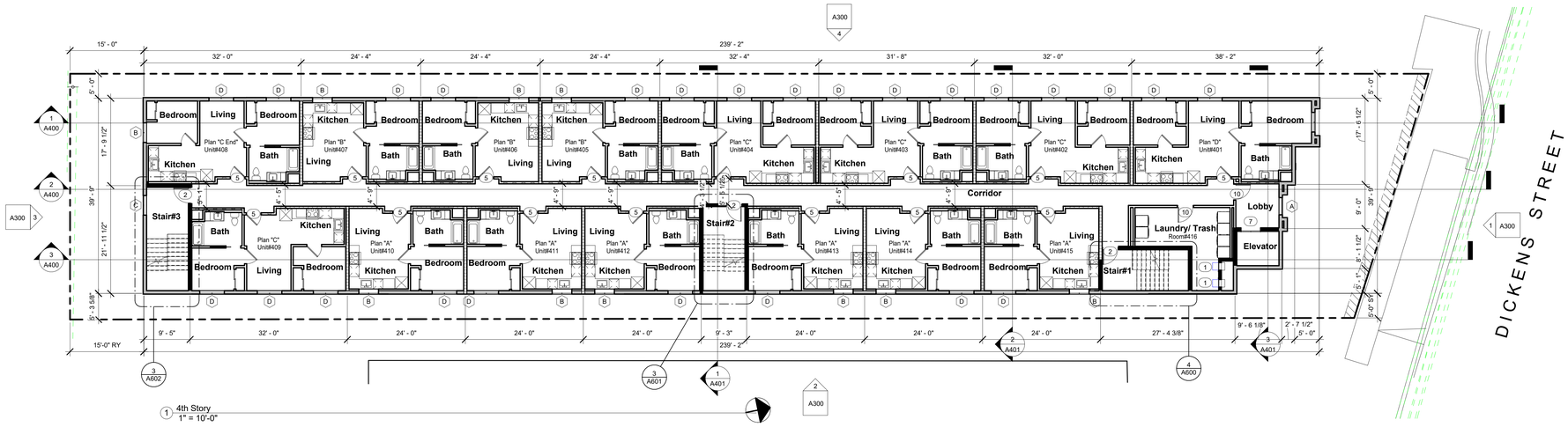

1 4th Story
1" = 10'-0"

WALL LEGEND:

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- Denotes Typical 2x Stud wall (1-hour Rated) @ 16" o.c. — 11 D-1
- Denotes Typical 2x6 Stud wall (1-hour Rated) @ 16" o.c. — 14 D-1 Exterior
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- Denotes 8'-0" High Ceiling Soffit — 18 D-1, 19 D-1

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11. DENOTES WATER CURTAIN

FLOOR PLAN EGRESS LEGEND:

EXITING PATH TO MULTIPLE EXITS
(250' MAX W/ INCLUDING COMMON PATH)

COMMON PATH OF TRAVEL
(125' MAX)

Area Tabulation (Gross- 4th Story)

Level	Name	Occupancy Group	Area
4th Story	Chutes	R-2	22 SF
4th Story	Corridor	R-2	1117 SF
4th Story	Elevator	R-2	79 SF
4th Story	Laundry	R-2	249 SF
4th Story	Lobby	R-2	94 SF
4th Story	Stairs	R-2	544 SF
4th Story	Units	R-2	7148 SF
R-2			9253 SF
Grand total			9253 SF

Area Tabulation (LABC- 4th Story)

Level	Name	Occupancy Group	Area
4th Story	Chutes	R-2	18 SF
4th Story	Corridor	R-2	1117 SF
4th Story	Elevator	R-2	70 SF
4th Story	Laundry	R-2	245 SF
4th Story	Lobby	R-2	87 SF
4th Story	Stairs	R-2	511 SF
4th Story	Units	R-2	6891 SF
R-2			8939 SF
Grand total			8939 SF

Area Tabulation (LAMC- 4th Story)

Level	Name	Area
4th Story	Corridor	1117 SF
4th Story	Laundry	245 SF
4th Story	Lobby	87 SF
4th Story	Units	6891 SF
Grand total		8340 SF

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Date	Description	Issued to

LICENSED REPRESENTATIVE

Project Status

4th Story Floor Plan

Date	Issue Date
Drawn By	Author
Checked By	Checker

A204

Scale: As indicated

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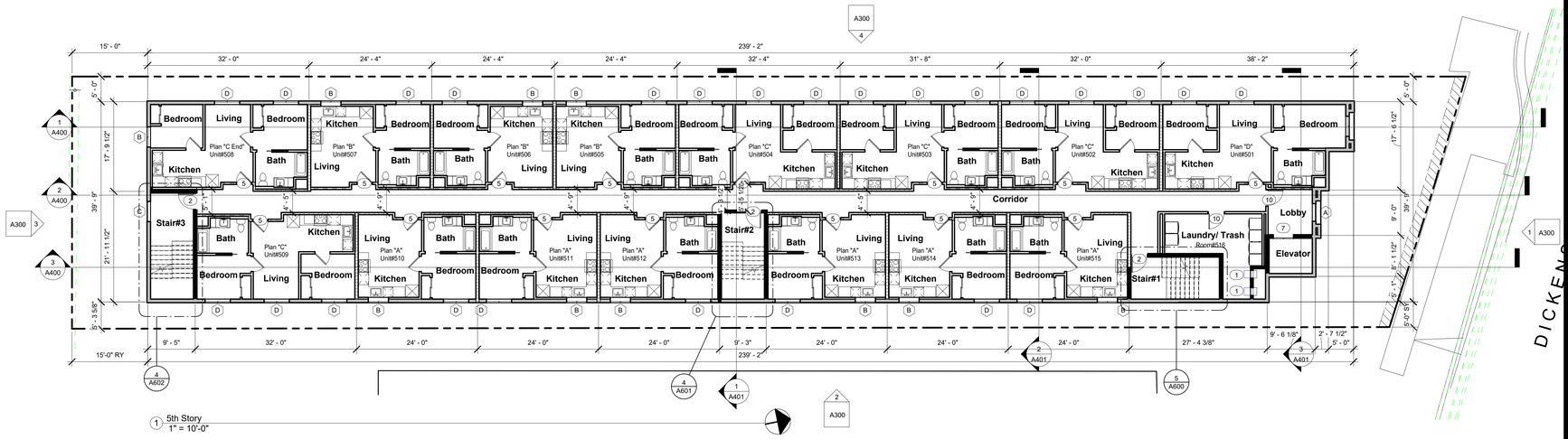

1 5th Story
1" = 10'-0"

DICKENS STRE

WALL LEGEND:

- Denotes 2-Hour Rated 2x Stud Fire Barrier Wall & Shaft Wall @ Stair/Elevator/Ducts STC 50 minimum rated between units — 5 D-1, 6 D-1, 7 D-1, 8 D-1, 9 D-1
- Denotes 1-Hour Rated Fire Partition (Common Wall) STC 50 minimum rated between units — 1 D-1, 2 D-1, 3 D-1, 4 D-1
- Denotes 1-Hour Rated Sound Wall (STC 50) @ Corridors — 17 D-1 Interior
- Denotes Typical 2x Stud wall (1-hour Rated) @ 16" o.c. — 11 D-1
- Denotes Typical 2x6 Stud wall (1-hour Rated) @ 16" o.c. — 14 D-1 Exterior
- Denotes 8" Thick CMU Wall or 8" Shotcrete walls
- Denotes 8'-0" High Ceiling Soffit — 18 D-1, 19 D-1

Area Tabulation (Gross- 5th Story)

Level	Name	Occupancy Group	Area
5th Story	Chutes	R-2	22 SF
5th Story	Corridor	R-2	1117 SF
5th Story	Elevator	R-2	79 SF
5th Story	Laundry	R-2	249 SF
5th Story	Lobby	R-2	94 SF
5th Story	Stairs	R-2	544 SF
5th Story	Units	R-2	7148 SF
R-2			9253 SF
Grand total			9253 SF

Area Tabulation (LABC- 5th Story)

Level	Name	Occupancy Group	Area
5th Story	Chutes	R-2	18 SF
5th Story	Corridor	R-2	1117 SF
5th Story	Elevator	R-2	70 SF
5th Story	Laundry	R-2	245 SF
5th Story	Lobby	R-2	87 SF
5th Story	Stairs	R-2	511 SF
5th Story	Units	R-2	6891 SF
R-2			8939 SF
Grand total			8939 SF

Area Tabulation (LAMC- 5th Story)

Level	Name	Area
5th Story	Corridor	1117 SF
5th Story	Laundry	245 SF
5th Story	Lobby	87 SF
5th Story	Units	6891 SF
Grand total		8340 SF

NOTES:

F.E.C.

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EXITING PATH TO MULTIPLE EXITS
(250' MAX W/ INCLUDING COMMON PATH)

COMMON PATH OF TRAVEL
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Date	Description	Issued to

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Project Status

5th Story Floor Plan

Date	Issue Date
Drawn By	Author
Checked By	Checker

A205

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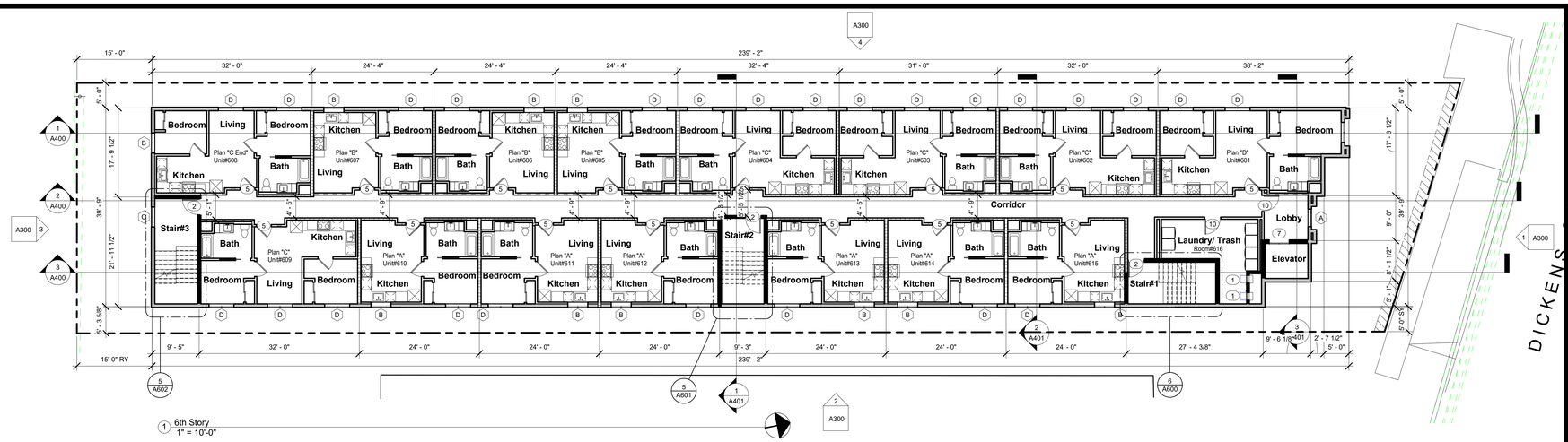

1 6th Story
1" = 10'-0"

WALL LEGEND:

Denotes 2-Hour Rated 2x Stud Fire Barrier Wall & Shaft Wall @ Stair/Elevator/Ducts STC 50 minimum rated between units — 5 D-1 | 6 D-1 | 7 D-1 | 8 D-1 | 9 D-1

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Denotes 1-Hour Rated Sound Wall (STC 50) @ Corridors — 17 D-1 Interior

Denotes Typical 2x Stud wall (1-hour Rated) @ 16" o.c. — 11 D-1

Denotes Typical 2x6 Stud wall (1-hour Rated) @ 16" o.c. — 14 D-1 Exterior

Denotes 8" Thick CMU Wall or 8" Shotcrete walls

Denotes 8'-0" High Ceiling Soffit — 18 D-1 | 19 D-1

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COMMON PATH OF TRAVEL (125' MAX)

Area Tabulation (Gross- 6th Story)

Level	Name	Occupancy Group	Area
6th Story	Chutes	R-2	22 SF
6th Story	Corridor	R-2	1117 SF
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6th Story	Stairs	R-2	544 SF
6th Story	Units	R-2	7148 SF
R-2			9253 SF
Grand total			9253 SF

Area Tabulation (LABC- 6th Story)

Level	Name	Occupancy Group	Area
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6th Story	Lobby	R-2	87 SF
6th Story	Stairs	R-2	511 SF
6th Story	Units	R-2	6891 SF
R-2			8939 SF
Grand total			8939 SF

Area Tabulation (LAMC- 6th Story)

Level	Name	Area
6th Story	Corridor	1117 SF
6th Story	Laundry	245 SF
6th Story	Lobby	87 SF
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Grand total		8340 SF

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Date	Description	Issued to

LICENSED REPRESENTATIVE

Project Status

6th Story Floor Plan

Date	Issue Date
Drawn By	Author
Checked By	Checker

A206

Scale: As indicated

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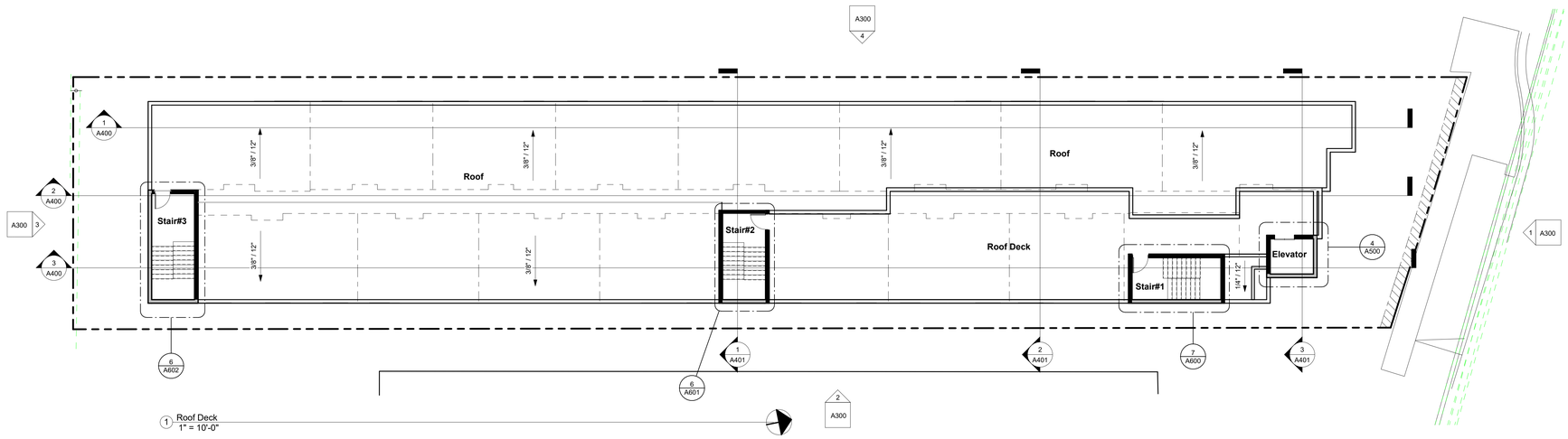

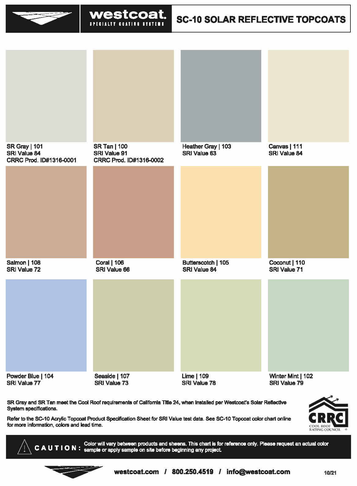

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COMMON PATH OF TRAVEL
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Date	Description	Issued to

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Project Status

Roof Deck Plan

Date	Issue Date
Drawn By	Author
Checked By	Checker

A207

Scale: As indicated

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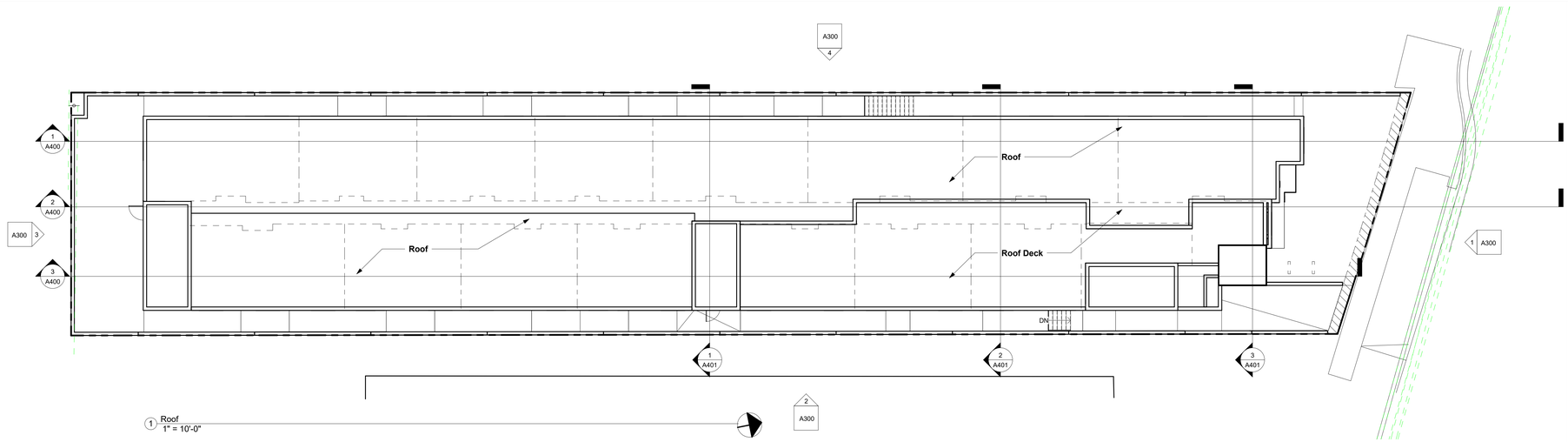


1 Roof
1" = 10'-0"

ROOF NOTES:

1 ALL ROOFS SHALL RECEIVE A MINIMUM CLASS "B" COMPOSITION SHINGLE "COOL ROOF" INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS TO ACHIEVE A WARRANTY AS SELECTED BY OWNER (MAX 100 LBS PER SQUARE) BY "CERTAINTEED" OR AN APPROVED EQUAL ICC-ES# ESR-1389 (Model Landmark TL Solaris Moire Black)

2. FLASH ALL ROOF TO ROOF, VALLEYS, & EDGES WITH 26 GAGE G.I. SHEET METAL (SEAL ALL JOINTS FOR WATERTIGHT FINISH)

3. ALL ROOF TILES SHALL BE INSTALLED WITH A MINIMUM OF (2) FASTENERS PER TILE OR A MINIMUM OF (1) FASTENER FOR INTERLOCKING LUGGED TILES.

4. ALL EXPOSED SHEET METAL TO BE PAINTED SHALL BE BONDERIZED- TYP.

5. PROVIDE G.I. GUTTERS AND DOWN SPOUTS AS REQUIRED ON LOCATIONS AS DIRECTED BY OWNER. CONDUCT ALL WATER TO RAIN TANKS (BMP) - SEE ELEVATIONS AND SITE FOR LOCATIONS.

6. PROVIDE DRAFT STOPS OF NOT LESS THAN 1/2" GYPSUM BOARD ON (1) SIDE OF THE TRUSS/RAFTERS/BLOCKING CONTAINED WITHIN THE CONCEALED SPACE OF THE MANSARD ROOF. DRAFT STOPS SHALL ALIGN WITH THE COMMON 1-HOUR UNIT SEPARATION WALLS BELOW.

7. A FIRE RETARDANT ROOF COVERING IS REQUIRED. CLASS "B" MINIMUM RATED ROOF COVERING SHALL BE INSTALLED ON ALL FLAT ROOFS AND SLOPED ROOFS

GREEN NOTES :

1. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.

2. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.

3. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

4. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC."

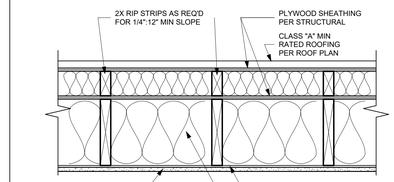
5. FORM GRN16 AND AN OPERATION AND MAINTENANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED INTHE BUILDING AT THE TIME OF FINAL INSPECTION.

6. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(c) SHALL BE PROVIDED TO THE OCCUPANT.

- **SOLAR PANEL** SHOWN HATCHED - (15% REQUIRED) -
  (xxxxx S.F. x 0.15 = xxxxx S.F.)
  xxxx S.F. MIN. REQ.
  xxxx S.F. PROVIDED

ATTIC VENT TABULATION :

ALL ATTICS AND CONCEALED RAFTERS SHALL BE UNVENTED PER DETAIL THIS SHEET



NOTE: SEE CBC SECTION 1203.3 FOR UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES FOR ADDITIONAL REQUIREMENTS

2 Unvented Roof Assembly
1 1/2" = 1'-0"

APPeX® 4.5M CR G

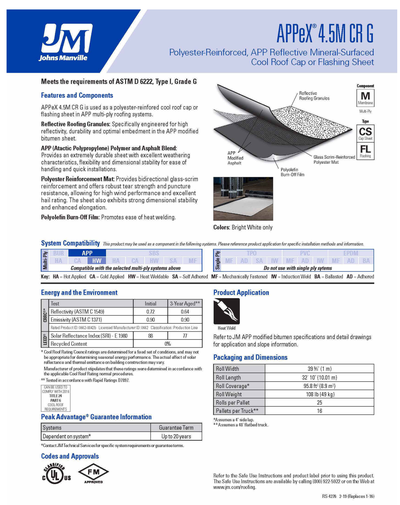
Polyester-Reinforced, APP Reflective Mineral-Surfaced Cool Roof Cap or Flashing Sheet

Meets the requirements of ASTM D 6222, Type I, Grade G

Tested Physical Properties

Physical Properties			ASTM Test Method	Standard for ASTM D 6222, Type I, Grade G	APPeX 4.5M CR G	
					MD*	XMD**
Strength	Tear Resistance @ 73.4° F		D 4073 / D 5147	≥ 70 lbf	114 lbf	85 lbf
	Peak Load at 23°F (-18°C)		D 5147	≥ 60 lbf/in-width	133 lbf/in-width	107 lbf/in-width
	Peak Load at 73.4°F (23°C)	Unconditioned	D 5147	≥ 50 lbf/in-width	83 lbf/in-width	63 lbf/in-width
		90-Day Heat Conditioned	D 5147 / 5889	≥ 50 lbf/in-width	102 lbf/in-width	67 lbf/in-width
Flexibility	Low Temp. Flexibility @ 180° on 1" Mandrel (Pass-Fail)	Unconditioned	D 5147	Pass @ 32°F / none of the specimens show cracking	Pass	
		90-Day Heat Conditioned	D 5147 / 5889		Pass	
	Low Temperature Unrolling (Pass-Fail) Unroll in 4 hr. Visual Inspection in 'unrolled' position		D 5436	Pass @ 45°F / none of the specimens show cracking	Pass	
	Compound Stability - 2 hr 15 min @ 230° F (Pass-Fail)		D 5147	Pass "w/ballance showing signs of flowing, dripping, or drop formation"	Pass	
Integrity	Granule Loss		D 4977/D147	2 g (0.07 oz)	1.8 g (0.06 oz)	
	Thickness		D 5147	≥ 160 mils	160 mils	
	Bottom Coating Thickness		D 5147	≥ 30 mils	53 mils	
	Water Absorption - water by distillation		D 5147 / 95	≤ 3.2 %	0.6%	
	Moisture Content - water by distillation		D 5147 / 95	≤ 1 %	0.2%	
	Ultimate Elongation at 73.4°F		D 6222	≥ 30 %	53%	62%
	Elongation at Peak Load @ 0° F		D 5147	≥ 10 %	12%	10%
	Elongation at Peak Load @ 73.4° F	Unconditioned	D 5147	≥ 23 %	51%	59%
		90-Day Heat Conditioned	D 5147 / 5889	≥ 23 %	41%	32%
Installation	Dimensional Stability - 24 hr @ 176° F		D 5147 / 1204	≤ 1 %	0.20%	0.05%
	Net Mass per Unit Area		D 146	≥ 85 lb/100 ft²	97 lb/100 ft²	

*MD = Machine Direction
**XMD = Cross Machine Direction
Note: All data represents tested values.



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Consultant
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Phone

Date	Description	Issued to

LICENSED REPRESENTATIVE

Project Status

Roof Plan

Date	Issue Date
Drawn By	Author
Checked By	Checker

A208

Scale: As indicated

12/2/2025 11:51:03 AM

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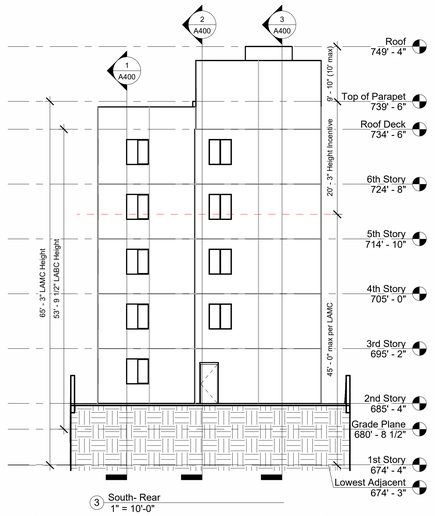
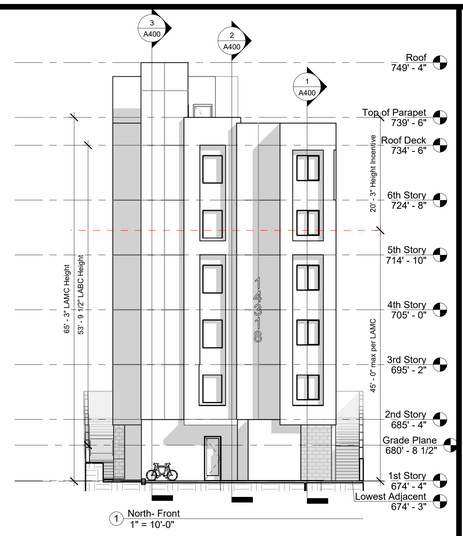
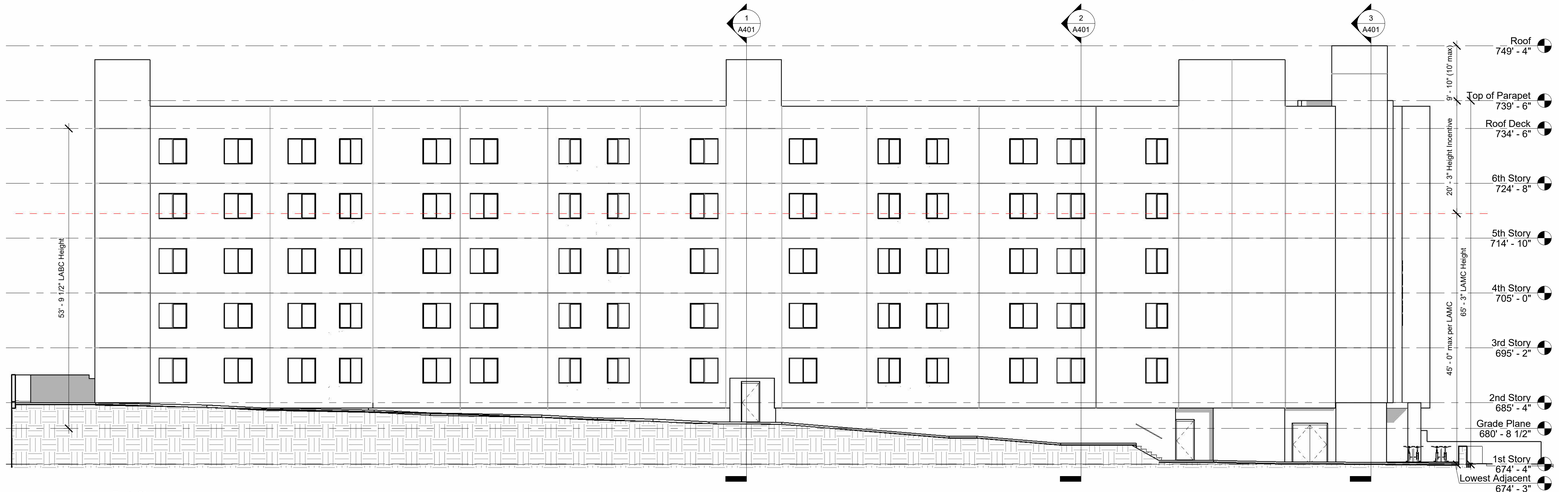


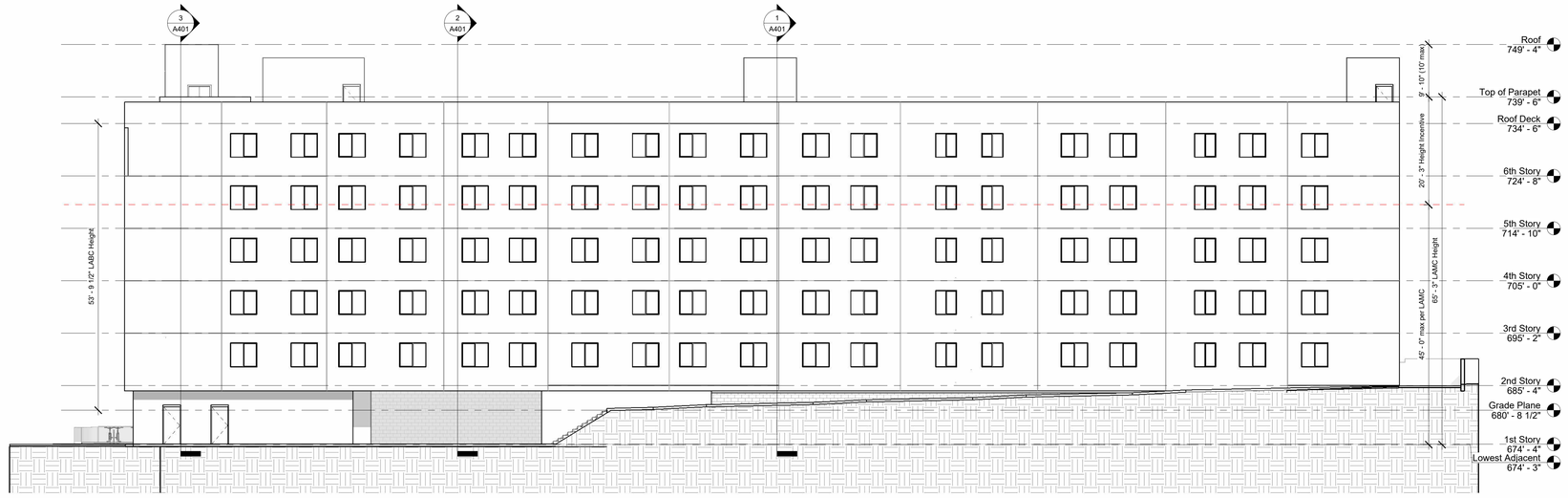
3 South- Rear
1" = 10'-0"



1 North- Front
1" = 10'-0"



2 East- Side
1" = 10'-0"



4 West- Side
1" = 10'-0"

GRADE PLANE CALCULATION

685.67' + 684.89' + 678.03' + 674.25' = 680.71' GRADE PLANE
4

LOWEST ADJACENT GRADE=	674.25'
GRADE PLANE=	680.71'
TOP OF PARAPET=	739'-6"
TOP OF ROOF DECK=	734'-6"
LABC BUILDING HEIGHT=	53'-9-1/2"
LAMC BUILDING HEIGHT=	65'-3"

Stockton Architects Inc.

www.STOCKTONARCHITECTS.com

Client

HVN Development
300 Spectrum Ctr Dr.#1100
Irvine, CA 92618
(949)315-9416

Project

Dickens 75

14318 Dickens St.
Sherman Oaks, 91423

Consultants

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Date	Description	Issued to

LICENSED REPRESENTATIVE

Project Status

Exterior Elevations

Date	Issue Date
Drawn By	Author
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A300

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12/2/2025 11:51:16 AM

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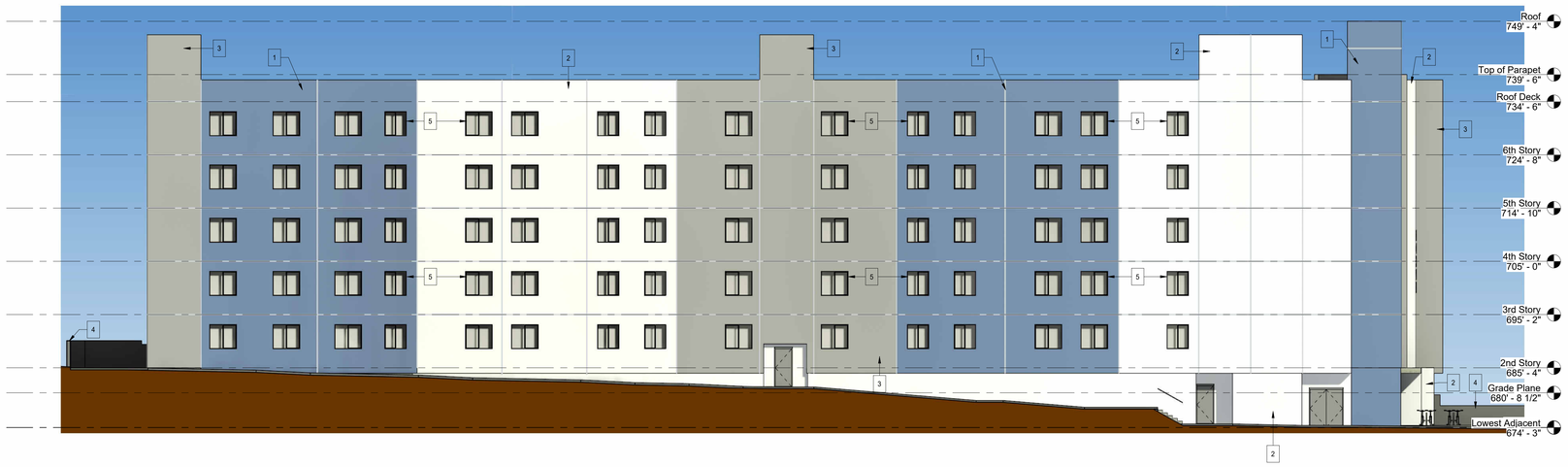
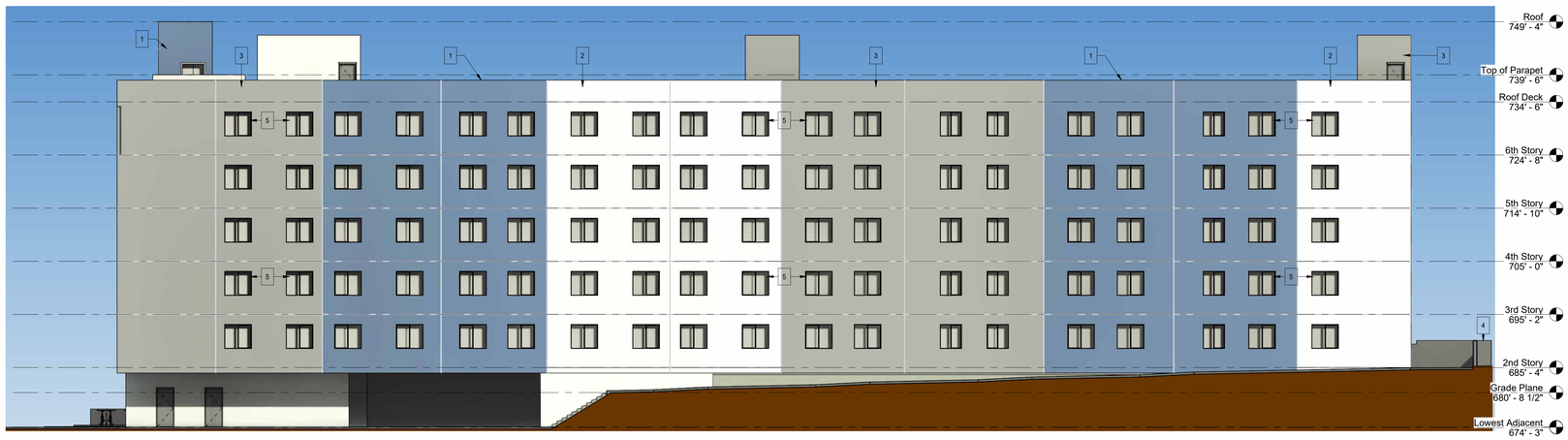
4 South Color Elevation
1" = 10'-0"

2 North Color Elevation
1" = 10'-0"



1 East Color Elevation
1" = 10'-0"



3 West Color Elevation
1" = 10'-0"

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Date	Description	Issued to

LICENSED REPRESENTATIVE

Project Status

Color Elevation Exhibits

Date	Issue Date
Drawn By	Author
Checked By	Checker

A301

Scale 1" = 10'-0"

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Date	Description	Issued to

LICENSED REPRESENTATIVE

Project Status

3d Colored Rendering

Date	Issue Date
Drawn By	Author
Checked By	Checker

A302

Scale

12/2/2025 11:51:36 AM

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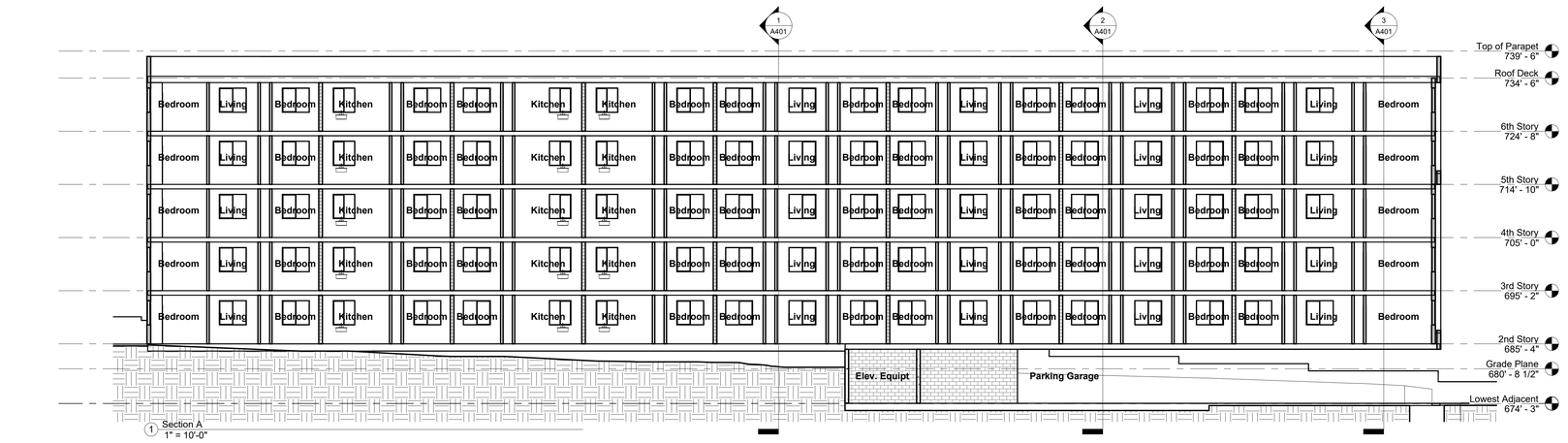
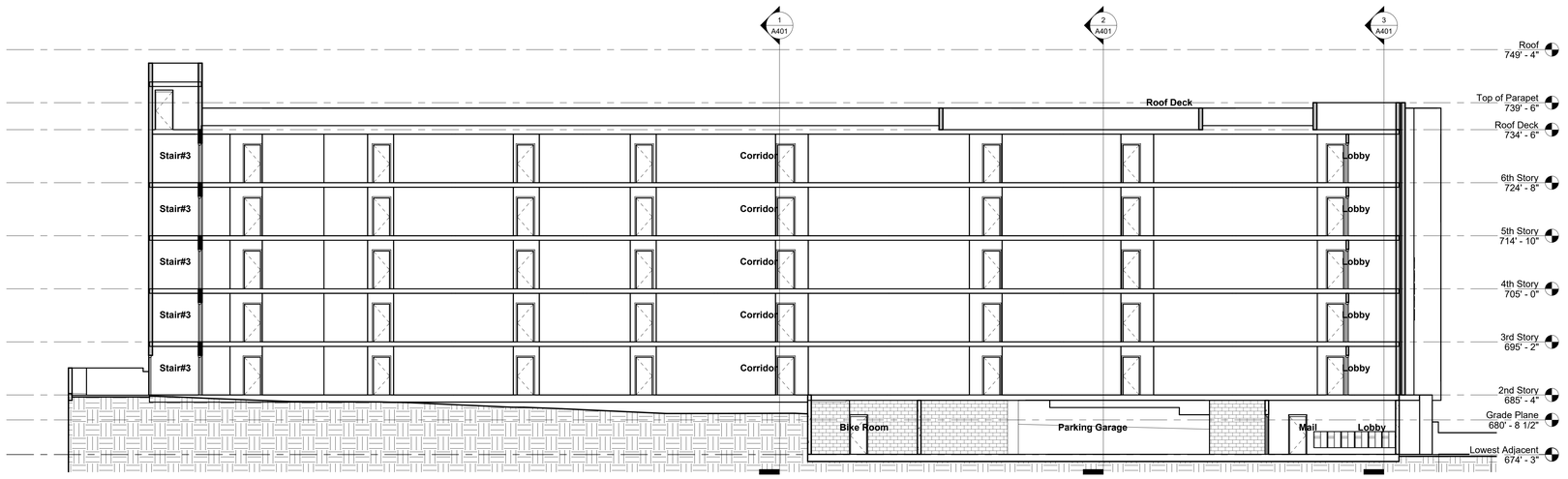


1 Section A
1" = 10'-0"



2 Section B
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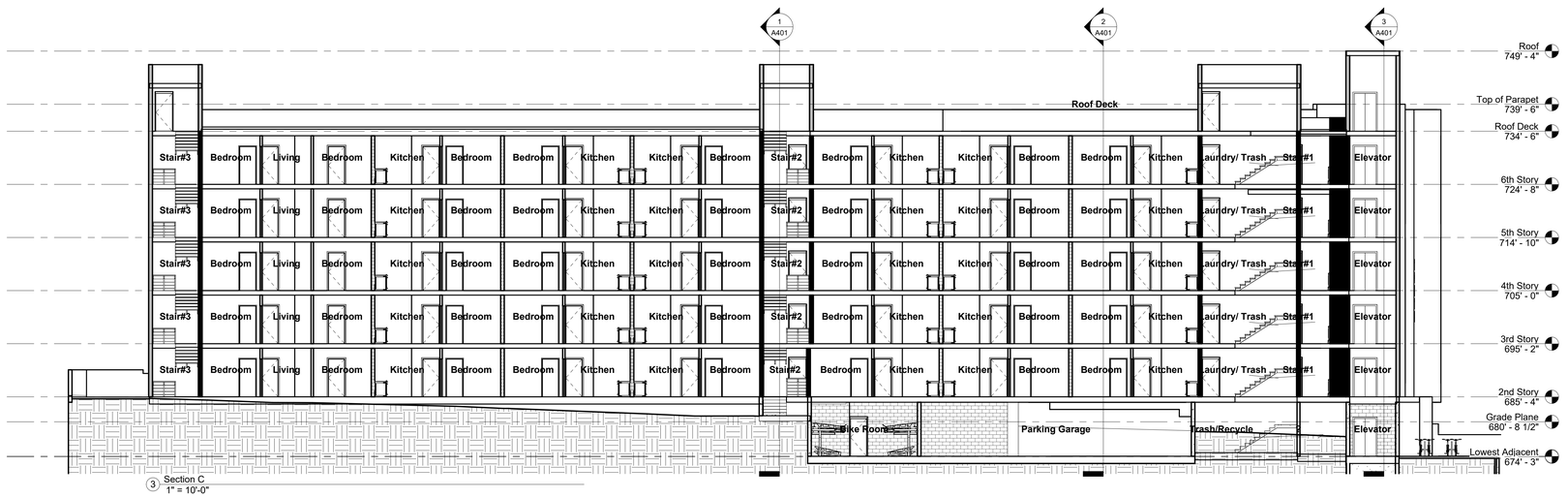

3 Section C
1" = 10'-0"

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Date	Description	Issued to

LICENSED REPRESENTATIVE

Project Status

Building Sections

Date	Issue Date
Drawn By	Author
Checked By	Checker

A400

Scale 1" = 10'-0"

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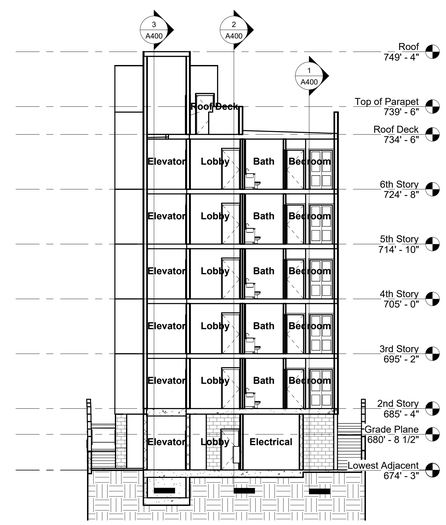

3 Section F
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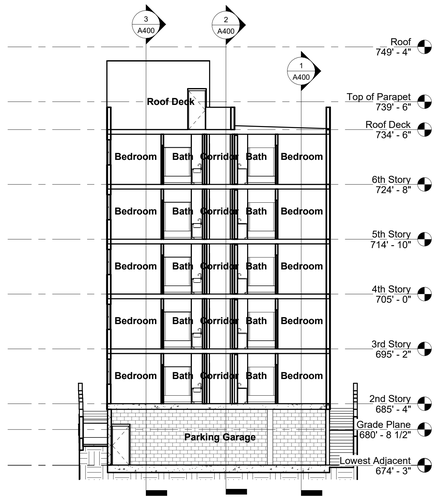

2 Section E
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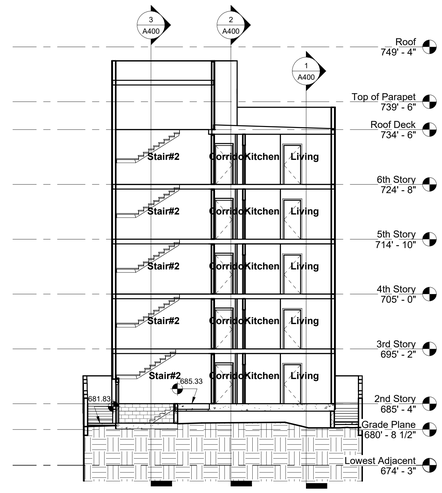

1 Section D
1" = 10'-0"

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Client

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Project

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Date	Description	Issued to

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Project Status

Building Sections

Date	Issue Date
Drawn By	Author
Checked By	Checker

A401

Scale 1" = 10'-0"

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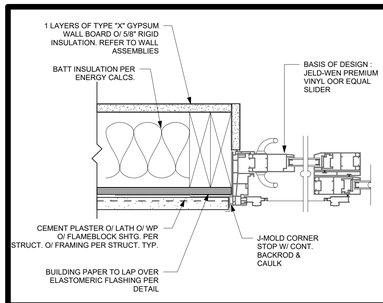
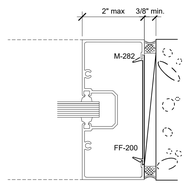
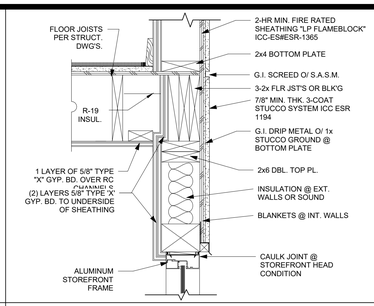


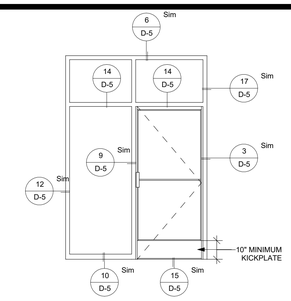
22 DOOR JAMB AT BALCONY DETAIL
3" = 1'-0"



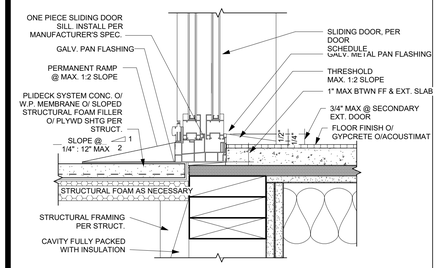
17 STOREFRONT JAMB @ WALL DETAIL
1/2" = 1'-0"



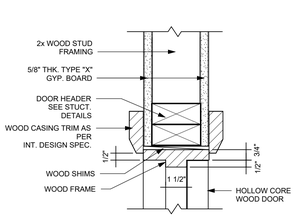
6 STOREFRONT- HEAD
1 1/2" = 1'-0"



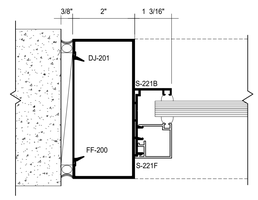
1 STOREFRONT ELEVATION
1/2" = 1'-0"



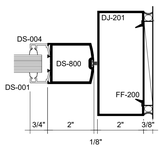
23 DOOR SILL AT BALCONY DETAIL
3" = 1'-0"



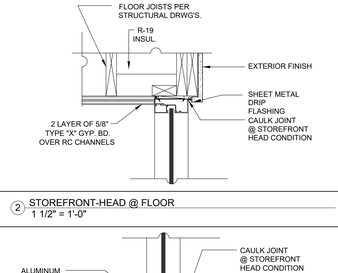
18 Interior Door- Head/Jamb
3" = 1'-0"



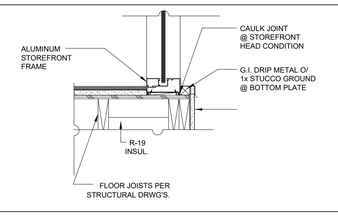
12 STOREFRONT - JAMB DETAIL
1/2" = 1'-0"



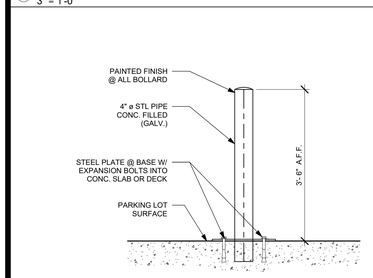
7 STOREFRONT - JAMB AT DOOR DETAILS
3/8" = 1'-0"



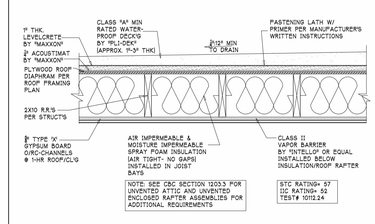
2 STOREFRONT-HEAD @ FLOOR
1 1/2" = 1'-0"



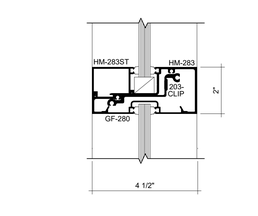
3 STOREFRONT- VERTICAL SILL
1 1/2" = 1'-0"



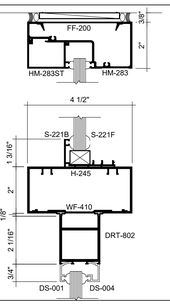
24 BOLLARD DETAIL
1 1/2" = 1'-0"



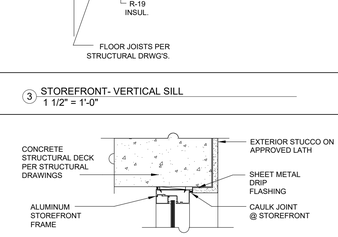
19 Roof Deck- Sound Rated1
1" = 1'-0"



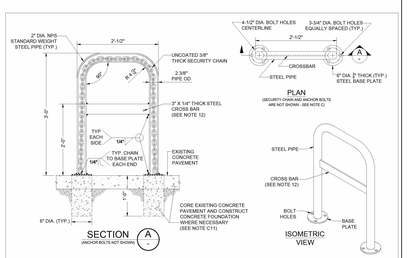
STOREFRONT - HORIZONTAL MULLION DETAIL
3/8" = 1'-0"



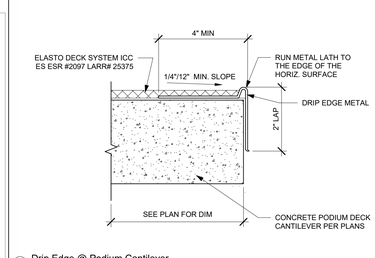
8 STOREFRONT - TRANSOM
3/8" = 1'-0"



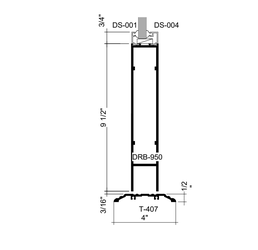
4 STOREFRONT- HEAD @ CONCRETE
1 1/2" = 1'-0"



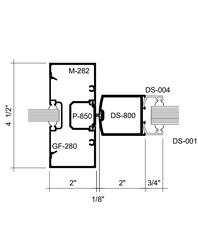
25 INVERTED-U BIKE RACK DETAIL
3/4" = 1'-0"



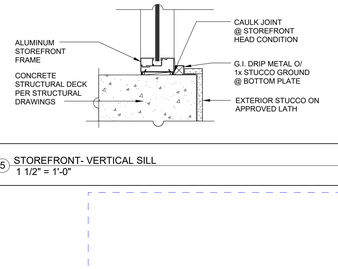
20 Drip Edge @ Podium Cantilever
1 1/2" = 1'-0"



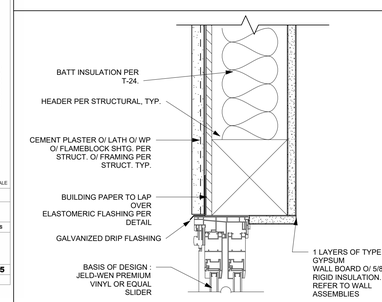
15 STOREFRONT @ STILE DETAIL
1/4" = 1'-0"



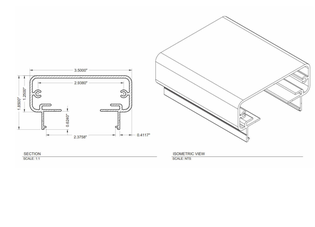
9 STOREFRONT- MULLION AT DOOR JAMB
3/8" = 1'-0"



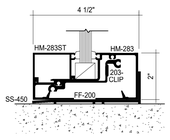
5 STOREFRONT- VERTICAL SILL
1 1/2" = 1'-0"



21 DOOR HEAD AT BALCONY DETAIL
3" = 1'-0"



16 CAP DETAIL
1 1/2" = 1'-0"



10 STOREFRONT AT SILL DETAIL
3/8" = 1'-0"

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Date	Description	Issued to

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Project Status

Details

Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

D-5

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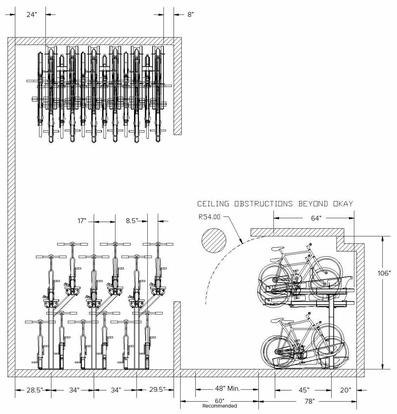
Dero **Decker**

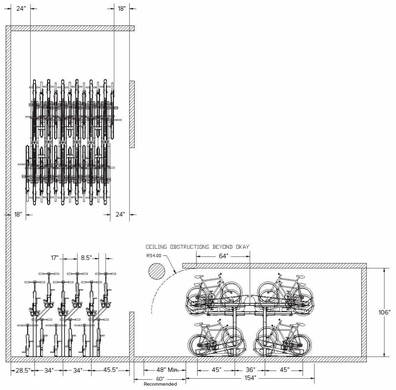
The Dero Decker takes bike parking to the next level. Unlike other two-tier systems our mechanical lift-assist top trays slide down inches from the ground, thus requiring only minimal lifting of the bike into the tray while saving valuable floor space. The Dero Decker has a front wheel safety locking lever and dampers to provide safe lowering of upper trays. Add the e-bike charging option to let users power up their ride while parked.

Patent #9,950,592

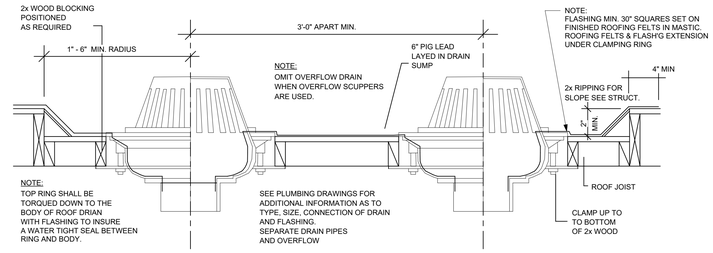
DERO | Dero **Decker** — **Setbacks** Single Sided



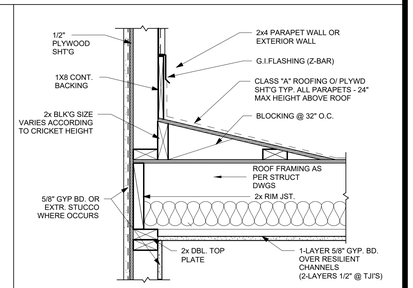
DERO | Dero **Decker** — **Setbacks** Double Sided



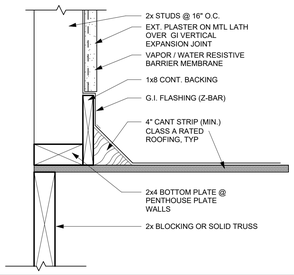
4 Bike Rack- 2 Tier
12" = 1'-0"



1 OVERFLOW AND DRAIN DETAIL
1 1/2" = 1'-0"



2 CRICKET DETAIL
1 1/2" = 1'-0"



3 ROOF PENTHOUSE DETAIL
3" = 1'-0"

Stockton Architects Inc.

www.STOCKTONARCHITECTS.com

Client

HVN Development
300 Spectrum Ctr Dr.#1100
Irvine, CA 92618
(949)315-9416

Project

Dickens 75

14318 Dickens St.
Sherman Oaks, 91423

Consultants

Architect
Stockton architects, Inc.
16461 Sherman Way #100
Van Nuys, CA 91406
(818)-888-9443

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Date	Description	Issued to

LICENSED REPRESENTATIVE

Project Status

Details

Date	Issue Date
Drawn By	R. Stockton
Checked By	K. Stockton

D-6

Scale: As indicated

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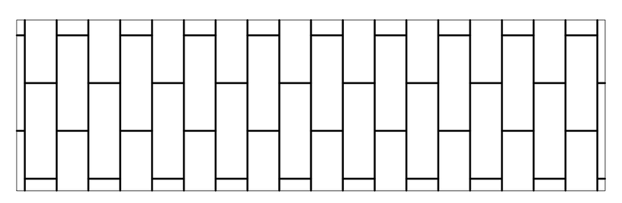
CONCEPTUAL LANDSCAPE PLAN



NOTE: HARDSCAPE HATCH DETAIL

100% OF ALL PROPOSED HARDSCAPE ARE PERMEABLE PAVERS, SEE MANUFACTURER DETAILS ON SHEET L1

77 UNITS TOTAL: (1) TREE PER (4) UNITS ARE REQUIRED : (19) 24" BOX TREES ARE REQUIRED

TOTAL PREFABRICATED ROOF PLANTERS: (25) 60" W X 36" L

100 % OF PROPOSED SHRUBS AND TREES ARE DROUGHT TOLERANT

COMMON OPEN SPACE SHALL HAVE A MINIMUM DIMENSION OF 15 FEET AND A MINIMUM AREA OF 400 SF PROVIDED PER **LAMC 12.21 G2.a.1.iii.** WITH THE INTENT OF USABILITY FOR PASSIVE / ACTIVE RECREATION IN MIND (12.21.G.2.), WE LOOK FOR THE "NO HORIZONTAL DIMENSION LESS THAN 15 FEET" (15FT X 15FT CLEAR AREA) SOMEWHERE WITHIN THE OPEN SPACE BOUNDARY REQUIRED PER **LAMC 12.21. G.2.A.1.iii.** IT DOES NOT NEED TO MEET THE 15FT CLEAR IN THE ENTIRETY THROUGHOUT, AS WE UNDERSTAND PLANTING, TREES, AND CIRCULATION ARE REQUIRED.

TOTAL PROJECT LANDSCAPED AREA: 543 SQ. FT.

TOTAL LANDSCAPE CALCULATIONS:
(ROOF DECK OPEN SPACE: 1,429 SQ. FT.)
TOTAL REQUIRED OPEN SPACE LANDSCAPE: 25% OF 1,429: 357.25 SQ. FT.
TOTAL OPEN SPACE LANDSCAPED AREA PER PLAN: 375 SQ. FT.

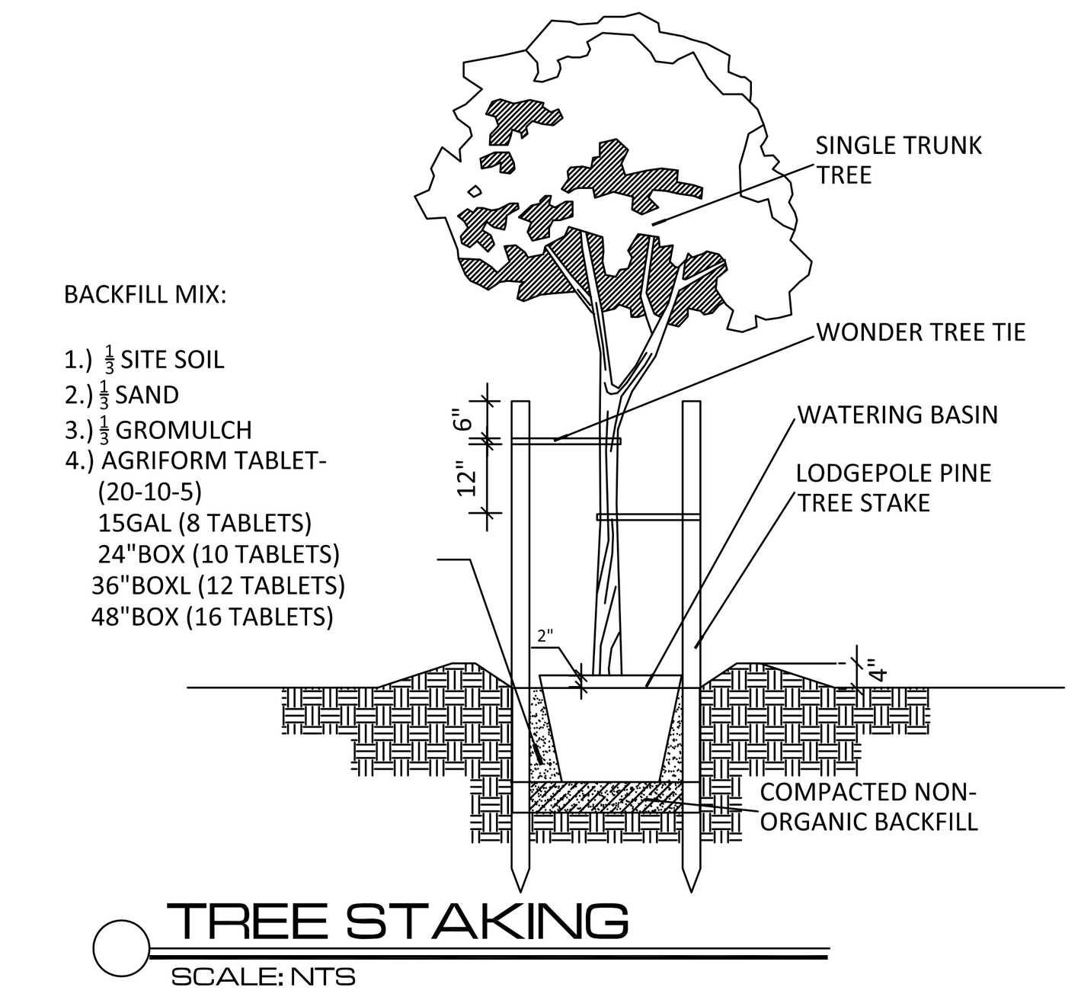
CITY NOTE: A MINIMUM OF 25 PERCENT OF THE COMMON OPEN SPACE AREA SHALL BE PLANTED WITH GROUND COVER, SHRUBS OR TREES. AT LEAST ONE 24-INCH BOX TREE FOR EVERY FOUR DWELLING UNITS SHALL BE PROVIDED ON SITE AND MAY INCLUDE STREET TREES IN THE PARKWAY. FOR A SURFACE AREA **NOT LOCATED DIRECTLY ON FINISHED GRADE** THAT IS USED FOR COMMON OPEN SPACE, AND LOCATED AT GROUND LEVEL OR THE FIRST HABITABLE ROOM LEVEL, SHRUBS AND/OR TREES SHALL BE CONTAINED WITHIN PERMANENT **PLANTERS AT LEAST 30-INCHES IN DEPTH**, AND LAWN OR GROUND COVER SHALL BE AT LEAST 12-INCHES IN DEPTH. ALL REQUIRED LANDSCAPED AREAS SHALL BE EQUIPPED WITH AN AUTOMATIC IRRIGATION SYSTEM AND BE PROPERLY DRAINED. PER **LAMC 12.21 G2.a.3.** APPLY FOR ALL PLANTER ON THE ROOF

TREE/DRAINAGE INSTALLATION NOTE:
LANDSCAPE CONTRACTOR SHALL COORDINATE THE TREE- ROOTBALL LOCATION WITH THE MECHANICAL DRAINAGE LINE LOCATIONS TO ASSURE NO CONFLICTS WITH THE PLACEMENT OF EACH. WHEN A DRAIN-LINE LOCATION IS LOCATED ADJACENT TO THE TREE'S ROOT-BALL, A ROOT BARRIER DEVICE SHALL BE IMPLEMENTED.

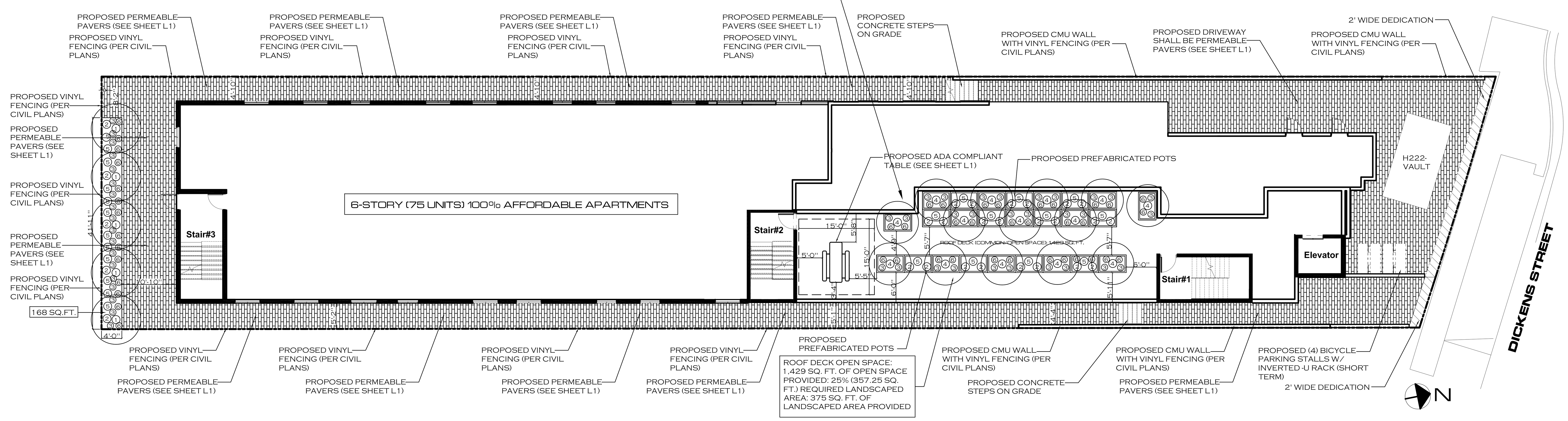
ADDITIONAL NOTE:
-ALL TREES WITHIN 8' OF HARDSURFACE SHALL HAVE A ROOT BARRIER INSTALLED.

PLANTING
1. All trees 5 gal or larger shall be single staked.
2. All trees 24" box or larger shall be double staked for single trunk trees, guyed for multi-trunk trees.
3. Ground cover plant material shall be triangularly spaced.

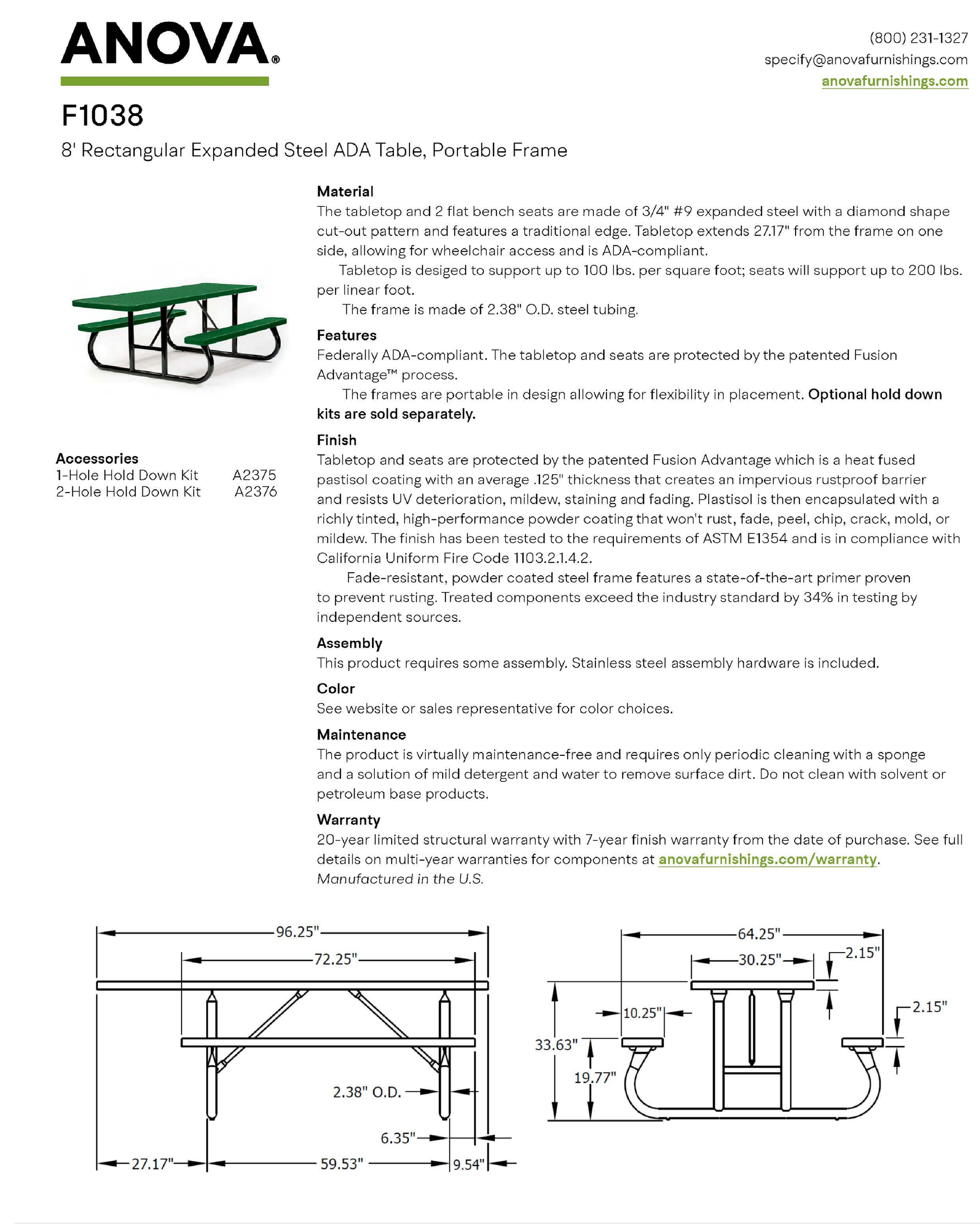
SOIL PREPARATION
1. All turf areas to receive rototilling and soil preparation to a depth of 6".
2. Shrub areas to receive soil preparation at location of shrub only.
3. Ground cover and color areas to receive soil preparation throughout planting area to a depth of 2".



TREE STAKING
SCALE: NTS



SITE PLAN
SCALE: 3/32"=1'-0"



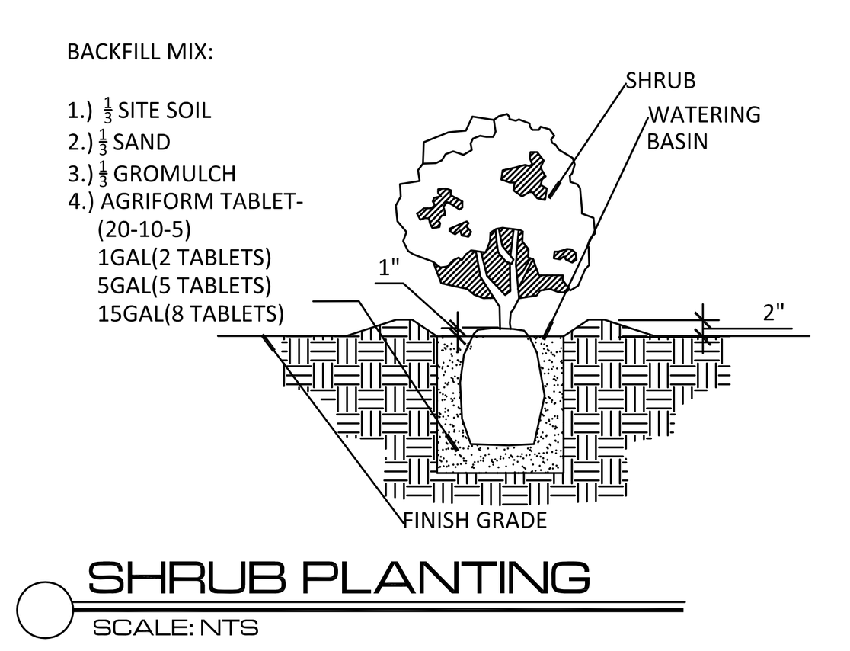
ADA TABLE
SCALE: N/A

PLANTING AND TREE LEGEND:

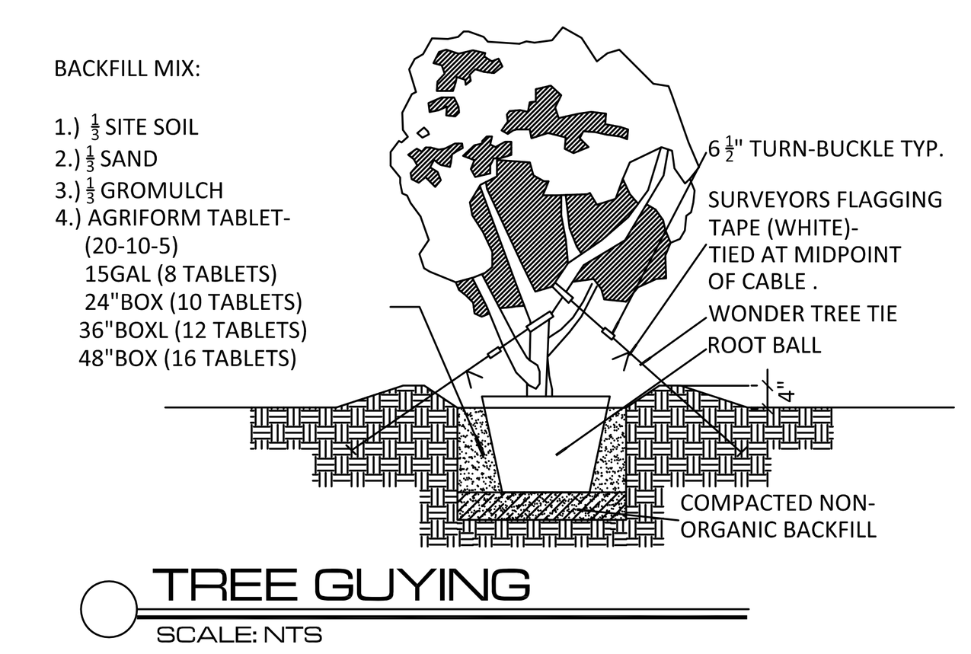
	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	MATURITY HEIGHT	YRS. TO MATURITY	WUCOLS/ PF	SPEC.
1	CERCIS OCCIDENTALIS	WESTERN REDBUD (MUST BE 6' IN HEIGHT AT INSTALL)	24" BOX	5	12'-20' HEIGHT x 10' CROWN	3+ YEARS	VERY LOW/0.2	NATIVE TREE
2	SALVIA APIANA	WHITE SAGE	5 GAL	27	3' IN HEIGHT	1-2 YEARS	VERY LOW/0.2	NATIVE SHRUB
3	JUNCUS PATENS	CALIFORNA GRAY RUSH	1 GAL	46	2' IN HEIGHT	1-2 YEARS	VERY LOW/0.2	NATIVE SHRUB
4	COTINUS COGGYGRIA	SMOKE TREE (MUST BE 6' TALL AT INSTALL)	24" BOX	14	12'-15' HEIGHT x 8' CROWN	3+ YEARS	LOW/0.3	DROUGHT TOLERANT
5	TRICHOSTEMA LANATUM	WOOLLY BLUE CURLS	5 GAL	23	2'-4' IN HEIGHT	1-2 YEARS	VERY LOW/0.2	NATIVE SHRUB
6	ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	1 GAL	49	2' IN HEIGHT	1-2 YEARS	VERY LOW/0.2	NATIVE SHRUB

NOTE: MULCH/ WOOD CHIPS (ALL BEDS) MULCH SHALL BE 3" THICK (NO SOIL SHALL BE VISIBLE IN ANY PLANTER AREA)

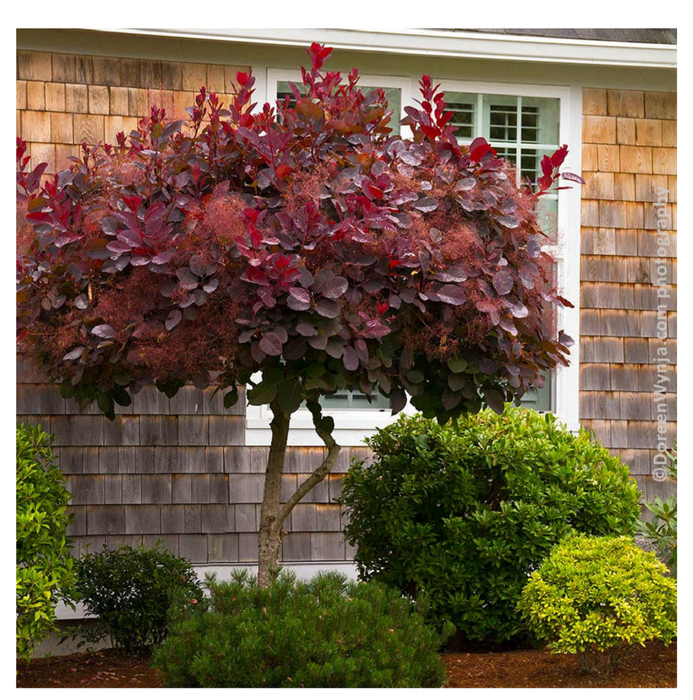
100 % OF ALL SHRUBS/ TREES ARE DROUGHT TOLERANT AND ARE APPROVED THROUGH THE RIO DISTRICT REQUIREMENTS

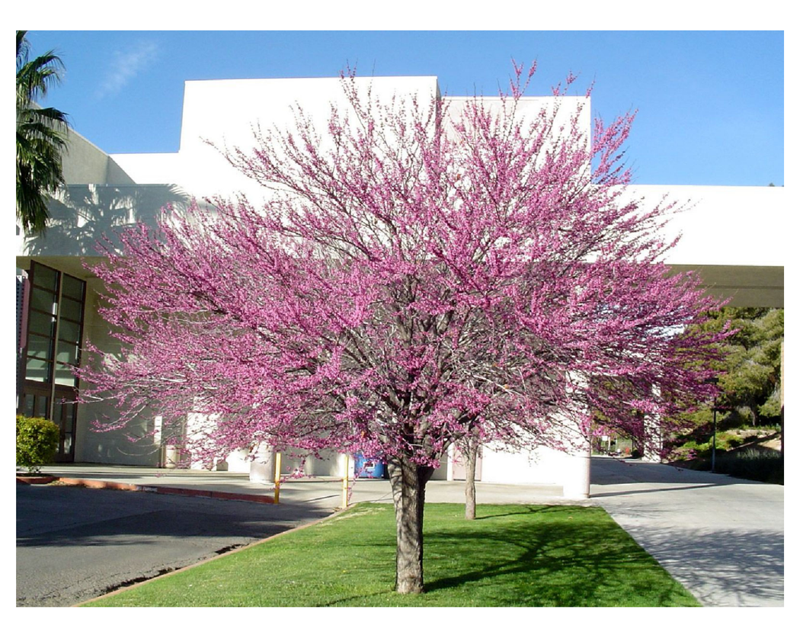


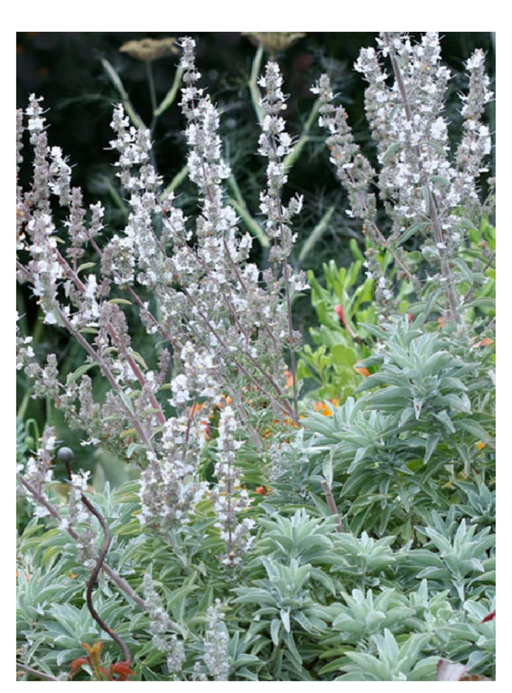
SHRUB PLANTING
SCALE: NTS



TREE GUYING
SCALE: NTS


COTINUS COGGYGRIA 'SMOKE TREE'


CERCIS OCCIDENTALIS 'WESTERN REDBUD'


SALVIA APIANA 'WHITE SAGE'


TRICHOSTEMA LANATUM 'WOOLLY BLUE CURLS'


ERIOPHYLLUM CONFERTIFLORUM 'GOLDEN YARROW'


JUNCUS PATENS 'CALIFORNIA GRAY RUSH'

PERMEABLE PAVERS
SCALE: N/A

14318 DICKENS STREET

REVISIONS:

GOMEZ DESIGNS
LANDSCAPE DESIGN & INSTALLATION
O. 805.520.1297 - C. 805.823.5088
AGOMEZDESIGNS.COM

SHEET TITLE:
CONCEPTUAL LANDSCAPE PLAN

PROJECT ADDRESS:
HVN DEVELOPEMENT
14318 DICKENS STREET
LOS ANGELES, CA. 91423

DRAWN BY: AG
CHECKED BY: AG
DATE 10.22.25
SCALE AS NOTED
JOB NO:
SHEET TITLE
L1

CONCEPTUAL LANDSCAPE PLAN