

SMALL LOT SUBDIVISION

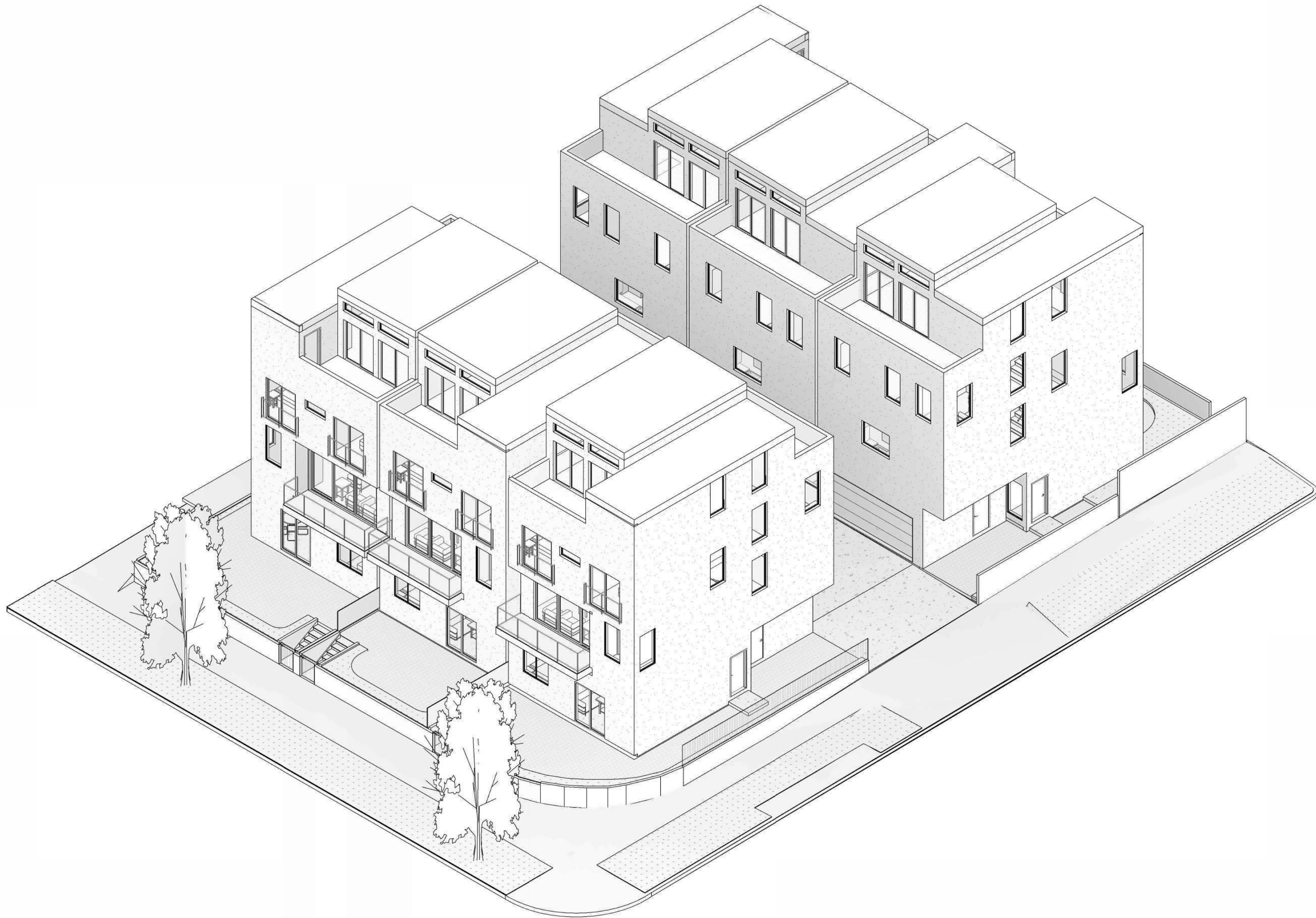
4302, 4308 VAN NUYS BLVD. LOS ANGELES, CA 90008

ISSUE FOR ZONING PLAN CHECK

06.24.2026

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BEN24

4302 AND 4308 VAN NUYS BLVD
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COVER SHEET

SCALE:

DATE

06.24.2026

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TOPOGRAPHIC SURVEY

PREPARED BY:

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SAM A. SOLIVEN

DATE:

PREPARED FOR:

STEPH BICA
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MARINA DEL REY, CA 90292

PROJECT ADDRESS:

4302 AND 4308 VAN NUYS BOULEVARD
LOS ANGELES, CA 90008

BRIEF LEGAL DESCRIPTION:

PORTION OF LOTS 119 AND 120, TRACT NO. 5822, M.B. 66/64-65

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE
BEARING OF BENEFIT STREET BEING N 78° 39' 27" W, PER
RSB 264/50

DATE OF SURVEY:

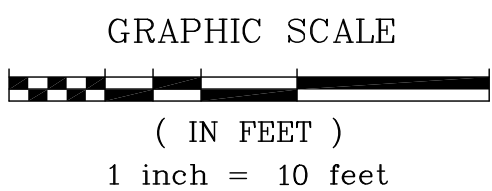
NOVEMBER 15, 2024

BASIS OF ELEVATIONS:

BENCH MARK I.D.: 08-28039
ELEVATION: 665.058 FEET
YEAR OF ADJUSTMENT: 2000
LOCATION/DESCRIPTION: SPIKE NORTH CURB BENEFIT STREET; 25.00
FEET EAST OF VAN NUYS BOULEVARD WEST END CATCH BASIN

NOTE:

1. CONSULT WITH AN ARBORIST TO IDENTIFY EXISTING TREES SHOWN



LEGEND:

ACU	AIR CONDITIONING UNIT
CL	CENTERLINE
DMH	DRAIN MANHOLE
ECAB	ELECTRICAL CABINET
EL	ELEVATION
FFE	FINISHED FLOOR ELEVATION
FL	FLOW LINE
FS	FINISHED SURFACE
GFFE	GARAGE FINISHED FLOOR ELEVATION
GM	GAS METER
GW	GUY WIRE
LP	LAMP POST
LAW	LA WATER PULLBOX
NG	NATURAL GRADE
PP	POWER POLE
SMH	SEWER MANHOLE
SLB	STREET LIGHT PULLBOX
SS	STREET SIGN
TC	TOP OF CURB
TSB	TRAFFIC SIGNAL PULLBOX
TW	TOP OF WALL
WHC	WATER HEATER CLOSET
WM	WATER METER PULLBOX
WV	WATER VALVE

EASEMENTS:

EASEMENTS SHOWN PER PROGRESSIVE TITLE COMPANY PRELIMINARY REPORT ORDER NO. 32387-DR
DATED AS OF AUGUST 13, 2024

② ANY EASEMENTS, RECITALS, SETBACKS, NOTATIONS AND OTHER MATTERS AFFECTING SAID LAND FOR
THE PURPOSES STATED THEREON, AND INCIDENTAL PURPOSES THEREIN, AS SHOWN ON THE RECORDED
MAP REFERENCED IN THE LEGAL DESCRIPTION (NOT PLOTTED, NO EASMENTS SHOWN ON SAID MAP)

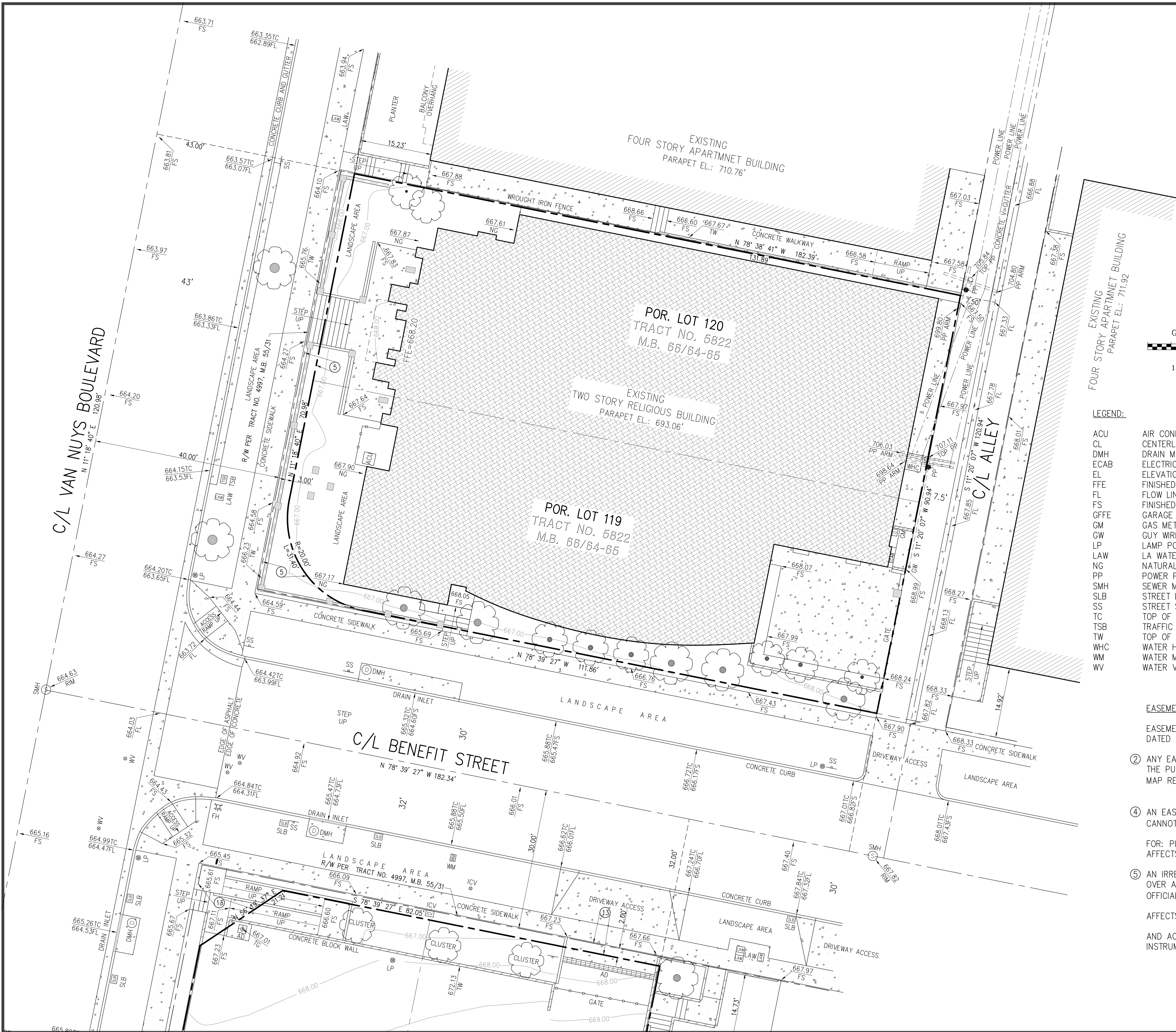
④ AN EASEMENT FOR PURPOSES STATED AND INCIDENTAL RIGHTS (NOT PLOTTED, EXACT LOCATION
CANNOT BE DETERMINED)

FOR: PIPE LINES AND CONDUITS RECORDED: IN BOOK 6940, PAGE 326 OF OFFICIAL RECORDS
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN

⑤ AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR FUTURE STREET AND INCIDENTAL PURPOSES
OVER A PORTION OF SAID LAND RECORDED NOVEMBER 25, 1977 AS INSTRUMENT NO. 77-1304040 OF
OFFICIAL RECORDS (PLOTTED HEREON)

AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN

AND ACCEPTED BY RESOLUTION, A CERTIFIED COPY OF WHICH WAS RECORDED AUGUST 14, 1978 AS
INSTRUMENT NO. 78-894232 OF OFFICIAL RECORDS



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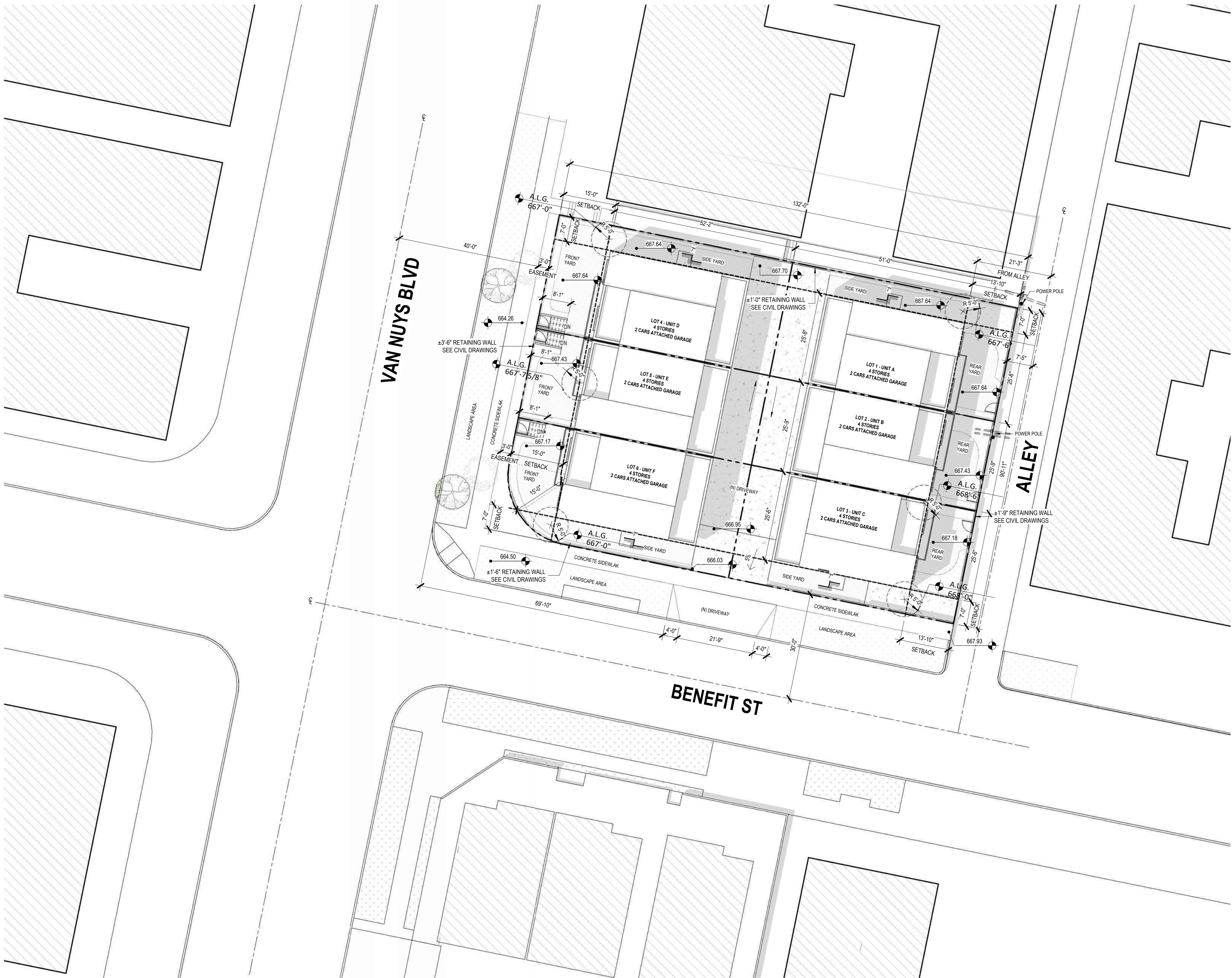
SITE PLAN

SCALE: 1/16" = 1'-0"

A050

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1 SITE PLAN
SCALE: 1/16" = 1'-0"



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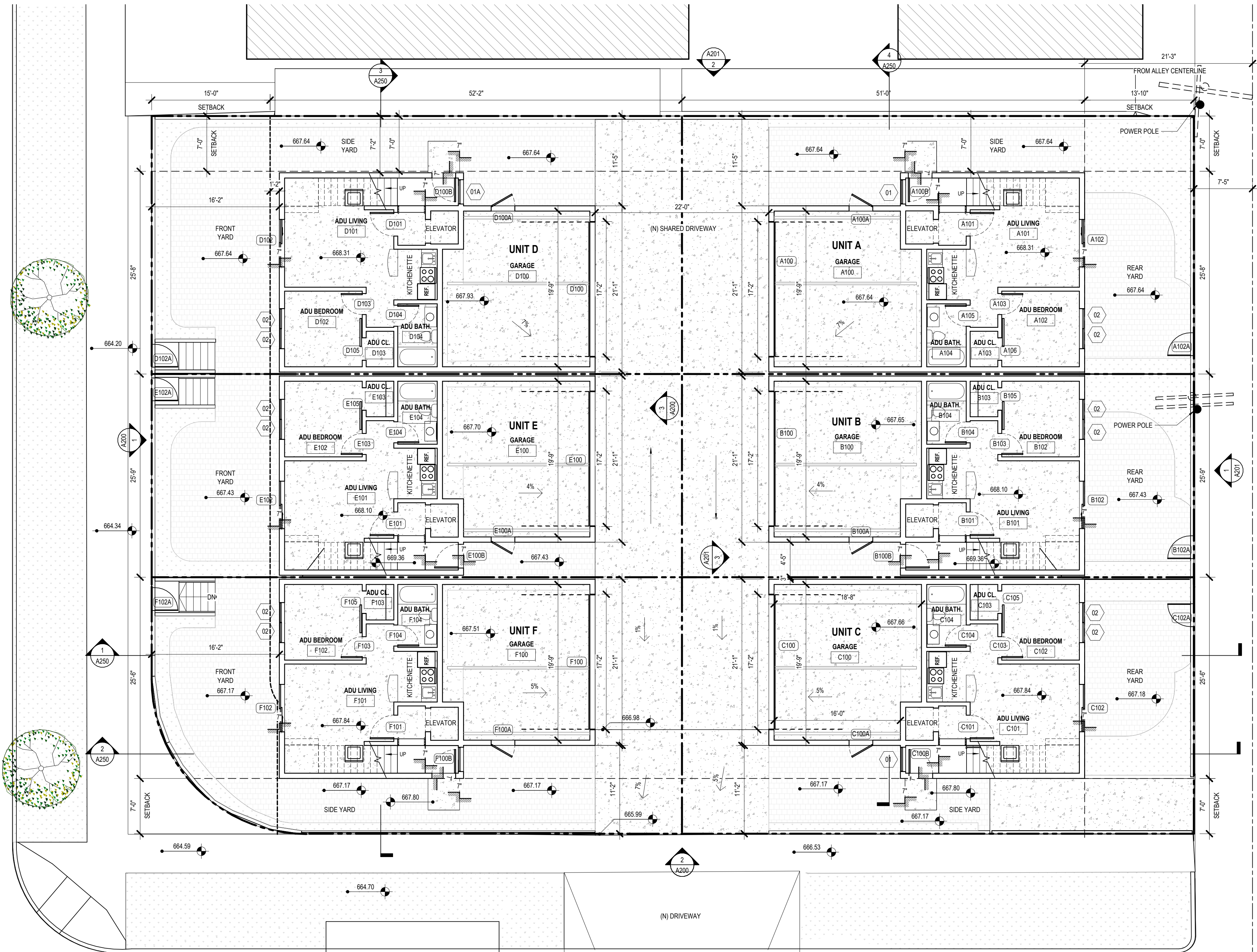
LEVEL 1 FLOOR PLAN

SCALE: As indicated

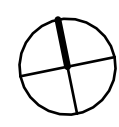
A100

DATE
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1 NORTH LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



GENERAL NOTES

- FIELD VERIFY EXISTING CONDITIONS. NOTIFY ARCHITECT IMMEDIATELY IF A CONDITION EXISTS THAT WILL PREVENT THE WORK FROM BEING COMPLETED AS SHOWN.
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- ALL DIMENSIONS ARE FROM FACE OF FINISH, UNLESS NOTED OTHERWISE.
- DIMENSIONS w/ +/- PREFIX INDICATE A DIMENSIONS FROM AN EXISTING SURFACE TO A NEW WALL WHICH MAY VARY SLIGHTLY FROM WHAT IS INDICATED. IN THIS CASE, HOLD ANY ADJACENT DIMENSIONS w/o +/- PREFIX.
- SEE ENLARGED FLOOR PLANS, ASSEMBLY SHEETS, AND MILL/WORK PLANS FOR MORE DETAILED DIMENSIONS AND INFORMATION.
- PROVIDE ANY ADDITIONAL BLOCKING AS REQ'D TO ACHIEVE LAYOUT.
- SEE WALL TYPES SHEET FOR WALL ASSEMBLIES, A700.

LEGEND:

- NON-RATED PARTITION
- 1-HR FIRE RATED PARTITION
- 2-HR FIRE RATED PARTITION
- 3-HR FIRE RATED PARTITION
- WOOD
- TILE
- W2 WALL TYPE. SEE A700 FOR DETAILS
- DOOR TYPE. SEE A800 FOR SCHEDULE

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LEVEL 2 FLOOR PLAN

SCALE: As indicated

A101

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1 NORTH LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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- SEE WALL TYPES SHEET FOR WALL ASSEMBLIES, A700.

LEGEND:

- | | |
|--|----------------------------------|
| | NON-RATED PARTITION |
| | 1-HR FIRE RATED PARTITION |
| | 2-HR FIRE RATED PARTITION |
| | 3-HR FIRE RATED PARTITION |
| | WOOD |
| | TILE |
| | WALL TYPE: SEE A700 FOR DETAILS |
| | DOOR TYPE: SEE A800 FOR SCHEDULE |

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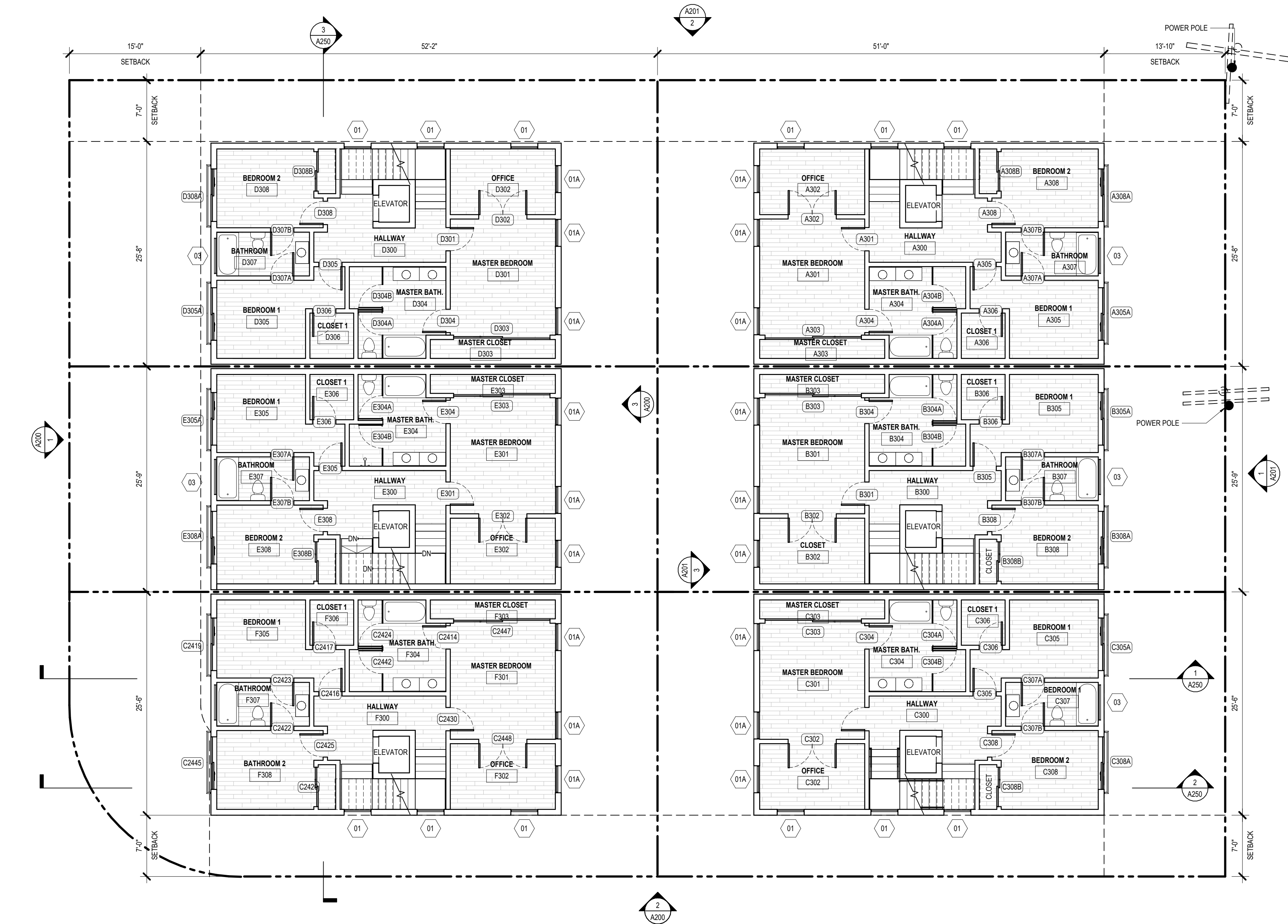
LEVEL 3 FLOOR PLAN

SCALE: As indicated

A102

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1 NORTH LEVEL 3 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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LEGEND:

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- 2-HR FIRE RATED PARTITION
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- WOOD
- TILE
- W2 WALL TYPE. SEE A700 FOR DETAILS
- DOOR TYPE. SEE A800 FOR SCHEDULE

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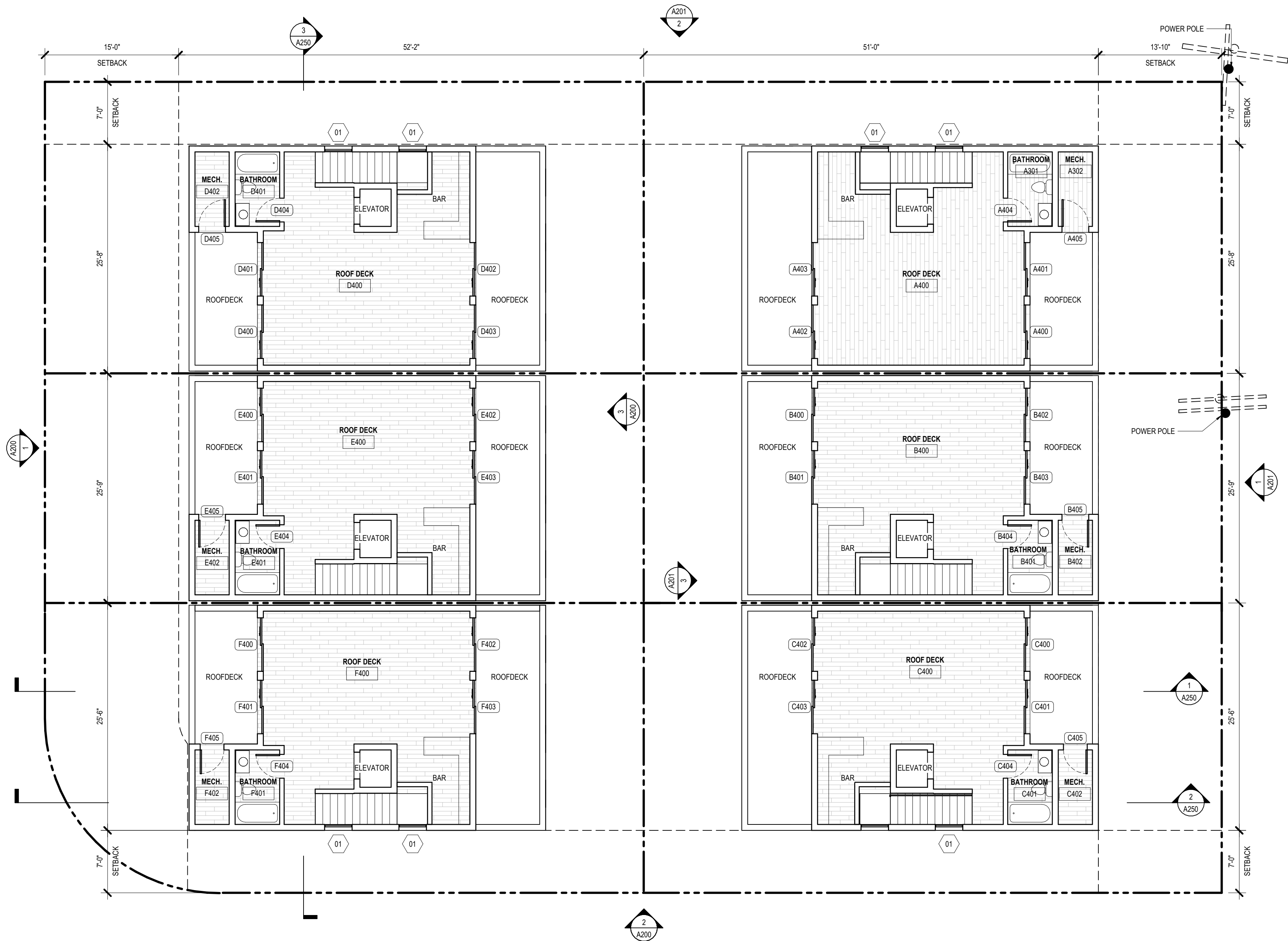
LEVEL 4 FLOOR PLAN

SCALE: As indicated

A103

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1 NORTH LEVEL 4 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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- WOOD
- TILE
- W2 WALL TYPE. SEE A700 FOR DETAILS
- DOOR TYPE. SEE A800 FOR SCHEDULE

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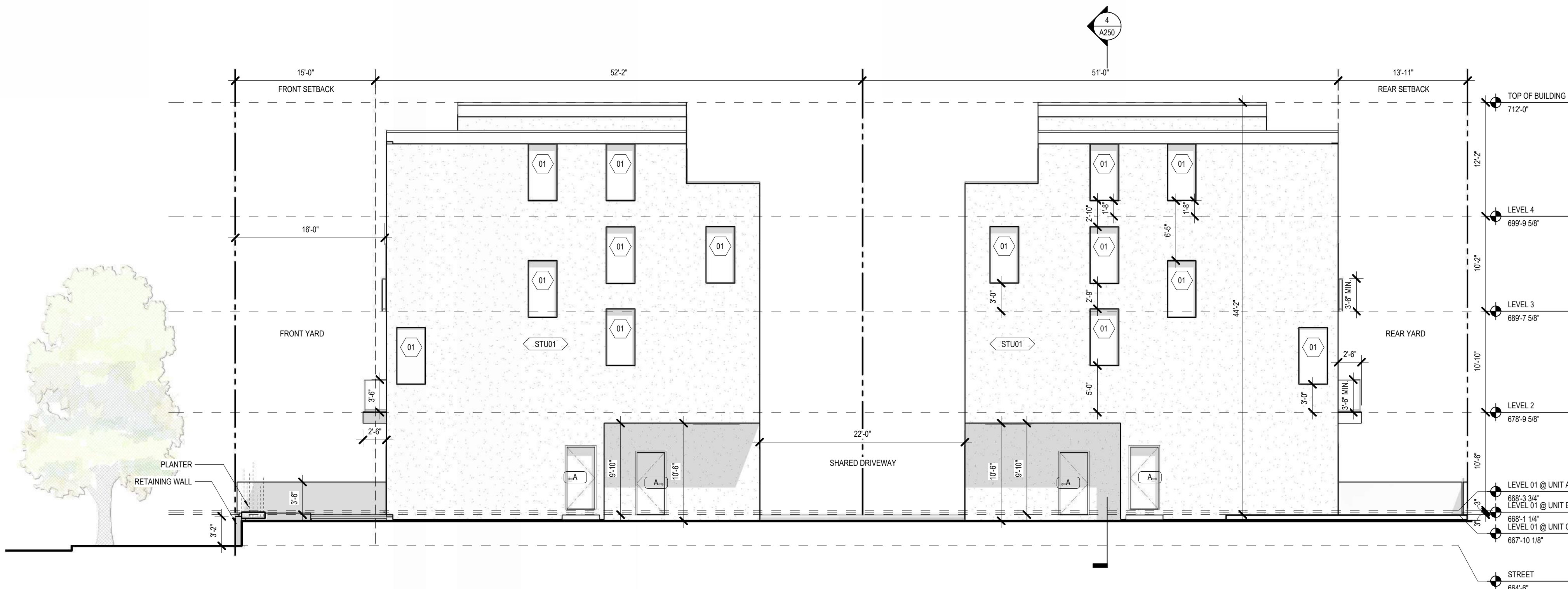
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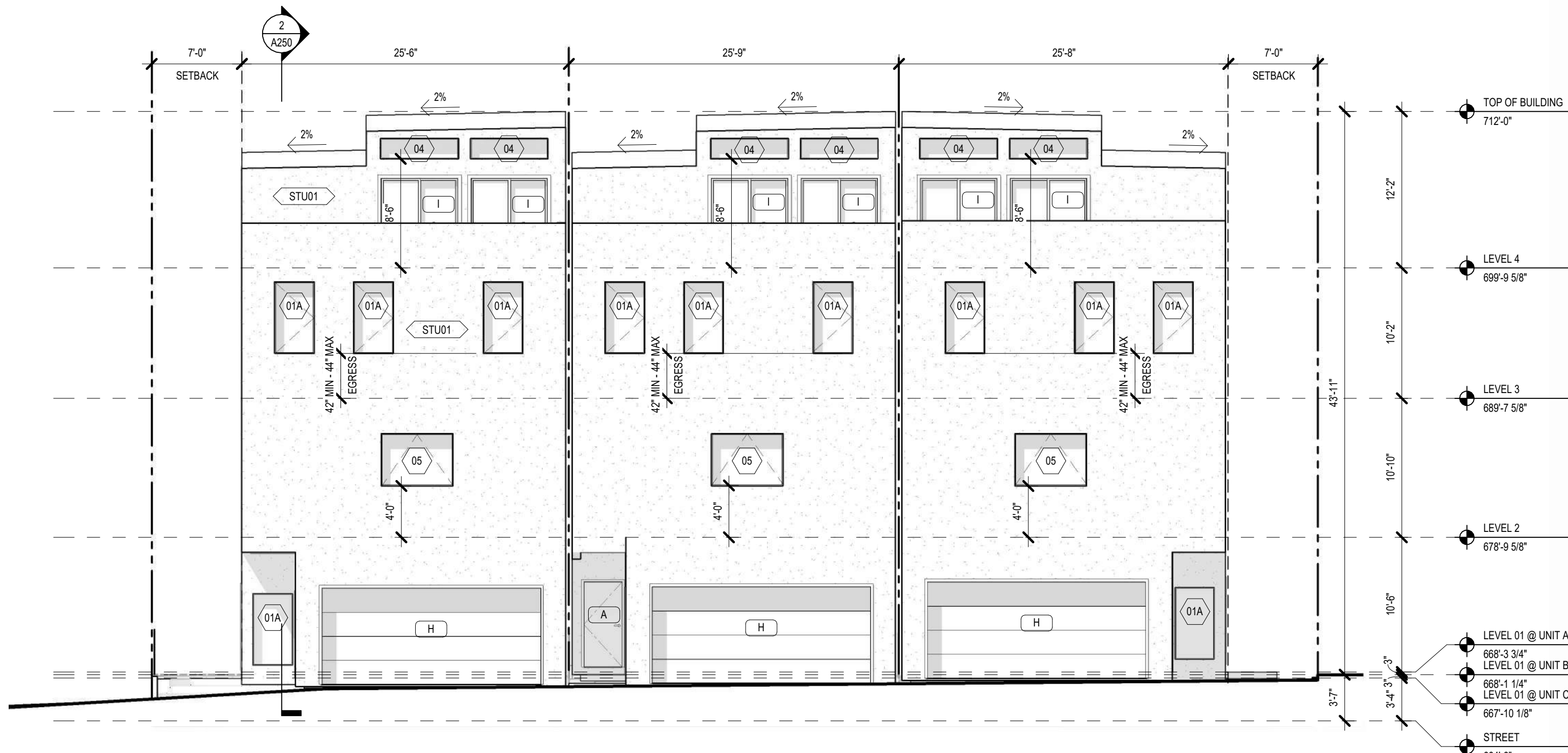
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2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 ELEVATION FACING NORTH
SCALE: 1/8" = 1'-0"



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

STAMP

BAR SCALE

1 PLAN CHECK REVISIONS 09.16.2025

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ELEVATIONS

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

A200

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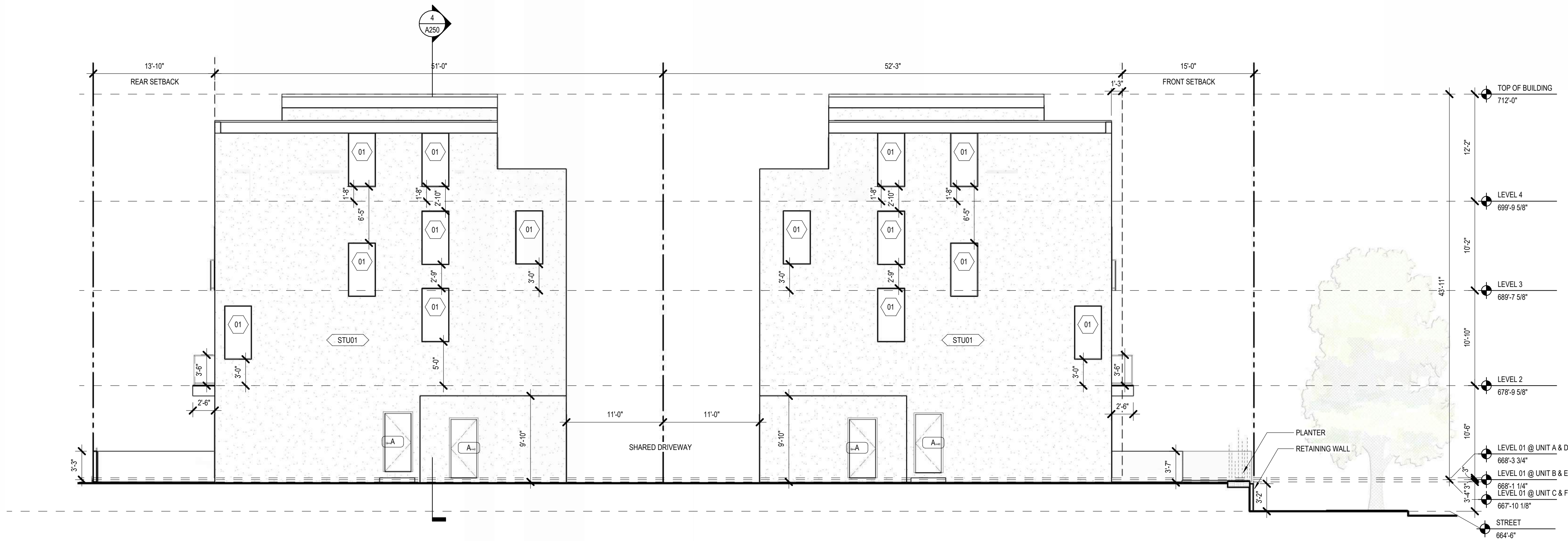
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SCALE: 1/8" = 1'-0"

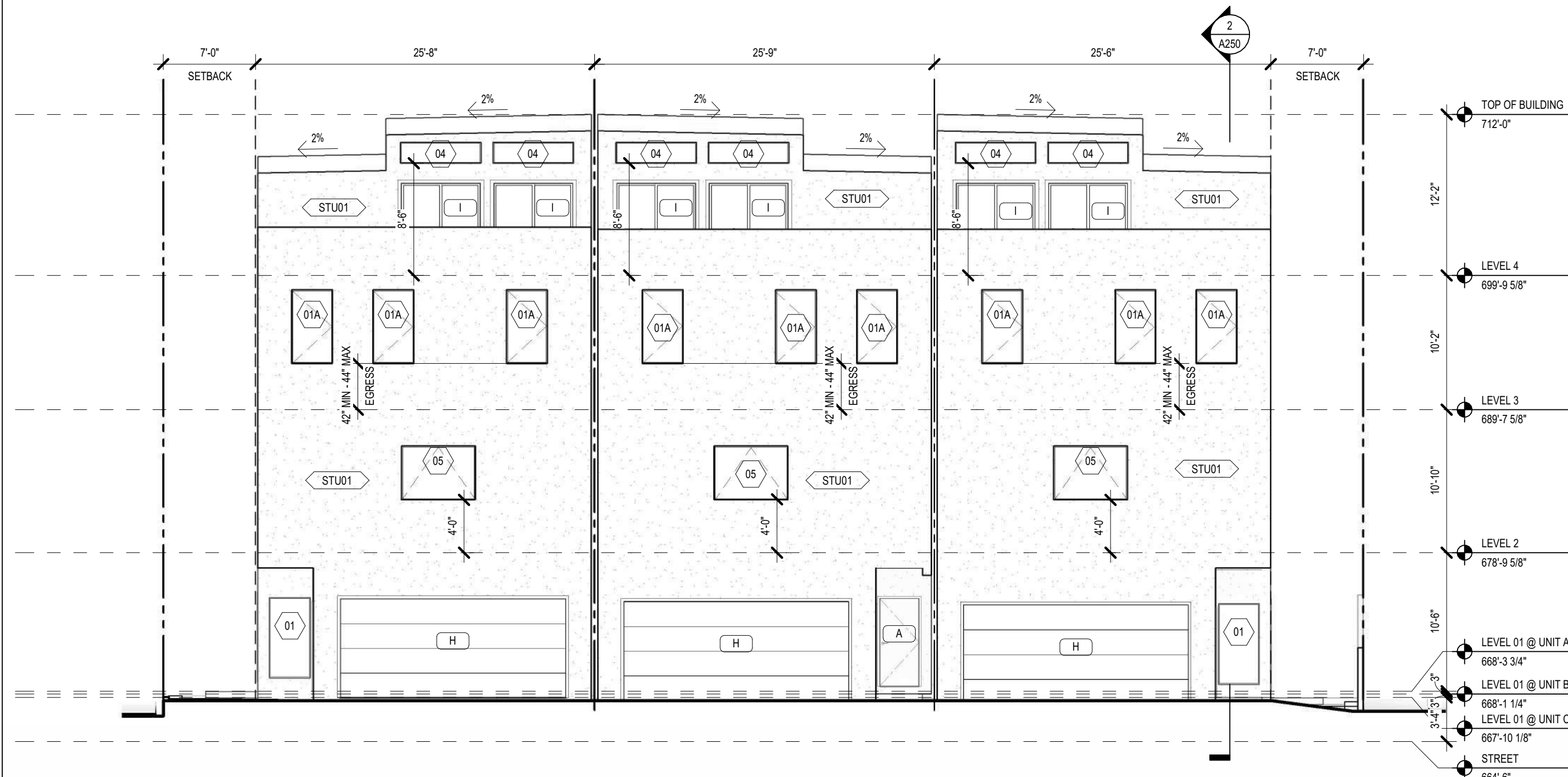
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2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 ELEVATION FACING EAST
SCALE: 1/8" = 1'-0"



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

STAMP

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San Fernando, CA 91340

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BAR SCALE

SHEET REVISION

DATE

ISSUE FOR ZONING PLAN CHECK REVISIONS	06.24.2026
ISSUE FOR ZONING PLAN CHECK	03.25.2026
ISSUE FOR ZONING PLAN CHECK REVISIONS	08.16.2025
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ISSUE FOR ZONING PLAN CHECK	01.28.2025
ISSUE	DATE

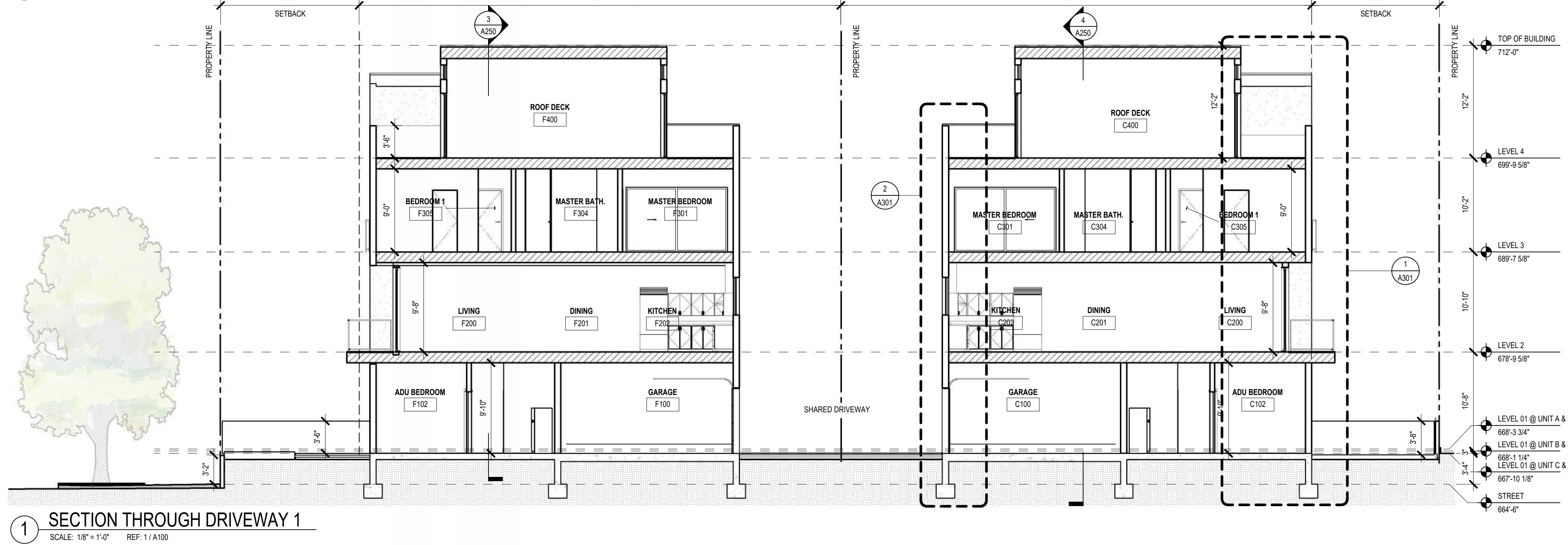
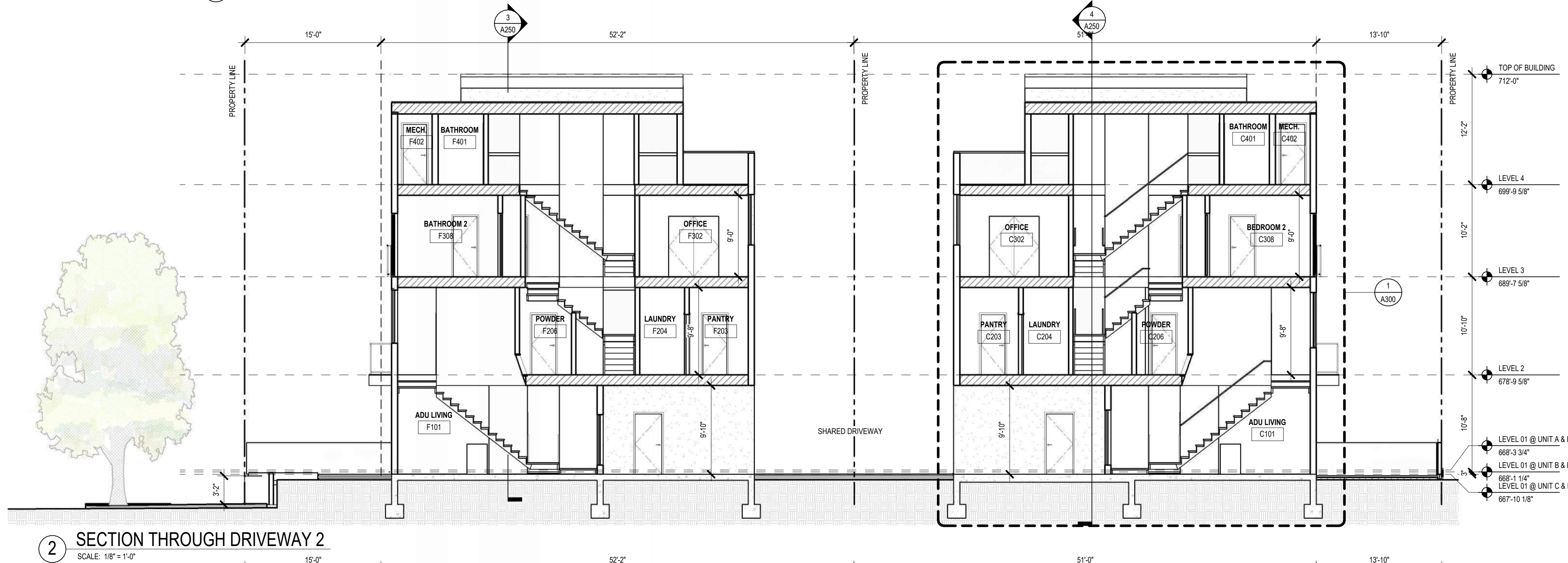
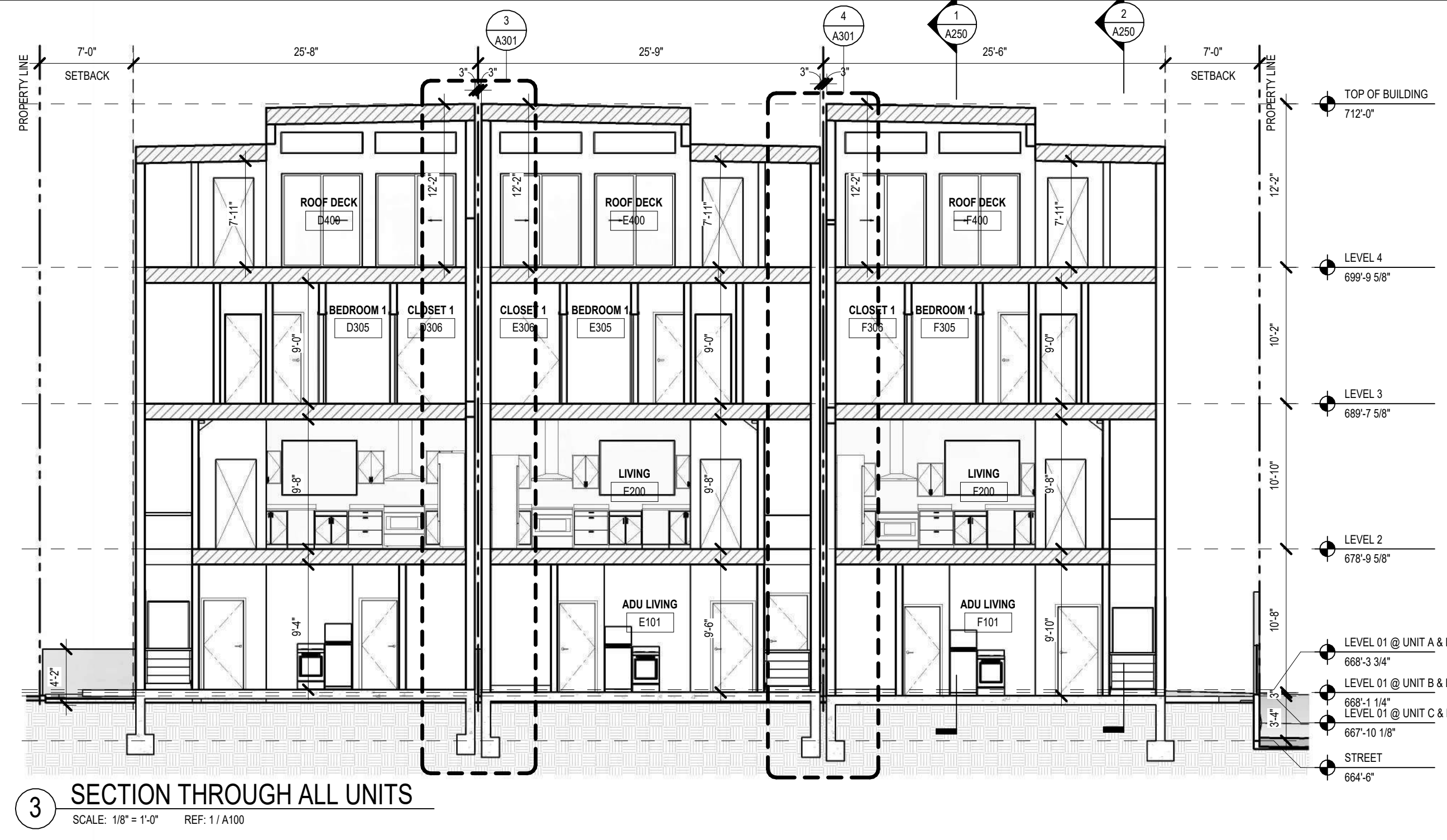
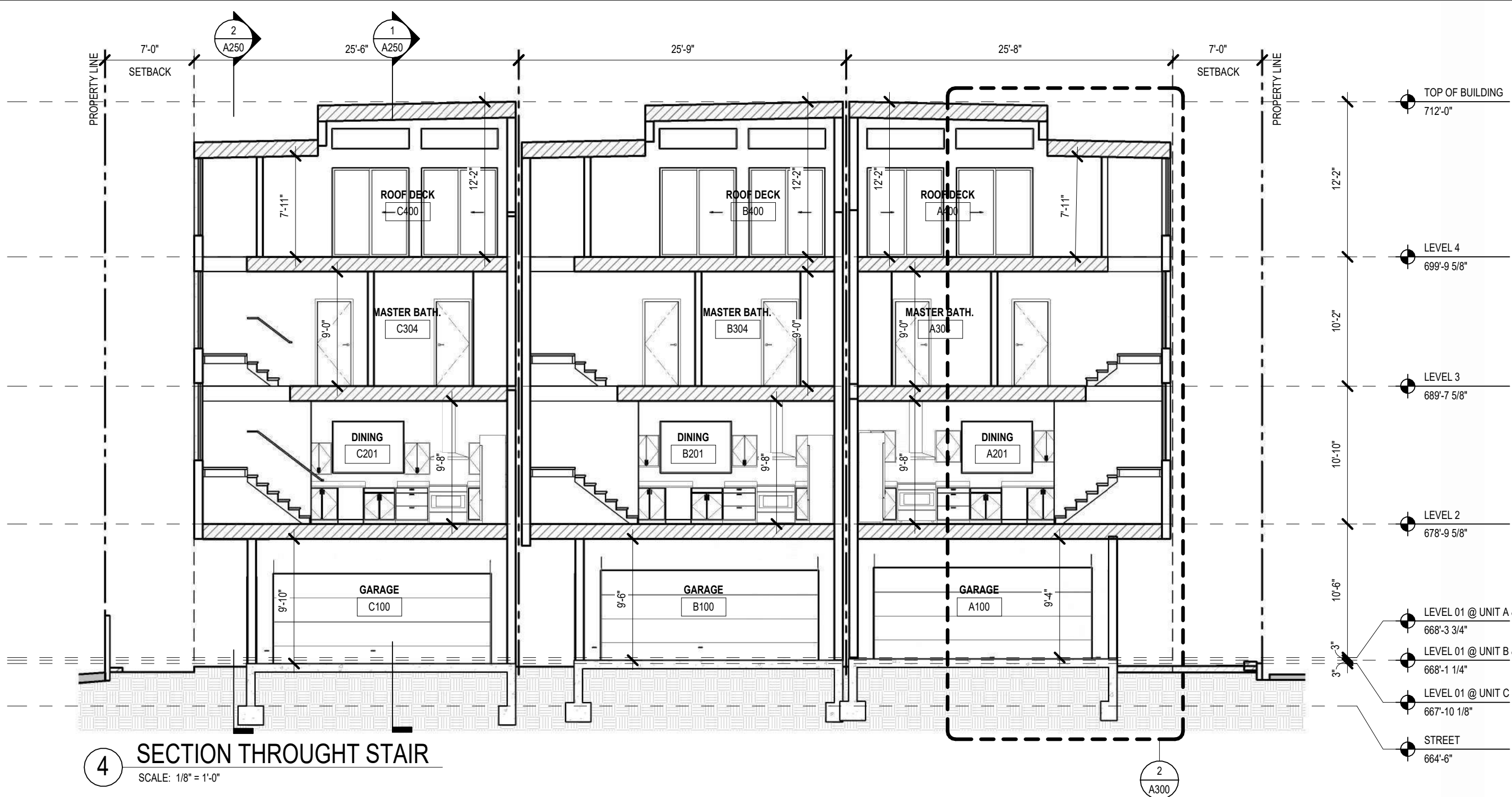
BUILDING SECTIONS

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

A250

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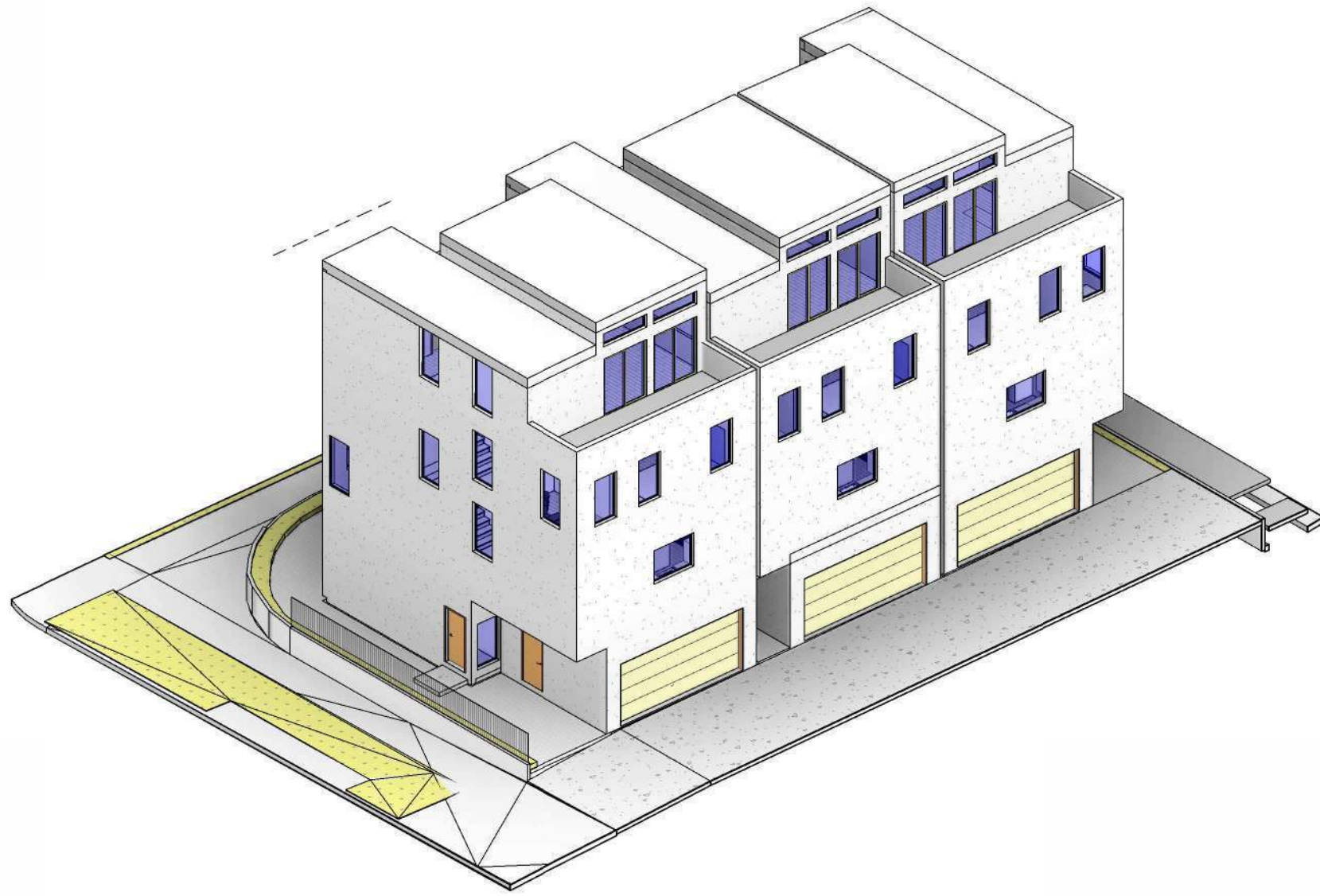
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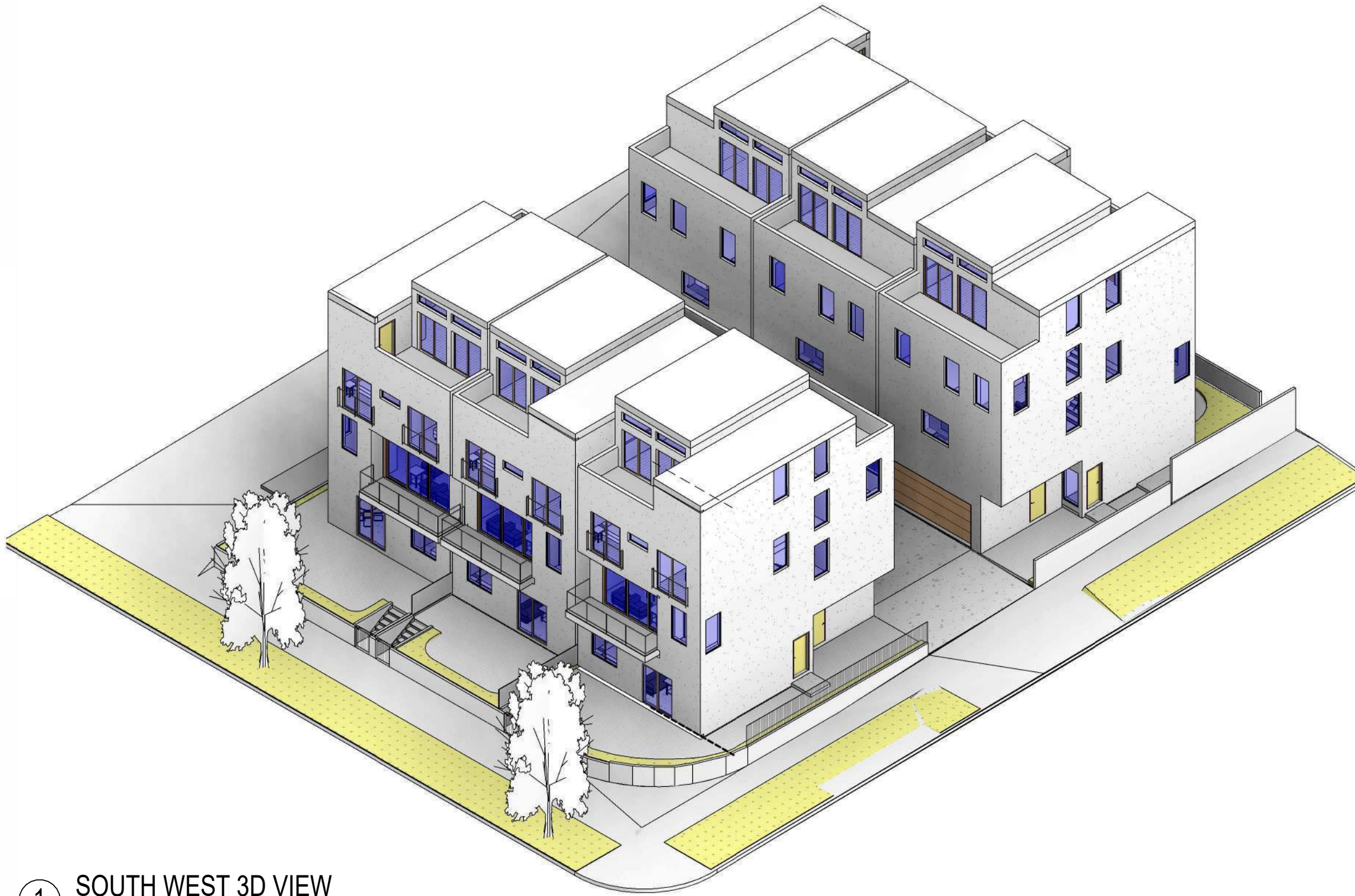
3D VIEWS

SCALE:

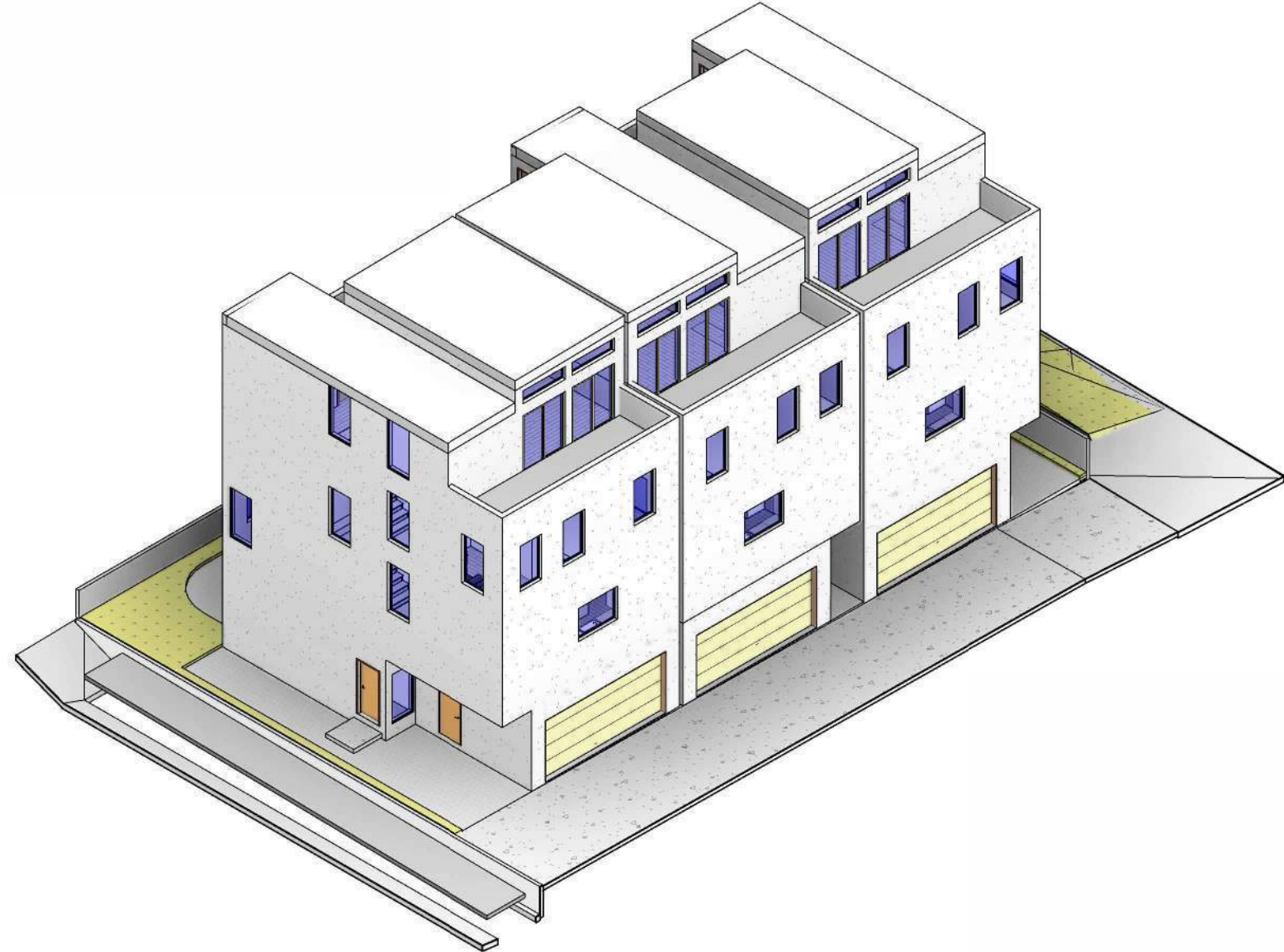
A900



4 SOUTH WEST GARAGE 3D VIEW
SCALE:



1 SOUTH WEST 3D VIEW
SCALE:



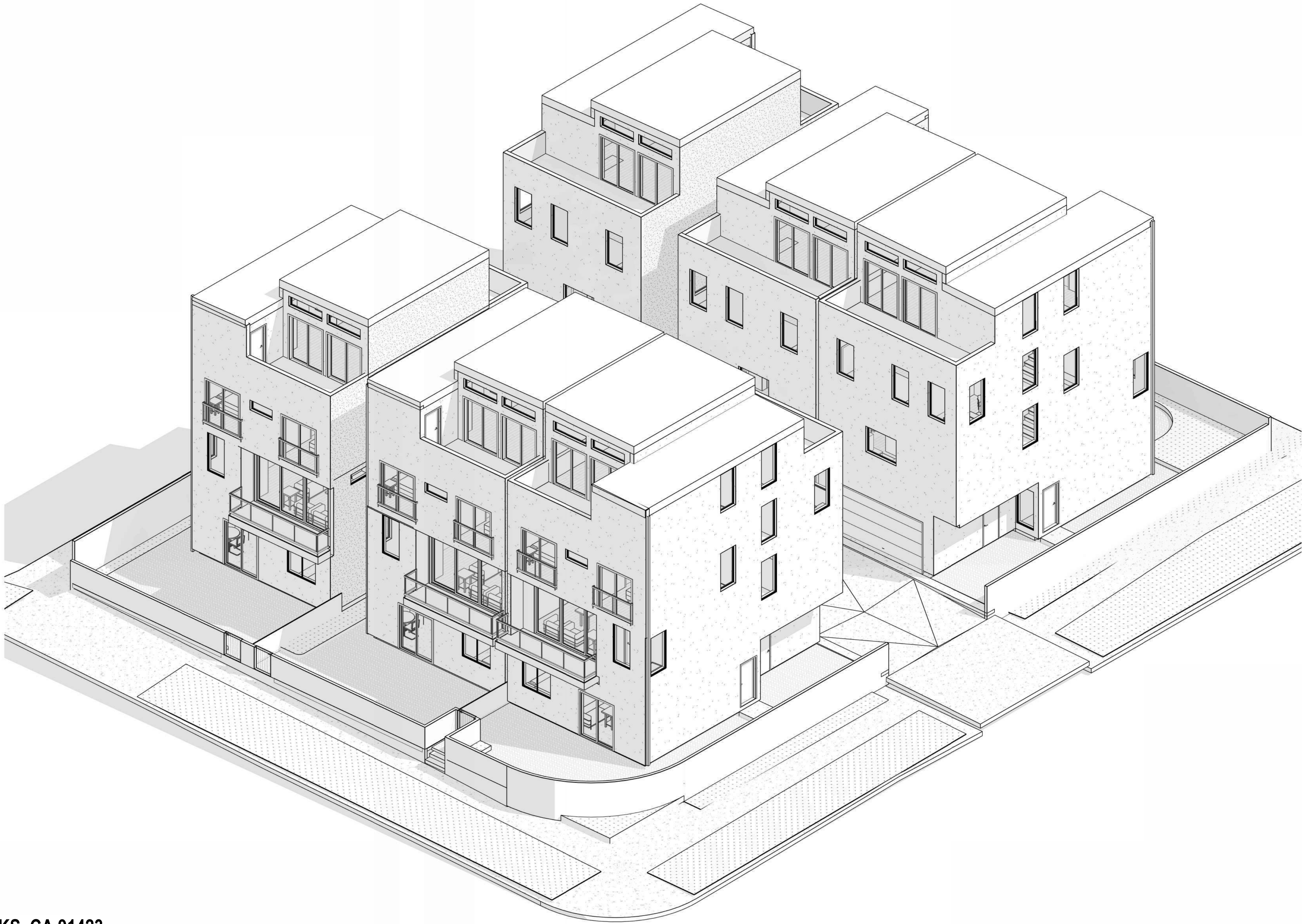
3 NORTH WEST 3D GARAGE VIEW
SCALE:



2 NORTH WEST 3D VIEW
SCALE:

SMALL LOT SUBDIVISION

4276 VAN NUYS BLVD. & 14472 W BENEFIT ST. SHERMAN OAKS, CA 91423



ISSUE FOR ZONING PLAN CHECK

06.25.2026

ARCHITECTURAL	
A001	SITE SURVEY
A002	PROJECT INFORMATION
A002	GENERAL NOTES
A003	GENERAL & ACCESSIBILITY NOTES
A011	SMALL LOT DESIGN STANDARDS
A030	LETTER OF DETERMINATION
A031	LETTER OF DETERMINATION
A050	SITE PLAN
A060	ZONING & BUILDING ANALYSIS SOUTH LOT
A090	EXISTING CONDITIONS & DEMOLITION FLOOR PLAN
A100	LEVEL 1 FLOOR PLAN
A101	LEVEL 2 FLOOR PLAN
A102	LEVEL 3 FLOOR PLAN
A103	LEVEL 4 PLAN
A110	LEVELS 1 & 2 REFLECTED CEILING & LIGHTING PLAN
A111	LEVEL 3 & ROOF DECK REFLECTED CEILING & LIGHTING PLAN
A200	ELEVATIONS
A201	ELEVATIONS
A250	BUILDING SECTIONS
A300	SYSTEM SECTIONS
A301	SYSTEM SECTIONS
A600	UNIT TYPES
A615	KITCHEN & BATHROOM ELEVATIONS
A616	BATHROOM ELEVATIONS
A700	PARTITION TYPES
A705	EXTERIOR SECTION DETAILS
A706	EXTERIOR SECTION DETAILS
A800	MATERIAL SCHEDULES
A801	WINDOW & DOOR SCHEDULE
A900	3D VIEWS

BEN24

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BEN24-V

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COVER SHEET.

SCALE:

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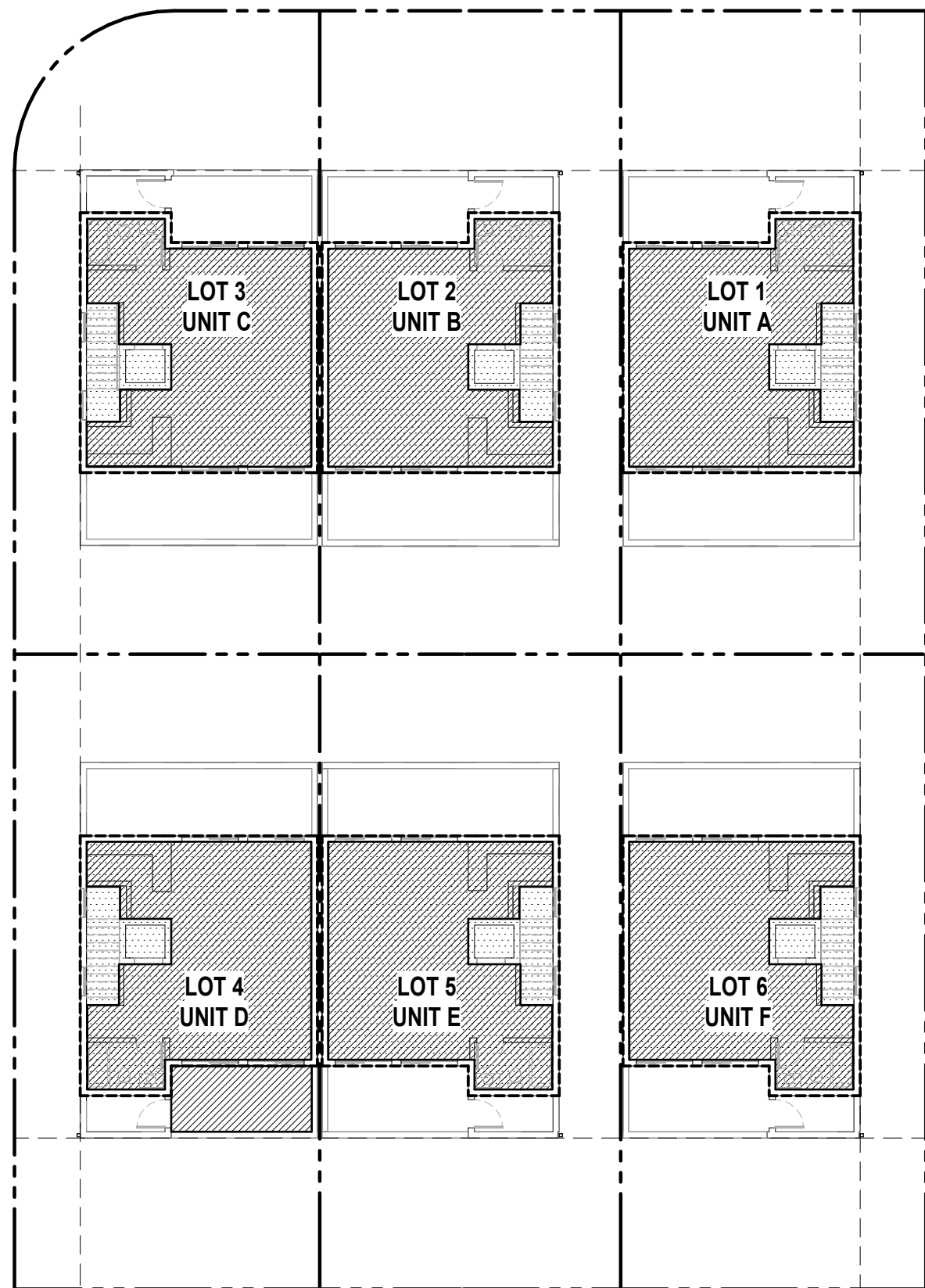
ZONING & BUILDING
ANALYSIS SOUTH LOT

SCALE: As indicated

A060

DATE
06.25.2026

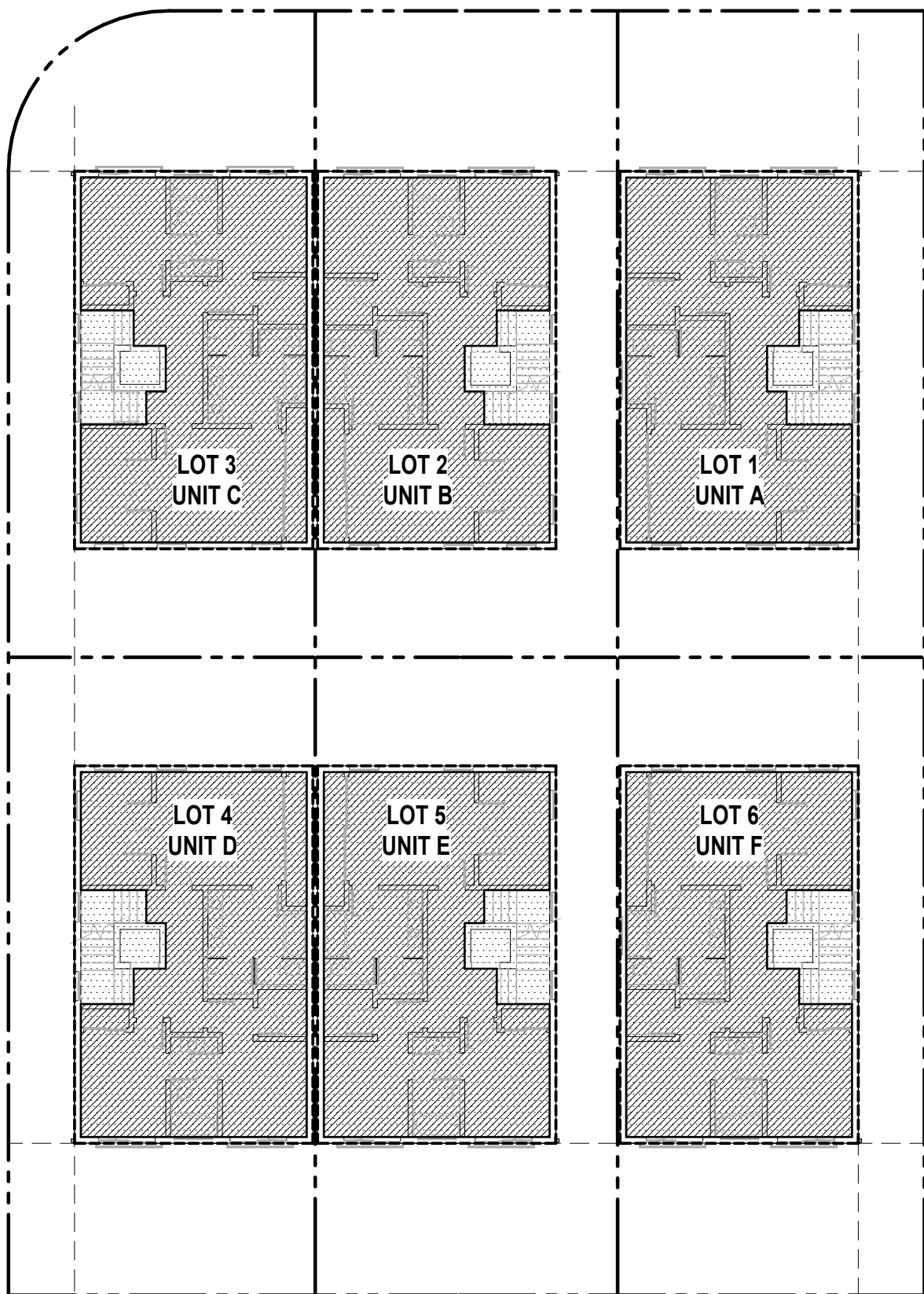
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LOT	LAMC HABITABLE FLOOR AREA	LAMC RESID. FLOOR AREA	CBC BUILDING FLOOR AREA	SCHOOL DISTRICT FLOOR AREA
LOT 1	510 SF	510 SF	580 SF	650 SF
LOT 2	510 SF	510 SF	580 SF	650 SF
LOT 3	510 SF	510 SF	580 SF	650 SF
LOT 4	510 SF	510 SF	580 SF	650 SF
LOT 5	510 SF	510 SF	580 SF	650 SF
LOT 6	510 SF	510 SF	580 SF	650 SF
TOTAL	3,060 SF	3,060 SF	3,480 SF	3,900 SF

4 LEVEL 4 AREA PLAN

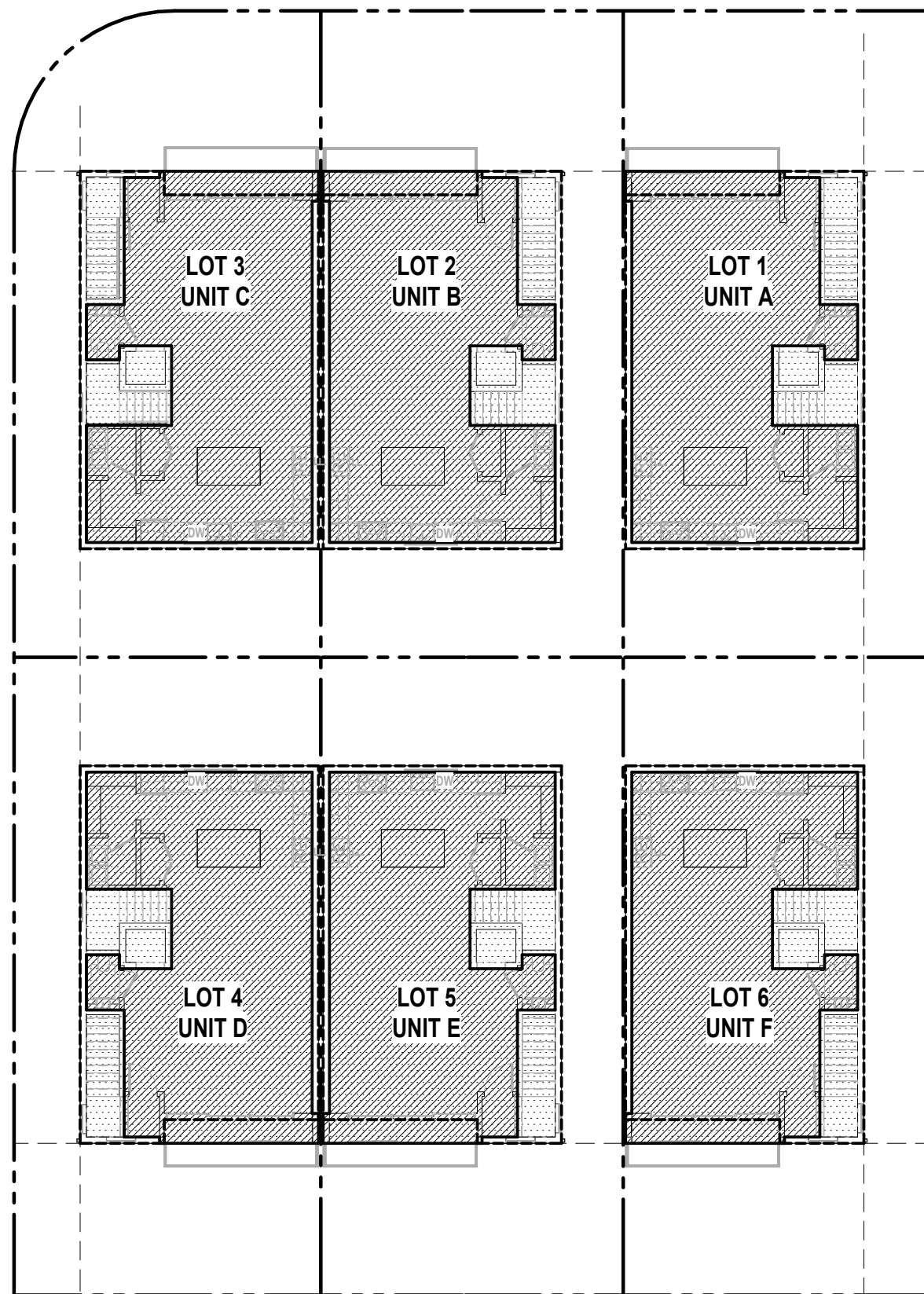
SCALE: 1/16" = 1'-0"



LOT	LAMC HABITABLE FLOOR AREA	LAMC RESID. FLOOR AREA	CBC BUILDING FLOOR AREA	SCHOOL DISTRICT FLOOR AREA
LOT 1	836 SF	836 SF	925 SF	1,010 SF
LOT 2	836 SF	836 SF	925 SF	1,010 SF
LOT 3	836 SF	836 SF	925 SF	1,010 SF
LOT 4	836 SF	836 SF	925 SF	1,010 SF
LOT 5	836 SF	836 SF	925 SF	1,010 SF
LOT 6	836 SF	836 SF	925 SF	1,010 SF
TOTAL	5,016 SF	5,016 SF	5,550 SF	6,060 SF

3 LEVEL 3 AREA PLAN

SCALE: 1/16" = 1'-0"



LOT	LAMC HABITABLE FLOOR AREA	LAMC RESID. FLOOR AREA	CBC BUILDING FLOOR AREA	SCHOOL DISTRICT FLOOR AREA
LOT 1	812 SF	812 SF	935 SF	970 SF
LOT 2	812 SF	812 SF	935 SF	970 SF
LOT 3	812 SF	812 SF	935 SF	970 SF
LOT 4	812 SF	812 SF	935 SF	970 SF
LOT 5	812 SF	812 SF	935 SF	970 SF
LOT 6	812 SF	812 SF	935 SF	970 SF
TOTAL	4,872 SF	4,872 SF	5,610 SF	5,820 SF

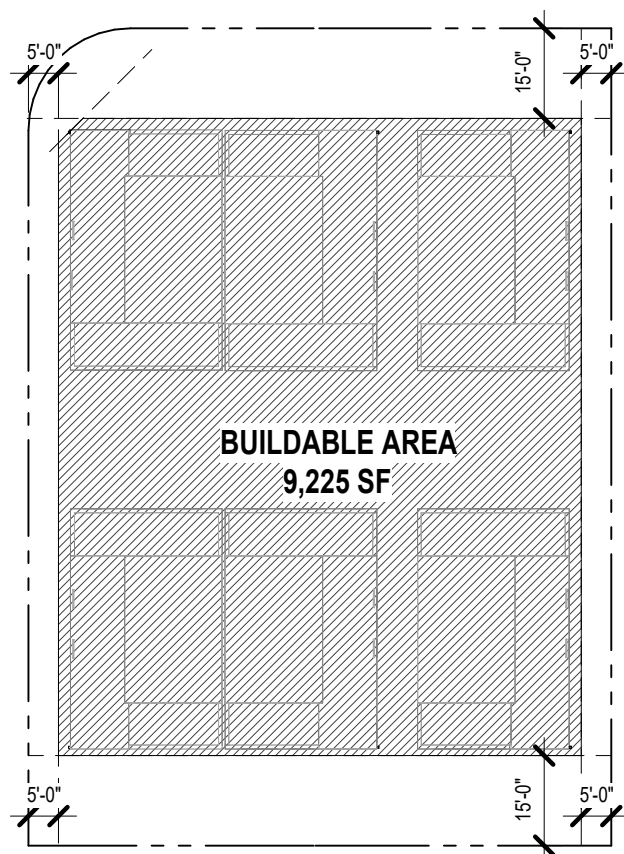
2 LEVEL 2 AREA PLAN

SCALE: 1/16" = 1'-0"



1 LEVEL 01 AREA PLAN

SCALE: 1/16" = 1'-0"



5 BUILDABLE AREA DIAGRAM

SCALE: 1/32" = 1'-0"

FLOOR AREA RATIO

BUILDABLE AREA	LAMC HABITABLE FLOOR AREA	FLOOR AREA RATIO
LOT 1 9,225 SF	2,635 SF	0.29:1
LOT 2 9,225 SF	2,635 SF	0.29:1
LOT 3 9,225 SF	2,635 SF	0.29:1
LOT 4 9,225 SF	2,635 SF	0.29:1
LOT 5 9,225 SF	2,635 SF	0.29:1
LOT 6 9,225 SF	2,635 SF	0.29:1
TOTAL	18,445 SF	1.74:1

BUILDING CALCULATION SUMMARY

LOT AREA	BUILDING FLOOR AREA	LAMC HABITABLE FLOOR AREA	ADU	GARAGE (INCLUDED HEIGHT IN BUILDING AREA) A.L.G.	PARKING SPACES	FRONT SETBACK	REAR SETBACK	EAST SIDE SETBACK	WEST SIDE SETBACK
LOT 1 2,226 SF	3,354 SF	2,635 SF	400 SF	355 SF	44' 3"	2	17' 0"	11' 6"	0' 0"
LOT 2 2,195 SF	3,354 SF	2,635 SF	400 SF	355 SF	44' 3"	2	17' 0"	11' 6"	0' 0"
LOT 3 2,164 SF	3,354 SF	2,635 SF	400 SF	355 SF	45' 0"	2	17' 0"	11' 6"	0' 0"
LOT 4 2,197 SF	3,354 SF	2,635 SF	400 SF	355 SF	41' 7"	2	11' 6"	16' 0"	0' 0"
LOT 5 2,165 SF	3,354 SF	2,635 SF	400 SF	355 SF	40' 9"	2	11' 6"	16' 0"	0' 0"
LOT 6 2,197 SF	3,354 SF	2,635 SF	400 SF	355 SF	40' 9"	2	11' 6"	16' 0"	0' 0"
TOTAL	20,445 SF	18,445 SF	2,400 SF	2,100 SF					

AREA CALCULATION SUMMARY

SCHOOL DISTRICT UNIT FLOOR AREA	LAMC HABITABLE FLOOR AREA	LAMC RESID. FLOOR AREA	CBC BUILDING FLOOR AREA
2,635 SF *Includes ADU	2,158 SF	3,354 SF	3,115 SF

LEGEND

	LAMC RESIDENTIAL FLOOR AREA
	BUILDING AREA
	SCHOOL DISTRICT AREA

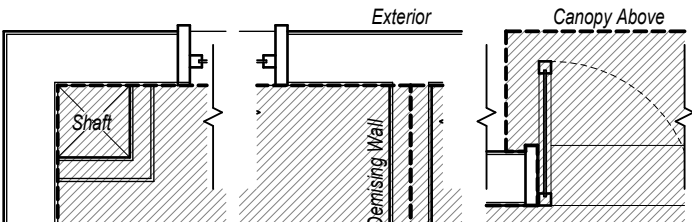
SCHOOL DISTRICT FLOOR AREAS:

LADBS MEMO 10/28/2003 AREAS INCLUDED: All spaces within the perimeter of residential structures to be constructed on a site. Garage spaces not used for parking which include: laundry areas, storage areas, community areas. Ground floor area of elevators and stairways.

AREAS EXCLUDED: Carport, Walkway, Patio, Detached accessory structures less than 500 square feet. Fireplaces, Garage, Overhang, Electrical and Mechanical Rooms. "Accessible space" increases for residential structures which are less than 500 square feet.

BUILDING CODE BUILDING AREA:

CBC 12.03 AREA, BUILDING. The area included within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.



1. TO CENTERLINE OF DEMISING PARTITIONS
2. EXCLUDES EXTERIOR WALLS, VENT SHAFTS & COURTS
3. INCLUDES AREAS UNDER PROJECTIONS

FLOOR AREA:

LAMC 12.03

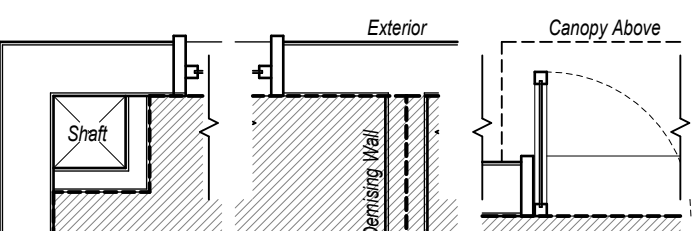
FLOOR AREA. The area in square feet confined within the exterior walls of a Building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing Building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, and basement storage areas.

FLOOR AREA RATIO (FAR). A ratio establishing relationship between a property and the amount of development permitted for that property, and is expressed as a percentage or a ratio of the Buildable Area or Lot size (example: "3 times the Buildable Area" or "3:1")

FLOOR AREA RESIDENTIAL:

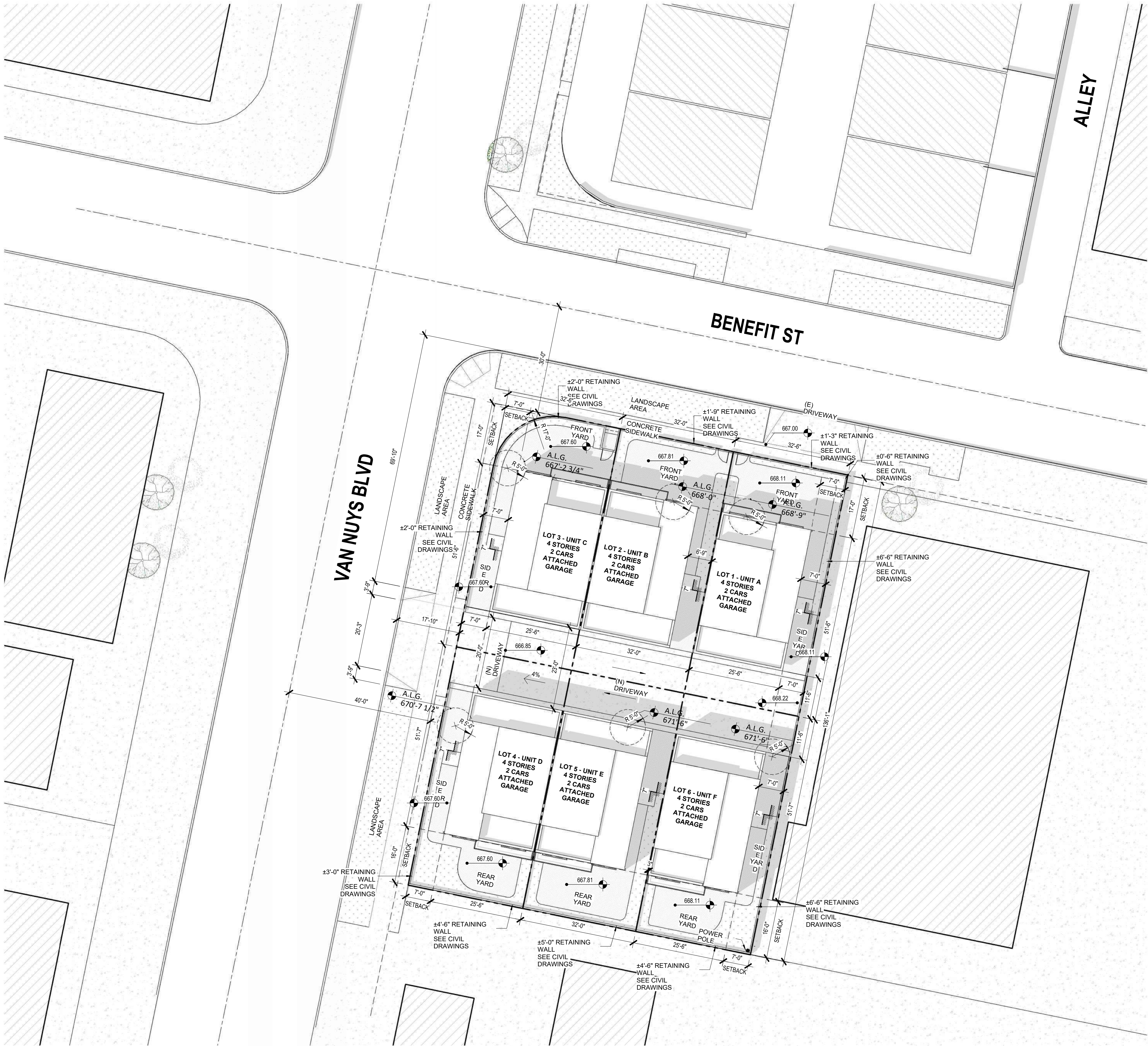
LAMC 12.03. The area in square feet confined within the exterior walls of a residential or non-residential Building on a Lot in an RA, RE, RS, or R1 Zone. Any floor or portion of a floor with a ceiling height greater than 14 feet shall count as twice the square footage of that area. The area of stairways and elevator shafts shall only be counted once regardless of ceiling height. Area of an attic or portion of an attic with a ceiling height of more than 7 feet shall be included in the Residential Floor Area calculation. Except that the following areas shall not be counted:

1. Required Covered Parking.
- (a) The total area of 200 square feet per parking space that is required to be covered, up to a maximum of 400 square feet, shall be exempted from being counted as Residential Floor Area if all of said parking, whether detached or attached, is located in accordance with the following criteria.
 - (1) Said parking is located within the rear half of the Lot, or at least 55 feet from a Front Lot Line.
 - (2) On a Through Lot with no Rear Lot Line, said parking is set back from both Front Lot Lines a distance of at least 40 feet.
 - (3) If the parking that is required to be covered is not located in accordance with Paragraph (a) above, then only 200 square feet shall be exempted from being counted as Residential Floor Area.
- (c) In any event, the required parking area exempted from counting as Residential Floor Area by this exception shall be limited to 400 square feet per Lot.
2. Detached Accessory Buildings. Detached Accessory Buildings not exceeding 200 square feet; however, the total combined area exempted of all the Detached Accessory Buildings on a Lot shall not exceed 400 square feet.



1. TO CENTERLINE OF DEMISING PARTITIONS
2. EXCLUDES EXTERIOR WALLS, STAIRWAYS, SHAFTS, MACHINE ROOMS, PARKING AREAS, BASEMENT STORAGE AREAS
3. EXCLUDES AREAS UNDER PROJECTIONS NOT INTENDED FOR REGULAR USE
4. INCLUDES AREAS UNDER PROJECTIONS INTENDED FOR REGULAR USE
5. INCLUDES BALCONIES OVER 5 FT IN DEPTH

STAMP



1 SITE PLAN
SCALE: 1/16" = 1'-0"

STAMP

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SITE PLAN

SCALE: 1/16" = 1'-0"

A050

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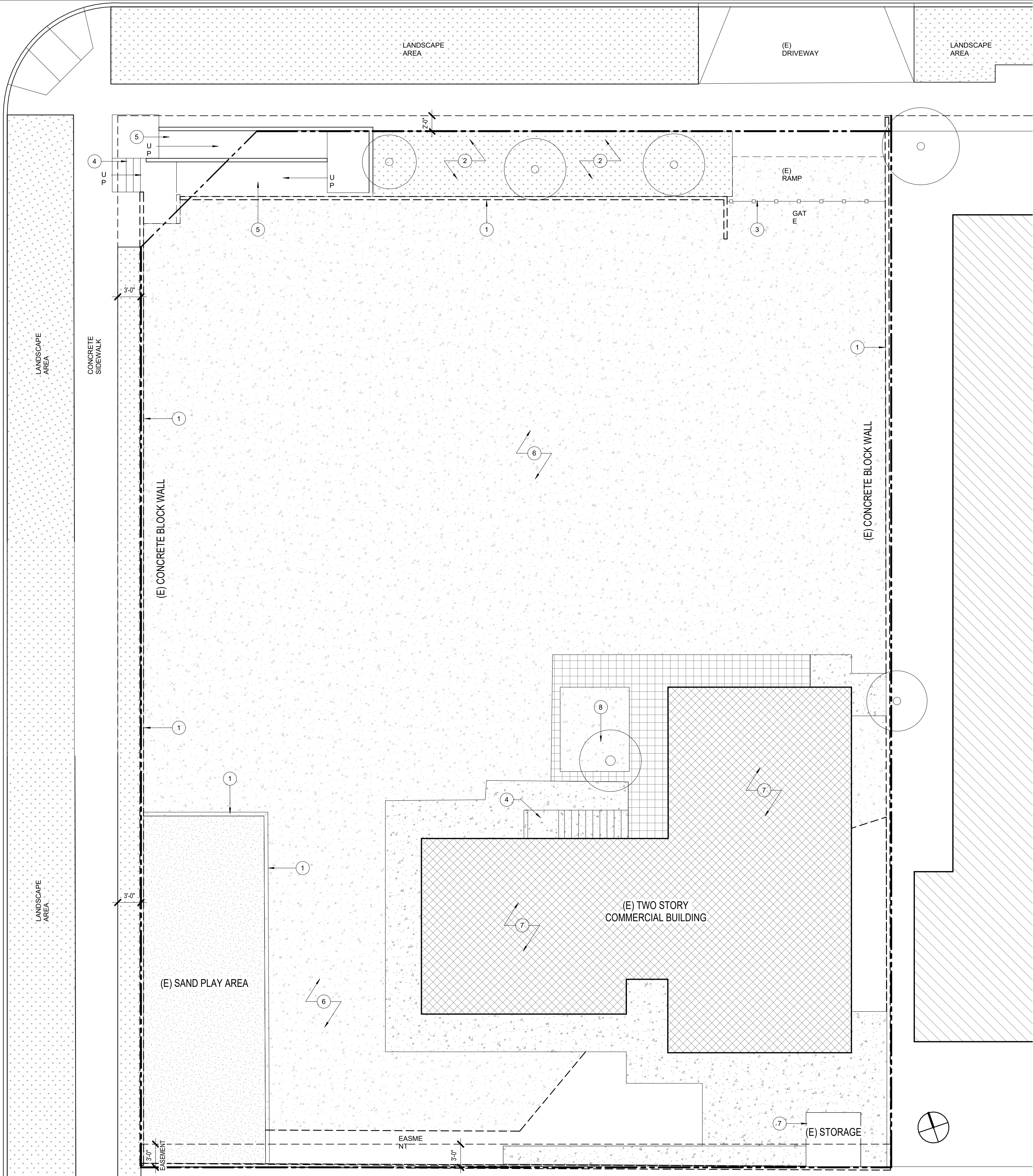
EXISTING CONDITIONS & DEMOLITION FLOOR PLAN

SCALE: As indicated

A090

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06.25.2026

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KEYNOTES

- (E) WALL TO BE REMOVED
- (E) LANDSCAPE TO BE REMOVED
- (E) FENCE & GATE TO BE DEMOLISHED
- (E) STAIRS TO BE DEMOLISHED
- (E) RAMP TO BE DEMOLISHED
- (E) CONCRETE FLOOR TO BE DEMOLISHED
- (E) STRUCTURE TO BE DEMOLISHED
- (E) TREE TO BE REMOVED

GENERAL NOTES

- REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DWGS TO DETERMINE EXTENT OF DEMOLITION AND TO COORDINATE DEMOLITION REQUIRED FOR (N) WORK.
- CONTRACTOR IS RESPONSIBLE FOR SURVEY AND CONFIRMATION OF (E) CONDITIONS. THE DWGS SERVE AS A GUIDE TO (E) CONDITIONS FOUND AT THE PROJECT AND ALSO PROVIDE DESIGN DIRECTION AND DETAIL AS TO HOW THE BUILDING AND ITS PARTS WILL APPEAR WHEN COMPLETED. THE CONDITIONS REPRESENTED IN THE DWGS SHALL BE CONFIRMED AND ACCEPTED BY THE CONTRACTOR BEFORE THE SUBMISSION OF HIS OR HER BID. THE DRAWINGS AND SPECIFICATIONS FURTHER REQUIRE SPECIFIC DETAILED SURVEYS OF VARIOUS ITEMS BY THE CONTRACTOR.
- QC TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO DEMOLITION INCLUDING BUT NOT LIMITED TO: A.Q.M.D. COPIES OF NOTIFICATION TO A.Q.M.D. SHALL BE PROVIDED TO BUILDING AND SAFETY PRIOR TO THE REMOVAL OF ANY ASBESTOS CONTAINING MATERIAL. PER A.Q.M.D. RULE 1403.
- CUTTING & TRENCHING FOR (N) ELECTRICAL IS NOT SHOWN IN DETAIL. VERIFY REQ'D PRIOR TO SAWCUTTING (E) CONCRETE. SEE SMEP DRAWINGS FOR EXTENTS.
- REMOVE & RELOCATE TOILET ACCESSORIES AS REQ'D TO MEET ADA REQ.
- COMPLY WITH ALL MUNICIPAL REGULATIONS REGARDING RECYCLING & APPROPRIATE DISPOSAL FOR MATERIALS.
- COPIES OF NOTIFICATION TO A.Q.M.D. SHALL BE PROVIDED TO BUILDING AND SAFETY PRIOR TO REMOVAL OF ASBESTOS CONTAINING MATERIAL. PER A.Q.M.D. RULE 1403. FOR MORE INFORMATION CONTACT A.Q.M.D. AT 909.396.2336 OR WWW.AQMD.GOV

LEGEND

- EXISTING WALLS & PARTITIONS TO REMAIN
- WALLS TO BE REMOVED
- AREA TO BE REMOVED
- NOT IN CONTRACT

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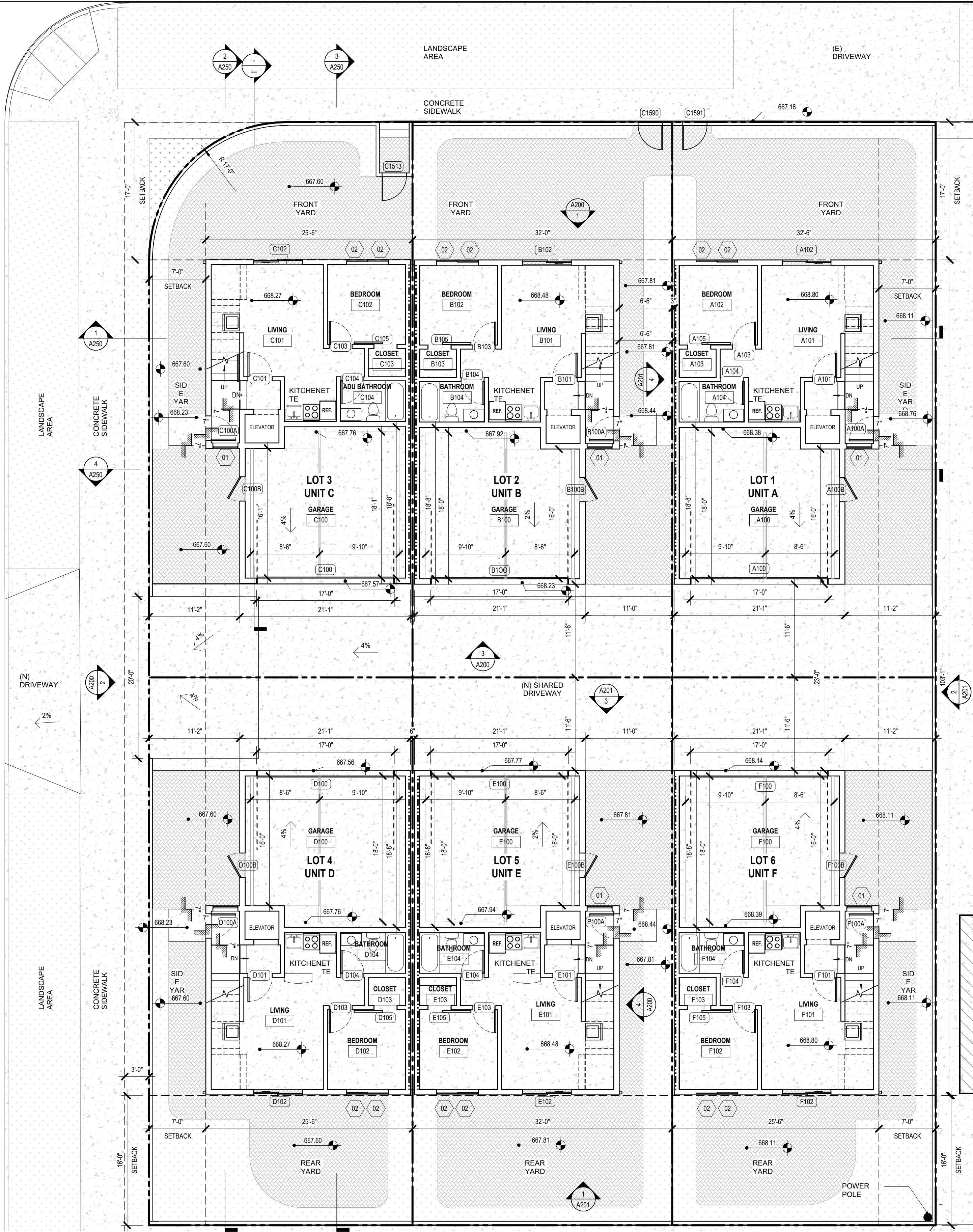
LEVEL 1 FLOOR PLAN

SCALE: As indicated

A100

DATE
06.25.2026

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GENERAL NOTES

- FIELD VERIFY EXISTING CONDITIONS. NOTIFY ARCHITECT IMMEDIATELY IF A CONDITION EXISTS THAT WILL PREVENT THE WORK FROM BEING COMPLETED AS SHOWN.
- AT ANY LOCATIONS WHERE PENETRATIONS ARE REQUIRED IN RATED WALLS OR ASSEMBLIES, PROVIDE FIRE CAULKING OR FIRE-STOPPING AS REQUIRED TO MAINTAIN NECESSARY RATING.
- ELECTRICAL FIXTURES, DEVICES, ETC. SHOWN ON ARCHITECTURAL PLANS ARE FOR REFERENCE ONLY. SEE ELECTRICAL FOR INFORMATION.
- SEE STRUCT DWGS FOR ANY STEEL ASSEMBLIES TO BE COORDINATED WITH WALL TYPES
- ALL DIMENSIONS ARE FROM FACE OF FINISH, UNLESS NOTED OTHERWISE.
- DIMENSIONS w/ +/- PREFIX INDICATE A DIMENSIONS FROM AN EXISTING SURFACE TO A NEW WALL WHICH MAY VARY SLIGHTLY FROM WHAT IS INDICATED. IN THIS CASE, HOLD ANY ADJACENT DIMENSIONS w/o +/- PREFIX.
- SEE ENLARGED FLOOR PLANS, ASSEMBLY SHEETS, AND MILLWORK PLANS FOR MORE DETAILED DIMENSIONS AND INFORMATION
- PROVIDE ANY ADDITIONAL BLOCKING AS REQ'D TO ACHIEVE LAYOUT
- SEE WALL TYPES SHEET FOR WALL ASSEMBLIES, A700.

LEGEND:

- NON-RATED PARTITION
- 1-HR FIRE RATED PARTITION
- 2-HR FIRE RATED PARTITION
- 3-HR FIRE RATED PARTITION
- WOOD
- TILE
- W2 WALL TYPE. SEE A700 FOR DETAILS
- DOOR TYPE. SEE A800 FOR SCHEDULE

STAMP

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BAR SCALE

SHEET REVISION

DATE

ISSUE FOR ZONING PLAN CHECK REVISIONS	06.25.2026
ISSUE FOR ZONING PLAN CHECK REVISIONS	04.18.2025
ISSUE FOR ZONING PLAN CHECK REVISIONS	03.14.2025
ISSUE FOR ZONING PLAN CHECK	01.28.2025
ISSUE	DATE

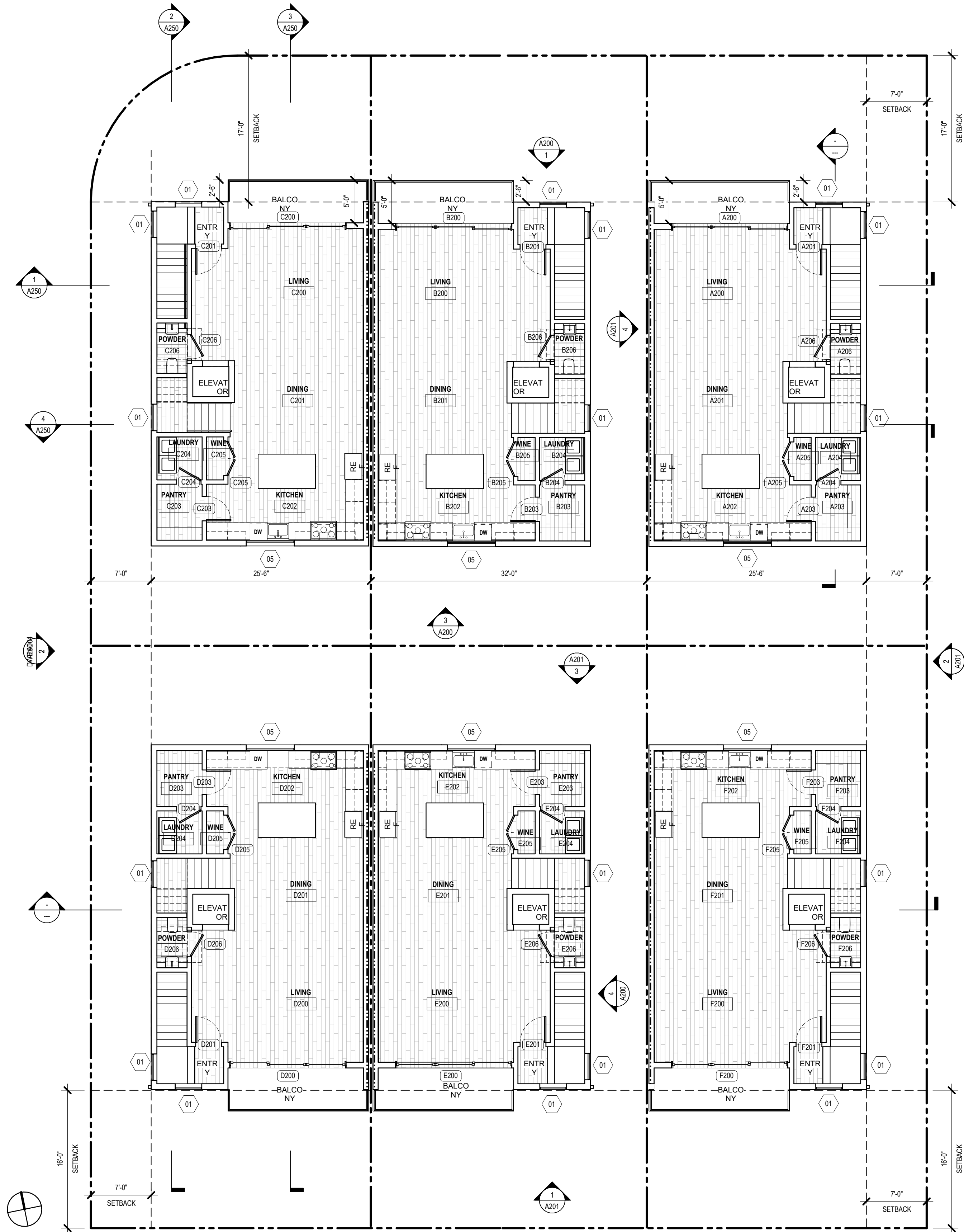
LEVEL 2 FLOOR PLAN

SCALE: As indicated

A101

DATE
06.25.2026

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GENERAL NOTES

1. FIELD VERIFY EXISTING CONDITIONS. NOTIFY ARCHITECT IMMEDIATELY IF A CONDITION EXISTS THAT WILL PREVENT THE WORK FROM BEING COMPLETED AS SHOWN.
3. AT ANY LOCATIONS WHERE PENETRATIONS ARE REQUIRED IN RATED WALLS OR ASSEMBLIES, PROVIDE FIRE CAULKING OR FIRE-STOPPING AS REQUIRED TO MAINTAIN NECESSARY RATING.
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11. SEE WALL TYPES SHEET FOR WALL ASSEMBLIES, A700.

LEGEND:

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- 2-HR FIRE RATED PARTITION
- 3-HR FIRE RATED PARTITION
- WOOD
- TILE
- W2 WALL TYPE. SEE A700 FOR DETAILS
- 000X DOOR TYPE. SEE A800 FOR SCHEDULE

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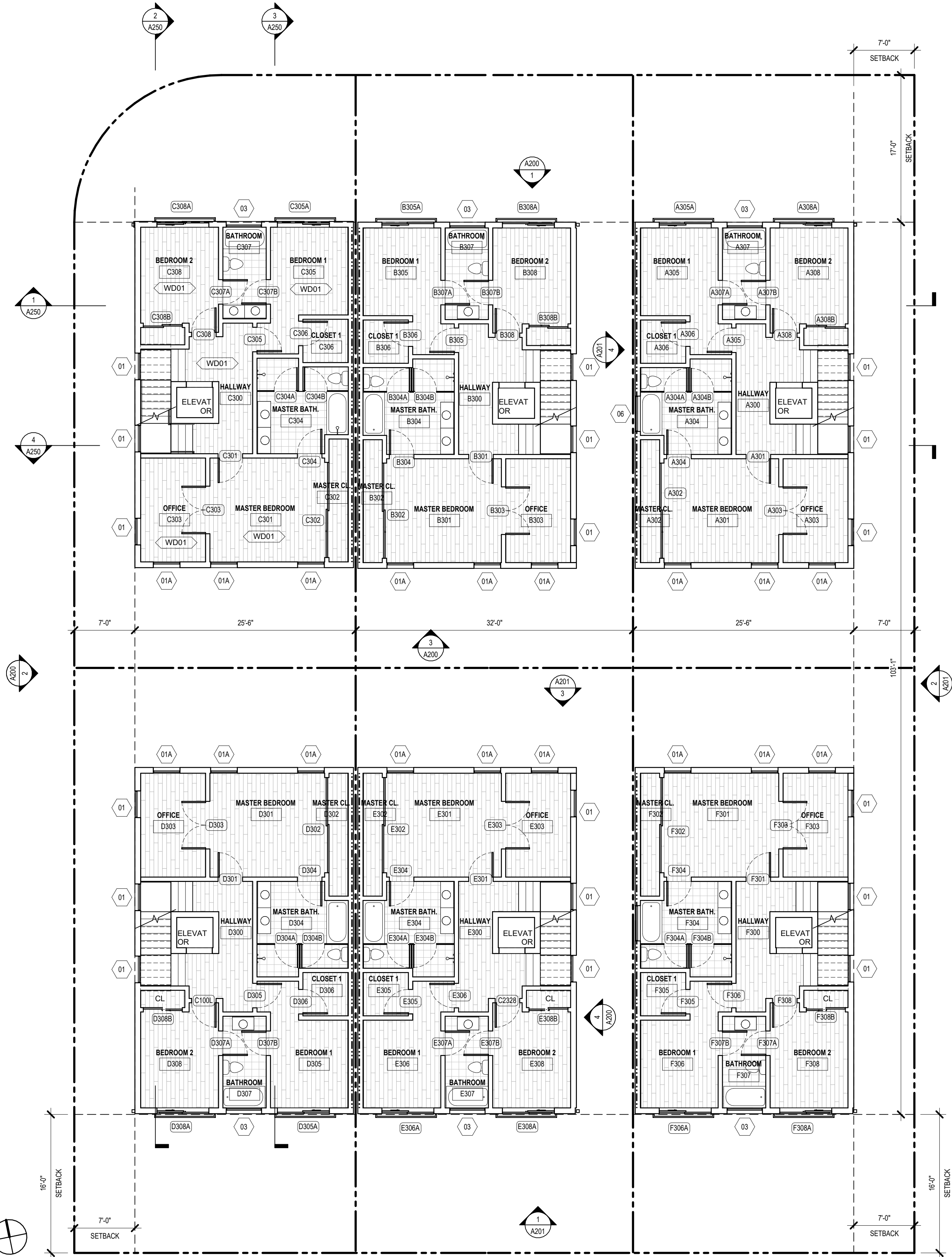
LEVEL 3 FLOOR PLAN

SCALE: As indicated

A102

DATE
06.25.2026

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- 2-HR FIRE RATED PARTITION
- 3-HR FIRE RATED PARTITION
- WOOD
- TILE
- W2 WALL TYPE. SEE A700 FOR DETAILS
- DOOR TYPE. SEE A800 FOR SCHEDULE

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DATE

LEVEL 4 PLAN

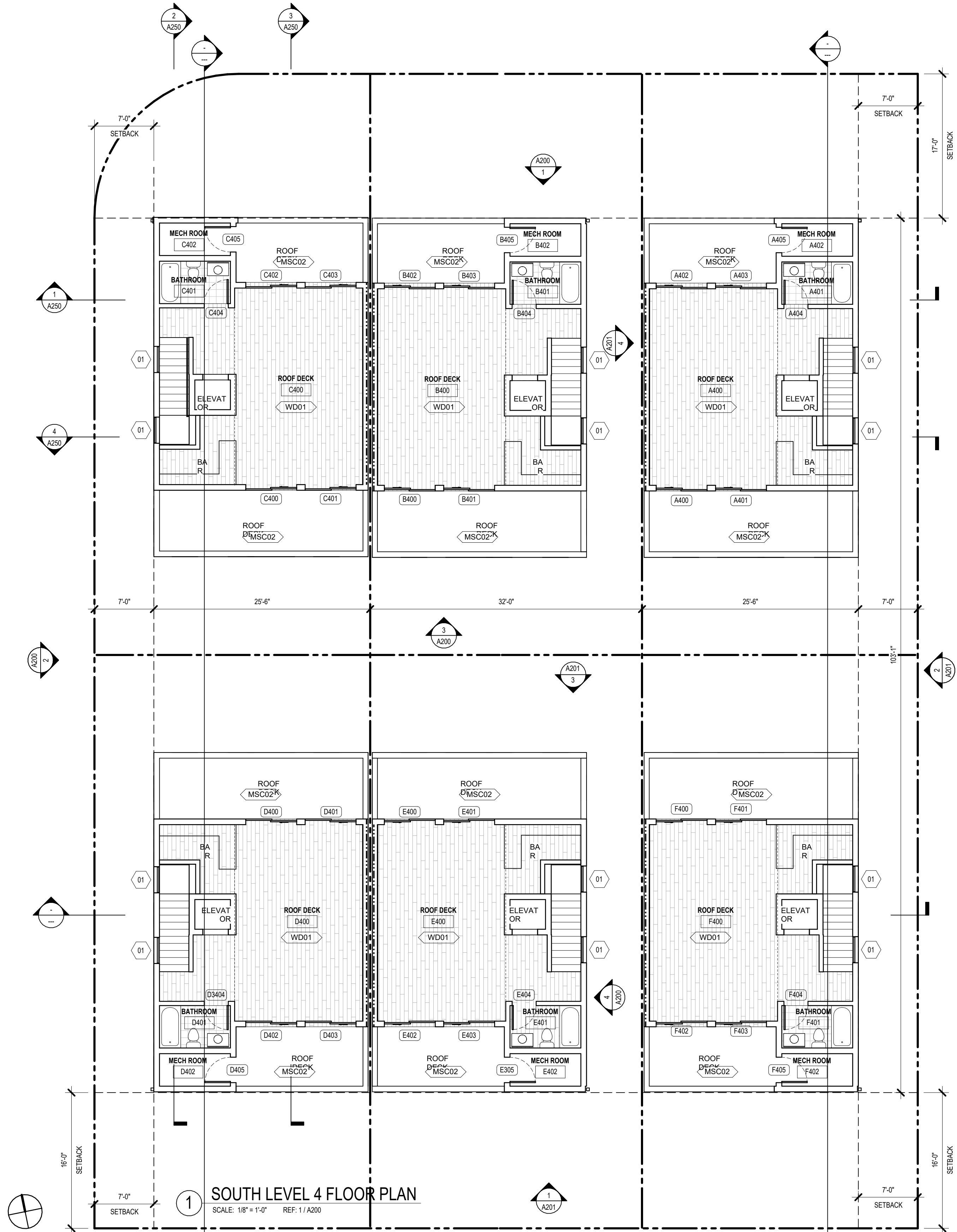
SCALE: As indicated

A103

DATE

06.25.2026

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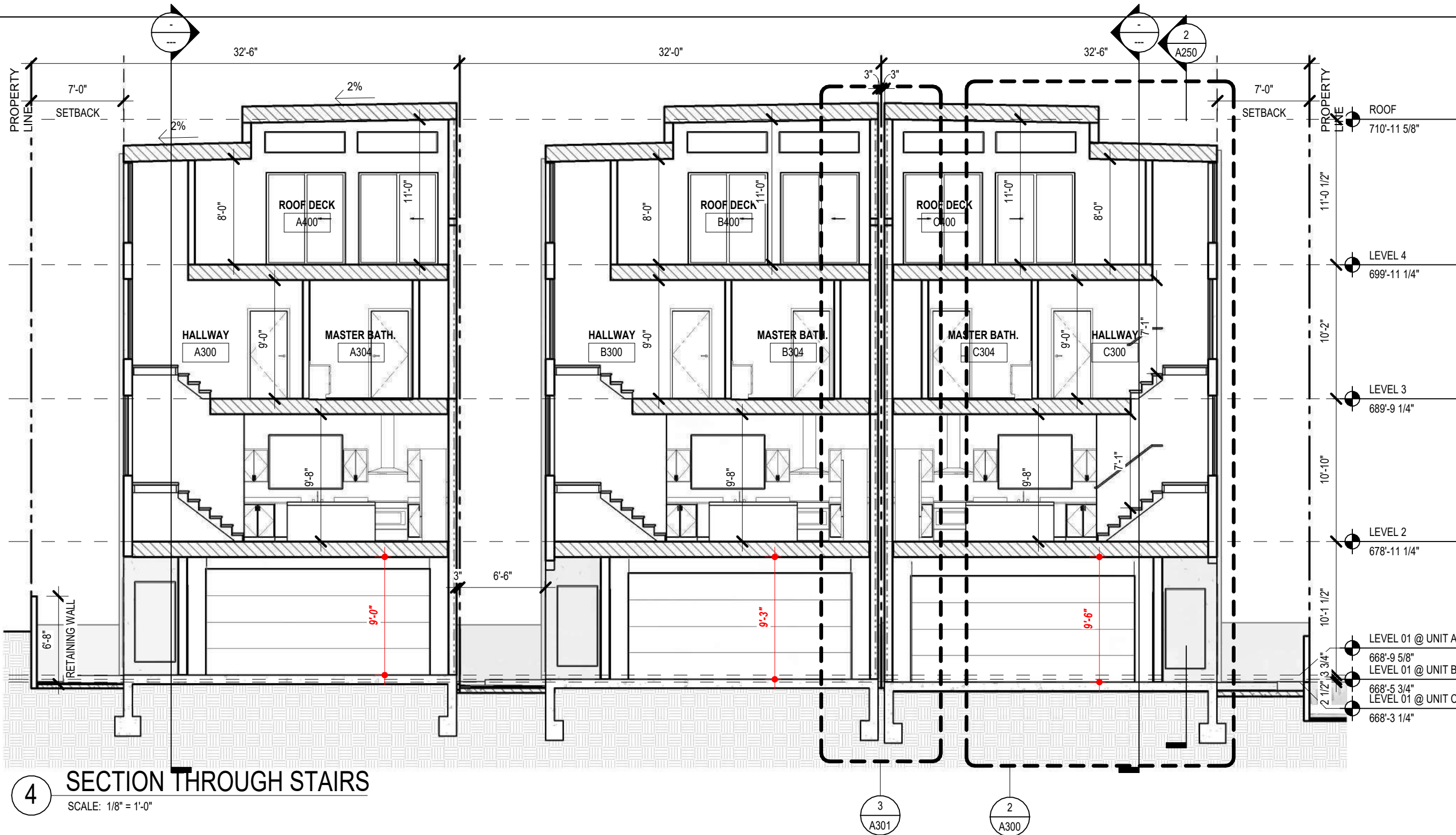
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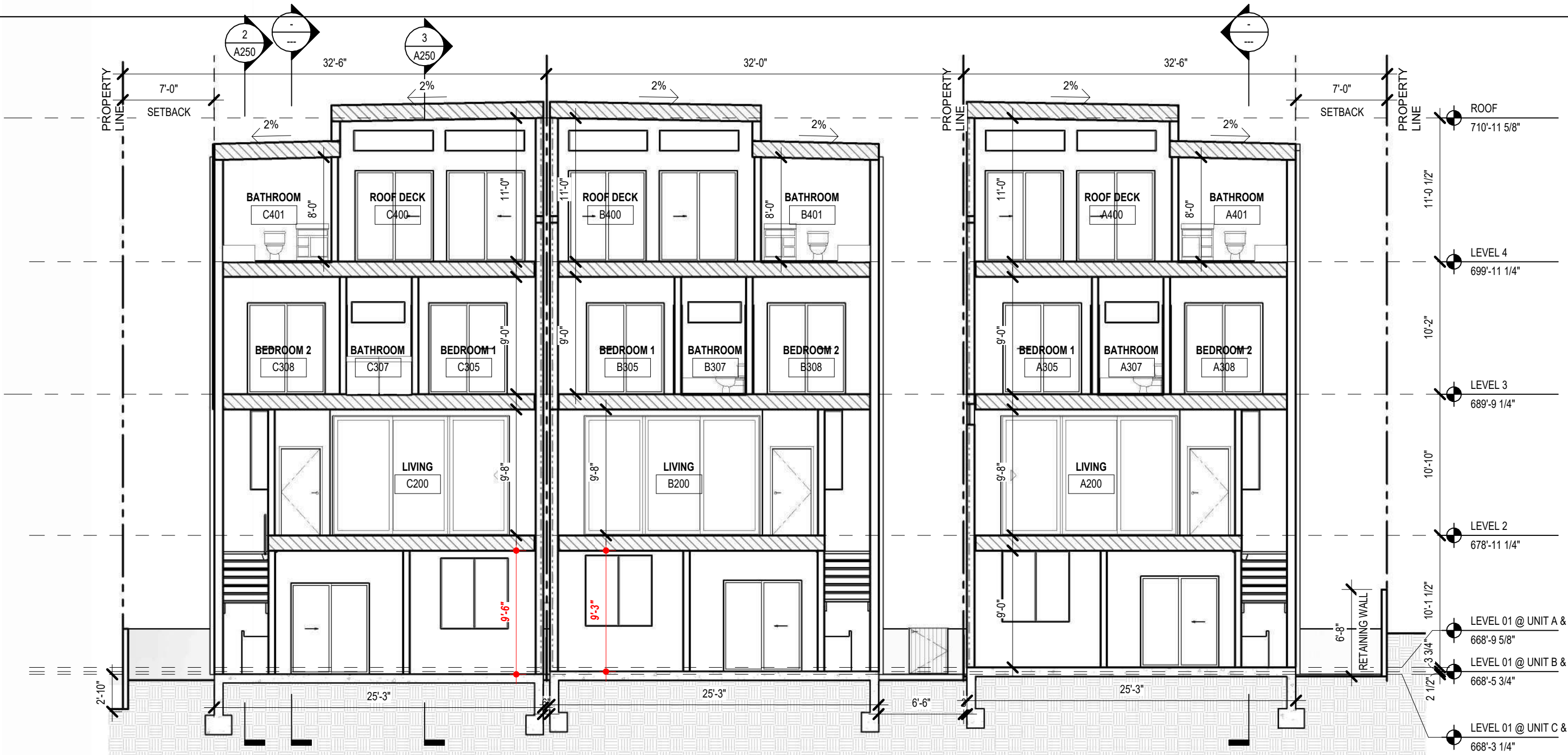
LEGEND:

- NON-RATED PARTITION
- 1-HR FIRE RATED PARTITION
- 2-HR FIRE RATED PARTITION
- 3-HR FIRE RATED PARTITION
- WOOD
- TILE
- W2 WALL TYPE. SEE A700 FOR DETAILS
- DOOR TYPE. SEE A800 FOR SCHEDULE

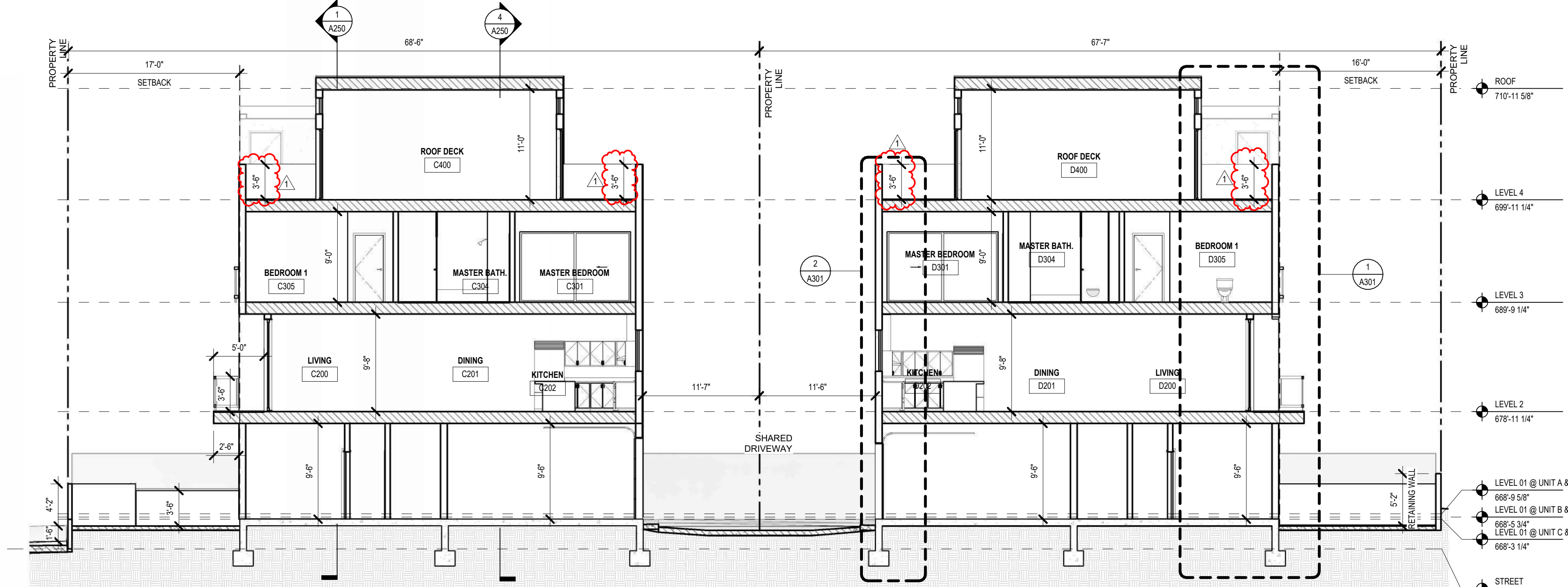
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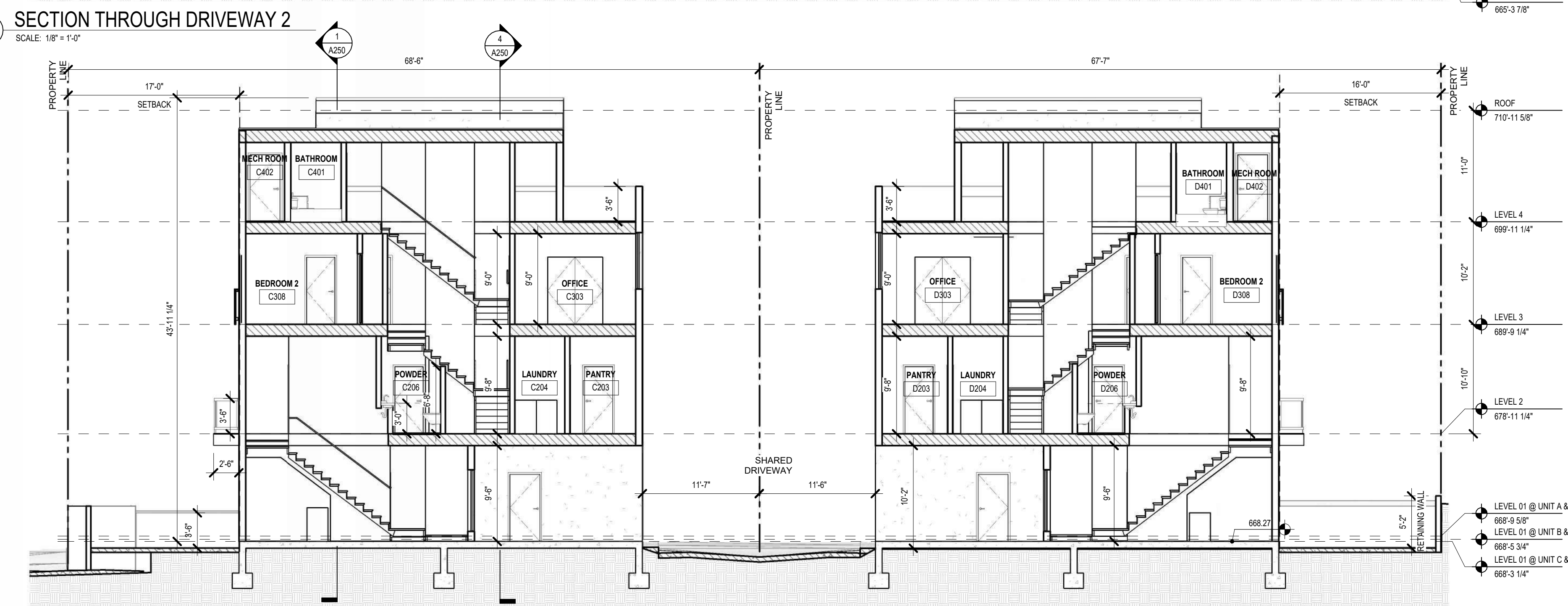
4 SECTION THROUGH STAIRS
SCALE: 1/8" = 1'-0"



1 SECTION THROUGH LIVING ROOM
SCALE: 1/8" = 1'-0"



3 SECTION THROUGH DRIVEWAY 2
SCALE: 1/8" = 1'-0"



2 SECTION THROUGH DRIVEWAY 1
SCALE: 1/8" = 1'-0"

BEN24

4276 VAN NUY'S BLVD. &
14472 W BENEFIT ST.
SHERMAN OAKS, CA 91343

BEN24-V

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1 PLAN CHECK REVISIONS 02.10.2020

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ISSUE FOR ZONING PLAN CHECK REVISIONS 03.14.2025
ISSUE FOR ZONING PLAN CHECK 01.28.2025
ISSUE DATE

BUILDING SECTIONS

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

A250

DATE
06.25.2026

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ISSUE	DATE

3D VIEWS

SCALE:

A900



4 SOUTH WEST 3D VIEW.

SCALE:



3 NORTH WEST 3D VIEW.

SCALE: