



5319 Sylmar Ave.

Complete Package Drafting

Proposed Design

- Proposing a new 2-story, 4-unit apartment building on the west side of the property
 - There is an existing Single-Family Dwelling which will remain unaffected from the proposed construction
 - Parking (total of 8) at the rear of the existing Single-Family Dwelling
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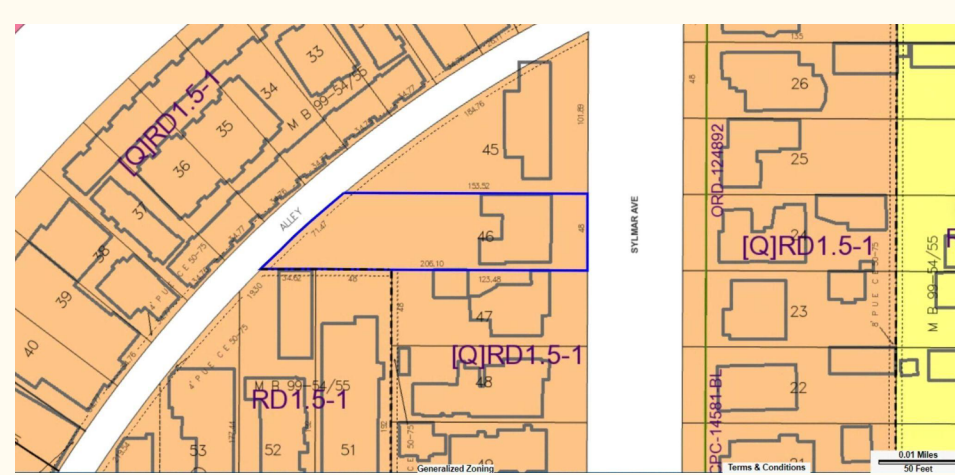
Current Site - Apartment Bldg



Proposed Construction - Apartment Bldg

Project Background

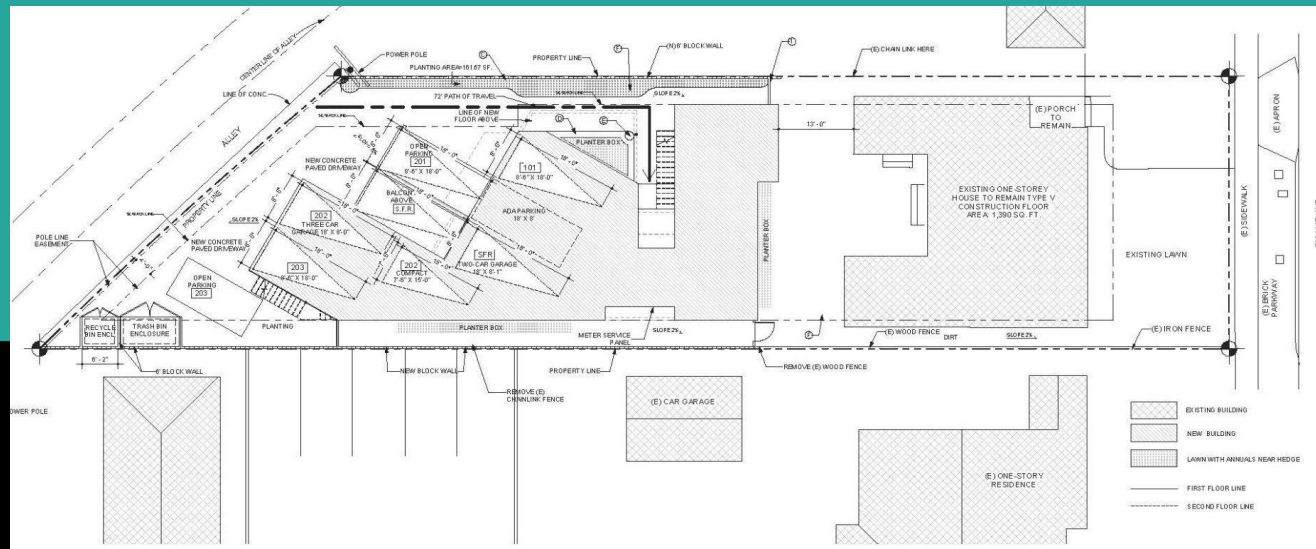
- We submitted an application for this project back in 2005
- Necessary changes were made based on the hearing feedback
- Construction began, but construction came to halt due to funding issue
- We re-submitted the application in 2021 and are seeking the same approvals for this project



Seeking Approval For:

1) Side yards of 4 feet in lieu of the required 4 feet 8 inches

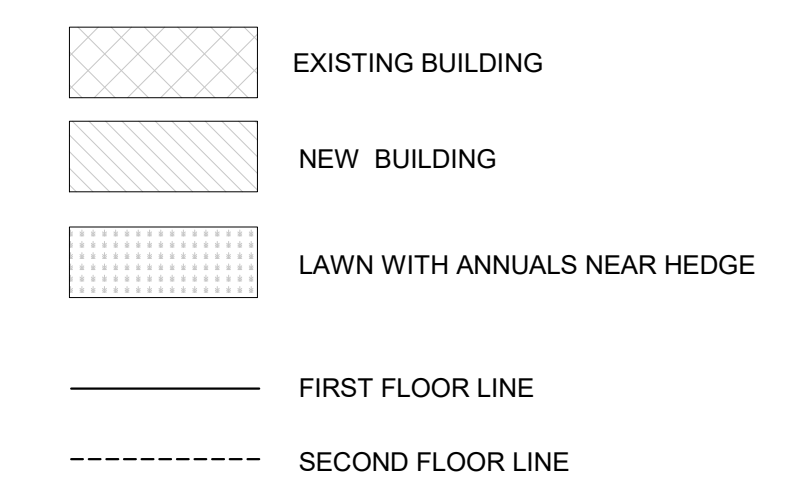
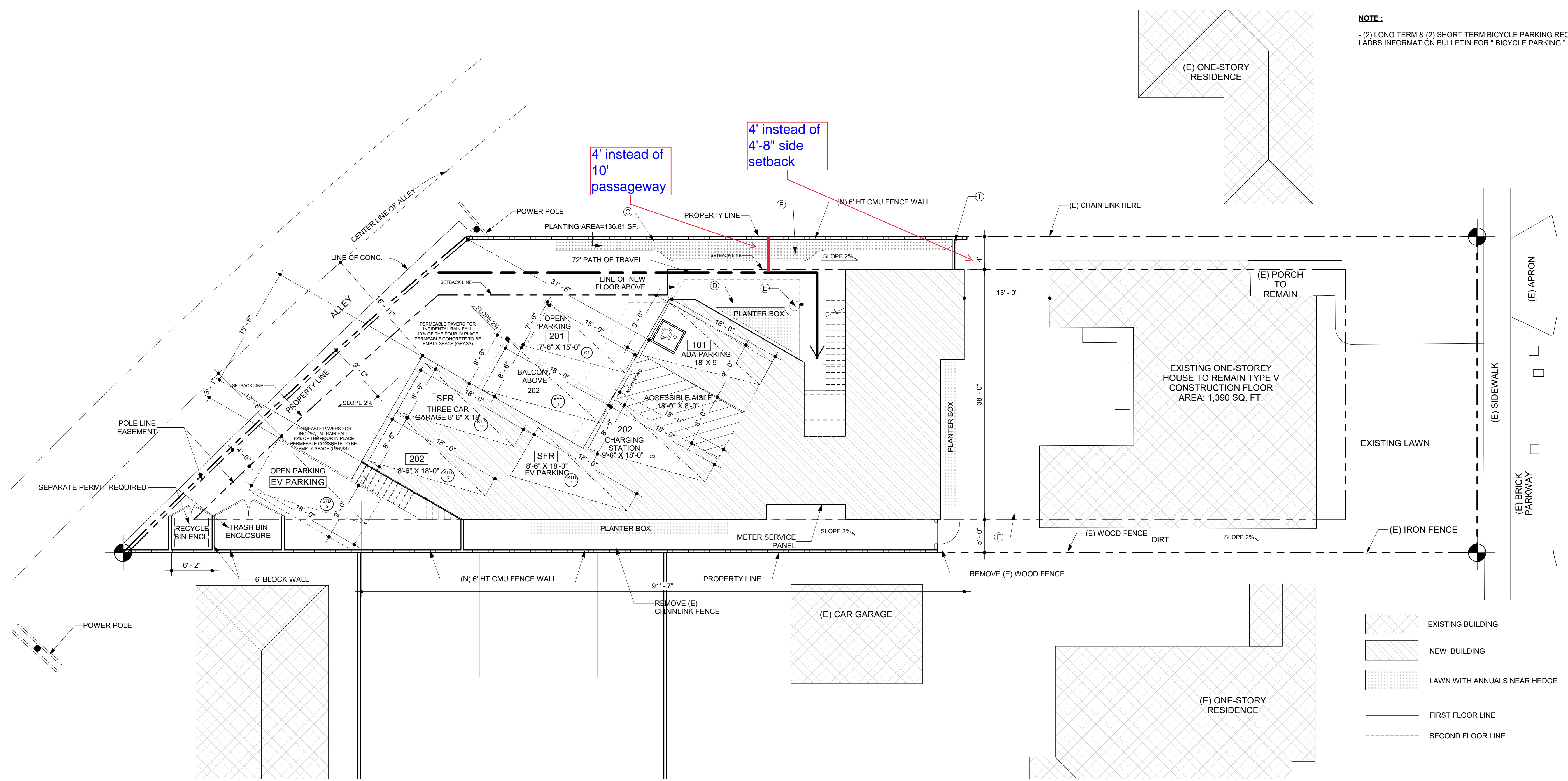
2) A passageway of 4 feet in lieu of the required 10 feet



Provide more separation between dwellings and fire sprinklers throughout the new building

Seeking Re-Approvals for Setbacks & Passageway

NOTE:
- (2) LONG TERM & (2) SHORT TERM BICYCLE PARKING REQUIRED. REFER TO LADBS INFORMATION BULLETIN FOR "BICYCLE PARKING"



1 SITE DEVELOPMENT PLAN
1/8" = 1'-0"

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. (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORKS OVER \$10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.
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 GYPSIUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3
5. WATER HEATERS MUST BE STRAPPED TO A WALL (SEC. 507.3, UPC)
6. 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)
7. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90MIN. IN CASE OF PRIMARY POWER LOSS. (1013.5-1013.6.3)
8. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (1010.1.9)
9. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. (1010.1.9.2)
10. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9
11. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1FOOT-CANDLE AT THE WALKING SURFACE. (1008.1)

SCOPE OF WORK:
- (N) 2-STORY APT BLDG W/ ATTACHED GARAGE

GARAGE AREA SCHEDULE

Name	AREA WITHOUT WALLS
GARAGE 101	342 SF
GARAGE 201	150 SF
GARAGE 202	340 SF
GARAGE 203	174 SF
GARAGE SFD	302 SF
TOTAL	1308 SF

LIVING AREA SCHEDULE

Name	AREA WITHOUT WALLS	AREA WITH WALLS
APARTMENT 101	895 SF	976 SF
APARTMENT 201	558 SF	612 SF
APARTMENT 202	1210 SF	1288 SF
APARTMENT 203	544 SF	600 SF
SFD	1393 SF	
TOTAL	4600 SF	3476 SF

1ST FLOOR UNIT = 1 BEDROOM =1.5 PRKG.
 2ND FLOOR UNIT= 2BEDROOM =2 PRKG.
 (E) STRUCTURE= (2) 1 BEDROOM =3 PRKG.
 TOTAL = 2 PRKG. 8.5 PRKG

(1) ADA PARKING SPACE
 (5) STANDARD 8'-6" X 18'-0" PARKING SPACES
 (2) COMPACT 7'-6" X 15'-0" PARKING SPACES

- PLANTING LEGEND & KEY NOTES**
- (A) WASHINGTONIA FILIFERA CALIFORNIA FAN PALM
 - (B) WASHINGTONIA ROBUSTA MEXICAN FAN PALM
 - (C) FICUS NITIDA GREEN GUM (HEDGES) 15 GAL. @ 3'-0" O.C. W/ AUTOMATIC IRRIGATION
 - (D) PHOENIX ROEBELI II PIGEY PALM
 - (E) DECORATIVE POT WITH PLANTS
 - (F) LAWN WITH ANNUALS NEAR HEDGE
- KEY NOTES**
 (2) EXISTING 2% SLOPE SITE DRAINAGE TO STREET VIA NON-CORROSIVE DEVICES