TRIBUTARY AREA CALC

AREA A:	877 SF (32 SF PLANTER PROVIDED)
AREA B:	1250 SF (42 SF PLANTER PROVIDED)
AREA C:	353 SF (18 SF PLANTER PROVIDED)
TOTAL:	2, 480 SF ROOF (INCLUDING EXPOSED OVERHANGS)
BMP DEVICE:	TOTAL OF 3 PLANTERS PROVIDED: 32 SF PLANTER (FOR 500-1,000 SF CONTRIBUTING AREA) 42 SF PLANTER (FOR 1,001 - 1,250 SF CONTRIBUTING AREA) 18 SF PLANTER (FOR 0-500 SF CONTRIBUTING AREA)

HEAT ISLAND CALC

TOTAL UNCOVERED HARDSCAPE AREA:	
UNCOLORED CONCRETE PAVED AREAS:	608 SF
STONE PAVED AREAS:	921 SF
TOTAL UNCOVERED PAVED AREA:	1529 SF
25% OF TOTAL HARDSCAPE MATERIAL IN COMPLIANCE W/ 4.106.7	25% of 1529 SF: 382.25 SF

TOTAL AREA OF MATERIAL IN COMPLIANCE W/ 4.106.7:
UNCOLORED CONCRETE PAVED AREAS + PAVED AREAS IN SHADE:

608 SF OF UNCOLORED CONCRETE (SOLAR REFLECTANCE .39 SEE SPEC., 2/A0.33)

TOTAL AREA OF MATERIAL W/ SOLAR REFLECTANCE OF MIN. 0.30:	608 SF > 382.25 SF REQ.

PROJECT INFORMATION

CONSTRUCTION TYPE:	VB, AUTOMATIC SPRINKLER SYSTEM PER NFPA 13D
OCCUPANCY:	R-3
ZONING:	R1-1
APPLICABLE CODE:	LARC 2014
OWNER ADDRESS:	PARVIS ACQUISITIONS, LLC 10850 WILSHIRE BLVD. SUITE 1200 LOS ANGELES, CA 90024
APN:	5528-010-026
LEGAL DESCRIPTION:	LOT 18 TR 6202
BUILDING HEIGHTS:	28'-0"
STORIES:	3
FRONT YARD SETBACK:	24'-10"
SIDE YARD SETBACKS:	6'-0"
REAR YARD SETBACK:	15'-0"
FIRE PROTECTION:	THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D. (R313,12.21A17(D)). THE SPRINKLER SYSTEM SHALL BE APPROVED BY THE PLUMBING DIVISION PRIOR TO INSTALLATION.
METHANE MITIGATION:	TESTING OF THE GAS DETECTION AND MECHANICAL VENTILATION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BY SOMEONE CERTIFIED BY THE LOS ANGELES FIRE DEPARTEMENT. 91.7106.

PROJECT SCOPE

NEW 3,120 SF, 3 LEVEL, SINGLE FAMILY RESIDENCE W/ BASEMENT & ACCESSORY STRUCTURE

DESCRIPTION OF WORK

SUBJECT WORK CONSISTS OF:
NEW SINGLE-FAMILY RESIDENCE

1. A SEPARATE APPLICATION AND PERMIT IS REQUIRED FOR:
   A. POOL/SPA

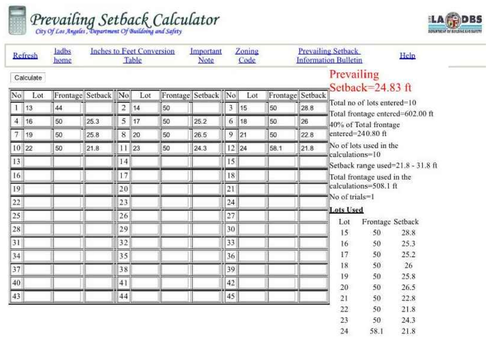
DEFERRED SUBMITTALS SHALL BE REVIEWED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTAL TO THE BUILDING OFFICIAL

FLOOR AREA

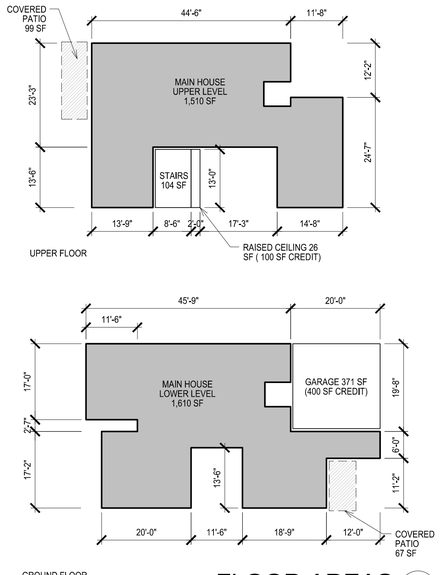
LOT AREA:	6,250 SF
GROUND LEVEL RFA:	1,610 SF
UPPER FLOOR RFA:	1,510 SF
TOTAL FLOOR AREA:	3,120 SF
COVERED PATIO (250 SF CREDIT):	165 SF
GARAGE:	400 SF
ACCESSORY STRUCTURE:	172 SF
U-OCCUPANCY:	400 SF
R3-OCCUPANCY:	67+1610+1510+26+99+104 = 3390 SF
ZONING CODE FLOOR AREA:	1610+1510 = 3120 SF

SHEET INDEX

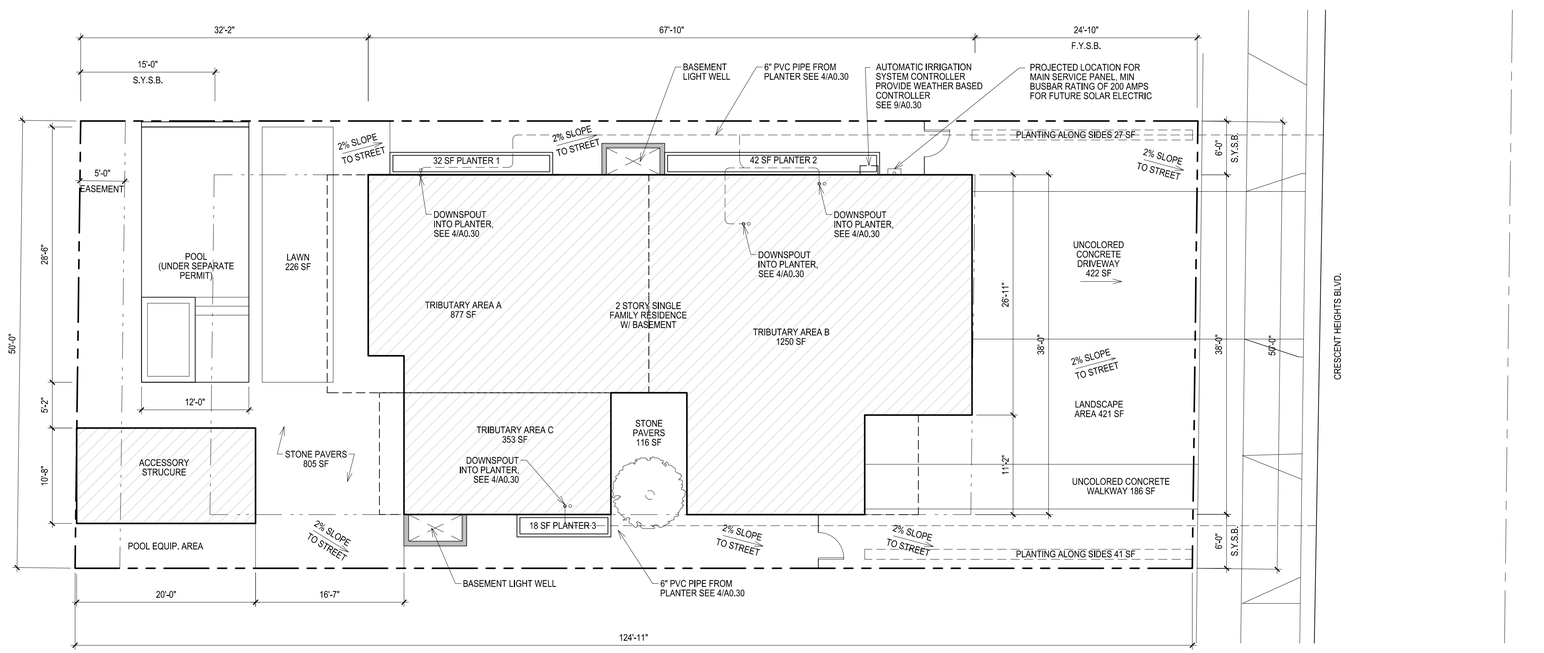
A0.00	PROJECT INFORMATION & PLOT PLAN	A8.10	EXTERIOR DETAILS
A0.01	GENERAL NOTES	A8.11	EXTERIOR DETAILS
A0.10	TITLE 24 CALCULATIONS	A8.20	DOOR/WINDOW DETAILS
A0.11	TITLE 24 CALCULATIONS	A8.30	STAIR DETAILS
A0.20	GREEN BUILDING NOTES		
A0.30	REPORTS AND SPECIFICATIONS	MHM - 1	METHANE STANDARD PLAN 1
A0.31	REPORTS AND SPECIFICATIONS	MHM - 2	METHANE STANDARD PLAN 2
A0.32	REPORTS AND SPECIFICATIONS	MHM - 3	METHANE STANDARD PLAN 3
A0.33	REPORTS AND SPECIFICATIONS	MHM - 4	METHANE STANDARD PLAN 4
		MHM - 5	METHANE STANDARD PLAN 5
A1.00	SITE SURVEY	MHM - 6	METHANE STANDARD PLAN 6
		MHM - 7	METHANE STANDARD PLAN 7
A2.10	BASEMENT FLOOR PLAN	MHM - 8	METHANE STANDARD PLAN 8
A2.11	GROUND FLOOR PLAN		
A2.12	UPPER FLOOR PLAN	S-1	CONSTRUCTION NOTES
A2.13	ROOF FLOOR PLAN	S-2	FOUNDATION PLAN
		S-3	2ND FLOOR FRAMING PLAN
A4.10	ELEVATIONS	S-4	ROOF FRAMING PLAN
A4.11	ELEVATIONS		
		SD-1	STRUCTURAL DETAIL
A5.10	SECTIONS	SD-2	STRUCTURAL DETAIL
A5.11	SECTIONS	SD-3	STRUCTURAL DETAIL
		SD-4	STRUCTURAL DETAIL
A7.20	DOOR SCHEDULE		
A7.21	WINDOW SCHEDULE		



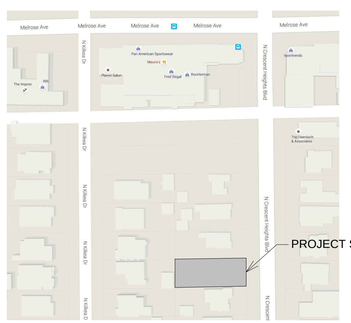
PREVAILING SETBACK 8
SCALE: 1/16" = 1'-0"



FLOOR AREAS 5
SCALE: 1/16" = 1'-0"



PLOT PLAN 4
SCALE: 1/8" = 1'-0"



VICINITY MAP 1
NTS

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CRESCENT HEIGHTS RESIDENCE
633 N. Crescent Heights
Los Angeles, CA 90048

Rev	Description
06.15.16	Plan Check Submittal

Drawing
PROJECT INFO, PLOT PLAN

Date June 15, 2016
Scale As Noted
Sheet

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