OWNER
BH HOLDING LLC
8306 WILSHIRE BLVD, SUITE 208
BEVERLY HILLS, CA 90211

ARCHITECTURAL DESIGNER
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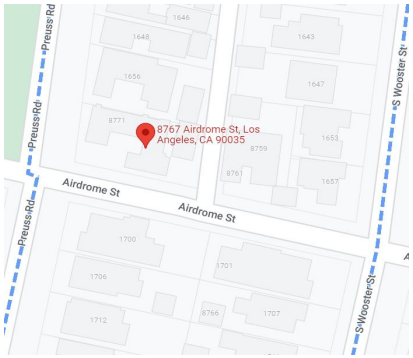
11040 SANTA MONICA BLVD, SUITE 326
LOS ANGELES, CA 90025
BRAEEN@AOL.COM

LAND USE CONSULTANT
nūr - DEVELOPMENT | CONSULTING
864 S ROBERTSON BLVD, 3RD FLOOR
LOS ANGELES, CA 90035
DANIEL@NURDEVELOPMENT.COM

LANDSCAPE ARCHITECT
SEED GROUP
1505 BORDER AVENUE
TORRANCE, CA 90501
ART@SEEDGROUPLA.COM

VICINITY MAP



LEGAL DESCRIPTION

LOT NO. 69 - 70 OF AIRDROME HEIGHT TRACT RECORDED IN MB 71-21 PAGES 632 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.
APN: 4303003017

PROJECT SUMMARY

PROJECT SUMMARY BY nūr DEVELOPMENT | CONSULTING

PROJECT DESCRIPTION
A NEW 5-STORY, 56' HIGH, 15-UNIT MULTI-FAMILY BUILDING WITH 3 UNITS SET ASIDE AS RESTRICTED AFFORDABLE UNITS AND PARKING ON THE GROUND FLOOR AND 1 SUBTERRANEAN PARKING LEVEL.

ADDRESS
8767 W AIRDROME ST

APN
4303-003-017

REQUESTED ENTITLEMENTS
3 ON-MENU DENSITY BONUS INCENTIVES TO ALLOW A HEIGHT INCREASE OF 11-FEET, A 35% INCREASE IN FAR, AND A 20% REDUCTION IN THE NORTHERLY SIDE YARD SETBACK.

LOT AREA

LOT AREA	
1/2 THE ALLEY	7,505
LOT AREA FOR DENSITY	599
	8,104

ZONING R3-1-O

RESIDENTIAL DENSITY

LOT AREA FOR DENSITY	8,104
DENSITY RATIO FOR R3	1 DU/800 SF
BASE DENSITY: 8,074 / 800 = 10.09 =	10
DB BASE DENSITY (ROUND UP)	11
DB DENSITY BONUS: 35% x 11 = 3.85 =	4
MAX DENSITY: 11 + 4 =	15
VLI UNITS REQUIRED PER DB: 11% X 11 = 1.2 =	2
AFFORDABLE REQUIRED PER LAHD RUD: 2 @ VLI + 1 @ LI =	3
TOTAL PROVIDED UNITS	15
MARKET RATE UNITS	12
VLI UNITS PER LAHD RUD	2
LI UNITS PER LAHD RUD	1

RESIDENTIAL UNIT MIX

1-BR	6
2-BR	3
3-BR	6
TOTAL	15

FLOOR AREA & FAR (ZONING)

BUILDABLE AREA	4,913
ALLOWABLE FAR PER R3-1	3:1
MAX SQUARE FOOTAGE: 4,913 x 3 =	14,739
35% INCREASE PER DB INCENTIVE	5,159
MAX FLOOR AREA ALLOWED	19,898
TOTAL FLOOR AREA PROVIDED	17,378

HEIGHT / STORIES

MAX HEIGHT / STORIES PER R3-1	45-FEET / NO LIMIT
MAX HEIGHT W/ DB INCENTIVE: 45 + 11 =	56-FEET / NO LIMIT
PROPOSED HEIGHT	56-FEET / 5-STORIES

AUTO PARKING

RESIDENTIAL REQUIRED PER LAMC 12.21.A.4	
1-BR: 6 x 1.5	9
2 & 3-BR: 9 x 2	18
TOTAL PARKING REQUIRED	27
RESIDENTIAL REQUIRED PER CA GOV CODE SECTION 65915(p)(1)	
1-BR: 6 x 1	6
2 & 3-BR: 9 x 1.5	13.5
TOTAL PARKING REQUIRED: 6 + 13.5 = 19.5 =	20
TOTAL PARKING PROVIDED: 4 COMPACT + 16 STANDARD	20
EV PARKING REQUIREMENT (30%)	6
EVCS (FULL INSTALL) (10%)	2
EVSE (FUTURE INSTALL)	4

BIKE PARKING

RES LONG-TERM REQUIRED: (15/1) =	15
RES SHORT-TERM REQUIRED: (15/10) =	2
RESIDENTIAL LONG-TERM PROVIDED	16
RESIDENTIAL SHORT-TERM PROVIDED	2
TOTAL BIKE PARKING REQUIRED	17
TOTAL BIKE PARKING PROVIDED	18

OPEN SPACE

OPEN SPACE REQUIRED	
1-BR (2 HABITABLE ROOMS): 6 X 100	600
2-BR (3 HABITABLE ROOMS): 3 X 125	375
3-BR (4 HABITABLE ROOMS): 6 X 175	1,050
TOTAL REQUIRED OPEN SPACE PER LAMC	2,025
OPEN SPACE PROVIDED	
2NF FLOOR REC ROOM (MAX 25%)	506
ROOF DECK	1,074
BALCONIES: 9 x 50	450
TOTAL PROVIDED SQUARE FOOTAGE	2,030
COMMON OPEN SPACE REQUIRED (50% OF REQ'D): 50% x 2,025 =	1,013
COMMON OPEN SPACE PROVIDED:	1,580
REQUIRED LANDSCAPE: 25% X 1,580 (COMMON OPEN SPACE)	395
PROVIDED LANDSCAPE	400
REQUIRED # OF TREES: 15 DU / 4 TREES	4
TREES PROVIDED	4

SETBACKS

SETBACK	LOCATION	REQUIRED	PROVIDED
FRONT YARD	PREUSS	15-FEET	15-FEET
SIDE YARD	NORTHERLY PL	6.4-FEET*	6.4-FEET*
SIDE YARD	AIRDROME	8-FEET	8-FEET
REAR YARD	ALLEY	15-FEET**	15-FEET

* 20% REDUCTION VIA DB ON-MENU INCENTIVE
** TO CL OF ALLEY

INDEX OF DRAWINGS

ARCHITECTURAL

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A-1.2	BUILDABLE AREA DIAGRAM		
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A-11	NORTH ELEVATION		
A-12	SOUTH ELEVATION		
A-13	SECTIONS A-A		
A-14	SECTIONS B-B		

STRUCTURAL

NO.	SHEET TITLE

LANDSCAPE

NO.	SHEET TITLE

REVISIONS	BY

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15 UNITS APARTMENT
8767 AIRDROME ST,
LOS ANGELES, CA 90035

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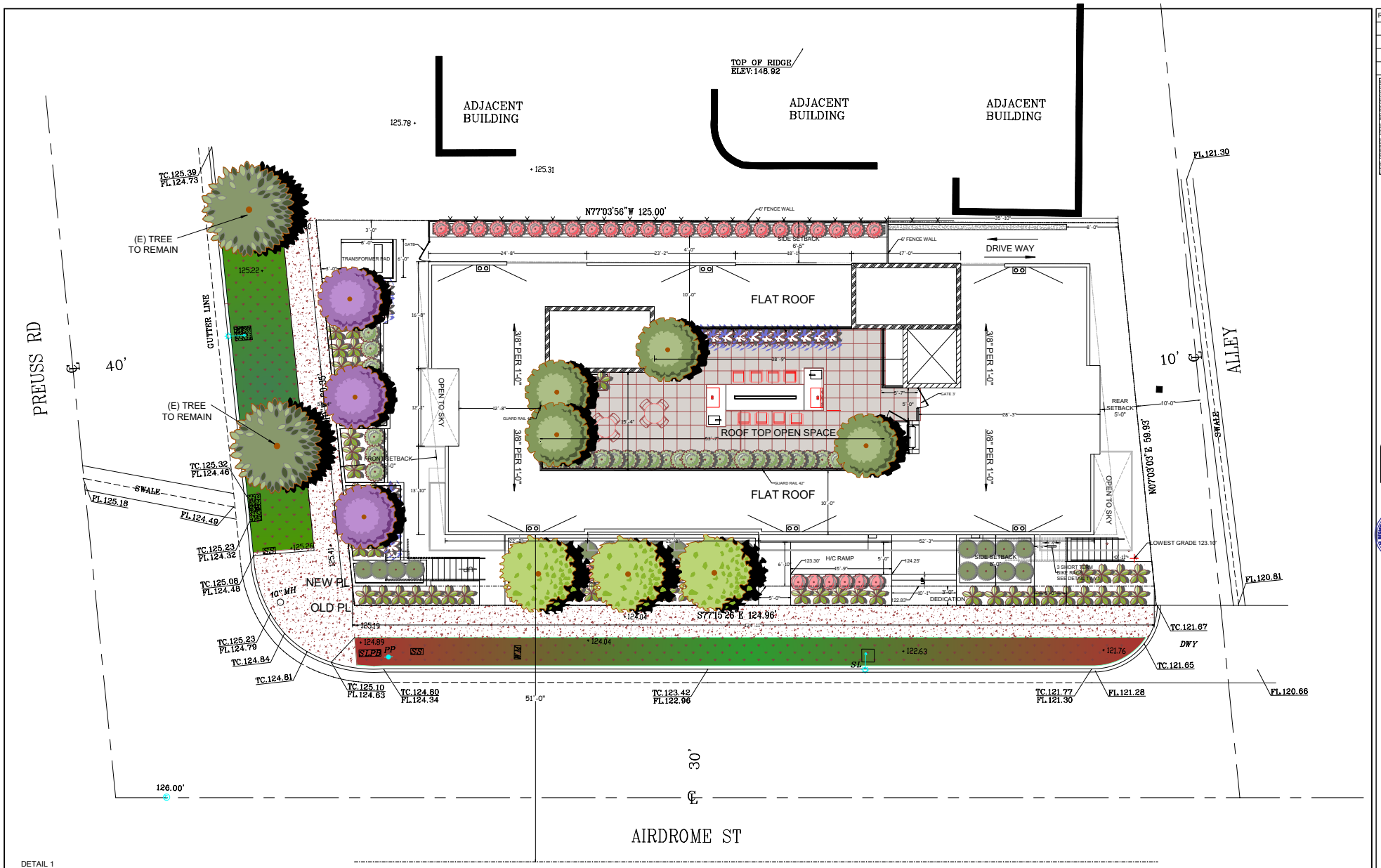
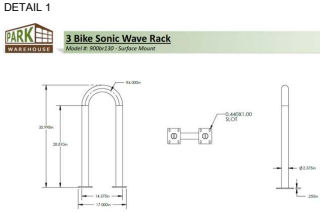
Job
Sheet T-1
Of Sheets



DETAIL 1



SITE PLAN

SCALE: 3/16"=1'-0"

REVISIONS	BY

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LOS ANGELES, CA 90035

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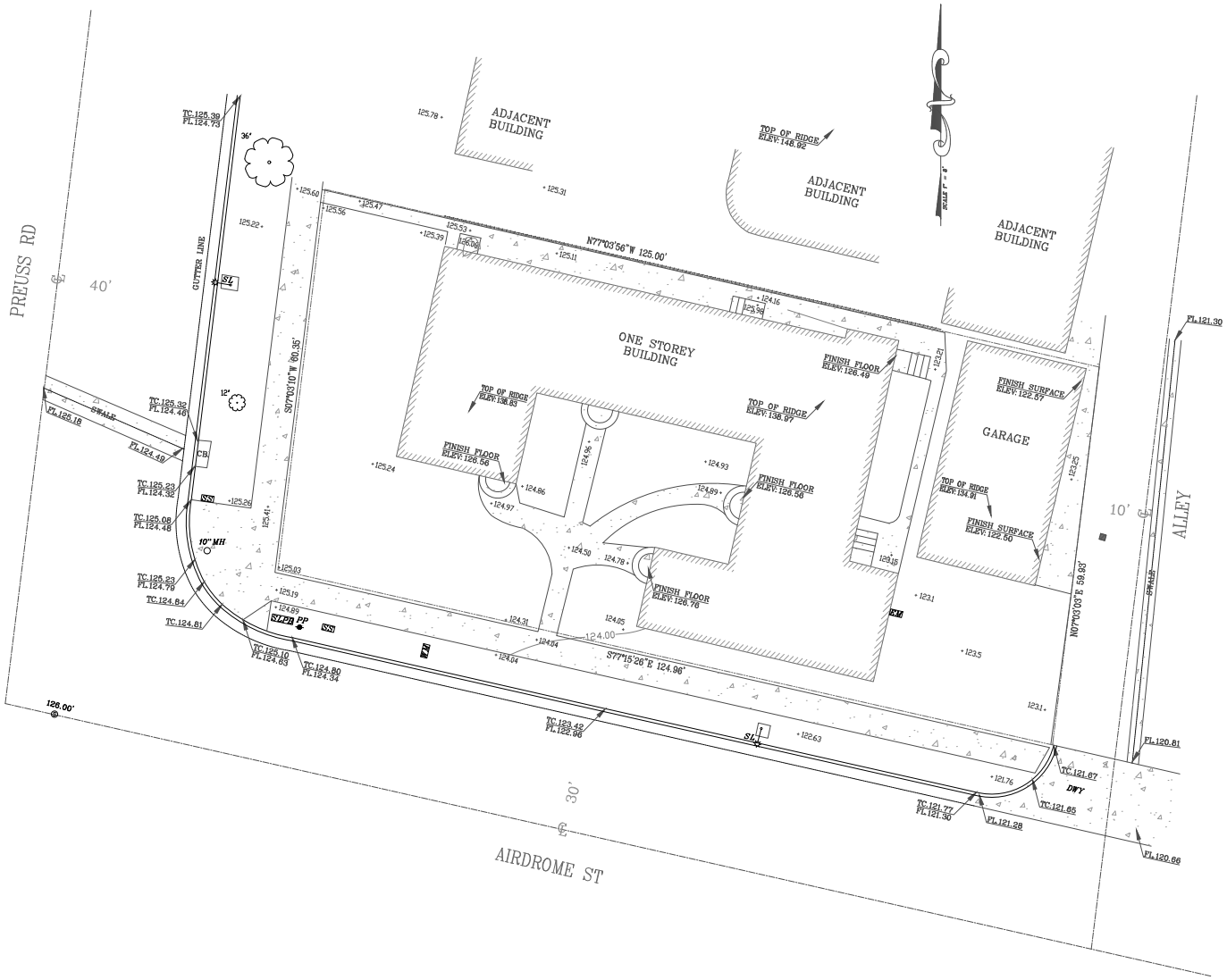


LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

LOTS 69 & 70 OF TRACT NO. 6721 AS PER MAP RECORDED IN BOOK 71 PAGE 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS:

THE BEARING N07°03' 10"E, ON THE SIDELINE OF PREUSS RD. AS SHOWN ON TRACT NO. 6721, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 71 , PAGE 21, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSUMED DATUM:

ASSUMED ELEVATION ON SMH AT CENTERLINE OF AIRDROME ST.
ELEV. = 126.00'
STRUCTURE ID: 51805110

SYMBOLS:

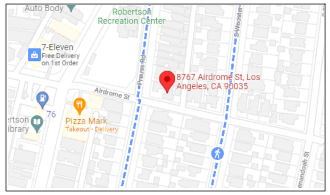
AIRCONDITIONING UNIT
CABLE TV BOX
CATCH BASIN
COLUMN
DRAIN
FIRE HYDRANT
GAS METER
GAS VALVE
GATE POST
GTE PULL BOX
IRRIGATION VALVE
MAIL BOX
PALM TREE
PARK METER
PINE TREE
POWER POLE
POWER POLE ANCHOR
SEWER CL OUT
SEWER MANHOLE
STORM DRAIN MANHOLE
STREET LIGHT
STREET LIGHT BOX
TELEPHONE MANHOLE
TRAFFIC LIGHT CONTROL BOX
TREE
WATER METER
WATER VALVE
WATER VAULT

LEGEND:

ASP	– ASPHALT	PC	– PROPERTY CORNER
BC	– BUILDING CORNER	PC	– PAGE
BM	– BENCHMARK	PI	– POINT OF INTERSECTION
BW	– BACK OF WALK	℄ /PL	– PROPERTY LINE
CB	– CATCH BASIN	PLTR	– PLANTER
CEFB	– CITY ENGINEER'S FIELD BOOK	POL	– POINT ON LINE
CF	– CURB FACE	PVMT.	– PAVEMENT
℄/CL	– CENTERLINE	PM	– PARCEL MAP
C.L.F.	– CHAIN LINK FENCE	(R)	– RECORD
COL	– COLUMN	RCE	– REGISTERED CIVIL ENGINEER
CONC	– CONCRETE	S.S.M.	– STANDARD SURVEY MONUMENT
(Dd)	– DEED	SMH	– SEWER MANHOLE
ELEC	– ELECTRIC	S & T	– SPIKE & TIN
EP	– EDGE OF PAVEMENT	SPK/W	– SPIKE & WASHER
ESMT.	– EASEMENT	TC	– TOP OF CURB ELEV.
FB	– FIELD BOOK	TR	– TRACT MAP
FD	– FOUND	TW	– TOP OF WALL ELEV.
FF	– FINISH FLOOR ELEV.	WIF	– WROUGHT IRON FENCE
FL	– FLOWLINE ELEV.		
FS	– FINISH SURFACE	NLY	– NORTHERLY
INTER	– INTERSECTION	SLY	– SOUTHERLY
IP	– IRON PIPE	ELY	– EASTERLY
LS	– LAND SURVEYOR	WLY	– WESTERLY
L & T	– LEAD & TACK		
(M)	– MEASURED		
MB	– MAP BOOK		
NG	– NATURAL GRADE		
OH	– OVERHANG		

N/O	– NORTH OF		
S/O	– SOUTH OF		
E/O	– EAST OF		
W/O	– WEST OF		

PROPERTY LINE
CENTERLINE
CONCRETE WALL
BUILDING LINE
CHAINLINK FENCE
WOOD FENCE
IRONFENCE
BRICK WALL
CONCRETE PATTERN
ASPHALT PATTERN



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

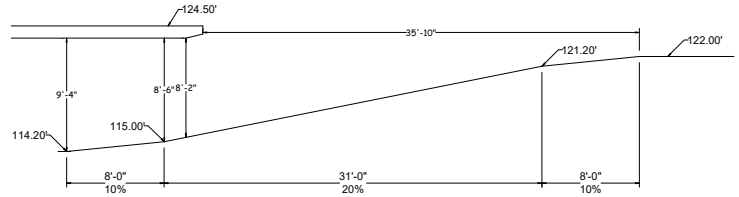
PROFESSIONAL LAND SURVEYOR
CYRUS ASARMYAN
L.S. NO. 9494
STATE OF CALIFORNIA

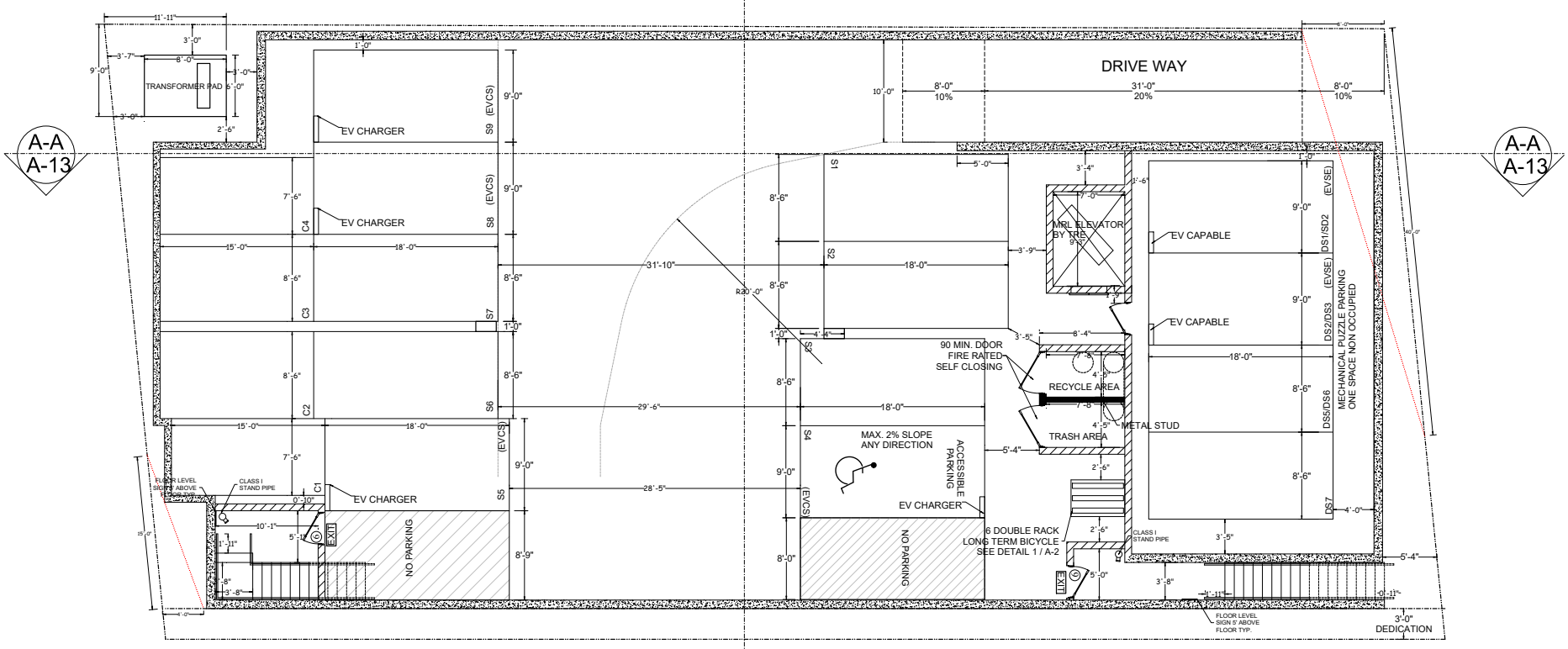
TITLE:	TOPOGRAPHIC SURVEY 8767 Airdrome St Los Angeles, CA 90035		
CLIENT:	Jesse Sarshar		
SCALE: 1"=8'	Land Topography Corp. 4402 Charlemont Ave., Woodland Hills, CA 91364 Cell: (818)334-9135 E-Mail: azarmypls@gmail.com	DATE: 10/05/2018	
SURVEYED BY: M.B.		REVISION (S):	
DRAWN BY: M.B.			
CHECKED BY: C.A.		SHEET 1 OF 1 SHEET	

For long-term bicycle parking:
- Shall be secured from the general public, roofed, and enclosed on all sides to protect bicycle from inclement weather
- Bicycle parking stall shall provide a means of securing the bicycle frame at two points to a securely anchored rack, except in the case of lockers and commercially operated attended bicycle parking
- Individual racks installed side by side to one another within bicycle rooms or bicycle cages that allow bicycles to be locked to either side of the rack shall be spaced a minimum of 30 inches on center
- Racks installed parallel to walls shall be a minimum of 30 inches from the wall
- Triangular lockers with varying widths shall have an opening at least 2 feet wide.

- Spaces arranged in a vertically staggered layout that permits bicycles to be placed in and removed from each individual space without interference from bicycles in adjoining spaces shall be spaced a minimum of 16 inches on center
- When more than 20 long-term bicycle parking spaces are provided, a workspace of 100 square feet shall be provided adjacent to the long-term bicycle parking to allow bicyclists to maintain their bicycles
- Must be provided onsite only
- Shall not be located in the public right-of-way
- Shall be provided either on the ground floor within 100 feet of the major entrance to the lobby, in the offstreet automobile parking area, or one level above or below the ground floor within 100 feet of the building entrance on that story.

- When located inside a parking garage, it shall be located no more than 200 feet from a pedestrian entrance to the main building and located so as to provide reasonably convenient access to the nearest walkway, ramp or elevator providing access to the building.
- When located inside a parking garage, it shall be located within the space available on the building's pedestrian entry level.
- Provide personal lockers for non-residential uses as required by LAMC Section 91.6307
- Residential long-term bicycle parking provided on the residential floors shall be equal to or greater than 50 percent of the number of dwelling units on the same floor per LAMC Section 12.21A16(e)(2)(iv)(d).



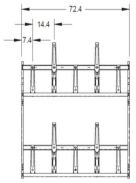


BASEMENT / PARKING

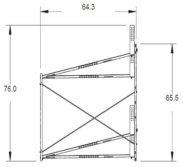
SCALE: 1/4"=1'-0"

PARKING	
STANDARD	9
DOUBLE STACK	7
COMPACT	4

DOUBLE BICYCLE RACK
DETAIL 1



Front View



Side View

LEGEND

- RETAINING WALL
- SEPARATION WALL
- 2-HR WALL
- 1-HR WALL
- 3-HR WALL
- RAILING
- PLUMBING 2" X6" WALL
- CONCRETE BLOCK WALL
- SOUND RATED WALLS
- FIN. FLOOR LINE ELEVATION
- EXIT — EXIT SIGN
- OPEN SPACE

REVISIONS | BY

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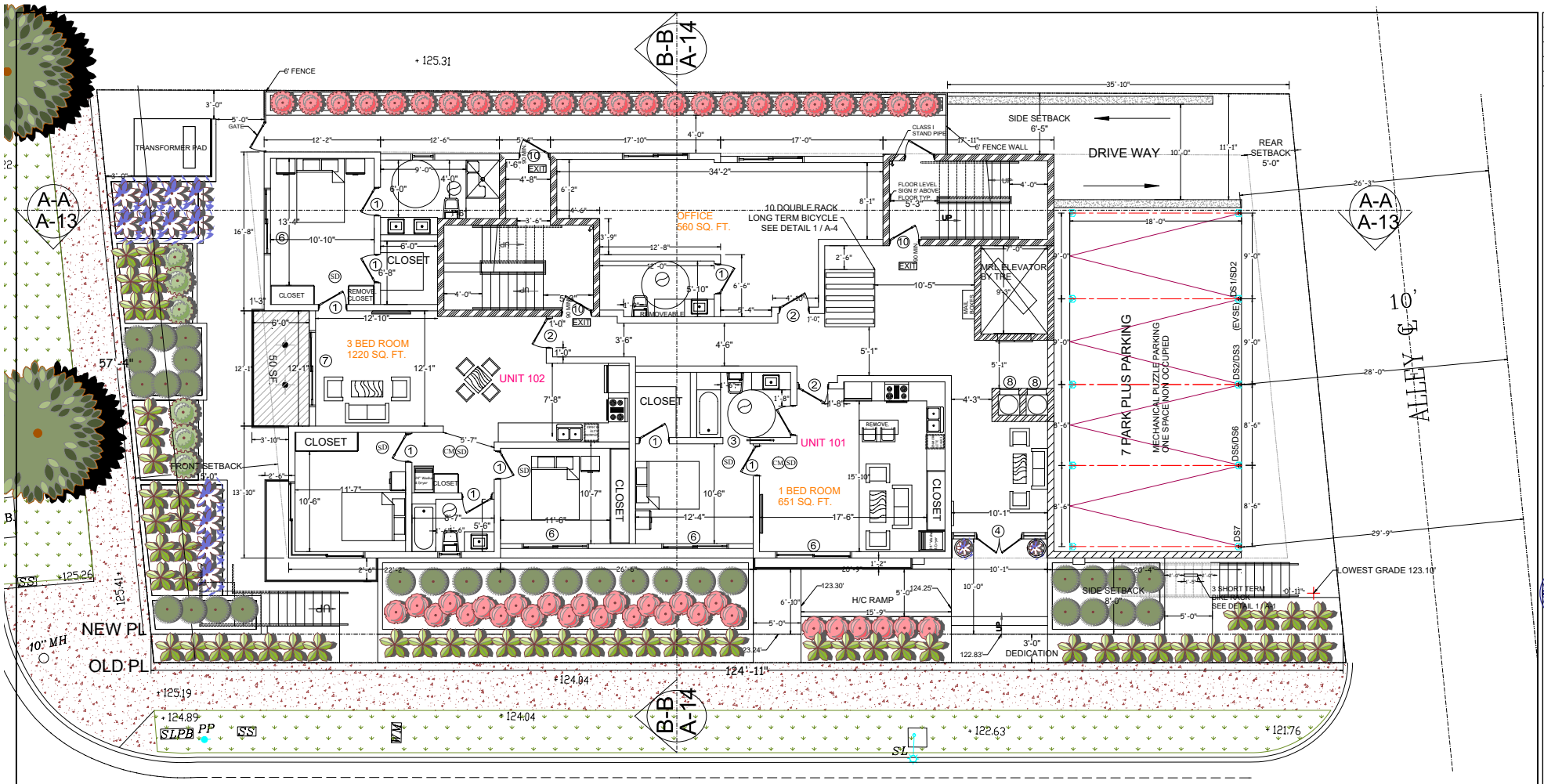
THESE PROVIDES FOR INTERPRETATION OF THE CODES AND REGULATIONS AS THEY APPLY TO THE DESIGN OF THE BUILDING. THE DESIGN IS THE RESPONSIBILITY OF THE DESIGNER OF RECORD. THE DESIGN MUST COMPLY WITH LABC, WITHOUT A WRITTEN CONSENT OF THE DESIGNER.

15 UNITS APARTMENT
8767 AIRDROME ST,
LOS ANGELES, CA 90035

Date
Scale
Drawn
Job
Sheet
A-2
Of Sheets



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

SD HARD WIRED SMOKE DETECTORS

BATHROOM FAN W/5 AIR CHANGE PER HOUR (MIN. 50CFM) CONNECTED DIRECTLY TO OUTSIDE ENERGY STAR/CONDUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

CM AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WAHICH FUEL-BURNING APLLICANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)
CARBON MONOXIDE SHALL BE INSTALLED OUTSIDE BEDROOMS. TYPICAL ON ALL UNITS. ON ALL FLOOR

FIRST FLOOR	
APARTMENT	NUMBER
1 BEDROOMS	1
2 BEDROOMS	0
3 BEDROOMS	1

- For new construction, at least 50 percent of shortterm bicycle parking shall be located outside buildings, The remaining short-term bicycle stalls may be provided inside the building on the ground floor, or inside the parking garage on the ground floor with a direct access to a public street.
- For new developments, short-term bicycle parking shall be located to maximize visibility from the main entrance
- Shall be located no farther 100 feet of walking distance from a pedestrian entrance.
- For buildings with more than one pedestrian entrance, short –term bicycle parking shall be distributed in approximately equal proportions among all pedestrian entrances.
- Obtain approval from the Bureau of Engineering to install short-term bicycle parking within the public right-of-way

For short-term bicycle parking:
- Racks shall support the bicycle frame at two points. Racks that support only the wheel of the bicycle are not permissible.
- Racks shall allow for the bicycle frame and at least one wheel to be locked to the racks.
- The bicycle rack shall allow for the use of a cable as well as a U-shaped lock
- Racks shall be securely anchored to a permanent surface.
- At least 50% shall be covered by a roof or overhang when more than 20 short-term bicycle parking spaces are provided
- Provide a minimum 2 feet wide stall.
- Individual racks installed side by side to one another that allow bicycles to be locked to either side of the rack shall be spaces a minimum of 30 inches on center
- Racks installed parallel to walls shall be a minimum of 30 inches from the wall.
- Spaces arranged in a vertically staggered layout that permits bicycles to be placed in and removed from each individual space without interference from bicycles in adjoining spaces shall be spaced a minimum of 16 inches on center.

LEGEND

- RETAINING WALL
- SEPARATION WALL (3 A-20)
- 2-HR WALL (1 A-20)
- 1-HR WALL (15 A-20)
- 3-HR WALL (4 A-20)
- RAILING
- PLUMBING 2" X6" WALL
- CONCRETE BLOCK WALL
- SOUND RATED WALLS
- FIN. FLOOR LINE ELEVATION
- EXIT SIGN
- OPEN SPACE

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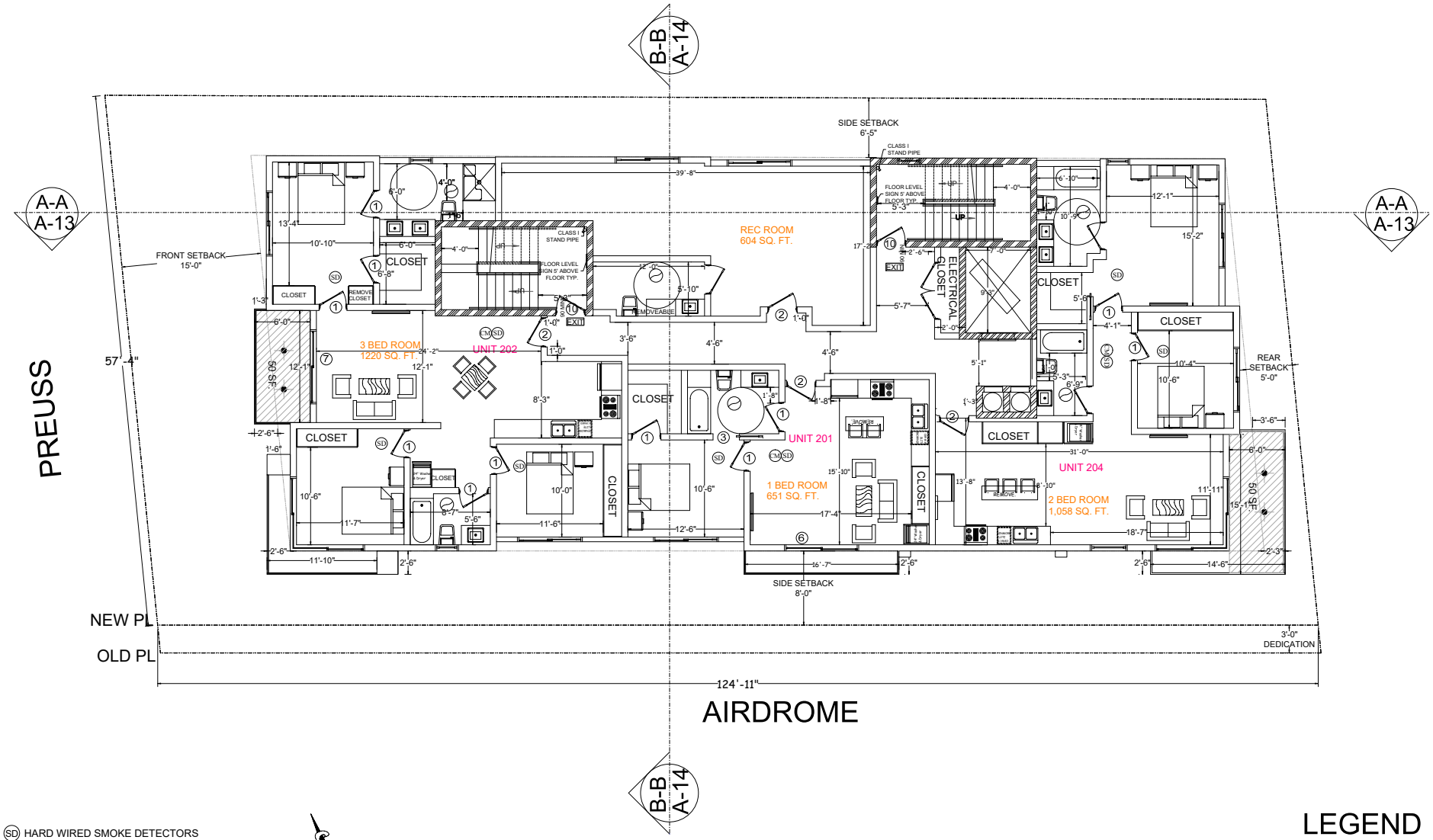

(SD) HARD WIRED SMOKE DETECTORS

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SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

FIRST FLOOR	
APARTMENT	NUMBER
1 BEDROOMS	1
2 BEDROOMS	1
3 BEDROOMS	1

LEGEND

- RETAINING WALL
- SEPARATION WALL (2 A-20)
- 2-HR WALL (1 A-20)
- 1-HR WALL (15 A-20)
- 3-HR WALL (4 A-20)
- RAILING
- PLUMBING 2" X6" WALL
- CONCRETE BLOCK WALL
- SOUND RATED WALLS
- FIN. FLOOR LINE ELEVATION
- EXIT SIGN
- OPEN SPACE

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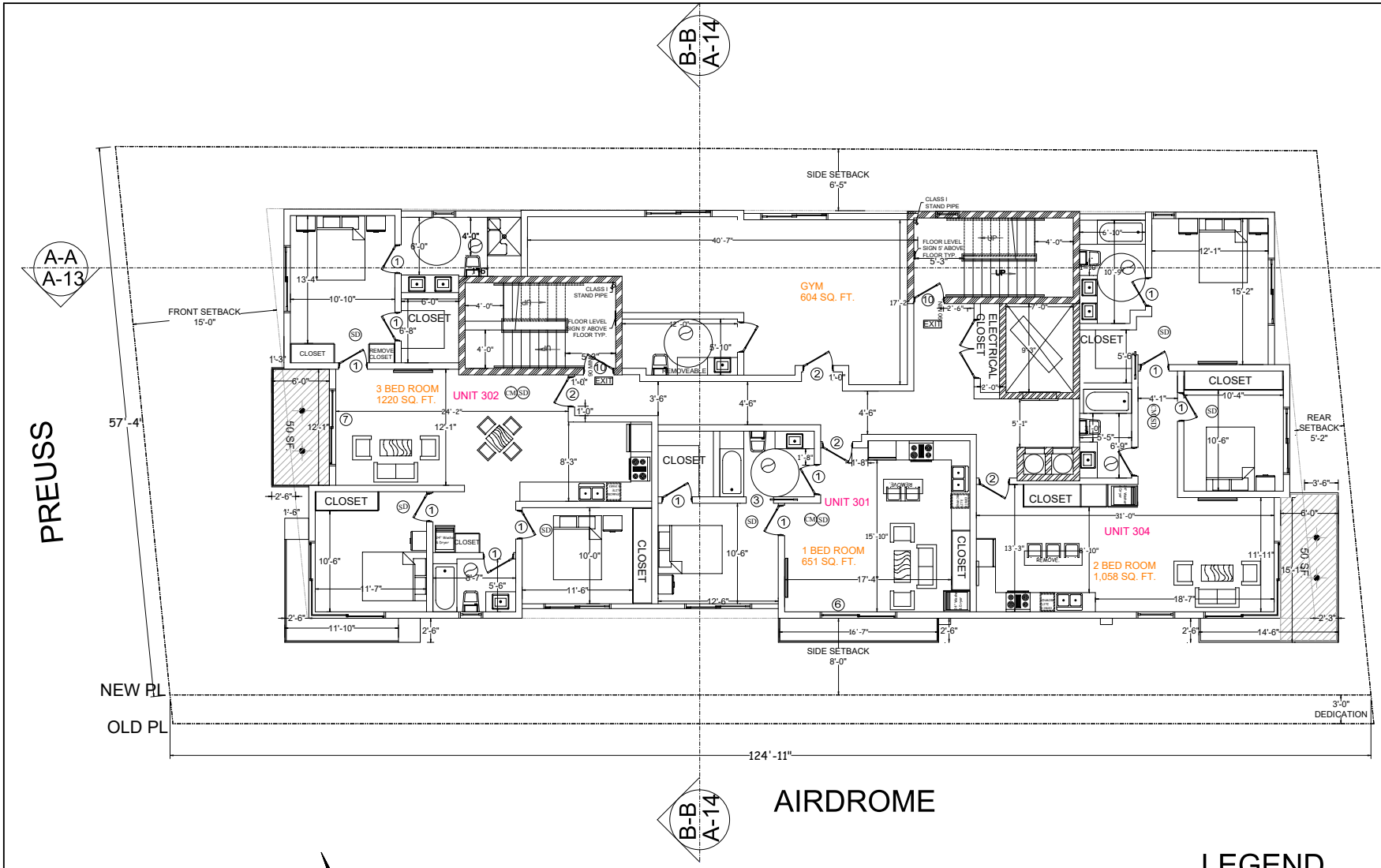

AIRDROME

THIRD FLOOR PLAN

SCALE: 1/4"=1'-0"

(SD) HARD WIRED SMOKE DETECTORS

(⊘) BATHROOM FAN W/5 AIR CHANGE PER HOUR (MIN. 50CFM) CONNECTED DIRECTLY TO OUTSIDE
ENERGY STAR/CONDUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

(CM) AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WAHICH FUEL-BURNING APLLICANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

FIRST FLOOR	
APARTMENT	NUMBER
1 BEDROOMS	2
2 BEDROOMS	1
3 BEDROOMS	1

LEGEND

- RETAINING WALL
- SEPARATION WALL (2 A-20)
- 2-HR WALL (1 A-20)
- 1-HR WALL (15 A-20)
- 3-HR WALL (4 A-20)
- RAILING
- PLUMBING 2" X6" WALL
- CONCRETE BLOCK WALL
- SOUND RATED WALLS
- FIN. FLOOR LINE ELEVATION
- EXIT SIGN
- OPEN SPACE

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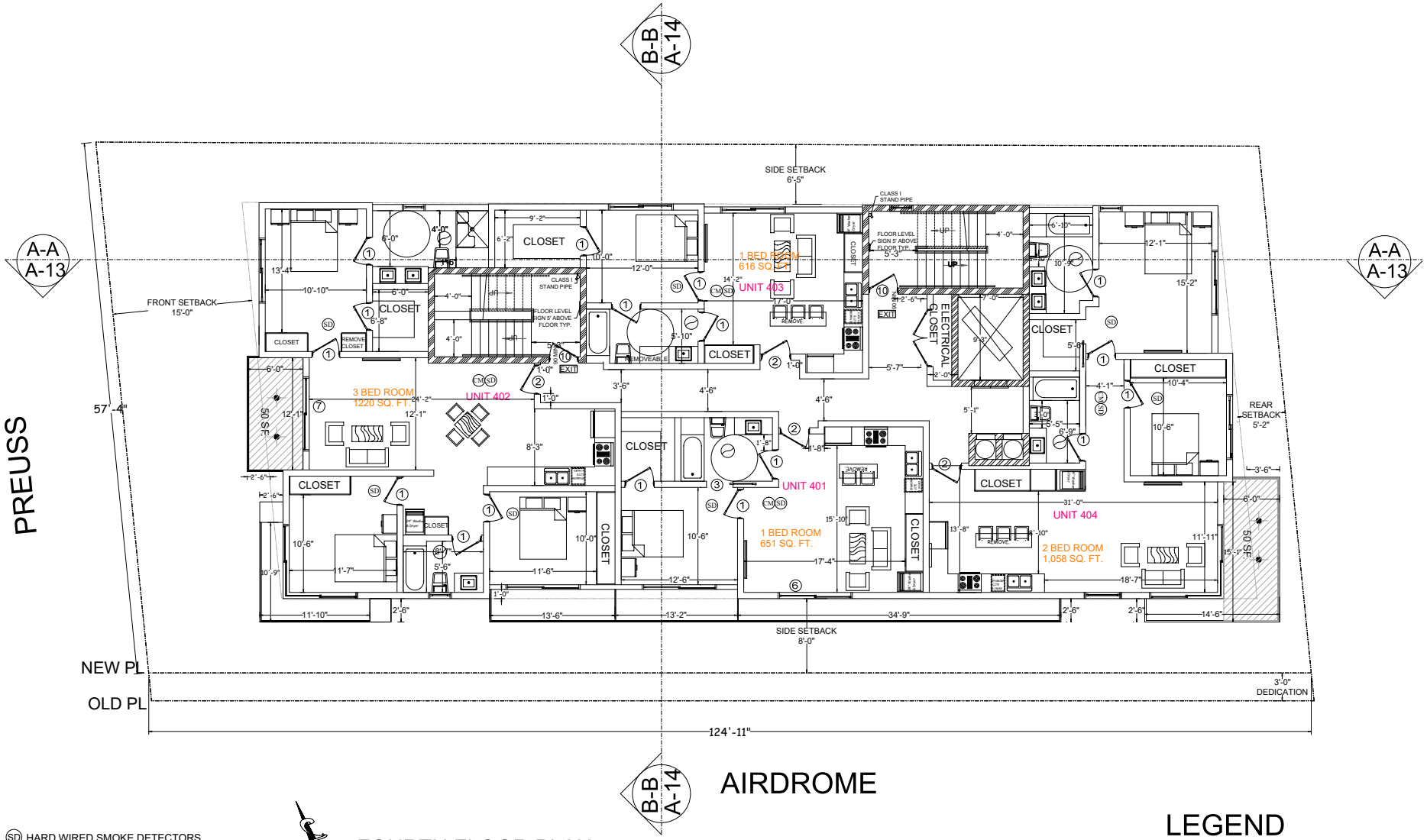
15 UNITS APARTMENT
8767 AIRDROME ST,
LOS ANGELES, CA 90035

Date
Scale
Drawn
Job
Sheet A-5
Of Sheets



FOURTH FLOOR PLAN

SCALE: 1/4"=1'-0"

(SD) HARD WIRED SMOKE DETECTORS

(⊘) BATHROOM FAN W/5 AIR CHANGE PER HOUR (MIN. 50CFM) CONNECTED DIRECTLY TO OUTSIDE
ENERGY STAR/CONDUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

(CM) AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WAHICH FUEL-BURNING APLLICANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

FIRST FLOOR	
APARTMENT	NUMBER
1 BEDROOMS	2
2 BEDROOMS	1
3 BEDROOMS	1

LEGEND

- RETAINING WALL
- SEPARATION WALL
- 2-HR WALL
- 1-HR WALL
- 3-HR WALL
- RAILING
- PLUMBING 2" X6" WALL
- CONCRETE BLOCK WALL
- SOUND RATED WALLS
- FIN. FLOOR LINE ELEVATION
- EXIT SIGN
- OPEN SPACE

2 A-20
1 A-20
15 A-20
4 A-20

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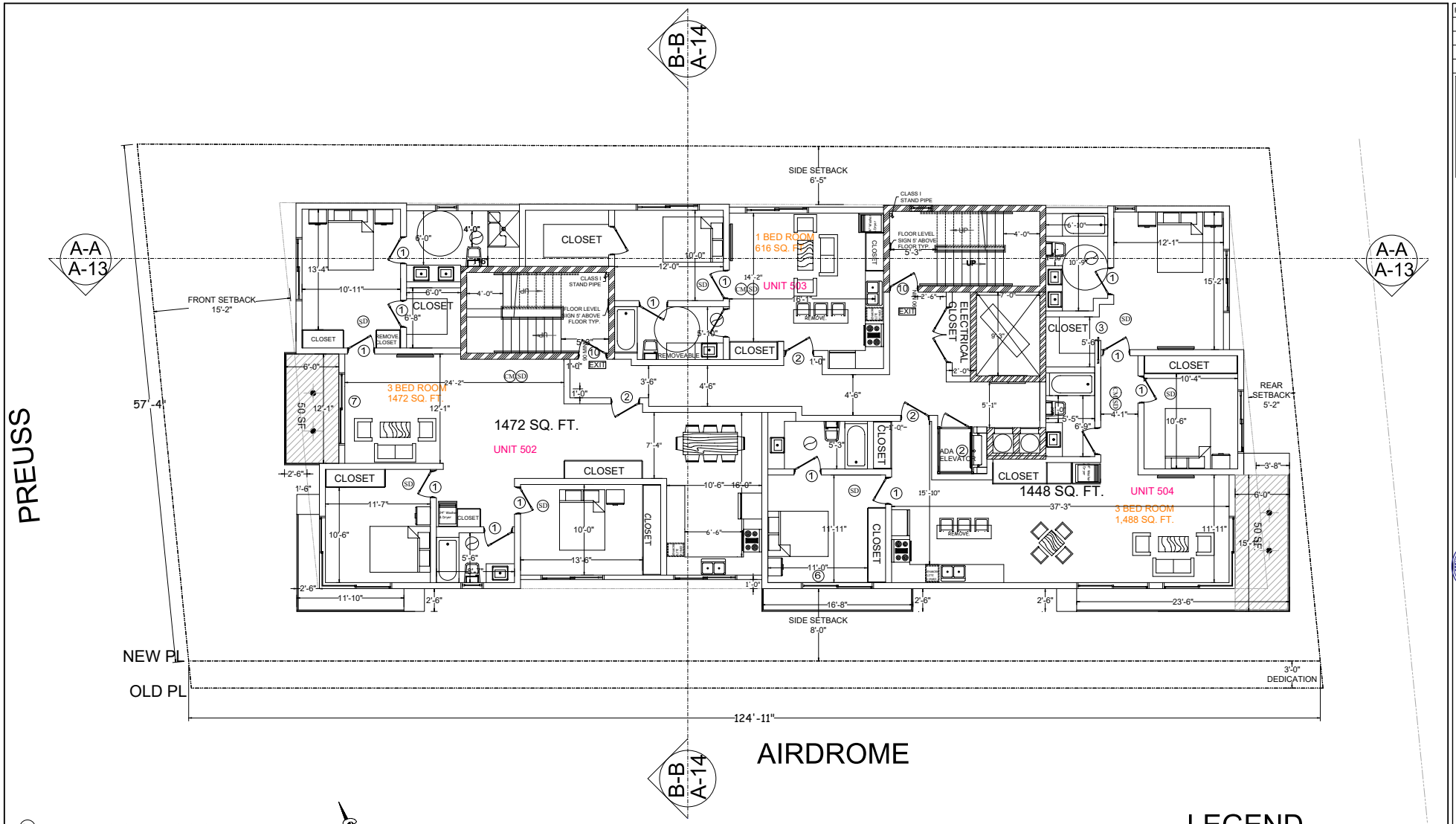
15 UNITS APARTMENT
8767 AIRDROME ST,
LOS ANGELES, CA 90035

Date
Scale
Drawn
Job
Sheet A-6
Of Sheets



(SD) HARD WIRED SMOKE DETECTORS

BATHROOM FAN W/5 AIR CHANGE PER HOUR (MIN. 50CFM) CONNECTED DIRECTLY TO OUTSIDE
ENERGY STAR/CONDUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

(CM) AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WAHICH FUEL-BURNING APLLICANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

FIFTH FLOOR PLAN

SCALE: 1/4"=1'-0"

FIRST FLOOR	
APARTMENT	NUMBER
1 BEDROOMS	1
2 BEDROOMS	0
3 BEDROOMS	2

LEGEND

- RETAINING WALL
- SEPARATION WALL
- 2-HR WALL
- 1-HR WALL
- 3-HR WALL
- RAILING
- PLUMBING 2" X6" WALL
- CONCRETE BLOCK WALL
- SOUND RATED WALLS
- FIN. FLOOR LINE ELEVATION
- EXIT SIGN
- OPEN SPACE

REVISIONS	BY

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15 UNITS APARTMENT
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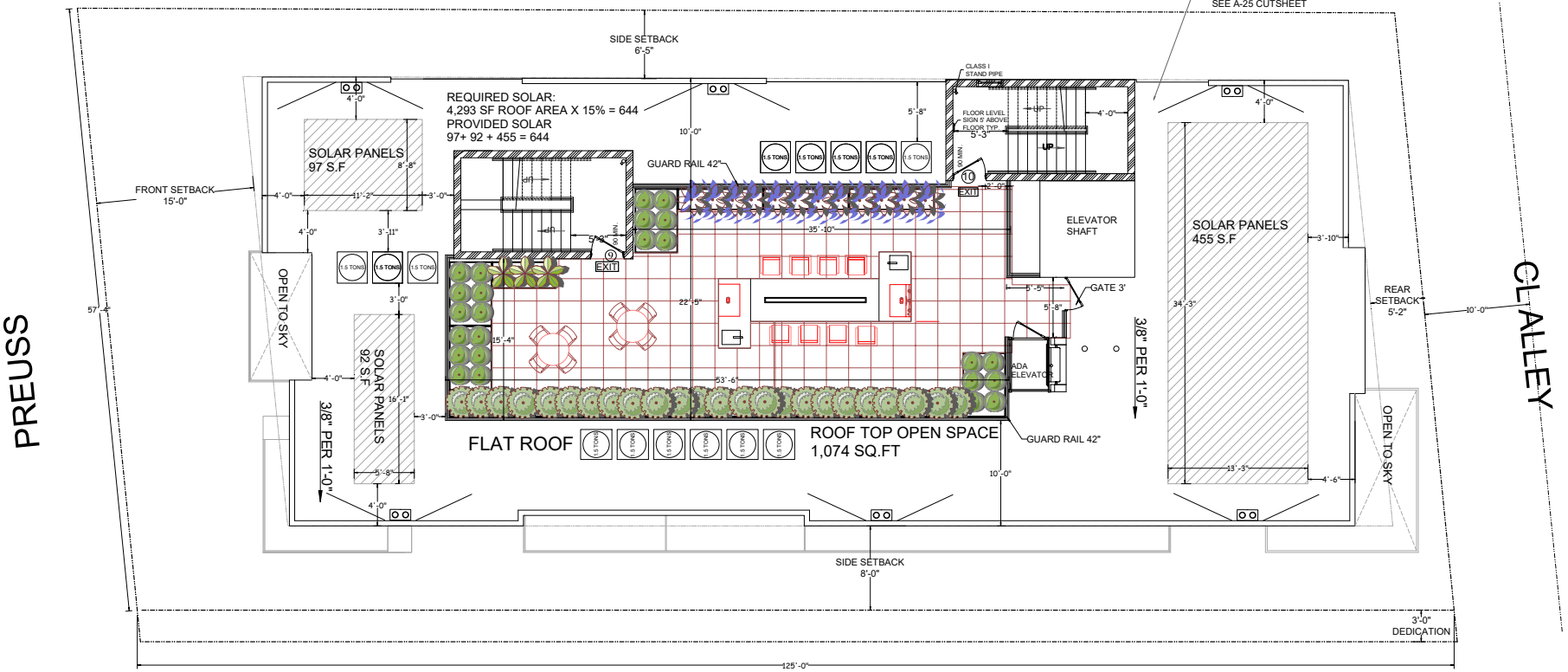
Date
Scale
Drawn
Job
Sheet
A-7
Of Sheets

NOTE:
"HVAC EQUIPMENT TO BE OUTFITTED
WITH MERV-13 FILTRATION MEDIA"

CLASS A ROOFING
CARLISLE SYNTEC'S
SURE-FLEX TPO ADHERED ROOFING SYSTEM
COLOR: WHITE
ENERGY STAR AND LEED
INITIAL SOLAR REFLECTANCE .79
ENERGY STAR SOLAR REFLECTANCE AFTER 3 YRS .70
LEED THERMAL EMITTANCE .90
SOLAR REFLECTANCE INDEX (SRI) 99
SRI-3YR AGED 85
SEE A-25 CUTSHEET



AIRDROME

ENERGY EFFICIENCY

10. For residential buildings, other than one- and two-family dwellings, comply with the following:
a. Designate on the roof plan solar zone area(s) with total area equal to or greater than 15% of the building's roof area. The solar zone shall be comprised of areas that have no dimension less than 5 feet and each area shall not be less than:
i. 80 sq ft for roof areas of 10,000 sq ft or less
ii. 160 sq ft for roof areas over 10,000 sq ft.
b. For roof slopes > 2:12 (9.5° from horizontal), show that the solar zone is oriented between 110° and 270° of true north.
c. The solar zone shall be free of obstructions and be setback at least two times the height of any obstruction, including but not limited to, vents, chimneys, and equipment.
d. For roof slopes ≤ 2:12, a minimum 4 foot center line axis pathway shall be provided on both axes of the roof.
e. For roof slopes ≤ 2:12, a minimum 4-foot straight line pathway shall be provided from the access path to roof standpipes, roof access hatches, skylights and/or ventilation hatches.
f. For roof slopes ≤ 2:12, the solar zone shall allow for a (6-foot) (4-foot) wide clear perimeter access around the edges of the roof.
g. For roof slopes > 2:12, the solar zone not be located higher than 3 feet below the ridge and shall not be located closer than 18-inches to a hip or valley if placed on both sides of the hip or valley.
11. "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." (Energy Code §110.10(d))

ROOF PLAN
SCALE: 1/4"=1'-0"

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15 UNITS APARTMENT
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Date
Scale
Drawn
Job
Sheet
A-8
Of Sheets