

1/8"=1'-0"

SITE PLAN | 9

# PROPOSED RESIDENTIAL PROJECT

REVOSOL CORPORATION

4559 BRUNSWICK AVE., LOS ANGELES, CA. 90039

APN : 5593024025

SCHOOL FEE FLOOR AREA:

GROUND FLOOR AREA	1,468 SQ.F.
SECOND FLOOR AREA	1910 SQ.F.
TOTAL	3,378 SQ.F.



SEAL

ENGR

PROPOSED RESIDENTIAL

4559 BRUNSWICK AVENUE,  
LOS ANGELES, CA 90039

APN : 5593024025

**OWNER'S REPRESENTATIVE :**

**Nikkie Martizano**  
2219 Glover Place Los Angeles, CA 90031  
323.350.8051

**DESIGNER:**

**FRANCES GONZAGA**  
Filam Global Design  
2219 Glover Place Los Angeles, CA 90031  
323.350.8051

**ENGINEER OF RECORD:**

**Conway Cooke**  
License number: S5524  
400 East Compton Blvd  
Compton, CA 90221

ALL WORKS SHALL BE IN CONFORMANCE WITH THE FOLLOWING:

- City of Los Angeles, Building & Safety Department
- California Building Codes
- 2017 Los Angeles City Building Code
- 2017 Los Angeles City MECH. Code
- 2017 Los Angeles ELEC. Code
- 2017 Los Angeles City PLUMBING Code
- 2017 Los Angeles City Geen Bldg. Code

ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS

**SCOPE:**

1. TO CONSTRUCT A NEW 2-STOREY SINGLE FAMILY UNIT.

**OWNER:**

**NIKKIE MARTIZANO**  
REVOSOL CORPORATION  
21026 Osborne St., Unit 4  
Canoga Park, CA 91304

**PROPOSED TOTAL AREA:**

GROUND FLOOR AREA	1,389 SQ.F.
GARAGE (EXEMPT)	- 400 SQ.F.
SECOND FLOOR AREA	1,756 SQ.F.
BALCONY (EXEMPT)	- 39 SQ.F.
* PRIVATE LOUNGE*	(LESS THAN 5 FEET)
BALCONY (EXEMPT)	- 46 SQ.F.
* MASTER'S BDR*	(LESS THAN 5 FEET)
<b>TOTAL</b>	<b>3,145 SQ.F.</b>

CURRENT USE: NONE

PROPOSED USE : 2-STOREY SINGLE FAMILY UNIT

BUILDING CONSTRUCTION TYPE : V

FIRE SPRINKLE THROUGHOUT  
NFPA - 13D

NOT TO SCALE CODES | 6

Address/Legal	
Site Address	4559 N BRUNSWICK AVE
Site Address	4103 E BEMIS ST
ZIP Code	90039
PIN Number	159B205 160
Lot/Parcel Area (Calculated)	7,001.4 (sq ft)
Thomas Brothers Grid	PAGE 564 - GRID C6
Thomas Brothers Grid	PAGE 564 - GRID D6
Assessor Parcel No. (APN)	5593024025
Tract	TR 644
Map Reference	M B 15-198/199
Block	C
Lot	25
Arb (Lot Cut Reference)	None
Map Sheet	159B205

Planning and Zoning	
Special Notes	None
Zoning	R1-1-RIO
Zoning Information (ZI)	ZI-2358 River Improvement Overlay District
General Plan Land Use	Low Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Historic Preservation Review	No
HistoricPlacesLA	View
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
District	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	Active: Chevy Chase Park

NOT TO SCALE PROJECT MEMBERS | 8

DETAIL NUMBER	TYPICAL REFERENCE KEY TO DETAIL
SHEET NO. WHERE DETAIL IS SHOWN	
DOOR NUMBER	DOOR REFERENCE KEY
WINDOW NUMBER	WINDOW REFERENCE KEY
SECTION INDICATION	TYPICAL REFERENCE KEY TO FULL SECTION
ARROW INDICATE DIRECTION OF CUT	
SHEET NUMBER	
LEVEL LINE CONTROL POINT OF DATUM	TYPICAL REFERENCE KEY TO FLR. LEVEL

NOT TO SCALE SYMBOL LEGENDS | 7

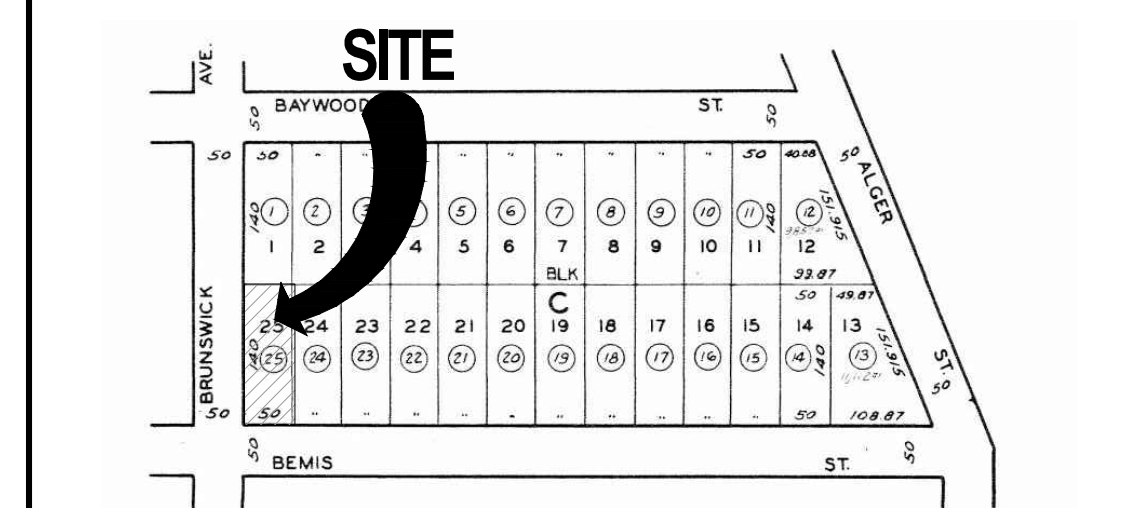
NOT TO SCALE LOT DATA | 5

NOT TO SCALE PROJECT DATA | 4



NOT TO SCALE PERSPECTIVE | 3

NOT TO SCALE SHEET INDEX | 2



NOT TO SCALE ASSESSOR/LOT PLAN | 1

SUBMITTALS:

05/08/2017	PLAN CHECK SUBMITTAL
06/06/2017	PLAN CHECK SUBMITTAL

REVISIONS

NO	DATE	DESCRIPTION
1	07/11/17	PLAN CHECK

SHEET NAME

COVER SHEET

SHEET NUMBER

A000

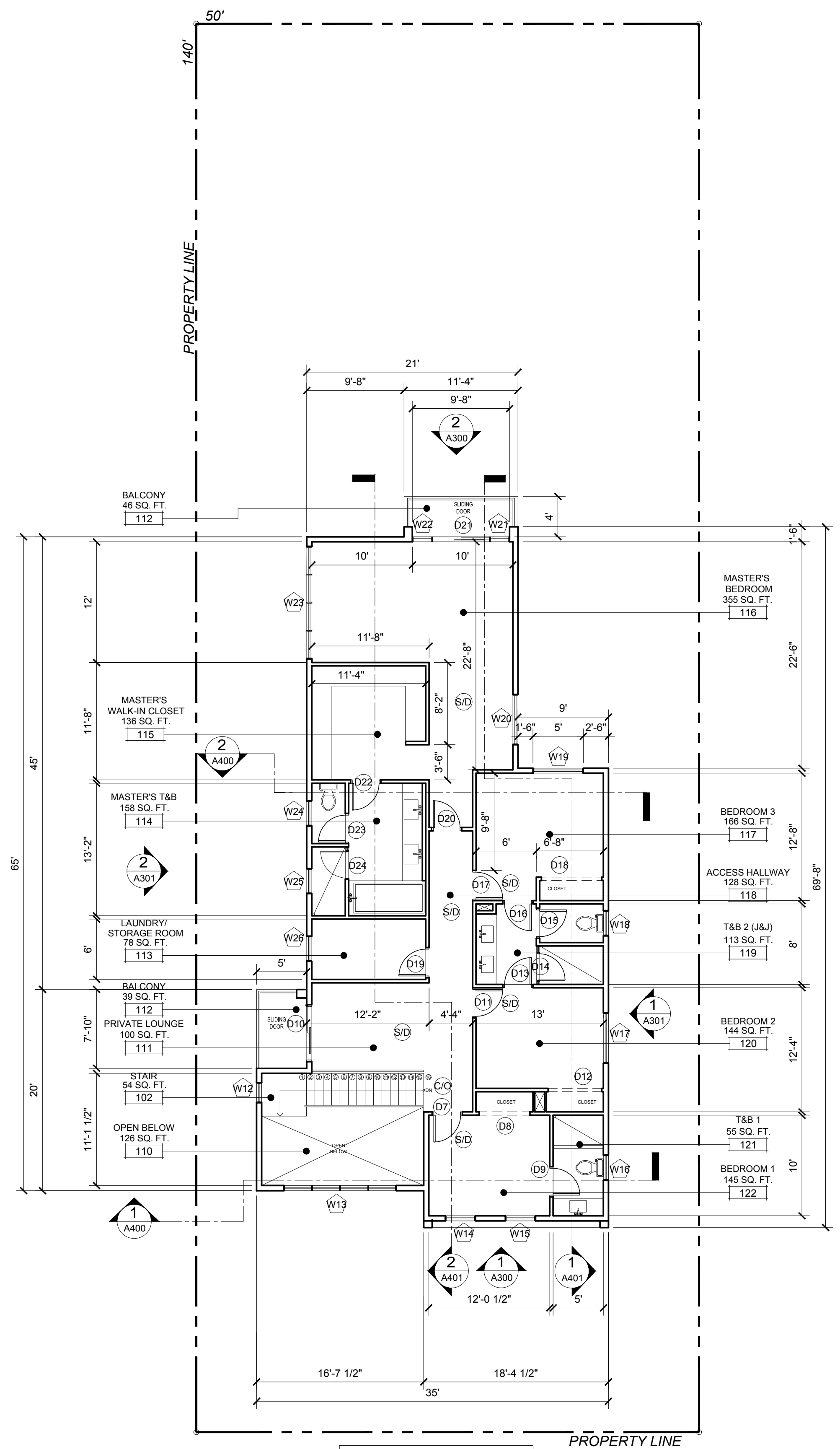
SCALE: AS NOTED

WINDOW SCHEDULE								
ID	SIZE		SILL	MATERIAL	U-VALUE	SHCG	LOCATION	NOTES
	WIDTH	HEIGHT						
W1	2'-6"	10'-0"		METAL - ALUMINUM			ENTRY HALL	
W2	2'-6"	10'-0"		METAL - ALUMINUM			ENTRY HALL	
W3	3'-0"	6'-0"		METAL - ALUMINUM			LIVING ROOM	
W4	3'-0"	6'-0"		METAL - ALUMINUM			LIVING ROOM	
W5	2'-0"	4'-0"		METAL - ALUMINUM			KITCHEN	
W6	1'-6"	7'-0"		METAL - ALUMINUM			KITCHEN	
W7	1'-6"	7'-0"		METAL - ALUMINUM			KITCHEN	
W8	2'-6"	7'-0"		METAL - ALUMINUM			DINING AREA	
W9	2'-6"	7'-0"		METAL - ALUMINUM			DINING AREA	
W10	2'-6"	2'-0"		METAL - ALUMINUM			POWDER ROOM	
W11	2'-0"	7'-0"		METAL - ALUMINUM			ENTRY HALL/STAIR AREA	
W12	2'-0"	7'-0"		METAL - ALUMINUM			ENTRY HALL/STAIR AREA	
W13	11'-2"	7'-0"		METAL - ALUMINUM			ENTRY HALL/STAIR AREA	
W14	3'-0"	6'-0"		METAL - ALUMINUM			BEDROOM 1	
W15	3'-0"	6'-0"		METAL - ALUMINUM			BEDROOM 1	
W16	2'-6"	2'-0"		METAL - ALUMINUM			BEDROOM 1 - T&B	
W17	5'-0"	4'-0"		METAL - ALUMINUM			BEDROOM 2	
W18	2'-6"	2'-0"		METAL - ALUMINUM			J&J T&B	
W19	5'-0"	4'-0"		METAL - ALUMINUM			BEDROOM 3	
W20	5'-0"	4'-0"		METAL - ALUMINUM			MASTER'S BEDROOM	
W21	2'-0"	7'-0"		METAL - ALUMINUM			MASTER'S BEDROOM	
W22	2'-0"	7'-0"		METAL - ALUMINUM			MASTER'S BEDROOM	
W23	11'-2"	6'-0"		METAL - ALUMINUM			MASTER'S BEDROOM	
W24	2'-6"	2'-0"		METAL - ALUMINUM			MASTER'S T&B	
W25	2'-6"	2'-0"		METAL - ALUMINUM			MASTER'S T&B	
W26	2'-6"	2'-0"		METAL - ALUMINUM			LAUNDRY/STO. ROOM	

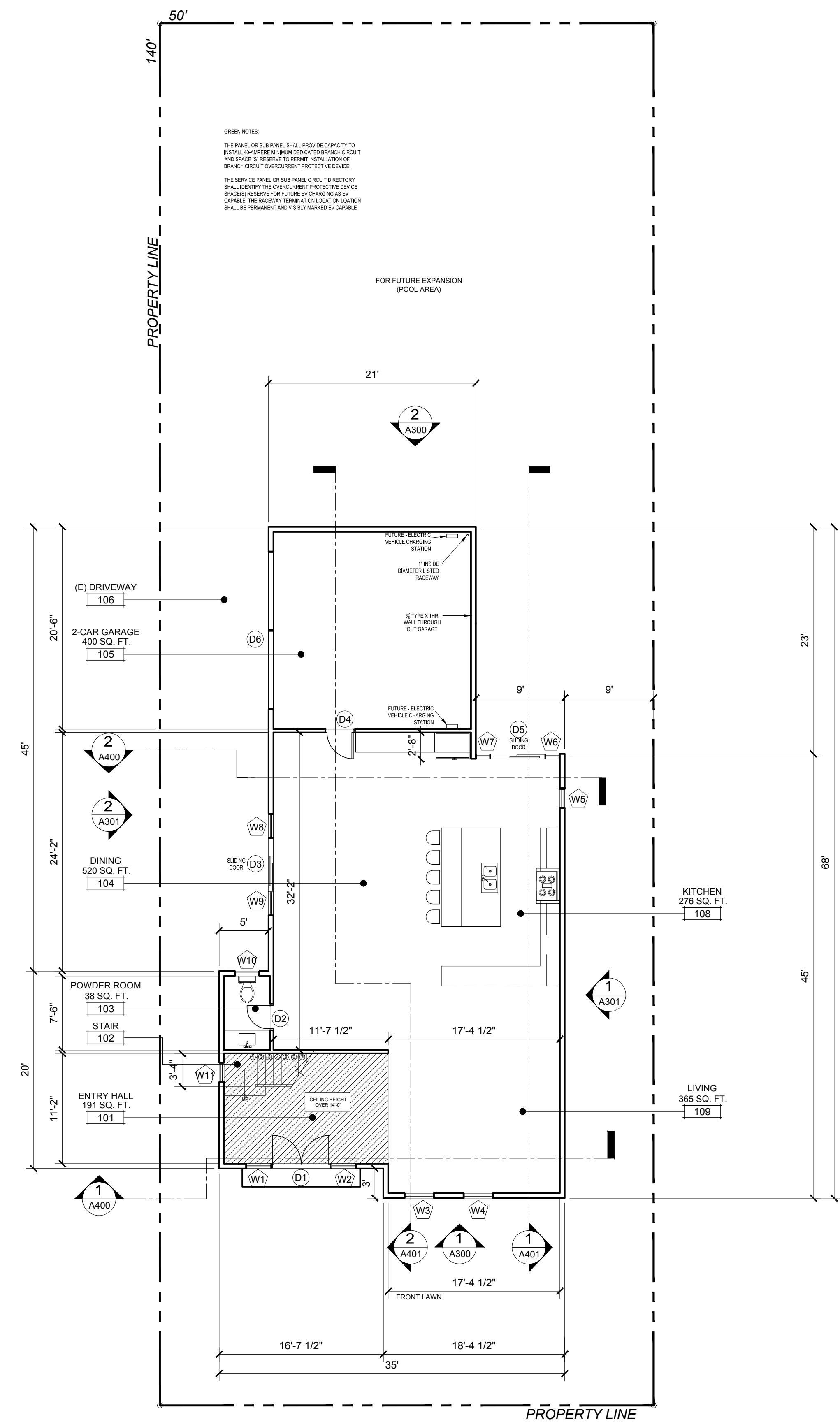
SCALE : 1/8" = 1'-0" WINDOW SCHEDULE 4

DOOR SCHEDULE										
ID	TYPE	DOOR			FRAME		RATING	HW SET	LOCATION	NOTES
		W	HT	THK	MATL	GLZ				
D1	---	6'-0"	10'-0"	0'-1 1/2"		0'-0 3/4"	0'-4"		ENTRY HALL	
D2	---	2'-4"	7'-0"	0'-1 1/2"		0'-0 3/4"	0'-4"		POWDER ROOM	
D3	---	5'-4"	7'-0"	0'-1 1/2"		0'-0 3/4"	0'-4"		DINING AREA	
D4	---	2'-8"	7'-0"	0'-1 1/2"		0'-0 3/4"	0'-4"		GARAGE	
D5	---	5'-6"	7'-0"	0'-1 1/2"		0'-0 3/4"	0'-4"		KITCHEN	
D6	---	16'-0"	6'-8"	0'-1 1/2"		0'-0 3/4"	0'-4"		GARAGE	
D7	---	2'-8"	7'-0"	0'-1 1/2"		0'-0 3/4"	0'-4"		BEDROOM 1	
D8	---	5'-0"	7'-0"	0'-1 1/2"		0'-0 3/4"	0'-4"		BEDROOM 1 - CLOSET	
D9	---	2'-8"	7'-0"	0'-1 1/2"		0'-0 3/4"	0'-4"		BEDROOM 1 - T&B	
D10	---	5'-4"	7'-0"	0'-1 1/2"		0'-0 3/4"	0'-4"		PRIVATE LOUNGE	
D11	---	2'-8"	7'-0"	0'-1 1/2"		0'-0 3/4"	0'-4"		BEDROOM 2	
D12	---	5'-4"	7'-0"	0'-1 1/2"		0'-0 3/4"	0'-4"		BEDROOM 2 - CLOSET	
D13	---	2'-8"	7'-0"	0'-1 1/2"		0'-0 3/4"	0'-0"		BEDROOM 2 - J&J T&B	
D14	---	2'-8"	7'-0"	0'-1 1/2"		0'-0 3/4"	0'-0"		J&J T&B - SHOWER ENCLOSURE	
D15	---	2'-8"	7'-0"	0'-1 1/2"		0'-0 3/4"	0'-0"		J&J T&B	
D16	---	2'-8"	7'-0"	0'-1 1/2"		0'-0 3/4"	0'-4"		BEDROOM 3 - J&J T&B	
D17	---	2'-8"	7'-0"	0'-1 1/2"		0'-0 3/4"	0'-0"		BEDROOM 3	
D18	---	6'-0"	7'-0"	0'-1 1/2"		0'-0 3/4"	0'-4"		BEDROOM 3 - CLOSET	
D19	---	2'-8"	7'-0"	0'-1 1/2"		0'-0 3/4"	0'-4"		LAUNDRY/STO. ROOM	
D20	---	2'-8"	7'-0"	0'-1 1/2"		0'-0 3/4"	0'-4"		MASTER'S BEDROOM	
D21	---	5'-8"	7'-0"	0'-1 1/2"		0'-0 3/4"	0'-4"		MASTER'S BEDROOM	
D22	---	2'-8"	6'-0"	0'-1 1/2"		0'-0 3/4"	0'-4"		MASTER'S T&B	
D23	---	2'-8"	7'-0"	0'-1 1/2"		0'-0 3/4"	0'-0"		MASTER'S T&B	
D24	---	2'-8"	7'-0"	0'-1 1/2"		0'-0 3/4"	0'-0"		MASTER'S T&B - SHOWER ENCLOSURE	

SCALE : 1/8" = 1'-0" DOOR SCHEDULE 3



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



SCALE : 1/8" = 1'-0" GROUND FLOOR PLAN 1



SEAL  
ENGR

**PROPOSED RESIDENTIAL**  
4559 BRUNSWICK AVENUE,  
LOS ANGELES, CA 90039  
APN : 5593024025

SUBMITTALS:  
05/08/2017  
PLAN CHECK SUBMITTAL  
06/06/2017  
PLAN CHECK SUBMITTAL

REVISIONS		
NO	DATE	DESCRIPTION
1	07/11/17	PLAN CHECK

SHEET NAME  
**FLOOR PLAN**  
SHEET NUMBER  
**A100**  
SCALE: AS NOTED



### STORMWATER OBSERVATION REPORT (SOR) FORM

Only to be used for Single Family Residences (4 units or less, <10,000 SF, <2,500 SF within a ESA)

#### LOW IMPACT DEVELOPMENT



IN THE EVENT THAT THE APPROVED STORMWATER BMP CANNOT BE BUILT PER PLANS (OR ANY MODIFICATION), CONSULT WITH BUREAU OF SANITATION STAFF PRIOR TO ANY PLAN MODIFICATIONS. FAILURE TO DO SO MAY DELAY OBTAINING A FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY (C of O).

STORMWATER OBSERVATION means the visual observation of the stormwater related Best Management Practices (BMPs) for conformance with the approved LID Plan at significant construction stages and at completion of the project. Stormwater observation does not include or waive the responsibility for the inspections required by Section 108 or other sections of the City of Los Angeles Building Code.

STORMWATER OBSERVATION must be performed by the contractor responsible for the approved LID Plan or designated staff in their employment. Homeowner can also perform the Stormwater Observation if no licensed contractor was involved. AS PART OF THE OBSERVATION, PROVIDE PRINTED PHOTOS OF THE BMPs TAKEN DURING VARIOUS CONSTRUCTION PHASES.

STORMWATER OBSERVATION REPORT (SOR) must be signed by the contractor responsible for the approved LID Plan and submitted to the City prior to the issuance to the certificate of occupancy. Homeowner can sign the Stormwater Observation Report if no licensed contractor was involved. PRIOR TO CERTIFICATE OF OCCUPANCY (C of O), SOR FORM, PRINTED PHOTOS OF THE BMPs TAKEN DURING VARIOUS CONSTRUCTION PHASES AND APPROVED STAMPED PLANS BY THE BUREAU OF SANITATION MUST BE SUBMITTED TO THE PUBLIC COUNTER FOR STAFF APPROVAL.

Project Address: 4559 BRUNSWICK AVE, LOS ANGELES, CA 90039	Building Permit No.: 17010-30000-01753
Contractor / Architect / Engineer responsible for construction of best management practices per approved LID Plan: NIKKIE MARTIZANO	Phone Number: 323-350-8051

I declare that the following statements are true to the best of my knowledge:

- I am responsible for the approved LID Plan, and
- I, or designated staff under my responsible charge, have performed the required site visits at each significant construction stage and at completion to verify that the best management practices as shown on the approved plan have been constructed and installed in accordance with the approved LID Plan.

Signature \_\_\_\_\_ Date \_\_\_\_\_ Contractor/Architect/Engineer License \_\_\_\_\_

#### Low Impact Development (LID) Post Construction Stormwater Mitigation Best Management Practices (BMPs)



#### STORMWATER BMP(S) VERIFICATION

Upon LADBS Inspector Verification that approved stormwater BMPs are in place, a Stormwater Observation Report (SOR) Form shall be submitted to Department of Public Works, Bureau of Sanitation, 201 N. Figueroa, 3<sup>rd</sup> floor, station 18.

Project Address: 4559 BRUNSWICK AVE, LOS ANGELES, CA 90039

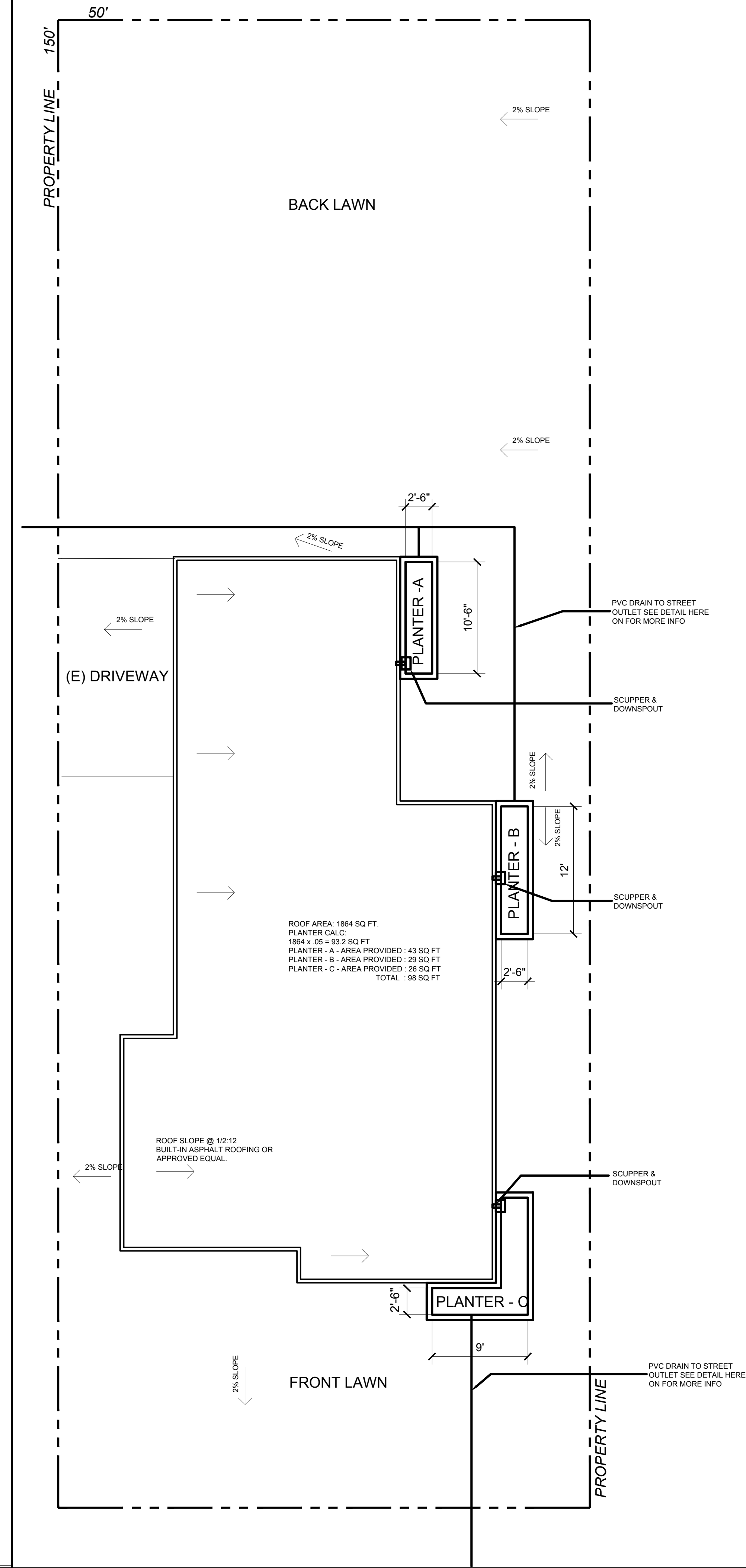
#### RESIDENTIAL (4 UNITS OR LESS, <10,000 SF, <2,500 SF within a ESA)

Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
1	Rain Tank(s) - 50 to 129 gal each		
2	Rain Tank(s) - > 130 gal min		
3	Shade Tree - min 15 gal	TREES CALLED OUT ON PLANS	A1.0.2
4	Flow thru Planter(s)	ROOF AREA: 1864.05 = 93.2 need 98 sq ft provided	A1.0.2
5	Permeable pavers / Porous concrete (min 10% open space)	<input type="checkbox"/> Incidental; _____ total SF <input type="checkbox"/> Infiltration; _____ total SF	
6	Rain Garden	<input type="checkbox"/> # _____ - Lined; _____ total SF <input type="checkbox"/> # _____ - Unlined; _____ total SF	
7	Dry Well		
8	SUMP Pump (modification was not required)		

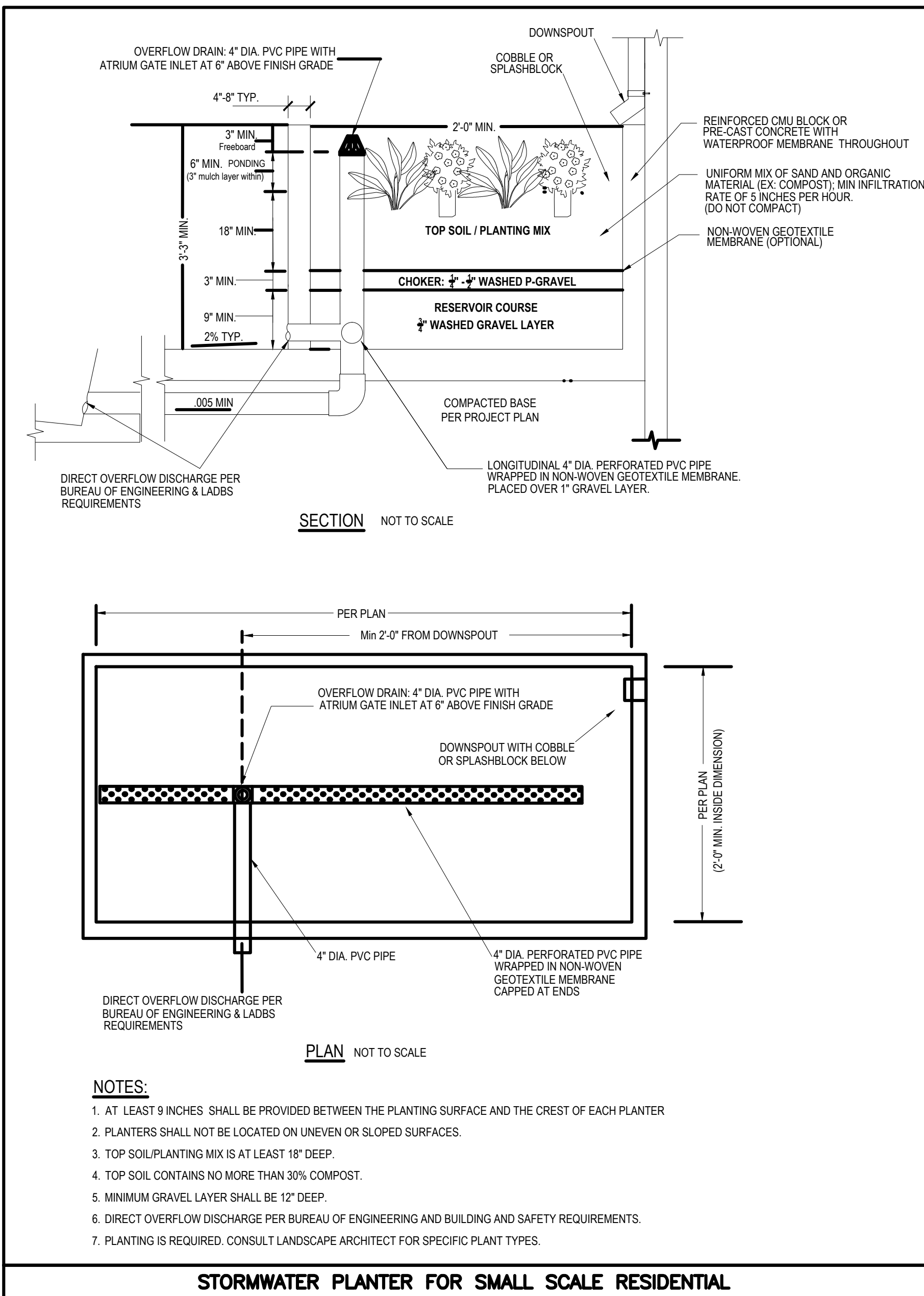
#### ALL OTHER DEVELOPMENT (Residential: 5 ≥ units, 10,000 ≥ SF, within a ESA and ≥2,500SF)

	Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
Infiltration	1	Infiltration Basin / Trench		
	2	Dry Well		
	3	Permeable pavers / Porous concrete (min 10% open space)	<input type="checkbox"/> Incidental; _____ total SF <input type="checkbox"/> Infiltration; _____ total SF	
Capture & Use	4	Rain Tank(s) - 530 gal min	<input type="checkbox"/> Above Grade <input type="checkbox"/> Below Grade	
	5	Cistern		
Treat & Discharge	6	Flow thru Planter(s)		
	7	Biofiltration	<input type="checkbox"/> # _____ - Lined; _____ total SF <input type="checkbox"/> # _____ - Unlined; _____ total SF	
	8	Vegetative Swale / Filter Strip		
	9	Catch Basin Filter(s)		
	10	Trench Drain Filter(s)		
	11	Down Spout Filter(s)		
	12	SUMP Pump (modification was not required)		

\* At a minimum: Site Plan, Architectural Elevations, Roof Plan, Civil Sheets and Detail



1/8"=1'-0"



NOT TO SCALE



SEAL

ENGR

## PROPOSED RESIDENTIAL

4559 BRUNSWICK AVENUE, LOS ANGELES, CA 90039

APN : 5593024025

#### SUBMITTALS:

- 05/08/2017 PLAN CHECK SUBMITTAL
- 06/06/2017 PLAN CHECK SUBMITTAL

#### REVISIONS

NO	DATE	DESCRIPTION
1	071117	PLAN CHECK

SHEET NAME

## SITE DEVELOPMENT PLAN

SHEET NUMBER

A101

SCALE: AS NOTED