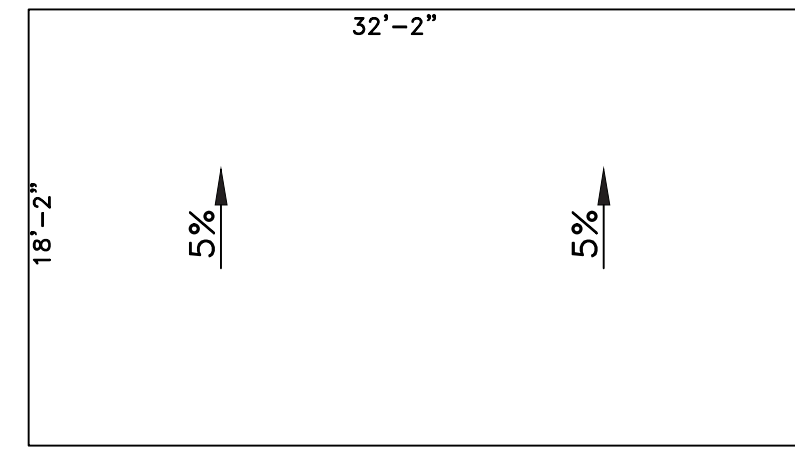
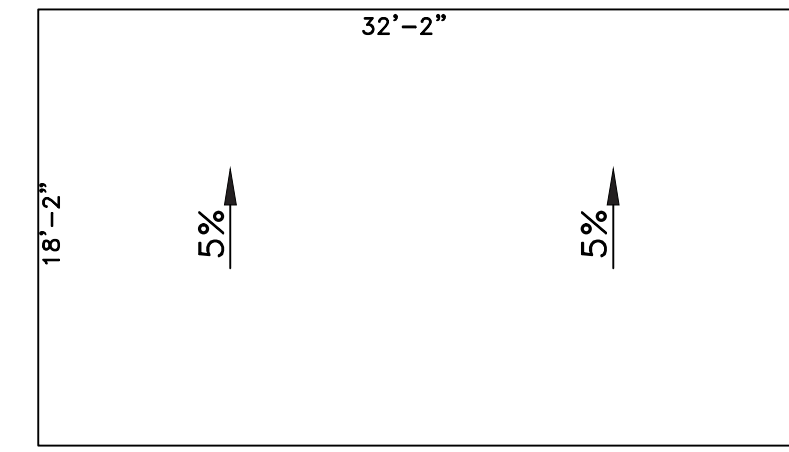


PLOT PLAN SCALE: 1/8"= 1'-0"



ROOF PLAN EXISTING SCALE: 1/8"= 1'-0"



ROOF PLAN PROPOSED SCALE: 1/8"= 1'-0"

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 City of Los Angeles
 Department of City Planning

DATE: 01/24/2024 PAGE NO. 1 of 10
 POSE NO: N/A
 CASE NO: ADM-2024-568-ADUH
 PLANNER: Deborah McGill
 NOTES: N/A

A.D.U. NOTES:

- 1 : PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- 2 : WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3 & LAPC).
- 3 : BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- 4 : SHOWER DOORS SHALL AWING OUT. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 sq. in. OF FLOOR AREA, AND ENCOMPASS 30-IN. DIAMETER CIRCLE.
- 5 : ALL NEW WINDOWS TO BE DOUBLE GLASS, VI. SL. 50% OPENABLE FOR VENTILATION
- 6 : GLASS DOORS, ADJACENT PANELS, AND ALL GLAZED OPENINGS WITH IN 18" OF ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD.
- 7 : GLAZING WITHIN 2' VERTICAL EDGE OF CLOSED DOORS AND 5' OF WALKING SURFACE SHALL BE TEMPERED.
- 8 : ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE.
- 9 : A MINIMUM OF 1 IN. AIR SPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.
- 10 : PROVIDE 72 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTERRESISTANT MATERIALS FOR SHOWER ENCLOSURE 72-IN. ABOVE DRAIN INLET.
- 11 : HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68D. F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.8)
- 12 : PROVIDE 15" MIN. BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (CALIF. PLUMB. CODE 407.6)
- 13 : BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319.1)
- 14 : ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD PER COBS SECTION 4.406
- 15 : AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
- 16 : LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3).
- 17 : PROVIDE 7/8" STUCCO OVER-LATH SAND FINISH SANDSTONE COLOR AT EXT. WALLS.
- 18 : ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.(R303.7 & R303.8)
- 19 : THE EXISTING BUILDING IS NOT PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM.
- 20 : THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
- 21 : 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.

ZONE: R2

LEGAL DESCRIPTION:

APN : 5087-027-018
 TRACT : 7603
 LOT : 184
 M.B. : 82 pg. 16-17
 BLK. : NONE

ZONING / PLANNING

MAX. ALLOWABLE LOT COVERAGE

LOT AREA 6520.4 S.F.
 45% OF LOT AREA 2934 S.F.
 MAX. ALLOWABLE LOT COVERAGE

ACTUAL LOT COVERAGE

LOT AREA 6520.4 S.F.
 BUILDING AREA
 (E) RESIDENCE 1465 S.F.
 NEW A.D.U. CONVERSION/
 (EX. 4-CAR GARAGE) 585 S.F.

TOTAL COVERED AREA 2050 S.F.

LOT COVERAGE RATIO

LOT COVERED AREA RATIO = $\frac{2050}{6520.4} = 0.3144 = 31.44\% < 45\%$

APPLICABLE CODES :

2019 LARC
 2019 ELECTRICAL CODE .
 2019 PLUMBING CODE .
 2019 LA GREEN CODE .

PROJECT DESCRIPTION & SCOPE OF WORK:

1- CONVERSION OF EXISTING 4-CAR GARAGE TO NEW A.D.U. 585 S.F.

DRAWING INDEX

- 1- PLOT PLAN, ROOF PLAN, PROJECT DATA, APPLICABLE CODES.
 - 2- NORTH, SOUTH, EAST AND WEST ELEVATIONS SECTION A-A
 - 3- FLOOR PLAN, WINDOW & DOOR SCHEDULE, ELECTRICAL AND PLUMBING NOTES (E) FLOOR & DEMO. PLAN
 - 4- ROOF FRAMING PLAN, FOUNDATION PLAN, FRAMING NOTES & SPECIFICATIONS.
 - 5- FOUNDATION DETAILS, CONNECTION & SHEAR TRANSFER DETAILS.
- E.1- T-24 CERTIFICATE OF COMPLIANCE CF1R
 E.2- T-24 MANDATORY MEASURES

BUILDING DESIGN BY :

B&C BUILDING PERMIT SERVICES
 5800 S. EASTERN AVE. SUITE 500
 COMMERCE, CA 90040
 PH. 323-724-8333
 DESIGNER : BALDEMAR CARAVEO

OWNER NAME / JOB ADDRESS :

MR. ERICK SINGE
 1236 S. HI POINT ST.
 LOS ANGELES CA 90035
 APN: 5087-027-018

DATE : 4/12/2023

SCALE: AS SHOWN

DRAWN BY: B&C

JOB: 21-893

SHEET:

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 City of Los Angeles
 Department of City Planning

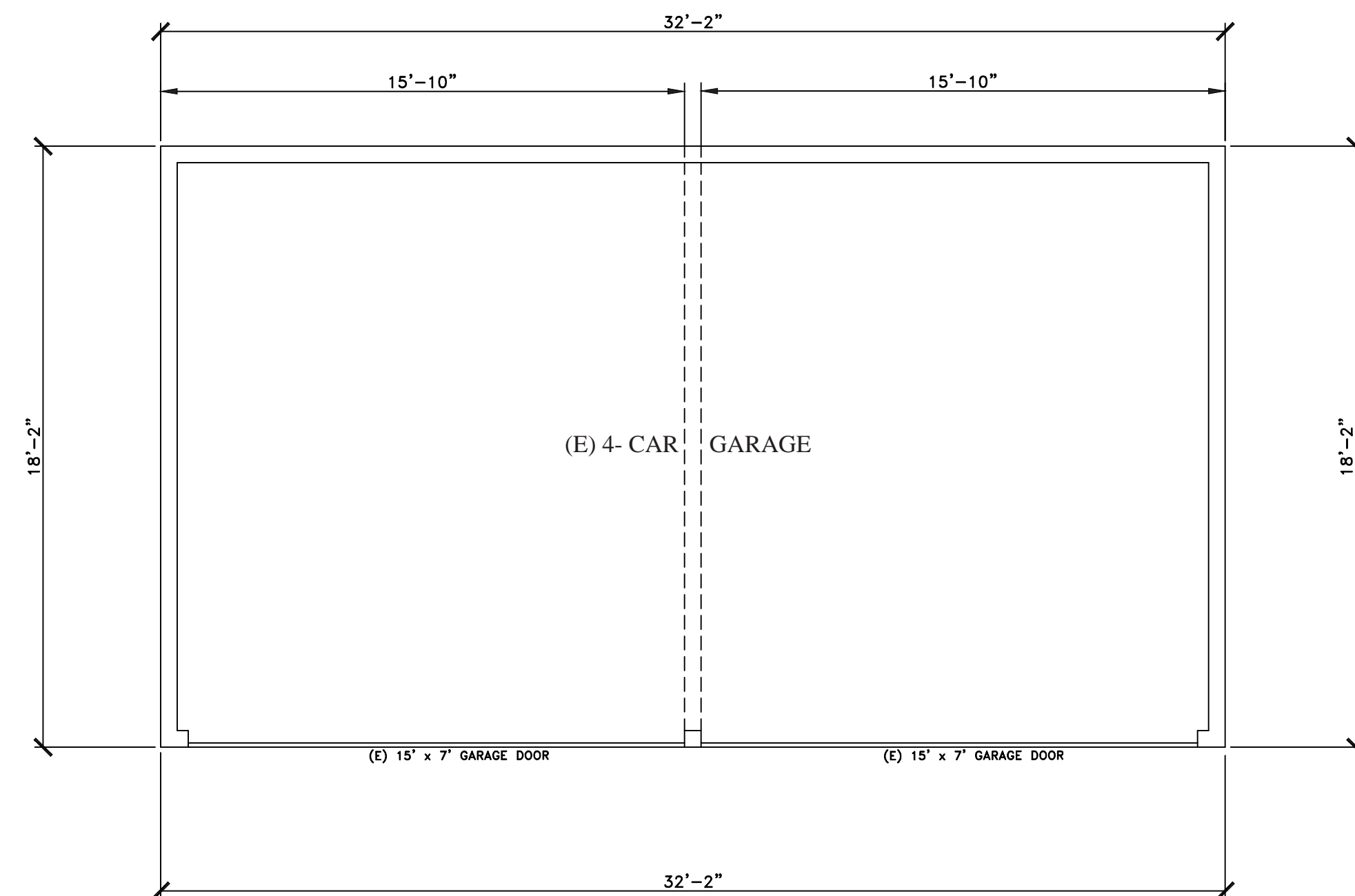
DATE: 01/24/2024 PAGE NO. 2 of 10
 POST NO: N/A
 CASE NO: ADM-2024-568-ADUH
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 NOTES: N/A

LEGEND

- ===== EXISTING WALL TO REMAIN
 - ===== PROPOSED NEW WALL
 - (E) EXISTING
 - (N) NEW
- PROPOSED NEW ELECTRICAL FIXTURES**
- ⊙ LIGHT - HIGH EFFICACY
 - ⊙_{VS} LIGHT - VACANCY SENSOR
 - ⊙_{TR} OUTLET - TAMPER RESISTANT (SEC)210.12, 406.12 A.F.C.I. PROTECTION FOR ALL 15 & 20 AMP BRANCH CIRCUITS
 - ⊙_{TR} OUTLET - TAMPER RESISTANT (SEC)210.12, 406.12 GFCI (KITCHEN, BATHROOMS, GARAGE)
 - ⊙_{TR} OUTLET - TAMPER RESISTANT (SEC)210.12, 406.12 120V EXTERIOR GFCI SERVICE WEATHERPROOF ACCESSIBLE AT 6.5' MAX. ABOVE GRADE
 - ⊙ SW/WR SWITCH - VACANCY SENSOR
 - ⊙ VAC SWITCH - DIMMER CONTROL
 - ⊙ SMOKE ALARM INSTALLED IN ACCORDANCE W/NFPA 72. HARD WIRED 110V. WITH BATTERY BACK UP
 - ⊙ CMA COMBINE CARBON MONOXIDE/SMOKE ALARM INSTALLED IN ACCORDANCE W/ NFPA 72. HARD WIRED 110V. WITH BATTERY BACK UP
 - ⊙ INTERMITTENT VENTILATION EXHAUST FAN PROVIDING 50 CFM "ENERGY STAR & CONTROLLED W/ HUMIDISTAT "
 - ⊙ FLU FLUORESCENT LIGHT 40 LUMENS/WATT - HIGH EFFICACY
 - ⊙ MOT LIGHT MOTION SENSOR/PHOTO CONTROL
 - ⊙ KITCHEN EXHAUST FAN/HOOD 100 CFM MIN.
 - W/H TANKLESS W/H 9.8 GPM RINNAI MOD. V94eN

LEGEND

- ===== EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- (E) EXISTING



(E) FLOOR & DEMO PLAN SCALE: 1/4" = 1'-0"
 (E) 2-CAR GARAGE

PLUMBING NOTE :

THE MAXIMUM FLOW RATES SET BY THE CALIFORNIA ENERGY COMMISSION:

- a. Water Closets 1.28 GPM
- b. Showerheads 2.0 GPM
- c. Lavatory Faucet 1.5 GPM
- d. Kitchen Faucets 1.8 GPM

TABLE 4.303.32
 FIXTURE FLOW RATES

FIXTURE TYPE	MAX. FLOW RATE AT ≥ 20% REDUCTION
Showerheads	2 gpm @ 80 psi
Lavatory Faucet Residential	1.5 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi
Gravity tank type Water Closets	1.28 gallons/flush
Flushometer Valve Water Closets	1.28 gallons/flush

1. Includes single and dual flush water closets with an effective flush of 1.28 gallons or less. Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.2.33.2. Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.
2. Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.

ELECTRIC NOTES :

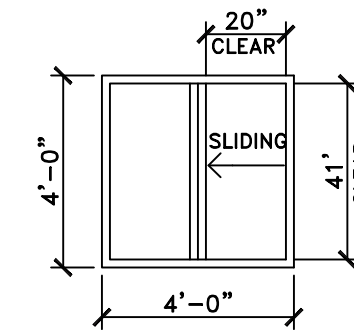
- 1- A MINIMUM OF (1)-20AMP CIRCUIT FOR BATHROOM(S) OUTLET. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. CEC 210-23(a).
- 2- PROVIDE A MINIMUM OF 1-20AMP LAUNDRY BRANCH CIRCUIT. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. CEC 210-23(a).
- 3- PROVIDE A MINIMUM OF 2-20AMP SMALL APPLIANCE CIRCUITS FOR THE KITCHEN COUNTER TOPS. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED. CEC 210-52(B)(2).
- 4- ALL 120 VOLT, SINGLE PHASE, 15 AND 20AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSET, HOLLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN 210.12(A)(1) THROUGH (5). THE ARC-FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION. (EC 210.12)

WINDOW SCHEDULE

SYM.	HT. FROM F.F.	WIDTH	HEIGHT	MATERIAL	TYPE	GLAZING	HARDWARE & REMARKS	U-FACTOR	SHGC
* (A)	32"	4'-0"	4'-0"	VINYL	HORIZ. SLIDER	DUAL-CLEAR	50% OPENABLE SECTION	0.32	0.25
(B)	44"	3'-0"	3'-0"	VINYL	HORIZ. SLIDER	DUAL-CLEAR	50% OPENABLE SECTION	0.32	0.25
(C)	20"	5'-0"	5'-0"	VINYL	HORIZ. SLIDER	DUAL-CLEAR	50% OPENABLE SECTION	0.32	0.25

NOTE:
 1.- All Windows and Window Trim to be White color.

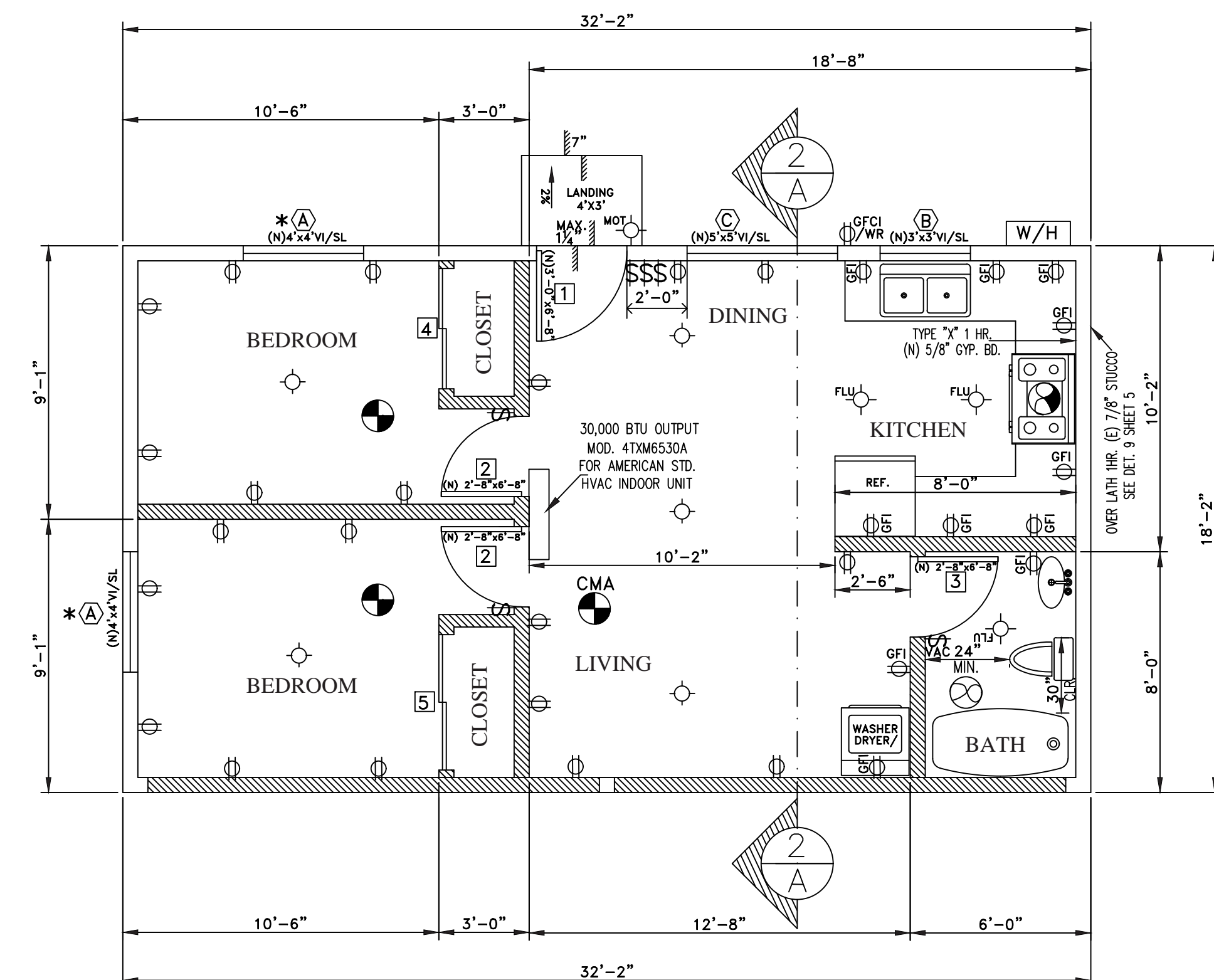
* EMERGENCY ESCAPE / EXIT WINDOW
 4'x4' MIN. SIZE WITH 20" MIN. CLEAR WIDTH
 41" MIN. CLEAR HEIGHT, 5.7 SF MIN. OPENABLE AREA.



DOOR SCHEDULE

SYM.	WIDTH	HEIGHT	THK	TYPE	FRAME	USE	REMARKS	HARDWARE	NOTES
[1]	3'-0"	6'-8"	1 1/2"	SOLID CORE	WOOD	MAIN ENTRY	SELF CLOSING	LOCKSET, DEAD BOLT, CHAIN	1
[2]	2'-8"	6'-8"	1 1/2"	SOLID CORE	WOOD	BEDROOM		BEDROOM LOCK	1
[3]	2'-6"	6'-8"	1 1/2"	SOLID CORE	WOOD	BATHROOM		BATHROOM LOCK	
[4]	4'-0"	6'-8"	1 1/2"	HOLLOW CORE SLIDING	WOOD	COLOSET	SLIDING		
[5]	5'-0"	6'-8"	1 1/2"	HOLLOW CORE SLIDING	WOOD	COLOSET	SLIDING		
[6]	6'-0"	6'-8"	1 1/2"	SOLID CORE	VINYL	EXIT TO PATIO	SLIDING / TEMP. GLASS	LOCKSET, SURFACE BOLT	1

NOTES:
 1.- Exit doors shall be openable from the inside without use of a key or any special knowledge.



FLOOR PLAN SCALE: 1/4" = 1'-0"
 NEW A.D.U.
 CONVERSION OF (E) 4-CAR GARAGE

BUILDING DESIGN BY :
B&C BUILDING PERMIT SERVICES
 5800 S. EASTERN AVE. SUITE 500
 COMMERCE, CA 90040
 PH. 323-724-8333
 DESIGNER : BALDEMAR CARAVEO

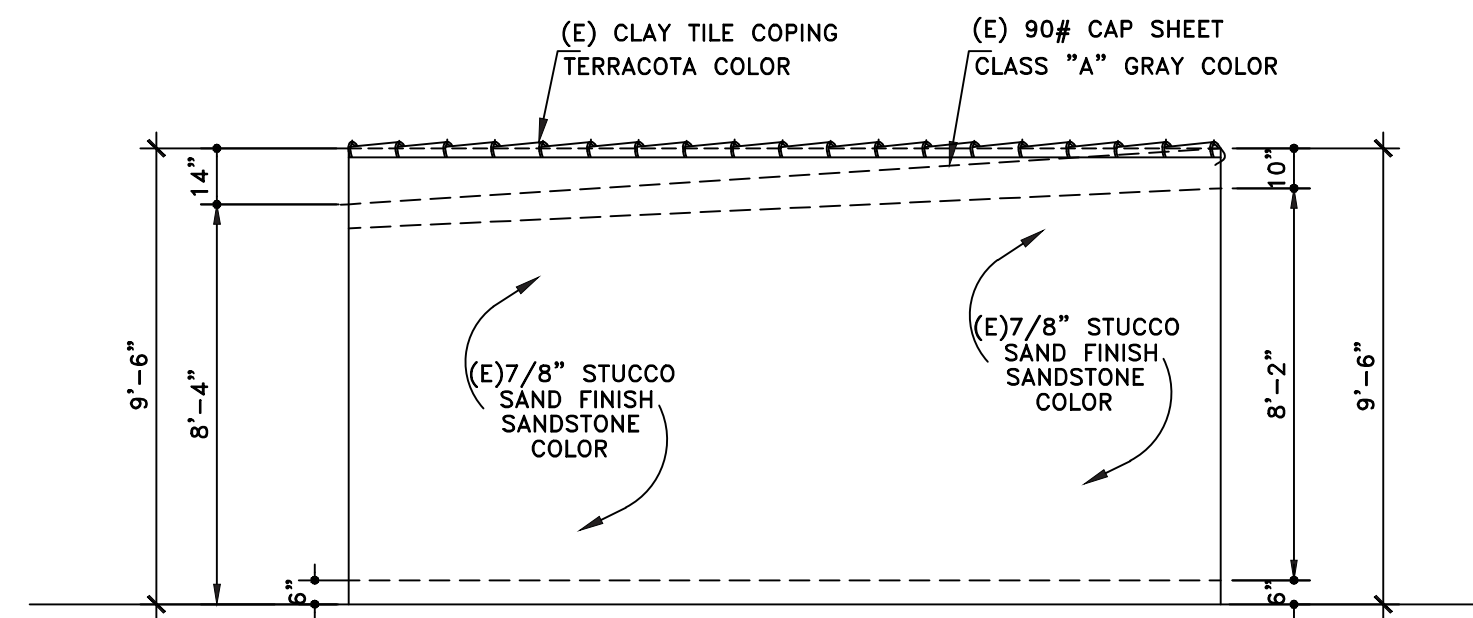
OWNER NAME / JOB ADDRESS :
MR. ERICK SINGE
 1236 S. HI POINT ST.
 LOS ANGELES CA 90035
 APN: 5087-027-018

DATE : 4/12/2023
 SCALE: AS SHOWN
 DRAWN BY: B&C
 JOB: 21-893
 SHEET:

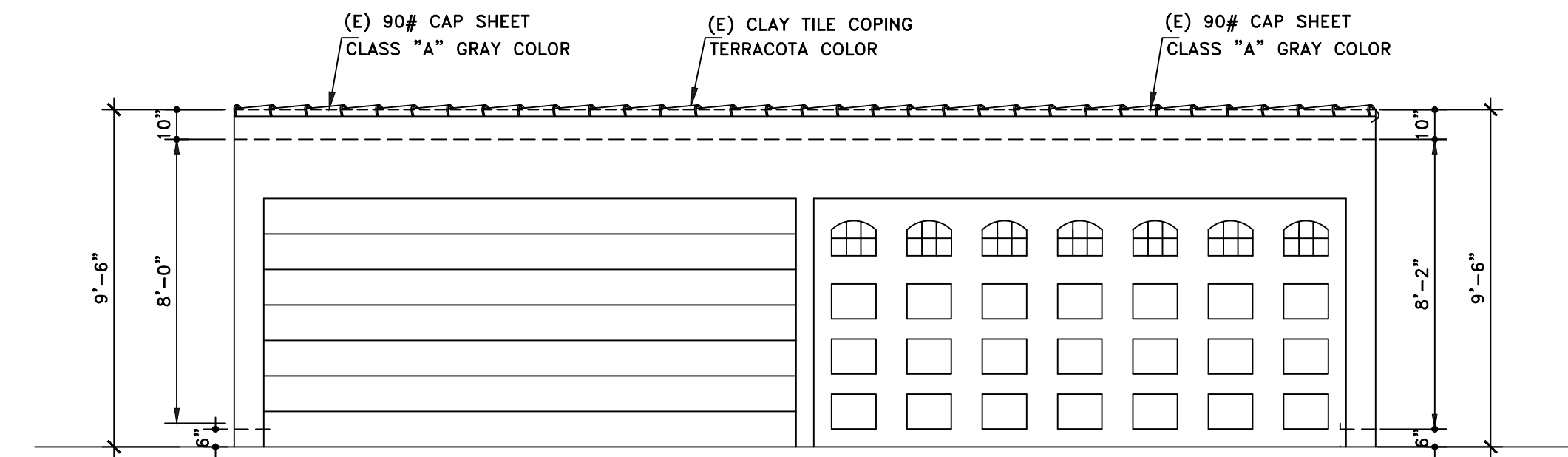
EXISTING GARAGE ELEVATIONS

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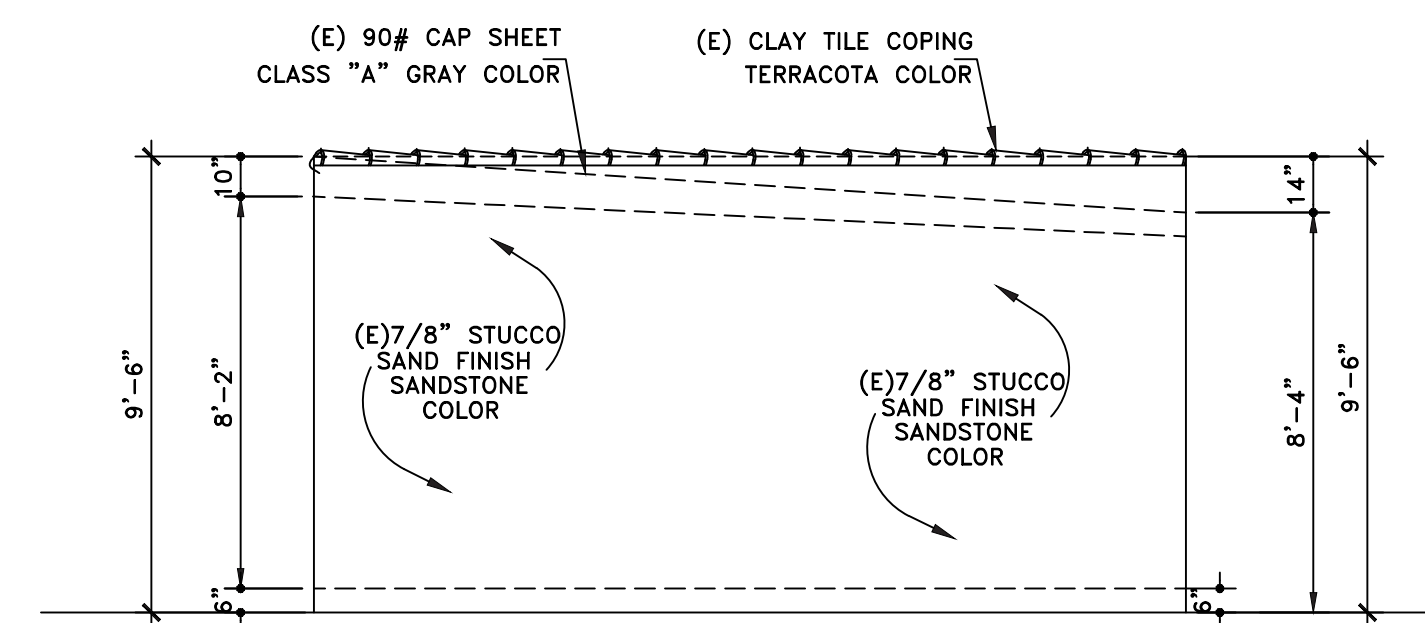
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 PCIS NO: N/A
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 NOTES: IV/A



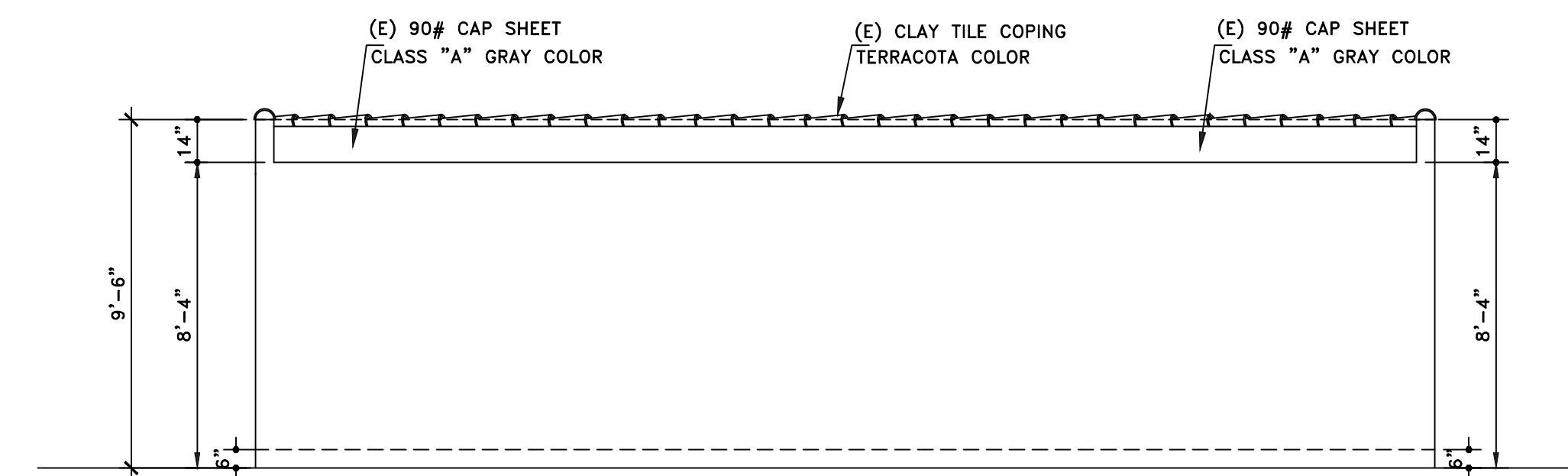
NORTH ELEVATION SCALE: 1/4"= 1'-0"



WEST ELEVATION FRONT SCALE: 1/4"= 1'-0"



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



EAST ELEVATION REAR SCALE: 1/4"= 1'-0"

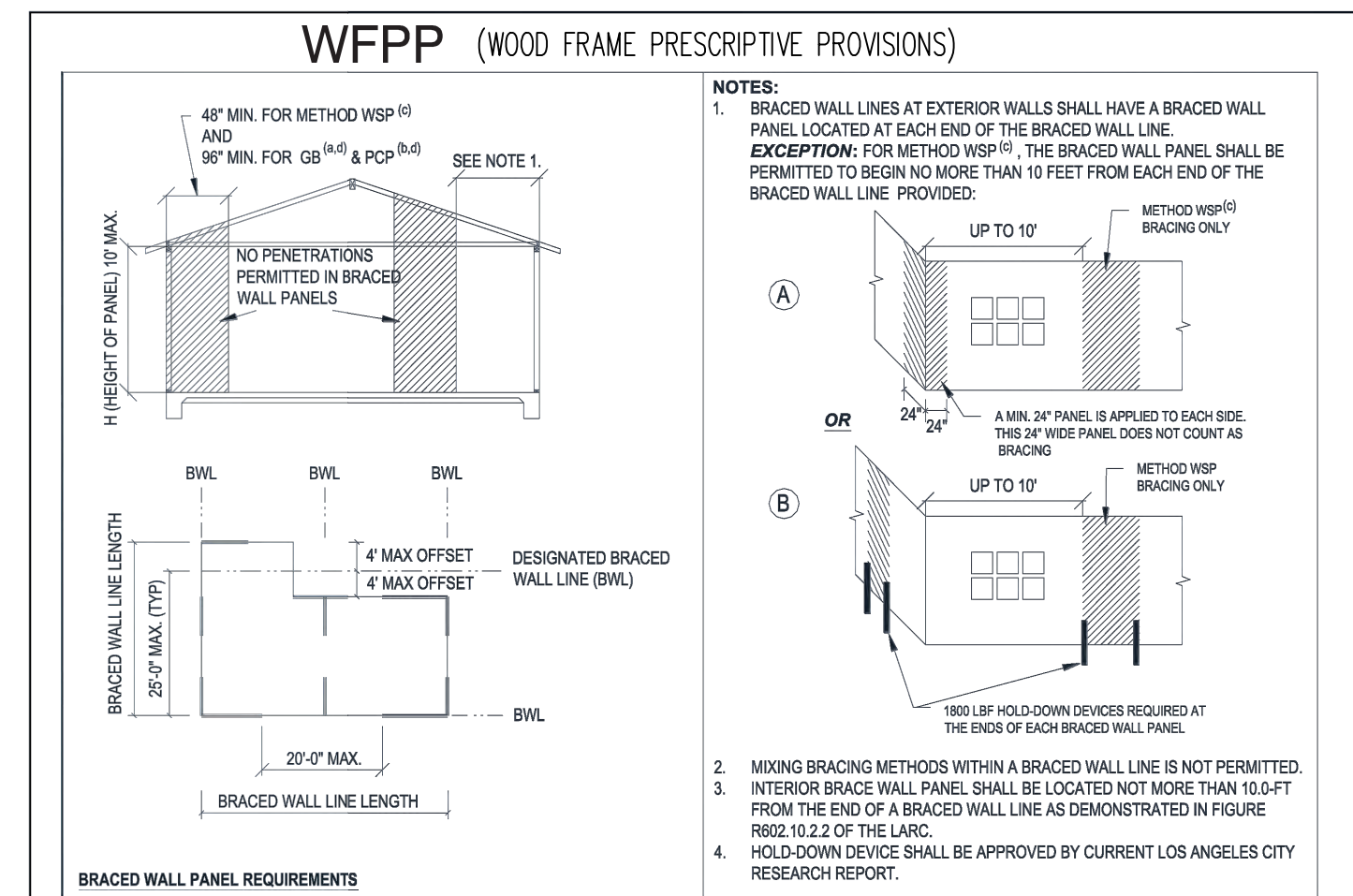
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 5800 S. EASTERN AVE. SUITE 500
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METHOD WSP^(c) WOOD STRUCTURAL PANEL (SHEAR WALL)

- ▲ 4' MIN. BRACED WALL PANEL W/4X4/HDU5 HOLDOWN EACH END
- ½" PLYWOOD OSB STRUCTURAL I W/8d@6" Edge/12" Int.
- Common Nails (2½"x.131") ¾" Distance to panel Edge.
- ½" MIN. Gypsum Board in the opposite side of the Bracing material PER WFPP. See Note 1.



BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

Seismic Design Category (SDC)	Story Location	Braced Wall Line Length	Minimum Total Length of Braced Wall Panels Required Along each Braced Wall Line (L)	
			Methods GB ^(a) and PCP ^(b)	Method WSP ^(c)
SDC ₂		10	8	4
		20	16	5
		30	24	7.5
		40	32	10
		50	40	12.5

(a). Method GB (Gypsum Board) = ½-in. minimum thickness gypsum board with 1-1/2-in. galvanized roofing nail, or 1-1/4-in. screws, Type W or S, for exterior sheathing, or 5d cooler nail, 0.086-in. diameter, 1.5/8-in. long, 15/64-in. head for interior gypsum board. Maximum fastener spacing shall be 7-in. o.c. at panel edges, including top and bottom plates, and along intermediate supports. When method GB panels are applied to only one face of a braced wall panel, the minimum total length in the table shall be doubled.

(b). Method PCP (Portland Cement Plaster) = 7/8-in. minimum thickness Portland cement plaster with 1-1/2-in., 11-gage, 7/16-in. head nails at 6-in. spacing (16-in. stud spacing required). ½-in. minimum gypsum wallboard shall be installed on the side of the wall opposite the bracing material, except when the minimum total length of braced wall panel in the table is multiplied by a factor of 1.5.

(c). Method WSP (Wood Structural Panel) = 15/32-in. minimum thickness wood structural panel with 8d common (2-1/2-in x 0.131-in.) nails at 6-in. spacing along panel edges, 12-in. spacing at intermediate supports, and 3/8-in. distance to panel edge. ½-in. minimum thickness gypsum wallboard shall be installed on the side of the wall opposite the bracing material, except when the minimum total length of braced wall panel in the table is multiplied by a factor of 1.5.

(d). Method GB and PCP braced wall panel height to width ratio (h/w) shall not exceed 1:1.

(e). Multiply required braced wall panel lengths specified in the table by 1.2 when combined Roof Ceiling Dead load is between 15 psf and 25 psf.

FRAMING NOTES:

- Structural wood Braced wall panels shall be covered with Two layers of Grade D paper, (CRC R 703.6.3) prior to placing finish material
- All nailing shall utilize common nails.
- Roof diaphragm 1/2" plywood C.D.X. w/8d (6:6:12)24/o
- Plate washer for all A.B. required
5/8" bolt use 3"x3"x1/4"
- Fasteners for preservative-treated wood shall be of hot dipped zinc coated galvanized steel in accordance with ASTM A153 (2304.9.5) or stainless steel.
- Protection of wood and wood based products from decay shall be provided in the locations specified per Section R317.7 by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.
- EXTERIOR LATH: Provide Two Layers of Grade D paper over all wood base sheathing, (CRC R 703.6.3)
- Fasteners, including nuts and washers, and connectors for preservative-treated wood shall be of hot-dipped zinc-coated galvanized steel, silicon bronze or copper. Fasteners other than nails, timber rivets wood screws and lag screws shall be permitted to be mechanically deposited zinc-coated steel with coatings weights in accordance with ASTM B 695, Class 55 minimum. Connectors that are used in exterior applications and in contact with preservative-treated wood shall have coating types and weights in accordance with the treated wood or connector manufacturer's recommendations. Or a minimum of ASTM A653, type G185 zinc-coated galvanized steel, or equivalent, shall be used.



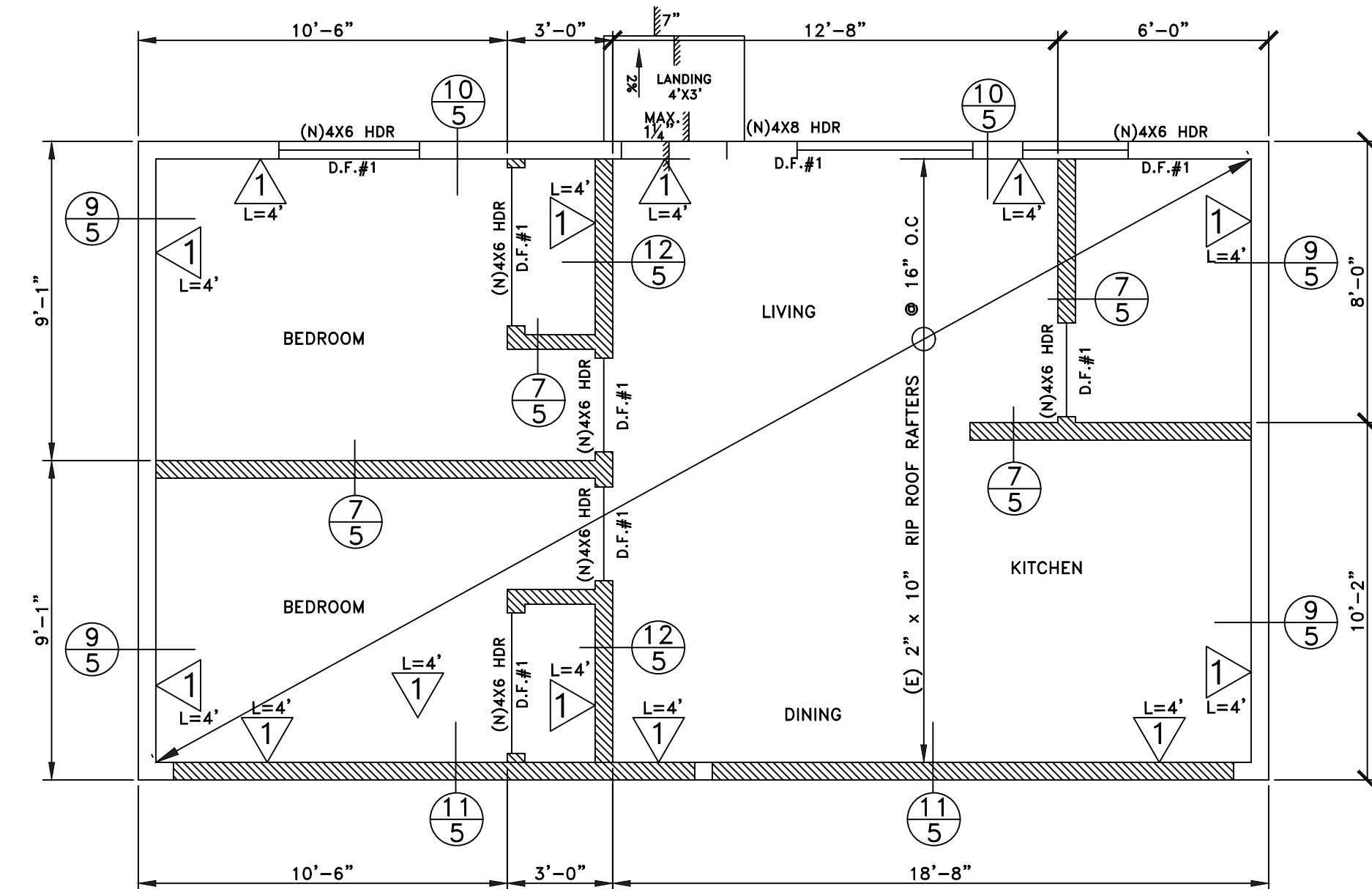
LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- PROPOSED NEW WALL W/2X4 STUDS @16"O.C. AND R15 INSUL.
- (E) EXISTING
- (N) NEW
- EXISTING FTG. TO REMAIN
- PROPOSED NEW FTG.
- HDU5 HOLDOWN W/4X4 POST MIN. PER PLAN

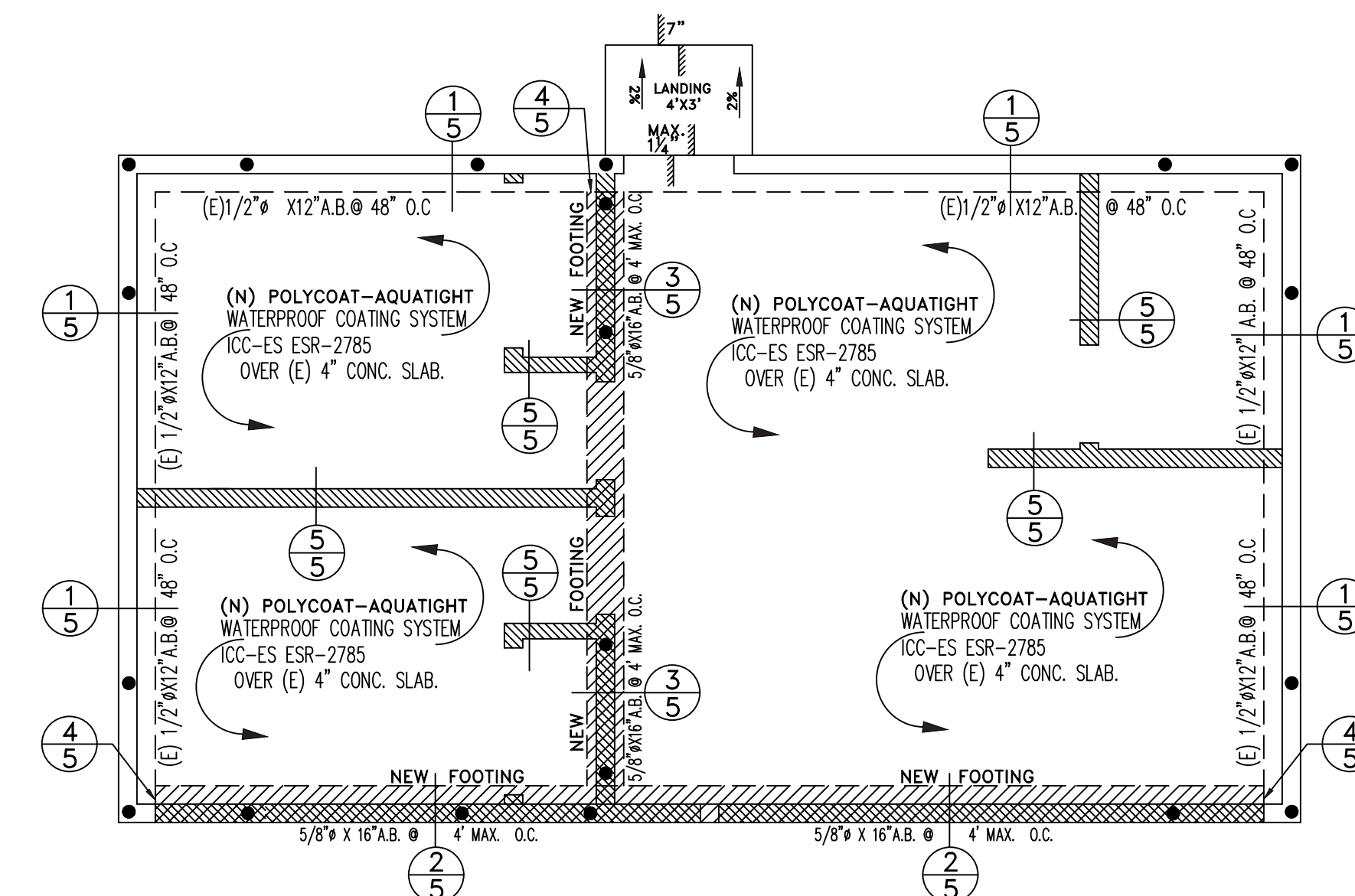
FOUNDATION NOTES :

- Saturate the Soil 18 inches Deep Before Placing The Concrete Slab.
- Plate washers shall be used with all anchor bolts use 3"x3"x1/4"
- Anchor bolts hardware must be secured in place prior to foundation inspection.

NOTE: SEE DIMENSIONS ON ARCHITECTURAL PLANS



NOTE: SEE DIMENSIONS ON ARCHITECTURAL PLANS



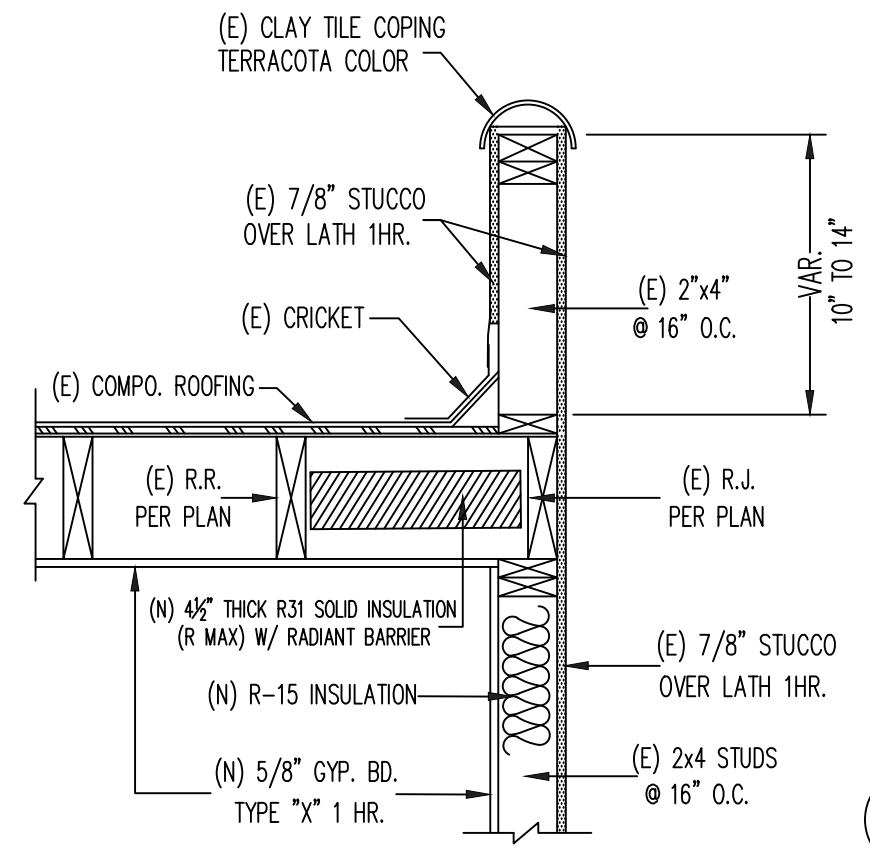
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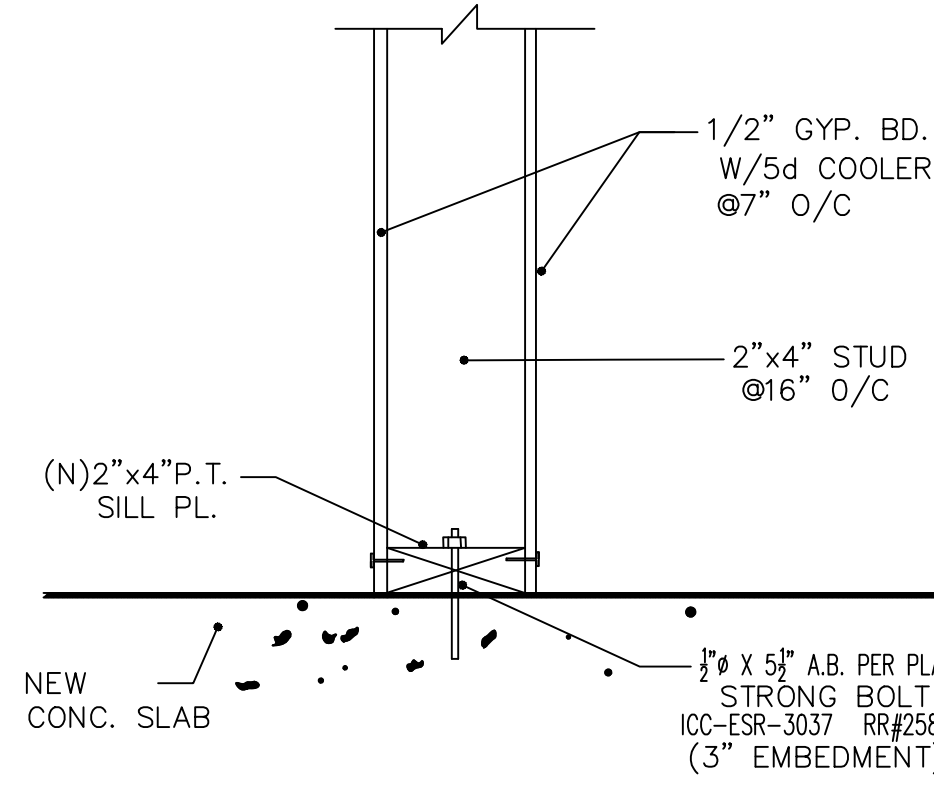
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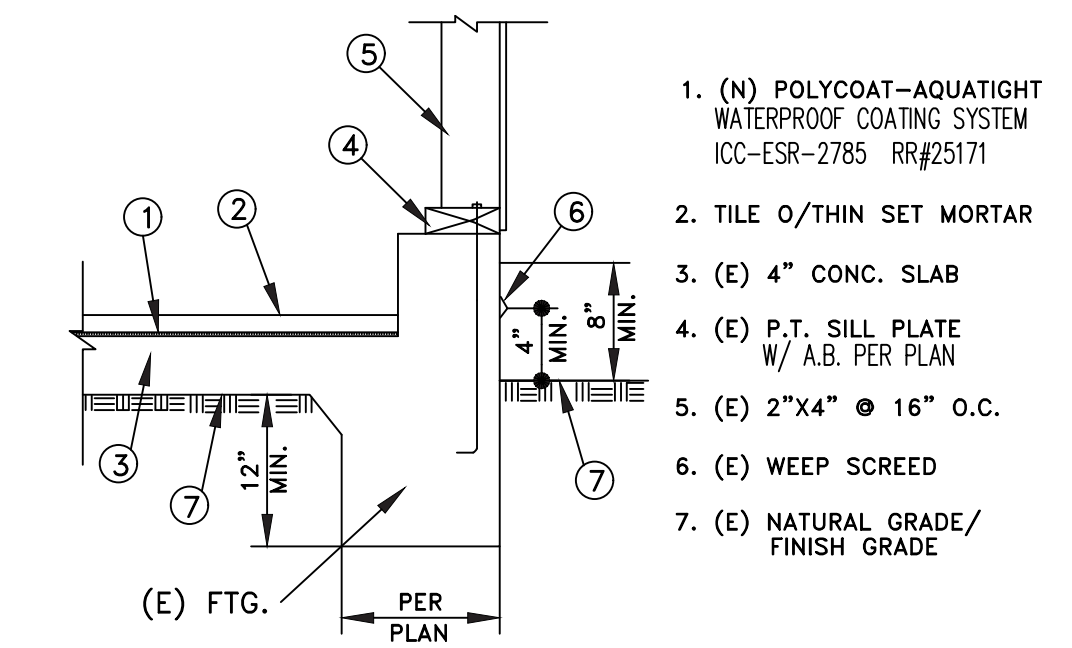


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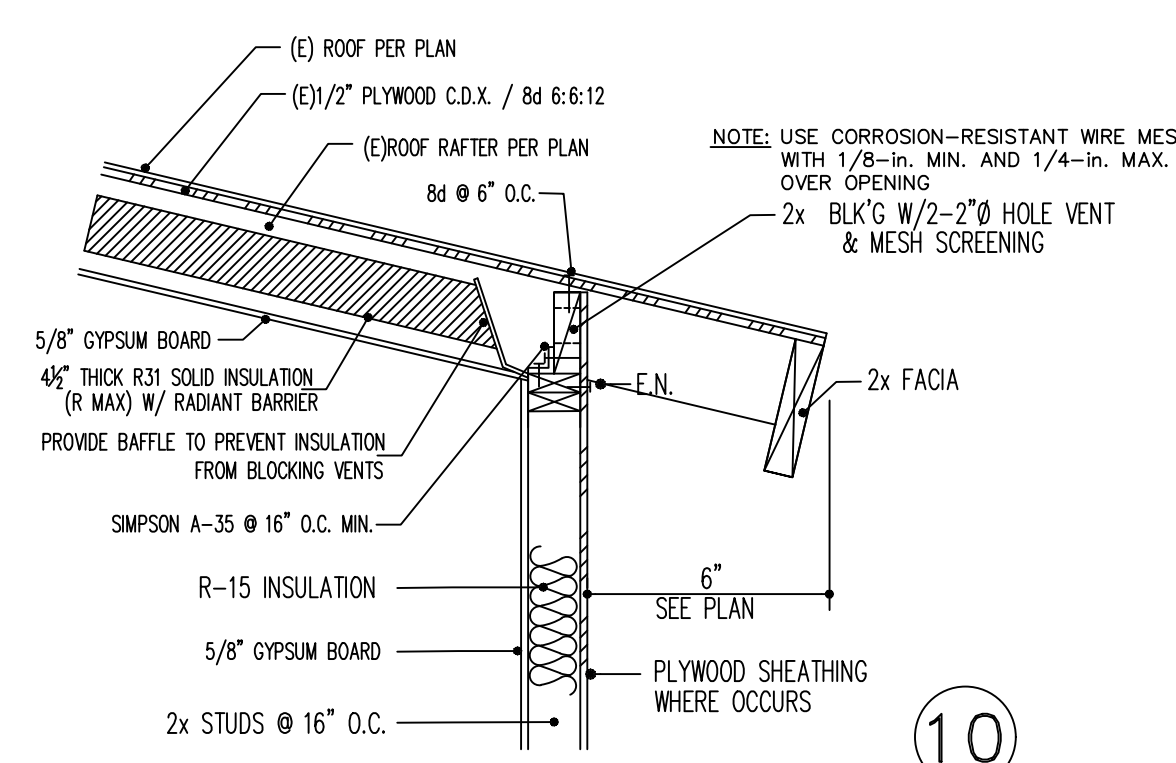
PARTITION WALL

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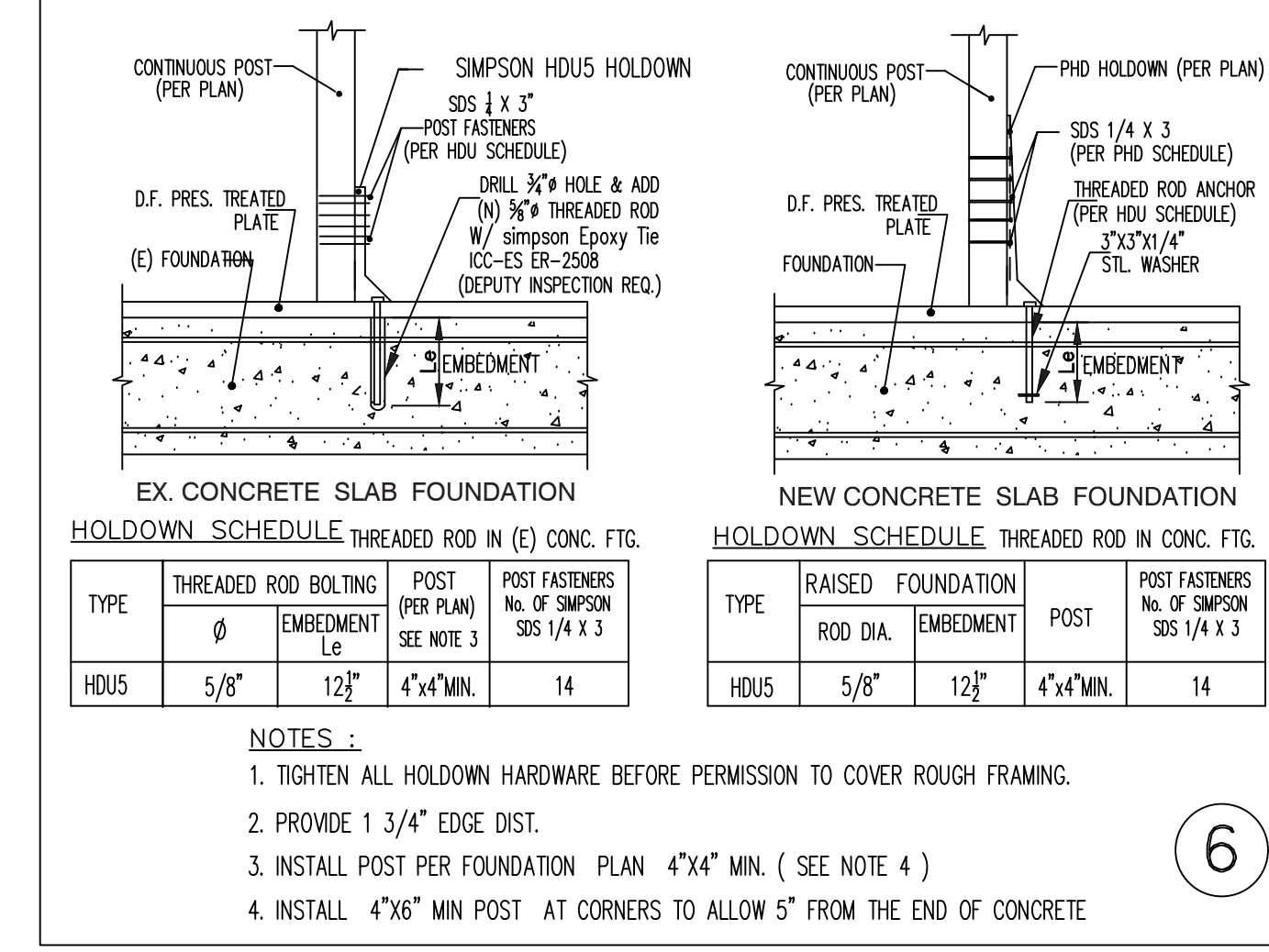


TYP. (E) EXTERIOR WALL FOOTING

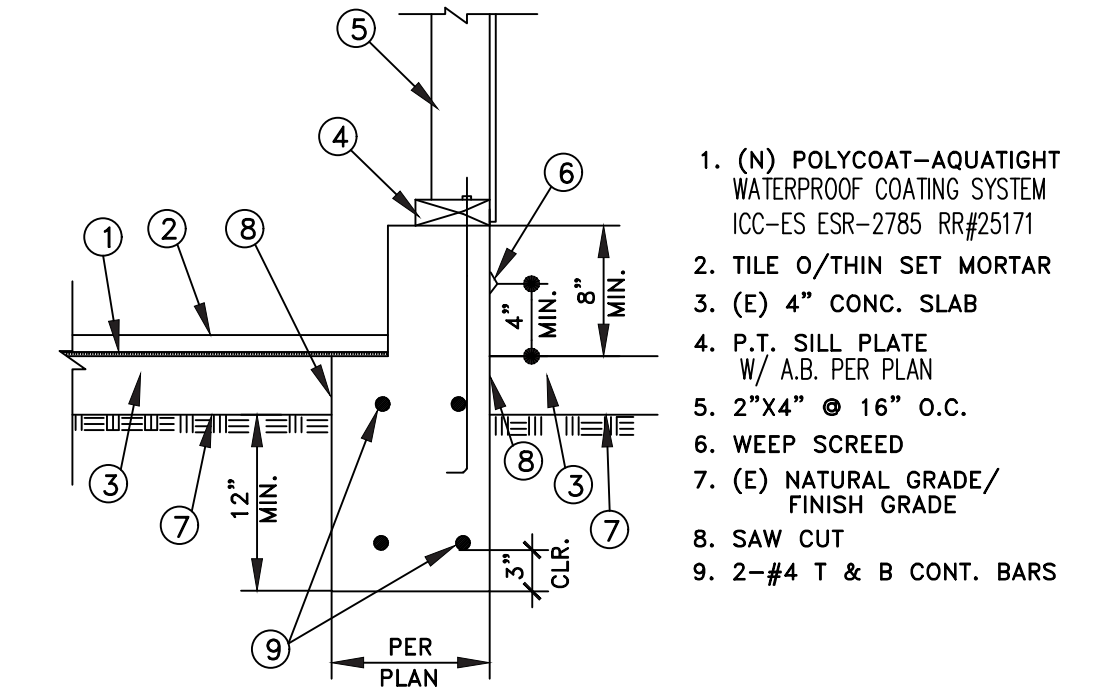
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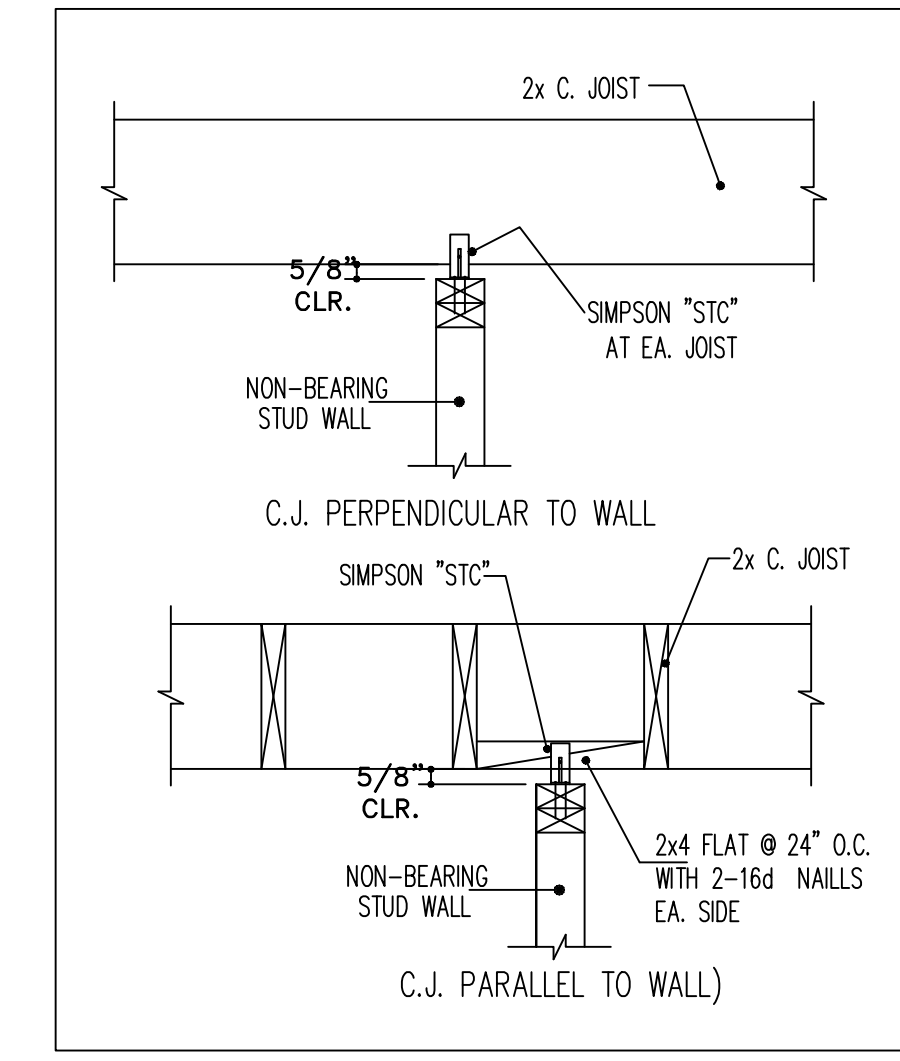


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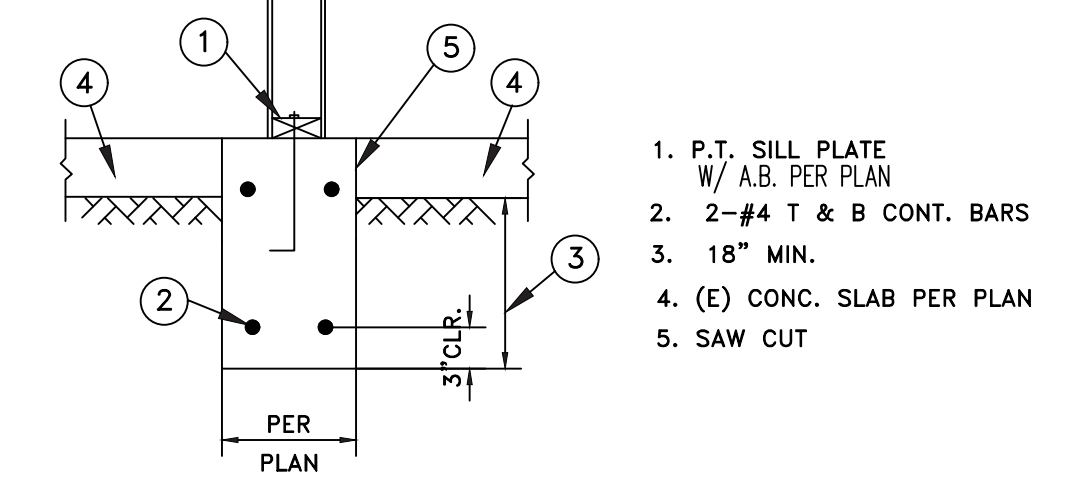


NEW EXTERIOR STEM WALL FOOTING

2

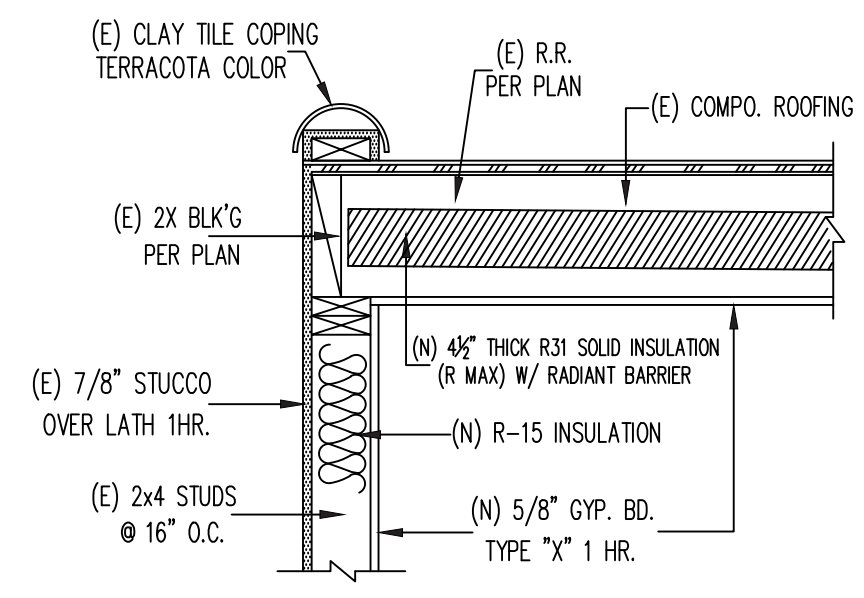


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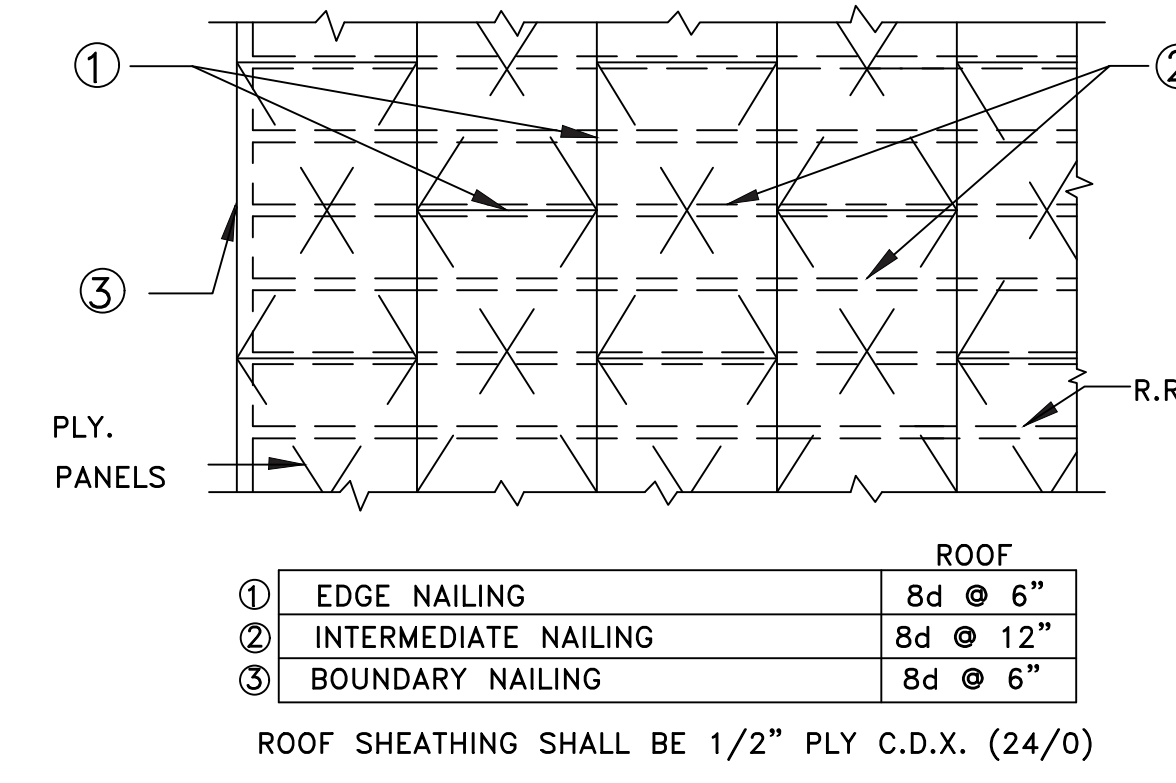


TYP. INTERIOR WALL FOOTING

3

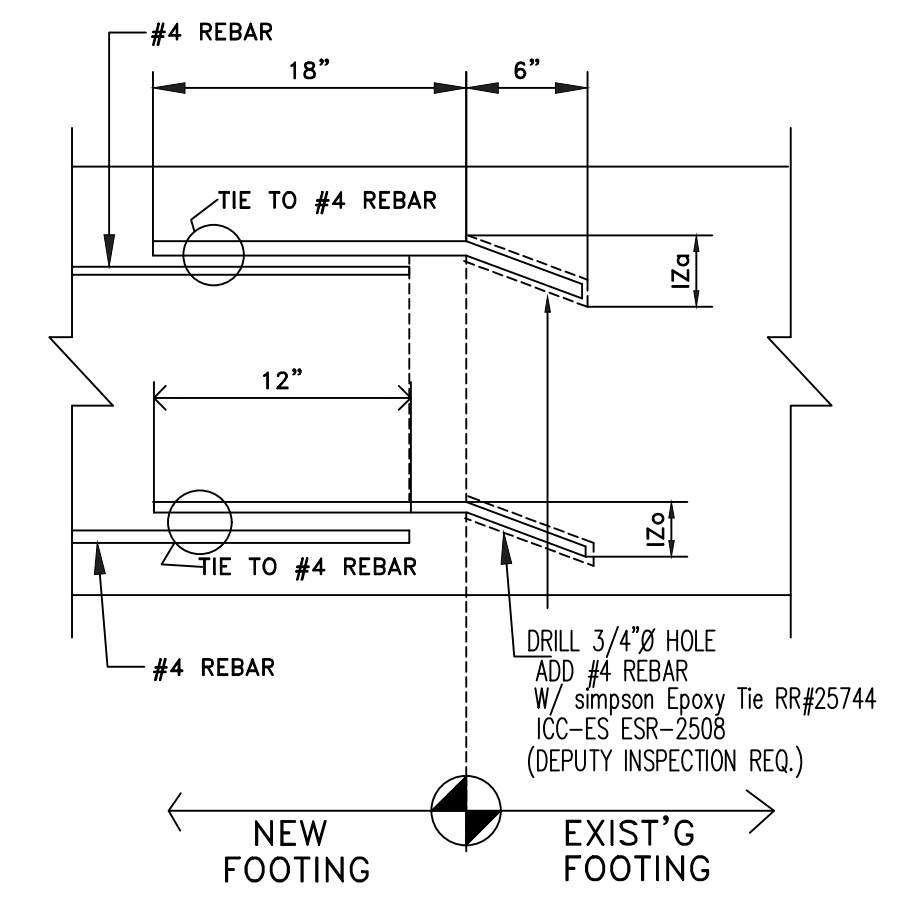


11



TYP. PLY. LAYOUT & NAIL'G

8



4

BUILDING DESIGN BY :
B&C BUILDING PERMIT SERVICES
 5800 S. EASTERN AVE. SUITE 500
 COMMERCE, CA 90040
 PH. 323-724-8333
 DESIGNER : BALDEMAR CARAVEO

OWNER NAME / JOB ADDRESS :
MR. ERICK SINGE
 1236 S. HI POINT ST.
 LOS ANGELES CA 90035
 APN: 5087-027-018

DATE : 4/12/2023
 SCALE: AS SHOWN
 DRAWN BY: B&C
 JOB: 21-893
 SHEET:

5



PLANS APPROVED
City of Los Angeles
Department of City Planning



DATE: 01/24/2024 PAGE NO: 7 of 10
PCIS NO: N/A
CASE NO: ADM-2024-568-ADUH
PLANNER: Deborah McGill
NOTES: N/A



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City of Los Angeles
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DATE: 01/24/2024 PAGE NO: 8 of 10
PCIS NO: N/A
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PLANNER: Deborah McGill
NOTES: N/A



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NOTES: N/A





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NOTES: N/A