

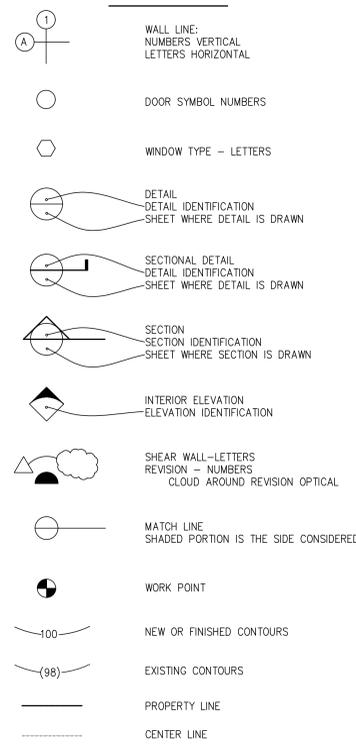
9832 W. WANDA PARK DR.

NEW 3 STORY RESIDENTIAL BUILDING OVER BASEMENT

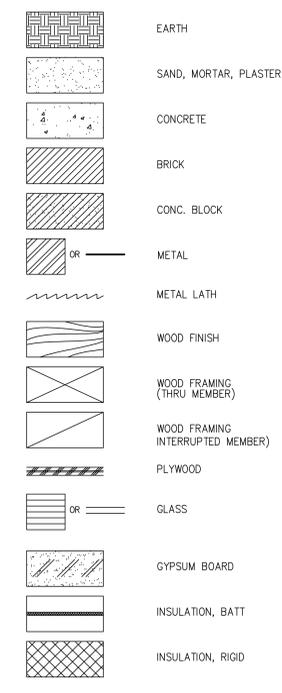
ABBREVIATIONS

A.B.	ANCHOR BOLT	P.C.	PULL CORD
A/C	AIR CONDITIONING	PL.P.L.	PROPERTY LINE
ALUM.	ALUMINUM	P&S	POLE AND SHELF
ARCH.	ARCHITECTURAL	PYWD.	PLYWOOD
BD.	BOARD	REC.	RECREATION
BLDG.	BUILDING	REINF.	REINFORCED
BLK.	BLOCK	RM	ROOM
BLKG.	BLOCKING	R.S.	ROUGH SWAN
B.W.	BACK OF WALL	S.C.	SOLID CORE
C.	COMPACT	SCH.	SCHEDULE
C.O.	CLEAR OUT	SIM.	SIMILAR
CONC.	CONCRETE	STD.	STANDARD
CONT.	CONTINUOUS	STL.	STEEL
CSB.	CONCRETE SPLASH BLOCK	STRUC.	STRUCTURAL
D.	DRYER	SQ.	SQUARE
DBL.	DOUBLE	T.C.	TOP OF CURB
DN	DOWN	T&G	TONGUE & GROOVE
DWG	DRAWING	THRU	THROUGH
D.S.	DOWN SPOUT	T.O.P.	TOP OF PLATE
DWR.	DRAWER	T.O.S.	TOP OF SLAB
EL.	ELEVATION	T.W.	TOP OF WALL
EXISTG.	EXISTING	TYP.	TYPICAL
EXT.	EXTERIOR	VERT.	VERTICAL
F.F.	FINISHED FLOOR	W.	WASHER
F.G.	FIXED GLASS	W.	WITH
FIN.	FINISH/FINISHED	WD.	WOOD
FL.	FLOOR	WP.	WATERPROOF OR WEATHERPROOF
F.O.S.	FACE OF STUD OR STRUCTURE		
F.P.	FIXED PANEL		
F.S.	FINISHED SURFACE		
FT.	FOOT/FEET		
GA.	GAUGE		
GALV.	GALVANIZED		
GR.	GRADE		
GYP.	GYPSUM		
H.C.	HOLLOW CORE		
HORIZ.	HORIZONTAL		
INT.	INTERIOR		
INV.	INVERT		
MANFG.	MANUFACTURING		
MANUF.	MANUFACTURER		
MAX.	MAXIMUM		
MECH.	MECHANICAL		
MIN.	MINIMUM		
M.T.	METAL THRESHOLD		
N.I.C.	NOT IN CONTRACT		
N.T.S.	NOT TO SCALE		
O.H.	OVERHANG		

LEGEND



MATERIALS



SCOPE OF PROJECT: NEW 3 STORY RESIDENTIAL BUILDING OVER BASEMENTS AND ATTACHED ADU SUMMARY

OWNER NAME: ED. MOSHAVER
OWNER ADDRESS: 9830 W. WANDA DR. LA. CA. 90210
 TEL: 310-622-2893
BUILDING CODE EDITION: LABC 2017
LEGAL DESCRIPTION: TRACT: TR 4311
 BLOCK: BLK 4
 LOT: 63
BUILDING TYPE: TYPE V-B
SPRINKLERS: THROUGHOUT W/ AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE W/ SECTION R313.3 OR NFPA13D. (R313, 12.21A17(d)).
 THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
MAX HEIGHT: 30'-0"
ZONE: R-E15-1-H-HCR
LOT AREA: 10,553 SF (PER SURVEY)
LOT COVERAGE: 2,586.16 SF (BUILDING FOOTPRINT) / 10,553 SF = 24.5%
NUMBER OF UNITS: 1
OCCUPANCY GROUP: R-3, U
(SET BACKS): FRONT YARD: (5'-0" PREVAILING SETBACK)
 SIDE YARD: 4'-0"
 REAR YARD: 20% LOT DEPTH(276'-3") (MAX 25') = 25'-0"
 ACTUAL HEIGHT: WITHIN 30'-0" ENVELOPE (SEE A-3.6)
PARKING: 4 (3 COVERED + 1 @ DRIVEWAY)
BUILDING: LENGTH : 65'-9"
 WIDTH : 39'-3"
RETAINING WALL: NUMBER : 2-EXISTING

DRAWING INDEX

- ARCHITECTURAL DRAWING:**
- A-0.0 COVER SHEET
 - A-02.0 SURVEY PLAN
 - A-02.1A SLOPE ANALYSIS
 - A-02.1B PREVAILING SETBACK DOCUMENTS
 - A-02.2 SITE PLAN / PLOT PLAN
 - A-02.3 DEMOLITION PLAN
 - A-02.4 EXHIBIT A - FLOOR AREA TABULATION
 - A-02.5 GRADING PLAN & 20% BONUS ELIGIBILITY DEFINITION OF BASEMENT
 - A-03.1 BASEMENT PLAN
 - A-03.2 1ST FLOOR PLAN
 - A-03.3 2ND FLOOR PLAN
 - A-03.4 3RD FLOOR PLAN
 - A-03.5 ROOF PLAN
 - A-03.6 ENVELOPE ELEVATION PLAN
 - A-05.1 SOUTH & NORTH ELEVATIONS
 - A-05.2 EAST & WEST ELEVATIONS
 - A-06.1 SECTIONS A-A & B-B
 - A-06.2 SECTION C-C & (D-D)

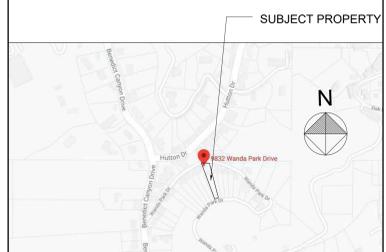
LANDSCAPE DRAWING:

- L1 LANDSCAPE PLAN
- L2 IRRIGATION PLAN
- L3 LANDSCAPE & IRRIGATION DETAILS

CONSULTANTS

Consultants:
ARCHITECT: SHAHRAM SHOKOUFANDEH GROUP S, INC. 4638 CERRILLOS DRIVE WOODLAND HILLS, CA 91364 MOBILE (310)926-9898
STRUCTURAL ENGINEER: HAMID AZIZ SEFAT 19510 VENTURA BLVD., SUITE110 TARZANA, CALIFORNIA 91356-4334 PHONE: (818) 708-1362 WWW.EXECUTIVEENGINEERING.NET
SURVEY: JEROME A. ROGERS HORIZON SURVEYS 135 N. San Gabriel Blvd. San Gabriel, CA 91775 Tel: 818-554-9042
SOIL ENGINEER: MARK KRUGER I&K GEOTECHNICAL ENG., INC. 10120 NATIONAL BLVD. LOS ANGELES CA 90034 (310) 866-8977
Owner: MR. & MRS. MOSHAVER ED MOSHAVER 9832 WANDA PARK, BEVERLY HILLS, CA 90210 ED.MOSHAVER@GMAIL.COM (310) 622 2893

VICINITY MAP



SPECIFIC NOTE

- THE FOLLOWING ITEMS SHALL BE UNDER SEPARATE PERMIT:
 - ADU
 - FIRE SPRINKLER SYSTEM
 - BBQ
- GENERAL CONTRACTOR MUST PROVIDE SHOP DRAWING FOR THE ARCHITECT'S APPROVAL BEFORE MANUFACTURING OR FABRICATION OF THE FOLLOWING ITEMS:
 - DOORS AND WINDOWS
 - SHEET METAL WORK
 - RAILING AND GUARDRAILS, STEEL STAIR SHOP DRAWING
 - STRUCTURAL STEEL ELEMENTS
 - KITCHEN CABINETS
 - GRANITE AND MARBLE WORK
 - WATER PROOFING FOR BALCONIES AND ROOF TOP DECK
 - BIFOLD SHADERS
- DIMENSIONS INDICATED ON PLANS FOR WINDOWS ARE INTENDED AS FINISHED DIMENSIONS. GENERAL CONTRACTOR MUST CHECK ARCHITECTURAL AND STRUCTURAL DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE START OF WORK.
- PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED (6306)
- CONTRACTOR SHALL FOLLOW ALL OF CALCERTS REQUIREMENT DURING CONSTRUCTION PROCESS AND REGISTER EACH COMPONENT AS REQUIRED, CONTACT MECHANICAL ENGINEER IF ASSISTANCE IS NEEDED.

AREA CALC. (SEE SHEET A-02.5 FOR PLANS & NOTES)

ALLOWED RESIDENTIAL FLOOR AREA RATION PER BASELINE HILLSIDE ORD (BHO) = 2368.72 SF (EXISTING RFA)
 LOT AREA PER ATTACHED SURVEY = 10,553 SQ.FT.
 MAXIMUM RFA WITH 20% AREA INCREASE BONUS (PER 12.21 C.10.(B)(3) OF THE LAMC, PART #6) = 2368.72X 1.2 = 2,842.46 S.F.
BUILDING AREA (PROPOSED): 1370+1288 = 2,658 S.F. < 2,842.46 S.F.

NOTES:
 1. ELEVATOR AND STAIRS ARE CALCULATED ONCE @ 2ND FLOOR
 2. THERE IS NO AREA UNDER FLOOR ABOVE. THERE ARE OPEN BALCONIES OR AREAS BELOW BALCONIES WHICH ARE EXEMPT FROM AREA CALCULATION PER 2007-3430 (ZA)
 3. ACCESSORY DWELLING UNIT ABOVE BASEMENT IS UNDER SEPARATE PERMIT. AREA IS NOT CALCULATED IN FLOOR AREA CALCULATION.

GRADING CALC.

AREA (SQ.FT.)	AVE. HEIGHT (FT.)	VOLUME (CU.Y.)
CUT 1	0.66	6.76
CUT 2	4.70	37.6
CUT 3	0	0
FILLS		
TOTAL		50.44

PER BMO&BHO, PILE EXEMPTED

AREA (SQ.FT.)	AVE. HEIGHT (FT.)	VOLUME (CU.Y.)
FILL 1	6.15	39.86
FILL 2	2.72	58.37
TOTAL		70.30

PER BMO&BHO UNDER STRUCTURE, 50% IS CALCULATED

TOTAL CUT	50.44		
TOTAL FILL	70.30		
TOTAL EXPORT	431.14 QY	x 1.1 (BULKING SWELLING FACTOR)	= 474.25 Q.Y.
TOTAL GRADING	571.74 QY	x 1.1 (BULKING SWELLING FACTOR)	= 628.91 Q.Y.

SEE A-02.6 FOR DIAGRAMS & PILE EXCAVATION CALC.

20% AREA BONUS:

ELIGIBLE FOR AN ADDITIONAL 20% OF THE MAXIMUM RESIDENTIAL FLOOR AREA AS DETERMINED BY TABLE 2 (SINGLE-FAMILY ZONE HILLSIDE AREA RESIDENTIAL FLOOR AREA RATIOS) PER RESIDENTIAL FLOOR AREA BONUS. [§ 12.21 C.10.(B)(3) OF THE LAMC, PART #6]

(H) Minimal Grading Option. The total amount of any grading on the site (including exempted grading, as outlined in section 6 - Grading, does not exceed the numeric value of 20% of the total lot size in cubic yards or 1,000 cubic yards, whichever is less.
 Example: A project involving 500 cubic yards of grading on a 5,000 square-foot lot will be eligible for this bonus option.
 This option only applies to properties where at least 80% of the lot is comprised of slopes which are 30% or greater, as determined by a Slope Analysis Map.

LOT AREA PER ATTACHED SURVEY = 10,553 S.F.
 10% X 10,553 = 1,055.3
 TOTAL GRADING = 628.91 Q.Y. < 1,055.3
 ALSO, SEE SLOPE ANALYSIS ON SURVEY PLAN.
 THEREFORE:
 MAXIMUM RFA WITH 20% AREA INCREASE BONUS = 2368.72X 1.2 = 2,842.46 S.F.

PROJECT:
9832 WANDA PARK DR
Address: 9832 WANDA PARK DR, BEVERLY HILLS, CA 90210



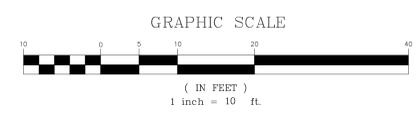
OWNER:

Drawing Title
COVER SHEET

Scale: As Shown

Date:
Job No:
Drawn By:
Checked By:
Drawing No.

A-0.0



LEGAL DESCRIPTION:
 LOTS 62 AND 63 IN BLOCK 4 OF TRACT NO. 4311 IN THE CITY OF LOS ANGELES, LOS ANGELES COUNTY, CALIFORNIA, AS PER MAP RECORDED IN BOOK 68, PAGE 92 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA: 20,518 SQ FT (0.47 AC)

BASIS OF BEARINGS:
 THE CENTERLINE OF WANDA PARK DRIVE SHOWN AS S89°18'20"E ON MAP OF TRACT NO. 4311, RECORDED IN BOOK 68, PAGE 92 OF MAPS, LOS ANGELES COUNTY RECORDS.

BENCH MARK:
 ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF LOS ANGELES BENCH MARK NO. 13-20627, DESCRIBED AS A SPK IN THE EAST CURB OF BENEDICT CYN DR, 45 FT SOUTH OF THE SOUTH LINE OF WANDA PARK DR, AT THE N END OF A CB.
 ELEV=706.287 FT (NAVD 88) (2000)

CONTOUR INTERVAL=1 FT

LEGEND:

(100.10) Existing Elevation
 -X-X- Chain Link Fence
 Fire Hydrant
 Wrought Iron Fence
 Ex. Structure
 Ex. Tree, Diameter
 Palm Tree
 Ex. Oak Tree, Diameter

ABBREVIATIONS:

C/B Catch Basin
 CBW Conc. Block Wall
 CLF Chain Linked Fence
 CONC Concrete
 D/A Driveway Apron
 EP Edison Pole
 EX Existing
 FF Finish Floor Elevation
 GM Gas Meter
 P/A Plant Area
 RW Retaining Wall
 SMH Sewer Manhole
 S/W SideWalk
 WM Water Meter
 WV Water Valve
 WF Wooden Fence
 WIF Wrought Iron Fence

REVISIONS
 ORIGINAL DWG SIZE
 24"x36"

THOMAS GUIDE
 PG 592, C-2

APN
 4383-001-011

9830-9832 WANDA PARK DR - LOS ANGELES
 LOS ANGELES COUNTY
 CALIFORNIA
 TOPOGRAPHIC SURVEY

DATE PLOTTED
 11-27-2019

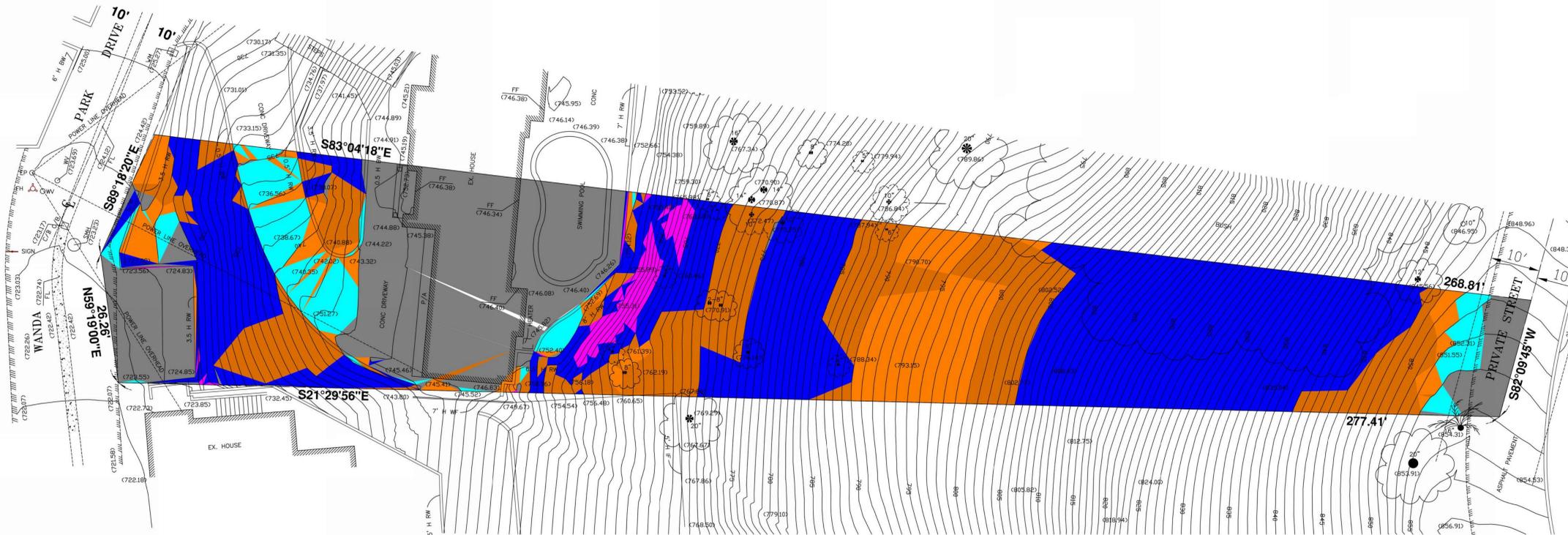
DATE:
 SURVEY: NOV 2019

PREPARED FOR:
 OWNER

J.N. 19-060
 DWG NO.

A-02.0





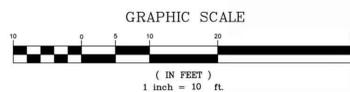
ZONING: RE15-1-H-HCR
TOTAL AREA=10,553 SQ FT

SLOPE ANALYSIS LEGEND				SLOPE BAND CALC	
Min Slope	Max Slope	Percent	Color	Area(sq ft)	FAR* MAX RFA
0.00	14.99	21.2	Blue	2236.80	0.35 782.88
15.00	29.99	8.3	Orange	874.02	0.30 262.21
30.00	44.99	11.5	Red	1217.11	0.25 304.27
45.00	59.99	20.3	Yellow	2144.12	0.20 428.82
60.00	99.99	37.3	Light Blue	3936.90	0.15 590.54
100.00	>100.00	1.4	Dark Blue	144.05	0 0
* FLOOR AREA RATIO PER BASELINE HILLSIDE ORD (BHD)					TOTAL 2368.72

11.50 + 20.30 + 37.30 = 69.10% > 60%
69.10% OF LOT IS COMPRISED OF SLOPES GREATER THAN 30% OR MORE PER LAMC 12.21 C.10(b)(3) (6)

SURVEYOR'S STATEMENT:

THE SLOPE BANDS REPRESENTED HEREON ARE DERIVED FROM A FIELD TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE, WITH ELEVATIONS BASED ON THE BENCH MARK AND DATUM DESCRIBED ABOVE. THE MAXIMUM RESIDENTIAL FLOOR AREA HAS BEEN ACCURATELY CALCULATED USING THE PROCEDURES DESCRIBED IN THE CITY BASELINE HILLSIDE ORDINANCE, REVISED 2017.



LEGAL DESCRIPTION:

LOT 62 IN BLOCK 4 OF TRACT NO. 4311 IN THE CITY OF LOS ANGELES, LOS ANGELES COUNTY, CALIFORNIA, AS PER MAP RECORDED IN BOOK 68, PAGE 92 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA: 10,553 SQ FT (0.242 AC)

BASIS OF BEARINGS:

THE CENTERLINE OF WANDA PARK DRIVE SHOWN AS S89°18'20"E ON MAP OF TRACT NO. 4311, RECORDED IN BOOK 68, PAGE 92 OF MAPS, LOS ANGELES COUNTY RECORDS.

BENCH MARK:

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF LOS ANGELES BENCH MARK NO. 13-20627, DESCRIBED AS A SPK IN THE EAST CURB OF BENEDICT CYN DR, 45 FT SOUTH OF THE SOUTH LINE OF WANDA PARK DR, AT THE N END OF A CB.

ELEV=706.287 FT (NAVD 88) (2000)

CONTOUR INTERVAL=1 FT

LEGEND:

- (100,10) Existing Elevation
- X-X- Chain Link Fence
- Fire Hydrant
- Wrought Iron Fence
- Ex. Structure
- Ex. Tree, Diameter
- Palm Tree
- Ex. Oak Tree, Diameter

ABBREVIATIONS:

- C/B Catch Basin
- CBW Conc. Block Wall
- CLF Chain Linked Fence
- CONC. Concrete
- D/A Driveway Apron
- EP Existing Pole
- EX. Existing
- FF Finish Floor Elevation
- GM Gas Meter
- P/A Plant Area
- RW Retaining Wall
- SMH Sewer Manhole
- S/W SideWalk
- WM Water Meter
- WV Water Valve
- WF Wooden Fence
- WIF Wrought Iron Fence

REVISIONS
ORIGINAL DWG SIZE
24"x36"
THOMAS GUIDE
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APN
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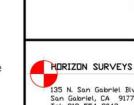
9832 WANDA PARK DR - LOS ANGELES
LOS ANGELES COUNTY
CALIFORNIA

DATE PLOTTED
11-27-2019

DATE:
SURVEY: NOV 2019

PREPARED FOR:
OWNER

J.N. 19-060
DWG NO.



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PROJECT:
9832 WANDA PARK DR
BEVERLY HILLS, CA 90210

Revisions

SLOPE ANALYSIS



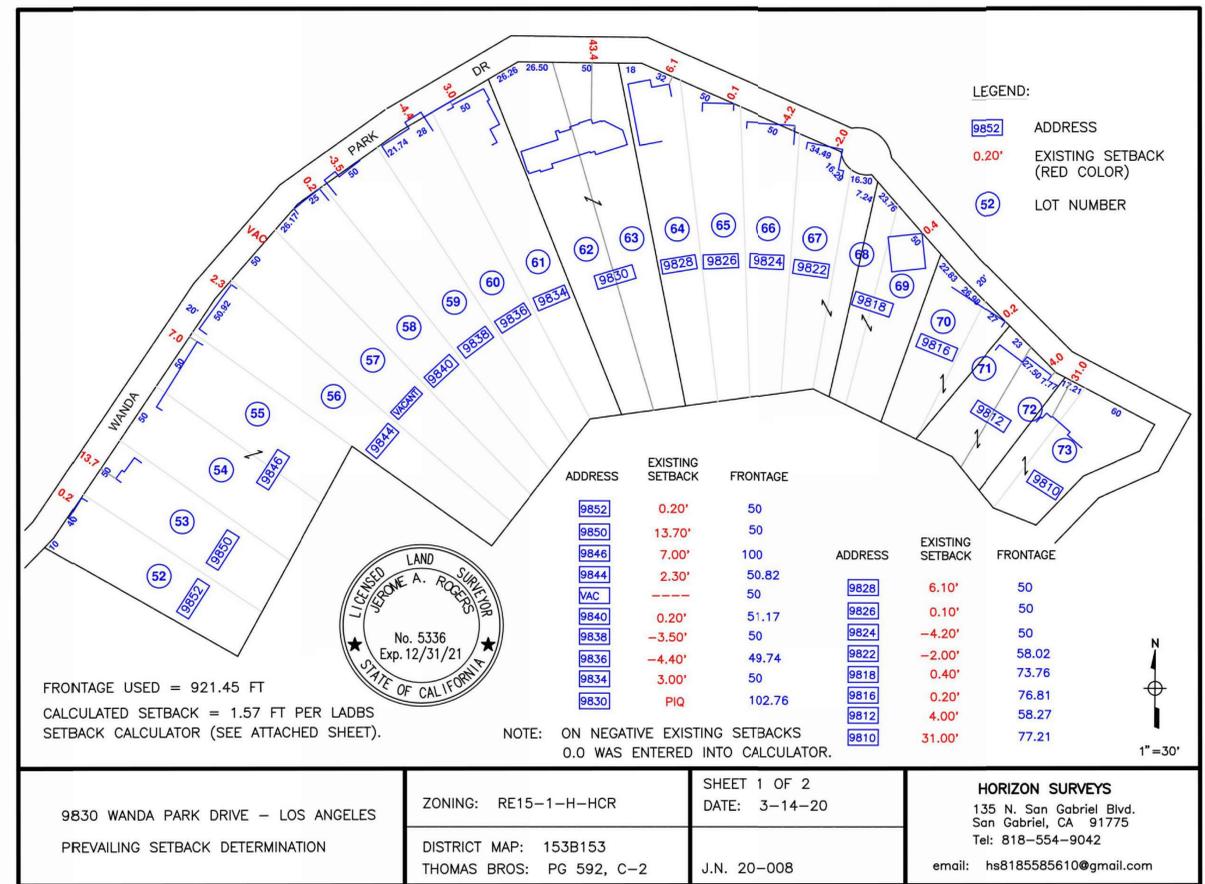
OWNER:
MR. & MRS. MOSHAVER
9832 WANDA PARK DR
BEVERLY HILLS, CA 90210
Tel: (310) 622-2693
E-mail: EDMOSHAVER@GMAIL.COM

Drawing Title
SLOPE ANALYSIS

Scale: As Shown

Date: ?
Job No:
Drawn By: Author
Checked By: Checker

Drawing No.



Calculation Details

Setback Range Used (ft)	No Lots Used	Lots Designation	Frontages Used (ft)	Total Frontage (ft)	Setbacks Used (ft)	Total Setback (ft)
0.00 - 7.00	15	52, 54, 56, 58, 59, 60, 61, 62, 64, 65, 66, 67, 68, 70, 71	50.00, 100.00, 50.92, 51.17, 50.00, 49.74, 50.00, 102.76, 50.00, 50.00, 50.00, 58.02, 73.76, 76.81, 58.27	921.45	0.20, 7.00, 2.30, 0.20, 0.00, 0.00, 3.00, 0.00, 6.10, 0.10, 0.00, 0.00, 0.40, 0.20, 4.00	23.50

Los Angeles Department of Building and Safety

How To Use Prevailing Setback Calculator

- Click the "Add Lot" button.
- Enter the lot number, the footage dimension and the corresponding front yard setback for each lot. Enter the footage and setback dimensions in feet using decimals (eg. 23.89) inches to Feet Conversion Chart.
- For vacant lots leave the setback blank.
- For buildings built up to the front lot line, enter 0 in the setback field.
- Click the "Calculate" button.
- If the footage of all of the lots with front yards varying no more than 10' from each other is less than 40% of the total footage, then there is no prevailing setback. In that case the front yard is a percentage of the depth of the lot according to the zoning of the lot as prescribed in the Zoning Code.
- Please read the Prevailing Setback Calculator Disclaimer.

Add Lot

Enter the lot information after adding rows:

Lot	Footage (ft)	Setback (ft)
52	50	0.20
53	50	13.70
54	100	7.00
56	50.82	2.3
57	50	0
58	51.17	0.20
59	50	0
60	49.74	0
61	50	3.00
62	102.76	0.00
64	50	6.00
65	50	0.00
66	50	0
67	58.02	0
68	73.76	0.40
70	76.81	0.20
71	58.27	4.00
73	77.21	31.0

Clear Calculate

Results
 Number of lots: 18
 Prevailing Setback: 1.57 ft

Calculation
 Total no of lots entered: 18

Total footage entered: 921.45 ft
 40% from total footage entered: 439.46 ft
 No of lots used in the calculation: 15
 Setback range used: 0.00 ft - 7.00 ft
 Total footage used in the calculation: 921.45 ft

Lots Used

Lot	Footage (ft)	Setback (ft)
52	50.00	0.20
54	100.00	7.00
56	50.82	2.30
58	51.17	0.20
59	50.00	0.00
60	49.74	0.00
61	50.00	3.00
62	102.76	0.00
64	50.00	6.00
65	50.00	0.00
66	50.00	0.00
67	58.02	0.00
68	73.76	0.40
70	76.81	0.20
71	58.27	4.00

View Calculation Details

To find out about Zoning Codes, click here: (http://www.amlegal.com/vst/gateway.dll?Ftemplates&fn=default.html&vid=amlegaltapz_ca)

To find out about the Prevailing Setback Information Bulletin, click here: (http://www.ladbs.org/LADBSWeb/LADBS_Forms/InformationBulletins/IB-P-2C2002-015PrevailingSetback.pdf)

Back

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PROJECT:
 9832 WANDA PARK DR
 BEVERLY HILLS, CA 90210

Revisions



OWNER:
 MR. & MRS. MOSHAVER
 9832 WANDA PARK DR
 BEVERLY HILLS, CA 90210
 Tel: (310) 622-2693
 E-mail: EDMOSHAVER@GMAIL.COM

Drawing Title
 PREVAILING SETBACK

Scale: As Shown
 Date: ?
 Job No:
 Drawn By: Author
 Checked By: Checker
 Drawing No.

A-02.1B



APPENDIX A - REFERENCES

Qualified Biologist. A person with the appropriate education, training, and experience to conduct biological surveys, monitor Project activities that have the potential to affect biological resources, and provide construction worker education programs related to the protection of biological resources, and supervise or perform other tasks related to biological resources, possesses a Bachelor of Science degree or Bachelor of Arts degree in biology, ecology, or a related environmental science; has at least five years of professional experience that requires knowledge of natural history, habitat affinities, and identification of flora and fauna species, and relevant local, state and federal laws and regulations governing the protection of biological resources; and meets the California Department of Fish and Wildlife (CDFW) qualifications for botanical field surveyors.

Protected Trees & Shrubs

- Oak including valley oak (Quercus lobota) and coast live oak (Quercus agrifolia), or any other tree of the oak genus indigenous to California but excluding the California scrub oak (Quercus berberidifolia)
Southern California black walnut (Juglans californica)
Western sycamore (Platanus racemosa)
California bay (Umbellularia californica)
Mexican elderberry (Sambucus mexicana)
Toyon (Heteromeles arbutifolia)

Monarch Butterfly Overwintering Trees (only applicable within the Coastal Zone)

- Monterey cypress (Cupressus macrocarpa)
Monterey pine (Pinus radiata)
Coast redwood (Sequoia sempervirens)
Coast live oak (Quercus agrifolia)
Douglas-fir (Pseudotsuga mercezi)
Western sycamore (Platanus racemosa)
Bishop pine (Pinus muricata)
Any Eucalyptus species

APPENDIX B - REQUIRED DOCUMENTS

- Site Plan
Tree Disclosure Statement

Owner's Declaration

I own the property located at [address] I have read the above "Notice to Owner." I acknowledge and understand that should the City determine that the project site contains any of the above biological resources, the City may require biological resources analysis by a qualified biologist prior to completing the CEQA analysis. I certify that the project site does not contain any of the above biological resources to the best of my knowledge.

Name of the Owner (Print) ED MOSHAVER
Owner Signature [Signature]
Date 09.05.2023

Notary Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On 09-05-2023 before me, KAMEANKHOZE, NOTARY PUBLIC (insert name and title of the officer)

Personally appeared ED MOSHAVER who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



BIOLOGICAL RESOURCES DECLARATION

- Yes. The project will require biological resources analysis (Biological Resources Report) by a Qualified Biologist. (See Appendix A)
No. The project site will not remove or possibly affect any of the above biological resources.

If No, sign and notarize the signature at the bottom of the form and return the notarized form (plus Appendix B attachments) to the appropriate department within the City of Los Angeles at the time of filing for permits/entitlements.

APPLICATIONS

OWNER'S DECLARATION OF BIOLOGICAL RESOURCES

The California Environmental Quality Act (CEQA) directs public agencies to assess and disclose the environmental effects of the projects it approves. In determining whether a proposed project is subject to CEQA, the City of Los Angeles is required to consider any potentially adverse impacts the project may have on biological resources. Failure by a project applicant to disclose known biological resources on the project site may result in a violation of CEQA.

Date of Site Visit:
Project Address or APN(s): 9830-9832 Wanda Park

Does the project site contain certain known biological resources, and if so, will the project require biological analysis by a qualified biologist? (Follow the instructions for each respective answer.)

- Yes. The project site contains one or more of the following biological resources. (Check all that apply)
Water Resources, including but not limited to, streams, wetlands, or other permanent / seasonal water bodies
Protected Trees and/or Shrubs, or certain trees within the Coastal Zone (See Appendix A)
Other sensitive/special resources requiring additional review. (Describe below)

- No. The project site does not contain any of the above biological resources.

If No, sign and notarize the signature at the bottom of the form and return the notarized form (plus Appendix B attachments) to the appropriate department within the City of Los Angeles at the time of filing for permits/entitlements.

If Yes, will the project remove or possibly affect any of the above marked biological resources (e.g., set up construction staging near tree trunks)?

1 Include the entire site, not just the development footprint.

DEPARTMENT OF BUILDING AND SAFETY/PUBLIC WORKS
PRELIMINARY REFERRAL FORM FOR
BASELINE HILLSIDE ORDINANCE NO. 181,624 AND HILLSIDE ORDINANCE NO. 174,652

Building and Safety
Address 9832 W WANDA PARK DR District map 153B153 APN 4383001011
Tract TR 4311 Block BLK 4 Lot 62

Public Works:
Street designations: Standard vs., Substandard Hillside Limited (for all the streets, public or private, abutting or adjacent to the lot(s)) (LAMC 12.21A17(e)(1) or LAMC 12.21C10(i)(1))
Street Name (1) WANDA PARK DR
R/W width 20' Roadway width 16' Plan Index P-37537
Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')
Lot fronts on a substandard hillside limited street Dedication required? No Yes - width 4'

- 1. Is the Continuous Paved Roadway (CPR)* at least 28 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? Yes No
2. Do any of the streets listed in the Street designations section have a roadway width of less than 20 feet adjacent to the lot(s)? (LAMC 12.21A17(e)(2) or LAMC 12.21.C10(i)(2))
Yes - A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width via a Public Works construction permit
No
3. Is the CPR at least 20 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? (LAMC 12.21A17(e)(3) or LAMC 12.21.C10(i)(3))
Yes
No - A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width throughout via a Public Works construction permit

*CPR - begins at the driveway apron and must be continuous and without obstacles to the boundary of the Hillside Area
Sewer Connection: (LAMC 12.21.A17(g) or LAMC 12.21.C10(j))
Lot located within 200 feet of available sewer mainline:
Use existing sewer and obtain new permit Obtain new connection and new permit
Use existing sewer and obtain new permit Construct mainline (B permit from BOE)
Lot located greater than 200 feet from an available sewer mainline:
Obtain LADBS approval for onsite sewer Construct mainline (B permit from BOE)

Public Works Employee signing form. PAGE 1 of 2
Sign ENGINEERING Print name RAY A.L.LAN MUGAMBWA
Date 09/05/2023 Phone 3105758610 Location WLA

DEPARTMENT OF BUILDING AND SAFETY/PUBLIC WORKS
PRELIMINARY REFERRAL FORM FOR
BASELINE HILLSIDE ORDINANCE NO. 181,624 AND HILLSIDE ORDINANCE NO. 174,652

**IMPORTANT: If a ZAD is required as a result of a CPR having a width of less than 20 feet, typically a BOE investigation and report is not required.

If a ZAD is required for lot(s) that are abutting street(s) with roadway width(s) of less than 20 feet, a formal investigation and engineering report WILL BE REQUIRED. The engineering report will be provided after submittal of all documentation and payment of fees. Measurements and statements contained herein may be adjusted in the engineering report.

Applicants subject to a ZAD as listed above are advised to submit the following documents and pay the BOE investigation fee to either the BOE Valley District Office Public Counter at 6262 Van Nuys Blvd, Rm. 251 Van Nuys CA 91401 or BOE Land Development Group Public Counter at 201 N. Figueroa St. Ste. 1150, Los Angeles, CA 90012

- 1. BOE investigation fee. (check made payable to the City of Los Angeles) (Per LAMC 62.106)
2. Two (2) copies of the Planning Master Land Use Application.
3. Two (2) copies of the project site plan.
4. Two (2) copies of the radius map.
5. Picture of the existing building, sidewalk, curb, and gutter.

Due to the possible implications that dedications and improvements may have on the development of a project, applicants that do not pay the BOE investigation fee for the preparation of a detailed engineering report may have their application placed on hold until such information is provided. Questions and concerns regarding the engineering report may be presented at the hearing.

The typical BOE standard improvement requirement is: Construct a minimum 20 foot wide roadway with a 14 foot half roadway and 4 foot sidewalk adjacent to the property within a minimum 18 foot half right of way. Sidewalk easement may be required to make driveway apron ADA compliant.

Applicants wishing to complete public improvements in lieu of applying for a ZAD for relief from minimum street access requirements are advised to contact the B permit section of the BOE district in which the property is located to discuss requirements for public street improvements or deviations from the standard improvement requirement.

- Central: 201 N Figueroa St, Ste. 770, Los Angeles CA, 90012
Harbor 608 Harbor Blvd 4th floor, San Pedro, CA 90731
Valley 6262 Van Nuys Blvd, Rm. 351, Van Nuys, CA 91401
West LA: 1828 Sawtelle Blvd, 3rd floor, West Los Angeles CA 90025

ROAD DEDICATION

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Revisions



OWNER:
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BEVERLY HILLS, CA 90210
Tel: (310) 622-2693
E-mail: EDMOSHAVER@GMAIL.COM

Drawing Title
DOCUMENTS

Scale: As Shown

Date: ?
Job No:
Drawn By: Author
Checked By: Checker

Drawing No.

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PROJECT:
9832 WANDA PARK DR
 BEVERLY HILLS, CA 90210

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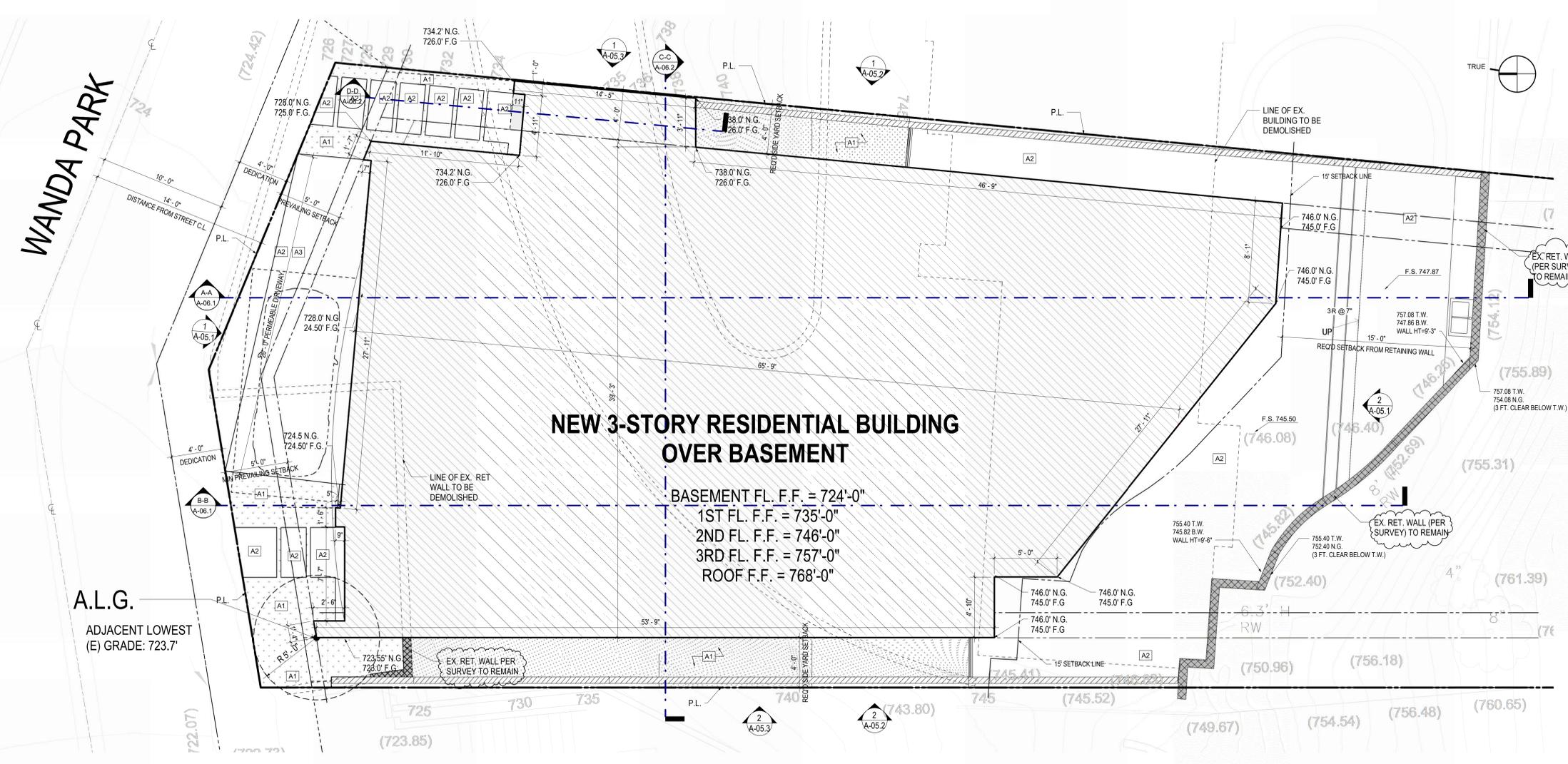


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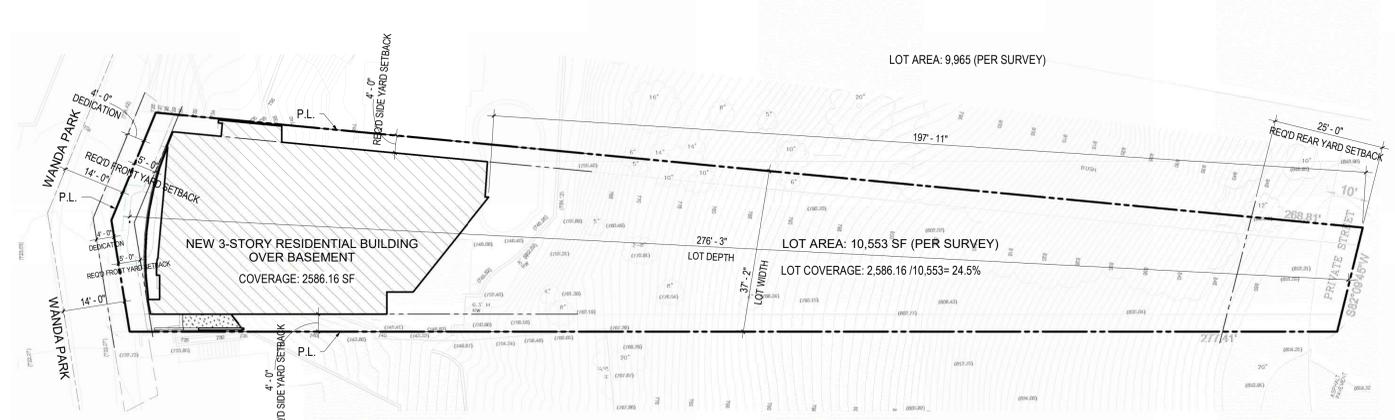
Drawing Title
SITE PLAN / PLOT PLAN

Scale: As Shown
 Date: ?
 Job No:
 Drawn By: A.A.
 Checked By: M.B.
 Drawing No.

A-02.3



2
 A-02.3
 Site Plan / Plot Plan
 1/4" = 1'-0"



1
 A-02.3
 Site Plan / Plot Plan- FULL SITE
 1/16" = 1'-0"

Site Plan Keynotes	
Note Number	Note Text
A1	LANDSCAPE
A2	PERMEABLE SURFACE
A3	DRIVEWAY / VEHICULAR RAMP
A4	ACCESSIBLE RAMP (1:12 SLOPE)
A5	SHORT TERM BICYCLE RACKS (REFER TO NOTE 1)
A6	ELECTRICAL METER
A7	GAS METER
A8	RAINBIRD ESP MODULAR WEATHER-BASED IRRIGATION CONTROLLER
A9	FUTURE SOLAR SYSTEM INVERTER AND METERING EQUIPMENT
A10	MIN. 18" DEEP FLOW-THRU PLANTER - PERMAVOID (SEE DRAINAGE PLANS FOR DETAILS)
A11	FIRE DEPARTMENT CONNECTION (FDC) ON THE ADDRESS SIDE (PER 912.2.1)
A12	ELECTRICAL DOUBLE PULL SECTION BOX (REFER TO ELECTRICAL PLANS FOR DETAILS)
A13	TRANSFORMER VAULT

Notes

1. 100% OF HARDSCAPE TO BE UNCOLORED CONCRETE W/ SMOOTH CONCRETE FINISH W/ SOLAR REFLECTANCE >= 0.30 AS DETERMINED BY ASTM E1918 OR C1549- 3540 SF SOLAR REFLECTANCE .39 SEE SPEC. A-13.2

WALL TYPE LEGEND

- EX. Retaining Wall
- Max. 6'-0" BLOCK Wall
- PROPERTY LINE
- SETBACK LINE

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DEMOLITION PLAN
 3/16" = 1'-0"

LEGAL DESCRIPTION:

LOTS 62 AND 63 IN BLOCK 4 OF TRACT NO. 4311 IN THE CITY OF LOS ANGELES, LOS ANGELES COUNTY, CALIFORNIA, AS PER MAP RECORDED IN BOOK 68, PAGE 92 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA: 20,518 SQ FT (0.47 AC)
 BASIS OF BEARINGS:
 THE CENTERLINE OF WANDA PARK DRIVE SHOWN AS S89°18'20"E ON MAP OF TRACT NO. 4311, RECORDED IN BOOK 68, PAGE 92 OF MAPS, LOS ANGELES COUNTY RECORDS.

BENCH MARK:
 ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF LOS ANGELES BENCH MARK NO. 13-20627, DESCRIBED AS A SPK IN THE EAST CURB OF BENEDICT CYN DR, 45 FT SOUTH OF THE SOUTH LINE OF WANDA PARK DR, AT THE N END OF A CB.
 ELEV=706.287 FT (NAVD 88) (2000)
 CONTOUR INTERVAL=1 FT

DEMOLITION NOTE:

- 1.) ONE STORY BUILDINGS WITH HEIGHT OF 13.61'
- 2.) PROVIDE PROTECTION FENCE ALONG THE PERIMETER.
- 3.) METHOD OF DEMOLITION: HAND WRECKING.
- 4.) ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST
- 5.) NO STRUCTURAL MEMBER IN ANY STORY SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED.
- 6.) THERE WILL BE NO FREEFALL DUMPING OVER EXTERIOR WALL FOR A HEIGHT OF MORE THAN 25FT.

- 7.) CALL FOR INSPECTION AT LEAST 24 HOURS BEFORE STARTING WORK.
- 8.) APPROVAL OF PROTECTION FENCES IS REQUIRED PRIOR TO DEMO.
- 9.) STORAGE OF MATERIALS ON FLOORS SHALL NOT EXCEED 50 PSF LIVE LOAD (WHERE APPLICABLE). TO PREVENT UNAUTHORIZED ENTRY TO THE VACANT LOT AFTER DEMOLITION.
- 10.) AN 8' HIGH CHAIN LINK FENCE MUST BE PROVIDED TO PREVENT UNAUTHORIZED ENTRY TO THE VACANT LOT AFTER DEMOLITION.
- 11.) PRIOR TO START OF WORK EXISTION UTILITY LINES SHALL BE DISCONNECTED FROM THE BLDG. & SHALL BE SECURED PER CITY ENGINEERING DEPT. REQUIREMENTS. SEWER LINE SHALL BE CAPPED OUTSIDE OF WORK AREA.

NOTE:
 DEMOLITION PRE-INSPECTION AND POSTING REQUIRED* FOR SINGLE FAMILY DWELLING AND DETACHED GARAGE, BUILT IN 1941.
 #20019-10000-01794

PROJECT:

9832 WANDA PARK DR
 Address: 9832 WANDA PARK DR, BEVERLY HILLS, CA 90210



OWNER:

DEMOLITION PLAN

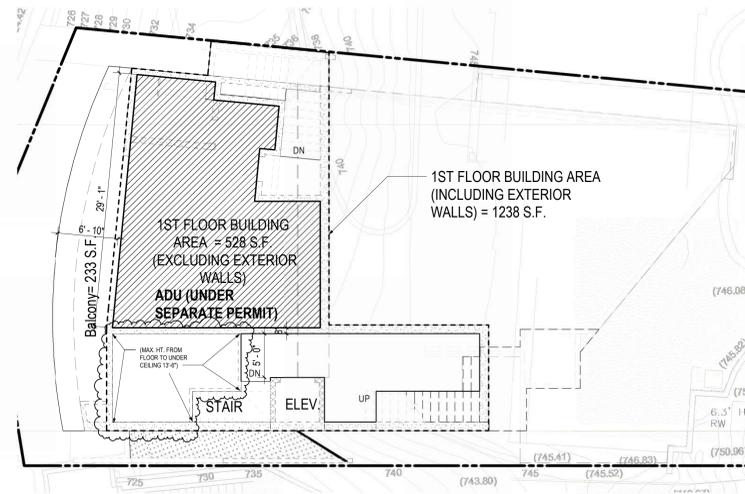
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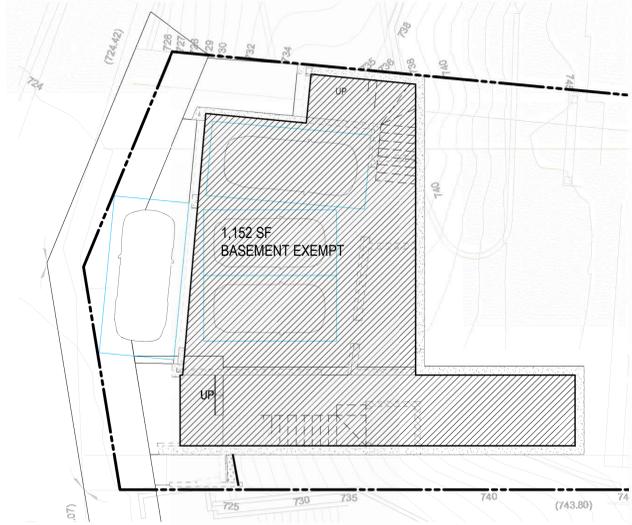
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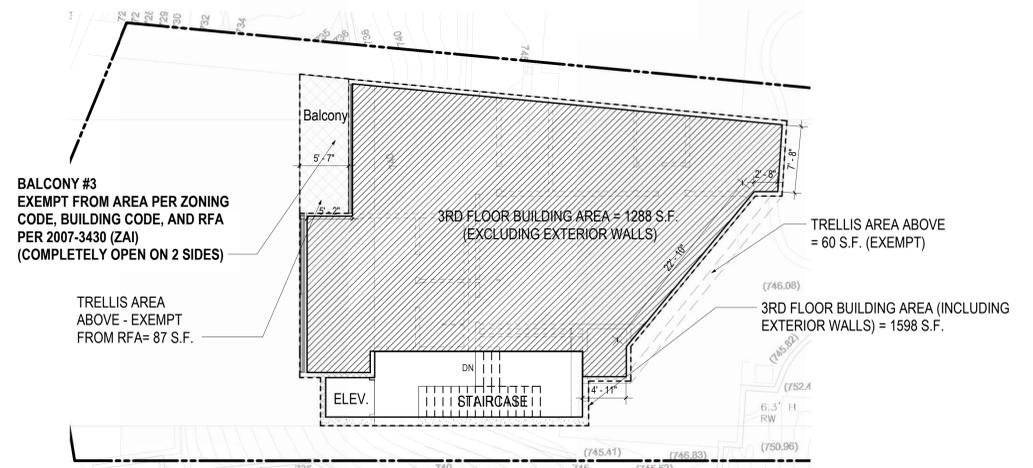
A-02.4



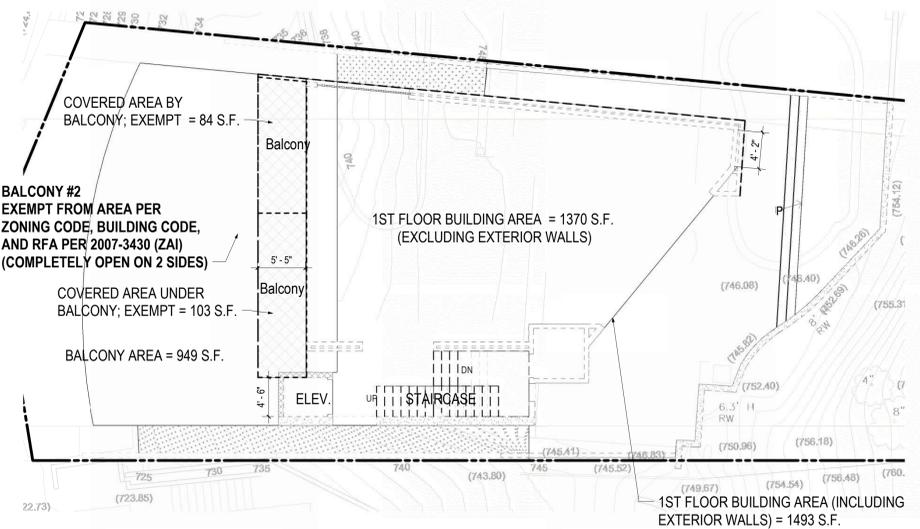
3 1ST FLOOR - ACCESSORY DWELLING UNIT (UNDER SEPARATE PERMIT)
A-02.5 1/8" = 1'-0"



4 BASEMENT
A-02.5 1/8" = 1'-0"



2 3RD FLOOR
A-02.5 1/8" = 1'-0"



1 2ND FLOOR
A-02.5 1/8" = 1'-0"

FLOOR AREA CALCULATIONS

ALLOWED RESIDENTIAL FLOOR AREA RATION PER BASELINE HILLSIDE ORD (BHO) = 2368.72 SF
 LOT AREA PER ATTACHED SURVEY = 10,553 SQ.FT.
 MAXIMUM RFA WITH 20% AREA INCREASE BONUS = 2368.72 X 1.2 = 2,842.46 S.F.
 BUILDING AREA: 1370+1288 = 2,658 S.F. < 2,842.46 S.F.

RFA CALC. TABLE

	AREA (SF)	EXEMPT AREA (SF)	SF
BASEMENT	1,152	1,152	ZERO
1ST FLOOR	528	528-800 NOTE #3	ZERO
2ND FLOOR	1,370		1,370
3RD FLOOR	1,288		1,288
TOTAL			2,658

NOTES:

- ELEVATOR AND STAIRS ARE CALCULATED ONCE @ 2ND FLOOR
- THERE IS NO AREA UNDER FLOOR ABOVE. THERE ARE OPEN BALCONIES OR AREAS BELOW BALCONIES WHICH ARE EXEMPT FROM AREA CALCULATION PER 2007-3430 (ZAI)
- AREA IS NOT CALCULATED IN FLOOR AREA CALCULATION PER LAMC 12.22 A.33(e)(3) AND LAMC 12.22 A.33(c)(1)(iii)

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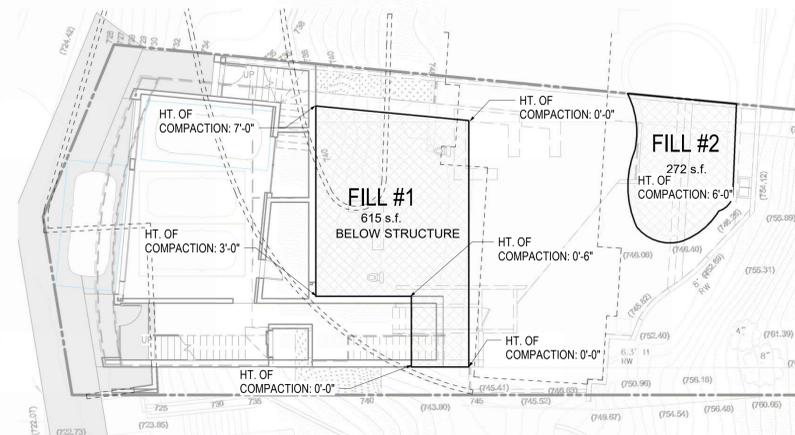
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Drawing Title:
EXHIBIT A - FLOOR AREA (RFA)

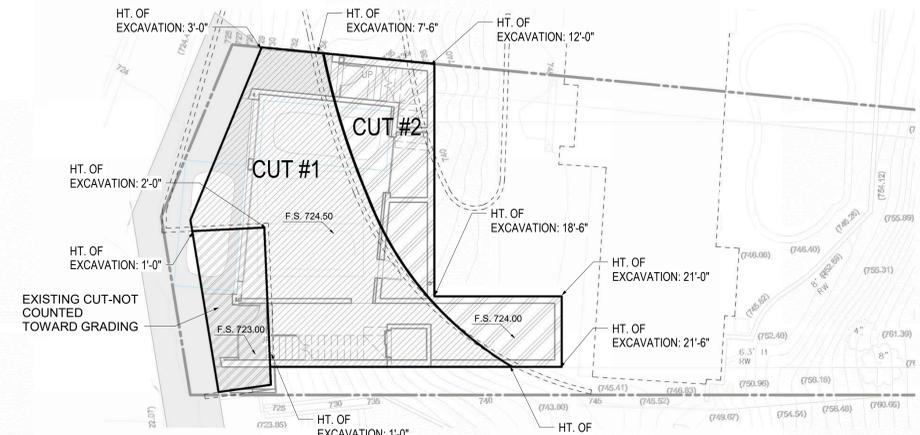
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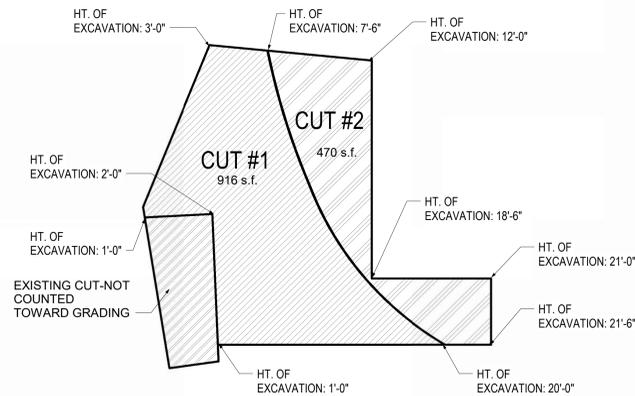
Drawing No.



2 EARTH-WORK FILL
A-02.6 1" = 10'-0"



1 EARTH-WORK CUTS
A-02.6 1" = 10'-0"



TOTAL IMPORT: 0 Q.Y.
TOTAL EXPORT : 501.44 - 70.3 = 431.14 Q.Y. X 1.1 (BULKING/SWELLING FACTOR) = 474.25 Q.Y.
TOTAL GRADING : 501.44 + 70.3 = 571.74 Q.Y. X 1.1 (BULKING/SWELLING FACTOR) = 628.91 Q.Y.

TOTAL EXPORT & IMPORT: 474.25 Q.Y.
75% TOTAL EXPORT/IMPORT PER TABLE 12.21 C.10-6: 75% X 2,400 Q.Y. = 1800 Q.Y.
THEREFORE: 474.25 Q.Y. < 1800 Q.Y.

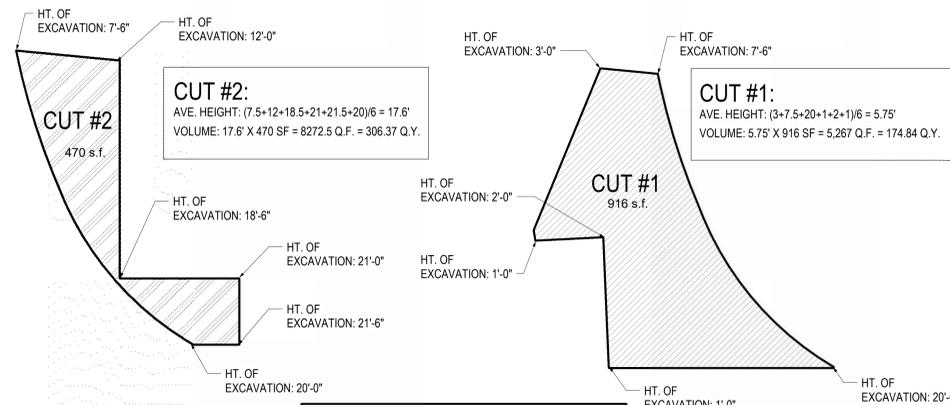
ELIGIBLE FOR AN ADDITIONAL 20% OF THE MAXIMUM RESIDENTIAL FLOOR AREA AS DETERMINED BY TABLE 2 (SINGLE-FAMILY ZONE HILLSIDE AREA RESIDENTIAL FLOOR AREA RATIOS) PER RESIDENTIAL FLOOR AREA BONUS. [§ 12.21 C.10.(B)(3) OF THE LAMC], PART #6.

LOT AREA PER ATTACHED SURVEY = 10,553 S.F.
10% X 10,553 = 1,055.3
TOTAL GRADING = 628.91 Q.Y. < 1,055.3

ALSO, PER SLOPE ANALYSIS @ SHEET A-02.1A: 69.10% OF LOT IS COMPRISED OF SLOPES GREATER THAN 30% OR MORE, PER LAMC 12.21 C.10.(b)(3) (6)

THEREFORE: MAXIMUM RFA WITH 20% AREA INCREASE BONUS = 2368.72X 1.2 = 2,842.46 S.F.

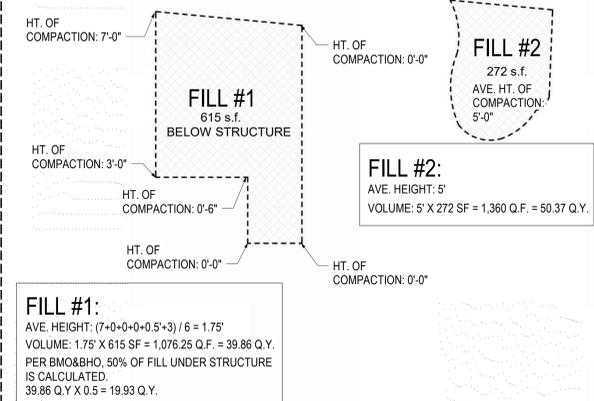
CUT :



CUT #1 + CUT#2 = 501.44 Q.Y.

NOTE: EARTH IMPORT AND EXPORT ACTIVITIES MAY TAKE PLACE ONLY BETWEEN THE HOURS OF 9:00 A.M. AND 3:00 P.M., MONDAY THROUGH FRIDAY

FILL :



FILL#1 + FILL#2 = 70.3 Q.Y.

4 CUT & FILL CALCULATIONS
A-02.6 3/32" = 1'-0"

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Revisions

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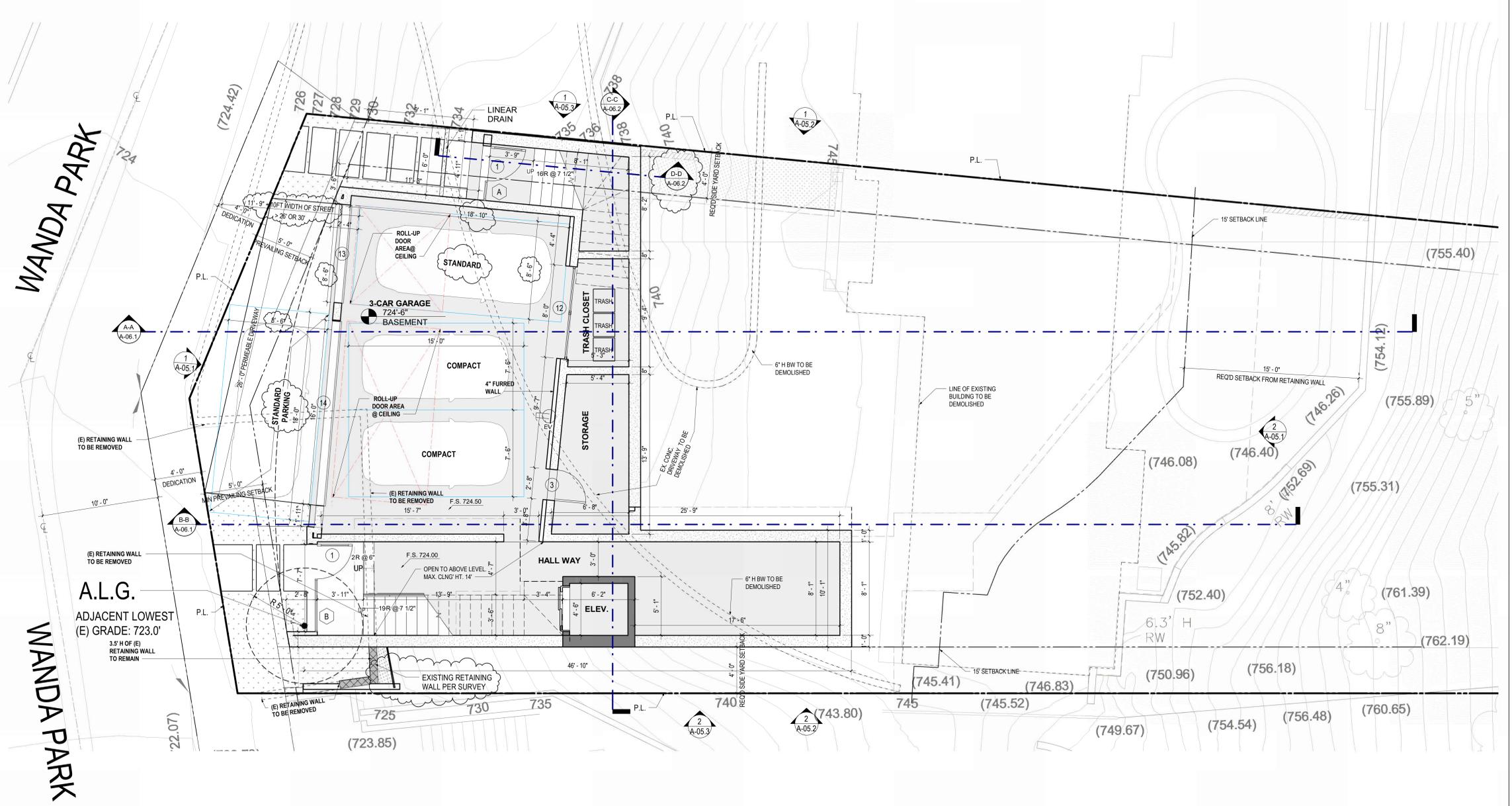
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GRADING PLAN & 20% BONUS
ELIGIBILITY

Scale: As Shown
Date: ?
Job No:
Drawn By: Author
Checked By: Checker
Drawing No.

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PROJECT:
9832 WANDA PARK DR
 BEVERLY HILLS, CA 90210

Revisions



1
A-03.1 BASEMENT PLAN
 1/4" = 1'-0"

Parking Notes	
Note Number	Note Text
P1	DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO.5
P2	INSTALL A MINIMUM 1-INCH (INSIDE DIAMETER) RACEWAY TO ACCOMMODATE A DEDICATED 208 - 240 VOLT BRANCH CIRCUIT. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.
P3	FOR EACH NEW DWELLING AND TOWNHOUSE, PROVIDE A LISTED RACEWAY THAT CAN ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER), SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE". (4.106.4.1)

Parking Notes	
Note Number	Note Text
P4	WHEEL STOP, A CURB OR WHEEL STOP SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.
P5	PROVIDE BOLLARD
P6	LONG TERM DOUBLE BICYCLE RACK 18" WIDE BY 6' LONG. 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 COMMERCIALY 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.
P7	GARAGE EXHUST DUCT (32"X78" CLEAR SPACE = 17 S.F.)
P8	70 SQ. IN. ACCESSIBILITY SIGN (PER SECTION 1109A8.8) - REFER TO FIGURE 11A-1A @ A-15.4 AND ALSO A-15.6
P9	LONG-TERM BICYCLE RACKS (REFER TO SHEET A-14.5)
P10	SUMP PUMP W/ BACK UP PUMP (REFER TO DRAINAGE PACKAGE FOR DETAILS)

- SYMBOL LEGEND**
- Smoke Detector (Refer to Note #)
 - Combined Carbon Monoxide & Smoke Detector
 - Electrical Vehicle Supply Equipment

- WALL TYPE LEGEND**
- Concrete Wall (3 Hr Fire Rated)
 - Exterior Wall - Stucco Finish
 - Interior Stud Wall
 - Shaft Wall (2 Hr Fire Rated)



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Drawing Title
Basement Plan

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 Checked By:

Drawing No.

A-03.1

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(767.26)
 (769.29)
 20"
 (767.67)



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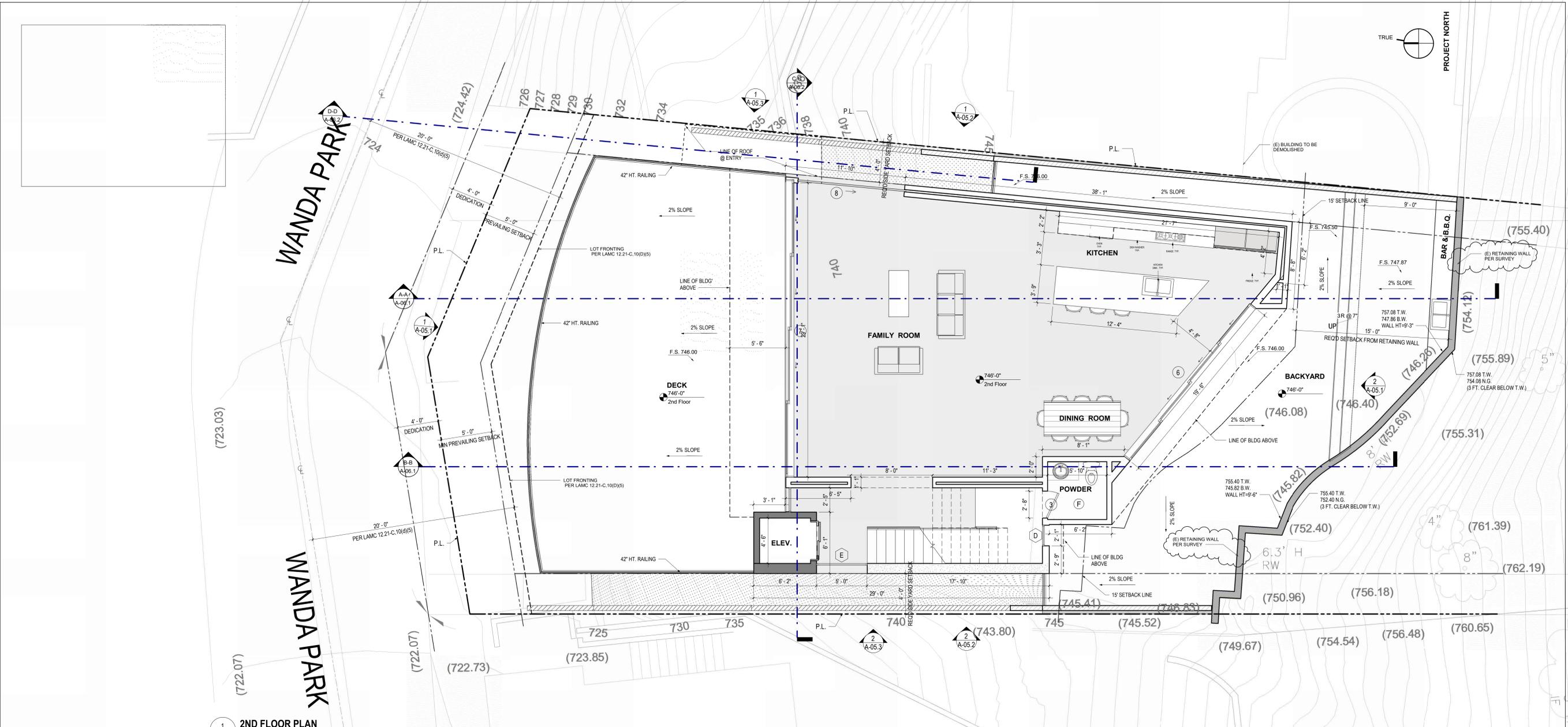
Drawing Title
2nd Floor Plan

Scale: As Shown

Date: ?
 Job No:
 Drawn By: Author
 Checked By: Checker

Drawing No.

A-03.3



1
A-03.3
2ND FLOOR PLAN
 1/4" = 1'-0"

Note Number	Note Text
01	PROVIDE 42" MIN. HIGH RAILING
02	INTERIOR CAST IRON DOWNSPOUT PROVIDE 42" MIN. HIGH RAILING
03	GARAGE EXHAUST DUCT
04	RAINWATER PIPE TO RUN BETWEEN BALCONY FLOOR JOIST TO THE FACE OF EXTERIOR WALL AND CONNECT DO DOWNSPOUT
05	DOWNSPOUT DRAIN TO BE DISCHARGED TO THE BMP SYSTEM (SEE ELEVATIONS)
06	PLANTER PER DETAIL 7, 8 @ A-13.1

Note Number	Note Text
07	LINE OF DROP CEILING
08	LINE OF FLOOR ABOVE
09	PROVIDE 6" WIDE COPPER DRAIN IN PARAPET WALL
10	ACCESSIBLE MAILBOXES FROM AF-FLORENCE MANUFACTURING (DETAIL 17 @ A-16.6)
11	MAXIMUM 34" HIGH TABLE
12	WALL-MOUNT TOILET
13	FIRE ALARM ANNUNCIATOR
14	CORRIDOR VENTILATION SHAFT

AREA PATTERN LEGEND

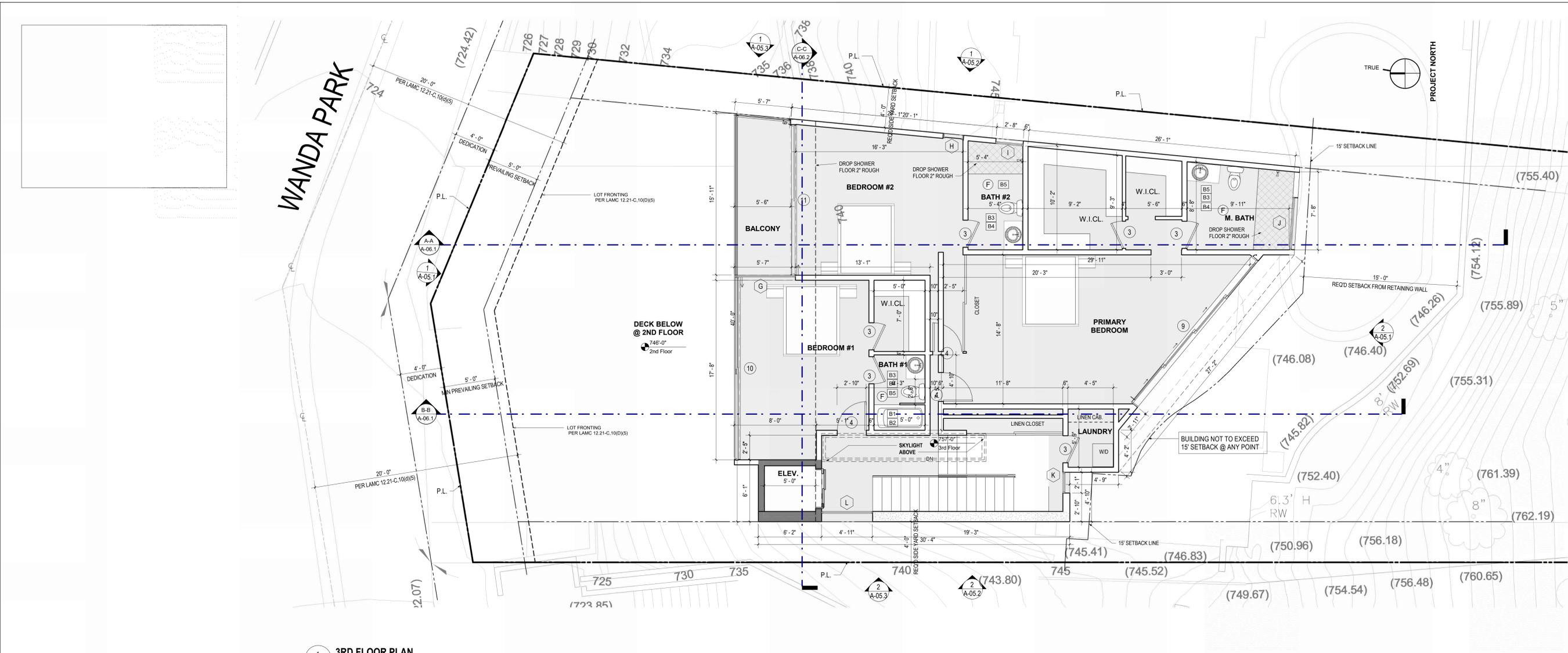
[Pattern]	Min. 8'-2" Clear Height (In Parking)
[Pattern]	Accessible Path of Egress
[Pattern]	No Parking Area (Accessible)
[Pattern]	Interior Space
[Pattern]	Balcony / Patio

WALL TYPE LEGEND

[Pattern]	Concrete Wall (3 Hr Fire Rated)
[Pattern]	Exterior Wall - Stucco Finish
[Pattern]	Interior Stud Wall
[Pattern]	Shaft Wall (2 Hr Fire Rated)

SYMBOL LEGEND

[Symbol]	Smoke Detector (Refer to Note #x)
[Symbol]	Combined Carbon Monoxide & Smoke Detector
[Symbol]	Electrical Vehicle Supply Equipment



1
A-03.4
3RD FLOOR PLAN
1/4" = 1'-0"

SYMBOL LEGEND

- Smoke Detector (Refer to Note #x)
- Combined Carbon Monoxide & Smoke Detector
- Electrical Vehicle Supply Equipment

WALL TYPE LEGEND

- Concrete Wall (3 Hr Fire Rated)
- Exterior Wall - Stucco Finish
- Interior Stud Wall
- Shaft Wall (2 Hr Fire Rated)

Floor Plan Notes	
Note Number	Note Text
01	PROVIDE 42" MIN. HIGH RAILING
02	INTERIOR CAST IRON DOWNSPOUT PROVIDE 42" MIN. HIGH RAILING
03	GARAGE EXHAUST DUCT
04	RAINWATER PIPE TO RUN BETWEEN BALCONY FLOOR JOIST TO THE FACE OF EXTERIOR WALL AND CONNECT TO DOWNSPOUT
05	DOWNSPOUT DRAIN TO BE DISCHARGED TO THE BMP SYSTEM (SEE ELEVATIONS)
06	PLANTER PER DETAIL 7, 8 @ A-13.1

Floor Plan Notes	
Note Number	Note Text
07	LINE OF DROP CEILING
08	LINE OF FLOOR ABOVE
09	PROVIDE 6" WIDE COPPER DRAIN IN PARAPET WALL
10	ACCESSIBLE MAILBOXES FROM AF-FLORENCE MANUFACTURING (DETAIL 17 @ A-16.6)
11	MAXIMUM 34" HIGH TABLE
12	WALL-MOUNT TOILET
13	FIRE ALARM ANNUNCIATOR
14	CORRIDOR VENTILATION SHAFT

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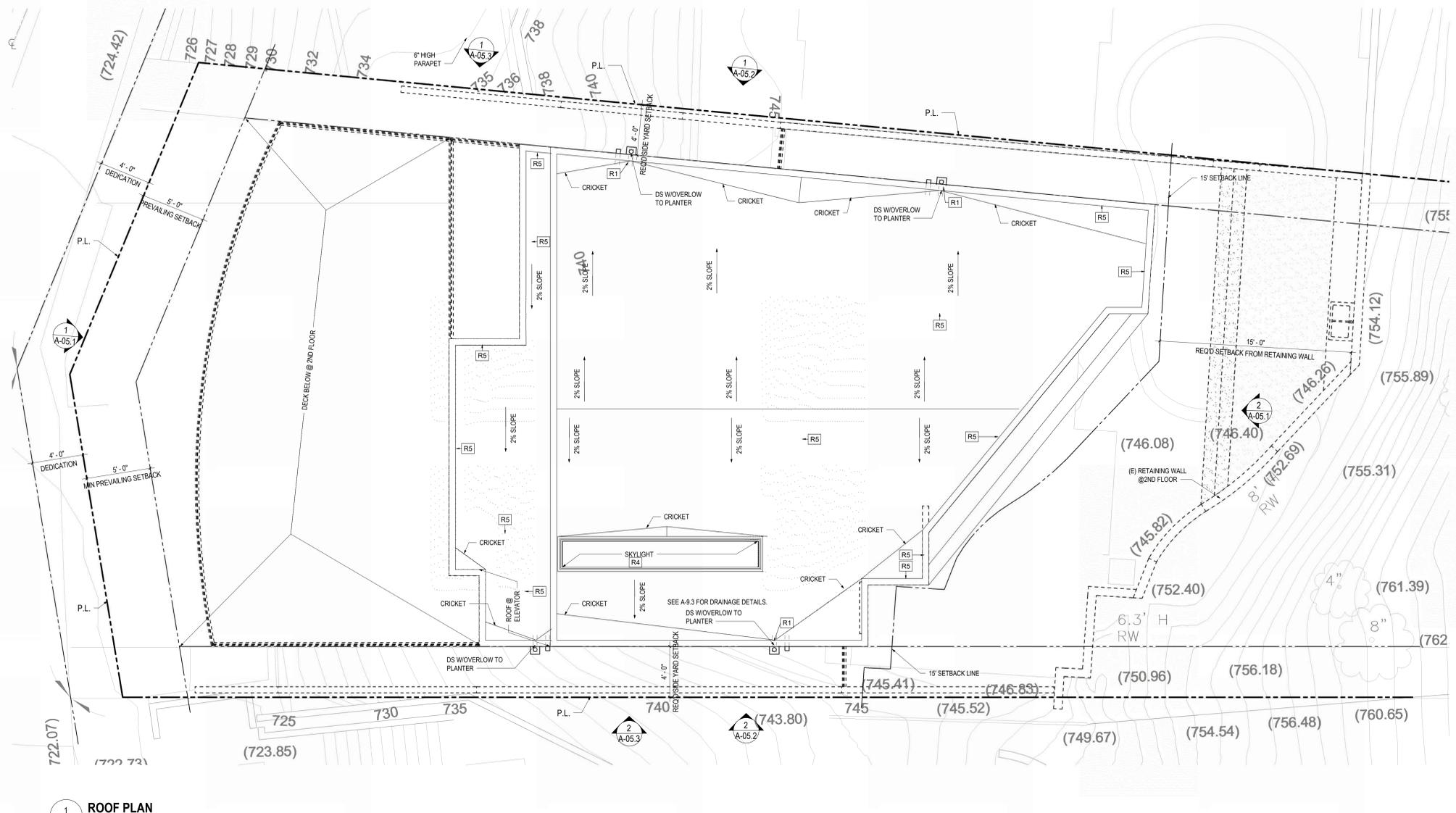
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Drawing Title
3RD FLOOR PLAN

Scale: As Shown

Date: ?
Job No:
Drawn By: M.M
Checked By: Checker

Drawing No.



1 ROOF PLAN
A-03.5 1/4" = 1'-0"

ROOFING MATERIAL

BUILT-UP ROOFING SHALL BE CLASS "A" UL LISTED "DERBIGUM AMERICAS INC." (ESR-1212) DERIBRITE BUILT-UP AND MODIFIED BITUMEN SHEET ROOFING SEE SHEET A-14.2 FOR INSTALLATION DETAILS AND SPECS
 BUILT-UP ROOFING SHALL BE CLASS "A" UL LISTED "DERBIGUM AMERICAS INC." (ESR-1212) DERIBRITE BUILT-UP AND MODIFIED BITUMEN SHEET ROOFING SEE SHEET A-14.2 FOR INSTALLATION DETAILS AND SPECS

BALCONY WATERPROOFING

EXO-TEX WEATHERWEAR ROOF DECK COVERING "CROSSFIELD PRODUCTS CORP." (ESR-1157)
 INSTALLATION OF THE DEX-O-TEX WEATHERWEAR MUST BE IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS, THE APPLICABLE CODE AND THE ICC-ES EVALUATION REPORT. (SEE A-14.2)

Cool Roof

CBCR PROD. ID	MANUFACTURER, BRAND MODEL	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE		THERMAL EMITTANCE		SRI		MORE INFO
				Initial	3 year	Initial	3 year	Initial	3 year	
0718-0005	DERBIGUM Americas, Inc. - Derbigum Deribicolor P-FR CR, Deribicolor P-CR, Deribicolor GP-FR CR, Deribicolor XPS CR, Deribicolor XPS-FR CR	Membrane: Built-Up and Modified Bitumen Sheet Roofing	Bright White	0.74	pending	0.95	pending	92	pending	+
0718-0001	DERBIGUM Americas, Inc. - Performance Roof Systems DeriBrite	Membrane: Built-Up and Modified Bitumen Sheet Roofing	Bright White	0.76	0.68	0.81	0.85	95	81	+

Roof Notes	
Note Number	Note Text
R1	ROOF DRAIN WITH OVER FLOW
R2	CONDENSING UNIT
R3	FUTURE INVERTER FOR SOLAR ZONE
R4	SKYLIGHT
R5	6" PARAPET WALLS

Notes

- 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.
- ROOFING ASSEMBLY SHALL BE TESTED BY AN APPROVED TESTING AGENCY.
- ROOFING MATERIAL SHALL HAVE AN SRI VALUE OF AT LEAST 0.75 OR BOTH A 3-YEAR SOLAR REFLECTANCE OF AT LEAST 0.63 AND A THERMAL EMITTANCE OF AT LEAST 0.75. (SEE TEST RESULTS FROM COOL ROOF RATING COUNCIL)
- BRASS, COPPER OR STAINLESS STEEL NAILS MUST BE USED FOR THE INSTALLATION OF ROOF TILES.
- WATERPROOFING AND ROOFING MATERIALS MAY BE SUBSTITUTED BY EQUAL PRODUCTS SUBJECT TO THE ARCHITECTS REVIEW AND APPROVAL.
- ALL DOWNSPOUTS AND ROOF DRAINS TO BE DIRECTED TO BMP SYSTEM.
- ROOFS WITH SLOPES < 2:12 SHALL HAVE AN SRI VALUE OF AT LEAST 75 OR BOTH A 3-YEAR SOLAR REFLECTANCE OF AT LEAST 0.63 AND A THERMAL EMITTANCE OF AT LEAST 0.75.

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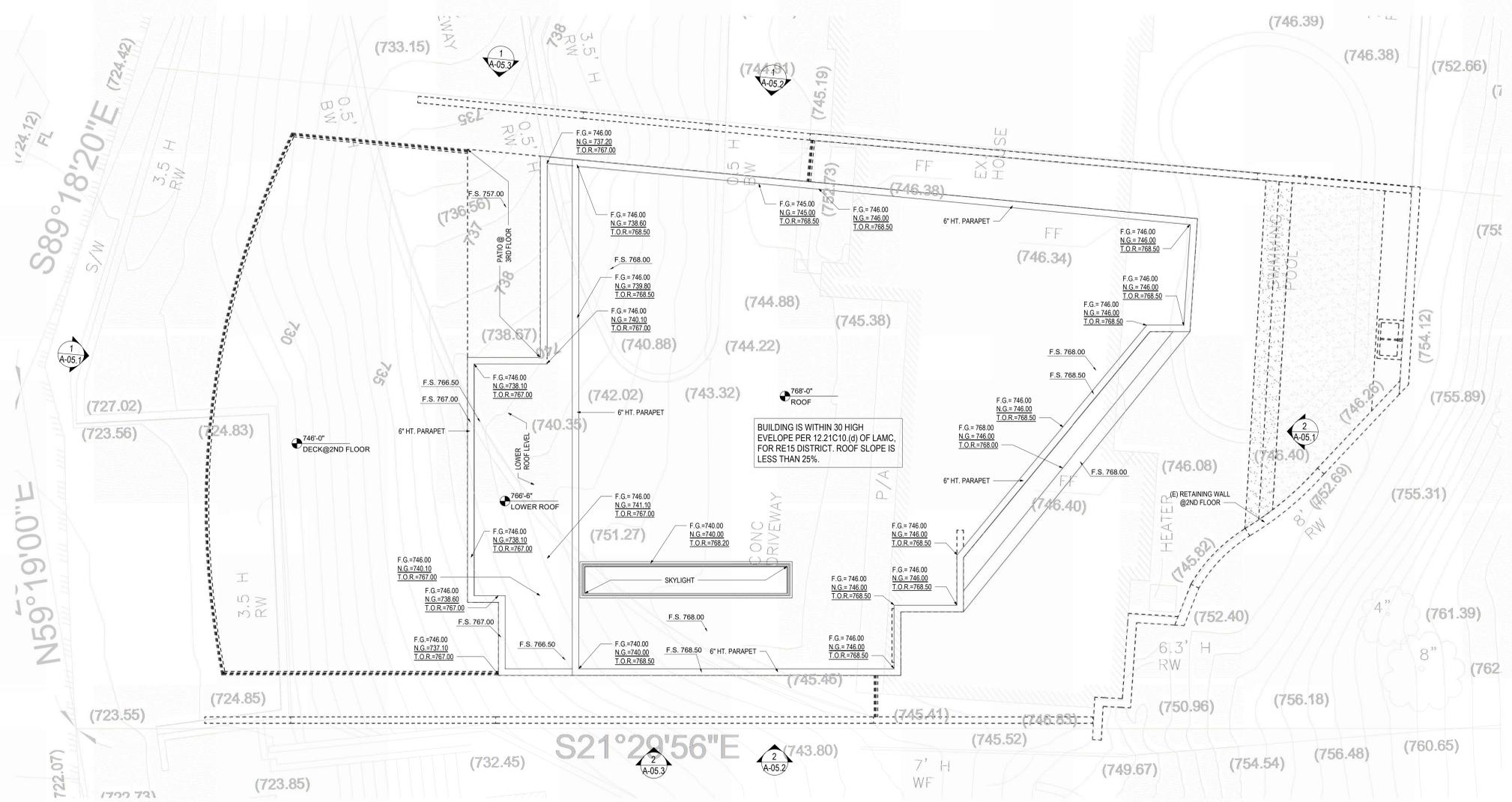
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ROOF PLAN

Scale: As Shown

Date: ?
 Job No:
 Drawn By: Author
 Checked By: Checker

Drawing No.

A-03.5



1 ROOF PLAN - ENVELOPE ELEV.
A-03.6 1/4" = 1'-0"

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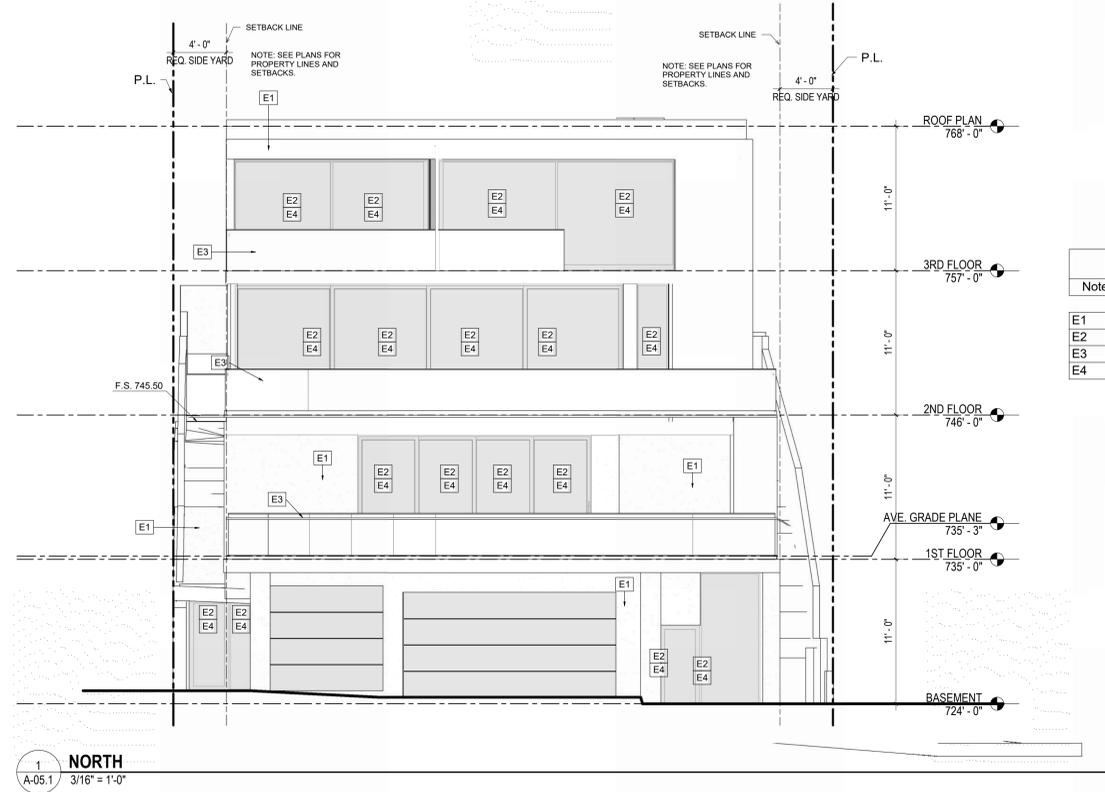
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**ENVELOPE
ELEVATION
PLAN**

Scale: As Shown

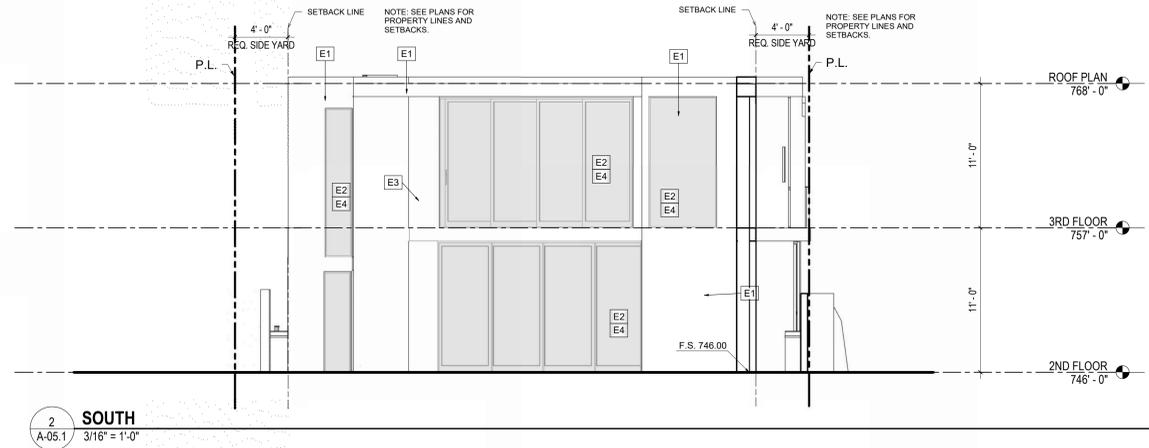
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Job No:
Drawn By: Author
Checked By: Checker

Drawing No.

A-03.6



Elevation Notes	
Note Number	Note Text
E1	White Stucco
E2	Dark Anodized Aluminum-Framed Doors and Windows
E3	Glass Railing-Min. 42"-High Vertical Railing
E4	Glass



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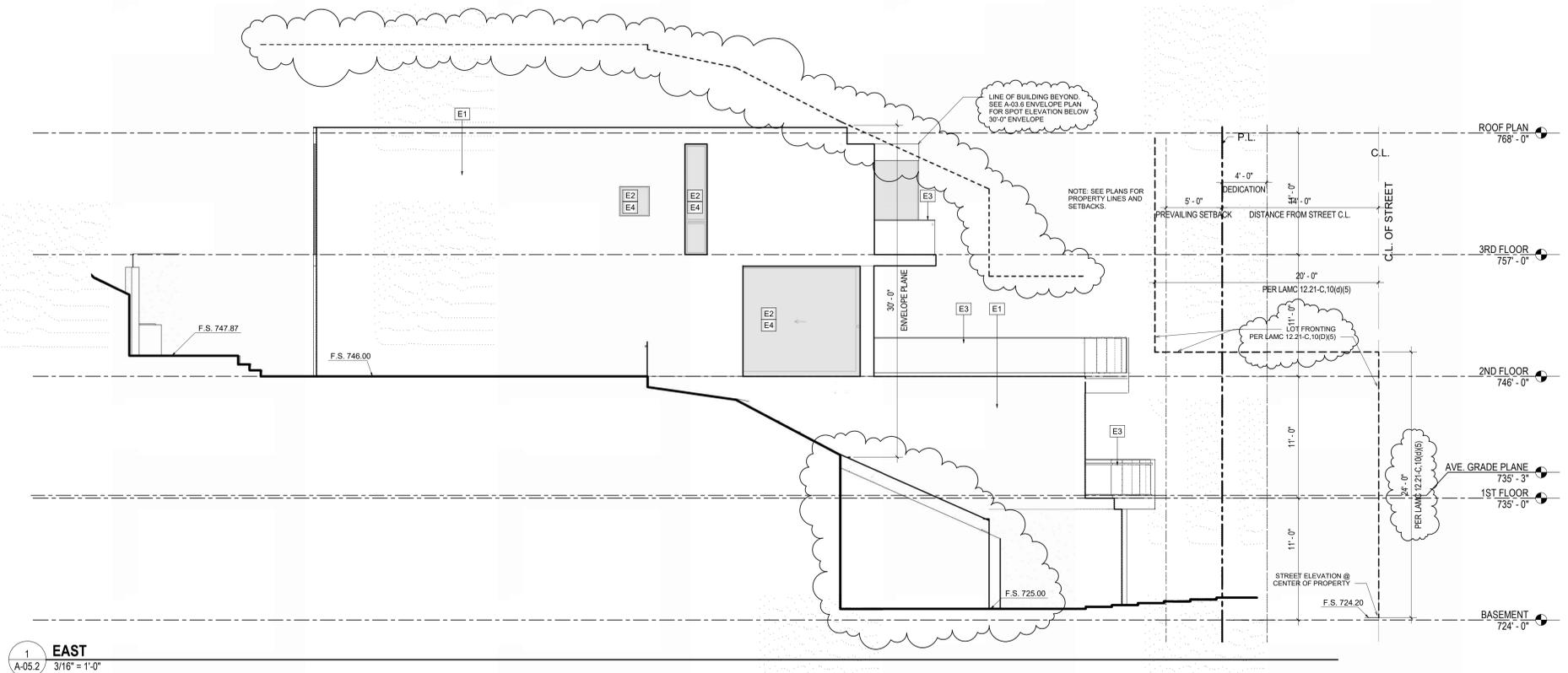
Drawing Title
NORTH & SOUTH ELEVATIONS

Scale: As Shown
 Date: ?
 Job No:
 Drawn By: Author
 Checked By: Checker
 Drawing No.

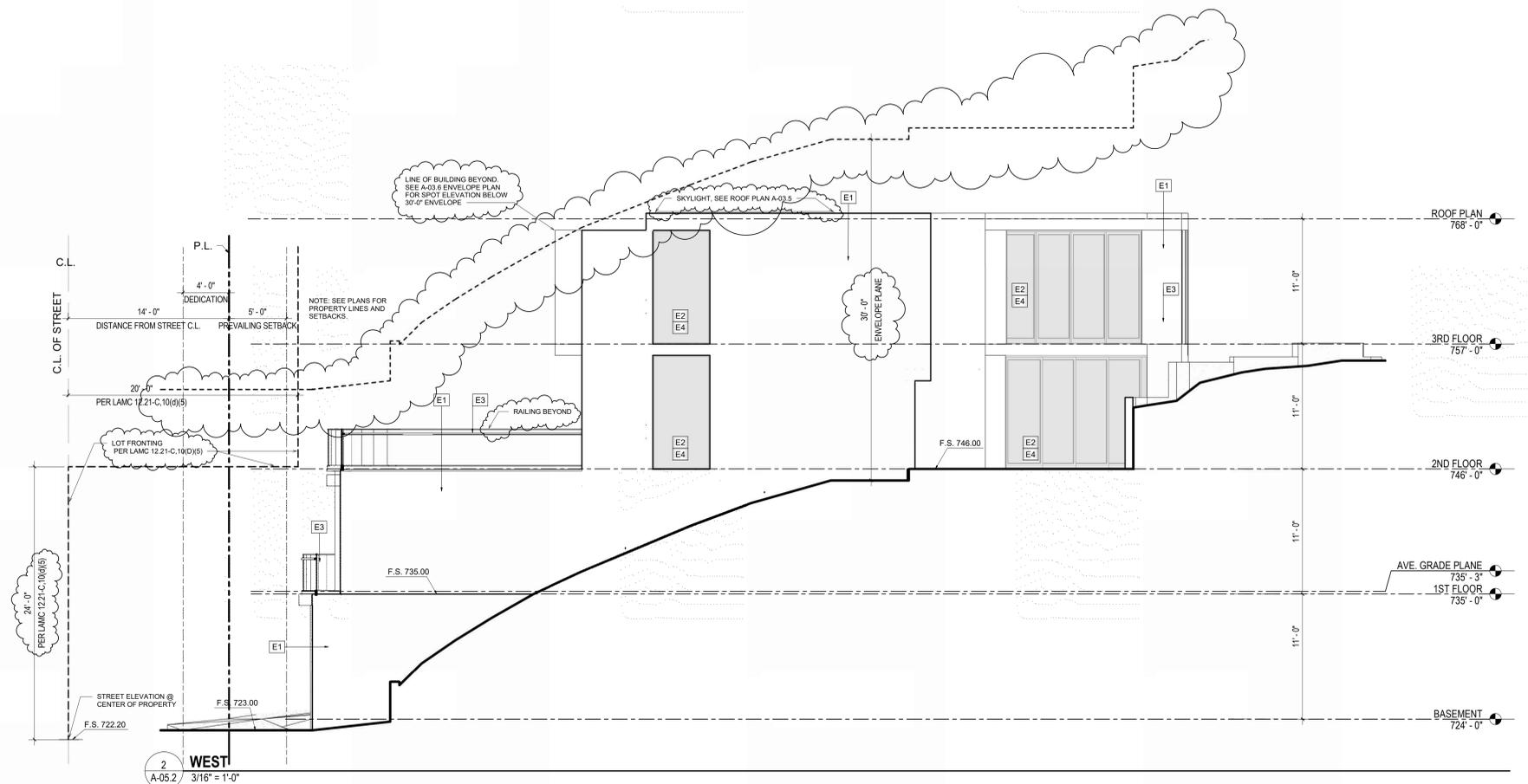
A-05.1



Elevation Notes	
Note Number	Note Text
E1	White Stucco
E2	Dark Anodized Aluminum-Framed Doors and Windows
E3	Glass Railing-Min. 42"-High Vertical Railing
E4	Glass



1 EAST
A-05.2 3/16" = 1'-0"



2 WEST
A-05.2 3/16" = 1'-0"

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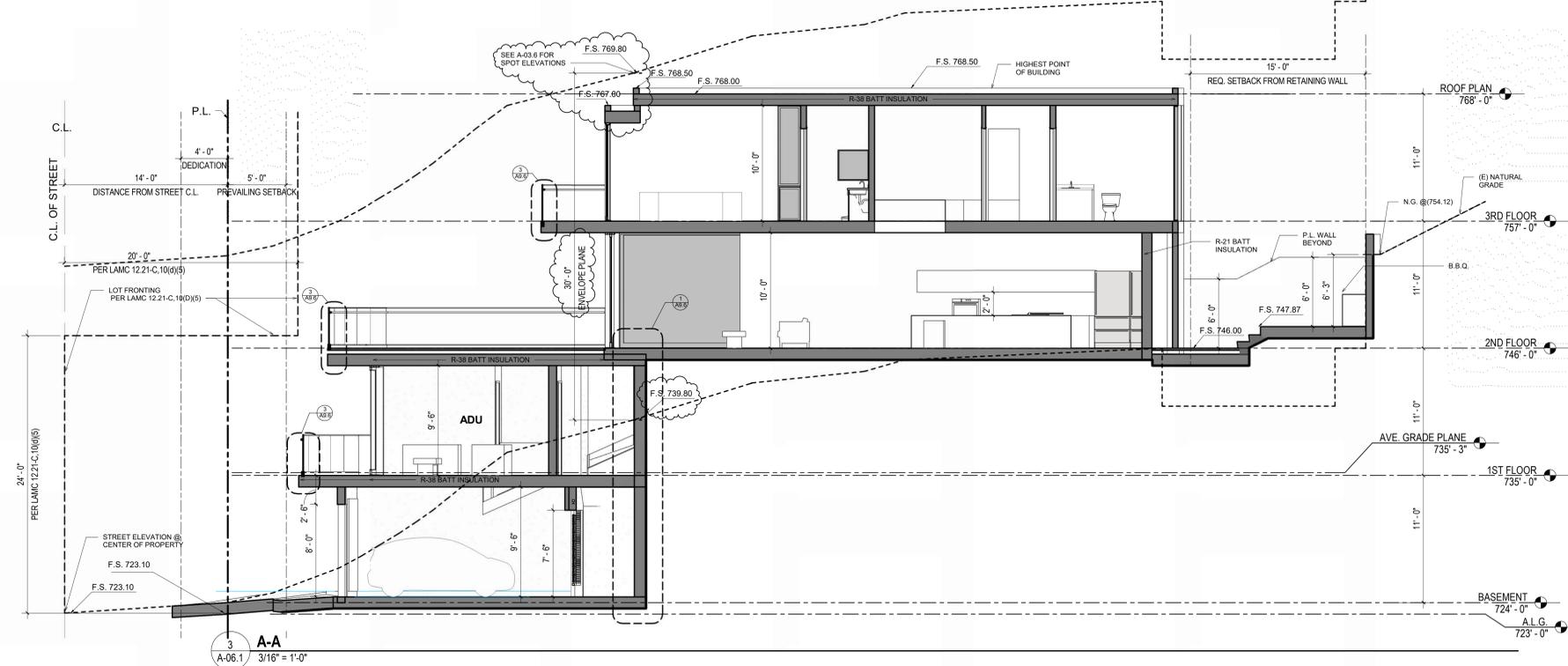
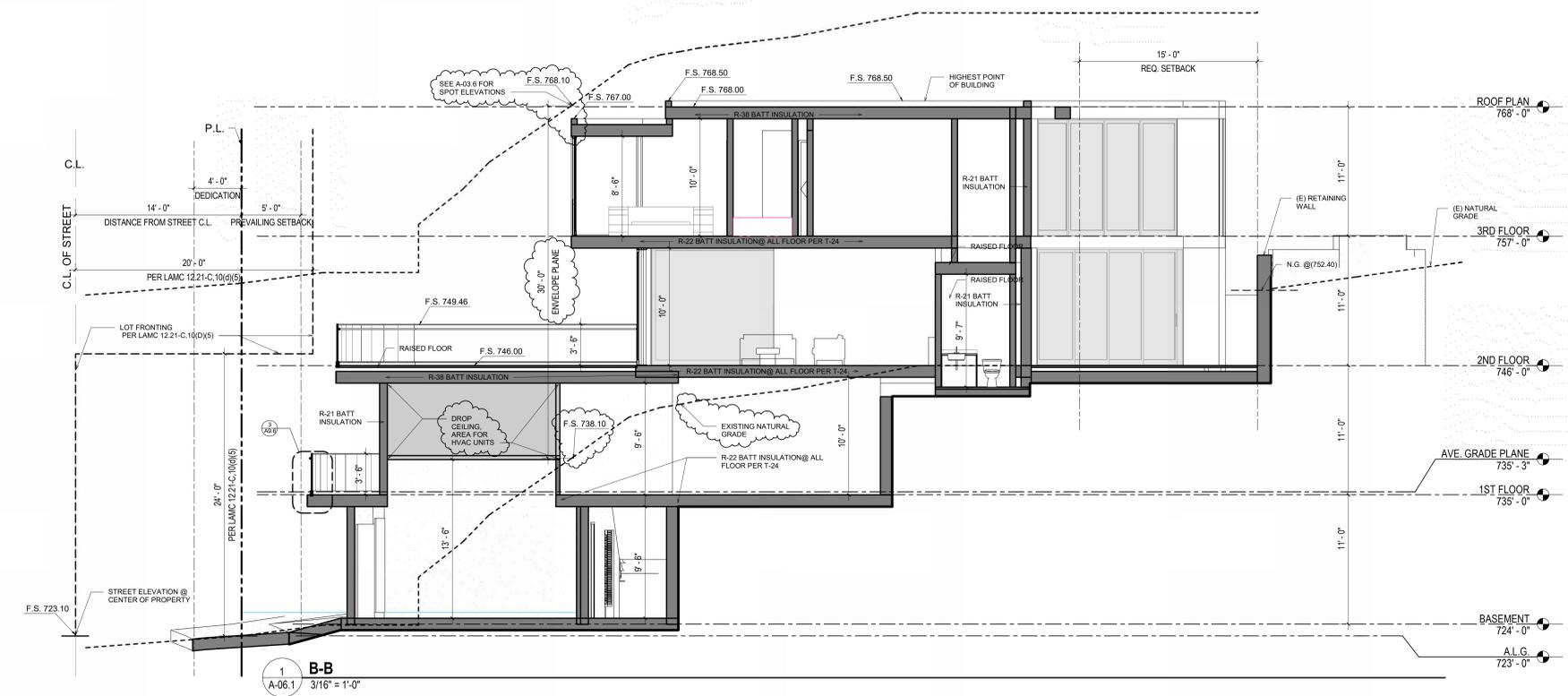
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Drawing Title
EAST & WEST ELEVATIONS

Scale: As Shown

Date: ?
Job No:
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Drawing No.



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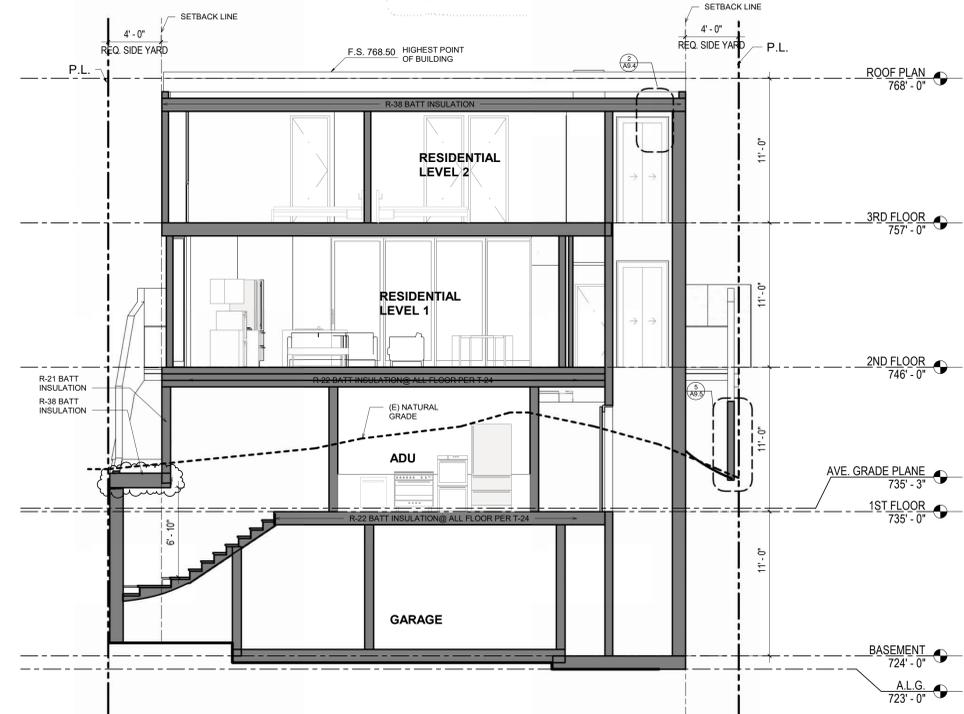
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Drawing Title
SECTIONS A-A & B-B

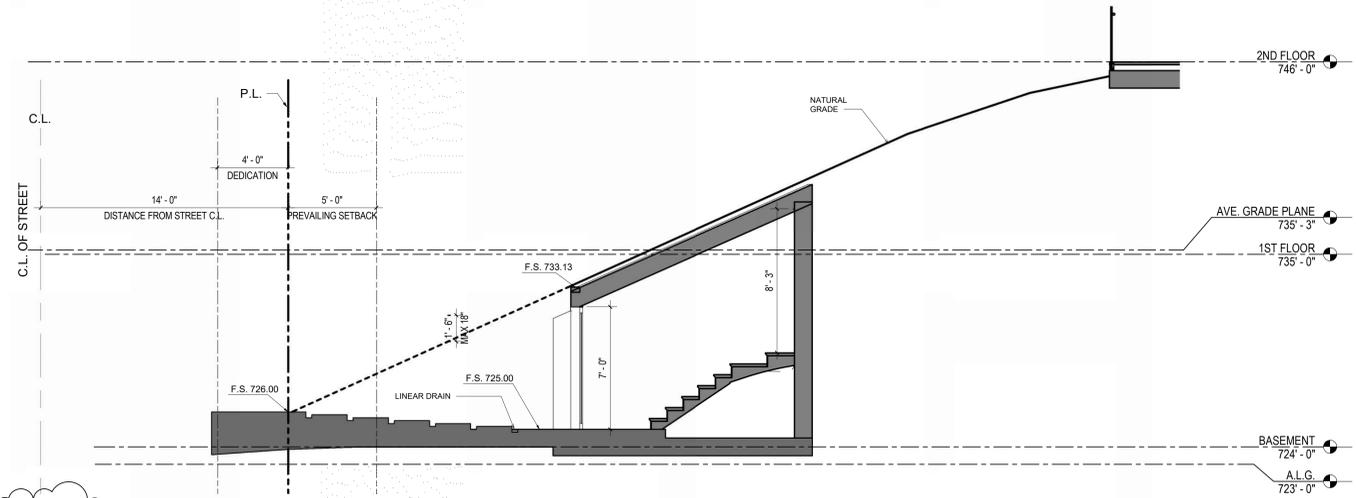
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 Job No:
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 Checked By: Checker

Drawing No.

A-06.1



1 C-C
A-06.2 3/16" = 1'-0"



2 D-D
A-06.2 1/4" = 1'-0"

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Drawing Title
SECTION C-C & D-D

Scale: As Shown

Date: ?
Job No:
Drawn By: Author
Checked By: Checker

Drawing No.

A-06.2