PROJECT DESCRIPTION

The proposed project consists of the demolition of an abandoned 771 sq/ft residential structure to be replaced by a new ground up three unit apartment building, one attached ADU and two detached ADU's. The detached ADU's will be built by the reconstruction of two existing structures along the front edge of the property on Floral Drive. The square footages are as follows:

Detached ADUs:
ADU #1 - 543 sq/ft (existing structure to be rebuilt is 634 sq/ft)
ADU #2 - 480 sq/ft (existing structure to be rebuilt is 632 sq/ft)

Attached ADU:
Unit A attached ADU - 509 sq/ft

APARTMENT BUILDING UNIT SIZES:
Unit A - 1,487 sq/ft
Unit B - 1,798 sq/ft
Unit C - 1,623 sq/ft

The project will include outdoor deck areas, extensive landscaping and 4 parking spaces. Although the site is in a transit corridor and is exempt from any required parking, 4 parking spaces have been provided.

The project will be fully sprinklered per NFPA-13D.

PERFORMANCE STANDARDS

Graffiti. All structures, walls, and fences that are publicly visible shall be maintained free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of receiving written notice from a Zoning Enforcement officer that graffiti exists in the property. Paint used to cover graffiti shall match, as nearly as possible, the underlying color of the structure or of the surrounding surfaces.

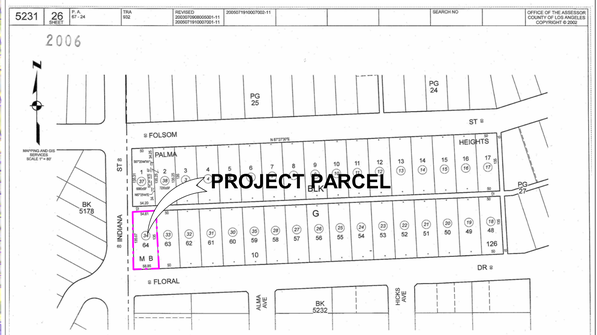
Lighting. Lighting used on-site shall not impact surrounding or neighboring properties, with the exception of sidewalks or pedestrian accessible walkways within a right-of-way. The type and location of site and building lighting shall preclude direct glare into adjoining property, or skyward.

SHEET INDEX

	A 000.00	COVER PAGE
SURVEY	S-1	PROPERTY SURVEY
CIVIL SHEETS	C-4.0	PRELIMINARY GRADING PLAN
	C-4.1	GRADING SECTIONS
ARCHITECTURAL SHEETS	A 000.01	PHOTO&KEY MAP
	A 010.00	DEMOLITION PLAN
	A 020.00	SITE PLAN
	A 200.00	ADU 1 PLANS
	A 201.00	ADU 2 PLANS
	A 202.00	UNIT A PLANS
	A 203.00	UNIT B PLANS
	A 204.00	UNIT C PLANS
	A 300.00	SITE ELEVATION
	A 300.01	SITE ELEVATION
	A 301.00	ADU 1&2 ELEVATIONS
	A 302.00	UNIT A ELEVATIONS
	A 303.00	UNIT B ELEVATIONS
	A 304.00	UNIT C ELEVATIONS
	A 400.00	SITE SECTIONS
	A 401.00	ADU SECTIONS
	A 402.00	UNIT A SECTIONS
	A 403.00	UNIT B SECTIONS
	A 404.00	UNIT C SECTIONS
	A 501.00	RETAINING WALL SCHEDULE
LANDSCAPING SHEETS	L-1	LANDSCAPE CONCEPT PLAN

VICINITY MAP

PLOT PLAN



PROJECT DATA

PROJECT ADDRESS:	3303 Floral Drive Los Angeles, CA 90063
DESCRIPTION:	New 3-unit apartment building, including 1 attached ADU and 2 detached ADU's
APPLICABLE BUILDING CODE:	2022 C.B.C., C.M.C., C.P.C., C.E.C. 2022 Building Energy Efficiency Standards
ZONING:	R2
CONSTRUCTION TYPE:	V-B
ZONING MAP APN:	4287-005-014
LEGAL DESCRIPTION:	LOT 64 BLOCK G ASSR MAP 5231-026-034
LOT AREA:	7,666 SF
LOT FRONTAGE:	58.83 FT
LOT DEPTH:	135.235 FT
LOT COVERAGE:	49%
NUMBER OF BUILDINGS:	3
NUMBERS OF FLOORS:	ADU 1 - 1 story ADU 2 - 2 story Unit A attached ADU - 1 story Unit A SFR - 3 story Unit B SFR - 3 story Unit C SFR - 3 story
GROSS FLOOR AREA:	6,440 SF
SETBACK:	FRONT SETBACK = 20' REARSET BACK = 15' SIDE SETBACK = 5'
NOTE:	All structures to be fully sprinklered per NFPA-13D

LEGEND

ABBREVIATIONS

&	AND	CONF.	CONFERENCE	F.D.C.	FIRE DEPARTMENT CONN.	J.B.	JUNCTION BOX	PL.	PLATE	STD.	STANDARD
∠	ANGLE	CONN.	CONNECTION	FDN.	FOUNDATION	J.T.	JUNCTION	P.LAM.	PLASTIC LAMINATE	STL.	STEEL
@	AT	CONSTR.	CONSTRUCTION	F.E.	FIRE EXTINGUISHER	LAM.	LAMINATE	PLAS.	PLASTER	STOR.	STORAGE
℄	CENTERLINE	CONT.	CONTINUOUS	F.E.C.	FIRE EXTINGUISHER CABINET	LAV.	LAVATORY	PLYWD.	PLYWOOD	STRL.	STRUCTURAL
⌶	CHANNEL	CORR.	CORRIDOR	F.F.	FINISH FACE	L.H.	LEFT HANDED	PNL.	PANEL	SUR.	SURFACE
ϕ	DIAMETER OR ROUND	CPT.	CARPET	F.H.C.	FIRE HOSE CABINET	MAX.	MAXIMUM	POL.	POLISH(ED)	SUSP.	SUSPENDED
'	FOOT (FEET)	CSMT.	CASEMENT	FIN.	FINISH	M.D.F.	MEDIUM DENSITY FIBERBOARD	PR.	PAIR	SYM.	SYMMETRICAL
"	INCH (INCHES)	C.T.	CERAMIC TILE	FIX.	FIXTURE	MECH.	MECHANICAL	PTN.	PARTITION	SYS.	SYSTEM
⊥	PERPENDICULAR	CTR.	CENTER	FLR.	FLOOR	MED.	MEDIUM	QTY.	QUANTITY	T.	TREAD
#	POUND OR NUMBER	CWK.	CASEWORK	FLUOR.	FLUORSCENT	MEMB.	MEMBRANE	QUAL.	QUALITY	TAN.	TANGENT
⌖	SQUARE FOOT (FEET)	DBL.	DOUBLE	F.O.	FACE OF	MET.	METAL	R.	RISER	TEL.	TELEPHONE
A/C.	AIR CONDITIONING	DEMO.	DEMOLISH (DEMOLITION)	FRPF.	FIREPROOF	MEZZ.	MEZZANINE	(R)	RELOCATED	TEMP.	TEMPERED
ACC.	ACCESS	DEPT.	DEPARTMENT	F.R.	FIRE RESISTANT	MFR.	MANUFACTURER	R/A	RETURN AIR	THRES.	THRESHOLD
ACOUS.	ACOUSTICAL	DET	DETAIL	FRMG.	FRAMING	MIC.	MICROWAVE	RAD.	RADIUS	THRU.	THROUGH
AC.T.	ACOUSTIC TILE	D.F.	DRINKING FOUNTAIN	F.S.	FULL SIZE	MIN.	MINIMUM	R.B.	RESILIENT BASE	T.O.	TOP OF
A.D.	AREA DRAIN	DIA.	DIAMETER	FT.	FOOT OR FEET	MIR.	MIRROR	REBAR.	REINFORCING BAR	T.P.D.	TOILET PAPER DISPENSER
ADJ.	ADJUSTABLE	DIM.	DIMENSION	GALV.	GALVANIZED	MISC.	MISCELLANEOUS	RECEP.	RECEPTACLE	TV.	TELEVISION
A.F.F.	ABOVE FINISHED FLOOR	DISP.	DISPENSER	G.B.	GRAB BAR	MUL.	MULLION	REF.	REFERENCE	TYP.	TYPICAL
AL.	ALUMINUM	DIV.	DIVISION	G.D.	GARBAGE DISPOSAL	N.	NORTH	REFL.	REFLECTED	UNF.	UNFINISHED
ALT.	ALTERNATE	DN.	DOWN	GEN.	GENERAL	(N)	NEW	REFR.	REFRIGERATOR	U.O.N.	UNLESS OTHERWISE NOTED
ANOD.	ANODIZED	D.O.	DOOR OPENING	GL.	GLASS	NAT.	NATURAL	REINF.	REINFORCED	URINAL	URINAL
A.P.	ACCESS PANEL	DR.	DOOR	GND.	GROUND	N.I.C.	NOT IN CONTRACT	REQ.	REQUIRED	UTIL.	UTILITY
APPROX.	APPROXIMATE	DW.	DISHWASHER	GYP.	GYPSUM	NO.	NUMBER	RESIL.	RESILIENT	VAR.	VARIABLE
APPVD.	APPROVED	DWG.	DRAWING	HDCP.	HANDICAPPED	NOM.	NOMINAL	REV.	REVISION/REVISED	V.I.F.	VERIFY IN FIELD
ARCH.	ARCHITECTURAL	DWR.	DRAWER	H.D.F.	HIGH DENSITY FIBERBOARD	NRC.	NOISE REDUCTION COEFFICIENT	R.H.	RIGHT HAND	VIN.	VINYL
AUTO.	AUTOMATIC	E.	EAST	HDWD.	HARDWOOD	N.T.S.	NOT TO SCALE	RM.	ROOM	VERT.	VERTICAL
AVG.	AVERAGE	(E)	EXISTING	HDWE.	HARDWARE	O.C.	ON CENTER	R.O.	ROUGH OPENING	VEST.	VESTIBULE
BD.	BOARD	EA.	EACH	H.M.	HOLLOW METAL	O.D.	OUTSIDE DIAMETER (DIMENSION)	R.T.	RESILIENT TILE	V.C.T.	VINYL COMPOSITION TILE
B.J.	BUTT JOINT	EL.	ELEVATION	H.O.	HOLD OPEN	O.F.C.I.	OWNER FURNISHED/ CONTRACTOR INSTALLED	RUB.	RUBBER	W.	WEST
BKG.	BACKING	ELEC.	ELECTRICAL	HOR.	HORIZONTAL	O.H.	OPPOSITE HAND	S.	SOUTH	W/	WITH
BLDG.	BUILDING	ELEV.	ELEVATOR	HR.	HOUR	OPNG.	OPENING	SIA	SUPPLY AIR	WC.	WALL COVERING
BLK	BLOCK	EMER.	EMERGENCY	H.R.	HAND RAIL	ORIG.	ORIGINAL	S.C.	SOLID CORE	W.C.	WATER CLOSET
BLKG.	BLOCKING	ENAM.	ENAMEL	HT.	HEIGHT	OVHD.	OVERHEAD	SCHED.	SCHEDULE	WD.	WOOD
BM.	BEAM	ENCL.	ENCLOSURE	HVAC.	HEATING VENTING AIR CONDITIONING	P.	PAINT	SHT.	SHEET	WIN.	WINDOW
B.MK.	BENCH MARK	ENG.	ENGINEER	H.W.	HOT WATER	PAR.	PARALLEL	SIM.	SIMILAR	W.O.	WHERE OCCURS
BOT.	BOTTOM	ENT.	ENTRANCE	H.W.H.	HOT WATER HEATER	P. BD.	PARTICLE BOARD	SK.	SINK	W/O	WITH OUT
BTWN.	BETWEEN	EQ.	EQUAL	INCAN.	INCANDESCENT	P.C.	PERSONAL COMPUTER	S.M.D.	SEE MECHANICAL DWGS.	WP	WATERPROOF
CAB.	CABINET	EQPT.	EQUIPMENT	INCL.	INCLUDING	PC.	PIECE	S.N.R.	SANITARY NAPKIN RECEPTACLE	WPT	WORK POINT
CLG.	CEILING	E.W.C.	ELECTRIC WATER COOLER	INFO.	INFORMATION	PERP.	PERPENDICULAR	S.P.D.	SEE PLUMBING DRAWINGS	W.R.	WATER RESISTANT
CLKG.	CAULKING	EXH.	EXHAUST	INSUL.	INSULATION	P.I.P.	POUR IN PLACE CONCRETE	SPEC.	SPECIFICATION(S)	W.S.	WEATHERSTRIPING
CLO.	CLOSET	EXP.	EXPANSION	INT.	INTERIOR			SPKR.	SPEAKER	WT.	WEIGHT
CLR.	CLEAR	EXPO.	EXPOSED	INTER.	INTERMEDIATE			SQ.	SQUARE		
COL.	COLUMN	EXT.	EXTERIOR	JAN.	JANITOR			S.S.D.	SEE STRUCTURAL DWGS.		
CONC.	CONCRETE	F.A.	FIRE ALARM								
		F.D.	FLOOR DRAIN								

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ISSUED FOR

NO	DATE	DESCRIPTION

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SEAL:

PROJECT ADDRESS:
3303 Floral Drive
Los Angeles, CA 90063

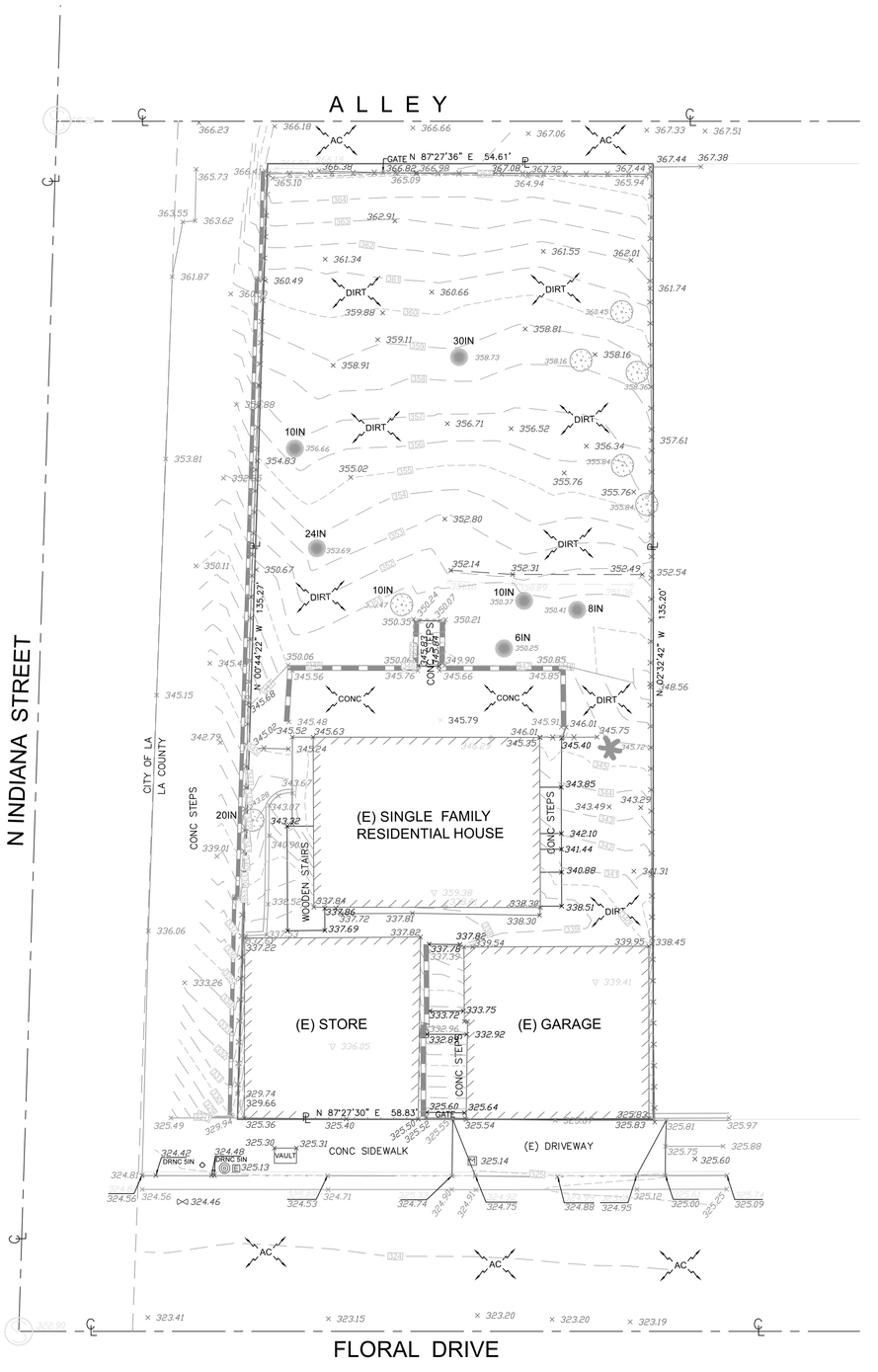
ISSUED FOR:
PLANNING

ISSUE DATE:
10/16/2024

SCALE:
N/A

SHEET TITLE:
COVER PAGE

SHEET NO.
A 000.00



LEGEND ABBREVIATIONS

AC	ASPHALT CONCRETE
AVE	AVENUE
BLDG	BUILDING
BO	BAD ORDER
BOB	BASIS OF BEARINGS
BW	BOTTOM OF WALL
C	AIRCON CONDENSER
C/L	CONTROL LINE
CB	CATCH BASIN
CD	CURB DRAIN
CEFB	CITY ENGINEER FIELD BOOK
CLF	CHAIN LINK FENCE
COL	COLUMN
CONC	CONCRETE
CP	CONTROL POINT
CS	CRAWL SPACE
CT	COURT
DR	DRIVE
DWY	DRIVE WAY
EL	ELEVATION
ELEC	ELECTRIC
EM	ELECTRIC METER
EUC	EUCALYPTUS
FB	FIELD BOOK
FD	FOUND
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISH SURFACE
GO	GUTTER OUT
H	HEIGHT
IP	IRON PIPE
INT	INTERSECTION
INV	INVERT
L&T	LEAD AND TACK
L&TAG	LEAD AND TAG
LACE	LOS ANGELES CITY ENGINEER
LACS	LOS ANGELES COUNTY SURVEYOR
LS	LICENSE SURVEYOR
MEA	MEASURE
MON	MONUMENT
NO.	NUMBER
P/L	PROPERTY LINE
PA	PLANTER AREA
PG	PAGE
PL	PLACE
PM	PUNCH MARK
RCE	REGISTER CIVIL ENGINEER
RD	ROAD
REF	REFERENCE
RH	ROOF HEIGHT
RS	RECORD OF SURVEY
S&W	SPIKE AND WASHER
SMHM	SEWER MAINTENANCE HOLE MONUMENT
SPK	SPIKE
SSDM	STANDARD SURVEY DISK MONUMENT
SSM	STANDARD SURVEY MONUMENT
ST	STREET
TC	TOP OF CURB
TH	THRESHOLD
WDF	WOOD FENCE
WIF	WROUGHT IRON FENCE
WT	WALL TOP
#	NUMBER

SYMBOL LEGEND

- MAINTENANCE HOLE
- SEWER MAINTENANCE HOLE
- STORM DRAIN MAINTENANCE HOLE
- POWER MAINTENANCE HOLE
- TELEPHONE MAINTENANCE HOLE
- SEWER LAMP HOLE
- MAINTENANCE HOLE LARGE
- PULLBOX
- TRAFFIC SIGNAL PULLBOX
- STREET LIGHT PULLBOX
- ELECTRIC PULLBOX
- TELEVISION PULLBOX
- IRRIGATION CONTROL BOX
- WATER METER
- GAS VALVE
- WATER VALVE
- VALVE
- ELECTRIC METER
- WATER HEATER
- SPRINKLER
- GAS METER
- STAND PIPE
- BOREHOLE
- NEWS STAND
- MAIL BOX
- DRINKING FOUNTAIN
- PHONE
- BILLBOARD
- CONCRETE
- LIGHT STANDARD
- TRAFFIC STANDARD
- LIGHT & TRAFFIC STANDARD
- PARKING METER
- VENT
- SIGN
- FIRE HYDRANT
- GUARD POST
- POWER POLE
- GUY WIRE
- CLEAN OUT
- POOL EQUIPMENT
- MONITORING POINT
- MONITORING STATION
- MONITORING WELL
- OAK TREE
- TREE
- PEPPER TREE
- PINE TREE
- PALM TREE
- CITRUS TREE

LEGEND LINE TYPE

- STREET CONTROL LINE
- CONTOUR LINE
- CONTOUR INDEX LINE
- CURB
- FLOW LINE
- CONCRETE GUTTER
- SIDE WALK
- DRIVEWAYS
- EDGE OF CONCRETE
- EDGE OF PAVEMENT
- EDGE OF BRICK
- BERM
- TOP
- TOE
- GRADE CHANGE
- WALL
- GUARD RAIL
- CHAIN LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- TREE DRIP LINE
- TRAFFIC CONTROL STRIPING
- RAILROAD
- POWER LINE
- TELEPHONE LINE
- WATER LINE
- GAS LINE
- PIPE
- GAS PIPE
- WATER PIPE
- VAULT
- PROPERTY LINE
- EASEMENT LINE

TOPOGRAPHIC SURVEY

SCALE : 1"=10'

–BUILDING SHOWN HEREON ARE FOR LOCATION PURPOSES ONLY FIELD VERIFY ALL SIDES OF THE BUILDING IF TO BE USED FOR ARCHITECTURAL DESIGN

–EASEMENT NOT SHOWN IF ANY, NO TITLE REPORT WAS RECEIVED FOR THIS PROPERTY

NOTES:

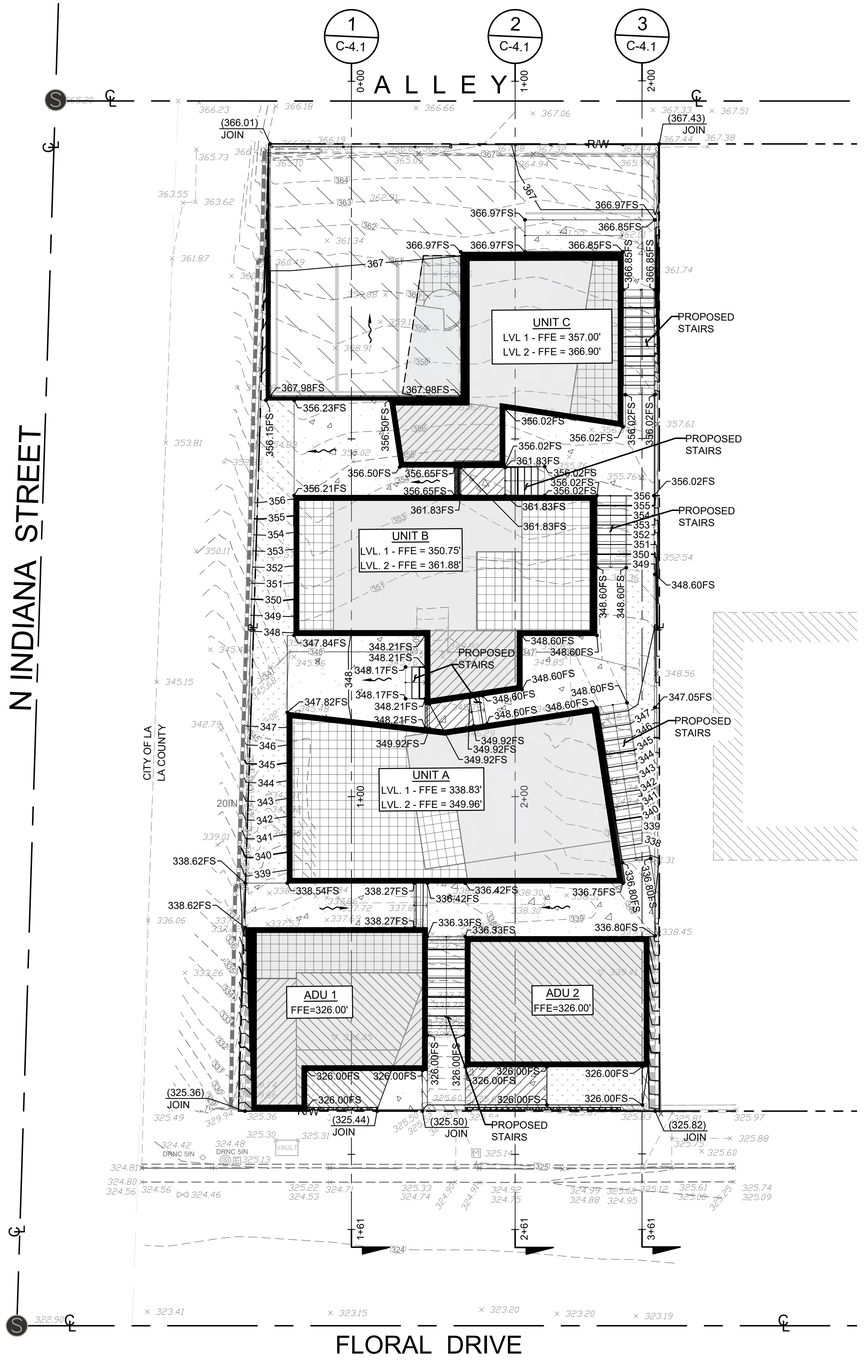
VERTICAL DATUM :

Structure Sewer ID No.515-12-022
Lid Elevation= 322.90
Per Navigate LA Lid Elevation

REFERENCES :

Palma Heights Tract M.B. 10 Page 126
Assessors Parcel No. 5231-026-034
RDFB 1222 Pages 375,376 & 478
PWFB 1223 Pages 5816

SHEET NO. : S-1	SCALE : AS SHOWN	DATE : 7/21/24	DRAWN BY : BER	JOB NO. : 23-0401	PROJECT : (E) MULTI FAMILY RESIDENTIAL ADDRESS: 3303 FLORAL DRIVE, LOS ANGELES CA. 90063	SHEET CONTENT : TOPOGRAPHIC SURVEY MAP	RE : LICENSED LAND SURVEYOR BOBBY Z. RIVERA NO. 9206 STATE OF CALIFORNIA	OWNER : MOHAMMAD SHIRLOO	REVISION :



PROPOSED STREET IMPROVEMENTS
PER SEPARATE PERMIT

LEGAL DESCRIPTION

PALMA HEIGHTS TRACT M.B. 10 PAGE 126
ASSESSORS PARCEL NO. 5231-026-034
RDFB 1222 PAGES 375,376 & 478
PWFB 1223 PAGES 5816

BENCHMARK DESCRIPTION

STRUCTURE SEWER ID NO.515-12-022
LID ELEVATION= 322.90
PER NAVIGATE LA LID ELEVATION

SURVEYOR NOTES

1. BUILDING SHOWN HEREON ARE FOR LOCATION PURPOSES ONLY FIELD VERIFY ALL SIDES OF THE BUILDING IF TO BE USED FOR ARCHITECTURAL DESIGN
2. EASEMENT NOT SHOWN IF ANY, NO TITLE REPORT WAS RECEIVED FOR THIS PROPERTY

GENERAL NOTES

1. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLED. (7012.1).
2. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. (7013.3).
3. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
4. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
5. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES. [>200 CY]. (7007.1)
6. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.

LEGEND & ABBREVIATIONS

- STREET CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- LIMIT OF GRADING SCOPE OF WORK
- PROPOSED WALL
- GB — GRADE BREAK
- PROPOSED WOOD PLANK TOP FENCING
- EXISTING WALL
- BUILDING FOOTPRINT
- EXISTING STRUCTURE
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED GREENROOF
- PROPOSED CONCRETE
- SURFACE RUNOFF FLOW ARROW

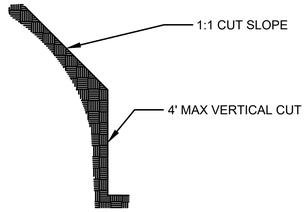
AC	ASPHALT CONCRETE
CF	CUBIC FEET / CURBFACE
CO	CLEANOUT
CONC	CONCRETE
CY	CUBIC YARDS
D	DRAINAGE (STORM)
DRWY	DRIVEWAY
DS	DOWNSPOUT
E	EXISTING
INV	INV
LF	LINEAR FEET
N	NORTHING
PA	PLANTER AREA
SD	STORM DRAIN
SF	SQUARE FEET
SS	SANITARY SEWER
TG	TOP OF GRATE
TOC	TOP OF CLEANOUT

EARTHWORK QUANTITIES

THE EARTHWORK QUANTITIES LISTED BELOW ARE FOR REFERENCE ONLY AND FOR JURISDICTIONAL PLAN CHECK AND PERMIT PROCESS ONLY. THESE QUANTITIES HAVE BEEN CALCULATED FROM EXISTING SITE GRADES PER OWNER SUPPLIED SURVEY TO PROPOSED GRADES FROM THE GRADING PLAN. THE EARTHWORK QUANTITIES DO NOT REFLECT SHRINKAGE, SWELL, SUBSIDENCE AND REMOVAL OF EXISTING BUILDING STRUCTURES AND SURFACE IMPROVEMENTS, AND REMOVALS FOR POSSIBLE SOIL CONTAMINATION OR EXISTING OR ABANDONED SUBSTRUCTURES. FIELD CONDITIONS DURING CONSTRUCTION MAY VARY RESULTING IN THE ACTUAL EARTHWORK QUANTITIES DIFFERENT FROM THOSE ESTIMATED BELOW. THIS ESTIMATE ASSUMES THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING, HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT.

CUT =	290	CY
FILL =	407	CY
NET (IMPORT) =	117	CY

METHOD OF TEMPORARY EXCAVATIONS



0 10 20
PLAN SCALE IN FEET
1" = 10'

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ISSUED FOR

NO	DATE	DESCRIPTION

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ISSUED FOR PLANNING REVIEW

SEAL:

PROJECT ADDRESS:
3303 Floral Drive
Los Angeles, CA 90063

ISSUED FOR:
REVIEW

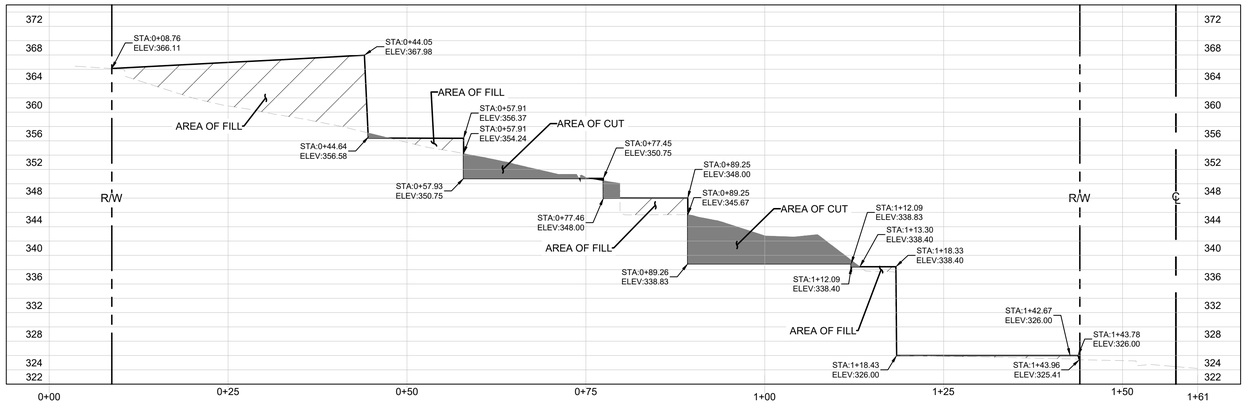
ISSUE DATE:
10/14/2024

SCALE:
AS SHOWN

SHEET TITLE:
PRELIMINARY GRADING PLAN

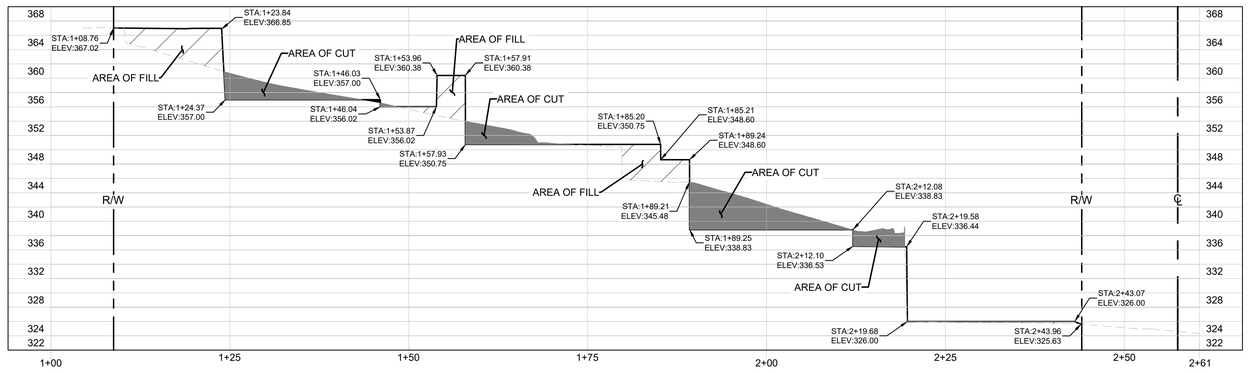
SHEET NO.
C-4.0

Q:\Projects\024-034 - 3303 Floral Drive - Multifamily\1 - Plans\Sheets\C-4.0 - FINE GRADING PLAN.dwg GRADING PLAN Oct 14, 2024 - 8:27pm



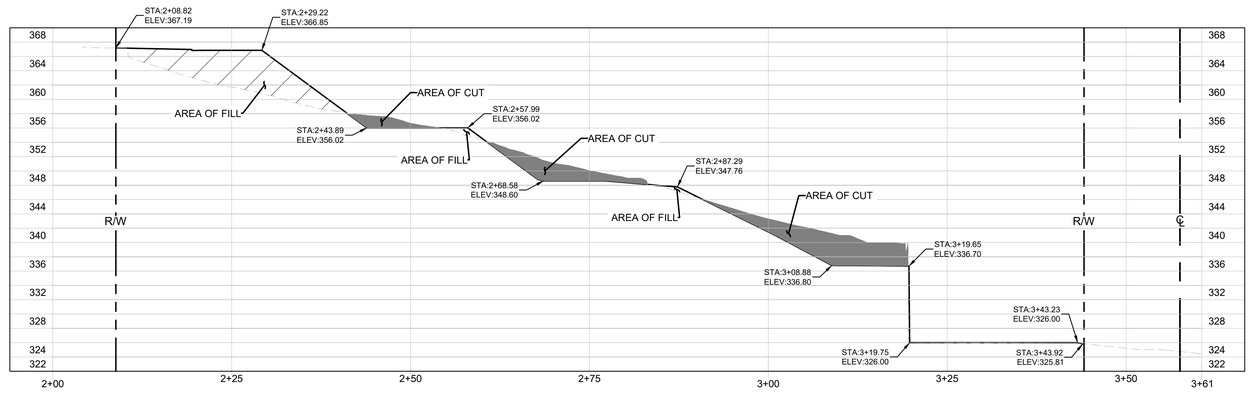
1 C-4.1 **SECTION**

SCALE: 1"=10' HORIZONTAL, 1"=10' VERTICAL



2 C-4.1 **SECTION**

SCALE: 1"=10' HORIZONTAL, 1"=10' VERTICAL



3 C-4.1 **SECTION**

SCALE: 1"=10' HORIZONTAL, 1"=10' VERTICAL

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SCALE:
AS SHOWN

SHEET TITLE:
GRADING SECTIONS

SHEET NO.
C-4.1

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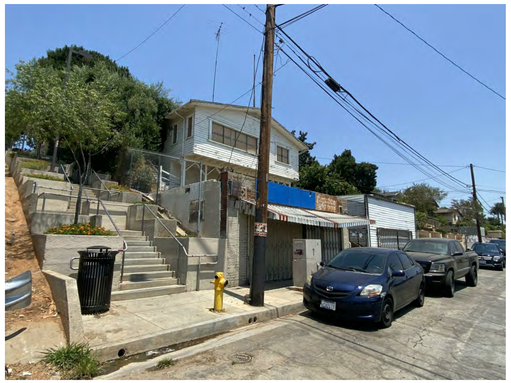

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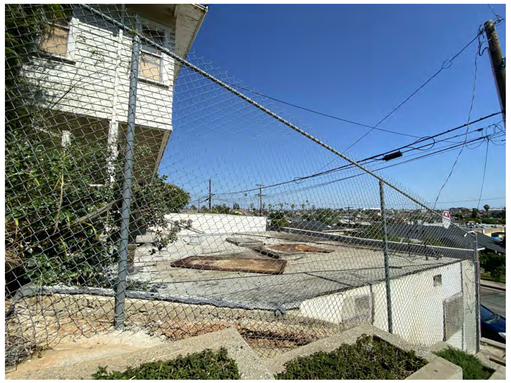

03

04

05

06

KEY MAP

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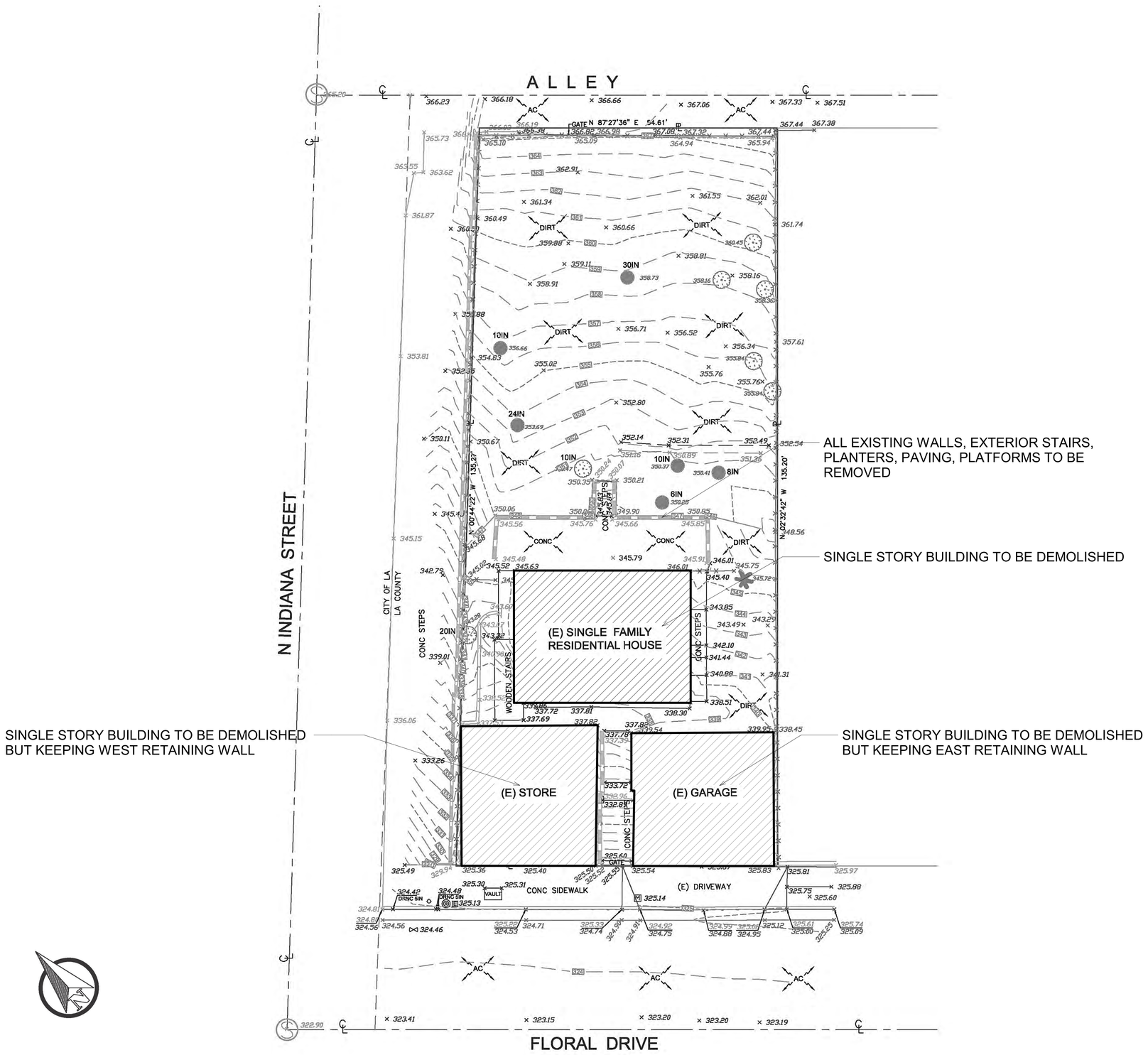
SCALE:

SHEET TITLE:
PHOTO&KEY MAP

SHEET NO.
A 000.01



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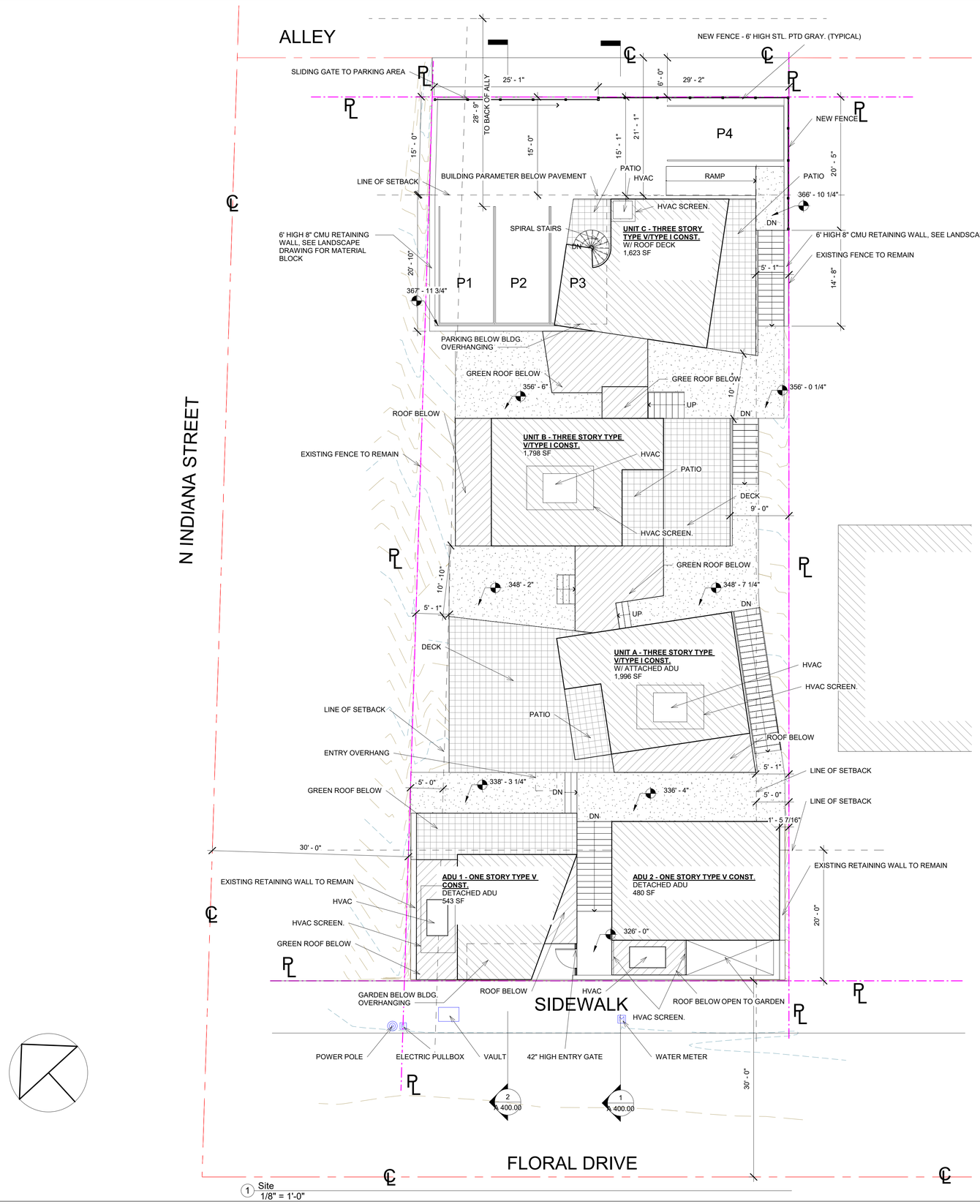
SCALE:
N/A

SHEET TITLE:
DEMOLITION PLAN

SHEET NO.
A 010.00



1 Site
1/8" = 1'-0"

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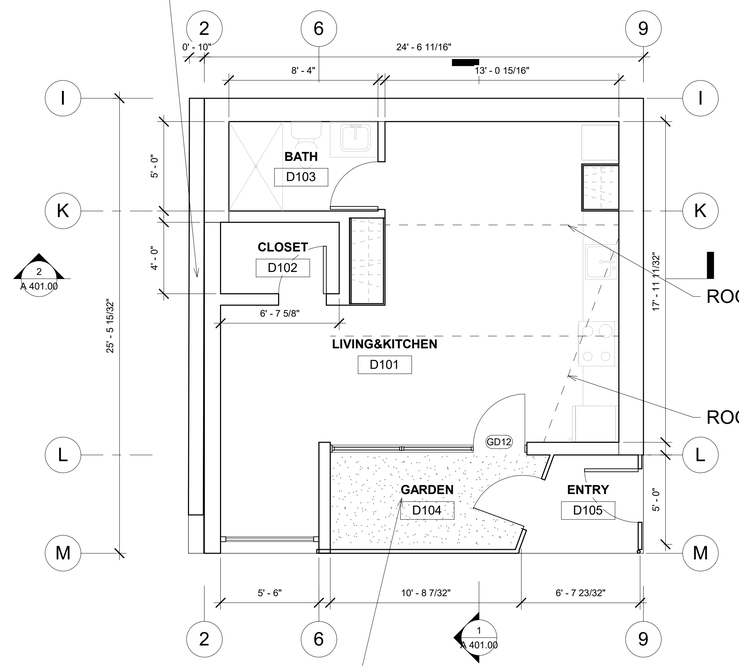
SCALE:
1/8" = 1'-0"

SHEET TITLE:
SITE PLAN

SHEET NO.
A 020.00

EXISTING RETAINING WALL
TO REMAIN

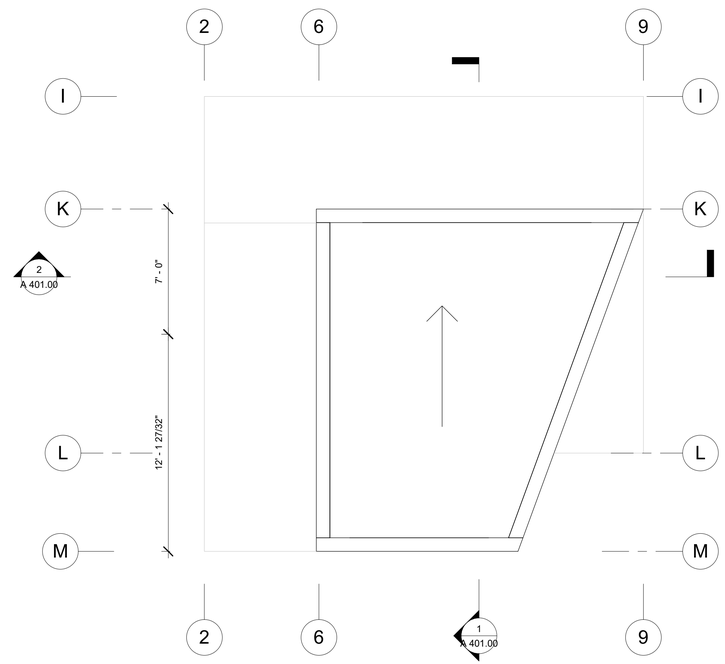


ROOF HEIGHT CHANGES ABOVE

ROOF HEIGHT CHANGES ABOVE

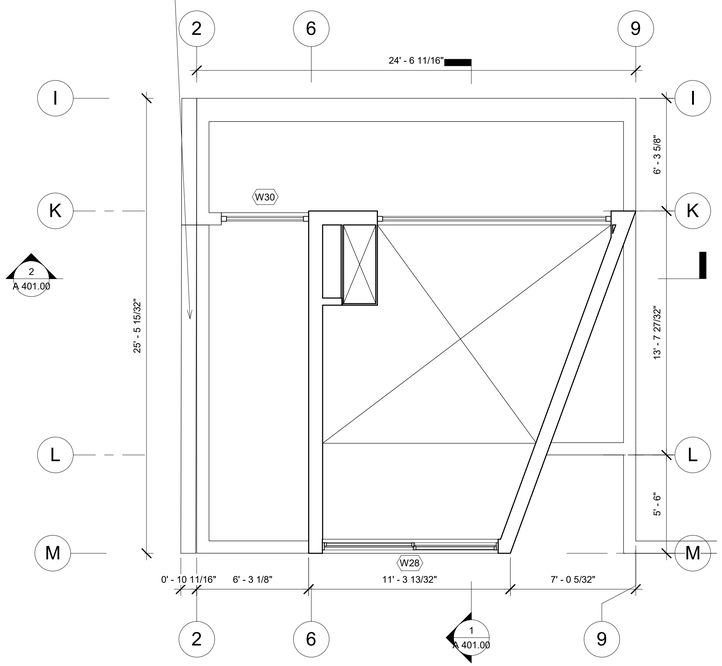
1 ADU 1 - Level1
1/4" = 1'-0"

OUTDOOR GARDEN UNDER OVERHANG



3 ADU 1 - Upper Roof
1/4" = 1'-0"

EXISTING RETAINING WALL
TO REMAIN



2 ADU 1 - Lower Roof
1/4" = 1'-0"

SQUARE FOOTAGE	
EXISTING	634 SF
PROPOSED	522 SF

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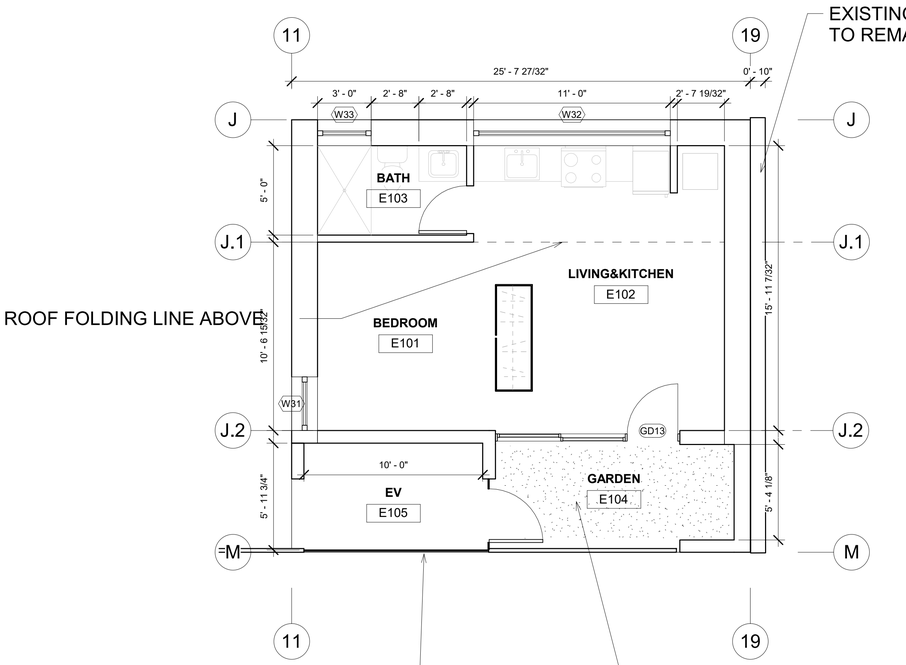
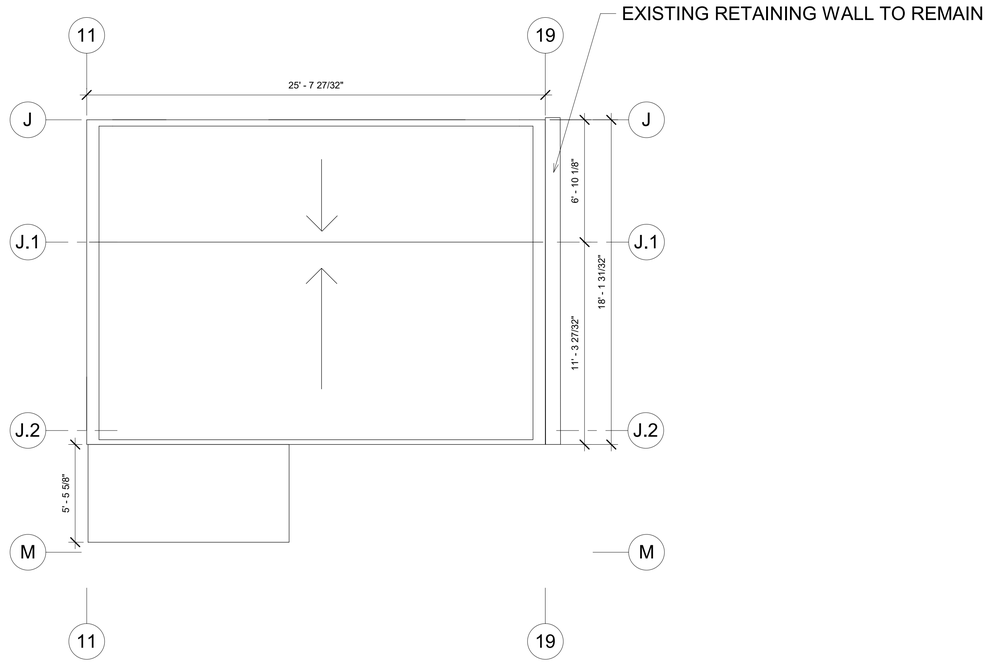
SCALE:
1/4" = 1'-0"

SHEET TITLE:
ADU 1
PLANS

SHEET NO.
A 200.00



1 ADU 2 - Level1
1/4" = 1'-0"



2 ADU 2 - Roof
1/4" = 1'-0"

SQUARE FOOTAGE	
EXISTING	632 SF
PROPOSED	464 SF

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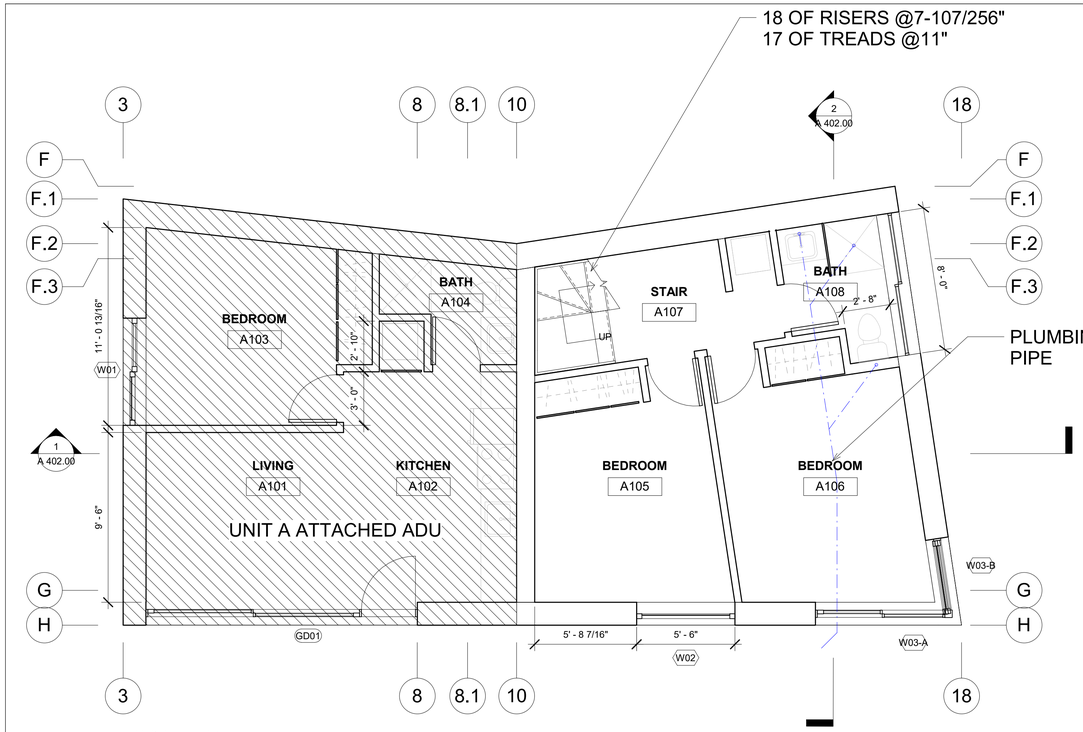
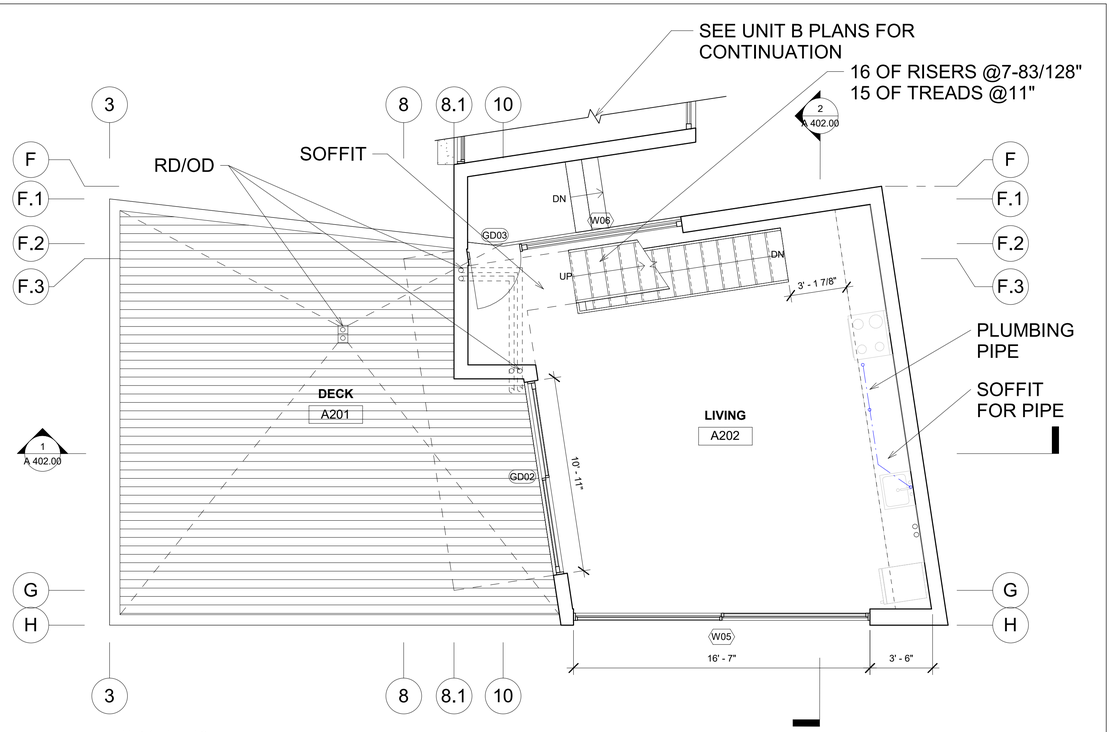
SCALE:
1/4" = 1'-0"

SHEET TITLE:
ADU 2
PLANS

SHEET NO.
A 201.00



1 Unit A - Level 1
1/4" = 1'-0"



2 Unit A - Level 2
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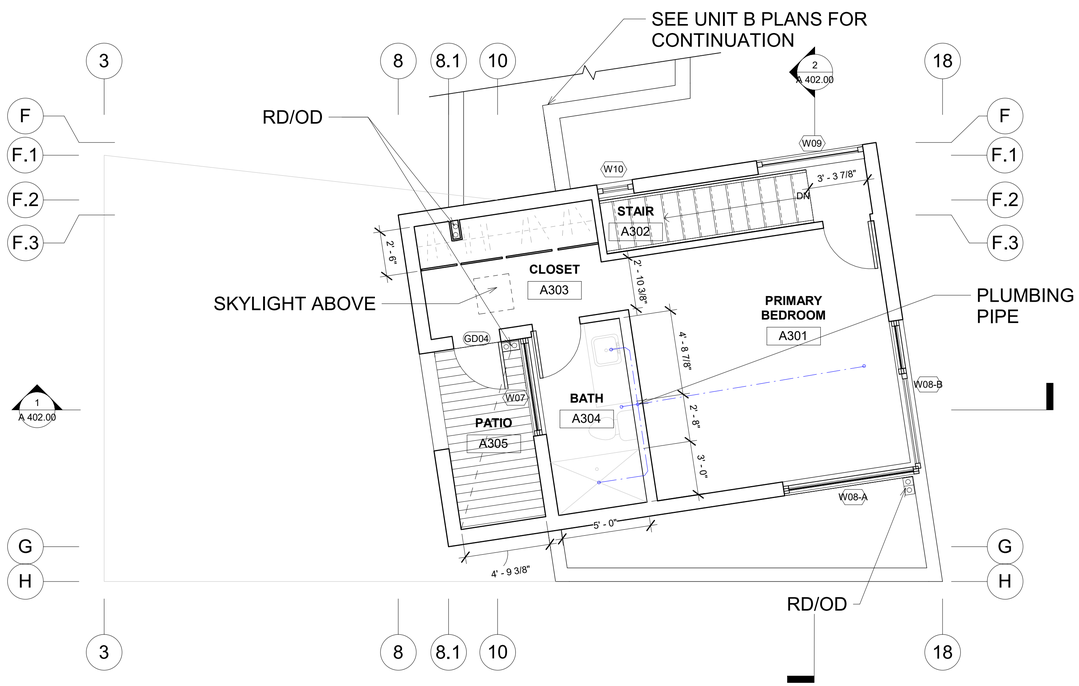
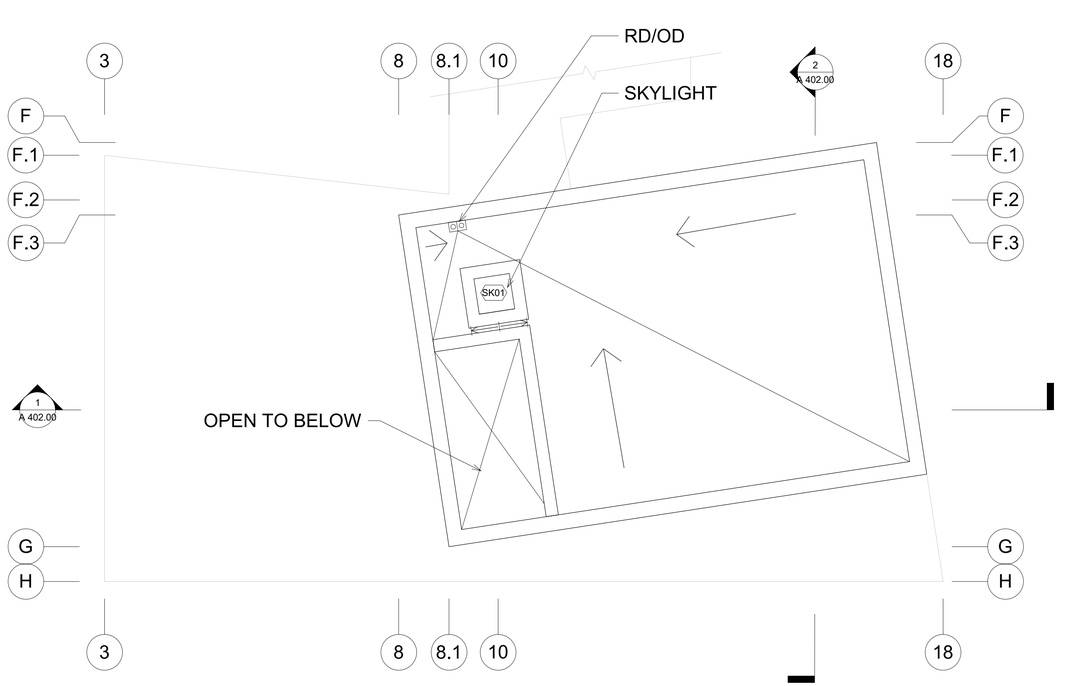


3 Unit A - Level 3
1/4" = 1'-0"



4 Unit A - Roof
1/4" = 1'-0"

SQUARE FOOTAGE		
LEVEL 1	LEVEL 2	LEVEL 3
1029 SF	521 SF	446 SF

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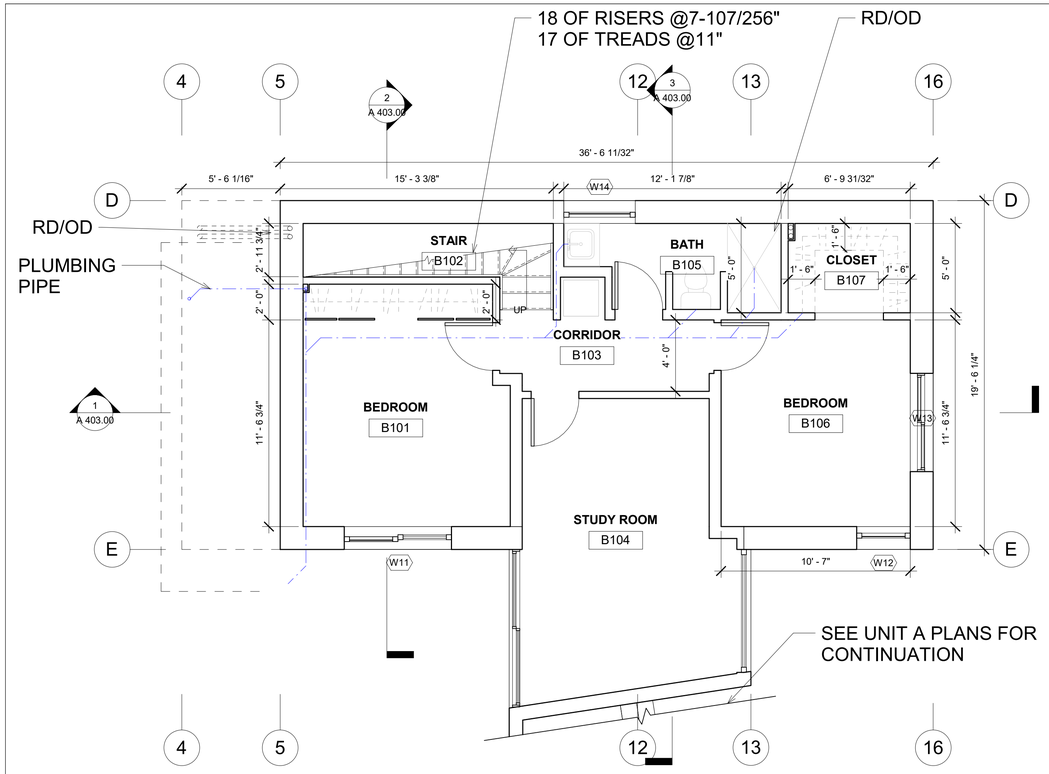
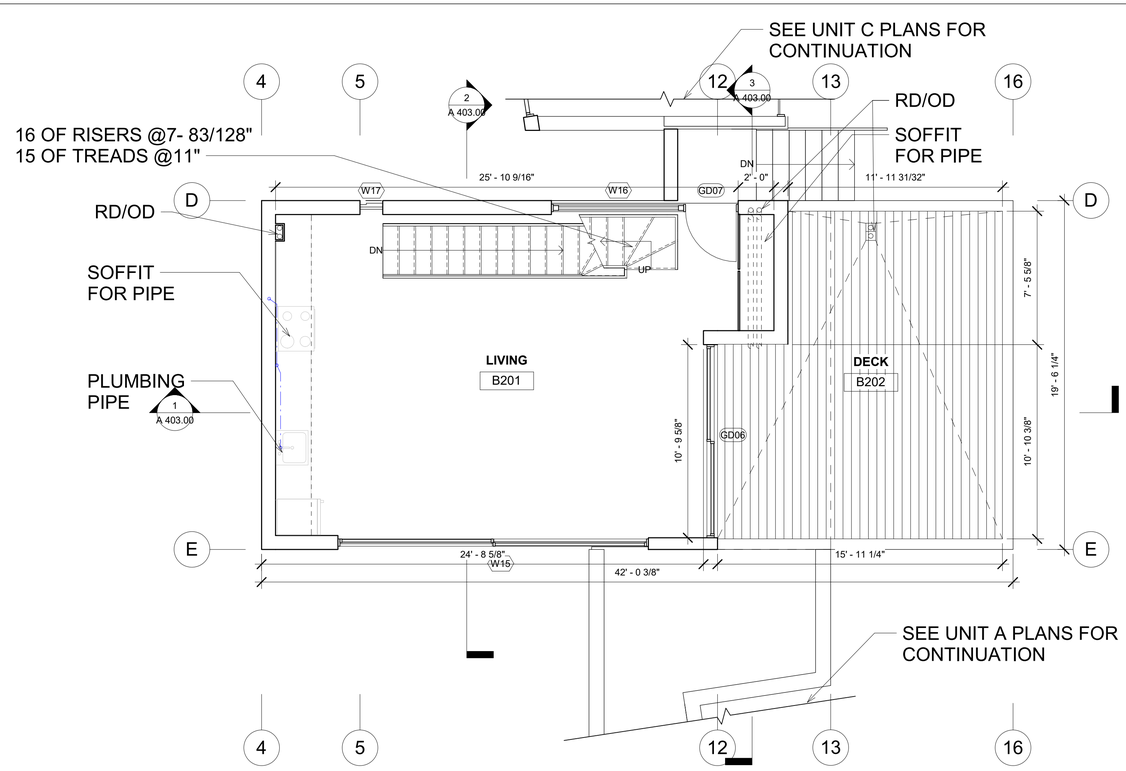
SHEET TITLE:
UNIT A PLANS

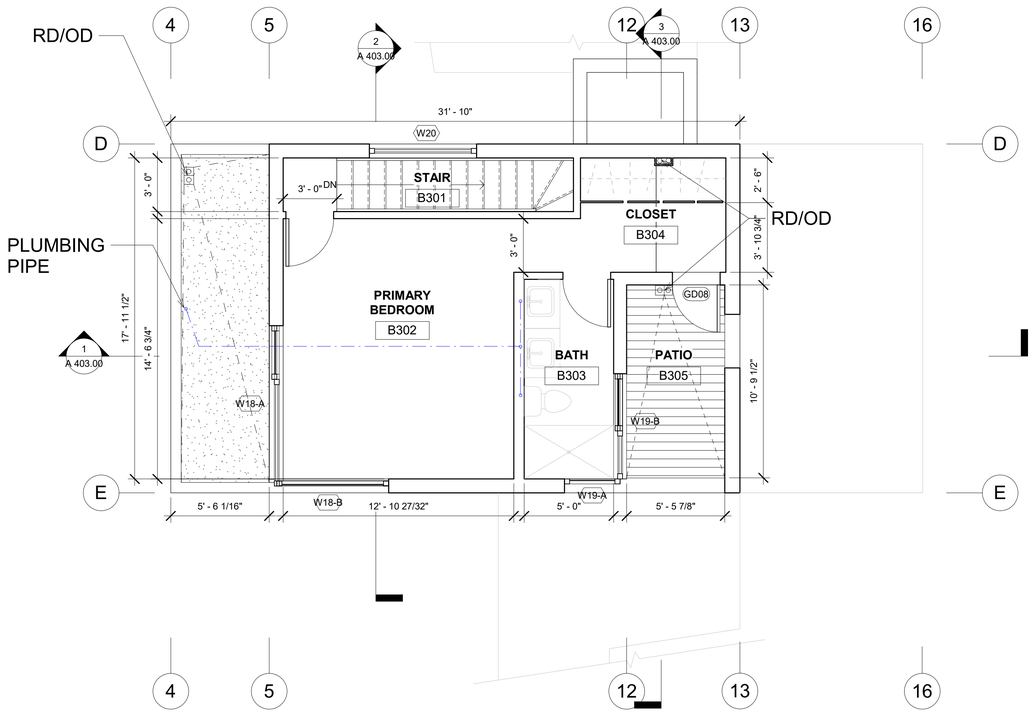
SHEET NO.
A 202.00



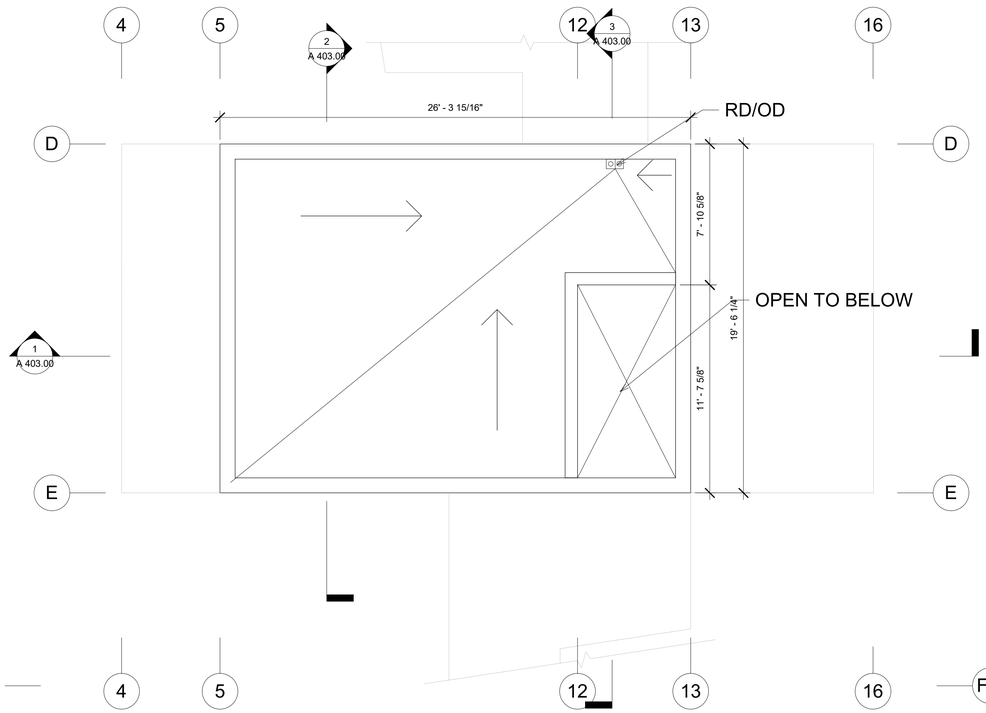
1 Unit B - Level 1
1/4" = 1'-0"



2 Unit B - Level 2
1/4" = 1'-0"



3 Unit B - Level 3
1/4" = 1'-0"



4 Unit B - Roof
1/4" = 1'-0"

SQUARE FOOTAGE		
LEVEL 1	LEVEL 2	LEVEL 3
829 SF	529 SF	440 SF

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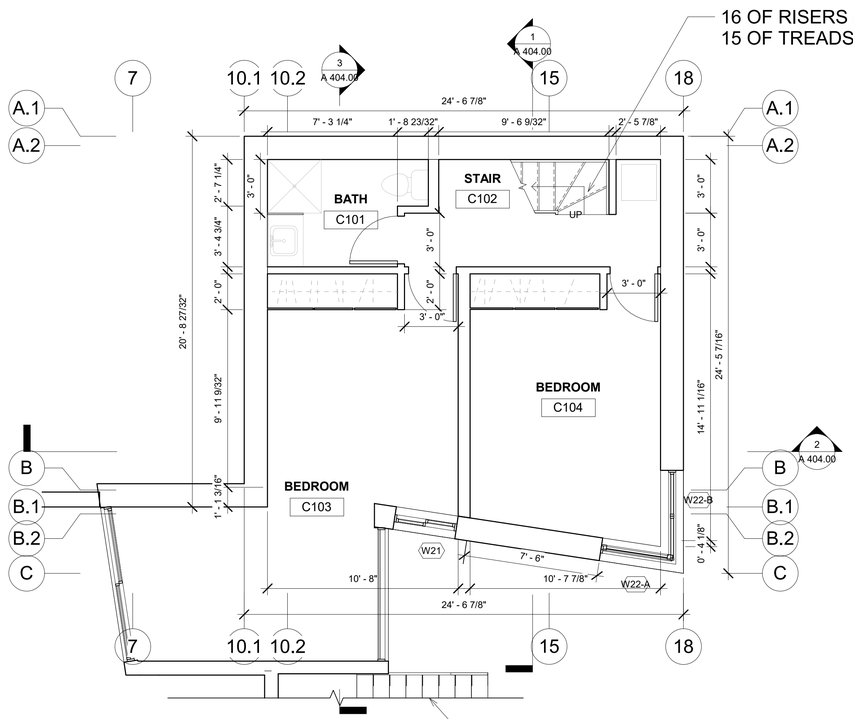
1/4" = 1'-0"

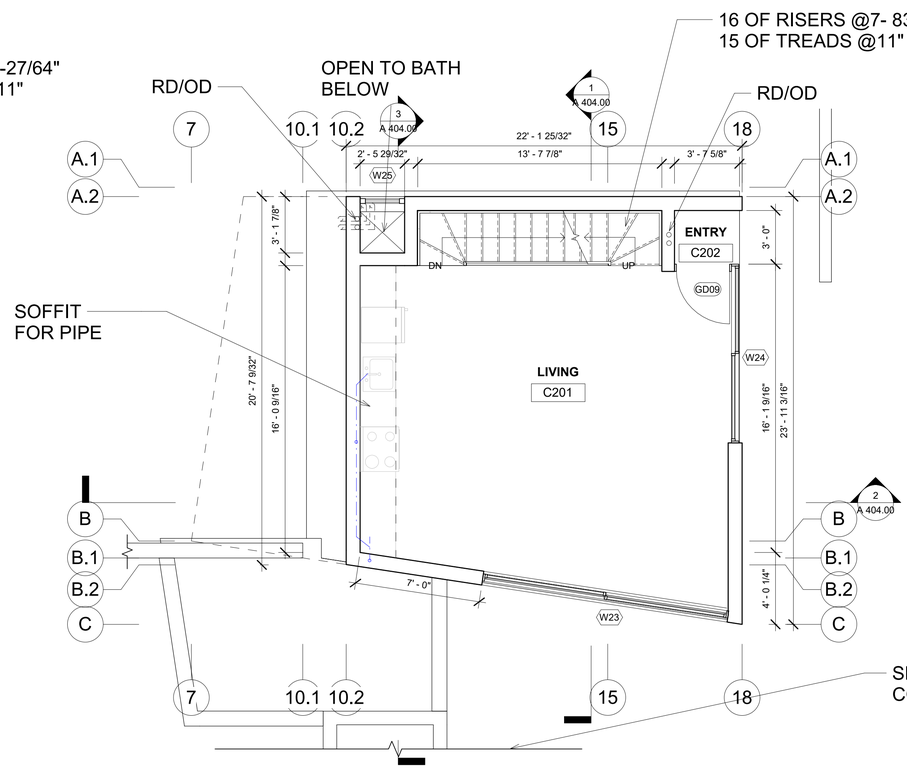
SHEET TITLE:
UNIT B
PLANS

SHEET NO.
A 203.00

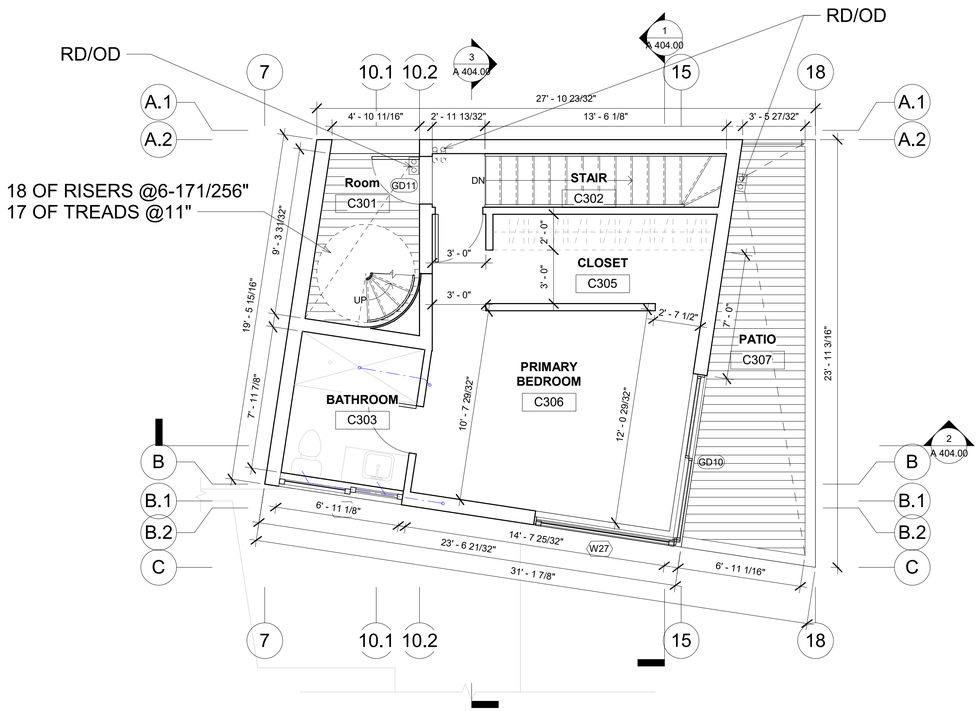
F.1



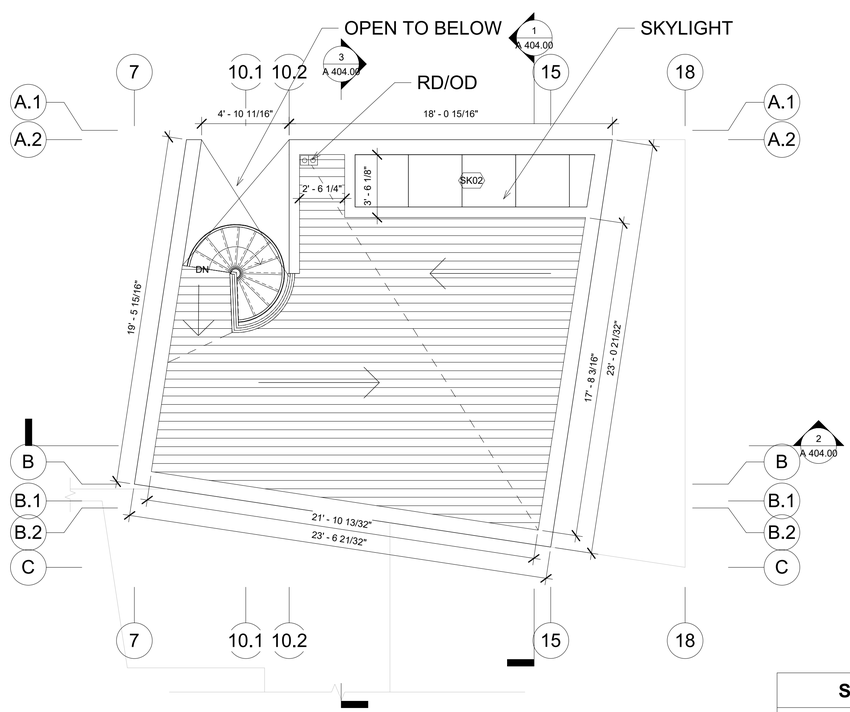
1 Unit C - Level 1
1/4" = 1'-0"



2 Unit C - Level 2
1/4" = 1'-0"



3 Unit C - Level 3
1/4" = 1'-0"



4 Unit C - Roof
1/4" = 1'-0"

SQUARE FOOTAGE		
LEVEL 1	LEVEL 2	LEVEL 3
705 SF	485 SF	433 SF

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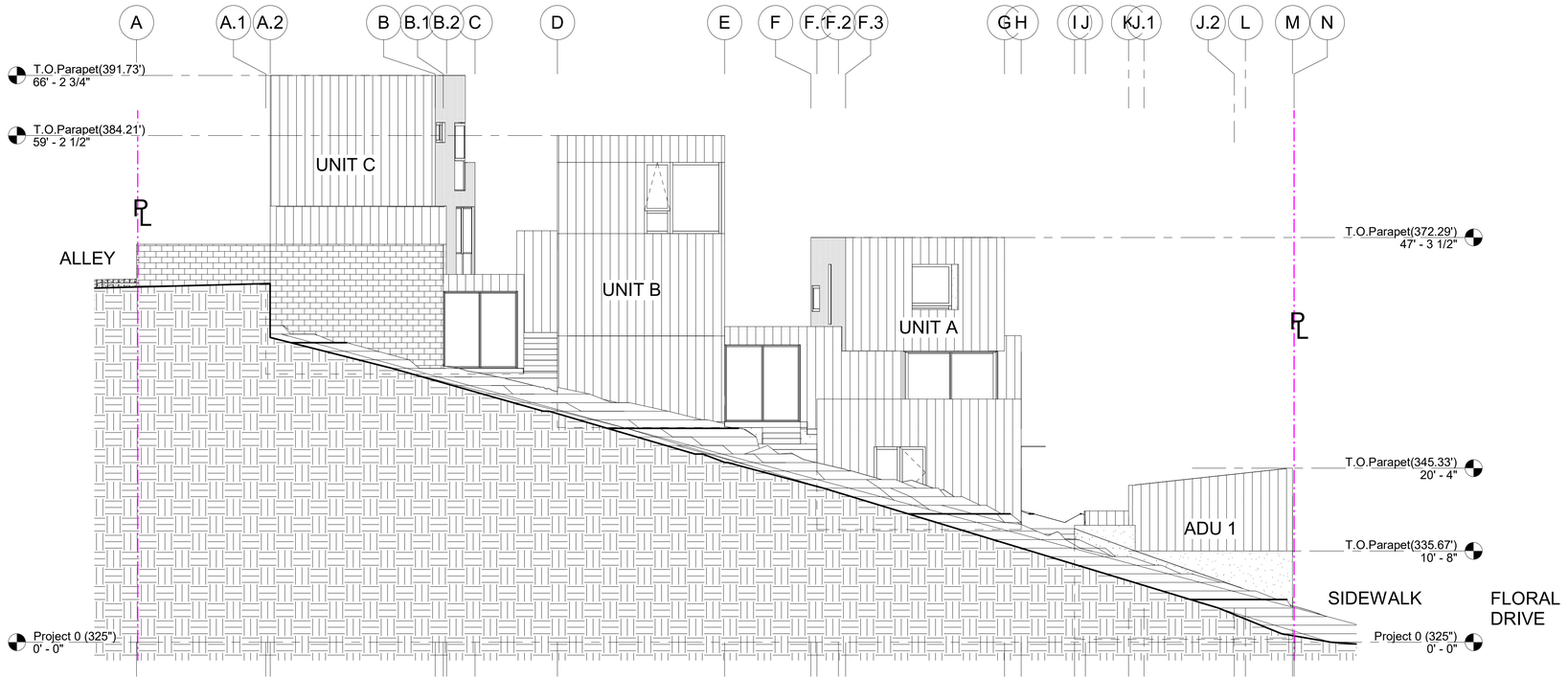
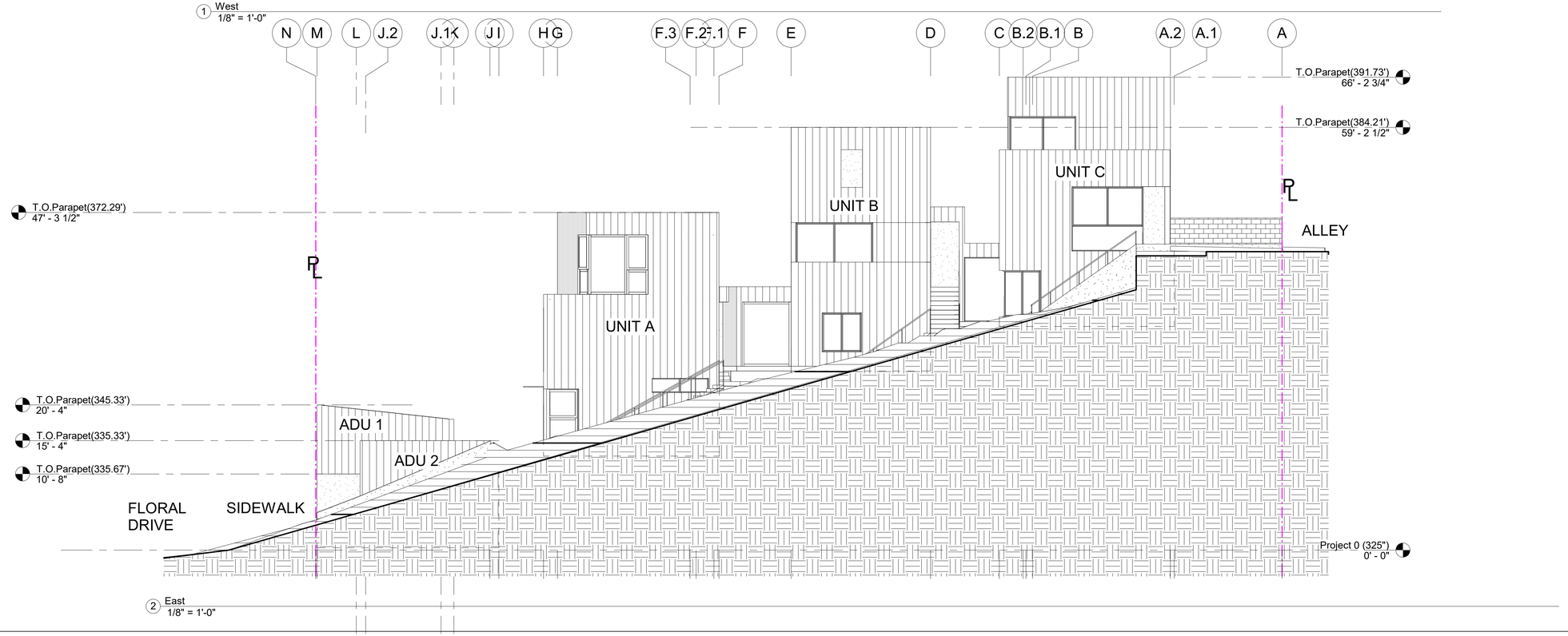
SCALE:
1/4" = 1'-0"

SHEET TITLE:
UNIT C PLANS

SHEET NO.
A 204.00



1 West
1/8" = 1'-0"



2 East
1/8" = 1'-0"

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Los Angeles, CA 90063

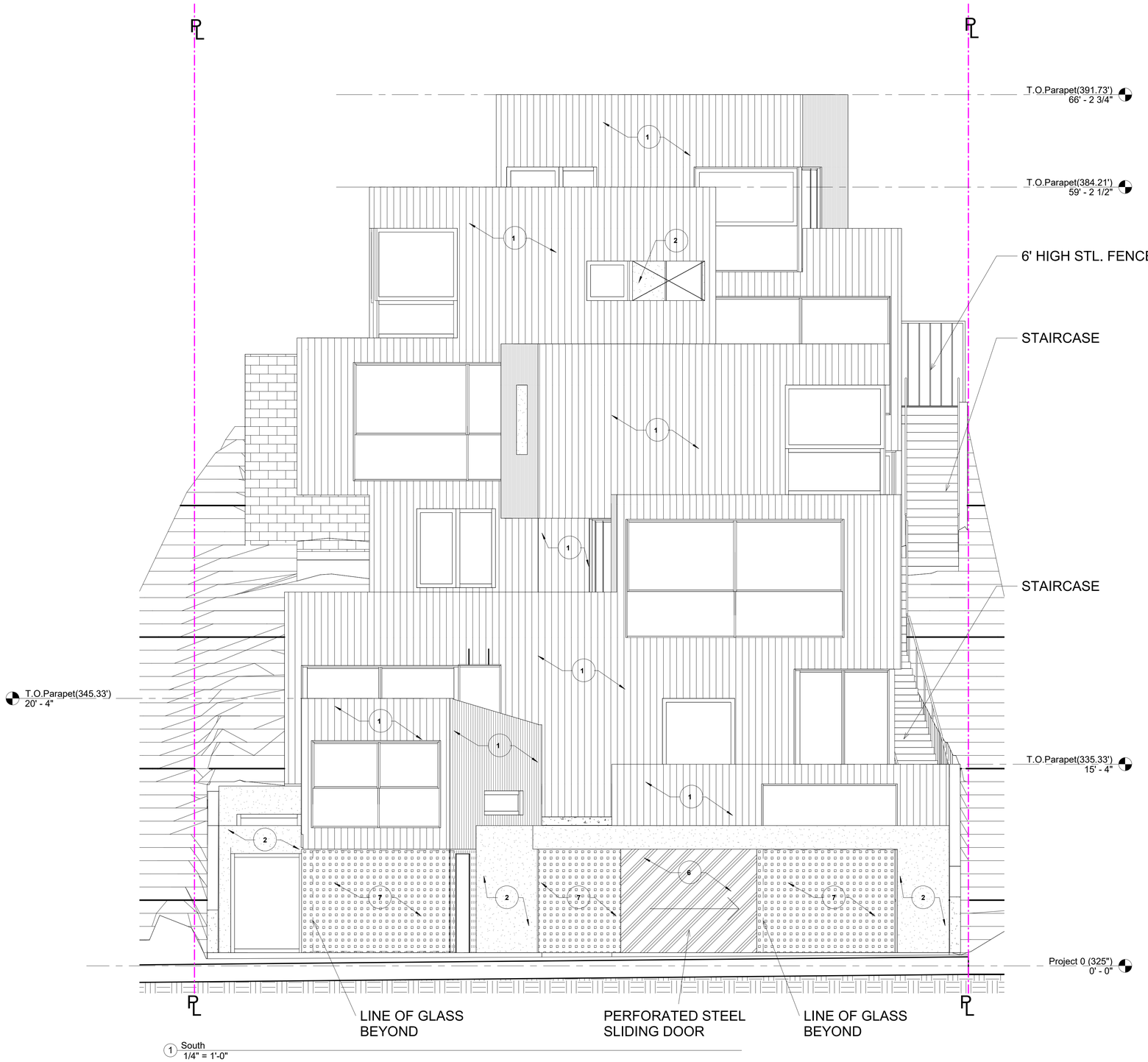
ISSUED FOR:
PLANNING

ISSUE DATE:
10/16/2024

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

SHEET TITLE:
SITE
ELEVATION

SHEET NO.
A 300.00



1 South
1/4" = 1'-0"

MATERIAL LEGEND	
SYMBOL	MATERIAL
1	CORRUGATED STEEL
2	STUCCO
3	CONCRETE
4	BOARD FORMED CONCRETE
5	GLASS
6	PERFORATED STEEL
7	BREEZE BLOCK

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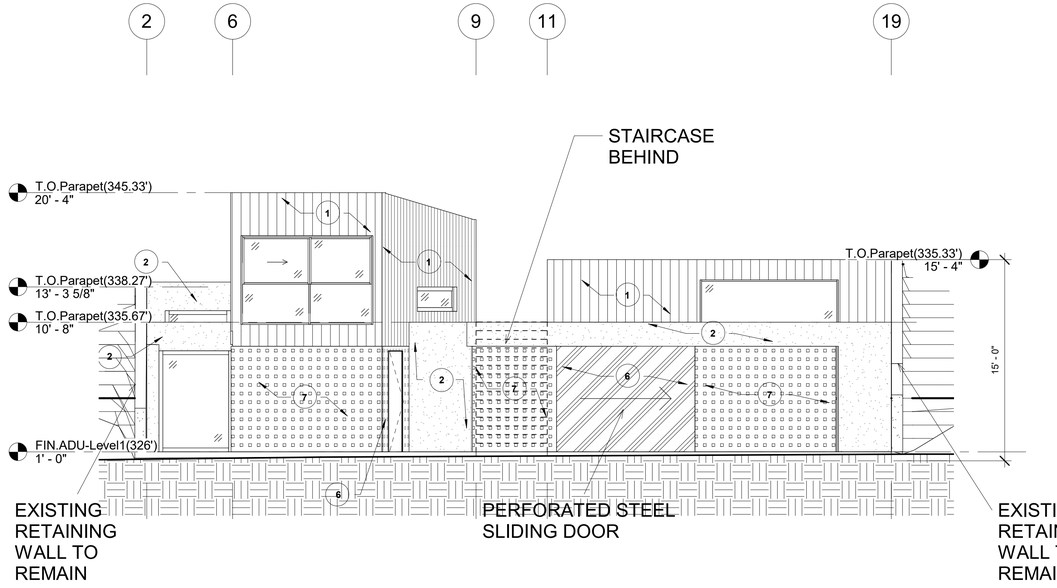
ISSUE DATE:
10/16/2024

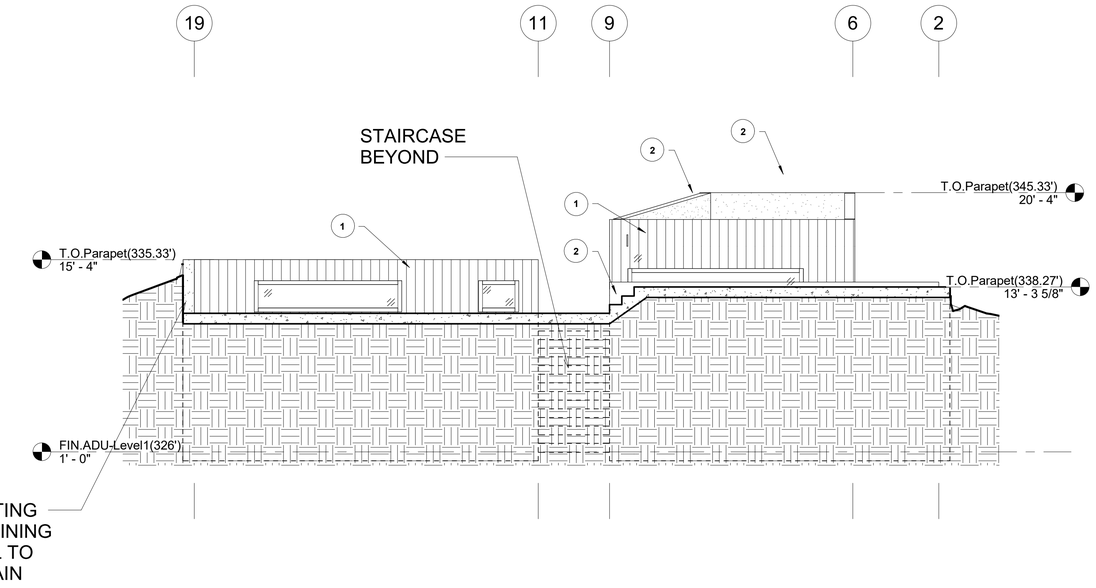
SCALE:
1/4" = 1'-0"

SHEET TITLE:
SITE ELEVATION

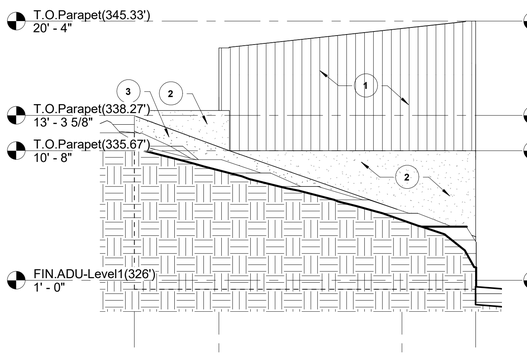
SHEET NO.
A 300.01



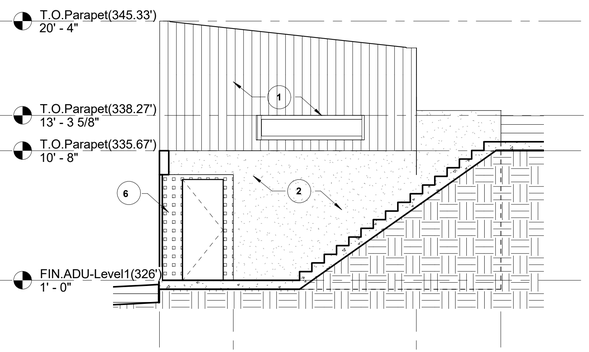
1 Elevation - ADU 1&2 -South
3/16" = 1'-0"



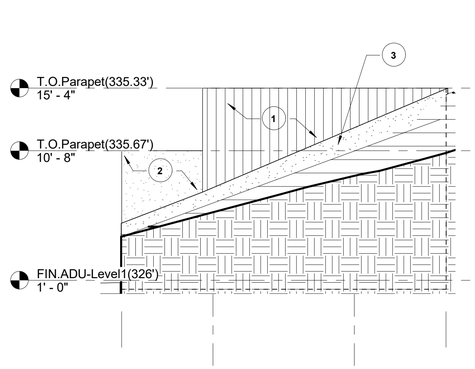
6 Elevation - ADU 1&2 - North
3/16" = 1'-0"



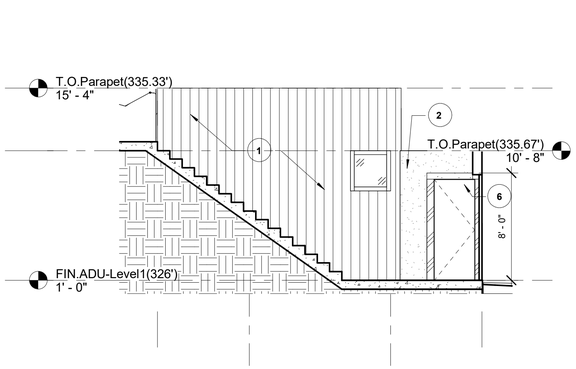
2 Elevation - ADU 1 - West
3/16" = 1'-0"



4 Elevation - ADU 1 -East
3/16" = 1'-0"



3 Elevation ADU 2 - East
3/16" = 1'-0"



5 Elevation - ADU 2 - West
3/16" = 1'-0"

MATERIAL LEGEND	
SYMBOL	MATERIAL
1	CORRUGATED STEEL
2	STUCCO
3	CONCRETE
4	BOARD FORMED CONCRETE
5	GLASS
6	PERFORATED STEEL
7	BREEZE BLOCK

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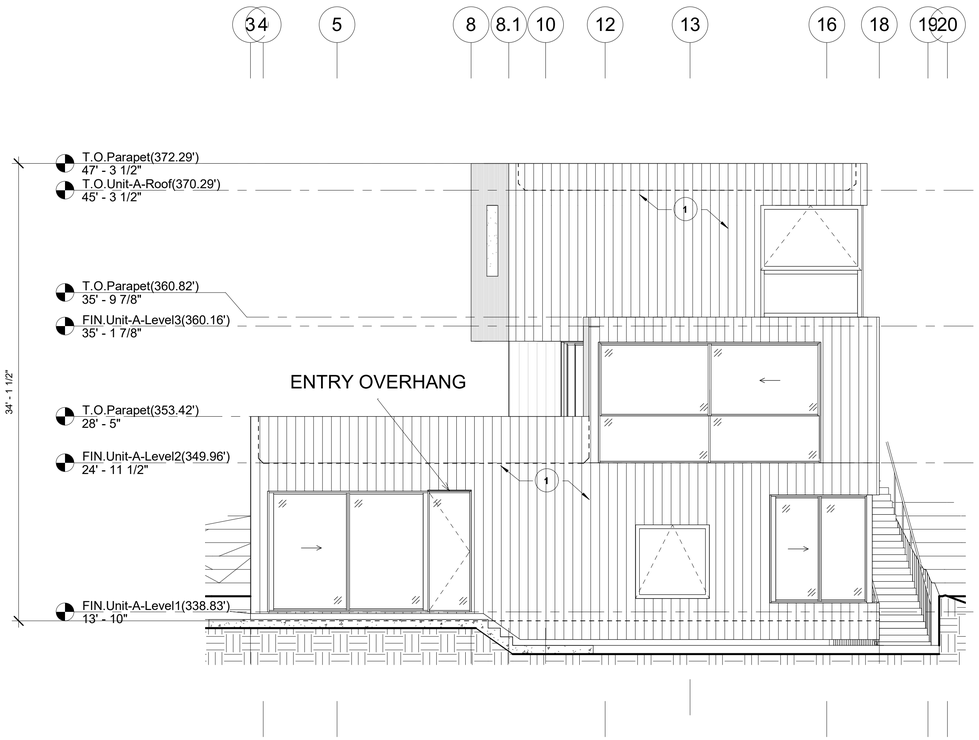
ISSUED FOR:
PLANNING

ISSUE DATE:
10/16/2024

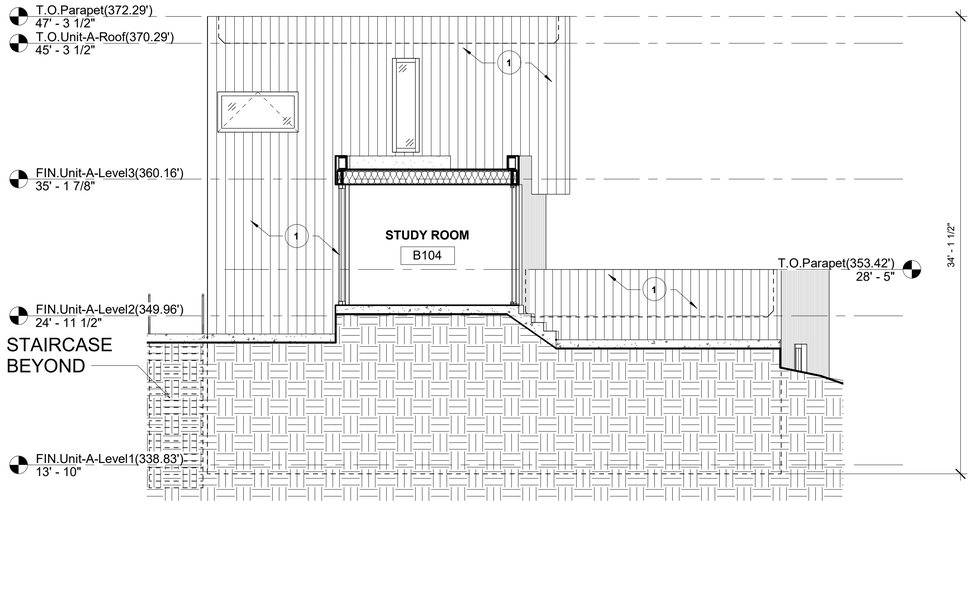
SCALE:
3/16" = 1'-0"

SHEET TITLE:
ADU 1&2
ELEVATIONS

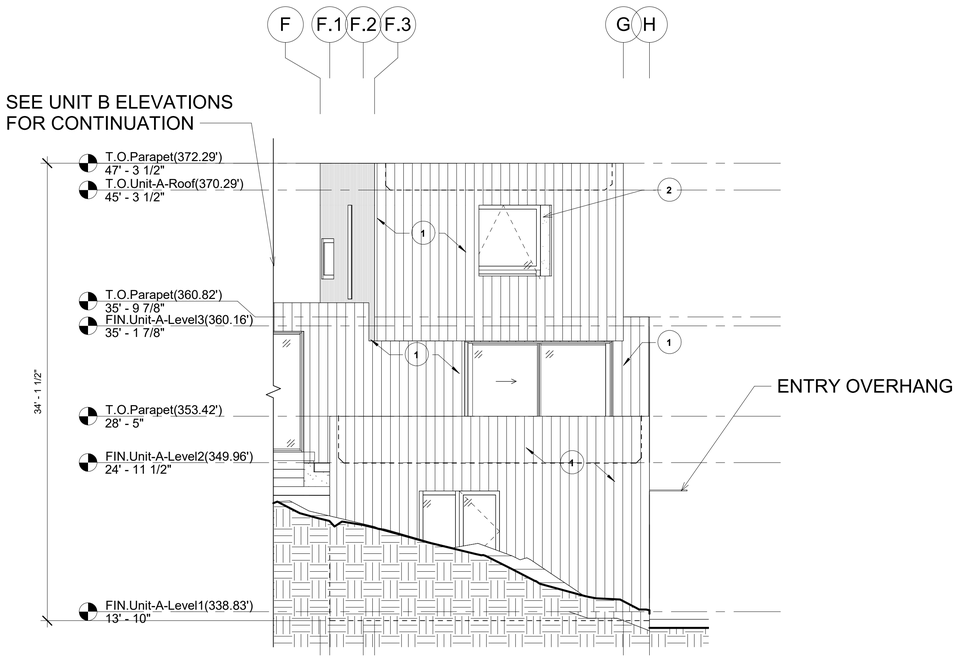
SHEET NO.
A 301.00



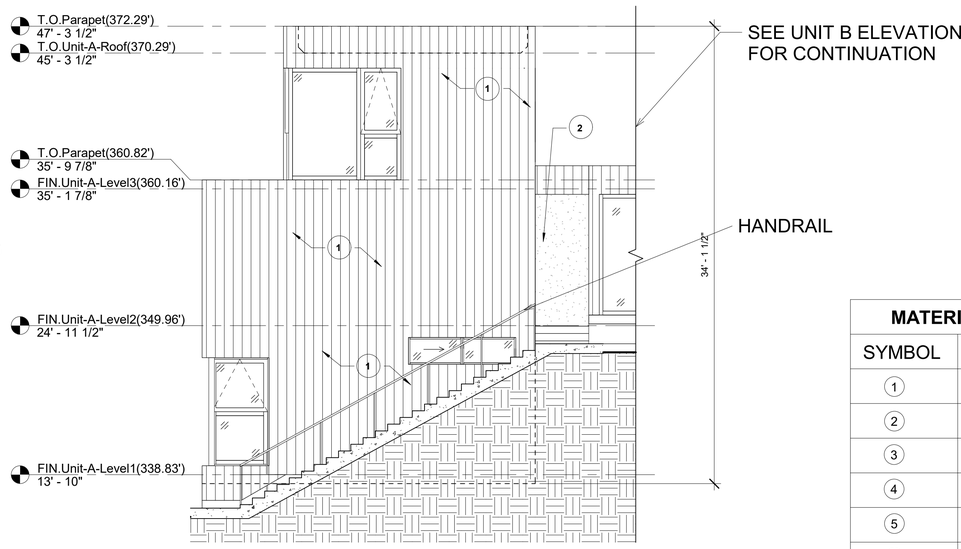
1 Elevation Unit A - South
3/16" = 1'-0"



3 Elevation Unit A - North
3/16" = 1'-0"



2 Elevation Unit A - West
3/16" = 1'-0"



4 Elevation Unit A - East
3/16" = 1'-0"

MATERIAL LEGEND	
SYMBOL	MATERIAL
1	CORRUGATED STEEL
2	STUCCO
3	CONCRETE
4	BOARD FORMED CONCRETE
5	GLASS
6	PERFORATED STEEL
7	BREEZE BLOCK

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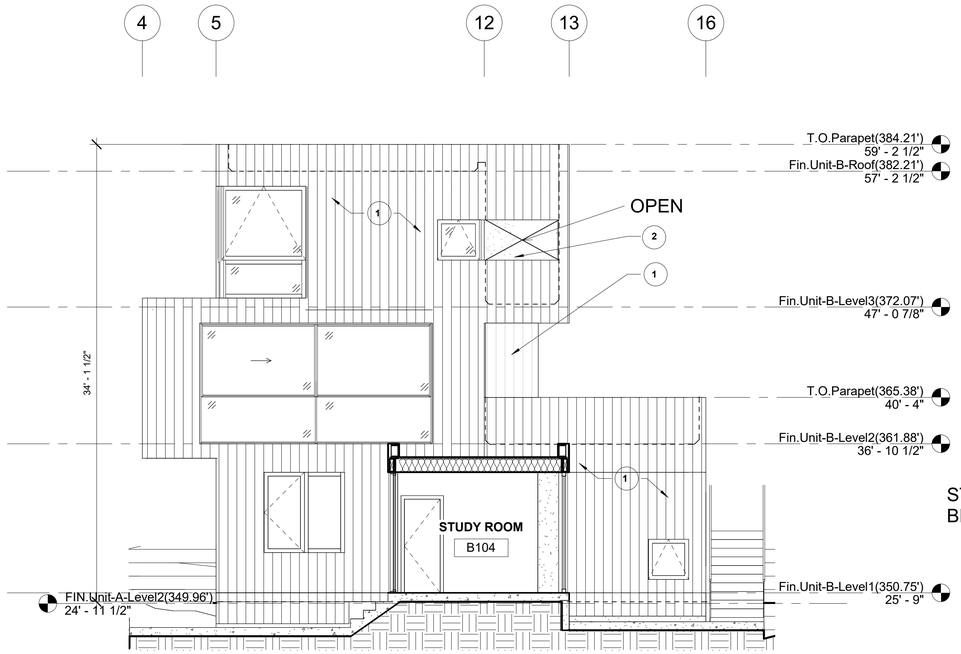
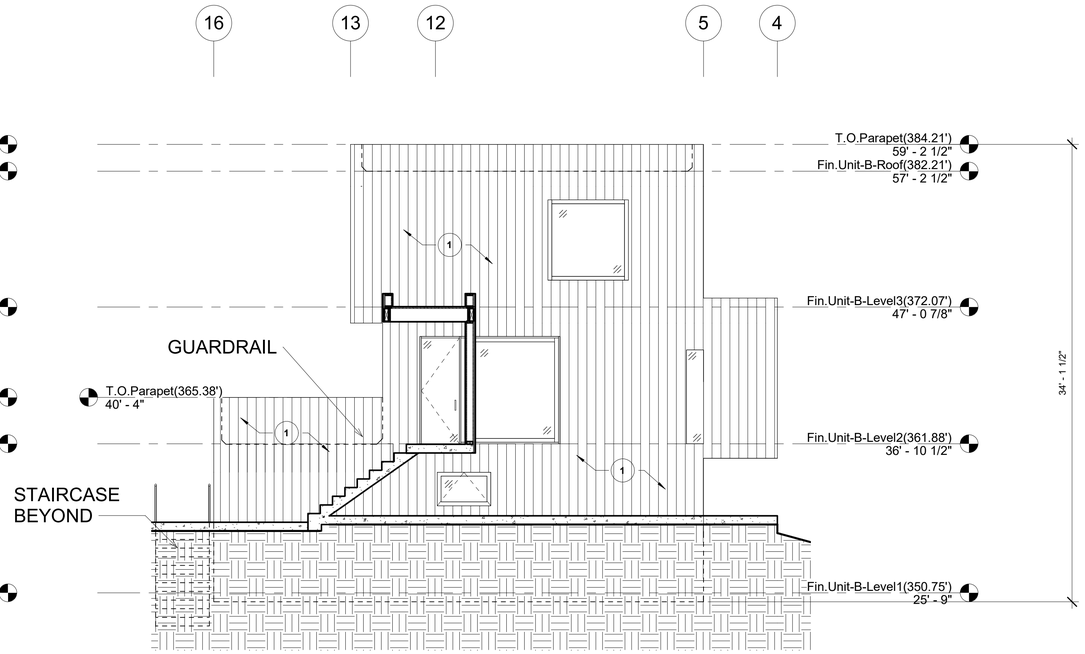
SCALE:
3/16" = 1'-0"

SHEET TITLE:
UNIT A
ELEVATIONS

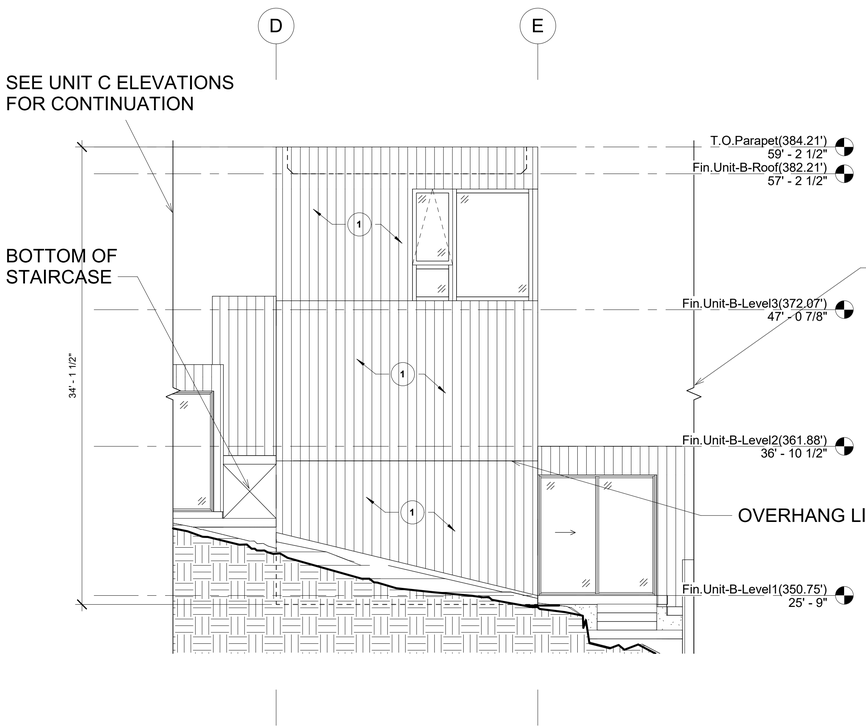
SHEET NO.
A 302.00



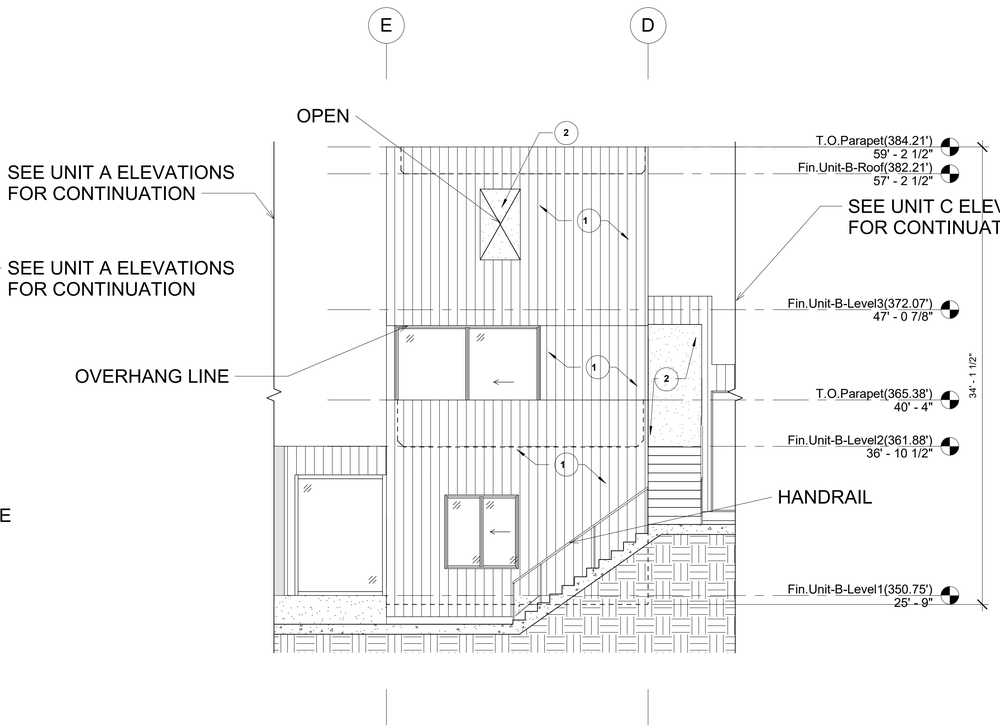
1 Elevation Unit B - South
3/16" = 1'-0"



2 Elevation Unit B - North
3/16" = 1'-0"



3 Elevation Unit B - West
3/16" = 1'-0"



4 Elevation Unit B - East
3/16" = 1'-0"

MATERIAL LEGEND	
SYMBOL	MATERIAL
1	CORRUGATED STEEL
2	STUCCO
3	CONCRETE
4	BOARD FORMED CONCRETE
5	GLASS
6	PERFORATED STEEL
7	BREEZE BLOCK

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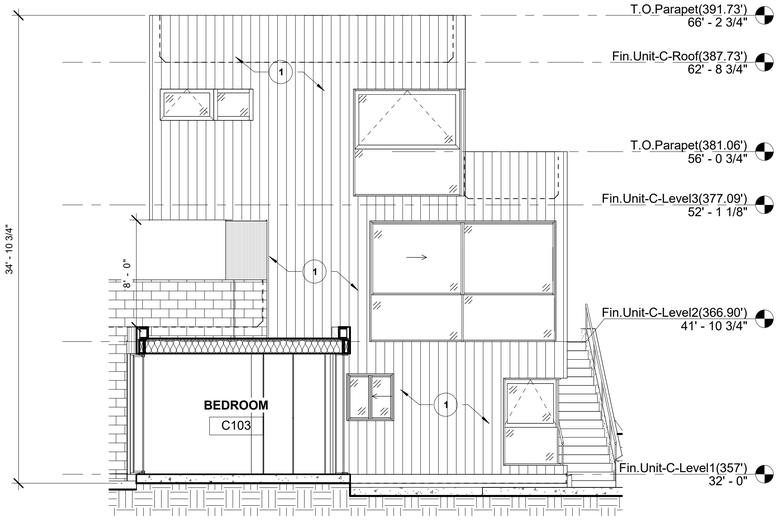
10/16/2024

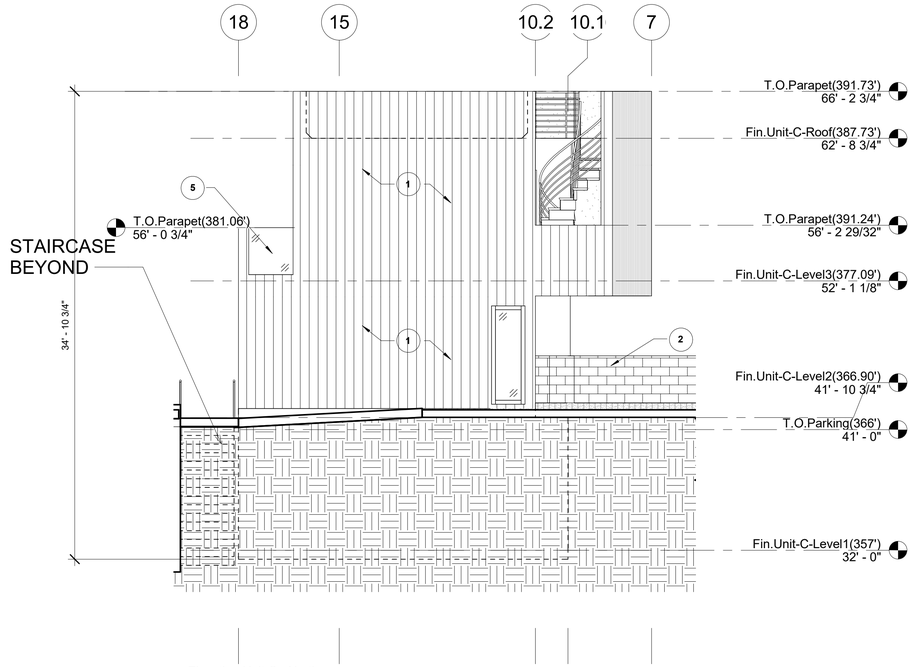
SCALE:
3/16" = 1'-0"

SHEET TITLE:
UNIT B
ELEVATIONS

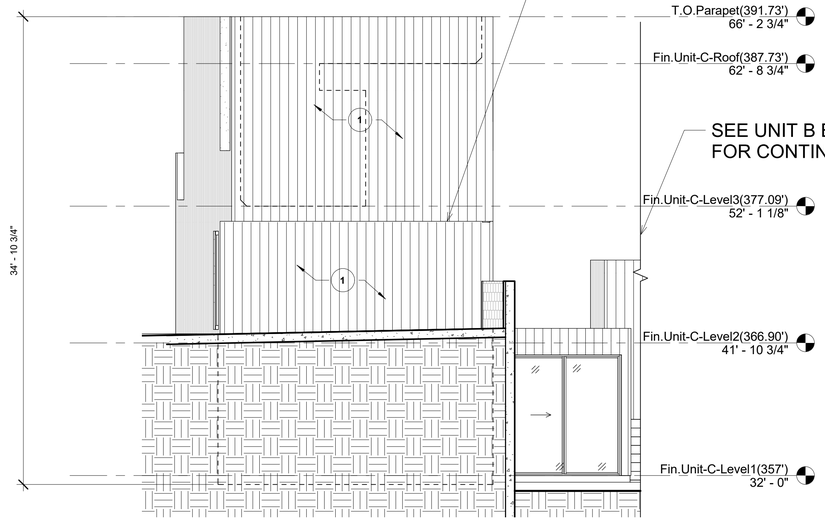
SHEET NO.
A 303.00



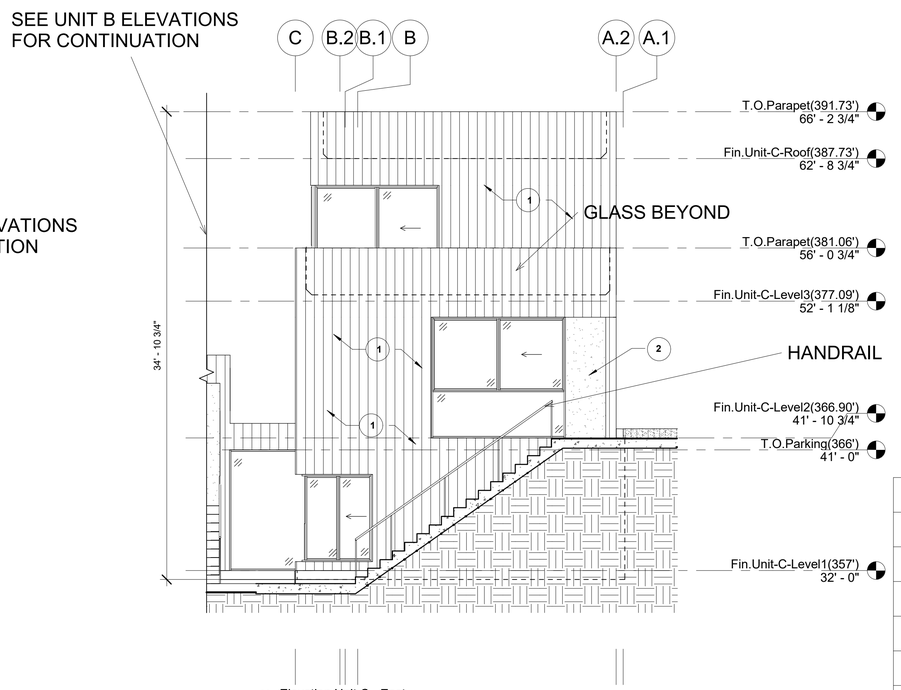
3 Elevation Unit C - South
3/16" = 1'-0"



1 Elevation Unit C - North
3/16" = 1'-0"



4 Elevation Unit C - West
3/16" = 1'-0"



2 Elevation Unit C - East
3/16" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL
1	CORRUGATED STEEL
2	STUCCO
3	CONCRETE
4	BOARD FORMED CONCRETE
5	GLASS
6	PERFORATED STEEL
7	BREEZE BLOCK

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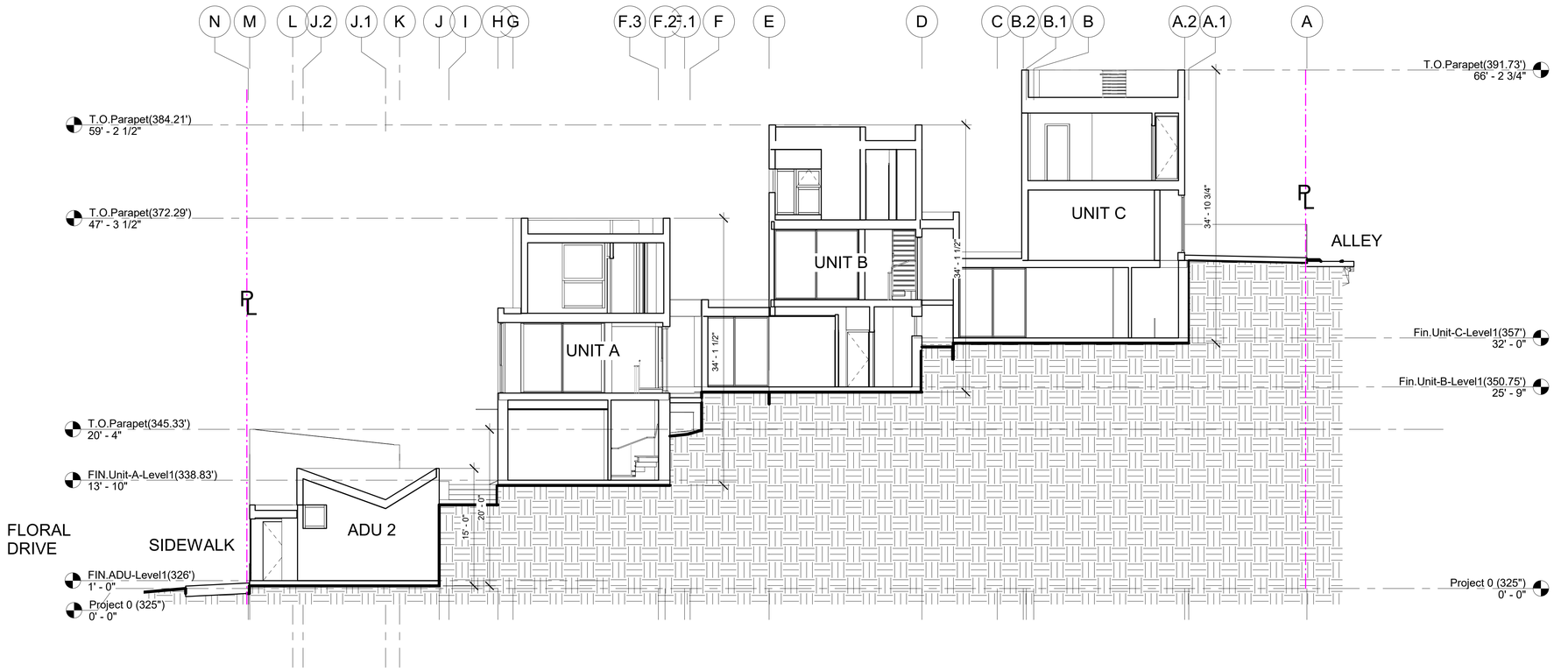
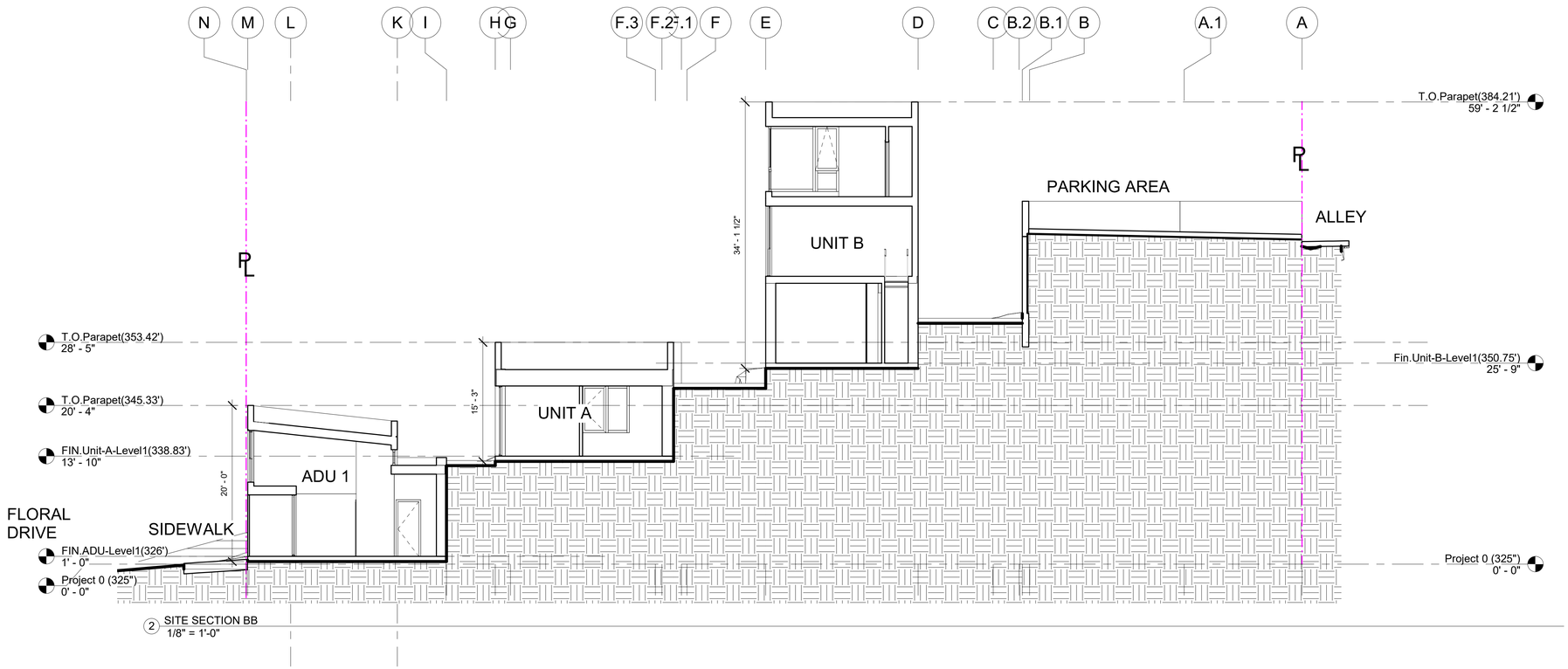
SCALE:
3/16" = 1'-0"

SHEET TITLE:
UNIT C
ELEVATIONS

SHEET NO.
A 304.00



1 SITE SECTION AA
1/8" = 1'-0"



2 SITE SECTION BB
1/8" = 1'-0"

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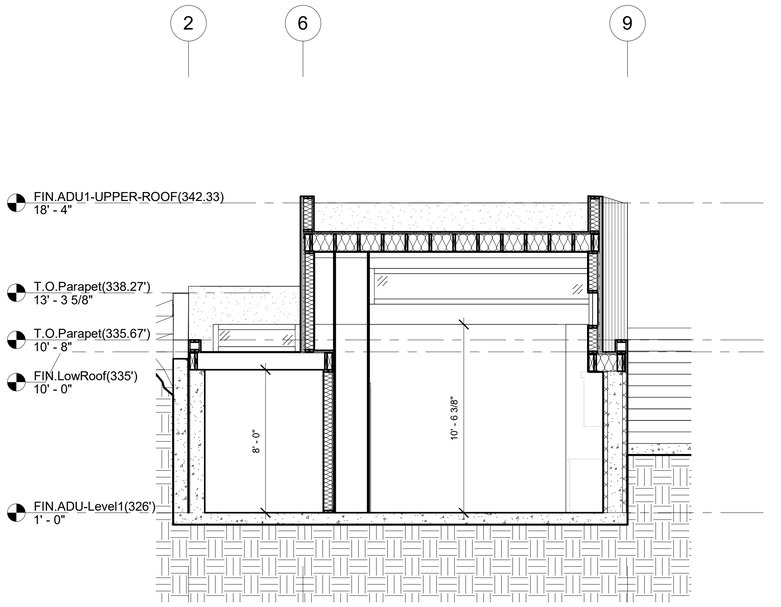
10/16/2024

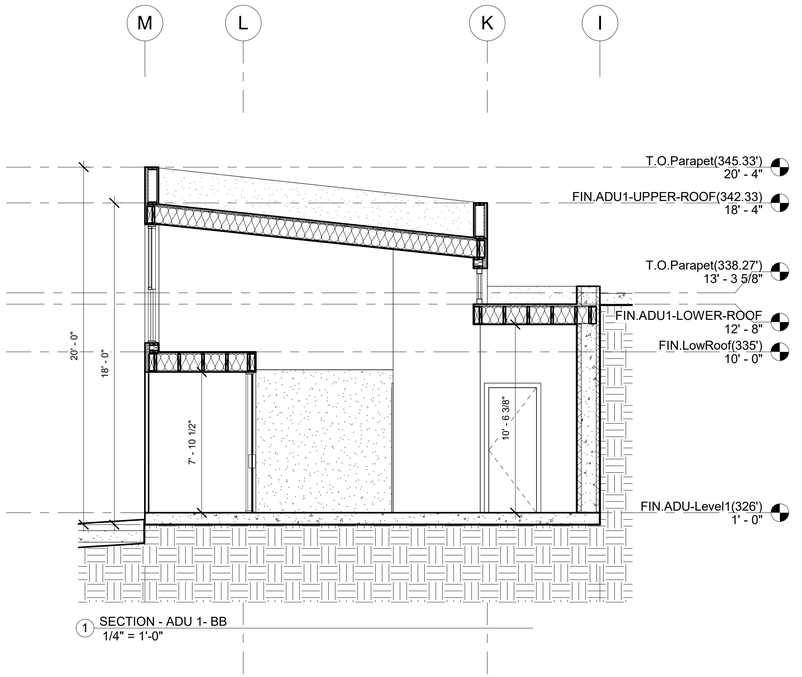
SCALE:
1/8" = 1'-0"

SHEET TITLE:
SITE
SECTIIONS

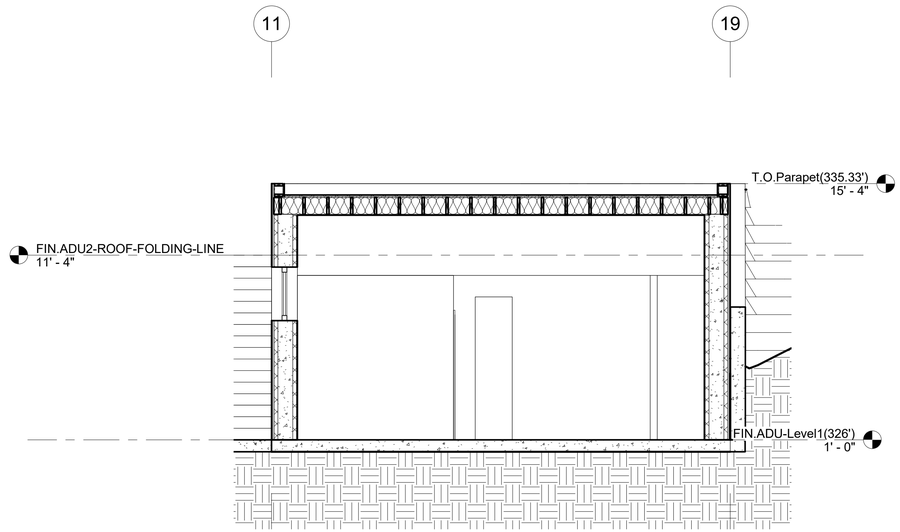
SHEET NO.
A 400.00



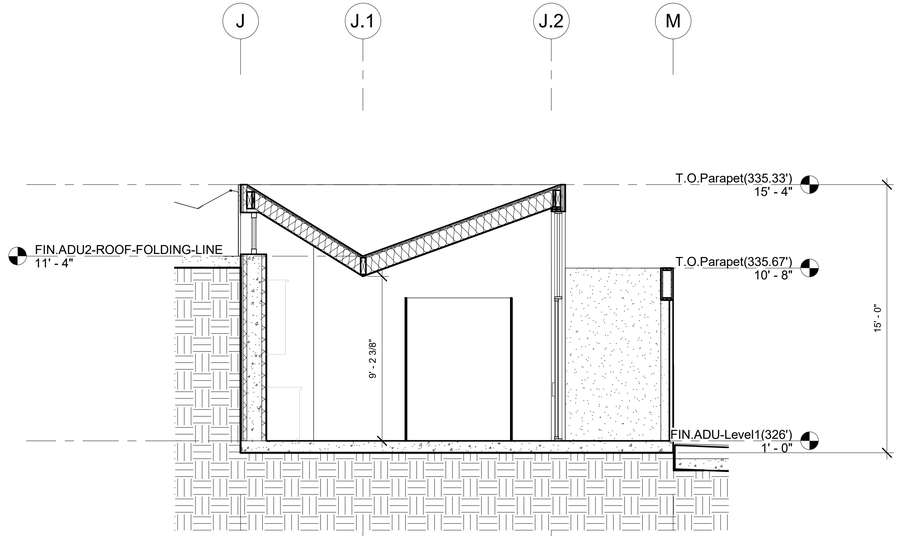
2 SECTION - ADU 1 -AA
1/4" = 1'-0"



1 SECTION - ADU 1- BB
1/4" = 1'-0"



3 SECTION - ADU 2 - AA
1/4" = 1'-0"



4 SECTION - ADU 2 - BB
1/4" = 1'-0"

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SEAL:

PROJECT ADDRESS:
3303 Floral Drive
Los Angeles, CA 90063

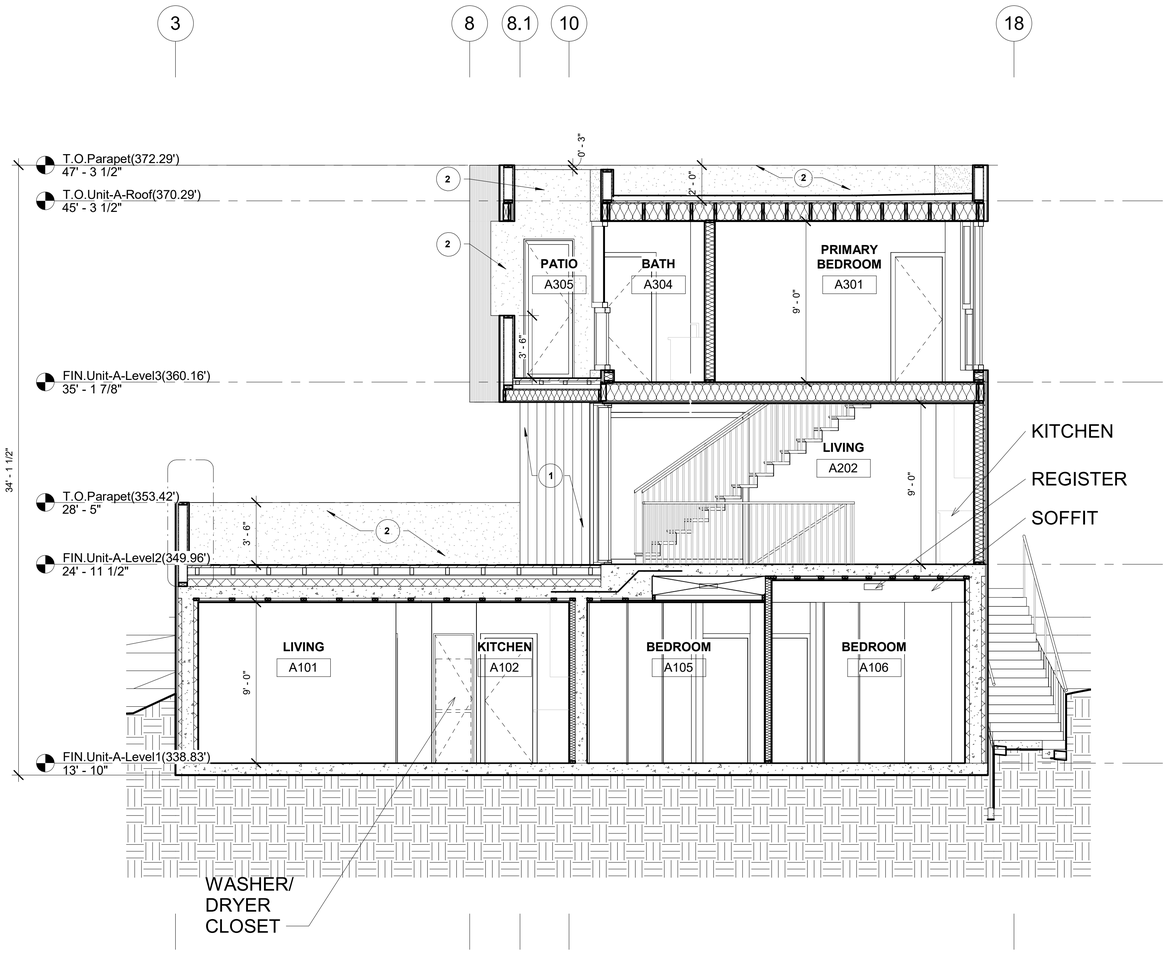
ISSUED FOR:
PLANNING

ISSUE DATE:
10/16/2024

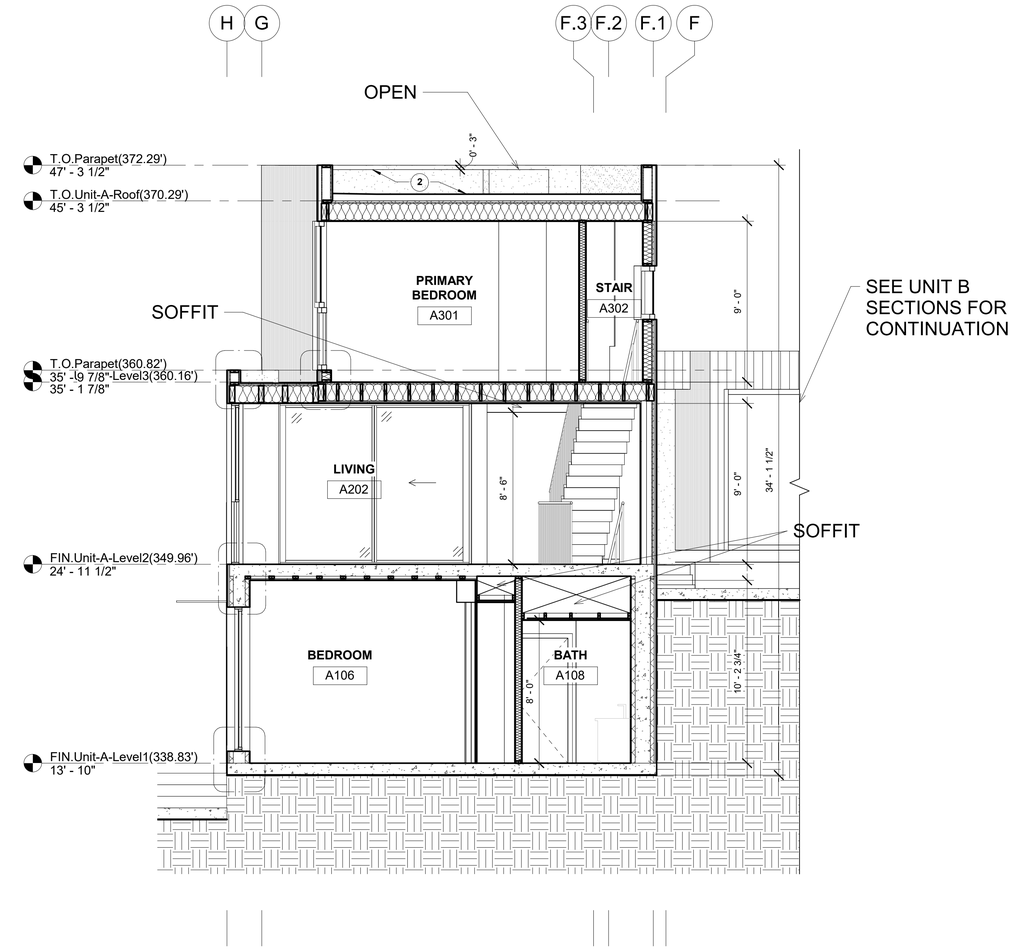
SCALE:
1/4" = 1'-0"

SHEET TITLE:
ADU
SECTIONS

SHEET NO.
A 401.00



1 SECTION - UNIT A - AA
1/4" = 1'-0"



2 SECTION - UNIT A - BB
1/4" = 1'-0"

MATERIAL LEGEND	
SYMBOL	MATERIAL
1	CORRUGATED STEEL
2	STUCCO
3	CONCRETE
4	BOARD FORMED CONCRETE
5	GLASS
6	PERFORATED STEEL
7	BREEZE BLOCK

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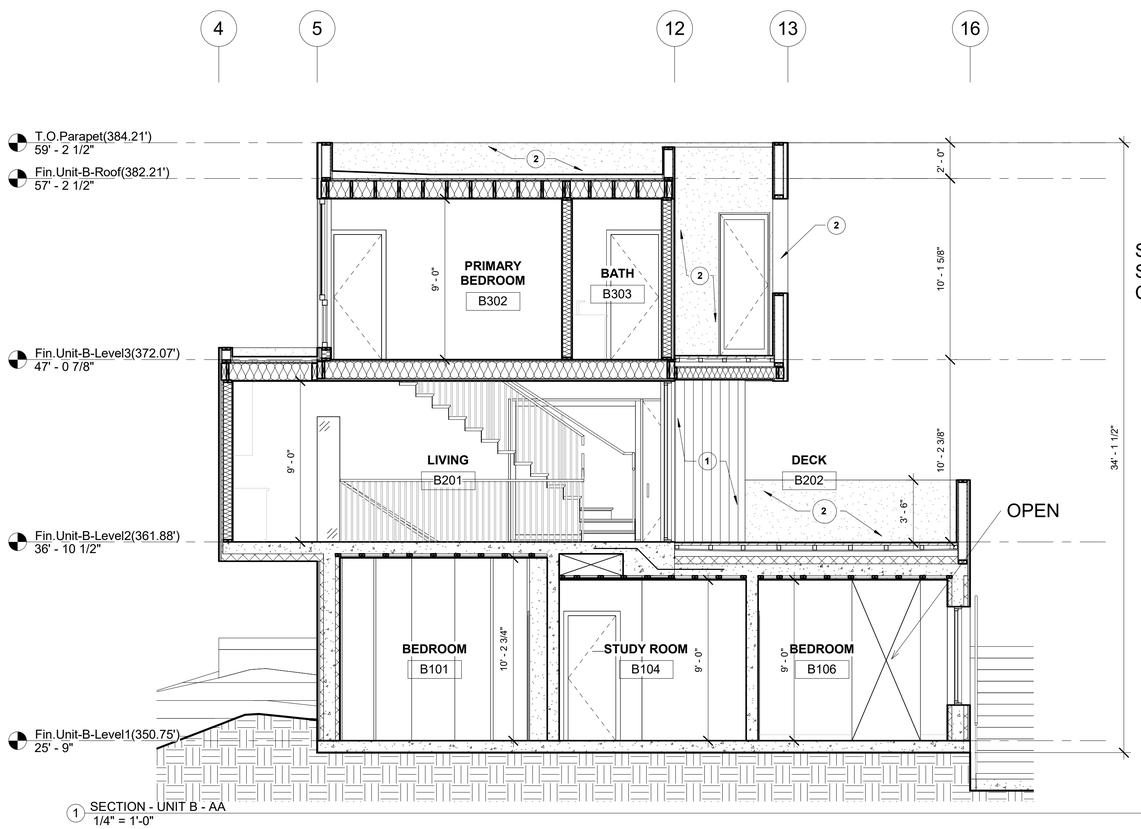
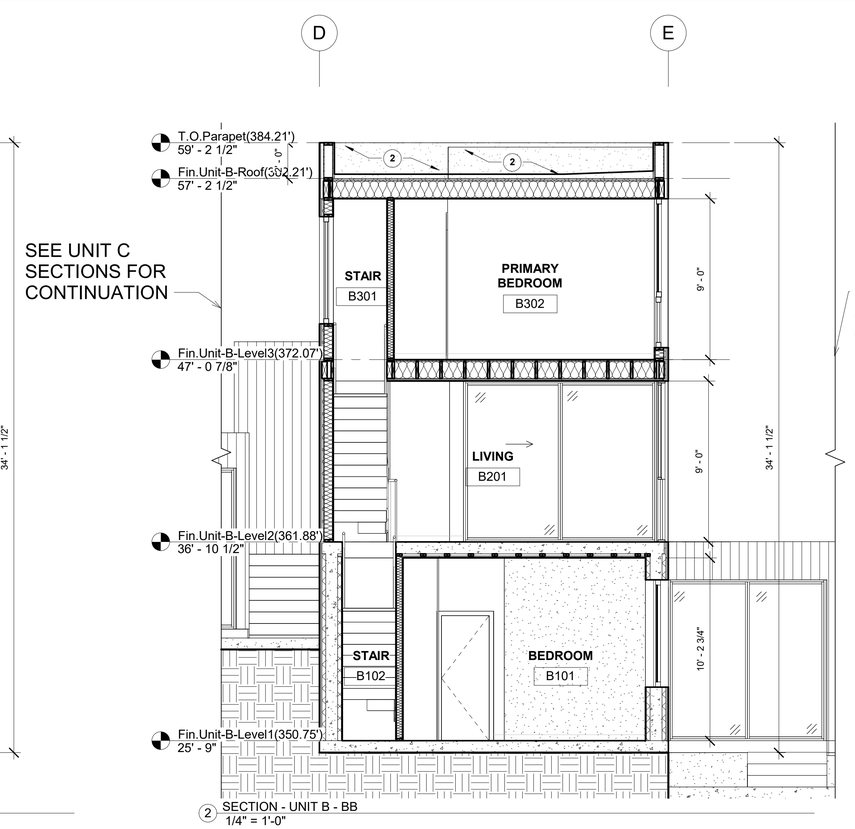
SHEET TITLE:
UNIT A
SECTIONS

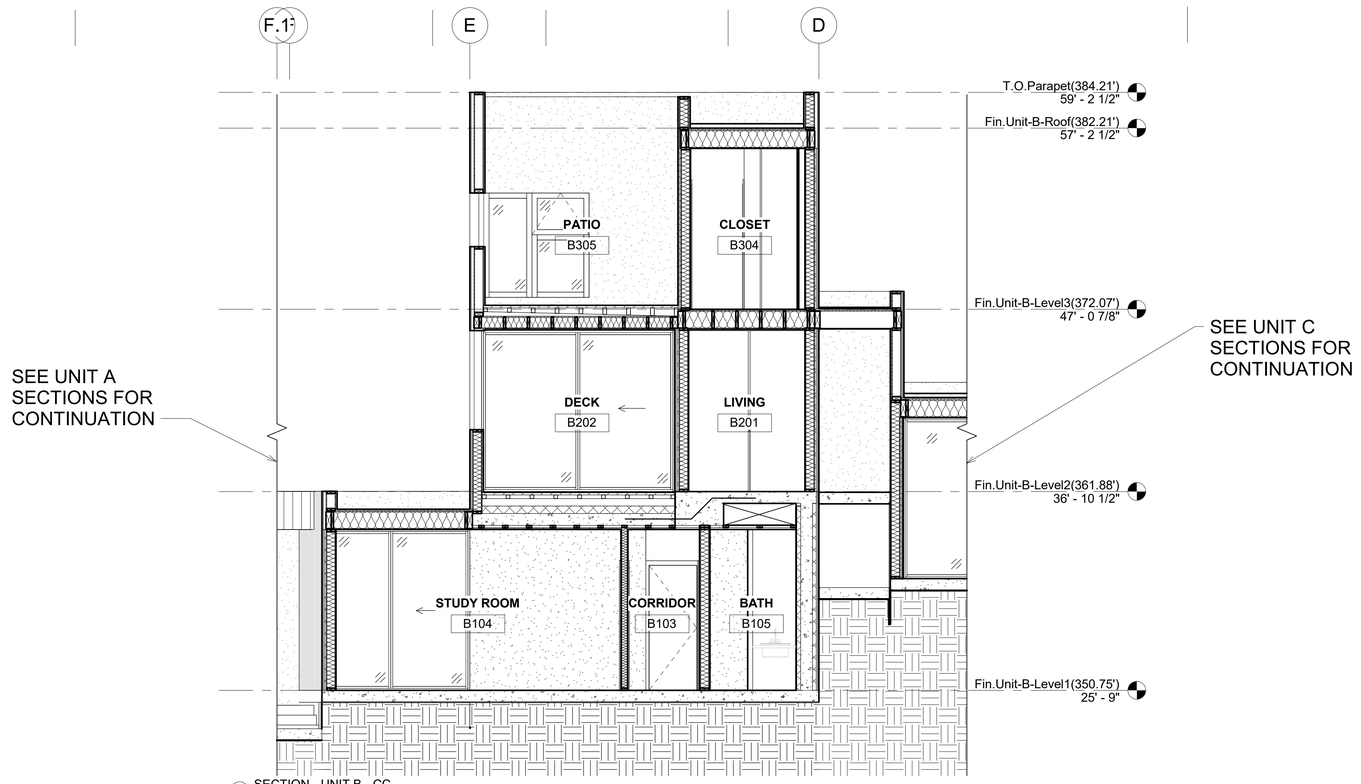
SHEET NO.
A 402.00



1 SECTION - UNIT B - AA
1/4" = 1'-0"



2 SECTION - UNIT B - BB
1/4" = 1'-0"



3 SECTION - UNIT B - CC
1/4" = 1'-0"

MATERIAL LEGEND	
SYMBOL	MATERIAL
1	CORRUGATED STEEL
2	STUCCO
3	CONCRETE
4	BOARD FORMED CONCRETE
5	GLASS
6	PERFORATED STEEL
7	BREEZE BLOCK

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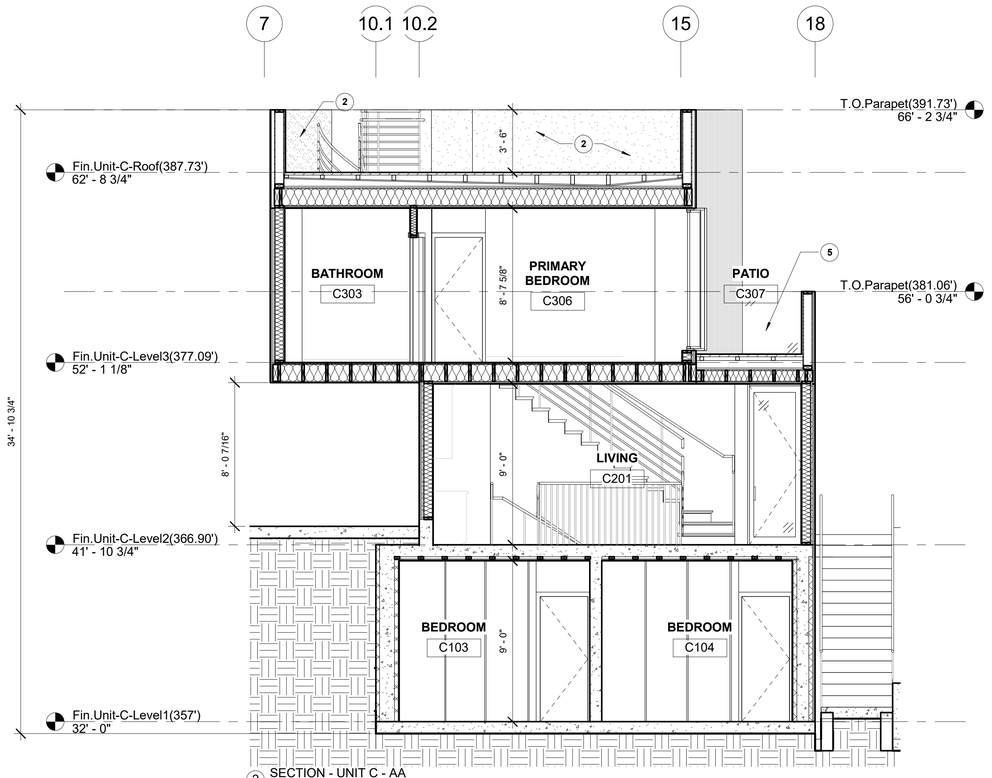
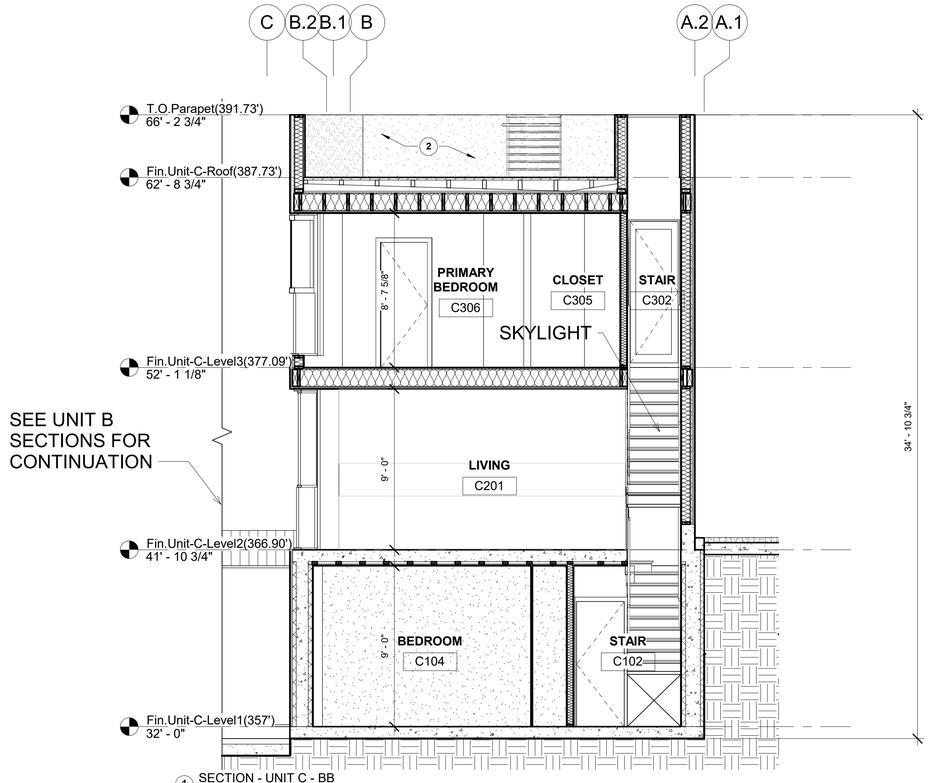
SCALE:
1/4" = 1'-0"

SHEET TITLE:
UNIT B
SECTIONS

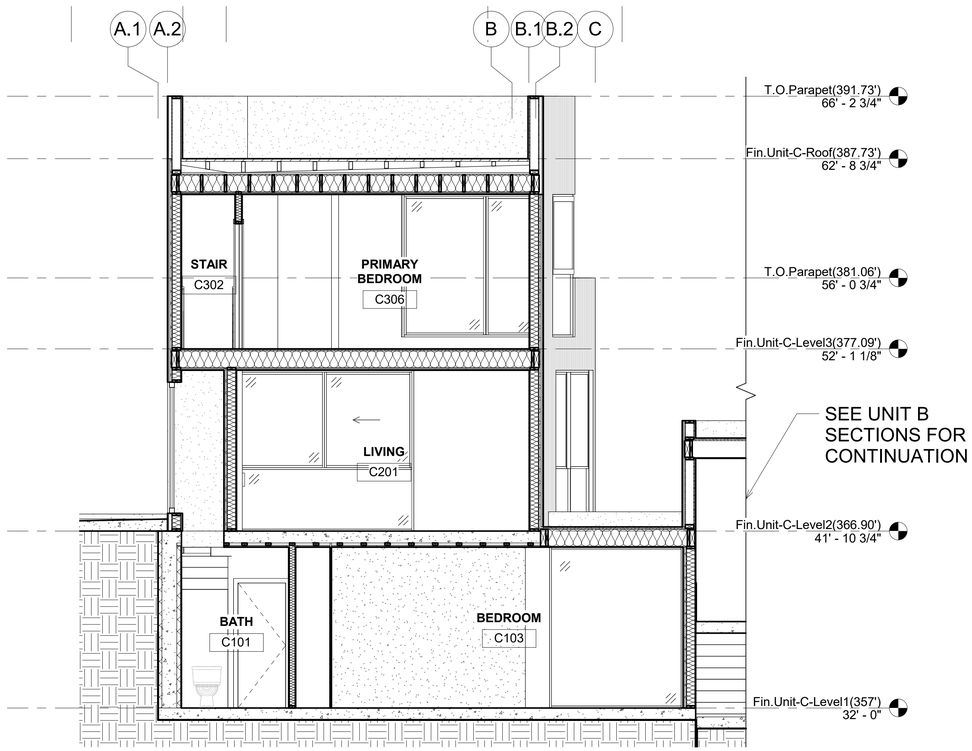
SHEET NO.
A 403.00



2 SECTION - UNIT C - AA
1/4" = 1'-0"



1 SECTION - UNIT C - BB
1/4" = 1'-0"



3 SECTION - UNIT C - CC
1/4" = 1'-0"

MATERIAL LEGEND	
SYMBOL	MATERIAL
1	CORRUGATED STEEL
2	STUCCO
3	CONCRETE
4	BOARD FORMED CONCRETE
5	GLASS
6	PERFORATED STEEL
7	BREEZE BLOCK

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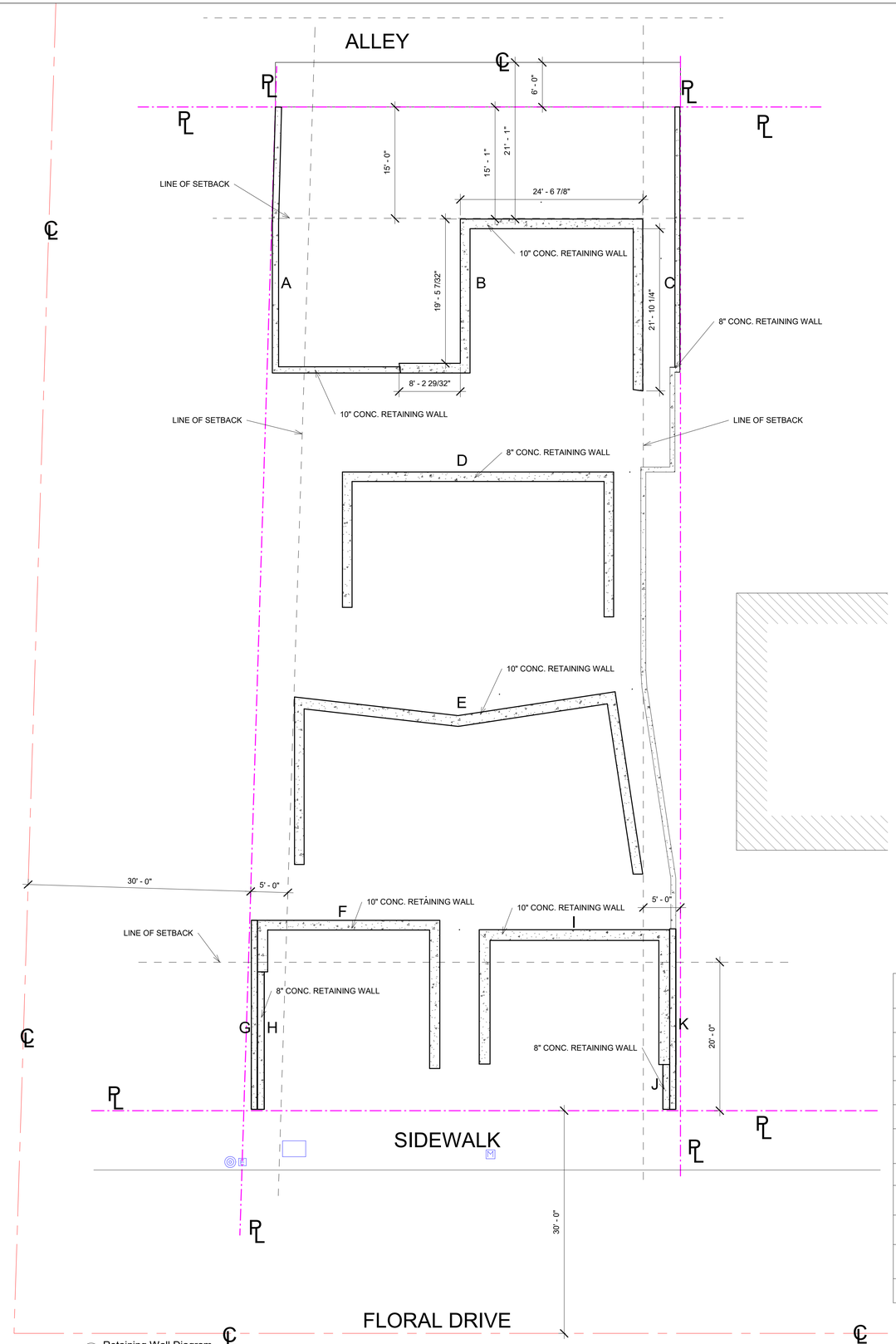
10/16/2024

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

SHEET TITLE:
UNIT C
SECTIONS

SHEET NO.
A 404.00



1 Retaining Wall Diagram
1/8" = 1'-0"

WALL	EXISTING OR NEW	LENGTH	MINIMUM HEIGHT	MAXIMUM HEIGHT	IS ANY PORTION WITHIN A SETBACK? FRONT, SIDE OR REAR?	RETAINING A CUT, FILL OR BOTH?
A	NEW	51' - 4"	2' - 0"	13' - 6"	YES, REAR AND SIDE	REFER TO CIVIL DRAWINGS ON SHEET C-4.1
B	NEW	74' - 1"	2' - 0"	11' - 4"	NO	
C	NEW	111' - 2"	2' - 0"	13' - 6"	YES, FRONT, REAR AND SIDE	
D	NEW	71' - 9"	0' - 0"	5' - 7"	NO	
E	NEW	92' - 8"	0' - 0"	9' - 2"	NO	
F	NEW IN PLACE OF EXISTING	48' - 10"	0' - 0"	11' - 8"	YES, FRONT AND SIDE	
G	EXISTING	25' - 6"	3' - 3"	11' - 8"	YES, FRONT AND SIDE	
H	NEW IN PLACE OF EXISTING	18' - 10"	3' - 3"	9' - 0"	YES, FRONT AND SIDE	
I	NEW IN PLACE OF EXISTING	42' - 8"	0' - 0"	9' - 9"	YES, FRONT AND SIDE	
J	NEW IN PLACE OF EXISTING	6' - 1"	3' - 6"	5' - 8"	YES, FRONT AND SIDE	
K	EXISTING	24' - 3"	3' - 6"	9' - 9"	YES, FRONT AND SIDE	

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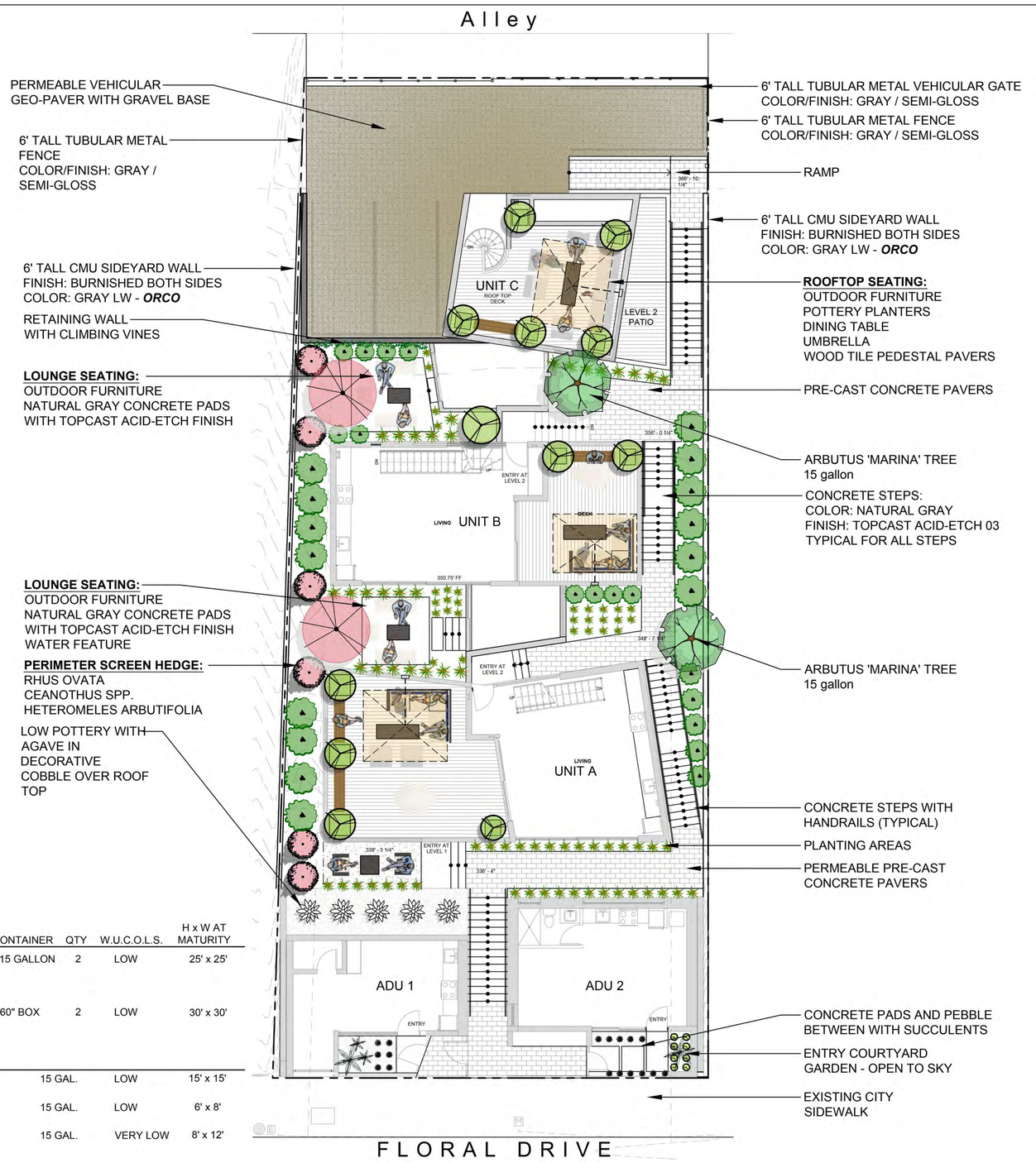
10/16/2024

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

SHEET TITLE:
RETAINING WALL SCHEDULE

SHEET NO.
A 501.00



TREE LEGEND:	CONTAINER	QTY	W.U.C.O.L.S.	H x W AT MATURITY
ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	15 GALLON	2	LOW	25' x 25'
OLEA EUROPA 'WILSONII' WILSON'S FRUITLESS OLIVE	60" BOX	2	LOW	30' x 30'

HEDGE SCREEN:			
HETEROMELES ARBUTIFOLIA TOYON	15 GAL.	LOW	15' x 15'
CEANOTHUS 'DARK STAR' WILD LILAC	15 GAL.	LOW	6' x 8'
RHUS OVATA SUGAR BUSH	15 GAL.	VERY LOW	8' x 12'

SHRUBS & GROUNDCOVER:			
AGAVE SPP. AGAVE	15 GAL.	VERY LOW	3' x 3'
BACCHARIS 'CENTENNIAL' CENTENNIAL BACCHARIS	1 GAL.	VERY LOW	3' x 6'
DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY	1 GAL.	LOW	2' x 2'
FESTUCA 'FILJAH BLUE' BLUE FESCUE	1 GAL.	LOW	1' x 1'
PENNISETUM SPATHIOLATUM SLENDER VELDT GRASS	1 GAL.	LOW	2' x 2'
HESPERALOE PARVIFLORA RED RED YUCCA	1 GAL.	VERY LOW	3' x 4'

LIGHTING NOTE:
Lighting used on-site shall not impact surrounding or neighboring properties, with the exception of sidewalks or pedestrian accessible walkways within a right-of-way. The type and location of site and building lighting shall preclude direct glare into adjoining property, or skyward.

ANTI-GRAFFITI NOTE:
All structures, walls, and fences that are publicly visible shall be maintained free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of receiving written notice from a Zoning Enforcement officer that graffiti exists in the property. Paint used to cover graffiti shall match, as nearly as possible, the underlying color of the structure or of the surrounding surfaces.

SCALE: 1/8" = 1'-0"
0 4' 8' 16'
North

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ISSUED FOR:
PLANNING

ISSUE DATE:
October 15, 2024

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

SHEET TITLE:
LANDSCAPE CONCEPT PLAN

SHEET NO.
L-1