

ADDRESS / LEGAL INFO

PLANNING / ZONING INFO

BUILDING ANALYSIS

DESCRIPTION	EXISTING	PROPOSED
BUILDING AREA	2060 SF	4235 SF
CONSTRUCTION TYPE	VB	NO CHANGE
BUILDING HEIGHT	16'-0"	28'-1"
NUMBER OF STORIES	3	2
BEDROOMS	1	5
BATHROOMS	2	5 1/2
PARKING	2	2

MAXIMUM RESIDENTIAL FLOOR AREA

ZONING	LOT SIZE	ZONING %	MAXIMUM ALLOWABLE
RS-1	11825.2	0.40	4730.08
ALLOWABLE BONUS		0.00	0.00
TOTAL ALLOWABLE			4730.08

RFA CALCULATIONS

[illegible]

SCHOOL FEE AREA CALCULATIONS

DESCRIPTION	CONDITION	SIZE IN SQ.FT.	EXEMPT / CREDIT	TOTAL
SB9	NEW	1396	0	1396
ADU	NEW	1401	0	1401
TOTAL SCHOOL FEE CALCS		2797	0	2797

- 2022 California Administrative Code
- 2022 California Building Code
- 2022 California Mechanical Code
- 2022 California Plumbing Code
- 2022 California Electrical Code
- 2022 California Energy Code
- 2022 California Existing Building Code
- 2022 California Green Building Standards Code
- 2022 Building Energy Efficiency Standards
- 2023 Los Angeles Building Code

NFPA 13D SPRINKLERS REQUIRED

FIRE SPRINKLERS ARE REQUIRED PER CCMC 9.02 AND THE 2019
CA FIRE CODE CHAPTER 9

- WATER METER AND MAIN SERVICE LINE TO THE BUILDING SHALL MEET THE MINIMUM REQUIREMENT OF 1" TO ENSURE THE HYDRAULIC CALCULATIONS FOR THE FIRE SPRINKLER SYSTEM
- FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN BOTH NEW AND EXISTING PORTION OF THE BUILDING PER CCMC 9.02
- PROVIDE AN ADDRESS VIEWABLE AND LEGIBLE FROM THE PUBLIC WAY. SIZE AND FONT SHALL MEET FIRE AND BUILDING CODE REQUIREMENTS.

EFFECTIVE JANUARY 1, 2008
THE APPROVED HOURS FOR CONSTRUCTION ACTIVITIES
REQUIRING A BUILDING PERMIT IN ALL ZONES ARE:

PERMITTED CONSTRUCTION / DEMOLITION HOURS
(LAMC, CHAPTER IV, ARTICLE 1, SEC. 41.40)

MONDAY-FRIDAY: 7:00 A.M. - 9:00 P.M.
SATURDAY OR NATIONAL HOLIDAY: 8:00 A.M. - 6:00 P.M.
SUNDAY & CITY HOLIDAYS: NOT PERMITTED

CITY HOLIDAYS:
NEW YEAR'S DAY, MARTIN LUTHER KING DAY, PRESIDENTS' DAY,
MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, VETERANS'
DAY, THANKSGIVING DAY, DAY AFTER THANKSGIVING, CHRISTMAS
DAY

2661 4

SCALE 1" = 60'

3-2-65 REVISED 1-25-65 8-14-65

DANUBE AVE.

DANUBE AVE.

SAN JOSE ST.

HASKELL AVE.

TRACT NO. 19039

M.B. 496-11-13

CODE 16

The map shows a grid of lots along Danube Ave. and Haskell Ave. Lot 53 is shaded in gray. The map includes lot numbers 1 through 22, area measurements in square feet and acres, and street names: Danube Ave., Haskell Ave., and San Jose St. A north arrow and a scale of 1 inch = 60 feet are also present.

Lot	Area (sq. ft.)	Area (acres)
1	65.22	0.0015
2	65.22	0.0015
3	65.22	0.0015
4	65.22	0.0015
5	65.22	0.0015
6	65.22	0.0015
7	110.07	0.0025
8	85.59	0.0019
9	127.86	0.0029
10	107.78	0.0024
11	100.13	0.0023
12	120.12	0.0027
13	120.11	0.0027
14	120.10	0.0027
15	120.09	0.0027
16	120.08	0.0027
17	120.07	0.0027
18	120.06	0.0027
19	120.05	0.0027
20	69.69	0.0016
21	42.15	0.0009
22	42.15	0.0009

FOR PREV. ASSM'T. SEE: 1457-4

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF

Owners Info

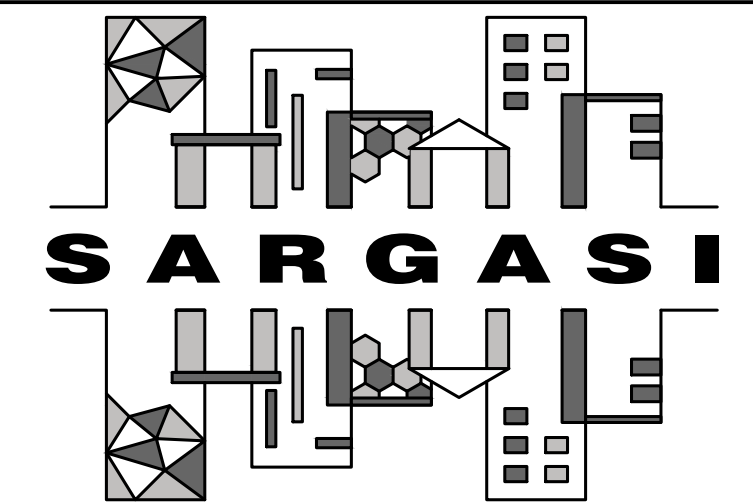
Artyom Manukyan
10527 Danube Ave
Granada Hills, CA 91344

Drafting & Design:

SARGASI INC
14619 Victory Blvd.
Van Nuys, CA 91411
844-SARGASI (727-4274)

The screenshot displays a Google Maps interface with a walking route highlighted in blue. The route starts at 10527 Danube Avenue and ends at Danvers/Haskell. The map shows a grid of streets including Kingsbury St, San Jose St, and Danube Ave. Various landmarks and businesses are labeled, such as the Granada Hills Care Center, Community Christian Alliance Church, and several schools. The interface includes a search bar at the top with the text 'Devonshire / Haskell, Los Angeles, CA 91', a list of route options on the left, and a detailed view of the route on the right. The route is marked with a blue line and a blue dot at the starting point. The map also shows a street view pegman and a compass in the bottom right corner.

COVER	COVER SHEET
GN0.0	SB9 CHECKLIST
GN1.0	GENERAL NOTES
GN2.0	GENERAL NOTES
GRN1.0	GREEN FORMS
A1.10	SITE PLAN
A1.41	ROOF PLAN
A2.10	FLOOR PLANS
A3.00	EXTERIOR ELEVATION
A4.00	BUILDING SECTIONS
A5.00	ARCHITECTURAL DETAILS
S-1.0	STRUCTURAL PLANS
S-2.0	LADBS BULLETIN
WFPP	WOOD FRAME PROVISION PRESCRIPTIVE



 844 - SARGASI
844 - 727 4274

 projects@SARGASI.com

 www.SARGASI.com

 6819 Sepulveda Blvd.
Suite 101
Van Nuys, CA 91406

THESE IDEAS, DESIGNS, ARRANGEMENTS, REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF SARGASI INC. NO PART THEREOF SHALL BE COPIED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR THE SPECIFIED PROJECT, DESIGNS, ARRANGEMENTS OF PLANS SHALL BE USED WITHOUT THE WRITTEN PERMISSION OF SARGASI, INC. THE CONTRACTOR SHALL VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS, DIMENSIONS, VARIATION OF WALL PLUMB AND SQUARE, ETC., AT THE SITE, AND SHALL NOTIFY SARGASI, INC. OF ANY DISCREPANCIES BEFORE BEGINNING THE WORK.

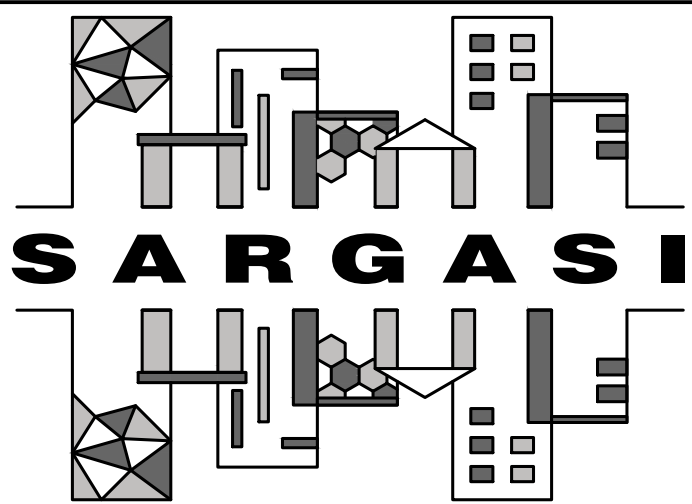
Building Codes Adopted

- 2022 California Administrative Code
- 2022 California Building Code
- 2022 California Mechanical Code
- 2022 California Plumbing Code
- 2022 California Electrical Code
- 2022 California Energy Code
- 2022 California Existing Building Code
- 2022 California Green Building Standards Code
- 2022 Building Energy Efficiency Standards
- 2023 Los Angeles Building Code

10525 Danube Ave
Granada Hills, CA 91344

S230401

COVER



8 4 4 - S A R G A S I
8 4 4 - 7 2 7 4 2 7 4
projects@SARGASI.com
www.SARGASI.com
6819 Sepulveda Blvd.
Suite 101
Van Nuys, CA 91406

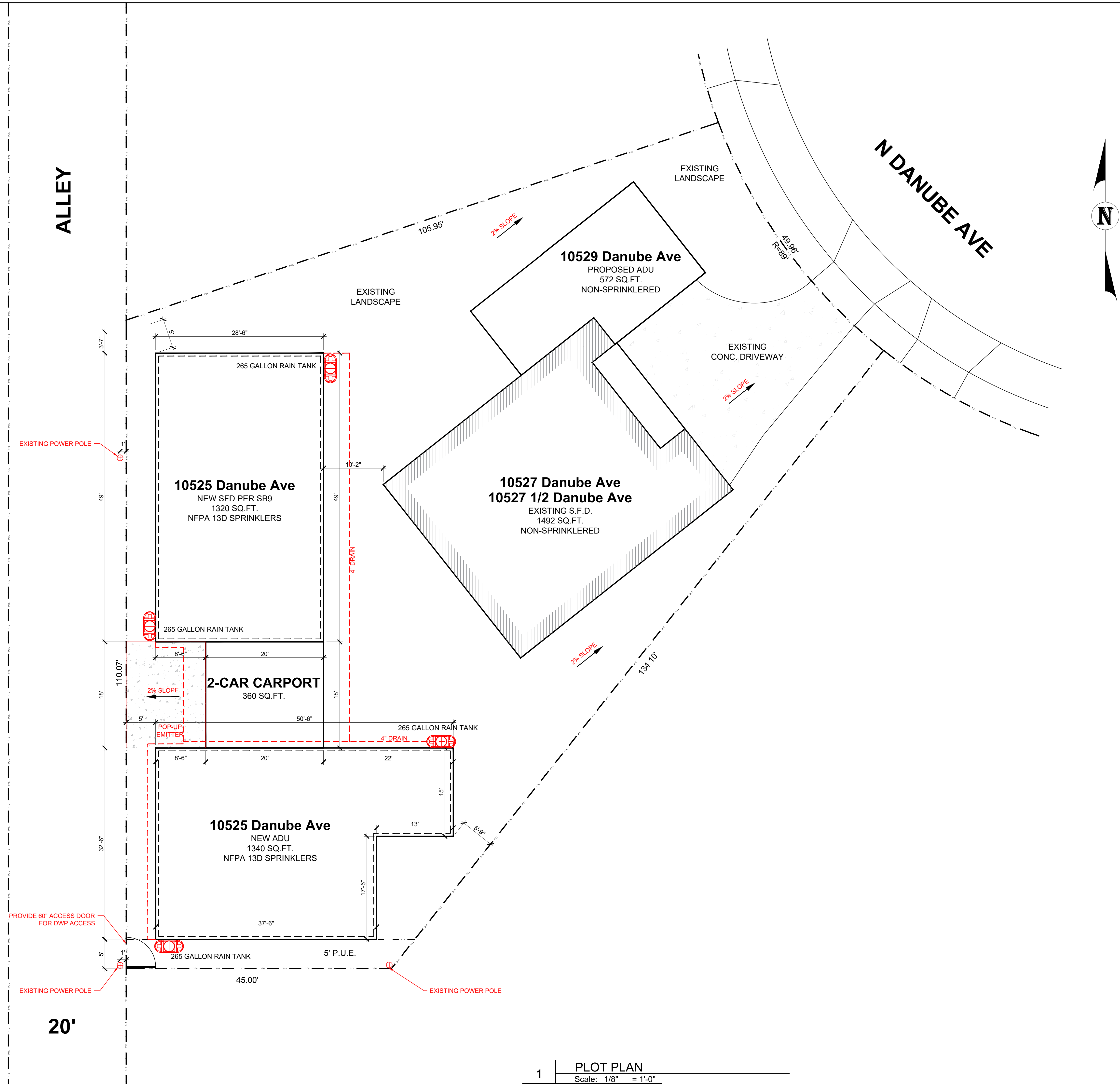
THESE IDEAS, DESIGNS, ARRANGEMENTS, REPRESENTED
THEREBY ARE AND SHALL REMAIN THE PROPERTY OF
SARGASI INC. NO PART THEREOF SHALL BE COPIED TO
OTHERS OR USED IN CONNECTION WITH ANY WORK OR
THE SPECIFIED PROJECT. DESIGNS, ARRANGEMENTS OF
PLANS SHALL BE USED WITHOUT THE WRITTEN
PERMISSION OF SARGASI, INC. THE CONTRACTOR SHALL
VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS,
DIMENSIONS, VARIATION OF WALL PLUMB AND SQUARE,
ETC., AT THE SITE, AND SHALL NOTIFY SARGASI, INC OF
ANY DISCREPANCIES BEFORE BEGINNING THE WORK.

10525 Danube Ave
Granada Hills, CA 91344

S230401

PROPOSED
PLOT PLAN

A1.10



SOLAR ZONE NOTES:

DESIGNATE ON THE ROOF PLAN SOLAR ZONE AREA(S) WITH TOTAL AREA EQUAL TO OR GREATER THAN 250 SQ. FT. THE SOLAR ZONE SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN 5 FEET AND EACH AREA SHALL NOT BE LESS THAN:
I. 80 SQ FT FOR ROOF AREAS OF 10,000 SQ FT OR LESS
II. 160 SQ FT FOR ROOF AREAS OVER 10,000 SQ FT.

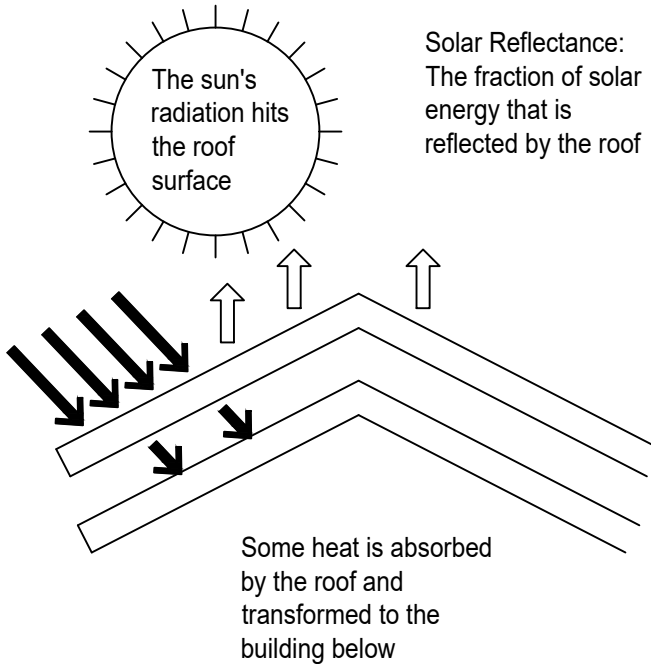
FOR ROOF SLOPES > 2:12 (9.5° FROM HORIZONTAL), THE SOLAR ZONE IS ORIENTED BETWEEN 110° AND 270° OF TRUE NORTH.

THE SOLAR ZONE SHALL BE FREE OF OBSTRUCTIONS AND BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, EQUIPMENT, PARAPETS, AND STAIRWELLS

FOR ROOF SLOPES ≤ 2:12, THE SOLAR ZONE SHALL MAINTAIN A 3 FOOT WIDE ACCESS PATHWAY (MEASURED FROM THE LOAD BEARING WALL TO THE PERIMETER OF THE SOLAR ZONE) AROUND THE PERIMETER EDGES OF THE ROOF.

THE MAIN SERVER PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.

THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE SOLAR ELECTRIC'



Composition Class "A" Asphalt Shingles
Owens Corning: Supreme - Aspen Gray

CRRC Product ID: 0890-0010
Manufacturer: Owens Corning Roofing and Asphalt, LLC
Brand and Model: Supreme® Aspen Gray
Product Type: Asphalt Shingle
Class: A
Color: Gray

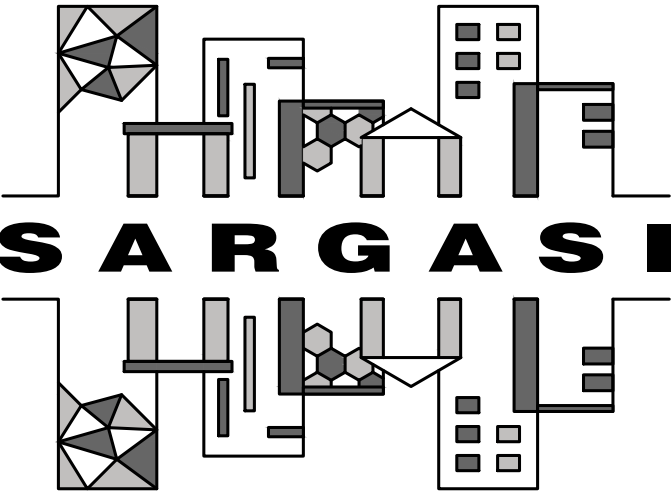
Description	Initial	3-Year
Solar Reflectance	0.20	0.20
Thermal Emittance	0.92	0.92
SRI	20	20

Applicable Standards and Codes

ASTM D228
ASTM D3018 (Type 1)
ASTM D3161 (Class F Wind Resistance)
ASTM D3462
ASTM D7158 (Class H Wind Resistance)
ASTM E108/UL 790 (Class A Fire Resistance)
Florida Product Approval§
ICC-ES AC438#
Miami-Dade County Product Approval‡
UL ER2453-01##
Shasta White color meets ENERGY STAR® requirements for initial solar reflectance of 0.25 and 3-year aged solar reflectance of 0.15; 2013 California Building Energy Efficiency Standards, Title 24, Part 6 requirements; rated by the Cool Roof Rating Council (CRRC).

LEGEND

	COMPOSITION CLASS "A" ASPHALT SHINGLES OWENS CORNING ICC-ES AC438
	CERTAINTEED FLINTLASTIC MODIFIED BITUMEN ROOF COVERING SYSTEM ESR-1388
	BRAND: Standard MODEL #: 84210 8" x 16" Aluminum Eave Vent Net Free Area: 56 sq.in.
	Aluminum Whirlybird Turbine MODEL #: BIB14WB Cut-Out Diameter (in.): 14 NFA: 117
	DIRECTION OF WATER FLOW
	Solar Panel 450kW



8 4 4 - S A R G A S I
8 4 4 - 7 2 7 4 2 7 4
projects@SARGASI.com
www.SARGASI.com
6819 Sepulveda Blvd.
Suite 101
Van Nuys, CA 91406

THESE IDEAS, DESIGNS, ARRANGEMENTS, REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF SARGASI INC. NO PART THEREOF SHALL BE COPIED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR THE SPECIFIED PROJECT. DESIGNS, ARRANGEMENTS OF PLANS SHALL BE USED WITHOUT THE WRITTEN PERMISSION OF SARGASI, INC. THE CONTRACTOR SHALL VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS, DIMENSIONS, VARIATION OF WALL PLUMB AND SQUARE, ETC., AT THE SITE, AND SHALL NOTIFY SARGASI, INC OF ANY DISCREPANCIES BEFORE BEGINNING THE WORK.

10525 Danube Ave
Granada Hills, CA 91344

S230401

PROPOSED
ROOF PLAN

A1.41

