

LLOYD KRAUS
905 N. HOLLYWOOD WAY
BURBANK, CA 91505

SCOPE OF WORK NEW CONSTRUCTION OF TWO-STORY RETAIL BUILDING

MISCELLANEOUS NOTES

NOTE:

THE GENERAL CONTRACTOR IS TO CONTACT THE DEPARTMENT OF BUILDING AND SAFETY, CITY OF LOS ANGELES, AND CERTIFY THAT THEY ARE NOW THE CONTRACTOR OF RECORD FOR THIS PROJECT. THEY SHALL PROVIDE THE DEPARTMENT OF BUILDING AND SAFETY WITH PROOF OF CURRENT WORKER'S COMPENSATION INSURANCE AND SHALL ASSUME FULL RESPONSIBILITY FOR SUCH COVERAGE. THIS IS TO BE DONE BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

NOTES:

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS.
2. ALL WORKMANSHIP AND MATERIAL SHALL CONFORM TO ALL CALIFORNIA BUILDING CODE LATEST EDITION.
3. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE PLANS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
4. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM THE ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS.
5. CONTRACTOR IS NOT TO SCALE DRAWINGS.

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1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 EDITION OF THE CRC, CMC, CPC, CAL GREEN AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THIS JURISDICTION.

3. AL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
4. A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING. (BMC 9-1-1-3302.4)
5. WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
6. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE. (BMC 9-1-1-3305)
7. THE FINISH GRADE SHALL SLOPE A MIN. OF 5% OR 6", TO POINT 10 FEET FROM BUILDING FOUNDATION, OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MINIMUM OF 2%. (CRC R401.3)
8. THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2%. (CRC R403.1.7.3)

SETBACK CERTIFICATION REQUIREMENT: A California State licensed surveyor is required to certify the location and setbacks of all new construction prior to the first foundation inspection. A copy of certification shall be available to the Building Division inspector for the job file prior to the first inspection. (BMC 9-1-1-107)

- 2019 California Building code (CBC)
- 2019 California Mechanical Code (CMC)
- 2019 California Plumbing Code (CPC)
- 2019 California Green Building Code (CAL Green)
- 2019 California Energy Code

CONSTRUCTION NOTES

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND /OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL, GAS PIPING @ (PER ORDINANCE 170, 158 AND 160 670) SEPARATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. PROVIDE (70) (72) INCH HIGH NON-ABSORBENT MAT ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE @ (1210 2.3, 2406 4.5, r307.2, r308.4)
5. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3 & LAPC)
6. CARBON MONOXIDE ALARM IS REQUIRED PER (SEC. 420.6, r315)

PROJECT INFORMATION

SHEET SCHEDULE	
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A-1	PROJECT SHEET, SITE PLAN
A-2	FIRST FLOOR PLAN
A-3	EXTERIOR BUILDING ELEVATIONS
A-4	SECTIONS

PROJECT SUMMARY

ADDRESS: _____
905 N. Hollywood Way
Burbank, CA 91505

CONSTRUCTION: _____ TYPE V-N, FULLY SPRINKLERED

OCCUPANCY: _____ B

ZONE: _____ MPC-2

LEGAL DESCRIPTION: _____ LOT# 90, TRACT#7977

ASSESSORS PARCEL NUMBER: _____ 2480012006

EXISTING LOT SIZE: _____ 5,750 SQ. FT. (VACANT)

NEW ONE STORY RETAIL BUILDING SIZE: _____ 1,604 SQ. FT.

PARKING REQUIRED: _____ 6 (STANDARD)

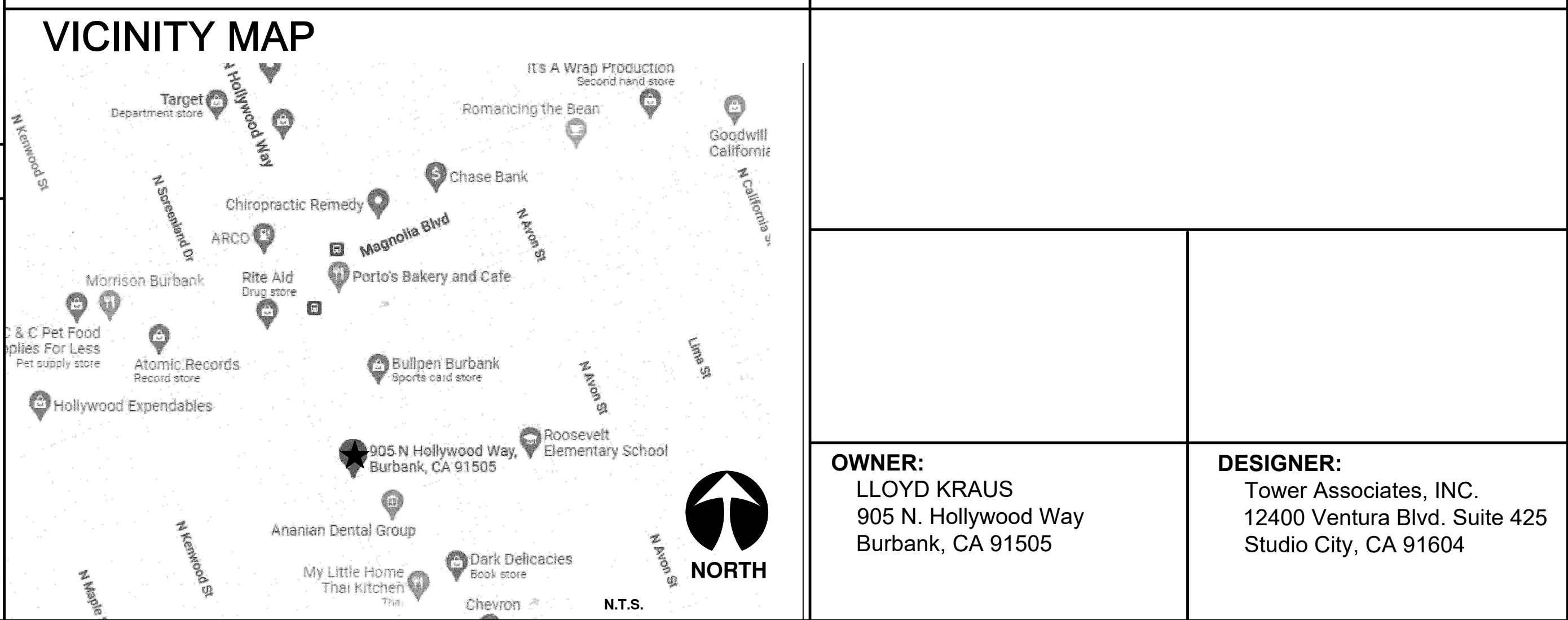
PARKING PROVIDED: _____ 6 (STANDARD incl. 1 handicap)

NEW ONE STORY RETAIL BUILDING HEIGHT _____ 24' - 6"

REQUIRED LANDSCAPE AREA: _____ 342 SQ. FT. (10%)

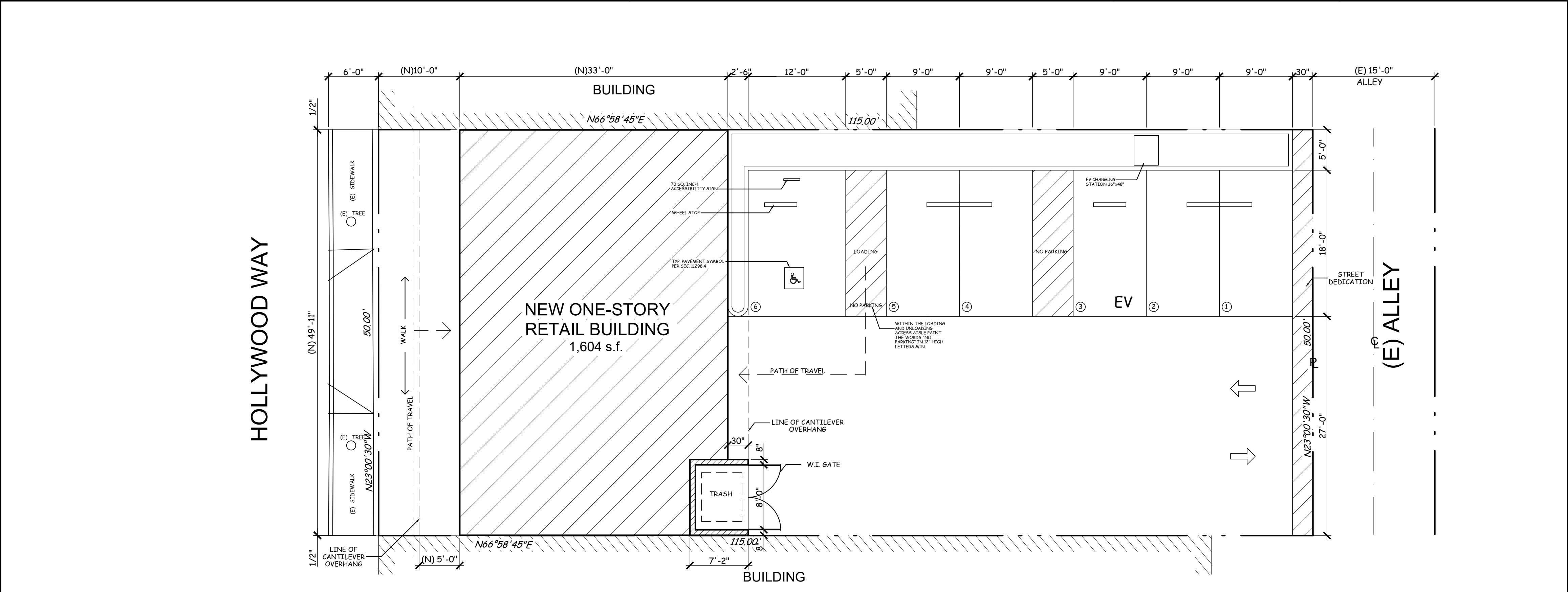
PROPOSED LANDSCAPE AREA: _____ 350 SQ. FT. (10.23%)

VICINITY MAP



OWNER:
LLOYD KRAUS
905 N. Hollywood Way
Burbank, CA 91505

DESIGNER:
Tower Associates, INC.
12400 Ventura Blvd. Suite 425
Studio City, CA 91604



SITE PLAN

SCALE 1/8"=1'-0"

[illegible]

TOWER
ASSOCIATES,
INC.

DESIGN PLANNING	
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(818)990-8760

12400 VENTURA BLVD.
SUITE 425
STUDIO CITY
CALIFORNIA
91604

PROJECT SHEET SITE PLAN

LLOYD KRAUS
TWO-STORY RETAIL BUILDING
905 N. HOLLYWOOD WAY, CA 91505

DATE	04.05.22
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SCALE $1/8"=1'-0"$

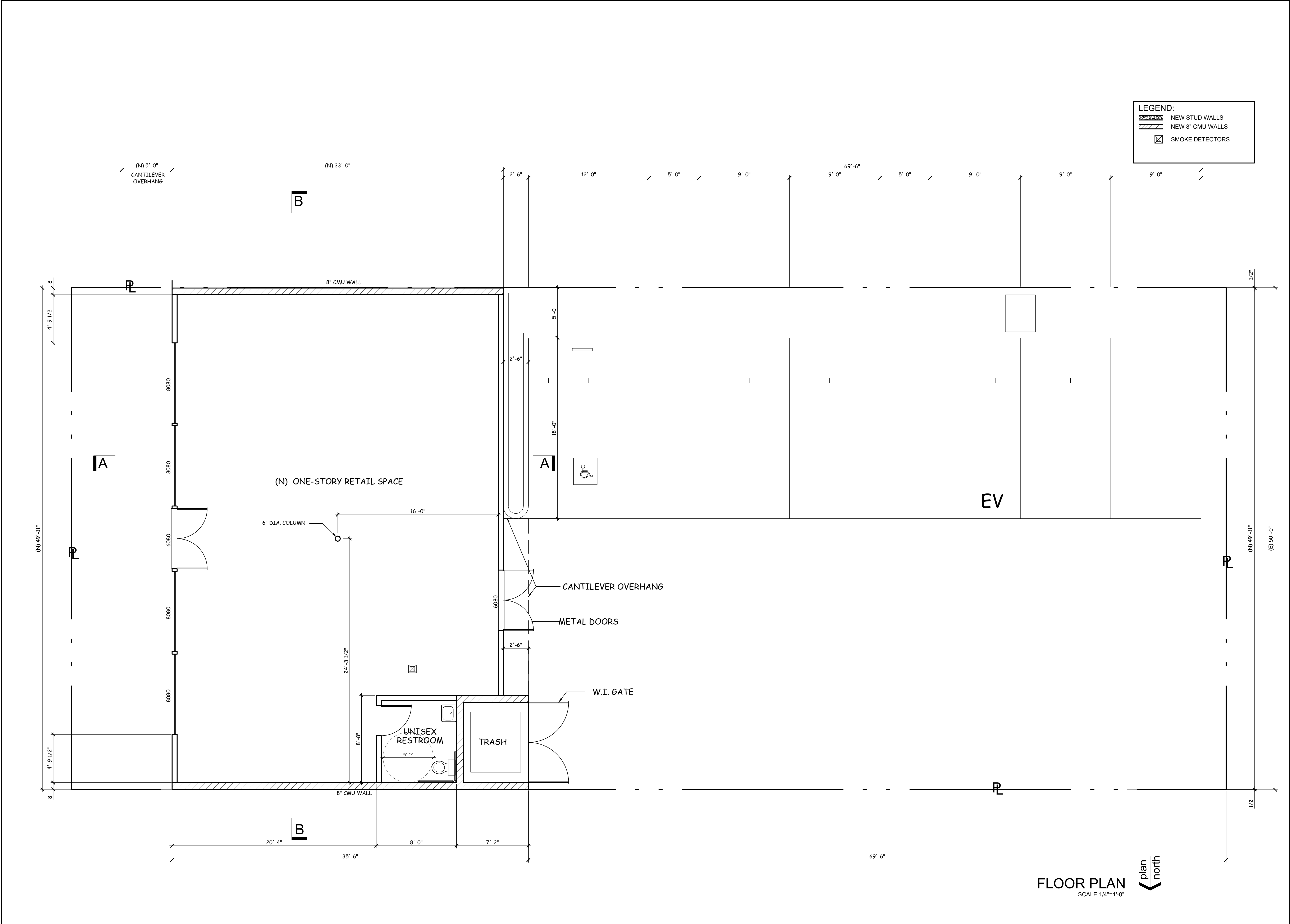
DRAWN HA

	JOB
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	SHEET

A-1

OF 1 SHEETS 4



REVISIONS	BY

TOWER ASSOCIATES, INC.

DESIGN PLANNING

(818)990-8760

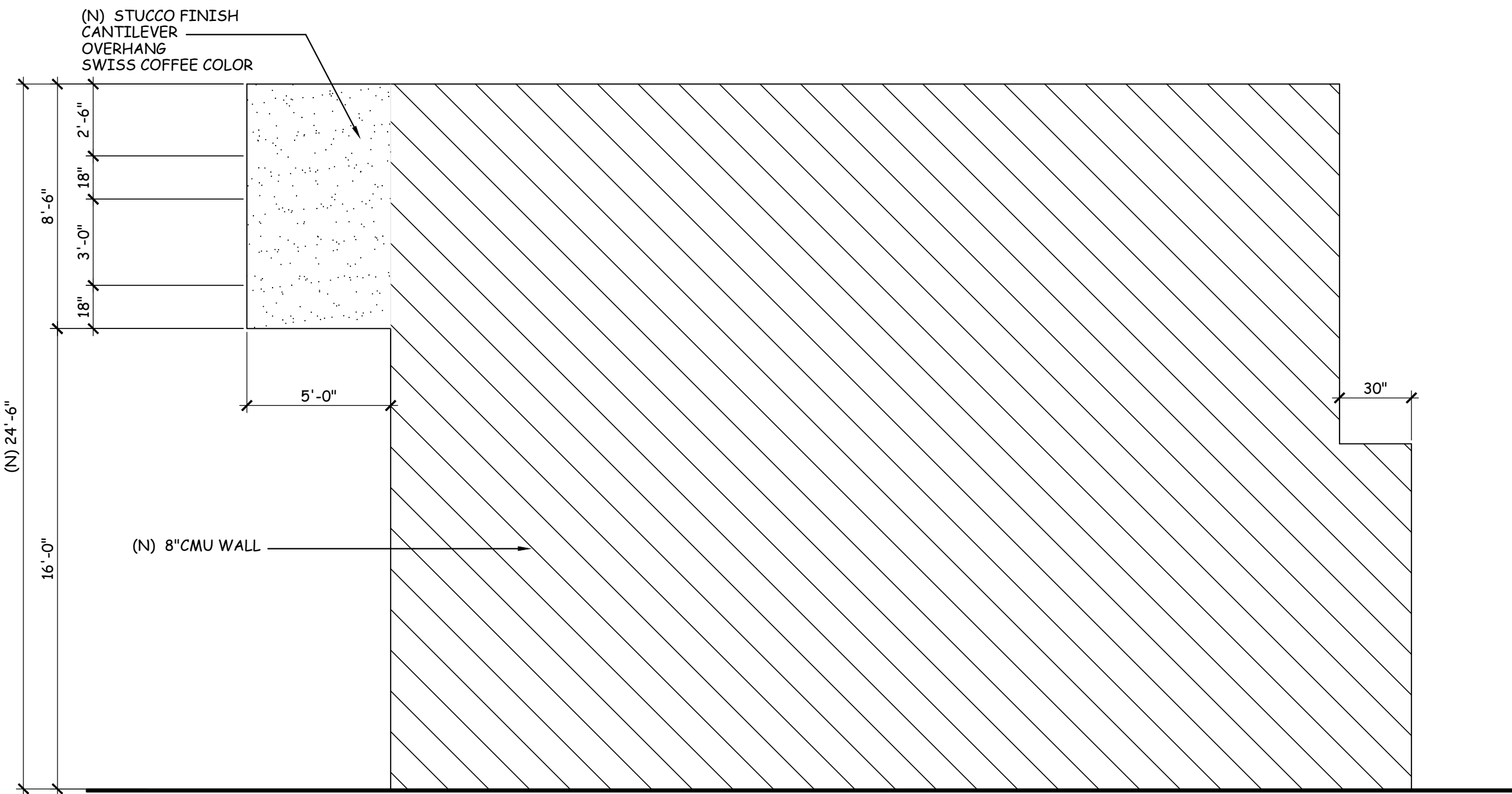
12400 VENTURA BLVD.
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CALIFORNIA
91604

FIRST FLOOR PLAN

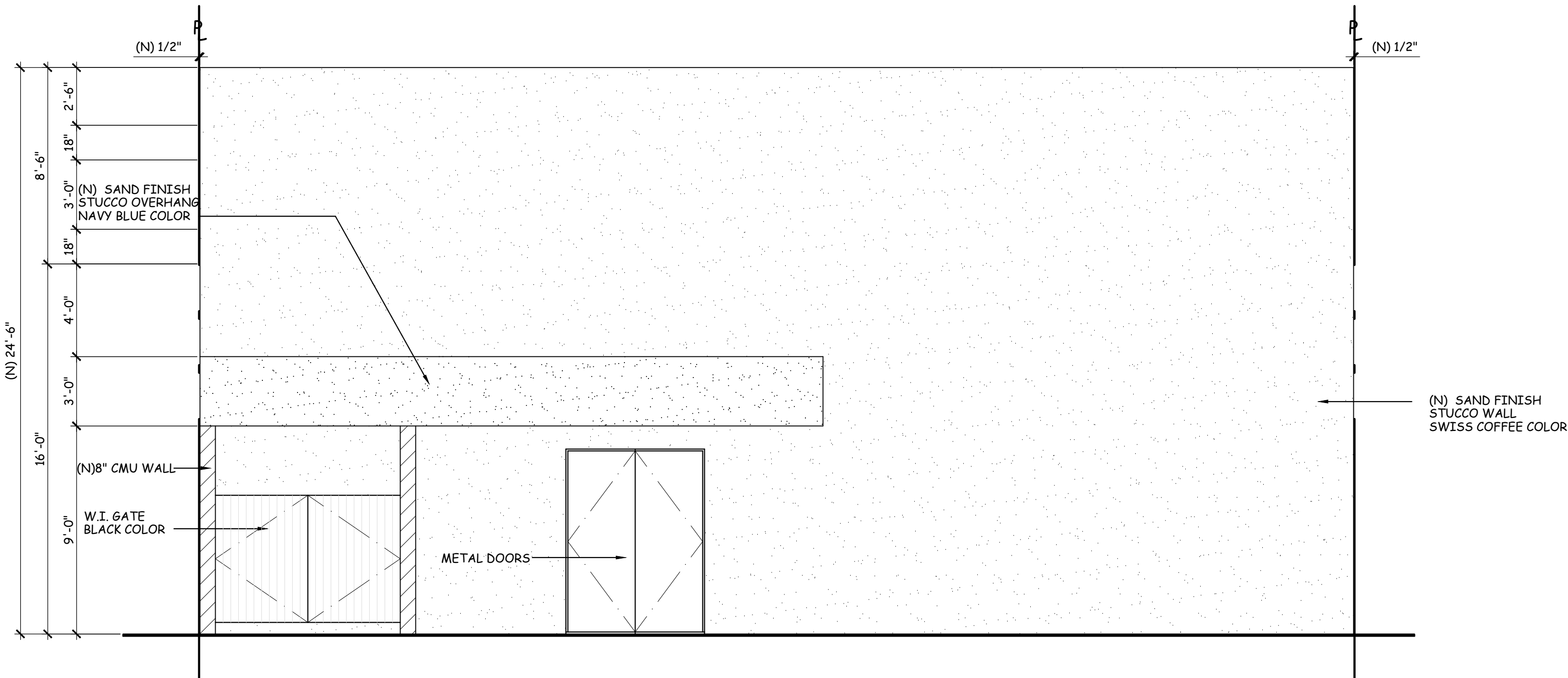
LLOYD KRAUS
TWO-STORY RETAIL BUILDING
905 N. HOLLYWOOD WAY, CA 91505

DATE	04.05.22
SCALE	1/4"=1'-0"
DRAWN	HA
JOB	
SHEET	

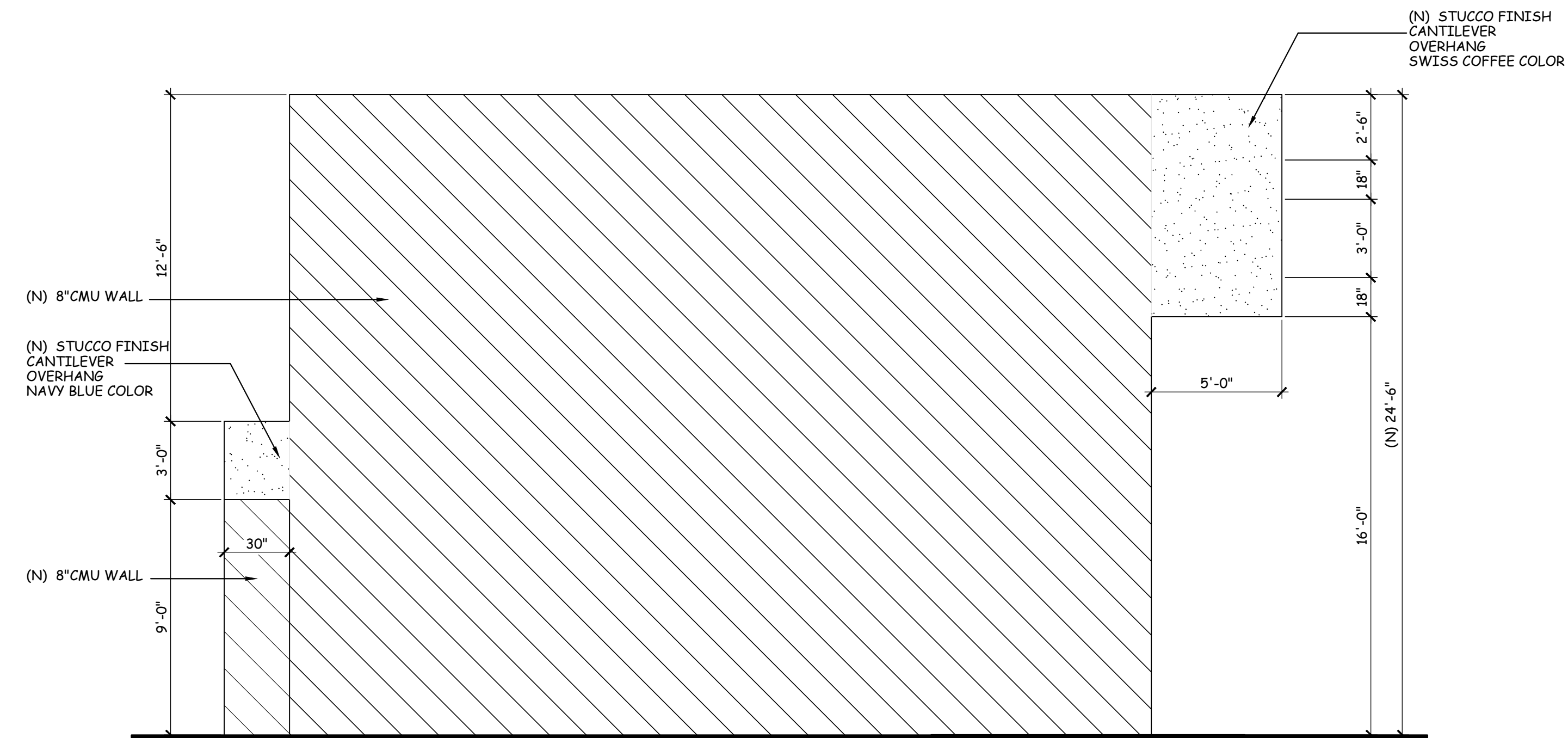
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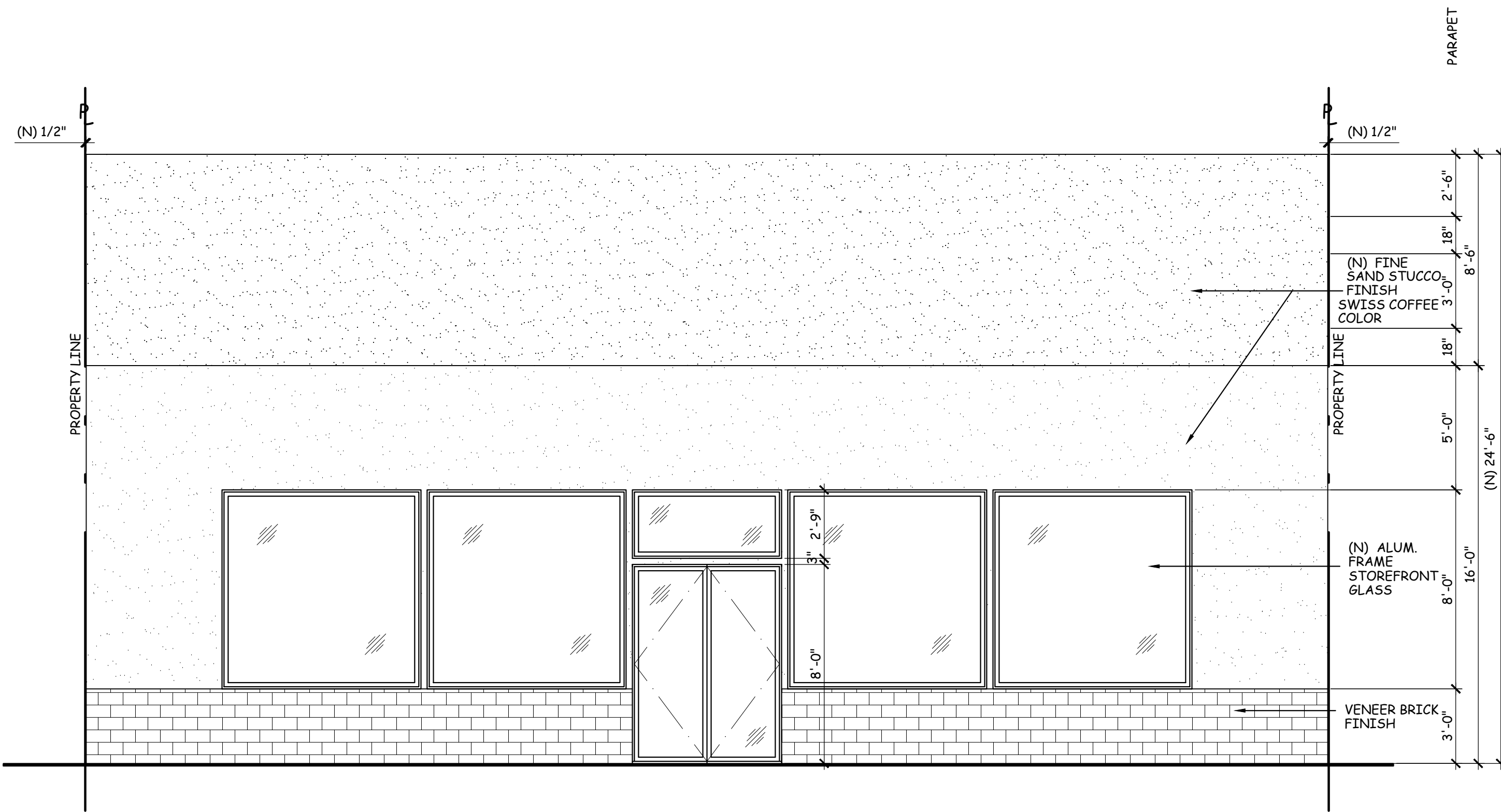
NORTH ELEVATION
SCALE 1/4"=1'-0"



WEST ELEVATION
SCALE 1/4"=1'-0" (REAR)



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



EAST ELEVATION
SCALE 1/4"=1'-0" (FRONT)

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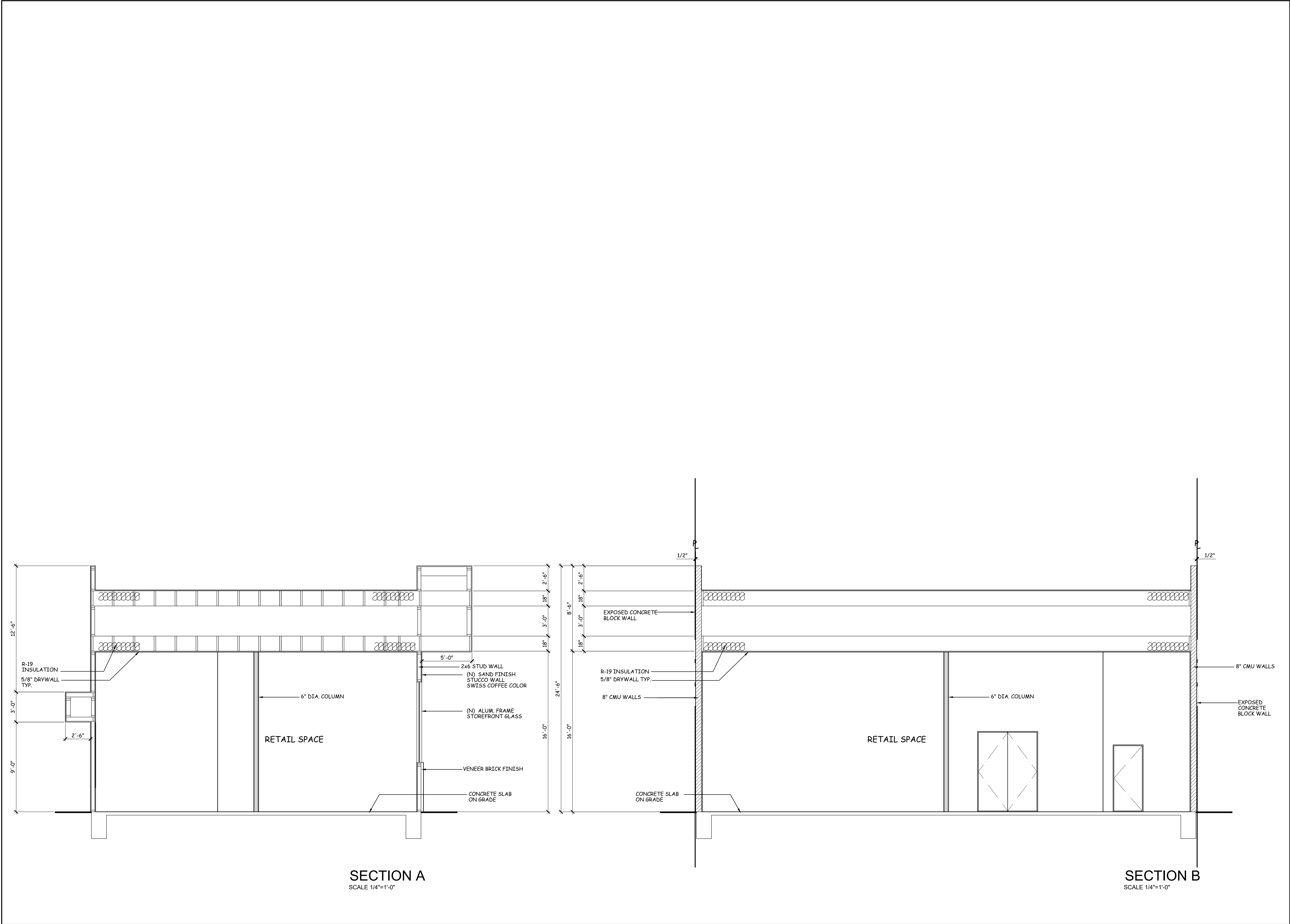
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EXTERIOR BUILDING ELEVATIONS

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A-3



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