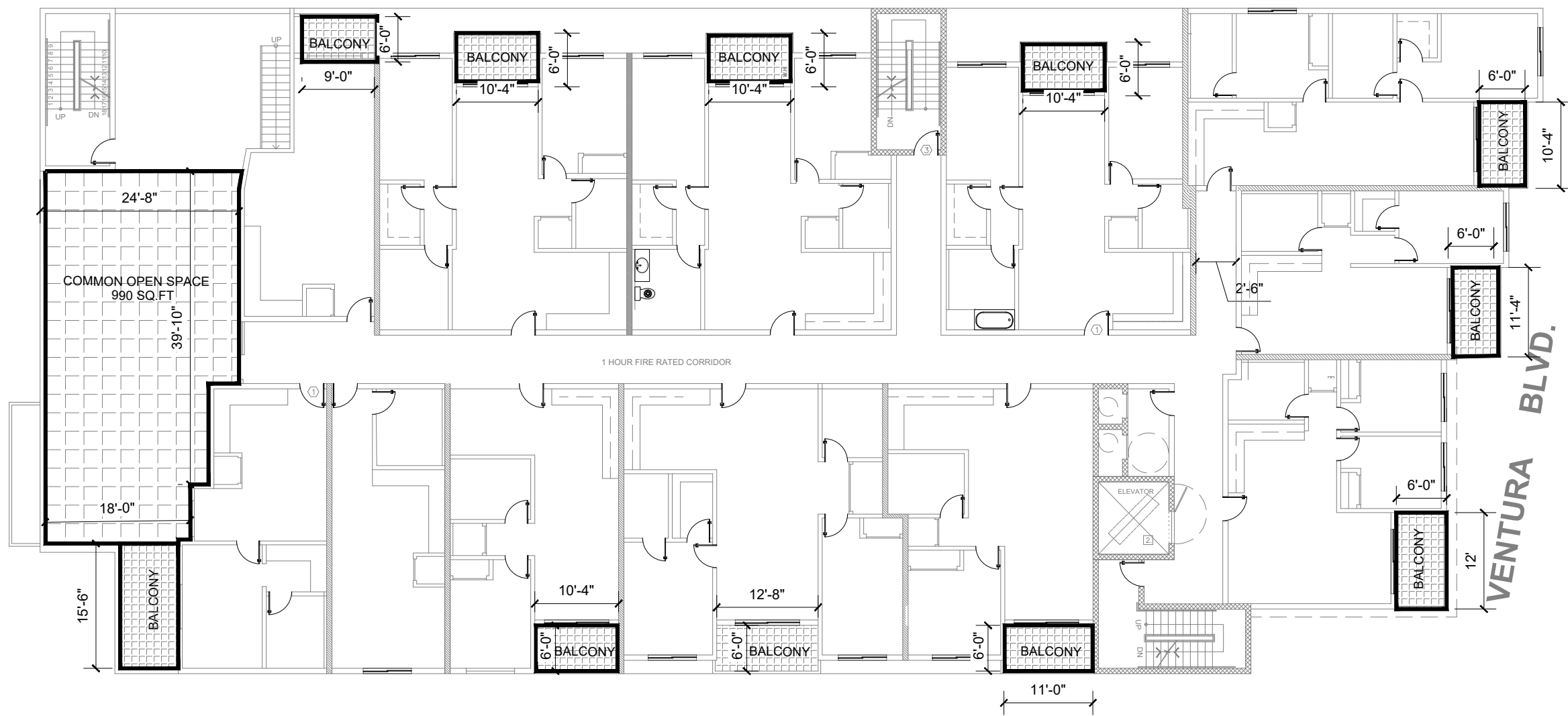


**4 2ND,3RD FLOOR PLAN**

1/16" = 1'-0"

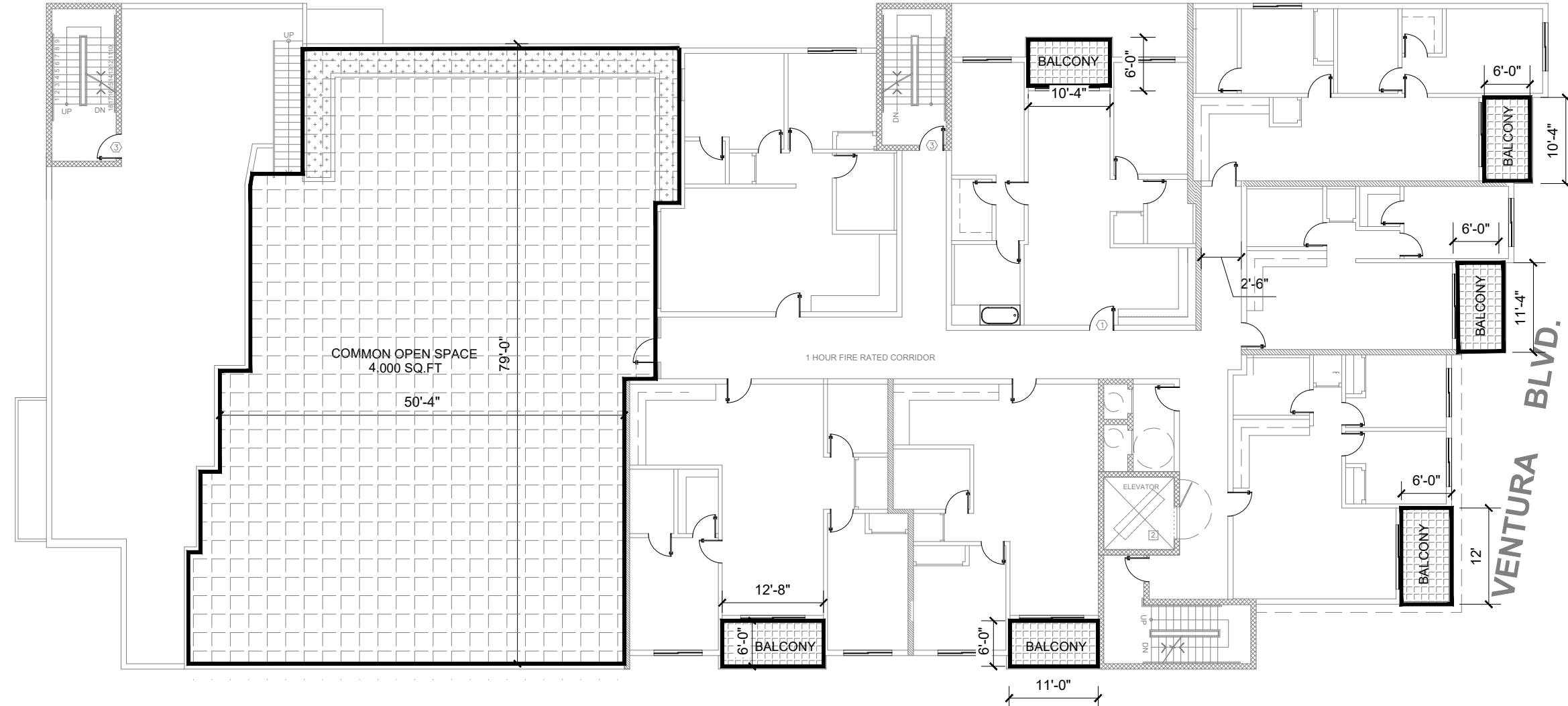
**OPEN SPACE= 11 X50 =550 SQ.FT**  
**550 X2 =1,100 SQ.FT**



**5 4TH FLOOR PLAN**

1/16" = 1'-0"

**OPEN SPACE= 11 X50 =550 SQ.FT**



**6 5TH FLOOR PLAN**

1/16" = 1'-0"

**OPEN SPACE= 6 X50 =300 SQ.FT**

**REQUIRED**

NO. OF BEDROOMS	HABITABLE ROOMS	QUANTITY OF UNITS	OPEN SPACE
STUDIO	2	4	4 X 100 = 400
1	2	17	17X 100 = 1,700
2	3	24	24X 125 = 3,000
TOTAL REQUIRED			5,100 SQ.FT

**PROVIDED**

AREA DESCRIPTION	OPEN SPACE
DECK @ 5TH FLOOR	4,000 SQ.FT.
DECK @ 4TH FLOOR	990 SQ.FT.
BALCONY 28X50	1,400 SQ.FT.
TOTAL PROVIDED	6,390 SQ.FT.



ENGINEERING INC.

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REVISION	BY

OWNER

BENELISHA GROUP INC  
15451 MORRISON ST  
SHERMAN OAKS CA 91403

PROJECT

16610 VENTURA BLVD  
ENCINO, CA 91436

DRAWING TITLE

OPEN SPACE DIAGRAM



DATE: 1 February 2024

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

DRAWN:

APPROVED:

JOB : 21-1029

SHEET:

**T1.5**  
OF SHEETS

LEGEND

- EXISTING STRUCTURE
- EXISTING WALL AS NOTED
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD/IRON FENCE AS NOTED
- FINISHED SURFACE LINE
- CENTERLINE
- PROPERTY LINE
- EXISTING CONTOUR ELEV.
- PROPOSED CONTOUR ELEV.
- EXISTING CONTOUR ELEV.
- PIPE SLOPE
- TOP OF CURB
- FLOWLINE
- SEWER CLEANOUT
- ASPHALT CONCRETE
- FINISH FLOOR
- UNKNOWN UTILITY
- PLANTING AREA
- FINISH SURFACE
- FINISH GRADE
- FIRE HYDRANT
- HEIGHT
- GAS METER
- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING UTILITY AS NOTED
- EXISTING CONCRETE AREA

CITY OF LOS ANGELES  
TOPOGRAPHIC SURVEY MAP  
16610-10616 VENTURA BLVD  
LOS ANGELES, CA 91436  
APN: 2284-007-001-026

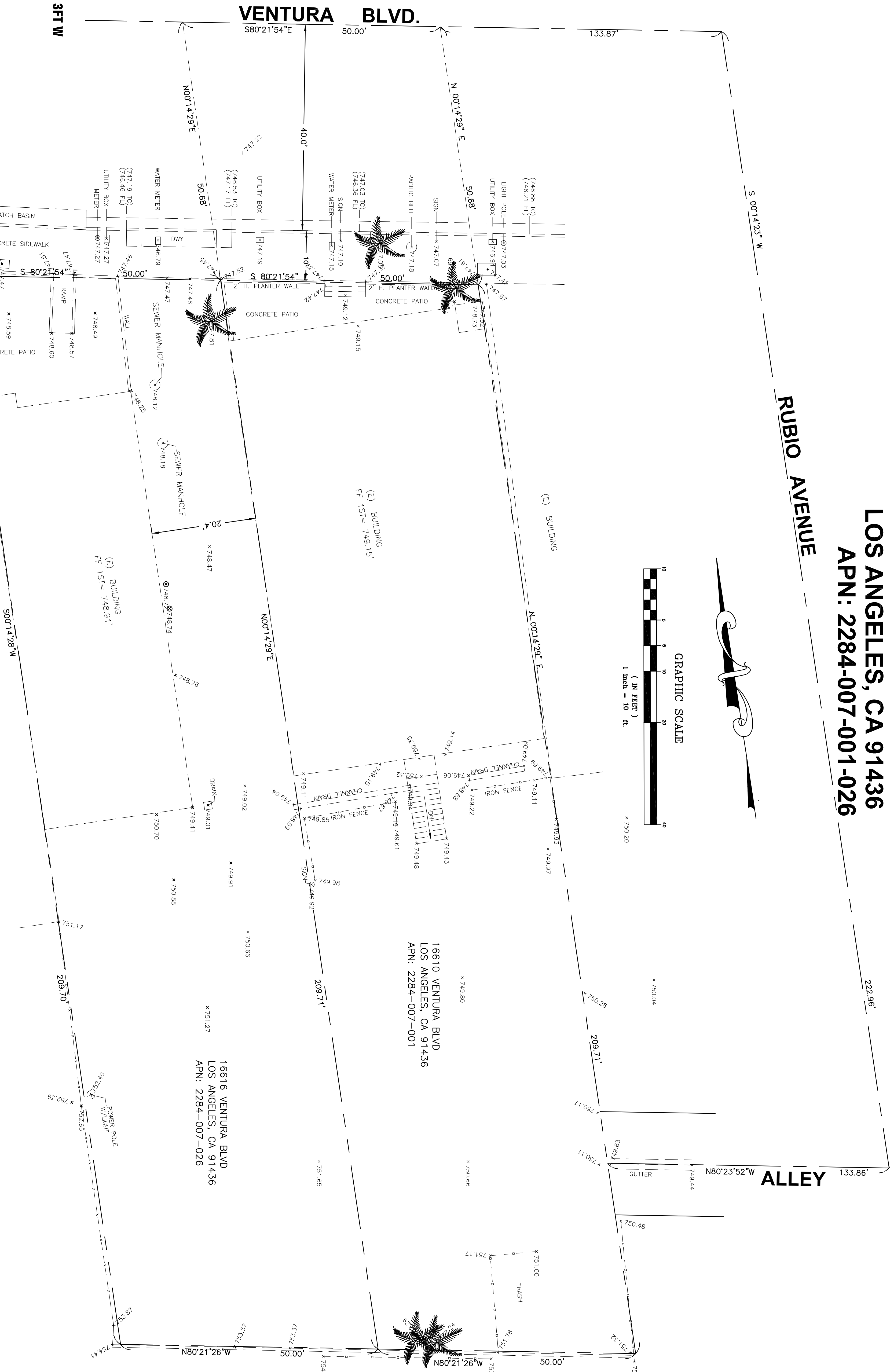
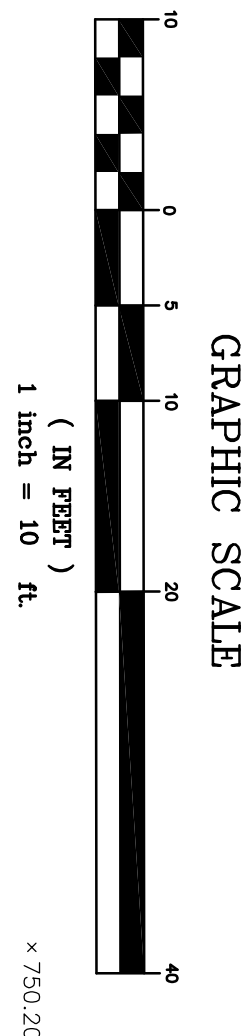
RUBIO AVENUE

ALLEY

VENTURA BLVD.

**BENCH MARK**  
**BM DESIGNATION: 07-09885**  
**WIRE SPK IN N CURB VENTURA BLVD, 3FT W**  
**OF BC CURB RET W OF RUBIO AVE**  
**DATUM: NGVD 1929**  
**ELEVATION: 746.79'**

**LEGAL DESCRIPTION**



PREPARED BY:	CIVIL DESIGN	A J A	SURVEYING
ENGINEER	ALEANDRO J. ALATORRE	R.C.E. 32761, EXP. 6/30/22	DATE
TOPOGRAPHIC SURVEY MAP		JOB NO:	
SITE ADDRESS: 16610-16616 VENTURA BLVD LOS ANGELES, CA 91436 APN: 2284-007-001-026		SHEET 1 OF 1	
SCALE: 1"=10'	DRAWN BY: D.P.	CHECKED BY:	
CITY OF LOS ANGELES			

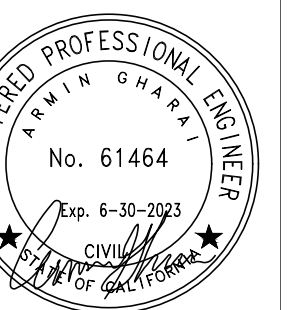


REVISION	BY
	/
	/
	/
	/
	/
	/

BENELISHA GROUP INC  
15451 MORRISON ST  
SHERMAN OAKS CA 91403

16610 VENTURA BLVD  
ENCINO, CA 91436

SITE PLAN



1 February 2024

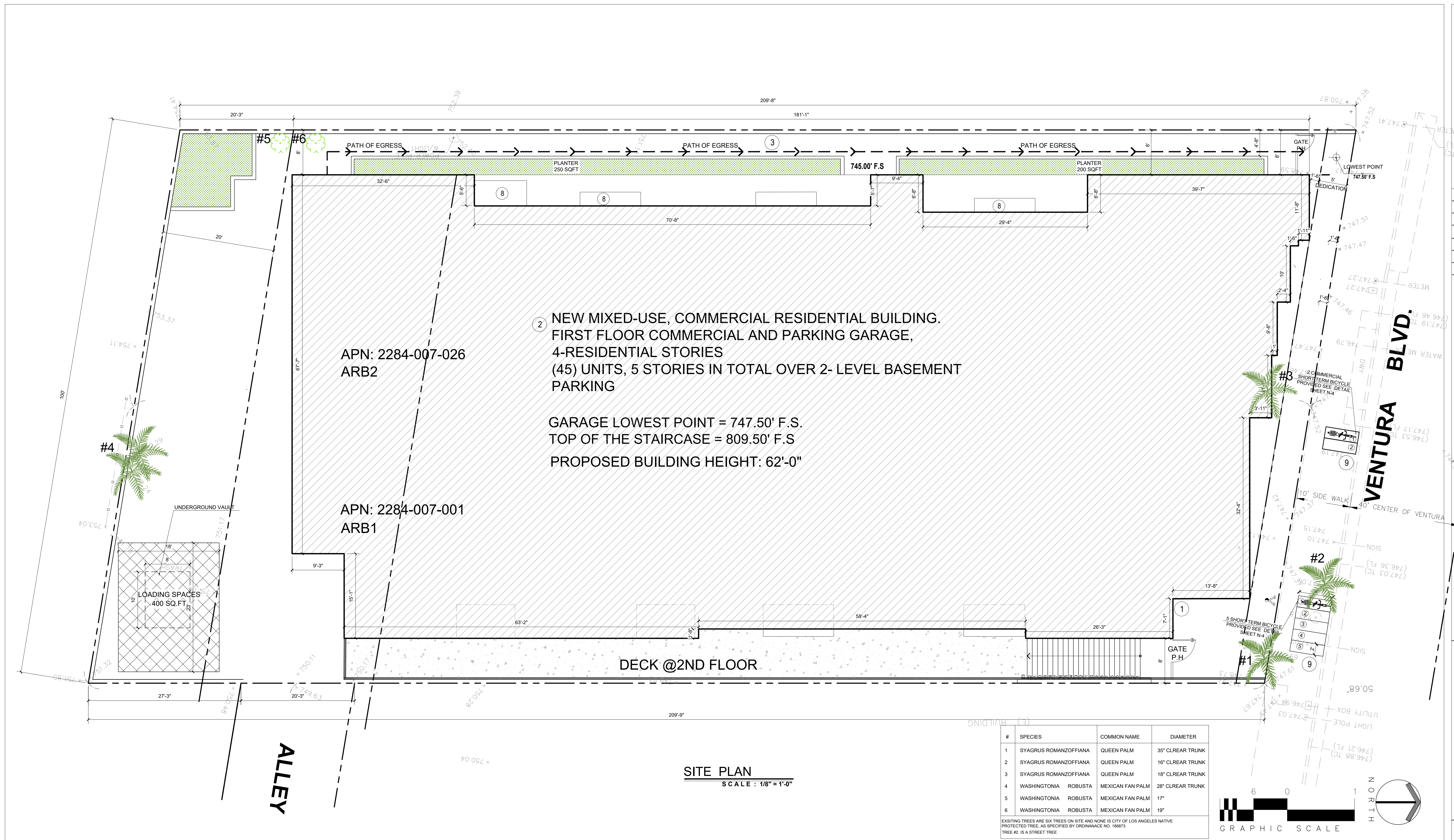
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WN:

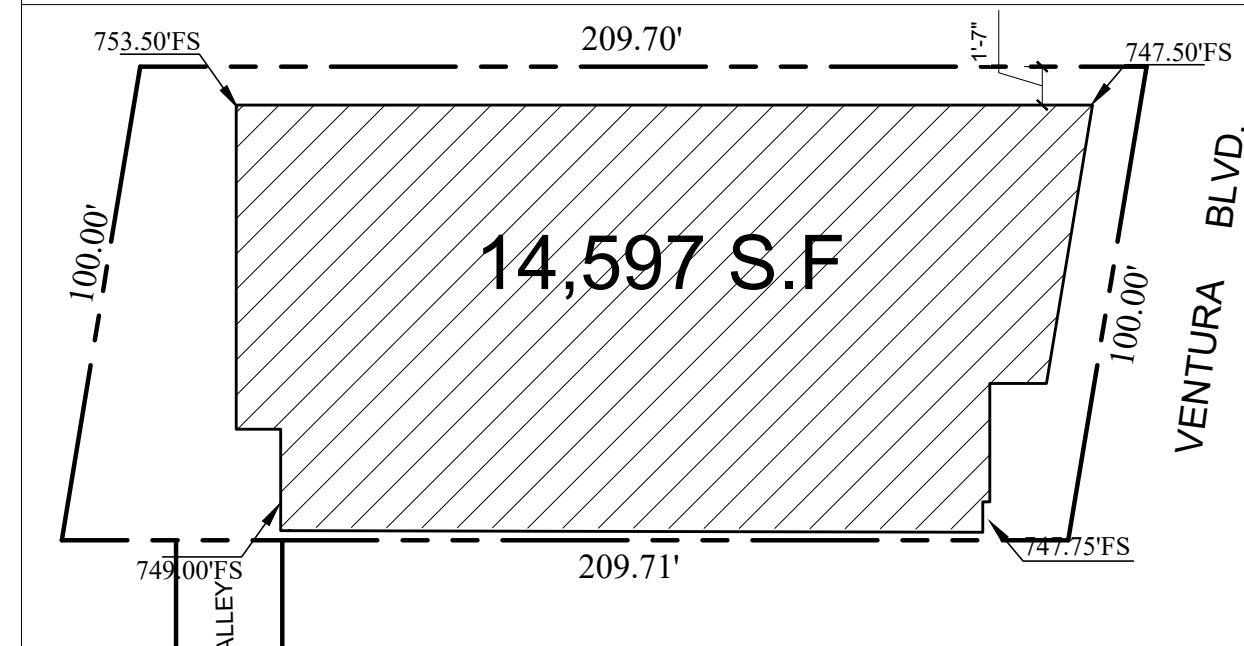
APPROVED:

: 21-1029

# A1.0



## KEY PLAN



**GRADE PLANE CALCULATION:**

$$748.5' + 747.50' + 749' + 753.50' = 749.50'$$

**GRADE PLANE @ 749.50'**

HIGHEST ELEVATION ABOVE TOP OF THE ROOF=887.0'

MAXIMUM BUILDING CODE

**HEIGHT= 809.50'- 749.50' = 60 FEET**

## LOT COVERAGE

**LOT AREA = 20,754.4 SQ.FT. PER ZIMAS BEFORE DEDICATION**

**ALLOWABLE LOT COVERAGE = 20,754.4X75% = 15,565.8**

**PROPOSED = 14,700 < 15,565.8 SQ.FT**

**PROVIDED LOT COVERAGE =70.8% BEFOR DEDICATION**

**LOT AREA = 20,205.4 SQ.FT. AFTER DEDICATION**




**LOT COVERAGE = 20,205.4X75% = 15,154.05 S.F**

**PROPOSED = 14,700 < 15,154 SQ.FT**  
**PROVIDED LOT COVERAGE = 72.7% AFTER DEDICATION**

- |   |  |                       |
|---|--|-----------------------|
| 1 | BUILDING ENTRANCE  |                       |
| 2 | 4 STORIES RESIDENTIAL APARTMENT BUILDING WITH FIRST FLOOR GARAGE & COMMERCIAL AND 2 LEVEL SUBTERANEAN GARAGE |                       |
| 3 | WALKWAY  |                       |
| 4 | NEW DRIVEWAY   |                       |
| 5 | LANDSCAPING  |                       |
| 6 | STORMWATER PLANTER   |                       |
| 7 | FOR IRRIGATION CONTROLLER (4.304.1)  | REFER TO N-1 GB SHEET |
| 8 | BALCONY  |                       |

REFER TO N-1 GB SHEET

## LEGEND

- 9 SHORT-TERM BICYCLE PARKING, 2'X6'
- 10 REQUIRED TREES:  
 $45 / 4 = 12 = 12$  TREES
-  F.D.C.
-  STAGING AREA 18'X30'  
LOADING AREA
- #  EXISTING TREE LOCATION



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BENELISHA GROUP INC  
15451 MORRISON ST  
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PROJECT

16610 VENTURA BLVD  
ENCINO, CA 91436

DRAWING TITLE

BASEMNET-1



DATE: 1 February 2024

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

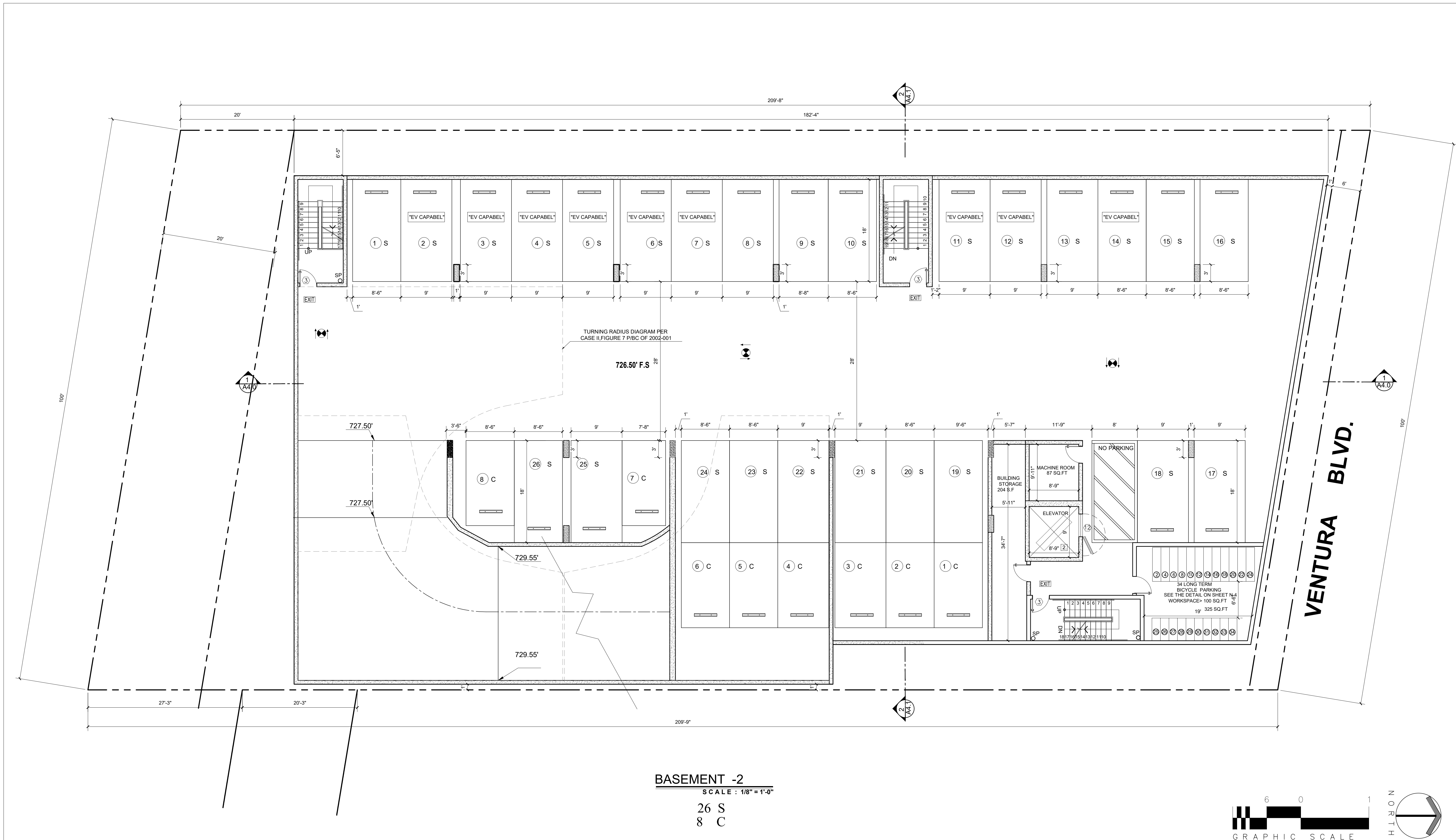
DRAWN:

APPROVED:

JOB : 21-1029

SHEET:

A2.0  
OF SHEETS



### BASEMENT -2

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

26 S  
8 C



## LEGEND

C1 3 HR. REQ. PER CBC 721.(2) ITEM 4-1.1 CONCRETE WALL SEE SPEC.	PATH OF EGRESS	CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP	WATER HEATER	<b>EV</b> E.V. CAPABLE ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE, REFER TO SHEET N-1(GB)  * THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.  * A LEVEL 'EV CAPABLE' SHALL BE POSTED IN A CONSPICUOUS PLACE AT HTE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE ( 4.106.4.2)  <b>2</b> ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 3002.4, 24" X 84" WITH NOT LESS THAN 5-INCH RADIUS CORNER. MIN CAB DIMENSION 80"X54" W 42" CLEAR OPENING
C2 3 HR. REQ. PER CBC 721.(2) ITEM 3 MASONRY WALL SEE SPEC.	DISABLE PATH OF TRAVEL	MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR, DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/ HUMIDISTAT	STAND PIPE - MIN CLASS I	
W1 1 HR. EXTERIOR WALL (STC-50)	EXIT SIGN	GROUND- FAULT CIRCUIT-INTERUPTER	F.D.C.	
W2 CORRIDOR WALL (STC -50)	S STANDARD PARKING	4" MIN. METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER	WATER HEATER GAS TANK-LESS	
W5 INTERIOR WALL	C COMPACT PARKING	2A10BC FIRE EXTINGUISHER W/ BATTERY BACK-UP SEMI- RECESSED CABINET. INSTALL MAX. 48" AFF. TO THE TOP	MODEL4400R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING	
W6 PLUMING WALL	DA DISABLE PARKING			
W9 1 HR. SEPRATION WALL (STC -50)	1. BALCONY W/ CROSSFIELD PRODUCTS CORP. DEX-O-TEX COATING (1CBO#2360) OR EQUAL, ICC-ESR-1757 TYPE			
W15 2HR.SHAFT (INTERIOR)				
W17 1 HR. EXTERIOR WALL	SD HARD WIRED SMOKE DETECTOR W/			

## FIRE NOTE

- ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 STC50 HOUR RATED
- WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS SHALL BE 2 HOURS RATED ELEVATOR, STAIRS, ETC.
- FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
- ALL BEARING WALLS SHALL BE 1 HOUR RATED
- THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.
- WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING & SAFETY MECH. PLAN 18"
- NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.

## NOTES

- "TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED PER SECTION 3306. OBTAIN PUBLIC WORKS APPROVAL (3201.3,3202.3.4,3306).
- "DOUBLE STRIPING OF STALLS BE PER ZONING CODE SECTION 12.21A5, CHART N6S"
- ELEVATOR LOBBY DOOR PROVIDED PER SECTION 708.14.1-EXCEPTION 3.





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REVISION	BY

OWNER

BENELISHA GROUP INC  
15451 MORRISON ST  
SHERMAN OAKS CA 91403

PROJECT

16610 VENTURA BLVD  
ENCINO, CA 91436

DRAWING TITLE

BASEMNET-1



DATE: 1 February 2024

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

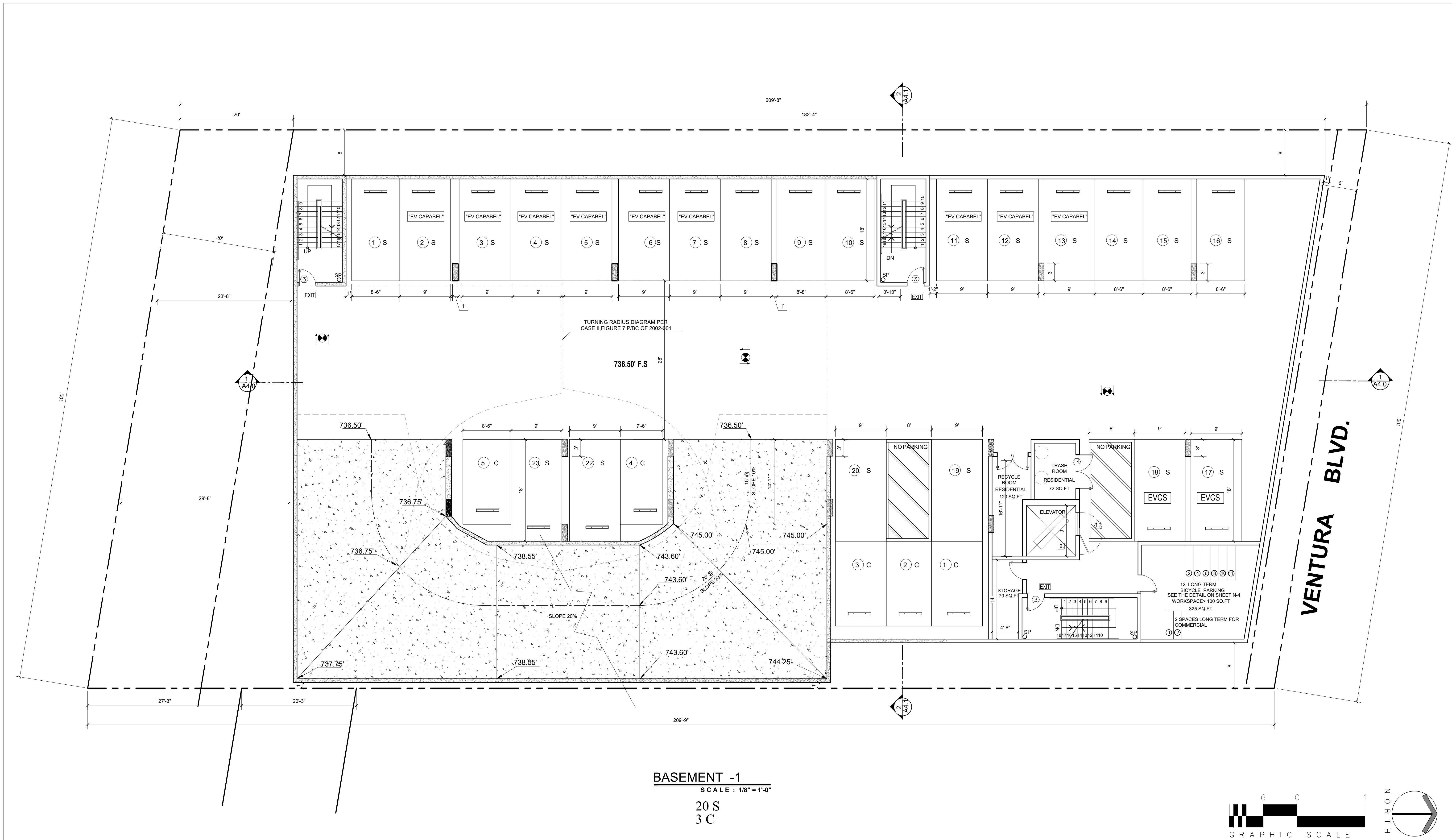
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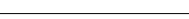
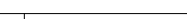
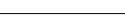
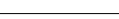























APPROVED:

JOB : 21-1029

SHEET:

A2.1  
OF SHEETS



LEGEND					FIRE NOTE		NOTES				
C1		3 HR. REQ. PER CBC 721.(2) ITEM 4-1.1 CONCRETE WALL SEE SPEC.		PATH OF EGRESS		CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP		WATER HEATER	<div><div>EV</div><div>E.V. CAPABLE ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE, REFER TO SHEET N-1(GB)  * THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.  * A LEVEL 'EV CAPABLE' SHALL BE POSTED IN A CONSPICUOUS PLACE AT HTE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE ( 4.106.4.2)</div></div>	<div><div>1.</div><div>ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 STC50 HOUR RATED</div></div> <div><div>2.</div><div>WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS SHALL BE 2 HOURS RATED ELEVATOR, STAIRS, ETC.</div></div> <div><div>3.</div><div>FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED</div></div> <div><div>4.</div><div>ALL BEARING WALLS SHALL BE 1 HOUR RATED</div></div> <div><div>5.</div><div>THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.</div></div> <div><div>6.</div><div>WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING &amp; SAFETY MECH. PLAN 18"</div></div> <div><div>7.</div><div>NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.</div></div>	<div><div>1.</div><div>"TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED PER SECTION 3306. OBTAIN PUBLIC WORKS APPROVAL (3201.3,3202.3.4,3306).</div></div> <div><div>2.</div><div>"DOUBLE STRIPING OF STALLS BE PER ZONING CODE SECTION 12.21A5, CHART No5"</div></div> <div><div>3.</div><div>ELEVATOR LOBBY DOOR PROVIDED PER SECTION 708.14.1-EXCEPTION 3.</div></div>
C2		3 HR. REQ. PER CBC 721.(2) ITEM 3 MASONRY WALL SEE SPEC.		DISABLE PATH OF TRAVEL		MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR, DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/ HUMIDISTAT		STAND PIPE - MIN CLASS I			
W1		1 HR. EXTERIOR WALL (STC -50)		EXIT SIGN				F.D.C.			
W2		CORRIDOR WALL (STC -50)	S	STANDARD PARKING				WATER HEATER GAS TANK-LESS			
W5		INTERIOR WALL	C	COMPACT PARKING				MODEL4400R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING			
W6		PLUMING WALL	DA	DISABLE PARKING							
W9		1 HR. SEPRATION WALL (STC -50)	<div>1.</div>	BALCONY W/ CROSSFIELD PRODUCTS CORP. DEX-O-TEX COATING (1CBO#2360) OR EQUAL, ICC-ESR-1757 TYPE		2A10BC FIRE EXTINGUISHER W/ BATTERY BACK-UP SEMI- RECESSED CABINET. INSTALL MAX. 48" AFF. TO THE TOP		PROPERTY LINE (P.L.)	<div><div>2.</div><div>ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 3002.4, 24" X 84" WITH NOT LESS THAN 5-INCH RADIUS CORNER. MIN CAB DIMENSION 80"X54" W 42" CLEAR OPENING</div></div>		
W15		2HR.SHAFT (INTERIOR)									
W17		1 HR. EXTERIOR WALL	SD	HARD WIRED SMOKE DETECTOR W/		WATER CURTAIN					



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PROJECT

16610 VENTURA BLVD  
ENCINO, CA 91436

DRAWING TITLE

FIRST FLOOR PLAN



DATE: 1 February 2024

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

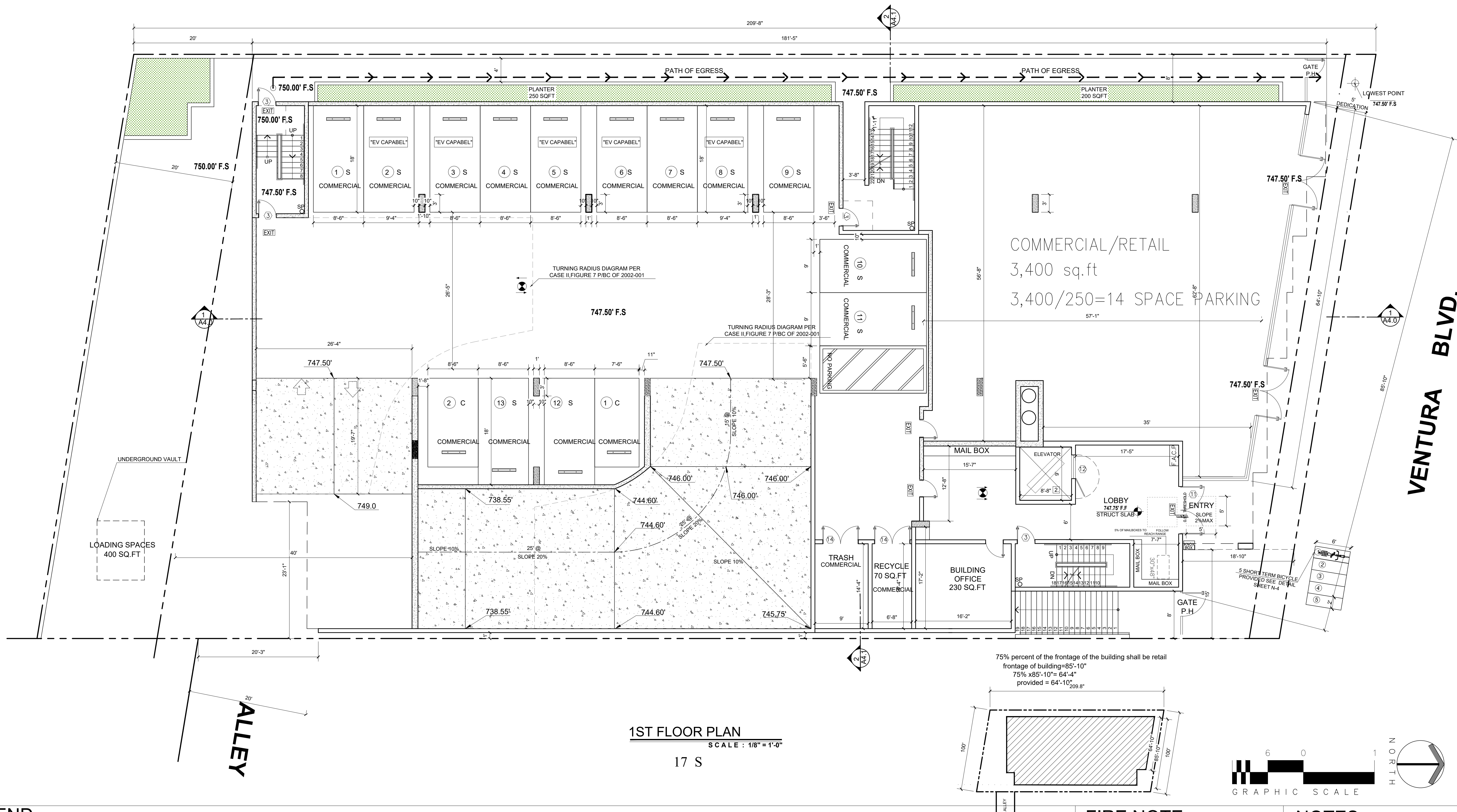
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APPROVED:








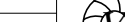












JOB : 21-1029

SHEET:

A2.2  
OF SHEETS



## LEGEND

C1	3 HR. REQ. PER CBC 721.(2) ITEM 4-1.1 CONCRETE WALL SEE SPEC.		PATH OF EGRESS		CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP		WATER HEATER	<div>EV</div> <div>E.V. CAPABLE ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE, REFER TO SHEET N-1(GB)  * THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.  * A LEVEL 'EV CAPABLE' SHALL BE POSTED IN A CONSPICUOUS PLACE AT HTE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE ( 4.106.4.2)  <div>2</div>ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 3002.4, 24" X 84" WITH NOT LESS THAN 5-INCH RADIUS CORNER. MIN CAB DIMENSION 80"X54" W 42" CLEAR OPENING</div>	<div>1.</div> ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 STC50 HOUR RATED <div>2.</div> WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS SHALL BE 2 HOURS RATED ELEVATOR, STAIRS, ETC. <div>3.</div> FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED <div>4.</div> ALL BEARING WALLS SHALL BE 1 HOUR RATED <div>5.</div> THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50. <div>6.</div> WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING & SAFETY MECH. PLAN 18" <div>7.</div> NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.	<div>1.</div> "TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED PER SECTION 3306. OBTAIN PUBLIC WORKS APPROVAL (3201.3,3202.3,4,3306).  <div>2.</div> "DOUBLE STRIPING OF STALLS BE PER ZONING CODE SECTION 12.21A5, CHART No.  <div>3.</div> ELEVATOR LOBBY DOOR PROVIDED PER SECTION 708.14.1-EXCEPTION 3.
C2	3 HR. REQ. PER CBC 721.(2) ITEM 3 MASONRY WALL SEE SPEC.		DISABLE PATH OF TRAVEL		MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR, DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/ HUMIDISTAT		STAND PIPE - MIN CLASS I			
W1	1 HR. EXTERIOR WALL (STC -50)		EXIT SIGN		GROUND- FAULT CIRCUIT-INTERUPTER		F.D.C.			
W2	CORRIDOR WALL (STC -50)		STANDARD PARKING		4" MIN. METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER		WATER HEATER GAS TANK-LESS			
W5	INTERIOR WALL		COMPACT PARKING		2A10BC FIRE EXTINGUISHER W/ BATTERY BACK-UP SEMI- RECESSED CABINET. INSTALL MAX. 48" AFF. TO THE TOP		MODEL4400R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING			
W6	PLUMING WALL		DISABLE PARKING		WATER CURTAIN		PROPERTY LINE (P.L)			
W9	1 HR. SEPRATION WALL (STC -50)		BALCONY W/ CROSSFIELD PRODUCTS CORP. DEX-O-TEX COATING (1CBO#2360) OR EQUAL, ICC-ESR-1757 TYPE							
W15	2HR.SHAFT (INTERIOR)									
W17	1 HR. EXTERIOR WALL		HARD WIRED SMOKE DETECTOR W/							

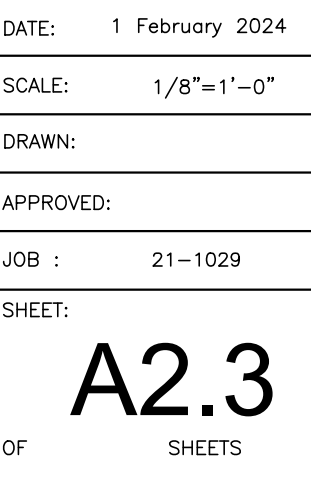
## FIRE NOTE





























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- "DOUBLE STRIPING OF STALLS BE PER ZONING CODE SECTION 12.21A5, CHART N6s"
- ELEVATOR LOBBY DOOR PROVIDED PER SECTION 708.14.1-EXCEPTION 3.





C1			PATH OF EGRESS		CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP		WATER HEATER	<div>EV</div> <div>E.V. CAPABLE ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE, REFER TO SHEET N-1(GB)</div> <div>* THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.</div> <div>* A LAVEL 'EV CAPABLE' SHALL BE POSTED IN A CONSPICUOUS PLACE AT HTE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE ( 4.106.4.2)</div> <div>2</div> <div>ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 3002.4, 24" X 84" WITH NOT LESS THAN 5-INCH RADIUS CORNER, MIN CAB DIMENSION 80"X54" W 42" CLEAR OPENING</div>	<div>1.</div> <div>ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 STC50 HOUR RATED</div> <div>2.</div> <div>WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS SHALL BE 2 HOURS RATED ELEVATOR, STAIRS, ETC.</div> <div>3.</div> <div>FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED</div> <div>4.</div> <div>ALL BEARING WALLS SHALL BE 1 HOUR RATED</div> <div>5.</div> <div>THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.</div> <div>6.</div> <div>WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING &amp; SAFETY MECH. PLAN 18"</div> <div>7.</div> <div>NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.</div>	<div>1.</div> <div>"TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED PER SECTION 3306. OBTAIN PUBLIC WORKS APPROVAL (3201.3,3202.3,4,3306).</div> <div>2.</div> <div>"DOUBLE STRIPING OF STALLS BE PER ZONING CODE SECTION 12.21A5, CHART NoS"</div> <div>3.</div> <div>ELEVATOR LOBBY DOOR PROVIDED PER SECTION 708.14.1-EXCEPTION 3.</div>	<div><div>REC'D</div><div>No. 61464</div><div>Exp. 6-30-2023</div><div>DATE: 1 February 2024</div><div>SCALE: 1/8"=1'-0"</div><div>DRAWN:</div><div>APPROVED:</div><div>JOB : 21-1029</div><div>SHEET:</div><div>A2.3</div><div>OF SHEETS</div></div>
C2			DISABLE PATH OF TRAVEL		MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR, DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/ HUMIDISTAT		STAND PIPE - MIN CLASS I				
W1			EXIT SIGN		GROUND- FAULT CIRCUIT-INTERUPTER		F.D.C.				
W2			STANDARD PARKING		4" MIN. METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER		MODEL4400R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING				
W5			COMPACT PARKING		2A10BC FIRE EXTINGUISHER W/ BATTERY BACK-UP SEMI- RECESSED CABINET. INSTALL MAX. 48" AFF. TO THE TOP		PROPERTY LINE (P.L.)				
W6			DISABLE PARKING		BALCONY W/ CROSSFIELD PRODUCTS CORP. DEX-O-TEX COATING (1CBO#2360) OR EQUAL, ICC-ESR-1757 TYPE						
W9											
W15											
W17			HARD WIRED SMOKE DETECTOR W/		WATER CURTAIN						





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REVISION	BY

OWNER  
BENELISHA GROUP INC  
15451 MORRISON ST  
SHERMAN OAKS CA 91403

PROJECT  
16610 VENTURA BLVD  
ENCINO, CA 91436

DRAWING TITLE  
THIRD FLOOR PLAN



DATE: 1 February 2024

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

DRAWN:

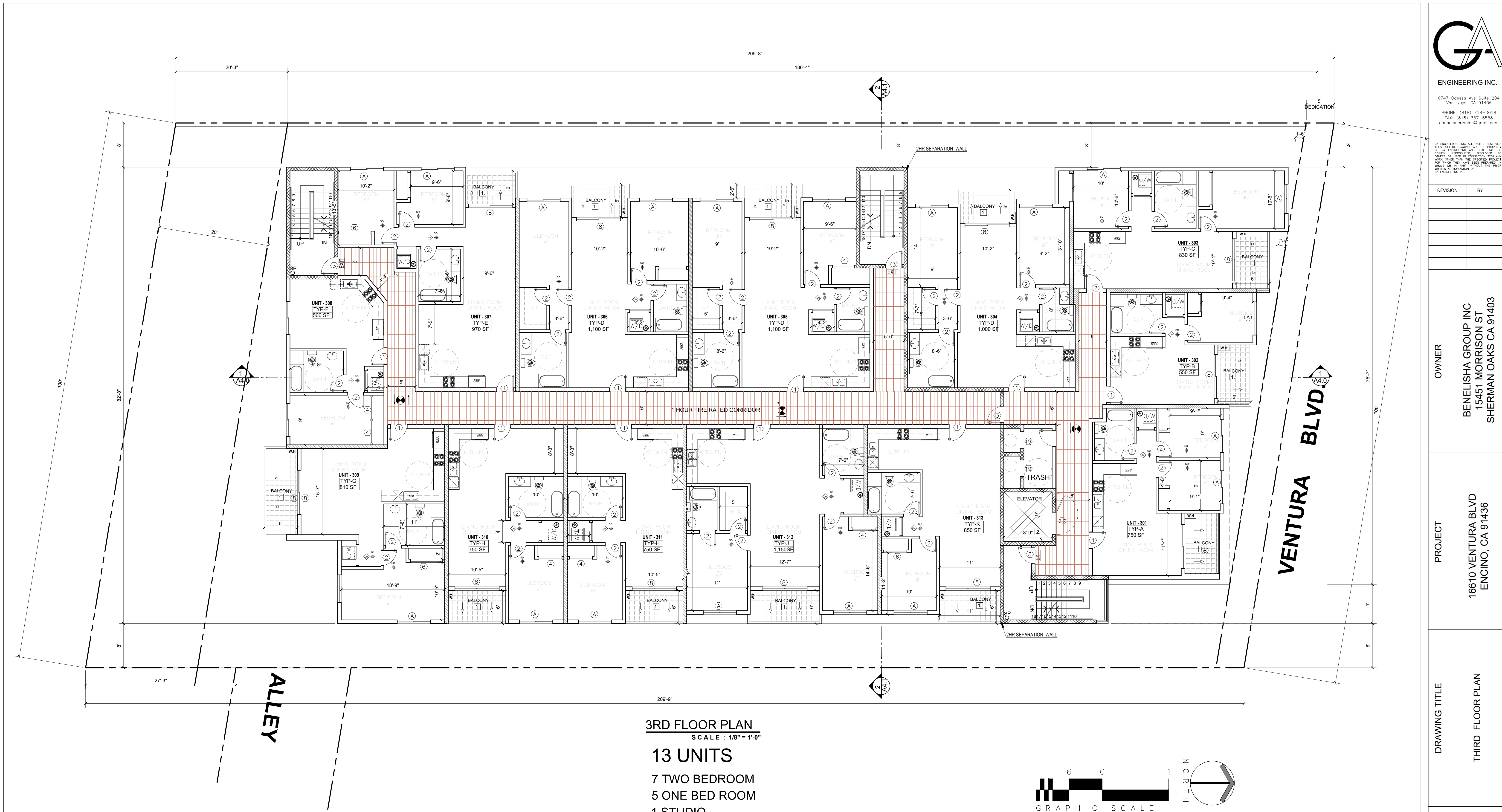
APPROVED:


































JOB : 21-1029

SHEET:

A2.4

OF SHEETS



LEGEND				FIRE NOTE		NOTES	
C1  3 HR. REQ. PER CBC 721.(2) ITEM 4-1.1 CONCRETE WALL SEE SPEC.	 PATH OF EGRESS	 CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP	 WATER HEATER	 E.V. CAPABLE ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE, REFER TO SHEET N-1(GB)  * THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.  * A LEVEL "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT HTE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE ( 4.106.4.2)	<ol style="list-style-type: none"><li>ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 STC50 HOUR RATED</li><li>WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS SHALL BE 2 HOURS RATED ELEVATOR, STAIRS, ETC.</li><li>FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED</li><li>ALL BEARING WALLS SHALL BE 1 HOUR RATED</li><li>THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.</li><li>WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING &amp; SAFETY MECH. PLAN 18"</li><li>NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.</li></ol>	<ol style="list-style-type: none"><li>"TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED PER SECTION 3306. OBTAIN PUBLIC WORKS APPROVAL (3201.3,3202.3,4,3306).</li><li>"DOUBLE STRIPING OF STALLS BE PER ZONING CODE SECTION 12.21A5, CHART No5"</li><li>ELEVATOR LOBBY DOOR PROVIDED PER SECTION 708.14.1-EXCEPTION 3.</li></ol>	
C2  3 HR. REQ. PER CBC 721.(2) ITEM 3 MASONRY WALL SEE SPEC.	 DISABLE PATH OF TRAVEL	 MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR, DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/ HUMIDISTAT	 STAND PIPE - MIN CLASS I				
W1  1 HR. EXTERIOR WALL (STC -50)	 EXIT SIGN	 GROUND- FAULT CIRCUIT-INTERUPTER	 F.D.C.				
W2  CORRIDOR WALL (STC -50)	 S STANDARD PARKING	 GROUND- FAULT CIRCUIT-INTERUPTER	 WATER HEATER GAS TANK-LESS				
W5  INTERIOR WALL	 C COMPACT PARKING	 4" MIN. METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER	 MODEL4400R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING				
W6  PLUMING WALL	 DA DISABLE PARKING		 KNOX BOX				
W9  1 HR. SEPRATION WALL (STC -50)	 1. BALCONY W/ CROSSFIELD PRODUCTS CORP. DEX-O-TEX COATING (1CBO#2360) OR EQUAL, ICC-ESR-1757 TYPE	 2A10BC FIRE EXTINGUISHER W/ BATTERY BACK-UP SEMI- RECESSED CABINET. INSTALL MAX. 48" AFF. TO THE TOP	 PROPERTY LINE (P.L)	 2. ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 3002.4, 24" X 84" WITH NOT LESS THAN 5-INCH RADIUS CORNER. MIN CAB DIMENSION 80"x54" W 42" CLEAR OPENING			
W15  2HR.SHAFT (INTERIOR)							
W17  1 HR. EXTERIOR WALL			 SD HARD WIRED SMOKE DETECTOR W/				 WATER CURTAIN

REGISTERED  
FIRE  
ENGINEER  
No. 61464  
CIVIL  
STATE OF CALIFORNIA

DATE: 1 February 2024  
SCALE: 1/8"=1'-0"  
DRAWN:  
APPROVED:  
JOB : 21-1029  
SHEET:  
A2.4  
OF SHEETS



REVISION	BY

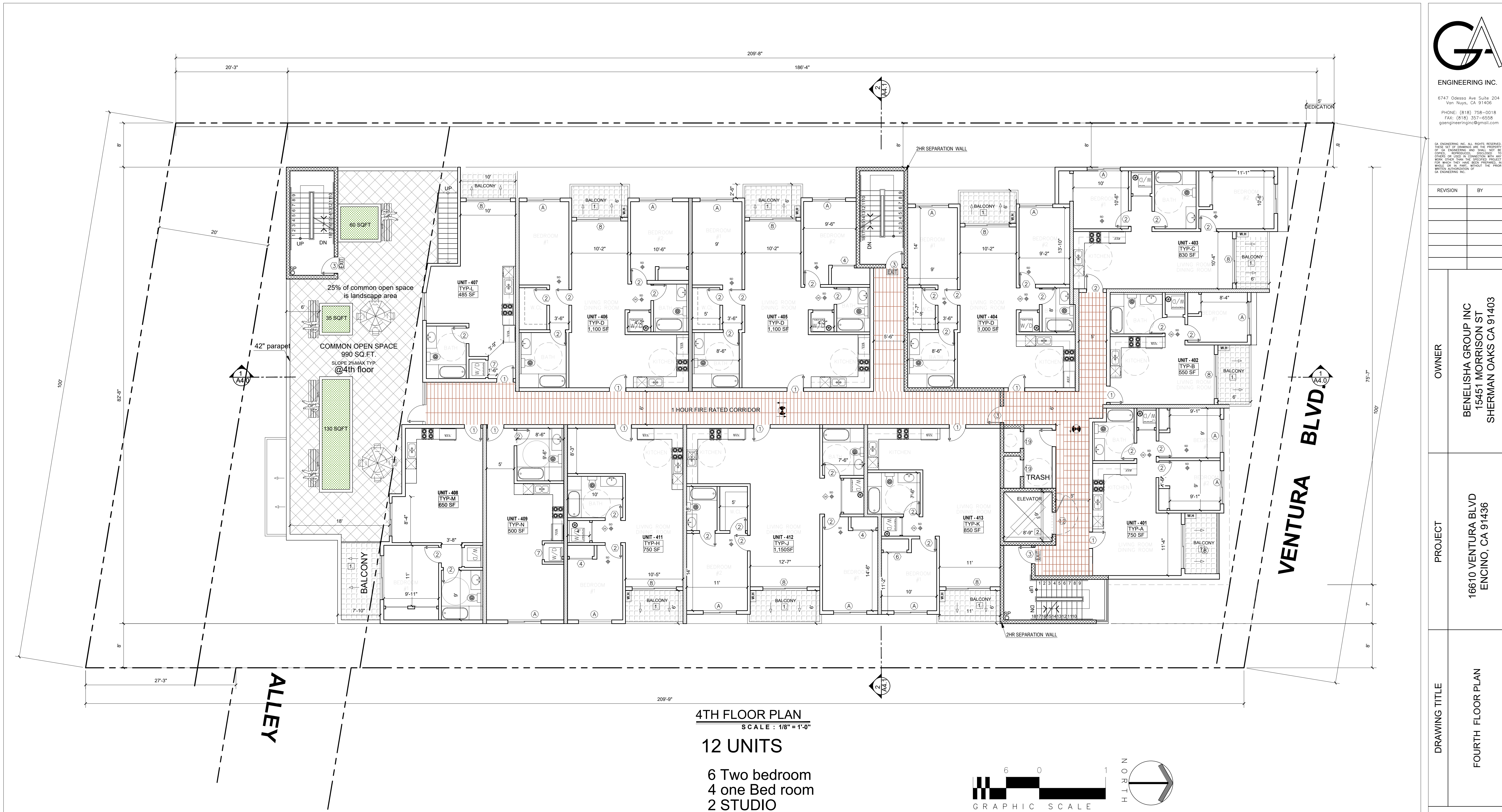
OWNER  
**BENELISHA GROUP INC**  
15451 MORRISON ST  
SHERMAN OAKS CA 91403





























PROJECT  
16610 VENTURA BLVD  
ENCINO, CA 91436

DRAWING TITLE  
FOURTH FLOOR PLAN



DATE: 1 February 2024  
SCALE: 1/8"=1'-0"  
DRAWN:  
APPROVED:  
JOB : 21-1029  
SHEET:  
**A2.5**  
OF SHEETS



LEGEND				FIRE NOTE		NOTES	
C1 <div> 3 HR. REQ. PER CBC 721.(2) ITEM 4-1.1 CONCRETE WALL SEE SPEC.</div>	<div> PATH OF EGRESS</div>	<div> CARBON MONOXIDE &amp; HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP</div>	<div> WATER HEATER</div>	<div><div>EV</div><div>E.V. CAPABLE ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE, REFER TO SHEET N-1(GB)  * THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.  * A LEVEL 'EV CAPABLE' SHALL BE POSTED IN A CONSPICUOUS PLACE AT HTE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE ( 4.106.4.2)</div></div>	<div>1. ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 STC50 HOUR RATED 2. WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS SHALL BE 2 HOURS RATED ELEVATOR, STAIRS, ETC. 3. FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED 4. ALL BEARING WALLS SHALL BE 1 HOUR RATED 5. THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50. 6. WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING &amp; SAFETY MECH. PLAN 18" 7. NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.</div>	<div>1. "TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED PER SECTION 3306. OBTAIN PUBLIC WORKS APPROVAL (3201.3,3202.3,4,3306).  2. "DOUBLE STRIPING OF STALLS BE PER ZONING CODE SECTION 12.21A5, CHART No5"  3. ELEVATOR LOBBY DOOR PROVIDED PER SECTION 708.14.1-EXCEPTION 3.</div>	
C2 <div> 3 HR. REQ. PER CBC 721.(2) ITEM 3 MASONRY WALL SEE SPEC.</div>	<div> DISABLE PATH OF TRAVEL</div>	<div> MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR, DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/ HUMIDISTAT</div>	<div> STAND PIPE - MIN CLASS I</div>				
W1 <div> 1 HR. EXTERIOR WALL (STC -50)</div>	<div> EXIT SIGN</div>	<div> GROUND- FAULT CIRCUIT-INTERUPTER</div>	<div> F.D.C.</div>				
W2 <div> CORRIDOR WALL (STC -50)</div>	<div> S STANDARD PARKING</div>	<div> WATER HEATER GAS TANK-LESS</div>	<div> MODEL 4400R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING</div>				
W5 <div> INTERIOR WALL</div>	<div> C COMPACT PARKING</div>	<div> 4" MIN. METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER</div>	<div> PROPERTY LINE (P.L)</div>				
W6 <div> PLUMING WALL</div>	<div> DA DISABLE PARKING</div>	<div> 2A10BC FIRE EXTINGUISHER W/ BATTERY BACK-UP SEMI- RECESSED CABINET. INSTALL MAX. 48" AFF. TO THE TOP</div>		<div><div>2.</div><div>ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 3002.4, 24" X 84" WITH NOT LESS THAN 5-INCH RADIUS CORNER. MIN CAB DIMENSION 80"x54" W 42" CLEAR OPENING</div></div>			
W9 <div> 1 HR. SEPRATION WALL (STC -50)</div>	<div><div>1.</div><div>BALCONY W/ CROSSFIELD PRODUCTS CORP. DEX-O-TEX COATING (1CBO#2360) OR EQUAL, ICC-ESR-1757 TYPE</div></div>	<div> WATER CURTAIN</div>					
W15 <div> 2HR.SHAFT (INTERIOR)</div>							
W17 <div> 1 HR. EXTERIOR WALL</div>	<div> SD HARD WIRED SMOKE DETECTOR W/</div>						


REGISTERED

ADMINISTRATIVE ENGINEER

No. 61464

Exp. 6-30-2023

CIVIL



DATE: 1 February 2024

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

DRAWN:

APPROVED:

JOB : 21-1029

SHEET:

A2.5

OF SHEETS





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REVISION	BY

OWNER  
**BENELISHA GROUP INC**  
15451 MORRISON ST  
SHERMAN OAKS CA 91403

PROJECT  
16610 VENTURA BLVD  
ENCINO, CA 91436

DRAWING TITLE  
4TH, 5TH, 6TH FLOOR PLAN



DATE: 1 February 2024

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

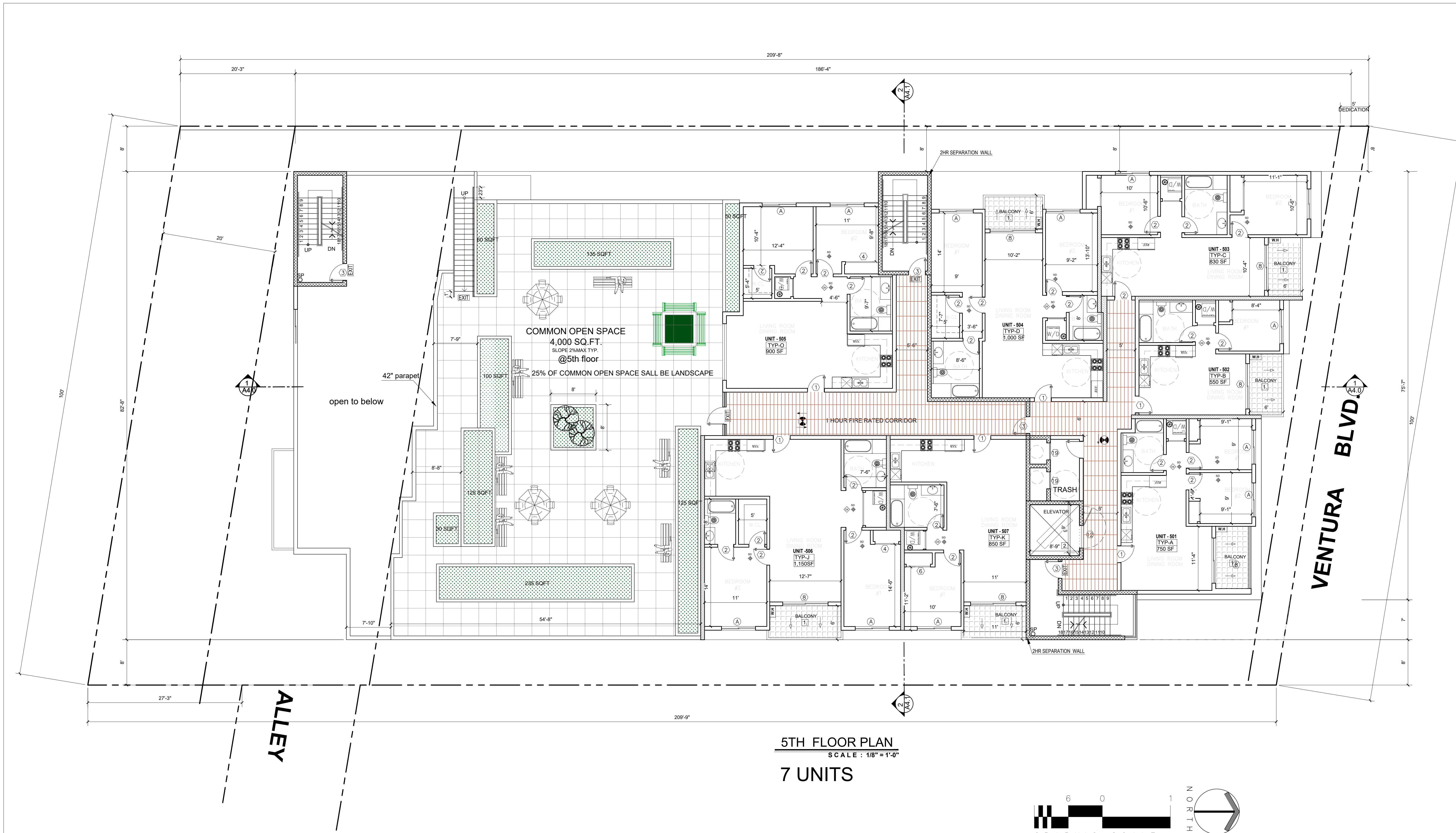
DRAWN:

APPROVED:

JOB : 21-1029

SHEET:

**A2.6**  
OF SHEETS



## LEGEND

C1	3 HR. REQ. PER CBC 721.(2) ITEM 4-1.1 CONCRETE WALL SEE SPEC.	PATH OF EGRESS	CM	CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP	WH	WATER HEATER	<b>EV</b> E.V. CAPABLE ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE, REFER TO SHEET N-1(GB) * THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED. * A LEVEL 'EV CAPABLE' SHALL BE POSTED IN A CONSPICUOUS PLACE AT HTE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE ( 4.106.4.2) <b>2</b> ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 3002.4, 24" X 84" WITH NOT LESS THAN 5-INCH RADIUS CORNER. MIN CAB DIMENSION 80"X54" W 42" CLEAR OPENING
C2	3 HR. REQ. PER CBC 721.(2) ITEM 3 MASONRY WALL SEE SPEC.	DISABLE PATH OF TRAVEL	MV	MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR, DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/ HUMIDISTAT	SP	STAND PIPE - MIN CLASS I	
W1	1 HR. EXTERIOR WALL (STC -50)	EXIT SIGN	GF	GROUND- FAULT CIRCUIT-INTERUPTER	WH	WATER HEATER GAS TANK-LESS	
W2	CORRIDOR WALL (STC -50)	S	4"	4" MIN. METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER	KNOX BOX	MODEL4400R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING	
W5	INTERIOR WALL	C	F	2A10BC FIRE EXTINGUISHER W/ BATTERY BACK-UP SEMI- RECESSED CABINET. INSTALL MAX. 48" AFF. TO THE TOP		PROPERTY LINE (P.L)	
W6	PLUMING WALL	DA					
W9	1 HR. SEPRATION WALL (STC -50)	1.					
W15	2HR.SHAFT (INTERIOR)						
W17	1 HR. EXTERIOR WALL	SD					

## FIRE NOTE

- ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 STC50 HOUR RATED
- WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS SHALL BE 2 HOURS RATED ELEVATOR, STAIRS, ETC.
- FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
- ALL BEARING WALLS SHALL BE 1 HOUR RATED
- THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.
- WATER CURTAIN INSTALLATION SHALL BE AS PER BUILDING & SAFETY MECH. PLAN 18"
- NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.

## NOTES

- "TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED PER SECTION 3306. OBTAIN PUBLIC WORKS APPROVAL (3201.3,3202.3,4,3306).
- "DOUBLE STRIPING OF STALLS BE PER ZONING CODE SECTION 12.21A5, CHART N6"
- ELEVATOR LOBBY DOOR PROVIDED PER SECTION 708.14.1-EXCEPTION 3.



ENGINEERING INC.

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SGA ENGINEERING INC.

REVISION	BY

OWNER

BENELISHA GROUP INC  
15451 MORRISON ST  
SHERMAN OAKS CA 91403

PROJECT I

16610 VENTURA BLVD  
ENCINO, CA 91436

DRAWING TITLE

## 4TH, 5TH, 6TH FLOOR PLAN



TE: 1 February 2024

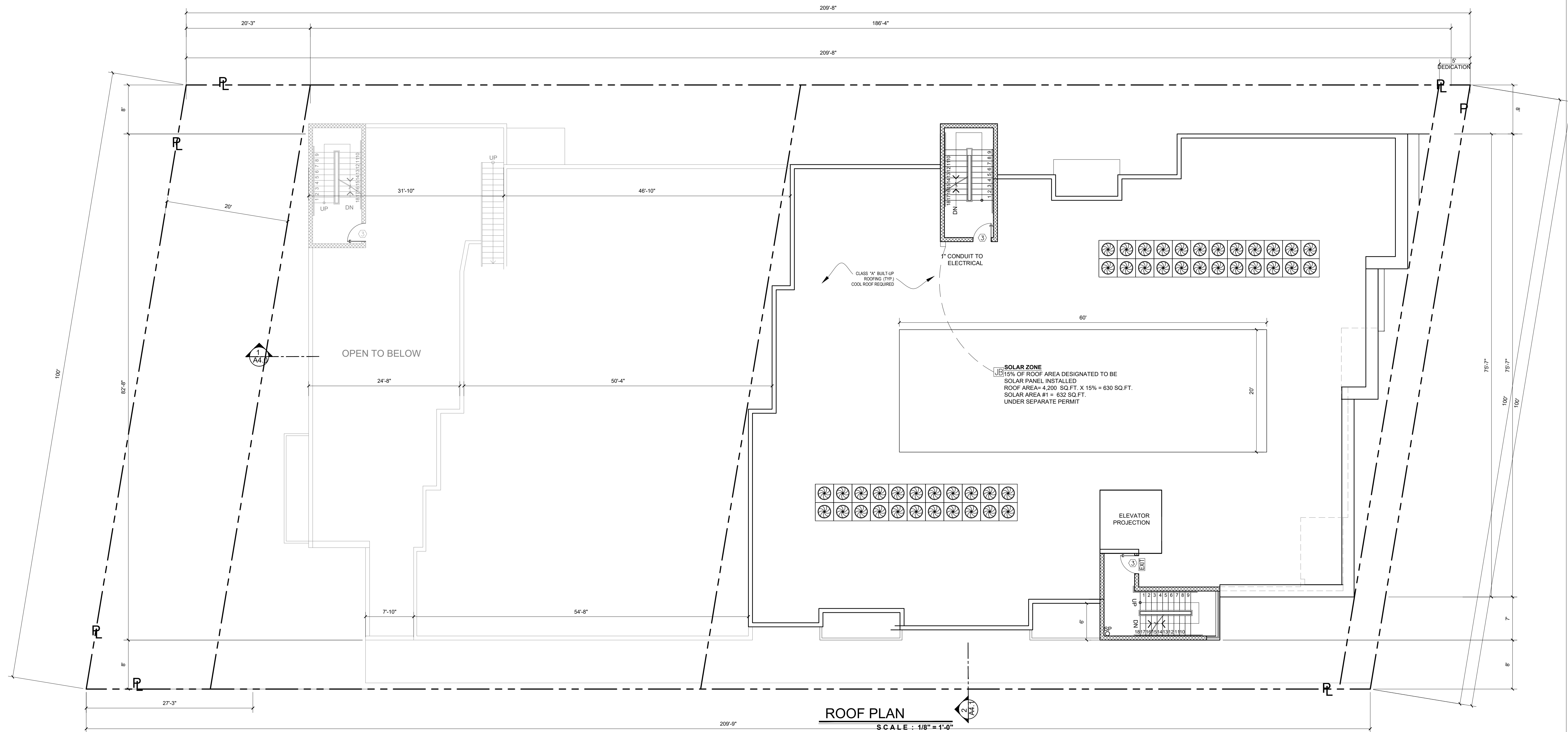
SCALE:  $1/8"=1'-0"$

AWN:

PROVED:

B : 21-1029

## A2.7

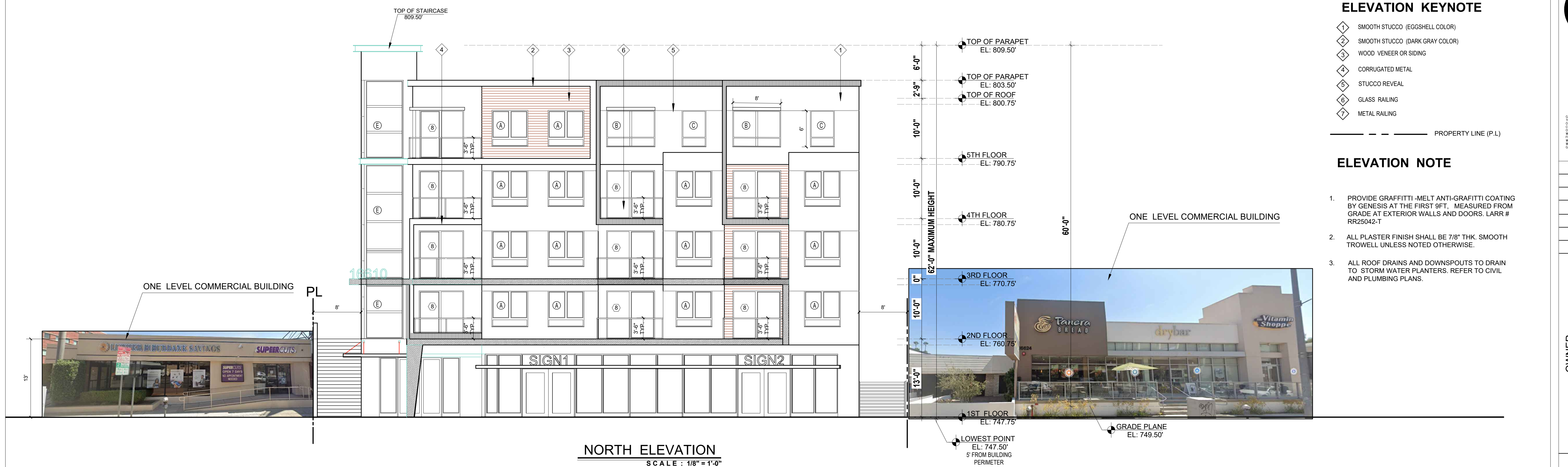


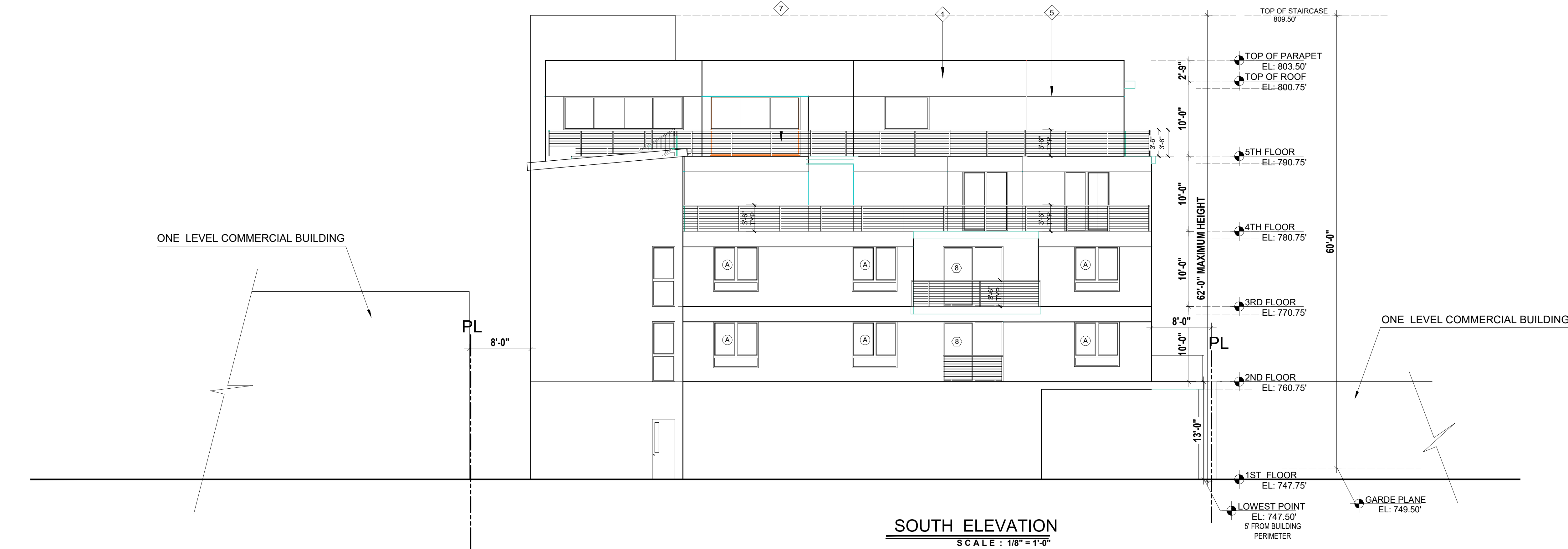
## ROOF PLAN

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









### ELEVATION KEYNOTE

- 1 SMOOTH STUCCO (EGGSHELL COLOR)
- 2 SMOOTH STUCCO (DARK GRAY COLOR)
- 3 WOOD VENEER OR SIDING
- 4 CORRUGATED METAL
- 5 STUCCO REVEAL
- 6 GLASS RAILING
- 7 METAL RAILING

--- PROPERTY LINE (P.L.)

### ELEVATION NOTE

1. PROVIDE GRAFFITTI-MELT ANTI-GRAFFITTI COATING BY GENESIS AT THE FIRST 9FT. MEASURED FROM GRADE AT EXTERIOR WALLS AND DOORS. LARR # RR25042-T
2. ALL PLASTER FINISH SHALL BE 7/8" THK. SMOOTH TROWELL UNLESS NOTED OTHERWISE.
3. ALL ROOF DRAINS AND DOWNSPOUTS TO DRAIN TO STORM WATER PLANTERS. REFER TO CIVIL AND PLUMBING PLANS.



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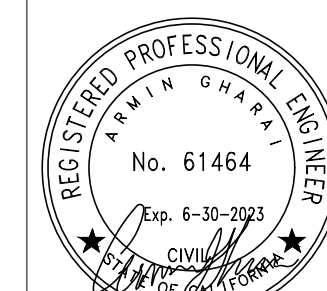
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REVISION	BY

OWNER  
BENELISHA GROUP INC  
15451 MORRISON ST  
SHERMAN OAKS CA 91403

PROJECT  
16610 VENTURA BLVD  
ENCINO, CA 91436

DRAWING TITLE  
ELEVATIONS



DATE: 1 February 2024

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

DRAWN:

APPROVED:

JOB : 21-1029

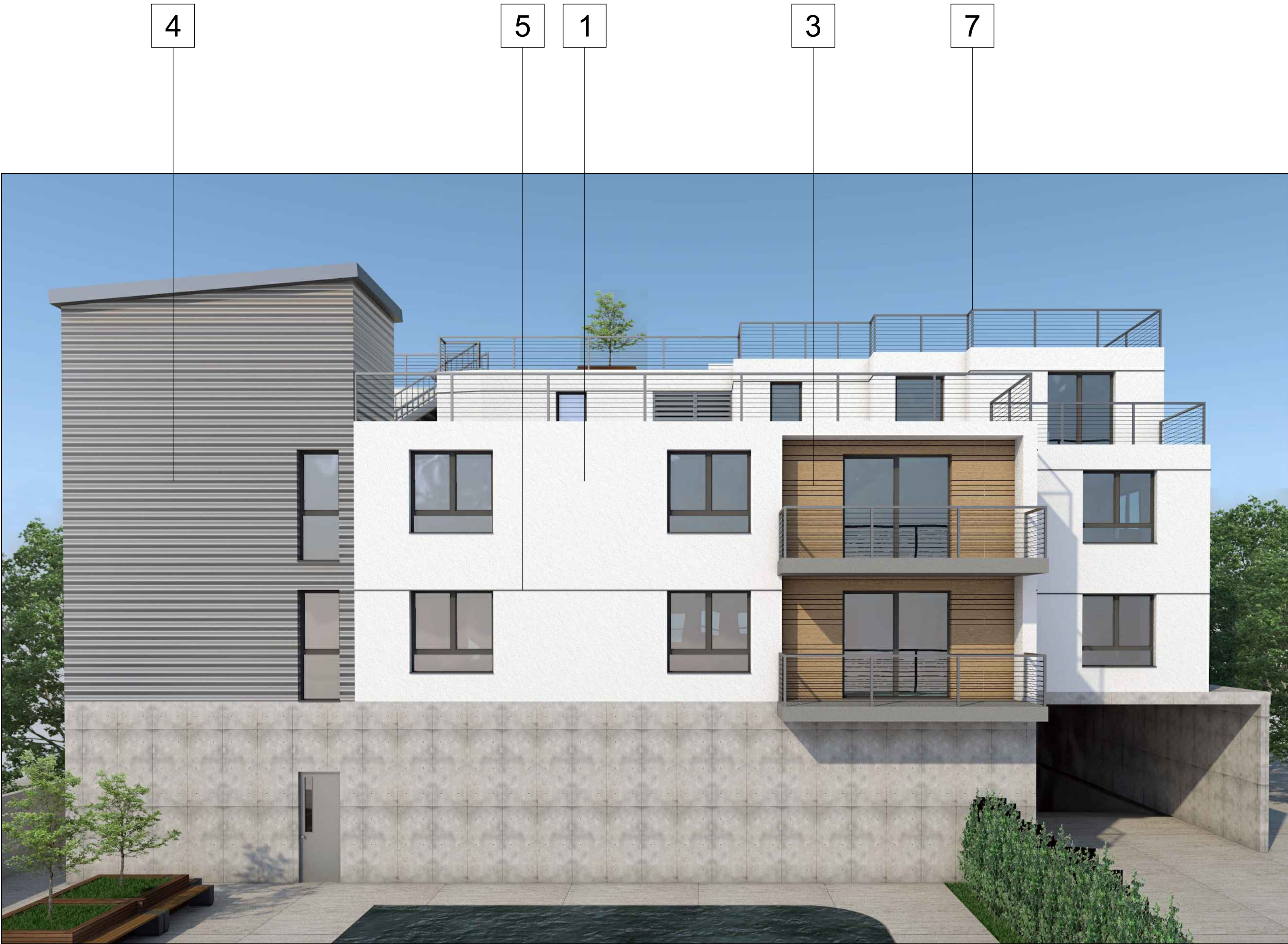
SHEET:

A3.1  
SHEETS





NORTH ELEVATION



SOUTH ELEVATION

ELEVATION KEYNOTE

- 1 SMOOTH STUCCO (EGGSHELL COLOR)
- 2 SMOOTH STUCCO (DARK GRAY COLOR)
- 3 WOOD VENEER OR SIDING
- 4 CORRUGATED METAL
- 5 STUCCO REVEAL
- 6 GLASS RAILING
- 7 METAL RAILING

GA

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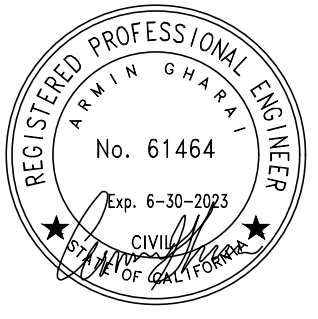
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REVISION	BY

OWNER	BENELISHA GROUP INC 15451 MORRISON ST SHERMAN OAKS CA 91403
PROJECT	16610 VENTURA BLVD ENCINO, CA 91436
DRAWING TITLE	COLORLED ELEVATIONS



DATE: 1 February 2024

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

DRAWN:

APPROVED:

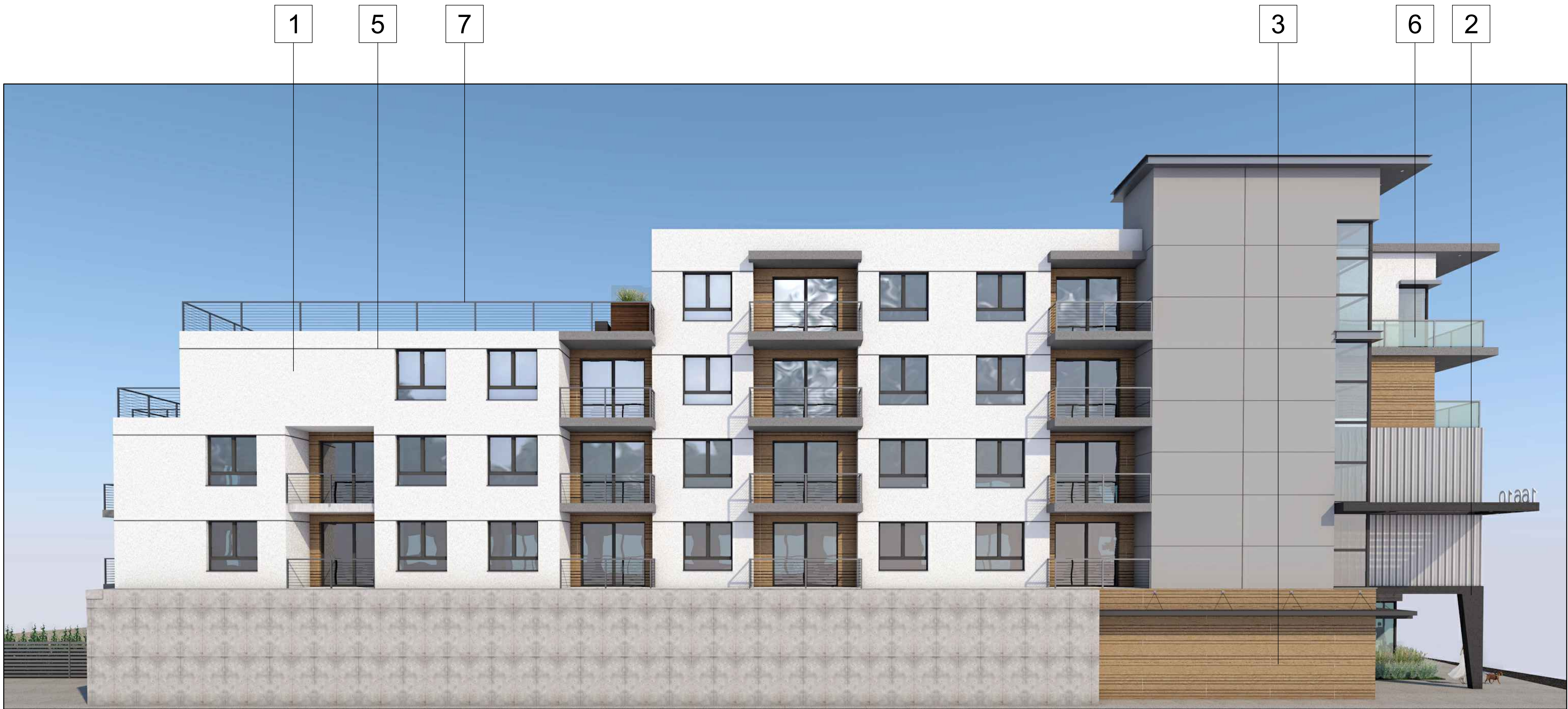
JOB : 21-1029

SHEET:

A3.2

OF SHEETS





EAST ELEVATION



WEST ELEVATION

**ELEVATION KEYNOTE**

- 1 SMOOTH STUCCO (EGGSHELL COLOR)
- 2 SMOOTH STUCCO (DARK GRAY COLOR)
- 3 WOOD VENEER OR SIDING
- 4 CORRUGATED METAL
- 5 STUCCO REVEAL
- 6 GLASS RAILING
- 7 METAL RAILING



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REVISION	BY

OWNER
BENELISHA GROUP INC 15451 MORRISON ST SHERMAN OAKS CA 91403

PROJECT
16610 VENTURA BLVD ENCINO, CA 91436

DRAWING TITLE
COLOR ELEVATIONS



DATE: 1 February 2024

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

DRAWN:

APPROVED:

JOB : 21-1029

SHEET:

**A3.3**  
OF SHEETS





NORTH ELEVATION / VIEW FROM VENTURA



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REVISION	BY

OWNER
BENELISHA GROUP INC 15451 MORRISON ST SHERMAN OAKS CA 91403

PROJECT
16610 VENTURA BLVD ENCINO, CA 91436

DRAWING TITLE
COLORED ELEVATIONS (FROM ADJACENT)



DATE:	1 February 2024
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	
JOB :	21-1029
SHEET:	

**A3.4**  
OF SHEETS