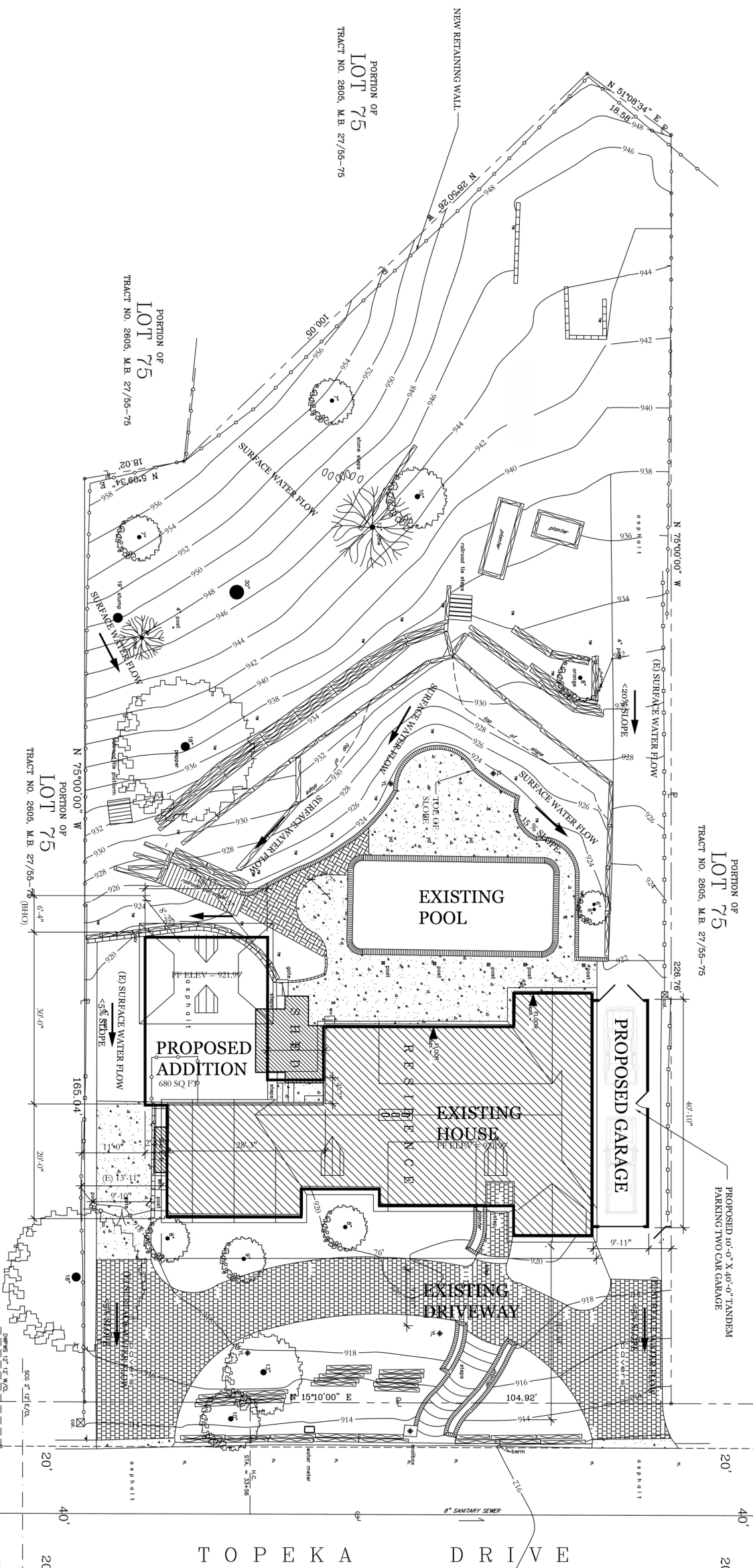




PARKING REQUIRED:

2 Covered, plus additional parking

$$\text{Additional Parking} = \frac{\text{Total Area} - 2400}{\text{# Spaces}}$$

1,000

$$\frac{3,186-2400}{1000} = .79(1)$$

SURFACE WATER

This site plan has been designed to keep all surface water from entering the buildings. Surface water is indicated by slope arrows indicating the compliance to this requirement.

WATER EFFICIENCY & CONSERVATION

Building additions of 500 sq ft or more and on sites with over 2,500 square feet of cumulative landscaped areas shall have weather-based or soil moisture-based irrigation controllers. Show location of controller.

MATERIAL CONSERVATION & RESOURCE EFFICIENCY

Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls will be protected against the passage of rodents, (i.e. closing such openings with cement mortar, concrete masonry, or metal plates). (9.406.1)

Materials delivered to the site shall be protected from rain or other sources of moisture (9.407.4)

Construction waste shall be reduced by 50%. Documented by City of LA certified hauler(9.408)

9-410.1, shall be completed and placed in the building at the time of final inspection. (9-410.1)



Spencer~Jones :: Garage
4873 TOPEKA DRIVE
TARZANA, CA 91335

No.	Revision/Issue	Date

NAME AND ADDRESS

MENARCH
345 W 6th Street, Unit A
Tustin, CA 92780
Phn :: 714.832.1666
Fax :: 714.832.4153
Web :: www.menarch.com
Email:: nathan@menarch.com

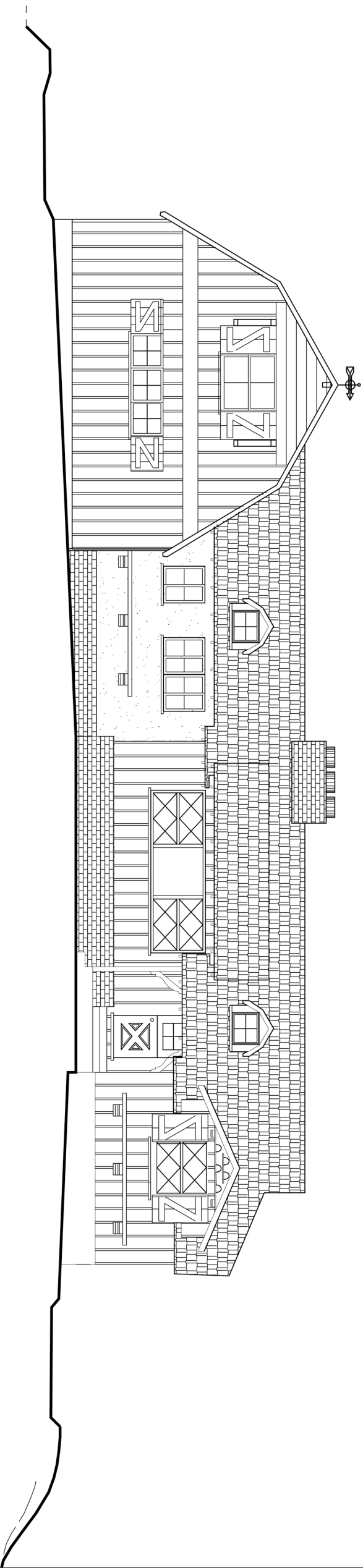
Stamp

Sheet Name

Project
Spencer~Jones

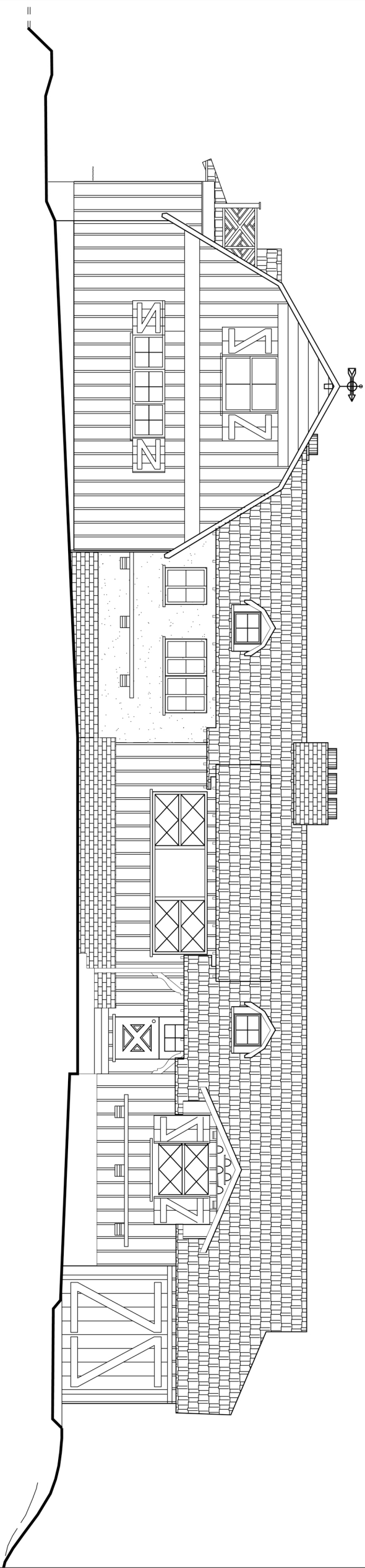
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SP



EXISTING FRONT ELEVATION
Scale :: 1/4" = 1'-0"

1



PROPOSED FRONT ELEVATION
Scale :: 1/4" = 1'-0"

2



Spencer~Jones :: Garage
4873 TOPEKA DRIVE
TARZANA, CA 91335

No.	Revision/Issue
	Date

Firm Name and Address
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Stamp

Sheet Name

Project Spencer~Jones	Sheet
Date 11-12-12	02
Scale As Noted	