



Priced at \$3,975,000

6313-6319 S. Brynhurst Ave,
Los Angeles, CA 90043
51 Units



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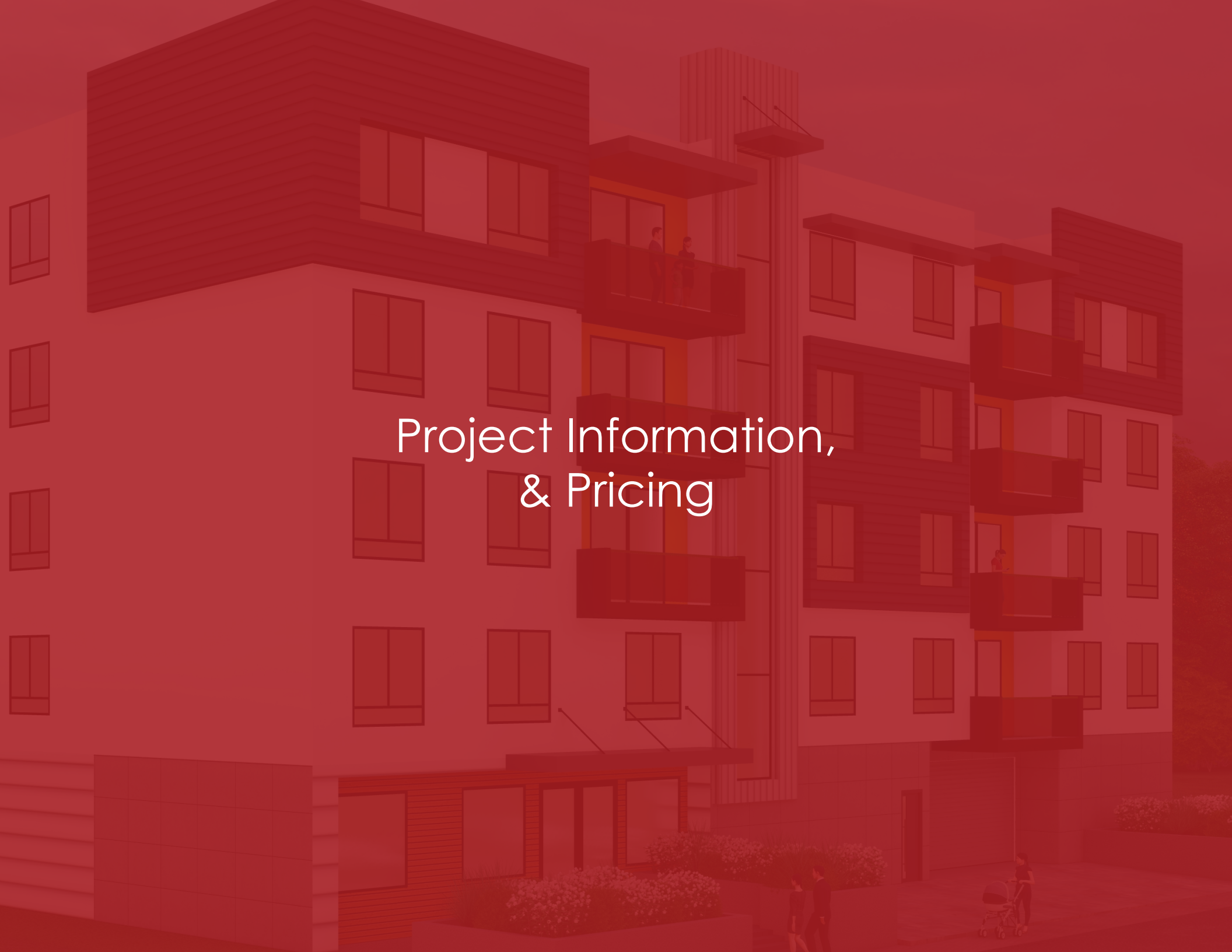
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Area
Overview

A modern multi-story apartment building with a red overlay. The building features a mix of light-colored panels and dark horizontal siding. It has several balconies with glass railings, some of which have people on them. The ground floor has large windows and a covered entrance area. In the foreground, there are some plants and a person pushing a stroller. The overall image has a strong red tint.

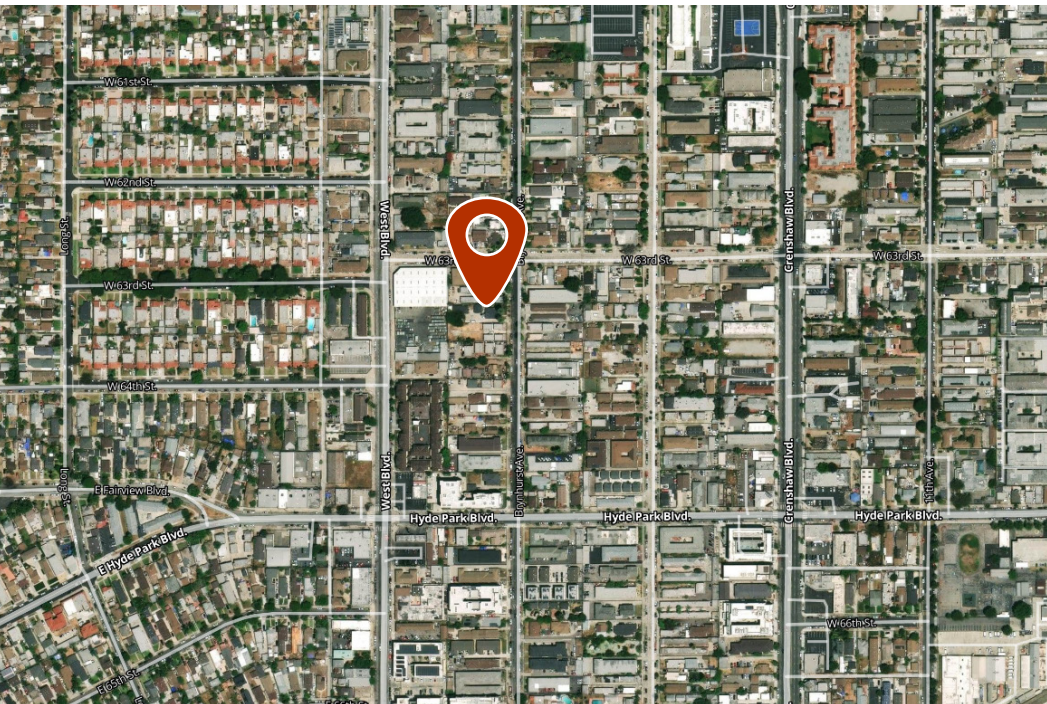
Project Information, & Pricing

Location Highlights

The Brynhurst Apartments are located in the Hyde Park neighborhood of South Los Angeles, approximately half a mile from both the Hyde Park and Fairview Heights Metro Stations. The area has seen increased investment following the development of major venues such as the Kia Forum and SoFi Stadium.

The apartments are also within walking distance of the Crenshaw/LAX Metro Rail Line, recently rebranded as the K Line. As of November 3, 2024, the **K Line** has been reconfigured to enhance connectivity, with a new station at Aviation/Century. This reconfiguration aims to provide residents with improved access across Los Angeles, including a future direct connection to Los Angeles International Airport (LAX) via the upcoming **LAX/Metro Transit Center Station**, slated to open in 2025.

The Hyde Park neighborhood itself is undergoing revitalization, with new developments and infrastructure projects contributing to its transformation. **The Brynhurst Apartments** offer residents a prime location with convenient access to transportation hubs, entertainment venues, and modern amenities.



New Construction Projects within a One-Mile Radius:

3509 Hyde Park Blvd – 43 Units	6109 Crenshaw Blvd – 75 Units
6521 Brynhurst Ave – 41 Units	6501 Crenshaw Blvd – 98 Units
6559 Brynhurst Ave – 26 Units	6515 Crenshaw Blvd – 24 Units
6740 Brynhurst Ave – 12 Units	6527 Crenshaw Blvd – 43 Units
6576 West Blvd – 64 Units	7301 Crenshaw Blvd – 55 Units
6570 West Blvd – 48 Units	

Project Information & Pricing

Project Information:

- Market Rate project with 5 ELI units
- Building designed with oversized units to increase desirability from tenants and decrease turnover on units.
- Potential to convert some/most 2+2+Den units to 3+2 units
- Central location near multiple options for public transportation
- Project will be delivered RTI

Price:	\$3,975,000
Address:	6313-6319 S. Brynhurst Ave. Los Angeles, Ca 90043
Status:	Will be delivered RTI
Units:	51 units
Parking:	28 spaces
Unit Mix and Average Size:	1 ADU at 750 sqft 12 one-bed/one-bath at 758 sqft 4 two-bed/two-bath at 1050 sqft 20 three-bed/two-bath with den at 1150 sqft 13 three-bed/two-bath at 1068 sqft
Approx. Gross Building Square Footage:	62,432
APN:	4006-007-007 and 4006-007-008
Lot Size:	22,728 Sqft
Zoning:	R3
TOC:	Tier 3

Rent Roll

Unit	Type	Sqft	Projected Rent
101	Gym		
102	3+2	1350	\$ 3,795
103	1+1 (ADU)	750	\$ 2,200
104	3+2	1200	\$ 3,795
201	1+1	625	\$ 2,200
202	2+2	1050	\$ 3,395
203	3+2+Den	1150	\$ 3,835
204	3+2+Den	1150	\$ 3,835
205	3+2+Den	1150	\$ 3,835
206	3+2	1100	\$ 3,795
207	1+1	920	\$ 2,200
208	3+2	1120	\$ 3,795
209	1+1	730	\$ 2,200
210	3+2+Den	1150	\$ 3,835
211	3+2+Den	1150	\$ 3,835
212	3+2	1250	\$ 3,795
301	1+1	625	\$ 2,200
302	2+2	1050	\$ 3,395
303	3+2+Den	1150	\$ 3,835
304	3+2+Den	1150	\$ 3,835
305	3+2+Den	1150	\$ 3,835
306	3+2	1100	\$ 3,795
307	1+1	920	\$ 2,200
308	3+2	1120	\$ 3,795
309	1+1	730	\$ 2,200
310	3+2+Den	1150	\$ 3,835

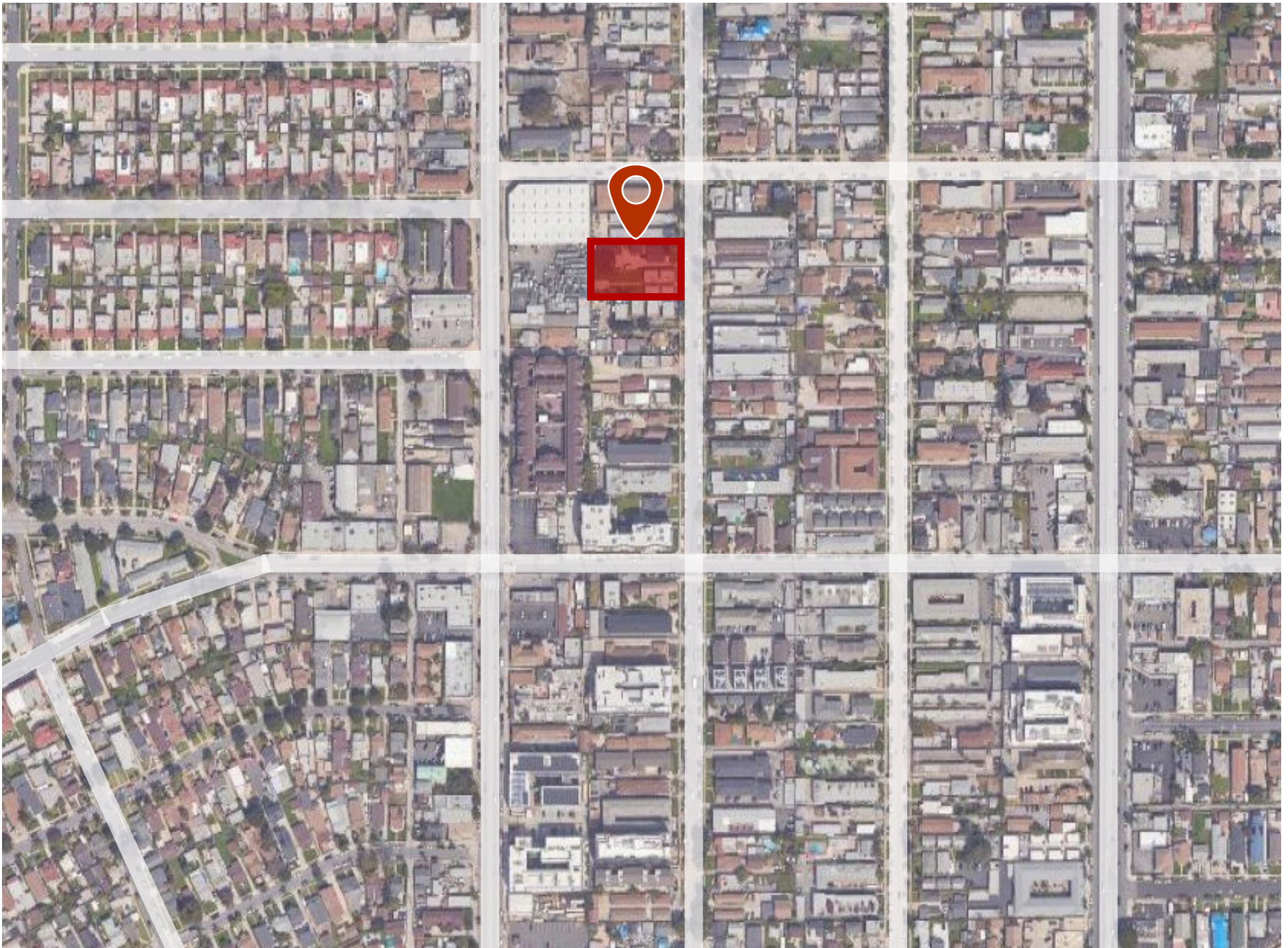
Unit	Type	Sqft	Projected Rent
311	3+2+Den	1150	\$ 3,835
312	3+2	1250	\$ 3,795
401	1+1	625	\$ 2,200
402	2+2	1050	\$ 3,395
403	3+2+Den	1150	\$ 3,835
404	3+2+Den	1150	\$ 3,835
405	3+2+Den	1150	\$ 3,835
406	3+2	1100	\$ 3,795
407	1+1	920	\$ 2,200
408	3+2	1120	\$ 3,795
409	1+1	730	\$ 2,200
410	3+2+Den	1150	\$ 3,835
411	3+2+Den	1150	\$ 3,835
412	3+2	1250	\$ 3,795
501	1+1	625	\$ 2,200
502	2+2	1050	\$ 3,395
503	3+2+Den	1150	\$ 3,835
504	3+2+Den	1150	\$ 3,835
505	3+2+Den	1150	\$ 3,835
506	3+2	1100	\$ 3,795
507	1+1	920	\$ 2,200
508	3+2	1120	\$ 3,795
509	1+1	730	\$ 2,200
510	3+2+Den	1150	\$ 3,835
511	3+2+Den	1150	\$ 3,835
512	3+2	1250	\$ 3,795

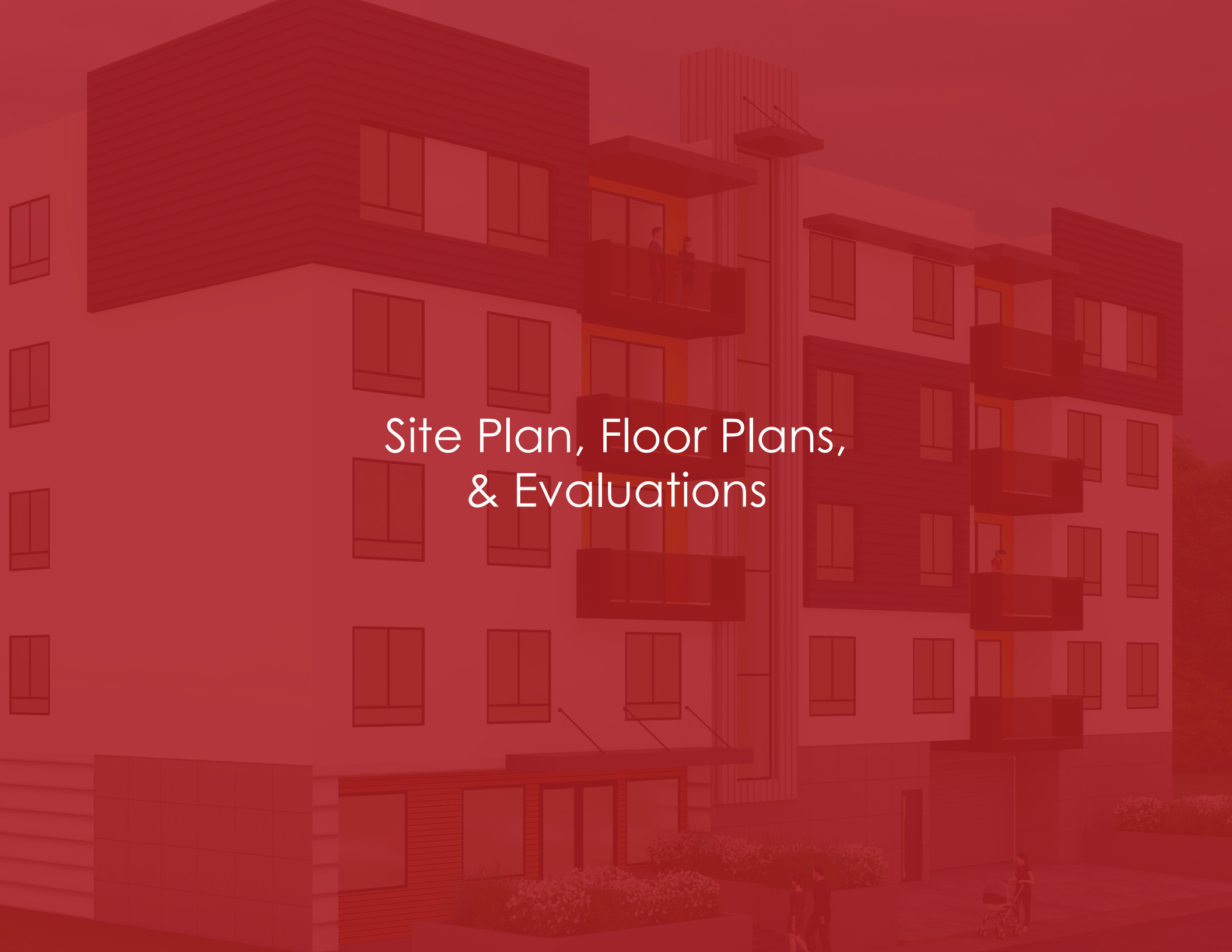


Conceptual Renderings









Site Plan, Floor Plans, & Evaluations

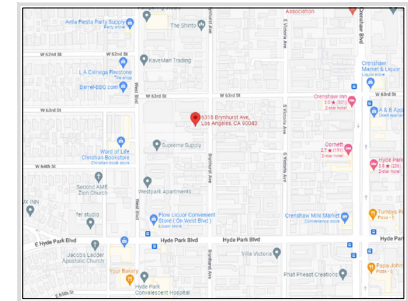
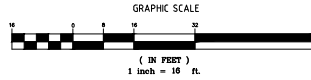
6313 S BRYNHURST AVE , LOS ANGELES, CA 90043

PROJECT ADDRESS		INDEX		PROJECT DATA		DENSITY CALCULATION:			
6313 S BRYNHURST AVE, LOS ANGELES, CA 90043		ARCHITECTURAL		PROJECT DATA		DENSITY CALCULATION:			
PROJECT OWNER		SHEET		ADDRESS:		LOT AREA:		PER SB-6 DETERMINATION: 5 UNITS TO BE REPLACED 3-UNITS@ EXTREMELY LOW INCOME 1-UNIT @ VERY LOW INCOME 2-UNIT @ LOW INCOME 2-UNIT MARKET RATE RSO	
		TITLE		PROJECT SCOPE:		DENSITY, R3-1 = 1 UNIT / 800 SQ.FT.			
6319 BRYNHURST LLC 1041 VENICE BLVD#260 LOS ANGELES CA 90034		T.O		LEGAL DESCRIPTION		ALLOWABLE UNITS:		PROPOSED BUILDING RENT STRUCTURE 5 UNITS@ EXTREMELY LOW INCOME 1 UNIT @ LOW INCOME 2 UNITS MARKET RATE RSO 41 UNITS NON RESTRICTED MARKET RATE	
		COVER SHEET		ASSASSOR PARCEL NO. (APN)		22,727.8 / 800= 28.40+29			
DESIGN BY		A1.0		BUILDING CODE:		PER TOC (TIER 3)		AFFORDABLE UNIT REQUIREMENT PER TOC TIER III 10 % @ EXTREMELY LOW INCOME 50 X 10% =5 UNITS	
		A1.1		ZONE:		29 X 70 % = 21 UNIT			
C.A. ENGINEERING 6747 OCESSA AVE, SUITE 204 VAN NUYS, CA 91406 PHONE: (818)758-0018		A1.2		GENERAL PLAN LAND USE		TOTAL UNIT PROPOSED = 50 UNITS			
		A1.3		COMMUNITY PLAN AREA		29 X 70 % = 21 UNIT			
STRUCTURAL ENGINEER		A1.4		AREA PLANNING COMMISSION		ALLOWABLE PER TOC (TIER 3) = 29-21 = 8 UNITS			
		A1.5		TYPE OF CONSTRUCTION:		TOTAL UNIT PROPOSED = 50 UNITS			
SURVEY		A2.0		LOT AREA:		ALLOWABLE FAR=		ALLOWABLE DENSITY&BUILDING AREA,ZONING CODE	
		A2.1		11,363.9+11,363.9=22,727.8 SQ FT PER ZIMAS		R3-1			
ENGINEER ANIL T. DESAI		A2.2		ALLOWABLE BUILDING HEIGHT:		LOT AREA:		159.46'X110' = 17,540.60 SQ.FT.	
		A2.3		PER ZONING 45 FEET PER THE BUILDING CODE 60 FEET		159.46'X110' = 17,540.60 SQ.FT.			
GEOTECHNICAL ENGINEER		A2.4		PROPOSED BUILDING HEIGHT:		-SEE DIAGRAM-		TOC DATA	
		A2.5		PROPOSED HEIGHT PER (PER TOC) = 45 FEET + 11 FEET = 56'					
LANDSCAPING		A2.6		OCCUPANCY GROUP		MAXIMUM INCREASE IN THE ALLOWABLE FAR PER TOC TIER 3 50%		APPLICABLE CODES:	
		A2.7		R-2		17,540.60 X 4.5 = 78,932.70 SQ.FT.			
ELECTRICAL ENGINEER		A2.8		STORIES:		ALLOWABLE:		TITLE 24	
		A2.9		5 - STORIES		61,200 SQ.FT			
MECHANICAL & PLUMBING		A3.0		BUILDING SETBACKS REQUIRED		TOC TIER AREA QUALIFIED: TIER 3		TITLE 24	
		A3.1		SIDE YARD : 5'-8" FEET PER TOC INCENTIVE (30% REDUCTION PER TIER 3)		TOC TIER USED : TIER 3			
MECHANICAL & PLUMBING		A3.2		BUILDING SETBACKS PROVIDED		INCENTIVES REQUESTED:		7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.3		FRONT YARD : 15 FEET		BASE INCENTIVE			
MECHANICAL & PLUMBING		A3.4		REAR YARD : 15 FEET		REDUCTION PARKING PER TIER 3		7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.5		SIDE YARD : 7'-0" FEET		INCREASE IN NUMBER OF UNIT=70%			
MECHANICAL & PLUMBING		A3.6		FRONT YARD : 15 FEET		ADDITIONAL INCENTIVE		7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.7		REAR YARD : 15 FEET		NOTE: (3) ADDITIONAL INCENTIVES ARE REQUESTED AS PART OF THIS ENTITLEMENT			
MECHANICAL & PLUMBING		A3.8		TOTAL		FOR 3- INCENTIVES, MINIMUM 11% TO BE SET ASIDE TO EXTREMELY LOW INCOME		7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.9		50		5/29 = 17.2% > 11%			
MECHANICAL & PLUMBING		A3.10		PER AB2097 THERE ARE NO PARKING REQUIREMENTS FOR THIS PROJECT		1-HEIGHT INCENTIVE		7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.11				ALLOWABLE HEIGHT =45 FEET			
MECHANICAL & PLUMBING		A3.12		STANDARD		ALLOWABLE INCREASED HEIGHT PER TOC(TIER3)=22 FEET		7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.13		COMPACT		PROPOSED HEIGHT PER= 45 FEET+11 FEET=56'			
MECHANICAL & PLUMBING		A3.14		DISABLE PARKING (ASSIGNED)		2-YARD/SETBACK:		7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.15		2		REDUCTION OF 2 SIDE YARDS BY 30%			
MECHANICAL & PLUMBING		A3.16		TOTAL AUTO PARKING RESIDENTS		REQUIRED SIDEYARD PER LAMC=5+3+8 FEET		7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.17		28		ALLOWABLE REDUCTION= 30%*8=2.4 FEET			
MECHANICAL & PLUMBING		A3.18		(5) SHORT-TERM BICYCLE PARKING		REQUIRED SIDEYARD= 8'-2.4" + 5.8" =5'-8"		7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.19		(42) LONG-TERM BICYCLE PARKING		PROPOSED SIDEYARD =7'-0"			
MECHANICAL & PLUMBING		A3.20		PER ORDINANCE # 185,480		3- DECREASE IN REQUIRED OPEN SPACE, 25% REDUCTION PER TIERS		7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.21							
MECHANICAL & PLUMBING		A3.22		PROVIDED EV PARKING= 30% X 28= 8.4+9		AREA PER UNIT		7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.23		10%*28 =2.8+3 EVCS PARKING (INSTANT CHARGER REQUIRED)					
MECHANICAL & PLUMBING		A3.24		* NO GUEST PARKING*		SCHOOL DISTRICT ASSESSABLE		7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.25		2% OF NUMBER OF PARKING= 2%*28 = 56 = 1 ACCESSIBLE PARKING ASSIGNED PARKING					
MECHANICAL & PLUMBING		A3.26		LANDSCAPE		AREA SUMMARY (LABC)		7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.27							
MECHANICAL & PLUMBING		A3.28		L1- PLANTING PLAN 1ST FLOOR				7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.29		L2- PLANTING PLAN 2ND FLOOR					
MECHANICAL & PLUMBING		A3.30		L3- PLANTING NOTE & DETAIL				7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.31		L4- IRRIGATION NOTE					
MECHANICAL & PLUMBING		A3.32		L5- IRRIGATION 1ST FLOOR				7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.33		L6- IRRIGATION 2ND FLOOR					
MECHANICAL & PLUMBING		A3.34		L7- IRRIGATION NOTE & DETAIL				7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.35		L8- IRRIGATION DETAIL					
MECHANICAL & PLUMBING		A3.36		L9- IRRIGATION SPECIFICATION				7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.37		L10- PLANTING SPECIFICATION					
MECHANICAL & PLUMBING		A3.38		L11- PLANTING SPECIFICATION				7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.39							
MECHANICAL & PLUMBING		A3.40		STRUCTURAL				7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.41							
MECHANICAL & PLUMBING		A3.42		S-0 & S-0A				7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.43		GENERAL NOTES					
MECHANICAL & PLUMBING		A3.44		S-1				7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.45		FOUNDATION PLAN					
MECHANICAL & PLUMBING		A3.46		S-2A				7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.47		SECOND FLOOR FRAMING PLAN (CONC. DECK)					
MECHANICAL & PLUMBING		A3.48		S-2B				7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.49		SECOND FLOOR FRAMING PLAN (CONC. DECK)					
MECHANICAL & PLUMBING		A3.50		S-3 A&T-1				7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.51		ANCHOR BOLT LAYOUT PLAN AND ITS SHEETS					
MECHANICAL & PLUMBING		A3.52		S-4				7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.53		THIRD FLOOR FRAMING PLAN					
MECHANICAL & PLUMBING		A3.54		S-5				7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.55		FOURTH FLOOR FRAMING PLAN					
MECHANICAL & PLUMBING		A3.56		S-6				7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.57		FIFTH FLOOR FRAMING PLAN					
MECHANICAL & PLUMBING		A3.58		S-7				7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.59		ROOF FRAMING PLAN					
MECHANICAL & PLUMBING		A3.60		S-1 TO S-7				7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.61		DETAILS					
MECHANICAL & PLUMBING		A3.62		CIVIL				7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.63							
MECHANICAL & PLUMBING		A3.64		C-0				7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.65		COVER SHEET					
MECHANICAL & PLUMBING		A3.66		C-1				7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.67		SITE PLAN					
MECHANICAL & PLUMBING		A3.68		C-1-1				7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.69		GRADING NOTE					
MECHANICAL & PLUMBING		A3.70						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.71							
MECHANICAL & PLUMBING		A3.72						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.73							
MECHANICAL & PLUMBING		A3.74						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.75							
MECHANICAL & PLUMBING		A3.76						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.77							
MECHANICAL & PLUMBING		A3.78						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.79							
MECHANICAL & PLUMBING		A3.80						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.81							
MECHANICAL & PLUMBING		A3.82						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.83							
MECHANICAL & PLUMBING		A3.84						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.85							
MECHANICAL & PLUMBING		A3.86						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.87							
MECHANICAL & PLUMBING		A3.88						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.89							
MECHANICAL & PLUMBING		A3.90						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.91							
MECHANICAL & PLUMBING		A3.92						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.93							
MECHANICAL & PLUMBING		A3.94						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.95							
MECHANICAL & PLUMBING		A3.96						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.97							
MECHANICAL & PLUMBING		A3.98						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.99							
MECHANICAL & PLUMBING		A3.100						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.101							
MECHANICAL & PLUMBING		A3.102						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.103							
MECHANICAL & PLUMBING		A3.104						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.105							
MECHANICAL & PLUMBING		A3.106						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.107							
MECHANICAL & PLUMBING		A3.108						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.109							
MECHANICAL & PLUMBING		A3.110						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.111							
MECHANICAL & PLUMBING		A3.112						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.113							
MECHANICAL & PLUMBING		A3.114						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.115							
MECHANICAL & PLUMBING		A3.116						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.117							
MECHANICAL & PLUMBING		A3.118						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.119							
MECHANICAL & PLUMBING		A3.120						7. FIRE SPRINKLER NOTE: THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.	
		A3.121							
MECHANICAL & PLUMBING									

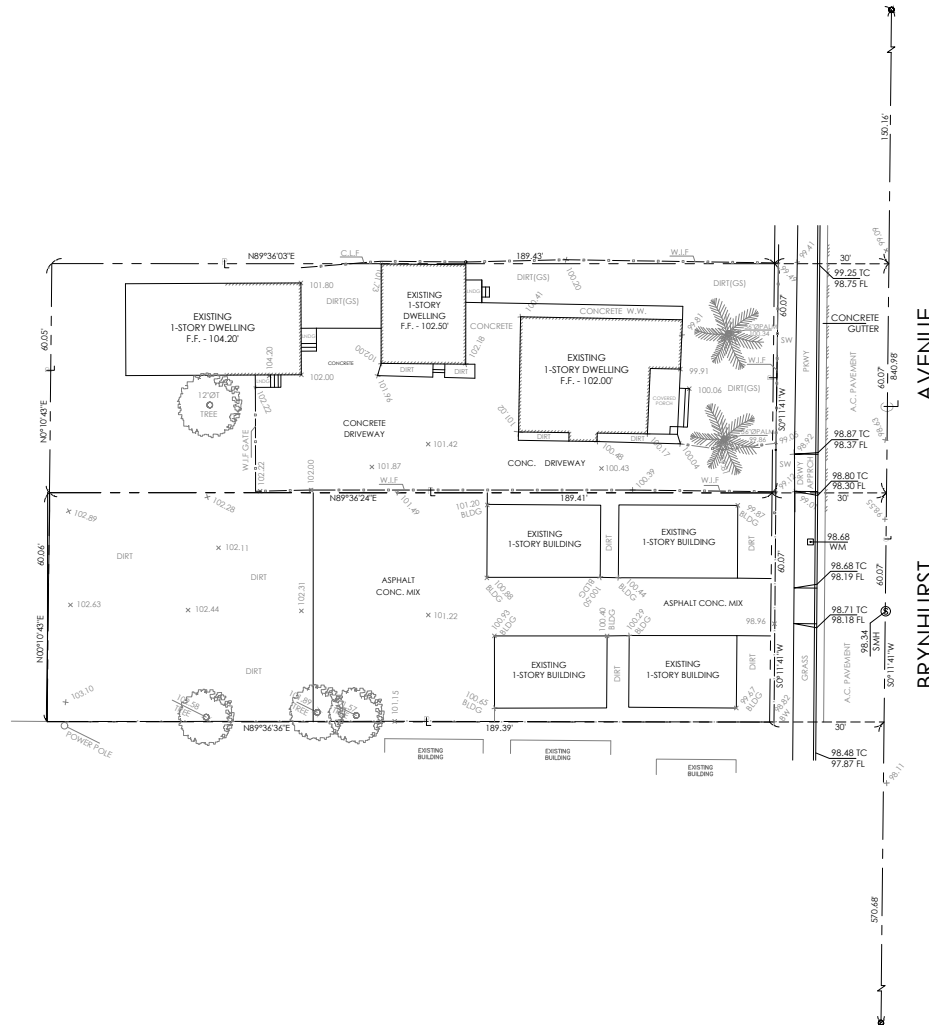
Site Plan

LEGEND

- CENTER LINE
- PROPERTY LINE
- CONC. CONCRETE
- C.L.F. CHAINLINK FENCE
- TC TOP OF CURB
- FL FLOWLINE
- A.C. AGGREGATE ASPHALT
- DRWY DRIVEWAY
- W/ WITH
- I2T TREE
- W.M. WATER METER
- S.M.H. SEWER MANHOLE
- H. HIGH
- P.A. PLANTING AREA
- GS GROUND SURFACE
- P.P. POWER POLE
- EDGE OF PAVEMENT



VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION

LOT 174-175 OF HYDE PARK TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOTE:
THIS IS NOT A BOUNDARY SURVEY THE LOCATION OF THE PROPERTY LINES SHOWN HERE ARE FOR GRAPHICAL REPRESENTATION ONLY.

BENCHMARK NOTE

ELEVATION (FT.) DESCRIPTION
100.00 SEWER MANHOLE AS NOTED



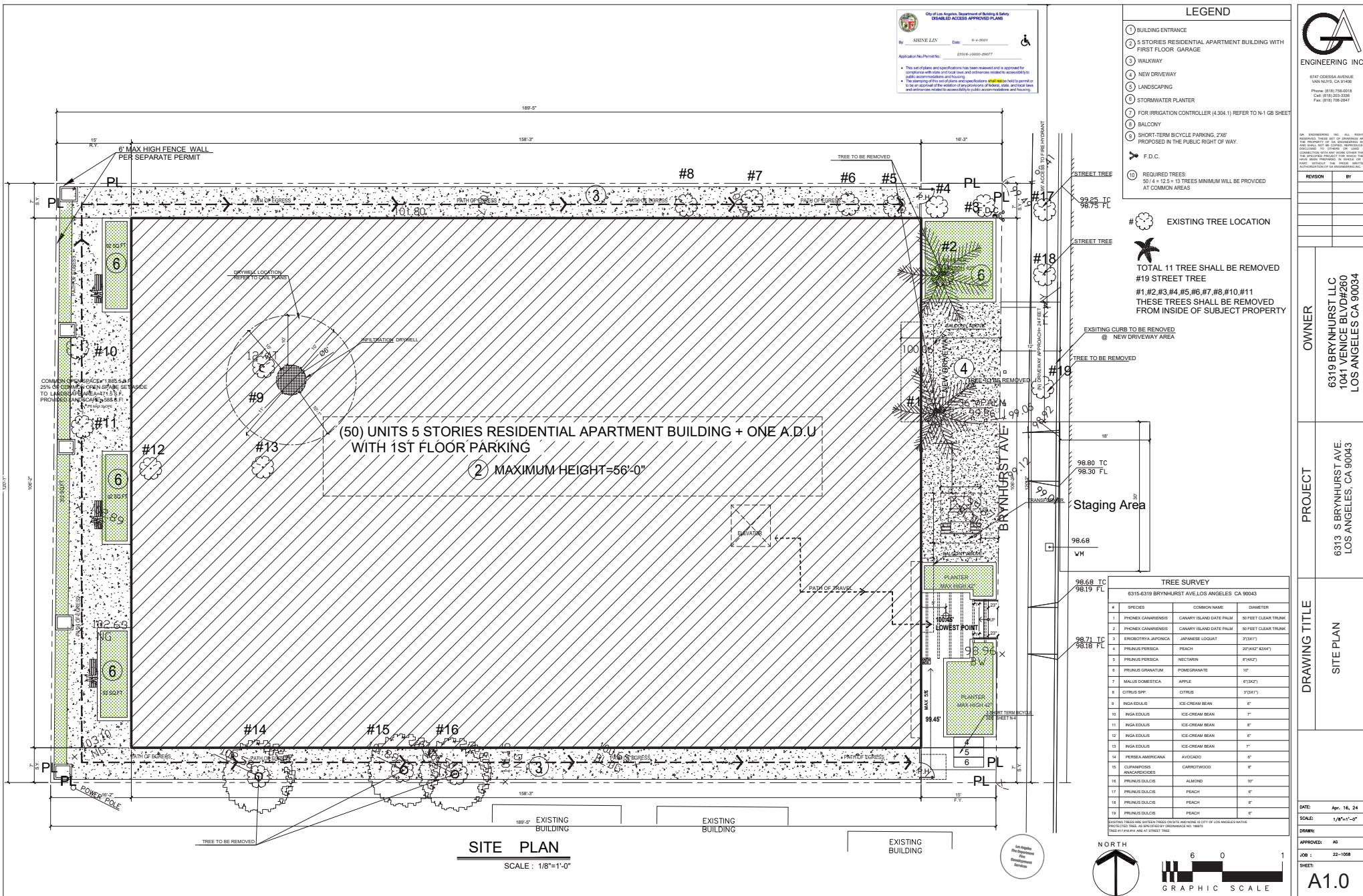
ENGINEER ANIL T. DESAI
RCE 24653 EXP. 12-31-23

TOPOGRAPHIC SURVEY MAP

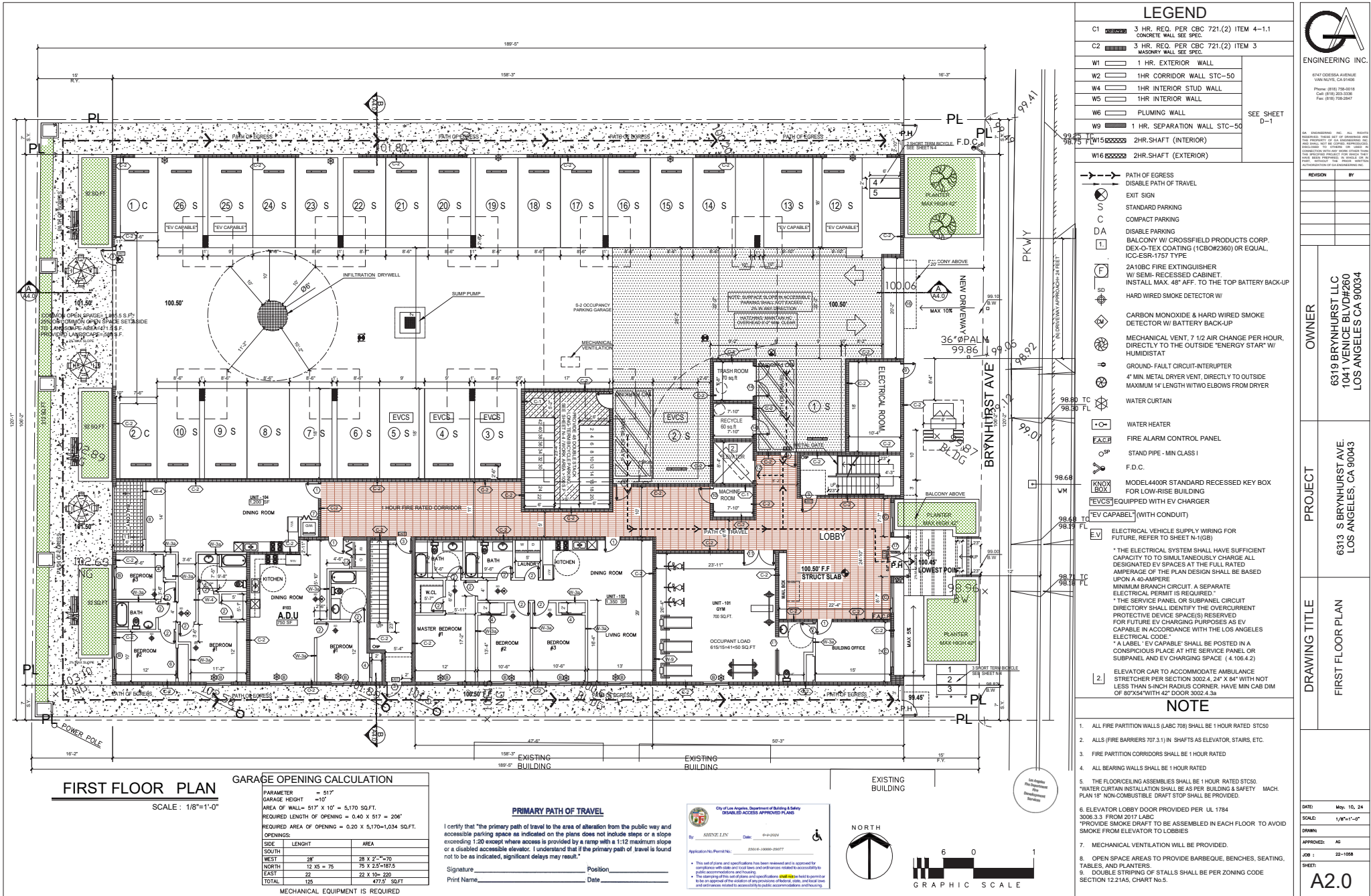
SITE ADDRESS: 6315-6319 BRYNHURST AVENUE
LOS ANGELES, CA. 90043
ALSO KNOWN AS: A.P. No. 4006-007-007 & 008

DATE: 6-14-2022 DRAWN BY: DB CHECKED BY: ATD

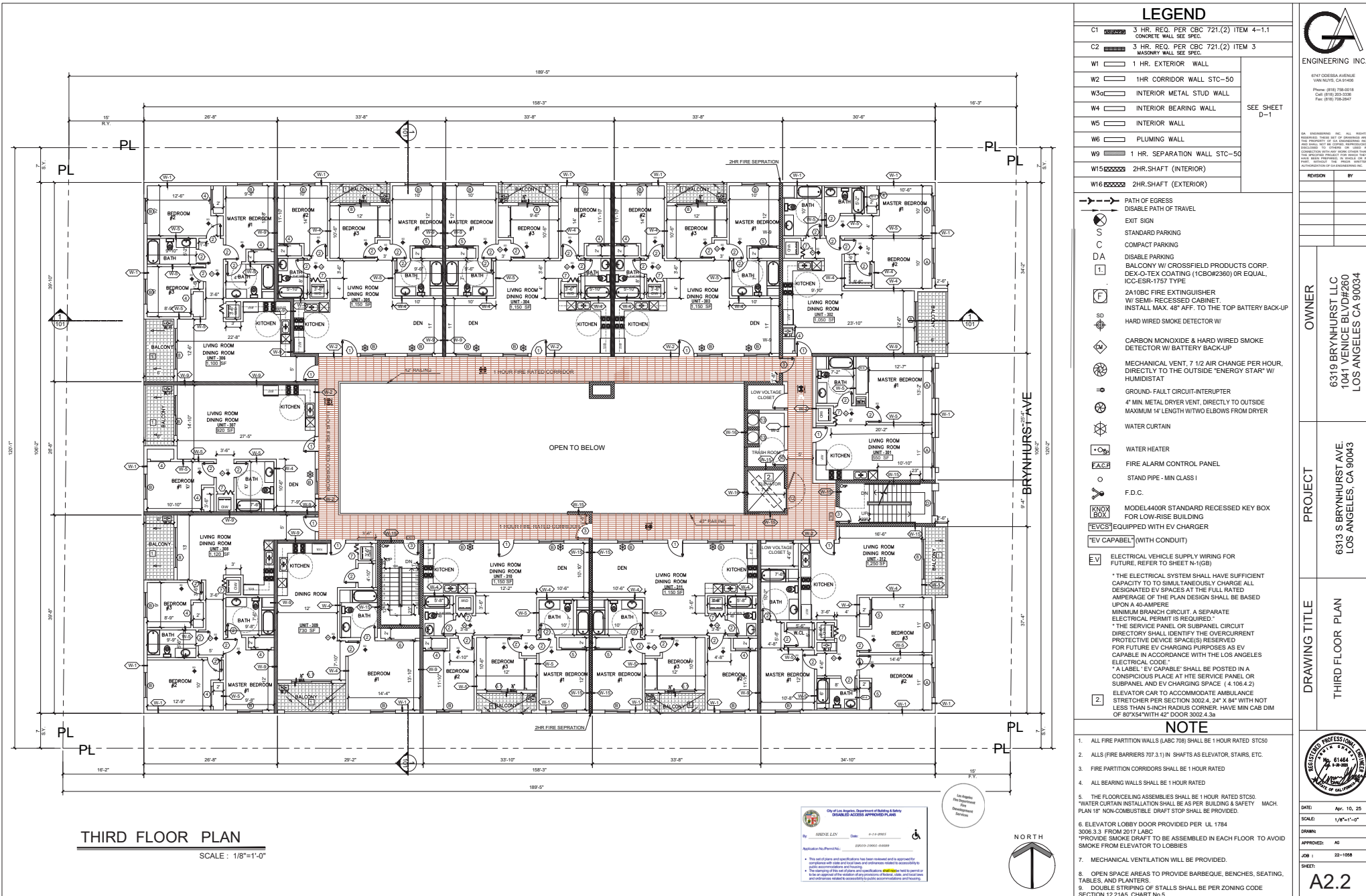
Site Plan



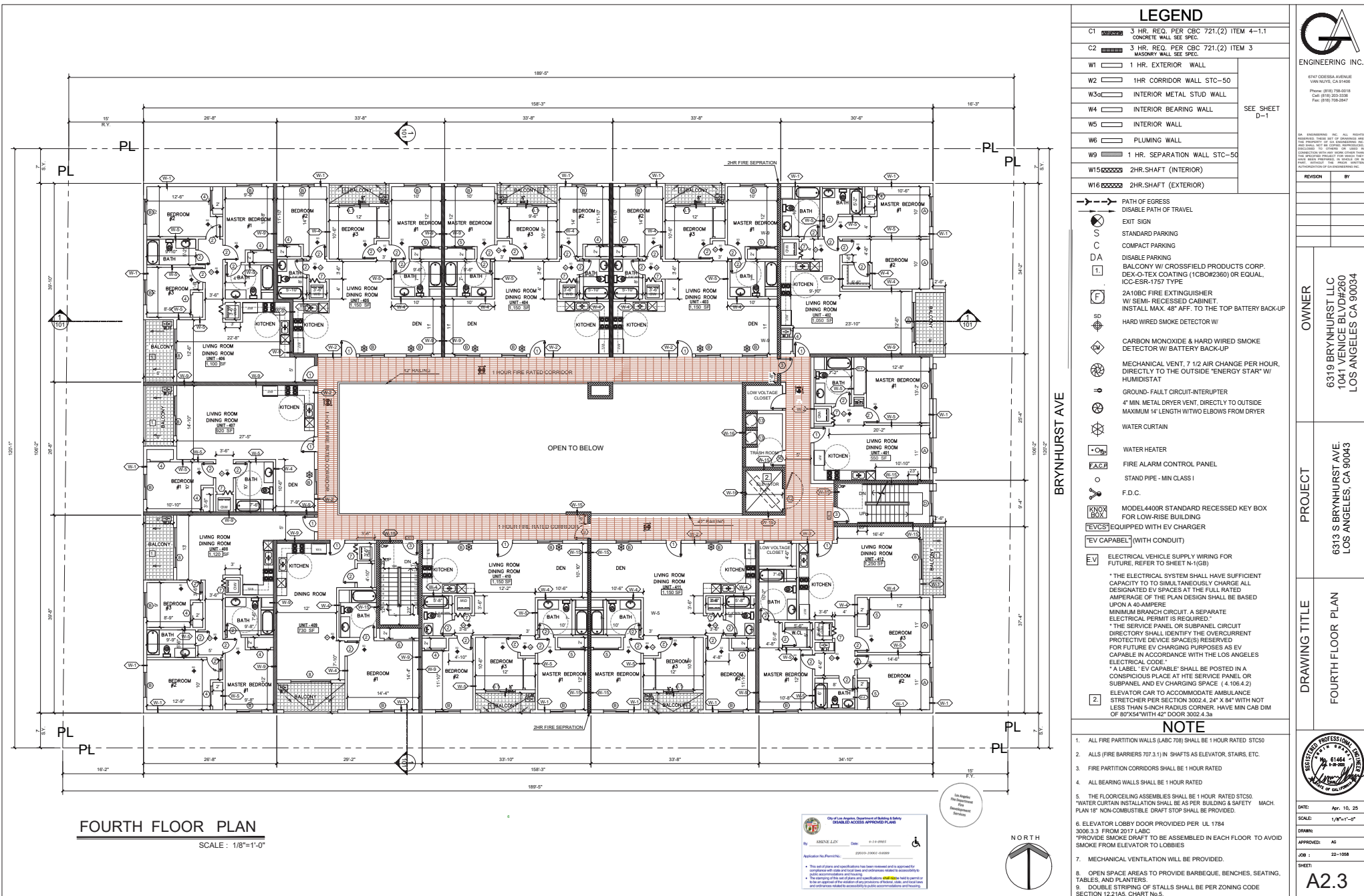
Floor Plans



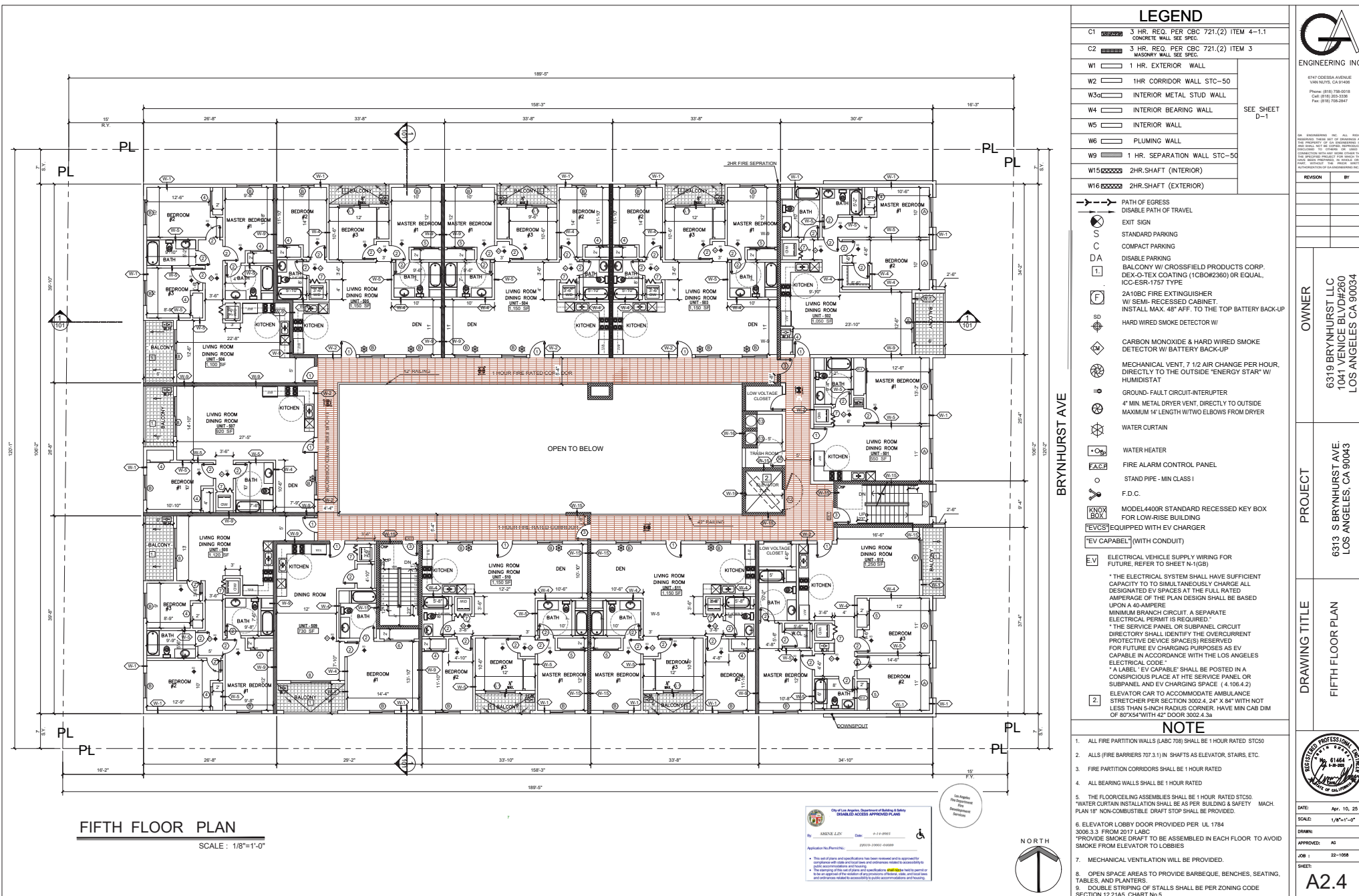
Floor Plans



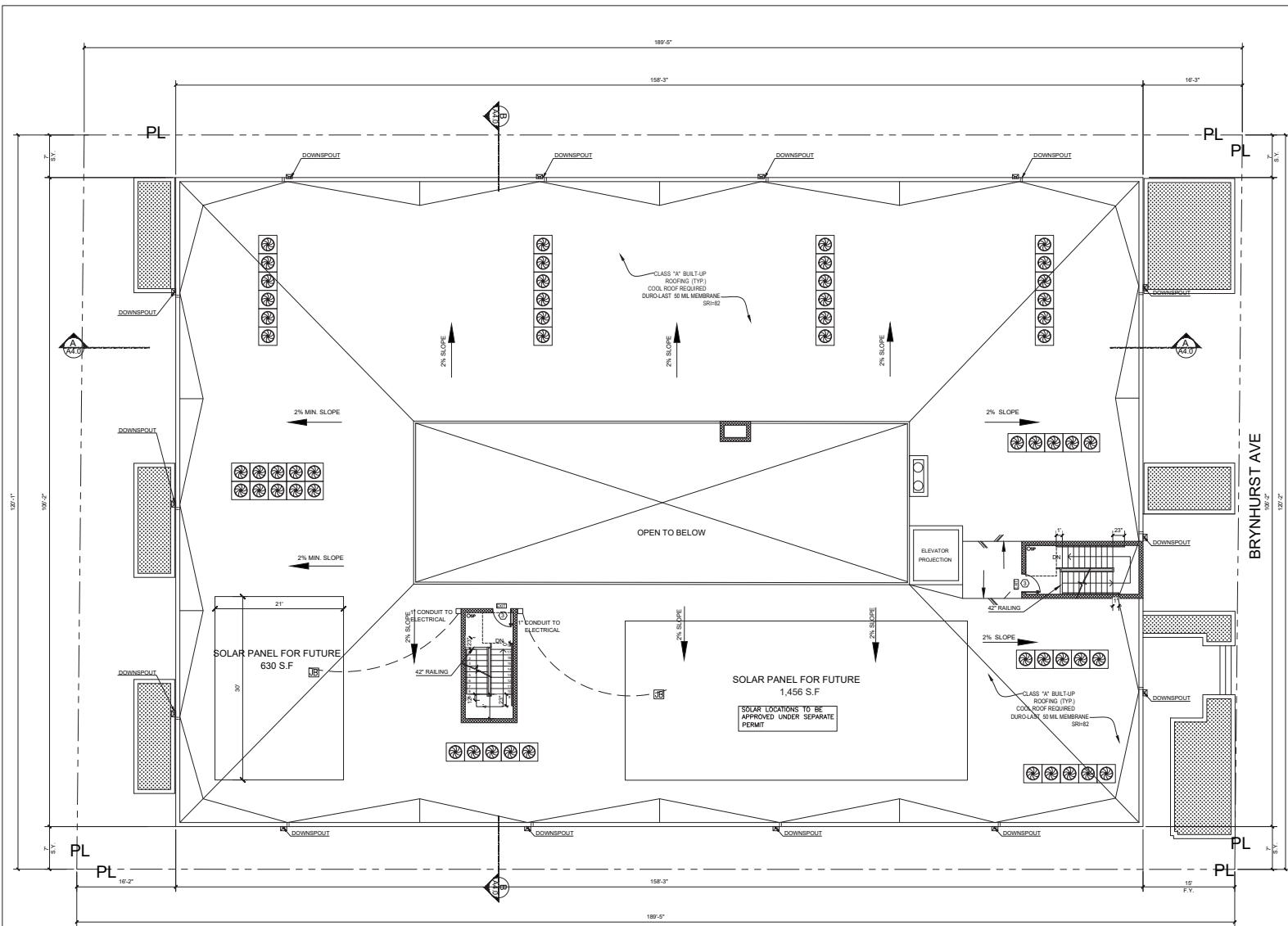
Floor Plans



Floor Plans



Floor Plans



LEGEND

AC UNIT

SOLAR ZONE

15% OF ROOF AREA DESIGNATED FOR FUTURE SOLAR PANEL
ROOF AREA= 13,830 SQ.FT. X 15% =2,075 SQ.FT.
2 SOLAR AREA = 630 +1,456= 2,086 SQ.FT.
UNDER SEPARATE PERMIT

REPRESENT AREA NEXT TO SOLAR PANEL SHALL BE FREE OF OBSTRUCTION AND TO BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS, AND EQUIPMENT.

MAIN SERVICE ELECTRICAL PANEL SHALL HAVE A MIN. BUSBAR RATING OF 200 AMPS THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR 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"

2% SLOPE TO DRAIN U.N.O.

NOTE: ALL DIMENSIONS ARE TO F.O.S. U.N.O.

1. ROOFING TO BE FLINTLASTIC GTA-FR WHITE WITH FLINTCOAT ELASTOMERIC WHITE REFLECTED COATING COF=ESR-1660 (SEE SHEET M-1) CLASS-A

2. CONDENSER UNITS PER MECHANICAL DRAWINGS DAMPROOFING TREMCO PARASEAL LG (LARR 24709)

NOTE: ALL ROOF RUNOFF TO DRAIN INFILTRATION DRYWELL PER CIVIL PLAN.

DURO-LAST® 50-MIL MEMBRANE

Advantages:
Duro-Last® 50-Mil (50 mil) membrane is an excellent choice for projects requiring a long-lasting, energy-efficient roofing membrane. The membrane is available in prefinished sections or as roll goods. A complete line of custom prefinished accessories is available for Duro-Last membranes.

Description:
Duro-Last membrane is composed of PVC film laminated to both sides of a reinforcement fabric (scrim).
Duro-Last membranes must not be used with Duro-Last BT membranes.

PVC Film: Proprietary thermoplastic PVC formulation of resin, plasticizer, stabilizers, fillers, flame retardants, and UV stabilizers. The same PVC film is used on both sides of the membrane.

• PVC film above scrim – 28 mil

Scrim: A 1/4" x 1/4" grid pattern (reinforcement) composed of 50 x 1000 denier threads provides strength and stability. The polyester thread is treated to prevent rotting.

Total Thickness: 50 mil, nominal thickness.

Weight: 0.20 lb. per square foot.

Colors: White, tan, gray, dark gray and terra cotta.

Roll Size: 48' x 10' or 48' x 6' rolls.

Available Configurations:
Predefined Sections: Duro-Last is available in predefined sections up to 2,000 sq. ft. with a maximum 50' x 10' in other dimensions.

Roof Good - Typical Dimensions

Width	Length	Roll Size	Area	Weight
48' x 10'	100' x 10'	100' x 10'	480 sq. ft.	96 lbs.
48' x 10'	100' x 6'	100' x 6'	288 sq. ft.	57.6 lbs.
48' x 10'	100' x 4'	100' x 4'	192 sq. ft.	38.4 lbs.
48' x 10'	100' x 2'	100' x 2'	96 sq. ft.	19.2 lbs.

Energy Efficiency:
While Duro-Last membrane is an excellent product for complying with California Title 24, LEED and other energy efficiency programs requiring the use of a highly reflective roof membrane, it is an ENERGY STAR® qualified product.

Warranty:
The following warranties are available for projects utilizing Duro-Last membrane. Contact Duro-Last for warranty details.

Available Warranties

Warranty	Duration	Coverage
Standard	10 Years	100% material and labor
Enhanced	15 Years	100% material and labor
Extended	20 Years	100% material and labor

Colors and Standards:
Underwriters Laboratories (UL) and Canadian FM Approvals, ECR-63 (UL-63), Canadian Construction Materials Centre (CCMC) 133814, State of Florida, Miami-Dade County, Texas Department of Transportation.

Storage:
Store with lengthwise on pallets. Use straps to keep rolls dry.

Membrane Attachment:
Mechanically Fastened: Duro-Last membrane may be mechanically attached to a variety of roof decks and wall materials. An appropriate slip sheet or cover board may be required. Refer to the Duro-Last Universal Fastener System Specification for system requirements.

Duro-Last® System: The Duro-Last System (inclusive only) may be used to attach Duro-Last membrane. Refer to the Duro-Last System Specification for system requirements.

Adhesive: Duro-Last membrane may be adhered to a variety of properly prepared roof decks, walls, cover boards and the Duro-Last System Specification for system requirements.

Physical Properties:
Duro-Last membrane has been subjected to the tests required by ASTM 4243 "Standard Specification for Poly (vinyl Chloride) Sheet Roofing" and has been classified as a Type III, thermally stabilized film. The results of tests performed are listed below.

Property	Test Method	ASTM 4243 Requirements	Result	Standard
Tensile Strength	ASTM D1708	1,000 psi	1,000 psi	1,000 psi (min)
Elongation	ASTM D1708	200%	200%	200% (min)
Roofing Weight	ASTM D1708	2.00 lb./sq. ft.	2.00 lb./sq. ft.	2.00 lb./sq. ft. (max)
Seam Strength	ASTM D1708	1,000 psi	1,000 psi	1,000 psi (min)
Seam Elongation	ASTM D1708	200%	200%	200% (min)
Seam Weight	ASTM D1708	2.00 lb./sq. ft.	2.00 lb./sq. ft.	2.00 lb./sq. ft. (max)
Heat Aging	ASTM D1708	100% elongation	100% elongation	100% (min)
Accelerated Aging	ASTM D1708	100% elongation	100% elongation	100% (min)
Dimensional Stability	ASTM D1708	100% elongation	100% elongation	100% (min)
Water Absorption	ASTM D1708	100% elongation	100% elongation	100% (min)
Static Pressure	ASTM D1708	100% elongation	100% elongation	100% (min)
Impact Resistance	ASTM D1708	100% elongation	100% elongation	100% (min)

Additional Tests:
ASTM D1708
ASTM D1708, Part 2, Method A
ASTM D1708, Part 2, Method B

Additional Tests:
ASTM D1708
ASTM D1708, Part 2, Method A
ASTM D1708, Part 2, Method B

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

City of Los Angeles, Department of Building & Safety
PERMITS AND ACCESS APPROVED PLANS

By: **SIENNE LIN** Date: **6-1-2024**

Application No. Permit No.: **230149-00000-00077**

This set of plans and specifications has been reviewed and is approved for compliance with state and local laws, and enforcement related to accessibility for public accommodations and housing.

The reviewing official and plans are approved. **APPROVED** for public use and enforcement related to accessibility for public accommodations and housing.

ENGINEERING INC.
4747 CRENSHAW AVENUE
LOS ANGELES, CA 90008
Phone: (310) 750-0018
Cell: (310) 750-0039
Fax: (310) 750-0047

OWNER
6319 BRYNHURST LLC
1041 VENICE BLVD#260
LOS ANGELES CA 90034

PROJECT
6313 S BRYNHURST AVE
LOS ANGELES, CA 90043

DRAWING TITLE
ROOF PLAN

DATE: Apr. 16, 24
SCALE: 1/8"=1'-0"
DRAWN:
APPROVED: AG
JOB : 22-1058
SHEET:
A2.5

GENERAL NOTES

- ALL DIMENSIONS ARE TO FINISH FACE OF STUD UNLESS OTHERWISE NOTED.
- TITLE 24, PART 3, CALIFORNIA ELECTRICAL CODE FOR USABLE LIGHT SWITCHES.
- ALL BATHROOMS SHALL CONFORM TO THE FOLLOWING ACCESSIBILITY REQUIREMENTS:
ELECTRICAL, OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS.
- MINIMUM 36" WIDE ACCESSIBLE ROUTE WITH EACH BATHROOM.
- GENERAL DOOR WIDTHS AND STRIKE SIDE CLEARANCE CONSISTENT WITH SECTIONS 1109A.1 AND 1102A.
- WALL REINFORCEMENT FOR FUTURE GRAB BAR INSTALLATIONS CONSISTENT WITH SECTION 1109A AND T3.0
- FOR ADDITIONAL ADA INFORMATION, SEE T3.0 THRU T3.7
- ANY ACCESSIBLE ROOMS OR SPACES OPERATION BY OCCUPANTS AT LEAST ONE WINDOW IS REQUIRED WITH ACCESSIBLE OPERABLE PART AND WITHIN REACH RANGE. (1126A.8 & 1138A.4.)
- KITCHEN COUNTER TO BE GRANITE OR STONE

KITCHEN

Sinks and work surfaces required by Section 11334.4 (see item 1 and item 2) shall be provided with knee and toe space complying with Section 11334.7. Base cabinets (including toeboard and shelving) directly under kitchen sinks and work surfaces shall be removable without the use of specialized tools or specialized knowledge in order to provide knee and toe space. The finish floor beneath kitchen sinks and work surfaces shall be extended to the wall. (11334.3)

- Kitchen countertops shall be provided with the following: (11334.4) a. A minimum linear length of 30 inches of countertop shall be provided for the kitchen sink installation. b. A minimum linear length of 30 inches of countertop shall be provided for a work surface. c. Sinks and work surfaces may be a single integral unit a minimum of 60 inches in length, or be separate components. Exception: Two 15-inch wide minimum breadboards may be provided in lieu of the required 30 inches of countertop work surface.

Repositionable countertops shall be provided in a minimum of five percent of the covered multifamily dwelling units. Repositionable countertops shall comply with the following: (11334.4.1)

- Sinks and work surfaces required by Section 11334.4 shall be designed to enable repositioning to a minimum height of 28 inches.
- Base cabinets directly under sinks and work surfaces shall be removable as required in Section 11334.3.
- The sides of adjacent cabinets and the back wall, which may become exposed to moisture or food handling when a countertop is lowered, shall be constructed of durable, nonabsorbent materials appropriate for such uses.
- Finished flooring shall be extended to the wall beneath the sink and work surface. Exceptions:
Knee and toe space, when required by Section 11334, shall comply with Section 1138A.2 and the following: (11334.7) a. The knee and toe space shall be clear and unobstructed, or removable base cabinets in compliance with Section 11334.3 shall be provided. b. The knee and toe space shall be 30 inches wide minimum, centered on the sink, countertop or appliance. c. A clear floor space shall not extend into the knee and toe space more than 19 inches.

- Water supply and drain pipes under kitchen sinks shall be insulated or otherwise covered to protect against contact. There shall be no sharp or abrasive surfaces under kitchen sinks. (11334.7.1)

- Kitchen countertops in dwelling units shall be permitted to be 36 inches 36" maximum above the finished floor (1138A.3.2.2 exception).

BATHING AND TOILET FACILITIES

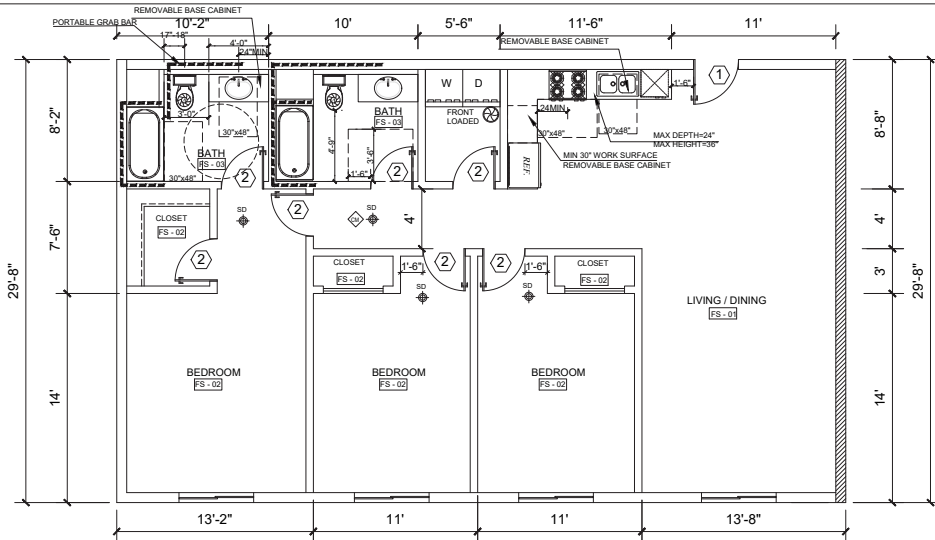
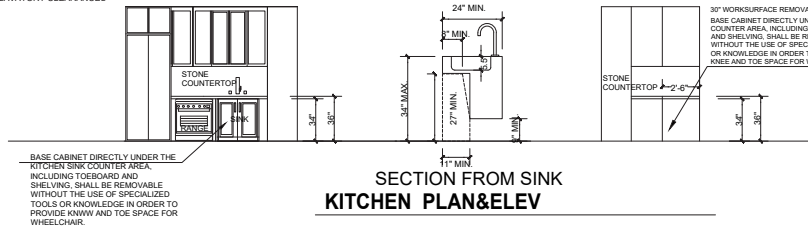
Bathrooms or powder rooms required to be accessible shall have at least one accessible lavatory. Where mirrors and towel fixtures are provided, at least one of each shall be accessible. (1134A.8)

- Vanities and lavatories shall be installed with the centerline of fixture a minimum of 18 inches horizontally from an adjoining wall the fixture to allow for forward approach. When parallel approach is provided, lavatories shall be installed with the centerline of the is a minimum of 24 inches horizontally from an adjoining wall or fixture. The top of the fixture rim shall be a maximum of 34 inches above the finished floor.
- A clear maneuvering space at least 30 inches by 48 inches shall be provided at lavatories and shall be centered on the lavatory. The clear floor space shall not extend into the knee and toe space This than 19 inches.
- Cabinets under lavatories are acceptable provided the bathroom space to allow a parallel approach by a person in a wheelchair has the lavatory cabinets are designed with adaptable knee and toe space.
- Knee and toe space shall be provided by one of the following, shall be centered on the fixture, and shall comply with Section 1138A.2:
 - The space beneath the lavatory shall be left clear and unobstructed;
 - Any cabinet beneath the lavatory shall be removable without the use of specialized knowledge or specialized tools; or
 - Doors to the cabinet beneath the lavatory shall be removable or operable to provide the required unobstructed knee and toe space.
- The finished floor beneath the lavatory shall be extended to the wall.
- Water supply and drain pipes under lavatories shall be insulated or otherwise covered to protect against contact. There shall be no sharp or abrasive surfaces under lavatories.
- Faucet controls and operation mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pound-force. Lever operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.
- Where mirrors or towel fixtures are provided, they shall be mounted with the bottom edge no higher than 40 inches from the floor.

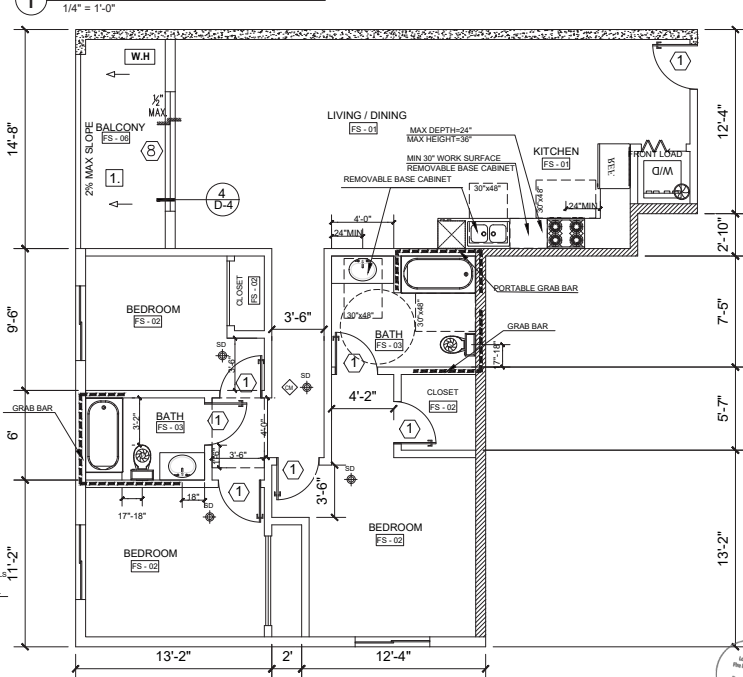
DOORS

- The type of latch and lock required for all doors shall be in accordance with Section 1132A.8 and Chapter 10, Section 1008. (1132A.7)
- Hand-activated door latching, locking, and opening hardware shall be centered between 30 inches and 44 inches above the floor. Latching and locking doors that are hand-activated and on an accessible route shall be operable with a single effort by lever-type hardware, panic bars, push-pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. Locked exit doors shall operate consistent with Section 1132A.6, in the direction of egress. (1132A.5)

SEE SHEET T3.1 DIVISION IV DWELLING FEATURES FOR ADDITIONAL INFORMATION ON KITCHEN AND BATHROOM CLEARANCES AND CABINET REQUIREMENTS
SEE SHEET T3.5 FOR ADDITIONAL LAVATORY CLEARANCES



UNIT 101 FLOOR PLAN



UNIT 103 FLOOR PLAN



REVISION	BY

OWNER
6319 BRYNHURST LLC
1041 VENICE BLVD#260
LOS ANGELES CA 90034

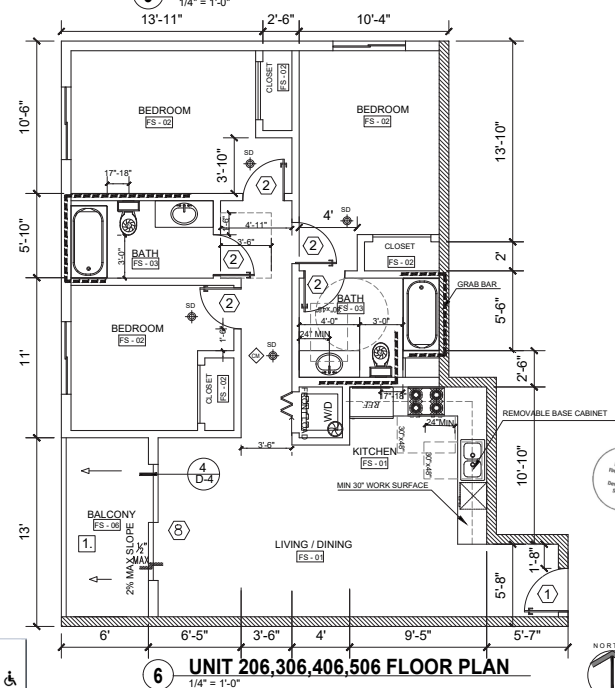
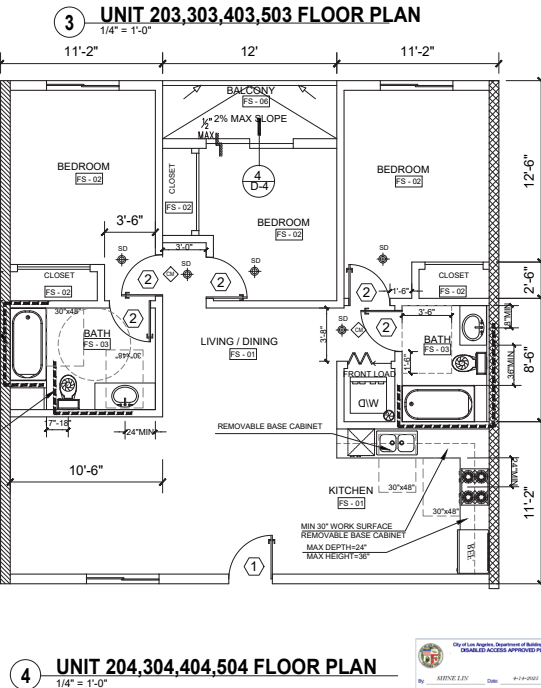
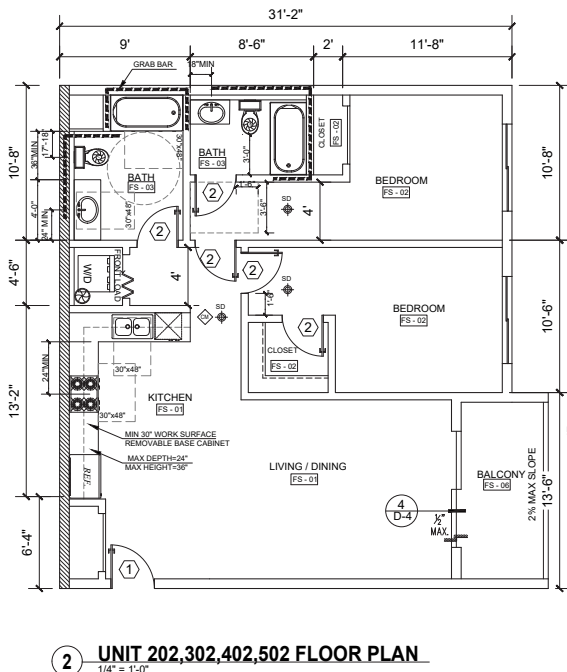
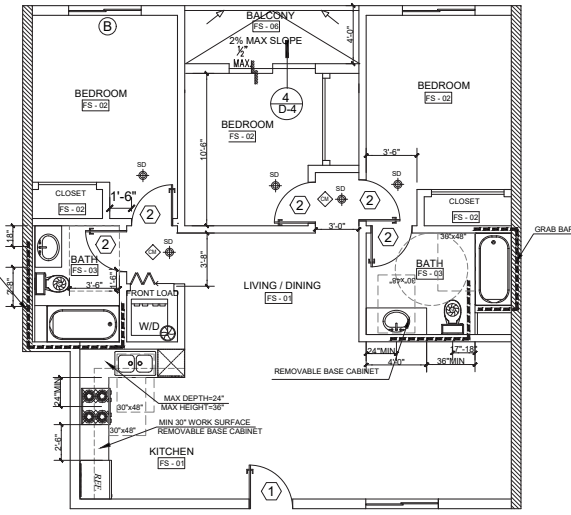
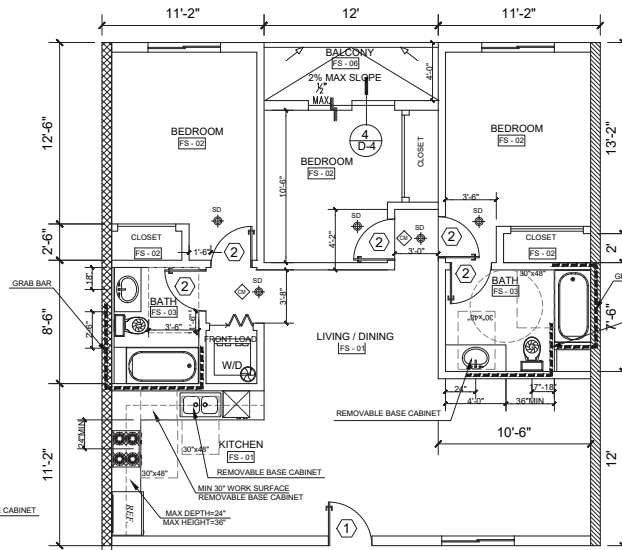
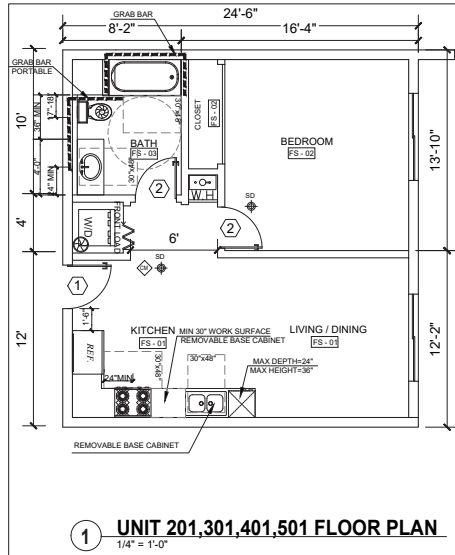
PROJECT
6313 S BRYNHURST AVE
LOS ANGELES, CA 90043

DRAWING TITLE
ENLARGED PLAN

DATE: May 14, 24
SCALE: 1/8"=1'-0"
DRAWN:
APPROVED: AG
JOB : 22-1058
SHEET:

A2.6

Elavations



G
ENGINEERING INC.
6747 CEDAR AVE.
VAN NUYS, CA 91410
Phone: (818) 758-0318
Cell: (818) 355-3358
Fax: (818) 758-0357

OWNER
6319 BRYNHURST LLC
1041 VENICE BLVD#280
LOS ANGELES CA 90034

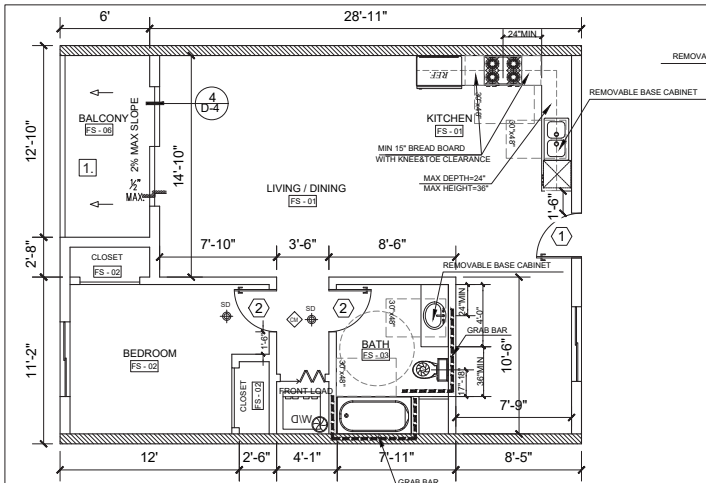
PROJECT
6313 S BRYNHURST AVE.
LOS ANGELES, CA 90043

DRAWING TITLE
ENLARGED PLAN

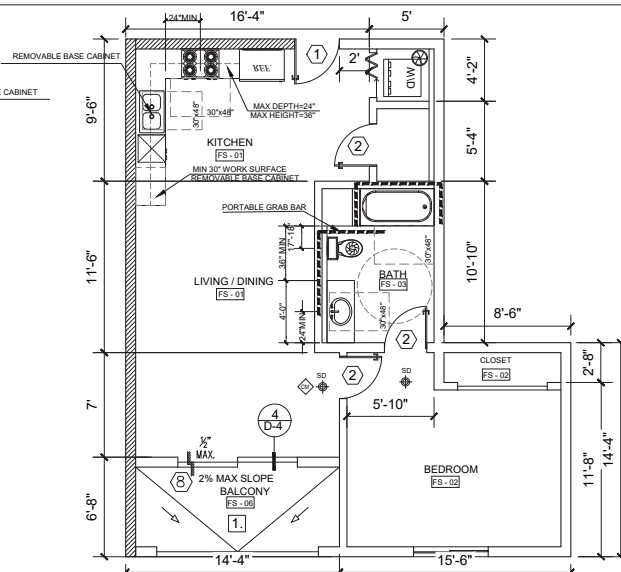


DATE: Apr. 10, 25
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DRAWN:
APPROVED: AG
JOB: 23-1058
SHEET:

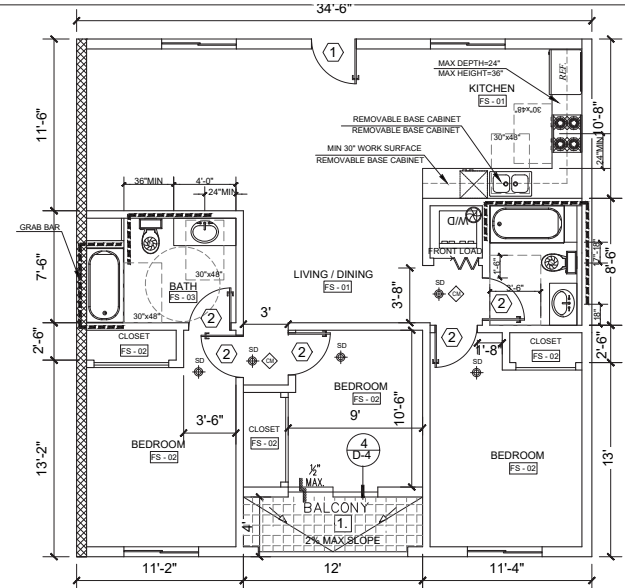
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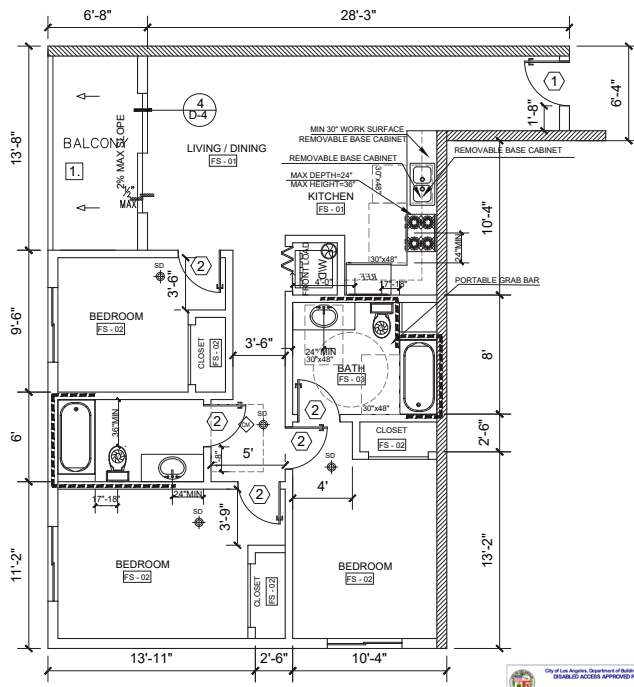
1 UNIT 207,307,407,507 FLOOR PLAN
1/4" = 1'-0"



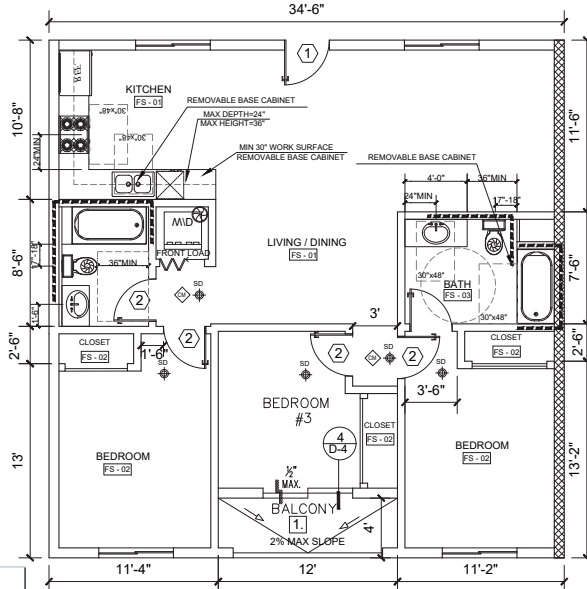
3 UNIT 209,309,409,509 FLOOR PLAN
1/4" = 1'-0"



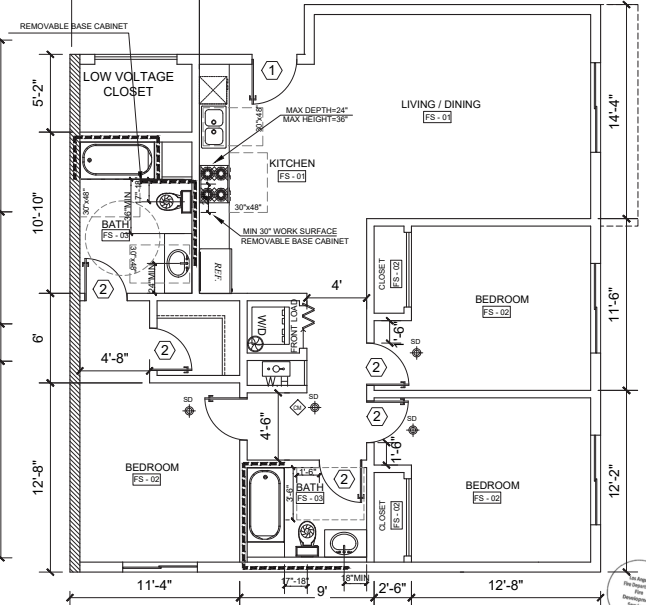
5 UNIT 211,311,411,511 FLOOR PLAN
1/4" = 1'-0"



2 UNIT 208,308,408,508 FLOOR PLAN
1/4" = 1'-0"



4 UNIT 210,310,410,510 FLOOR PLAN
1/4" = 1'-0"



5 UNIT 212,312,412,512 FLOOR PLAN
1/4" = 1'-0"



G
ENGINEERING INC.
4747 CEDAR AVENUE
VAN NUYS, CA 91411
Phone: (818) 758-0518
Cell: (818) 253-1338
Fax: (818) 758-2847

OWNER
6319 BRYNHURST LLC
1041 VENICE BLVD#260
LOS ANGELES CA 90034

PROJECT
6313 S BRYNHURST AVE.
LOS ANGELES, CA 90043

DRAWING TITLE
ENLARGED PLAN



DATE: Apr. 10, 25
SCALE: 1/8"=1'-0"
DRAWN:
APPROVED: AG
JOB #: 22-1058
SHEET:

A2.8

REVISION	BY

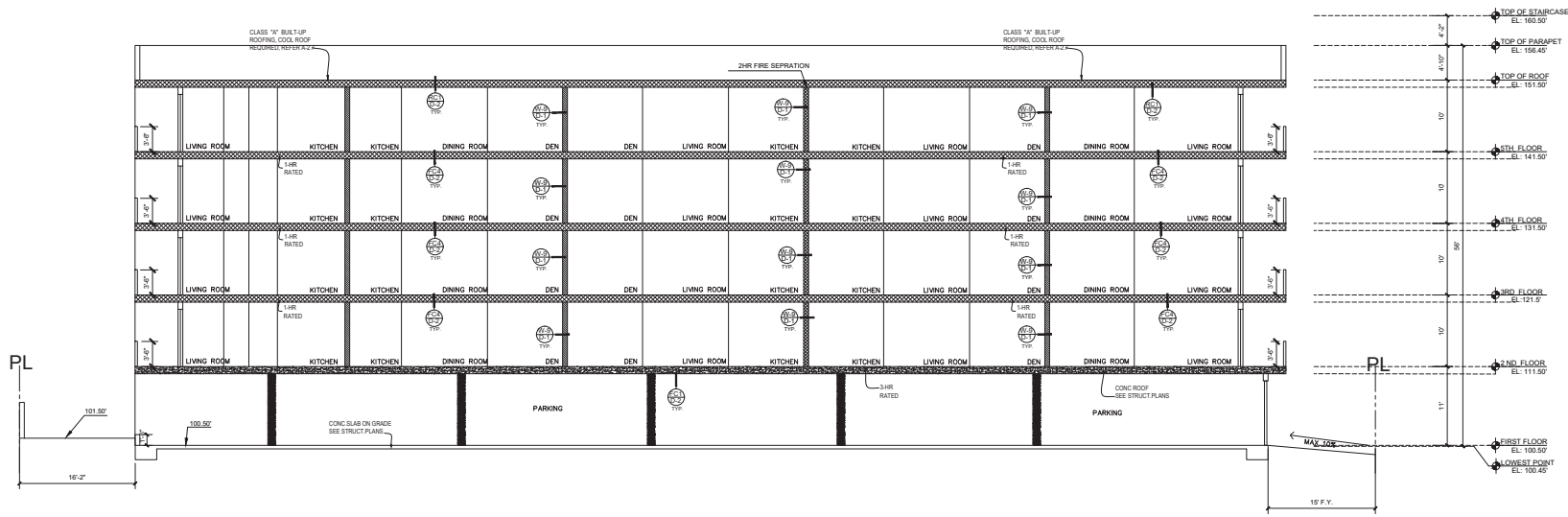
OWNER
6319 BRYNHURST LLC
1041 VENICE BLVD#260
LOS ANGELES CA 90034

PROJECT
6313 S BRYNHURST AVE.
LOS ANGELES, CA 90043

DRAWING TITLE
SECTIONS

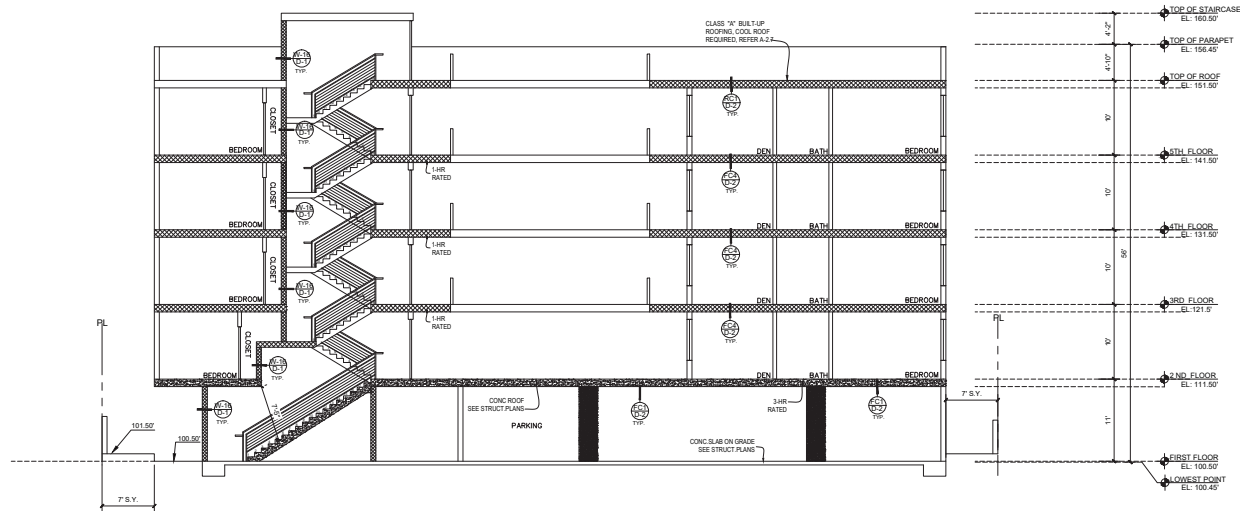
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APPROVED:	AG
JOB :	22-1058
SHEET:	

A4.0



SECTION A-A

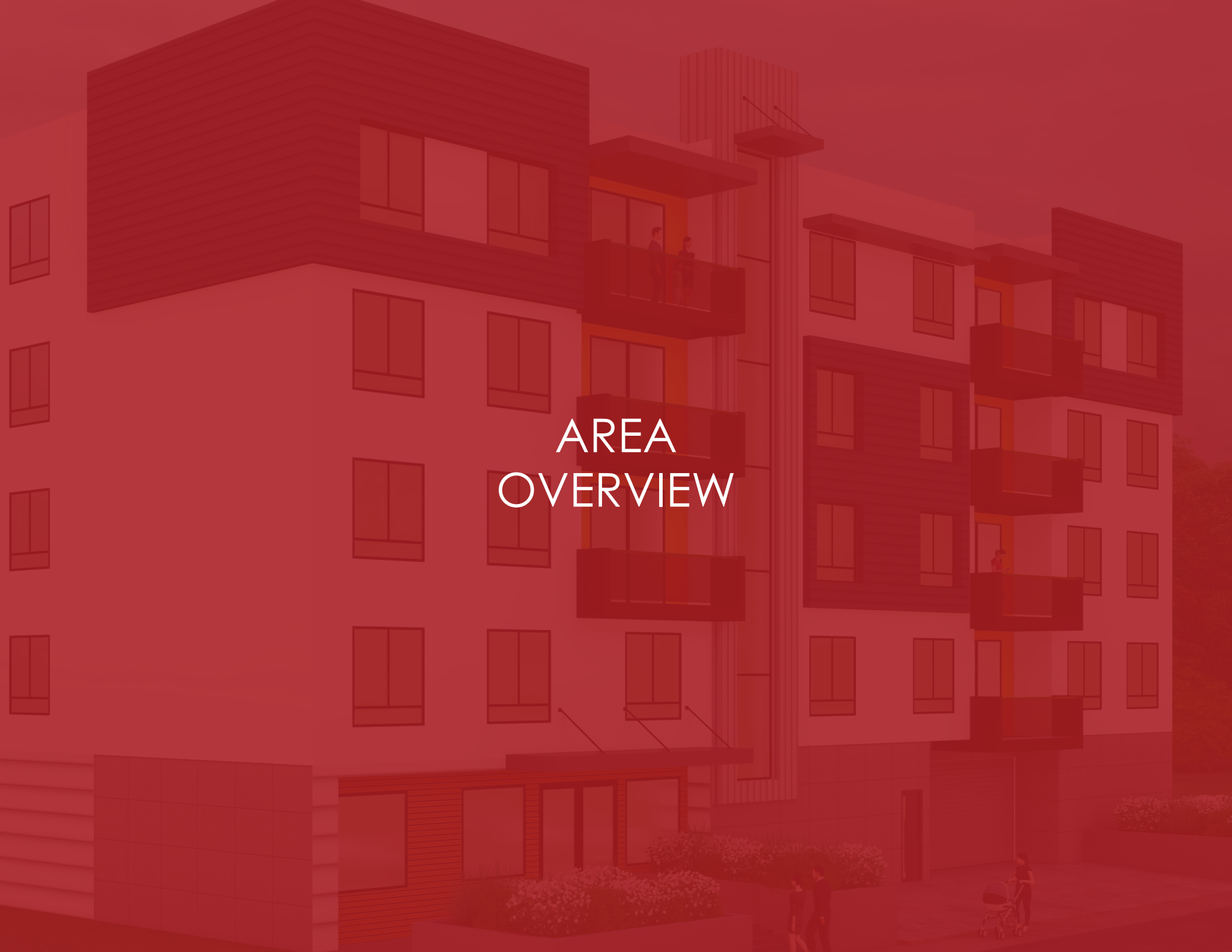
SCALE : 1/8"=1'-0"



SECTION B-B

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





AREA OVERVIEW

