



OWNER:
OWNER
JASON BERTA
14237 W EWRIN
ST., VAN NUYS,
CA, 91401

DESIGNER:
LA LOT PLANS &
PERMITS
1602 BRIDGE ST.,
LOS ANGELES, CA
90033

ENGINEER:
W. R. DESIGN

9900 LAKEWOOD
BLVD, SUITE 109,
DOWNEY, CA.

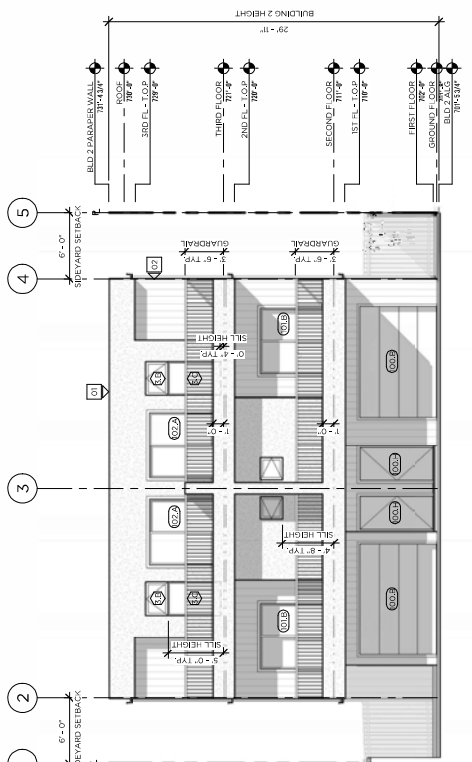
PROJ. ADDRESS:
BLDG 1 ADDRESS
UNIT A: 14237
UNIT B: 14237 1/2
BLDG 2 ADDRESS
UNIT C: 14239

(N) 3 STORY
DUPLX W.
ATT. GARAGE
+ (N) 3
STORY
DUPLX W.
ATT. GARAGE
& ADJ

BUILDING 1
& 2 SOUTH
ELEVATIONS
+ WEST
ELEVATION

A4.1

25 NOV. 2025





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

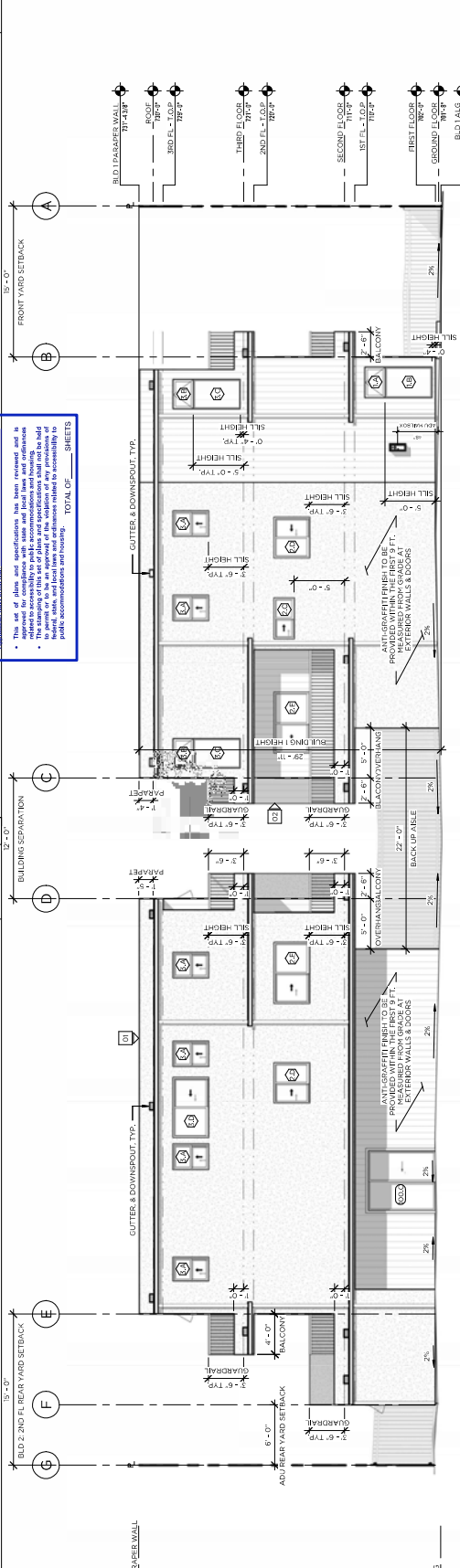
By: Olle Oche Date: 11/03/2025



Application No: 240606

- This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility for public accommodations and housing.
- The undersigned hereby certifies that the applicant and the applicant's agent intend to comply with the applicable laws and ordinances related to accessibility for public accommodations and housing.
- The undersigned hereby certifies that the applicant and the applicant's agent intend to permit or to be an approval of the violation of any provisions of federal, state, and local laws and ordinances related to accessibility for public accommodations and housing.

TOTAL OF _____ SHEETS



NOTES:

A. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER FOR ALL INTERIOR MILLWORK, CROWN AND BASE MOLDINGS, DOOR AND WINDOW TRIM PRIOR TO FABRICATION OR PROCUREMENT OF MATERIALS.

B. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER FOR ALL EXTERIOR MILLWORK, CROWN AND BASE MOLDINGS, DOOR AND WINDOW TRIM PRIOR TO FABRICATION OR PROCUREMENT OF MATERIALS.

C. BATHROOM EXHAUST VENT FAN SHALL BE ENERGY STAR COMPLIANT & BE DUCTED TO THE OUTSIDE. SPECIALTY CONTRACTOR TO PROVIDE SPECIFICATION SHEET FOR VERIFICATION OF ALL APPLIANCES, FIXTURES, FINISHES, AND ACCESSORIES SHALL BE PRE-SELECTED BY OWNER. CONTRACTOR TO VERIFY DIMENSIONS AND PRICING PRIOR TO PROCUREMENT OF MATERIALS.

D. INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.

E. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.

F. PROVIDE 1" CLEARANCE BETWEEN INSULATION & PLYWOOD SHEATHING PER CISC 806.2 & 806.5.

G. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NON-COMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY PER ROOM.

H. THE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT BY A MIN OF 1HR FIRE RATED WALL.

01 EXTERIOR WALLS TO BE COVERED W. 7/8" THK. STUCCO OVER LATH, HOUSE WRAP 1/2" CDX PLYWOOD OR O.S.B.-U.N.O.

01 EXTERIOR WALLS TO BE COVERED W. 3/4" THK. SIDING OVER HOUSE WRAP & 1/2" CDX PLYWOOD OR O.S.B.-U.N.O.

 City of Los Angeles, Department of Building & Safety
APPROVED PLANS

• This set of plans are not approval for construction until the required permit fees are paid.

[illegible]

MATERIAL NOTE	NO SCALE	03
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NOTE	NO SCALE	05
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1

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90240

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ADU: 14239 1/2

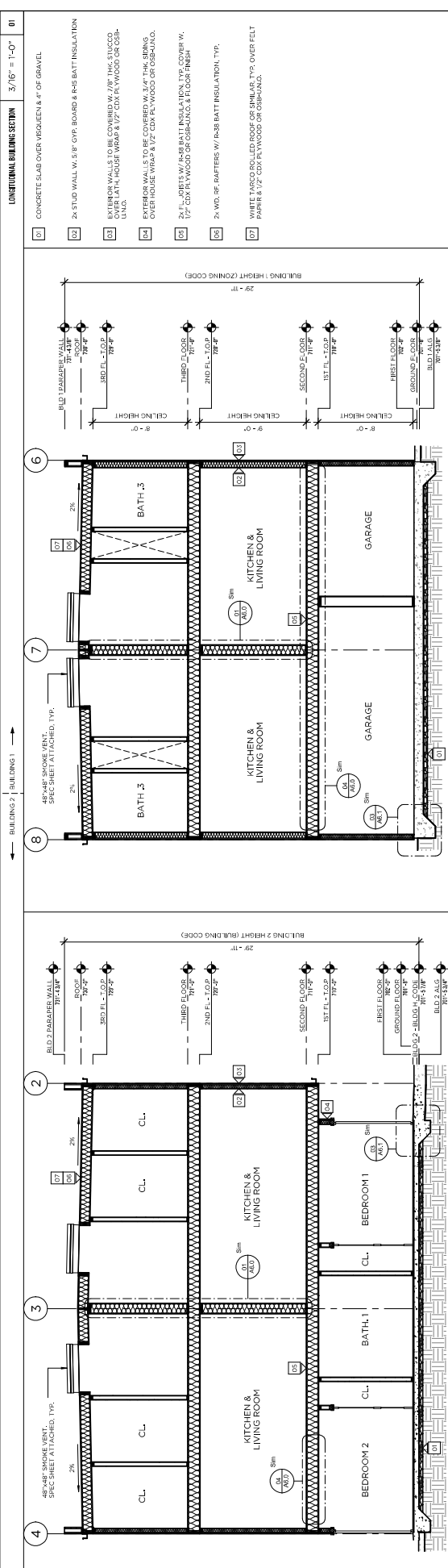
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(N) 3 STORY
DUPLX W.
ATT. GARAGE
+ (N) 3
STORY
DUPLX W.
ATT. GARAGE
& ADU

BUILDING
SECTION

A5.0

25 NOV. 2025

[illegible][illegible]



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BBLDG 1 ADDRESS
UNIT A: 14237
UNIT B: 14237 1/2

BBLDG 2 ADDRESS
UNIT C: 14239
UNIT D: 14239 1/4
UNIT E: 14239 1/2

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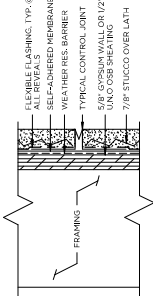
W ERWIN ST., VAN
NUYS, CA 91401

(N) 3 STORY
DUPLX W.
ATT. GARAGE
+ (N) 3
STORY
DUPLX W.
ATT. GARAGE
& ADU

ARCHITECTURE
DETAILS

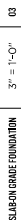
A6.1

25 NOV. 2025



TYPICAL EXTERIOR PLASTER CEMENT EXPANSION JOINT

0-

[illegible]

AREA DRAIN



OWNER:
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PROJ. ADDRESS:
3BLDG 1 ADDRESS
UNIT A: 14237
UNIT B: 14237 1/2

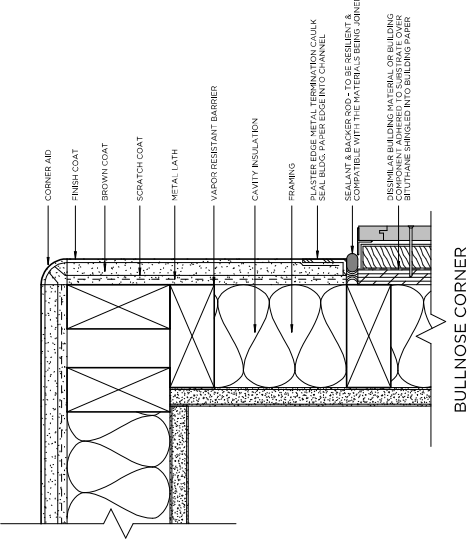
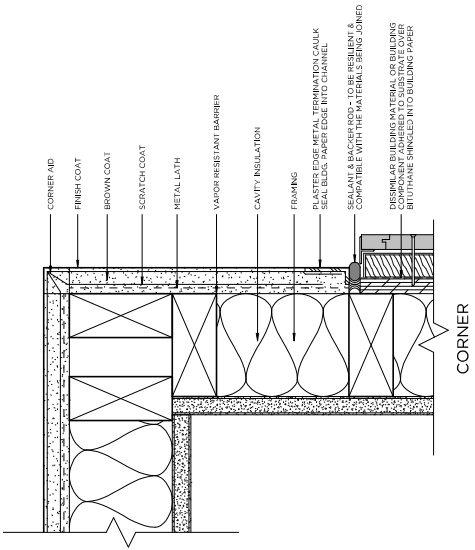
UNII D: 14239 1/4
ADU: 14239 1/2

(N) 3 STORY
DUPLX W.
ATT. GARAGE
+ (N) 3
STORY
DUPLX W.
ATT. GARAGE
& ADU

ARCHITECTURE
DETAILS

A6.2

25 NOV. 2025



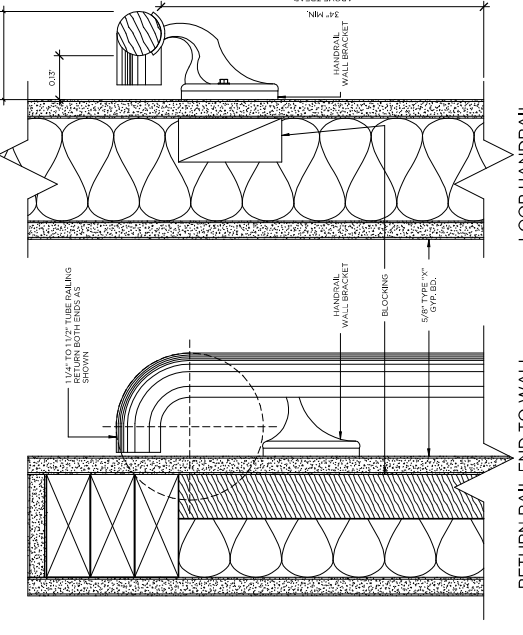
TYPICAL OUTSIDE STUCCO CORNER FOR THREE COAT PLASTER
6" = 1'-0"

0-0

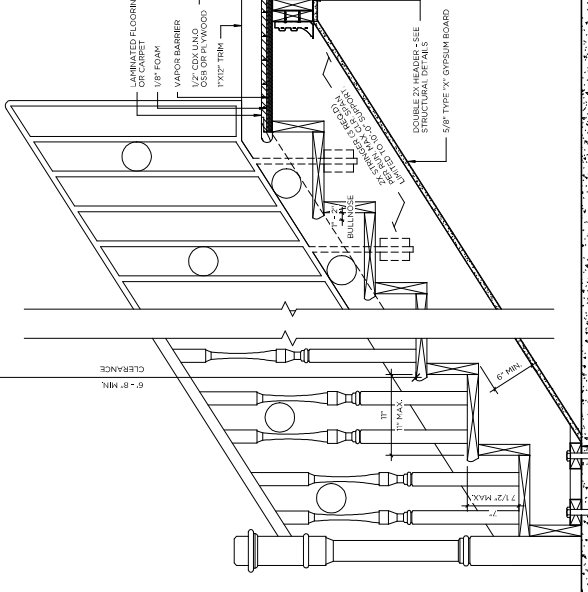


Application No./Permit No.: 25010-20000-03175, 25010-20000-03553

• The set of plans **MUST** be at the jobsite during construction.
 • It is **illegal** to alter, change, or deviate from these plans.
 • The stamping of the plan SHALL NOT constitute approval of violation of any provisions of any Ordinance of Law.
 • **SEPARATE** permits are required for **BUILDING, ELECTRICAL, PLUMBING, FIRE, GRASSMOWS, ELEVATOR, HVAC, and** other trades. This permit is issued as a continuation permit for a **ONE** or **MAY** **OTHER** trades. **ALL** trades must be listed on the permit. **ALL** trades must be **checked**.
 • The approval is **not** for the items and subject to the permit work description. Other work observed on the jobsite **is not** included in this approval.



HANDRAIL ON WOOD STUD	6" = 1'-0"	03
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[illegible]

STAIRS DETAIL W. BOTTOM AND TOP LANDINGS 1 1/2" = 1'-0"

 $1\frac{1}{2}'' = 1'-0''$

INTERIOR STAIRWAY NOTES:
1. MAXIMUM RISE OF 7 1/2 INCHES AND MINIMUM RUN (TREAD) OF 11 INCHES.
2. MINIMUM WIDTH OF 36 INCHES.
3. MINIMUM HEADROOM OF 6 FEET 8 INCHES.
4. STAIRWAYS TO BE PROTECTED BY 1 1/2" THICK GLASS RAILING AND 1 1/2" THICK GLASS BALUSTRADES.
5. STAIRWAYS TO BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE WITHOUT USING TOE NAILS OR ANCHORS.
6. ENCLOSED USABLE SPACE UNDER A STAIRWAY REQUIRES ONE-HOUR FIRE-RESISTANT CONSTRUCTION ON ENCLOSED SIDE.

4" DIA. SPHERE MAY NOT PASS BETWEEN BALUSTERS OR OTHER AREAS SHOWN ON THIS DETAIL



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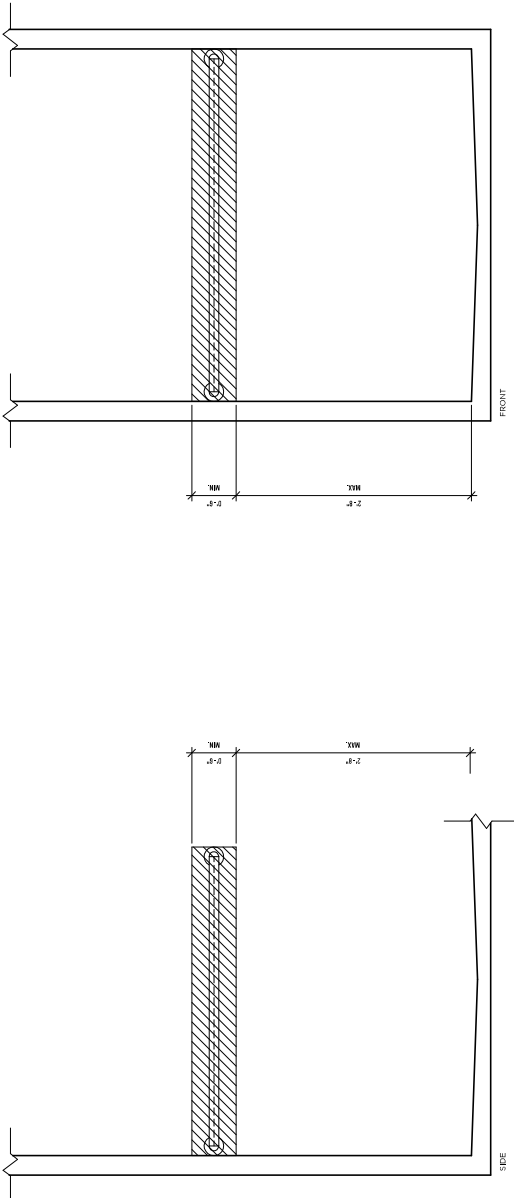
PROJ. ADDRESS:
 BLDG 1 ADDRESS
 UNIT A: 14237
 UNIT B: 14237 1/2
 BLDG 2 ADDRESS
 UNIT C: 14239
 UNIT D: 14239 1/4
 ADU: 14239 1/2

(N) 3 STORY
DUPLX W.
ATT. GARAGE
+ (N) 3
STORY
DUPLX W.
ATT. GARAGE
& ADU

ACCESSABILITY

A6.3

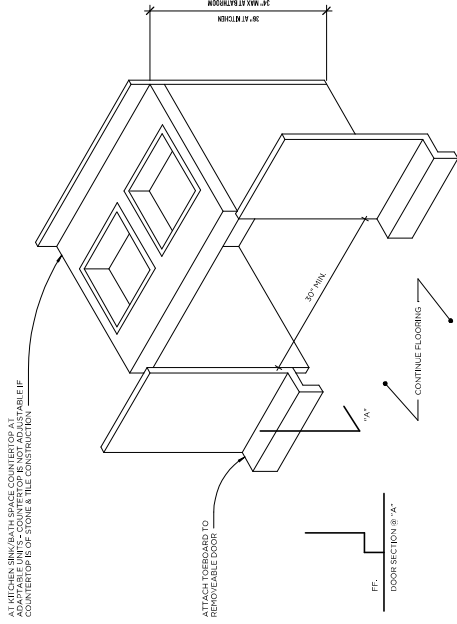
03 NOV. 2025



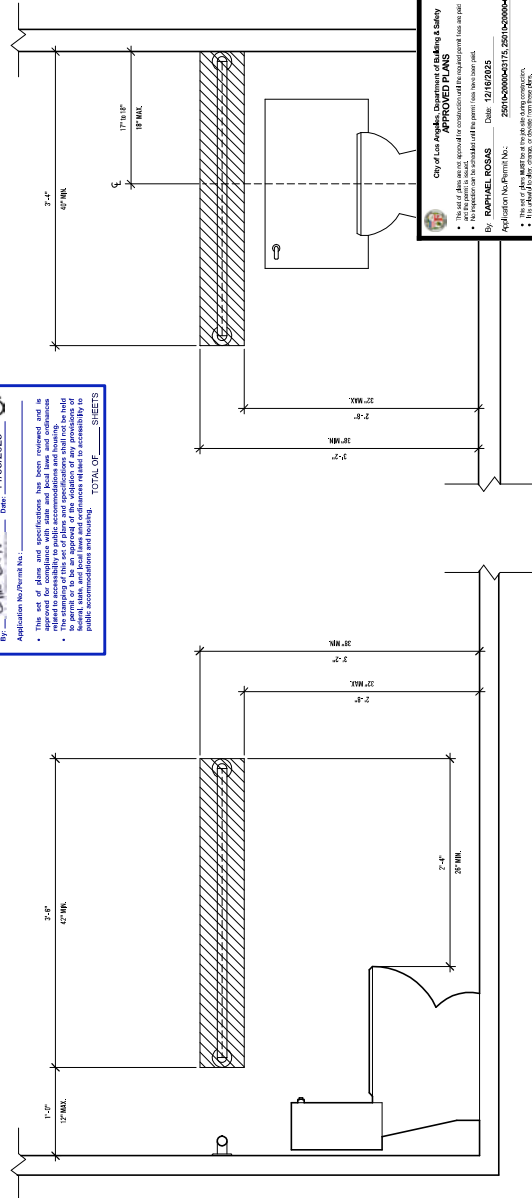
NOTE: PROVIDE GRAB BARS FOR ALL SIDES OF SHOWER

PREFABRICATE SHOWER UNIT - ACCESSIBLE

GRAB BAR REINFORCEMENT FOR ADAPTABLE SHOWER

$$1/2^n = 1'-0^n \quad 01$$


GENERAL NOTES:
1. OPTION PROVIDED. LIFT OUT REMOVABLE SHELF WITH INTEGRAL TOEBOARD / BASEBOARD OVER FLOORING IN LIEU OF TOE - BOARD ATTACHED TO DOORS.
2. INSIDE EXPOSED CABINET WALL FINISHED TO MATCH 1 FINISH FLOOR MATERIAL TO EXTEND UNDER REMOVABLE COUNTERSPACE MATERIALS APPROPRIATE FOR SUCH USE.
3. COMPLY WITH THE TYPICAL KITCHEN SINK/WORK SPACE COUNTER KNEE - SPACE DETAIL OR THE TYPICAL OPEN /LAVATORY KNEE - SPACE DETAIL AS REQUIRED



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

 By: ONE Oct Date: 11/03/2025 

Application No./Permit No. : _____

- This set of plans and specifications has been reviewed and is approved for compliance with all state and local laws and ordinances.
- The stamping of this set of plans and specifications shall not be held to permit or to be an approval of the violation of any provisions of the California Building Code or any other applicable laws relating to public accommodations and housing.

TOTAL OF _____ SHEETS



City of Los Angeles, Department of Building & Safety
APPROVED PLANS



☒ This set of plans are not approved for construction until the required permit fees are paid and the permit is issued.
☒ No inspection can be scheduled until the permit fees have been paid.

By: RAPHAEL ROSAS Date: 12/16/2025

Application No. 2501000000000175 Permit No. 25010000000000553

TYPICAL ADAPTABLE ERASE CABINET DETAIL

1" = 1'-0"

per un uso corretto e appropriato.

21	6	2	2
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JASON BERTA
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602 BRIDGE ST,
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PROJ.	ADDRESS:
BLDG 1	ADDRESS

3LDG 2 ADDRESS
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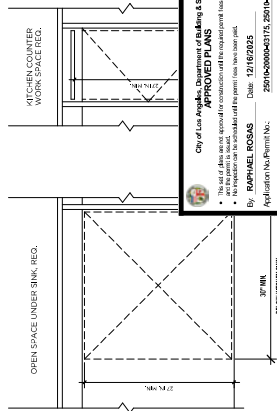
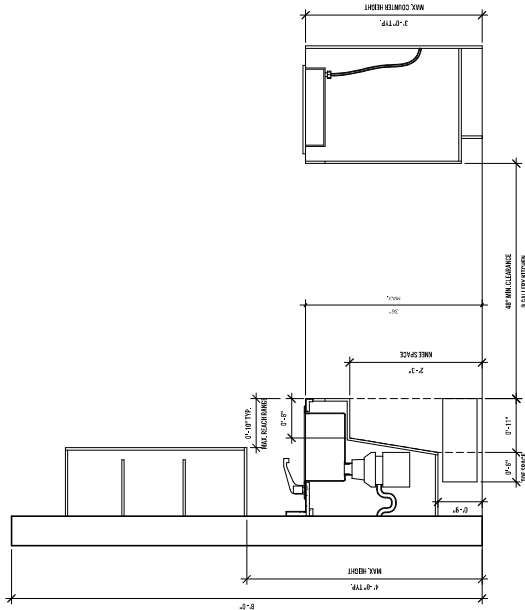
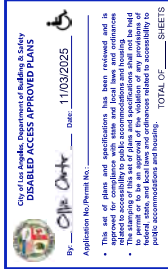
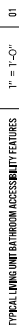
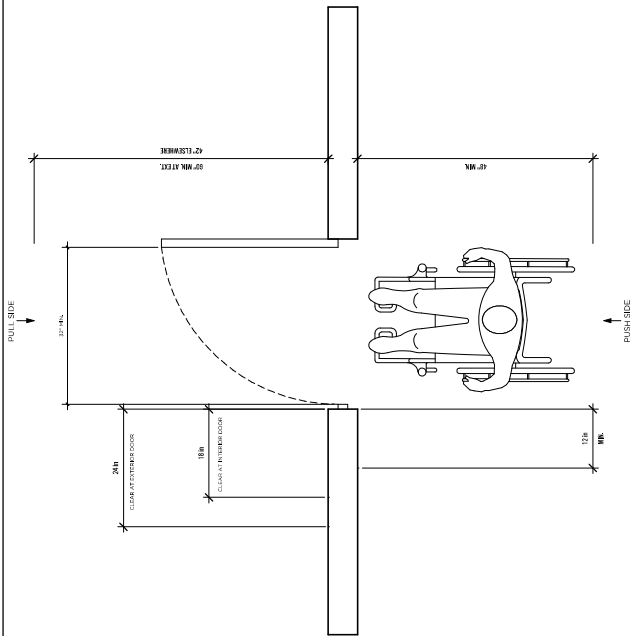
W ERWIN ST., VAN
NUYS, CA 91401

(N) 3 STORY
DUPLX W.
ATT. GARAGE
+ (N) 3
STORY
DUPLX W.
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& ADU

ACCESSIBILITY DETAILS

A6.4

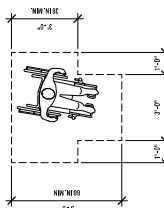
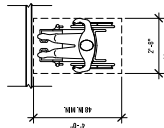
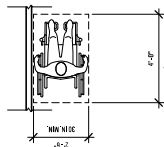
03 NOV. 2025

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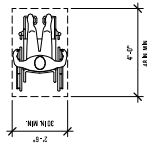
MANEUVERING CLEARANCE AT MANUAL SWING DOORS AND GATES

$$1'' = 1'-0''$$

03



60" DIAMETER SPACE FOR SINGLE WHEELCHAIR



ACCESSIBILITY MANEUVER SPACES

 $5/8" = 1'-0"$

04



DESIGNER:
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9900 LAKEWOOD
3BLVD, SUITE 109,
DOWNEY, CA,
90240

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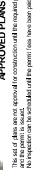
(N) 3 STORY
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+ (N) 3
STORY
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& ADU

ACCESSABILITY DETAILS

A6.5



91

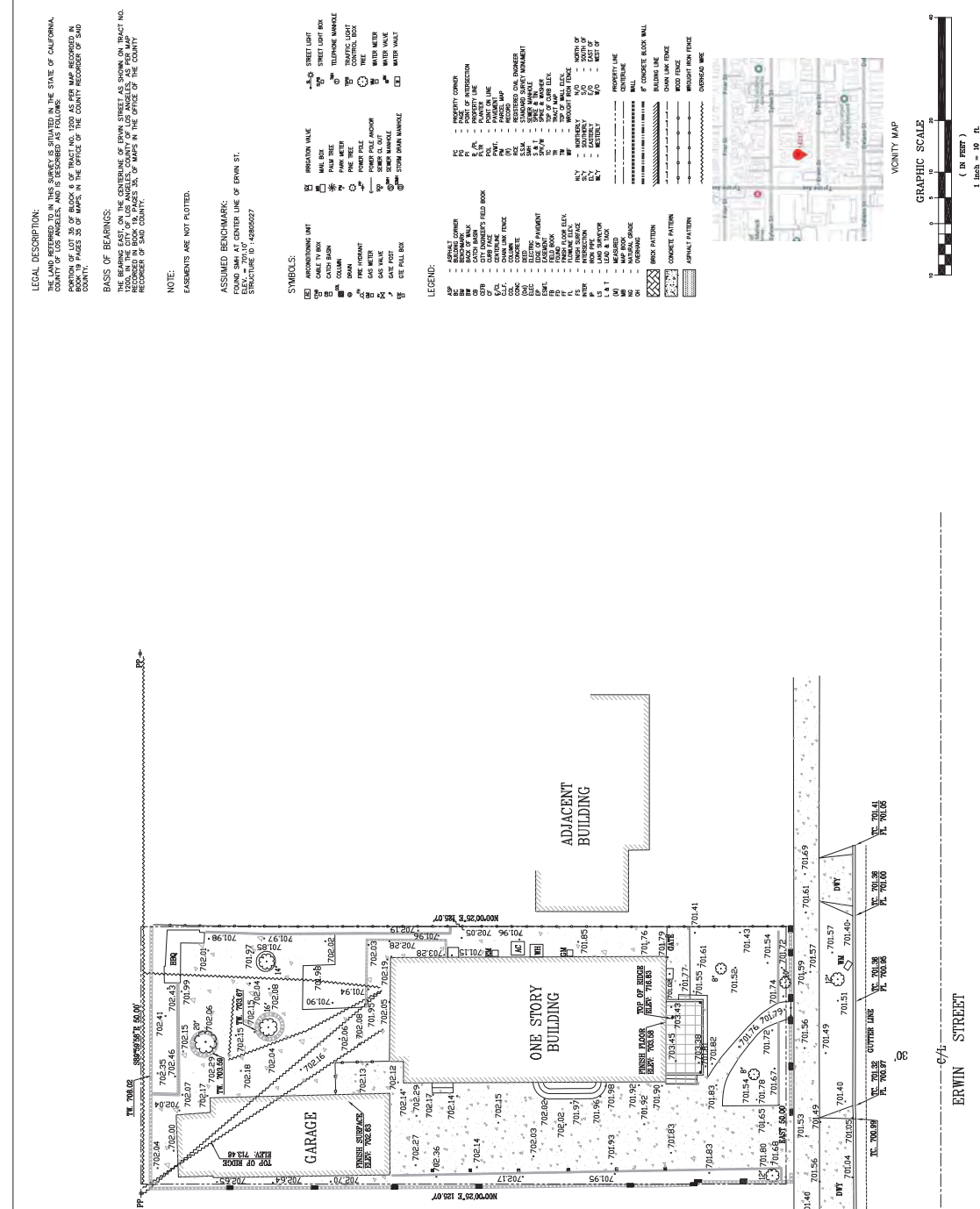


By: **RAPHAEL ROSAS** Date: **12/16/2025**
Application No.: **25010-20000-03175** Permit No.: **25010-20000-03553**

- This set of plans **MUST** be at the job site during construction.
- It is **illegal** to alter, change, or deviate from these plans.
- The stamping of this plan **SHALL** not constitute approval or violation of any provisions of any Ordinance of the City of Chicago.

1

019340



City of Los Angeles, Department of Building & Safety APPROVED PLANS



- This set of plans are not approval for construction until the required permit fees are paid and the permit is issued.
- No inspection can be scheduled until the permit fees have been paid.

By: RAPHAEL ROSAS Date: 12/16/2025

Application No./Permit No.: 25010-20000-03175, 25010-20000-03553

- This set of plans **MUST** be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan **SHALL NOT** constitute approval of violation of any provisions of any Ordinance or Law.
- SEPARATE** permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section 91.0107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.



Raphael Rosas

TITLE: TOPOGRAPHIC SURVEY	
CLIENT: Corrojo Berda	JOB NO: 6771
SCALE: 1" = 10'	DATE: 09/25/2025
DRAWN BY: M.B. - NANCY PARK, CA 91320	REVISION:
CHECKED BY: N.K. - CELL: (818)215-9207	SHEET 1
OF 1 SHEET	