

PROVIDED

- 1st FLOOR 13,685 sf.
- 2nd FLOOR 13,666 sf.
- 3rd FLOOR 13,666 sf.
- ROOF 550 sf.
- TOTAL FLOOR AREA 41,567 sf.
- FAR = 41,567 / 15,098 = 2.75

LOT COVERAGE ALLOWABLE

- LOT AREA: 16,807.4 sf.
- LOT AREA: 16,694.07 sf. (AFTER 1' DEDICATION)
- LOT COVERAGE ALLOWABLE 60% = 10,016 sf.

PROVIDED

- BUILDING FOOTPRINT: 14,500 sf.
- LOT COVERAGE: 14,500 / 16,807.4 = 86%

TREE REQUIRED	CALCULATION	TOTAL REQUIRED
STREET TREES (§12.40)	(98.54 ft ÷ 20)	5 TREES
ON-SITE RESIDENTIAL TREES (§12.21G)	(71 Units ÷ 4)	18 TREES
PARKING AREA TREES (LAMC §12.21 A.6(g), 12.42)	No Parking provided	0 TREES
BUFFER TREES (§12.41)	Not applicable for this zoning	0 TREES
REPLACEMENT FOR REMOVING 36 ON-SITE TREES (4: 1 ratio)	(36 x 4)	144 TREES
TOTAL = 167 TREES		
PROVIDED = 0		

BICYCLE PARKING

TABLE 12.21 A.16.(A)(2) REQUIRED BICYCLE PARKING SPACES PER BUILDING FLOOR AREA AS DEFINED UNDER LAMC § 12.03

REQUIRED FOR RCFE

- SHORT-TERM BICYCLE PARKING REGULATION = 1 PER 10,000 SQ.FT. (MINIMUM 2)
- LONG TERM BICYCLE PARKING REGULATION = 1 PER 5,000 SQ.FT. (MINIMUM 2)
- GIVEN FLOOR AREA (SF) = 41,567
- SHORT-TERM BICYCLE PARKING CALCULATION = 4
- LONG-TERM BICYCLE PARKING CALCULATION = 8

PHYSIOTHERAPY CENTER: 472 SF (TREATED AS " ALL OTHER COMMERCIAL USES")
REQUIRED : MINIMUM 2 SHORT - TERM SPACES (PER LAMC § 12.21 A.16)
REQUIRED : MINIMUM 2 LONG - TERM SPACES (PER LAMC § 12.21 A.16)

CAFE/TAKE-OUT: 621 SF (TREATED AS SMALL RESTAURANT <1,000 SF)
REQUIRED : 2 SHORT - TERM SPACES (PER LAMC § 12.21 A.16)
REQUIRED : 2 LONG - TERM SPACES (PER LAMC § 12.21 A.16)

TOTAL REQUIRED BICYCLE PARKING :
SHORT - TERM = 4 (RCFE) + 2 (PHYSIOTHERAPY) + 2 (CAFE) = 8 SPACES
LONG - TERM = 8 (RCFE) + 2 (PHYSIOTHERAPY) + 2 (CAFE) = 12 SPACES

PROVIDED

- SHORT-TRAM BICYCLE PARKING = 0
- LONG-TRAM BICYCLE PARKING = 0

UNITS AS PER DENSITY BONUS
LOT AREA = 16,694 SF
BUILDING DENSITY = 1 PER 200 SF LOT SIZE
ON-SITE RESTRICTED AFFORDABLE UNIT
LAMC § 12.22 A.37(d)(3): FOR A 20% DENSITY BONUS, 5% OF THE "BASE" UNITS ARE REQUIRED TO BE VERY LOW INCOME TOTAL NUMBER OF BASE UNIT = 84 VERY LOW INCOME UNIT REQUIRED = 5
DENSITY BONUS:
UNIT INCREASE = 17
TOTAL NUMBER OF UNITS ALLOWED = 101
TOTAL NUMBER OF UNITS PROVIDED = 71
NUMBER OF VLI UNIT PROVIDED = 8

OPEN SPACE CALCULATION
REQUIRED
1 BR = 71 x 100 = 7,100 SF. TOTAL = 7,100 SF.
PROVIDED
PRIVATE OPEN SPACE: 0 SF.
COMMON OPEN SPACE: 0 SF.
BUILDING HEIGHT
GENERAL PLAN LAND USE: LIMITED COMMERCIAL UNDERLYING ZONES: CR , C1 , C1.5 , RAD3 , RAS4 , P REVIEWED UNDER: C1.5-1 ZONING: RA-1
ALLOWABLE BUILDING HEIGHT AS PER 12.21.1
• UNLIMITED
PROVIDED
PROPOSED BUILDING HEIGHT
• 4 STORY / 46' (FROM LOWEST POINT TO TOP OF COVER) (PER ZONING) • 34' (FROM LOWEST POINT TO ROOF SURFACE) (PER LABC)
1ST FLOOR LOBBY, COMMERCIAL UNITS, RESIDENTIAL UNITS 2ND FLOOR RESIDENTIAL UNITS 3RD FLOOR RESIDENTIAL UNITS 4TH FLOOR ROOFTOP

UNIT CALCULATION - PROVIDED		
Residential Commercial		
1st Floor 13	2	
2nd Floor 29	0	
3rd Floor 29	0	
Total 71	2	
PARKING CALCULATION		
COMMERCIAL PARKING REQUIREMENT (PER P/ZC 2023-11)		
<ul style="list-style-type: none"> PHYSIOTHERAPY OFFICE (MEDICAL SERVICE FACILITY) : 621 SF @ 1 SPACE/200 SF = 3.11= 4 SPACES CAFE/TAKE-OUT (SMALL RESTAURANT <1000 SF) : 472 SF @ 1 SPACE/100 SF = 4.72 = 5 SPACES (AT LEAST ONE PARKING SPACE FOR EACH 100 SF OF FLOOR AREA PER VENTURA-CAHUENGA BLVD CORRIDOR SPECIFIC PLAN SECTION 7.F.C.) HC PARKING REQUIRED FOR COMMERCIAL: 1 STALL 		
RESIDENTIAL:		
• 1-BEDROOM 71	1	TOTAL PARKING 71 STALLS
TOTAL NUMBER OF REQUIRED PARKING SPACES = 9 + 71 = 80 PROVIDED NUMBER OF PARKING = 0		

List of Off-Menu Incentives

Item	Zoning Standard	Required	Provided	Code Section
1.	FAR	1.0	2.75	• Ventura Specific Plan : Section 6.B.3
2.	Low-Impact Development	Yes	No	• LAMC 64.70

List of Waivers

Item	Zoning Standard	Required	Provided	Code Section
1.	Height	30 ft	46 ft	• Ventura Specific Plan: Section 7.E.1.e.2
2.	Front Setback	18 inches	0 ft	• LAMC §12.13.5.B Ventura Specific Plan: § 7.A.3(a)
3.	Side Setback	North: 0 ft South: 6 ft	5 ft	• Ventura Specific Plan §7.A.3(b), LAMC §12.13.5.C
4.	Rear Setback	15 ft	5 ft	• Ventura Specific Plan § 7.A.3(c), LAMC §12.13.5.C
5.	Parking-Total Number of Spaces	80 (71 residential, 9 commercial)	0	• Ventura Specific Plan 7.F LAMC § 12.21 A.4 , LAMC § 12.21.A.5(c)
6.	Open Space	7,100 sq ft	0 sq ft	• LAMC §12.21 G.2(b)
7.	Lot Coverage	60% of lot	87% of lot	• Ventura SP Section § 7.B
8.	Transitional Height (adjacent RA-1 zone)	30 ft max. height within transitional plane	0 ft setback (no height transition)	• LAMC §12.21.1 A.10 (Height Transition)
9.	Landscape Requirement	Yes	No	• LAMC §12.40-12.43 and 12.21G
10.	Trees	167	0	• LAMC §12.40-12.43, 12.21G, 12.21 A.6(g)
11.	Short-Term Bicycle Parking	8	0	• LAMC §12.21A.16(a) (2) (Short-Term Bicycle)
12.	Long-Term Bicycle Parking	12	0	• LAMC §12.21 A.16(a) (2) (Long-Term Bicycle)

No.	Description	Date

Project Name: Del Moreno RCFE Complex

Project Address: 5353 Del Moreno Dr, Woodland Hills, CA 91364

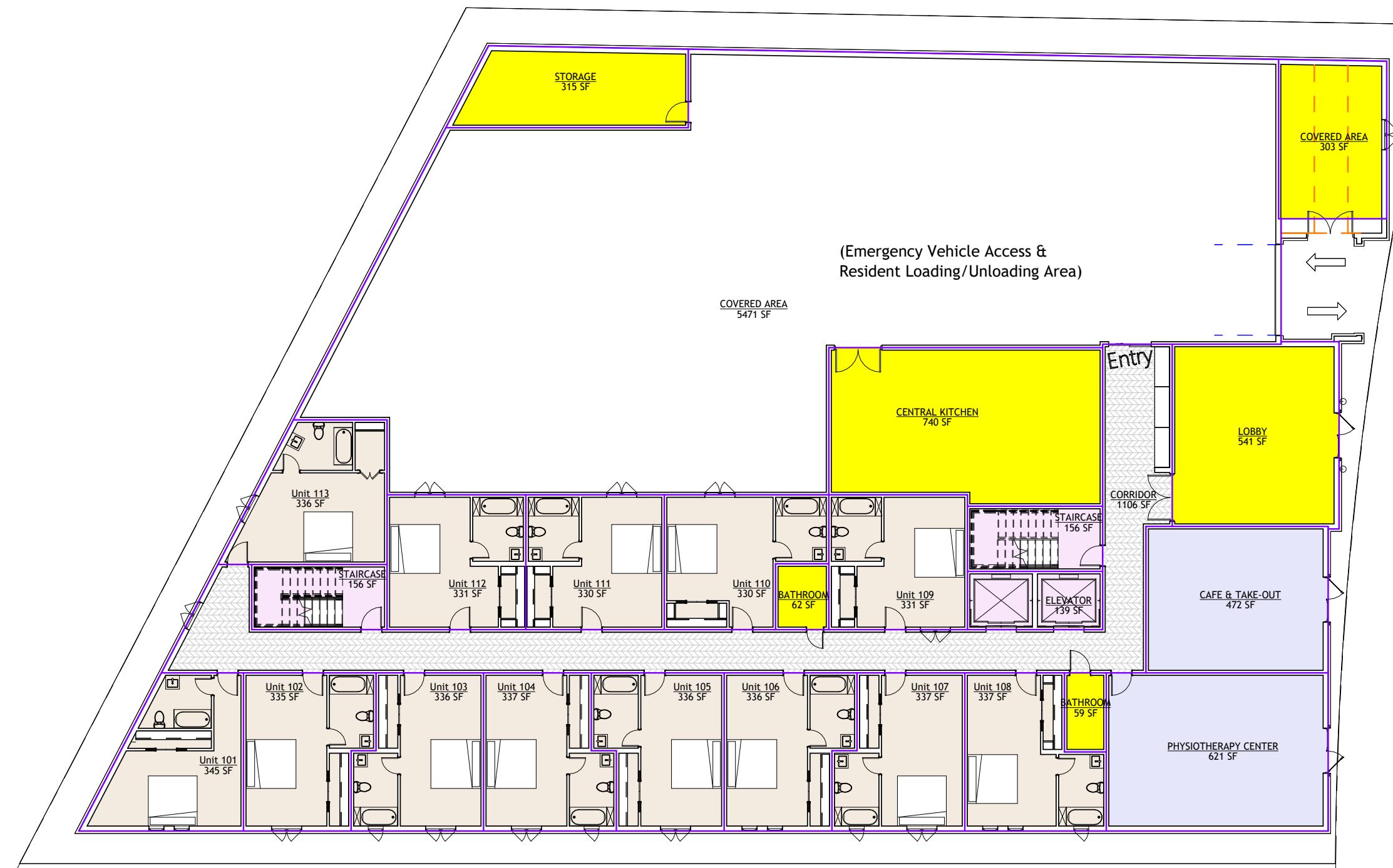
Client Name: Janet JHA

General Comments:

Project number TBD
Date 09/16/2025

A2

SUMMARY SHEET



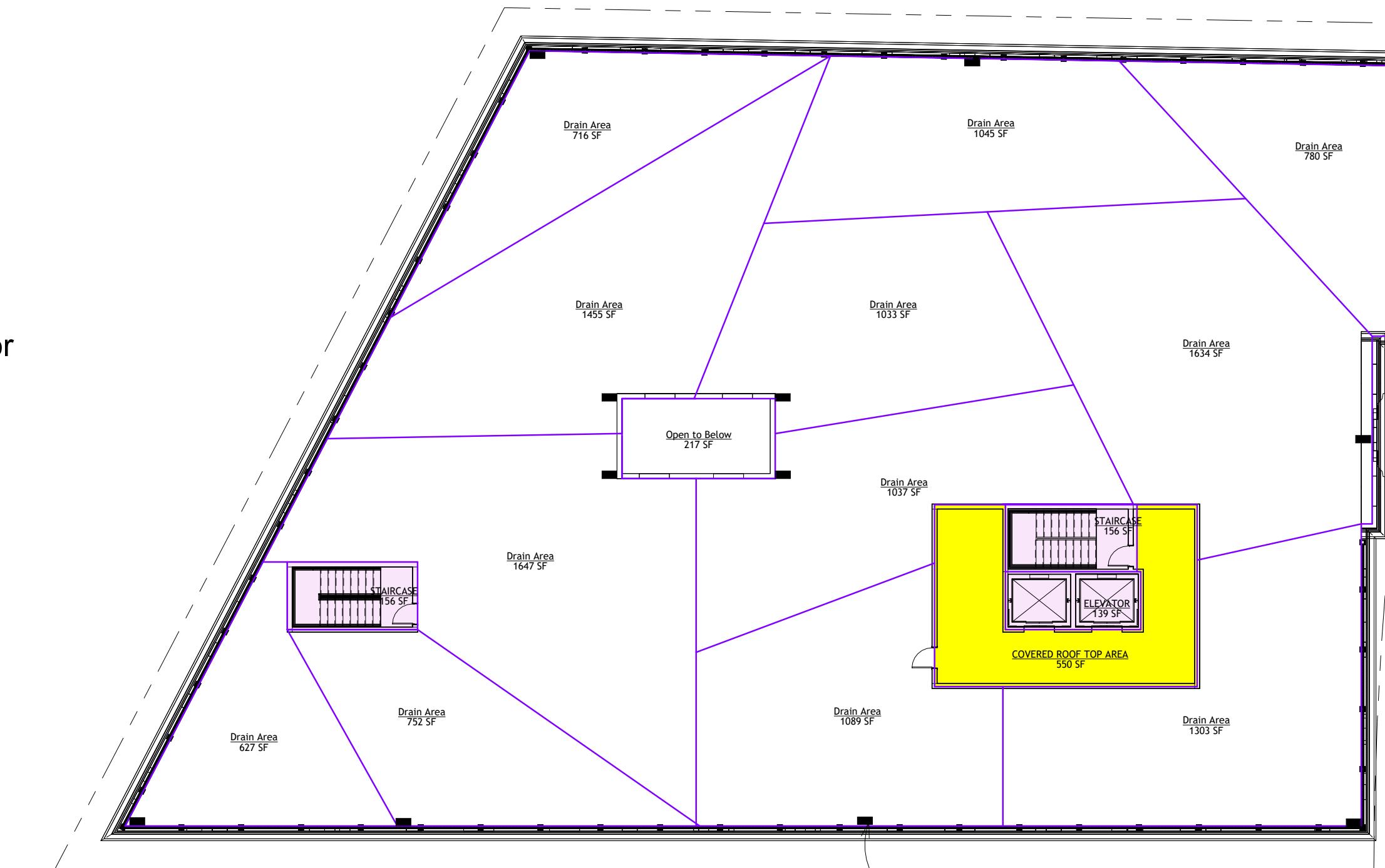
Residential
Commercial
Common Areas
Corridor
Other
Stairs & Elevator



Residential
Common Areas
Corridor
Other
Stairs & Elevator



Residential
Common Areas
Corridor
Other
Stairs & Elevator



④ Roof
1/16" = 1'-0"

Area Schedule Summary (per Floor)			
Name	Level	Count	Area
Commercial	1st Floor	2	1093 SF
Common Areas	1st Floor	6	2019 SF
Corridor	1st Floor	1	1106 SF
Other	1st Floor	1	5471 SF
Residential	1st Floor	13	4359 SF
Stairs & Elevator	1st Floor	3	451 SF
			14500 SF
Common Areas	2nd Floor	6	1684 SF
Corridor	2nd Floor	1	2582 SF
Other	2nd Floor	1	217 SF
Residential	2nd Floor	29	9741 SF
Stairs & Elevator	2nd Floor	3	451 SF
			14674 SF
Common Areas	3rd Floor	6	1684 SF
Corridor	3rd Floor	1	2582 SF
Other	3rd Floor	1	217 SF
Residential	3rd Floor	29	9741 SF
Stairs & Elevator	3rd Floor	3	451 SF
			14674 SF
Common Areas	Roof	1	550 SF
Other	Roof	1	217 SF
Stairs & Elevator	Roof	3	451 SF
			1218 SF
Grand total			45066 SF

Area Schedule Summary			
Name	Level	Count	Area
Commercial	1st Floor	2	1093 SF
Common Areas	1st Floor	6	2019 SF
Corridor	1st Floor	1	1106 SF
Other	1st Floor	1	5471 SF
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Stairs & Elevator	1st Floor	3	451 SF
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Corridor	2nd Floor	1	2582 SF
Other	2nd Floor	1	217 SF
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			14674 SF
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Common Areas	3rd Floor	6	1684 SF
Corridor	3rd Floor	1	2582 SF
Other	3rd Floor	1	217 SF
Residential	3rd Floor	29	9741 SF
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			14674 SF
Common Areas	Roof	1	550 SF
Other	Roof	1	217 SF
Stairs & Elevator	Roof	3	451 SF
			1218 SF
Grand total			45066 SF

Gross Area (SF) A	Area of Exterior Walls (SF) B	Courts & Vent Shafts (SF) C	Building Code Floor Area, Gross (SF), (LABC 1002.1) D = A - B - C	Area of Stairways, Elevator, MEP Rooms (SF) E	Floor Area (SF) (SEC. 12.03) F = D - E
1st Floor	14,500	364	0	14,136	451
2nd Floor	14,674	340	217	14,117	451
3rd Floor	14,674	340	217	14,117	451
Roof	1,001	0	0	1,001	550
Total	44,299	1,044	434	42,821	1,804
					41,567

BUILDING CODE FLOOR AREA, GROSS (LABC 1002.1)

THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES. THE FLOOR AREA OF A BUILDING, OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE THE USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR AREA ABOVE. THE GROSS FLOOR AREA SHALL NOT INCLUDE SHAFTS WITH NO OPENINGS OR INTERIOR COURTS.

FLOOR AREA (SEC. 12.03)

THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, OUTDOOR DINING AREAS, AND BASEMENT STORAGE AREAS. BUILDINGS ON PROPERTIES ZONED RA, RE, RS, AND R1, EXCEPT PROPERTIES IN THE COASTAL ZONE WHICH ARE NOT DESIGNATED AS HILLSIDE AREA, ARE SUBJECT TO THE DEFINITION OF RESIDENTIAL FLOOR AREA.

A3

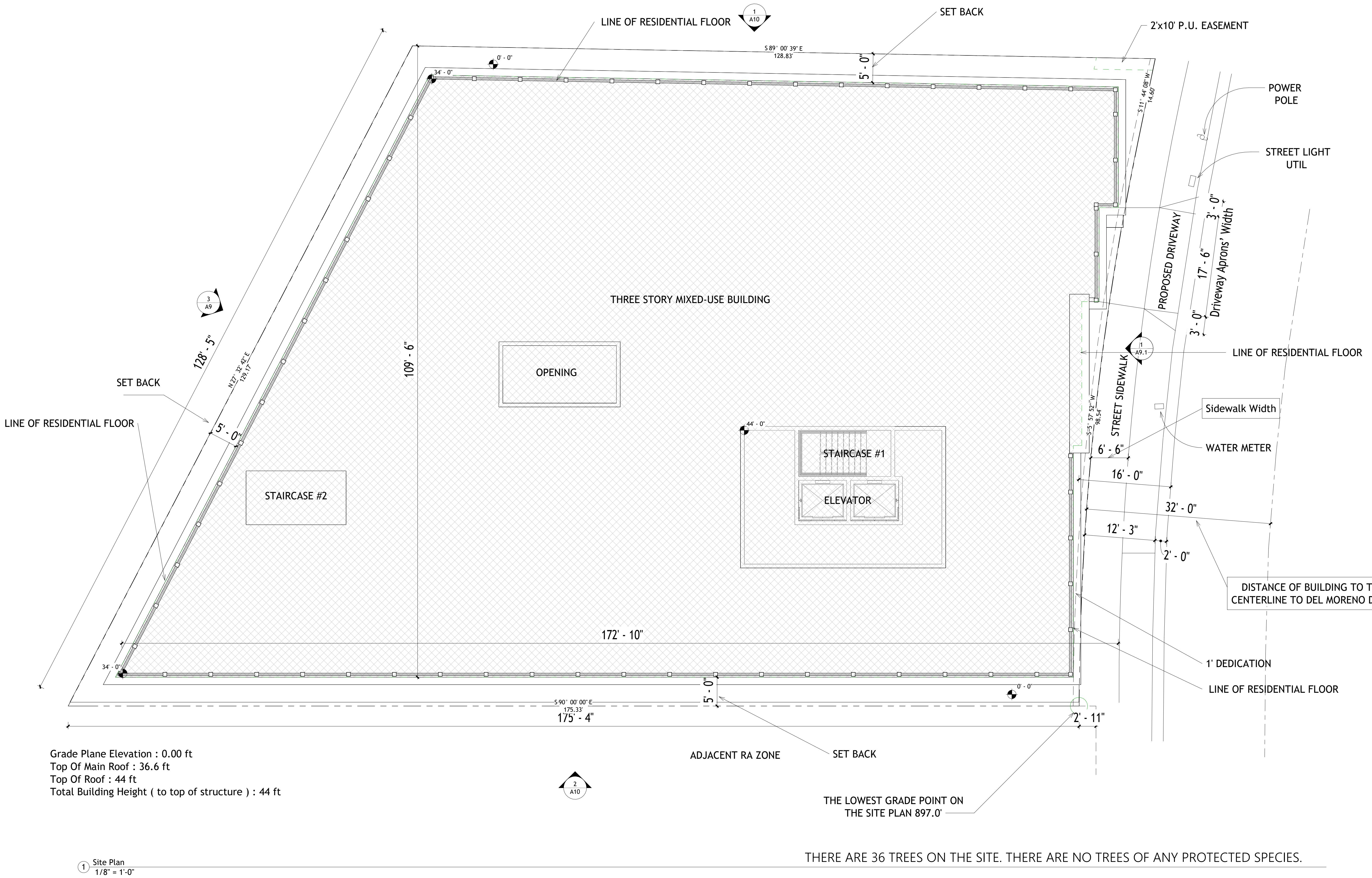
AREA CALCULATION

General Comments:

Project number TBD
Date 09/16/2025

Project Name: Del Moreno RCFE Complex
Project Address: 5353 Del Moreno Dr, Woodland Hills, CA 91364

Client Name: Janet JHA



Grade Plane Elevation : 0.00 ft
Top Of Main Roof : 36.6 ft
Top Of Roof : 44 ft
Total Building Height (to top of structure) : 44 ft

1 Site Plan

1

THERE ARE 36 TREES ON THE SITE. THERE ARE NO TREES OF ANY PROTECTED SPECIES.

A4

SITE PLAN

Room Schedule (1st Floor)			
Level	Comments	Name	Area
1st Floor		COVERED AREA	5303 SF
			5303 SF
1st Floor	Shared	CENTRAL KITCHEN	702 SF
1st Floor	Shared	BATHROOM	52 SF
1st Floor	Shared	BATHROOM	48 SF
1st Floor	Shared	PHYSIOTHERAPY CENTER	571 SF
1st Floor	Shared	CAFE & TAKE-OUT	437 SF
1st Floor	Shared	LOBBY	499 SF
1st Floor	Shared	STORAGE	275 SF
1st Floor	Shared	Residential Recycling Area	100 SF
1st Floor	Shared	Trash Area	100 SF
1st Floor	Shared	Commercial Recycling Area	100 SF
			2886 SF
1st Floor	Unit 101	BEDROOM	215 SF
1st Floor	Unit 101	BATHROOM	56 SF
1st Floor	Unit 101	CLOSET	25 SF
			295 SF
1st Floor	Unit 102	BEDROOM	215 SF
1st Floor	Unit 102	BATHROOM	57 SF
1st Floor	Unit 102	CLOSET	25 SF
			297 SF
1st Floor	Unit 103	BEDROOM	215 SF
1st Floor	Unit 103	BATHROOM	57 SF
1st Floor	Unit 103	CLOSET	25 SF
			297 SF
1st Floor	Unit 104	BEDROOM	215 SF
1st Floor	Unit 104	BATHROOM	57 SF
1st Floor	Unit 104	CLOSET	25 SF
			298 SF
1st Floor	Unit 105	BEDROOM	215 SF
1st Floor	Unit 105	BATHROOM	57 SF
1st Floor	Unit 105	CLOSET	25 SF
			298 SF
1st Floor	Unit 106	BEDROOM	215 SF
1st Floor	Unit 106	BATHROOM	57 SF
1st Floor	Unit 106	CLOSET	25 SF
			298 SF
1st Floor	Unit 107	BEDROOM	215 SF
1st Floor	Unit 107	BATHROOM	57 SF
1st Floor	Unit 107	CLOSET	25 SF
			298 SF
1st Floor	Unit 108	BEDROOM	215 SF
1st Floor	Unit 108	BATHROOM	57 SF
1st Floor	Unit 108	CLOSET	25 SF
			297 SF
1st Floor	Unit 109	BEDROOM	215 SF
1st Floor	Unit 109	CLOSET	25 SF
1st Floor	Unit 109	BATHROOM	57 SF
			296 SF
1st Floor	Unit 110	BATHROOM	57 SF
1st Floor	Unit 110	CLOSET	25 SF
1st Floor	Unit 110	BEDROOM	215 SF
			298 SF
1st Floor	Unit 111	BEDROOM	215 SF
1st Floor	Unit 111	BATHROOM	57 SF
1st Floor	Unit 111	CLOSET	25 SF
			298 SF
1st Floor	Unit 112	BEDROOM	215 SF
1st Floor	Unit 112	CLOSET	25 SF
1st Floor	Unit 112	BATHROOM	57 SF
			298 SF
1st Floor	Unit 113	BATHROOM	57 SF
1st Floor	Unit 113	BEDROOM	215 SF
1st Floor	Unit 113	CLOSET	25 SF
			297 SF



- BATHROOM
- BEDROOM
- CAFE & TAKE-OUT
- CENTRAL KITCHEN
- CLOSET
- Commercial Recycling Area
- COVERED AREA
- LOBBY
- PHYSIOTHERAPY CENTER
- Residential Recycling Area
- STORAGE
- Trash Area

① First Floor Architectural Plan

1/8" = 1'-0"

No. Description Date

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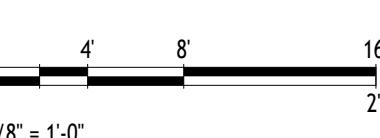
Client Name: Janet JHA

General Comments:

Project number TBD
Date 09/16/2025

A5

FIRST FLOOR
PLAN



Room Schedule (2nd Floor)

Level	Name	Area	Comments
2nd Floor	STORAGE	45 SF	Common Area
2nd Floor	MAIN DINING ROOM	401 SF	Common Area
2nd Floor	YOGA ROOM	338 SF	Common Area
2nd Floor	MEDICATION STORAGE	100 SF	Common Area
2nd Floor	MAIN LIVING ROOM	416 SF	Common Area
2nd Floor	JANITORIAL STORAGE	128 SF	Common Area
2nd Floor	BATHROOM	57 SF	Common Area
2nd Floor	BATHROOM	57 SF	Common Area
2nd Floor	BEDROOM	215 SF	Unit 201
2nd Floor	BATHROOM	57 SF	Unit 201
2nd Floor	CLOSET	25 SF	Unit 201
2nd Floor	BEDROOM	215 SF	Unit 202
2nd Floor	BATHROOM	57 SF	Unit 202
2nd Floor	CLOSET	25 SF	Unit 202
2nd Floor	BEDROOM	215 SF	Unit 203
2nd Floor	BATHROOM	57 SF	Unit 203
2nd Floor	CLOSET	25 SF	Unit 203
2nd Floor	BEDROOM	215 SF	Unit 204
2nd Floor	BATHROOM	57 SF	Unit 204
2nd Floor	CLOSET	25 SF	Unit 204
2nd Floor	BEDROOM	215 SF	Unit 205
2nd Floor	BATHROOM	57 SF	Unit 205
2nd Floor	CLOSET	25 SF	Unit 205
2nd Floor	BEDROOM	215 SF	Unit 206
2nd Floor	BATHROOM	57 SF	Unit 206
2nd Floor	CLOSET	25 SF	Unit 206
2nd Floor	BEDROOM	215 SF	Unit 207
2nd Floor	BATHROOM	57 SF	Unit 207
2nd Floor	CLOSET	25 SF	Unit 207
2nd Floor	BATHROOM	57 SF	Unit 208
2nd Floor	BEDROOM	215 SF	Unit 208
2nd Floor	CLOSET	25 SF	Unit 208
2nd Floor	BEDROOM	215 SF	Unit 209
2nd Floor	CLOSET	25 SF	Unit 209
2nd Floor	BATHROOM	57 SF	Unit 209
2nd Floor	BATHROOM	57 SF	Unit 210
2nd Floor	CLOSET	25 SF	Unit 210
2nd Floor	BEDROOM	215 SF	Unit 210
2nd Floor	BEDROOM	215 SF	Unit 211
2nd Floor	CLOSET	25 SF	Unit 211
2nd Floor	BATHROOM	57 SF	Unit 211
2nd Floor	BEDROOM	215 SF	Unit 212
2nd Floor	BATHROOM	57 SF	Unit 212
2nd Floor	CLOSET	25 SF	Unit 212
2nd Floor	BEDROOM	215 SF	Unit 213
2nd Floor	BATHROOM	57 SF	Unit 213
2nd Floor	CLOSET	25 SF	Unit 213

Room Schedule (2nd Floor)

Level	Name	Area	Comments
2nd Floor	BEDROOM	215 SF	Unit 214
2nd Floor	BATHROOM	57 SF	Unit 214
2nd Floor	CLOSET	25 SF	Unit 214
2nd Floor	BEDROOM	215 SF	Unit 215
2nd Floor	BATHROOM	57 SF	Unit 215
2nd Floor	CLOSET	25 SF	Unit 215
2nd Floor	BEDROOM	215 SF	Unit 216
2nd Floor	BATHROOM	57 SF	Unit 216
2nd Floor	CLOSET	25 SF	Unit 216
2nd Floor	BEDROOM	215 SF	Unit 217
2nd Floor	BATHROOM	57 SF	Unit 217
2nd Floor	CLOSET	25 SF	Unit 217
2nd Floor	BEDROOM	215 SF	Unit 218
2nd Floor	BATHROOM	57 SF	Unit 218
2nd Floor	CLOSET	25 SF	Unit 218
2nd Floor	BEDROOM	215 SF	Unit 219
2nd Floor	BATHROOM	57 SF	Unit 219
2nd Floor	CLOSET	25 SF	Unit 219
2nd Floor	BATHROOM	57 SF	Unit 220
2nd Floor	BEDROOM	215 SF	Unit 220
2nd Floor	CLOSET	25 SF	Unit 220
2nd Floor	BEDROOM	215 SF	Unit 221
2nd Floor	CLOSET	25 SF	Unit 221
2nd Floor	BATHROOM	57 SF	Unit 221
2nd Floor	BATHROOM	57 SF	Unit 222
2nd Floor	BEDROOM	215 SF	Unit 222
2nd Floor	CLOSET	25 SF	Unit 222
2nd Floor	BEDROOM	215 SF	Unit 223
2nd Floor	CLOSET	25 SF	Unit 223
2nd Floor	BATHROOM	57 SF	Unit 223
2nd Floor	BATHROOM	57 SF	Unit 224
2nd Floor	CLOSET	25 SF	Unit 224
2nd Floor	BEDROOM	215 SF	Unit 224
2nd Floor	BATHROOM	57 SF	Unit 225
2nd Floor	BEDROOM	215 SF	Unit 225
2nd Floor	CLOSET	25 SF	Unit 225
2nd Floor	CLOSET	25 SF	Unit 226
2nd Floor	BATHROOM	57 SF	Unit 226
2nd Floor	BEDROOM	210 SF	Unit 226
2nd Floor	BEDROOM	210 SF	Unit 227
2nd Floor	BATHROOM	57 SF	Unit 227
2nd Floor	CLOSET	25 SF	Unit 227
2nd Floor	BEDROOM	210 SF	Unit 228
2nd Floor	CLOSET	25 SF	Unit 228
2nd Floor	BATHROOM	57 SF	Unit 228
2nd Floor	BEDROOM	210 SF	Unit 229
2nd Floor	BATHROOM	57 SF	Unit 229
2nd Floor	CLOSET	25 SF	Unit 229



-  BATHROOM
-  BEDROOM
-  CLOSET
-  JANITORIAL ST
-  MAIN DINING R
-  MAIN LIVING RO
-  MEDICATION ST
-  STORAGE
-  YOGA ROOM

1 Second Floor Architectural Plan
1/8" = 1'-0"



2ND FLOOR PLAN

For more information about the study, please contact Dr. Michael J. Hwang at (310) 206-6500 or via email at mhwang@ucla.edu.

Project number	TBD
Date	09/16/2025

[View Details](#) | [Edit](#) | [Delete](#)

Project Address: 5353 Del Moreno Dr,
Woodland Hills, CA 91364

Client Name: Janet JHA

General Comments:

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A6

AU

For more information about the study, please contact Dr. Michael J. Hwang at (310) 206-6500 or via email at mhwang@ucla.edu.

2ND FLOOR PLAN

2ND FLOOR PLAN

For more information about the study, please contact Dr. Michael J. Hwang at (319) 356-4333 or via email at mhwang@uiowa.edu.

Room Schedule (3rd Floor)

Level	Comments	Name	Area
3rd Floor	Common Area	LAUNDRY ROOM	300 SF
3rd Floor	Common Area	STORAGE	45 SF
3rd Floor	Common Area	MEDICATION STORAGE	100 SF
3rd Floor	Common Area	JANITORIAL STORAGE	100 SF
3rd Floor	Common Area	MAIN LIVING ROOM	483 SF
3rd Floor	Common Area	MAIN DINING ROOM	401 SF
3rd Floor	Common Area	BATHROOM	57 SF
3rd Floor	Common Area	BATHROOM	57 SF
			1542 SF
3rd Floor	Unit 301	BEDROOM	215 SF
3rd Floor	Unit 301	BATHROOM	57 SF
3rd Floor	Unit 301	CLOSET	25 SF
			297 SF
3rd Floor	Unit 302	BEDROOM	215 SF
3rd Floor	Unit 302	BATHROOM	57 SF
3rd Floor	Unit 302	CLOSET	25 SF
			297 SF
3rd Floor	Unit 303	BEDROOM	215 SF
3rd Floor	Unit 303	BATHROOM	57 SF
3rd Floor	Unit 303	CLOSET	25 SF
			297 SF
3rd Floor	Unit 304	BEDROOM	215 SF
3rd Floor	Unit 304	BATHROOM	57 SF
3rd Floor	Unit 304	CLOSET	25 SF
			297 SF
3rd Floor	Unit 305	BEDROOM	215 SF
3rd Floor	Unit 305	BATHROOM	57 SF
3rd Floor	Unit 305	CLOSET	25 SF
			298 SF
3rd Floor	Unit 306	BEDROOM	215 SF
3rd Floor	Unit 306	BATHROOM	57 SF
3rd Floor	Unit 306	CLOSET	25 SF
			297 SF
3rd Floor	Unit 307	BEDROOM	215 SF
3rd Floor	Unit 307	BATHROOM	57 SF
3rd Floor	Unit 307	CLOSET	25 SF
			297 SF
3rd Floor	Unit 308	BEDROOM	215 SF
3rd Floor	Unit 308	BATHROOM	57 SF
3rd Floor	Unit 308	CLOSET	25 SF
			297 SF
3rd Floor	Unit 309	BEDROOM	215 SF
3rd Floor	Unit 309	BATHROOM	57 SF
3rd Floor	Unit 309	CLOSET	25 SF
			298 SF
3rd Floor	Unit 310	BEDROOM	215 SF
3rd Floor	Unit 310	BATHROOM	57 SF
3rd Floor	Unit 310	CLOSET	25 SF
			297 SF
3rd Floor	Unit 311	BEDROOM	215 SF
3rd Floor	Unit 311	BATHROOM	57 SF
3rd Floor	Unit 311	CLOSET	25 SF
			296 SF
3rd Floor	Unit 312	BEDROOM	215 SF
3rd Floor	Unit 312	BATHROOM	57 SF
3rd Floor	Unit 312	CLOSET	25 SF
			296 SF
3rd Floor	Unit 313	BEDROOM	215 SF
3rd Floor	Unit 313	BATHROOM	57 SF
3rd Floor	Unit 313	CLOSET	25 SF
			296 SF

Room Schedule (3rd Floor)			
Level	Comments	Name	Area
3rd Floor	Unit 314	BEDROOM	215 SF
3rd Floor	Unit 314	BATHROOM	57 SF
3rd Floor	Unit 314	CLOSET	25 SF
			297 SF
3rd Floor	Unit 315	BEDROOM	215 SF
3rd Floor	Unit 315	BATHROOM	57 SF
3rd Floor	Unit 315	CLOSET	25 SF
			298 SF
3rd Floor	Unit 316	BEDROOM	215 SF
3rd Floor	Unit 316	BATHROOM	57 SF
3rd Floor	Unit 316	CLOSET	25 SF
			298 SF
3rd Floor	Unit 317	BEDROOM	215 SF
3rd Floor	Unit 317	BATHROOM	57 SF
3rd Floor	Unit 317	CLOSET	25 SF
			298 SF
3rd Floor	Unit 318	BEDROOM	215 SF
3rd Floor	Unit 318	BATHROOM	57 SF
3rd Floor	Unit 318	CLOSET	25 SF
			298 SF
3rd Floor	Unit 319	BEDROOM	215 SF
3rd Floor	Unit 319	BATHROOM	57 SF
3rd Floor	Unit 319	CLOSET	25 SF
			298 SF
3rd Floor	Unit 320	BEDROOM	215 SF
3rd Floor	Unit 320	BATHROOM	57 SF
3rd Floor	Unit 320	CLOSET	25 SF
			297 SF
3rd Floor	Unit 321	BEDROOM	215 SF
3rd Floor	Unit 321	BATHROOM	57 SF
3rd Floor	Unit 321	CLOSET	25 SF
			298 SF
3rd Floor	Unit 322	BEDROOM	215 SF
3rd Floor	Unit 322	BATHROOM	57 SF
3rd Floor	Unit 322	CLOSET	25 SF
			297 SF
3rd Floor	Unit 323	BEDROOM	215 SF
3rd Floor	Unit 323	BATHROOM	57 SF
3rd Floor	Unit 323	CLOSET	25 SF
			297 SF
3rd Floor	Unit 324	BEDROOM	215 SF
3rd Floor	Unit 324	BATHROOM	57 SF
3rd Floor	Unit 324	CLOSET	25 SF
			297 SF
3rd Floor	Unit 325	BEDROOM	215 SF
3rd Floor	Unit 325	BATHROOM	57 SF
3rd Floor	Unit 325	CLOSET	25 SF
			297 SF
3rd Floor	Unit 326	BEDROOM	210 SF
3rd Floor	Unit 326	BATHROOM	57 SF
3rd Floor	Unit 326	CLOSET	25 SF
			292 SF
3rd Floor	Unit 327	BEDROOM	210 SF
3rd Floor	Unit 327	BATHROOM	57 SF
3rd Floor	Unit 327	CLOSET	25 SF
			292 SF
3rd Floor	Unit 328	BEDROOM	210 SF
3rd Floor	Unit 328	BATHROOM	57 SF
3rd Floor	Unit 328	CLOSET	25 SF
			291 SF
3rd Floor	Unit 329	BEDROOM	210 SF
3rd Floor	Unit 329	BATHROOM	57 SF
3rd Floor	Unit 329	CLOSET	25 SF



-  BATHROOM
-  BEDROOM
-  CLOSET
-  JANITORIAL STORAGE
-  LAUNDRY ROOM
-  MAIN DINING ROOM
-  MAIN LIVING ROOM
-  MEDICATION STORAGE
-  STORAGE

1 3rd Floor
1/8" = 1'-0"



3RD FLOOR PLAN

CHIEF INVESTIGATOR

Project number	TBD
Date	09/16/2025

Date 09/10/2023

A7

A7

3RD FLOOR PLAN

For more information about the study, please contact the study team at 1-800-258-4929 or visit www.cancer.gov.

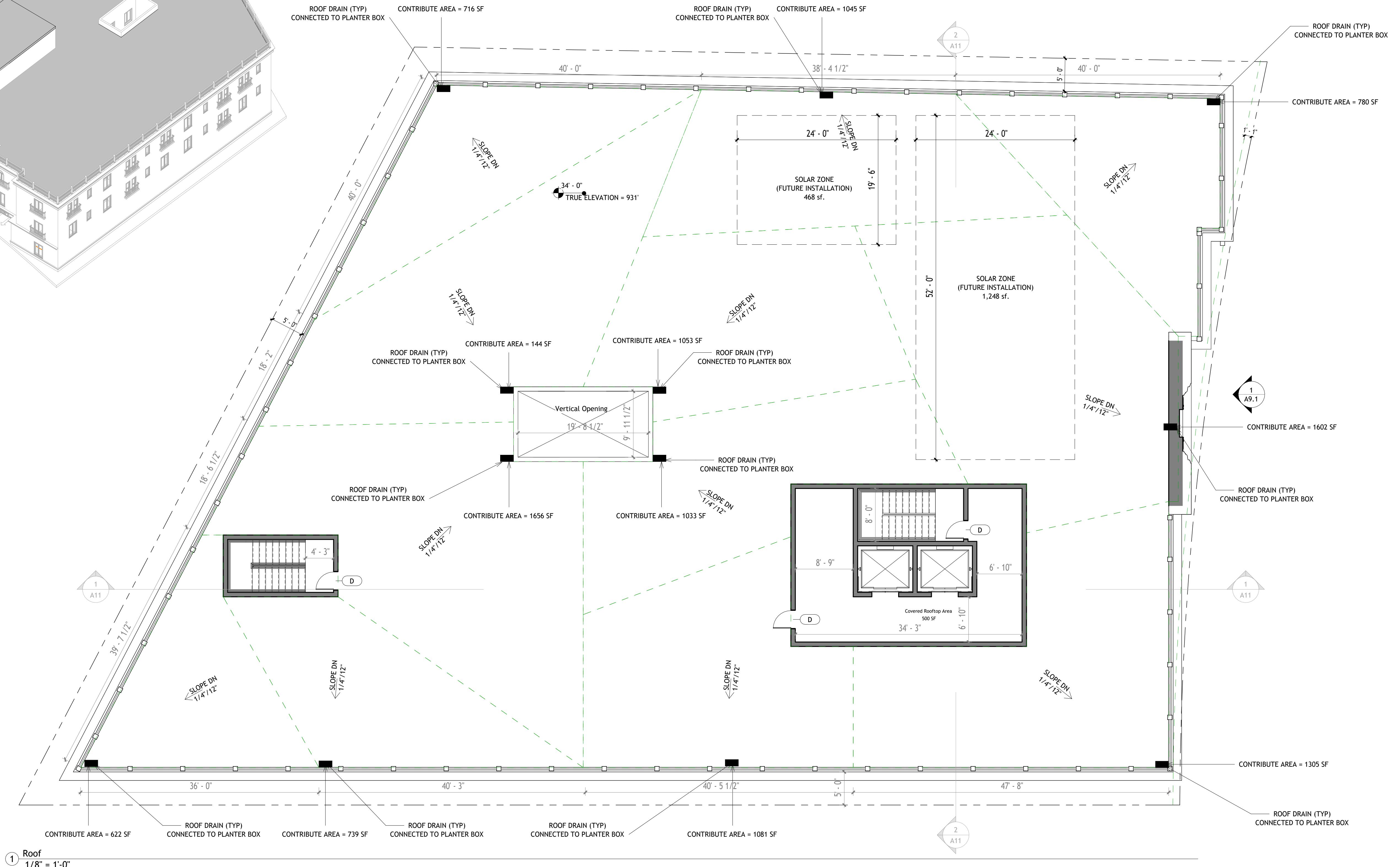
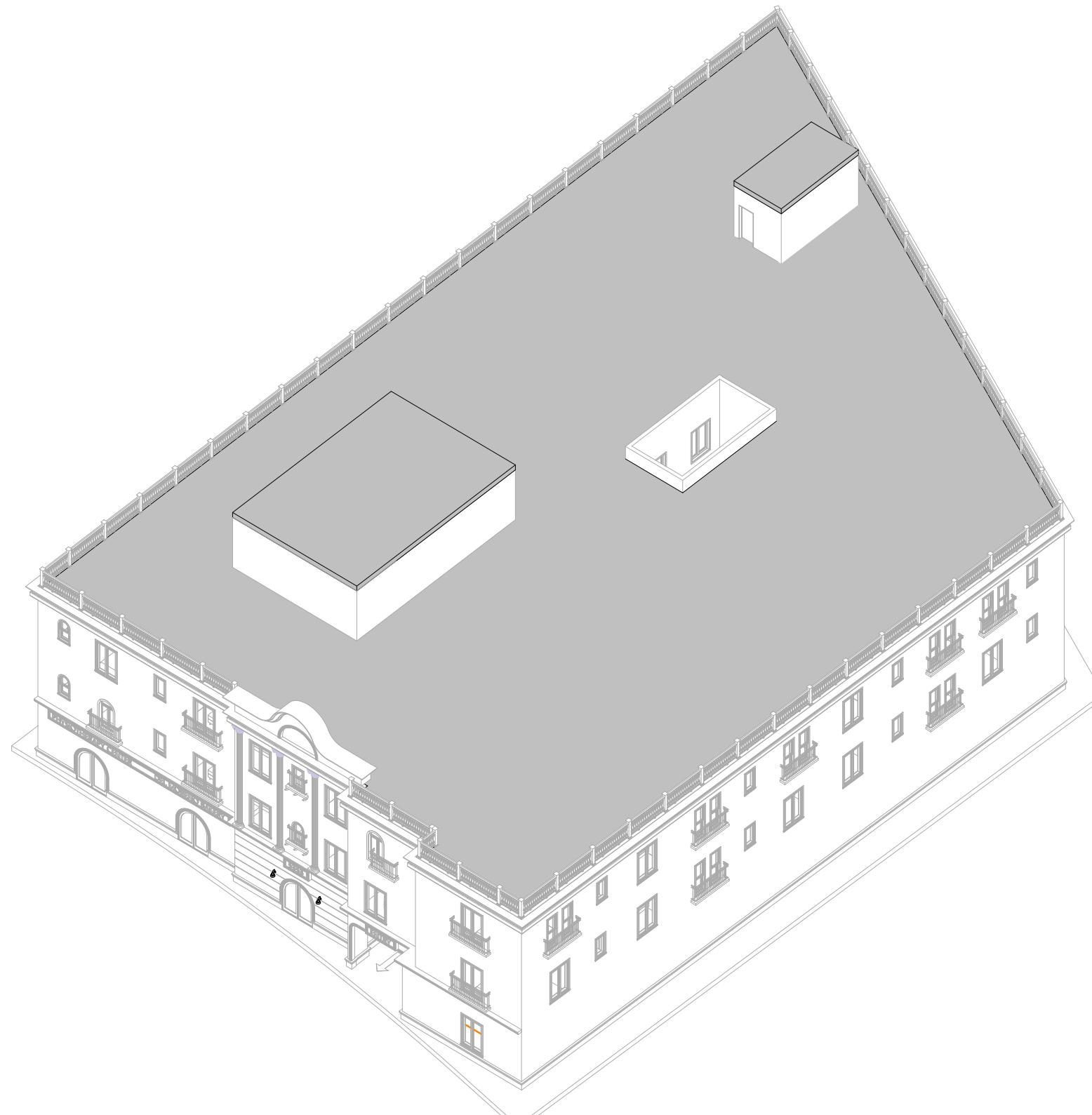
SURGE GROUP

Sustainable, Resilient, Green Environment

CONFERENCIA DE LOS DIPUTADOS

www.surge-co.com

3RD FLOOR PLAN



N
A8

0 4 8 16
0 1/8" = 1'-0"

ROOF PLAN

No.	Description	Date

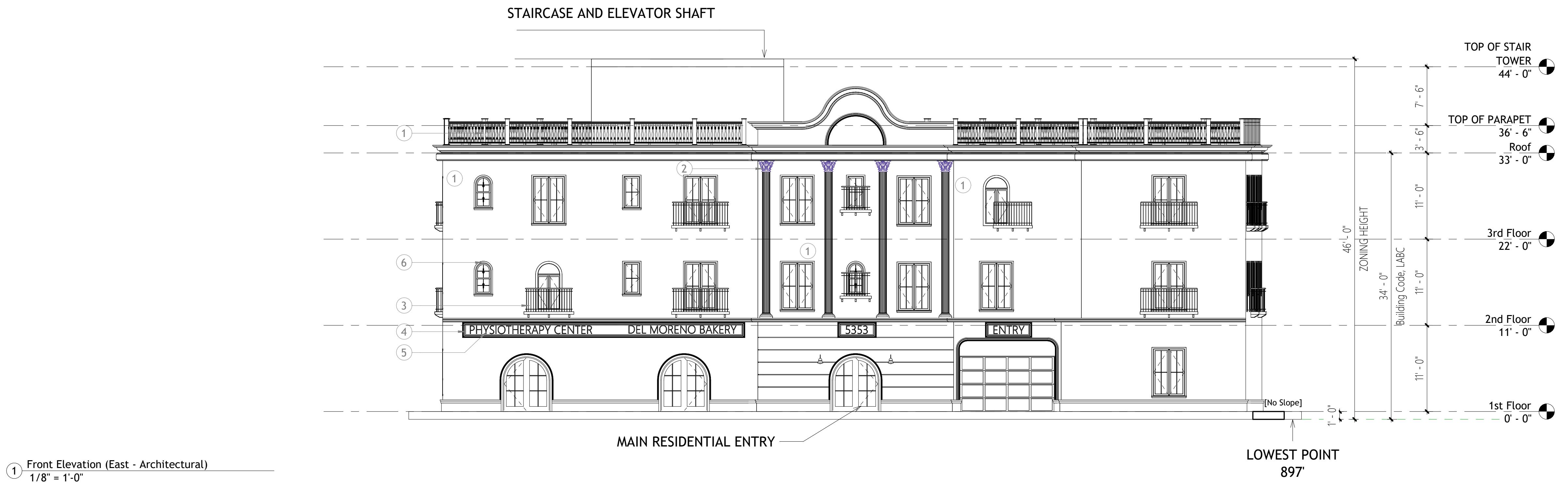
Project Name: Del Moreno RCFE Complex

Project Address: 5353 Del Moreno Dr, Woodland Hills, CA 91364

Client Name: Janet JHA

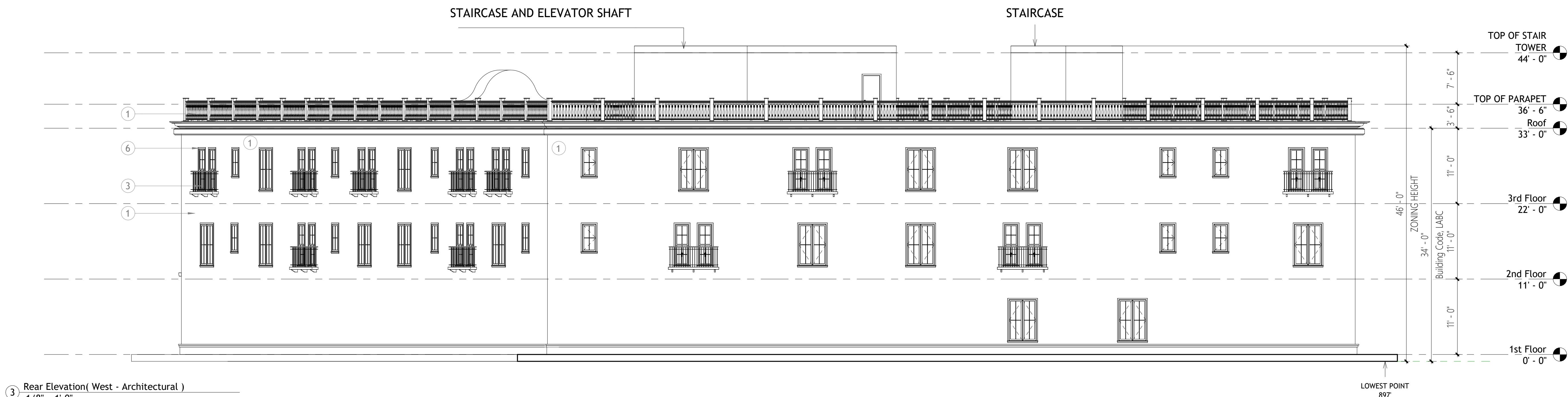
General Comments:

Project number TBD
Date 09/16/2025



1 Front Elevation (East - Architectural)
1/8" - 1' 0"

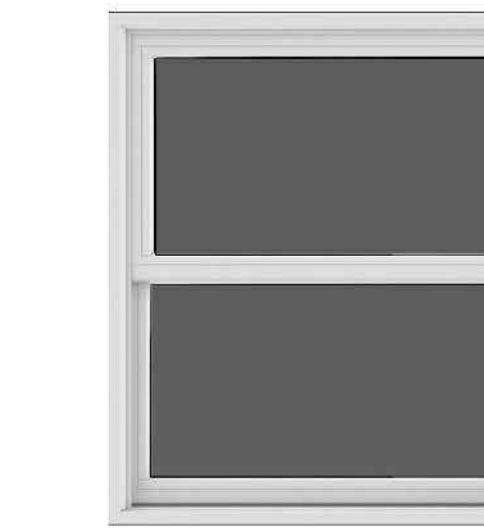
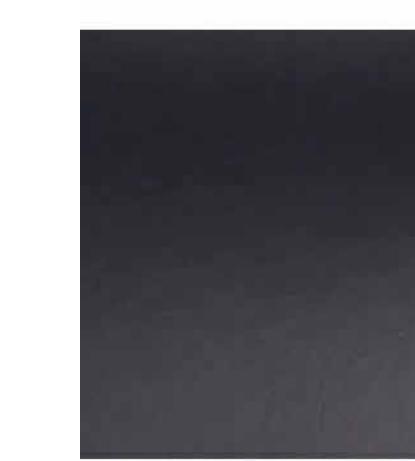
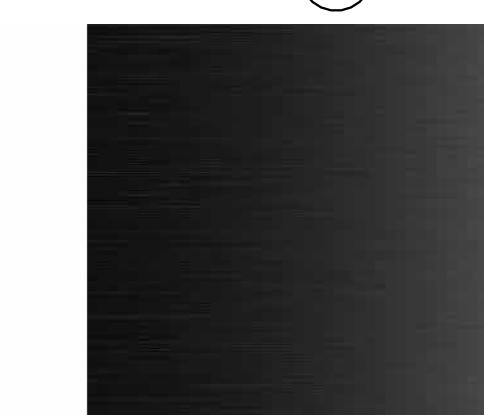
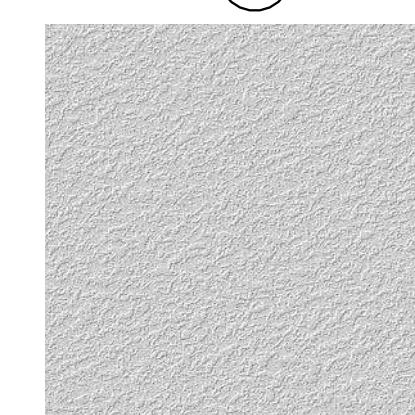
$$1/8" = 1'-0"$$



3 Rear Elevation(West - Architectural
1/8" = 1' 0"

$$\odot \quad 1/8^{\circ} = 1^{\circ}0^{\prime}$$

- 1 EXTERIOR CEMENT PLASTER (STUCCO), SMOOTH WHITE FINISH
 - 2 EXTERIOR CEMENT PLASTER (STUCCO), DARK GREY FINISH
 - 3 42" HIGH GUARDRAIL, ALUMINUM, BRUSHED METAL, DARK GREY
 - 4 STOREFRONT SYSTEM, ALUMINUM, BLACK
 - 5 FLAT-CUT ALUMINUM LETTERS/NUMBERS, POLISHED WHITE FINISH
 - 6 VINYL FRAME, WHITE FINISH; INSULATED DOUBLE-GLAZED UNITS
WITH LOW-E COATED CLEAR GLASS, ARGON-FILLED, AND SOLAR
CONTROL TINT (VISIBLE LIGHT TRANSMITTANCE ~50%, SHGC ≤ 0.25)
TEMPERED WHERE REQUIRED BY CODE.



4

5

6

Project Name: Del Moreno RCFE Complex

Project Address: 5353 Del Moreno Dr,
Woodland Hills, CA 91364

Client Name: Janet JHA

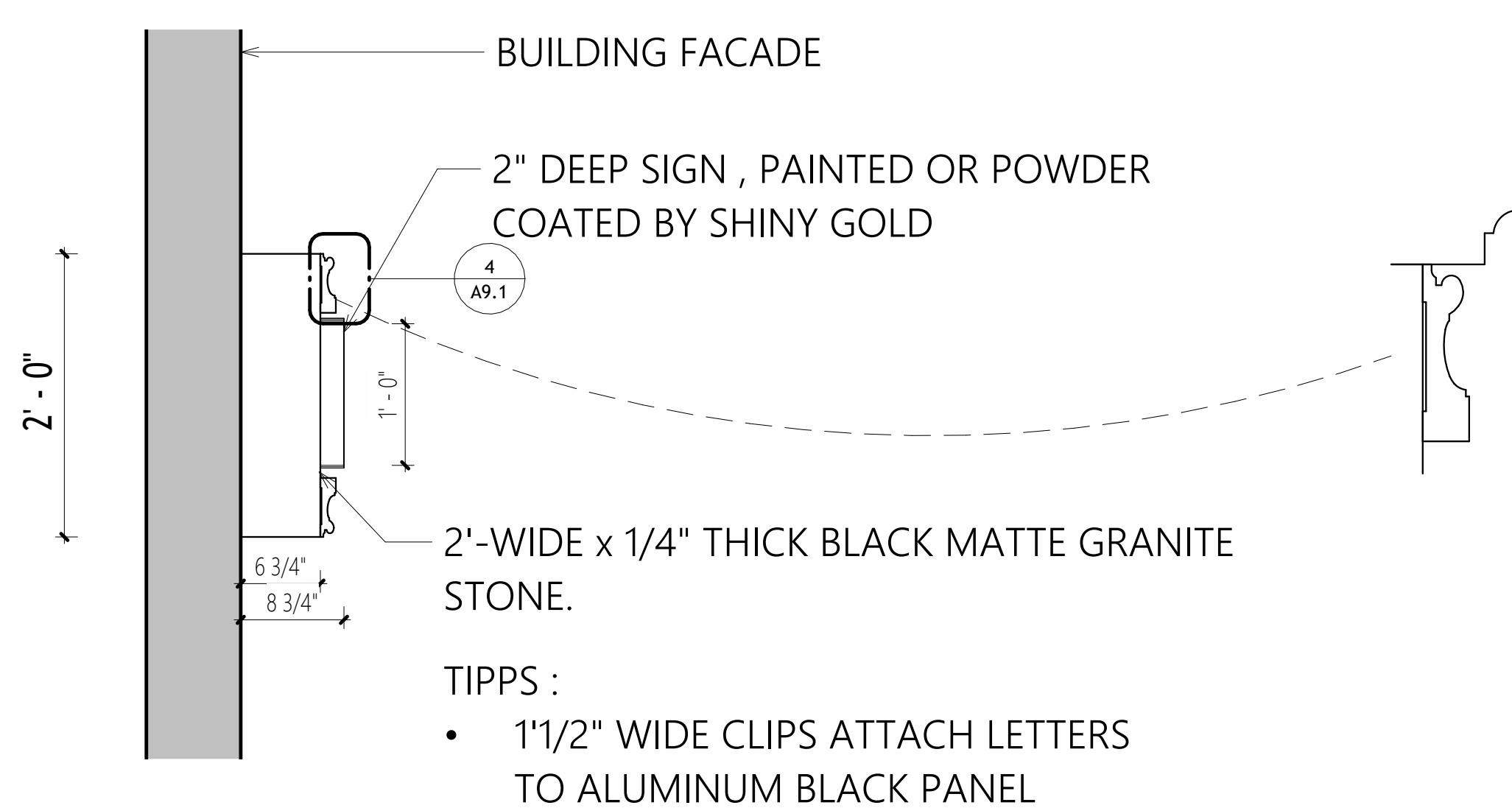
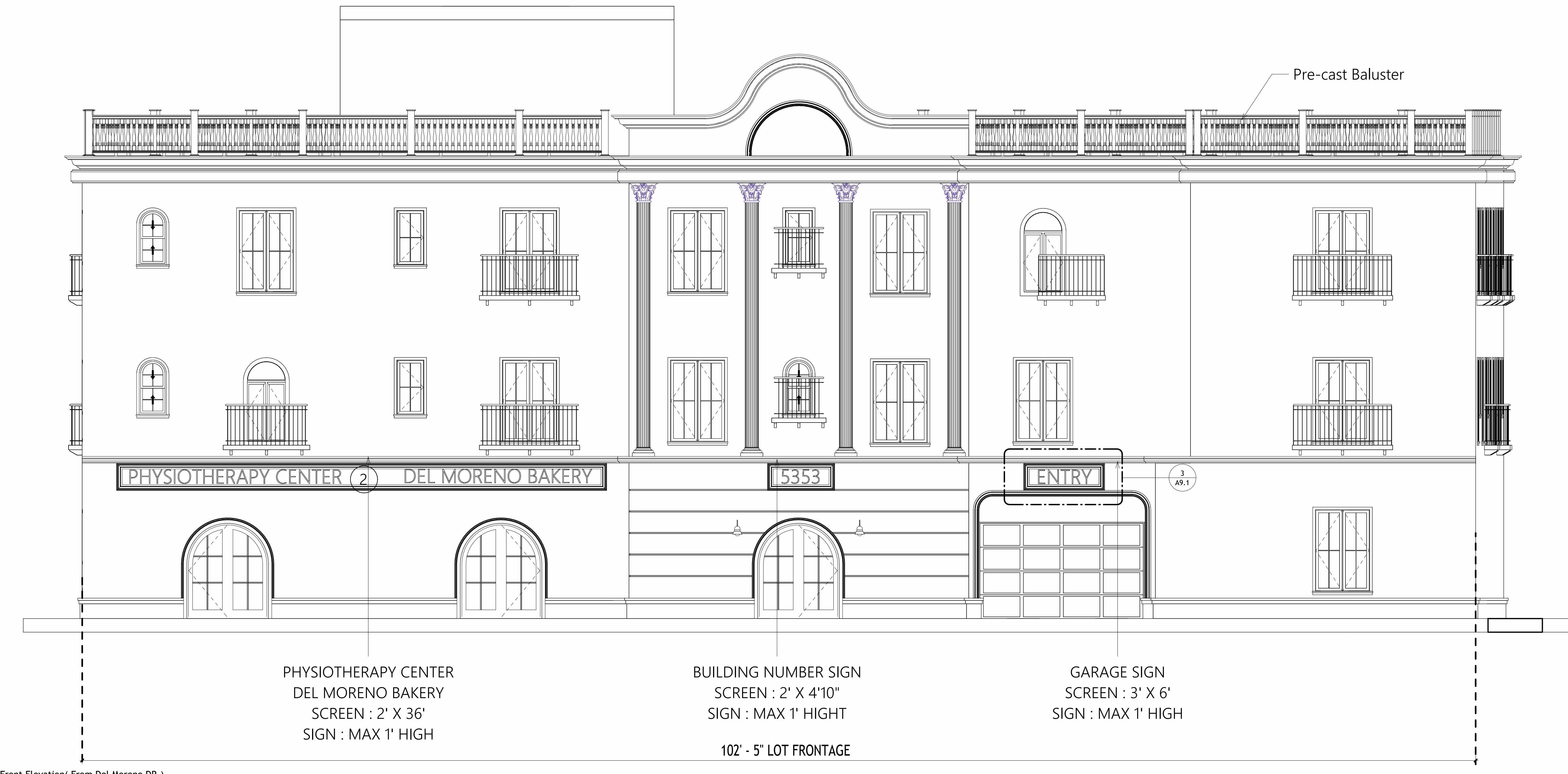
General Comments:

Project number	TBD
Date	09/16/2025

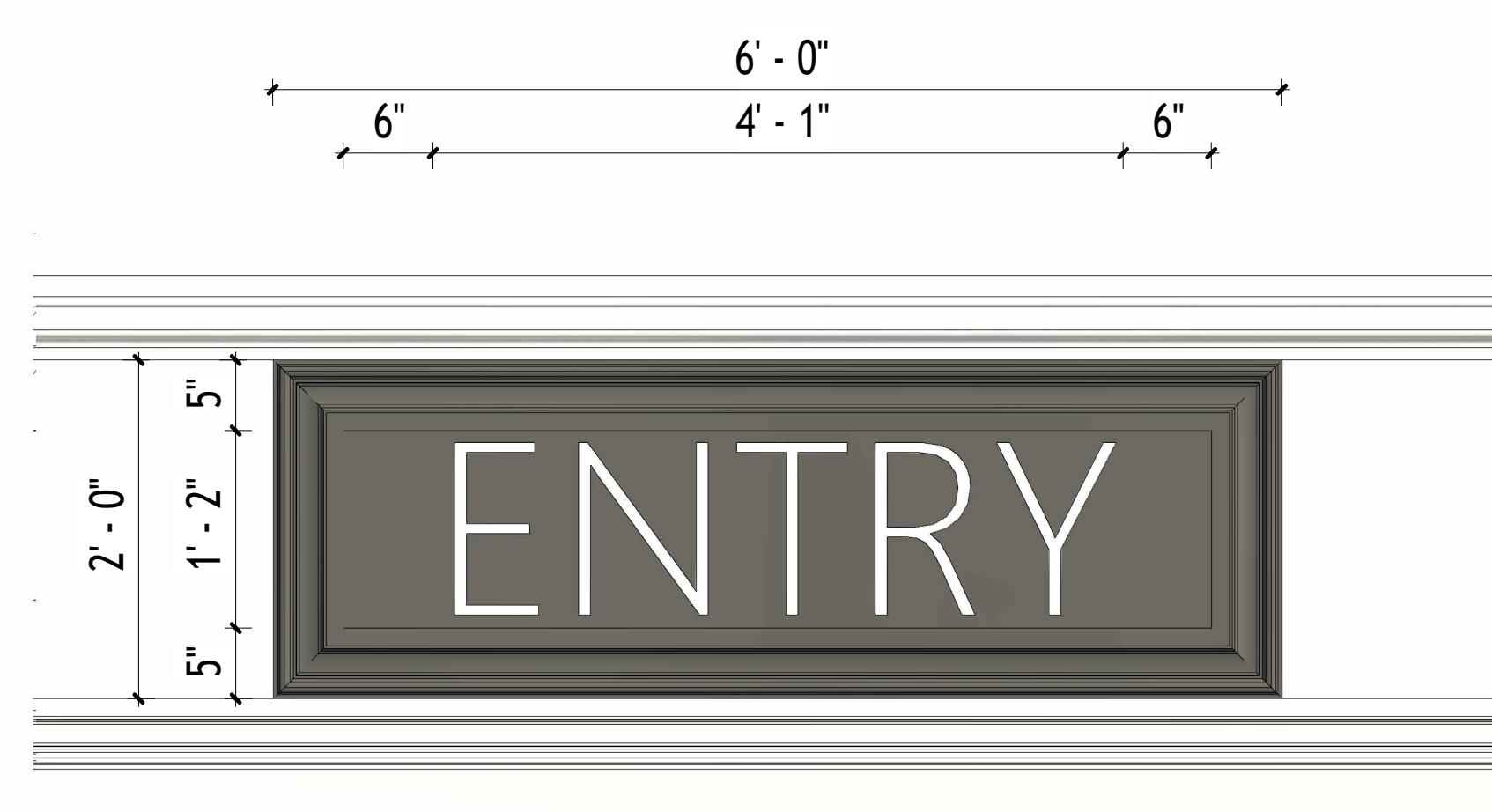
A9

EAST (FRONT) & WEST ELEVATIONS

GARAGE DOOR: ALUMINUM OR STEEL, SMOOTH MATTE FINISH, CHARCOAL GRAY / GRAPHITE, SECTIONAL WITH HORIZONTAL LINES RECOMMENDED
 DOOR: SOLID WOOD OR FIBERGLASS, SATIN OR SEMI-GLOSS FINISH, SAME BURNT TERRACOTTA AS ACCENT, CAN BE STAINED WOOD OR PAINTED FIBERGLASS
 ROOF CORNICE / PARAPET: STUCCO OVER FRAMED CORNICE, WHITE, MATCHES MAIN STUCCO WALL



LOT FRONTAGE 102' - 5"
 ALLOWABLE SIGNAGE AREA 102' - 5" X 2 = 204' - 10"
 SIGNAGE AREA PROVIDED 93.86 sf.



No.	Description	Date

Project Name: Del Moreno RCFE Complex
 Project Address: 5353 Del Moreno Dr., Woodland Hills, CA 91364

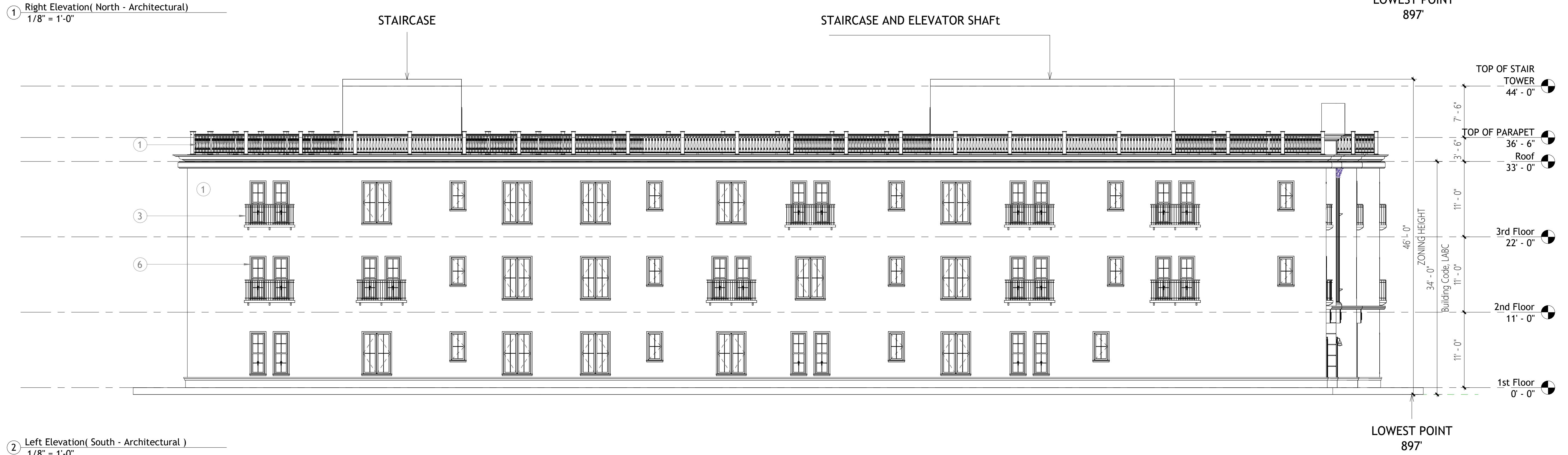
Client Name: Janet JHA

General Comments:

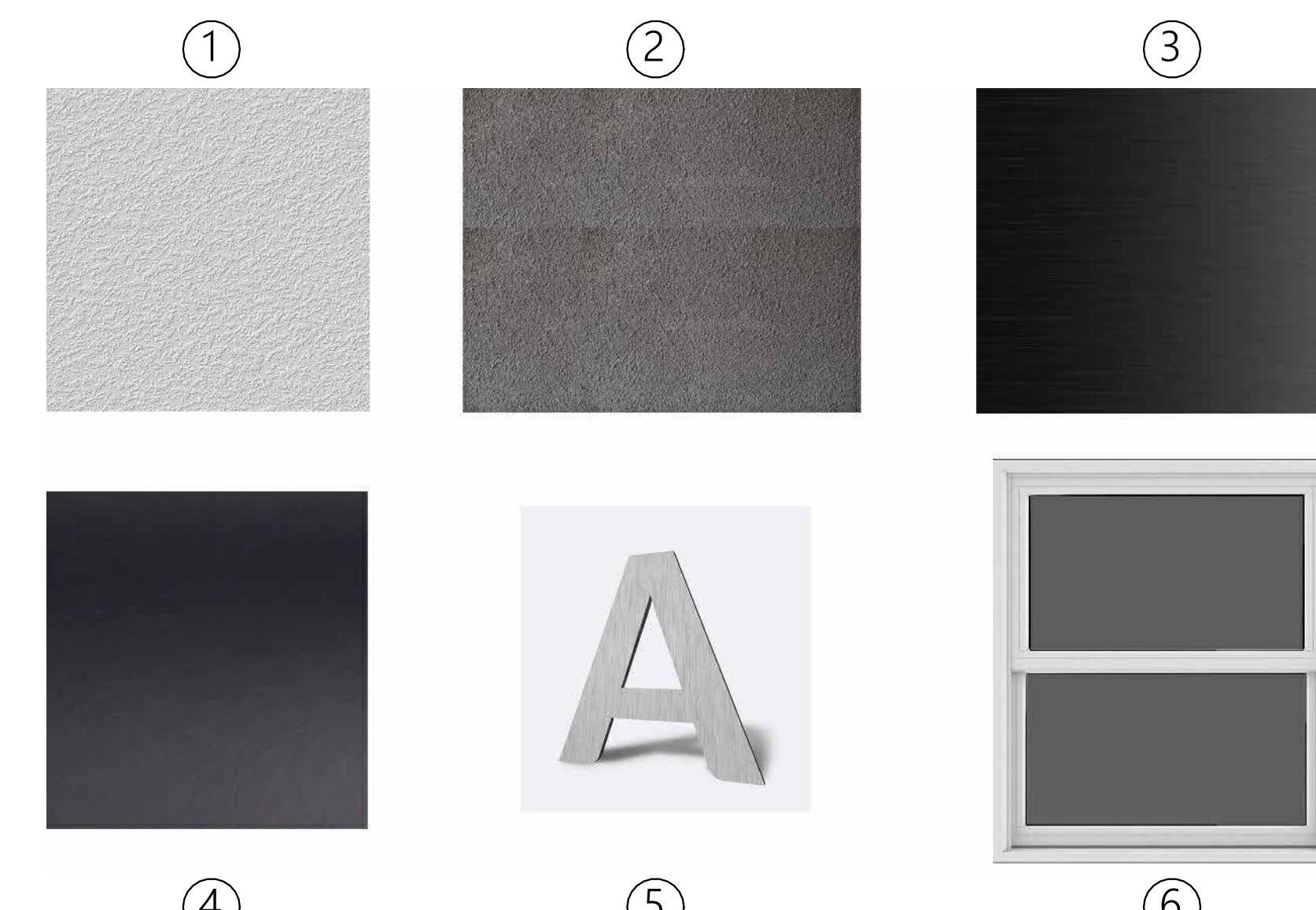
Project number TBD
 Date 09/16/2025

A9.1

SIGNAGE DETAIL



- ① EXTERIOR CEMENT PLASTER (STUCCO), SMOOTH WHITE FINISH
- ② EXTERIOR CEMENT PLASTER (STUCCO), DARK GREY FINISH
- ③ 42" HIGH GUARDRAIL, ALUMINUM, BRUSHED METAL, DARK GREY
- ④ STOREFRONT SYSTEM, ALUMINUM, BLACK
- ⑤ FLAT-CUT ALUMINUM LETTERS/NUMBERS, POLISHED WHITE FINISH
- ⑥ VINYL FRAME, WHITE FINISH; INSULATED DOUBLE-GLAZED UNITS WITH LOW-E COATED CLEAR GLASS, ARGON-FILLED, AND SOLAR CONTROL TINT (VISIBLE LIGHT TRANSMITTANCE ~50%, SHGC ≤ 0.25), TEMPERED WHERE REQUIRED BY CODE.

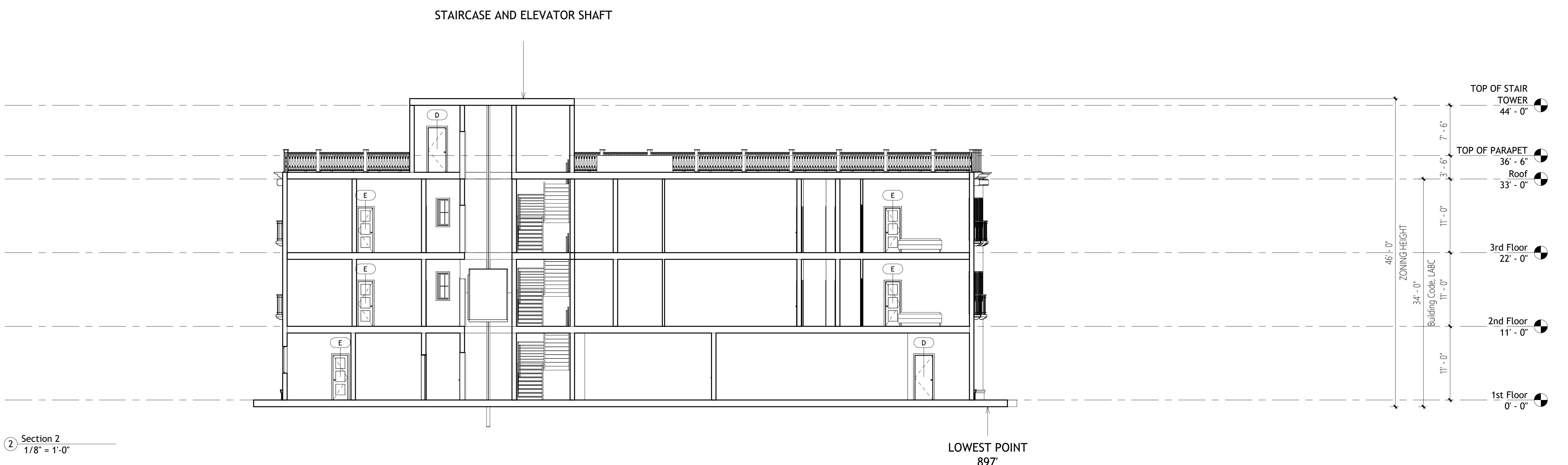
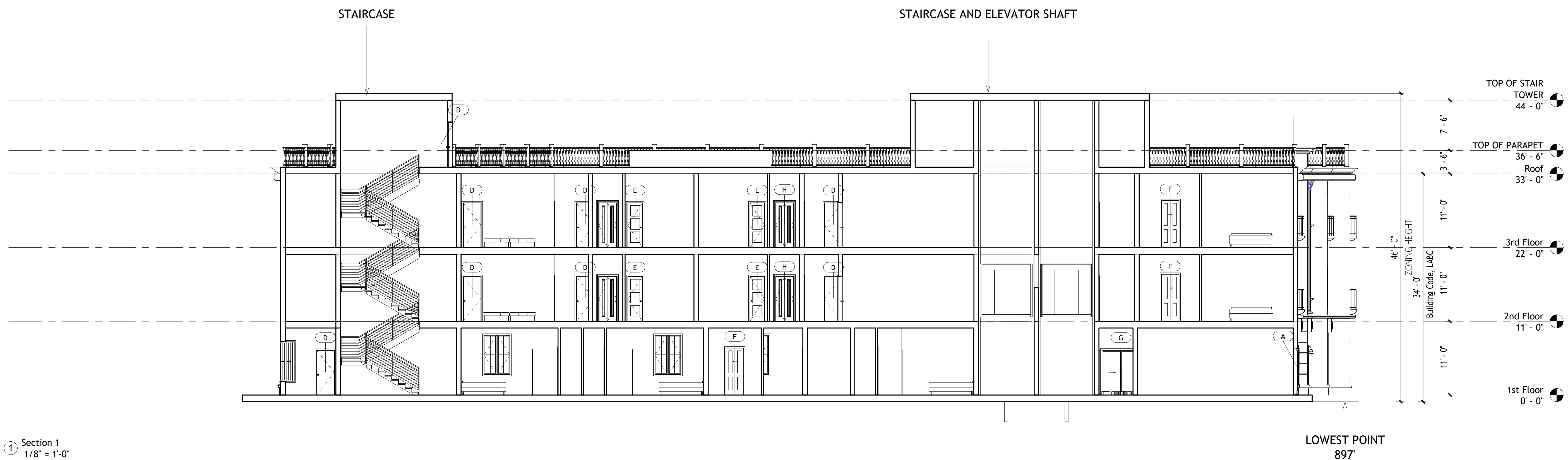


General Comments:

Project number	TBD
Date	09/16/2025

A10

NORTH & SOUTH ELEVATIONS



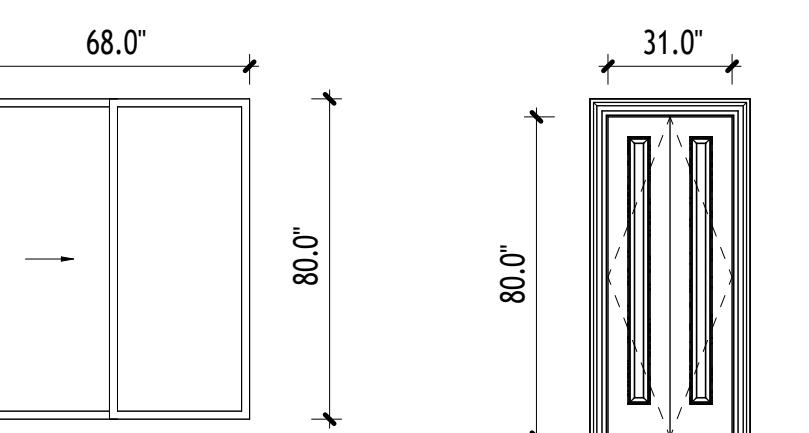
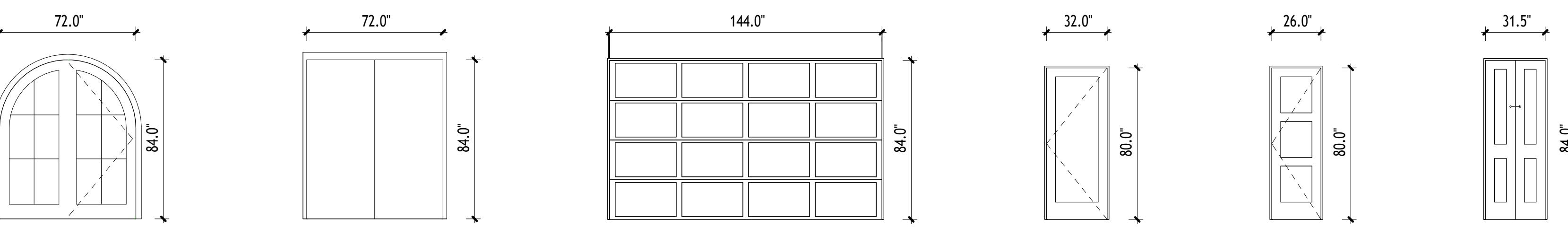
A11

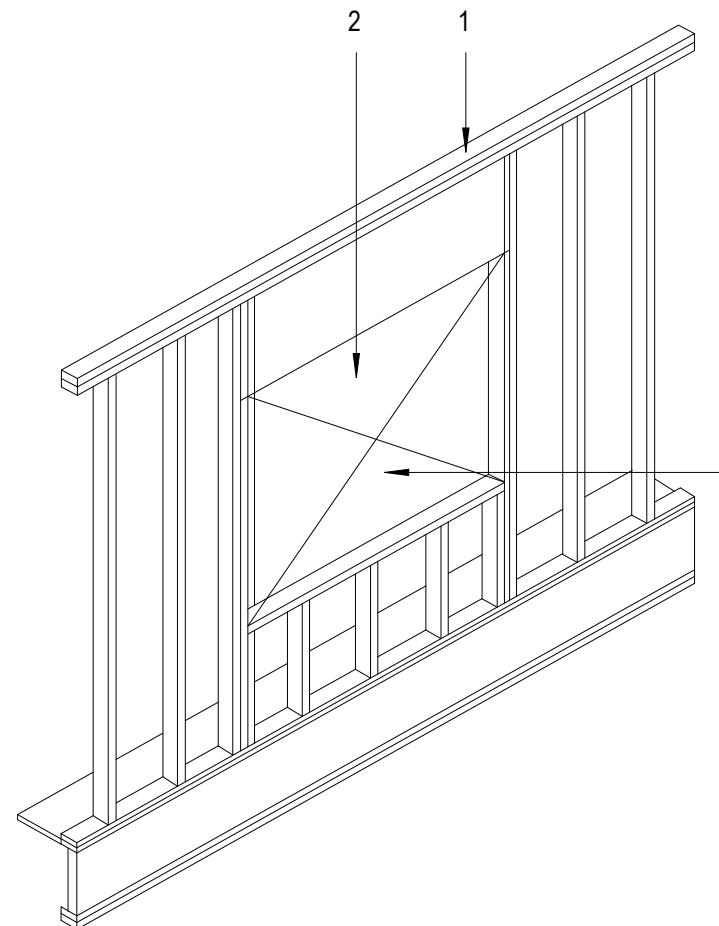
SECTION VIEWS

DOOR GENERAL NOTES

1. REFER TO PLANS FOR LOCATION OF DOORS.
2. VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
4. INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.
5. REFER TO DOOR TYPES LEGEND FOR GLAZING.

Door Schedule							
Mark	Family	Type	Width	Height	Location	Function	Count
A	Door-Outswing-2Panel-French-Radius	72" x 84"	6' - 0"	7' - 0"	1st Floor	Exterior	3
							3
B	Door-Passage-Double-Flush	72" x 84"	6' - 0"	7' - 0"	1st Floor	Exterior	3
							3
C	Door-Garage-Embossed-Panel	144" x 84"	12' - 0"	7' - 0"	1st Floor	Exterior	1
D	Door-Interior-Single-Flush_Panel-Wood	32" x 80"	2' - 8"	6' - 8"	1st Floor	Interior	18
D	Door-Interior-Single-Flush_Panel-Wood	32" x 80"	2' - 8"	6' - 8"	2nd Floor	Interior	39
D	Door-Interior-Single-Flush_Panel-Wood	32" x 80"	2' - 8"	6' - 8"	3rd Floor	Interior	39
D	Door-Interior-Single-Flush_Panel-Wood	32" x 80"	2' - 8"	6' - 8"	Roof	Interior	3
							99
E	Door-Interior-Single-3_Panel_Vert-Wood	26" x 80"	2' - 2"	6' - 8"	1st Floor	Interior	14
E	Door-Interior-Single-3_Panel_Vert-Wood	26" x 80"	2' - 2"	6' - 8"	2nd Floor	Interior	29
E	Door-Interior-Single-3_Panel_Vert-Wood	26" x 80"	2' - 2"	6' - 8"	3rd Floor	Interior	29
							72
F	Door-Interior-Double-Pocket-2_Panel-Wood	31 1/2" x 84"	2' - 7 1/2"	7' - 0"	1st Floor	Interior	12
F	Door-Interior-Double-Pocket-2_Panel-Wood	31 1/2" x 84"	2' - 7 1/2"	7' - 0"	2nd Floor	Interior	25
F	Door-Interior-Double-Pocket-2_Panel-Wood	31 1/2" x 84"	2' - 7 1/2"	7' - 0"	3rd Floor	Interior	25
							62
G	Door-Double-Sliding	68" x 80"	5' - 8"	6' - 8"	1st Floor	Interior	1
							1
H	Double French Door	31" x 80"	2' - 7"	6' - 8"	1st Floor	Interior	1
H	Double French Door	31" x 80"	2' - 7"	6' - 8"	2nd Floor	Interior	4
H	Double French Door	31" x 80"	2' - 7"	6' - 8"	3rd Floor	Interior	4
							9
Grand total:	250						250

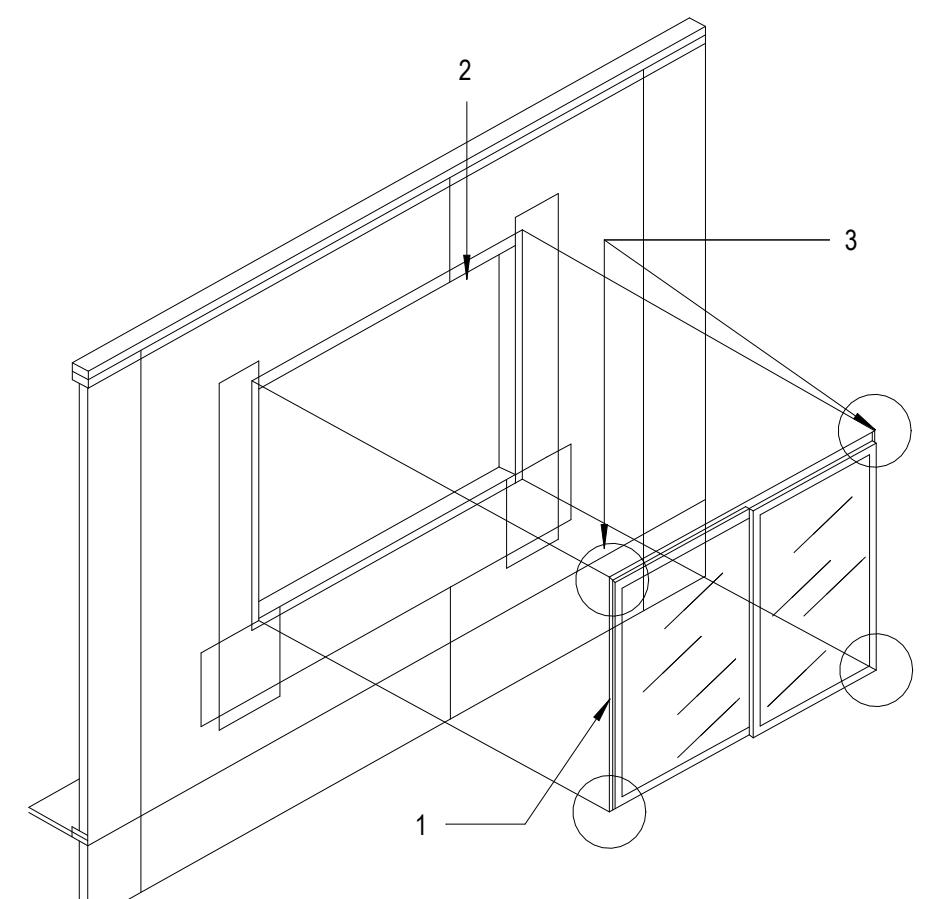
Door Schedule
1/4" = 1'-0"



NOTES:

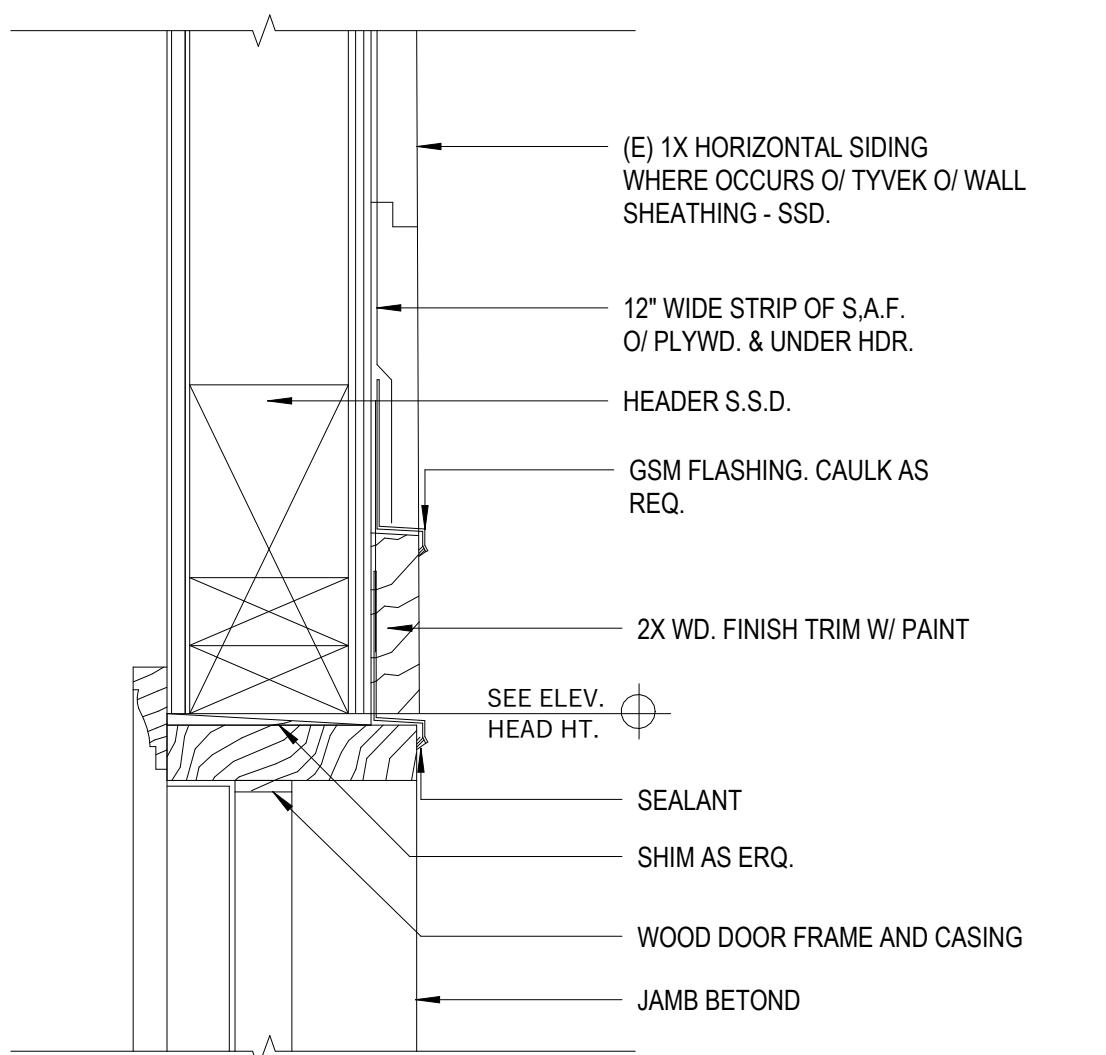
1. SQUARE & LEVEL FRAMING.
2. ROUGH WINDOW OPENING.
3. ROUGH FRAMED OPENING SUFFICIENTLY IN WIDTH & HEIGHT THAN THE ACTUAL FRAME DIMENSIONS OF THE WINDOW. TO ASSURE ADEQUATE CLEARANCE CONSULT THE WINDOW MANUFACTURER'S LITERATURE FOR THE RECOMMENDED ROUGH OPENING DIMENSIONS.

1. ROUGH WINDOW OPENING

**LEGEND**

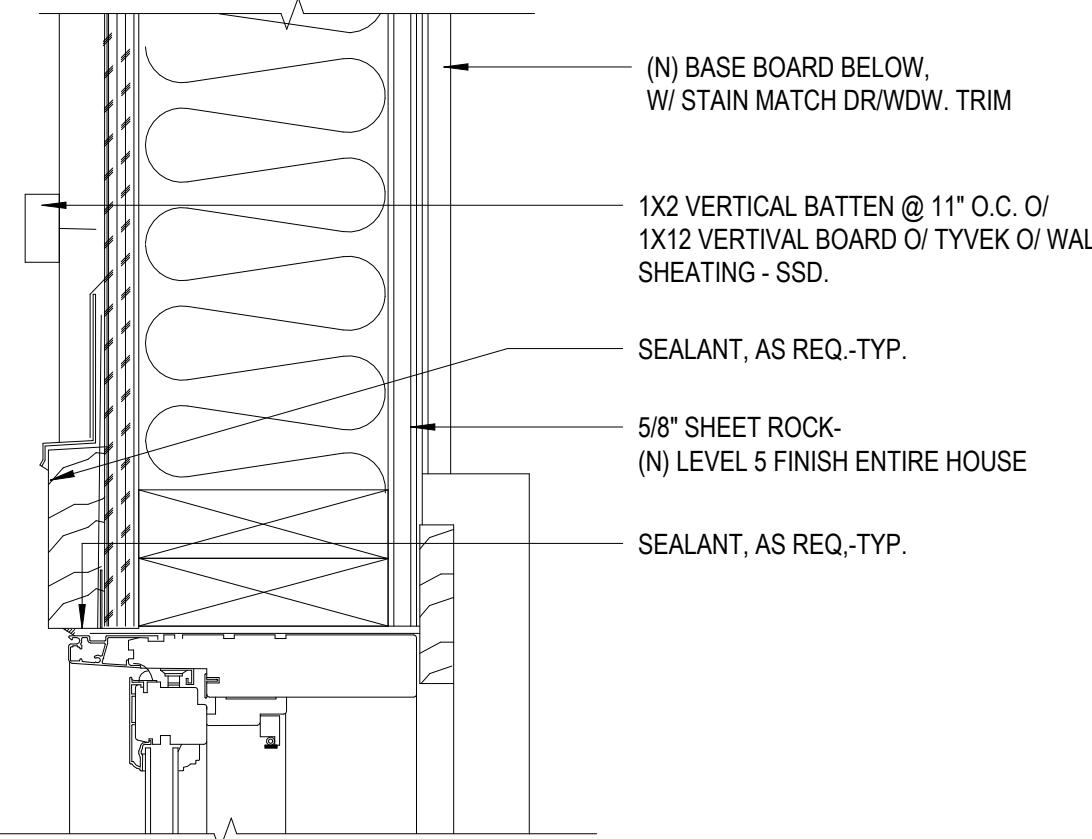
SHIM & ADJUST WINDOW TO ACHIEVE SQUARE PLUMB & LEVEL CONDITION. USE CORROSION RESISTANT FASTENERS. FASTEN WITHIN 10" AND NO CLOSER THAN 3" IN EACH DIRECTION FROM EVERY CORNER. SECURE WINDOW AROUND FRAME OPENING WITH EQUIVALENT OF 64 FASTENERS AT 16" O.C. MAX. REFER TO MFG.'S INSTRUCTIONS REGARDING UPPER NAIL FIN ATTACHMENT.
TO SEAL THE WINDOW FRAME TO OPENING, APPLY CONTINUOUS SEALANT TO THE BACKSIDE OF THE MOUNTING FLANGE NEAR THE OUTER EDGE OR APPLY CONTINUOUS SEALANT TO PERIMETER OF OPENING AT A POINT TO ASSURE CONTACT WITH BACKSIDE OF MOUNTING FLANGE. AFTER INSTALLATION, SEAL ALL CORNERS OF MECHANICALLY JOINT FRAMES TO SEAL FRAME SEAM JUNCTURE.

2. WINDOW INSTALLATION

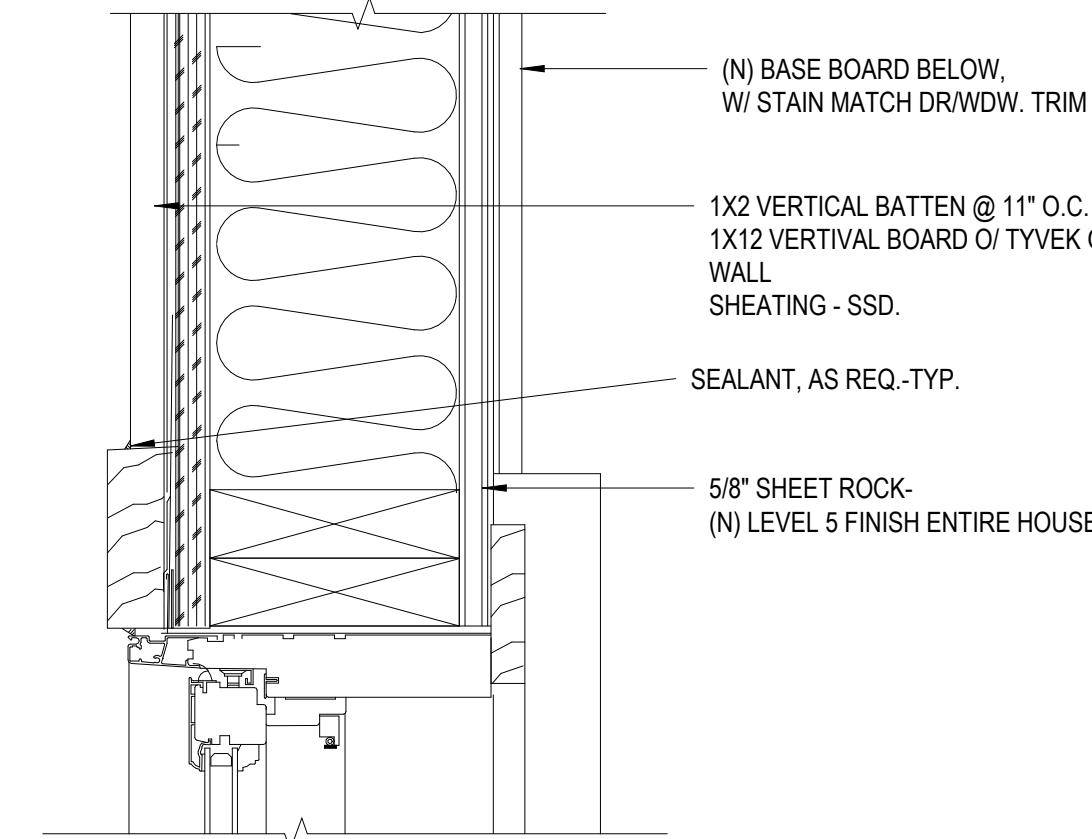


NOTES:
PULL RELEASE PAPER AT ALL SAF.

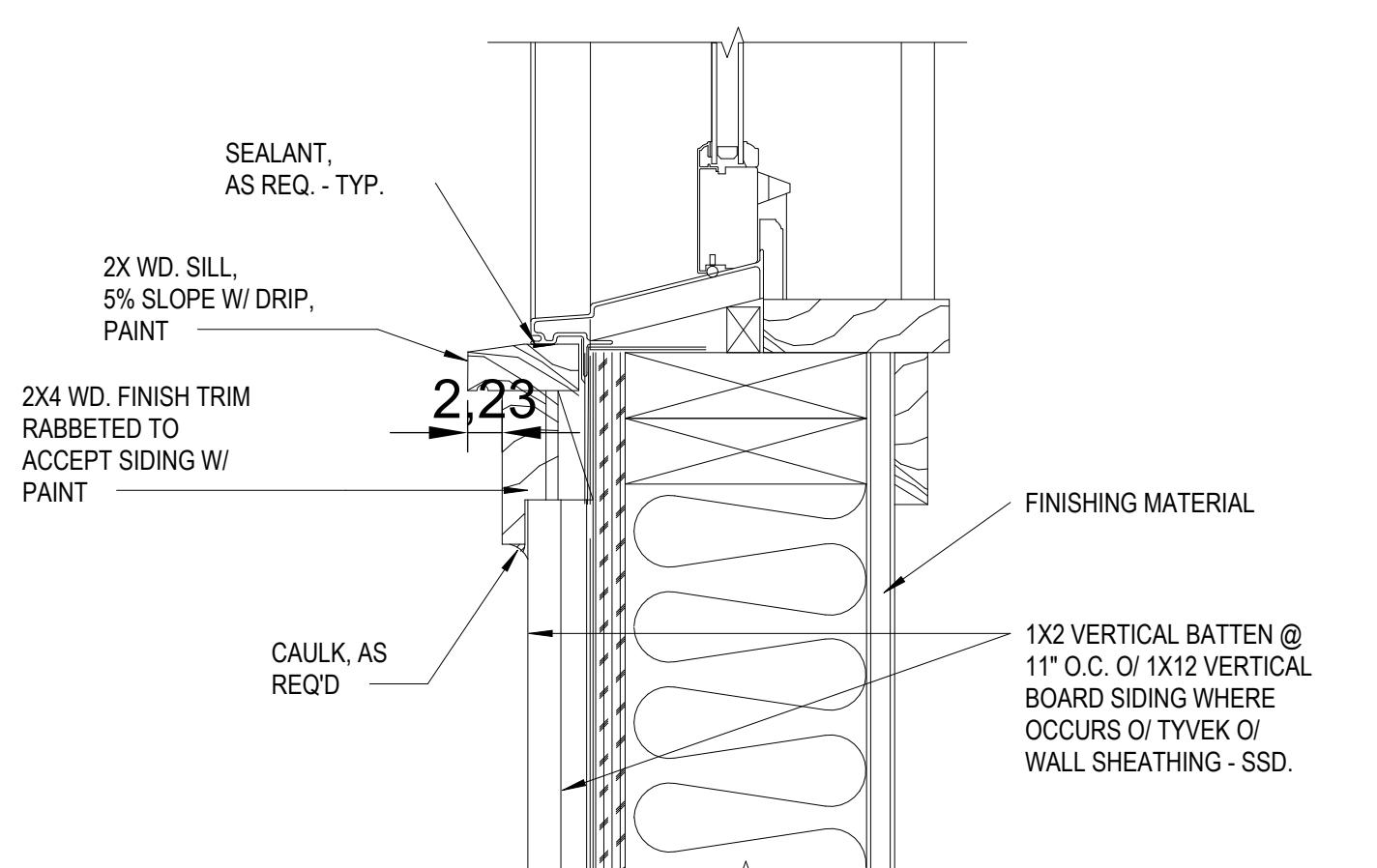
3. DOOR HEAD/JAMB



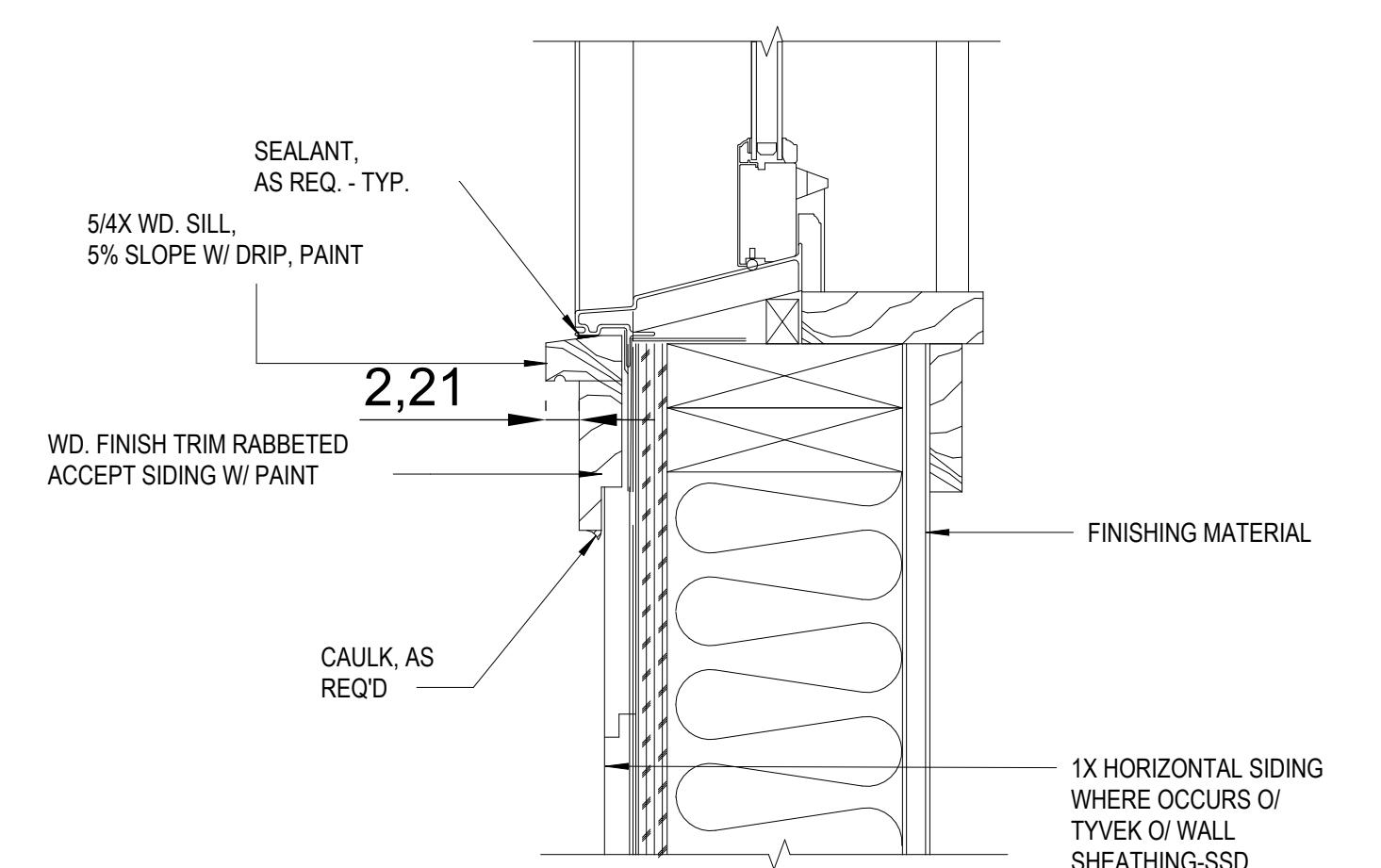
4. WINDOW JAMB BOARD & BATTEN SIDING



5. WINDOW JAMB HORIZONTAL SIDING



6. WINDOW SILL BOARD & BATTEN SIDING



7. WINDOW SILL HORIZONTAL SIDING

No.	Description	Date

Project Name: Del Moreno RCFE Complex

Project Address: 5353 Del Moreno Dr, Woodland Hills, CA 91364

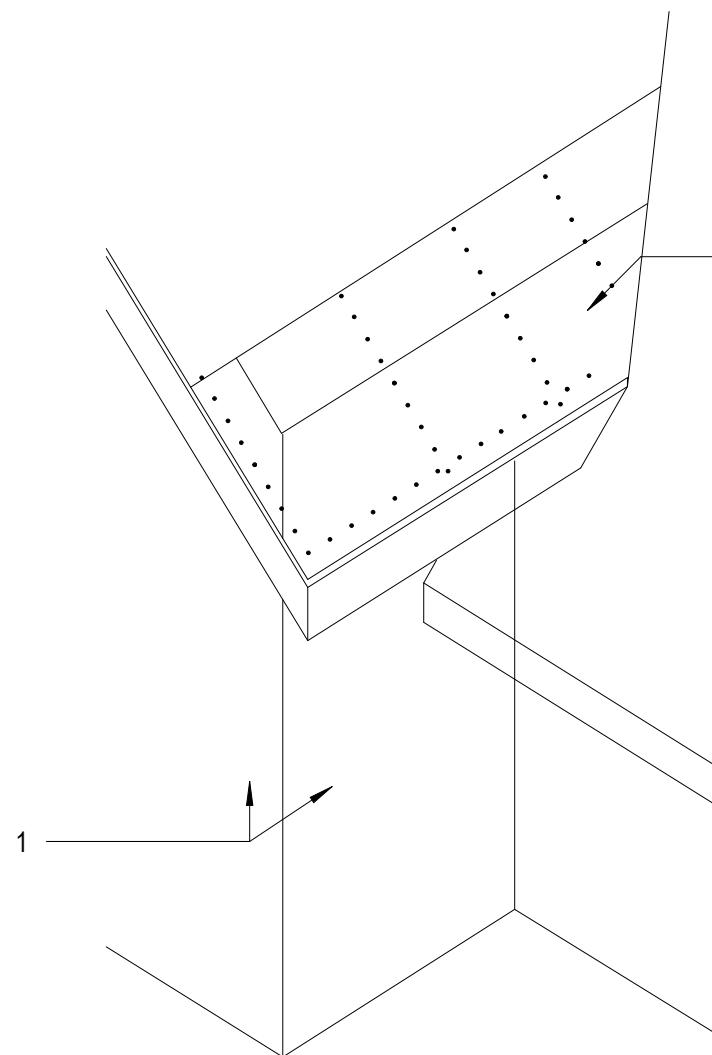
Client Name: Janet JHA

General Comments:

Project number TBD
Date 09/16/2025

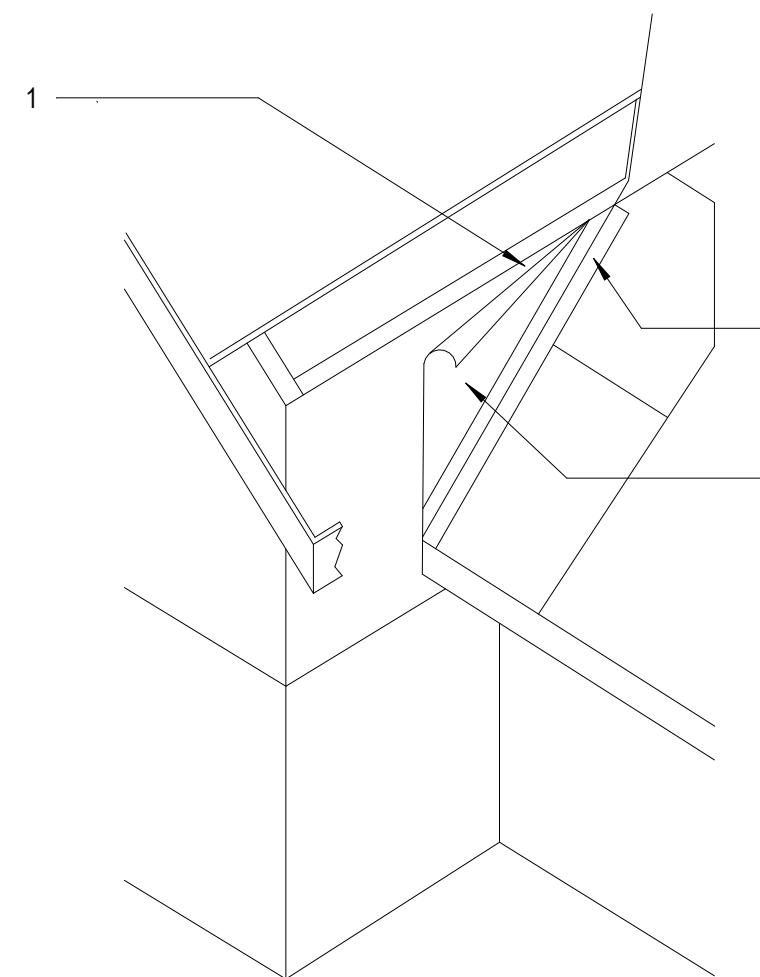
A13

ARCHITECTURAL
WINDOW'S
DETAILS



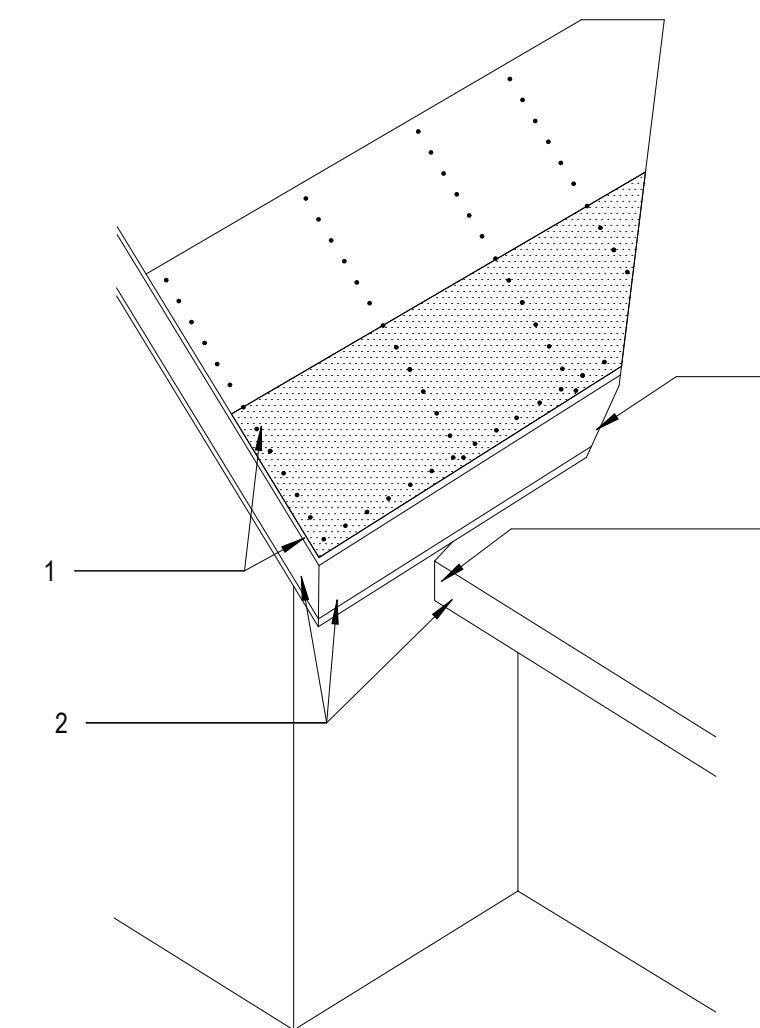
LEGEND

1. COMPLETE INSTALL OF STUCCO.
2. REINSTALL PLY AFTER STUCCO IS INSTALLED.



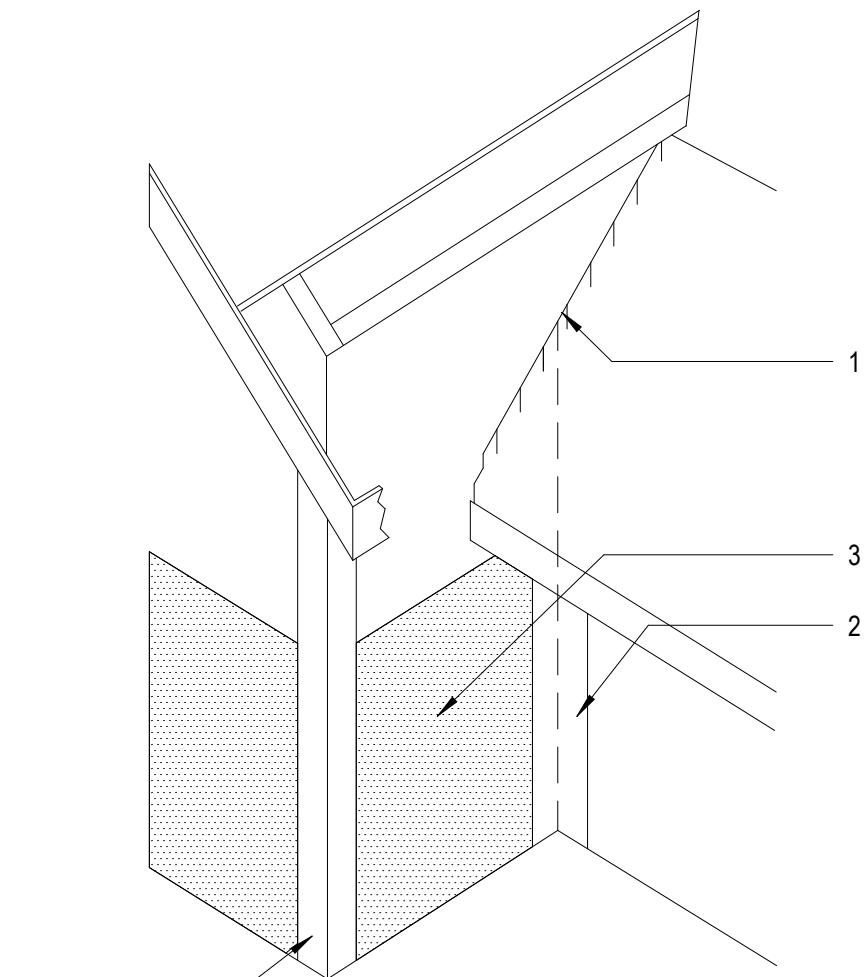
LEGEND

1. COMPLETE PAPERING OF WALL.
2. PARTIAL INSTALL 30# ROOF FELT 18" UP WALL AND 24" ON ROOF TOP.
3. SELF-ADHERING MEMBRANE 3" ON WALL TO ROOF



LEGEND

1. TACK NAIL LOWER EPIC OF ROOF SHEATHING.
2. 2X ROUGH FASCIA "MOISTOP".
3. 1 1/2" CLEARANCE BETWEEN FASCIA AND SHEATHING.
4. 1 1/2" CLEARANCE BETWEEN WALL SHEATHING & ROOF RAFTER.



LEGEND

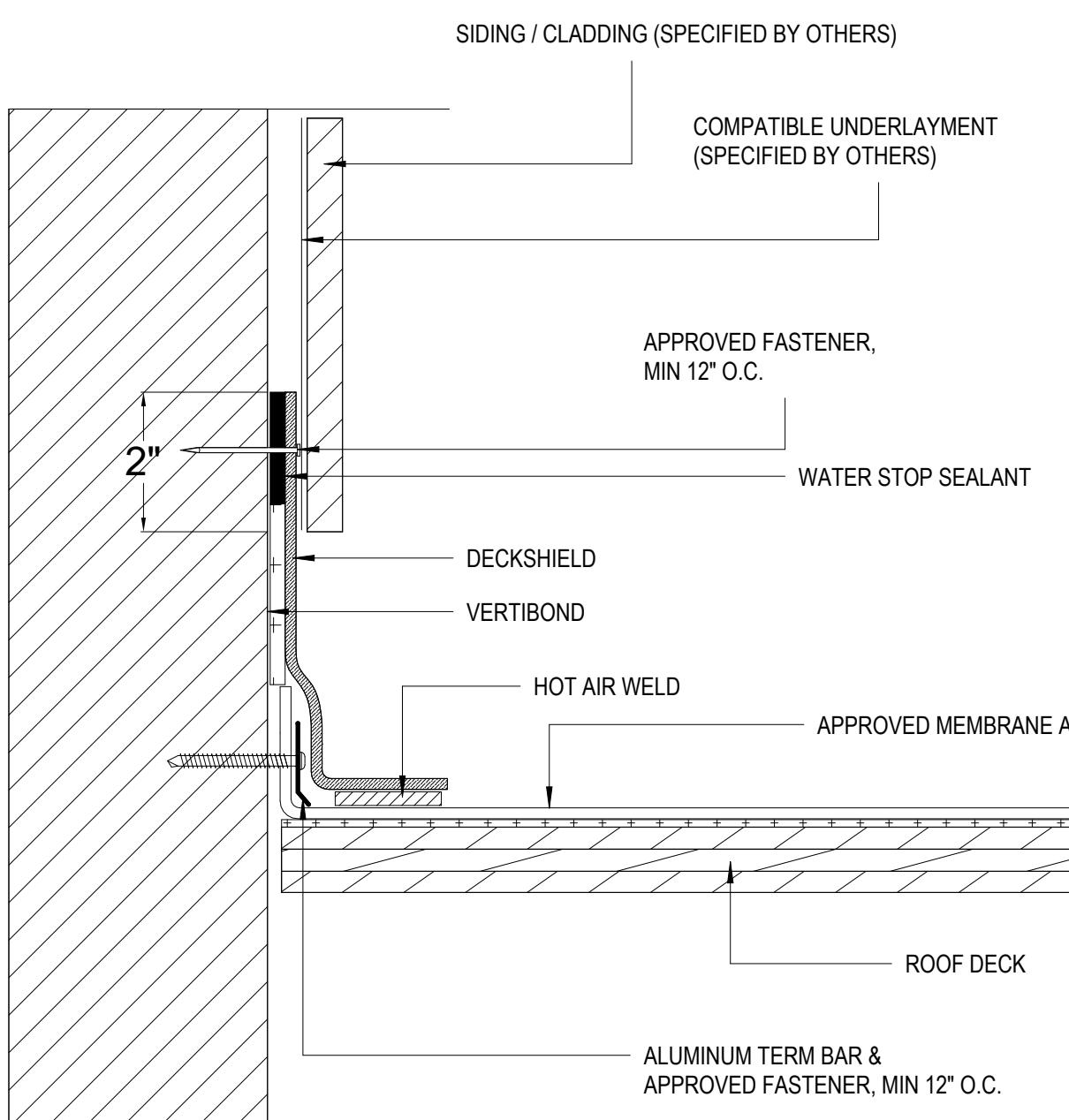
1. CORNER FLASH FLASHING WITH G.I. REGLET.
2. REINFORCE CORNERS WITH 12" "MOISTOP".
3. INSTALL SECOND COURSE OF 60 MINUTE FELT OVER REGLET AND STUCCO WEEP SCREED.

1.FINAL ROOF SHEATHING

2.BUILDING PAPER TO WALL

3.ROUGH FRAMING

4.CORNER FLASHING

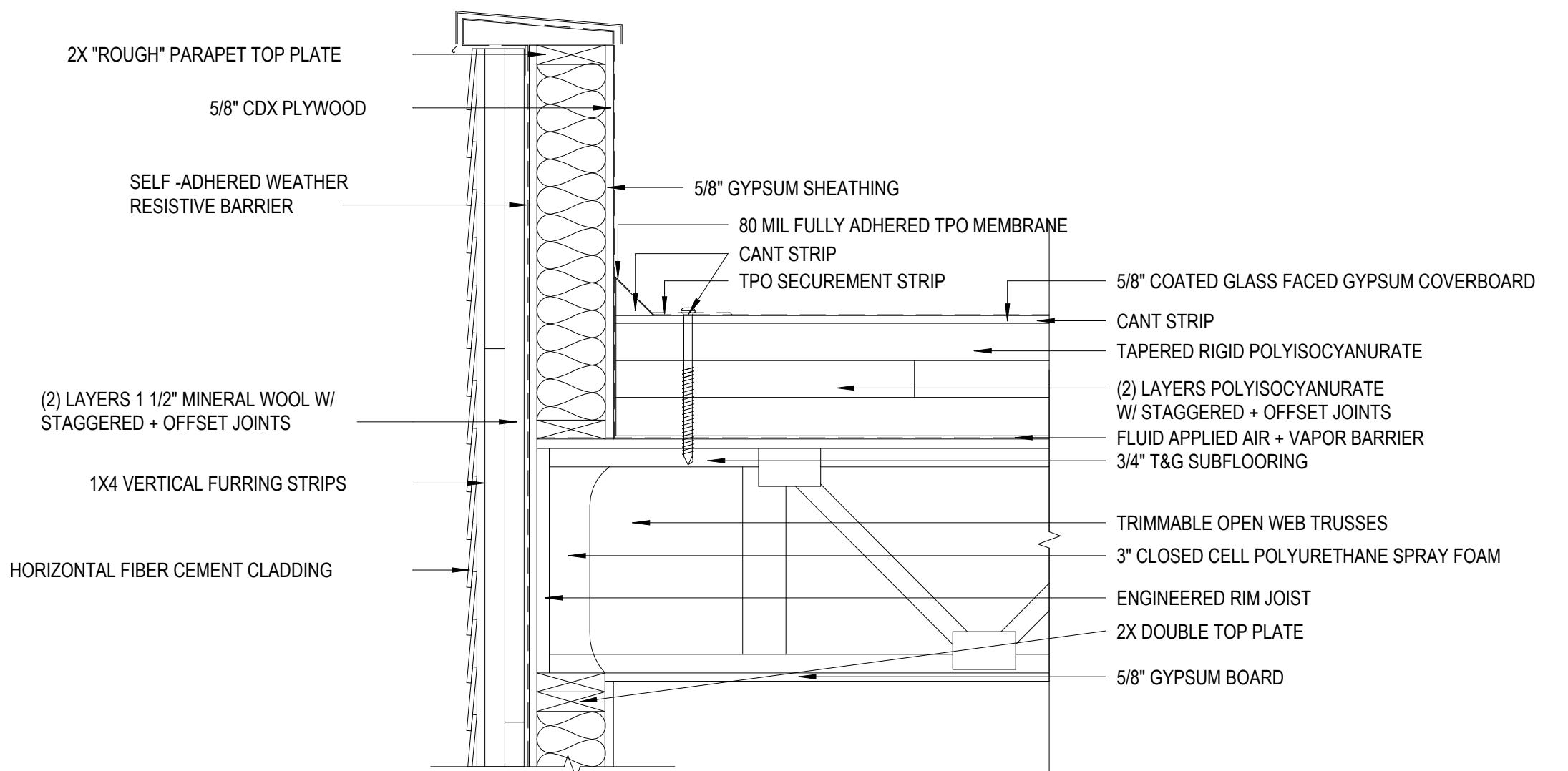
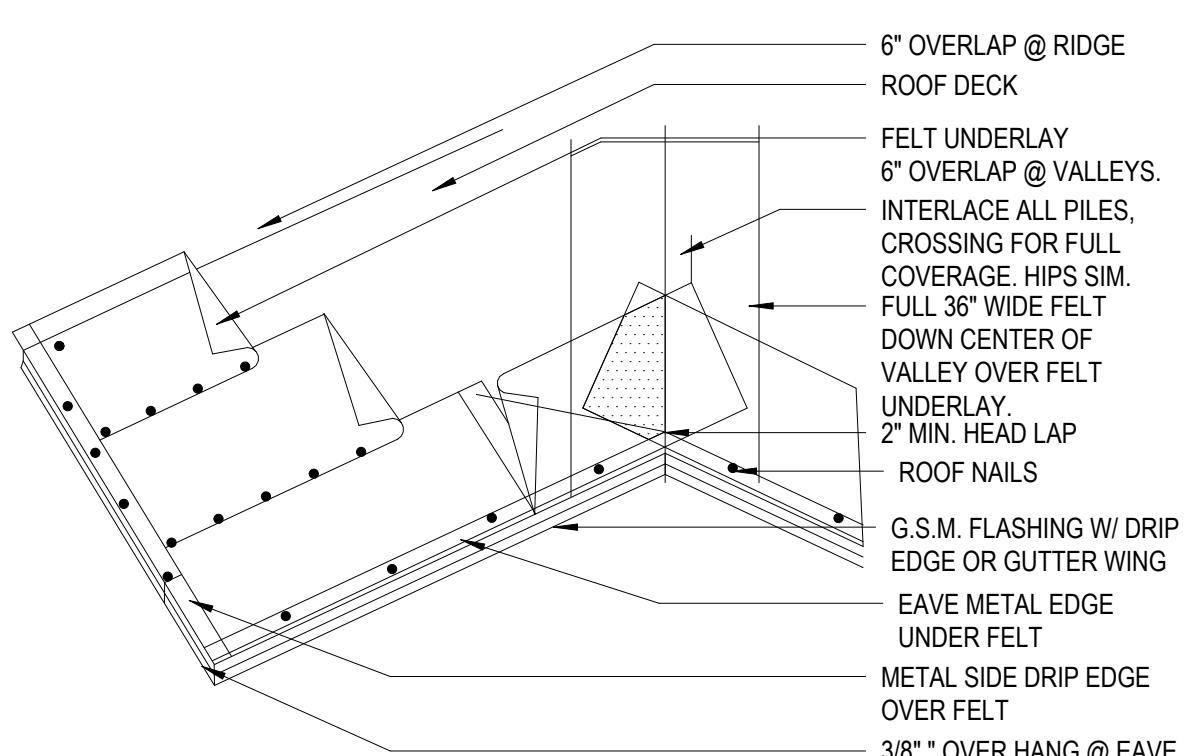


NOTES:

1. STANDARD BASE FLASHINGS 8" ABOVE THE ROOF.
2. ADHERED WALLS: INSTALL MEMBRANE IN VERTIBOND ADHESIVE AT NOMINAL RATE OF 1 GAL. PER 60 SQ. FT. NET INSTALLED COVERAGE (50% TO SUBSTRATE ALLOW TO DRY WITH REMAINING 50% TO BACK OF SHEET, INSTALL WHILE TACKY)
3. SECURE FLASHINGS AND METAL WORK IN ACCORDANCE WITH SPECIFICATIONS AND FLASHING SECUREMENT TABLE.
4. SEALANTS AND CAULKING REQUIRE PERIODIC OWNER MAINTENANCE

APPROVED VERTICAL SUBSTRATE / SEPARATION:
NEW CONSTRUCTION - FULLY ADHERED:
• 1/2" PLYWOOD, 7/16" OSB, Poured / Precast Concrete, or Cement Block / Masonry Walls
RECOVER - FULLY ADHERED OVER APPROVED EXISTING WALL AND BASE FLASHINGS
FULL SEPARATION REQUIRED WITH MINIMUM 1/2" PLYWOOD, 1/4" APPROVED GYPSUM COVER BOARD, OR 7/16" OSB

5.Base Flashing At Siding Wall

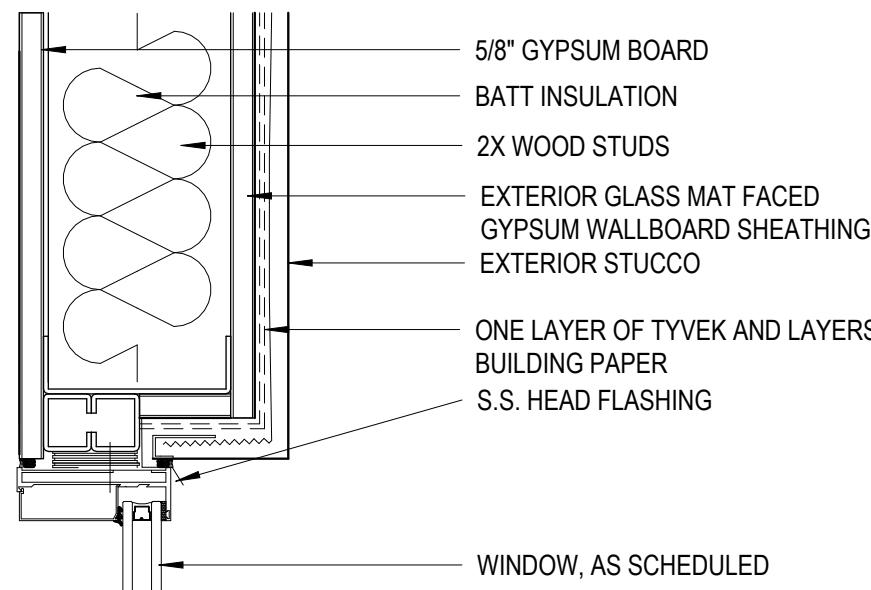


APPLICATION NOTES FOR LOW SLOPE: 2:12 TO LESS THAN 4:12:

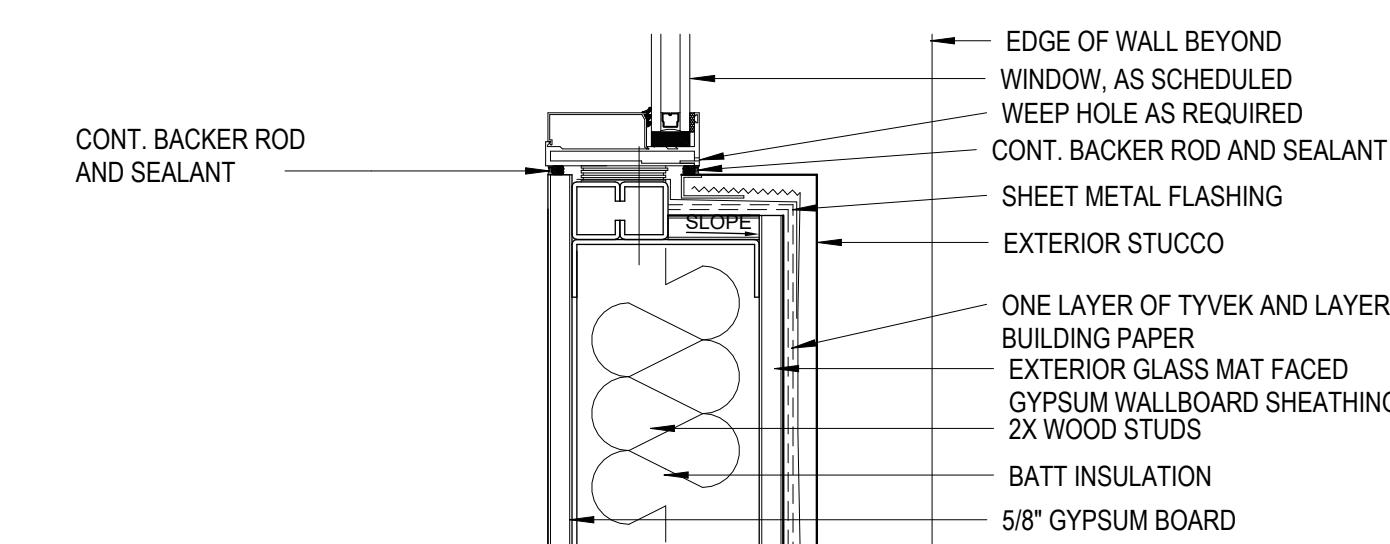
1. START W/ 1 - 10" WIDE SHEET OF FELT ALONG EAVE W/ 3/8" OVERHANG.
2. TROWEL A CONTINUOUS LAYER OF ROOFING CEM. (@ A RATE OF 2 GAL. PER 100 SQ. FT.) ON TO THE FELT.
3. PRESS 1 - 36" WIDE SHEET OF FELT FIRMLY ONTO THE CEM., & NAIL DOWN W/ GALV. ROOFING NAILS @ 12" O.C. ALONG A LINE 10" ABOUT THE BTM. EDGE OF THE FELT.
4. APPLY ROOFING CEM. TO THE UPPER 19' OF THE EXPOSED FELT.
5. COVER THE CEMENTED PORTION W/ THE NEXT SHEET OF FELT & NAILS.
6. REPEAT PROCESS UNTIL 24" INSIDE THE INTERIOR WALL LINE.
7. COVER THE REMAINING ROOF W/ DBL. LAYERS OF FELT, W/ CEM., UP TO THE RIDGE.

6.FELT UNDERLAYMENT

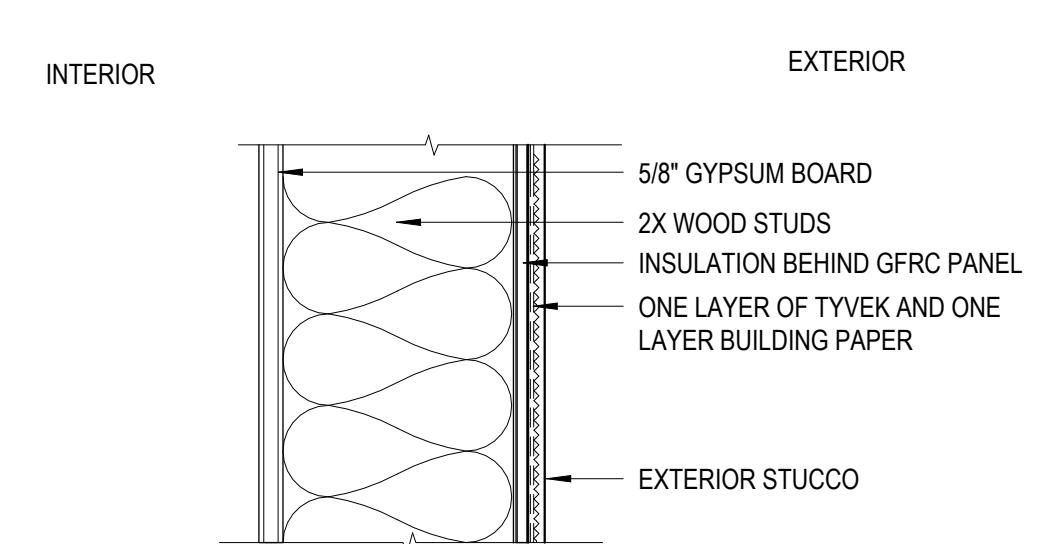
7.EAVE DETAIL



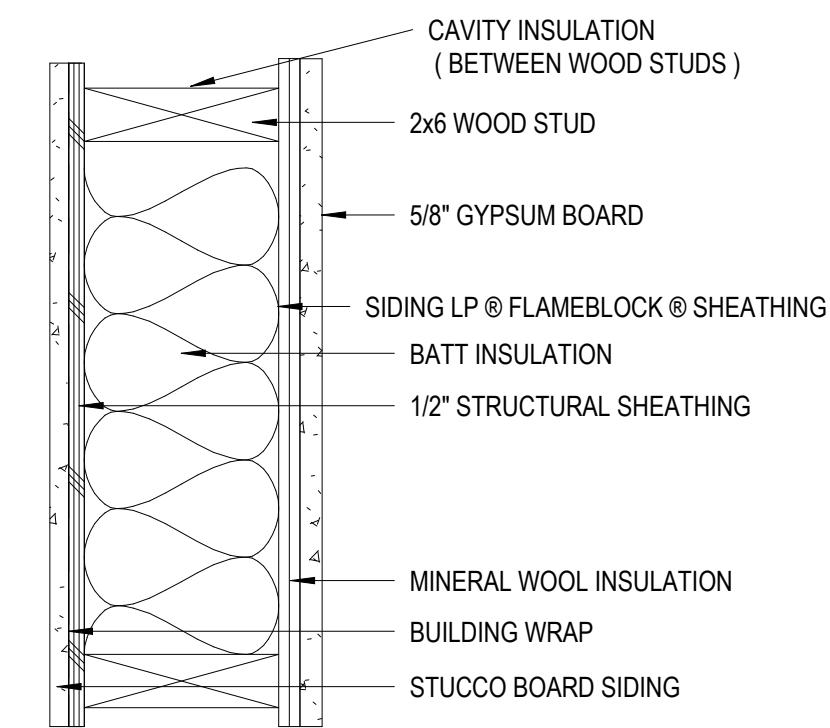
1. WINDOW HEADER DETAIL EXTERIOR STUCCO WALL



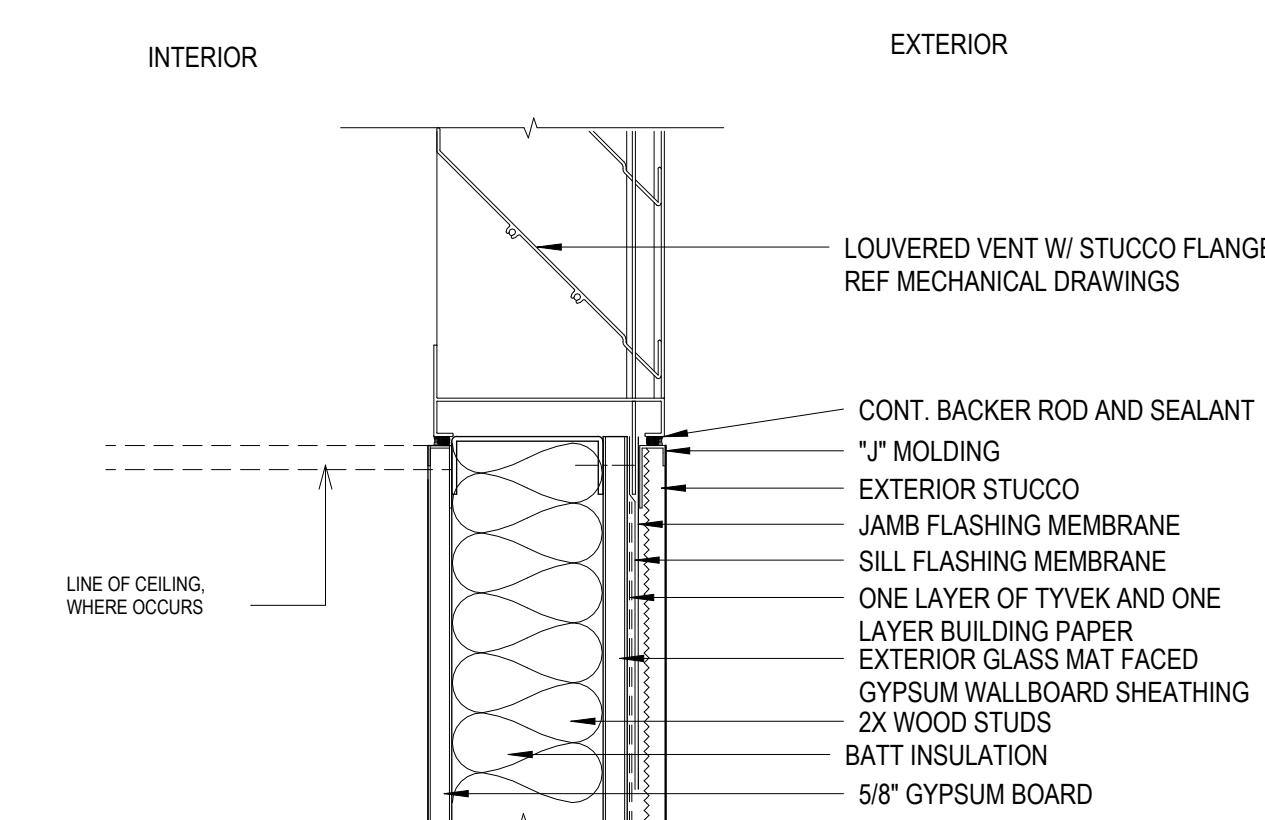
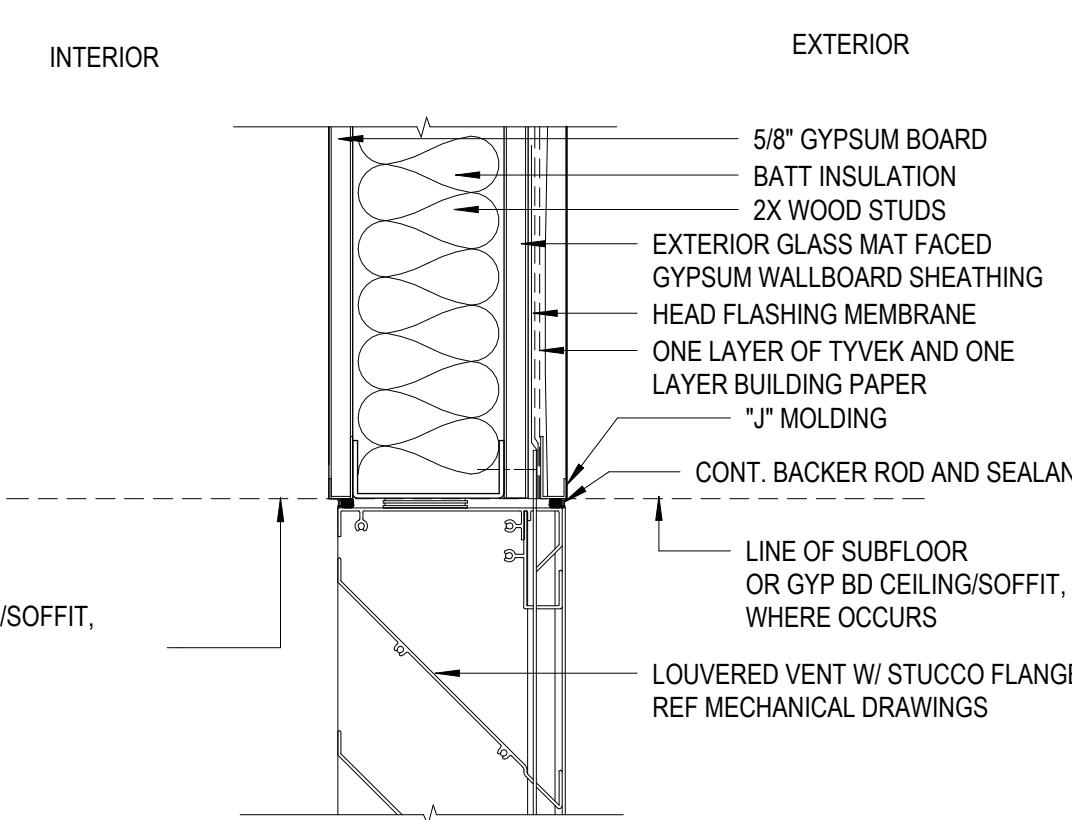
2. WINDOW SILL DETAIL EXTERIOR STUCCO WALL



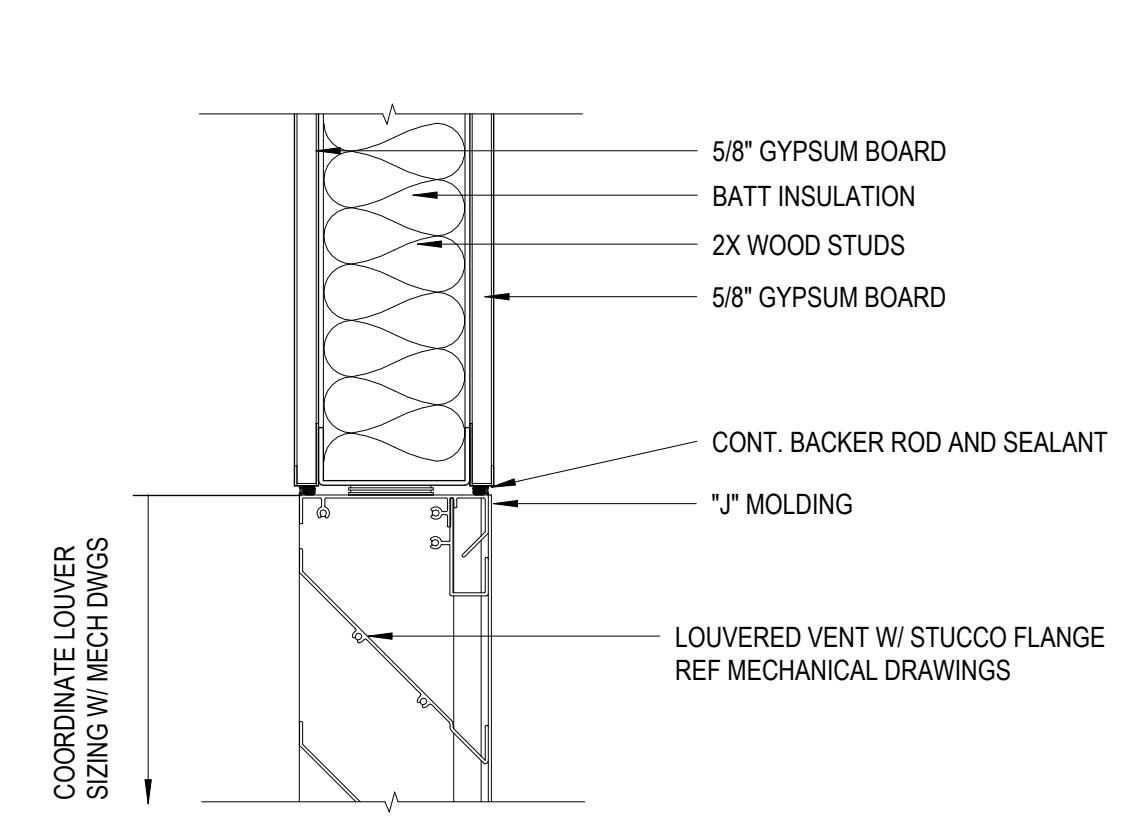
3.HORIZONTAL CONTROL JOINT



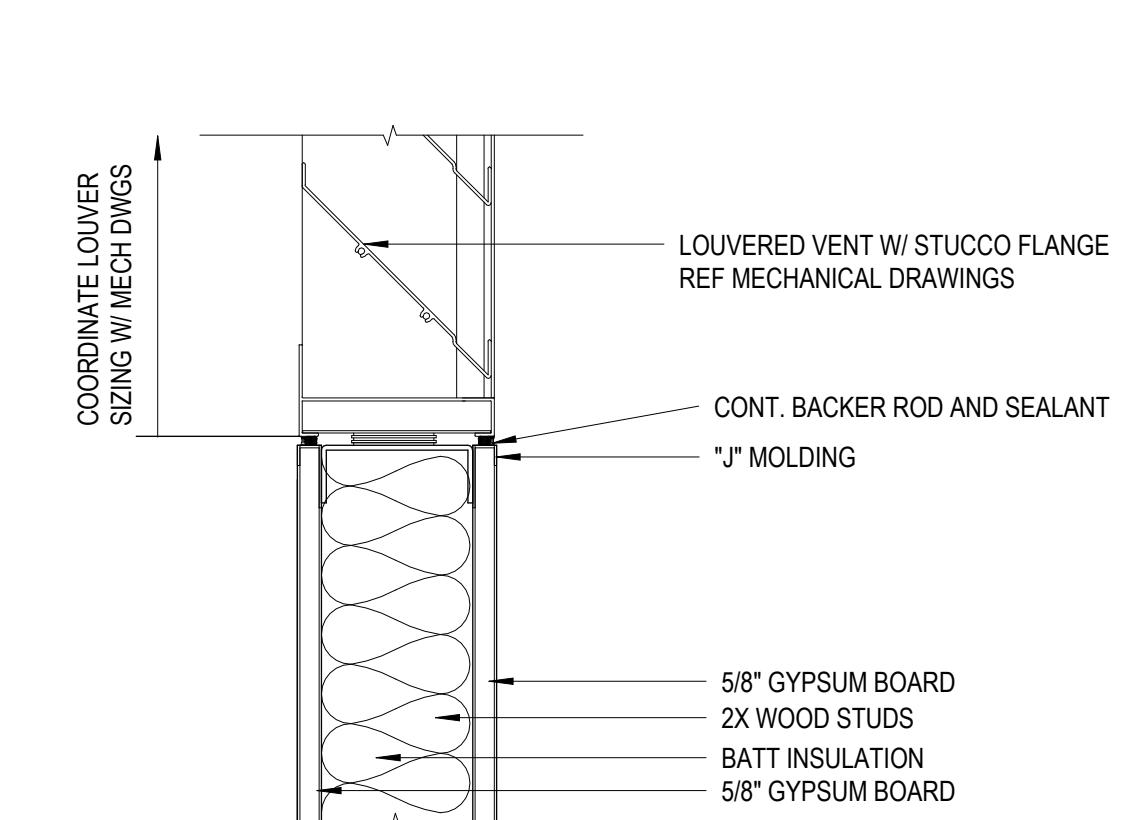
4. FIRE RESISTANCE LOAD BEARING WALL



The diagram illustrates a vertical wall section. On the left, a large area is labeled 'CEILING, OCCURS'. To the right, a vertical column of labels points to specific components from top to bottom: 'SILL FLASHING MEMBRANE', 'ONE LAYER OF TYVEK AND ONE LAYER BUILDING PAPER', 'EXTERIOR GLASS MAT FACED GYPSUM WALLBOARD SHEATHING', '2X WOOD STUDS', and 'BATT INSULATION'. Arrows point from each label to its corresponding layer in the wall section.



An architectural line drawing showing a vertical wall section. A louvered vent is attached to the wall, featuring a horizontal flange at the bottom. A callout line points from the text below to the flange area of the vent.



A technical line drawing of a louvered vent. It features a vertical rectangular frame with a horizontal louvered panel on the left side. A smaller vertical panel is attached to the right side. Two horizontal lines extend from the top of the frame to the right, pointing to a callout box. The callout box contains the text "LOUVERED VENT W/ STUCCO FLANGE" and "REF MECHANICAL DRAWINGS".

5. VENT HEADER DETAIL EXTERIOR STUCCO WALL

5. VENT SILL DETAIL EXTERIOR STUCCO WALL

7. VENT HEADER DETAIL INTERIOR STUCCO WALL

8.VENT SILL DETAIL INTERIOR STUCCO WALL

1 Architectural Wall's Details N.T.S.

Project Name: Del Moreno RCFE
Complex

Project Address: 5353 Del Moreno Dr
Woodland Hills, CA 91364

Client Name: Janet JUA

ject number **TBD**
e **09/16/2025**

A15

ARCHITECTURAL WALL'S DETAILS