

LADBS GENERAL NOTES

A. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

B. AN APPROVED SEISMIC GAS SHUTOFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158) (SEPARATE PLUMBING PERMIT IS REQUIRED).

C. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).

D. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

E. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).

F. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

G. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.9)

H. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3. LAPC)

I. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LABC)

J. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977. (3162B)

K. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)

L. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)

M. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)

N. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 8 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

O. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

**PARKING INFO:**

Vehicles will access the spaces pulling head in from the street. There are no turning radiuses inside the parking lot. Part of the variance is that the vehicles will be able to back into the street. The bicycle parking should stay where it is.

There is no parking signage aside from the ADA signage already shown on the site plan.



PROJECT INDEX

**ARCHITECTURAL:**

G001	SHEET INDEX, LADBS NOTES, VICINITY MAP, PROJECT NOTES/INFO, SCOPE, AREA, TEAM, SITE PLAN, (E) PLAN
A1.0	SITE PLAN
A2.0	FLOOR PLAN (EXISTING)
A3.0	FLOOR PLAN (PROPOSED)
A4.0	EXISTING ELEVATIONS
A5.0	PROPOSED ELEVATIONS
A6.0	SECTION

DRAWING NOTES

DO NOT SCALE THE DRAWINGS.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS RELATED TO THE WORK AND NOTIFY THE ARCHITECT/ DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING CONSTRUCTION WORK.

THE CONTRACTOR SHOULD NOTIFY THE ARCHITECT/ DESIGNER IF EXISTING CONDITIONS PREVENT EXECUTION OF THE DESIGN INTENT OF THE DRAWINGS. ANY ADDITIONAL WORK, INCLUDING DEMOLITION BASED ON THE FAILURE TO NOTIFY THE ARCHITECT, WILL BE AT THE CONTRACTOR'S EXPENSE.

ARCHITECTURAL DRAWINGS SHALL HAVE PRECEDENCE OVER ALL OTHER DRAWINGS/DOCUMENTS, UNLESS NOTICE IS GIVEN BY THE ARCHITECT/ DESIGNER. THE ORDER OF PRECEDENCE SHOULD BE: ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL. ARCHITECT/DESIGNER IS ONLY RESPONSIBLE FOR ARCHITECTURAL SHEETS.

PROJECT SCOPE

EXPANSION OF PREP ROOM AND STORAGE/REFRIGERATION AREA, RENEW EXISTING CUB TO SERVE BEER AND WINE IN CONJUNCTION WITH RESTAURANT, ZA-2014-2731-CUB, AND ZONE VARIANCE FOR CHANGE OF USE FROM BOOKSTORE TO COFO (REAR PORTION ONLY) WHILE PROVIDING LIMITED ADDITIONAL PARKING.

**(E) MAIN BLDG.**

Site Address	4923 TOPANGA CANYON BLVD
ZIP Code	91364
PLN Number	168B101 418
LOT SIZE:	(50.0' x 125.0') = (3,146.8 + 3,124.9) = 6,271.7 SQ.FT.
Thomas Brothers Grid	PAGE 560 - GRID A4
Assessor Parcel No. (APN)	2170011001
Tract	TR 6170
Map Reference	M B 65-58/62 (SHTS 1-5)
Block	None
Lot	681
Arb (Lot Cut Reference)	1
Map Sheet	168B101
ZONE:	[Q]C1-1VL
EXISTING USE:	COMMERCIAL / INDUSTRIAL
YEAR BUILT:	1955 / 1955
NUMBER OF STORIES:	1
HEIGHT (OF EXISTING SFD):	14' (NO CHANGE)

PROPOSAL

LOT AREA (CALCULATED)	6,271.7	SQ. FT.
EXISTING 1-STORY BUILDING	2,462	SQ. FT.
EXISTING OUTDOOR PATIO	440	SQ. FT.
<b>NEW ADDITION</b>	<b>251.7</b>	<b>SQ. FT.</b>
<b>NEW PROPOSED RESTAURANT</b>	<b>2713</b>	<b>SQ. FT.</b>

Maximum FAR allowed per zoning code:  
1.5:1  
Existing: .39:1  
Proposed: .43:1

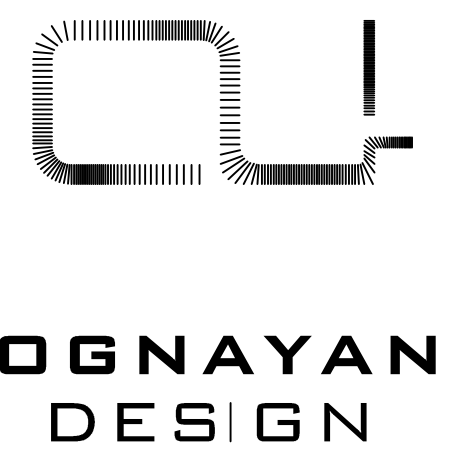
Building area: 2462 (existing) + 251.7 (additional) = 2713.7 sf  
Lot area: 3146.8 + 3124.9 = 6271.7  
FAR = 2713.7/6271.7 = .43

**OWNER**  
Rib Ranch BBQ, Inc.  
Mike Ignietz (Owner)  
4923 Topanga Canyon Blvd. Woodland Hills, CA91364

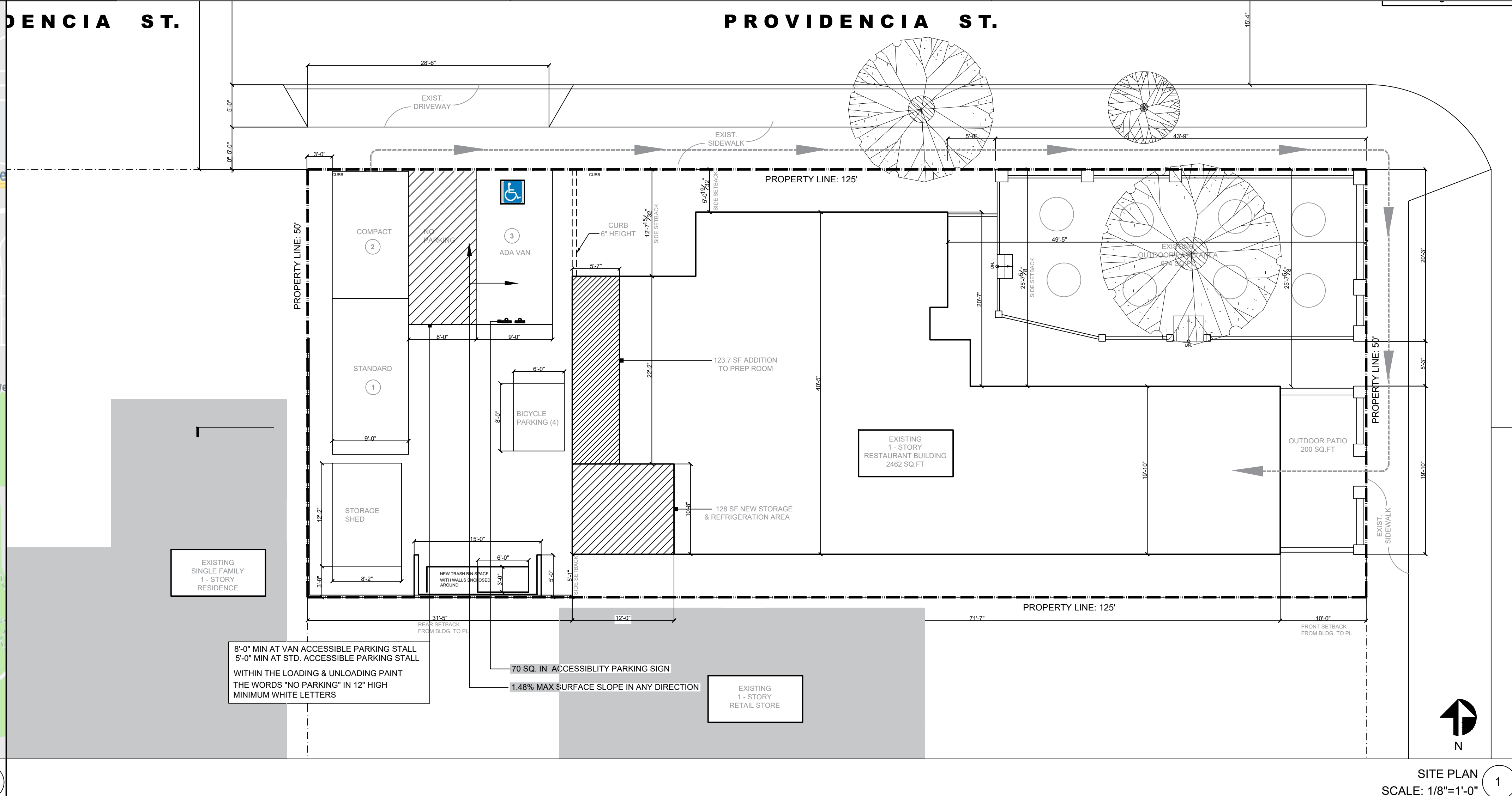
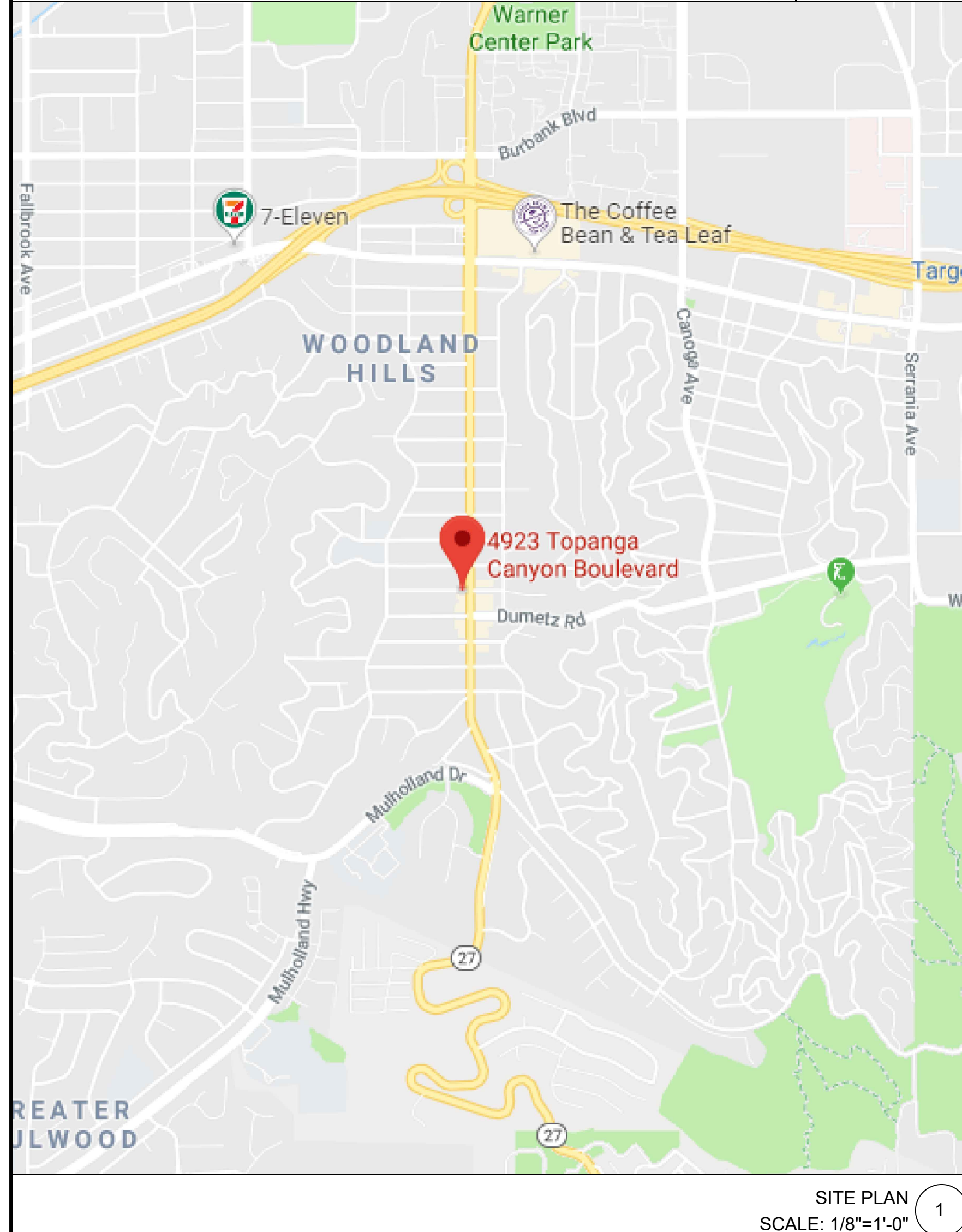
**REPRESENTATIVE**  
The Taylor Group  
Gregory C. Taylor (Owner)  
4343 Natoma Ave. Woodland Hills, CA91364

**DESIGN**  
OGNAYAN DESIGN  
tel: 818. 915.9651  
ognayandesign@gmail.com  
ognayandesign.com

**CONTRACTOR**  
TBD



RIB RANCH BBQ  
4923 TOPANGA CANYON BLVD.  
WOODLAND HILLS, CA 91364



**SHEET TITLE**  
COVER PAGE  
(E) PLAN  
SITE PLAN  
GENERAL NOTES

**ISSUED FOR**

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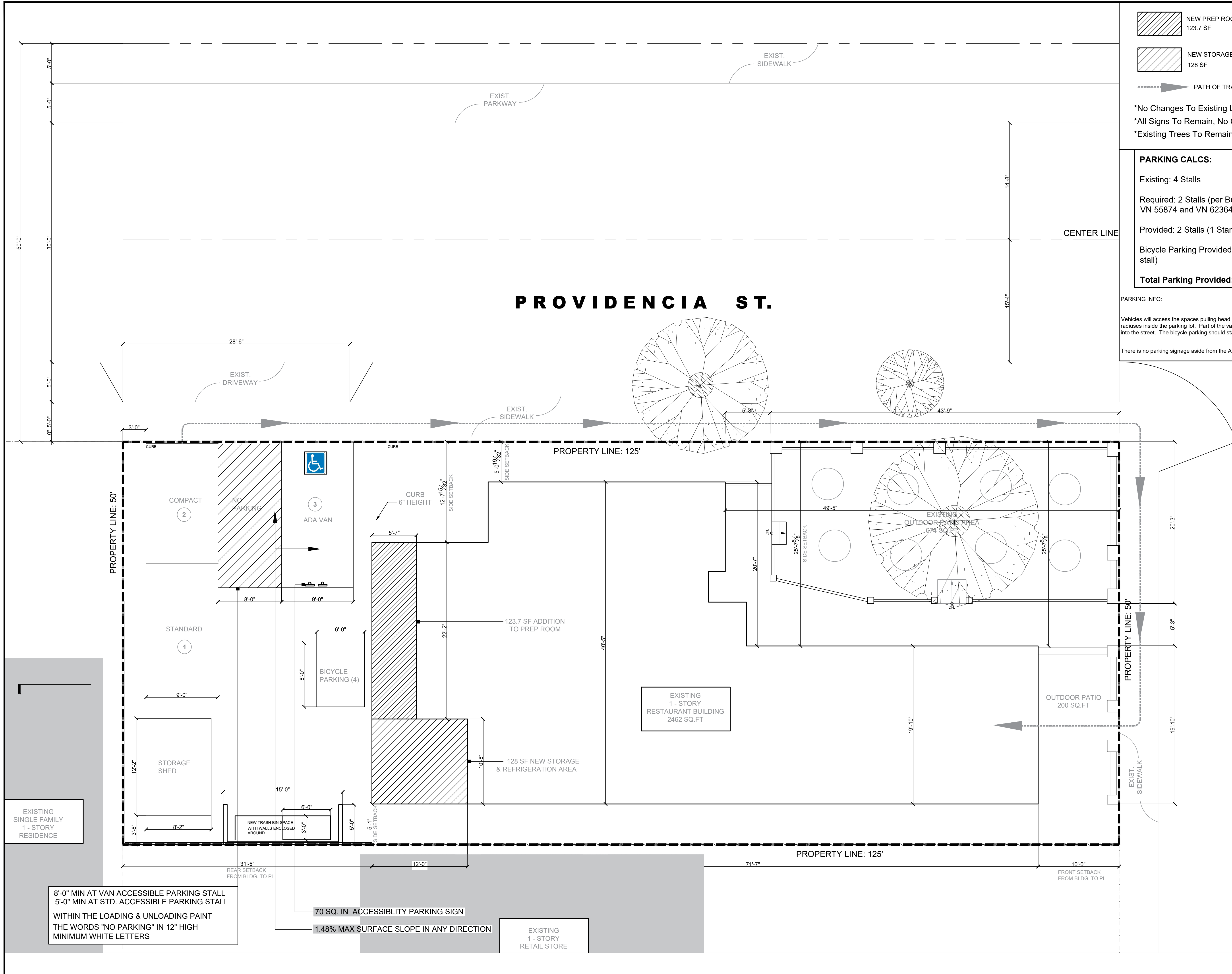
**PLOT DATE**

**SCALE**

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**SHEET NO.**

**G001**

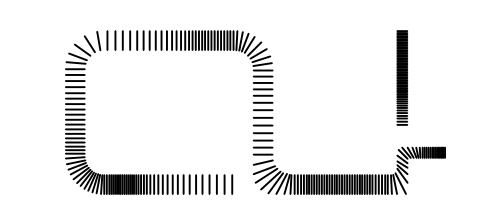


- NEW PREP ROOM ADDITION  
123.7 SF
- NEW STORAGE & REFRIGERATION AREA  
128 SF
- PATH OF TRAVEL

\*No Changes To Existing Landscaping  
 \*All Signs To Remain, No Change  
 \*Existing Trees To Remain

PARKING CALCS:	
Existing:	4 Stalls
Required:	2 Stalls (per Building Permit No. VN 55874 and VN 62364)
Provided:	2 Stalls (1 Standard, 1 ADA)
Bicycle Parking Provided:	4 (= 1 vehicle stall)
<b>Total Parking Provided:</b>	<b>3</b>

**PARKING INFO:**  
 Vehicles will access the spaces pulling head in from the street. There are no turning radiuses inside the parking lot. Part of the variance is that the vehicles will be able to back into the street. The bicycle parking should stay where it is.  
 There is no parking signage aside from the ADA signage already shown on the site plan.



**GNAYAN  
DESIGN**

RIB RANCH BBQ  
 4923 TOPANGA CANYON BLVD.  
 WOODLAND HILLS, CA 91364

**TOPANGA CANYON BLVD.**

SHEET TITLE

SITE PLAN

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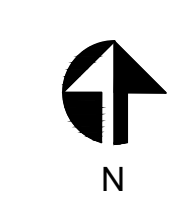
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SCALE

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SHEET NO.



SITE PLAN  
 SCALE: 3/16"=1'-0"

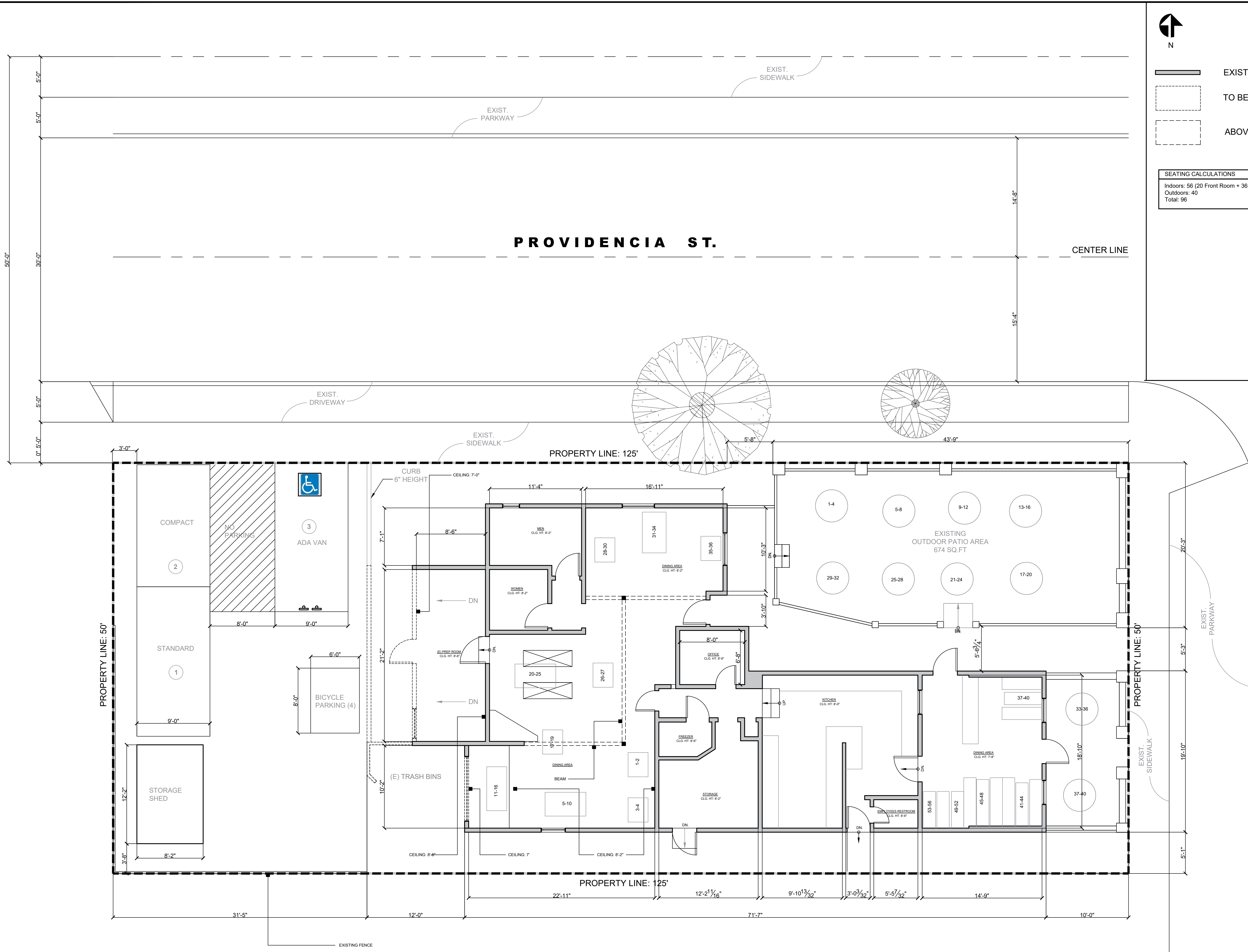
**A1.0**

8'-0" MIN AT VAN ACCESSIBLE PARKING STALL  
 5'-0" MIN AT STD. ACCESSIBLE PARKING STALL  
 WITHIN THE LOADING & UNLOADING PAINT  
 THE WORDS "NO PARKING" IN 12" HIGH  
 MINIMUM WHITE LETTERS

70 SQ. IN ACCESSIBILITY PARKING SIGN

1.48% MAX SURFACE SLOPE IN ANY DIRECTION

EXISTING  
 1 - STORY  
 RETAIL STORE



N

EXISTING WALLS TO REMAIN  
 TO BE DEMOLISHED  
 ABOVE

SEATING CALCULATIONS

Indoors: 56 (20 Front Room + 36 Back Room)

Outdoors: 40

Total: 96



**RIB RANCH BBQ**  
 4923 TOPANGA CANYON BLVD.  
 WOODLAND HILLS, CA 91364

SHEET TITLE  
**FLOOR PLAN (EXISTING)**

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PLLOT DATE

SCALE

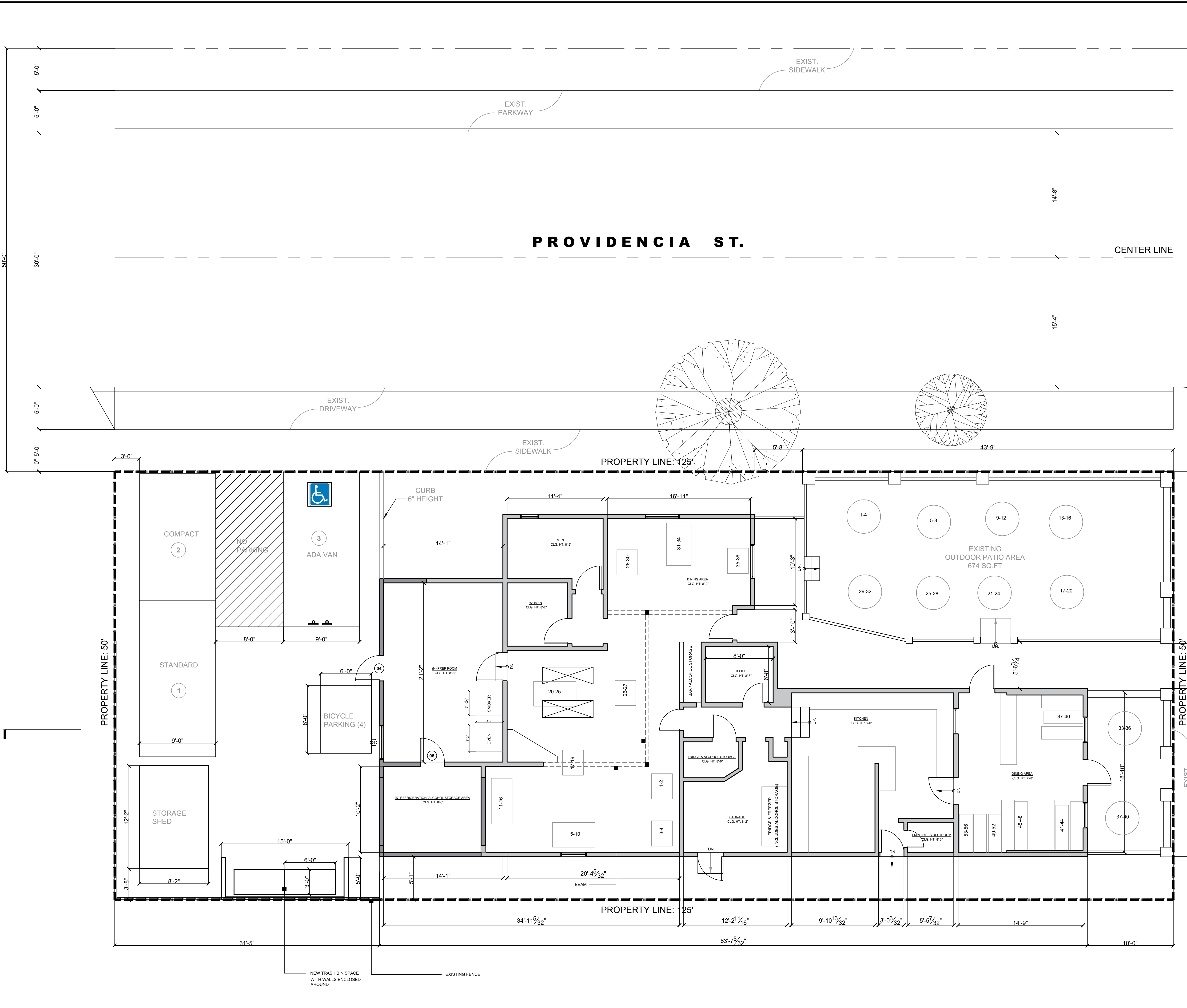
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SHEET NO.

**TOPANGA CANYON BLVD.**

FLOOR PLAN (EXISTING)  
SCALE: 3/16"=1'-0"

A2.0



N

EXISTING WALLS TO REMAIN  
NEW WALLS  
ABOVE

DOOR SCHEDULE				
#	ROOM # & NAME	INTERIOR / EXTERIOR GATES	TYPE	NOMINAL SIZE (W X H)
04	PREP ROOM	EXTERIOR	OUT-SWING	3'-0" X 6'-4"
05	REFRIGERATION STORAGE	EXTERIOR	OUT-SWING WALK-IN COOLER DOOR	2'-10" X 6'-3" 4" FROM FINISH FLR.

WINDOW SCHEDULE				
#	ROOM # & NAME	INTERIOR / EXTERIOR GATES	TYPE	NOMINAL SIZE (W X H)
01	PREP ROOM	EXTERIOR	SLIDER	4'-0" X 3'-4"

**SEATING CALCULATIONS**  
Indoors: 56 (20 Front Room + 36 Back Room)  
Outdoors: 40  
Total: 96



**RIB RANCH BBQ**  
 4923 TOPANGA CANYON BLVD.  
 WOODLAND HILLS, CA 91364

SHEET TITLE  
**FLOOR PLAN (PROPOSED)**

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PLLOT DATE

SCALE

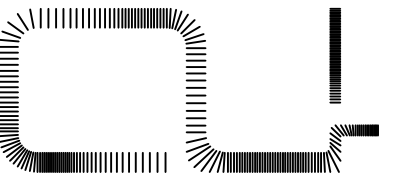
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SHEET NO.

**TOPANGA CANYON BLVD.**

FLOOR PLAN (PROPOSED)  
SCALE: 3/16"=1'-0"

**A3.0**



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DESIGN**

**RIB RANCH BBQ**  
4923 TOPANGA CANYON BLVD.  
WOODLAND HILLS, CA 91364

SHEET TITLE

**ROOF PLAN**

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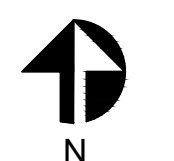
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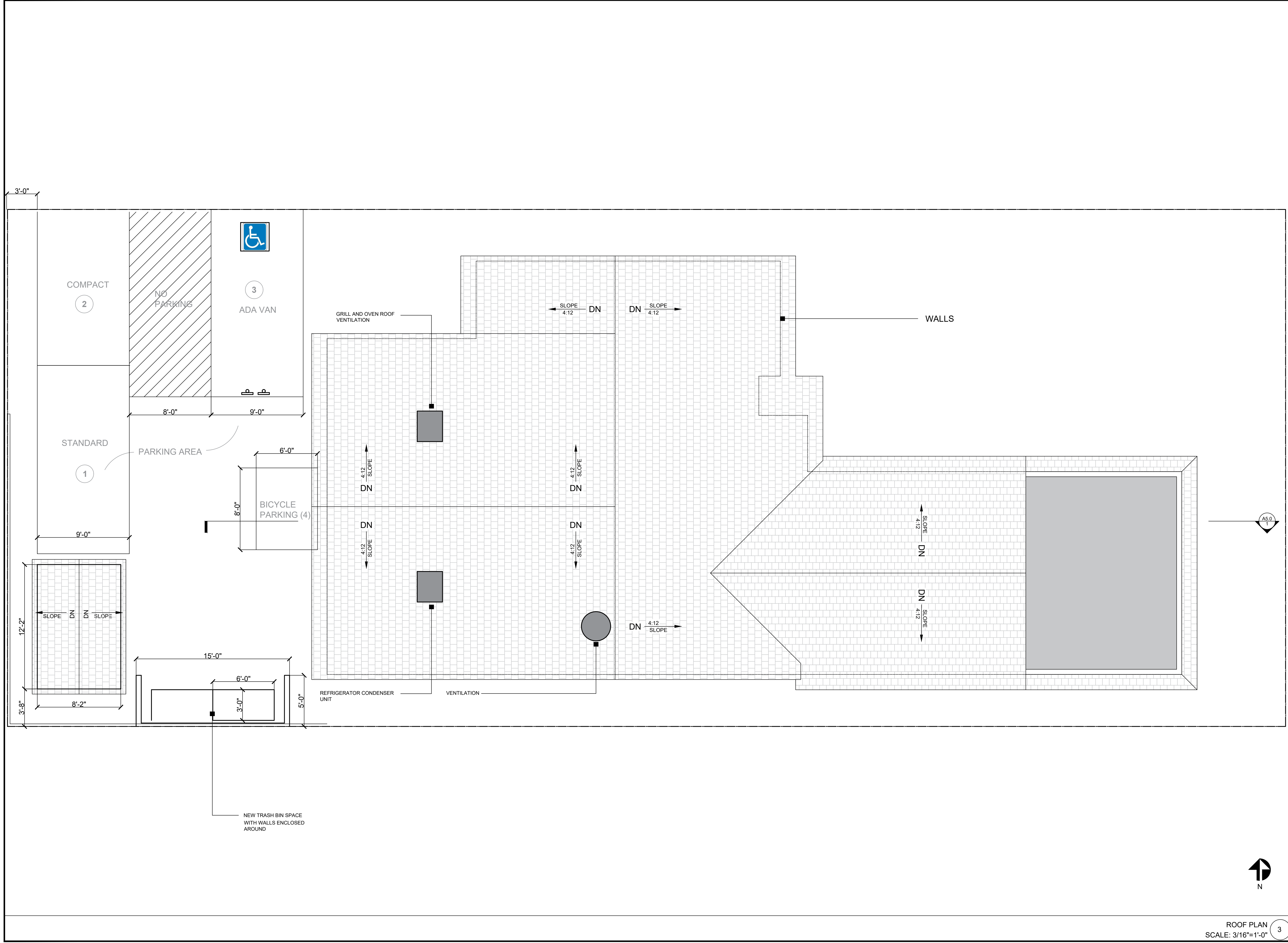
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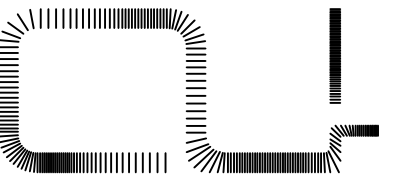
SHEET NO.



**A4.0**

ROOF PLAN  
SCALE: 3/16"=1'-0"



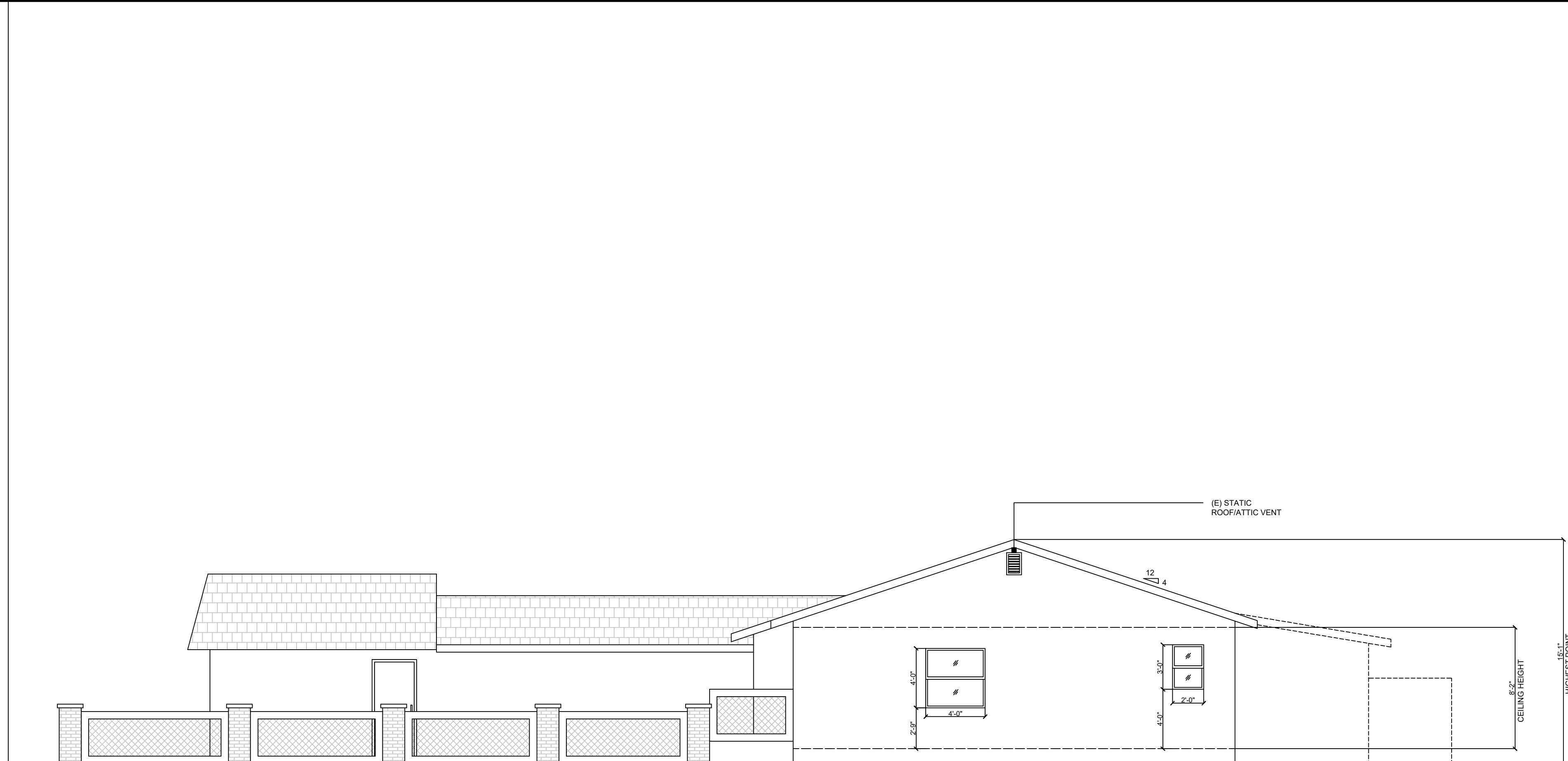


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DESIGN**



**RIB RANCH BBQ**  
4923 TOPANGA CANYON BLVD.  
WOODLAND HILLS, CA 91364

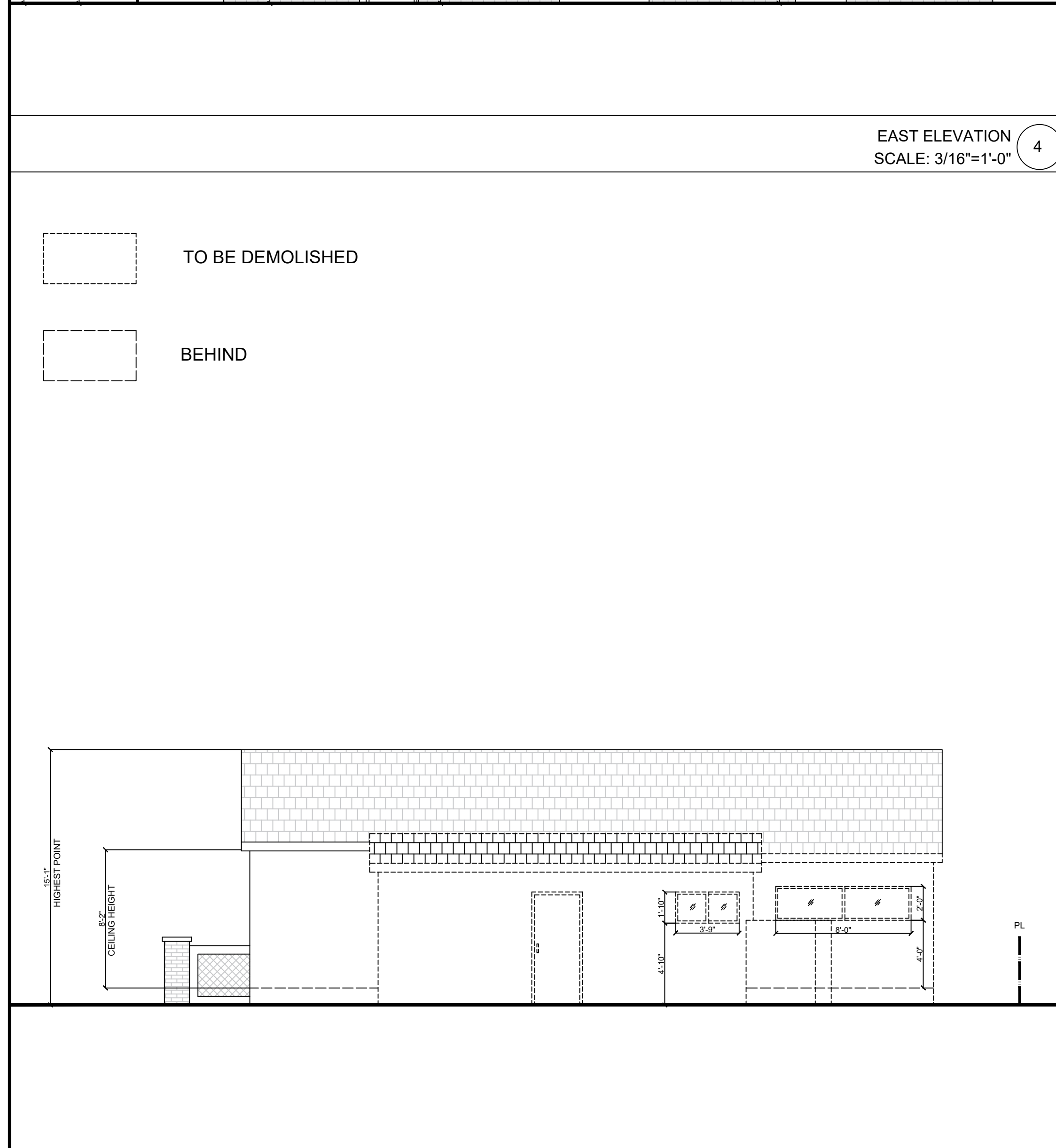


**EAST ELEVATION**  
SCALE: 3/16"=1'-0" **4**



**NORTH ELEVATION**  
SCALE: 3/16"=1'-0" **3**

-  TO BE DEMOLISHED
-  BEHIND



**WEST ELEVATION**  
SCALE: 3/16"=1'-0" **2**



**SOUTH ELEVATION**  
SCALE: 3/16"=1'-0" **1**

SHEET TITLE  
**EXISTING ELEVATIONS**

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PLOT DATE

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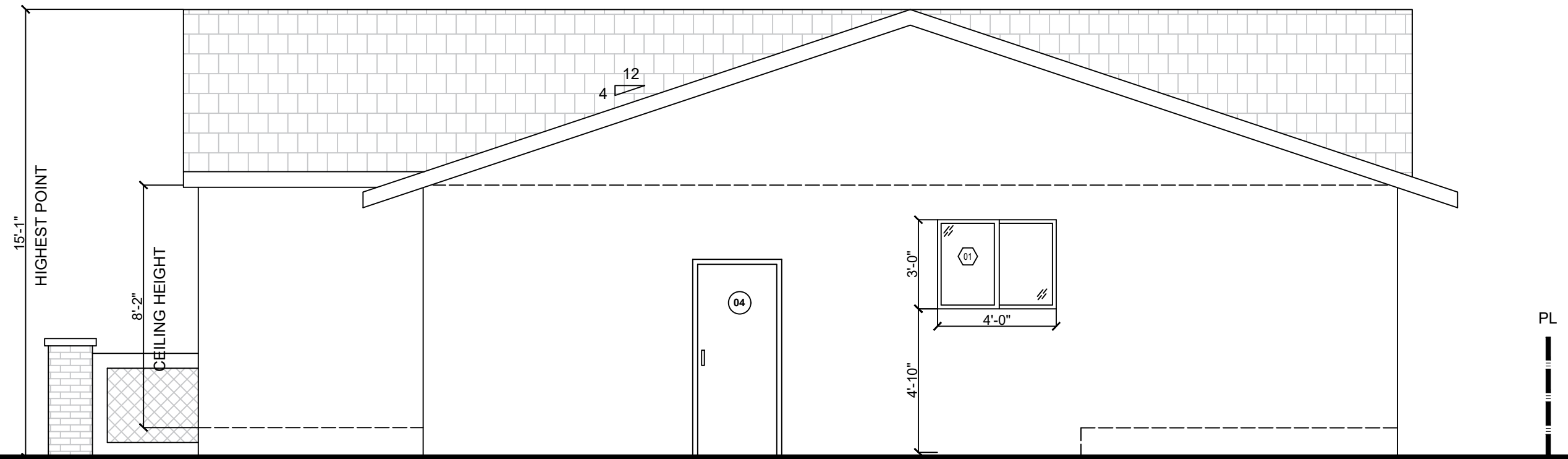
SHEET NO.

**A5.0**



BEHIND

The addition will be filled in with painted red stucco and painted red wood paneling the same as the existing building (see photos on A7.0).  
The new roofing will be shingles to match the main portion of the building (the light grey roofing used in the existing kitchen addition will be replaced in this process as well).  
Structure projections would be eaves of a roof, decks, etc...



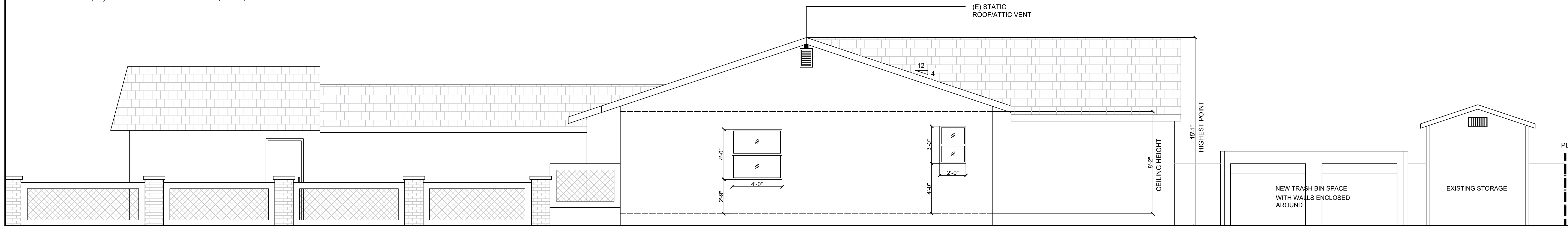
WEST ELEVATION  
SCALE: 1/4"=1'-0" 4

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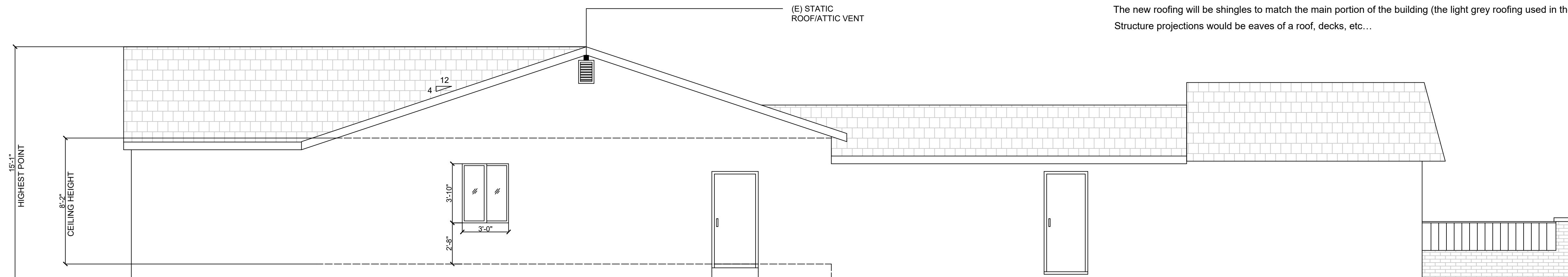
EAST ELEVATION  
SCALE: 1/4"=1'-0" 3

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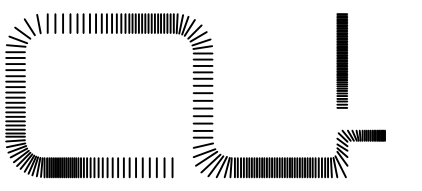


NORTH ELEVATION  
SCALE: 1/4"=1'-0" 2

The addition will be filled in with painted red stucco and painted red wood paneling the same as the existing building (see photos on A7.0).  
The new roofing will be shingles to match the main portion of the building (the light grey roofing used in the existing kitchen addition will be replaced in this process as well).  
Structure projections would be eaves of a roof, decks, etc...



SOUTH ELEVATION  
SCALE: 1/4"=1'-0" 1



OGNAYAN  
DESIGN

RIB RANCH BBQ  
4923 TOPANGA CANYON BLVD.  
WOODLAND HILLS, CA 91364

SHEET TITLE  
PROPOSED ELEVATIONS

ISSUED FOR

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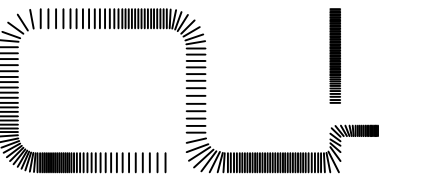
PLOT DATE

SCALE

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SHEET NO.

A6.0



**OGNAYAN  
DESIGN**

**RIB RANCH BBQ  
4923 TOPANGA CANYON BLVD.  
WOODLAND HILLS, CA 91364**

SHEET TITLE

**LONG SECTION  
EXISTING PHOTOS**

EXISTING PHOTOS **2**  
SCALE: NTS

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SHEET NO.

**A7.0**

LONG SECTION **1**  
SCALE: 3/16"=1'-0"

