8688 W PICO BLVD LOS ANGELES, CA 90035

55 UNIT APARTMENTS 100% AFFORDABLE

100 % PRIVATELY FUNDED, NO TAX CREDIT NOT PUBLIC HOUSING NO PARKING REQUIRED FOR 100 % AFFORDABLE PROJECT. FULLY SPRINKLERED BUILDING

PROJECT ADDRESS

8688 W PICO BLVD LOS ANGELES, CA 90035

PROJECT OWNER

8688 WEST PICO LLC
8688 W PICO BLVD LOS ANGELES, CA 90035
EMAIL: glatthut@gmail.com
TEL: (310)722-1177

DESIGN BY

BEVERLY DESIGN
1300 MIDVALE AVE #505, LOS ANGELES, CA 90024
BEVERLYDESIGNCENTER@GMAIL.COM
TEL: (818)297-4118

STRUCTURAL ENGINEER

PADIR CONSULTING ENGINEERS CORP.
EMAIL: PRESIDENT@PADIR.US
TEL: (415)728-5259

SURVEY

MOLAI LAND & DESIGN
24308 BURBANK BLVD
WOODLAND HILLS, CA 91367
818-325-9225
MOLAI22@YAHOO.COM

GEOTECHNICAL ENGINEER

LANDSCAPING

ELECTRICAL ENGINEER

MECHANICAL & PLUMBING

DRAWING INDEX

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L A N D S C A P E

S T R U C T U R A L

C I V I L

E L E C T R I C A L

M E C H A N I C A L

PROJECT DATA

ADDRESS:	8688 & 8684 W PICO BLVD LOS ANGELES, CA 90035
PROJECT SCOPE:	(55) UNITS, 7 STORY RESIDENTIAL APARTMENT BUILDING
LEGAL DESCRIPTION	THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES. COUNTY OF LOS ANGELES. STATE OF CALIFORNIA. AND IS DESCRIBED AS FOLLOWS: LOTS 190 AND 191, TRACT 6721, IN HE CITY OF LOS ANGELES, BOOK 71, PAGE 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER.
ASSESSOR PARCEL NO. (APN)	4303011001
BUILDING CODE:	2024 CALIFORNIA BUILDING CODE (CBC)
ZONE:	C4-1-O
GENERAL PLAN LAND USE	NEIGHBORHOOD OFFICE COMMERCIAL
COMMUNITY PLAN AREA	WILSHIER COMMUNITY PLAN
AREA PLANNING COMMISSION	SOUTH LOS ANGELES
TYPE OF CONSTRUCTION:	1ST FLOOR AND 2ND FLOOR TYPE: I-A ,3RD FLOOR Thru 7TH FLOOR FLOOR TYPE: III-B, R-2 OCCUPANCY FULLY FIRE SPRINKELERED THROUGHOUT (NFPA-13)
LOT AREA:	7,836.52 (SQ.FT) "BASED ON SURVEY PLAN"
ALLOWABLE BUILDING HEIGHT:	UNLIMITED
PROPOSED BUILDING HEIGHT:	79'-9"
OCCUPANCY GROUP	R-2
BUILDING SETBACKS:	REQUIRED: FRONT YARD: 0 FEET; SIDE YARDS: 10 FEET (EAST); SIDE YARDS: 10 FEET (WEST); REAR YARDS: 19 FEET PROPOSED: FRONT YARD : 0 FEET; SIDE YARDS: 5 FEET (EAST); SIDE YARDS: 0 FEET (WEST); REAR YARDS: 12 FEET (AS MEASURED FROM CENTER LINE OF ALLEY)
STORIES:	7 - STORY (2)PARKING AND(5) RESIDENTIAL

PARKING CALCULATION

AUTOMOBILE PARKING REQUIRED PER LAMC

UNITS	# OF UNITS	AUTO PARKING	TOTAL
STUDIO	5	1	5
1- BDRM	50	1	50
TOTAL			55

100% AFFORDABLE PROJECT - NO PARKING IS REQUIRED.
"27 AUTOMOBILE PARKING WILL BE PROVIDED"

BICYCLE PARKING REQUIRED PER LAMC (LONG TERM)

UNITS	# OF UNITS	SPACES/UNIT	TOTAL
1-25	25	1	25
26-55	30	1/1.5 UNITS	30/1.5=20
TOTAL	55		25+20=45

REQUIRED PARKING PER BICYCLE ORDINANCE
- (5) SHORT-TERM BICYCLE PARKING
- (45) LONG-TERM BICYCLE PARKING

OPEN SPACE CALCULATION

REQUIRED

NO. OF BEDROOMS	NO.OF HABITABLE ROOMS	QUANT.	OPEN SPACE
STUDIO	1	5	5 X 100 =5,00
1	2	50	50 X 100 =5,000
TOTAL			5,500 SQ.FT.

REQUESTED REDUCTION OF 50% IN THE OPEN SPACE
PROVIDED: 2,750 SQ.FT

BICYCLE PARKING REQUIRED PER LAMC (SHORT TERM)

UNITS	# OF UNITS	SPACES/UNIT	TOTAL
1- 25	25	1SPACE PER 10 UNITS	3
26-55	30	1SPACE PER 15 UNITS	2
TOTAL	55		5

PROVIDED
- (5) SHORT-TERM BICYCLE PARKING
- (45) LONG-TERM BICYCLE PARKING

BUILDING AREA,ZONING CODE

PER TOD LOW, BASE FAR= 1.5 : 1
MAXIMUM ALLOWABLE FLOOR AREA:
LOT AREA =7,836.52 SQ.FT
7,836.52 x 1.5= 11,754.78 SQ.FT.
PER DENSITY BONUS OFF MENU INCENTIVE = 3:1 FAR
7,836.52 x 3 =23,509.56 SQ.FT.

PROPOSED BUILDING AREA: 25,326 SQ.FT
25,326 SF /7,836.52 SF =3.24:1 FAR "PER OFF-MENU INCENTIVE"

REQUESTED INCENTIVES

NO REQUIRED PARKING, 100% AFFORDABLE.

-FAR INCREASE
-SIDE SETBACK
-REAR SETBACK
-OPEN SPACE

1-OFF-MENU INCENTIVE TO ALLOW FOR A FAR OF 3.24:1 IN LIEU OF 1.5:1
2-OFF-MENU INCENTIVE TO ALLOW FOR AN EASTERLY SIDE YARD OF 5' IN LIEU OF 10'
3-OFF-MENU INCENTIVE TO ALLOW FOR A WESTERLY SIDE YARD OF 0' IN LIEU OF 10'
4-OFF-MENU INCENTIVE TO ALLOW FOR A REAR YARD OF 12' IN LIEU OF 19'AS MEASURED FROM CENTER LINE OF ALLEY

5-OFF-MENU INCENTIVE TO ALLOW FOR A 50% OPEN SPACE REDUCTION
WAIVER 1) WAIVER OF DEVELOPMENT STANDARD TO REDUCE ON-SITE TREES BY 25%

DENSITY CALCULATION:

ZONE = C4-1-O , MAX FAR =1.5:1
LOT AREA: 7,836.52 SQ.FT
DENSITY C4: 1 UNIT / 400 SQ.FT.
ALLOWABLE UNITS:
7,836.52/400 = 19.59 = 20
TOTAL PROPOSED UNIT = 55
DENSITY INCREASE: 55 /20 =175%
AB 1763 (2019) FOR 100% AFFORDABLE PROJECTS

UNLIMITED DENSITY AND A HEIGHT INCREASE OF 33 FEET OR 3 ADDITIONAL STORIES•, FOR 100% AFFORDABLE PROJECTS LOCATED WITHIN ½ MILE OF A MAJOR TRANSIT STOP (§ 65915(F)(3)(D)) AND 65915(D)(2)(D)

INCOME LEVELS FOR ALL DWELLING UNITS, EXCLUSIVE OF A MANAGER'S UNIT OR UNITS, MUST BE RESTRICTED FOR LOWER-INCOME HOUSEHOLDS (DEFINED IN § 50079.5), EXCEPT THAT UP TO 20 PERCENT OF ALL UNITS IN THE DEVELOPMENT MAY BE RESTRICTED FOR MODERATE INCOME HOUSEHOLDS (DEFINED BY § 50053).

TOTAL UNIT PROPOSED = 55 UNITS

AFFORDABILITY LEVEL	PERCENTAGE	# OF UNITS
MANAGER UNIT		1
MODERATE INCOME	20%	11
LOW INCOME LEVEL	80%	43

APPLICABLE CODES

2024 CALIFORNIA BUILDING CODE (CBC)
2024 CALIFORNIA RESIDENTIAL CODE (CRC)
2024 CALIFORNIA FIRE CODE (CFC)
2024 CALIFORNIA GREEN BUILDING CODE (CGBSC)
2024 CALIFORNIA HISTORICAL BUILDING CODE (CHBS)
2024 CALIFORNIA ENERGY CODE (CEESC)
2024 CALIFORNIA ELEVATOR SAFETY CODE
2024 CALIFORNIA REFERENCE STANDARDS CODE
28 CFR PART 36 (ADA)
TITLE 24
TITLE 8 CALIFORNIA STATE CODE FOR ELEVATORS

SCHOOL DISTRICT ASSESSABLE

STORY	USE	AREA (SQ.FT.)
FIRST	LOBBY,PARCEL ROOM TRASH,RECYCLE	501
SECOND	LOBBY	254
THIRD	DWELLING UNITS	5,645
FOURT	DWELLING UNITS	5,645
FIFTH	DWELLING UNITS	5,645
SIXTH	DWELLING UNITS	5,645
SEVENTH	DWELLING UNITS	5,645
ROOF		404
TOTAL		29,384

NOTE

1. OBTAIN SEPARATE PERMIT FOR THE FOLLOWING ITEMS: RETAINING WALLS, GRADING WORK, BLOCK FENCE, FIRE SPRINKLER SYSTEM, ELECTRICAL, MECHANICAL, PLUMBING, EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE, WORK, SHORING AND DEMOLITION, FIRE ALARM SYSTEM WITH LAFC { CBC 915.4.2/4} ,SOLAR VOLTAIC
2. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72". (907.2.9, 907.5.2.3.3, 907.5.2.3.4) OCCUPANT NOTIFICATION SHOULD COMPLY WITH ALL OF 907.5 PER 907.2.9.1, WITH INITIALING DEVICES PER 907.4.
3. THIS PROJECT IS 100% PRIVATELY FUNDED.
THIS IS NOT HOUSING FACILITIES OWNED AND/OR OPERATED BY, FOR, OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL.
4. NO GUEST PARKING PROVIDED OR REQUIRED.
5. MANUAL FIRE ALARM TO BE PROVIDED PER CFC 907.2.1 THROUGH 907.2.23
6. 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.

7. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510."{CBC 916.1}

8. FIRE ALARM AND SPRINKLER SYSTEM IS REQUIRED TO BE MONITORS BY A SUPERVISORY SERVICE PER 901.6.1 AND 901.6.3

AREA SUMMARY (LABC)

STORY	OCC.	USE	A GROSS AREA (OUT TO OUT BLDG) SQ.FT.	B AREA: EXTERIOR WALLS SQ.FT.	C AREA: VENT SHAFTS SQ.FT.	D AREA: STAIRWAYS ELEVATOR SQ.FT.	A-B-C BUILDING CODE FLOOR AREA SQ.FT.	A-B-C-D ZONING CODE FLOOR AREA SQ.FT.
FIRST	S-2	PARKING	6,094					
	R-2	LOBBY,TRASH,RECYCLE	501	77			424	424
SECOND	S-2	PARKING	6,607					
	R-2	LOBBY (DOUBLE HEIGHT) ELEV. LOBBY	254	42			212	212
THIRD	R-2	RESIDENTIAL	5,645	221	82	404	5,342	4,938
FOURTH	R-2	RESIDENTIAL	5,645	221	82	404	5,342	4,938
FIFTH	R-2	RESIDENTIAL	5,645	221	82	404	5,342	4,938
SIXTH	R-2	RESIDENTIAL	5,645	221	82	404	5,342	4,938
SEVENTH	R-2	RESIDENTIAL	5,645	221	82	404	5,342	4,938
ROOF	R-2		404			404		
TOTAL	S-2		12,701					
	R-2		29,384				27,346	25,326

VICINITY MAP

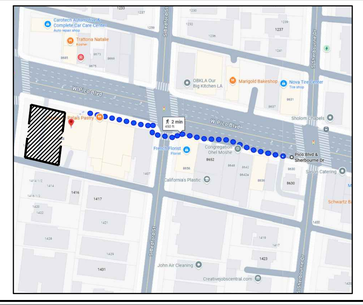
REQUIRED TREES CALCULATION

LAMC Section 12.21 G.2(a)(3) :
Tree Density: One 24-inch box tree is required for every four dwelling units.
55/4=13.75 ~ 14
Apply the 25% reduction (waiver)
WAIVER OF DEVELOPMENT STANDARD TO REDUCE ON-SITE TREES BY 25% :
14 X 25% = 3.5
14-3=11
PROVIDED
- **(11) TREES SHOULD BE PROVIDED ON ROOF**

SEPARATE PERMIT :
-FIRE ALARM SYSTEM & MONITORING
-EMERGENCY RESPONDER RADIO COVERAGE
-ACTIVE METHANE ALARM SYSTEM
-SOLAR PHOTOVOLTAIC SYSTEM
-HIGH-PILED COMBUSTIBLE STORAGE
NOTE:
APPLY FIRE TREATED WOOD FOR ALL EXTERIOR WALL
ALL FIRE RATED DOORS TO BE SELF OR AUTOMATIC CLOSING.
IMPORTANT NOTE FOR TYPE OF CONSTRUCTION:
FRAMING (2-HR FIRE RATED MIN.) FOR TYPE III-A CONSTRUCTION
BUILDING CONSTRUCTION TYPE:
(FULLY SPRINKLERED NFPA-13) 5-LEVEL TYPE III-B OVER 2-LEVEL TYPE I-A

LADBS APPROVAL STAMP

PUBLIC TRANSPORTATION DISTANCE



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BDC
BEBERLYDESIGN

OWNER :
8688 WEST PICO LLC

PROJECT :
8688 W Pico Blvd,
Los Angeles, CA 90035

SHEET TITLE:
COVER SHEET

REVISION:

NO.	DATE	BY
-	-	-

SCALE :
DRAWN :
DATE : December 25
JOB NUMBER :

SHEET
A.0

8688 W PICO BLVD LOS ANGELES, CA 90035

55 UNIT APARTMENTS 100% AFFORDABLE

100 % PRIVATELY FUNDED, NO TAX CREDIT NOT PUBLIC HOUSING NO PARKING REQUIRED FOR 100 % AFFORDABLE PROJECT. FULLY SPRINKLERED BUILDING

AREA PER UNIT

UNIT No	DESCRIPTION	AREA (SQ.FT.)	UNIT No	DESCRIPTION	AREA (SQ.FT.)	UNIT No	DESCRIPTION	AREA (SQ.FT.)	UNIT No	DESCRIPTION	AREA (SQ.FT.)	UNIT No	DESCRIPTION	AREA (SQ.FT.)	UNIT No	DESCRIPTION	AREA (SQ.FT.)	UNIT No	DESCRIPTION	AREA (SQ.FT.)
						301	1-BED/1-BATH	472	401	1-BED/1-BATH	472	501	1-BED/1-BATH	472	601	1-BED/1-BATH	472	701	1-BED/1-BATH	472
						302	1-BED/1-BATH	418	402	1-BED/1-BATH	418	502	1-BED/1-BATH	418	602	1-BED/1-BATH	418	702	1-BED/1-BATH	418
						303	1-BED/1-BATH	382	403	1-BED/1-BATH	382	503	1-BED/1-BATH	382	603	1-BED/1-BATH	382	703	1-BED/1-BATH	382
						304	1-BED/1-BATH	382	404	1-BED/1-BATH	382	504	1-BED/1-BATH	382	604	1-BED/1-BATH	382	704	1-BED/1-BATH	382
						305	1-BED/1-BATH	382	405	1-BED/1-BATH	382	505	1-BED/1-BATH	382	605	1-BED/1-BATH	382	705	1-BED/1-BATH	382
						306	1-BED/1-BATH	400	406	1-BED/1-BATH	400	506	1-BED/1-BATH	400	606	1-BED/1-BATH	400	706	1-BED/1-BATH	400
						307	1-BED/1-BATH	370	407	1-BED/1-BATH	370	507	1-BED/1-BATH	370	607	1-BED/1-BATH	370	707	1-BED/1-BATH	370
						308	1-BED/1-BATH	385	408	1-BED/1-BATH	385	508	1-BED/1-BATH	385	608	1-BED/1-BATH	385	708	1-BED/1-BATH	385
						309	1-BED/1-BATH	385	409	1-BED/1-BATH	385	509	1-BED/1-BATH	385	609	1-BED/1-BATH	385	709	1-BED/1-BATH	385
						310	1-BED/1-BATH	385	410	1-BED/1-BATH	385	510	1-BED/1-BATH	385	610	1-BED/1-BATH	385	710	1-BED/1-BATH	385
						311	STUDIO/1-BATH	340	411	STUDIO/1-BATH	340	511	STUDIO/1-BATH	340	611	STUDIO/1-BATH	340	711	STUDIO/1-BATH	340
FIRST FLOOR = 0 UNIT			SECOND FLOOR = 0 UNIT			3RD FLOOR = 11 UNITS			4TH FLOOR = 11 UNITS			5TH FLOOR = 11 UNITS			6TH FLOOR = 11 UNITS			7TH FLOOR = 11 UNITS	

TOTAL: 55 UNITS INCLUDING "50 ONE BEDROOM UNITS AND 5 STUDIO"

ATTN. OWNERS/CONTRACTORS:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE ALL PLANS AND SPECIFICATIONS PRIOR TO STARTING THE CONSTRUCTION WORK. CONTRACTOR SHALL VERIFY ALL DISCREPANCIES AND OMISSIONS. CONTRACTOR MAY CONTACT DESIGNER/ ENGINEER FOR ANY QUESTIONS DETAILS, SPECIFICATIONS AND CLARIFICATIONS. THE DESIGNER/ ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY SHORTCOMING ON THE PART OF THE CONTRACTOR OR ANY ERROR CAUSED BY THE CONTRACTOR AS A RESULT OF LACK OF PLANNING AND/OR FORESIGHT. EACH CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS, GRADES AND CONDITIONS AT THE SITE BEFORE COMMENCING WORK AND REPORT ALL DISCREPANCIES AND MODIFIED FIELD CONDITIONS TO THE DESIGNER/ ENGINEER IN WRITING. CONTRACTOR MAY PROVIDE ONLY PRELIMINARY BIDS BASED ON THIS PLAN, IF THIS IS NOT APPROVED AND STAMPED BY THE CITY. FINAL BIDS SHALL BE BASED ON APPROVED PLANS ONLY. IF NO GENERAL CONTRACTORS RETAINED FOR THE JOB, KNOWLEDGEABLE PROJECT MANAGER, JOB SUPERVISOR TO ACT AS HIS AGENT

LADBS APPROVAL STAMP

BDC
BEBERLYDESIGN

NOTICE:
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OWNER :
8688 WEST PICO LLC

PROJECT :
8688 W Pico Blvd,
Los Angeles, CA 90035

SHEET TITLE:
COVER SHEET

REVISION:

NO.	DATE	BY
-	-	-

SCALE :
DRAWN :
DATE : December 25
JOB NUMBER :

SHEET
A.0.1

BDC
BEBERLYDESIGN

NOTICE:
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OWNER :

8688 WEST PICO LLC

PROJECT :

8688 W Pico Blvd,
Los Angeles, CA 90035

SHEET TITLE:

RENDERING

REVISION:

NO.	DATE	BY
-	-	-

SCALE :
DRAWN :
DATE : December 25
JOB NUMBER :

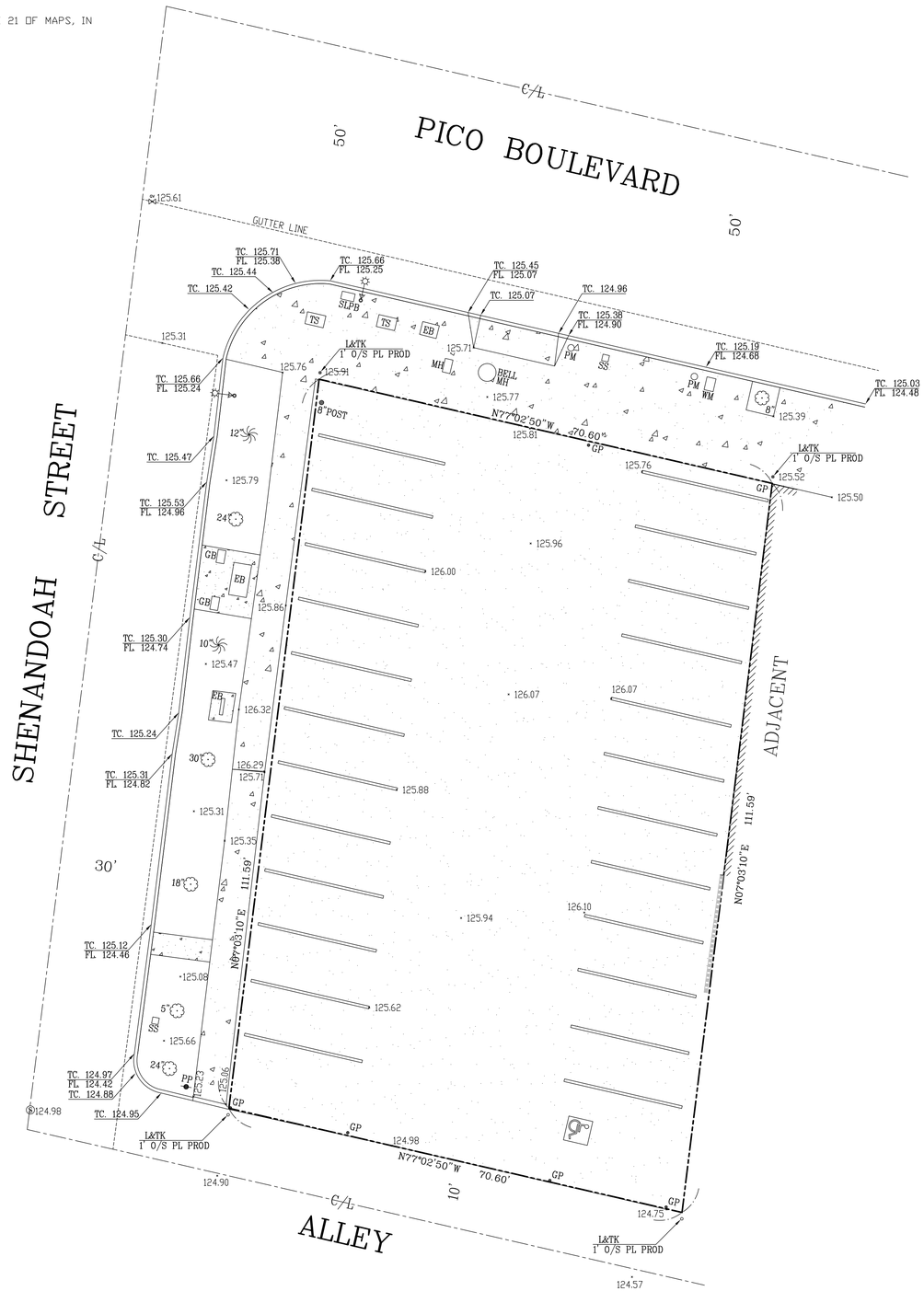
SHEET

R.1

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES. COUNTY OF LOS ANGELES. STATE OF CALIFORNIA. AND IS DESCRIBED AS FOLLOWS:

LOTS 190 AND 191, TRACT 6721, IN HE CITY OF LOS ANGELES, BOOK 71, PAGE 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER.



LEGEND

WM	WATER METER		BOUNDARY LINE
PP	POWER POLE		CENTERLINE
SLPB	STREET LIGHT BOX	12"	TREE
PROD	PROJECTION	12"	PALM
PM	PARK METER		CONC. BLOCK WALL
GB	GROUND BOX	+	SPOT ELEVATION
C/L	CENTER LINE	SS	STREET SIGN
TS	TRAFFIC SIGNAL	GP	GUARD POST
EB	ELECTRIC BOX		ASPHALT PATTERN
SLPB	STREET LIGHT BOX		CONCRETE PATTERN
TS	TERAFFIC SIGNAL BOX		
	TRAFFIC LIGHT WITH STREET LIGHT		
GV	GAS VALVE		

0' 5' 10' 20'

GRAPHIC SCALE: 1" = 10'

TOPOGRAPHIC SURVEY

PREPARED FOR:

FARZAD NOOROLLAH

310-722-1177

NOTES:

1. THE LEGAL DESCRIPTION, BOUNDARIES AND EASEMENT SHOWN HEREON ARE PER RECORD DATA
2. MISC. DATA
   TOTAL PROPERTY AREA: 7836.52 SQ.FT.

BENCH MARK:

FD WIRE SPK IN N CURB PICO BLVD
5' E OF SHENANDOAH ST.
ELEVATION=125.248'
BM NO. : 13-10690

No.	Revision/Issue	Date

Firm Name and Address

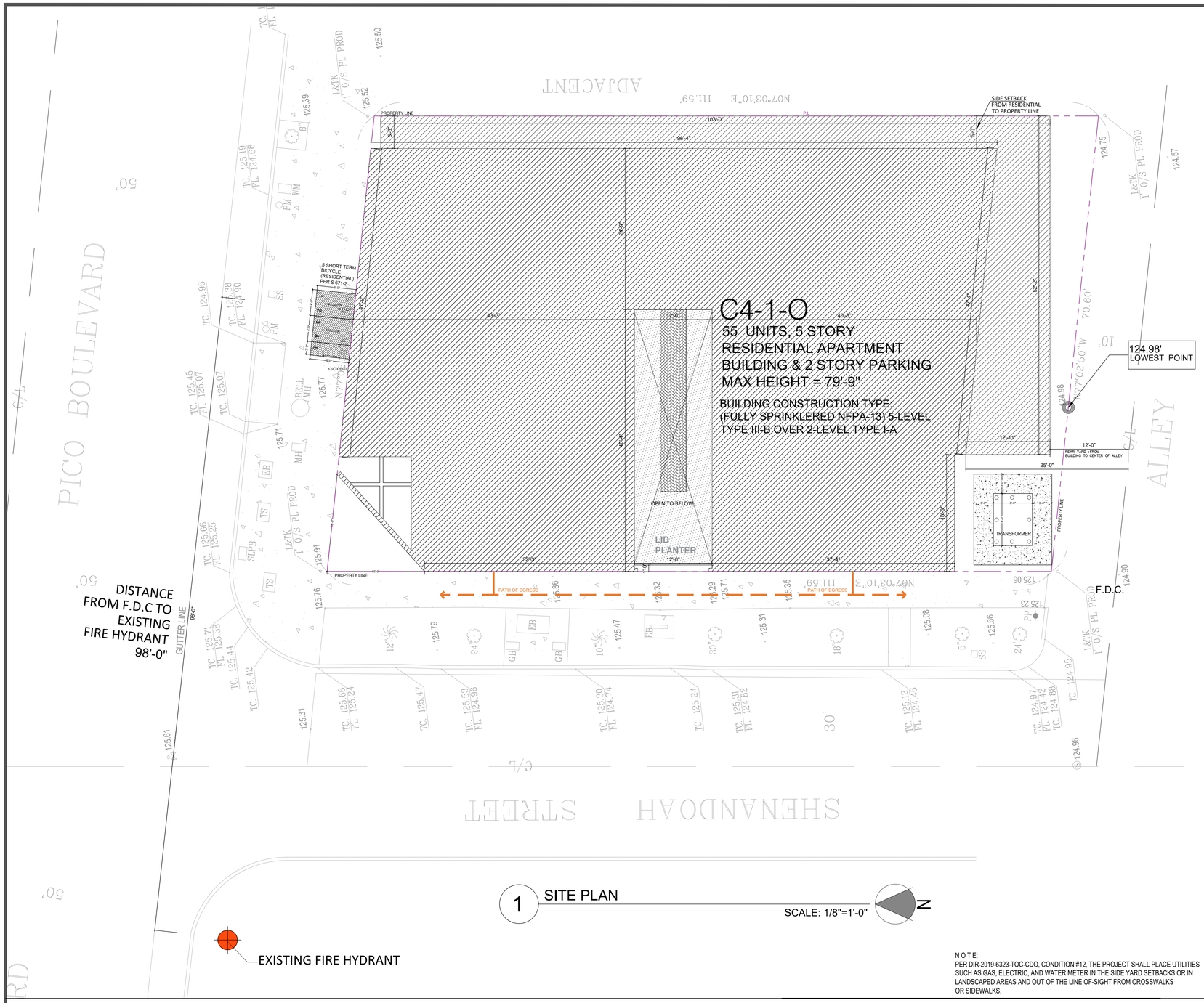
MOLAI LAND & DESIGN
24308 BURBANK BLVD
WOODLAND HILLS, CA 91367
818-325-9225
MOLAI22@YAHOO.COM

PROFESSIONAL LAND SURVEYOR
MOHAMAD ALI MOLAI
P.L.S. NO. 9192
Exp. 3/31/2019
STATE OF CALIFORNIA

Project Name and Address

8688 WEST PICO BLVD.
LOS ANGELES, CA. 90035

Project 3111	Sheet 1 OF 1
Date 03-25-2017	
Scale 1" = 10'	

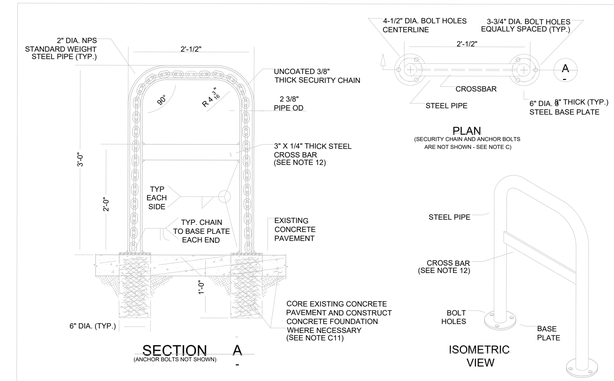


1 SITE PLAN

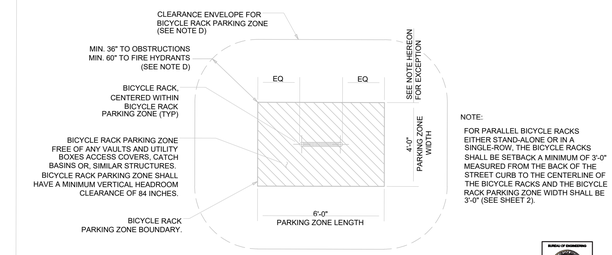
SCALE: 1/8"=1'-0"

N

NOTE:
PER DIR-2019-6323-TOC-CDO, CONDITION #12, THE PROJECT SHALL PLACE UTILITIES SUCH AS GAS, ELECTRIC, AND WATER METER IN THE SIDE YARD SETBACKS OR IN LANDSCAPED AREAS AND OUT OF THE LINE OF-SIGHT FROM CROSSWALKS OR SIDEWALKS.



BICYCLE RACK



NOTE:
FOR PARALLEL BICYCLE RACKS EITHER STAND-ALONE OR IN A SINGLE-ROW, THE BICYCLE RACKS SHALL BE SETBACK A MINIMUM OF 3'-0" MEASURED FROM THE BACK OF THE STREET CURB TO THE CENTERLINE OF THE BICYCLE RACKS AND THE BICYCLE RACK PARKING ZONE WIDTH SHALL BE 3'-0" (SEE SHEET 2).

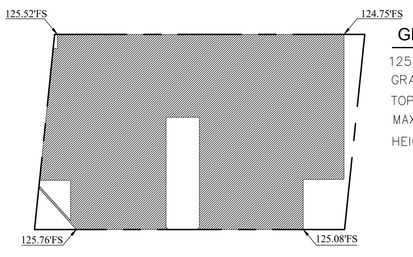
BICYCLE RACK PARKING ZONE AND CLEARANCE ENVELOPE

NOT TO SCALE

BICYCLE RACK

a. RECYCLING NOTES FROM SECTIONS 12.21.A19.(C)(4) THROUGH (12)(IV)

TO ENCOURAGE ACTIVE PARTICIPATION IN RECYCLING TO THE MAXIMUM EXTENT POSSIBLE, EACH PROPERTY OWNER, MANAGER, OR LESSEE SHALL INFORM ALL TENANTS AND/OR EMPLOYEES LIVING OR WORKING ON THE PROPERTY OF THE AVAILABILITY AND LOCATION OF THE RECYCLING AREA(S) OR ROOM(S), THE TYPES OF MATERIALS THAT ARE COLLECTED FOR RECYCLING, THAT THE RECYCLING COLLECTION FACILITIES ARE LOCATED ON THE PROPERTY PURSUANT TO STATE LAW REQUIRING THE DIVERSION OF A SUBSTANTIAL PORTION OF SOLID WASTE;
EACH PROPERTY OWNER OR LESSEE SHALL CONTRACT WITH A RECYCLER OR HAULER FOR THE PICK-UP OF RECYCLABLE MATERIALS, SEPARATE FROM TRASH COLLECTION, WHEN RECEPTACLES ARE FULL OR EVERY WEEK, WHICHEVER OCCURS FIRST;
NO TOXIC OR HAZARDOUS MATERIAL SHALL BE STORED IN RECYCLING AREAS OR ROOMS RECYCLING OR RECEPTACLES;
ALL RECYCLABLE MATERIALS SHALL BE PLACED OR STORED IN RECYCLING RECEPTACLES. PAPER PRODUCTS AND OTHER LIGHTWEIGHT MATERIALS SHALL BE IMMEDIATELY PLACED INTO COVERED RECYCLING RECEPTACLES WHEN THEY ARE DROPPED OFF;
ON A DAILY BASIS THE RECYCLING AREA OR ROOM SHALL BE KEPT FREE OF LITTER, DEBRIS, SPILLAGE, BUGS, RODENTS, ODORS, AND OTHER SIMILAR UNDESIRABLE HAZARDS;
THE RECYCLING AREA OR ROOM SHALL BE CLEARLY IDENTIFIED BY ONE OR MORE SIGNS DESIGNATING IT FOR RECYCLING COLLECTION AND LOADING;
THE RECYCLING AREA OR ROOM SHALL BE AVAILABLE FOR USE BY PERSONS RESIDING OR EMPLOYED ON THE PROPERTY, BUT SHALL BE KEPT SECURED FROM UNAUTHORIZED ENTRY BY THE GENERAL PUBLIC;
RECYCLING AREAS OR ROOMS SHALL NOT DIMINISH THE REQUIRED NUMBER OF PARKING SPACES OR IMPAIR TRAFFIC FLOW;
RECYCLING AREAS OR ROOMS SHALL BE PLACED ALONGSIDE OF TRASH AREAS OR ROOMS WHEREVER POSSIBLE AND SHALL COMPLY WITH THE FOLLOWING: (AMENDED BY ORD. NO. 181,227, EFF. 9/1/10.)
A. RECYCLING ROOMS SHALL COMPLY WITH SECTION 91.6102 OF THIS CODE AND MUST BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PURSUANT TO SECTION 57.304.2.2 OF THIS CODE.
B. OUTDOOR RECYCLING AREAS IN COMMERCIAL, INDUSTRIAL, OR PUBLIC FACILITIES, OR RESIDENTIAL BUILDINGS HAVING FOUR OR MORE LIVING UNITS SHALL BE CONFINED TO THE REAR ONE-HALF OF THE LOT AND SHALL NOT EXCEED AN AREA OF 300 SQUARE FEET.
C. ON A DAILY BASIS THE RECYCLING AREA OR ROOM SHALL BE KEPT FREE OF LITTER, DEBRIS, SPILLAGE, BUGS, RODENTS, ODORS, AND OTHER SIMILAR UNDESIRABLE HAZARDS;
D. OUTDOOR RECYCLING AREAS SHALL BE COMPLETELY ENCLOSED BY AN EIGHT-FOOT WALL OR CHAIN LINK FENCE WITH WOODEN SLATS, CONCRETE BLOCK, OR SIMILAR CONSTRUCTION (ENCLOSURE) WITH GATES OF THE SAME HEIGHT. NO MATERIAL SHALL EXCEED THE HEIGHT OF THE WALL OR FENCE. THE ENCLOSURE SHALL BE CONSTRUCTED WITH A CONCRETE FLOOR SLOPED TO DRAIN, AND A WATER FAUCET FOR HOSE ATTACHMENT SHALL BE LOCATED ADJACENT TO OR WITHIN THE ENCLOSURE. THE ENCLOSURE SHALL BE SECURED BY A LOCKING GATE.
E. PURSUANT TO SECTION 57.304.2.2 OF THE CODE, OUTDOOR RECYCLING AREAS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY BUILDING OR BUILDING OPENING EXCEPT WHEN LOCATED ADJACENT TO A MINIMUM ONE-HOUR WALL AND A MINIMUM OF 10 FEET FROM ANY BUILDING OPENING



GRADE PLANE CALCULATION:

125.52' +124.75'+125.08'+125.76'=125.27'
GRADE PLANE @ 125.27'
TOP OF THE ROOF =195.77'
MAXIMUM BUILDING CODE
HEIGHT= 195.77'-125.27' = 70.5'

ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORM WATER BEST MANAGEMENT PRACTICE(S) (BMPS) MUST OBTAIN WRITTEN APPROVAL FROM LOS ANGELES DEPARTMENT OF PUBLIC WORKS, BUREAU OF SANITATION PRIOR TO CONSTRUCTION OF BMP(S).
NO DUMPING – DRAINS TO OCEAN" AT ALL DRAINAGE INLETS (I.E. CATCH BASINS, TRENCH DRAINS).
ALL ROOF RUNOFF TO DRAIN TO PERMAVOID PLANTER BOX

NOTE:

ALL DOWNSPOUTS TO DRAIN INTO PLANTER. SEE CIVIL PLANS FOR CONTINUATION. ALL ROOF RUNOFF TO DRAIN TO PLANTER.

LADBS APPROVAL STAMP

BDC
BEBERLYDESIGN

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OWNER :

8688 WEST PICO LLC

PROJECT :

8688 W Pico Blvd,
Los Angeles, CA 90035

SHEET TITLE:

SITE PLAN

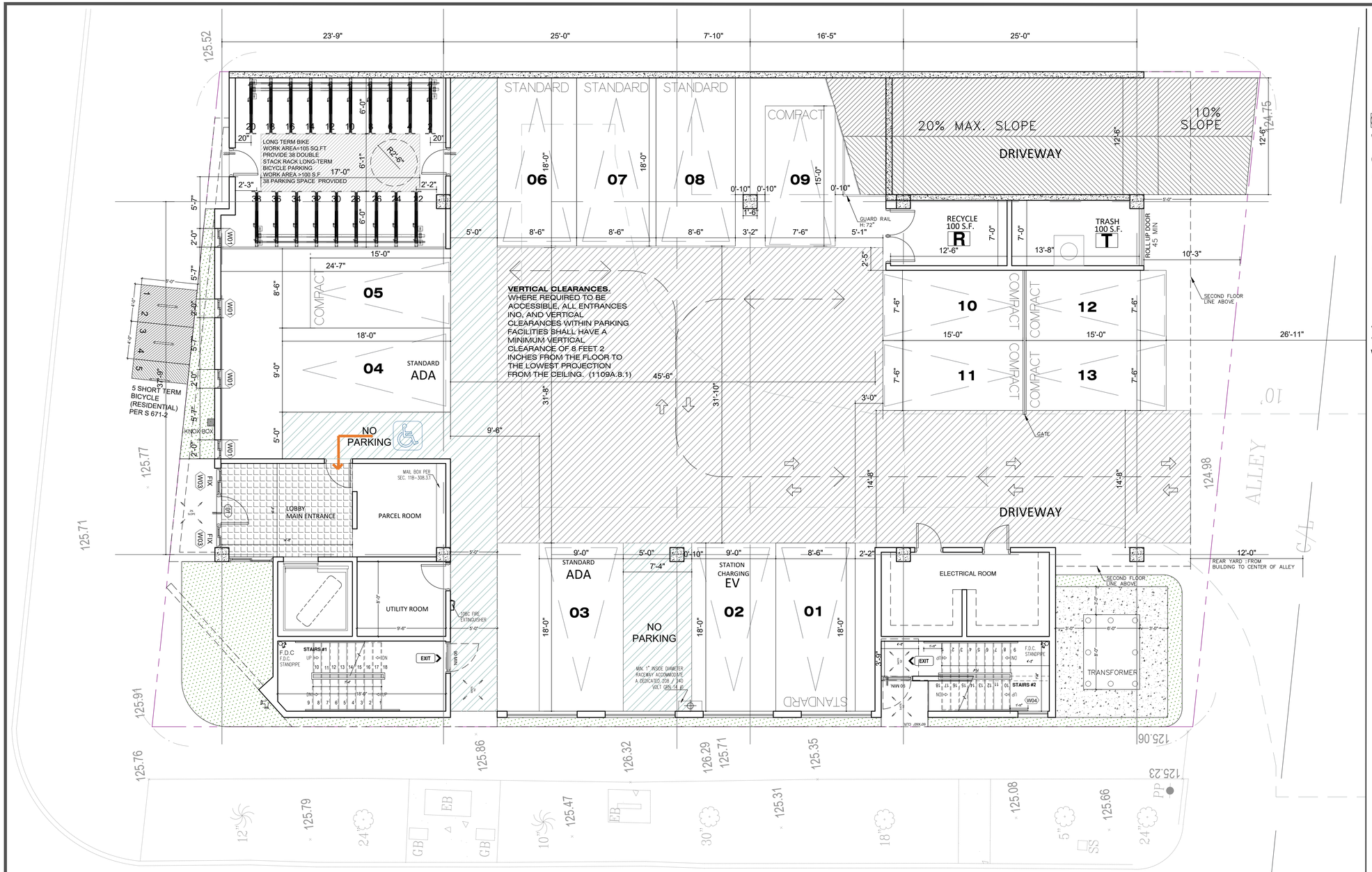
REVISION:

NO.	DATE	BY
-	-	-

SCALE :
DRAWN :
DATE : December 25
JOB NUMBER :

SHEET

A1.0



FIRST FLOOR PLAN

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

LEGEND

- BALCONY W/ CROSSFIELD PRODUCTS CORP. DEX-O-TEX COATING (1CBO#2360) 0R EQUAL. ICC-ESR-1757 TYPE
- 2A10BC FIRE EXTINGUISHER W/ SEMI- RECESSED CABINET. INSTALL MAX. 48" AFF. TO THE TOP
- W.H WATER HEATER
- SP STAND PIPE CLASS
- DISABLE PATH OF TRAVEL
- PATH OF EGRESS
- MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR, DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/ HUMIDISTAT
- 4" MIN. METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER
- WATER CURTAIN
- SD HARD WIRED SMOKE DETECTOR W/
- CM CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP BATTERY BACK-UP
- F.D.C.

WALL TYPES

- W-2 CORRIDOR WALL
- W-5 INTERIOR WALL
- W-6 PLUMING WALL
- W-9 2 HR. SEPARATION WALL
- W-15 2 HR.SHAFT (INTERIOR)
- W-17 2 HR. EXTERIOR WALL
- W-18 3 HR. EXTERIOR WALL AT TYPE I-A

BDC
BEBERLYDESIGN

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8688 W Pico Blvd,
Los Angeles, CA 90035

SHEET TITLE:

FIRST FLOOR PLAN

REVISION:

NO.	DATE	BY
-	-	-

SCALE :
DRAWN :
DATE : December 25
JOB NUMBER :

SHEET

A2.0

FLOOR PLAN NOTES

1. REFER TO ENLARGED UNIT, STAIR AND ELEVATOR CORE PLANS FOR ADDITIONAL INFORMATION.
2. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, OR STUDS, U.N.O.
3. ALL WALLS TO TERMINATE TO UNDERSIDE OF FLOOR/CEILING/ROOF ASSEMBLY ABOVE U.N.O.
4. ALL WOOD/METAL INTERIOR WALLS TO RECEIVE A MINIMUM OF (1) LAYER OF 5/8" GYPSUM WALL BOARD, EACH SIDE, U.N.O.
5. ALIGN FACE OF WALL FINISH WITH ADJACENT FACE OF COLUMN WHERE OCCURS, U.N.O.
6. ALIGN INTERIOR FACE OF SHAFT WALL FINISH WITH SLAB EDGE OF SHAFT OPENING TYP. U.N.O.
7. ALL EXTERIOR WALKWAYS INCLUDING BALCONY AND DECK SURFACES TO SLOPE A MAXIMUM OF 2%.
8. WHERE DOORS ARE NOT DIMENSIONED DOORS SHALL BE INSTALLED WITH HINGE SIDE AT 4" FROM ADJACENT FRAMED WALL.
9. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.
10. ADDITIONAL LOW-LEVEL EXIT SIGNS SHALL BE PROVIDED IN ALL INTERIOR CORRIDORS OF GROUP A, E, I, R-2.1 (CBC 1013.7)
11. NONABSORBENT INTERIOR FLOOR AND WALL FINISHES SHALL BE USED WITHIN AT LEAST 2 FEET AROUND AND PERPENDICULAR TO EXTERIOR ENTRIES AND/OR OPENINGS SUBJECT TO FOOT TRAFFIC.
12. WHERE REQUIRED BY NFPA 13 SECTION 8.15.1, PROVIDE FIRE SPRINKLER AT ALL VOID/CONCEALED SPACES THAT ARE CONSTRUCTED OF COMBUSTIBLE SPACES. WHERE ALTERNATE METHOD ARE ALLOWED, ONE OF THE FOLLOWING OPTIONS MAYBE USED UNLESS NOTED OTHERWISE:
    A. NFPA 13 SECTION 8.15.1.2.7 FILL CONCEALED SPACE ENTIRELY WITH NONCOMBUSTIBLE INSULATION.
    B. NFPA 13 SECTION 8.15.1.2.10 FINISH THE CONCEALED SPACE WITH TYPE 'X' GYP BD. AND NO ACCESS IS PROVIDED TO THE SPACE
    C. NFPA 13 SECTION 8.15.1.2.18.2 COMBUSTIBLE SOFFITS, EAVES, OVERHANG AND DECORATIVE ELEMENTS SHALL BE DRAFT STOPPED. VOLUME NOT THE EXCEED 160 CUBIC FT. OR SECTION 8.15.1.2.14 VERTICAL PIPE CHASES UNDER 10 SF WHERE PROVIDED IN MULTIFLOOR BUILDINGS WHERE THE CHASES ARE FIRESTOPPED AT EACH FLOOR USING MATERIALS EQUIVALENT TO THE FLOOR CONSTRUCTION, AND WHERE SUCH PIPE CHASE SHALL CONTAIN NO SOURCES OF IGNITION.
13. AISLE AND AISLE ACCESSWAYS SERVING AS A PORTION OF THE EXIT ACCESS IN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH CBC SECTION 1018. THE MINIMUM WIDTH OR REQUIRED CAPACITY OF AISLES SHALL BE UNOBSTRUCTED.

NOTES:

- DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5.'
- USEBLE ENCLOSED SPACE UNDER ENCLOSED OR UNENCLOSED STEIRWAYS SHALL BE PROVIDED WITH A 2 HR FIRE-RESISTANCE RATED CONSTRUCTION OR THE SAME FIRE RATING OF THE STAIRS ENCLOSURE WHICHEVER IS GREATER. (1009.6.3)
- BASE CABINETS DIRECLY UNDER THE KITCHEN SINK COUNTER AREA, INCLUDING TOEBOARD AND SHELVIND, SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR KNOWLEDGE IN ORDER TO PEOVIDE KNEE ANS TOE SPACE FOR A WHEELCHAIR. THE FONOSH FLOOR BENEATH THE KITCHEN SINK COUNTER AREA SHALL BE EXTENDED TO THE WALL. TYP. (1133A3)

KITCHEN COUNTER HEIGHT SHALL BE MAX. 36" NAD MATERIAL IS GRANITE STONE.
OPTION 2. ONLY ONE BATHROOM WITHIN THE DWELLING UNIT SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING:

1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWER SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSET SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A SHOWER AND TUB ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOM SHALL PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132.5.
10. A MIN. 18-INCH (457MM) CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING OF THE DOOR AT THE STRIKE EDGE OF THE DOOR
11. SWITCHES, OUTLETS AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWERS SHALL COMPLY WITH SECTION 1134A.5 FOR BATHTUBS, 1134A6 FOR SHOWERS AND 1134A.7 FOR WATER CLOSET. GRAB BAR SHALL COMPLY WITH SECTION 1127A.4 AND 1127.2.2. ITEM 4.

GREEN BUILDING CODE NOTES

1. A SEPARATE ELECTRICAL PLAN CHECK IS REQUIRED TO VERIFY THE RACEWAY METHOD(S), WIRING SCHEMATICS AND ELECTRICAL CALCULATIONS FOR THE ELECTRICAL CHARGING SYSTEM. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL ELECTRIC VEHICLES AT THEIR FULL RATED AMPERAGE.
2. THE SERVICE PANEL OR SUBPANEL(S) SHALL HAVE SUFFICIENT CAPACITY TO ACCOMMODATE THE REQUIRED NUMBER OF DEDICATED 40 AMPERE MINIMUM BRANCE CIRCUIT(S) FOR THE FUTURE INSTALLATION OF THE EVSE.
3. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
4. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACES RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE. THE RACEWAY TERMINATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE"

- EXHAUST FAN SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- EXHAUST FAN NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- MULTI-FAMILY DWELLINGS NOT EXCEEDING THREE STORIES AND CONTAINING 50 UNITS OR LESS SHALL INSTALL A SEPARATE METER OR SUBMITTER WITHIN COMMON AREA SAND WITHIN EACH INDIVIDUAL DWELLING UNIT.
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACE AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER CURRENT PROTECTIVE DEVICE SPCE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAP ABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE. (4.106.4.2. 4.106.4.3)

'A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(c) SHALL BE PROVIDED TO THE OCCUPANT.' (ENERGY CODE 8110.10(D))

GARAGE NOTES

1. STRIPING AT ACCESSIBLE PARKING STALLS, ACCESSIBLE PARKING AISLES AND ACCESSIBLE CROSSWALKS SHALL BE 3-INCH WIDE, BLUE PAINTED TRAFFIC GRADE STRIPING.
2. PROVIDE 4" WIDE WHITE PAINTED STRIPING ADJACENT TO ALL DRIVE AISLES EXCEPT AT PARKING STALLS.
3. PROVIDE PIPE GUARDS AT ALL VERTICAL PLUMBING OR FIRE SPRINKLER LINES LOCATED ADJACENT TO COLUMN OR WALLS AT HEAD END OF PARKING. REFER TO PLUMBING AND FIRE SPRINKLER DRAWINGS FOR LOCATIONS
4. ALL GARAGE AREAS TO HAVE A MINIMUM 7'-0" HEAD CLEARANCE HEIGHT.
5. FOR REQUIRED DRIVE AISLE TURNING RADIUS CLEARANCES, SEE DIAGRAM PROVIDED.
6. THE SURFACE SLOPE FOR EV SPACES SHALL NOT EXCEED 2.083% IN ANY DIRECTION.
7. NOT USED.
8. 8'-2" MIN. CLEAR HEIGHT IS REQUIRED TO ANY OBSTRUCTION AT ACCESSIBLE PARKING STALLS AND ACCESS AISLES LEADING TO ACCESSIBLE PARKING STALLS.
9. 7'-0" MIN. CLEAR HEIGHT IS REQUIRED TO ANY OBSTRUCTION AT ALL PARKING AREAS, UNLESS NOTED OTHERWISE.
10. PARKING AREAS AS ENCLOSED PARKING GARAGE, PROVIDE MECHANICAL VENTILATION PER CALIFORNIA MECHANICAL CODE.

NOTE

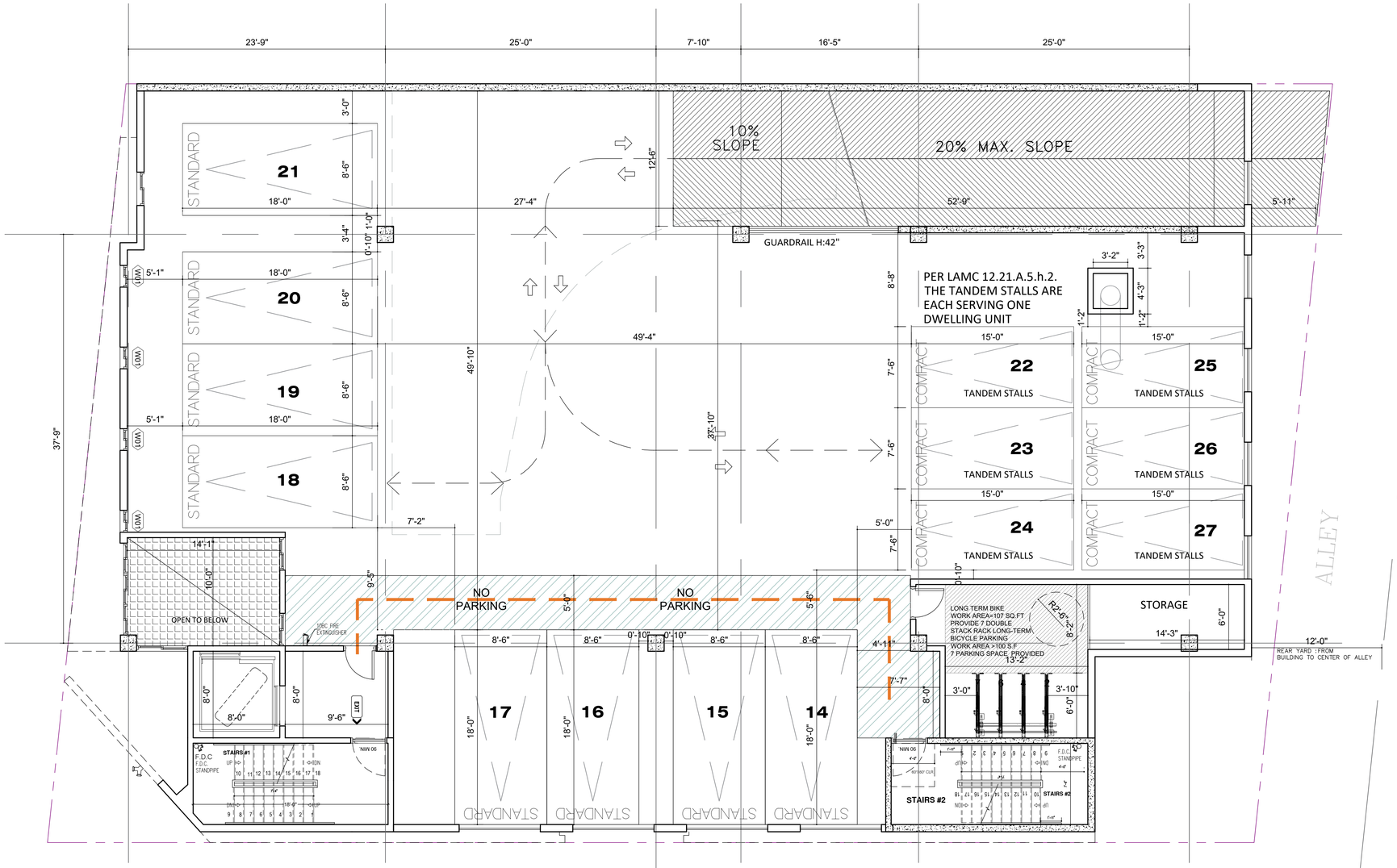
1. ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 HOUR RATED STC50
2. WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS ELEVATOR, STAIRS, ETC.
3. FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
4. ALL BEARING WALLS SHALL BE 1 HOUR RATED
5. THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.
7. NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.
8. Recycling chutes shall be clearly marked "RECYCLING ONLY" at every point of entry.

NOMINAL WALL THICKNESS / STUD SIZE
(2= 2-1/2" STUDS FOR METAL FRAMED TYPES)
(4= 3-5/8" STUD FOR METAL FRAMED TYPES)
(4= 2X4 STUD FOR WOOD FRAMED TYPES)
(6= 2X6 STUD FOR WOOD FRAMED TYPES)

MODEL4400R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING

- BP TO PROVIDE SIGN THAT INDICATES BICYCLE PARKING LOCATION PER SECTION 12.21A.16(e)(4)
- R TO PROVIDE 100 SQUARE FEET FOR MULTI-FAMILY RESIDENTIAL USES OF 51 OR MORE DWELLING UNITS
- EV. ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE, REFER TO SHEET N-1(GB)
  * THE PANEL OR SUBPANEL SHALL HAVE SUFFICIENT CAPACITY TO SUPPORT AT LEAST LEVE2 EVSE.*
  * THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
  * A LABEL ' EV CAPABLE' SHALL BE POSTED IN A CONSPICIOUS PLACE AT HTE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE (4.106.4.2)
- TW 1009.8 TWP-WAY COMMUNICATION.
  A TWO-WAY COMMUNICATION SYSTEM COMPLYING WITH SECTIONS 1009.8.1
  AND 1009.8.2 SHALL BE PROVIDED AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE.
- SR PROVIDE SLIP RESISTANT SURFACES ALONG MEANS OF EGRESS PATH OF TRAVEL PER CODE NO. 1003.4

LADBS APPROVAL STAMP



SECOND FLOOR PLAN

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

N

BDC
BEBERLYDESIGN

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OWNER :

8688 WEST PICO LLC

PROJECT :

8688 W Pico Blvd,
Los Angeles, CA 90035

SHEET TITLE:

SECOND FLOOR PLAN

REVISION:

NO.	DATE	BY
-	-	-

SCALE :
DRAWN :
DATE : December 25
JOB NUMBER :

SHEET

A2.1

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5. ALIGN FACE OF WALL FINISH WITH ADJACENT FACE OF COLUMN WHERE OCCURS, U.N.O.
6. ALIGN INTERIOR FACE OF SHAFT WALL FINISH WITH SLAB EDGE OF SHAFT OPENING TYP, U.N.O.
7. ALL EXTERIOR WALKWAYS INCLUDING BALCONY AND DECK SURFACES TO SLOPE A MAXIMUM OF 2%.
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   A. NFPA 13 SECTION 8.15.1.2.7 FILL CONCEALED SPACE ENTIRELY WITH NONCOMBUSTIBLE INSULATION.
   B. NFPA 13 SECTION 8.15.1.2.10 FINISH THE CONCEALED SPACE WITH TYPE 'X' GYP BD. AND NO ACCESS IS PROVIDED TO THE SPACE
   C. NFPA 13 SECTION 8.15.1.2.18.2 COMBUSTIBLE SOFFITS, EAVES, OVERHANG AND DECORATIVE ELEMENTS SHALL BE DRAFT STOPPED. VOLUME NOT THE EXCEED 160 CUBIC FT. OR SECTION 8.15.1.2.14 VERTICAL PIPE CHASES UNDER 10 SF WHERE PROVIDED IN MULTIFLOOR BUILDINGS WHERE THE CHASES ARE FIRESTOPPED AT EACH FLOOR USING MATERIALS EQUIVALENT TO THE FLOOR CONSTRUCTION, AND WHERE SUCH PIPE CHASE SHALL CONTAIN NO SOURCES OF IGNITION.
13. AISLE AND AISLE ACCESSWAYS SERVING AS A PORTION OF THE EXIT ACCESS IN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH CBC SECTION 1018. THE MINIMUM WIDTH OR REQUIRED CAPACITY OF AISLES SHALL BE UNOBSTRUCTED.

NOTES:

- DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5."
- USEBLE ENCLOSED SPACE UNDER ENCLOSED OR UNENCLOSED STEIRWAYS SHALL BE PROVIDED WITH A 2 HR FIRE-RESISTANCE RATED CONSTRUCTION OR THE SAME FIRE RATING OF THE STAIRS ENCLOSURE WHICHEVER IS GREATER (1009.6.3)
- BASE CABINETS DIRECLY UNDER THE KITCHEN SINK COUNTER AREA, INCLUDING TOEBOARD AND SHELVIND, SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR KNOWLEDGE IN ORDER TO PEOVIDE KNEE ANS TOE SPACE FOR A WHEELCHAIR. THE FONOSH FLOOR BENEATH THE KITCHEN SINK COUNTER AREA SHALL BE EXTENDED TO THE WALL. TYP. (1133A3)
- KITCHEN COUNTER HEIGHT SHALL BE MAX. 36" NAD MATERIAL IS GRANITE STONE. OPTION 2. ONLY ONE BATHROOM WITHIN THE DWELLING UNIT SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING:
   1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
   2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
   3. SHOWER SHALL COMPLY WITH SECTION 1134A.6.
   4. WATER CLOSET SHALL COMPLY WITH SECTION 1134A.7.
   5. LAVATORIES VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
   6. WHERE BOTH A SHOWER AND TUB ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE.
   7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
   8. BATHROOM SHALL PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
   9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132.5.
   10. A MIN. 18-INCH (457MM) CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING OF THE DOOR AT THE STRIKE EDGE OF THE DOOR
   11. SWITCHES, OUTLETS AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
   12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWERS SHALL COMPLY WITH SECTION 1134A.5 FOR BATHTUBS, 1134A6 FOR SHOWERS AND 1134A.7 FOR WATER CLOSET. GRAB BAR SHALL COMPLY WITH SECTION 1127A.4 AND 1127.2.2. ITEM 4

GREEN BUILDING CODE NOTES

1. A SEPARATE ELECTRICAL PLAN CHECK IS REQUIRED TO VERIFY THE RACEWAY METHOD(S), WIRING SCHEMATICS
   AND ELECTRICAL CALCULATIONS FOR THE ELECTRICAL CHARGING SYSTEM. THE ELECTRICAL SYSTEM SHALL HAVE
   SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL ELECTRIC VEHICLES AT THEIR FULL RATED AMPERAGE.
2. THE SERVICE PANEL OR SUBPANEL(S) SHALL HAVE SUFFICIENT CAPACITY TO ACCOMMODATE THE REQUIRED NUMBER OF DEDICATED 40 AMPERE MINIMUM BRANCE CIRCUIT(S) FOR THE FUTURE INSTALLATION OF THE EVSE.
3. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV
   SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
4. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACES RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE. THE RACEWAY TERMINATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE"
   - EXHAUST FAN SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
   - EXHAUST FAN NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
   - MULTI-FAMILY DWELLINGS NOT EXCEEDING THREE STORIES AND CONTAINING 50 UNITS OR LESS SHALL INSTALL A SEPARATE METER OR SUBMITTER WITHIN COMMON AREA SAND WITHIN EACH INDIVIDUAL DWELLING UNIT.
   - THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACE AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
   - THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER CURRENT PROTECTIVE DEVICE SPCE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAP ABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE. (4.106.4.2, 4.106.4.3)
   'A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(c) SHALL BE PROVIDED TO THE OCCUPANT.' (ENERGY CODE 8110.10(D))

GARAGE NOTES

1. STRIPING AT ACCESSIBLE PARKING STALLS, ACCESSIBLE PARKING AISLES AND ACCESSIBLE CROSSWALKS SHALL BE 3-INCH WIDE, BLUE PAINTED TRAFFIC GRADE STRIPING.
2. PROVIDE 4" WIDE WHITE PAINTED STRIPING ADJACENT TO ALL DRIVE AISLES EXCEPT AT PARKING STALLS.
3. PROVIDE PIPE GUARDS AT ALL VERTICAL PLUMBING OR FIRE SPRINKLER LINES LOCATED ADJACENT TO COLUMN OR WALLS AT HEAD END OF PARKING. REFER TO PLUMBING AND FIRE SPRINKLER DRAWINGS FOR LOCATIONS
4. ALL GARAGE AREAS TO HAVE A MINIMUM 7'-0" HEAD CLEARANCE HEIGHT.
5. FOR REQUIRED DRIVE AISLE TURNING RADIUS CLEARANCES, SEE DIAGRAM PROVIDED.
6. THE SURFACE SLOPE FOR EV SPACES SHALL NOT EXCEED 2.083% IN ANY DIRECTION.
7. NOT USED.
8. 8'-2" MIN. CLEAR HEIGHT IS REQUIRED TO ANY OBSTRUCTION AT ACCESSIBLE PARKING STALLS AND ACCESS AISLES LEADING TO ACCESSIBLE PARKING STALLS.
9. 7'-0" MIN. CLEAR HEIGHT IS REQUIRED TO ANY OBSTRUCTION AT ALL PARKING AREAS, UNLESS NOTED OTHERWISE.
10. PARKING AREAS AS ENCLOSED PARKING GARAGE, PROVIDE MECHANICAL VENTILATION PER CALIFORNIA MECHANICAL CODE.

NOTE

1. ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 HOUR RATED STC50
2. WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS ELEVATOR, STAIRS, ETC.
3. FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
4. ALL BEARING WALLS SHALL BE 1 HOUR RATED
5. THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.
7. NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.
8. Recycling chutes shall be clearly marked "RECYCLING ONLY" at every point of entry.

NOMINAL WALL THICKNESS / STUD SIZE
(2= 2-1/2" STUDS FOR METAL FRAMED TYPES)
(4= 3-5/8" STUD FOR METAL FRAMED TYPES)
(4= 2X4 STUD FOR WOOD FRAMED TYPES)
(6= 2X6 STUD FOR WOOD FRAMED TYPES)

MODEL4400R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING

BP TO PROVIDE SIGN THAT INDICATES BICYCLE PARKING LOCATION PER SECTION 12.21A.16(e)(4)

R TO PROVIDE 100 SQUARE FEET FOR MULTI-FAMILY RESIDENTIAL USES OF 51 OR MORE DWELLING UNITS

EV. ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE, REFER TO SHEET N-1(GB)
* THE PANEL OR SUBPANEL SHALL HAVE SUFFICIENT CAPACITY TO SUPPORT AT LEAST LEVE2 EVSE."
* THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2
EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
* A LABEL ' EV CAPABLE' SHALL BE POSTED IN A CONSPICIOUS PLACE AT HTE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE (4.106.4.2)

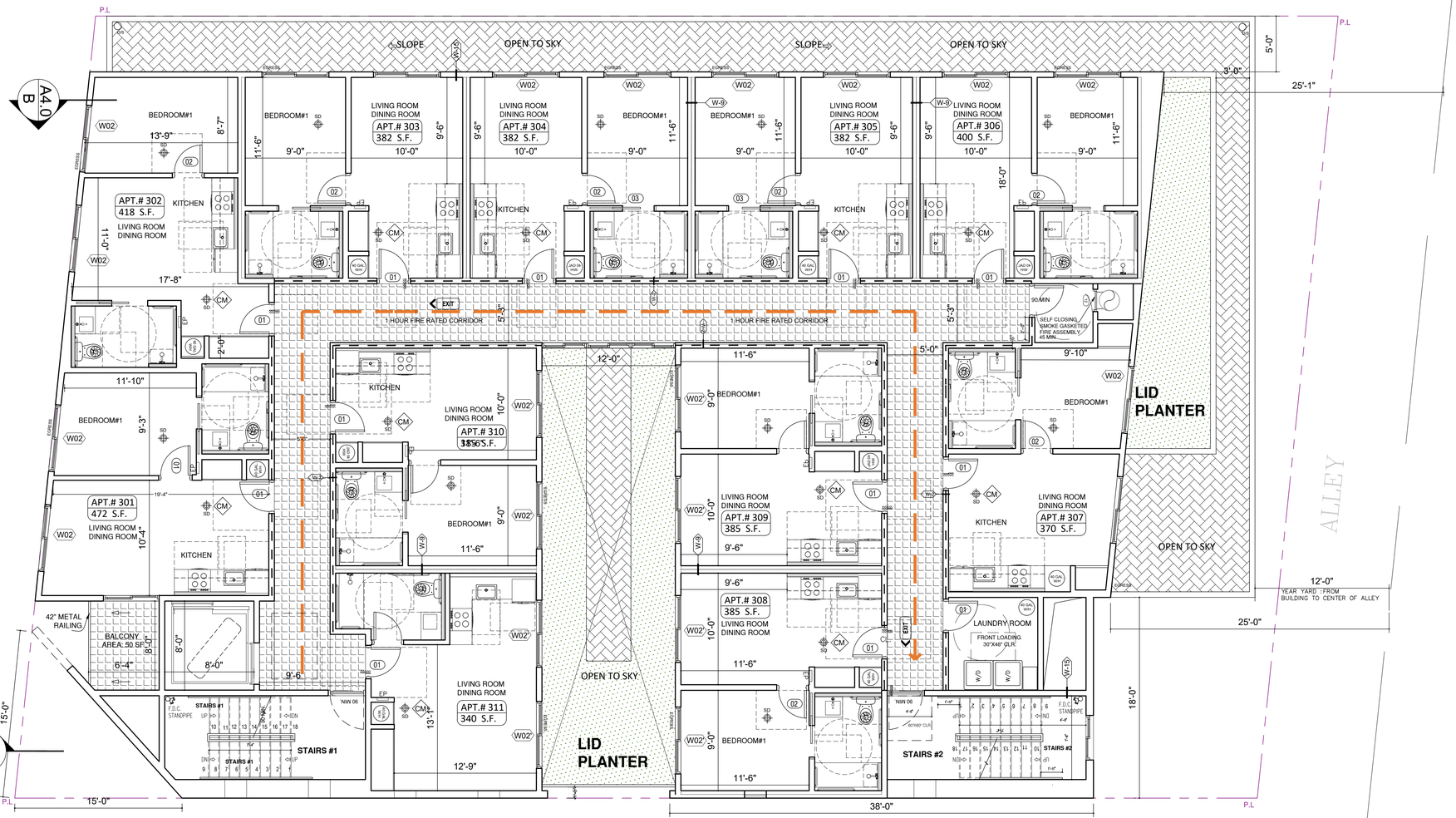
TW 1009.8 TWP-WAY COMMUNICATION.
A TWO-WAY COMMUNICATION SYSTEM COMPLYING WITH SECTIONS 1009.8.1
AND 1009.8.2 SHALL BE PROVIDED AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE.

SR PROVIDE SLIP RESISTANT SURFACES ALONG MEANS OF EGRESS PATH OF TRAVEL PER CODE NO. 1003.4

NOTE

1. ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 HOUR RATED STC50
2. WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS ELEVATOR, STAIRS, ETC.
3. FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
4. ALL BEARING WALLS SHALL BE 1 HOUR RATED
5. THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.
7. NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.
8. Recycling chutes shall be clearly marked "RECYCLING ONLY" at every point of entry.

LADBS APPROVAL STAMP



3RD FLOOR PLAN

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

BDC
BEBERLYDESIGN

NOTICE:
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OWNER :

8688 WEST PICO LLC

PROJECT :

8688 W Pico Blvd,
Los Angeles, CA 90035

SHEET TITLE:

SECOND FLOOR PLAN

REVISION:

NO.	DATE	BY
-	-	-

SCALE :
DRAWN :
DATE : December 25
JOB NUMBER :

SHEET

A2.2

FLOOR PLAN NOTES

1. REFER TO ENLARGED UNIT, STAIR AND ELEVATOR CORE PLANS FOR ADDITIONAL INFORMATION.
2. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, OR STUDS, U.N.O.
3. ALL WALLS TO TERMINATE TO UNDERSIDE OF FLOOR/CEILING/ROOF ASSEMBLY ABOVE U.N.O.
4. ALL WOOD/METAL INTERIOR WALLS TO RECEIVE A MINIMUM OF (1) LAYER OF 5/8" GYPSUM WALL BOARD, EACH SIDE, U.N.O.
5. ALIGN FACE OF WALL FINISH WITH ADJACENT FACE OF COLUMN WHERE OCCURS, U.N.O.
6. ALIGN INTERIOR FACE OF SHAFT WALL FINISH WITH SLAB EDGE OF SHAFT OPENING TYP. U.N.O.
7. ALL EXTERIOR WALKWAYS INCLUDING BALCONY AND DECK SURFACES TO SLOPE A MAXIMUM OF 2%.
8. WHERE DOORS ARE NOT DIMENSIONED DOORS SHALL BE INSTALLED WITH HINGE SIDE AT 4" FROM ADJACENT FRAMED WALL
9. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.
10. ADDITIONAL LOW-LEVEL EXIT SIGNS SHALL BE PROVIDED IN ALL INTERIOR CORRIDORS OF GROUP A, E, I, R-2.1 (CBC 1013.7)
11. NONABSORBENT INTERIOR FLOOR AND WALL FINISHES SHALL BE USED WITHIN AT LEAST 2 FEET AROUND AND PERPENDICULAR TO EXTERIOR ENTRIES AND/OR OPENINGS SUBJECT TO FOOT TRAFFIC.
12. WHERE REQUIRED BY NFPA 13 SECTION 8.15.1, PROVIDE FIRE SPRINKLER AT ALL VOID/CONCEALED SPACES THAT ARE CONSTRUCTED OF COMBUSTIBLE SPACES. WHERE ALTERNATE METHOD ARE ALLOWED, ONE OF THE FOLLOWING OPTIONS MAYBE USED UNLESS NOTED OTHERWISE:
   A. NFPA 13 SECTION 8.15.1.2.7 FILL CONCEALED SPACE ENTIRELY WITH NONCOMBUSTIBLE INSULATION.
   B. NFPA 13 SECTION 8.15.1.2.10 FINISH THE CONCEALED SPACE WITH TYPE 'X' GYP BD. AND NO ACCESS IS PROVIDED TO THE SPACE
   C. NFPA 13 SECTION 8.15.1.2.18.2 COMBUSTIBLE SOFFITS, EAVES, OVERHANG AND DECORATIVE ELEMENTS SHALL BE DRAFT STOPPED. VOLUME NOT THE EXCEED 160 CUBIC FT. OR SECTION 8.15.1.2.14 VERTICAL PIPE CHASES UNDER 10 SF WHERE PROVIDED IN MULTIFLOOR BUILDINGS WHERE THE CHASES ARE FIRESTOPPED AT EACH FLOOR USING MATERIALS EQUIVALENT TO THE FLOOR CONSTRUCTION, AND WHERE SUCH PIPE CHASE SHALL CONTAIN NO SOURCES OF IGNITION.
13. AISLE AND AISLE ACCESSWAYS SERVING AS A PORTION OF THE EXIT ACCESS IN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH CBC SECTION 1018. THE MINIMUM WIDTH OR REQUIRED CAPACITY OF AISLES SHALL BE UNOBSTRUCTED.

NOTES:

- DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5.'
- USEBLE ENCLOSED SPACE UNDER ENCLOSED OR UNENCLOSED STEIRWAYS SHALL BE PROVIDED WITH A 2 HR FIRE-RESISTANCE RATED CONSTRUCTION OR THE SAME FIRE RATING OF THE STAIRS ENCLOSURE WHICHEVER IS GREATER. (1009.6.3)
- BASE CABINETS DIRECLY UNDER THE KITCHEN SINK COUNTER AREA, INCLUDING TOEBOARD AND SHELVIND, SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR KNOWLEDGE IN ORDER TO PEOVIDE KNEE ANS TOE SPACE FOR A WHEELCHAIR. THE FONOSH FLOOR BENEATH THE KITCHEN SINK COUNTER AREA SHALL BE EXTENDED TO THE WALL. TYP. (1133A3)

KITCHEN COUNTER HEIGHT SHALL BE MAX. 36" NAD MATERIAL IS GRANITE STONE. OPTION 2. ONLY ONE BATHROOM WITHIN THE DWELLING UNIT SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING:

1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWER SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSET SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A SHOWER AND TUB ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOM SHALL PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132.5.
10. A MIN. 18-INCH (457MM) CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING OF THE DOOR AT THE STRIKE EDGE OF THE DOOR
11. SWITCHES, OUTLETS AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWERS SHALL COMPLY WITH SECTION 1134A.5 FOR BATHTUBS, 1134A6 FOR SHOWERS AND 1134A.7 FOR WATER CLOSET. GRAB BAR SHALL COMPLY WITH SECTION 1127A.4 AND 1127.2.2. ITEM 4.

GREEN BUILDING CODE NOTES

1. A SEPARATE ELECTRICAL PLAN CHECK IS REQUIRED TO VERIFY THE RACEWAY METHOD(S), WIRING SCHEMATICS AND ELECTRICAL CALCULATIONS FOR THE ELECTRICAL CHARGING SYSTEM. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL ELECTRIC VEHICLES AT THEIR FULL RATED AMPERAGE.
2. THE SERVICE PANEL OR SUBPANEL(S) SHALL HAVE SUFFICIENT CAPACITY TO ACCOMMODATE THE REQUIRED NUMBER OF DEDICATED 40 AMPERE MINIMUM BRANCE CIRCUIT(S) FOR THE FUTURE INSTALLATION OF THE EVSE.
3. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
4. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACES RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE. THE RACEWAY TERMINATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE"

- EXHAUST FAN SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- EXHAUST FAN NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- MULTI-FAMILY DWELLINGS NOT EXCEEDING THREE STORIES AND CONTAINING 50 UNITS OR LESS SHALL INSTALL A SEPARATE METER OR SUBMITTER WITHIN COMMON AREA SAND WITHIN EACH INDIVIDUAL DWELLING UNIT.
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACE AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
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"A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(c) SHALL BE PROVIDED TO THE OCCUPANT." (ENERGY CODE 8110.10(D))

GARAGE NOTES

1. STRIPING AT ACCESSIBLE PARKING STALLS, ACCESSIBLE PARKING AISLES AND ACCESSIBLE CROSSWALKS SHALL BE 3-INCH WIDE, BLUE PAINTED TRAFFIC GRADE STRIPING.
2. PROVIDE 4" WIDE WHITE PAINTED STRIPING ADJACENT TO ALL DRIVE AISLES EXCEPT AT PARKING STALLS.
3. PROVIDE PIPE GUARDS AT ALL VERTICAL PLUMBING OR FIRE SPRINKLER LINES LOCATED ADJACENT TO COLUMN OR WALLS AT HEAD END OF PARKING. REFER TO PLUMBING AND FIRE SPRINKLER DRAWINGS FOR LOCATIONS
4. ALL GARAGE AREAS TO HAVE A MINIMUM 7'-0" HEAD CLEARANCE HEIGHT.
5. FOR REQUIRED DRIVE AISLE TURNING RADIUS CLEARANCES, SEE DIAGRAM PROVIDED.
6. THE SURFACE SLOPE FOR EV SPACES SHALL NOT EXCEED 2.083% IN ANY DIRECTION.
7. NOT USED
8. 8'-2" MIN. CLEAR HEIGHT IS REQUIRED TO ANY OBSTRUCTION AT ACCESSIBLE PARKING STALLS AND ACCESS AISLES LEADING TO ACCESSIBLE PARKING STALLS.
9. 7'-0" MIN. CLEAR HEIGHT IS REQUIRED TO ANY OBSTRUCTION AT ALL PARKING AREAS, UNLESS NOTED OTHERWISE.
10. PARKING AREAS AS ENCLOSED PARKING GARAGE, PROVIDE MECHANICAL VENTILATION PER CALIFORNIA MECHANICAL CODE.

NOTE

1. ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 HOUR RATED STC50
2. WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS ELEVATOR, STAIRS, ETC.
3. FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
4. ALL BEARING WALLS SHALL BE 1 HOUR RATED
5. THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.
7. NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.
8. Recycling chutes shall be clearly marked "RECYCLING ONLY" at every point of entry.

NOMINAL WALL THICKNESS / STUD SIZE
(2= 2-1/2" STUDS FOR METAL FRAMED TYPES)
(4= 3-5/8" STUD FOR METAL FRAMED TYPES)
(4= 2X4 STUD FOR WOOD FRAMED TYPES)
(6= 2X6 STUD FOR WOOD FRAMED TYPES)

MODEL4400R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING

BP TO PROVIDE SIGN THAT INDICATES BICYCLE PARKING LOCATION PER SECTION 12.21A.16(e)(4)

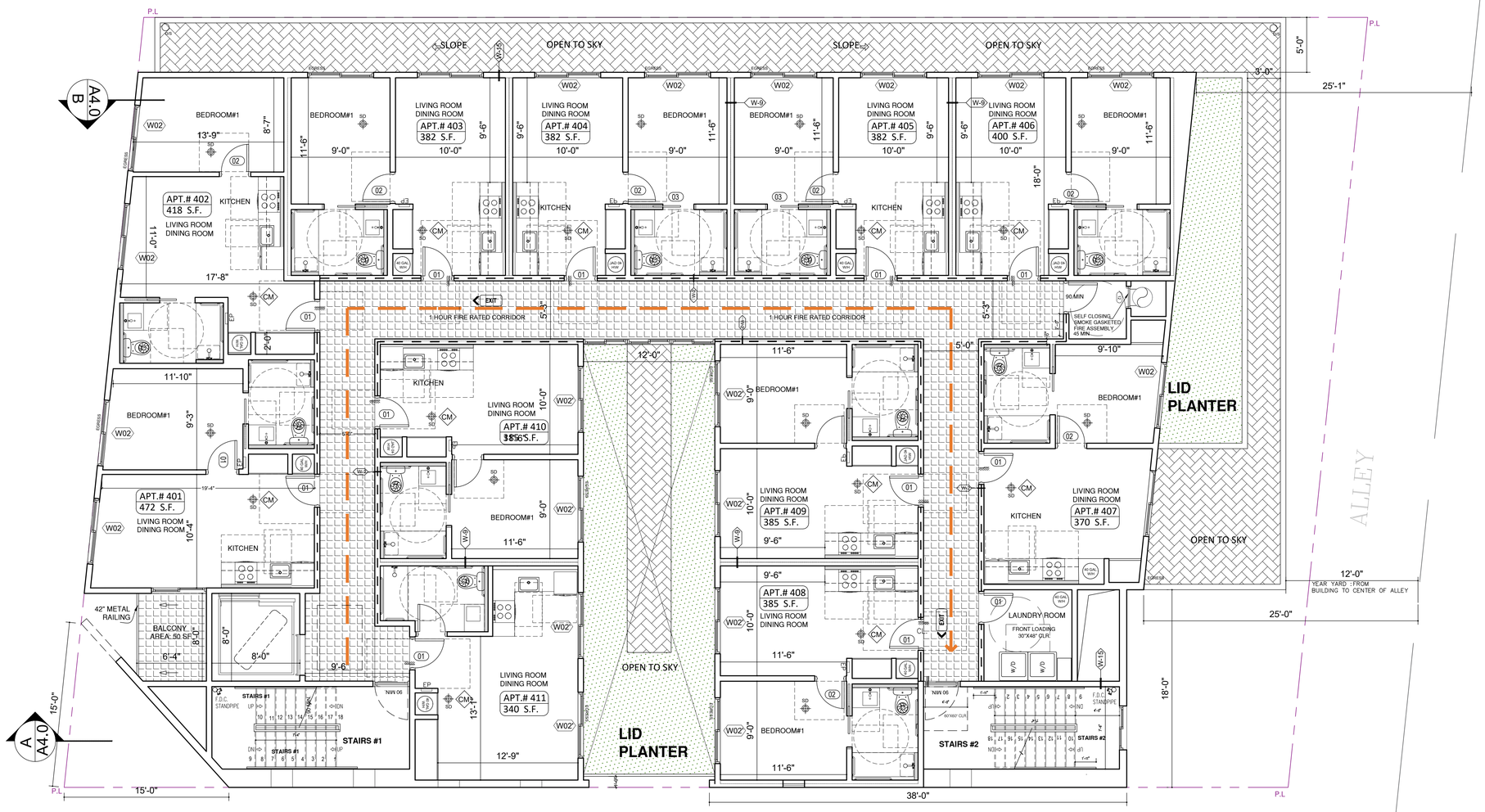
R TO PROVIDE 100 SQUARE FEET FOR MULTI-FAMILY RESIDENTIAL USES OF 51 OR MORE DWELLING UNITS

EV. ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE, REFER TO SHEET N-1(GB)
* THE PANEL OR SUBPANEL SHALL HAVE SUFFICIENT CAPACITY TO SUPPORT AT LEAST LEVE2 EVSE.*
* THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
* A LABEL ' EV CAPABLE' SHALL BE POSTED IN A CONSPICIOUS PLACE AT HTE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE (4.106.4.2)

TW 1009.8 TWP-WAY COMMUNICATION.
A TWO-WAY COMMUNICATION SYSTEM COMPLYING WITH SECTIONS 1009.8.1
AND 1009.8.2 SHALL BE PROVIDED AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE.

SR PROVIDE SLIP RESISTANT SURFACES ALONG MEANS OF EGRESS PATH OF TRAVEL PER CODE NO. 1003.4

LADBS APPROVAL STAMP



FOURTH FLOOR PLAN

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

BDC
BEBERLYDESIGN

NOTICE:
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OWNER :

8688 WEST PICO LLC

PROJECT :

8688 W Pico Blvd,
Los Angeles, CA 90035

SHEET TITLE:

FOURTH FLOOR PLAN

REVISION:

NO.	DATE	BY
-	-	-

SCALE :
DRAWN :
DATE : December 25
JOB NUMBER :

SHEET

A2.3

FLOOR PLAN NOTES

1. REFER TO ENLARGED UNIT, STAIR AND ELEVATOR CORE PLANS FOR ADDITIONAL INFORMATION.
2. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, OR STUDS, U.N.O.
3. ALL WALLS TO TERMINATE TO UNDERSIDE OF FLOOR/CEILING/ROOF ASSEMBLY ABOVE U.N.O.
4. ALL WOOD/METAL INTERIOR WALLS TO RECEIVE A MINIMUM OF (1) LAYER OF 5/8" GYPSUM WALL BOARD, EACH SIDE, U.N.O.
5. ALIGN FACE OF WALL FINISH WITH ADJACENT FACE OF COLUMN WHERE OCCURS, U.N.O.
6. ALIGN INTERIOR FACE OF SHAFT WALL FINISH WITH SLAB EDGE OF SHAFT OPENING TYP. U.N.O.
7. ALL EXTERIOR WALKWAYS INCLUDING BALCONY AND DECK SURFACES TO SLOPE A MAXIMUM OF 2%.
8. WHERE DOORS ARE NOT DIMENSIONED DOORS SHALL BE INSTALLED WITH HINGE SIDE AT 4" FROM ADJACENT FRAMED WALL.
9. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.
10. ADDITIONAL LOW-LEVEL EXIT SIGNS SHALL BE PROVIDED IN ALL INTERIOR CORRIDORS OF GROUP A, E, I, R-2.1 (CBC 1013.7)
11. NONABSORBENT INTERIOR FLOOR AND WALL FINISHES SHALL BE USED WITHIN AT LEAST 2 FEET AROUND AND PERPENDICULAR TO EXTERIOR ENTRIES AND/OR OPENINGS SUBJECT TO FOOT TRAFFIC.
12. WHERE REQUIRED BY NFPA 13 SECTION 8.15.1, PROVIDE FIRE SPRINKLER AT ALL VOID/CONCEALED SPACES THAT ARE CONSTRUCTED OF COMBUSTIBLE SPACES. WHERE ALTERNATE METHOD ARE ALLOWED, ONE OF THE FOLLOWING OPTIONS MAYBE USED UNLESS NOTED OTHERWISE:
   A. NFPA 13 SECTION 8.15.1.2.7 FILL CONCEALED SPACE ENTIRELY WITH NONCOMBUSTIBLE INSULATION.
   B. NFPA 13 SECTION 8.15.1.2.10 FINISH THE CONCEALED SPACE WITH TYPE 'X' GYP BD. AND NO ACCESS IS PROVIDED TO THE SPACE
   C. NFPA 13 SECTION 8.15.1.2.18.2 COMBUSTIBLE SOFFITS, EAVES, OVERHANG AND DECORATIVE ELEMENTS SHALL BE DRAFT STOPPED. VOLUME NOT THE EXCEED 160 CUBIC FT. OR SECTION 8.15.1.2.14 VERTICAL PIPE CHASES UNDER 10 SF WHERE PROVIDED IN MULTIFLOOR BUILDINGS WHERE THE CHASES ARE FIRESTOPPED AT EACH FLOOR USING MATERIALS EQUIVALENT TO THE FLOOR CONSTRUCTION, AND WHERE SUCH PIPE CHASE SHALL CONTAIN NO SOURCES OF IGNITION.
13. AISLE AND AISLE ACCESSWAYS SERVING AS A PORTION OF THE EXIT ACCESS IN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH CBC SECTION 1018. THE MINIMUM WIDTH OR REQUIRED CAPACITY OF AISLES SHALL BE UNOBSTRUCTED.

NOTES:

- DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5.*
- USEBLE ENCLOSED SPACE UNDER ENCLOSED OR UNENCLOSED STEIRWAYS SHALL BE PROVIDED WITH A 2 HR FIRE-RESISTANCE RATED CONSTRUCTION OR THE SAME FIRE RATING OF THE STAIRS ENCLOSURE WHICHEVER IS GREATER. (1009.6.3)
- BASE CABINETS DIRECLY UNDER THE KITCHEN SINK COUNTER AREA, INCLUDING TOEBOARD AND SHELVIND, SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR KNOWLEDGE IN ORDER TO PEOVIDE KNEE ANS TOE SPACE FOR A WHEELCHAIR. THE FONOSH FLOOR BENEATH THE KITCHEN SINK COUNTER AREA SHALL BE EXTENDED TO THE WALL. TYP. (1133A3)
- KITCHEN COUNTER HEIGHT SHALL BE MAX. 36" NAD MATERIAL IS GRANITE STONE. OPTION 2. ONLY ONE BATHROOM WITHIN THE DWELLING UNIT SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWER SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSET SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A SHOWER AND TUB ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOM SHALL PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132.5.
10. A MIN. 18-INCH (457MM) CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING OF THE DOOR AT THE STRIKE EDGE OF THE DOOR
11. SWITCHES, OUTLETS AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWERS SHALL COMPLY WITH SECTION 1134A.5 FOR BATHTUBS, 1134A6 FOR SHOWERS AND 1134A.7 FOR WATER CLOSET. GRAB BAR SHALL COMPLY WITH SECTION 1127A.4 AND 1127.2.2. ITEM 4.

GREEN BUILDING CODE NOTES

1. A SEPARATE ELECTRICAL PLAN CHECK IS REQUIRED TO VERIFY THE RACEWAY METHOD(S), WIRING SCHEMATICS AND ELECTRICAL CALCULATIONS FOR THE ELECTRICAL CHARGING SYSTEM. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL ELECTRIC VEHICLES AT THEIR FULL RATED AMPERAGE.
2. THE SERVICE PANEL OR SUBPANEL(S) SHALL HAVE SUFFICIENT CAPACITY TO ACCOMMODATE THE REQUIRED NUMBER OF DEDICATED 40 AMPERE MINIMUM BRANCE CIRCUIT(S) FOR THE FUTURE INSTALLATION OF THE EVSE.
3. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
4. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACES RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE. THE RACEWAY TERMINATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE"

- EXHAUST FAN SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- EXHAUST FAN NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- MULTI-FAMILY DWELLINGS NOT EXCEEDING THREE STORIES AND CONTAINING 50 UNITS OR LESS SHALL INSTALL A SEPARATE METER OR SUBMITTER WITHIN COMMON AREA AND WITHIN EACH INDIVIDUAL DWELLING UNIT
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACE AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER CURRENT PROTECTIVE DEVICE SPCE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAP ABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE. (4.106.4.2; 4.106.4.3)

"A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(c) SHALL BE PROVIDED TO THE OCCUPANT." (ENERGY CODE 8110.10(D))

GARAGE NOTES

1. STRIPING AT ACCESSIBLE PARKING STALLS, ACCESSIBLE PARKING AISLES AND ACCESSIBLE CROSSWALKS SHALL BE 3-INCH WIDE, BLUE PAINTED TRAFFIC GRADE STRIPING.
2. PROVIDE 4" WIDE WHITE PAINTED STRIPING ADJACENT TO ALL DRIVE AISLES EXCEPT AT PARKING STALLS.
3. PROVIDE PIPE GUARDS AT ALL VERTICAL PLUMBING OR FIRE SPRINKLER LINES LOCATED ADJACENT TO COLUMN OR WALLS AT HEAD END OF PARKING. REFER TO PLUMBING AND FIRE SPRINKLER DRAWINGS FOR LOCATIONS
4. ALL GARAGE AREAS TO HAVE A MINIMUM 7'-0" HEAD CLEARANCE HEIGHT.
5. FOR REQUIRED DRIVE AISLE TURNING RADIUS CLEARANCES, SEE DIAGRAM PROVIDED.
6. THE SURFACE SLOPE FOR EV SPACES SHALL NOT EXCEED 2.083% IN ANY DIRECTION.
7. NOT USED.
8. 8'-2" MIN. CLEAR HEIGHT IS REQUIRED TO ANY OBSTRUCTION AT ACCESSIBLE PARKING STALLS AND ACCESS AISLES LEADING TO ACCESSIBLE PARKING STALLS.
9. 7'-0" MIN. CLEAR HEIGHT IS REQUIRED TO ANY OBSTRUCTION AT ALL PARKING AREAS, UNLESS NOTED OTHERWISE.
10. PARKING AREAS AS ENCLOSED PARKING GARAGE, PROVIDE MECHANICAL VENTILATION PER CALIFORNIA MECHANICAL CODE.

NOTE

1. ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 HOUR RATED STC50
2. WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS ELEVATOR, STAIRS, ETC.
3. FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
4. ALL BEARING WALLS SHALL BE 1 HOUR RATED
5. THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.
7. NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.
8. Recycling chutes shall be clearly marked "RECYCLING ONLY" at every point of entry.

NOMINAL WALL THICKNESS / STUD SIZE
(2= 2-1/2" STUDS FOR METAL FRAMED TYPES)
(4= 3-5/8" STUD FOR METAL FRAMED TYPES)
(4= 2X4 STUD FOR WOOD FRAMED TYPES)
(6= 2X6 STUD FOR WOOD FRAMED TYPES)

MODEL4400R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING

BP — TO PROVIDE SIGN THAT INDICATES BICYCLE PARKING LOCATION PER SECTION 12.21A.16(e)(4)

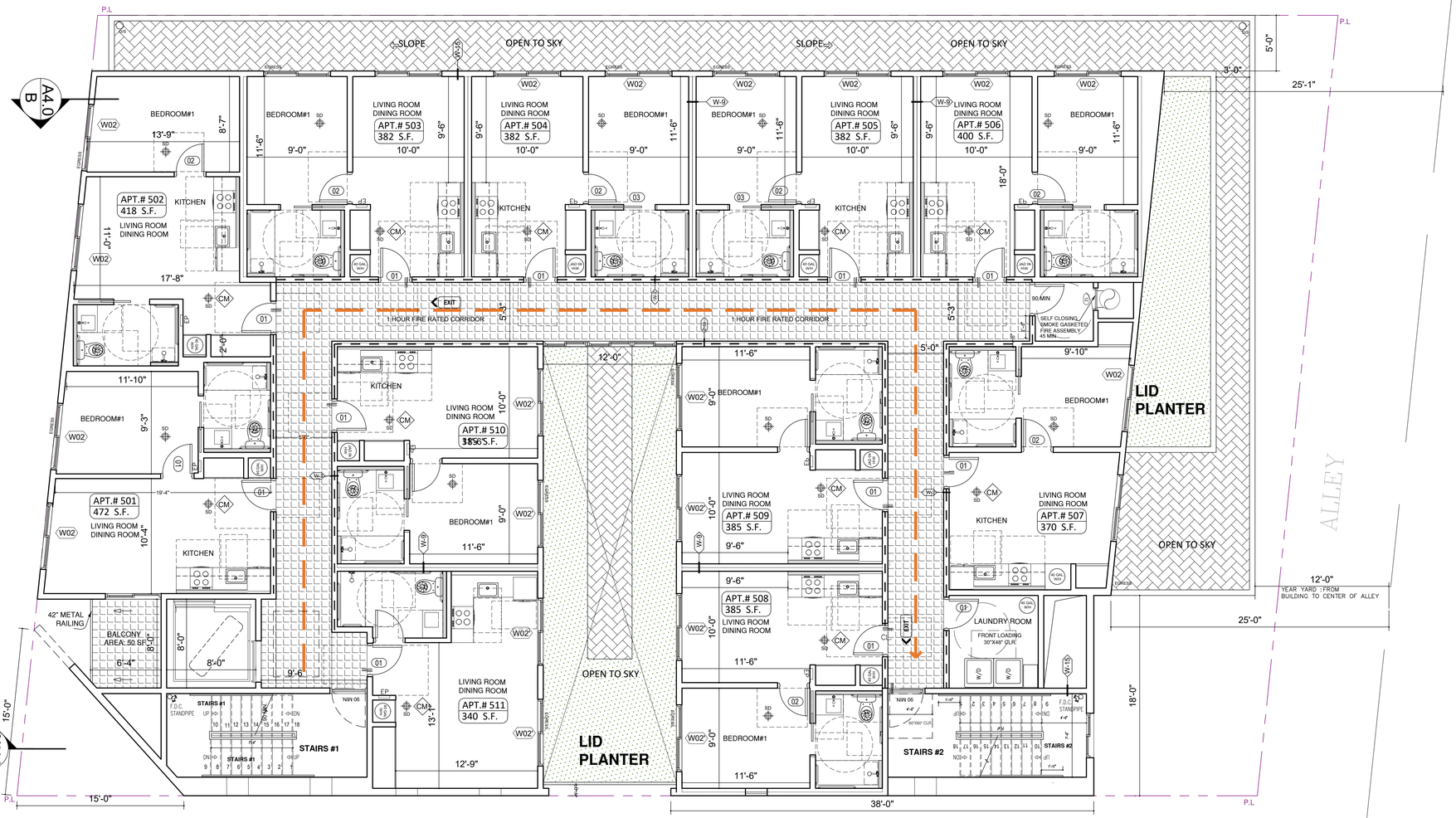
R — TO PROVIDE 100 SQUARE FEET FOR MULTI-FAMILY RESIDENTIAL USES OF 51 OR MORE DWELLING UNITS

EV — ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE, REFER TO SHEET N-1(GB)
* THE PANEL OR SUBPANEL SHALL HAVE SUFFICIENT CAPACITY TO SUPPORT AT LEAST LEVE2 EVSE.*
* THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
* A LABEL 'EV CAPABLE' SHALL BE POSTED IN A CONSPICIOUS PLACE AT HTE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE (4.106.4.2)

TW — 1009.8 TWP-WAY COMMUNICATION.
A TWO-WAY COMMUNICATION SYSTEM COMPLYING WITH SECTIONS 1009.8.1
AND 1009.8.2 SHALL BE PROVIDED AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE.

SR — PROVIDE SLIP RESISTANT SURFACES ALONG MEANS OF EGRESS PATH OF TRAVEL PER CODE NO. 1003.4

LADBS APPROVAL STAMP



N

FIFTH FLOO PLAN

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

BDC
BEBERLYDESIGN

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OWNER :

8688 WEST PICO LLC

PROJECT :

8688 W Pico Blvd,
Los Angeles, CA 90035

SHEET TITLE:

FIFTH FLOOR PLAN

REVISION:

NO.	DATE	BY
-	-	-

SCALE :
DRAWN :
DATE : December 25
JOB NUMBER :

SHEET

A2.4

FLOOR PLAN NOTES

1. REFER TO ENLARGED UNIT, STAIR AND ELEVATOR CORE PLANS FOR ADDITIONAL INFORMATION.
2. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, OR STUDS, U.N.O.
3. ALL WALLS TO TERMINATE TO UNDERSIDE OF FLOOR/CEILING/ROOF ASSEMBLY ABOVE U.N.O.
4. ALL WOOD/METAL INTERIOR WALLS TO RECEIVE A MINIMUM OF (1) LAYER OF 5/8" GYPSUM WALL BOARD, EACH SIDE, U.N.O.
5. ALIGN FACE OF WALL FINISH WITH ADJACENT FACE OF COLUMN WHERE OCCURS, U.N.O.
6. ALIGN INTERIOR FACE OF SHAFT WALL FINISH WITH SLAB EDGE OF SHAFT OPENING TYP. U.N.O.
7. ALL EXTERIOR WALKWAYS INCLUDING BALCONY AND DECK SURFACES TO SLOPE A MAXIMUM OF 2%.
8. WHERE DOORS ARE NOT DIMENSIONED DOORS SHALL BE INSTALLED WITH HINGE SIDE AT 4" FROM ADJACENT FRAMED WALL.
9. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.
10. ADDITIONAL LOW-LEVEL EXIT SIGNS SHALL BE PROVIDED IN ALL INTERIOR CORRIDORS OF GROUP A, E, I, R-2.1 (CBC 1013.7)
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12. WHERE REQUIRED BY NFPA 13 SECTION 8.15.1, PROVIDE FIRE SPRINKLER AT ALL VOID/CONCEALED SPACES THAT ARE CONSTRUCTED OF COMBUSTIBLE SPACES. WHERE ALTERNATE METHOD ARE ALLOWED, ONE OF THE FOLLOWING OPTIONS MAYBE USED UNLESS NOTED OTHERWISE:
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KITCHEN COUNTER HEIGHT SHALL BE MAX. 36" NAD MATERIAL IS GRANITE STONE. OPTION 2: ONLY ONE BATHROOM WITHIN THE DWELLING UNIT SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
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8. BATHROOM SHALL PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
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10. A MIN. 18-INCH (457MM) CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING OF THE DOOR AT THE STRIKE EDGE OF THE DOOR
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12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWERS SHALL COMPLY WITH SECTION 1134A.5 FOR BATHTUBS, 1134A6 FOR SHOWERS AND 1134A.7 FOR WATER CLOSET. GRAB BAR SHALL COMPLY WITH SECTION 1127A.4 AND 1127.2.2. ITEM 4.

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2. THE SERVICE PANEL OR SUBPANEL(S) SHALL HAVE SUFFICIENT CAPACITY TO ACCOMMODATE THE REQUIRED NUMBER OF DEDICATED 40 AMPERE BRANCE CIRCUIT(S) FOR THE FUTURE INSTALLATION OF THE EVSE.
3. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
4. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACES RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE. THE RACEWAY TERMINATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS 'EV CAPABLE'

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GARAGE NOTES

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2. PROVIDE 4" WIDE WHITE PAINTED STRIPING ADJACENT TO ALL DRIVE AISLES EXCEPT AT PARKING STALLS.
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4. ALL GARAGE AREAS TO HAVE A MINIMUM 7'-0" HEAD CLEARANCE HEIGHT.
5. FOR REQUIRED DRIVE AISLE TURNING RADIUS CLEARANCES, SEE DIAGRAM PROVIDED.
6. THE SURFACE SLOPE FOR EV SPACES SHALL NOT EXCEED 2.083% IN ANY DIRECTION.
7. NOT USED.
8. 8'-2" MIN. CLEAR HEIGHT IS REQUIRED TO ANY OBSTRUCTION AT ACCESSIBLE PARKING STALLS AND ACCESS AISLES LEADING TO ACCESSIBLE PARKING STALLS.
9. 7'-0" MIN. CLEAR HEIGHT IS REQUIRED TO ANY OBSTRUCTION AT ALL PARKING AREAS, UNLESS NOTED OTHERWISE.
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NOTE

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2. WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS ELEVATOR, STAIRS, ETC.
3. FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
4. ALL BEARING WALLS SHALL BE 1 HOUR RATED
5. THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.
7. NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.
8. Recycling chutes shall be clearly marked "RECYCLING ONLY" at every point of entry.

NOMINAL WALL THICKNESS / STUD SIZE
(2= 2-1/2" STUDS FOR METAL FRAMED TYPES)
(4= 3-5/8" STUD FOR METAL FRAMED TYPES)
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MODEL4400R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING

BP TO PROVIDE SIGN THAT INDICATES BICYCLE PARKING LOCATION PER SECTION 12.21A.16(e)(4)

R TO PROVIDE 100 SQUARE FEET FOR MULTI-FAMILY RESIDENTIAL USES OF 51 OR MORE DWELLING UNITS

EV. ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE, REFER TO SHEET N-1(GB)
* THE PANEL OR SUBPANEL SHALL HAVE SUFFICIENT CAPACITY TO SUPPORT AT LEAST LEVE2 EVSE.*
* THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
* A LABEL ' EV CAPABLE' SHALL BE POSTED IN A CONSPICIOUS PLACE AT HTE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE (4.106.4.2)

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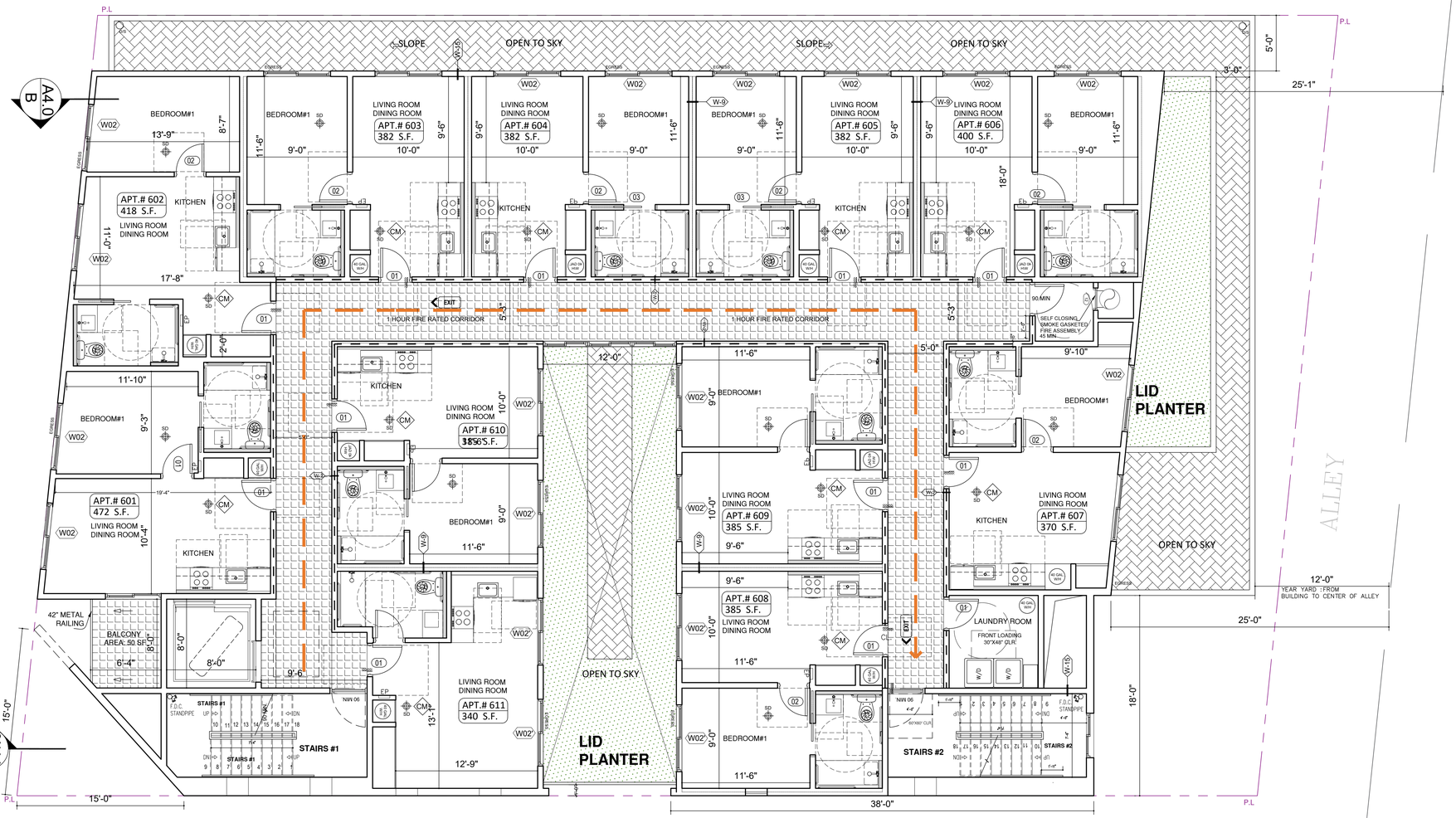
SR PROVIDE SLIP RESISTANT SURFACES ALONG MEANS OF EGRESS PATH OF TRAVEL PER CODE NO. 1003.4

LADBS APPROVAL STAMP



SIXTH FLOOR

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

BDC
BEBERLYDESIGN

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OWNER :

8688 WEST PICO LLC

PROJECT :

8688 W Pico Blvd,
Los Angeles, CA 90035

SHEET TITLE:

SIXTH FLOOR PLAN

REVISION:

NO.	DATE	BY
-	-	-

SCALE :
DRAWN :
DATE : December 25
JOB NUMBER :

SHEET

A2.5

LADBS APPROVAL STAMP

FLOOR PLAN NOTES

1. REFER TO ENLARGED UNIT, STAIR AND ELEVATOR CORE PLANS FOR ADDITIONAL INFORMATION.
2. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, OR STUDS, U.N.O.
3. ALL WALLS TO TERMINATE TO UNDERSIDE OF FLOOR/CEILING/ROOF ASSEMBLY ABOVE U.N.O.
4. ALL WOOD/METAL INTERIOR WALLS TO RECEIVE A MINIMUM OF (1) LAYER OF 5/8" GYPSUM WALL BOARD, EACH SIDE, U.N.O.
5. ALIGN FACE OF WALL FINISH WITH ADJACENT FACE OF COLUMN WHERE OCCURS, U.N.O.
6. ALIGN INTERIOR FACE OF SHAFT WALL FINISH WITH SLAB EDGE OF SHAFT OPENING TYP. U.N.O.
7. ALL EXTERIOR WALKWAYS INCLUDING BALCONY AND DECK SURFACES TO SLOPE A MAXIMUM OF 2%.
8. WHERE DOORS ARE NOT DIMENSIONED DOORS SHALL BE INSTALLED WITH HINGE SIDE AT 4" FROM ADJACENT FRAMED WALL.
9. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.
10. ADDITIONAL LOW-LEVEL EXIT SIGNS SHALL BE PROVIDED IN ALL INTERIOR CORRIDORS OF GROUP A, E, I, R-2.1 (CBC 1013.7)
11. NONABSORBENT INTERIOR FLOOR AND WALL FINISHES SHALL BE USED WITHIN AT LEAST 2 FEET AROUND AND PERPENDICULAR TO EXTERIOR ENTRIES AND/OR OPENINGS SUBJECT TO FOOT TRAFFIC.
12. WHERE REQUIRED BY NFPA 13 SECTION 8.15.1, PROVIDE FIRE SPRINKLER AT ALL VOID/CONCEALED SPACES THAT ARE CONSTRUCTED OF COMBUSTIBLE SPACES. WHERE ALTERNATE METHOD ARE ALLOWED, ONE OF THE FOLLOWING OPTIONS MAYBE USED UNLESS NOTED OTHERWISE:
   A. NFPA 13 SECTION 8.15.1.2.7 FILL CONCEALED SPACE ENTIRELY WITH NONCOMBUSTIBLE INSULATION.
   B. NFPA 13 SECTION 8.15.1.2.10 FINISH THE CONCEALED SPACE WITH TYPE 'X' GYP BD. AND NO ACCESS IS PROVIDED TO THE SPACE
   C. NFPA 13 SECTION 8.15.1.2.18.2 COMBUSTIBLE SOFFITS, EAVES, OVERHANG AND DECORATIVE ELEMENTS SHALL BE DRAFT STOPPED, VOLUME NOT THE EXCEED 160 CUBIC FT. OR SECTION 8.15.1.2.14 VERTICAL PIPE CHASES UNDER 10 SF WHERE PROVIDED IN MULTIFLOOR BUILDINGS WHERE THE CHASES ARE FIRESTOPPED AT EACH FLOOR USING MATERIALS EQUIVALENT TO THE FLOOR CONSTRUCTION, AND WHERE SUCH PIPE CHASE SHALL CONTAIN NO SOURCES OF IGNITION.
13. AISLE AND AISLE ACCESSWAYS SERVING AS A PORTION OF THE EXIT ACCESS IN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH CBC SECTION 1018. THE MINIMUM WIDTH OR REQUIRED CAPACITY OF AISLES SHALL BE UNOBSTRUCTED.

NOTES:

- DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5.'
- USEBLE ENCLOSED SPACE UNDER ENCLOSED OR UNENCLOSED STEIRWAYS SHALL BE PROVIDED WITH A 2 HR FIRE-RESISTANCE RATED CONSTRUCTION OR THE SAME FIRE RATING OF THE STAIRS ENCLOSURE WHICHEVER IS GREATER. (1009.6.3)
- BASE CABINETS DIRECLY UNDER THE KITCHEN SINK COUNTER AREA, INCLUDING TOEBOARD AND SHELVIND, SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR KNOWLEDGE IN ORDER TO PEOVIDE KNEE ANS TOE SPACE FOR A WHEELCHAIR. THE FONOSH FLOOR BENEATH THE KITCHEN SINK COUNTER AREA SHALL BE EXTENDED TO THE WALL. TYP. (1133A3)

KITCHEN COUNTER HEIGHT SHALL BE MAX. 36" NAD MATERIAL IS GRANITE STONE. OPTION 2: ONLY ONE BATHROOM WITHIN THE DWELLING UNIT SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING:
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWER SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSET SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A SHOWER AND TUB ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE.
7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
8. BATHROOM SHALL PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
9. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132.5.
10. A MIN. 18-INCH (457MM) CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING OF THE DOOR AT THE STRIKE EDGE OF THE DOOR
11. SWITCHES, OUTLETS AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWERS SHALL COMPLY WITH SECTION 1134A.5 FOR BATHTUBS, 1134A6 FOR SHOWERS AND 1134A.7 FOR WATER CLOSET. GRAB BAR SHALL COMPLY WITH SECTION 1127A.4 AND 1127.2.2. ITEM 4.

GREEN BUILDING CODE NOTES

1. A SEPARATE ELECTRICAL PLAN CHECK IS REQUIRED TO VERIFY THE RACEWAY METHOD(S), WIRING SCHEMATICS AND ELECTRICAL CALCULATIONS FOR THE ELECTRICAL CHARGING SYSTEM. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL ELECTRIC VEHICLES AT THEIR FULL RATED AMPERAGE.
2. THE SERVICE PANEL OR SUBPANEL(S) SHALL HAVE SUFFICIENT CAPACITY TO ACCOMMODATE THE REQUIRED NUMBER OF DEDICATED 40 AMPERE MINIMUM BRANCE CIRCUIT(S) FOR THE FUTURE INSTALLATION OF THE EVSE.
3. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
4. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACES RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE. THE RACEWAY TERMINATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS 'EV CAPABLE'

- EXHAUST FAN SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- EXHAUST FAN NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- MULTI-FAMILY DWELLINGS NOT EXCEEDING THREE STORIES AND CONTAINING 50 UNITS OR LESS SHALL INSTALL A SEPARATE METER OR SUBMITTER WITHIN COMMON AREA SAND WITHIN EACH INDIVIDUAL DWELLING UNIT.
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACE AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER CURRENT PROTECTIVE DEVICE SPCE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAP ABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE. (4.106.4.2, 4.106.4.3)

"A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(c) SHALL BE PROVIDED TO THE OCCUPANT.' (ENERGY CODE 8110.10(D))

GARAGE NOTES

1. STRIPING AT ACCESSIBLE PARKING STALLS, ACCESSIBLE PARKING AISLES AND ACCESSIBLE CROSSWALKS SHALL BE 3-INCH WIDE, BLUE PAINTED TRAFFIC GRADE STRIPING.
2. PROVIDE 4" WIDE WHITE PAINTED STRIPING ADJACENT TO ALL DRIVE AISLES EXCEPT AT PARKING STALLS.
3. PROVIDE PIPE GUARDS AT ALL VERTICAL PLUMBING OR FIRE SPRINKLER LINES LOCATED ADJACENT TO COLUMN OR WALLS AT HEAD END OF PARKING. REFER TO PLUMBING AND FIRE SPRINKLER DRAWINGS FOR LOCATIONS
4. ALL GARAGE AREAS TO HAVE A MINIMUM 7'-0" HEAD CLEARANCE HEIGHT.
5. FOR REQUIRED DRIVE AISLE TURNING RADIUS CLEARANCES, SEE DIAGRAM PROVIDED.
6. THE SURFACE SLOPE FOR EV SPACES SHALL NOT EXCEED 2.083% IN ANY DIRECTION.
7. NOT USED.
8. 8'-2" MIN. CLEAR HEIGHT IS REQUIRED TO ANY OBSTRUCTION AT ACCESSIBLE PARKING STALLS AND ACCESS AISLES LEADING TO ACCESSIBLE PARKING STALLS.
9. 7'-0" MIN. CLEAR HEIGHT IS REQUIRED TO ANY OBSTRUCTION AT ALL PARKING AREAS, UNLESS NOTED OTHERWISE.
10. PARKING AREAS AS ENCLOSED PARKING GARAGE, PROVIDE MECHANICAL VENTILATION PER CALIFORNIA MECHANICAL CODE.

NOTE

1. ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 HOUR RATED STC50
2. WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS ELEVATOR, STAIRS, ETC.
3. FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
4. ALL BEARING WALLS SHALL BE 1 HOUR RATED
5. THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.
7. NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.
8. Recycling chutes shall be clearly marked "RECYCLING ONLY" at every point of entry.

NOMINAL WALL THICKNESS / STUD SIZE
(2= 2-1/2" STUDS FOR METAL FRAMED TYPES)
(4= 3-5/8" STUD FOR METAL FRAMED TYPES)
(4= 2X4 STUD FOR WOOD FRAMED TYPES)
(6= 2X6 STUD FOR WOOD FRAMED TYPES)

MODEL4400R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING

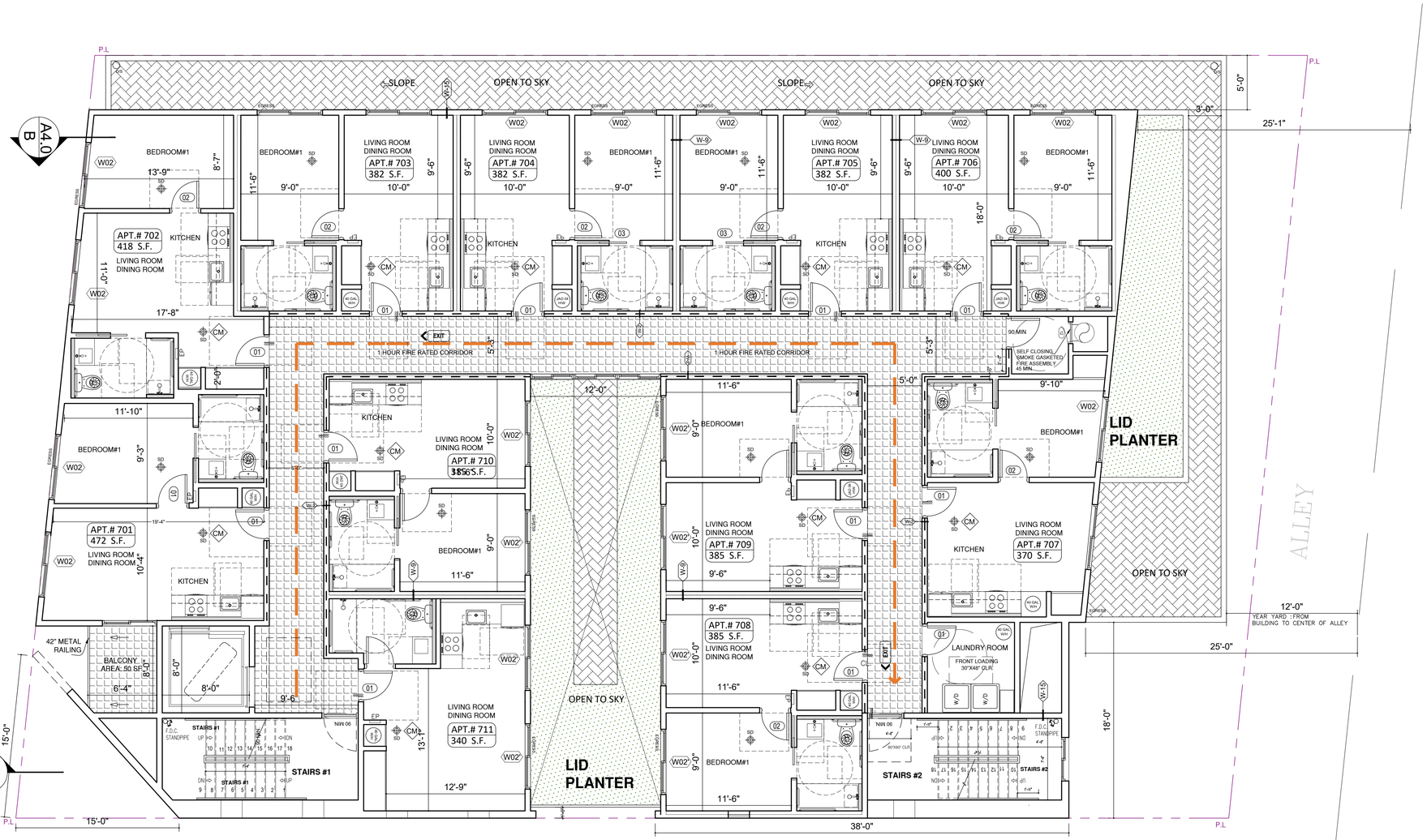
BP TO PROVIDE SIGN THAT INDICATES BICYCLE PARKING LOCATION PER SECTION 12.21A.16(e)(4)

R TO PROVIDE 100 SQUARE FEET FOR MULTI-FAMILY RESIDENTIAL USES OF 51 OR MORE DWELLING UNITS

EV. ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE, REFER TO SHEET N-1(GB)
* THE PANEL OR SUBPANEL SHALL HAVE SUFFICIENT CAPACITY TO SUPPORT AT LEAST LEVE2 EVSE.*
* THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
* A LABEL ' EV CAPABLE' SHALL BE POSTED IN A CONSPICIOUS PLACE AT HTE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE (4.106.4.2)

TW 1009.8 TWP-WAY COMMUNICATION.
A TWO-WAY COMMUNICATION SYSTEM COMPLYING WITH SECTIONS 1009.8.1
AND 1009.8.2 SHALL BE PROVIDED AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE.

SR PROVIDE SLIP RESISTANT SURFACES ALONG MEANS OF EGRESS PATH OF TRAVEL PER CODE NO. 1003.4



FLOOR PLAN NOTES

1. REFER TO ENLARGED UNIT, STAIR AND ELEVATOR CORE PLANS FOR ADDITIONAL INFORMATION.
2. ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, OR STUDS, U.N.O.
3. ALL WALLS TO TERMINATE TO UNDERSIDE OF FLOOR/CEILING/ROOF ASSEMBLY ABOVE U.N.O.
4. ALL WOOD/METAL INTERIOR WALLS TO RECEIVE A MINIMUM OF (1) LAYER OF 5/8" GYPSUM WALL BOARD, EACH SIDE, U.N.O.
5. ALIGN FACE OF WALL FINISH WITH ADJACENT FACE OF COLUMN WHERE OCCURS, U.N.O.
6. ALIGN INTERIOR FACE OF SHAFT WALL FINISH WITH SLAB EDGE OF SHAFT OPENING TYP. U.N.O.
7. ALL EXTERIOR WALKWAYS INCLUDING BALCONY AND DECK SURFACES TO SLOPE A MAXIMUM OF 2%.
8. WHERE DOORS ARE NOT DIMENSIONED DOORS SHALL BE INSTALLED WITH HINGE SIDE AT 4" FROM ADJACENT FRAMED WALL.
9. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.
10. ADDITIONAL LOW-LEVEL EXIT SIGNS SHALL BE PROVIDED IN ALL INTERIOR CORRIDORS OF GROUP A, E, I, R-2.1 (CBC 1013.7)
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SR PROVIDE SLIP RESISTANT SURFACES ALONG MEANS OF EGRESS PATH OF TRAVEL PER CODE NO. 1003.4

LADBS APPROVAL STAMP

BDC
BEBERLYDESIGN

NOTICE:
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OWNER :

8688 WEST PICO LLC

PROJECT :

8688 W Pico Blvd,
Los Angeles, CA 90035

SHEET TITLE:

SEVENTH FLOOR PLAN

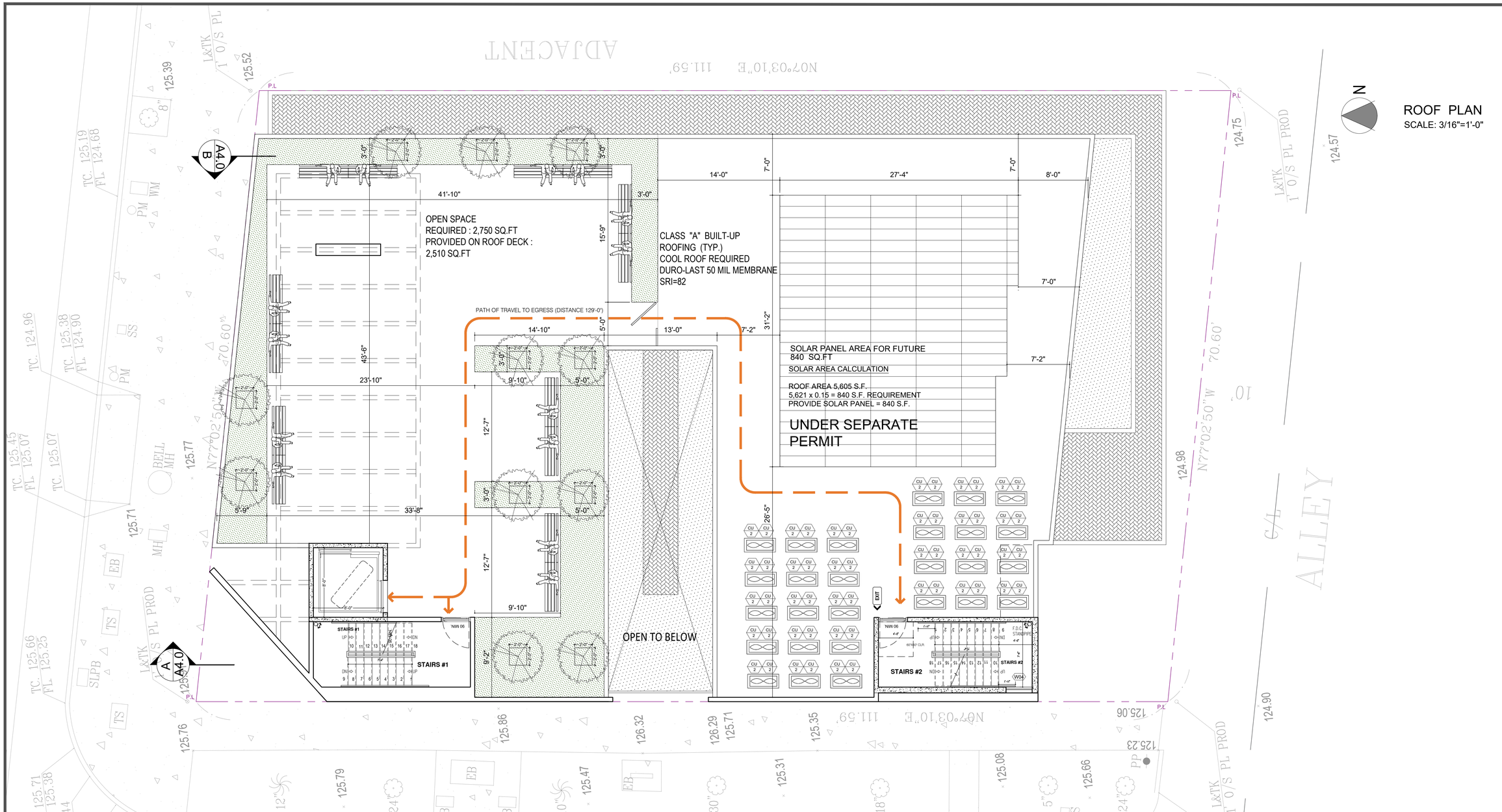
REVISION:

NO.	DATE	BY
-	-	-

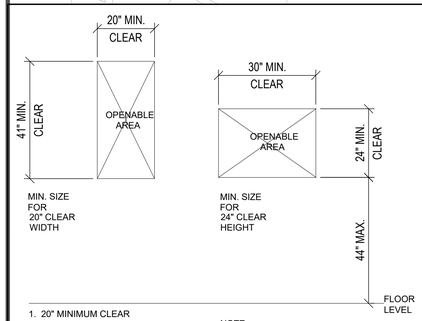
SCALE :
DRAWN :
DATE : December 25
JOB NUMBER :

SHEET

A2.6



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



1. 20" MINIMUM CLEAR WIDTH.
2. 24" MIN. CLEAR HEIGHT.
3. 5.7 SF MINIMUM OPENABLE AREA

NOTE:
REFER TO PLANS AND ELEVATIONS FOR EGRESS WINDOW LOCATIONS

EMERGENCY EGRESS OPENING SIZE IN SLEEPING ROOMS

NOTES:
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10. A MIN. 18-INCH (457MM) CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING OF THE DOOR AT THE STRIKE EDGE OF THE DOOR
11. SWITCHES, OUTLETS AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
12. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWERS SHALL COMPLY WITH SECTION 1134A.5 FOR BATHTUBS, 1134A6 FOR SHOWERS AND 1134A.7 FOR WATER CLOSET. GRAB BAR SHALL COMPLY WITH SECTION 1127A.4 AND 1127.2.2. ITEM 4.

GRN NOTES:
- EXHAUST FAN SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- EXHAUST FAN NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- MULTI-FAMILY DWELLINGS NOT EXCEEDING THREE STORIES AND CONTAINING 50 UNITS OR LESS SHALL INSTALL A SEPARATE METER OR SUBMITTER WITHIN COMMON AREA SAND WITHIN EACH INDIVIDUAL DWELLING UNIT.
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACE AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER CURRENT PROTECTIVE DEVICE SPCE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAP ABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE. (4.106.4.2, 4.106.4.3)

"A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(c) SHALL BE PROVIDED TO THE OCCUPANT." (ENERGY CODE 8110.10(D))

WALL TYPES
- W-2 CORRIDOR WALL
- W-5 INTERIOR WALL
- W-6 PLUMING WALL
- W-9 2 HR. SEPARATION WALL
- W-15 2 HR.SHAFT (INTERIOR)
- W-17 2 HR. EXTERIOR WALL
- W-18 3 HR. EXTERIOR WALL AT TYPE I-A

DISABLE PATH OF TRAVEL
PATH OF EGRESS
EXIT SIGN
S STANDARD PARKING
C COMPACT PARKING
DA DISABLE PARKING
1. BALCONY W/ CROSSFIELD PRODUCTS CORP. DEX-O-TEX COATING (ICBO#2360) OR EQUAL, ICC-ESR-1757 TYPE
F 2A10BC FIRE EXTINGUISHER W/ SEMI- RECESSED CABINET. INSTALL MAX. 48" AFF. TO THE TOP
SD HARD WIRED SMOKE DETECTOR W/
CM CARBON MONOXIDE & HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP BATTERY BACK-UP
MECHANICAL VENT, 7 1/2 AIR CHANGE PER HOUR, DIRECTLY TO THE OUTSIDE "ENERGY STAR" W/ HUMIDISTAT
GROUND- FAULT CIRCUIT-INTERUPTER
4" MIN. METAL DRYER VENT, DIRECTLY TO OUTSIDE MAXIMUM 14' LENGTH W/TWO ELBOWS FROM DRYER

WATER CURTAIN
W.H WATER HEATER
SP STAND PIPE CLASS I FOR LOW-RISE BUILDING
F.D.C.
MODEL4400R STANDARD RECESSED KEY BOX TO PROVIDE SIGN THAT INDICATES BICYCLE PARKING LOCATION PER SECTION 12.21A.16(e)(4)
BP TO PROVIDE 100 SQUARE FEET FOR MULTI-FAMILY RESIDENTIAL USES OF 51 OR MORE DWELLING UNITS
R ELECTRICAL VEHICLE SUPPLY WIRING FOR FUTURE, REFER TO SHEET N-1(GB)
EV. * THE PANEL OR SUBPANEL SHALL HAVE SUFFICIENT CAPACITY TO SUPPORT AT LEAST LEVE2 EVSE.*
* THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
* A LABEL ' EV CAPABLE' SHALL BE POSTED IN A CONSPICIOUS PLACE AT HTE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE (4.106.4.2)
1009.8 TWP-WAY COMMUNICATION.
TW A TWO-WAY COMMUNICATION SYSTEM COMPLYING WITH SECTIONS 1009.8.1 AND 1009.8.2 SHALL BE PROVIDED AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE.
SR PROVIDE SLIP RESISTANT SURFACES ALONG MEANS OF EGRESS PATH OF TRAVEL PER CODE NO. 1003.4

NOTE
1. ALL FIRE PARTITION WALLS (LABC 708) SHALL BE 1 HOUR RATED STC50
2. WALLS (FIRE BARRIERS 707.3.1) IN SHAFTS AS ELEVATOR, STAIRS, ETC.
3. FIRE PARTITION CORRIDORS SHALL BE 1 HOUR RATED
4. ALL BEARING WALLS SHALL BE 1 HOUR RATED
5. THE FLOOR/CEILING ASSEMBLIES SHALL BE 1 HOUR RATED STC50.
7. NON-COMBUSTIBLE DRAFT STOP SHALL BE PROVIDED.
8. Recycling chutes shall be clearly marked "RECYCLING ONLY" at every point of entry.

LADBS APPROVAL STAMP

BDC
BEBERLYDESIGN

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OWNER :
8688 WEST PICO LLC

PROJECT :
8688 W Pico Blvd,
Los Angeles, CA 90035

SHEET TITLE:
ROOF PLAN

REVISION:

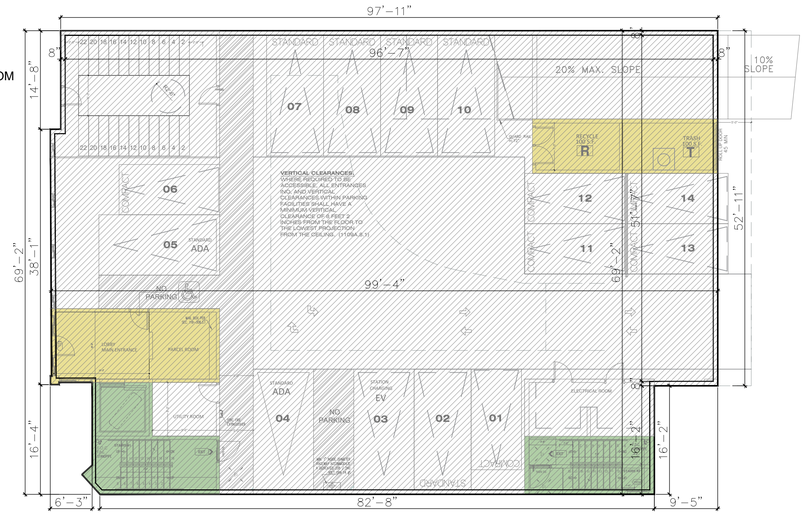
NO.	DATE	BY
-	-	-

SCALE :
DRAWN :
DATE : December 25
JOB NUMBER :

SHEET
A2.7

LEGEND:

- GROSS AREA
- LOBBY,TRASH AND RECYCLE ROOM
- STAIRCASE AND ELEVATOR
- VENT SHAFTS,TRASH CHUTE

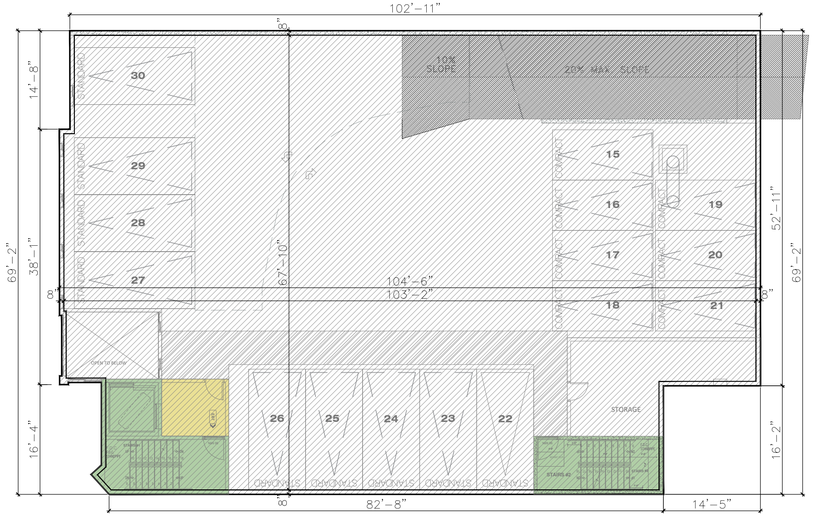


FIRST FLOOR PLAN

SCALE : 1/16"=1'-0"

AREA = 6,595 SQ.FT

(INCLUDED EXTERIOR WALL AREA = 223 SQ.FT)

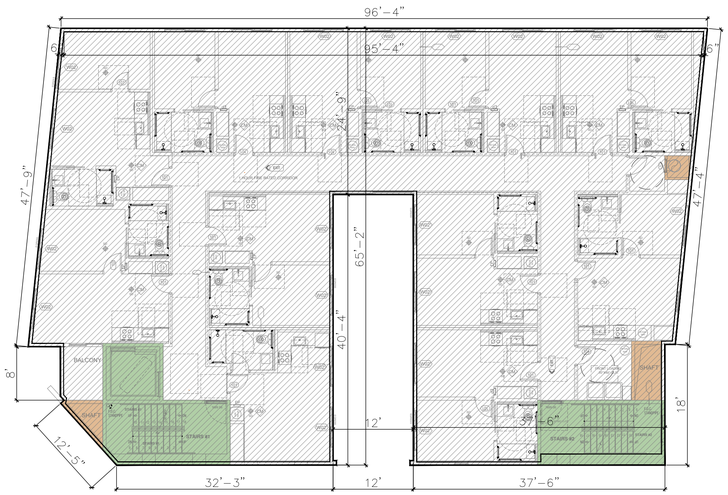


SECOND FLOOR PLAN

SCALE : 1/16"=1'-0"

AREA = 6,861 SQ.FT

(INCLUDED EXTERIOR WALL AREA = 230 SQ.FT)



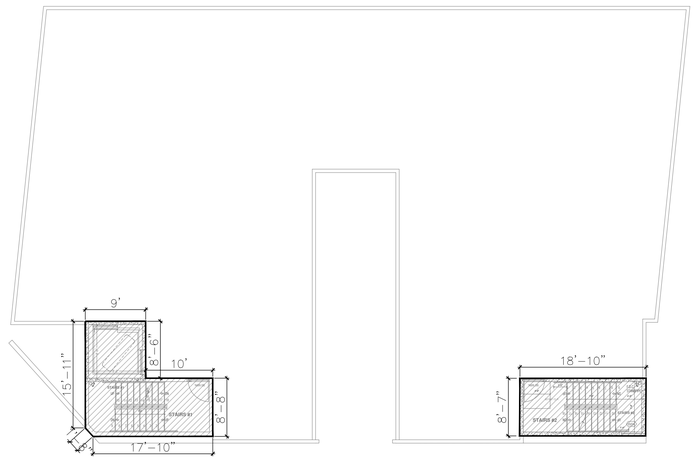
3RD,4TH,5TH,6TH AND 7TH FLOOR PLAN

TYPICAL FLOOR PLANS

SCALE : 1/16"=1'-0"

AREA = 5,645 SQ.FT

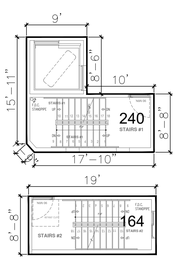
(INCLUDED EXTERIOR WALL AREA = 221 SQ.FT)



ROOF PLAN

SCALE : 1/16"=1'-0"

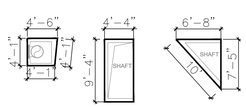
AREA = 404 SQ.FT



STAIRCASE AND ELEVATOR

SCALE : 1/16"=1'-0"

AREA = 240+164= 404 SQ.FT



SHAFT AND TRASH CHUTE

SCALE : 1/16"=1'-0"

AREA = 18+40+24 = 82 SQ.FT

STORY	OCC.	USE	A GROSS AREA (OUT TO OUT BLDG) SQ.FT.	B AREA: EXTERIOR WALLS SQ.FT.	C AREA: VENT SHAFTS SQ.FT.	D AREA: STAIRWAYS ELEVATOR SQ.FT.	A-B-C BUILDING CODE FLOOR AREA SQ.FT.	A-B-C-D ZONING CODE FLOOR AREA SQ.FT.
FIRST	S-2	PARKING	6,094					
	R-2	LOBBY,TRASH,RECYCLE	501	77			424	424
SECOND	S-2	PARKING	6,607					
	R-2	LOBBY (DOUBLE HEIGHT) ELEV. LOBBY	254	42			212	212
THIRD	R-2	RESIDENTIAL	5,645	221	82	404	5,342	4,938
FOURTH	R-2	RESIDENTIAL	5,645	221	82	404	5,342	4,938
FIFTH	R-2	RESIDENTIAL	5,645	221	82	404	5,342	4,938
SIXTH	R-2	RESIDENTIAL	5,645	221	82	404	5,342	4,938
SEVENTH	R-2	RESIDENTIAL	5,645	221	82	404	5,342	4,938
ROOF	R-2		404			404		
TOTAL	S-2		12,701					
	R-2		29,384				27,346	25,326

LADBS APPROVAL STAMP

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OWNER :

8688 WEST PICO LLC

PROJECT :

8688 W Pico Blvd,
Los Angeles, CA 90035

SHEET TITLE:

FLOOR AREA CALCULATION

REVISION:

NO.	DATE	BY
-	-	-

SCALE :

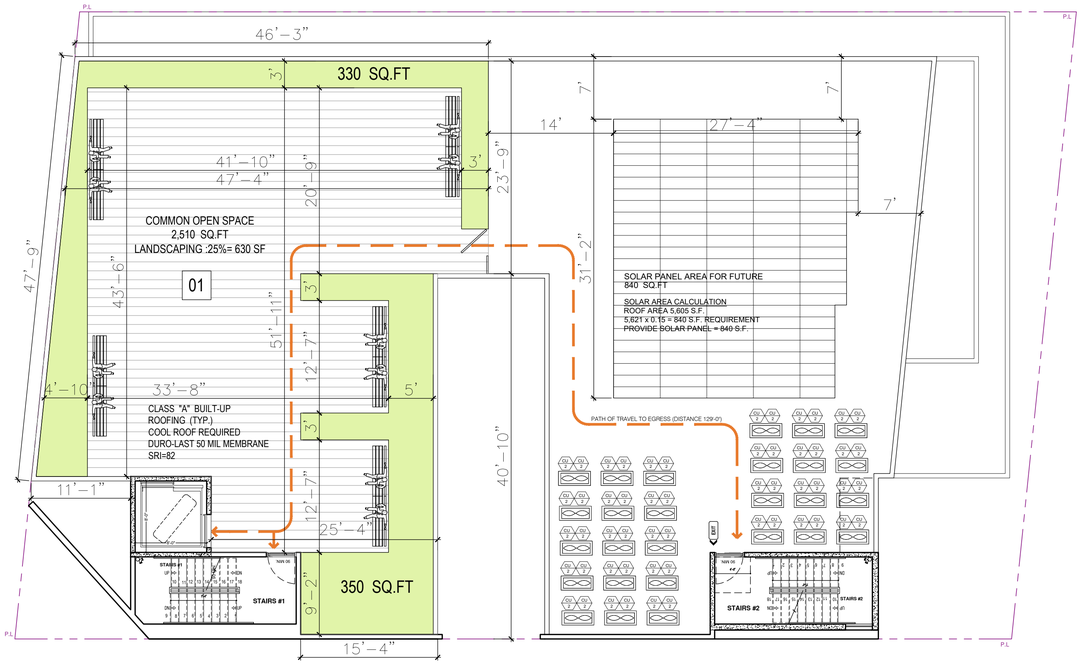
DRAWN :

DATE : December 25

JOB NUMBER :

SHEET

A2.8



ROOF PLAN

SCALE : 1/16"=1'-0"

3RD,4TH,5TH,6TH AND 7TH FLOOR PLAN

TYPICAL FLOOR PLANS

SCALE : 1/16"=1'-0"

REQUIRED

NO. OF BEDROOMS	NO.OF HABITABLE ROOMS	QUANT.	OPEN SPACE
STUDIO	1	5	5 X 100 =5,00
1	2	50	50 X 100 =5,000
TOTAL			5,500 SQ.FT.

REQUESTED REDUCTION OF 50% IN THE OPEN SPACE
5,500 x 50% = 2,750 SQ.FT
PROVIDED: 2,760 SQ.FT

PROVIDED

AREA DESCRIPTION	OPEN SPACE
BALCONY(5X50)	250 SQ.FT
ROOF DECK	2,510 SQ.FT
TOTAL	2,760 SQ.FT

01 AREA =2,760 SQ.FT LANDSCAPING =680 SQ.FT > 630 SQ.FT (25% MIN OF OPEN SPACE SHOULD BE LANDSCAPING *)

CALCULATION OF OCCUPANT LOAD ON ROOF:

01 AREA =2,760 SQ.FT LANDSCAPING =680 SQ.FT 2,760-680=2,080/15=139

TOTAL OCCUPANT LOAD ON THE ROOF = 139

70 OCCUPANTS PER EXIT

70 X0.3 = 21" ——→ PROVIDE 42' WIDTH > 21" MINIMUM PER OCCUPANTS

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OWNER :

8688 WEST PICO LLC

PROJECT :

8688 W Pico Blvd,
Los Angeles, CA 90035

SHEET TITLE:

OPEN SPACE DIAGRAM

REVISION:

NO.	DATE	BY
-	-	-

SCALE :
DRAWN :
DATE : December 25
JOB NUMBER :

SHEET

A2.8'

LADBS APPROVAL STAMP

GLAZING CALCULATION

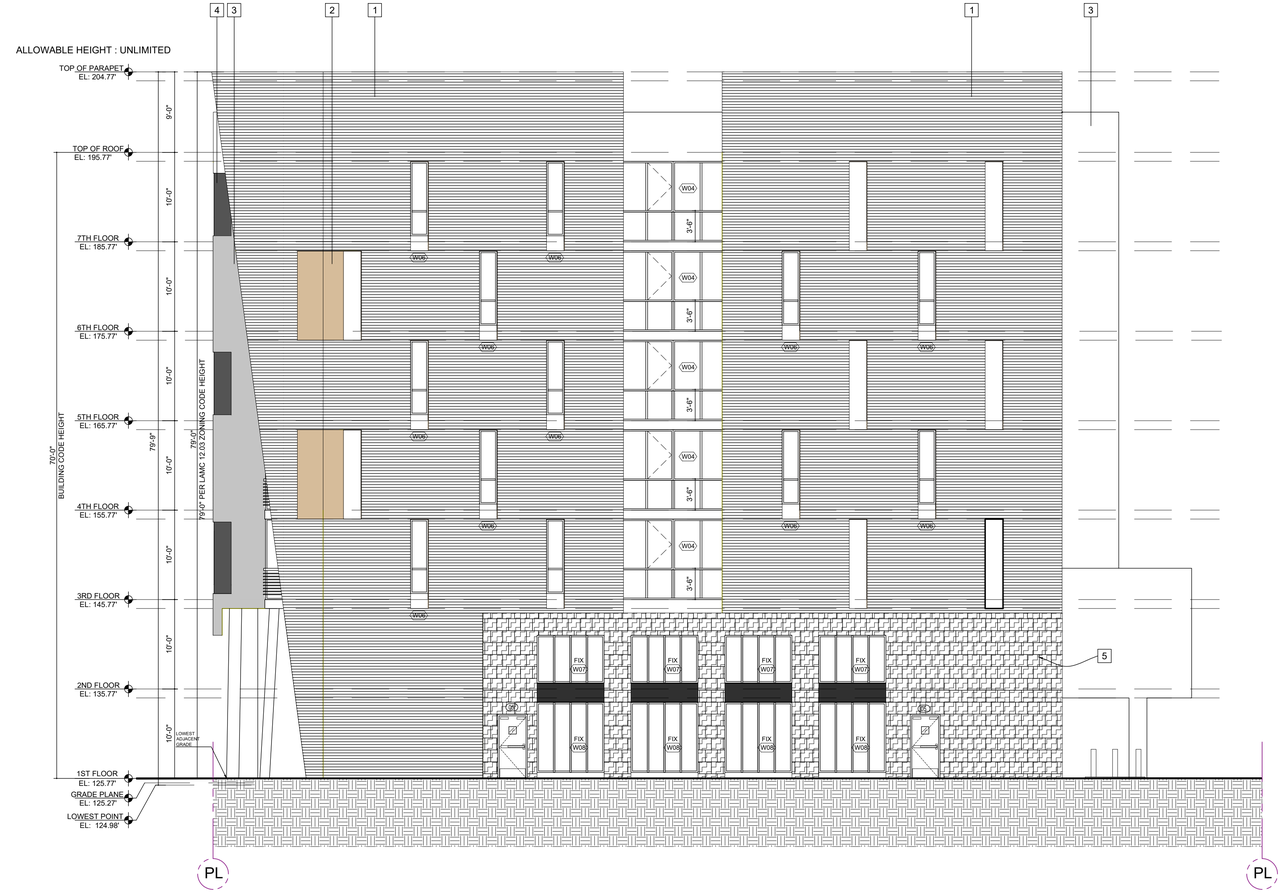
FLOOR	TOTAL SQ.FT	GLAZING REQUIRED PERCENT	GLAZING REQUIRED	GLAZING PROPOSED	TOTAL GLAZING
FIRST FLOOR	527 SQ.FT	30%	158 SQ.FT	169 SQ.FT	GLASS: (18'X4)+97'=169'
2ND FLOOR	527 SQ.FT	20%	106 SQ.FT	108 SQ.FT	GLASS: (12'X4)+60'=108'
3RD FLOOR	475 SQ.FT	20%	95 SQ.FT	168 SQ.FT	GLASS: (42'X4)=168'
4TH FLOOR	475 SQ.FT	20%	95 SQ.FT	168 SQ.FT	GLASS: (42'X4)=168'
5TH FLOOR	475 SQ.FT	20%	95 SQ.FT	168 SQ.FT	GLASS: (42'X4)=168'
6TH FLOOR	475 SQ.FT	20%	95 SQ.FT	168 SQ.FT	GLASS: (42'X4)=168'
7TH FLOOR	475 SQ.FT	20%	95 SQ.FT	168 SQ.FT	GLASS: (42'X4)=168'

1 NORTH ELEVATION

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

GLAZING CALCULATION

FLOOR	TOTAL SQ.FT	GLAZING REQUIRED PERCENT	GLAZING REQUIRED	GLAZING PROPOSED	TOTAL GLAZING
FIRST FLOOR	826 SQ.FT	30%	248 SQ.FT	260 SQ.FT	GLASS: (65'X4)=260'
2ND FLOOR	826 SQ.FT	20%	166 SQ.FT	180 SQ.FT	GLASS: (45'X4)=180'
3RD FLOOR	826 SQ.FT	20%	166 SQ.FT	180 SQ.FT	GLASS: (20'X4)+100'=180'
4TH FLOOR	826 SQ.FT	20%	166 SQ.FT	180 SQ.FT	GLASS: (20'X4)+100'=180'
5TH FLOOR	826 SQ.FT	20%	166 SQ.FT	180 SQ.FT	GLASS: (20'X4)+100'=180'
6TH FLOOR	826 SQ.FT	20%	166 SQ.FT	180 SQ.FT	GLASS: (20'X4)+100'=180'
7TH FLOOR	826 SQ.FT	20%	166 SQ.FT	180 SQ.FT	GLASS: (20'X4)+100'=180'



1 WEST ELEVATION

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

NOTES

1. 7/8" STUCCO OVER PAPER BACK WIRE MESH PROVIDE 2-LAYERS OF GRADE " D " PAPER OVER PLYW'D.
2. RECESSED ALL DOORS AND WINDOWS NO LESS THAN 3".
3. EXTERIOR LIGHTING TO BE SHIELDED.
4. WINDOWS AND BALCONY DOORS TO BE VINYL MATERIAL GRAY COLOR.
5. PROVIDE GRAFFITTI -MELT ANTI-GRAFITTI COATING BY GENESIS AT THE FIRST 9FT, MEASURED FROM GRADE AT EXTERIOR WALLS AND DOORS. LARR # RR25042-T
6. ALL PLASTER FINISH SHALL BE 7/8" THK. SMOOTH TROWELL UNLESS NOTED OTHERWISE.
7. 30" PARAPETS SHALL BE PROVIDED ON EXTERIOR WALLS.{CBC 705.11}
8. NEW BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBER OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, CONTRASTING WITH THE BACKGROUND. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE OF .5 INCHES. WHERE ACCESS IS BY MEANS OF PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. (CFC 505.1)

NOTE :
All downspouts to drain into planter. See civil plans for continuation
All roof runoff to drain to planter.

LEGEND

1. CORRUGATED METAL HORIZENTAL (DARK GRAY)
2. COMPOSITE WOOD
3. SMOOTH STUCCO (WHITE)
4. SMOOTH STUCCO (GRAY)
5. PORCELAIN TILE
6. METAL AWNING
7. LIGHTING TO BE SHIELDED
8. REVEAL
9. PROPERTY LINE (PL)

LADBS APPROVAL STAMP

BDC
BEBERLYDESIGN

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OWNER :

8688 WEST PICO LLC

PROJECT :

8688 W Pico Blvd,
Los Angeles, CA 90035

SHEET TITLE:

ELEVATION

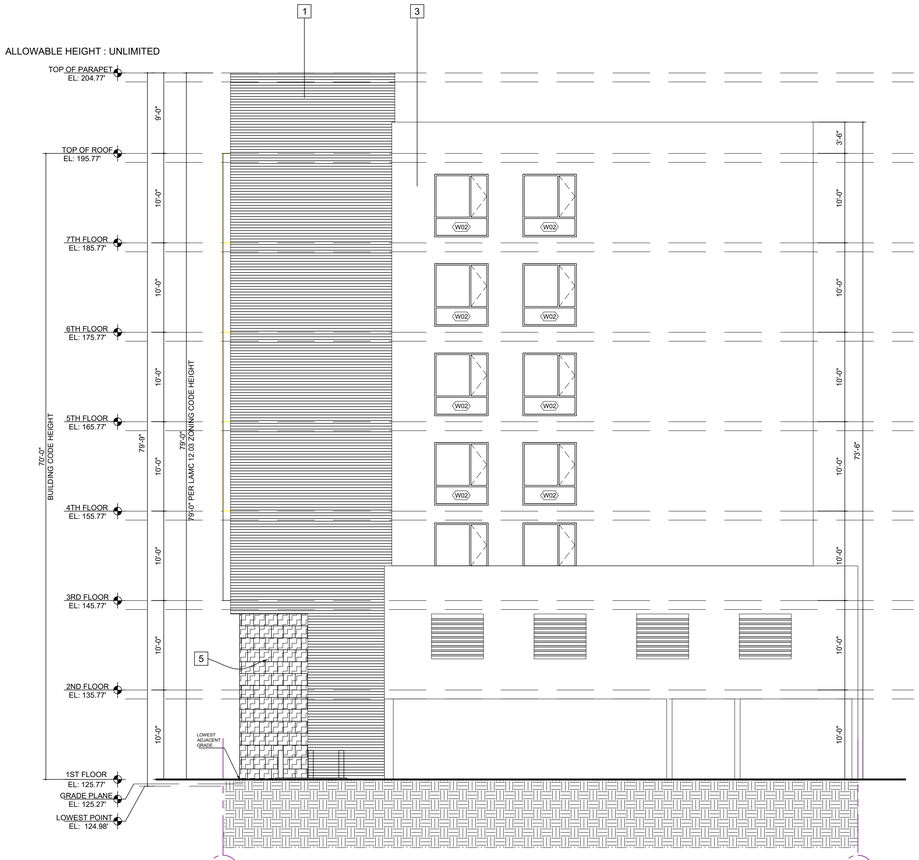
REVISION:

NO.	DATE	BY
-	-	-

SCALE :
DRAWN :
DATE : December 25
JOB NUMBER :

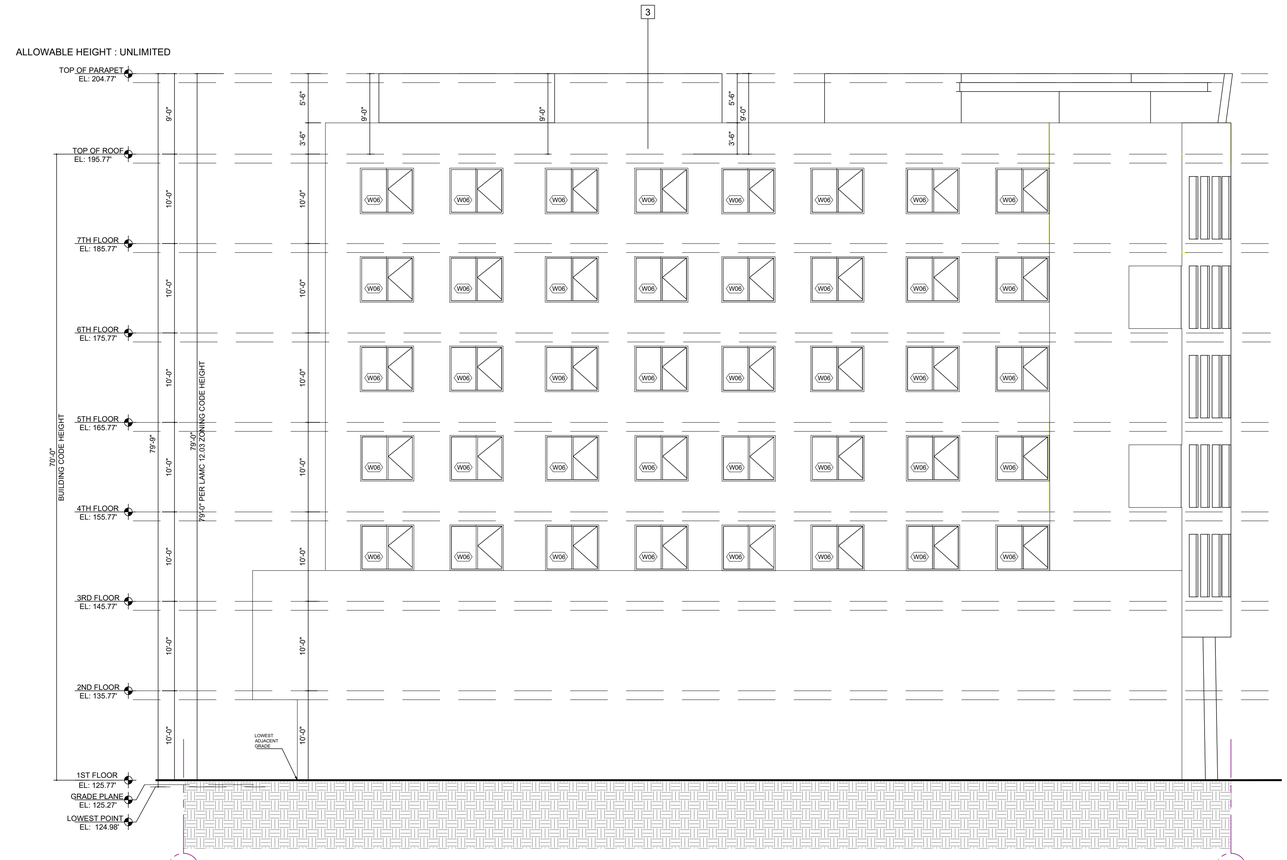
SHEET

A3.0



1 SOUTH ELEVATION

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



1 EAST ELEVATION

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

NOTES

1. 7/8" STUCCO OVER PAPER BACK WIRE MESH PROVIDE 2-LAYERS OF GRADE " D " PAPER OVER PLYW'D.
2. RECESSED ALL DOORS AND WINDOWS NO LESS THAN 3".
3. EXTERIOR LIGHTING TO BE SHIELDED.
4. WINDOWS AND BALCONY DOORS TO BE VINYL MATERIAL GRAY COLOR.
5. PROVIDE GRAFFITTI -MELT ANTI-GRAFITTI COATING BY GENESIS AT THE FIRST 9FT, MEASURED FROM GRADE AT EXTERIOR WALLS AND DOORS. LARR # RR25042-T
6. ALL PLASTER FINISH SHALL BE 7/8" THK. SMOOTH TROWELL UNLESS NOTED OTHERWISE.
7. 30" PARAPETS SHALL BE PROVIDED ON EXTERIOR WALLS.{CBC 705.11}
8. NEW BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBER OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. CONTRASTING WITH THE BACKGROUND. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE OF .5 INCHES. WHERE ACCESS IS BY MEANS OF PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. (CFC 505.1)

ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORM WATER BEST MANAGEMENT PRACTICE(S) (BMPS) MUST OBTAIN WRITTEN APPROVAL FROM LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, BUREAU OF SANITATION PRIOR TO CONSTRUCTION OF BMP(S).
NO DUMPING – DRAINS TO OCEAN" AT ALL DRAINAGE INLETS (I.E. CATCH BASINS, TRENCH DRAINS)
ALL ROOF RUNOFF TO DRAIN TO PERMAVOID PLANTER BOX

NOTE:

ALL DOWNSPOUTS TO DRAIN INTO PLANTER. SEE CIVIL PLANS FOR CONTINUATION. ALL ROOF RUNOFF TO DRAIN TO PLANTER.

LEGEND

1	CORRUGATED METAL HORIZENTAL (DARK GRAY)
2	COMPOSITE WOOD
3	SMOOTH STUCCO (WHITE)
4	SMOOTH STUCCO (GRAY)
5	PORCELAIN TILE
6	METAL AWNING
7	LIGHTING TO BE SHIELDED
8	REVEAL
9	PROPERTY LINE (PL)

LADBS APPROVAL STAMP

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BEBERLYDESIGN

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OWNER :

8688 WEST PICO LLC

PROJECT :

8688 W Pico Blvd,
Los Angeles, CA 90035

SHEET TITLE:

SOUTH ELEVATION

REVISION:

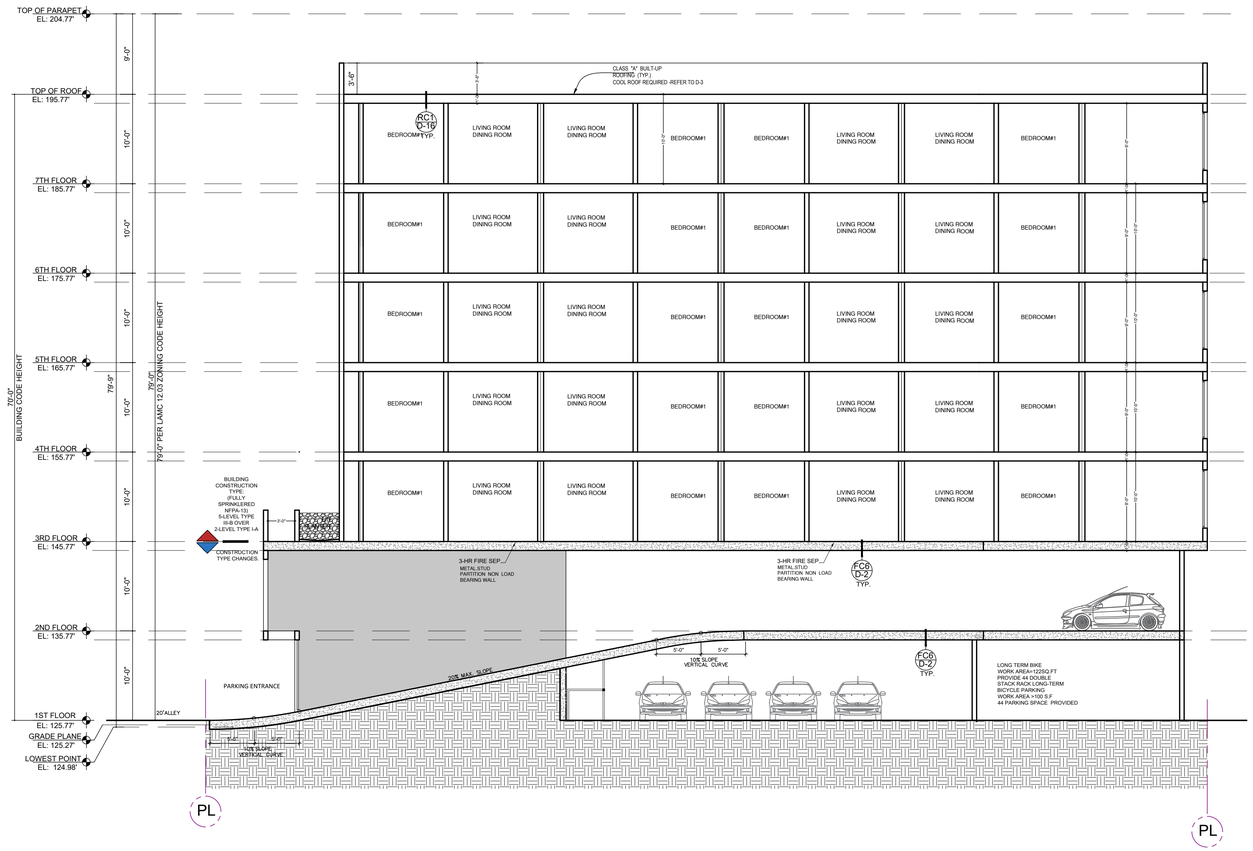
NO.	DATE	BY
-	-	-

SCALE :
DRAWN :
DATE : December 25
JOB NUMBER :

SHEET

A3.1

ALLOWABLE HEIGHT : UNLIMITED



1 SECTION - A

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

BUILDING SECTION GENERAL NOTES

1. THESE BUILDING SECTIONS ARE PROVIDED TO ILLUSTRATE THE DESIGNERURAL RELATIONSHIPS BETWEEN STRUCTURAL ELEMENTS, INTERIOR VOLUME CONFIGURATIONS AND BUILDING PROFILES. REFER TO THE STRUCTURAL PLANS AND TRUSS MANUFACTURER'S PLANS AND CALCULATIONS FOR ALL FRAMING AND TRUSS INFORMATION.
2. FIRE-RATED WALLS, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES MAY VARY BASED ON THE ACTUAL LOCATION OF A UNIT WITHIN THE BUILDING. SEE COMPOSITE BUILDING PLANS AND CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.
3. ALL SHAFTS AND VERTICAL OPENINGS SHALL BE PROTECTED PER CBC SECTION 710.8, 711 AND DETAILS ON SHEETS A8.60, A8.61 AND A8.62.
4. REFER TO SHEETS A0.10 FOR RATED WALL SUMMARY AND FIRE RESISTANCE DESIGN SCHEDULE.
5. 30" PARAPETS SHALL BE PROVIDED ON EXTERIOR WALLS TYP. (CBC 705.11)

LADBS APPROVAL STAMP

BDC
BEBERLYDESIGN

NOTICE:
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SECTION - A

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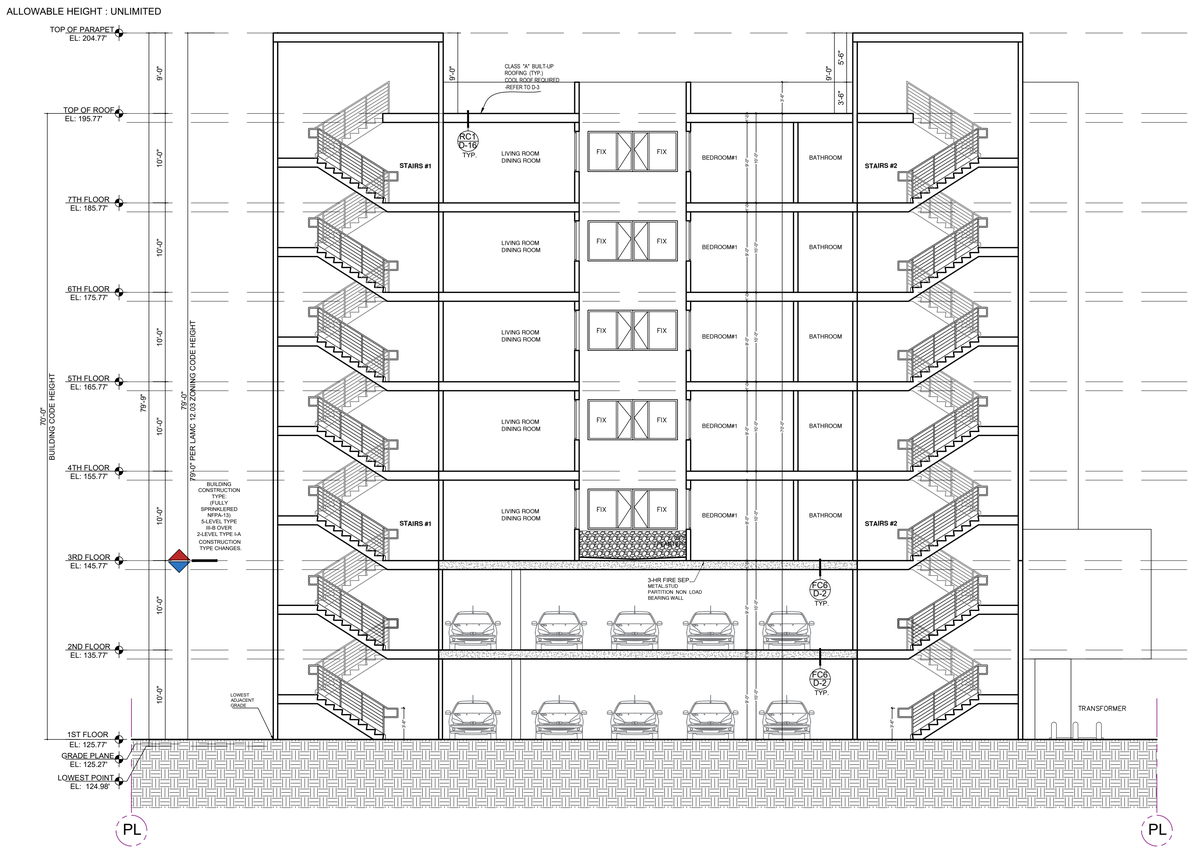
A4.0



1 SECTION - B

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

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SECTION - B

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DOOR SCHEDULE

MARK	DOOR DATA							FRAME		DESCRIPTION	REMARKS	FIRE RATED
	TYPE	CORE	WIDTH	HEIGHT	THICK	MAT.	FIN.	MAT.	FIN.			
1			3'-0"	8'-0"		WOOD	PAINT	WOOD	PAINT	APARTMENT, ENTRY DOOR	SELF CLOSING	20 MIN.
2			2'-10"	7'-0"		WOOD	PAINT	WOOD	PAINT	INTERIOR DOOR		
3			3'-0"	8'-0"		METAL	PAINT	METAL	PAINT	STAIRS DOOR	SMOKE GASKED / PANIC HARDWARE/ SELF CLOSING	90 MIN.
4			8'-0"	6'-9"		WOOD	PAINT	WOOD	PAINT	SLIDING CLOSET DOOR		
5			3'-0"	6'-9"		WOOD	PAINT	WOOD	PAINT	BI-FOLD CLOSET DOOR		
6			2'-1"	7'-0"		WOOD	PAINT	WOOD	PAINT	HINGED CLOSET DOOR		
7			6'-0"	6'-9"		WOOD	PAINT	WOOD	PAINT	SLIDING CLOSET DOOR		
8			3'-0"	7'-0"		METAL	PAINT	METAL	PAINT	EXTERIOR STAIR DOOR	SELF CLOSING SMOKE GASKETED FIRE ASSEMBLY	90 MIN.
9			3'-0"	7'-0"		METAL	PAINT	METAL	PAINT	MECH. RM ELECTRICAL RM	SMOKE GASKED / PANIC HARDWARE/ SELF CLOSING	90 MIN.
10			6'-0"	12'-0"		GLASS	PAINT	METAL	PAINT	DOUBLE DOOR AT LOBBY	PANIC HARDWARE/ SELF CLOSING	
11			4'-0"	8'-0"		METAL	PAINT	METAL	PAINT	ELEVATOR DOOR	SMOKE GASKETED FIRE ASSEMBLY	90 MIN.
12			6'-0"	7'-0"		METAL	PAINT	METAL	PAINT	TRASH/ RECYCLE	SELF CLOSING SMOKE GASKETED FIRE ASSEMBLY	90 MIN.
13			3'-0"	6'-0"		METAL	PAINT	METAL	PAINT	BICYCLE GATE		
14			3'-0"	8'-0"		GLASS	PAINT	METAL	PAINT	COURT ACCESS DOOR		
15			2-0"	2'-0"		METAL	PAINT	METAL	PAINT	TRASH CHUTE	SELF CLOSING SMOKE GASKETED FIRE ASSEMBLY	90 MIN.
16			3'-0"	3'-6"		METAL	PAINT	METAL	PAINT	GATE		
17			6'-6"	7'-0"		METAL	PAINT	METAL	PAINT	ROLL UP DOOR		90 MIN.

DOOR NOTE

EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED.

EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENET HOUSE SHALL BE PROVIDED WITH A LIGHT BULB (60 WATT MIN.) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR.

ALL REQUIRED EXIT DOORS SHALL BE NOT LESS THAN 3 FT. WIDE 6'-8 HIGH, SHALL HAVE A CLEAR EXIT WAY WIDTH OF NOT LESS THAN 32" AND SHALL BE CAPABLE OF OPENING 90 DEGREES. THE MAXIMUM DOOR LEAF WIDTH IS 4 FEET WHEN SERVING AN OCCUPANT LOAD OF 10 OR MORE. (1003.3.1 .3a) & (1003.3.1.4)

ELEVATOR LOBBY DOOR PROVIDED PER SECTION 708.14.1-EXCEPTION 3.
90MIN. DOOR WITH MAGNET HELD OPEN DEVICE TO MEET 713.14.3 CBC MINIMUM REQUIREMENTS COMPLYING WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.5.3.1

1. 3006.2 HOISTWAY OPENING PROTECTION WHERE SECTION 3006.2 REQUIRES PROTECTION OF THE ELEVATOR HOISTWAY DOOR OPENING, THE PROTECTION SHALL BE PROVIDED BY THE FOLLOWING :

* ADDITIONAL DOORS SHALL BE PROVIDED AT EACH ELEVATOR HOISTWAY DOOR OPENING IN ACCORDANCE WITH SECTION 3006.2. SUCH DOOR SHALL COMPLY WITH THE SMOKE AND DRAFT CONTROL DOOR ASSEMBLY REQUIREMENTS IN SECTION 716.5.3.1 WHEN TESTED IN ACCORDANCE WITH UL 1784 ,SMOKE CASKETED WITHOUT AN ARTIFICIAL BOTTOM SEAL. .

1010.1.3 Door opening force.
The force for pushing or pulling open interior swinging egress doors, other than fire doors, shall not exceed 5 pounds (22 N). These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door in a closed position. For other swinging doors, as well as sliding and folding doors, the door latch shall release when subjected to a 15-pound (67 N) force. The door shall be set in motion when subjected to a 30-pound (133 N) force. The door shall swing to a full-open position when subjected to a 15-pound (67 N) force.

WINDOW SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	GLASS	FRAME	WALL OPENING WIDTH	DESCRIPTION	REMARKS
A		6'-0"	6'-0"		VINYL		CASEMENT / FIXED	DUAL GLAZED
B		3'-6"	6'-0"		VINYL		CASEMENT / FIXED	DUAL GLAZED
C		2'-0"	6'-0"		VINYL		CASEMENT / FIXED	DUAL GLAZED
D		3'-0"	3'-0"		VINYL		CASMENT	DUAL GLAZED
E		PER TYP.	2'-2"		VINYL		FIXED	DUAL GLAZED
F		2-0"	4'-6"		VINYL		CASMENT	DUAL GLAZED

NOTES:

1. INTERIOR FINISH OF ELEVATOR CABS SHALL BE SPECIFIED BY THE OWNER, COORDINATE AND CONFRIM AS REQUIRED
2. HEIGHT OF TILE AT BATHTUBS AND SHOWERS SHAL BE CONFIRMED WITH THE INTERIOR DESIGNERS AND OWNER
3. FLOOR FINISHES OF OUTDOOR AREAS SHALL BE COORDINATED WITH LANDSCAPE DESIGNER AND OWNER
4. ALL TILE SIZES AND BASEBOARD PROFILE SHALL BE CONFIRMED WITH THE INTERIOR DESIGNER AND OWNER.
5. ALL INTERIOR FLOOR AND WALL FINISHES SHALL BE TESTED AS SPECIFIED IN SECTION 802. APPLICATION SHALL BE IN ACCORDANCE WITH SECTION 803, 804, AND TABLE 803.9 (MIN CLASS C)
6. INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAT SPECIFIED IN T803.11.SPECIFY INTERIOR WALL AND CEILING FINISH ON PLANS.(LAFC 803.3)
7. MATERIAL OTHER THAN FOAM PLASTICS,USED AS INTERIOR TRIM SHALL HAVE A MIN CLASS C FLAME SPREAD AND SMOKE-DEVELOPED INDEX AND SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA IN WHICH IT IS ATTACHED.{LAFC 804.1}
8. CURTAIN,DRAPERIES,FABRIC HANGINGS,AND SIMILAR COMBUSTIBLE DECORATIVE MATERIAL SUSPENDED FROM WALLS OR CEILINGS SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA TO WHICH SUCH MATERIALS ARE ATTACHED.{LAFC 807.3}**
9. IN EVERY GROUP A,E,R-1,R-2, AND R-2.1 ALL DRAPES ,HANGINGS,CURTAINS,DROPS,AND ALL OTHER DECORATIVE MATERIAL SHALL BE MADE FROM A NONFLAMMABLE MATERIAL OR TREATED AND MAINTAINED IN A FLAME-RETARDANT CONDITION BY MEANS OF FLAME-RETARDANT SOLUTION OR PROCESS APPROVED BY THE OSFM.{TITLE 19.DIVE1. O 3.08}**
10. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. IN ADDITION, PROVIDE DETAILS SHOWING APPLICATION IN ACCORDANCE WITH SECTION 803, 804, AND TABLE 803.9.
11. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (T-803.11)

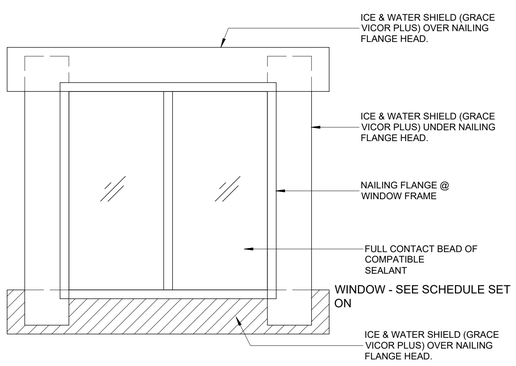
* ALL NEW WINDOWS SHALL BE DUAL GLAZED ALUM. FRAME WINDOWS SHGC=0.25 MIN. U FACTOR 0.30, SELECTED BY OWNER, CONTRACTOR INSTALLED.

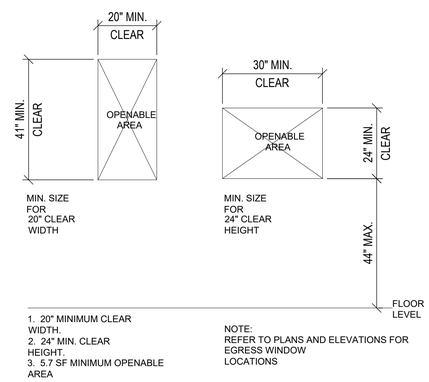
WINDOWS SHALL MEET EGRESS REQUIREMENTS SECTION (CBC 310.4).
. ALL SLIDING DOORS AND WINDOWS SHALL BE MILGARD ALUM. OR EQUAL. PROVIDE THERMALLY BROKEN AS REQUIRED TO MEET ENERGY STANDARD PER TITLE 24 REQUIRED

. CONTRACTOR TO FIELD VERIFY ALL WINDOW OPENINGS PRIOR TO ORDERING.

1. WINDOWS SAHLL COMPLY WITH 1126A.8 WHERE GLAZED OPENINGS ARE PROVIDED IN ACCESSIBLE ROOMS OR SPACES FOR OPERATION BY OCCUPANTS, AT LEAST ONE OPENING SHALL COMPLY WITH SECTION 1138A.4. EACH GLAZED OPENING REQUIRED BY THE ENFORCING AGENCY TO BE OPERABLE SHALL COMPLY WITH SECTION 1138A.4.
2. WINDOWS SHALL BE THERMALLY BROKEN IF REQUIRED IN ORDER TO MEET SHADING COEFFICIENT AND U VALUE PRESCRIBED IN THE TITLE 24 SHEETS
3. ALL WINDOWS AND DOORS SHALL BE WATER TESTED.TEST PRODUCT AND INSTALLATION BASED ON ASTM E-1105.
4. AT GROUND FLOOR UNTS WATER CURTAIN PROVIDE 3/8 " OR 1/2 " LEXAN PANEL WITH S.S CLIP TO CEILING & WALL FOR 18" DRAFTSTOP OVER WINDOW HEAD.
5. PROVIDE PANIC HARDWARE ON ROOF TOP DOORS THAT LEAD TO THE STAIRCASE AND AT THE DISCHARGE DOORS THAT LEAD TO THE STAIRCASE AND AT THE DISCHARGE DOORS THAT LEAD TO THE COURT /RIGHT OF WAY 1010.1.10

ELEVATOR DOORS
ALL ELEVATOR DOORS SHALL BE SELF-CLOSING, 90 MIN. FIRE-RATED AND CARRY U.L. LABELS AND NUMBERS.



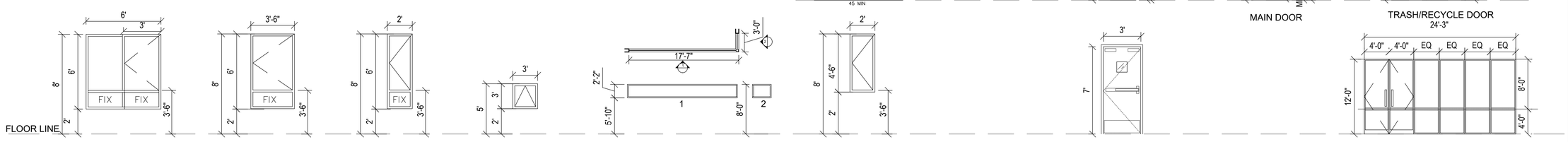


MIN. SIZE FOR 20" CLEAR WIDTH

MIN. SIZE FOR 24" CLEAR HEIGHT

1. 20" MINIMUM CLEAR WIDTH.
2. 24" MIN. CLEAR HEIGHT.
3. 5.7 SF MINIMUM OPENABLE AREA

NOTE:
REFER TO PLANS AND ELEVATIONS FOR EGRESS WINDOW LOCATIONS



A TYPE A SCALE 1/4" = 1' - 0"
B TYPE B SCALE 1/4" = 1' - 0"
C TYPE C SCALE 1/4" = 1' - 0"
D TYPE D SCALE 1/4" = 1' - 0"
E TYPE E SCALE 1/4" = 1' - 0"
F TYPE F SCALE 1/4" = 1' - 0"
F TYPE P SCALE 1/4" = 1' - 0"
G TYPE G SCALE 1/4" = 1' - 0"
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DOOR & WINDOW SCHEDULE

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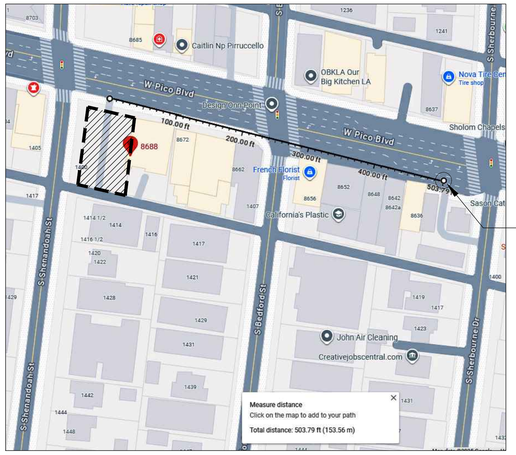
A5.0

TRANSIT STOP MAO & LOCATION

LONG TERM BICYCLE PARKING DETAIL

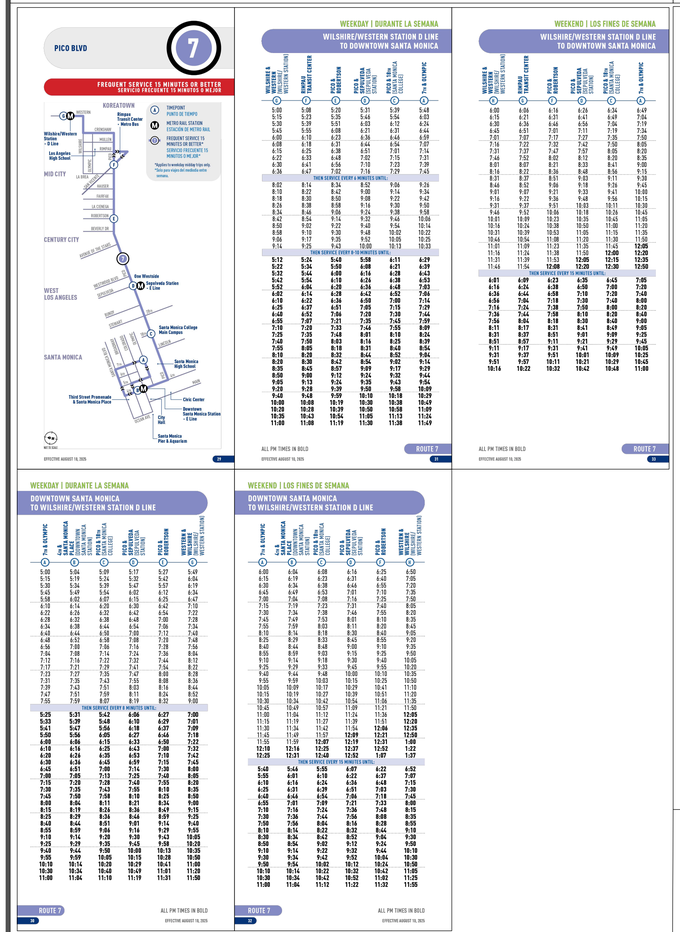
SHORT TERM BICYCLE PARKING DETAIL

PUBLIC TRANSPORTATION DISTANCE

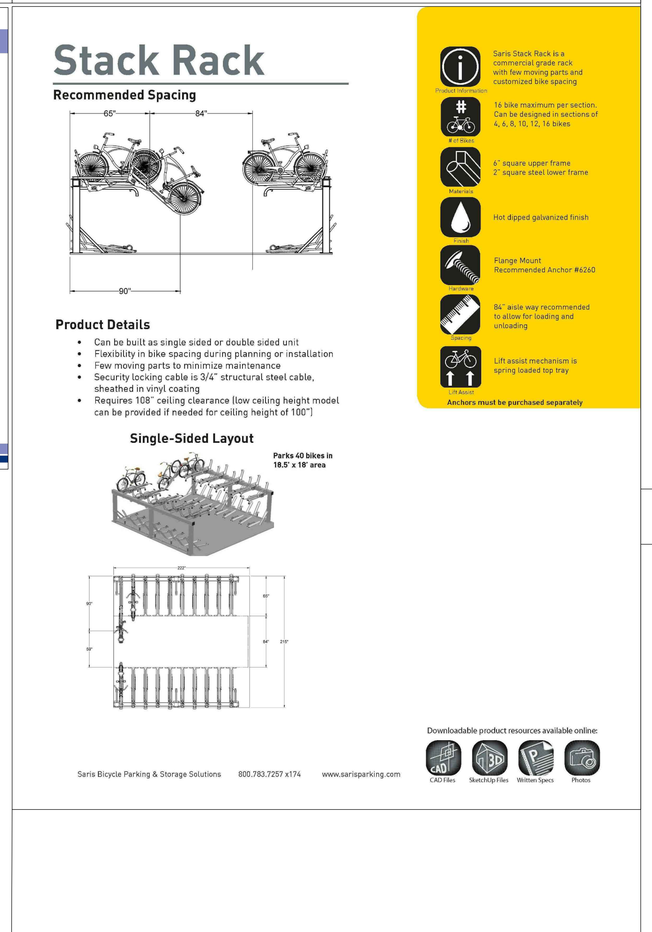


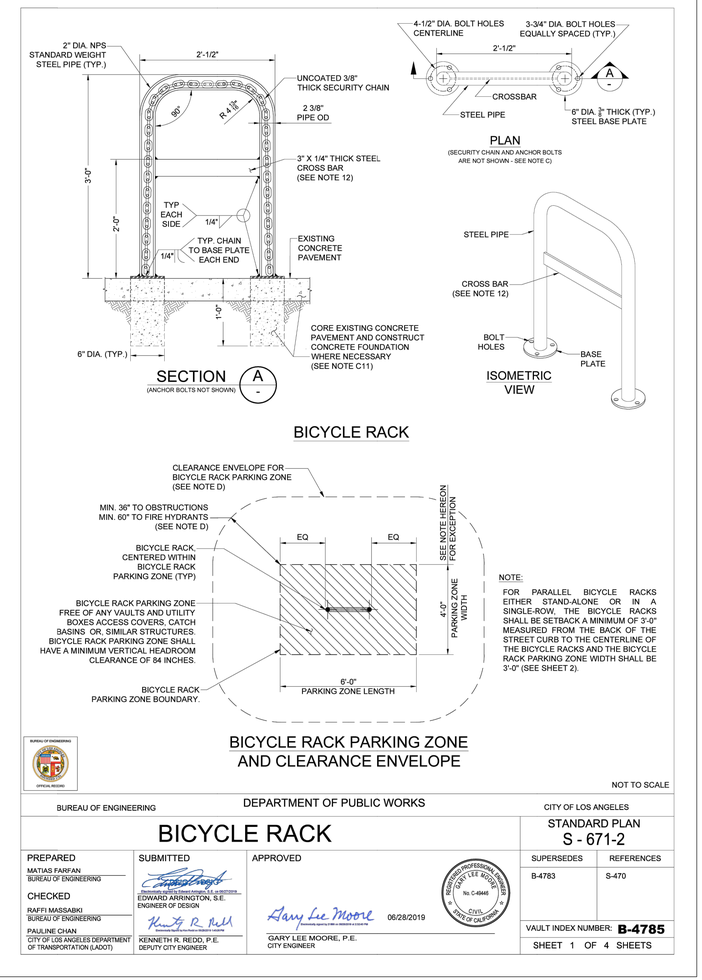
NEW BUILDING LOCATED 0.09 MILES FROM PUBLIC TRANSPORTATION BUS # 7

BUS SCHEDULE



19 BIKE RACK ATTACHMENT





PLANS RECYCLING NOTES

SECTIONS 12.21.A19.(C)(4) THROUGH (12)(IV)

1.TO ENCOURAGE ACTIVE PARTICIPATION IN RECYCLING TO THE MAXIMUM EXTENT POSSIBLE, EACH PROPERTY OWNER, MANAGER, OR LESSEE SHALL INFORM ALL TENANTS AND/OR EMPLOYEES LIVING OR WORKING ON THE PROPERTY OF THE AVAILABILITY AND LOCATION OF THE RECYCLING AREA(S) OR ROOM(S), THE TYPES OF MATERIALS THAT ARE COLLECTED FOR RECYCLING, THAT THE RECYCLING COLLECTION FACILITIES ARE LOCATED ON THE PROPERTY PURSUANT TO STATE LAW REQUIRING THE DIVERSION OF A SUBSTANTIAL PORTION OF SOLID WASTE.
2.EACH PROPERTY OWNER OR LESSEE SHALL CONTRACT WITH A RECYCLER OR HAULER FOR THE PICK-UP OF RECYCLABLE MATERIALS, SEPARATE FROM TRASH COLLECTION, WHEN RECEPTACLES ARE FULL OR EVERY WEEK, WHICHEVER OCCURS FIRST.
3.NO TOXIC OR HAZARDOUS MATERIAL SHALL BE STORED IN RECYCLING AREAS OR ROOMS RECYCLING OR RECEPTACLES.
4.ALL RECYCLABLE MATERIALS SHALL BE PLACED OR STORED IN RECYCLING RECEPTACLES. PAPER PRODUCTS AND OTHER LIGHTWEIGHT MATERIALS SHALL BE IMMEDIATELY PLACED INTO COVERED RECYCLING RECEPTACLES WHEN THEY ARE DROPPED OFF.
5.ON A DAILY BASIS THE RECYCLING AREA OR ROOM SHALL BE KEPT FREE OF LITTER, DEBRIS, SPILLAGE, BUGS, RODENTS, ODORS, AND OTHER SIMILAR UNDESIRABLE HAZARDS.
6.THE RECYCLING AREA OR ROOM SHALL BE CLEARLY IDENTIFIED BY ONE OR MORE SIGNS DESIGNATING IT FOR RECYCLING COLLECTION AND LOADING.
7.THE RECYCLING AREA OR ROOM SHALL BE AVAILABLE FOR USE BY PERSONS RESIDING OR EMPLOYED ON THE PROPERTY, BUT SHALL BE KEPT SECURED FROM UNAUTHORIZED ENTRY BY THE GENERAL PUBLIC.
8.RECYCLING AREAS OR ROOMS SHALL NOT DIMINISH THE REQUIRED NUMBER OF PARKING SPACES OR IMPAIR TRAFFIC FLOW.
9.RECYCLING AREAS OR ROOMS SHALL BE PLACED ALONGSIDE OF TRASH AREAS OR ROOMS WHEREVER POSSIBLE AND SHALL COMPLY WITH THE FOLLOWING: (AMENDED BY ORD. NO. 181,227, EFF. 9/1/10.)

A.RECYCLING ROOMS SHALL COMPLY WITH SECTION 91.6102 OF THIS CODE AND MUST BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PURSUANT TO SECTION 57.304.2.2 OF THIS CODE.

B.OUTDOOR RECYCLING AREAS IN COMMERCIAL, INDUSTRIAL, OR PUBLIC FACILITIES, OR RESIDENTIAL BUILDINGS HAVING FOUR OR MORE LIVING UNITS SHALL BE CONFINED TO THE REAR ONE-HALF OF THE LOT AND SHALL NOT EXCEED AN AREA OF 300 SQUARE FEET.

C.OUTDOOR RECYCLING AREAS SHALL BE COMPLETELY ENCLOSED BY AN EIGHT-FOOT WALL OR CHAIN LINK FENCE WITH WOODEN SLATES, CONCRETE BLOCK, OR SIMILAR CONSTRUCTION (ENCLOSURE) WITH GATES OF THE SAME HEIGHT. NO MATERIAL SHALL EXCEED THE HEIGHT OF THE WALL OR FENCE. THE ENCLOSURE SHALL BE CONSTRUCTED WITH A CONCRETE FLOOR SLOPED TO DRAIN, AND A WATER FAUCET FOR HOSE ATTACHMENT SHALL BE LOCATED ADJACENT TO OR WITHIN THE ENCLOSURE. THE ENCLOSURE SHALL BE SECURED BY A LOCKING GATE.

D.PURSUANT TO SECTION 57.304.2.2 OF THE CODE, OUTDOOR RECYCLING AREAS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY BUILDING OR BUILDING OPENING EXCEPT WHEN LOCATED ADJACENT TO A MINIMUM ONE-HOUR WALL AND A MINIMUM OF 10 FEET FROM ANY BUILDING OPENING.

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SHEET TITLE:

BIKE RACK DETAIL

REVISION:

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-	-	-

SCALE :
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JOB NUMBER :

SHEET

D-1