GENERAL REQUIREMENTS

The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hookup. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.

An approved Seismic Gas Shutoff Valve will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping." (Per Ordinance 170,158) (Includes Commercial additions and TI work over $10,000.)Separate plumbing permit is required.

Provide ultra flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.

A copy of the evaluation report and/or conditions of listing shall be made available at the job site.

FIRE-RESISTANCE RATED CONSTRUCTION

Penetrations in walls requiring protected openings must be fire stopped with an approved material in accordance with Section 712.3.1. Space between penetrating materials (described below) must be designed to prevent the movement of hot flames or gases

a. Steel, Copper or ferrous pipes or conduits may penetrate concrete or masonry walls where the penetrating item is a maximum 6- inch diameter and the area of the opening through the wall does not exceed 144 square inches

b. Membrane penetrations of maximum 2- hr fire- resistance rated wall and partitions by steel electrical outlet boxes not exceeding 16 square inches are permitted provided openings do not exceed 100 square inches for any 100square feet of wall area. Outlet boxes on opposite sides of walls or partitions must be separated by a horizontal distance of 24 inches.

c. Where walls are penetrated by other materials or where larger openings are required than permitted in (b) above, they must be qualified by tests conducted in accordance with Section 712.3.1.1

Draft stops

a. In buildings used for other than residential occupancies, draft stops must be installed in wood frame floor construction containing concealed space. Such draft stops must be installed so that the area of the concealed space does not exceed (1000) square feet (717.3.3).

b. In buildings used for other than residential occupancies, draft stops must be installed in the attic (mansards)(overhangs) (false fronts set out from walls) (similar concealed spaces) formed by combustible construction. Such draft stops must be installed so that the area of the concealed space does not exceed (3000) square feet(717.4.3).

c. Draft-stopping materials must not be less than ¼-inch plywood, 3/8-inch gypsum board, 3/8-inch Type 2-M particle board or other materials approved by the building department. Draft-stopping must be adequately supported. (717.3.1)

Fire blocking must be provided in accordance with Section 717 at the following locations:

a. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor levels.

b. In concealed spaces of stud walls and partitions, including furred spaces, at 10-foot intervals along the length of the wall.

c. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.

d. In concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of stairs if the wall under the stairs is unfinished.

e. In openings around vents, pipes, ducts, chimneys, fireplaces and similar openings which afford a passage for fire at ceiling and floor levels, with noncombustible materials.

Building Type V-A construction, provide /show:

a. Continuous drywall behind all tubs is required unless the walls are within the unit and non- bearing. Back to back tubs with a common plumbing wall are impractical in 1-hour buildings.

b. All interior partitions shall be constructed of not less than 1-hour fire-resistive construction.

c. Attic access openings in 1-hour ceiling can be 2layers of 3/4" plywood or one layer of 1-5/8" T&G material, self-closing.

d. All openings in floors are required to be enclosed by a shaft having wall, floor, and ceiling of _____hour fire resistive construction. 707.4

e. Recessed ceiling light fixtures must be boxed around with 5/8" Type "X" drywall" to maintain the 1-hourceiling assembly.

f. Continuous drywall is required behind all electrical service panels, fire hoses and medicine cabinets

g. Exhaust fans from the bathroom must enter through the wall. Dampers are required if the ceiling is penetrated.(716.5)

n. Plumbing penetration through horizontal occupancy espenstions shall be boxed out and lifted with approvved ceiling material. Insulation is not approved. (712.4.1.1)

i. Penetration of the 1 hour ceiling by ducts from the FAU and the stove hood require dampers (use a ductless hood whenever possible). Attic units (including heat pumps) require dampers at all ceiling penetrations.(716.6)

j. Steel beams and columns shall be protected as required for 1-hour protection. Where ceiling forms the protective membrane for fire-resistive assemblies (occupancy espenstions and rated roofceiling or floorceiling assemblies), the construction (floor joists) and their supporting horizontal structural members (beams) need not be individually fire protected except where such members support directly applied loads from more than one floor or roof. The required fire resistance shall not be less than that required for individual protection of members.(714.2)

k. All plumbing penetrations thru walls which require protected openings (Fire walls, Fire barriers, Fire partitions) are required to be galvanized or cast iron piping

FIRE PROTECTION

"This building must be equipped with anautomatic fire extinguishing system, complying with (NFPA13); The Sprinkler System shall be approved by Plumbing Div. prior to installation." (903.2.7)

MEANS OF EGRESS

1. All exit doors shall comply with Section 1008-1008.1
   a. a. Clear width of each door opening shall be min. 32" or per table 1005.1, whichever is greater
   b. b. Min. door height of 6'-6"
   c. c. Shall be capable of opening 90 degrees.
   d. d. The maximum width of a swinging door leaf shall be 48"nominal
   e. e. Exit door shall be side-hinged swinging type
2. Thresholds at doorways shall not exceed 0.50" in height,0.75" in height for sliding doors serving dwelling units.(1008.1.8)
3. Provide floor-level exit signs in all interior corridors of Group A,E, I, R-1 and R-4 occupancies. (1011.5)
4. Exit signs shall be internally or externally illuminated
5. Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles (54 lux).
6. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
7. Exit signs shall be illuminated at all times.
8. Exit signs shall be connected to an emergency power system that will provide an illumination of not less than 90 min. in case of primary power loss (1011.2-1011.5.3)
9. Egress doors shall be readily open able from the egress side without the use of a key or special knowledge or effort. See 1008.1.8.3 for exceptions.
10. Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above the finished floor
11. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED
12. All egress door operation shall also comply with Section 1008.1.8 - 1008.1.8.6.
13. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.
14. The means of egress illumination level shall not be less than 1foot-candle at the walking surface
15. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate the following areas:
    a. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress
    b. Corridors, exit enclosures and exit passageways in buildings required to have two or more exits.;
    c. Exterior egress components at other than the level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
    d. Interior exit discharge elements, as permitted in Section1024.1, in buildings required to have two or more exits.
    e. Exterior landings, as required by Section 1008.1.5, for exit discharge doorways in buildings required to have two or more exits.
16. The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section2702.
17. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle (11 lux)and a minimum at any point of 0.1 foot-candle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to declineto0.6 foot-candle (6 lux) average and a minimum at any point of 0.06 foot-candle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded.

INTERIOR ENVIRONMENT

1. Toilet room floors shall have a smooth, hard nonabsorbent surface such as Portland cement, ceramic tile or other3 approved material that extends upward onto the walls at least 6" (1210.1)
2. Walls within 2 feet (610 mm)of the front and sides of urinal and water closets shall have a smooth, hard non-absorbent surface of Portland cement, concrete, ceramic tile or other smooth, hard non-absorbent surface to a height of 4 feet(1219 mm), and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (807.1.2)
3. Cement, fiber-cement or glass mat gypsum backers incompliance with ASTM C1178, C1288 or C1325 shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas. Water-resistance gypsum backing board shall be used as a base for tile in water closet compartment walls when installed in accordance with GA-216 or ASTM C840. Regular gypsum3. wallboard is permitted under tile or wall panels in other wall and ceiling areas when installed in accordance with GA-216or ASTM C840. Water-resistent gypsum board shall not be4. used in the following locations: Section 2509.2
   a. a. Over a vapor retarder.
   b. b. In areas subject to continuous high humidity, such as5. saunas, steam rooms or gang shower rooms
   c. c. On ceilings where frame spacing exceeds 12 inches O.C. for 1/2 inch thick and more than 16 inches O.C.for 5/8 inch thick.

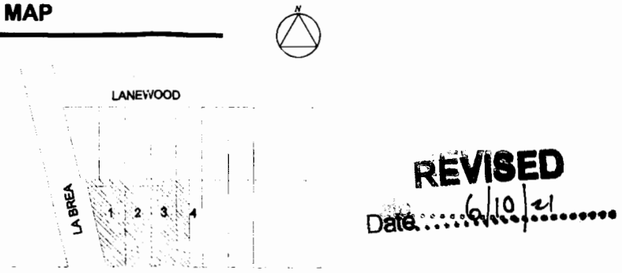
BUILDING ENVELOPE

Provide anti-graffiti finish at the first 9 feet, measured from grade, at exterior walls and doors. (8308)

EXHIBIT "A"
Page No. 1 of 2
Case No. ZA-2020-7926-CUB-CUX

VICINITY MAP

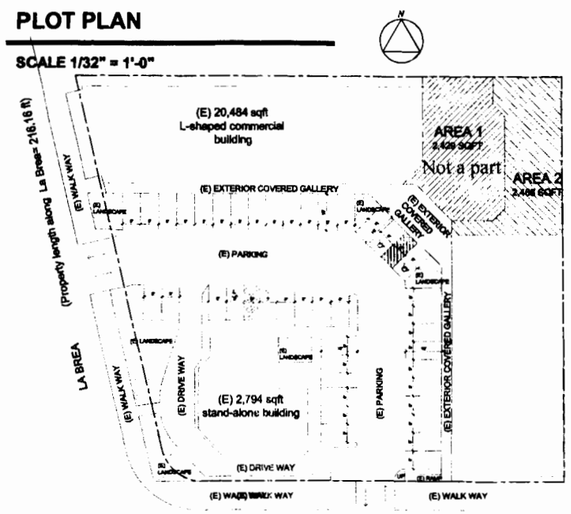
NO SCALE



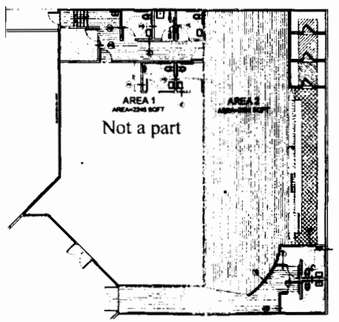
REVISED
Date 6/10/21

PLOT PLAN

SCALE 1/32" = 1'-0"



OCCUPANCY



OCCUPANCY area 2

USE	OCC. LOAD FACTOR	AREA	TOTAL OCC.
SITTING AREA	15	1,350	90.0
STORAGE	300	71	0.25
CIRCULATIONS	100	294	2.94
BAR ATTENDANT AREA	200	166	0.83
2 SINGLES RESTROOMS	--	--	2
	TOTAL OCCUPANCY		96.0

LEGAL DESCRIPTION

ASSESSOR PARCEL NO (APN): 5548-013-405
TRACT: HOLLYMAR TRACT
MAP REFERENCE: M B 30-68
BLOCK: NONE
LOT : 3
ARB (LOT CUT REFERENCE): NONE
DISTRICT MAP SHEET: 147B181

WORK DESCRIPTION

A conditional use permit to allow the continued sale and dispensing of a full-line of alcoholic beverages in conjunction with a bar.

BUILDING INFORMATION

CONSTRUCTION TYPE: V
NUMBER OF FLOORS: 1
OCCUPANCY: A2
USE: BAR
BUILDING AREA: 2,429+2,468=4,897 sq ft
BUILDING HEIGHT : 14'
LOT AREA : 44,260 SQ FT approx.
FIRE DISTRICT No 1
NOT Existing Fire Sprinklers

BUSINESS INFORMATION

NUMBER OF EMPLOYEES/ SHIFT: Less than 5
HOURS OF OPERATION: 8 p.m. - 2 a.m 7 days a week
Limited use from 5 pm to 8 pm (private eventssponsored by the lounge)

PROJECT INFORMATION

Adult's Only
7065 1/2 Sunset Blvd, Los Angeles , CA 90028

Owner /Contact:
7707 Sunset, Inc.
7065 1/2 Sunset Blvd, Los Angeles, CA 90028

Architect :
Arch. Vicky Barbieri

SHEET INDEX

N°	DESCRIPTION
T1.1	general notes
T2	conditions of approval- page 1
T2.1	conditions of approval- page 2
GN-1	green code notes
A1	cover sheet
A2	demolition plan
A3	floor plan & finish schedule
A4	seating arrangements & partitions details
A5	access details
A6	reflected ceiling plans

LEGAL NOTICE

DATE TODAY: –

EXP DATE: APRIL 30 2011

THE HERITAGE GROUP
hg
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ENGINEERING
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GLENDALE, CA. 91203
PHONE: 818-244-5866
FAX: 818-244-7304

COVER SHEET

PROJECT: - SUNSET BAR
PROJECT ADDRESS: - 7065 1/2 SUNSET BLVD - LOS ANGELES 90028

No.	REVISION	DATE
1.	–	–

DRAWN BY
CHECKED BY V.B.
DATE :
SCALE:
SHEET
A-1