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ARCHITECTURAL ABBREVIATIONS

A.B.	ANCHOR BOLT
A.C.	ASPHALTIC CONCRETE / ACOUSTICAL
ACOUST.	ACOUSTICAL
A.D.	ACCESS DOOR / AREA DRAIN
ADJ.	ADJUSTABLE
AESS	ARCHITECTURALL EXPOSED STRUCTURAL STEEL
A.F.F.	ABOVE FINISH FLOOR
ALT.	ALTERNATE
ALUM.	ALUMINUM
&	AND
<	ANGLE
ANOD.	ANODIZED
ARCH.	ARCHITECT(URAL)
@	AT
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
B.N.	BOUNDARY NAIL
B.O.	BOTTOM OF
B.O.F.	BOTTOM OF FOOTING
BOT.	BOTTOM
BSMT.	BASEMENT
BTWN	BETWEEN
B.U.R.	BUILT-UP ROOFING
C	CHANNEL
C.B.	CATCH BASIN
CBC	CALIFORNIA BUILDING CODE
CER.	CERAMIC
C.G.	CORNER GUARD
C.I.P.	CAST-IN-PLACE
C.J.	CONTROL JOINT
CL.	CENTERLINE / CLOSET
CLG.	CEILING
CLR.	CLEAR(ANCE)
CLOS.	CLOSET
CMU	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
COL.	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
COORD.	COORDINATE
CORR.	CORRIDOR
CSK.	COUNTERSINK
CTR.	CENTER
d	PENNEY (NAILS)
D.F.	DRINKING FOUNTAIN/ DOUGLAS FIR
DIA. (or Φ)	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DN.	DOWN
DP.	DAMPPROOFING
D.S.	DOWNSPOUT
DTL.	DETAIL
DWG.	DRAWING
DW	DISHWASHER
(E)	EXISTING
E.	EAST
EA.	EACH
E.B.	EXPANSION BOLT
E.J.	EXPANSION JOINT
ELEC.	ELECTRIC(AL)
ELEV.	ELEVATION/ELEVATOR
ENCL.	ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
ETC.	ETCETERA
EV/EVCS	ELECTRIC VEHICLE CHARGING SPACE
E.W.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
EXP.	EXPANSION
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR / FACTORY FINISH
F.F.E.	FINISHED FLOOR ELEVATION
F.G.	FINISH GRADE
F.H.	FIRE HYDRANT
F.H.V.C.	FIRE HOSE VALVE CABINET
FIN.	FINISH

FLR	FLOOR
FLUOR.	FLUORESCENT
F.O.	FACE OF (SPECIFY ITEM)
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.P.	FACE OF PANEL
F.O.S.	FACE OF STUD
FT.	FOOT / FEET
FTG.	FOOTING
F.S.	FLOOR SINK
F.S.R.	FIRE SPRINKLER RISER
GA.	GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
G.F.R.C.	GLASS FIBER REINFORCED CONC.
G.I.	GALVANIZED IRON
G.L.B.	GLU LAM BEAM
GWB.	GYPSUM BOARD
GYP. BD.	GYPSUM BOARD
H.	HEIGHT / HIGH
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDR.	HEADER
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.R.	HOUR
HT.	HEIGHT
HVAC.	HEATING, VENTILATING AND AIR CONDITIONING
H.W.	HOT WATER
IBC	INTERNATIONAL BUILDING CODE
I.D.	INSIDE DIAMETER
IN.	INCH
INCL.	INCLUDED
I.E.	INVERT ELEVATION
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
JAN.	JANITOR
JST.	JOIST
JT.	JOINT
K.B.	KNOX BOX
KIT.	KITCHEN
K.J.	KEYED JOINT
K.O.	KNOCKOUT
L.	LENGTH
LAM	LAMINATED
LAV	LAVATORY
LB.	POUND
L.L.	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
L.P.	LOW POINT
L.W.C.	LIGHT WEIGHT CONCRETE
MAT'L	MATERIAL
MIRR	MIRRORED
MAX.	MAXIMUM
MTL.	METAL
MECH.	MECHANICAL
MTD.	MOUNTED
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
(N)	NEW
N.	NORTH
N.A.	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OVERFLOW / OUTSIDE FACE
O.F.C.I	OWNER FURNISHED/ CONTRACTOR INSTALLED
O.F.O.I.	OWNER FURNISHED/OWNER INSTALLED
O.H.	OPPOSITE HAND / OVERHEAD
OPNG.	OPENING
OPP.	OPPOSITE

PL	PROPERTY LINE / PLATE
P.D.	PLANTER DRAIN
PERP. (or ⊥)	PERPENDICULAR
P.H.	PANIC HARDWARE
PLAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
PVC.	POLYVINYL CHLORIDE
R.	RADIUS / RISER
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
REF.	REFER(ENCE)
REINF.	REINFORCING
REQ(D).	REQUIRED
REQMTS.	REQUIREMENTS
RESIL.	RESILIENT
RET.	RETAIN(ING)
RM.	ROOM
R.O.	ROUGH OPENING
S.	SOUTH
S.A.F.M.	SELF-ADHERING FLASHING MEMBRANE
S.C.	SOLID CORE
SCD	SEE CIVIL DRAWINGS
SCHED.	SCHEDULE
SED	SEE ELECTRICAL DRAWINGS
S.F.	SQUARE FEET
SHT.	SHEET
SIM.	SIMILAR
SLD	SEE LANDSCAPE DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
S.M.S.	SHEET METAL SCREWS
SPD	SEE PLUMBING DRAWINGS
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
SSD	SEE STRUCTURAL DRAWINGS
STC.	SOUND TRANSMISSION CLASS
STD.	STANDARD
STL.	STEEL
STR.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T.	TEMPERED / TREAD
T.B.D.	TO BE DETERMINED
TEL(E).	TELEPHONE
T&G	TONGUE AND GROOVE
THK.	THICK(NESS)
T.I.	TENANT IMPROVEMENT
T.J.	TOOLED JOINT
T.O.	TOP OF (SPECIFY ITEM)
T.O.C.	TOP OF CURB / CONCRETE
T.O.P.	TOP OF PARAPET/PAVEMENT
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.V.	TELEVISION
TYP.	TYPICAL
U.O.N.	UNLESS NOTED OTHERWISE
UL	UNDERWRITERS LABORATORY
V.C.T.	VINYL COMPOSITION TILE
VENT.	VENTILATOR / VENTILATION
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
V.R.	VAPOR RETARDER
VTR.	VENT THRU ROOF
VWC.	VINYL WALL COVERING
W.	WEST
W.C.	WATER CLOSET
WD.	WOOD
WDW.	WINDOW
W/	WITH
W.H.	WATER HEATER
W/O	WITHOUT
W.P.	WATERPROOF
W.P.J.	WEAKENED PLANE JOINT
W.R.B.	WATER RESISTIVE BARRIER
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC
W.W.M.	WELDED WIRE MESH

LEGEND

1 / A1.1 — EXTERIOR ELEVATION: ELEVATION NUMBER; SHEET WHERE DRAWN

1 / A1.1 — INTERIOR ELEVATION: ELEVATION NUMBER; SHEET WHERE DRAWN

SIM 1 / A1.1 — DETAIL: DETAIL NUMBER; SHEET WHERE DRAWN

SIM 1 / A1.1 — WALL SECTION: SECTION NUMBER; SHEET WHERE DRAWN

SIM 1 / A1.1 — BUILDING SECTION: SECTION NUMBER; SHEET WHERE DRAWN

CENTER LINE

FACE DIMENSION

CENTER LINE DIMENSION

NAME 0' - 0" — ELEVATION

0' - 0" — SPOT ELEVATION

GR — GRID OR COLUMN LINE

N — NORTH

000 — ROOM NUMBER

DOOR NUMBER

00 — WINDOW TYPE

XX-# — WALL TYPE

00 — KEYNOTE

00-0 — FINISH TYPE

0 — REVISION

MULTI-FAMILY HOUSING REQUIREMENTS

BATHROOM COMPLIANCE METHOD: ONE BATHROOM METHOD FOR ALL UNITS

PRECONSTRUCTION MEETING: A MANDATORY PRECONSTRUCTION MEETING SHALL BE SCHEDULED WITH A SENIOR STRUCTURAL INSPECTOR BY CALLING FIELD INSPECTION SERVICES AT (858) 492-5070

ARCHITECT OF RECORD DECLARATION

A. TO THE BEST OF MY KNOWLEDGE, CBC ACCESS REGULATIONS HAVE BEEN FULLY MET ON THESE DRAWINGS. THE ARCHITECT OF RECORD (OR AUTHORIZED REPRESENTATIVE) WILL PARTICIPATE IN A MANDATORY PRECONSTRUCTION MEETING FOCUSING ON ACCESS COMPLIANCE.

B. TO THE BEST OF MY KNOWLEDGE, THE FINAL COPY OF THE PLANS REFLECTS RESOLUTION OF ALL PLAN CHECK ISSUES THAT HAVE BEEN PREVIOUSLY EVALUATED AND SIGNED-OFF DURING THE COURSE OF PLAN RECHECK.

SIGNATURE: [signature]

DATE: 7/27/21

1. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED; AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

2. FOR NEW CONSTRUCTION, REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.

3. SINGLE- AND MULTI-STATION CARBON MONOXIDE ALARMS SHALL BE LISTED PER UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED PER UL 2045. CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE, THE CURRENT EDITION OF NFPA 720 "STANDARD FOR THE INSTALLATION OF CARBON MONOXIDE (CO) DETECTION AND WARNING EQUIPMENT" AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. OTHER CARBON MONOXIDE ALARM AND DETECTION DEVICES AS RECOGNIZED IN NFPA 720 ARE ALSO ACCEPTABLE.

4. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WIOTHIN AN INDIVIDUAL DWELLING UNIT IN GROUP R-1, R-2, R-3, R-3.1 OR R-4, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

NOTE TO PLAN CHECKER: REFER TO ELECTRICAL DRAWINGS FOR ALL CARBON MONOXIDE AND SMOKE ALARM DETECTOR LOCATIONS SHOWN ON PLANS.

5. PRIVATELY FUNDED BUILDINGS PROVIDING ASSIGNED DWELLING PARKING, ON AN ACCESSIBLE ROUTE SHALL BE PROVIDED FOR AT LEAST 2 PERCENT OF THE COVERED DWELLING UNITS, BUT NOT LESS THAN ONE. SIGNAGE IS NOT REQUIRED FOR ASSIGNED PARKING.

6. REFLECTIVE WARNING SIGNS SHALL BE INSTALLED AT TRANSITIONS FROM THE 8'-2" TO LOWER CEILING HEIGHTS IN VEHICULAR PASSAGE WAYS IN THE SAME PARKING LEVEL.

7. PROVIDE TWO-WAY COMMUNICATION AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE (CBC 1009.8)

8. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN EXTERIOR EXIT STAIRWAY AND RAMP CONNECTING >3 STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM AND THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF, AND THE DIRECTION TO, THE EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPT. THE SIGN SHALL BE LOCATED 5' ABOVE THE FLOOR LANDING. (CBC 1023.9)

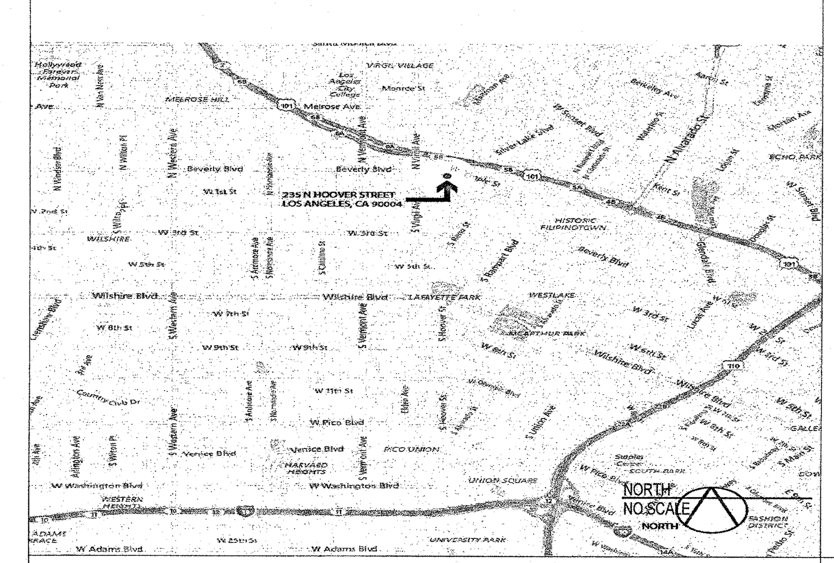
9. EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 PER CBC 907.5.2.2.

CONDITIONS OF APPROVAL

Final Plans. Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved." A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.

Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.

VICINITY MAP



PROJECT DATA

PROJECT DESCRIPTION: 4-STORY RESIDENTIAL APARTMENT BUILDING OVER 1 LEVELS OF SUBTERRANEAN PARKING GARAGE WITH 221 UNITS PROVIDED IN TWO BUILDINGS

ADDRESS / LOCATION: 235 NORTH HOOVER STREET LOS ANGELES, CA 90004

ASSESSOR'S PARCEL NO.: 5501-004-006

LEGAL DESCRIPTION: SEE T0.03 Survey

FUNDING: 100% PRIVATELY FUNDED; NO TAX CREDIT; NOT PUBLIC HOUSING

INCENTIVE: 35% DENSITY BONUS INCREASE PER AFFORDABLE HOUSING INCENTIVE. PROVIDING 11% VERY LOW INCOME UNITS, 19 TOTAL

APPLICABLE CODES & STANDARDS

APPLICABLE STATE CODES:
2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE
2016 CALIFORNIA FIRE CODE (CFC)
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
2016 CALIFORNIA REFERENCED STANDARDS
2016 CALIFORNIA FIRE MARSHAL REGULATIONS

APPLICABLE LOCAL ORDINANCES:
CITY OF LOS ANGELES BUILDING CODE AMENDMENTS
LAMC
VERMONT/WESTERN STATION NEIGHBORHOOD AREA PLAN (SNAP) SUBAREA B

PARTIAL LIST OF APPLICABLE STATE STANDARDS:
NFPA 13, 2016 AUTOMATIC SPRINKLER SYSTEMS
NFPA 14, 2013 STANDPIPE SYSTEMS AND HOSE SYSTEMS
NFPA 17, 2013 DRY CHEMICAL EXTINGUISHING SYSTEMS
NFPA 20, 2016 STATIONARY PUMPS FOR FIRE PROTECTION
NFPA 22, 2013 WATER TANKS FOR PRIVATE FIRE PROTECTION
NFPA 24, 2016 PRIVATE FIRE SERVICE MAINS
NFPA 72, 2016 NATIONAL FIRE ALARM CODE
NFPA 2001, 2015 CLEAN AGENT FIRE EXTINGUISHING SYSTEMS

FEDERAL ACTS:
1. 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2. 2007 ASME A17.1 SAFETY CODE FOR ELEVATORS AND ESCALATORS

CITY OF LOS ANGELES PLANNING CASE NUMBERS:
A. DIR-2015-3939-DB-SPP-DI-SPR-1A
B. VTT-74377-1A

PROJECT TITLE

PINNACLE 360

235 NORTH HOOVER STREET, LOS ANGELES

CONSTRUCTION CHANGE NO.1

THIS IS NOT A PUBLIC HOUSING FACILITIES OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FORM STATE OR FEDERAL. NOT A TCAC FACILITY, AND NOT A SOCIAL SERVICE CENTER. 100% PRIVATELY FUNDED. 5

JULY 27, 2021

PROJECT TEAM

OWNER:
PINNACLE 360 HOOVER, LLC
680 E. COLORADO BLVD. SUITE 300
PASADENA, CA 91101
TEL: (626)381-9709
CONTACT: JUSTIN SAECHEE

ARCHITECT :
CARRIER JOHNSON
725 SOUTH FIGUEROA STREET, SUITE 1650
LOS ANGELES, CA 90017
TEL: (213) 236-0177
CONTACT: VICKI PIAZZA

GEOTECHNICAL ENGINEER:
GEOCON WEST INC.
3303 N. SAN FERNANDO BLVD, SUITE 100
BURBANK, CA 91504
TEL:(949) 491-6570
~~CONTACT: JELISA THOMAS~~

LGC VALLEY INC.
28532 CONSTELLATION ROAD
VALENCIA, CA 91355
TEL:(661) 702-8474
CONTACT: BASIL HATTAR
5

CIVIL ENGINEER:
DAVID EVANS AND ASSOCIATES, INC
201 S FIGUEROA STREET, SUITE 240
LOS ANGELES, CA 90012
TEL:(213) 337-3680
CONTACT: JODI MENSEN
JMENSEN@DEAINC.COM

LANDSCAPE ARCHITECT:
CARRIER JOHNSON
725 SOUTH FIGUEROA STREET, SUITE 1650
LOS ANGELES, CA 90017
TEL: (213) 236-0177
CONTACT: AMBER LAKE

GENERAL CONTRACTOR:
KPRS CONSTRUCTION SERVICES INC
2850 SATURN BLVD. SUITE 120
BREA, CA 92821
TEL: (714) 672-0800
CONTACT: SAM MCINNIS

INTERIOR DESIGN:
ANTUNOVICH ASSOCIATES
9724 WASHINGTON BLVD., SUITE 200
CULVER CITY, CA 90232
TEL:(310) 237-0600
CONTACT: MARVIN ADAM

STRUCTURAL ENGINEER:
VCA
1845 W ORANGEWOOD AVE, SUITE 200
ORANGE, CA 92868
TEL:(714) 978-9780
CONTACT: BRETT KAUFMANN

SHORING AND RETAINING WALL ENGINEER:
CEFALI AND ASSOCIATES INC
4344 LAUREL CANYON BLVD. SUITE 3
STUDIO CITY, CA 91604
TEL: (818) 752-1812
CONTACT: DAVID CEFALI
TEL: (818) 752-1812 x303
CONTACT: LUZ SUAREZ

LANDSCAPE ARCHITECT:
AO LANDSCAPE STUDIO
144 NORTH ORANGE STREET
ORANGE, CA 92866
TEL: (714) 639-9860
CONTACT: DIEGO ALESSI

CONSTRUCTION MANAGEMENT:
AMJ CONSTRUCTION MANAGEMENT
7474 N FIGUEROA STREET SUITE 150
LOS ANGELES, CA 90041
TEL: (323) 526-1000
CONTACT: PAUL MILLER
5

MECHANICAL ENGINEER:
GREEN MEP ENGINEERING CONSULTING INC.
3 MACARTHUR PLACE, SUITE 855
SANTA ANA, CA 92702
TEL: (949) 232-1919
CONTACT: BEHNAM ENTEZAM

ELECTRICAL ENGINEER:
GREEN MEP ENGINEERING CONSULTING INC.
3 MACARTHUR PLACE, SUITE 855
SANTA ANA, CA 92702
TEL: (949) 232-1919
CONTACT: BRIAN NGUYEN

PLUMBING ENGINEER (DESIGN-BUILD):
GREEN MEP ENGINEERING CONSULTING INC.
3 MACARTHUR PLACE, SUITE 855
SANTA ANA, CA 92702
TEL: (949) 232-1919
CONTACT: ALEJANDRO HERNANDEZ

METHANE:
THE VERTEX COMPANIES, INC.
3322 ROUTE 22 WEST, SUITE 907
BRANCHBURG, NJ 08876
TEL: (908) 458-9604
CONTACTRICHARD TOBIA

C21-01738
APPROVED
LOS ANGELES FIRE DEPARTMENT
FIRE DEVELOPMENT SERVICES
BY. [signature]
17010-10004-03074
EXTEND OR MODIFY FIRE/LIFE SAFETY SYSTEMS AS REQUIRED

PLANS APPROVED
City of Los Angeles
City Planning Department
Date: 9/2/21 By: Ruben Vasquez
Comments: DIR-2015-3939-DB-SPP-DI-SPR
17010-10004-03074

PLAN CHECK NOTES

Fire Protection - Fire Department Access

1. ADDRESS: ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO SECTION 96.0209 F THE LOS ANGELES MUNICIPAL CODE AND CBC 501.2 EACH CHARACTER SHALL BE MINIMUM 4" IN HEIGHT AND 0.5" IN WIDTH, INSTALLED ON A CONTRASTING BACKGROUND.

2. ACCESS ROADS: APPROVED FIRE DEPARTMENT ACCESS WAYS SHALL BE PROVIDED.

3. FIRE PROTECTION: FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION.

4. FIRE HYDRANTS: FIRE HYDRANTS SHALL COMPLY WITH FIRE DEPARTMENT REQUIREMENTS FOR ON-SITE FIRE HYDRANTS.

5. REFLECTIVE MARKERS: FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE MARKERS.

6. KEY BOX: PROVIDE AN APPROVED KEY (KNOX) BOX IN AN APPROVED LOCATION.

7. IDENTIFICATION: ROOMS CONTAINING SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED BY APPROVED SIGNS CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.

8. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510 (CBC 916.1)

Fire Protection - Portable Fire Extinguishers

1. 2-A:10-B:C: AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A-10BC SHALL BE PROVIDED WITHIN 75' MAXIMUM TRAVEL DISTANCE FOR EACH 6000 SQ. FT. OR PORTION THEREOF ON EACH FLOOR.

2. 4-A:60-B:C: AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 4A-60BC SHALL BE PROVIDED OUTSIDE EACH MECHANICAL, ELECTRICAL, OR BOILER ROOM.

3. COOKING GREASE FIRES: A PORTABLE FIRE EXTINGUISHER LISTED AND LABELED FOR CLASS K FIRES COMPATIBLE WITH THE AUTOMATIC FIRE EXTINGUISHING SYSTEM AGENT SHALL BE INSTALLED WITHIN 30 FEET OF COMMERCIAL FOOD HEAT PROCESSING EQUIPMENT.

4. LOCATIONS: LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 19.

Fire Protection - Fire Alarm Systems

1. DEFERRED APPROVAL: COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS SHALL BE SUBMITTED TO THE CITY OF LOS ANGELES DEVELOPMENT SERVICES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

2. INSTALLATION: FIRE ALARM SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH CFC 907 AND NFPA 72. VISUAL AND AUDIBLE ALARMS WILL COMPLY WITH THE PROVISIONS OF NFPA-72G.

3. MONITORING: MONITORING OF SPRINKLER SYSTEM SHALL BE PER CFC 903.4.1

4. SUPERVISION: WHEN SERVING MORE THAN 20 SPRINKLER HEADS, AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED, CENTRAL, PROPRIETARY OR REMOTE, STATION SERVICE, OR SHALL BE PROVIDED WITH A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION.

5. SMOKE DETECTORS: DWELLING UNITS, CONGREGATE RESIDENCES AND HOTEL OR LODGING HOUSE GUEST ROOMS THAT ARE USED FOR SLEEPING PURPOSES SHALL BE PROVIDED WITH SMOKE DETECTORS.

Fire Protection - Automatic Sprinkler Systems

1. DEFERRED APPROVALS: COMPLETE PLANS AND SPECIFICATIONS FOR ALL FIRE EXTINQUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS AND STANDPIPE SYSTEMS AND RELATED APPURTANCES SHALL BE SUBMITTED TO THE CITY OF LOS ANGELES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

2. STANDPIPES: STANDPIPE SYSTEM SHALL COMPLY WITH CFC 905 AND NFPA 14. CONNECTIONS FOR STANDPIPE SUPPLY MUST BE AHEAD OF ANY BUILDING CONTROL VALVE. PROVIDE ALL TEST VALVES AND PRESSURE GAUGES AT HIGHEST POINT ON STANDPIPE.

3. INSTALLATION: FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORRDANCE WITH CBC903.3, CFC 903.3, AND NFPA 13.

4. MONITORING: ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF SPRINKLER HEADS IS 20 OR MORE AUTOMATIC FIRE SPRINKLER SYSTEM(S) AND ALL CONTROL VALVES, WITH THE EXCEPTION OF THOSE LISTED IN CBC 903.4 SHALL BE MONITORED BY A UL LISTED CENTRAL ALARM STATION.

5. AUDIBLE ALARM: ONE APPROVED AUDIBLE SDEVICE SHALL BE CONNECTED TO EVERY AUTOMATIC SPRINKLER SYSTEM IN AN APPROVED LOCATION ON THE EXTERIOR OF THE STRUCTURE. AN APPROVED AUDIBLE SPRINKLER FLOW ALARM TO ALERT THE OCCUPANTS SHALL BE PROVIDED IN THE INTERIOR OF THE BUILDING IN A NORMALLY OCCUPIED LOCATION.

6. DURING CONSTRUCTION: IN BUILDINGS THAT REQUIRE STANDPIPES, STANDPIPES SHALL BE PROVIDED DURING CONSTRUCTION WHEN THE HEIGHT REACHES 40 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPRATMENT VEHICLE ACCESS. A FIRE DEPRATMENT CONNECTION SHALL BE NO MORE THAN 100 FEET FROM AVAILABLE FIRE DEPRATMENT VEHICLE ACCESS ROADWAYS. CFC 3310, 3313.

7. COOKING EQUIPMENT: AN AUTOMATIC EXTINGUISHING SYSTEM SHALL BE PROVIDED TO PROTECT COMMENRCIAL TYPE FOOD HEATING EQUIPMENT THAT PRODUCES GREASE-LADEN VAPORS AND SHALL COMPLY WITH CFC, CMC AND NFPA 17A.

8. CHUTES: THE TOP OF RUBBISH AND LAUNDRY CHUTES AND IN THEIR TERMINAL ROOMS REQUIRE AN APPROVED AUTOMATIC SPRINKLER SYSTEM. WHEN CHUTES EXTEND THROUGH THREE (3) OR MORE FLOORS, ADDITIONAL SPRINKLER HEADS SHALL BE INSTALLED WITHIN SUCH CHUTES AT ALTERNATE FLOORS SUCH THAT THE SPRINKLER HEADS ARE ACCESSIBLE FOR SERVICING.

9. THE TYPE IA CONSTRUCTION BELOW THE HORIZONTAL ASSEMBLY SHALL BE PROTECTED THROUGHOUT BY AN APPROVED OUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.1.1

Fire Protection - Fire-Resistant Construction

1. DECORATIVE MATERIALS: ALL DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME RETARDANT CONDITION. ANY DECORATION USED IN PUBLIC AREA SHALL BE NON-COMBUSTIBLE OR FLAMEPROOFED IN AN APPROVED MANNER. (EXAMPLE: DRAPES, CURTAINS, SHADES, HANGINGS, ETC.)

2. FINISHES: WALL, FLOOR, AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CBC TABLE 803.9 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY OF LOS ANGELES.

CLASS A FLAME-SPREAD INDEX 0-25 CLASS B FLAME-SPREAD INDEX 26-75 CLASS C FLAME-SPREAD INDEX 76-200

3. JOINTS: JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTIVE WALLS, FIRE-RESISTIVE FLOOR OR FLOOR-CEILING ASSEMBLIES AND FIRE-RESISTIVE ROOF OR ROOF-CEILINGS SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTIVE JOINT SYSTEM.

4. THROUGH PENETRATIONS: THROUGH PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM.

5. MEMBRANE PENETRATIONS: MEMBRANE PROTECTION IS NOT REQUIRED AT STEEL ELECTRICAL BOXES WHERE NOT EXCEEDING 16 SQUARE INCHES IN AREA AND IF THE AGGREGATE AREA OF SEVERAL SUCH OPENINGS DOES NOT EXCEED 100 SQUARE INCHES FOR EVERY 100 SQUARE FEET OF WALL OR CEILING AREA, AND WHERE BOXES ARE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES WHEN ON OPPOSITE SIDES OF A WALL. ELECTRICAL PANELS MAY NOT BE PLACED WITHIN A ONE HOUR CORRIDOR. ELECTRICAL PANELS MAY NOT OCCUR WITHIN THE FIRE RESISTIVE ENVELOPE OF STAIR ENCLOSURES.

6. FIRE DAMPERS: FIRE DAMPERS OR DOORS SHALL BE PROVIDED AND INSTALLED PER CBC 717 WHERE AIR DUCTS PENETRATE FIRE RATED WALLS OR CEILINGS AT AREA OR OCCUPANCY SEPARATION WALL, HORIZONTAL EXIT WALLS, OR SHAFT ENCLOSURES. FIRE/SMOKE DAMPERS REQUIRED AND TO BE INSTALLED PER CBC 717 AT DUCTED AND UNDUCTED PENETRATIONS INTO FIRE-RATED CORRIDOR WALLS, OCCUPANCY SEPARATION WALLS, AND SHAFT ENCLOSURES. WHERE DUCTS HAVE OPENINGS INTO THE CORRIDOR. ACCESS OPENING ONE OR TWO-HOUR RATED ASSEMBLY TO BE APPROVED BY FIRE CODE OFFICIAL.

7. FIRE DAMPERS: FIRE AND / OR SMOKE DAMPER ASSEMBLIES, INCLUDING SLEEVES, AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION. FIRE DAMPERS SHALL BE APPROVED BY THE FIRE CODE OFFICIAL AND INSTALLED IN COMPLIANCE WITH TITLE 24 CCR AND IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON SITE FOR REVIEW BY INSPECTION AUTHORITIES.

8. HAZARDOUS MATERIALS: NO HAZARDOUS MATERIALS TO BE STORED AND/OR USED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES LISTED IN CBC TABLES 414.2.2 and 414.2.5.

9. ROOFS: ALL NEW ROOFS IN LOS ANGELES MUST COMPLY AS A CLASS A FIRE RATING.

10. VISIBILITY: EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRROS, OR OTHER DECORATIVE MATERIAL.

Means of Egress

1. SWING: EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING 50 OR MORE PERSONS.

2. LOCKING DEVICES: EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE, WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. ALL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.

3. PANIC HARDWARE: EXIT AND EXIT-ACCESS DOORS SERVING GROUP A, E OCCUPANCIES HAVING AN OCCUPANT LOAD OF 50 OR MORE AND ANY GROUP H OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE.

4. CORRIDOR WIDTH: THE WIDTH OF CORRIDORS SHALL NOT BE LESS THAN 44" WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE. CORRIDORS SERVING AND OCCUPANT LOAD OF LESS THAN 50 SHALL NOT BE LESS THAN 36". THE REQUIRED WIDTH OF CORRIDORS SHALL BE UNOBSTRUCTED.

5. CORRIDOR DOORS: ALL EXIT-ACCESS DOORWAYS AND DOORWAYS FROM UNOCCUPIED AREAS TO A CORRIDOR SHALL BE PROTECTED BY TIGHT-FITTING SMOKE- AND DRAFT-CONTROL ASSEMBLIES HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES. THE DOOR AND FRAME SHALL BEAR AN APPROVED LABEL FOLLOWED BY THE LETTER 'S'. DOORS TO BE SELF-CLOSING OR AUTOMATIC CLOSING.

6. EXIT CONTINUITY: EXITS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED MEANS OF EGRESS TO A PUBLIC WAY.

7. POSTING OF ROOM CAPACITY: ANY ROOM OR SPACE THAT IS AN ASSEMBLY, DINING, DRINKING OCCUPANCY OR SIMILAR WHERE FIXED SEATS ARE NOT INSTALLED SHALL HAVE THE MAXIMUM CAPACITY OF THE ROOM POSTED IN A CONSPICUOUS PLACE ON AN APPROVED SIGN NEAR THE MAIN EXIT OR EXIT-AACCESS DOORWAY FROM THE ROOM.

8. EXIT SIGN LOCATIONS: THE PATH OF EXIT TRAVEL TO AND WITHIN EXITS IN A BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.

9. EXIT SIGN GRAPHICS: EXIT SIGNS SHALL HAVE THE WORD "EXIT" ON THE SIGN IN 6" HIGH BLOCK CAPITAL LETTERS AND 3/4 INCH WIDE ON HIGH CONTRASTING BACKGROUND..

10. EXIT SIGN ILLUMINATION: EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE FACE IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOTCANDLES FROM EITHER TWO ELECTRIC LAMPS. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE.

11. EXIT SIGN POWER SOURCE: EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES.

12. MEANS OF EGRESS ILLUMINATION: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

13. LOW-LEVEL EXIT SIGNS: APPROVED LOW-LEVEL EXIT SIGNS SHALL BE PROVIDED IN ALL CORRIDORS SERVING GROUP A, E, I, AND R-1 OCCUPANCIES.

14. FLOOR SURFACE: WALKING SURFACES OF THE MEANS OF EGRESS SHALL HAVE A SLIP-RESISTANT SURFACE AND BE SECURELY ATTACHED.

15. OBSTRUCTIONS: THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.

16. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS ANS SECTION 2702.

DEFERRED SUBMITTALS

1. IT IS UNDERSTOOD THAT PLANS FOR THE PROJECT HAVE, AT THIS TIME, BEEN REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE STATE AND CITY REGULATIONS, AND THAT THE PROJECT AS A WHOLE HAS BEEN APPROVED BY THE CITY, WITH THE EXCEPTION OF THE DEFERRED ITEMS LISTED..

2. IF IT SHOULD BE DETERMINED SUBSEQUENTLY BY THE CITY THAT CHANGES IN THE PROJECT'S DESIGN ARE NECESSARY AFTER COMMENCEMENT OF CONSTRUCTION, I/WE ASSUME FULL RESPONSIBILITY AND ALL RISK OF LOSS WHICH MAY RESULT BY REASON OF SUCH CHANGES. I/WE AGREE THAT THE PROJECT SHALL CONFORM TO THE APPROVED FINAL PLANS AS AMENDED, WITHOUT REGARD TO THE STAGE OF CONSTRUCTION.

3. I/WE AM/ARE PROCEEDING AT MY OWN RISK WITHOUT ASSURANCE BY THE CITY, THAT A PERMIT FOR THE EXCEPTIONS PROPOSED WILL BE GRANTED.

4. I/WE UNDERSTAND THAT I/WE WILL NOT BE AUTHORIZED ANY INSPECTION OF THE DEFERRED ITEMS PROPOSED PRIOR TO THE SUBMITTAL AND APPROVAL OF PLANS AND/OR CALCULATIONS TO THOSE DEFERRED ITEMS.

5. I/WE THE RESPONSIBLE ARCHITECT/ENGINEER AND CONTRACTOR, ARE AWARE OF CONSTRUCTION PROCEEDING UNDER THE CONDITIONS ABOVE AND AGREE TO SUCH PROCEDURE.

OWNER________ ARCHITECT________ ENGINEER________

DEFERRED ITEMS:

1. STEEL STAIR FRAMING (NON-DSA ONLY)
2. GLASS AND METAL GUARDRAILING (NON-DSA ONLY)
3. FIREPROOFING (NON-DSA ONLY)
4. EXTERIOR CURTAIN WALL SYSTEM
5. WINDOW WASHING EQUIPMENT
6. ELEVATOR GUIDE RAILS AND SUPPORT BRACKETS
7. AUTOMATIC FIRE SPRINKLER SYSTEM
8. RETAINING WALL
9. FIRE ALARM SYSTEM (NON-DSA ONLY)
10. PUBLIC SWIMMING POOLS, JACUZZI, POOL FENCING
11. TRELLIS

1. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING.

2. DEFERRED SUBMITTAL DOCUMENTS IN ADDITION TO THE SEAL OF THE RESPONSIBLE ENGINEER, SHALL BEAR THE SHOP DRAWING APPROVAL STAMPS OF THE ARCHITECT OF RECORD AND THE GENERAL CONTRACTOR ON ALL SHEETSOF PLANS AND ON COVER OF CALCULATIONS.

3. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER THAT ALLOWS FOR A MINIMUM OF 30 WORKING DAYS FOR INITIAL PLAN REVIEW TURN AROUND. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE BUILDING OFFICIAL PRIOR TO APPROVAL OF THE SUBMITTED ITEMS.

4. DEFERRED SUBMITTAL ITEMS SHALL NOT BE FABRICATED / INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

5. PROVIDE TWO COPIES OF DEFERRED SUBMITTAL DOCUMENTS FOR FINAL APPROVAL.

6. EMERGENCY PLANS: SHALL BE SUBMITTED TO THE FIRECODE OFFICIAL FOR REVIEW AND APPROVAL PRIOR RO OCCUPANCY. COMPLETE PLANS AND SPECIFICATIONS FOR THE OPERATION OF THE ELEVATORS UNDER FIRE OR OTHER EMERGENCY CONDITIONS SHALL BE SUBMITTED TO THE FIRECODE OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

SPECIAL INSTRUCTIONS

NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT/ARCHITECT OR ENGINEER OF RECORD: BY USING THIS PERMITTED SET OF DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

Fire Prevention

1. FIRE EXTINGUISHERS: DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC 3315.1.

2. DURING CONSTRUCTION: BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.

3. DUMPSTERS: DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR IIA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON- OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3

4. BURNING PROHIBITED: OPEN FLAMES, FIRE, AND BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF LOS ANGELES AND CFC 308.

CODE ANALYSIS

PARKING TABULATIONS

STALL TYPE	SIZE W x L	0-1 BDRMS=131	2-3 BDRMS=90	REQUIRED*	REQUIRED**	PROVIDED
STANDARD	9'-0" x 18'-0"			311	227	166
COMPACT	8'-0" x 15'-0"			0		99
ACCESSIBLE	9'-0" x 18'-0" w/ 5'-0" SIDE AISLE			9		8
ACCESSIBLE-VAN	9'-0" x 18'-0" w/ 8'-0" SIDE AISLE			1		3
EVSE	9'-0" x 18'-0"	20% OF STANDARD AND GUEST 10% OF STANDARD AND GUEST, IMMEDIATE		57	55 29	57
GUEST	9'-0" x 18'-0"			55	55	57
TOTAL				312		377

* MININUM REQUIRED NUMBER OF SPACES PER DENSITY BONUS (LAMC 12.22.A.25.d.1)
PARKING OPTION #1 - (O-1) BEDROOM = 1 SPACE/UNIT; (2-3) BEDROOM = 2 SPACE/UNIT, INCLUSIVE OF ACCESSIBLE & GUEST PARKING
**MININUM REQUIRED NUMBER OF SPACES PER LOS ANGELES CITY PLANNING COMMISION, LETTER OF DETERMINATION (# DIR-2015-3939-DB-SPP-DI-SPR-1A).
***PARKING LEVELS ARE BOTH SUBTERRANEAN

BIKE PARKING

				REQUIRED	PROVIDED
PARKING SPACES					
LONG TERM				111*	116
SHORT TERM					21

*PER SNAP, 1/2 SPACE PER DWELLING UNIT

(2016 CPC TABLE 4-1)

OCCUPANCY	NO. OF UNITS	WATER CLOSETS	LAUNDRY	LAVATORIES	KITCHEN SINK
RESIDENTIAL	STUDIO - 19	1 EA	1 EA	1 EA	1 EA
-	1BD - 106	1 EA	1 EA	1 EA	1 EA
-	2BD - 92	2 EA	1 EA	2 EA	1 EA
-	3BD - 4	2 EA	1 EA	2 EA	1 EA
LOBBY (B)		1	-	1	-
CLUBHOUSE (A3)		2	-	2	-
GYM (A3)		2	-	2	-
LOUNGE (B)		3 + URINAL	-	2	-
TOTAL REQUIRED		229	-	221	221
TOTAL PROVIDED		335	221	327	221

NOTES:
1. OCCUPANT LOAD FACTORS PER THE 2016 CPC TABLE A.. OCCUPANT TYPES PER THE 2016 CPC CODE TABLE 4-1.
2. THE MINIMUM NUMBER OF FIXTURES SHALL BE CALCULATED AT 50% MALE AND 50% FEMALE, BASE UPON TOTAL OCCUPANT LOAD.
3. FOR EACH URINAL ADDED IN EXCESS OF THE MINIMUM REQUIRED, ONE WATER CL) OF THE MINIMUM REQUIREMENT MBER OF WATER CLOSETS SHALL NOT BE REDUCED TO LESS THAN TWO-THIRDS 2/3 (
4. THE TOTAL NUMBER OF WATER CLOSETS FOR FEMALES SHALL BE AT LEAST EQUAL TO THE TOTAL NUMBER OF WATER CLOSETS AND URINALS REQUIRED FOR MALES.

ENERGY CONSERVATION STANDARDS (2016 CALIFORNIA ENERGY CODE)

AIR LEAKAGE (NFRC 400)	WINDOWS <0.3 CFM/SF	SINGLE DOORS <0.3 CFM/SF	DOUBLE DOORS <1.0 CFM/SF
U-FACTOR (NFRC 100)	OPERABLE WINDOWS 0.46	FIXED WINDOWS 0.36	CURTAINWALL/STOREFRONT 0.41
SHGC (NFRC 200)	OPERABLE WINDOWS 0.22	FIXED WINDOWS 0.25	CURTAINWALL/STOREFRONT 0.26
VT (NFRC 100)	OPERABLE WINDOWS 0.32	FIXED WINDOWS 0.42	CURTAINWALL/STOREFRONT 0.46
JOINTS (SECTION 117)	JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.		
INSULATION (SECTION 118)	ALL INSULATING MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME-SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF CBC SEC. 720.		
	ROOF/ATTIC VALUE R-30 MIN.	EXTERIOR WALL VALUE R-13 MIN.	FLOOR/SOFFIT VALUE R-19 MIN.
COOL ROOFS (SECTION 118)	MINIMUM INITIAL TOTAL SOLAR REFLECTANCE (ASTM E903 / E1918) 0.63	MINIMUM THERMAL EMITTANCE (ASTM E408) 0.75	MINIMUM DRY FILM THICKNESS (ASTM D6083-97) 20 MILS

DEVELOPMENT SUMMARY

ZONING	R4-1
YARD SETBACKS	FRONT N/A; SIDE N/A; REAR (LAMC REFERENCES CBC): 15' + 1' FOR EVERY STORY ABOVE THIRD LEVEL = 17'
SITE AREA	130,859 SF
FAR RATIO	2.0

PREVIOUS PERMITS

P.I.D. NO.	N/A
TENTATIVE MAP	74377

BUILDING PLANNING

CONSTRUCTION TYPE	TYPE IA & IIIA, FULLY SPRINKLERED
OCCUPANCIES	B, A-3, R-2, & S-2 (CBC TABLE 508.4)
OCCUPANCY SEPARATION	A-3 TO R-2 = 1 HR, R-2 TO S-2 = 1 HR, R-2 TO B = 1 HR

AREA ANALYSIS-TYPE IA CONSTRUCTION (CBC TABLE 506.2)

OCCUPANCY	TABULAR AREA	FRONTAGE INCREASE	MULTI-STORY MULTIPLIER	ALLOWABLE AREA	PROPOSED AREA
S-2	SM = UL	N/A	N/A	UL	97,283 SF + 53,231 SF = 150,514 SF
R-2	SM W/O HT = UL	N/A	N/A	UL	38,365 SF

AREA ANALYSIS-TYPE IIIA CONSTRUCTION (CBC TABLE 506.2)

OCCUPANCY	TABULAR AREA	(CALCS ON T0.2.12) FRONTAGE INCREASE	MULTI-STORY MULTIPLIER	ALLOWABLE AREA	(SEE ALSO T0.2.11) PROPOSED AREA
R-2	SM W/O HT = 72,000	11,940 SF	x2	163,838 SF	218,303 SF
A-3	SM W/ HT = 14,000	NOT TAKEN	NOT TAKEN	14,000 SF	7,569 SF
B	SM W/O HT = 85,500	NOT TAKEN	NOT TAKEN	85,500 SF	1,435 SF

BUILDING HEIGHT / STORIES

CONSTRUCTION TYPE	OCCUPANCY	MAXIMUM HEIGHT	PROPOSED HEIGHT	MAXIMUM STORIES	PROPOSED STORIES
IA	S-2	S = UL	22'-0"	S = UL	2
IA	R-2	S W/O AREA = UL	22'-0"	S W/O AREA = UL	2
IIIA	R-2	S W/ AREA = 65'	43'-8"	S W/ AREA = 4	4
IIIA	A-3	S W/O AREA = 85'	43'-8"	S W/O AREA = 4	4

NOTES:
1. ZONING RESTRICTS BLDG HEIGHTS FROM GRADE TO 50'-0"
2. SNAP + DENSITY BONUS ALLOWS FOR ADDITIONAL 11'-0"
3. HEIGHT RESTRICTION FROM GRADE TO ZONING IS LIMITED TO 61'-0" (passes)

FIRE-RESISTIVE REQUIREMENTS

	TYPE 1A	TYPE IIIA
1. STRUCTURAL FRAME	3-HR	1-HR
2. BEARING WALLS - EXTERIOR	3- HR	2-HR
3. BEARING WALLS - INTERIOR	3-HR	1-HR
4. NON-BEARING WALLS - EXTERIOR	TABLE 602	TABLE 602
5. NON-BEARING WALLS - INTERIOR	0-HR	0-HR
6. SHAFT ENCLOSURES	2-HR	2-HR
7. FLOOR CONSTRUCTION	2-HR	1-HR
8. ROOF CONSTRUCTION	1 1/2-HR	1-HR
9. EXTERIOR OPENINGS	N/A	TABLE 705.8
10. STAIRWAY CONSTRUCTION	2-HR	2-HR
11. ROOF COVERING (CBC 1505)	NA	MIN. CLASS B
12. PARAPET RATING (CBC 709.4)	N/A	N/A
13. TRANSFORMER ROOM	N/A	N/A
14. TRASH CHUTE TERMINATION ROOM	N/A	N/A
15. FIRE CONTROL ROOM	N/A	N/A
16. STANDPIPES (CBC TABLE 9-A)	-	-
17. HEATING EQUIPMENT >400,000 BTU	N/A	N/A

carrierjohnson + CULTURE
architecture + environments + brand strategy + graphics

PINNACLE 360
235 N HOOVER STREET
LOS ANGELES, CA 90004

07-27-21 CONSTRUCTION CHANGE NO.
06-30-21 Interim IFC
03-10-21 CONSTRUCTION CHANGE NO.
02-03-20 FOR CONSTRUCTION
03-29-19 BID SET
11-30-18 Addendum 1
07-16-18 Permit Set
04-02-18 Bid Set
01-16-18 100% PDPP Submittal
08-10-17 85% PDPP Submittal
06-21-17 25% Construction Documents
01-27-17 100% Design Development
12-14-16 30% PDPP
ISSUES:

LICENSED ARCHITECT
Ray Varela
C-2[illegible]
STATE OF CALIFORNIA

PROJECT NO: 5681

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