APPLICANT / OWNER: SHANTI NIKETAN, LLC
5292 DUKE DRIVE,
LA PALMA, CA 90623
TEL: 714.300.5234

ARCHITECT: **nKLOSURES, INC. ARCHITECTS**
15560-C ROCKFIELD BLVD., SUITE 200
IRVINE, CA 92618
TEL: 323.309.7334
www.nKLOSURES.com

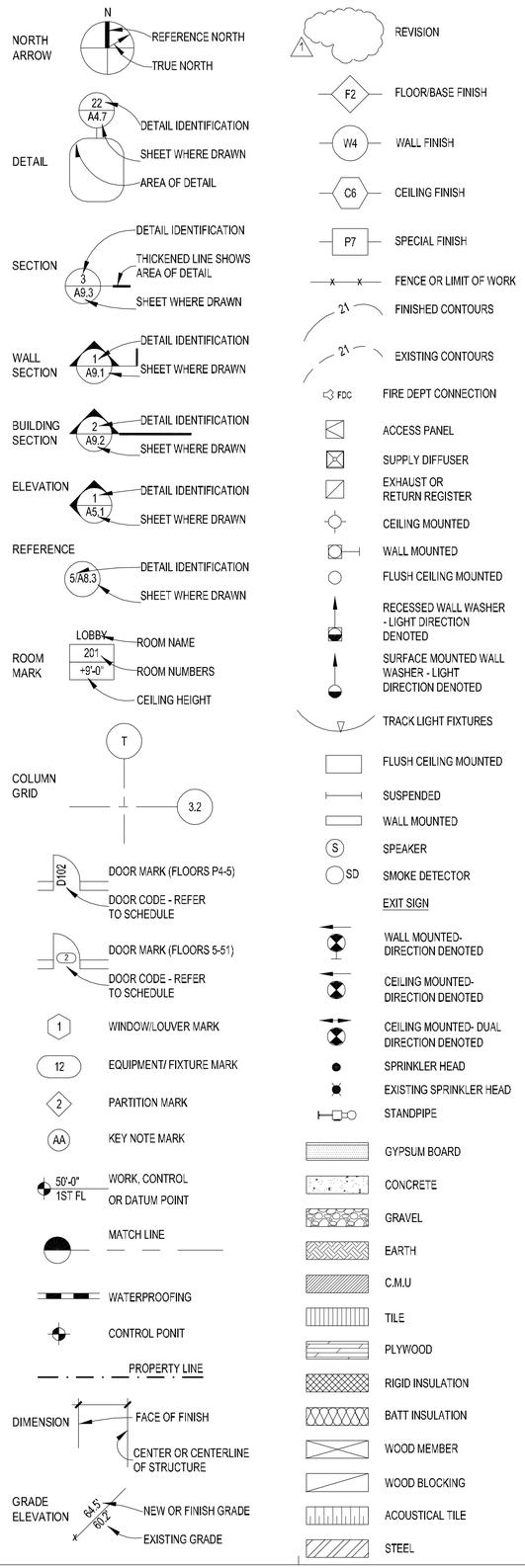
CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: HAYDON CHAN
DATE: 10/15/2026
APPLICATION #: 26010-10000-01187
STAMP DOES NOT CONSTITUTE
ZONING PLAN CHECK APPROVAL

HALBRENT APARTMENTS

LOS ANGELES, CALIFORNIA

OCTOBER 08, 2026
ISSUED FOR PLAN CHECK

SYMBOLS (NOT ALL SYMBOLS MAY BE USED)



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: HAYDON CHAN

DATE: 10/15/2026

APPLICATION #: 26010-10000-01187

STAMP DOES NOT CONSTITUTE ZONING PLAN CHECK APPROVAL

ABBREVIATIONS (NOT ALL ABBREVIATIONS MAY BE USED)

&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
⌀	DIAMETER, ROUND
d_T	PENNY
⊥	PERPENDICULAR
PL	PLATE
[	CHANNEL
□	SQUARE FOOT
#	POUND
AB	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONER
ACOUS	ACOUSTICAL
AD	AREA DRAIN
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
APNL	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AUTO	AUTOMATIC
BBD	BULLETIN BOARD
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BM	BEAM
BOT	BOTTOM
BSMT	BASEMENT
BUR	BUILT-UP ROOF
CAB	CABINET
CB	CATCH BASIN
CBD	CHALK BOARD
CEM	CEMENT
CFLASH	COUNTERFLASH (ING)
CG	CORNER GUARD
CI	CAST IRON
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CLG	CEILING
CLKG	CAULKING
CLO	CLOSET
CLR	CLEAR (ANCE)
CMU	CONCRETE MASONRY UNIT
CNR	CORNER
CNTR	COUNTER
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CT	CERAMIC TILE
CTSK	COUNTERSUNK
CTR	CENTER
DBL	DOUBLE
DD	DECK DRAIN
DEM	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DIS	DISPENSER
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DS	DOWNSPOUT
DSP	DRY STAND PIPE
DWG	DRAWING
DWR	DRAWER
E	EAST
(E)	EXISTING
EA	EACH
EB	EXPANSION BOLT
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EMER	EMERGENCY
ELEV	ELEVATOR
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP	EXPANSION
EXPO	EXPOSED
EXT	EXTERIOR
(F)	FACE OF
FA	FIRE ALARM
FCR	FIRE CONTROL ROOM
FD	FLOOR DRAIN
FDC	FIRE DEPT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FH	FLATHEAD
FIN	FINISH (ED)
FL	FLOOR (ING)
FLASH	FLASHING
FLUOR	FLUORESCENT
FPRF	FIREPROOF (ING)
FS	FULL SIZE
FT	FOOT, FEET
FTG	FOOTING
FURR	FURR (ED) (ING)
FUT	FUTURE
FWC	FABRIC WALL COVERING
GA	GAGE, GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GFRC	GLASS FIBER REINFORCED CONCRETE
GL	GLASS
GND	GROUND
GR	GRADE
GSM	GALVANIZED SHEET METAL
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HCP	HANDICAP (ED)
HD	HEAD
HDWD	HARDWOOD
HDW	HARDWARE
HM	HOLLOW METAL
HORZ	HORIZONTAL
HRC	HOSE REEL CABINET
HT	HEIGHT
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
ID	INSIDE DIAMETER
IN	INCH
INCAN	INCANDESCENT
INCL	INCLUDE
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JAN	JANITOR
JF	JOINT FILLER
JST	JOIST
JT	JOINT
KIT	KITCHEN
KO	KNOCKOUT
KP	KICK PLATE
LAM	LAMINATE
LAV	LAVATORY
LKR	LOCKER
LOUV	LOUVER
LPT	LOW POINT
LT	LIGHT
LTWT	LIGHTWEIGHT
MACH	MACHINE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MOULD	MOULDING
MTD	MOUNT (ED)
MTL	METAL
MUL	MULLION
N	NORTH
(N)	NEW
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
NOM	NOMINAL
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFD	OVERFLOW DRAIN
OFF	OFFICE
OPNG	OPENING
OPP	OPPOSITE
OPP HD	OPPOSITE HAND
OTS	OPEN TO STRUCTURE
OVD	OVERFLOW DRAIN
OZ	OUNCE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
POL	POLISH (ED)
PR	PAIR
PRCST	PRECAST
PROP	PROPOSED
PT	POINT
PTD	PAINTED
PTN	PARTITION
R	RISER
RAD	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCED
(R)	REMOVE (ED)
REPL	REPLACED
REQ	REQUIRED
RESIL	RESILIENT
REV	REVISIONS
RFG	ROOFING
RHP	ROOF HIGH POINT
RLP	ROOF LOW POINT
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
S	SOUTH
SC	SOLID CORE
SCHED	SCHEDULE
SD	SMOKE DETECTOR
SECT	SECTION
SF	SQUARE FOOT/ FEET
SG	SAFETY GLASS
SHT	SHEET
SHR	SHOWER
SHTHG	SHEATHING
SIM	SIMILAR
SJ	SEISMIC JOINT
SM	SHEET METAL
SPEC	SPECIFICATION
SPKR	SPEAKER
SQ	SQUARE
SS	STAINLESS STEEL
SSK	SERVICE SINK
STD	STANDARD
STL	STEEL
STOR	STORAGE
STR	STRUCTURE
STRL	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
T	TREAD
(T)	TOP OF
TB	TOWEL BAR
TBR	TO BE REMOVED
TEL	TELEPHONE
TEMP	TEMPERED
TERR	TERRAZZO
T&G	TONGUE AND GROOVE
THK	THICK
THRU	THROUGH
TS	TUBULAR STEEL
TYP	TYPICAL
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UR	URINAL
VB	VAPOR BARRIER
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VT	VINYL TILE
VWC	VINYL WALL COVERING
W	WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
WGL	WIRE GLASS
WH	WATER HEATER
WR	WATER RESISTANT
WND	WINDOW
W/O	WITHOUT
WP	WATERPROOF (ING)
WS	WOOD SCREW
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD

PROJECT DIRECTORY

APPLICANT/ OWNER

SHANTI NIKETAN LLC
OWNER REPRESENTATIVE
VISHAL PATEL

5292 Duke Drive,
La Palma, CA 90623
T 714.514.4975

GEOTECHNICAL ENGINEER

IRVINE GEOTECHNICAL, INC.

145 N. Sierra Madre Blvd., Suite 12
Pasadena, CA 91107
T 626.844.6641
F 626.604.0394

CIVIL ENGINEER

JOHN LABIB + ASSOCIATES

209 E. El Segundo Boulevard,
El Segundo, CA 90245
T 213.239.9703
F 213.239.9699

LANDSCAPE ARCHITECT

CHARLES TROWBRIDGE & ASSOC.

17901 Romelle Avenue,
Santa Ana, CA 92705
T 714.532.3663
F 714.532.3667

ARCHITECT

NKLOSURES, INC. ARCHITECTS
CONTACT:
NIKHIL KAMAT

15560-C Rockfield Blvd., Suite 200
Irvine, CA 92618
T 323.309.7334

SITE SURVEY

JC SURVEY

P.O. BOX 86
ACTON, CA 93510
T 661.269.2711

STRUCTURAL ENGINEER

JOHN LABIB + ASSOCIATES

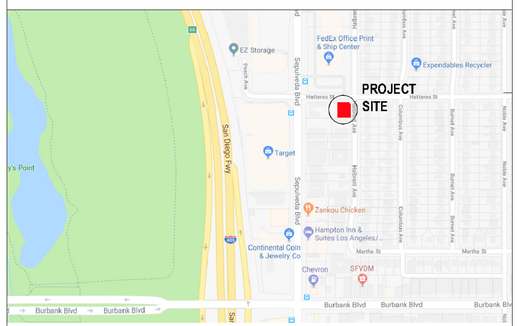
209 E. El Segundo Boulevard,
El Segundo, CA 90245
T 213.239.9703
F 213.239.9699

MECH/ ELEC/ PLUMBING ENGINEER

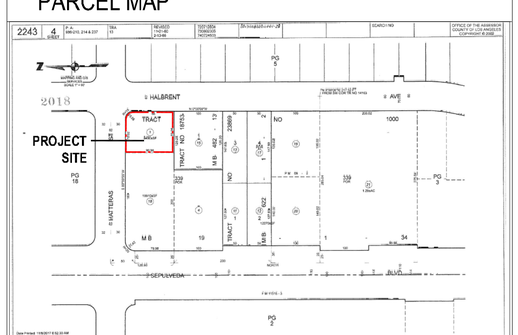
SHAMIM ENGINEERING GROUP

5847 Wilbur Avenue,
Tarzana, CA 91356
T 818.788.6778

VICINITY MAP



PARCEL MAP



5757 HALBRENT
LOS ANGELES, CA

APPLICANT:	**SHANTI NIKETAN LLC** 5292 DUKE DRIVE, LA PALMA, CA 90623 TEL: 714.300.5234
ARCHITECT:	**NKLOSURES INC. ARCHITECTS** 15560-C ROCKFIELD BLVD., #200 IRVINE, CA 92618 TEL: 323.309.7334
SITE SURVEY:	JC SURVEY P.O. BOX 86 ACTON, CA 93510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD.,#12 PASADENA, CA 91107 TEL: 626.844.6641
CIVIL/ GRADING:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
STRUCTURAL:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
MECH/ ELEC/ PLUMBING:	SHAMIM ENGINEERING GROUP 5847 WILBUR AVE., TARZANA, CA 91356 TEL: 818.788.6778
LANDSCAPE:	CHARLES TROWBRIDGE & ASSOC. 17901 ROMELLE AVENUE, SANTA ANA, CA 92705 TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT — NIKHIL A. KAMAT — C-33850 — Ren. 02/28/2027 — STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.:	17.012	
NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK - REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

PROJECT INFO. SYMBOLS, ABBREVIATIONS & VICINITY MAP

SCALE: AS NOTED

SHEET NO.:

A001

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NKLOSURES, INC. ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NKLOSURES, INC. ARCHITECTS.

© 2025 NKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01-SERVER\00-PROJECTS\17.012_5757-HALBRENT\05_DRAWINGS\0A_COVSHEETS\A001_PROJECT-INFO.DWG (10-08-26 11:53:53AM) Plotted by: nKLOSURES

SHEET INDEX

SHEET INDEX

SHEET INDEX

SHEET	DRAWING TITLE	12/22/25 ISSUED FOR PLAN CHECK	09/10/26 ZONING PLAN CHECK- REV 1	09/28/26 PZAF PLAN CHECK- REV. 2	10/08/26 PZAF PLAN CHECK- REV. 3		
	COVER SHEET						
A001	PROJECT INFO., SYMBOLS, ABBREV. & VICINITY MAP	●	●	●	●		
A002	SHEET INDEX	●	●	●	●		
A005	PROJECT GENERAL NOTES	●	●	●	●		
A010	BUILDING/ CODE SUMMARIES	●	●	●	●		
A011	SUPPLEMENTAL DOCUMENTS	●	●	●	●		
A012	AREA CALCULATIONS- ZONING	●	●	●	●		
A013	OPEN SPACE CALCULATIONS	●	●	●	●		
A015	SUPPLEMENTAL DOCUMENTS	●	●	●	●		
A016	PARCEL PROFILE REPORT		●	●	●		
A040	OCCUPANCY AND EXITING ANALYSIS: LEVELS 01 - 05	●	●	●	●		
	A2 SERIES FLOOR PLANS						
A100	OVERALL SITE PLAN	●	●	●	●		
A201	FLOOR PLAN- LEVEL 01	●	●	●	●		
A202	FLOOR PLAN- LEVEL 02	●	●	●	●		
A203	FLOOR PLAN- LEVEL 03	●	●	●	●		
A204	FLOOR PLAN- LEVEL 04		●	●	●		
A205	FLOOR PLAN- LEVEL 05	●	●	●	●		
A206	FLOOR PLAN- MAIN ROOF LEVEL	●	●	●	●		
A207	OVERALL ROOF PLAN	●	●	●	●		
	A3 SERIES ELEVATIONS						
A300	NORTH AND SOUTH ELEVATIONS	●	●	●	●		
A301	WEST AND EAST ELEVATIONS	●	●	●	●		
A310	ROOF DRAIN LOCATIONS AT FLOOR PLANS (LEVELS 01- ROOF)		●	●	●		
A311	ROOF DRAIN LOCATIONS AT ELEVATIONS		●	●	●		
	A4 SERIES SECTIONS						
A400	BUILDING SECTIONS	●	●	●	●		
	A7 SERIES INTERIORS						
A701	REFLECTED CEILING PLAN- LEVEL 01	●	●	●	●		
A702	REFLECTED CEILING PLAN- LEVEL 02	●	●	●	●		
A703	REFLECTED CEILING PLAN- LEVEL 03 (LEVELS 04 & 05 SIM.)	●	●	●	●		
	A8 SERIES DOORS, WINDOWS & MISC.						
A800	DOOR SCHEDULE			●	●		
A803	WINDOW SCHEDULE			●	●		
A811	BICYCLE PARKING- ENLARGED PLANS AND INTERIOR ELEV.		●	●	●		
A812	BICYCLE PARKING- SPECIFICATIONS			●	●		

5757 HALBRENT
LOS ANGELES, CA

APPLICANT: SHANTI NIKETAN LLC
5292 DUKE DRIVE,
LA PALMA, CA 90623
TEL: 714.300.5234

ARCHITECT: NIKLOSURES INC. ARCHITECTS
15580-C ROCKFIELD BLVD., #200
IRVINE, CA 92618
TEL: 323.309.7334

SITE SURVEY: JC SURVEY
P.O. BOX 66
ACTON, CA 93510
TEL: 661.269.2177

SOILS ENGINEER: IRVINE GEOTECHNICAL, INC.
145 N. SIERRA MADRE BLVD.#12
PASADENA, CA 91107
TEL: 626.844.8841

CIVIL/ GRADING: JOHN LABIB + ASSOCIATES
319 MAIN STREET,
EL SEGUNDO, CA 90245
TEL: 213.239.9700

STRUCTURAL: JOHN LABIB + ASSOCIATES
319 MAIN STREET,
EL SEGUNDO, CA 90245
TEL: 213.239.9700

MECH/ ELEC/ PLUMBING: SHAMIM ENGINEERING GROUP
5847 WILBUR AVE.,
TARZANA, CA 91356
TEL: 818.788.6778

LANDSCAPE: CHARLES TROWBRIDGE & ASSOC.
17901 ROMELLE AVENUE,
SANTA ANA, CA 92705
TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT
NIKNIL A. KAMAT
C-33850
Ren. 02/28/2027
STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.:	17.012	
NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK- REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

SHEET INDEX

SCALE: N.T.S.

SHEET NO.:

A002

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NIKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NIKLOSURES, INC., ARCHITECTS.

© 2025 NIKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01-SERVER\00-PROJECTS\17.012_5757-HALBRENT\05_DRAWINGS\04_CD\SHEETS\A002_SHEET-INDEX.DWG (10-08-26 11:54:26AM) Plotted by: nKLOSURES

GENERAL NOTES

SECURITY REQUIREMENTS

1. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. (§708)
2. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES. (§707)
3. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. §1.6708.1 - DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB. (§708.4)
4. EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH A LIGHT BULB (60 WATT MIN.) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR. (§708)
5. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA., STEEL JAMB STUD WITH 1/4" MIN. PROTECTION, THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. (§1.6709.5, §709.7)
6. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR, DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN S.F. AND S OCCUPANCIES). (§709.2)
7. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEAD BOLT SHALL HAVE A MINIMUM THROW OF 3/4". (§708.2)
8. THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEADBOLT OPERATED BY A NON-REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE CONSIDERED AS A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEADBOLT SHALL NOT BE SEPARATED BY MORE THAN 8 INCHES.
9. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 IN. THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4 IN. THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN WIDTH. (§1.6708.1 ITEM 2)
10. SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (§710)
11. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 5717.1
12. METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE AND BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (§711)
13. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (§712)
14. IN B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5 IN. BUT LESS THAN 48 IN. SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES (§714)
15. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (§713)
16. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (§715.3)
17. OTHER OPEN ABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN S, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (§715.2)
18. SLIDING WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. §715.1
19. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. §717.2.
20. ANY RELEASE FOR METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION. (§1.6715.4)
21. ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 8 INCHES IN ONE DIMENSION. (§1.6718)

RESIDENTIAL NOTES:

1. HEATING SYSTEMS SHALL BE EQUIPPED WITH THERMOSTATS THAT MEET THE REQUIREMENTS OF SECTION 110.2(c)
2. GAS OR PROPANE WATER HEATERS SHALL HAVE:
   a) A 120V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER.
   b) A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE.
   c) CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE.
   d) A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR.
3. ALL PUMPS AND PUMP MOTORS INSTALLED SHALL BE LISTED IN THE COMMISSION'S DIRECTORY OF CERTIFIED EQUIPMENT AND SHALL COMPLY WITH THE APPLIANCE EFFICIENCY REGULATIONS.
4. THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT OF ANY LOOSE-FILL INSULATION SHALL CONFORM WITH THE INSULATION MANUFACTURER'S LABELED R-VALUE. (150.0(b))
5. MATERIAL USED FOR SLAB EDGE INSULATION SHALL MEET THE FOLLOWING MINIMUM SPECIFICATIONS:
   a) WATER ABSORPTION RATE NO GREATER THAN 0.3 PERCENT.
   b) WATER VAPOR PERMEANCE NO GREATER THAN 2.0 PERM/INCH.
   c) CONCRETE SLAB PERIMETER INSULATION MUST BE PROTECTED FROM PHYSICAL DAMAGE AND ULTRAVIOLET LIGHT DETERIORATION.
   d) INSULATION FOR A HEATED SLAB FLOOR SHALL MEET THE REQUIREMENTS OF SECTION 110.8(g), (150.0(f))
6. CONCRETE-SLAB FLOOR PERIMETER INSULATION SHALL BE PROVIDED 16 INCHES DEEP, OR THE DEPTH OF THE FOOTING OF THE BUILDING, WHICHEVER IS LESS. (150.1(c)(1)(D))
7. INSULATIONS ARE REQUIRED FOR:
   a) ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES.
   b) ALL PIPING WITH A NOMINAL DIAMETER OF 3/4 INCH OR LARGER.
   c) THE FIRST 5 FEET (1.5 METER) OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK.
8. INSULATION SHALL BE PROVIDED FOR WATER HEATERS AS FOLLOWS:
   a) STORAGE GAS WATER HEATERS WITH AN ENERGY FACTOR EQUAL TO OR LESS THAN THE FEDERAL MINIMUM STANDARDS SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSULATED THERMAL RESISTANCE OF R-12 OR GREATER.
   b) UNFIRED HOT WATER TANKS, SUCH AS STORAGE TANKS AND BACKUP STORAGE TANKS FOR SOLAR WATER-HEATING SYSTEMS, SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER OR HAVE INTERNAL INSULATION OF AT LEAST R-16 AND A LABEL ON THE EXTERIOR OF THE TANK SHOWING THE INSULATION R-VALUE. (150.0(j))

FIRE DISTRICT 1 NOTES:

1. TYPE (IV) (V) BUILDING IS NOT PERMITTED IN FIRE DISTRICT NO. 1. (7204.1), THIS BUILDING CONSTRUCTION IS OF TYPE III A OVER TYPE I A GARAGE
2. OPENINGS SHALL BE PROTECTED BY A FIRE ASSEMBLY HAVING A 3/4 HOUR FIRE RESISTIVE RATING WHEN THE EXTERIOR WALL IS WITHIN 10' OF A FIRE SEPARATION DISTANCE. (7204.3)
3. EXTERIOR PLASTIC VENEER IS NOT PERMITTED., (7204.11)
   a) ARCHITECTURAL TRIMS SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIALS OR FIRE-TREATED WOOD., (7204.7)
   b) PERMANENT CANOPIES SHALL COMPLY WITH SECTION (7204.8)
4. EVERY STORY OR BASEMENT WITH A FLOOR SURFACE ELEVATION MORE THAN 4 FT LOWER THAN THE HIGHEST ELEVATION OF THE FLOOR LANDING OR TREAD OF ANY REQUIRED EXIT FROM THAT STORY SHALL BE SPRINKLERED. (7203.5)
5. LOADING PLATFORM SHALL BE ENCLOSED AND SHALL BE FIRE-STOPPED INTO AREA NOT EXCEEDING 2,500 SQUARE FEET. (7203.6)
6. LOADING PLATFORM OVER 48 INCHES ABOVE THE GROUND SHALL BE OF NONCOMBUSTIBLE MATERIAL. (7203.8)
7. ROOFED PLATFORM SHALL BE OF NONCOMBUSTIBLE MATERIAL. (7203.6)
8. PROVIDE CLASS A ROOFING. (7204.4, 1505.1)

GENERAL NOTES

SOUND TRANSMISSION

1. ALL RIGID CONDUITS, DUCTS, PLUMBING PIPES, AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR A MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL. VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, ORA MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.
2. PENETRATIONS INTO SOUND RATED PARTITIONS OR FLOOR-CEILING ASSEMBLIES SHALL BE SEALED, LINED, OR INSULATED WITH AN APPROVED PERMANENT RESILIENT SEALANT.
3. AN APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS
4. CARPETS OR SIMILAR SURFACE MATERIAL WHICH ARE PART OF THE FLOOR-CEILING ASSEMBLY MUST BE INSTALLED AND INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED AND MAY BE REPLACED ONLY BY OTHER FLOOR COVERING THAT PROVIDES THE REQUIRED IMPACT SOUND INSULATION. (1207.5)
5. METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED. (EXCEPTION: DUCTS SERVING ONLY EXIT WAYS, KITCHEN COOKING FACILITIES, AND BATHROOMS NEED NOT BE LINED).
6. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES WHENEVER A PLUMBING PIPING, OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT. THIS REQUIREMENT IS NOT APPLICABLE TO FIRE SPRINKLER PIPE, GAS LINE OR ELECTRICAL CONDUIT.
7. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24" AND NOTE THAT BACK AND SIDES OF BOXES WILL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY A MINIMUM OF 2" THICK MINERAL FIBER INSULATION. (TV, TELEPHONE AND INTERCOM OUTLETS MUST BE INSTALLED IN BOXES ACCORDINGLY.)
8. THE ENTRANCE DOORS TO RESIDENTIAL UNITS FROM INTERIOR CORRIDORS ARE REQUIRED TO HAVE A MINIMUM STC RATING OF 26 (LAMINATED 1 3/8" SOLID-CORE DOORS WITH RESILIENT STOPS AND GASKETS OR 1/8 GAUGE INSULATED STEEL SLAB DOORS WITH COMPRESSION SEALS ALL AROUND, INCLUDING THRESHOLDS WILL MEET THIS REQUIREMENT).
9. WALL MOUNTED LAVATORIES AND TOILETS ARE NOT PERMITTED IN SOUND RATED PARTITIONS.
10. ELECTRICAL PANELS ARE NOT PERMITTED IN SOUND RATED PARTITIONS.

MAINTENANCE INFORMATION

1. THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY, MAINTENANCE INFORMATION FOR ALL FEATURES, MATERIALS, COMPONENTS, AND MANUFACTURED DEVICES THAT REQUIRE ROUTINE MAINTENANCE FOR EFFICIENT OPERATION. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING, BY TITLE AND/OR PUBLICATION NUMBER, THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF FEATURE., MATERIAL, COMPONENT OR MANUFACTURED DEVICE.
2. ALL SYSTEMS, EQUIPMENT AND/OR BUILDING COMPONENTS SHALL COMPLY WITH THE APPLICABLE MANUFACTURER PROVISIONS AND INSTALLATION PROVISIONS OF SECTIONS 110.0 THROUGH 110.10
3. ANY APPLIANCE REGULATED BY THE APPLIANCE EFFICIENCY REGULATIONS, TITLE 20 CALIFORNIA CODE OF REGULATIONS, SECTION 1601 ET SEQ., MAY BE INSTALLED ONLY IF THE APPLIANCE FULLY COMPLIES WITH SECTION 1608(a) OF THOSE REGULATIONS. (110.1)
4. SERVICE WATER-HEATING SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC TEMPERATURE CONTROLS CAPABLE OF ADJUSTMENT FROM THE LOWEST TO THE HIGHEST ACCEPTABLE TEMPERATURE SETTING FOR THE INTENDED USE AS LISTED IN TABLE 3, CHAPTER 50 OF THE ASHRAE HANDBOOK, HVAC APPLICATIONS VOLUME. (110.3(a)(1))
5. ON SYSTEMS THAT HAVE A TOTAL CAPACITY GREATER THAN 167,000 BTU/HR, OUTLETS THAT REQUIRE HIGHER THAN SERVICE WATER TEMPERATURES AS LISTED IN THE ASHRAE HANDBOOK, APPLICATIONS VOLUME, SHALL HAVE SEPARATE REMOTE HEATERS, HEAT EXCHANGERS, OR BOOSTERS TO SUPPLY THE OUTLET WITH THE HIGHER TEMPERATURE. (110.3(c)(1))
6. CONTROLS FOR SERVICE WATER-HEATING SYSTEMS SHALL LIMIT THE OUTLET TEMPERATURE AT PUBLIC LAVATORIES TO 110 F. (110.3(c)(3))
7. UNFIRED SERVICE WATER-HEATER STORAGE TANKS AND BACKUP TANKS FOR SOLAR WATER-HEATING SYSTEMS SHALL HAVE:
   A) EXTERNAL INSULATION WITH AN INSTALLED R-VALUE OF AT LEAST R-12, OR
   B) INTERNAL AND EXTERNAL INSULATION WITH A COMBINED R-VALUE OF AT LEAST R-18, OR
   C) THE HEAT LOSS OF THE TANK SURFACE, BASED ON AN 80 F WATER-AIR TEMPERATURE DIFFERENCE SHALL BE LESS THAN 8.5 BTU/HR PER SQUARE FOOT. (110.3(c)(4))
8. SPACE CONDITIONING EQUIPMENT SHALL MEET THE EFFICIENCY STANDARDS SPECIFIED SECTION 120.2
9. PILOT LIGHTS SHALL BE PROHIBITED FOR:
   A) FAN - TYPE CENTRAL FURNACES
   B) HOUSEHOLD COOKING APPLIANCES, EXCEPT FOR HOUSEHOLD COOKING APPLIANCES WITHOUT AN ELECTRICAL SUPPLY VOLTAGE CONNECTION AND IN WHICH EACH PILOT CONSUMES LESS THAN 150 BTU/HR
   C) POOL HEATERS
   D) SPA HEATERS
10. MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS SHALL HAVE AIR INFILTRATION RATES NOT EXCEEDING 0.3 CFM/FT2 OF WINDOW AREA, 0.3 CFM/FT2 OF RESIDENTIAL DOOR AREA, 0.3 CFM/FT2 OF NONRESIDENTIAL SINGLE DOOR AREA, AND 1.0 CFM/FT2 OF NONRESIDENTIAL DOUBLE DOOR AREA. (110.6(a)(1))
11. FENESTRATION PRODUCTS SHALL BE CERTIFIED FOR OVERALL U-VALUES AND OVERALL SHGC, AND SHALL HAVE A TEMPORARY LABEL WHICH LISTS THE CERTIFIED U-VALUE AND SHGC, AND CERTIFIES THAT APPLICABLE AIR INFILTRATION REQUIREMENTS ARE MET. (110.6(a)(2), 110.6(a)(5))
12. FIELD MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS, OTHER THAN UNFRAMED GLASS DOORS AND FIRE DOORS, SHALL BE CAULKED BETWEEN THE FENESTRATION PRODUCTS OR EXTERIOR DOOR AND THE BUILDING, AND SHALL BE WEATHER STRIPPED. (110.6(a)(6))
13. 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. (110.7)
14. INSULATION SHALL BE CERTIFIED BY DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHING AND THERMAL INSULATION THAT THE INSULATION CONDUCTIVE THERMAL PERFORMANCE IS APPROVED PURSUANT TO THE CALIFORNIA CODE OF REGULATIONS. (110.8(a))
15. UREA FORMALDEHYDE FOAM INSULATION MAY ONLY BE USED IN EXTERIOR SIDE WALLS, AND REQUIRES A FOUR-MIL-THICK PLASTIC POLYETHYLENE VAPOR BARRIER BETWEEN THE UREA FORMALDEHYDE FOAM INSULATION AND THE INTERIOR SPACE. (110.8(b))
16. INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE CBC. (110.8(c))
17. INSULATION INSTALLED ON AN EXISTING SPACE CONDITIONING DUCT, IT SHALL COMPLY WITH SECTION 605 OF THE CMC. (110.8(d)(3))
18. EXTERNAL INSULATION INSTALLED ON AN EXISTING UNFIRED WATER STORAGE TANK OR ON AN EXISTING BACK-UP TANK FOR A SOLAR WATER-HEATING SYSTEM, IT SHALL HAVE AN R-VALUE OF AT LEAST R-12, OR THE HEAT LOSS OF THE TANK SURFACE BASED ON AN 80 F WATER-AIR TEMPERATURE DIFFERENCE SHALL BE LESS THAN 8.5 BTU PER HOUR PER SQUARE FOOT. (110.8(d)(2))
19. THE OPAQUE PORTIONS OF FRAMED DEMISING WALLS SHALL HAVE INSULATION WITH AN INSTALLED R-VALUE OF AT LEAST R-13 BETWEEN FRAMING MEMBERS. (110.8(f))
20. SERVICE HOT WATER SYSTEMS WITH CIRCULATING PUMPS OR WITH ELECTRICAL HEAT TRACE SYSTEMS SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF THE SYSTEM. (110.3 (c)(2))

LIGHTING

1. INSTALLED LUMINAIRES SHALL BE CLASSIFIED AS HIGH-EFFICACY OR LOW-EFFICACY FOR COMPLIANCE WITH SECTION 150.0(k) IN ACCORDANCE WITH TABLE 150.0-A OR TABLE 150.0-B, AS APPLICABLE.
2. A MINIMUM OF 50 PERCENT OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LIGHTING IN KITCHENS SHALL BE HIGH EFFICACY, FOR THE PURPOSE OF COMPLIANCE WITH SECTION 150.0(k), KITCHEN LIGHTING INCLUDES ALL PERMANENTLY INSTALLED LIGHTING IN THE KITCHEN EXCEPT FOR LIGHTING THAT IS INTERNAL TO CABINETS FOR THE PURPOSE OF ILLUMINATING ONLY THE INSIDE OF THE CABINETS. LIGHTING IN AREAS ADJACENT TO THE KITCHEN, INCLUDING BUT NOT LIMITED TO DINING AND NOOK AREAS, ARE CONSIDERED KITCHEN LIGHTING IF THEY ARE NOT SEPARATELY SWITCHED FROM KITCHEN LIGHTING.
   EXCEPTION: UP TO 50 WATTS FOR DWELLING UNITS LESS THAN OR EQUAL TO 2,500 FT2 OR 100 WATTS FOR DWELLING LARGER THAN 2,500 FTS MAY BE EXEMPT FROM THE 50 PERCENT HIGH EFFICACY REQUIREMENT WHEN ALL LIGHTING IN THE KITCHENS CONTROLLED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS IN SECTION 150.0(k)(2), AND IS ALSO CONTROLLED BY VACANCY SENSORS OR DIMMERS.
3. LIGHTING INSTALLED IN BATHROOMS SHALL MEET THE FOLLOWING REQUIREMENTS:
   i) A MINIMUM OF ONE HIGH EFFICACY LUMINAIRE SHALL BE INSTALLED IN EACH BATHROOM; AND
   ii) ALL OTHER LIGHTING INSTALLED IN EACH BATHROOM SHALL BE HIGH EFFICACY OR CONTROLLED BY VACANCY SENSORS.
4. LIGHTING INSTALLED IN ATTACHED AND DETACHED GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY VACANCY SENSORS.
5. LIGHTING INSTALLED IN ROOMS OR AREAS OTHER THAN IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY, OR SHALL BE CONTROLLED BY EITHER DIMMERS OR VACANCY SENSORS.
   EXCEPTION 1: LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET.
   EXCEPTION 2: LIGHTING IN DETACHED STORAGE BUILDING LESS THAN 1,000 SQUARE FEET LOCATION ON A RESIDENTIAL SITE.
6. IN A LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS 20 PERCENT OR LESS OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING FOR THE INTERIOR COMMON AREA IN THAT BUILDING SHALL BE HIGH EFFICACY LUMINAIRES OR CONTROLLED BY AN OCCUPANT SENSOR.
7. IN A LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS MORE THAN 20 PERCENT OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING IN THAT BUILDING SHALL:
   i) COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 110.9, 130.0, 130.1, 140.6 AND 141.0 AND
   ii) LIGHTING INSTALLED IN CORRIDORS AND STAIRWELLS SHALL BE CONTROLLED BY OCCUPANT SENSORS THAT REDUCE THE LIGHTING POWER IN EACH SPACE BY AT LEAST 50 PERCENT. THE OCCUPANT SENSORS SHALL BE CAPABLE OF TURNING THE LIGHT FULLY ON AND OFF FROM ALL DESIGNED PATHS OF INGRESS AND EGRESS.
8. ALL RECESSED LIGHTING MUST BE IC AT A T RATED, AND MUST BE SEALED.

GENERAL NOTES

MEANS OF EGRESS

1. FOR GLASS HANDRAILS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEM SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4 INCH. (2407)
2. EXIT SIGNS:
   A. PROVIDE FLOOR LEVEL EXIT SIGNS IN ALL INTERIOR CORRIDORS OF GROUP A, E, I, R-1 AND R-2.1 OCCUPANCIES.
   B. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
   C. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE. (1006.1)
   D. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
   E. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (1011.3)
   F. 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. (1011.5-1011.6.3)
   G. EXIT SIGNS ILLUMINATED BY EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
3. MEANS OF EGRESS:
   A. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (1008.1.9)
   B. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.9.2)
   C. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION (1008.1.9)
   D. 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.
   E. 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:
      1. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
      2. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
      3. 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.
      4. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
      5. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
      6. 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 SECTION 2702. (1006.3)
      7. 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 DECLINE TO 0.6 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.
      8. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE.
      9. BUILDING HAS AN EXIT ENCLOSURE MORE THAN 3-STORIES. PROVIDE AN APPROVED STAIRWAY SIGN INDICATING THE FLOOR LEVEL, TERMINUS OF THE TOP AND BOTTOM OF THE STAIR AND THE IDENTIFICATION NUMBER OF THE STAIR. IT SHALL BE LOCATED APPROXIMATELY 5 FT. ABOVE THE FLOOR LANDING AND BE READILY VISIBLE WHEN THE STAIR DOORS ARE IN AN OPEN OR CLOSED POSITION. (1022.5)
   F. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.

SMOKE AND FIRE DAMPER

1. SMOKE AND FIRE DAMPER MUST BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION 717.3
   A. DUCT PENETRATIONS OF FIRE WALLS IN ACCORDANCE TO SECTION 717.1.1
   B. DUCT PENETRATIONS OF FIRE BARRIERS, EXCEPT EXIT ENCLOSURES AND EXIT PASSAGEWAYS WHERE THEY ARE NOT ALLOWED TO PENETRATE. (717.5.2)
   C. DUCTS PENETRATING SHAFTS. (717.5.3)
   D. DUCTS PENETRATING FIRE PARTITONS AND FIRE-RATED CORRIDOR WALLS. SEE EXCEPTION FOR STEEL DUCTS WITH NO OPENINGS INTO CORRIDOR (717.5.4.1)
   E. DUCTS PENETRATING SMOKE BARRIERS. (717.5.5)

FIRE ALARM

1. PROVIDE AN APPROVED FIRE ALARM SYSTEM.
2

AREA CALCULATIONS

AREA BY OCCUPANCY

LEVELS	OCCUPANCY/ AREA			
	R-2	A-3	S-1	S-2
LEVEL 01	506		221	3,486
LEVEL 02	3,299	650	107	
LEVEL 03	3,949		107	
LEVEL 04	3,949		107	
LEVEL 05	3,949		107	
TOTAL	15,652	650	648	3,486

UNIT MIX AND AREA

UNIT TYPE	SIZE	QUANTITY	AREA (SF)	TOTAL
UNIT 314 (414,514)	2-BEDROOM	3	644.67	1,934.01
UNIT 210 (310,410,510)	2-BEDROOM	4	661.41	2,645.64
UNIT 211 (311,411,511)	2-BEDROOM	4	673.39	2,693.56
UNIT 212 (312,412,512)	2-BEDROOM	4	695.15	2,780.60
UNIT 213 (313,413,513)	2-BEDROOM	4	684.58	2,738.32
		19		12,792.13

AVERAGE UNIT AREA = 673.27 SF

EXTERIOR OPENING CALCULATIONS (PER TABLE 705.8)

NORTH ELEVATION- FRONT (HATTERAS STREET)

FRONT YARD = 48' - 0" (BUILDING LINE TO CENTER LINE OF STREET)
FIRE SEPARATION DISTANCE = GREATER THAN 30 FEET
ALLOWABLE AREA FOR EXTERIOR WALL OPENING = NO LIMIT

EAST ELEVATION- SIDE (HALBRENT AVENUE)

FRONT YARD = 36' - 0" (BUILDING LINE TO CENTER LINE OF STREET)
FIRE SEPARATION DISTANCE = GREATER THAN 30 FEET
ALLOWABLE AREA FOR EXTERIOR WALL OPENING = NO LIMIT

ELEV/ LEVEL	FIRE SEPARATION DISTANCE	STORY AREA (SQ. FT)	OPENING AREA (SQ. FT.)	TOTAL % PER STORY	ALLOWABLE AREA
SOUTH ELEVATION- REAR					
LEVEL 01	15'-0"	841.21	204	24.25 %	75%
LEVEL 02-04	15'-0"	732.36	270	36.87 %	75%
LEVEL 05	15'-0"	768.98	270	35.11 %	75%
WEST ELEVATION- SIDE					
LEVEL 01	6'-0"	758.77	54.95	7.24 %	25%
LEVEL 02-04	6'-0"	659.80	52.50	7.96 %	25%
LEVEL 05	6'-0"	692.78	52.50	7.58 %	25%

GRADE PLANE CALCULATION/ BUILDABLE AREA

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

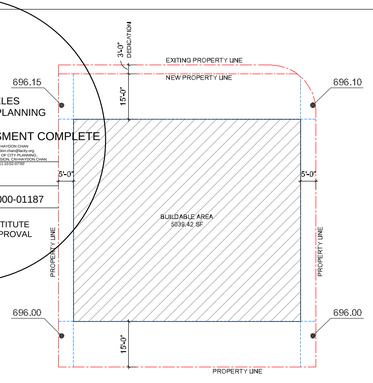
PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: HAYDON CHAN

DATE: 10/15/2026

APPLICATION #: 26010-10000-01187

STAMP DOES NOT CONSTITUTE ZONING PLAN CHECK APPROVAL



GRADE PLANE CALCULATION:
696.10 + 696.00 + 696.00 + 696.15 = **2,784.25**
AVERAGE = 2,784.25 / 4 = 696.06 (696'-0 3/4")

CODE SUMMARY

BUILDING CODE:	2022 CA BUILDING CODE (CBC) with 2023 Los Angeles City Amendments to CA Building Code
MECHANICAL CODE:	2022 CA MECHANICAL CODE with Los Angeles City Amendments
ELECTRICAL CODE:	2022 CA ELECTRICAL CODE with Los Angeles City Amendments
PLUMBING CODE:	2022 CA PLUMBING CODE with Los Angeles City Amendments
SPRINKLERS: (UNDER SEPARATE PERMIT)	AUTOMATIC SPRINKLER SYSTEM REQUIRED THROUGHOUT PER SECTION 903.2.8. THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH NFPA 13
SPRINKLER STANDPIPE:	UNDER SEPARATE PERMIT
FIRE FLOW:	COMPLY WITH CALIFORNIA FIRE CODE AND Los Angeles City Requirements

FIRE RESISTIVE REQUIREMENTS

STRUCTURAL FRAME	1 HR.
FLOORS	1 HR.
ROOF	1 HR.
BEARING EXTERIOR WALLS	1 HR.
NON-BEARING EXTERIOR WALLS	1 HR.
EXIT CORRIDORS	1 HR. w/ 20 MIN. DOORS
ELEVATOR LOBBIES	1 HR. w/ 20 MIN. DOORS
SHAFT ENCLOSURES	1 HR. (LESS THAN 4 STORIES)
	2 HR. (MORE THAN 4 STORIES)
DEMISING PARTITIONS	1 HR.
SOUND SEPARATION	STC 50 (MINIMUM)
MAXIMUM DISTANCE TO EXIT:	250' MAX. FOR SPRINKLERED BUILDING
CORRIDOR WIDTH:	44" MIN FOR OCC. LOAD > 50 OR MORE
	36" MIN FOR OCC. LOAD < 50
OCCUPANCY SEPARATIONS	
S-2(GARAGE) / R-2 (RES.)	1 HR.
APARTMENT SEPARATION	1 HR.

ALLOWABLE BUILDING AREA TOTAL (506.2.3)

LEVEL 01- TYPE 1A: ALLOWABLE AREA = UNLIMITED

LEVEL 02 through 05 (TYPE VA)

$A_a = [A_{t+} (NS \times I_f)] \times S_a$ (PER EQUATION 5-2)

$A_a = [\ 36000 + (0)\ ] \times 2$

$A_a = 72{,}000$ TOTAL ALLOWABLE BUILDING AREA (TYPE VA)

TOTAL BUILDING AREA PROPOSED = 23,373.63 SF < 72,000 SF

BUILDING ACCESSIBILITY

ALL RESIDENTIAL UNITS NEED TO BE ADAPTABLE FOR AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS PER FAIR HOUSING ACT (FHA) AND CALIFORNIA BUILDING CODE (CBC) CHAPTER 11A

INTERIOR FINISHES

INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 802. ALL APPLICATIONS SHALL BE IN ACCORDANCE WITH SECTION 803, 804 AND TABLE 803.13 OF THE 2022 CALIFORNIA BUILDING CODE

THE FLAME SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY, AND EXIT ENCLOSURE MUST BE CLASS B. (2022 CBC TABLE 803.13)

ANY DECORATIONS SHALL BE NONCOMBUSTIBLE OR FLAME-RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.) ALL APPLICATIONS SHALL BE IN ACCORDANCE WITH SECTION 806 OF THE 2022 CALIFORNIA BUILDING CODE

INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY (TABLE 803.13)

GROUP	EXIT STAIRWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES
R-2	C	C	C
S	C	C	C

CLASS C= FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450

UNDER SEPARATE PERMIT

1.	FIRE SPRINKLER SYSTEM AND FIRE ALARM
2.	SIGNAGE
3.	MECHANICAL, PLUMBING WORK
4.	ELECTRICAL
5.	GRADING
6.	SIGNAGE
7.	FIRE ALARM PER 907.5.2.1.3.2 CFC 2022 AND 907.2.11.7 CFC 2022

AREA CALCULATIONS

FAR CALCULATIONS

OVERALL LOT/ PARCEL AREA:	8,474.00 SQUARE FEET
3'-0" DEDICATION- HATTERAS STREET	229.11 SQUARE FEET
LOT AREA (LESS DEDICATION):	8,244.89 SQUARE FEET
BUILDABLE AREA:	5,039.42 SQUARE FEET

FLOOR AREA PER ZONING CODE - SEE SHEET A012

FLOOR LEVEL	AREA (SF)
LEVEL 01	2,928.50
LEVEL 02	4,383.35
LEVEL 03	4,383.35
LEVEL 04	4,383.35
LEVEL 05	4,371.54
TOTAL AREA (SQUARE FEET)	**20,450.09 SF**
BUILDABLE AREA/ LOT AREA (R3)	5,039.42 SF
ALLOWABLE F.A.R (WITHOUT TOC)	3
TOTAL AREA (PER F.A.R = 3)	15,118.26 SF
F.A.R INCREASE IN TIER 3 (50%)	7,559.13 SF
TOTAL GROSS AREA (WITH TOC)	**22,677.39**
PROPOSED AREA FOR PROJECT	20,450.09 < 22,677.39
ALLOWABLE F.A.R FOR PROJECT	4.5
PROPOSED F.A.R FOR PROJECT	4.06 < 4.5

SCHOOL FEE AREA = 23,806 SF
(INCLUDES AREA OF ALL EXTERIOR WALLS)

GROSS FLOOR AREA PER BUILDING CODE
(FOLLOWING SQUARE FOOTAGE IS FOR REFERENCE ONLY)

FLOOR LEVEL	GROSS AREA (SF)
LEVEL 01	4,622.73
LEVEL 02	4,733.70
LEVEL 03	4,733.70
LEVEL 04	4,733.70
LEVEL 05	4,558.93
TOTAL AREA (SQUARE FEET)	**23,382.76 SF**

REQUIRED YARDS (TOC INCENTIVE)

	NORTH (FRONT)	SOUTH (REAR)	EAST (SIDE)	WEST (SIDE)
REQUIRED	15 FEET	15 FEET	8 FEET	8 FEET
PROVIDED	15 FEET	15 FEET	6 FEET (25% REDUCTION)	6 FEET (25% REDUCTION)

HEIGHT INCREASE (TOC INCENTIVE)

ALLOWABLE BUILDING HEIGHT	45 FEET
HEIGHT INCREASE PER TOC INCENTIVE	22 FEET
TOTAL HEIGHT INCREASE (WITH TOC INCENTIVE)	**67 FEET**
PROPOSED BUILDING HEIGHT	**56'- 3 1/2"**

OPEN SPACE REQUIREMENT (LAMC 12.21.G.2)

UNIT SIZE	TOTAL UNITS	OPEN SPACE	TOTAL AREA
2-BEDROOMS	19	125 SF/ UNIT	2,375 SF
TOTAL OPEN SPACE REQUIRED (19 APARTMENTS)			2,375.00 SF
TIER 3 INCENTIVE FOR 25% DECREASE			593.75 SF
OPEN SPACE REQUIRED (WITH TOC INCENTIVE)			**1,781.25 SF**
REC ROOM COUNTED- 25% MAX (WITH TOC INCENTIVE)			445.31 SF

OPEN SPACE PROVIDED (TOC INCENTIVE) - SEE SHEET A013

OUTDOOR OPEN SPACE PROVIDED (LEVEL 01)	1,151.04 SF
RECREATION ROOM COUNTED (LEVEL 02)- MAX 25%	445.31 SF
USABLE PRIVATE BALCONY (19 APARTMENTS)	762.00 SF
TOTAL OPEN SPACE PROVIDED FOR PROJECT	**2,358.35 SF**
MIN. PLANTING PROVIDED IN COMMON OPEN SPACE = 467.47 SF	
MIN. PLANTING PROVIDED IN COMMON OPEN SPACE = 40.61 %	
* 1 TREE PER EVERY 4 DWELLING UNITS (PER LAMC 12.21 G.2 18)	
19 DWELLING UNITS = TOTAL 5 TREES PROVIDED FOR PROJECT	

PROJECT INFORMATION

EXISTING SITE INFORMATION

PROJECT INFORMATION	5757 N. HALBRENT AVE., LOS ANGELES, CA 91411
ASSESSOR PARCEL NO. (APN)	2243-004-001
TRACT	TR 1000
BLOCK	NONE
LOT	PT 339
ARB (LOT CUT REFERENCE)	22
MAP SHEET	174B145
LOT AREA	8,455.5 (SQUARE FEET)
LEGAL DESCRIPTION	PORTION OF LOT 339 IN TRACT NO. 1000, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGES 1 - 34, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
JURISDICTIONAL INFORMATION	
COMMUNITY PLAN AREA	VAN NUYS- NORTH SHERMAN OAKS
AREA PLANNING COMMISSION	SOUTH VALLEY APC
NEIGHBORHOOD COUNCIL	VAN NUYS
COUNCIL DISTRICT	CD-4 NITHYA RAMAN
PLANNING AND ZONING INFORMATION	
ZONING	R3-1-RIO
GENERAL PLAN LAND USE	MEDIUM RESIDENTIAL
EXISTING USE	6-UNIT APARTMENT BUILDING (2- STORY) NUMBER OF RSO UNITS = 6 SEE AB 2556 (TOC) DETERMINATION LETTER
OWNER INFORMATION	
PROPERTY OWNER	SHANTI NIKETAN LLC
PROPERTY OWNER ADDRESS	5292 DUKE DRIVE, LA PALMA, CA 90623
OWNER REPRESENTATIVE	VISHAL PATEL
CONTACT	714-514-4975

PROPOSED PROJECT (LAMC 12.22. A.31)

AB2097 (WITHIN A HALF A MILE OF A MAJOR TRANSIT STOP):	**NO PARKING PROVIDED IN THE PROPOSED PROJECT- PER AB 2097 (SEE SHEET A016)**
AFFORDABLE UNITS REQUIRED PER HUD COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY- (CHAS) - (SEE SHEET A011)	**AFFORDABLE REPLACEMENT UNITS REQUIRED = 5**
	2 UNITS = EXTREMELY LOW INCOME (ELI)
	2 UNITS = VERY LOW INCOME (VL)
	1 UNIT = LOW INCOME (LOWER)

TRANSIT ORIENTED COMMUNITY TIER 3 DEVELOPMENT

TOC- TIER 3 BASE INCENTIVES REQUESTED	**1) 70% DENSITY INCREASE**
	2) 50% F.A.R INCREASE
REQUESTING TOC- BASE INCENTIVES + 3 ON-MENU ADDITIONAL INCENTIVES	**1) YARD/ SETBACK 25% REDUCTION (2 SIDEYARDS)**
	2) 25% REDUCTION IN REQUIRED OPEN SPACE
	3) HEIGHT INCREASE (2 STORIES UP TO 22'-0")
PROPOSED PROJECT INFORMATION	
PROPOSED USE:	MULTIFAMILY RESIDENTIAL (R2)
	ACCESSORY OCCUPANCY (S1, S2, A3)
	19 UNIT APARTMENT BUILDING
MAX BUILDING HEIGHT (PER TOC)	67'-0" WITH 22'-0" INCENTIVE INCREASE (TOC)
BUILDING HEIGHT (ZONING):	56'-0"
BUILDING HEIGHT (ZONING):	TOP OF ROOF PARAPET = 56'-0"
	TOP OF STAIR HOUSING = 62-4"
GRADE PLANE AVERAGE:	696.06 = (696'-0 3/4")
BUILDING CODE HEIGHT:	55'- 11 1/4" (ABOVE GRADE PLANE)
NUMBER OF STORIES:	5 (ABOVE GRADE)
TYPE OF CONSTRUCTION:	TYPE V A (4 STORIES) OVER TYPE IA (LEVEL 01)
AUTOMOBILE PARKING:	NONE PROVIDED- PER AB 2097
BICYCLE PARKING:	2 SHORT TERM/ 19 LONG TERM BICYCLE PARKING

DENSITY SUMMARY

LOT/ PARCEL AREA:	8,455.50 SQUARE FEET
DENSITY BASED ON R3 ZONE:	8,455.50/ 800 = 10.57 = 11 (ROUNDED UP)
TIER 3 (BASE INCENTIVE) 70% DENSITY INCREASE:	11 x 0.7 = 7.4 = 8 (ROUNDED UP)
DENSITY PER TIER 3 INCENTIVE:	19
PROPOSED DENSITY:	**19 APARTMENTS PROPOSED**

BICYCLE PARKING (CODE REQUIRED) PER 12.21.A.16

	SHORT TERM		LONG TERM	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
APARTMENTS (19 TOTAL)	**2**	**2**	**19**	**19**

2 SHORT TERM AND 19 LONG TERM BICYCLE PARKING SPACES PROVIDED

5757 HALBRENT
LOS ANGELES, CA

APPLICANT: SHANTI NIKETAN LLC
5292 DUKE DRIVE,
LA PALMA, CA 90623
TEL: 714.300.5234

ARCHITECT: NIKLOSURES INC. ARCHITECTS
15580-C ROCKFIELD BLVD.,#200
IRVINE, CA 92618
TEL: 323.309.7334

SITE SURVEY: JC SURVEY
P.O. BOX 66
ACTON, CA 93510
TEL: 661.269.2177

SOILS ENGINEER: IRVINE GEOTECHNICAL, INC.
145 N. SIERRA MADRE BLVD.,#12
PASADENA, CA 91107
TEL: 626.844.8841

CIVIL/ GRADING: JOHN LABIB + ASSOCIATES
319 MAIN STREET,
EL SEGUNDO, CA 90245
TEL: 213.239.9700

STRUCTURAL: JOHN LABIB + ASSOCIATES
319 MAIN STREET,
EL SEGUNDO, CA 90245
TEL: 213.239.9700

MECH/ ELEC/ PLUMBING: SHAMIM ENGINEERING GROUP
5847 WILBUR AVE.,
TARZANA, CA 91356
TEL: 818.788.6778

LANDSCAPE: CHARLES TROWBRIDGE & ASSOC.
17901 ROMELLE AVENUE,
SANTA ANA, CA 92705
TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT
NIKNITL A. KAMAT
C-33850
Ren. 02/28/2027
STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 17.012

NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK- REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

BUILDING/ CODE SUMMARIES

SCALE: N.T.S.

SHEET NO.:

A010

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NIKLOSURES, INC. ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NIKLOSURES, INC. ARCHITECTS.

© 2025 NKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01 - SERVER\00 - PROJECTS\17.012_5757 - HALBRENT\05 - DRAWINGS\01 - SHEETS\A010_CODE SUMMARY.DWG (10-08-26 11:54:53AM) Plotted by: nKLOSURES

HCIDLA- REPLACEMENT UNIT DETERMINATION

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles

Eric Garcetti, Mayor

LOS ANGELES HOUSING DEPARTMENT
1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.928.9071

housing.lacity.org

DATE: November 17, 2021

TO: Hemangini Patel, a Married Woman, as her sole and separate property and Anika Patel, a Single Woman as Tenants in Common, as to an undivided 50 % / 50% Interest, all as Tenants in Common, Owner

FROM: Marites Cunanan, Senior Management Analyst II
Los Angeles Housing Department

SUBJECT: **AB 2556 (TOC) Determination for**
5757 N. Halbrent Ave., Los Angeles, CA 91411

Based on the Affordable Unit Determination Application submitted by James Woodson (Owner Contact) on behalf of Hemangini Patel, a Married Woman, as her sole and separate property and Anika Patel, a Single Woman as Tenants in Common, as to an undivided 50 % / 50% Interest, all as Tenants in Common (Owner), the Los Angeles Housing Department (LAHD) has determined that six (6) units (as detailed below) are subject to replacement under AB 2556 (formerly AB 2222).

Information about the existing property for the five years prior to the date of the application is required in order to make a determination. LAHD received the Affordable Unit Determination Application on or about September 26, 2021, so LAHD must collect data from September 2016 to September 2021.

Hemangini Patel, a Married Woman, as her sole and separate property and Anika Patel, a Single Woman as Tenants in Common, as to an undivided 50 % / 50% Interest, all as Tenants in Common (Owner) acquired the property located at 5757 N. Halbrent Ave., Los Angeles, CA 91411 (APN: 2243-004-001), on March 25, 2014 per Grant Deed. Per the Quitclaim Deed recorded May 8, 2014, Varun Patel, spouse of the grantee herein, remised, released and forever quitclaim to Hemangini Patel, a Married Woman, as her sole and separate property.

Per Google Earth images, Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, Code, Compliance and Rent Information System (CRIS) database, and Internet Search, the property commonly known as 203 N. Oxford Ave. has a use code of "0500 – Residential – Five or More Units". Per the Rent Stabilization Ordinance (RSO) Unit, the property is an apartment building with six (6) units subject to the RSO.

The Los Angeles Department of Building and Safety database indicates that the Owner has not applied for either a Demolition Permit or a Building Permit yet.

Per the Affordable Unit Determination Application received by LAHD on or about September 26, 2021, the Owner plans to construct a nineteen (19) unit multi-family residential apartment project on the Property pursuant to TOC.

REPLACEMENT UNIT DETERMINATION:

The Residential Dwelling Units at the Property within the last five (5) years:

ADDRESS	BEDROOM TYPE
5757 N. Halbrent Ave., Unit #1	1 bedroom
5757 N. Halbrent Ave., Unit #2	1 bedroom
5757 N. Halbrent Ave., Unit #3	2 bedrooms
5757 N. Halbrent Ave., Unit #4	1 bedroom
5757 N. Halbrent Ave., Unit #5	1 bedroom
5757 N. Halbrent Ave., Unit #6	2 bedrooms

No income documents were provided for these unit(s) as they have been demolished since 2019. Pursuant to AB 2556, where incomes of existing or former tenants are unknown, the required percentage of affordability is determined by the percentage of extremely low, very low, and low income rents in the jurisdiction as shown in the HUD Comprehensive Housing Affordability Strategy (CHAS) database. At present, the CHAS database shows 30% Extremely Low (Below 30% Area Median Income [AMI]), 19% Very Low ([30% to 50% AMI]), and 18% Low ([51% to 80% AMI]) renter households for Los Angeles (for a total of 67%). The balance of these unit(s) (i.e. 33%) are presumed to have been occupied by persons and families above-lower income.

Number of Existing RSO Units within five (5) years of Owner's application = 6
Number of Affordable Replacement Units required per CHAS: 5 (see table)

6 Units x 67%	5 Units
30% Extremely Low	2 Units
19% Very Low	2 Units
18% Low	1 Unit
Market Rate RSO	1 Unit

For Rental:

Pursuant to CHAS, five (5) unit(s) need to be replaced with equivalent type, with two (2) units restricted to Extremely Low Income Households, two (2) units restricted to Very Low Income Households, and one (1) unit restricted to Low Income Households. For the one (1) remaining units presumed to have been occupied by an above-lower income person or household, as permitted by California Government Code §65915(c)(3)(C)(ii), the City has opted to require that those unit(s) be replaced in compliance with the City's Rent Stabilization Ordinance (RSO).

The bedroom size of the existing units and the proportionality of the bedroom sizes of the new units will be considered to determine the bedroom types of the replacement.

Please note that all the new units may be subject to RSO requirements unless an RSO Exemption is filed and approved by the RSO Section. This determination is provisional and subject to verification by the RSO Section.

This AB 2556 determination only applies if the proposed project is a rental TOC project and NOT condominiums. In the event the project changes to condominiums, the owner needs to request an AB 2556 amendment to reflect 100% replacement of the units. In addition, if the project is changed from TOC to Density Bonus or vice-versa, an AB 2556 amendment will also be required.

If there are any questions regarding this AB 2556 determination, please contact Doris Kwok at doris.kwok @lacity.org.

WARNING
LOT TIES AND EXISTING PRE-1978 SINGLE FAMILY DWELLING ON ONE LOT

ISSUE:	Is a LOT TIE required for the NEW project?
IF NO:	Owner's existing Rent Stabilization (RSO) replacement obligation, if any, remains the SAME as above.
IF YES:	Owner's existing RSO replacement obligation, if any, will INCREASE by one and the new project will also be subject to the RSO, unless the existing single family dwelling is demolished before the lots are tied.

Note: This determination is provisional and subject to verification by LAHD's Rent Division.

cc: Los Angeles Housing Department File
Hemangini Patel, a Married Woman, as her sole and separate property and Anika Patel, a Single Woman as Tenants in Common, as to an undivided 50 % / 50% Interest, all as Tenants in Common, Owner
planning.priorityhousing@lacity.org, City Planning Department

MAC:dk

LADOT- TIER VERIFICATION

PAR-2024-8049-TOC-TV

REFERRAL FORMS:

TRANSIT-ORIENTED COMMUNITIES – TIER VERIFICATION FORM
LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to the Department of City Planning Development Services Center for Affordable Housing case filing purposes (in addition to the required Department of City Planning Application and any other necessary documentation) and as a referral to HCIDLA, DRA Building and Safety, or other City agency for project status and entitlement need purposes. This form shall be completed by the applicant and reviewed and signed by Department of City Planning staff prior to filing an application for a case or building permit. Any modifications to the content(s) of this form after its authorization by the Department of City Planning staff is prohibited. The Department of City Planning reserves the right to require an updated form for the project if more than 180 days have transpired since the approval date, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.

CITY STAFF USE ONLY

NOTES:
Site qualifies for TOC Tier 3, located within 2,640 feet from the Major Transit Stop at Orange (g) Line Sepulveda station.

Planning Staff Name: Renata D. Dragland	**Planning Staff Title:** Senior City Planner
Date Approved: 12/31/2024	**Expiration Date:** 06/29/2025

I. Project Information – To be completed by applicant

1. **PROJECT LOCATION/ ZONING**
Project Address: 5757 N HALBRENT AVE 91411
Applicant Name and Phone/Email: Ankita and Hemangini Patel / (714) 514-4975 / moteldocuments@gmail.com
Assessor Parcel Number(s): 2243004001
Community Plan: Van Nuys - North Sherman Oaks Number of Lots: 1 Lot Size: 8,455.51 s.f.
Existing Zone: R3-1-RIO Land Use Designation: Medium Residential
☐ Specific Plan ☐ HPOZ ☐ DRB ☐ Enterprise Zone ☐ CRA ☐ CPIO
☐ Q-condition/ D-limitation/ T-classification *(please specify)*:
☐ Other pertinent zoning information *(please specify)*:
☐ Location of Major Transit Stop (please specify the intersection or metro stop)[1]:
Sepulveda Blvd and Burbank Blvd

II. Project Eligibility – To be completed by DCP Housing Services Unit Staff

2. **TRANSPORTATION QUALIFIERS**
Qualifier #1 (rail name & stop, ferry terminal or bus #): Metro Orange (G) Line
Service Interval # 1: Rail Level of Service [420 min / # of trips][2]
Service Interval # 2: Rail Level of Service [420 min / # of trips]

Qualifier #2 (rail name & stop, ferry terminal or bus #): N/A
Service Interval # 1: N/A [420 min / # of trips]
Service Interval # 2: N/A [420 min / # of trips]

TOC Tier[3]: ☐ Tier 1 ☐ Tier 2 ☑ Tier 3 ☐ Tier 4 **Planning Staff Initials:** RD

[1] Per AB 744, A Major Transit Stop means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan.
[2] This figure (420 minutes) is based on the total number of minutes during the peak hours of 6 am to 9 am as well as 3 pm to 7 pm.
[3] If project is 100% affordable, it is eligible for the designated Tier to be increase by one.

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: HAYDON CHAN

DATE: 10/15/2026

APPLICATION #: 26010-10000-01187

STAMP DOES NOT CONSTITUTE
ZONING PLAN CHECK APPROVAL

5757 HALBRENT
LOS ANGELES, CA

APPLICANT:	**SHANTI NIKETAN LLC** 5292 DUKE DRIVE, LA PALMA, CA 90623 TEL: 714.300.5234
ARCHITECT:	**NKLOSURES INC. ARCHITECTS** 15580-C ROCKFIELD BLVD.,#200 IRVINE, CA 92618 TEL: 323.309.7334
SITE SURVEY:	JC SURVEY P.O. BOX 88 ACTON, CA 93510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD.,#12 PASADENA, CA 91107 TEL: 626.844.8841
CIVIL/ GRADING:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
STRUCTURAL:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
MECH/ ELEC/ PLUMBING:	SHAMIM ENGINEERING GROUP 5847 WILBUR AVE., TARZANA, CA 91356 TEL: 818.788.5778
LANDSCAPE:	CHARLES TROWBRIDGE & ASSOC. 17901 ROMELLE AVENUE, SANTA ANA, CA 92705 TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT · NIKNIL A. KAMAT · C-33850 · Ren. 02/28/2027 · STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 17.012

NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK- REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

SUPPLEMENTAL DOCUMENTS

SCALE: N.T.S.

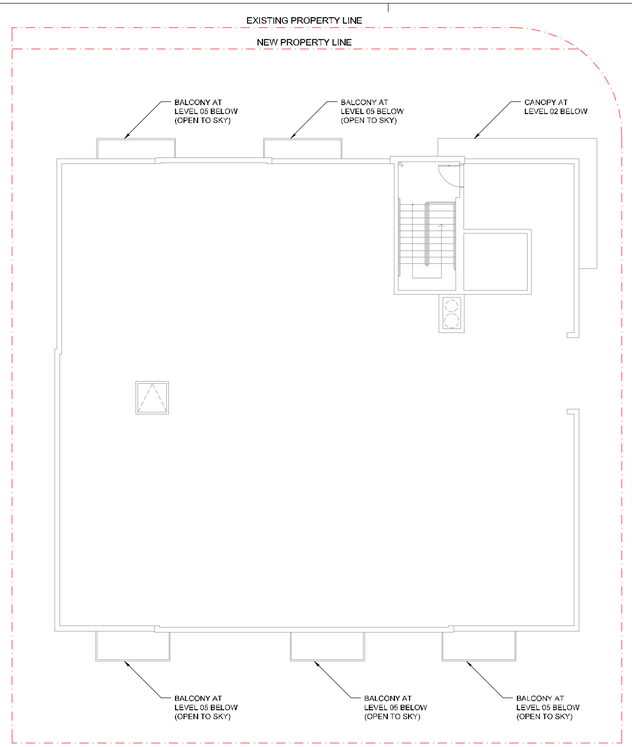
SHEET NO.:

A011

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NKLOSURES, INC., ARCHITECTS.

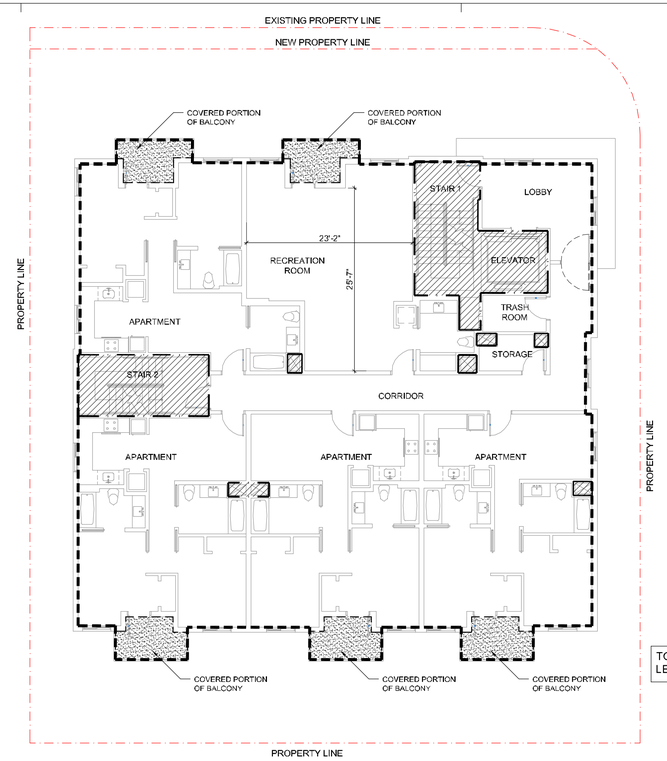
© 2025 NKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01 - SERVER\00-PROJECTS\17.012_5757 - HALBRENT\05_DRAWINGS\04_CD'S\SHEETS\A011_SUPPLEMENTAL - DOCS.DWG (10-08-26 11:51:12AM) Plotted by: nKLOSURES



ROOF IS NOT ACCESSIBLE TO PUBLIC.
ACCESS IS PROVIDED ONLY FOR MAINTENANCE

ROOF PLAN 4
1"= 10'-0"

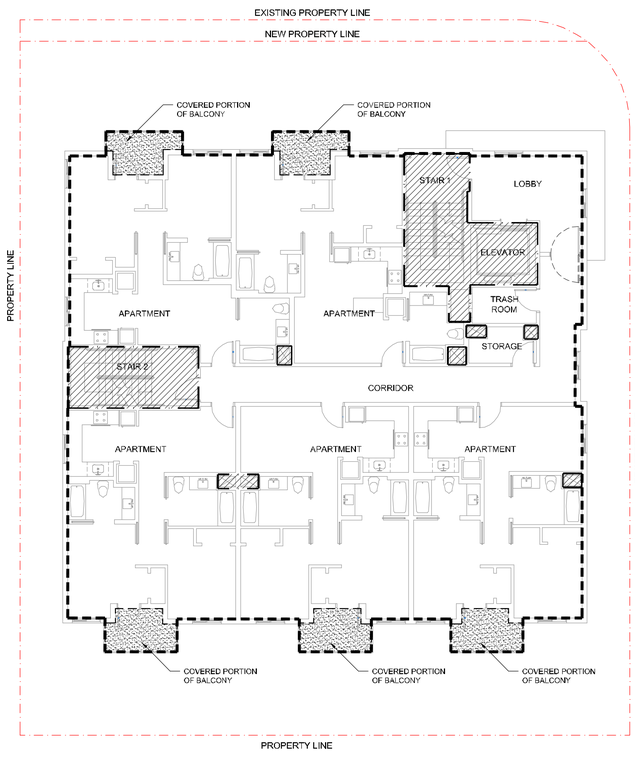


TOTAL AREA FOR LEVEL 02 = 4,383.35 SF

LEVEL 02 FLOOR PLAN 2
1"= 10'-0"

F.A.R CALCULATIONS	
OVERALL LOT/ PARCEL AREA:	8,474.00 SQUARE FEET
3'-0" DEDICATION- HATTERAS STREET	229.11 SQUARE FEET
LOT AREA (LESS DEDICATION):	8,244.89 SQUARE FEET
BUILDABLE AREA:	5,039.40 SQUARE FEET

FLOOR AREA PER ZONING CODE	
FLOOR LEVEL	**AREA (SF)**
LEVEL 01	2,928.50
LEVEL 02	4,383.35
LEVEL 03	4,383.35
LEVEL 04	4,383.35
LEVEL 05	4,371.54
TOTAL AREA (SQUARE FEET)	**20,450.09 SF**
BUILDABLE AREA/ LOT AREA (R3)	5,039.40 SF
ALLOWABLE F.A.R (WITHOUT TOC)	3
TOTAL AREA (PER F.A.R = 3)	15,118.20 SF
F.A.R INCREASE IN TIER 3 (50%)	7,559.10 SF
TOTAL GROSS AREA (WITH TOC)	**22,677.30**
PROPOSED AREA FOR PROJECT	20,450.09 < 22,677.30
ALLOWABLE F.A.R FOR PROJECT	4.5
PROPOSED F.A.R FOR PROJECT	4.06 < 4.5

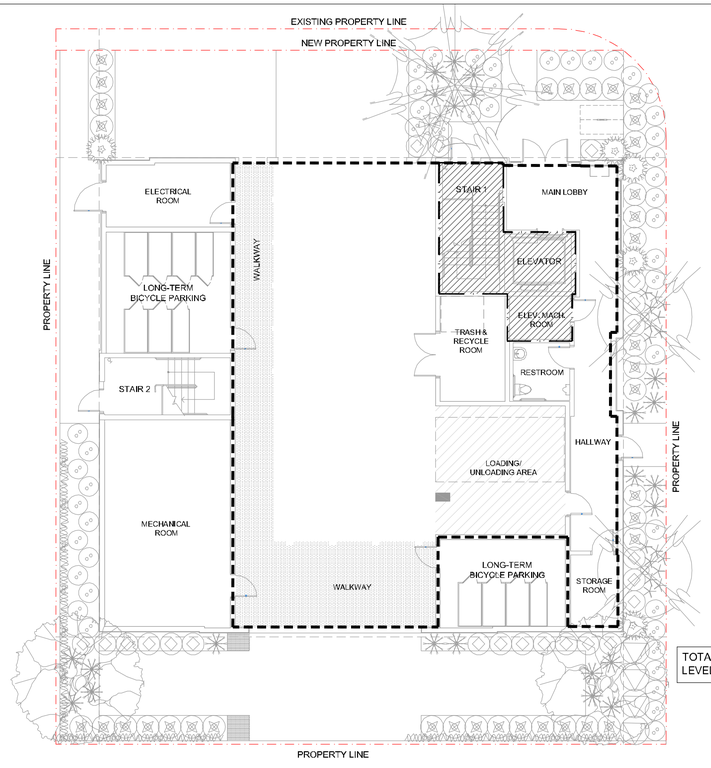


TOTAL AREA FOR LEVEL 03 = 4,383.35 SF

(LEVELS 04 SIM.)

TOTAL AREA FOR LEVEL 05 = 4,371.54 SF

LEVEL 03 FLOOR PLAN (LEVELS 04 & 05 SIM.) 3
1"= 10'-0"



TOTAL AREA FOR LEVEL 01 = 2,928.50 SF

LEVEL 01 FLOOR PLAN 1
1"= 10'-0"

LEGEND

- OVERALL AREA
- DEDUCTIONS
- AREA- DEDUCTIONS

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: HAYDON CHAN
DATE: 10/15/2026
APPLICATION #: 26010-10000-01187
STAMP DOES NOT CONSTITUTE ZONING PLAN CHECK APPROVAL

N
0 5 10

5757 HALBRENT
LOS ANGELES, CA

APPLICANT: SHANTI NIKETAN LLC
5292 DUKE DRIVE,
LA PALMA, CA 90623
TEL: 714.300.5234

ARCHITECT: NIKLOSURES INC. ARCHITECTS
15580-C ROCKFIELD BLVD., #200
IRVINE, CA 92618
TEL: 323.309.7334

SITE SURVEY: JC SURVEY
P.O. BOX 66
ACTON, CA 93510
TEL: 661.269.2177

SOILS ENGINEER: IRVINE GEOTECHNICAL, INC.
145 N. SIERRA MADRE BLVD.,#12
PASADENA, CA 91107
TEL: 626.844.8841

CIVIL/ GRADING: JOHN LABIB + ASSOCIATES
319 MAIN STREET,
EL SEGUNDO, CA 90245
TEL: 213.239.9700

STRUCTURAL: JOHN LABIB + ASSOCIATES
319 MAIN STREET,
EL SEGUNDO, CA 90245
TEL: 213.239.9700

MECH/ ELEC/ PLUMBING: SHAMIM ENGINEERING GROUP
5847 WILBUR AVE.,
TARZANA, CA 91356
TEL: 818.788.0778

LANDSCAPE: CHARLES TROWBRIDGE & ASSOC.
17901 ROMELLE AVENUE,
SANTA ANA, CA 92705
TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT
NIKUNJ A. KAMAT
C-33850
Ren. 02/28/2027
STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 17.012

NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK- REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:
AREA CALCULATIONS ZONING

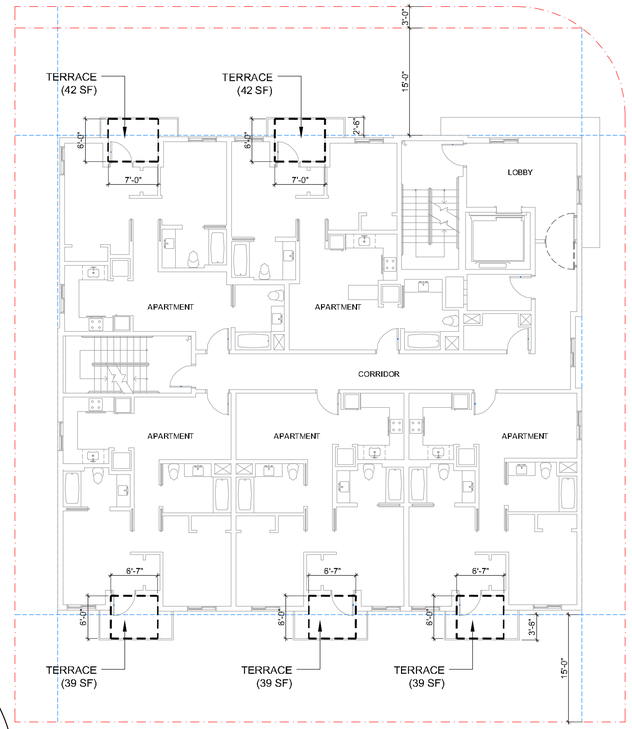
SCALE: AS NOTED

SHEET NO.:
A012

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NIKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NIKLOSURES, INC., ARCHITECTS.

© 2025 NIKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01 - SERVER\00-PROJECTS\17.012_5757 - HALBRENT\05_DRAWINGS\04_CD\SHEETS\A012_AREA - CALCULATIONS - ZONING.DWG (10-08-26 11:57:48AM) Plotted by: mKLOSURES



BALCONY PROJECTION INTO FRONT YARD (MAX 30") PER LAMC 12.22 C.20 (d)

PRIVATE OPEN SPACE-

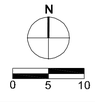
NO HORIZONTAL DIMENSION LESS THAN 6 FEET

MINIMUM 8 FEET CLEAR VERTICAL CLEARANCE UNDER PROJECTIONS

BALCONY PROJECTION INTO REAR YARD (MAX 4'-0") PER LAMC 12.22 C.20 (d)

LEVEL 03 FLOOR PLAN (LEVELS 04 & 05 SIM.) 3

1"= 10'-0"



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

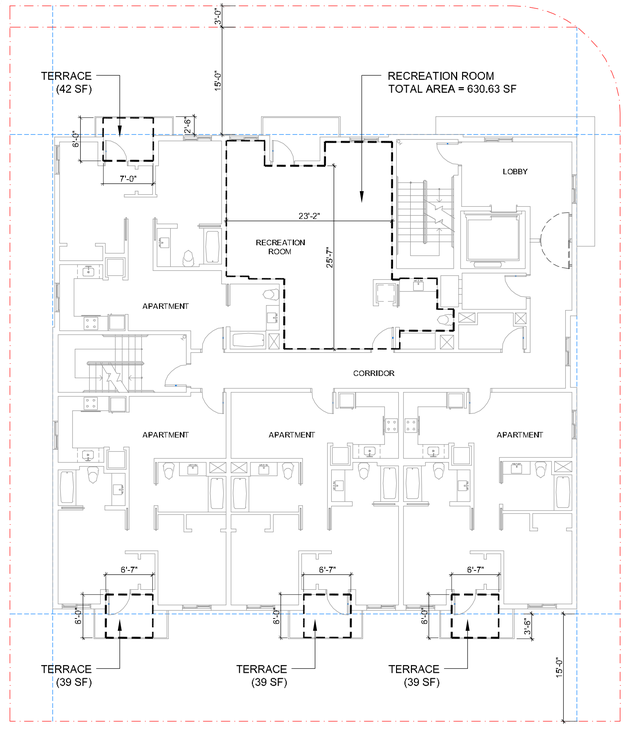
PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: HAYDON CHAN

DATE: 10/15/2026

APPLICATION #: 26010-10000-01187

STAMP DOES NOT CONSTITUTE ZONING PLAN CHECK APPROVAL



BALCONY PROJECTION INTO FRONT YARD (MAX 30") PER LAMC 12.22 C.20 (d)

PRIVATE OPEN SPACE-

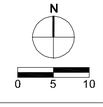
NO HORIZONTAL DIMENSION LESS THAN 6 FEET

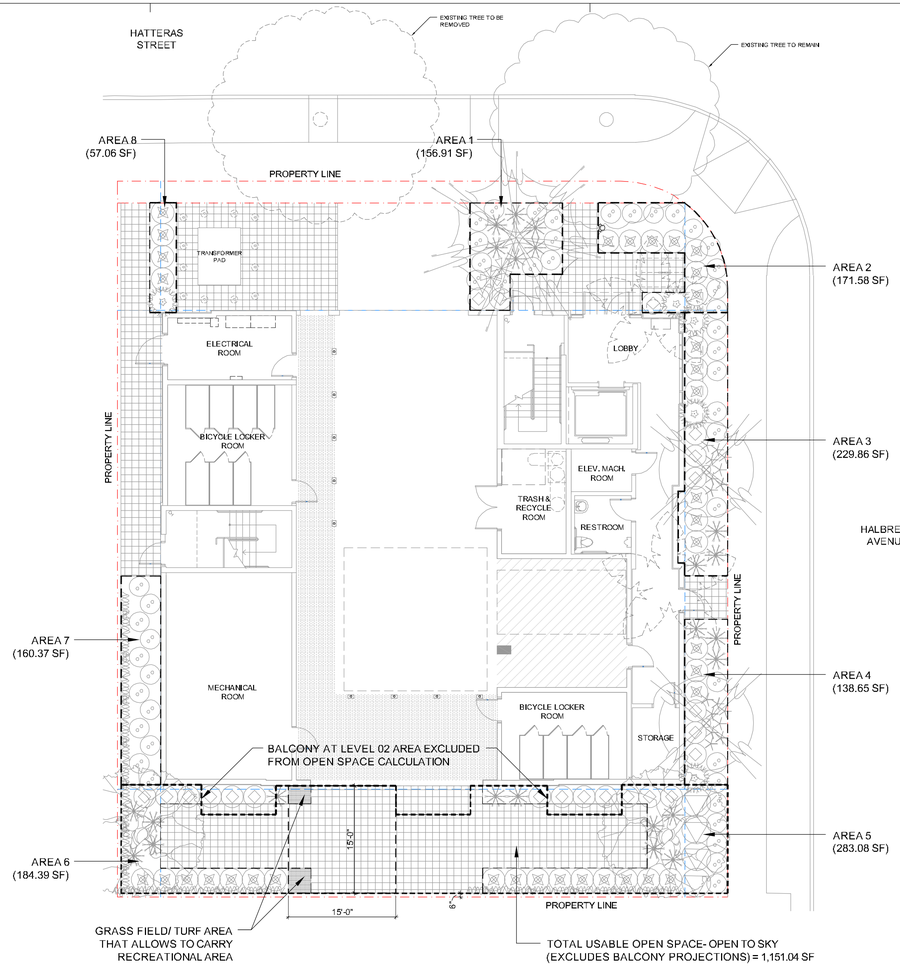
MINIMUM 8 FEET CLEAR VERTICAL CLEARANCE UNDER PROJECTIONS

BALCONY PROJECTION INTO REAR YARD (MAX 4'-0") PER LAMC 12.22 C.20 (d)

LEVEL 02 FLOOR PLAN 2

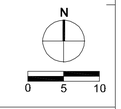
1"= 10'-0"





LEVEL 01 FLOOR PLAN 1

1"= 10'-0"



OPEN SPACE REQUIREMENT (LAMC 12.21. G.2)			
UNIT SIZE	TOTAL UNITS	OPEN SPACE	TOTAL AREA
2-BEDROOMS	19	125 SF/ UNIT	2,375 SF
TOTAL OPEN SPACE REQUIRED (19 APARTMENTS)			2,375.00 SF
TIER 3 INCENTIVE FOR 25% DECREASE			593.75 SF
OPEN SPACE REQUIRED (WITH TOC INCENTIVE)			**1,781.25 SF**
REC ROOM COUNTED- 25% MAX (WITH TOC INCENTIVE)			445.31 SF
OPEN SPACE PROVIDED (TOC INCENTIVE)			
OUTDOOR OPEN SPACE PROVIDED (LEVEL 01)			1,151.04 SF
RECREATION ROOM COUNTED (LEVEL 02)- MAX 25%			445.31 SF
USABLE PRIVATE BALCONIES (19 APARTMENTS)			762.00 SF
TOTAL OPEN SPACE PROVIDED FOR PROJECT			**2,358.35 SF**
MIN. PLANTING PROVIDED IN COMMON OPEN SPACE (REAR YARD)			
LANDSCAPE AREAS (5 + 6) = 283.08 + 184.39 = 467.47 SF			
MIN. PLANTING PROVIDED IN COMMON OPEN SPACE = 40.61 %			
* 1 TREE PER EVERY 4 DWELLING UNITS (PER LAMC 12.21 G.2 18)			
19 DWELLING UNITS = TOTAL 5 TREES PROVIDED FOR PROJECT			

PROPOSED PLANTING (LEVEL 01) NOT COUNTED FOR OPEN SPACE CALCULATIONS	
LANDSCAPE AREA - 1	**156.91 SF**
LANDSCAPE AREA - 2	**171.58 SF**
LANDSCAPE AREA - 3	229.86 SF
LANDSCAPE AREA - 4	138.65 SF
LANDSCAPE AREA - 5	283.08 SF
LANDSCAPE AREA - 6	184.39 SF
LANDSCAPE AREA - 7	160.37 SF
LANDSCAPE AREA - 8	**57.06 SF**
TOTAL- LANDSCAPE	**1,381.90 SF**

FRONT YARD LANDSCAPE AREA-

AREAS (1 + 2 + 8) = 385.55 SF

PLANTING PROPOSED AT LEVEL 01 (FRONT AND SIDE YARDS- AREAS 1, 2, 3, 4, 7 AND 8) = 914.43 SF ARE NOT COUNTED TOWARDS OPEN SPACE CALCULATION.

5757 HALBRENT

LOS ANGELES, CA

APPLICANT:	**SHANTI NIKETAN LLC** 5292 DUKE DRIVE, LA PALMA, CA 90623 TEL: 714.300.5234
ARCHITECT:	**NIKLOSURES INC. ARCHITECTS** 15580-C ROCKFIELD BLVD., #200 IRVINE, CA 92618 TEL: 323.309.7334
SITE SURVEY:	JC SURVEY P.O. BOX 66 ACTON, CA 93510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD.,#12 PASADENA, CA 91107 TEL: 626.844.8841
CIVIL/ GRADING:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
STRUCTURAL:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
MECH/ ELEC/ PLUMBING:	SHAMIM ENGINEERING GROUP 5847 WILBUR AVE., TARZANA, CA 91356 TEL: 818.788.6778
LANDSCAPE:	CHARLES TROWBRIDGE & ASSOC. 17901 ROMELLE AVENUE, SANTA ANA, CA 92705 TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT — NIKNIL K. KAMAT — C-33850 — Ren. 02/28/2027 — STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 17.012		
NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK- REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

OPEN SPACE CALCULATIONS

SCALE: AS NOTED

SHEET NO.:

A013

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NIKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NIKLOSURES, INC., ARCHITECTS.

© 2026 NIKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01 - SERVER\00 - PROJECTS\17.012_5757 - HALBRENT\05_DRAWINGS\04_CD\SHEETS\A013_OPEN- SPACE - CALCULATIONS.DWG (10 - 08 - 26 11:58:19 AM) Plotted by: nkLOSURES

RIO APPLICATION AND CHECKLIST

ADMINISTRATIVE REVIEW

RIO APPLICATION AND CHECKLIST FOR MINISTERIAL REVIEW

Related Code Sections

Los Angeles Municipal Code (LAMC) Section 13.17 G (Administrative Review) authorizes ministerial review for projects in compliance with Supplemental Use Districts; Ordinance No. 183,145 established the River Improvement Overlay (RIO) District. Procedures for Administrative Review are governed by LAMC Section 13B.3.1. of Chapter 1A.

	Drawing Sheet	Administrative Use Only
Section F. Development Regulations		
1. **Landscaping.** Indicate the drawing sheet that illustrates the percentage of new landscaped area and the associated plant species. The drawing should identify whether a plant is either a native species, Watershed Wise and/or from the Los Angeles County River Master Plan Landscaping Guidelines and Plant Palettes. An exception is made for herbs, fruits, or vegetable plants.	A013	☐
2. **Screening/Fencing.**		
a. **Loading/Off-Street Parking.** For a project with any loading areas and/or off-street parking facilities that contain three or more spaces indicate the drawing sheet that illustrates the location of the parking/loading areas and the location, height and design of the screen/fence that shields views of the parking/loading from the abutting rights-of-way and the LA River.	N/A (No Parking provided per AB2097)	☐
b. **Equipment.** For a project that includes any exterior equipment (electrical transformers, mechanical units, water meters) indicate the drawing sheet(s) that illustrate the location of each equipment and any associated screening so that the equipment is screened from public view.	A201	☐

PAGE 1

	Drawing Sheet	Administrative Use Only
f. **River Access.** See (d) above.	N/A	☐
g. **Riverfront Door.** Indicate the drawing sheet that illustrates the location of a doorway visible to, (not necessarily parallel to) and accessible from the river corridor or frontage road.	N/A	☐

Note: The Administrative Review fee shall be paid prior to receiving the clearance. For instructions on how to obtain City Planning clearances, see Zoning Information (ZI) No. 2358 River Improvement Overlay Use District.

Administrative Review Invoice Number: _____

Applicant Signature _____ Date _____

Applicant Name _____

PAGE 3

	Drawing Sheet	Administrative Use Only
c. **Exterior Trash Enclosures.** For a project that includes a trash disposal unit indicate the drawing sheet that illustrates the location of the unit(s) and the design of any enclosure(s).	N/A	☐
d. **Fencing.** For any project, with the exception of single-family homes (but including homes built as part of the small lot ordinance), that faces a street that crosses the river or terminates at the river or a river frontage road and/or faces a river frontage road and includes a fence within the front or side yards that is visible from the street, indicate the drawing sheet that illustrates the location and design of the fence.	N/A	☐
3. **Exterior Site Lighting.** Indicate the drawing sheet that illustrates the location and design characteristics of any site and building mounted lighting.	A701	☐
4. **Projects within Inner Core:**		
a. **Landscape Buffer.** Indicate the drawing sheet that illustrates the location of the 10' buffer.	N/A	☐
b. **Fence.** Indicate the drawing sheet that illustrates the location and design, and height of any fence at or within the 10' buffer area.	N/A	☐
c. **Fence Height.** See (b) above.	N/A	☐
d. **Gates.** Indicate the drawing sheet that illustrates the location, height design and operation of the gate(s). Small-lot projects shall comply with the requirements of Section F.4.f.i and therefore the gate may be a single gate from the entire project to the river and not from individual homes.	N/A	☐
e. **Noise.** Projects subject to a conditional use permit for the sale or dispensing of alcoholic beverages, including beer and wine, shall indicate the drawing sheet that illustrates the location and design of all noise-attenuating features such that operational sounds shall not exceed 5 decibels above the existing or presumed ambient levels of the property line(s) of properties on the opposite bank.	N/A	☐

PAGE 2

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: HAYDON CHAN

DATE: 10/15/2026

APPLICATION #: 26010-10000-01187

STAMP DOES NOT CONSTITUTE ZONING PLAN CHECK APPROVAL

SOILS REPORT APPROVAL LETTER

BOARD OF BUILDING AND SAFETY COMMISSIONERS
JAVIER NUNEZ, PRESIDENT
JACOB STEVENS, VICE PRESIDENT
MOISES ROSALES
NANCY YAP

CITY OF LOS ANGELES
CALIFORNIA
KAREN BASS
MAYOR

DEPARTMENT OF BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012
OSAMA YOUNAN, P.E.
GENERAL MANAGER
JOHN WEIGHT
EXECUTIVE OFFICER

SOILS REPORT APPROVAL LETTER

March 25, 2025

LOG # 134633
SOILS/GEOLOGY FILE - 2
LIQ

Raju Patel
5757 N. Halbrent Ave.
Van Nuys, CA 91411

TRACT: TR 1000
LOT(S): PT 339 (Arb 22)
LOCATION: 5757 N HALBRENT AVE.

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Soils Report	IC 23163-1	01/09/2024	Irvine Geotechnical

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed five-story at-grade apartment building. The earth materials at the subsurface exploration locations consist of one foot of uncertified fill underlain by silt, clay and sand.

The consultants recommend to support the proposed structure on conventional foundations bearing on native undisturbed soils and/or compacted fill.

The site is located in a designated liquefaction hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. The Liquefaction study demonstrates that the earthquake induced total and differential settlements are within acceptable levels. The requirements of the 2023 City of Los Angeles Building Code have been satisfied.

The referenced report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2023 City of LA Building Code. P/BC numbers refer to the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer; and, that the plans included the recommendations contained in their reports (7006.1).

PAGE 1

2. **All recommendations of the report that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.**
3. **A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.**
4. **A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).**
5. **All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.**
6. **If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department; and, obtained approval (7008.2).**
7. **Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings (7011.3).**
8. **Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).**
9. **Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).**
10. **The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).**
11. **Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring or constructed using ABC slot cuts. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)**
12. **Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).**
13. **Unsurcharged temporary excavations over 5 feet exposing soil shall be trimmed back at a gradient not exceeding 1:1, as recommended.**
14. **ABC slot-cut method may be used for unsurcharged temporary excavations with each slot not exceeding 5 feet in height and not exceeding 7 feet in width, as recommended. The soils engineer shall verify in the field if the existing earth materials are stable in the slot-**

PAGE 2

cut excavation. Each slot shall be inspected by the soils engineer and approved in writing prior to any worker access.

15. **All foundations shall derive entire support from native undisturbed soils and / or compacted fill, as recommended and shall be approved by the geologist and soils engineer by inspection.**
16. **Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.**
17. **Slabs placed on approved compacted fill shall be at least 4 inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.**
18. **The seismic design shall be based on a Site Class D, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.**
19. **The structure shall be connected to the public sewer system per P/BC 2020-027.**
20. **All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works (7013.10).**
21. **An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.**
22. **All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).**
23. **The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).**
24. **Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)**
25. **Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; [shoring; ABC slot cuts; underpinning; pile installation;] protection fences; and, dust and traffic control will be scheduled (108.9.1).**
26. **Installation of shoring, underpinning, slot cutting and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).**

PAGE 3

27. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).
28. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

YING LIU
Geotechnical Engineer II

Log No. 134633
213-482-0480

cc: Applicant
Irvine Geotechnical, Project Consultant
VN District Office

PAGE 4

5757 HALBRENT
LOS ANGELES, CA

APPLICANT:	SHANTI NIKETAN LLC 5292 DUKE DRIVE, LA PALMA, CA 90623 TEL: 714.300.5234
ARCHITECT:	NIKLOSURES INC. ARCHITECTS 15580-C ROCKFIELD BLVD.,#200 IRVINE, CA 92618 TEL: 323.309.7334
SITE SURVEY:	JC SURVEY P.O. BOX 66 ACTON, CA 93510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD.,#12 PASADENA, CA 91107 TEL: 626.844.8841
CIVIL/ GRADING:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
STRUCTURAL:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
MECH/ ELEC/ PLUMBING:	SHAMIM ENGINEERING GROUP 5847 WILBUR AVE., TARZANA, CA 91356 TEL: 818.788.0778
LANDSCAPE:	CHARLES TROWBRIDGE & ASSOC. 17901 ROMELLE AVENUE, SANTA ANA, CA 92705 TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT — NIKNIL A. KAMAT — C-33850 — Ren. 02/28/2027 — STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.:	17.012	
NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK- REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

SUPPLEMENTAL DOCUMENTS

SCALE: N.T.S.

SHEET NO.:

A015

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NIKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NIKLOSURES, INC., ARCHITECTS.

© 2025 NKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01 - SERVER\00-PROJECTS\17.012_5757 - HALBRENT\05_DRAWINGS\04_CD\SHEETS\A015_SUPPLEMENTAL - DOCS.DWG (10-08-26 11:56:50AM) Plotted by: nKLOSURES

PARCEL PROFILE REPORT

City of Los Angeles
Department of City Planning

8/17/2026
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
5757 N HALBRENT AVE

ZIP CODES
91411

RECENT ACTIVITY
None

CASE NUMBERS
CPC-2018-3723-GPA-ZC-CDO-BL-CA
CPC-2008-3125-CA
CPC-2007-3036-RIO
ORD-183145
ORD-183144
ENV-2018-3724-EIR
ENV-2008-3103-CE
ENV-2007-3037-ND

Address/Legal Information	
PIN Number	174BE145 171
Lot/Parcel Area (Calculated)	8,456.5 (sq ft)
Thomas Brothers Grid	PAGE 561 - GRID H1
Assessor Parcel No. (APN)	2243004001
Tract	TR 1000
Map Reference	M B 19-5 (SHT 5)
Block	None
Lot	PT 339
Arb (Lot Cut Reference)	22
Map Sheet	174BE145
Jurisdictional Information	
Community Plan Area	Van Nuys - North Sherman Oaks
Area Planning Commission	South Valley APC
Neighborhood Council	VAN NUYS NC
Council District	CD 4 - Nithya Raman
Census Tract #	1264.00000000
LADBS District Office	Van Nuys
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	R3-1-RIO
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2634 Lower Income Rezoning Housing Element Sites - Ministerial Approval and Minimum Density
	ZI-2612 Housing Element Sites
	ZI-2358 River Implementation Overlay District (RIO)
	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
General Plan Land Use	Medium Residential
General Plan Note(s)	Yes
Minimum Density Requirement	Yes (Rezoning Site)
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

POD: Pedestrian Oriented Districts	None
RSP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	Yes
SN: Sign District	No
AB 2334: Very Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Greenscape	No
Adaptive Reuse Subareas	No
Adaptive Reuse Program	Citywide Adaptive Reuse Program
Affordable Housing Linkage Fee	
Neighborhood	Van Nuys
Residential Market Area	Low
Commercial Market Area	Low
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 3
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	2
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	High
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
Zoya System 1 Mile Buffer	No
Assessor Information	
Assessor Parcel No. (APN)	2243004001
APN Area (Co. Public Works)*	0.194 (ac)
Use Code	0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less
Assessed Land Val.	$560,446
Assessed Improvement Val.	$427,249
Last Owner Change	09/08/2014
Last Sale Amount	$855,000
Tax Rate Area	13
Deed Ref No. (City Clerk)	857218
	3416
	3157148
	2424222.5
	1818102.3
	1245363
Building 1	
Year Built	1955
Building Class	D55
Number of Units	6

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Number of Bedrooms	8
Number of Bathrooms	6
Building Square Footage	3,822.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 2243004001]
Additional Information	
Airport Hazard	200' Height Limit Above Elevation 790
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Streams	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	Needs Review
Northeast DIO Ordinance Ridgelines	No
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	7.9741776
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Rent Stabilization Ordinance (RSO)	Yes [APN: 2243004001]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	Appendix 4.1 0.68
	Rezoning Sites .3
Housing Use within Prior 5 Years	Yes
Public Safety	
Police Information	
Bureau	Valley
Division / Station	Van Nuys
Reporting District	941
Fire Information	
Bureau	Valley
Battalion	10
District / Fire Station	88
Red Flag Restricted Parking	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-3723-GPA-ZC-CDO-BL-CA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
	ZC-ZONE CHANGE
	CDO-COMMUNITY DESIGN OVERLAY DISTRICT
	BL-BUILDING LINE
	CA-CODE AMENDMENT
Project Description(s):	1. Find per CEQA Guidelines Sec15162&15164 & Addendum No. 3, that no major revisions to the ENV-2020-6762-EIR are required. 2. Approve Resolution per LAMC Sec11.5.6(C)h 1)& Charter Sec555. 3. Approve New Zoning Code(Ch1A) for OLTNP per Charter Sections 5558,558, LAMC Sec12.04 & 12.32 (Ch1) & LAMC Sec1.5, 1.5.4, 13.B.1, 13.B.1.4(Ch1A), (a)Land Use Element amendment updating NoHo-Valley Village &Van Nuys-NSherman Oaks Community Plan maps, inclusive of District NoHo Special Zoning District (Ord.No.168144) & (b)General Plan Framework Element Amendment to add Form Districts in the Medium Neighborhood Residential & Medium Residential GPLU designations & Density District & Corresponding Special District in Regional Center GPLU. 4. Approve per LAMC Sec12.04&12.32 (Ch1) & Charter Sec558 ord. to amend the zoning by: (a)Implementing zoning maps updating Community Plans; (b)Repeal NoHo Commercial&Arts-ID District Overlay (Ord.No. 170549); (c)Repeal a portion of Van Nuys CSD CDO (Ord.No. 174420); (d)Approve per LAMC Ch1A, Sec1.5.6(C) 1. Ords. for technical amendments to the District NoHo Specific Plan (Ord.No. 168144); (e)Approve per LAMC Ch1A, Sec1.5.16.C.1. Ord. to supersede the Transit-Oriented Incentive Programs & remove TOA Mpc; & (f)Approve Building Line Removals along Burbank Bl, Cahuenga Bl, Camarillo St, Camellia Ave, Delano St, Emelita St., Hazeltine Ave, Kester Ave, Killion St, Klump Ave, La Maida St, Lankershim Bl, McCormick St, Morrison St, Oxnard St, Riverton Ave, Satsuma Ave, Sepulveda Bl, Sylmar St, Tujunga Ave, Tyrone Ave, Van Nuys Bl, Vineland Ave, Victory Bl & Weddington St established per Ord.Nos. 58209, 80931, 75947, 66752, 96567, 97939, 98921, 99360, 101916, 103978, 108502, 109949, 113741, 115201, 120294, 123410, 124418, 124512, 124677, 124693, 125059, 125365, 125624, 125876, 126150, 126425, 130050.& 130905. 5. Approve the New Zoning Code Ord. to amend LAMC Ch1A(New Zoning Code)to: (a)Add new zoning districts & related regulations to LAMC Ch1A Art 1-5, 8 & 9; & (b)Adopt per LAMC Sec12.04, 12.32, 13.14.C &Charter Sec558, Community Benefits in the Public Benefits Incentive Maps; & (c)Amend the Zoning Code Maps i.e. LAHIP, Alcohol Permission & Special Lot Lines established in the New Zoning Code Art1Div1.4. 6. Authorize Planning Director to present the Resolution & GPAs to the Mayor & Council per Charter Sec555 and LAMC Ch1Sec11.5.6 & proposed zoning ords. per Charter Sec558 & LAMC Ch1Sec12.32. 7. Approve Recommendation Report. 8. Approve findings.
Case Number:	CPC-2005-3125-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	CPC-2007-3036-RIO
Required Action(s):	RIO-RIVER IMPROVEMENT OVERLAY DISTRICT
Project Description(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	ENV-2018-3724-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Description(s):	1. Find per CEQA Guidelines Sec15162&15164 & Addendum No. 3, that no major revisions to the ENV-2020-6762-EIR are required. 2. Approve Resolution per LAMC Sec11.5.6(C)h 1)& Charter Sec555. 3. Approve New Zoning Code(Ch1A) for OLTNP per Charter Sections 5558,558, LAMC Sec12.04 & 12.32 (Ch1) & LAMC Sec1.5, 1.5.4, 13.B.1, 13.B.1.4(Ch1A), (a)Land Use Element amendment updating NoHo-Valley Village &Van Nuys-NSherman Oaks Community Plan maps, inclusive of District NoHo Special Zoning District (Ord.No.168144) & (b)General Plan Framework Element Amendment to add Form Districts in the Medium Neighborhood Residential & Medium Residential GPLU designations & Density District & Corresponding Special District in Regional Center GPLU. 4. Approve per LAMC Sec12.04&12.32 (Ch1) & Charter Sec558 ord. to amend the zoning by: (a)Implementing zoning maps updating Community Plans; (b)Repeal NoHo Commercial&Arts-ID District Overlay (Ord.No. 170549); (c)Repeal a portion of Van Nuys CSD CDO (Ord.No. 174420); (d)Approve per LAMC Ch1A, Sec1.5.6(C) 1. Ords. for technical amendments to the District NoHo Specific Plan (Ord.No. 168144); (e)Approve per LAMC Ch1A, Sec1.5.16.C.1. Ord. to supersede the Transit-Oriented Incentive Programs & remove TOA Mpc; & (f)Approve Building Line Removals along Burbank Bl, Cahuenga Bl, Camarillo St, Camellia Ave, Delano St, Emelita St., Hazeltine Ave, Kester Ave, Killion St, Klump Ave, La Maida St, Lankershim Bl, McCormick St, Morrison St, Oxnard St, Riverton Ave, Satsuma Ave, Sepulveda Bl, Sylmar St, Tujunga Ave, Tyrone Ave, Van Nuys Bl, Vineland Ave, Victory Bl & Weddington St established per Ord.Nos. 58209, 80931, 75947, 66752, 96567, 97939, 98921, 99360, 101916, 103978, 108502, 109949, 113741, 115201, 120294, 123410, 124418, 124512, 124677, 124693, 125059, 125365, 125624, 125876, 126150, 126425, 130050.& 130905. 5. Approve the New Zoning Code Ord. to amend LAMC Ch1A(New Zoning Code)to: (a)Add new zoning districts & related regulations to LAMC Ch1A Art 1-5, 8 & 9; & (b)Adopt per LAMC Sec12.04, 12.32, 13.14.C &Charter Sec558, Community Benefits in the Public Benefits Incentive Maps; & (c)Amend the Zoning Code Maps i.e. LAHIP, Alcohol Permission & Special Lot Lines established in the New Zoning Code Art1Div1.4. 6. Authorize Planning Director to present the Resolution & GPAs to the Mayor & Council per Charter Sec555 and LAMC Ch1Sec11.5.6 & proposed zoning ords. per Charter Sec558 & LAMC Ch1Sec12.32. 7. Approve Recommendation Report. 8. Approve findings.
Case Number:	ENV-2008-3103-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Project Description(s):	THE ADDITION OF A RIVER IMPROVEMENT OVERLAY (RIO) DISTRICT AS SECTION 13.12 OF THE L.A.M.C. IN RESPONSE TO THE LOS ANGELES RIVER REVITALIZATION MASTER PLAN (LARRMP) THAT WAS ADOPTED IN MAY 2007. THIS SUPPLEMENTAL USE DISTRICT WOULD ESTABLISH STANDARDS FOR NEW DEVELOPMENT ALONG WATERWAYS
Case Number:	ENV-2007-3037-ND
Required Action(s):	NO NEGATIVE DECLARATION
Project Description(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.

DATA NOT AVAILABLE
ORD-183145
ORD-183144

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: HAYDON CHAN

DATE: 10/15/2026

APPLICATION #: 26010-10000-01187

STAMP DOES NOT CONSTITUTE
ZONING PLAN CHECK APPROVAL

5757 HALBRENT
LOS ANGELES, CA

APPLICANT:	**SHANTI NIKETAN LLC** 5292 DUKE DRIVE, LA PALMA, CA 90623 TEL: 714.300.5234
ARCHITECT:	**NIKLOSURES INC. ARCHITECTS** 15560-C ROCKFIELD BLVD.,#200 IRVINE, CA 92618 TEL: 323.309.7334
SITE SURVEY:	JC SURVEY P.O. BOX 88 ACTON, CA 93510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD.,#12 PASADENA, CA 91107 TEL: 626.844.8841
CIVIL/ GRADING:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
STRUCTURAL:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
MECH/ ELEC/ PLUMBING:	SHAMIM ENGINEERING GROUP 5847 WILBUR AVE., TARZANA, CA 91356 TEL: 818.788.0778
LANDSCAPE:	CHARLES TROWBRIDGE & ASSOC. 17901 ROMELLE AVENUE, SANTA ANA, CA 92705 TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT
NIKNIL A. KAMAT
C-33850
Ren. 02/28/2027
STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 17.012		
NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK- REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

PARCEL PROFILE REPORT

SCALE: N.T.S.

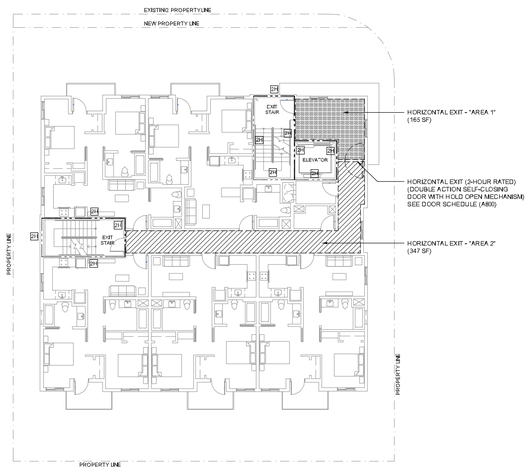
SHEET NO.:

A016

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NIKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NIKLOSURES, INC., ARCHITECTS.

© 2025 NKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

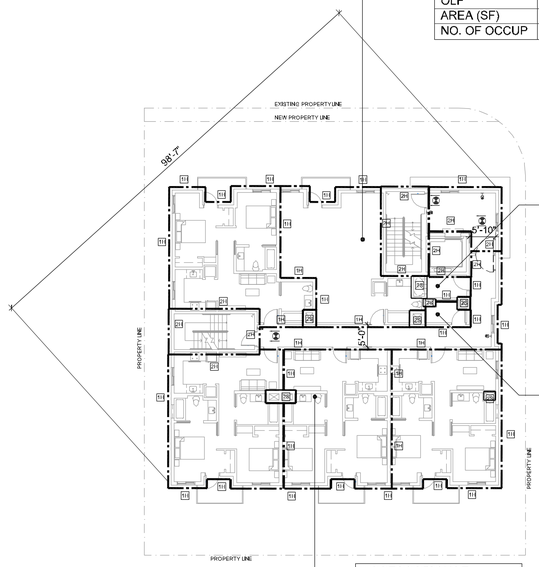
Z:\01 - SERVER\00-PROJECTS\17.012_5757 - HALBRENT\05_DRAWINGS\04_CD\SHEETS\A016_PARCEL - PROFILE - REPORT.DWG (10-08-26 11:59:19AM) Plotted by: NKLOSURES



HORIZONTAL EXIT- CALCULATIONS	
HORIZONTAL EXIT- AREA 1 (OCCUPANT LOAD)	1
HORIZONTAL EXIT- AREA 2 (OCCUPANT LOAD)	19
TOTAL OCCUPANT LOAD	20
TOTAL CAPACITY OF REFUGE AREA (3 SF / OCCUPANT)	60 SF

HORIZONTAL EXIT- CALCULATIONS (LEVELS 02-05 SIM.) 4

1/16" = 1'-0"



ACCESSORY USE	
OCC TYPE	A-3
USE	REC RM
OLF	15
AREA (SF)	650
NO. OF OCCUP	44

ACCESSORY USE	
OCC TYPE	S-1
USE	TRASH ROOM
OLF	300
AREA (SF)	54
NO. OF OCCUP	1

ACCESSORY USE	
OCC TYPE	S-1
USE	STORAGE
OLF	300
AREA (SF)	47
NO. OF OCCUP	1

ACCESSORY USE	
OCC TYPE	R-2
USE	APARTMENTS
OLF	200
AREA (SF)	3299
NO. OF OCCUP	17

OCCUPANCY/ EXITING- LEVEL 02 2

1/16" = 1'-0"

STAIRWAY WIDTH (IN/PER)	CBC 1005.3.1	0.3
DOOR WIDTH (IN/PER)	CBC 1005.3.2	0.2

WHEN CALCULATING EGRESS WIDTHS UTILIZING TOTAL OCCUPANT LOAD, ACUTAL EGRESS WIDTHS OF STAIRS AND DOORS SHALL NOT BE LESS THAN THE MINIMUMS SPECIFIED IN THE CODE

EXIT INFORMATION

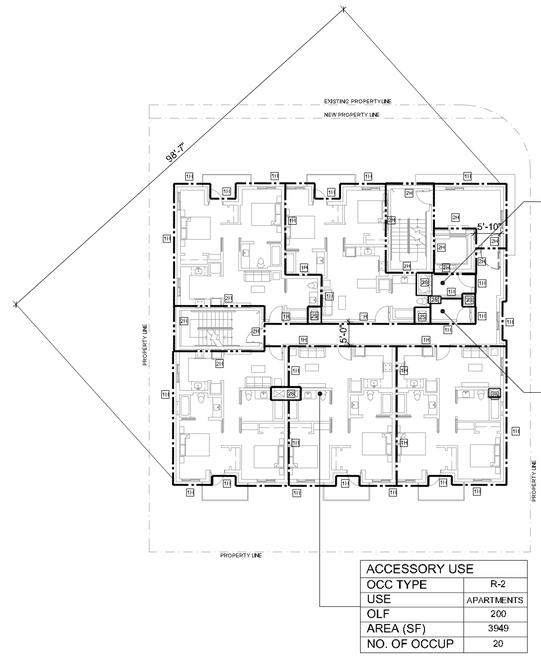
AREA NAME	APARTMENTS	
AREA GROSS SQ FT	-	3299
OCC TYPE-DIV	CBC 302	R-2
OCCUPANCY USE	CBC 302	APARTMENTS
OCC LOAD FACTOR	CBC 1004.5	200
OCCUPANT TOTAL	-	17
MIN 2 EXIT OCC LOAD	CBC 1006.2.1	20
NUMBER OF EXITS	-	2
1/3 DIAGONAL DIST.	CBC 1007.1.1 Exception 2	32'-11"
EXIT SEPARATION		90'-0"
MIN DOOR WIDTH	CBC 1010.1	36" EACH
MIN STAIRWAY WIDTH	CBC 1009.3.2	48" EACH

CUMULATIVE EXITING CALCULATION- LEVEL 02	
PRIMARY OCCUPANT LOAD (APARTMENTS)	61
COMBINED ACCESSORY OCCUPANT LOADS	2
TOTAL OCCUPANT LOAD FOR LEVEL 02	63
STAIRWAY WIDTH FACTOR (CBC 1005.3.1)	0.3
TOTAL REQUIRED EGRESS WIDTH (STAIRS)	18.9"
TOTAL STAIR WIDTH PROVIDED (48" EACH)	96"
DOOR WIDTH FACTOR (CBC 1005.3.2)	0.2
TOTAL REQUIRED EGRESS WIDTH (DOORS)	12.6"
TOTAL DOOR WIDTH PROVIDED (36" EACH)	72"

LIFE SAFETY SYMBOLS LEGEND

BE	BUILDING EGRESS	1S	1-HOUR RATED SHAFT
NR	NON RATED	2S	2-HOUR RATED SHAFT
1H	1-HOUR RATED	2H	2-HOUR RATED

1-HOUR FIRE RATED
2-HOUR FIRE RATED
EXIT PATH OF TRAVEL



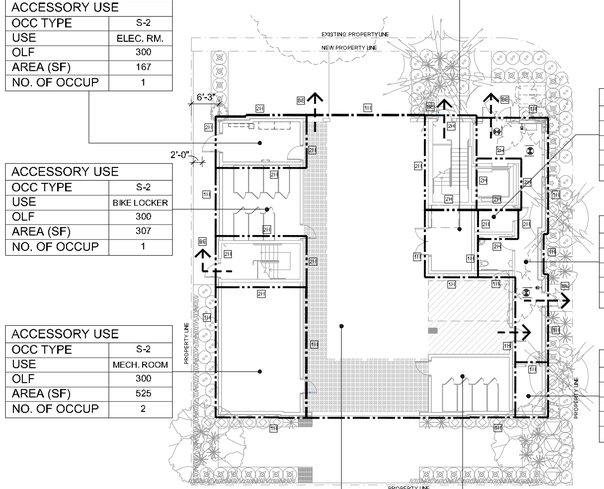
ACCESSORY USE	
OCC TYPE	S-1
USE	TRASH ROOM
OLF	300
AREA (SF)	54
NO. OF OCCUP	1

ACCESSORY USE	
OCC TYPE	S-1
USE	STORAGE
OLF	300
AREA (SF)	47
NO. OF OCCUP	1

ACCESSORY USE	
OCC TYPE	R-2
USE	APARTMENTS
OLF	200
AREA (SF)	3949
NO. OF OCCUP	20

OCCUPANCY/ EXITING- LEVEL 03 (LEVELS 04-05 SIM.) 3

1/16" = 1'-0"



ACCESSORY USE	
OCC TYPE	S-1
USE	TRASH RM.
OLF	300
AREA (SF)	149
NO. OF OCCUP	1

ACCESSORY USE	
OCC TYPE	S-2
USE	ELEC. RM.
OLF	300
AREA (SF)	167
NO. OF OCCUP	1

ACCESSORY USE	
OCC TYPE	S-2
USE	BIKE LOCKER
OLF	300
AREA (SF)	307
NO. OF OCCUP	1

ACCESSORY USE	
OCC TYPE	S-2
USE	MECH. ROOM
OLF	300
AREA (SF)	525
NO. OF OCCUP	2

ACCESSORY USE	
OCC TYPE	S-2
USE	ELEV. MACH.
OLF	300
AREA (SF)	60
NO. OF OCCUP	1

ACCESSORY USE	
OCC TYPE	R-2
USE	APARTMENTS
OLF	200
AREA (SF)	507
NO. OF OCCUP	3

ACCESSORY USE	
OCC TYPE	S-1
USE	STORAGE-2
OLF	300
AREA (SF)	72
NO. OF OCCUP	1

ACCESSORY USE	
OCC TYPE	S-2
USE	LOADING
OLF	200
AREA (SF)	2200
NO. OF OCCUP	11

ACCESSORY USE	
OCC TYPE	S-2
USE	BIKE LOCKER
OLF	300
AREA (SF)	229
NO. OF OCCUP	1

OCCUPANCY/ EXITING- LEVEL 01 1

1/16" = 1'-0"

CONVERSION LEVEL FOR STAIRS		
LEVEL	ST1	ST2
LEVEL 01	0	0
LEVEL 02	32	31
CONVERSION	32	31
STAIRWAY WIDTH FACTOR (CBC 1005.3.1)		0.3
TOTAL EGRESS WIDTH (STAIR)-REQUIRED	9.6"	9.3"
TOTAL STAIR WIDTH PROVIDED (48" EACH)		
TOTAL EGRESS WIDTH (STAIR)-PROVIDED	48"	48"

CONVERSION LEVEL FOR DOORS		
LEVEL	ST1	ST2
LEVEL 01	0	0
LEVEL 02	32	31
CONVERSION	32	31
DOOR WIDTH FACTOR (CBC 1005.3.2)		0.2
TOTAL EGRESS WIDTH (DOOR)-REQUIRED	6.4"	6.2"
TOTAL DOOR WIDTH PROVIDED (36" EACH)		
TOTAL EGRESS WIDTH (DOOR)-PROVIDED	36"	36"

STAIRWAY WIDTH (IN/PER)	CBC 1005.3.1	0.3
DOOR WIDTH (IN/PER)	CBC 1005.3.2	0.2

WHEN CALCULATING EGRESS WIDTHS UTILIZING TOTAL OCCUPANT LOAD, ACUTAL EGRESS WIDTHS OF STAIRS AND DOORS SHALL NOT BE LESS THAN THE MINIMUMS SPECIFIED IN THE CODE

CUMULATIVE EXITING CALCULATION- LEVEL 01	
PRIMARY OCCUPANT LOAD (APARTMENTS)	3
COMBINED ACCESSORY OCCUPANT LOADS	19
TOTAL OCCUPANT LOAD FOR LEVEL 01	22
STAIRWAY WIDTH FACTOR (CBC 1005.3.1)	0.3
TOTAL REQUIRED EGRESS WIDTH (STAIRS)	6.6"
TOTAL STAIR WIDTH PROVIDED (48" EACH)	96"
DOOR WIDTH FACTOR (CBC 1005.3.2)	0.2
TOTAL REQUIRED EGRESS WIDTH (DOORS)	4.4"
TOTAL DOOR WIDTH PROVIDED (36" EACH)	72"

GENERAL NOTES:

LEGEND:

N

0 8 16

5757 HALBRENT

LOS ANGELES, CA

APPLICANT:	**SHANTI NIKETAN LLC** 5292 DUKE DRIVE, LA PALMA, CA 90623 TEL: 714.300.5234
ARCHITECT:	**NIKLOSURES INC. ARCHITECTS** 15580-C ROCKFIELD BLVD., #200 IRVINE, CA 92618 TEL: 323.309.7334
SITE SURVEY:	JC SURVEY P.O. BOX 66 ACTON, CA 93510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD.,#12 PASADENA, CA 91107 TEL: 626.844.8841
CIVIL/ GRADING:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
STRUCTURAL:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
MECH/ ELEC/ PLUMBING:	SHAMIM ENGINEERING GROUP 5847 WILBUR AVE., TARZANA, CA 91356 TEL: 818.788.0778
LANDSCAPE:	CHARLES TROWBRIDGE & ASSOC. 17901 ROMELLE AVENUE, SANTA ANA, CA 92705 TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT
NIKNIL A. KAMAT
C-33850
Ren. 02/28/2027
STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 17.012

NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK- REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

OCCUPANCY AND EXITING ANALYSIS LEVELS 01 - 05

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

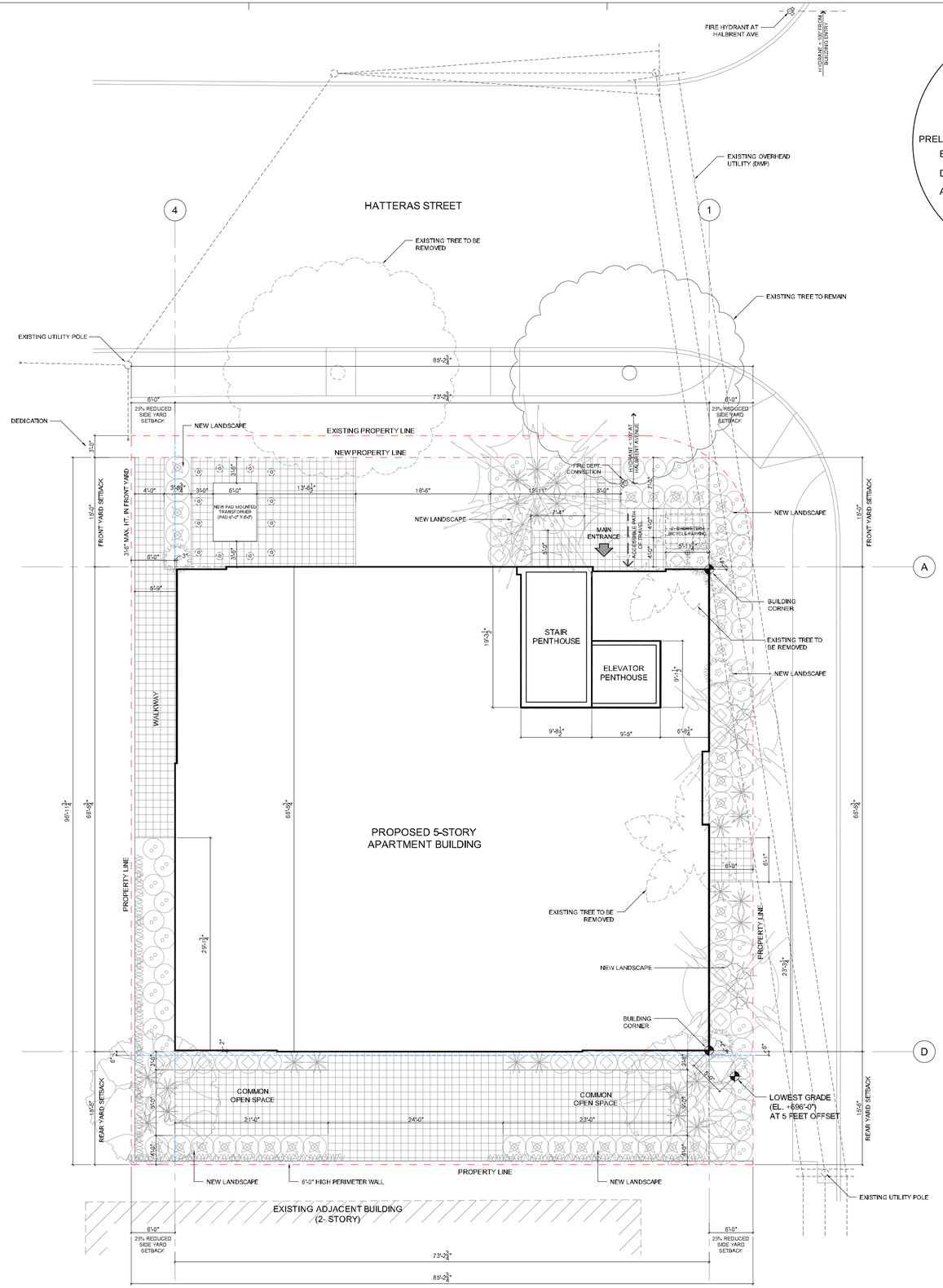
SHEET NO.:

A040

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NKLOSURES, INC., ARCHITECTS.

© 2025 NKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01-SERVER\00-PROJECTS\17.012_5757-HALBRENT\05_DRAWINGS\04_CD\SHEETS\A040_OCCUPANCY-EXITING.DWG (10-08-26 12:07:17PM) Plotted by: nKLOSURES



OVERALL SITE PLAN
1/8" = 1'-0"

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: HAYDON CHAN

DATE: 10/15/2026

APPLICATION #: 26010-10000-01187

STAMP DOES NOT CONSTITUTE ZONING PLAN CHECK APPROVAL

GENERAL NOTES:

1. THE TEMPORARY PERMIT IS ISSUED ONLY TO ALLOW THE PERSON NAMED THEREON TO CONTINUE THE "PLAN CHECK" PROCESS OF OBTAINING A BUILDING PERMIT FROM A COUNTY OR OTHER LOCAL AGENCY (HEALTH AND SAFETY CODE SECTION 17922.5). THE DIVISION CANNOT ISSUE AN ANNUAL OR CONSTRUCTION ACTIVITY PERMIT TO THE OWNER/ BUILDER OR ARCHITECT BEFORE A CONSTRUCTION CONTRACTOR HAS BEEN SELECTED.
2. THE TEMPORARY PERMIT EXPIRES WHEN CONSTRUCTION ACTIVITY COMMENCES.
3. THE OWNER/ BUILDER WILL ENSURE THAT ANY CONTRACTOR WHO PERFORMS ANY CONSTRUCTION ACTIVITY WHICH REQUIRED A PERMIT AT THE LOCATION INDICATED BELOW SHALL OBTAIN A PERMIT FROM THE DIVISION PRIOR TO THE COMMENCEMENT OF THE ACTIVITY.
4. WARNING: ANY CONTRACTOR PERFORMING AN ACTIVITY WHICH IS SUBJECT TO THE PERMIT REQUIREMENTS OF T8 CCR SECTION 341-341.5, BUT WHO IS PERFORMING THE ACTIVITY UNDER THIS TEMPORARY PERMIT, IS SUBJECT TO CITATION BY THE DIVISION FOR WHICH PENALTIES OF UP TO A MAXIMUM OF $70,000 CAN BE IMPOSED.
5. THE PARKING STALLS AND DRIVEWAYS THAT ARE EXPOSED TO THE SKY SHALL BE FINISHED WITH EITHER A LIGHT-COLORED SURFACE MATERIAL SUCH AS CONCRETE, AND/OR A MINIMUM OF 80 PERCENT OF THE TOTAL AREA OF THE STALLS SHALL BE SHADED BY VINE COVERED PERGOLA, CANOPY, OR TRELLIS. SOLAR PANELS AND THEIR RELATED SUPPORT STRUCTURES MAY BE UTILIZED TO PROVIDE REQUIRED SHADING.
6. OUTDOOR LIGHTING SHALL BE DESIGNED AND INSTALLED WITH SHIELDING, SUCH THAT THE LIGHT SOURCE CANNOT BE SEEN FROM ADJACENT RESIDENTIAL PROPERTIES, THE PUBLIC RIGHT-OF-WAY NOR FROM ABOVE.
7. THE EXTERIOR OF THE PROPOSED STRUCTURE SHALL BE CONSTRUCTED OF MATERIALS SUCH AS, BUT NOT LIMITED TO, HIGH-PERFORMANCE AND/OR NON-REFLECTIVE TINTED GLASS (NO MIRROR-LIKE TINTS OR FILMS) AND PRE-CAST CONCRETE OR FABRICATED WALL SURFACES TO MINIMIZE GLARE AND REFLECTED HEAT.
8. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
9. 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 TENANT IMPROVEMENT WORK OVER $10,000). SEPARATE PLUMBING PERMIT IS REQUIRED.
10. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
11. "DOUBLE STRIPING OF ALL STALLS SHALL BE PER ZONING CODE SECTION 12.21 A5, CHART NO. 5".
12. ALL REQUIRED EXITS SHALL BE MAINTAINED UNTIL ARRIVAL AT GRADE OR THE PUBLIC WAY. (1021.1.1)
13. ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVEL AT 1:2 MAX. SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" AND AT LEAST 48" IN WIDTH. THE SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPES DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% SLOPE, UNLESS OTHERWISE INDICATED. LANDING AT DOORWAYS SHALL BE 2% MAX. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 84" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTING FROM WALL AND ABOVE 27" AND LESS THAN 84".
14. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
15. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET (SECTION 1210.2.3). USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3
16. WATER HEATER MUST BE STRAPPED TO WALL. LAPC SEC. 507.3

LEGEND:

←– – –← ACCESSIBLE PATH OF TRAVEL

PRIMARY ENTRANCE

NOTE:
ALL ROOF DRAIN DOWNSPOUTS RUN INSIDE EXTERIOR WALL ASSEMBLY AND DISCHARGE TO THE PROPOSED LANDSCAPE AREAS AT LEVEL 01.

5757 HALBRENT
LOS ANGELES, CA

APPLICANT:	SHANTI NIKETAN LLC 5292 DUKE DRIVE, LA PALMA, CA 90623 TEL: 714.300.5234
ARCHITECT:	NIKLOSURES INC. ARCHITECTS 15580-C ROCKFIELD BLVD.,#200 IRVINE, CA 92618 TEL: 323.309.7334
SITE SURVEY:	JC SURVEY P.O. BOX 66 ACTON, CA 93510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD.#12 PASADENA, CA 91107 TEL: 626.844.8841
CIVIL/ GRADING:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
STRUCTURAL:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
MECH/ ELEC/ PLUMBING:	SHAMIM ENGINEERING GROUP 5847 WILBUR AVE., TARZANA, CA 91356 TEL: 818.788.0778
LANDSCAPE:	CHARLES TROWBRIDGE & ASSOC. 17901 ROMELLE AVENUE, SANTA ANA, CA 92705 TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT · NIKNIL A. KAMAT · C-33850 · Ren. 02/28/2027 · STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.:	17.012	
NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK - REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

SITE PLAN

SCALE: AS NOTED

SHEET NO.:

A100

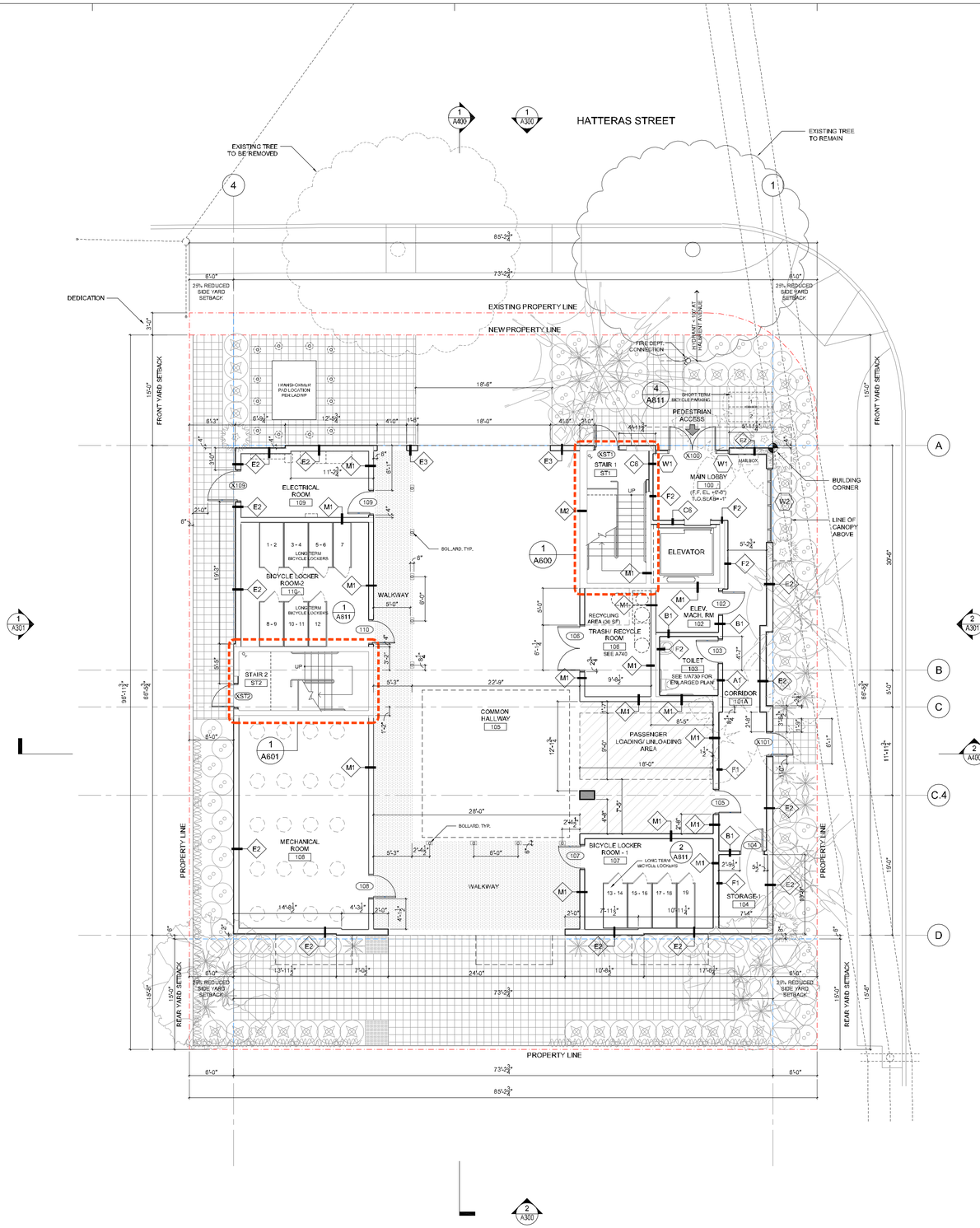
N

0 4 8

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NIKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NIKLOSURES, INC., ARCHITECTS.

© 2025 NIKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01-SERVER\00-PROJECTS\17.012_5757-HALBRENT\05_DRAWINGS\04_CD\SHEETS\A100_SITE-PLAN.DWG (10-08-26 12:07:42PM) Plotted by: NKLOSURES



FLOOR PLAN - LEVEL 01

1/8" = 1'-0"

1

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: HAYDON CHAN

DATE: 10/15/2026

APPLICATION #: 26010-10000-01187

STAMP DOES NOT CONSTITUTE ZONING PLAN CHECK APPROVAL

GENERAL NOTES:

1. ELEVATION 0'-0" = EL 696'-3.5"
2. SEE SHEETS A710, A711 AND A713 FOR PARTITION TYPES.
3. FOR GRAPHIC DESIGNATION OF RATED WALLS AND EXITING PATHS, SEE SHEET A040.
4. SPRINKLER SYSTEM TO BE DESIGN/BUILD BY GENERAL CONTRACTOR. GENERAL CONTRACTOR TO PROVIDE SPRINKLER SHOP DRAWINGS FOR REVIEW AND APPROVAL OF ARCHITECT FOR SPRINKLER HEAD LOCATIONS.
5. SEE ADDITIONAL GENERAL NOTES ON SHEET A050
6. PENETRATIONS IN WALLS REQUIRING PROTECTED OPENINGS MUST BE FIRESTOPPED WITH AN APPROVED MATERIALIN ACCORDANCE WITH SECTION 714.3.1. SPACE BETWEEN PENETRATING MATERIALS (DESCRIBED BELOW) MUST BE DESIGNED TO PREVENT THE MOVEMENT OF HOT FLAME 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. (714.3.1)
   B. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE RATED WALL AND PARTITIONS BY STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENING DO NOT EXCEED 100 SQUARE INCHES FOR ANY 1000 SQUARE FEET OF WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES. (714.3.2)
   C. WHERE WALLS ARE PENETRATED BY OTHER MATERIALS OR WHERE LARGER OPENING ARE REQUIRED THAN PERMITTED IN (B) ABOVE, THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH SECTION 714.3.1.2.
7. AT LEAST 25% OF THE PATHWAYS, PATIOS, DRIVEWAYS AND OTHER PAVED AREAS TO PROVIDE HARDSCAPE MATERIALS WITH AN INITIAL SOLAR REFLECTANCE OF AT LEAST 0.30.
8. INSTALL "SMOKE GUARD SYSTEM" OF "SMOKE GUARD OF CALIFORNIA" ABOVE ELEVATOR SHAFT ENTRANCE OPENING PER MANUFACTURER'S INSTALLATION SPECIFICATION.
9. USPS MAILBOX IN LOBBY-
   SURFACE MOUNTED MODEL
   MANUFACTURER- SALISBURY INDUSTRIES
   MODEL # 3816D-20
   (20 MAILBOXES, 2 PARCEL LOCKERS)
10. TWO WAY EMERGENCY ELEVATOR COMMUNICATION SYSTEM TO BE PROVIDED PER SECTION 3001.2

5757 HALBRENT

LOS ANGELES, CA

APPLICANT:	**SHANTI NIKETAN LLC** 5292 DUKE DRIVE, LA PALMA, CA 90623 TEL: 714.300.5234
ARCHITECT:	**NIKLOSURES INC. ARCHITECTS** 15580-C ROCKFIELD BLVD., #200 IRVINE, CA 92618 TEL: 323.309.7334
SITE SURVEY:	JC SURVEY P.O. BOX 66 ACTON, CA 93510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD.,#12 PASADENA, CA 91107 TEL: 626.844.8841
CIVIL/ GRADING:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
STRUCTURAL:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
MECH/ ELEC/ PLUMBING:	SHAMIM ENGINEERING GROUP 5847 WILBUR AVE., TARZANA, CA 91356 TEL: 818.788.0778
LANDSCAPE:	CHARLES TROWBRIDGE & ASSOC. 17901 ROMELLE AVENUE, SANTA ANA, CA 92705 TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT — NIKUNJ A. KAMAT — C-33850 — Ren. 12/28/2027 — STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 17.012

NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK - REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

FLOOR PLAN
LEVEL 01

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

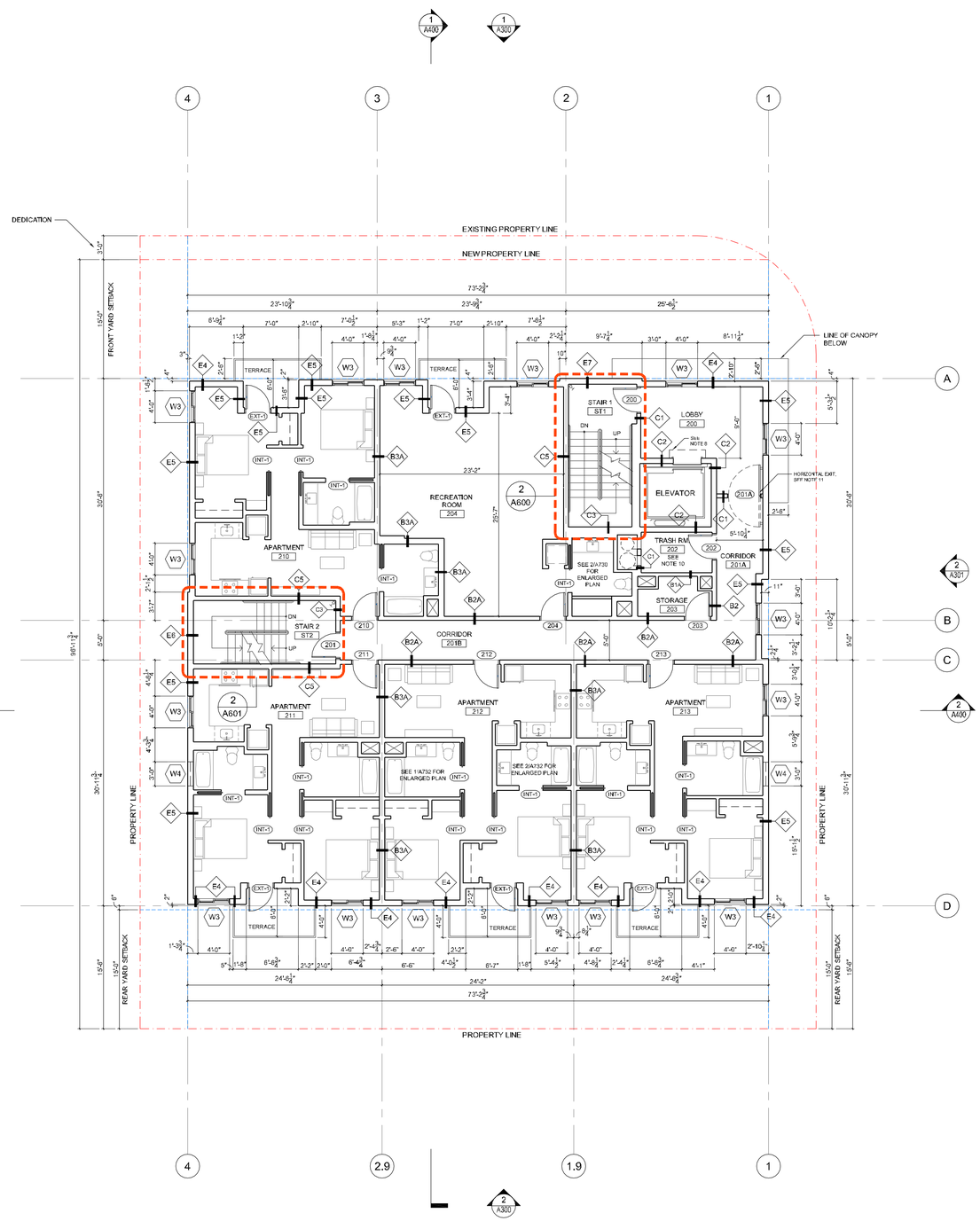
SHEET NO.:

A201

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NIKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NIKLOSURES, INC., ARCHITECTS.

© 2025 NIKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01-SERVER\00-PROJECTS\17.012_5757-HALBRENT\05_DRAWINGS\04_CD\SHEETS\A201_FLOORPLAN_LEVEL-01.DWG (10-08-26 12:09:04PM) Plotted by: nKLOSURES



FLOOR PLAN - LEVEL 02
1/8" = 1'-0"

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: HAYDON CHAN

DATE: 10/15/2026

APPLICATION #: 26010-10000-01187

STAMP DOES NOT CONSTITUTE ZONING PLAN CHECK APPROVAL

GENERAL NOTES:

1. ELEVATION 0'-0" = EL 696'-3.5"
2. SEE SHEETS A710, A711 AND A713 FOR PARTITION TYPES.
3. FOR GRAPHIC DESIGNATION OF RATED WALLS AND EXITING PATHS, SEE SHEET A040.
4. SPRINKLER SYSTEM TO BE DESIGN/BUILD BY GENERAL CONTRACTOR. GENERAL CONTRACTOR TO PROVIDE SPRINKLER SHOP DRAWINGS FOR REVIEW AND APPROVAL OF ARCHITECT FOR SPRINKLER HEAD LOCATIONS.
5. SEE ADDITIONAL GENERAL NOTES ON SHEET A050
6. PENETRATIONS IN WALLS REQUIRING PROTECTED OPENINGS MUST BE FIRESTOPPED WITH AN APPROVED MATERIALIN ACCORDANCE WITH SECTION 714.3.1. SPACE BETWEEN PENETRATING MATERIALS (DESCRIBED BELOW) MUST BE DESIGNED TO PREVENT THE MOVEMENT OF HOT FLAME 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. (714.3.1)
   B. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE RATED WALL AND PARTITIONS BY STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENING DO NOT EXCEED 100 SQUARE INCHES FOR ANY 1000 SQUARE FEET OF WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES. (714.3.2)
   C. WHERE WALLS ARE PENETRATED BY OTHER MATERIALS OR WHERE LARGER OPENING ARE REQUIRED THAN PERMITTED IN (B) ABOVE, THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH SECTION 714.3.1.2.
7. AT LEAST 25% OF THE PATHWAYS, PATIOS, DRIVEWAYS AND OTHER PAVED AREAS TO PROVIDE HARDSCAPE MATERIALS WITH AN INITIAL SOLAR REFLECTANCE OF AT LEAST 0.30.
8. INSTALL "SMOKE GUARD SYSTEM" OF "SMOKE GUARD OF CALIFORNIA" ABOVE ELEVATOR SHAFT ENTRANCE OPENING PER MANUFACTURER'S INSTALLATION SPECIFICATION.
9. SMOKE ALARMS SHALL BE LOW FREQUENCY COMPLIANT.
10. TRASH ROOM INDICATES TWO CHUTES- ONE IS FOR TRASH CHUTE AND THE OTHER TO BE MARKED "RECYCLING ONLY". SEE A740 FOR MAIN TRASH ROOM AND CLEARLY MARKED RECYCLING AREA INDICATED.
11. HORIZONTAL EXIT- PROVIDE DOUBLE ACTION, SELF-CLOSING DOOR WITH HOLD OPEN MECHANISM. (SEE A040 FOR ADDITIONAL INFORMATION).

5757 HALBRENT
LOS ANGELES, CA

APPLICANT:	**SHANTI NIKETAN LLC** 5292 DUKE DRIVE, LA PALMA, CA 90623 TEL: 714.300.5234
ARCHITECT:	**NKLOSURES INC. ARCHITECTS** 15580-C ROCKFIELD BLVD.,#200 IRVINE, CA 92618 TEL: 323.309.7334
SITE SURVEY:	JC SURVEY P.O. BOX 66 ACTON, CA 93510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD.#12 PASADENA, CA 91107 TEL: 626.844.8841
CIVIL/ GRADING:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
STRUCTURAL:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
MECH/ ELEC/ PLUMBING:	SHAMIM ENGINEERING GROUP 5847 WILBUR AVE., TARZANA, CA 91356 TEL: 818.788.0778
LANDSCAPE:	CHARLES TROWBRIDGE & ASSOC. 17901 ROMELLE AVENUE, SANTA ANA, CA 92705 TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT
NIKANTI A. KAMATH
C-33850
Ren. 02/28/2027
STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 17.012

NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK - REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

FLOOR PLAN
LEVEL 02

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

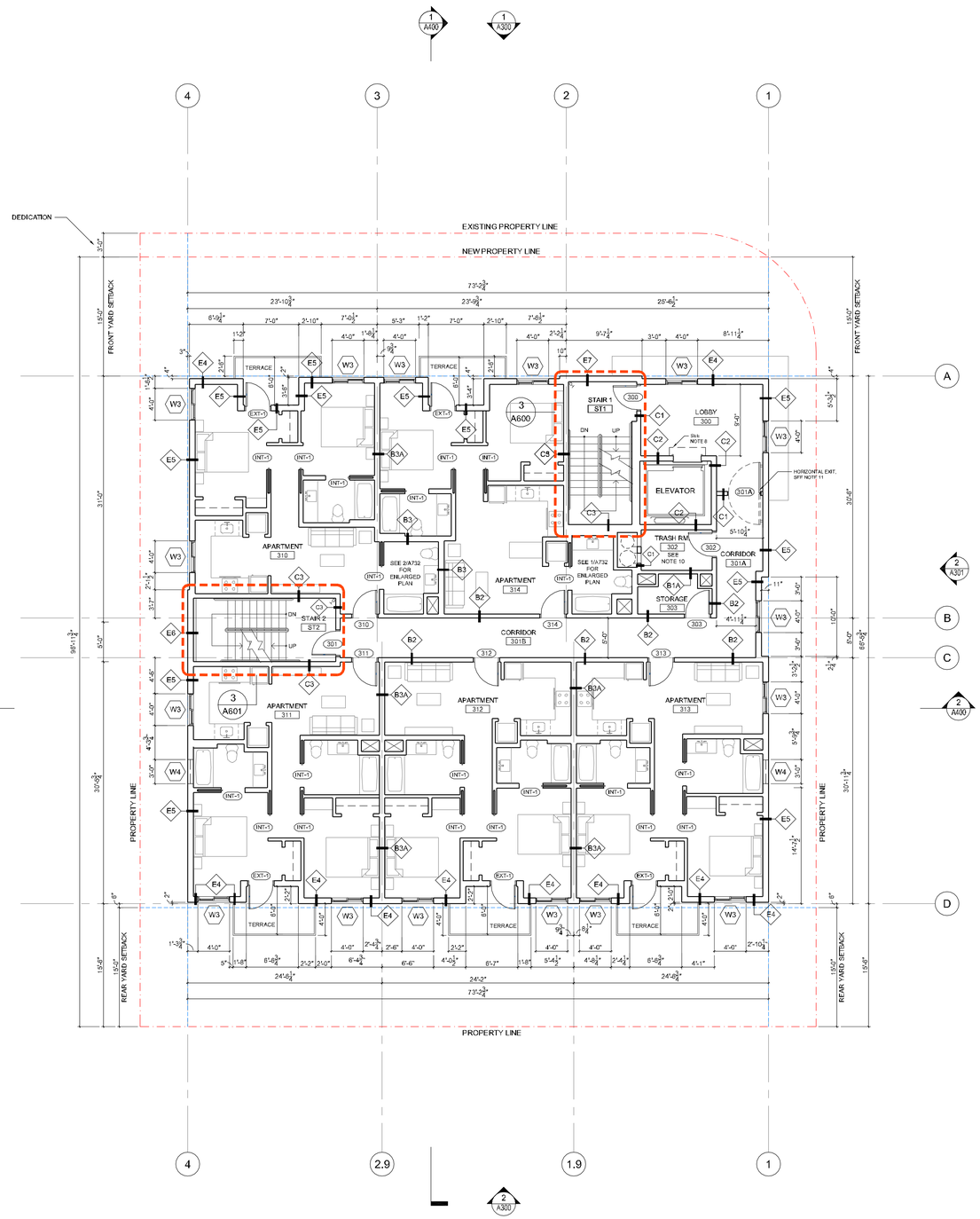
SHEET NO.:

A202

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NKLOSURES, INC., ARCHITECTS.

© 2025 NKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01-SERVER\00-PROJECTS\17.012_5757-HALBRENT\05_DRAWINGS\04_CD\SHEETS\A202_FLOORPLAN_LEVEL-02.DWG (10-08-26 12:09:28PM) Plotted by: NKLOSURES



FLOOR PLAN - LEVEL 03 (1)
1/8" = 1'-0"

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: HAYDON CHAN

DATE: 10/15/2026

APPLICATION #: 26010-10000-01187

STAMP DOES NOT CONSTITUTE ZONING PLAN CHECK APPROVAL

GENERAL NOTES:

1. ELEVATION 0'-0" = EL 696'-3.5"
2. SEE SHEETS A710, A711 AND A713 FOR PARTITION TYPES.
3. FOR GRAPHIC DESIGNATION OF RATED WALLS AND EXITING PATHS, SEE SHEET A040.
4. SPRINKLER SYSTEM TO BE DESIGN/BUILD BY GENERAL CONTRACTOR. GENERAL CONTRACTOR TO PROVIDE SPRINKLER SHOP DRAWINGS FOR REVIEW AND APPROVAL OF ARCHITECT FOR SPRINKLER HEAD LOCATIONS.
5. SEE ADDITIONAL GENERAL NOTES ON SHEET A050
6. PENETRATIONS IN WALLS REQUIRING PROTECTED OPENINGS MUST BE FIRESTOPPED WITH AN APPROVED MATERIALIN ACCORDANCE WITH SECTION 714.3.1. SPACE BETWEEN PENETRATING MATERIALS (DESCRIBED BELOW) MUST BE DESIGNED TO PREVENT THE MOVEMENT OF HOT FLAME 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. (714.3.1)
   B. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE RATED WALL AND PARTITIONS BY STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENING DO NOT EXCEED 100 SQUARE INCHES FOR ANY 1000 SQUARE FEET OF WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES. (714.3.2)
   C. WHERE WALLS ARE PENETRATED BY OTHER MATERIALS OR WHERE LARGER OPENING ARE REQUIRED THAN PERMITTED IN (B) ABOVE, THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH SECTION 714.3.1.2.
7. AT LEAST 25% OF THE PATHWAYS, PATIOS, DRIVEWAYS AND OTHER PAVED AREAS TO PROVIDE HARDSCAPE MATERIALS WITH AN INITIAL SOLAR REFLECTANCE OF AT LEAST 0.30.
8. INSTALL "SMOKE GUARD SYSTEM" OF "SMOKE GUARD OF CALIFORNIA" ABOVE ELEVATOR SHAFT ENTRANCE OPENING PER MANUFACTURER'S INSTALLATION SPECIFICATION.
9. SMOKE ALARMS SHALL BE LOW FREQUENCY COMPLIANT.
10. TRASH ROOM INDICATES TWO CHUTES- ONE IS FOR TRASH CHUTE AND THE OTHER TO BE MARKED "RECYCLING ONLY". SEE A740 FOR MAIN TRASH ROOM AND CLEARLY MARKED RECYCLING AREA INDICATED.
11. HORIZONTAL EXIT- PROVIDE DOUBLE ACTION, SELF-CLOSING DOOR WITH HOLD OPEN MECHANISM. (SEE A040 FOR ADDITIONAL INFORMATION).

5757 HALBRENT
LOS ANGELES, CA

APPLICANT:	SHANTI NIKETAN LLC 5292 DUKE DRIVE, LA PALMA, CA 90623 TEL: 714.300.5234
ARCHITECT:	NIKLOSURES INC. ARCHITECTS 15580-C ROCKFIELD BLVD., #200 IRVINE, CA 92618 TEL: 323.309.7334
SITE SURVEY:	JC SURVEY P.O. BOX 66 ACTON, CA 93510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD.#12 PASADENA, CA 91107 TEL: 626.844.8841
CIVIL/ GRADING:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
STRUCTURAL:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
MECH/ ELEC/ PLUMBING:	SHAMIM ENGINEERING GROUP 5847 WILBUR AVE., TARZANA, CA 91356 TEL: 818.788.0778
LANDSCAPE:	CHARLES TROWBRIDGE & ASSOC. 17901 ROMELLE AVENUE, SANTA ANA, CA 92705 TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT — NIKNIL A. KAMAT — C-33850 — Ren. 02/28/2027 — STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 17.012

NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK - REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

FLOOR PLAN LEVEL 03

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

SHEET NO.:

A203

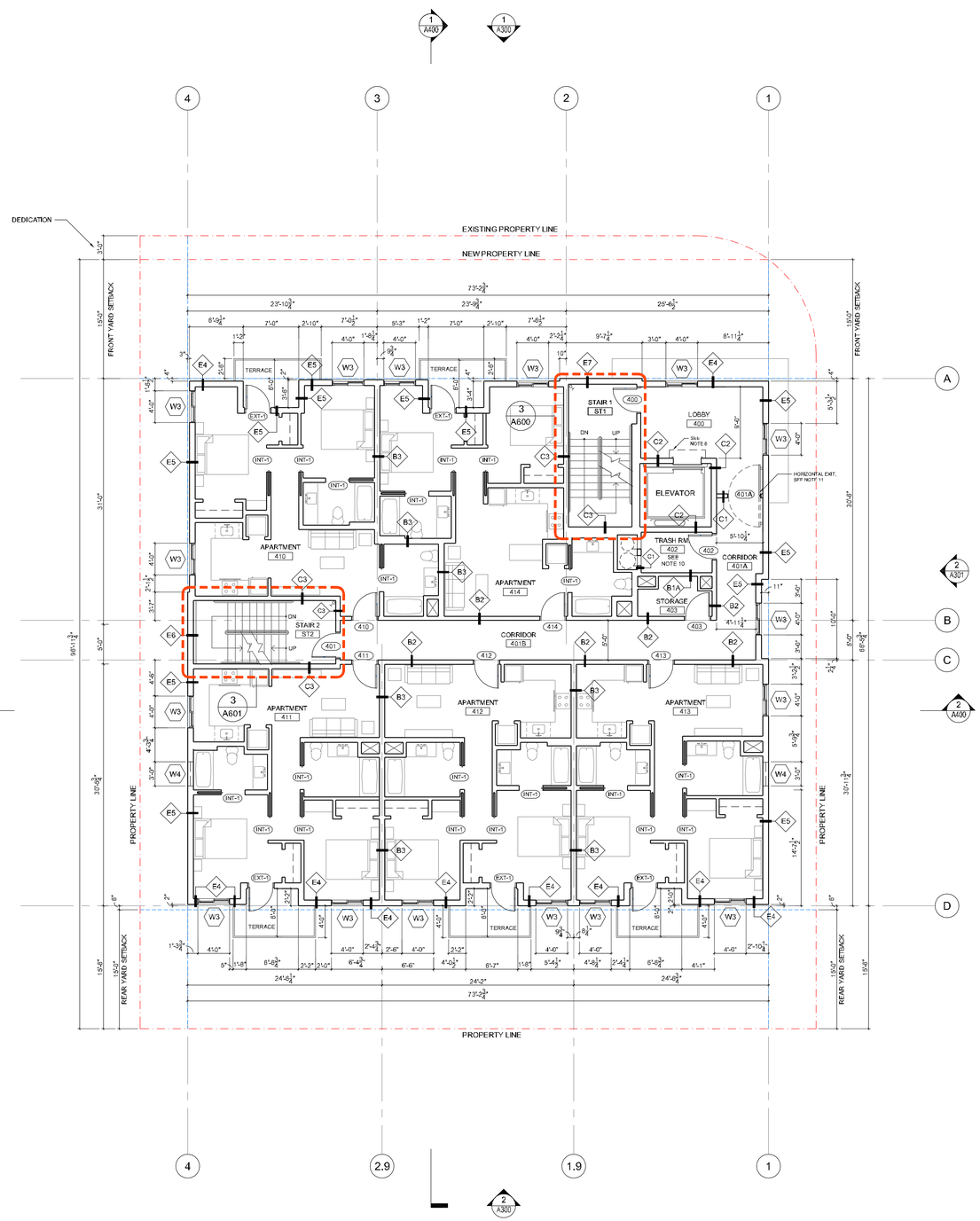
N

0 4 8

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NIKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NIKLOSURES, INC., ARCHITECTS.

© 2025 NIKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01-SERVER\00-PROJECTS\17.012_5757-HALBRENT\05_DRAWINGS\04_CD\SHEETS\A203_FLOORPLAN_LEVEL-03.DWG (10-08-26 12:09:53PM) Plotted by: NKLOSURES



FLOOR PLAN - LEVEL 04
1/8" = 1'-0"

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: HAYDON CHAN

DATE: 10/15/2026

APPLICATION #: 26010-10000-01187

STAMP DOES NOT CONSTITUTE ZONING PLAN CHECK APPROVAL

GENERAL NOTES:

1. ELEVATION 0'-0" = EL 696'-3.5"
2. SEE SHEETS A710, A711 AND A713 FOR PARTITION TYPES.
3. FOR GRAPHIC DESIGNATION OF RATED WALLS AND EXITING PATHS, SEE SHEET A040.
4. SPRINKLER SYSTEM TO BE DESIGN/BUILD BY GENERAL CONTRACTOR. GENERAL CONTRACTOR TO PROVIDE SPRINKLER SHOP DRAWINGS FOR REVIEW AND APPROVAL OF ARCHITECT FOR SPRINKLER HEAD LOCATIONS.
5. SEE ADDITIONAL GENERAL NOTES ON SHEET A050
6. PENETRATIONS IN WALLS REQUIRING PROTECTED OPENINGS MUST BE FIRESTOPPED WITH AN APPROVED MATERIALIN ACCORDANCE WITH SECTION 714.3.1. SPACE BETWEEN PENETRATING MATERIALS (DESCRIBED BELOW) MUST BE DESIGNED TO PREVENT THE MOVEMENT OF HOT FLAME 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. (714.3.1)
   B. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE RATED WALL AND PARTITIONS BY STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENING DO NOT EXCEED 100 SQUARE INCHES FOR ANY 1000 SQUARE FEET OF WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES. (714.3.2)
   C. WHERE WALLS ARE PENETRATED BY OTHER MATERIALS OR WHERE LARGER OPENING ARE REQUIRED THAN PERMITTED IN (B) ABOVE, THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH SECTION 714.3.1.2.
7. AT LEAST 25% OF THE PATHWAYS, PATIOS, DRIVEWAYS AND OTHER PAVED AREAS TO PROVIDE HARDSCAPE MATERIALS WITH AN INITIAL SOLAR REFLECTANCE OF AT LEAST 0.30.
8. INSTALL "SMOKE GUARD SYSTEM" OF "SMOKE GUARD OF CALIFORNIA" ABOVE ELEVATOR SHAFT ENTRANCE OPENING PER MANUFACTURER'S INSTALLATION SPECIFICATION.
9. SMOKE ALARMS SHALL BE LOW FREQUENCY COMPLIANT.
10. TRASH ROOM INDICATES TWO CHUTES- ONE IS FOR TRASH CHUTE AND THE OTHER TO BE MARKED "RECYCLING ONLY". SEE A740 FOR MAIN TRASH ROOM AND CLEARLY MARKED RECYCLING AREA INDICATED.
11. HORIZONTAL EXIT- PROVIDE DOUBLE ACTION, SELF-CLOSING DOOR WITH HOLD OPEN MECHANISM. (SEE A040 FOR ADDITIONAL INFORMATION).

5757 HALBRENT
LOS ANGELES, CA

APPLICANT:	**SHANTI NIKETAN LLC** 5292 DUKE DRIVE, LA PALMA, CA 90623 TEL: 714.300.5234
ARCHITECT:	**NIKLOSURES INC. ARCHITECTS** 15580-C ROCKFIELD BLVD.,#200 IRVINE, CA 92618 TEL: 323.309.7334
SITE SURVEY:	JC SURVEY P.O. BOX 66 ACTON, CA 93510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD.#12 PASADENA, CA 91107 TEL: 626.844.8841
CIVIL/ GRADING:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
STRUCTURAL:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
MECH/ ELEC/ PLUMBING:	SHAMIM ENGINEERING GROUP 5847 WILBUR AVE., TARZANA, CA 91356 TEL: 818.788.0778
LANDSCAPE:	CHARLES TROWBRIDGE & ASSOC. 17901 ROMELLE AVENUE, SANTA ANA, CA 92705 TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT — NIKNIL A. KAMAT — C-33850 — Ren. 02/28/2027 — STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 17.012

NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK - REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

FLOOR PLAN
LEVEL 04

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

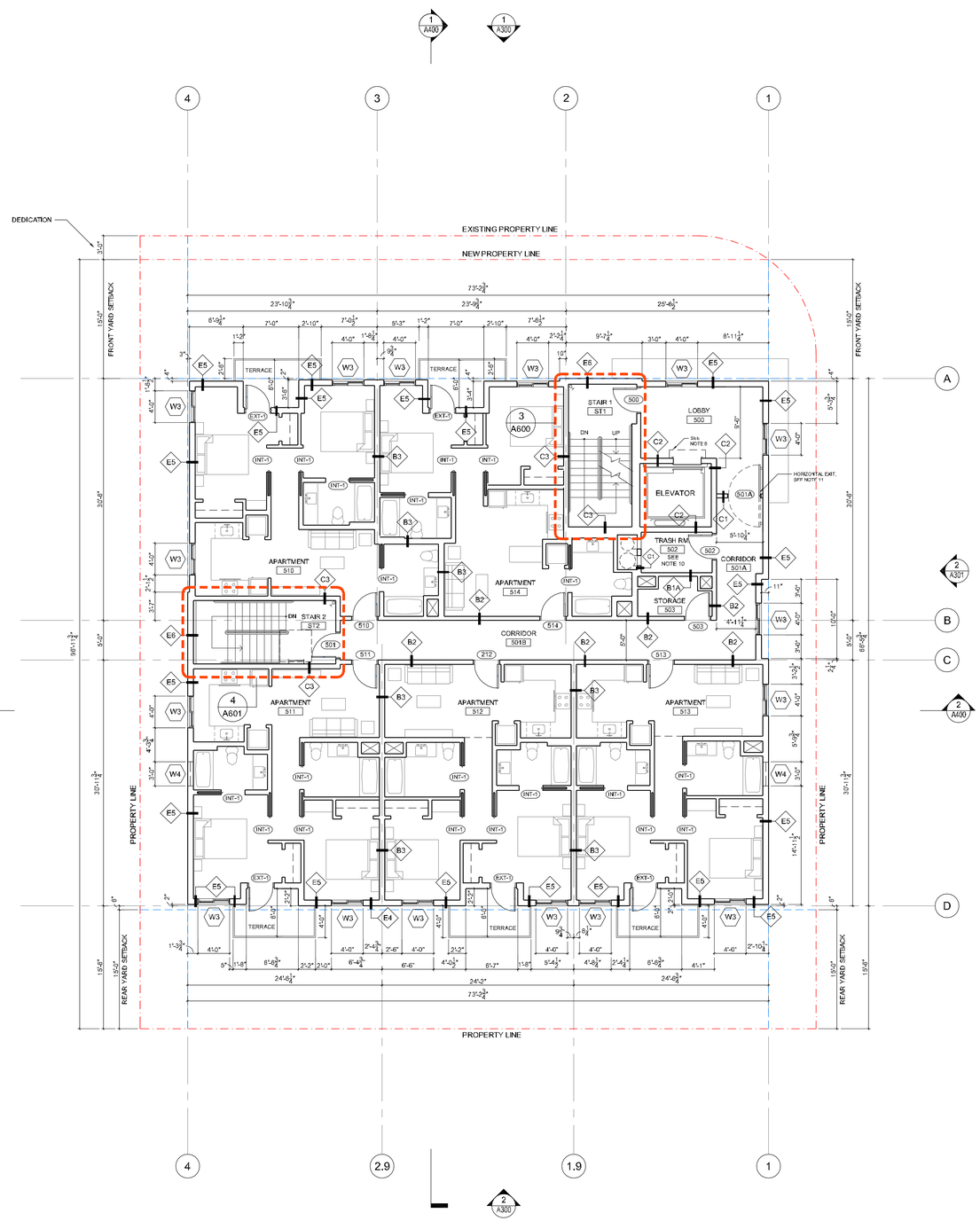
SHEET NO.:

A204

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NIKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NIKLOSURES, INC., ARCHITECTS.

© 2025 NIKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01-SERVER\00-PROJECTS\17.012_5757-HALBRENT\05_DRAWINGS\04_CD\SHEETS\A204_FLOORPLAN_LEVEL-04.DWG (10-08-26 12:10:17PM) Plotted by: nKLOSURES



FLOOR PLAN - LEVEL 05 (1)
1/8" = 1'-0"

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: HAYDON CHAN

DATE: 10/15/2026

APPLICATION #: 26010-10000-01187

STAMP DOES NOT CONSTITUTE ZONING PLAN CHECK APPROVAL

GENERAL NOTES:

1. ELEVATION 0'-0" = EL 696'-3.5"
2. SEE SHEETS A710, A711 AND A713 FOR PARTITION TYPES.
3. FOR GRAPHIC DESIGNATION OF RATED WALLS AND EXITING PATHS, SEE SHEET A040.
4. SPRINKLER SYSTEM TO BE DESIGN/BUILD BY GENERAL CONTRACTOR. GENERAL CONTRACTOR TO PROVIDE SPRINKLER SHOP DRAWINGS FOR REVIEW AND APPROVAL OF ARCHITECT FOR SPRINKLER HEAD LOCATIONS.
5. SEE ADDITIONAL GENERAL NOTES ON SHEET A050
6. PENETRATIONS IN WALLS REQUIRING PROTECTED OPENINGS MUST BE FIRESTOPPED WITH AN APPROVED MATERIALIN ACCORDANCE WITH SECTION 714.3.1. SPACE BETWEEN PENETRATING MATERIALS (DESCRIBED BELOW) MUST BE DESIGNED TO PREVENT THE MOVEMENT OF HOT FLAME 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. (714.3.1)
   B. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE RATED WALL AND PARTITIONS BY STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENING DO NOT EXCEED 100 SQUARE INCHES FOR ANY 1000 SQUARE FEET OF WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES. (714.3.2)
   C. WHERE WALLS ARE PENETRATED BY OTHER MATERIALS OR WHERE LARGER OPENING ARE REQUIRED THAN PERMITTED IN (B) ABOVE, THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH SECTION 714.3.1.2.
7. AT LEAST 25% OF THE PATHWAYS, PATIOS, DRIVEWAYS AND OTHER PAVED AREAS TO PROVIDE HARDSCAPE MATERIALS WITH AN INITIAL SOLAR REFLECTANCE OF AT LEAST 0.30.
8. INSTALL "SMOKE GUARD SYSTEM" OF "SMOKE GUARD OF CALIFORNIA" ABOVE ELEVATOR SHAFT ENTRANCE OPENING PER MANUFACTURER'S INSTALLATION SPECIFICATION.
9. SMOKE ALARMS SHALL BE LOW FREQUENCY COMPLIANT.
10. TRASH ROOM INDICATES TWO CHUTES- ONE IS FOR TRASH CHUTE AND THE OTHER TO BE MARKED "RECYCLING ONLY". SEE A740 FOR MAIN TRASH ROOM AND CLEARLY MARKED RECYCLING AREA INDICATED.
11. HORIZONTAL EXIT- PROVIDE DOUBLE ACTION, SELF-CLOSING DOOR WITH HOLD OPEN MECHANISM. (SEE A040 FOR ADDITIONAL INFORMATION).

5757 HALBRENT
LOS ANGELES, CA

APPLICANT:	**SHANTI NIKETAN LLC** 5292 DUKE DRIVE, LA PALMA, CA 90623 TEL: 714.300.5234
ARCHITECT:	**NKLOSURES INC. ARCHITECTS** 15580-C ROCKFIELD BLVD.,#200 IRVINE, CA 92618 TEL: 323.309.7334
SITE SURVEY:	JC SURVEY P.O. BOX 66 ACTON, CA 93510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD.#12 PASADENA, CA 91107 TEL: 626.844.8841
CIVIL/ GRADING:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
STRUCTURAL:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
MECH/ ELEC/ PLUMBING:	SHAMIM ENGINEERING GROUP 5847 WILBUR AVE., TARZANA, CA 91356 TEL: 818.788.0778
LANDSCAPE:	CHARLES TROWBRIDGE & ASSOC. 17901 ROMELLE AVENUE, SANTA ANA, CA 92705 TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT — NIKNIL A. KAMAT — C-33850 — Ren. 02/28/2027 — STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 17.012

NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK - REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

FLOOR PLAN
LEVEL 05

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

SHEET NO.:

A205

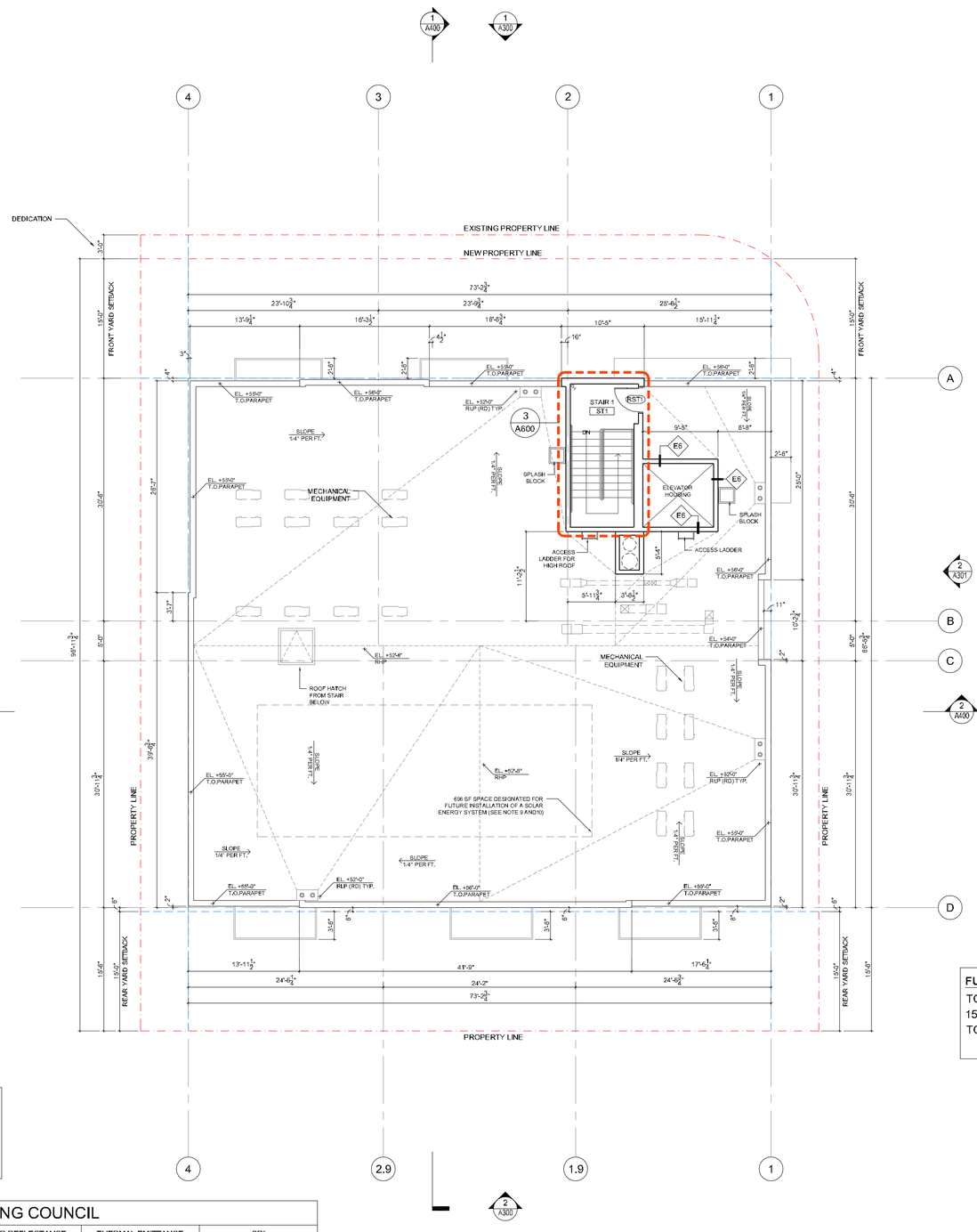
N

0 4 8

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NKLOSURES, INC., ARCHITECTS.

© 2025 NKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01-SERVER\00-PROJECTS\17.012_5757-HALBRENT\05_DRAWINGS\04_CD\SHEETS\A205_FLOORPLAN_LEVEL-05.DWG (10-08-26 12:10:41 PM) Plotted by: NKLOSURES



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: HAYDON CHAN

DATE: 10/15/2026

APPLICATION #: 26010-10000-01187

STAMP DOES NOT CONSTITUTE ZONING PLAN CHECK APPROVAL

GENERAL NOTES:

1. ELEVATION 0'-0" = EL 696'-3.5"
2. SEE SHEETS A710, A711 AND A713 FOR PARTITION TYPES.
3. FOR GRAPHIC DESIGNATION OF RATED WALLS AND EXITING PATHS, SEE SHEET A040.
4. SPRINKLER SYSTEM TO BE DESIGN/BUILD BY GENERAL CONTRACTOR. GENERAL CONTRACTOR TO PROVIDE SPRINKLER SHOP DRAWINGS FOR REVIEW AND APPROVAL OF ARCHITECT FOR SPRINKLER HEAD LOCATIONS.
5. SEE ADDITIONAL GENERAL NOTES ON SHEET A050
6. PROVIDE A FIRE RETARDANT ROOF COVERING. MINIMUM ROOFING CLASS SHALL BE CLASS "B" FIRE RETARDANT ROOF COVERING AND COMPLY WITH ANY APPLICABLE CODE.
7. SINGLE PLY ROOFING SYSTEM BY GAF ROOFING- EVERGUARD EXTREME TPO (REINFORCED 60 MIL) ICC ESR # 4676
8. COOL ROOF RATING COUNCIL PRODUCT ID # 0676-0088 REINFORCED
9. THE CONDUIT FOR FUTURE ELECTRICAL SOLAR SYSTEM SHALL BE LABELED AS PER THE LOS ANGELES FIRE DEPARTMENT REQUIREMENTS.
10. FUTURE SOLAR PANELS:
    TOTAL ROOF AREA = 4,383.73 SF
    15% ROOF AREA = 657.56 SF
    TOTAL FUTURE SOLAR PANEL AREA PROVIDED: 659 SF

FUTURE SOLAR PANEL:
TOTAL ROOF AREA: 4,632 SF
15% ROOF AREA: 695 SF
TOTAL FUTURE SOLAR PANEL AREA PROVIDED: 696 SF

NOTE:
ALL ROOF DRAIN/ OVERFLOW DRAIN DOWNSPOUTS RUN INSIDE THE EXTERIOR WALL ASSEMBLY AND DISCHARGE AT GRADE LEVEL IN LANDSCAPE AREA AROUND THE BUILDING

COOL ROOF RATING COUNCIL

CCRC PRODUCT I.D #	MANUFACTURER-BRAND MODEL	COLOR	SOLAR REFLECTANCE		THERMAL EMITTANCE		SRI	
			INITIAL	3-YEAR	INITIAL	3-YEAR	INITIAL	3-YEAR
0676-0088	GAF: EVERGUARD EXTREME TPO	BRIGHT WHITE	0.83	0.72	0.84	0.91	104	90

GAF ROOING: EVERGUARD EXTREME TPO (ICC ESR 4676)
GAF ROOING: EVERGUARD EXTREME TPO (UL ER1306-01)

FLOOR PLAN - MAIN ROOF LEVEL 1
1/8" = 1'-0"

N
0 4 8

5757 HALBRENT
LOS ANGELES, CA

APPLICANT:	SHANTI NIKETAN LLC 5292 DUKE DRIVE, LA PALMA, CA 90623 TEL: 714.300.5234
ARCHITECT:	NIKLOSURES INC. ARCHITECTS 15580-C ROCKFIELD BLVD.,#200 IRVINE, CA 92618 TEL: 323.309.7334
SITE SURVEY:	JC SURVEY P.O. BOX 88 ACTON, CA 93510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD.#12 PASADENA, CA 91107 TEL: 626.844.8841
CIVIL/ GRADING:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
STRUCTURAL:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
MECH/ ELEC/ PLUMBING:	SHAMIM ENGINEERING GROUP 5847 WILBUR AVE., TARZANA, CA 91356 TEL: 818.788.0778
LANDSCAPE:	CHARLES TROWBRIDGE & ASSOC. 17901 ROMELLE AVENUE, SANTA ANA, CA 92705 TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT — NIKNIL A. KAMAT — C-33850 — Ren. 12/28/2027 — STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 17.012

NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK - REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

FLOOR PLAN- MAIN ROOF LEVEL

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

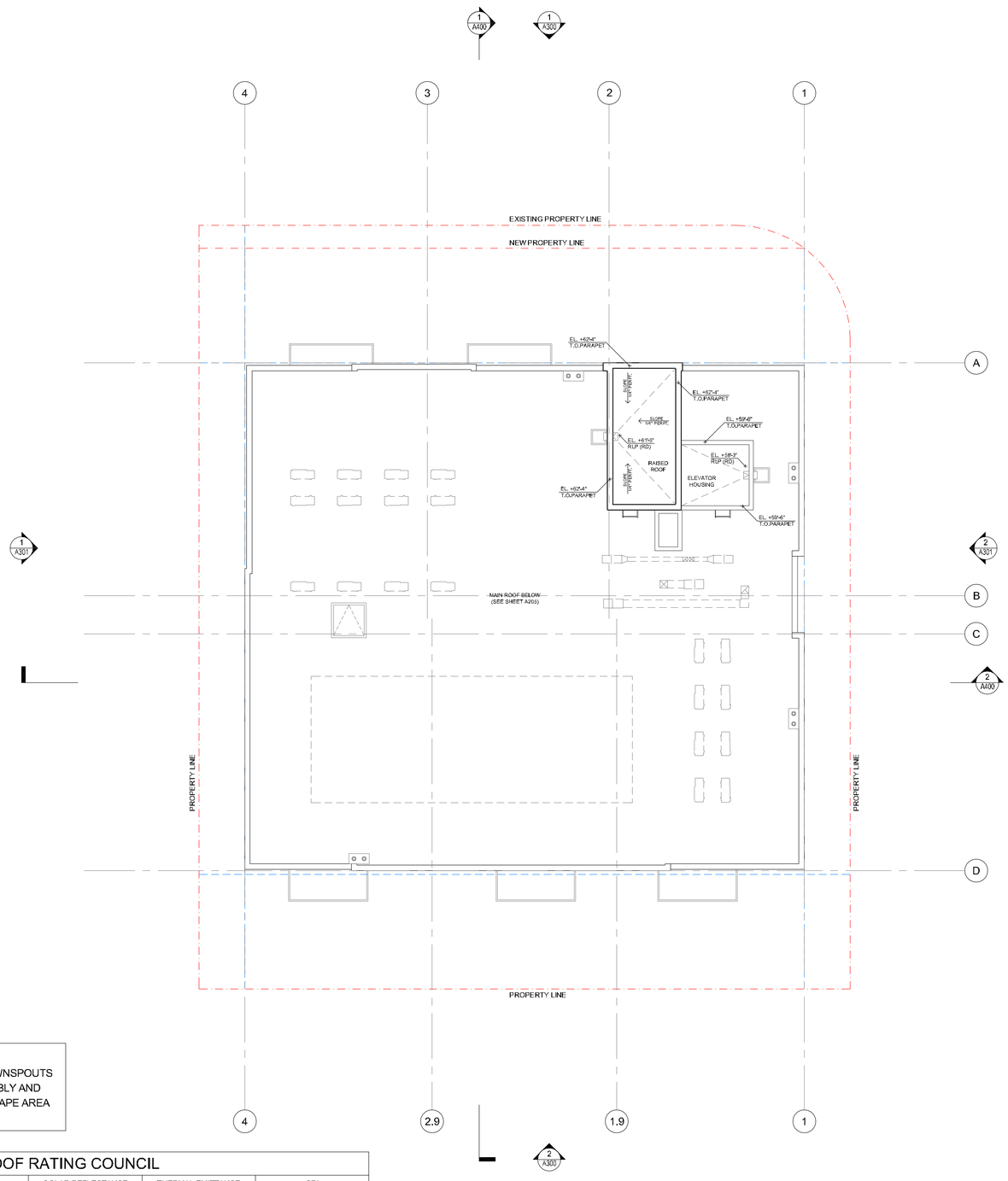
SHEET NO.:

A206

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NIKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NIKLOSURES, INC., ARCHITECTS.

© 2025 NIKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01 - SERVER\00 - PROJECTS\17.012_5757 - HALBRENT\05_DRAWINGS\04_CD\SHEETS\A206_FLOORPLAN_MAIN - ROOF.DWG [10-08-26 12:11:09PM] Plotted by: nKLOSURES



NOTE:

ALL ROOF DRAIN/ OVERFLOW DRAIN DOWNSPOUTS RUN INSIDE THE EXTERIOR WALL ASSEMBLY AND DISCHARGE AT GRADE LEVEL IN LANDSCAPE AREA AROUND THE BUILDING

COOL ROOF RATING COUNCIL

CCRC PRODUCT I.D #	MANUFACTURER-BRAND MODEL	COLOR	SOLAR REFLECTANCE		THERMAL EMITTANCE		SRI	
			INITIAL	3-YEAR	INITIAL	3-YEAR	INITIAL	3-YEAR
0676-0088	GAF: EVERGUARD EXTREME TPO	BRIGHT WHITE	0.83	0.72	0.84	0.91	104	90

GAF ROOING: EVERGUARD EXTREME TPO (ICC ESR 4676)

GAF ROOING: EVERGUARD EXTREME TPO (UL ER1306-01)

OVERALL ROOF PLAN 1

1/8" = 1'-0"

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: HAYDON CHAN

DATE: 10/15/2026

APPLICATION #: 26010-10000-01187

STAMP DOES NOT CONSTITUTE ZONING PLAN CHECK APPROVAL

GENERAL NOTES:

1. ELEVATION 0'-0" = EL 696'-3.5"
2. SEE SHEETS A710, A711 AND A713 FOR PARTITION TYPES.
3. FOR GRAPHIC DESIGNATION OF RATED WALLS AND EXITING PATHS, SEE SHEET A040.
4. SPRINKLER SYSTEM TO BE DESIGN/BUILD BY GENERAL CONTRACTOR. GENERAL CONTRACTOR TO PROVIDE SPRINKLER SHOP DRAWINGS FOR REVIEW AND APPROVAL OF ARCHITECT FOR SPRINKLER HEAD LOCATIONS.
5. SEE ADDITIONAL GENERAL NOTES ON SHEET A050
6. PROVIDE A FIRE RETARDANT ROOF COVERING. MINIMUM ROOFING CLASS SHALL BE CLASS "B" FIRE RETARDANT ROOF COVERING AND COMPLY WITH ANY APPLICABLE CODE.
7. SINGLE PLY ROOFING SYSTEM BY GAF ROOFING- EVERGUARD EXTREME TPO (REINFORCED 60 MIL) ICC ESR # 4676
8. COOL ROOF RATING COUNCIL PRODUCT ID # 0676-0088 REINFORCED
9. THE CONDUIT FOR FUTURE ELECTRICAL SOLAR SYSTEM SHALL BE LABELED AS PER THE LOS ANGELES FIRE DEPARTMENT REQUIREMENTS.
10. FUTURE SOLAR PANELS:
    TOTAL ROOF AREA = 4,383.73 SF
    15% ROOF AREA = 657.56 SF
    TOTAL FUTURE SOLAR PANEL AREA PROVIDED: 659 SF

5757 HALBRENT

LOS ANGELES, CA

APPLICANT:	SHANTI NIKETAN LLC 5292 DUKE DRIVE, LA PALMA, CA 90623 TEL: 714.300.5234
ARCHITECT:	NIKLOSURES INC. ARCHITECTS 15580-C ROCKFIELD BLVD., #200 IRVINE, CA 92618 TEL: 323.309.7334
SITE SURVEY:	JC SURVEY P.O. BOX 66 ACTON, CA 93510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD.#12 PASADENA, CA 91107 TEL: 626.844.8841
CIVIL/ GRADING:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
STRUCTURAL:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
MECH/ ELEC/ PLUMBING:	SHAMIM ENGINEERING GROUP 5847 WILBUR AVE., TARZANA, CA 91356 TEL: 818.788.0778
LANDSCAPE:	CHARLES TROWBRIDGE & ASSOC. 17901 ROMELLE AVENUE, SANTA ANA, CA 92705 TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT NIKNIL A. KAMAT C-33850 Ren. 02/28/2027 STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 17.012

NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK - REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

OVERALL ROOF PLAN

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

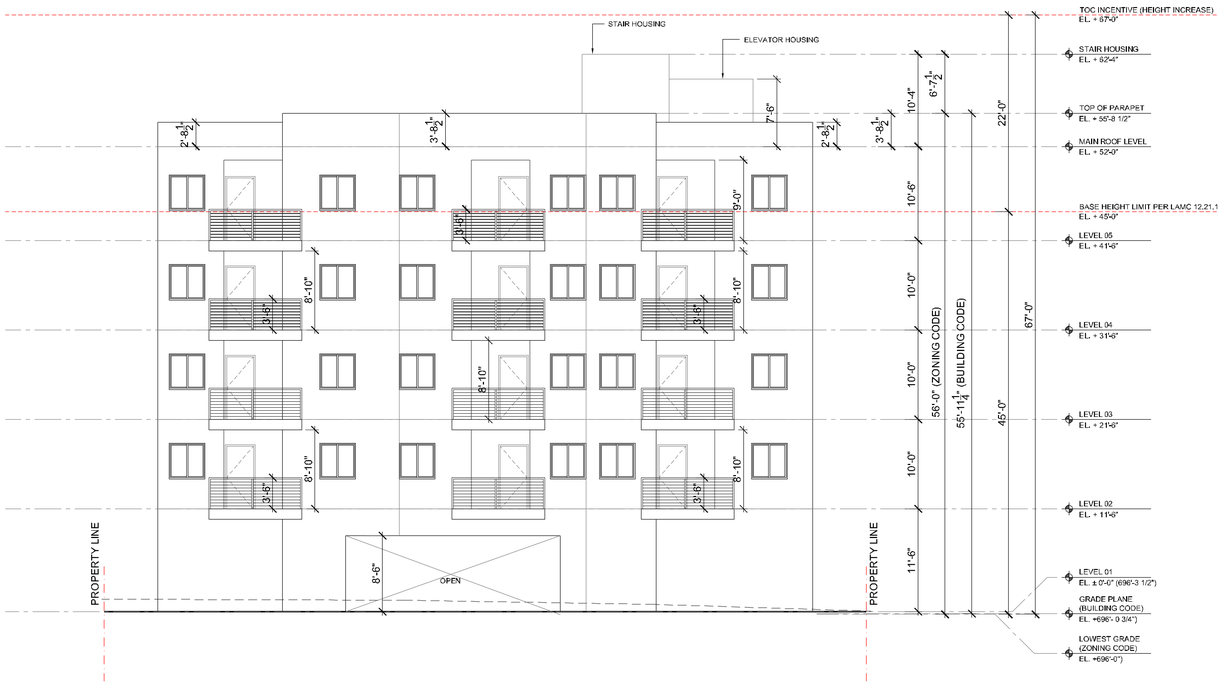
SHEET NO.:

A207

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NIKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NIKLOSURES, INC., ARCHITECTS.

© 2025 NIKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01 - SERVER\00 - PROJECTS\17.012_5757 - HALBRENT\05_DRAWINGS\04_CD\SHEETS\A207_OVERALL - ROOF - PLANLING (10-08-26 12:11:35PM) Printed by: mKLOSURES



SOUTH ELEVATION (REAR) 2

1/8"= 1'-0"



NORTH ELEVATION- FRONT (HATTERAS STREET) 1

1/8"= 1'-0"

GENERAL NOTES:

1. ELEVATION 0'-0" = EL 696'-3.5"
2. SEE SHEETS A200 - A205 FOR OVERALL FLOOR PLANS
3. SEE ADDITIONAL GENERAL NOTES ON SHEET A005 AND A010.
4. PROVIDE ANTI-GRAFFITI FINISH AT FIRST 9 FEET (MEASURED FROM GRADE) AT EXTERIOR WALLS AND DOORS (LARR # 25060)
5. OUTDOOR LIGHTING SHALL BE DESIGNED AND INSTALLED WITH SHIELDING, SUCH THAT THE LIGHT SOURCE CANNOT BE SEEN BY ADJACENT RESIDENTIAL PROPERTIES, THE PUBLIC RIGHT-OF-WAY, NOR FROM ABOVE.
6. THE EXTERIOR OF THE PROPOSED STRUCTURE SHALL BE CONSTRUCTED OF MATERIALS SUCH AS, BUT NOT LIMITED TO, HIGH-PERFORMANCE AND/OR NON-REFLECTIVE TINTED GLASS (NO MIRROR-LIKE TINTS OR FILMS) AND PRE-CAST CONCRETE OR FABRICATED WALL SURFACES TO MINIMIZE GLARE AND REFLECTED HEAT.
7. LOW OR NON-VOC CONTAINING PAINTS, SEALANTS, ADHESIVES, SOLVENTS, ASPHALT PRIMER AND ARCHITECTURAL COATINGS (WHERE USED), OR PRE-FABRICATED ARCHITECTURAL PANELS SHALL BE USED IN THE CONSTRUCTION OF THE PROJECT TO REDUCE THE VOC EMISSIONS TO THE MAXIMUM EXTENT POSSIBLE.
8. ALL ROOF DRAIN DOWNSPOUTS RUN INSIDE EXTERIOR WALL ASSEMBLY AND TRANSFER UNDER BASEMENT SLAB TO CONNECT TO THE STORM WATER CISTERN SYSTEM. (SEE CIVIL DRAWINGS)
9. PROVIDE APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (PER LAFC 505.1)

LEGEND:

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: HAYDON CHAN

DATE: 10/15/2026

APPLICATION #: 26010-10000-01187

STAMP DOES NOT CONSTITUTE ZONING PLAN CHECK APPROVAL

0 1 2

Z:\01-SERVER\00-PROJECTS\17.012_5757-HALBRENT\05_DRAWINGS\04_CD\SHEETS\A300_NORTH-SOUTH-ELEVATIONS.DWG (10-08-26 12:13:06PM) Plotted by: mKLOSURES

0 4 8

5757 HALBRENT
LOS ANGELES, CA

APPLICANT:	**SHANTI NIKETAN LLC** 5292 DUKE DRIVE, LA PALMA, CA 90623 TEL: 714.300.5234
ARCHITECT:	**NKLOSURES INC. ARCHITECTS** 15580-C ROCKFIELD BLVD.,#200 IRVINE, CA 92618 TEL: 323.309.7334
SITE SURVEY:	JC SURVEY P.O. BOX 66 ACTON, CA 93510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD.,#12 PASADENA, CA 91107 TEL: 626.844.8841
CIVIL/ GRADING:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
STRUCTURAL:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
MECH/ ELEC/ PLUMBING:	SHAMIM ENGINEERING GROUP 5847 WILBUR AVE., TARZANA, CA 91356 TEL: 818.788.6778
LANDSCAPE:	CHARLES TROWBRIDGE & ASSOC. 17901 ROMELLE AVENUE, SANTA ANA, CA 92705 TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT
NIKUNJ A. KAMAT
C-33850
Ren. 12/28/2027
STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 17.012

NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK - REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

NORTH AND SOUTH ELEVATIONS

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

SHEET NO.:

A300

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NKLOSURES, INC., ARCHITECTS.

© 2025 NKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

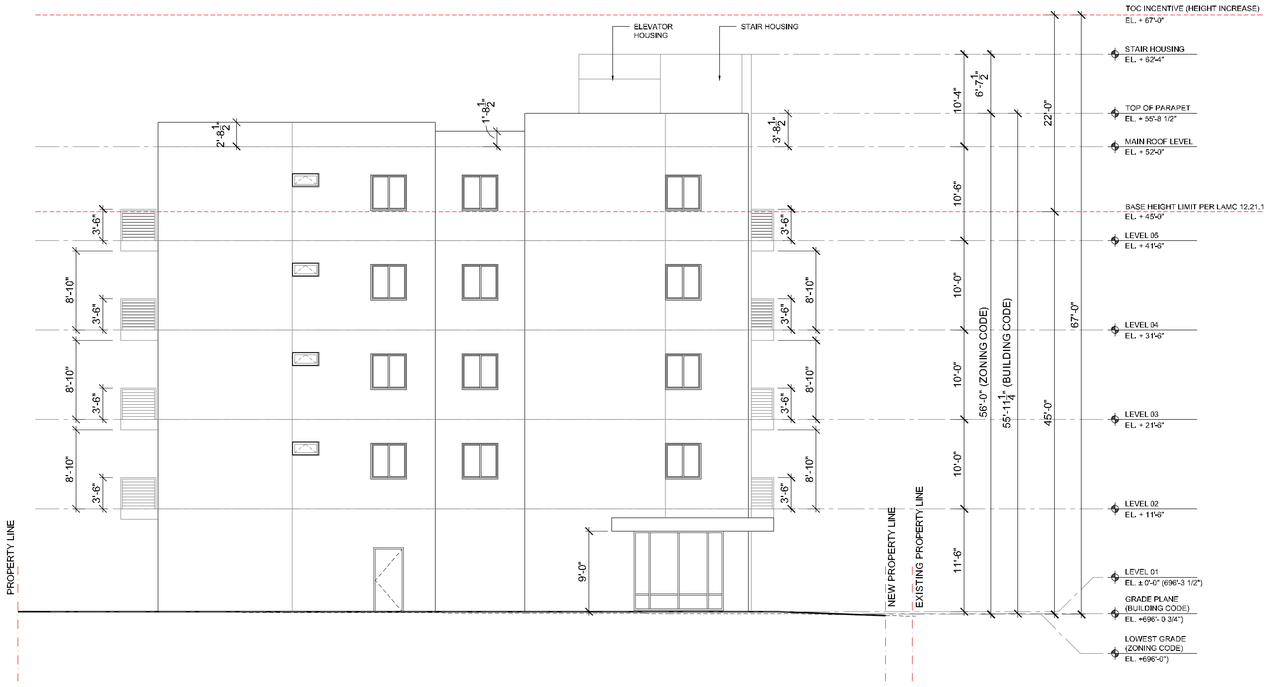
PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: HAYDON CHAN

DATE: 10/15/2026

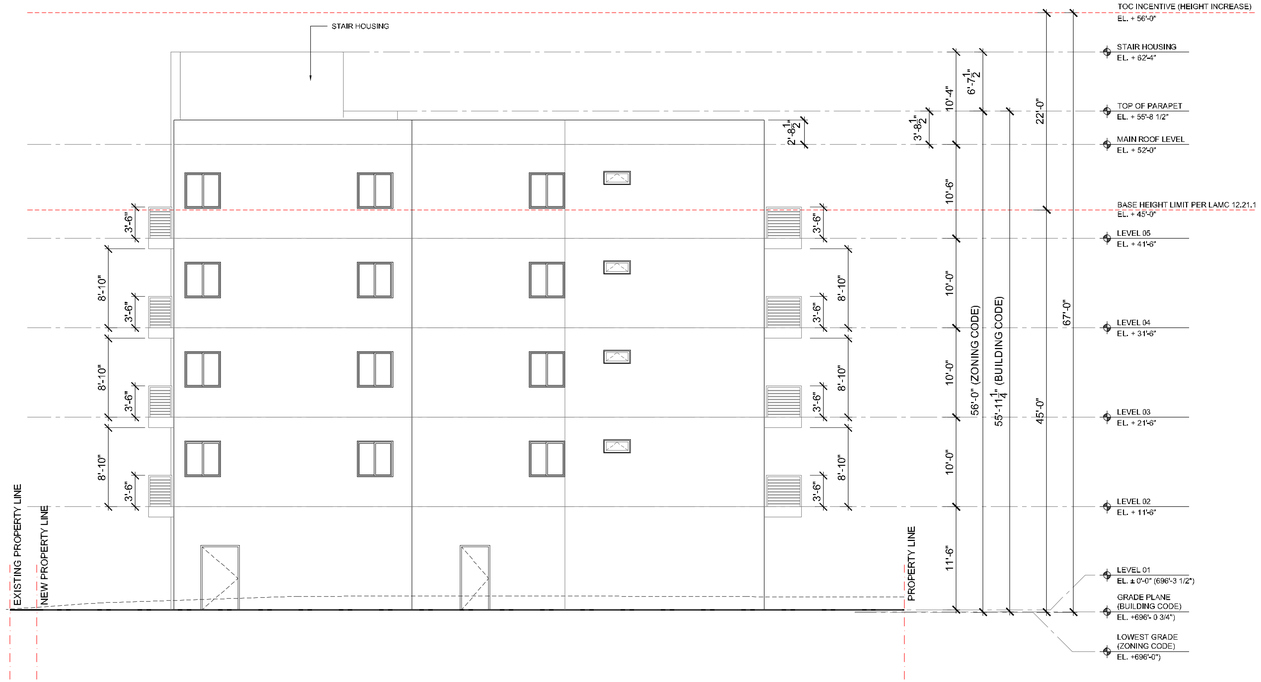
APPLICATION #: 26010-10000-01187

STAMP DOES NOT CONSTITUTE
ZONING PLAN CHECK APPROVAL



EAST ELEVATION- SIDE (HALBRENT AVENUE) 2

1/8"= 1'-0"



WEST ELEVATION- SIDE (MID BLOCK) 1

1/8"= 1'-0"

GENERAL NOTES:

1. ELEVATION 0'-0" = EL 696'-3.5"
2. SEE SHEETS A200 - A205 FOR OVERALL FLOOR PLANS
3. SEE ADDITIONAL GENERAL NOTES ON SHEET A005 AND A010.
4. PROVIDE ANTI-GRAFFITI FINISH AT FIRST 9 FEET (MEASURED FROM GRADE) AT EXTERIOR WALLS AND DOORS (LARR # 25060)
5. OUTDOOR LIGHTING SHALL BE DESIGNED AND INSTALLED WITH SHIELDING, SUCH THAT THE LIGHT SOURCE CANNOT BE SEEN BY ADJACENT RESIDENTIAL PROPERTIES, THE PUBLIC RIGHT-OF-WAY, NOR FROM ABOVE.
6. THE EXTERIOR OF THE PROPOSED STRUCTURE SHALL BE CONSTRUCTED OF MATERIALS SUCH AS, BUT NOT LIMITED TO, HIGH-PERFORMANCE AND/OR NON-REFLECTIVE TINTED GLASS (NO MIRROR-LIKE TINTS OR FILMS) AND PRE-CAST CONCRETE OR FABRICATED WALL SURFACES TO MINIMIZE GLARE AND REFLECTED HEAT.
7. LOW OR NON-VOC CONTAINING PAINTS, SEALANTS, ADHESIVES, SOLVENTS, ASPHALT PRIMER AND ARCHITECTURAL COATINGS (WHERE USED), OR PRE-FABRICATED ARCHITECTURAL PANELS SHALL BE USED IN THE CONSTRUCTION OF THE PROJECT TO REDUCE THE VOC EMISSIONS TO THE MAXIMUM EXTENT POSSIBLE.
8. ALL ROOF DRAIN DOWNSPOUTS RUN INSIDE EXTERIOR WALL ASSEMBLY AND TRANSFER UNDER BASEMENT SLAB TO CONNECT TO THE STORM WATER CISTERN SYSTEM. (SEE CIVIL DRAWINGS)
9. PROVIDE APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (PER LAFC 505.1)

LEGEND:

0 4 8

5757 HALBRENT

LOS ANGELES, CA

APPLICANT:	SHANTI NIKETAN LLC 5292 DUKE DRIVE, LA PALMA, CA 90623 TEL: 714.300.5234
ARCHITECT:	NIKLOSURES INC. ARCHITECTS 15580-C ROCKFIELD BLVD., #200 IRVINE, CA 92618 TEL: 323.309.7334
SITE SURVEY:	JC SURVEY P.O. BOX 66 ACTON, CA 93510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD.,#12 PASADENA, CA 91107 TEL: 626.844.8841
CIVIL/ GRADING:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
STRUCTURAL:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
MECH/ ELEC/ PLUMBING:	SHAMIM ENGINEERING GROUP 5847 WILBUR AVE., TARZANA, CA 91356 TEL: 818.788.0778
LANDSCAPE:	CHARLES TROWBRIDGE & ASSOC. 17901 ROMELLE AVENUE, SANTA ANA, CA 92705 TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT
NIKNIL A. KAMAT
C-33850
Ren. 12/28/2027
STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 17.012

NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK - REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

WEST AND EAST ELEVATION

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

SHEET NO.:

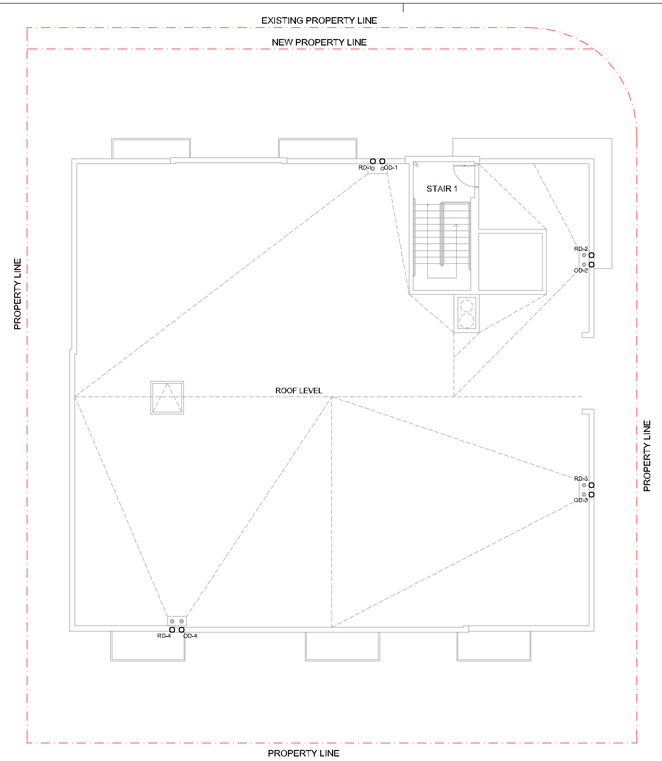
A301

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NKLOSURES, INC., ARCHITECTS.

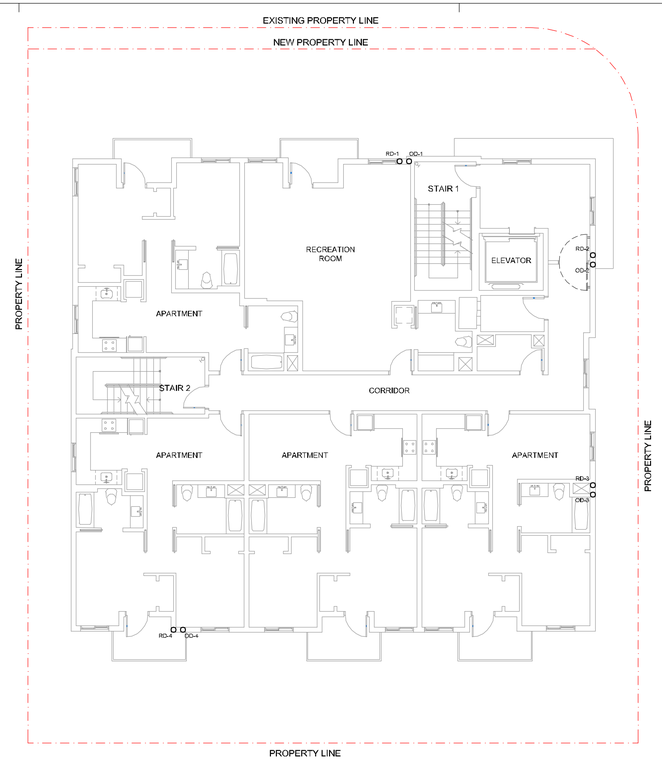
© 2025 NKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01-SERVER\00-PROJECTS\17.012_5757-HALBRENT\05_DRAWINGS\04_CD\SHEETS\A301_WEST-EAST-ELEVATIONS.DWG (10-08-26 12:13:27PM) Plotted by: nKLOSURES

0 1 2



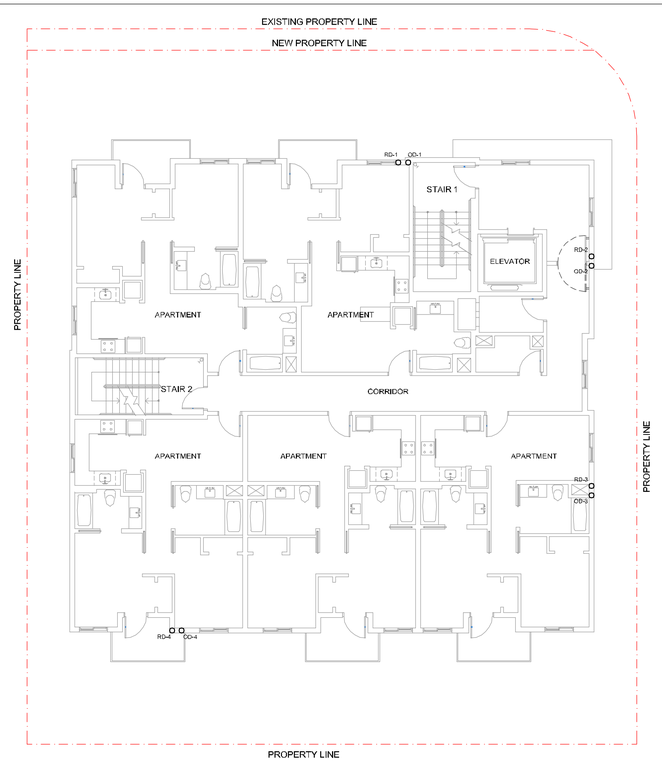
ROOF PLAN 4
1"= 10'-0"



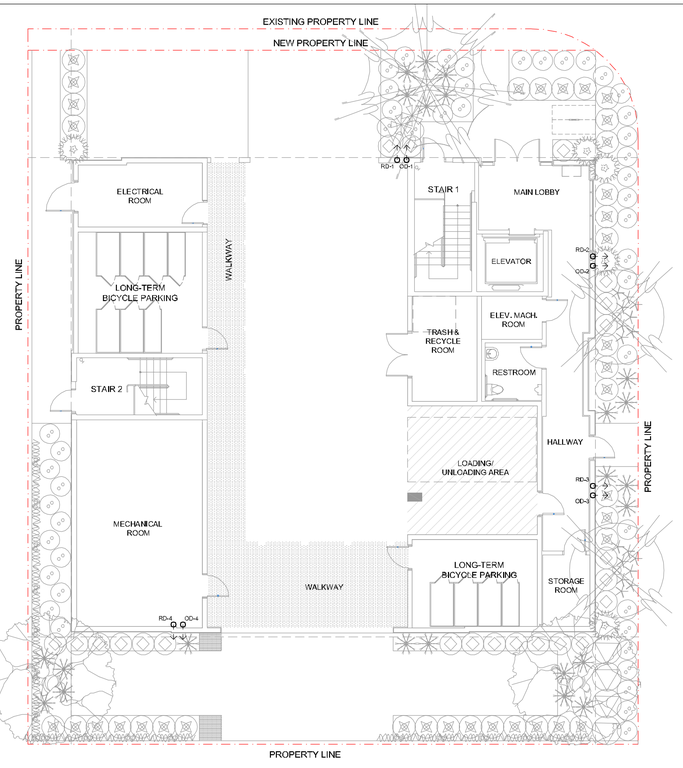
LEVEL 02 FLOOR PLAN 2
1"= 10'-0"

GENERAL NOTES:

1. ELEVATION 0'-0" = EL 696'-3.5"
2. SEE SHEETS A100 FOR OVERALL SITE PLAN.
3. SEE SHEETS A201 FOR LEVEL 01 FLOOR PLAN.
4. SEE SHEET A3XX FOR OVERALL ELEVATIONS SHOWING LOCATION OF ROOF DRAINS.
5. SEE ADDITIONAL GENERAL NOTES ON SHEET A050
6. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
7. SEE DETAIL X/A5XX FOR ROOF DRAIN DISCHARGE AT GRADE.



LEVEL 03 FLOOR PLAN (LEVELS 04 & 05 SIM.) 3
1"= 10'-0"



LEVEL 01 FLOOR PLAN 1
1"= 10'-0"

LEGEND:

RD ROOF DRAIN

OD OVERFLOW DRAIN

RD-1 — NO. OF DRAIN
DRAIN TYPE

NOTE:

ALL ROOF DRAIN/ OVERFLOW DRAIN DOWNSPOUTS RUN INSIDE THE EXTERIOR WALL ASSEMBLY AND DISCHARGE AT GRADE LEVEL IN LANDSCAPE AREA AROUND THE BUILDING

N
0 5 10

5757 HALBRENT
LOS ANGELES, CA

APPLICANT: SHANTI NIKETAN LLC
5292 DUKE DRIVE,
LA PALMA, CA 90623
TEL: 714.300.5234

ARCHITECT: NIKLOSURES INC. ARCHITECTS
15580-C ROCKFIELD BLVD., #200
IRVINE, CA 92618
TEL: 323.309.7334

SITE SURVEY: JC SURVEY
P.O. BOX 66
ACTON, CA 93510
TEL: 661.269.2177

SOILS ENGINEER: IRVINE GEOTECHNICAL, INC.
145 N. SIERRA MADRE BLVD.,#12
PASADENA, CA 91107
TEL: 626.844.8841

CIVIL/ GRADING: JOHN LABIB + ASSOCIATES
319 MAIN STREET,
EL SEGUNDO, CA 90245
TEL: 213.239.9700

STRUCTURAL: JOHN LABIB + ASSOCIATES
319 MAIN STREET,
EL SEGUNDO, CA 90245
TEL: 213.239.9700

MECH/ ELEC/ PLUMBING: SHAMIM ENGINEERING GROUP
5847 WILBUR AVE.,
TARZANA, CA 91356
TEL: 818.788.6778

LANDSCAPE: CHARLES TROWBRIDGE & ASSOC.
17901 ROMELLE AVENUE,
SANTA ANA, CA 92705
TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT
NIKNIL A. KAMAT
C-33850
Ren. 02/28/2027
STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 17.012

NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK- REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:
ROOF DRAIN LOCATIONS AT FLOOR PLANS LEVELS 01-ROOF

SCALE: AS NOTED

SHEET NO.:
A310

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NIKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NIKLOSURES, INC., ARCHITECTS.

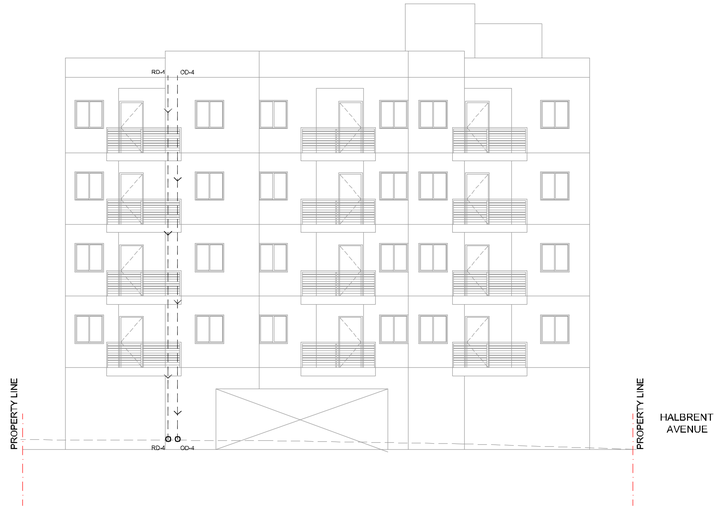
© 2025 NIKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01 - SERVER\00-PROJECTS\17.012_5757 - HALBRENT\05_DRAWINGS\04_CD\SHEETS\A310_ROOF - DRAIN - FLOORPLANS.DWG (10-08-26 12:13:54PM) Plotted by: nKLOSURES



EAST ELEVATION- SIDE (HALBRENT AVE) 4

1"= 10'-0"



SOUTH ELEVATION (REAR) 2

1"= 10'-0"

GENERAL NOTES:

1. ELEVATION 0'-0" = EL 696'-3.5"
2. SEE SHEETS A100 FOR OVERALL SITE PLAN.
3. SEE SHEETS A201 FOR LEVEL 01 FLOOR PLAN.
4. SEE SHEET A3XX FOR OVERALL ELEVATIONS SHOWING LOCATION OF ROOF DRAINS.
5. SEE ADDITIONAL GENERAL NOTES ON SHEET A050
6. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.



WEST ELEVATION- SIDE (MID-BLOCK) 3

1"= 10'-0"



NORTH ELEVATION- FRONT (HATTERAS STREET) 1

1"= 10'-0"

LEGEND:

RD ROOF DRAIN

OD OVERFLOW DRAIN

RD-1 — NO. OF DRAIN
DRAIN TYPE

NOTE:

ALL ROOF DRAIN/ OVERFLOW DRAIN DOWNSPOUTS RUN INSIDE THE EXTERIOR WALL ASSEMBLY AND DISCHARGE AT GRADE LEVEL IN LANDSCAPE AREA AROUND THE BUILDING

N

0 5 10

5757 HALBRENT

LOS ANGELES, CA

APPLICANT: SHANTI NIKETAN LLC
5292 DUKE DRIVE,
LA PALMA, CA 90623
TEL: 714.300.5234

ARCHITECT: NIKLOSURES INC. ARCHITECTS
15580-C ROCKFIELD BLVD., #200
IRVINE, CA 92618
TEL: 323.309.7334

SITE SURVEY: JC SURVEY
P.O. BOX 66
ACTON, CA 93510
TEL: 661.269.2177

SOILS ENGINEER: IRVINE GEOTECHNICAL, INC.
145 N. SIERRA MADRE BLVD.,#12
PASADENA, CA 91107
TEL: 626.844.8841

CIVIL/ GRADING: JOHN LABIB + ASSOCIATES
319 MAIN STREET,
EL SEGUNDO, CA 90245
TEL: 213.239.9700

STRUCTURAL: JOHN LABIB + ASSOCIATES
319 MAIN STREET,
EL SEGUNDO, CA 90245
TEL: 213.239.9700

MECH/ ELEC/ PLUMBING: SHAMIM ENGINEERING GROUP
5847 WILBUR AVE.,
TARZANA, CA 91356
TEL: 818.788.6778

LANDSCAPE: CHARLES TROWBRIDGE & ASSOC.
17901 ROMELLE AVENUE,
SANTA ANA, CA 92705
TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT
NIKNIL A. KAMAT
C-33850
Ren. 02/28/2027
STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 17.012

NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK- REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

ROOF DRAIN LOCATIONS AT ELEVATIONS

SCALE: AS NOTED

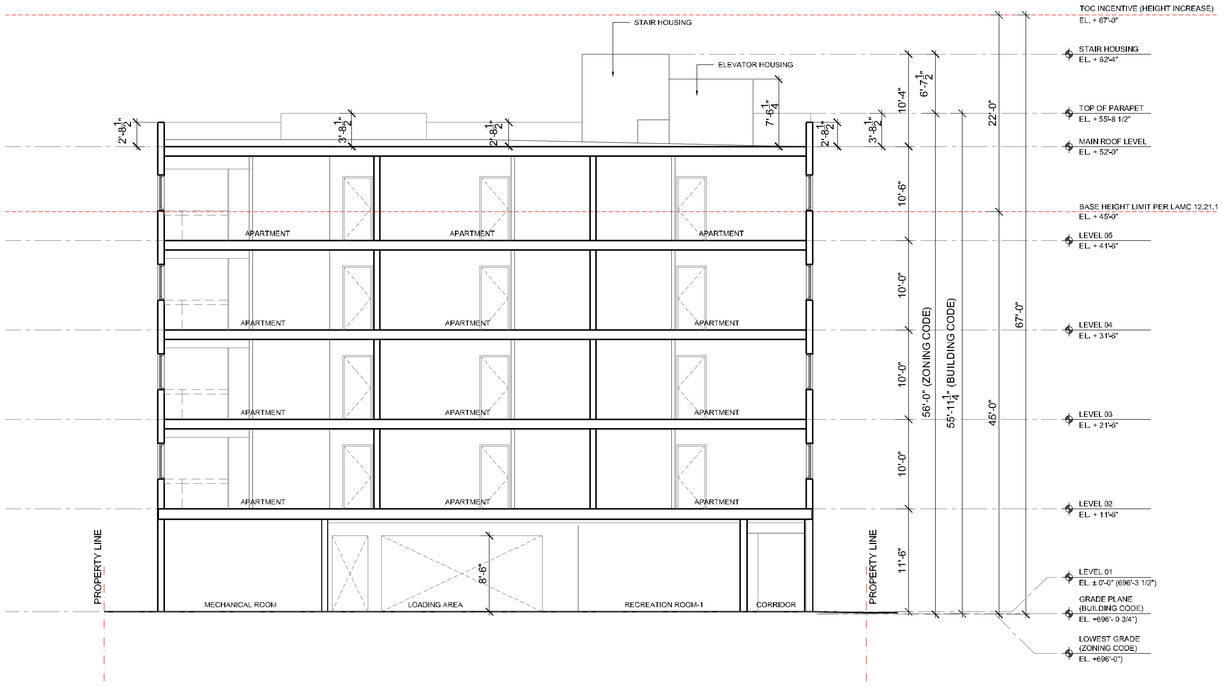
SHEET NO.:

A311

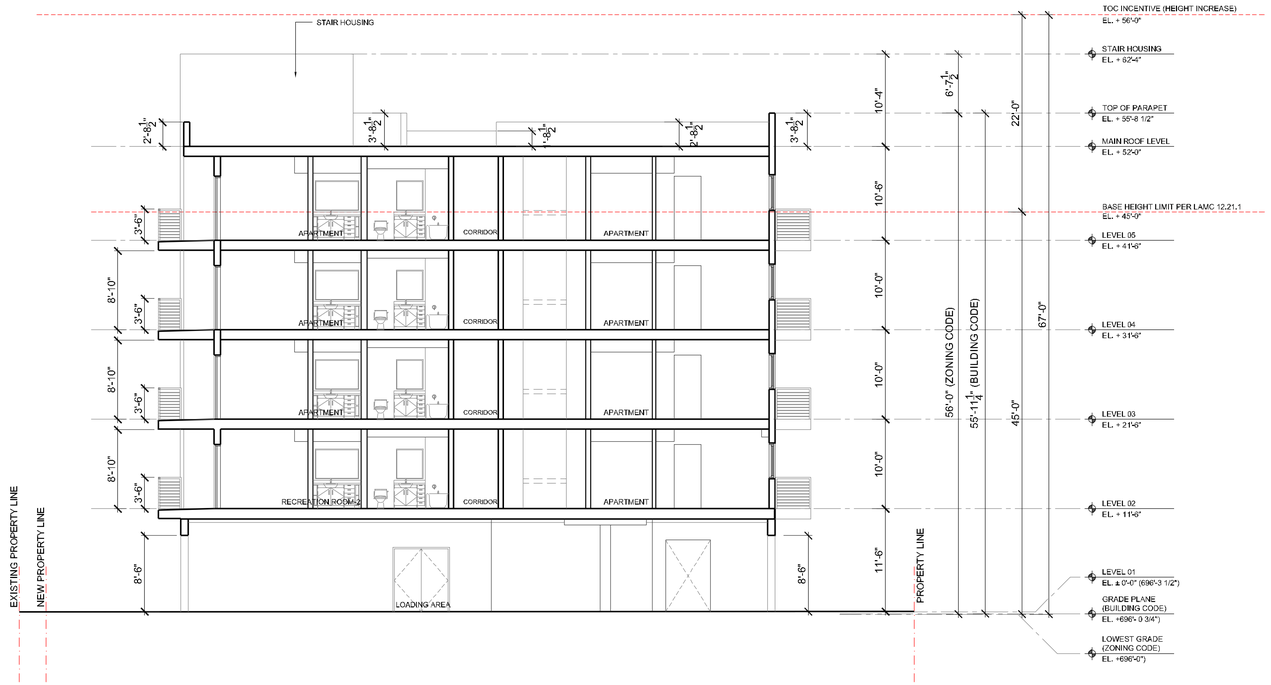
DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NKLOSURES, INC., ARCHITECTS.

© 2025 NKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01-SERVER\00-PROJECTS\17.012_5757-HALBRENT\05_DRAWINGS\04_CD\SHEETS\A311_ROOF-DRAIN-ELEVATIONS.DWG (10-08-26 12:14:18PM) Plotted by: NKLOSURES



BUILDING SECTION - 2 (2)
1/8" = 1'-0"



BUILDING SECTION - 1 (1)
1/8" = 1'-0"

0 4 8

GENERAL NOTES:

1. ELEVATION 0'-0" = EL 696'-3.5"
2. SEE SHEETS A200 - A205 FOR OVERALL FLOOR PLANS
3. SEE ADDITIONAL GENERAL NOTES ON SHEET A005 AND A010.

LEGEND:

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: HAYDON CHAN

DATE: 10/15/2026

APPLICATION #: 26010-10000-01187

STAMP DOES NOT CONSTITUTE ZONING PLAN CHECK APPROVAL

5757 HALBRENT
LOS ANGELES, CA

APPLICANT:	SHANTI NIKETAN LLC 5292 DUKE DRIVE, LA PALMA, CA 90623 TEL: 714.300.5234
ARCHITECT:	NIKLOSURES INC. ARCHITECTS 15580-C ROCKFIELD BLVD.,#200 IRVINE, CA 92618 TEL: 323.309.7334
SITE SURVEY:	JC SURVEY P.O. BOX 66 ACTON, CA 93510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD.,#12 PASADENA, CA 91107 TEL: 626.844.8841
CIVIL/ GRADING:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
STRUCTURAL:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
MECH/ ELEC/ PLUMBING:	SHAMIM ENGINEERING GROUP 5847 WILBUR AVE., TARZANA, CA 91356 TEL: 818.788.6778
LANDSCAPE:	CHARLES TROWBRIDGE & ASSOC. 17901 ROMELLE AVENUE, SANTA ANA, CA 92705 TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT
NIKANTI A. KAMATH
C-33850
Ren. 02/28/2027
STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 17.012

NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK - REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

BUILDING SECTIONS

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

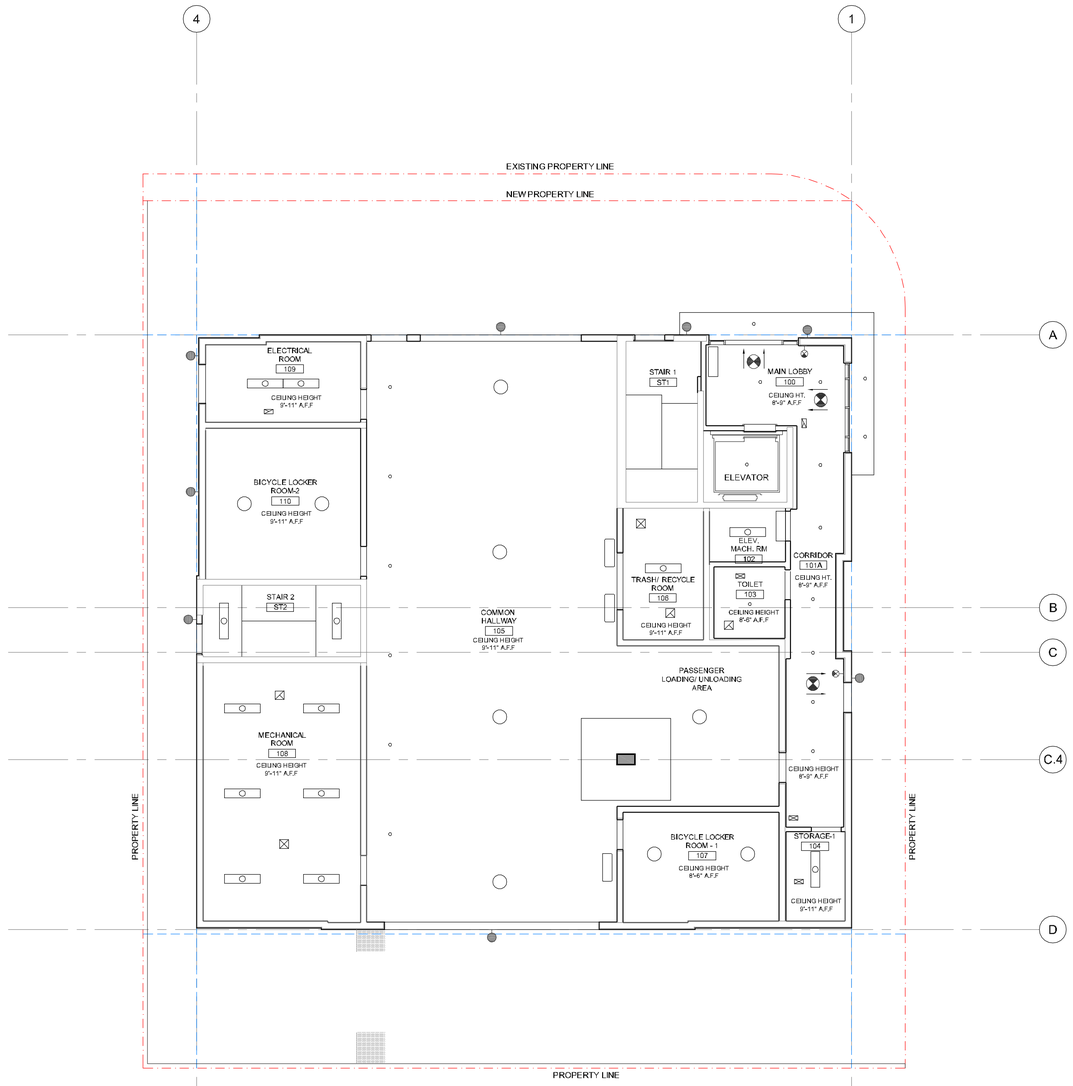
SHEET NO.:

A400

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NKLOSURES, INC., ARCHITECTS.

© 2025 NKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01-SERVER\00-PROJECTS\17.012_5757-HALBRENT\05_DRAWINGS\04_CD\SHEETS\A400_BUILDING-SECTIONS.DWG (10-08-26 12:14:42PM) Plotted by: NKLOSURES



REFLECTED CEILING PLAN - LEVEL 01

1/8" = 1'-0"

1

GENERAL NOTES:

1. SEE SHEETS A710 THROUGH A713 FOR PARTITION TYPES.
2. FOR GRAPHIC DESIGNATION OF RATED WALLS AND EXITING PATHS, SEE SHEET A040.
3. SEE SHEETS A201 THROUGH A205 FOR PARTITION TYPE DESIGNATION.
4. SPRINKLER SYSTEM TO BE DESIGN/BUILD BY GENERAL CONTRACTOR. GENERAL CONTRACTOR TO PROVIDE SPRINKLER SHOP DRAWINGS FOR REVIEW AND APPROVAL OF ARCHITECT FOR SPRINKLER HEAD LOCATIONS.
5. CORRIDOR TO BE ONE (1) HOUR RATED WITH 20 MIN. DOORS
6. BATHROOM EXHAUST FANS COMPLY WITH THE FOLLOWING:

A. FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

B. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

LEGEND:

- DOWNLIGHT
- DOWNLIGHT
- WALL MOUNT LIGHT
- STRIP LIGHT
- SURFACE MOUNT LIGHT
- SUPPLY AIR
- EXHAUST
- WALL MOUNTED FLOOR LEVEL EXIT SIGN
- CEILING MOUNTED EXIT SIGN
- WALL MOUNTED LIGHT

N

0 4 8

5757 HALBRENT

LOS ANGELES, CA

APPLICANT:	SHANTI NIKETAN LLC 5292 DUKE DRIVE, LA PALMA, CA 90623 TEL: 714.300.5234
ARCHITECT:	NIKLOSURES INC. ARCHITECTS 15580-C ROCKFIELD BLVD.,#200 IRVINE, CA 92618 TEL: 323.309.7334
SITE SURVEY:	JC SURVEY P.O. BOX 66 ACTON, CA 93510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD.,#12 PASADENA, CA 91107 TEL: 626.844.8841
CIVIL/ GRADING:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
STRUCTURAL:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
MECH/ ELEC/ PLUMBING:	SHAMIM ENGINEERING GROUP 5847 WILBUR AVE., TARZANA, CA 91356 TEL: 818.788.6778
LANDSCAPE:	CHARLES TROWBRIDGE & ASSOC. 17901 ROMELLE AVENUE, SANTA ANA, CA 92705 TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT
NIKANTI A. KAMAT
C-33850
Ren. 02/28/2027
STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 17.012

NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK - REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

REFLECTED CEILING PLAN- LEVEL 01

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

SHEET NO.:

A701

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NIKLOSURES, INC.- ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NIKLOSURES, INC.- ARCHITECTS.

© 2025 NIKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Plotted by: NIKLOSURES
Z:\01-SERVER\00-PROJECTS\17.012_5757-HALBRENT\05_DRAWINGS\04_CD\SHEETS\A701_REFLECTED-CEILINGPLAN_LEVEL-01.DWG (10-08-26 12:16:35PM)



REFLECTED CEILING PLAN - LEVEL 02 (1)
1/8" = 1'-0"

GENERAL NOTES:

1. SEE SHEETS A710 THROUGH A713 FOR PARTITION TYPES.
2. FOR GRAPHIC DESIGNATION OF RATED WALLS AND EXITING PATHS, SEE SHEET A040.
3. SEE SHEETS A201 THROUGH A205 FOR PARTITION TYPE DESIGNATION.
4. SPRINKLER SYSTEM TO BE DESIGN/BUILD BY GENERAL CONTRACTOR. GENERAL CONTRACTOR TO PROVIDE SPRINKLER SHOP DRAWINGS FOR REVIEW AND APPROVAL OF ARCHITECT FOR SPRINKLER HEAD LOCATIONS.
5. CORRIDOR TO BE ONE (1) HOUR RATED WITH 20 MIN. DOORS
6. BATHROOM EXHAUST FANS COMPLY WITH THE FOLLOWING:
   A. FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
   B. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
7. INSTALL "SMOKE GUARD SYSTEM" OF "SMOKE GUARD OF CALIFORNIA" ABOVE ELEVATOR SHAFT ENTRANCE OPENING PER MANUFACTURER'S INSTALLATION SPECIFICATION.
8. HORIZONTAL EXIT- PROVIDE DOUBLE ACTION, SELF-CLOSING DOOR WITH HOLD OPEN MECHANISM. (SEE A040 FOR ADDITIONAL INFORMATION).

LEGEND:

- DOWNLIGHT
- DOWNLIGHT
- WALL MOUNT LIGHT
- STRIP LIGHT
- SURFACE MOUNT LIGHT
- SUPPLY AIR
- EXHAUST
- WALL MOUNTED FLOOR LEVEL EXIT SIGN
- CEILING MOUNTED EXIT SIGN

N
0 4 8

5757 HALBRENT

LOS ANGELES, CA

APPLICANT:	SHANTI NIKETAN LLC 5292 DUKE DRIVE, LA PALMA, CA 90623 TEL: 714.300.5234
ARCHITECT:	NIKLOSURES INC. ARCHITECTS 15580-C ROCKFIELD BLVD., #200 IRVINE, CA 92618 TEL: 323.309.7334
SITE SURVEY:	JC SURVEY P.O. BOX 66 ACTON, CA 93510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD.,#12 PASADENA, CA 91107 TEL: 626.844.8841
CIVIL/ GRADING:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
STRUCTURAL:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
MECH/ ELEC/ PLUMBING:	SHAMIM ENGINEERING GROUP 5847 WILBUR AVE., TARZANA, CA 91356 TEL: 818.788.0778
LANDSCAPE:	CHARLES TROWBRIDGE & ASSOC. 17901 ROMELLE AVENUE, SANTA ANA, CA 92705 TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT — NIKNAM — C-33850 — Ren. 02/28/2027 — STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 17.012

NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK- REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

REFLECTED CEILING PLAN- LEVEL 02

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

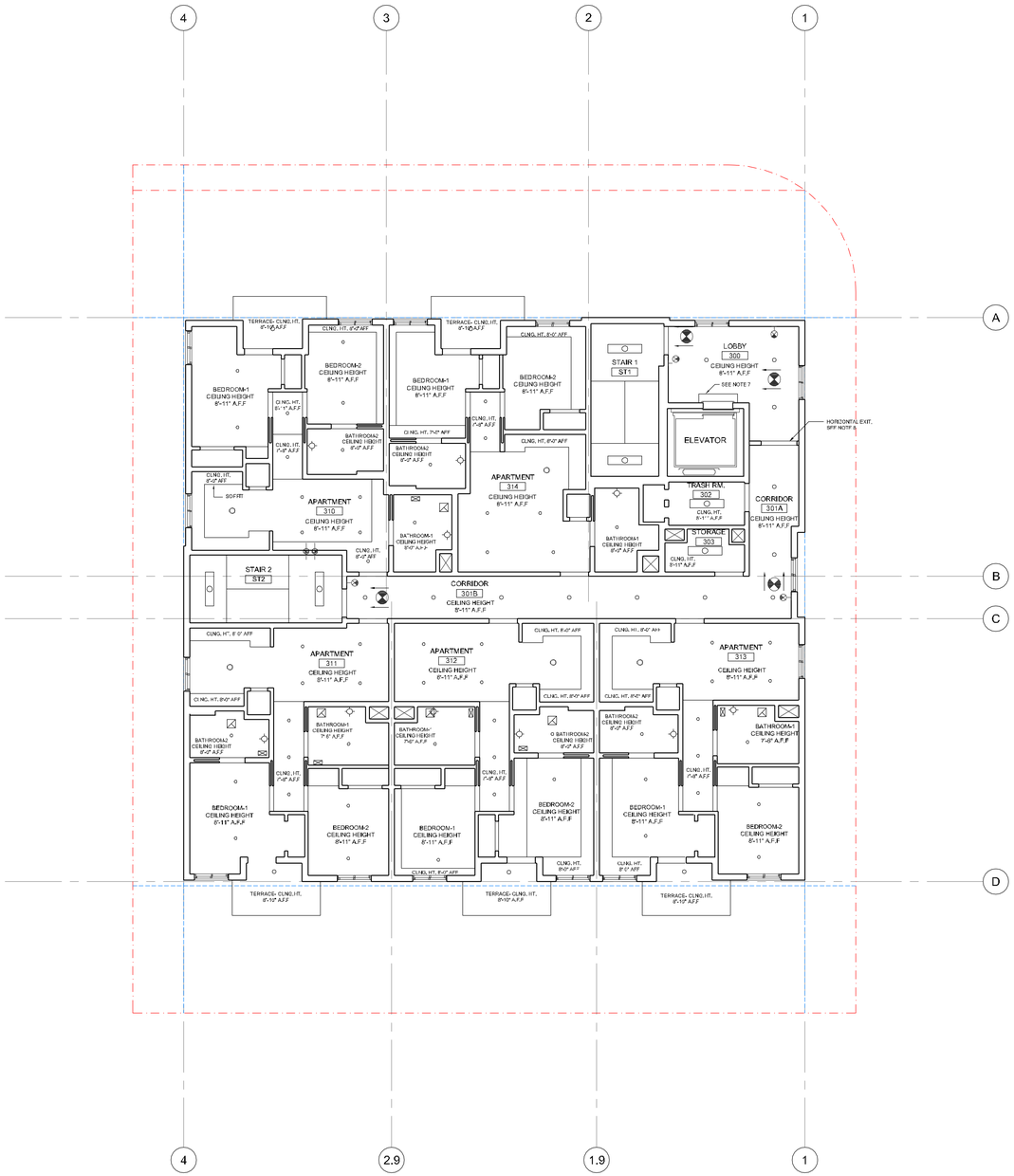
SHEET NO.:

A702

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NIKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NIKLOSURES, INC., ARCHITECTS.

© 2025 NIKLOSURES INC., ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01-SERVER\00-PROJECTS\17.012_5757-HALBRENT\05_DRAWINGS\04_CD\SHEETS\A702_REFLECTED-CEILINGPLAN_LEVEL-02.DWG (10-08-26 12:19:28PM) Plotted by: NIKLOSURES



REFLECTED CEILING PLAN - LEVEL 03 (LEVELS 04 & 05 SIM.) 1

1/8" = 1'-0"

GENERAL NOTES:

1. SEE SHEETS A710 THROUGH A713 FOR PARTITION TYPES.
2. FOR GRAPHIC DESIGNATION OF RATED WALLS AND EXITING PATHS, SEE SHEET A040.
3. SEE SHEETS A201 THROUGH A205 FOR PARTITION TYPE DESIGNATION.
4. SPRINKLER SYSTEM TO BE DESIGN/BUILD BY GENERAL CONTRACTOR. GENERAL CONTRACTOR TO PROVIDE SPRINKLER SHOP DRAWINGS FOR REVIEW AND APPROVAL OF ARCHITECT FOR SPRINKLER HEAD LOCATIONS.
5. CORRIDOR TO BE ONE (1) HOUR RATED WITH 20 MIN. DOORS
6. BATHROOM EXHAUST FANS COMPLY WITH THE FOLLOWING:
   A. FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
   B. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
7. INSTALL "SMOKE GUARD SYSTEM" OF "SMOKE GUARD OF CALIFORNIA" ABOVE ELEVATOR SHAFT ENTRANCE OPENING PER MANUFACTURER'S INSTALLATION SPECIFICATION.
8. HORIZONTAL EXIT- PROVIDE DOUBLE ACTION, SELF-CLOSING DOOR WITH HOLD OPEN MECHANISM. (SEE A040 FOR ADDITIONAL INFORMATION).

LEGEND:

- DOWNLIGHT
- DOWNLIGHT
- WALL MOUNT LIGHT
- STRIP LIGHT
- SURFACE MOUNT LIGHT
- SUPPLY AIR
- EXHAUST
- WALL MOUNTED FLOOR LEVEL EXIT SIGN
- CEILING MOUNTED EXIT SIGN

N

0 4 8

5757 HALBRENT

LOS ANGELES, CA

APPLICANT:	**SHANTI NIKETAN LLC** 5292 DUKE DRIVE, LA PALMA, CA 90623 TEL: 714.300.5234
ARCHITECT:	**NKLOSURES INC. ARCHITECTS** 15580-C ROCKFIELD BLVD., #200 IRVINE, CA 92618 TEL: 323.309.7334
SITE SURVEY:	JC SURVEY P.O. BOX 66 ACTON, CA 93510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD.,#12 PASADENA, CA 91107 TEL: 626.844.8841
CIVIL/ GRADING:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
STRUCTURAL:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
MECH/ ELEC/ PLUMBING:	SHAMIM ENGINEERING GROUP 5847 WILBUR AVE., TARZANA, CA 91356 TEL: 818.788.0778
LANDSCAPE:	CHARLES TROWBRIDGE & ASSOC. 17901 ROMELLE AVENUE, SANTA ANA, CA 92705 TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT
NIKNIL A. KAMAT
C-33850
Ren. 02/28/2027
STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 17.012

NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK- REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

REFLECTED CEILING PLAN- LEVEL 03 (LEVELS 04 & 05 SIM.)

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

SHEET NO.:

A703

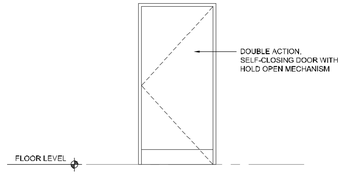
DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NKLOSURES, INC., ARCHITECTS.

© 2025 NKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

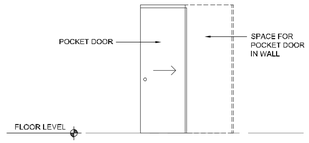
Z:\01-SERVER\00-PROJECTS\17.012_5757-HALBRENT\05_DRAWINGS\04_CD\SHEETS\A703_REFLECTED-CEILINGPLAN_LEVEL-03.DWG (10-08-26 12:20:13PM) Plotted by: NKLOSURES

2 1 0

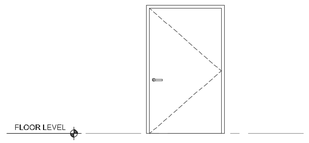
DOOR TYPES (ELEVATION)



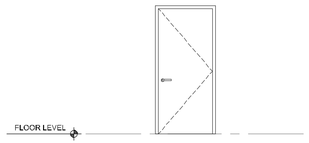
HORIZONTAL EXIT (E)
1/4" = 1'-0"



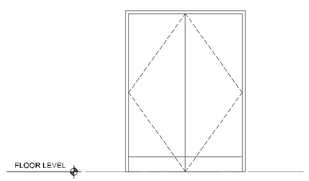
POCKET DOOR (D)
1/4" = 1'-0"



SINGLE DOOR- WIDE (C)
1/4" = 1'-0"



SINGLE DOOR (B)
1/4" = 1'-0"



STOREFRONT (A)
1/4" = 1'-0"

DOOR SCHEDULE

DOOR NO.	ROOM NAME	WIDTH	HEIGHT	THK.	TYPE	FIRE RATING	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	DETAIL HEAD	DETAIL JAMB	DETAIL THRESHOLD	HARDWARE	REMARKS
											SEE DWG A805 AND A806		SEE DWG A807		
LEVEL 01														(REFER TO DRAWING A201)	
X100	MAIN LOBBY	6'-4"	8'-10"	1-3/4"	A	-	GL/ MTL	GL	MTL	FF					
101	**NOT USED**														
X101	CORRIDOR 101A	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	3/ A807	3/ A807			
102	ELEVATOR MACH. RM	3'-0"	7'-0"	1-3/4"	B	60 MIN	SC/ WD	PTD	MTL	PTD	4/ A807	4/ A807			
103	TOILET	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	5/ A807	5/ A807			
104	STORAGE- 1	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	4/ A807	4/ A807			
105	CORRIDOR 101A	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	2/ A807	2/ A807			
106	TRASH/ RECYCLE RM.	6'-0"	7'-0"	1-3/4"	B	60 MIN	SC/ WD	PTD	MTL	PTD	1/ A807	1/ A807			
107	**NOT USED**														
108	MECHANICAL ROOM	3'-0"	7'-0"	1-3/4"	B	60 MIN	SC/ WD	PTD	MTL	PTD	1/ A807	1/ A807			
109	ELECTRICAL ROOM	3'-0"	7'-0"	1-3/4"	B	90 MIN	SC/ WD	PTD	MTL	PTD	1/ A807	1/ A807			
X109	ELECTRICAL ROOM	4'-0"	7'-0"	1-3/4"	C	90 MIN	SC/ WD	PTD	MTL	PTD	3/ A807	3/ A807			
XST1	STAIR 1	3'-0"	7'-0"	1-3/4"	B	90 MIN	SC/ WD	PTD	MTL	PTD	3/ A807	3/ A807			
XST2	STAIR 2	3'-0"	7'-0"	1-3/4"	B	90 MIN	SC/ WD	PTD	MTL	PTD	3/ A807	3/ A807			
LEVEL 02														(REFER TO DRAWING A202)	
200	STAIR 1	3'-0"	7'-0"	1-3/4"	B	90 MIN	SC/ WD	PTD	MTL	PTD	9/ A807	9/ A807			
201	STAIR 2	3'-0"	7'-0"	1-3/4"	B	90 MIN	SC/ WD	PTD	MTL	PTD	9/ A807	9/ A807			
201A	CORRIDOR	4'-0"	7'-0"	1-3/4"	E	90 MIN	SC/ WD	PTD	MTL	PTD					SEE NOTE 5
202	TRASH/ RECYCLE RM.	3'-0"	7'-0"	1-3/4"	B	60 MIN	SC/ WD	PTD	MTL	PTD	7/ A807	7/ A807			
203	STORAGE	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	6/ A807	6/ A807			
204	RECREATION ROOM- 2	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	6/ A807	6/ A807			
210	APARTMENT 210	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	6/ A807	6/ A807			
211	APARTMENT 211	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	6/ A807	6/ A807			
212	APARTMENT 212	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	6/ A807	6/ A807			
213	APARTMENT 213	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	6/ A807	6/ A807			
INT-1	INTERIOR DOOR	3'-0"	7'-0"	1-3/4"	D	-	SC/ WD	PTD	MTL	PTD	5/ A807	5/ A807			POCKET
EXT-1	TERRACE	3'-0"	7'-0"	1-3/4"	B	-	SC/ WD	PTD	MTL	PTD	8/ A807	8/ A807			
LEVEL 03														(REFER TO DRAWING A203)	
300	STAIR 1	3'-0"	7'-0"	1-3/4"	B	90 MIN	SC/ WD	PTD	MTL	PTD	9/ A807	9/ A807			
301	STAIR 2	3'-0"	7'-0"	1-3/4"	B	90 MIN	SC/ WD	PTD	MTL	PTD	9/ A807	9/ A807			
301A	CORRIDOR	4'-0"	7'-0"	1-3/4"	E	90 MIN	SC/ WD	PTD	MTL	PTD					SEE NOTE 5
302	TRASH/ RECYCLE RM.	3'-0"	7'-0"	1-3/4"	B	60 MIN	SC/ WD	PTD	MTL	PTD	7/ A807	7/ A807			
303	STORAGE	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	7/ A807	7/ A807			
310	APARTMENT 310	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	7/ A807	7/ A807			
311	APARTMENT 311	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	7/ A807	7/ A807			
312	APARTMENT 312	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	7/ A807	7/ A807			
313	APARTMENT 313	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	7/ A807	7/ A807			
314	APARTMENT 314	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	7/ A807	7/ A807			
INT-1	INTERIOR DOOR	3'-0"	7'-0"	1-3/4"	D	-	SC/ WD	PTD	MTL	PTD	5/ A807	5/ A807			POCKET
EXT-1	TERRACE	3'-0"	7'-0"	1-3/4"	B	-	SC/ WD	PTD	MTL	PTD	8/ A807	8/ A807			
LEVEL 04														(REFER TO DRAWING A204)	
400	STAIR 1	3'-0"	7'-0"	1-3/4"	B	90 MIN	SC/ WD	PTD	MTL	PTD	9/ A807	9/ A807			
401	STAIR 2	3'-0"	7'-0"	1-3/4"	B	90 MIN	SC/ WD	PTD	MTL	PTD	9/ A807	9/ A807			
401A	CORRIDOR	4'-0"	7'-0"	1-3/4"	E	90 MIN	SC/ WD	PTD	MTL	PTD					SEE NOTE 5
402	TRASH/ RECYCLE RM.	3'-0"	7'-0"	1-3/4"	B	60 MIN	SC/ WD	PTD	MTL	PTD	7/ A807	7/ A807			
403	STORAGE	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	7/ A807	7/ A807			
410	APARTMENT 410	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	7/ A807	7/ A807			
411	APARTMENT 411	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	7/ A807	7/ A807			
412	APARTMENT 412	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	7/ A807	7/ A807			
413	APARTMENT 413	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	7/ A807	7/ A807			
414	APARTMENT 414	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	7/ A807	7/ A807			
INT-1	INTERIOR DOOR	3'-0"	7'-0"	1-3/4"	D	-	SC/ WD	PTD	MTL	PTD	5/ A807	5/ A807			POCKET
EXT-1	TERRACE	3'-0"	7'-0"	1-3/4"	B	-	SC/ WD	PTD	MTL	PTD	8/ A807	8/ A807			
LEVEL 05														(REFER TO DRAWING A205)	
500	STAIR 1	3'-0"	7'-0"	1-3/4"	B	90 MIN	SC/ WD	PTD	MTL	PTD	9/ A807	9/ A807			
501	STAIR 2	3'-0"	7'-0"	1-3/4"	B	90 MIN	SC/ WD	PTD	MTL	PTD	9/ A807	9/ A807			
501A	CORRIDOR	4'-0"	7'-0"	1-3/4"	E	90 MIN	SC/ WD	PTD	MTL	PTD					SEE NOTE 5
502	TRASH/ RECYCLE RM.	3'-0"	7'-0"	1-3/4"	B	60 MIN	SC/ WD	PTD	MTL	PTD	7/ A807	7/ A807			
503	STORAGE	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	7/ A807	7/ A807			
510	APARTMENT 410	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	7/ A807	7/ A807			
511	APARTMENT 411	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	7/ A807	7/ A807			
512	APARTMENT 412	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	7/ A807	7/ A807			
513	APARTMENT 413	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	7/ A807	7/ A807			
514	APARTMENT 414	3'-0"	7'-0"	1-3/4"	B	20 MIN	SC/ WD	PTD	MTL	PTD	7/ A807	7/ A807			
INT-1	INTERIOR DOOR	3'-0"	7'-0"	1-3/4"	D	-	SC/ WD	PTD	MTL	PTD	5/ A807	5/ A807			POCKET
EXT-1	TERRACE	3'-0"	7'-0"	1-3/4"	B	-	SC/ WD	PTD	MTL	PTD	8/ A807	8/ A807			
LEVEL ROOF														(REFER TO DRAWING A205)	
RST1	STAIR 1	3'-0"	7'-0"	1-3/4"	B	90 MIN	SC/ WD	PTD	MTL	PTD	8/ A807	8/ A807			

GENERAL NOTES:

1. PROVIDE COMPLETE WEATHER STRIPPING TO ALL EXTERIOR DOORS
2. GLAZING ON ALL EXTERIOR DOORS SHALL BE DOUBLE GLAZING
3. FIRE-RATED DOORS SHALL BEAR A LABEL TO IDENTIFY THE REQUIRED RATING
4. ALL EXIT DOORS SHALL COMPLY WITH SECTION 1008-1008.1
   A. CLEAR WIDTH OF EACH DOOR OPENING SHALL BE MIN. 32" OR PER TABLE 1005.1, WHICHEVER IS GREATER.
   B. MIN. DOOR HEIGHT OF 6'-8"
   C. SHALL BE CAPABLE OF OPENING 90 DEGREES
   D. THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48" NOMINAL.
   E. EXIT DOOR SHALL BE SIDE-HINGED SWINGING TYPE.
5. HORIZONTAL EXIT- PROVIDE DOUBLE ACTION, SELF-CLOSING DOOR WITH HOLD OPEN MECHANISM. (SEE A040 FOR ADDITIONAL INFORMATION).

ABBREVIATIONS:

GL - GLASS
HM - HOLLOW METAL
WD - WOOD
STL - STEEL
MTL - METAL
M/G - METAL AND GLASS
W/G - WOOD AND GLASS
SC - SOLID CORE WOOD
TM - TEMPERED GLASS
PTD - PAINTED
FF - FACTORY PRE-FINISH

HARDWARE LEGEND:

CONTRACTOR TO SUBMIT HARDWARE SCHEDULE FOR OWNER AND ARCHITECT'S APPROVAL PRIOR TO CONSTRUCTION

H1 - 3 HINGES (4 HINGES FOR DOORS OVER 7'-0" HIGH)
H2 - PIVOT DOORS
H3 - LOCK (FUNCTION TO BE SELECTED BY OWNER EXCEPT SPECIFIED ON PLANS)
H4 - SELF CLOSING DEVICE
H5 - AUTOMATIC LATCH THAT WILL SECURE THE DOOR WHEN IT IS CLOSED
H6 - PUSH-PAD TYPE PANIC HARDWARE

H7- PROVIDE BUMPER IN POCKET TO PREVENT DOOR FROM FULLY RECEDING

5757 HALBRENT
LOS ANGELES, CA

APPLICANT: SHANTI NIKETAN LLC
5292 DUKE DRIVE,
LA PALMA, CA 90623
TEL: 714.300.5234

ARCHITECT: NIKLOSURES INC. ARCHITECTS
15580-C ROCKFIELD BLVD., #200
IRVINE, CA 92618
TEL: 323.309.7334

SITE SURVEY: JC SURVEY
P.O. BOX 66
ACTON, CA 93510
TEL: 661.269.2177

SOILS ENGINEER: IRVINE GEOTECHNICAL, INC.
145 N. SIERRA MADRE BLVD.,#12
PASADENA, CA 91107
TEL: 626.844.8841

CIVIL/ GRADING: JOHN LABIB + ASSOCIATES
319 MAIN STREET,
EL SEGUNDO, CA 90245
TEL: 213.239.9700

STRUCTURAL: JOHN LABIB + ASSOCIATES
319 MAIN STREET,
EL SEGUNDO, CA 90245
TEL: 213.239.9700

MECH/ ELEC/ PLUMBING: SHAMIM ENGINEERING GROUP
5847 WILBUR AVE.,
TARZANA, CA 91356
TEL: 818.788.0778

LANDSCAPE: CHARLES TROWBRIDGE & ASSOC.
17901 ROMELLE AVENUE,
SANTA ANA, CA 92705
TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT — NIKNAM A. KAMALI — C-33850 — Ren. 02/28/2027 — STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 17.012

NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK- REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:
DOOR SCHEDULE LEVELS 01, 02, AND 03

SCALE: AS NOTED

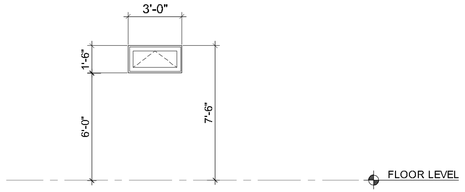
SHEET NO.:
A800

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NKLOSURES, INC., ARCHITECTS.

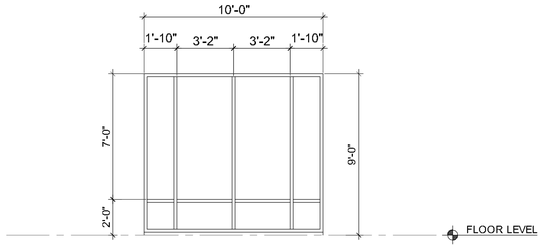
© 2025 NKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01-SERVER\00-PROJECTS\17.012_5757-HALBRENT\05_DRAWINGS\04_CD\SHEETS\A800_DOOR-SCHEDULE.DWG (10-08-26 12:21:01 PM) Plotted by: nKLOSURES

WINDOW TYPES (ELEVATION)

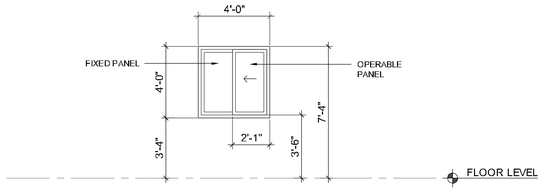


AWNING W4
1/4" = 1'-0"

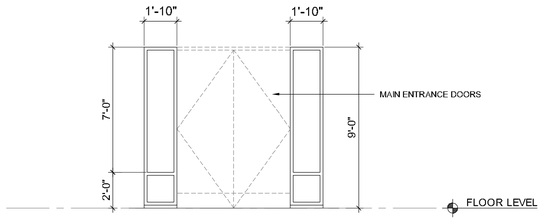


FIXED W2
1/4" = 1'-0"

NOTE:
EGRESS WINDOW- COMPLIES WITH LASC 1031
WINDOW OPENING-
MIN. CLEAR HEIGHT = 24".
MIN. CLEAR WIDTH = 20".
MIN. CLEAR OPENING = 5.7 SQ.FT.
BOTTOM OF OPENING ≤ 44" MAX.



SLIDING/ FIXED W3
1/4" = 1'-0"



FIXED W1
1/4" = 1'-0"

WINDOW SCHEDULE

WINDOW TYPE	OPENING		SILL HEIGHT ABOVE FIN. FLR.	FRAME		GLAZING	HARDWARE GROUP	REMARKS
	WIDTH	HEIGHT		MATERIAL	FINISH			
W1	1'-10"	9'-0"	-	VINYL	FF	CLEAR	-	FIXED WINDOW
W2	10'-0"	9'-0"	-	VINYL	FF	CLEAR	-	FIXED WINDOW
W3	4'-0"	4'-0"	3'-6"	VINYL	FF	CLEAR	-	CASEMENT WINDOW- 2 PANELS (EGRESS WINDOW)
W4	3'-0"	1'-6"	6'-0"	VINYL	FF	CLEAR	-	AWNING WINDOW

WINDOW SPECIFICATIONS-

VINYL WINDOWS (SIMILAR TO MILGARD- TUSCANY SERIES)

EXTERIOR FRAME COLOR = BRONZE OR BLACK CAPSTOCK

INTERIOR FRAME COLOR = WHITE

GENERAL NOTES

1. PROVIDE COMPLETE WEATHER STRIPPING TO ALL EXTERIOR WINDOWS.
2. ALL THE EXTERIOR WINDOWS SHALL BE DOUBLE GLAZED.
3. THE THICKNESS OF ALL GLAZING IN THE SHALL BE 1/4"MINIMUM.
4. FOR DETAILS AND ADDITIONAL INFORMATION ON GLAZING, REFER TO SHEET A807
5. TEMPERED GLASS (WHERE OCCURS) SHALL BE AFFIXED WITH PERMANENT LABEL, THAT SPECIFIES THE LABELER AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS.
6. WINDOW OPENINGS IN EXTERIOR WALLS MUST BE PROTECTED WITH RATED FIRE ASSEMBLIES AS REQUIRED PER CODE.
7. SEE SHEETS A-A301 AND A-A302 FOR EXTERIOR BUILDING ELEVATIONS FOR UNIT A. (SEE SHEETS B-A301 AND B-A302 FOR EXTERIOR BUILDING ELEVATIONS FOR UNIT B)
8. MINIMUM OPENINGS AND SILL HEIGHT PER SECTION 1029
9. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSED OF SAFETY GLAZING. GLAZING IN: SECTION 2406
   - A. SWING DOORS.
   - B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.
   - C. UNFRAMED SWINGING DOORS.
   - D. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.
   - E. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES (610mm) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525mm) ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS.
   - F. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITION (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

i. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84M2)

ii. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457mm) ABOVE THE FLOOR.

iii. EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 mm) ABOVE THE FLOOR.

iv. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 mm) HORIZONTALLY OF THE PLANE OF THE GLAZING.

- G. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
- H. WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:

iw. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 mm) ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING.

ii. THE GLAZING IS WITHIN 60 INCHES (1525 mm) OF A SWIMMING POOL OR SPA WATER'S EDGE.

- J. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (READ CODE FOR EXCEPTION WITH SPECIAL WITH SPECIAL INSTALLATION).
- K. ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

10. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE 5.7 SF MIN. CLEAR OPENING (CBC 1031.3.1), HEIGHT 24" MIN. WIDTH 20" MIN. (CBC 1031.3.2)
11. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE BOTTOM OF THE OPENING ≤ 44" (CBC 1031.3.3)

ABBREVIATIONS:

GL	-	GLASS
HC	-	HOLLOW CORE
HM	-	HOLLOW METAL
WD	-	WOOD
STL	-	STEEL
MTL	-	METAL
M/G	-	METAL AND GLASS
W/G	-	WOOD AND GLASS
SC	-	SOLID CORE
TM	-	TEMPERED GLASS
PTD	-	PAINTED
FF	-	FACTORY PRE-FINISH

5757 HALBRENT
LOS ANGELES, CA

APPLICANT: SHANTI NIKETAN LLC
5292 DUKE DRIVE,
LA PALMA, CA 90623
TEL: 714.300.5234

ARCHITECT: NIKLOSURES INC. ARCHITECTS
15580-C ROCKFIELD BLVD.,#200
IRVINE, CA 92618
TEL: 323.309.7334

SITE SURVEY: JC SURVEY
P.O. BOX 66
ACTON, CA 93510
TEL: 661.269.2177

SOILS ENGINEER: IRVINE GEOTECHNICAL, INC.
145 N. SIERRA MADRE BLVD.#12
PASADENA, CA 91107
TEL: 626.844.8841

CIVIL/ GRADING: JOHN LABIB + ASSOCIATES
319 MAIN STREET,
EL SEGUNDO, CA 90245
TEL: 213.239.9700

STRUCTURAL: JOHN LABIB + ASSOCIATES
319 MAIN STREET,
EL SEGUNDO, CA 90245
TEL: 213.239.9700

MECH/ ELEC/ PLUMBING: SHAMIM ENGINEERING GROUP
5847 WILBUR AVE.,
TARZANA, CA 91356
TEL: 818.788.6778

LANDSCAPE: CHARLES TROWBRIDGE & ASSOC.
17901 ROMELLE AVENUE,
SANTA ANA, CA 92705
TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT · NIKNIL A. KAMAT · C-33850 · Ren. 02/28/2027 · STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 17.012

NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK - REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

WINDOW SCHEDULE

SCALE: AS NOTED

SHEET NO.:

A803

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NIKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NIKLOSURES, INC., ARCHITECTS.

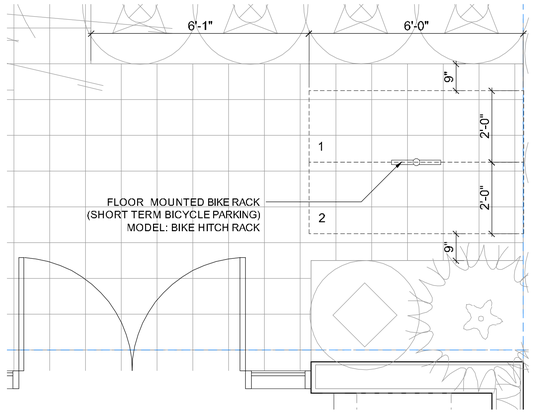
© 2025 NIKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01-SERVER\00-PROJECTS\17.012_5757-HALBRENT\05_DRAWINGS\04_CD\SHEETS\A803_WINDOW-SCHEDULE.DWG (10-08-26 12:21:26PM) Plotted by: nKLOSURES

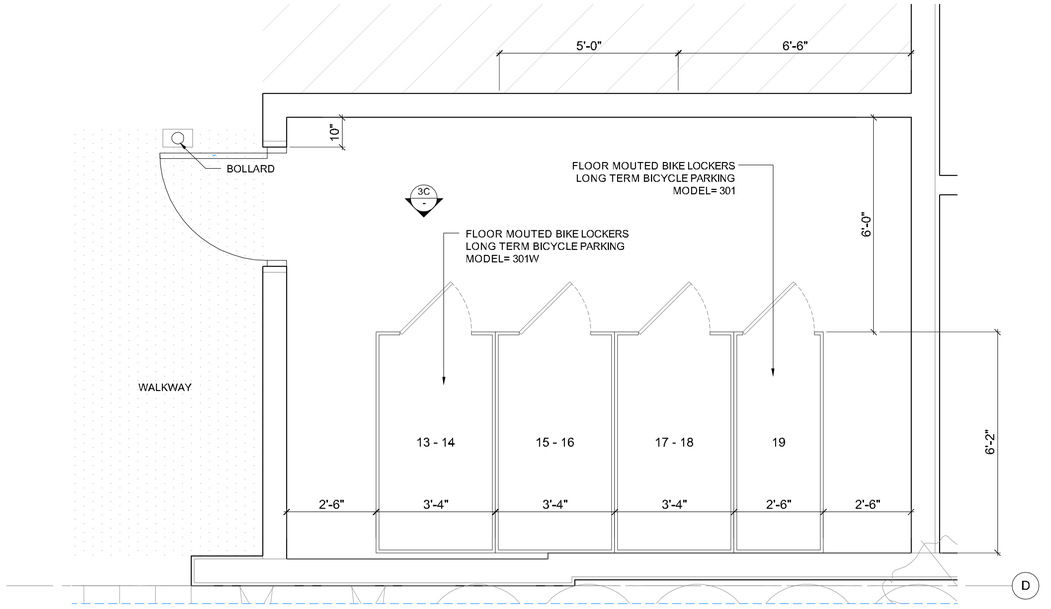
GENERAL NOTES:

1. EACH BICYCLE PARKING SPACE SHALL BE A MINIMUM SIX FEET IN LENGTH.
2. BICYCLE PARKING INSTALLED VERTICALLY SHALL BE A MINIMUM OF 4 FEET DEEP AND 6 FEET IN HEIGHT.
3. FOR SINGLE-TIERED BICYCLE PARKING, MINIMUM HEADROOM OF 7 FEET SHALL BE PROVIDED.
4. FOR FACILITIES WHERE TWO TIERS OF BICYCLE PARKING ARE INSTALLED ONE ABOVE ANOTHER, MINIMUM HEADROOM OF 4 FEET SHALL BE PROVIDED FOR EACH TIER.
5. BICYCLE PARKING SPACES SHALL BE SEPARATED FROM AUTOMOBILE PARKING SPACES OR AISLES BY A WALL, FENCE, OR CURB OR BY AT LEAST FIVE FEET OF OPEN SPACE MARKED TO PROHIBIT PARKING.
6. FOR LONG-TERM BICYCLE PARKING:
   A. SHALL BE SECURED FROM THE GENERAL PUBLIC, ROOFED, AND ENCLOSED ON ALL SIDES TO PROTECT BICYCLE FROM INCLEMENT WEATHER.
   B. BICYCLE PARKING STALL SHALL PROVIDE A MEANS OF SECURING THE BICYCLE FRAME AT TWO POINTS TO A SECURELY ANCHORED RACK, EXCEPT IN THE CASE OF LOCKERS AND COMMERCIALLY OPERATED ATTENDED BICYCLE
7. FOR SHORT-TERM BICYCLE PARKING:
   A. RACKS SHALL ALLOW FOR THE BICYCLE FRAME AND AT LEAST ONE WHEEL TO BE LOCKED TO THE RACKS.
   B. RACKS INSTALLED PARALLEL TO WALLS SHALL BE A MINIMUM OF 30 INCHES FROM THE WALL.
   C. THE BICYCLE RACK SHALL ALLOW OF THE USE OF A CABLE AS WELL AS A U-SHAPED LOCK.
   D. RACKS SHALL BE SECURELY ANCHORED TO A PERMANENT SURFACE.
8. PROVIDE ADEQUATE LIGHTING TO ENSURE SAFE ACCESS TO BICYCLE PARKING FACILITIES IN ACCORDANCE WITH SECTION 12.21A.5(K).
9. INSTALL BICYCLE RACKS PER MANUFACTURER RECOMMENDATION AND SPECIFICATIONS.
   AMERICAN BICYCLE SECURITY COMPANY
   P.O.BOX 7359,
   VENTURA, CA 93006
   TEL: (800) 245-3723, (805) 933-3688
   FAX: (805) 933-1865
   www.ameribike.com

GENERAL NOTES (5)
N.T.S.



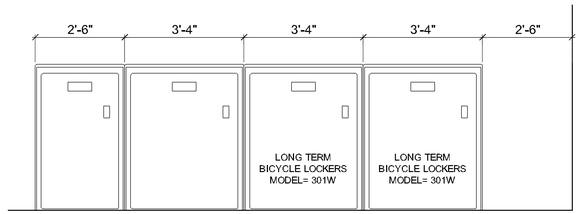
BICYCLE PARKING- FLOOR PLAN (4)
(NEAR MAIN ENTRANCE OF BUILDING)
1/2" = 1'-0"



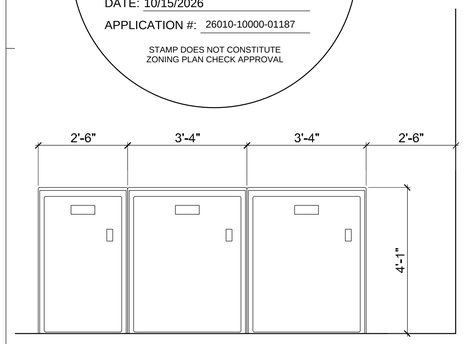
BICYCLE PARKING- FLOOR PLAN (2)
1/2" = 1'-0"

NOTE-
SEE SHEET A812 FOR ADDITIONAL SPECIFICATIONS OF SHORT TERM AND LONG TERM BICYCLE PARKING

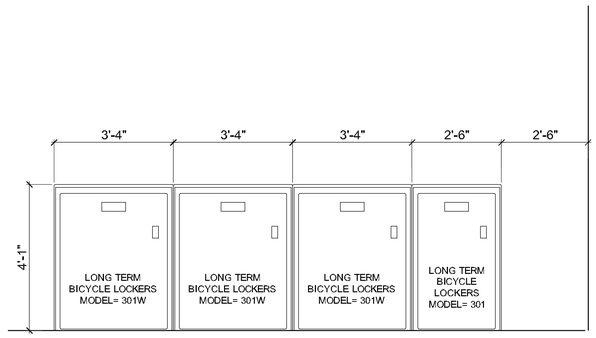
CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: HAYDON CHAN
DATE: 10/15/2026
APPLICATION #: 26010-10000-01187
STAMP DOES NOT CONSTITUTE ZONING PLAN CHECK APPROVAL



ELEV. C

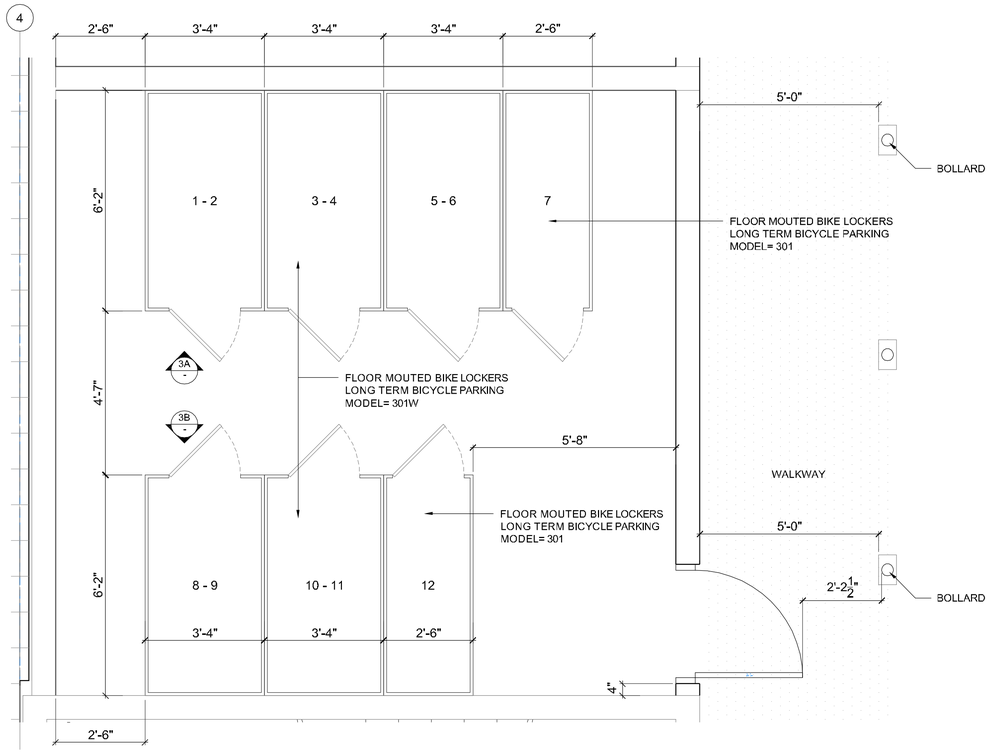


ELEV. B



ELEV. A

BICYCLE LOCKER- TYP. ELEV. (3)
1/2" = 1'-0"



BICYCLE PARKING- FLOOR PLAN (1)
1/2" = 1'-0"

5757 HALBRENT
LOS ANGELES, CA

APPLICANT:	SHANTI NIKETAN LLC 5292 DUKE DRIVE, LA PALMA, CA 90623 TEL: 714.300.5234
ARCHITECT:	NIKLOSURES INC. ARCHITECTS 15580-C ROCKFIELD BLVD., #200 IRVINE, CA 92618 TEL: 323.309.7334
SITE SURVEY:	JC SURVEY P.O. BOX 66 ACTON, CA 93510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD.#12 PASADENA, CA 91107 TEL: 626.844.8841
CIVIL/ GRADING:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
STRUCTURAL:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
MECH/ ELEC/ PLUMBING:	SHAMIM ENGINEERING GROUP 5847 WILBUR AVE., TARZANA, CA 91356 TEL: 818.788.0778
LANDSCAPE:	CHARLES TROWBRIDGE & ASSOC. 17901 ROMELLE AVENUE, SANTA ANA, CA 92705 TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT
NIKNIL A. KAMAT
C-33850
Ren. 12/28/2027
STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 17.012		
NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK- REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:
BICYCLE PARKING- ENLARGED PLANS AND INTERIOR ELEV.

SCALE: AS NOTED

SHEET NO.:
A811

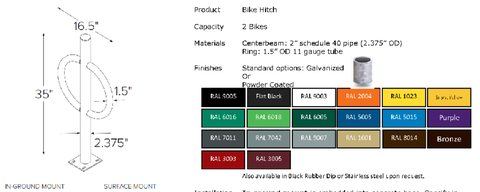
DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NKLOSURES, INC., ARCHITECTS.
© 2025 NKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01-SERVER\00-PROJECTS\17.012_5757-HALBRENT\05_DRAWINGS\04_CD\SHEETS\A811_BICYCLE-PARKING.DWG (10-08-26 12:22:19PM) Plotted by: nKLOSURES

BICYCLE PARKING SPECIFICATIONS

SHORT-TERM BICYCLE PARKING

Bike Hitch



Product	Bike Hitch
Capacity	2 Bikes
Materials	Centerbeam: 2" schedule 40 pipe (2.375" OD) Ring: 1.5" OD 11 gauge tube
Finishes	Standard options: Galvanized Or Powder Coated

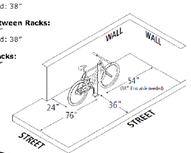
RAL 9005	Flat Black	RAL 9003	RAL 2004	RAL 1023	Brushed Silver
RAL 6016	RAL 6018	RAL 6005	RAL 5005	RAL 5015	Purple
RAL 7011	RAL 7042	RAL 9007	RAL 1003	RAL 8014	Bronze
RAL 3003	RAL 3005				

Also available in Black Rubber Dip or Stainless steel upon request.

Installation Methods	**In ground mount** is embedded into concrete base. Specify in ground mount for this option. **Surface Mount** has one 5" x 6" foot which is anchored to the ground with four anchors (included with rack).
Space Use & Setbacks	**Wall Setbacks:** For racks set parallel to a wall: Minimum: 12" Recommended: 24" **For racks set perpendicular to a wall:** Minimum: 25" Recommended: 38" **Distance Between Racks:** Minimum: 24" Recommended: 38" **Street Setbacks:** Minimum: 36"



Example of rack in use



American Bicycle Security Company
P.O. Box 7359
Ventura, CA 93006
Ph: (800) 245-3723 or (805) 933-3688
Fax: (805) 933-1865
www.ameribike.com
Email: turtle@ameribike.com

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: HAYDON CHAN
DATE: 10/15/2026
APPLICATION #: 26010-10000-01187
PRELIMINARY ZONING ASSESSMENT ONLY
ZONING PLAN CHECK APPROVAL

SHORT-TERM BICYCLE PARKING

Bike Hitch — In-Ground Installation

***Tools Needed for Installation**
- Level
- Cement mixing tub
- Shovel
- Trowel
- Hole coring machine with 4" bit
- Access to water hose
- Materials to build brace

Installing into New Concrete

1. Place corrosion resistant sleeve (min. 3" inside diameter) in sand pour bed in exact location where rack will be installed. Make sure top of sleeve is at same level as desired finished concrete surface. Fill sleeve with sand to keep it in place and prevent it from filling with concrete.
2. Pour concrete & allow to cure.
3. After curing, dig out sand from sleeves & insert racks, making sure they are level & at the appropriate height.
4. Place racks in holes, making sure it is level.

Installing into Existing Concrete

1. Core holes no less than 3" diameter (4"recommended) & no less than 10" deep into surface.
2. Place rack into holes, making sure it is level.
3. Fill holes with epoxy grout. 32" of the bike rack should remain above surface.
4. Make sure rack is level & held in place until the grout has completely set.

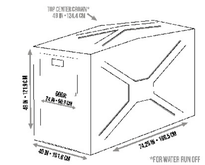
*An easy way to brace the rack while the grout sets is to bolt two 1x4" boards together at one end and clamp them onto the legs of the rack like a clothes pin.

American Bicycle Security Company
P.O. Box 7359
Ventura, CA 93006
Ph: (800) 245-3723 or (805) 933-3688
Fax: (805) 933-1865
www.ameribike.com
Email: turtle@ameribike.com

LONG-TERM BICYCLE PARKING

Bike-Shell® Model 301W

NO ASSEMBLY REQUIRED



Product	Bike-Shell® Model 301W
Capacity	1 door/2-3 Bike
Materials	Locker shall be manufactured of molded fiberglass reinforced plastic composite with a smooth "A" and "Y" pattern on stippled walls and top, with smooth door frame and stippled door. Material shall be E-glass and polyester resin at 35% ratio. Tensile Strength, 18,000 psi. Locker shall be one piece with no external or internal frame and no seams or joints on tops or side walls. Material shall withstand over 300 lb/sqft on roof and 200 lb/sqft on walls/doors. Roof shall be crowned for water run-off and all corners shall have a smooth radiused finish. Finish of UV stabilized gelcoat does not need painting, allows solvent removal of graffiti and is resistant to impact and UV damage.
Setback	Please allow 5ft clearance for door
Hardware	High quality custom continuous door hinge will not rust. All fasteners on locking system shall be zinc plated or better. Locker shall anchor in all four corners through base flanges using expansion anchors.

Standard Options - Please make a selection for Lock Type and Color from the options below.



☐ T-Handle



☐ Padlock/U-Lock Handle

Locks	**2 Standard Lock Options (No charge)** ●Fort Lock 7 pin tumbler Pop Out "T" handle locks with three keys and removable lock cylinders. Internal locking hardware consists of three plated hardened steel cams controlling an extruded aluminum locking bar which engages the door frame over three foot span. ●Heavy duty stainless steel Padlock/U-Lock handle will accommodate high security Padlocks and U-Locks. For U-Locks from ½" to ¾" Diameter. Padlocks and U-Locks not included.
Color	**2 Standard Color Options (No charge)**

☐ Tan ☐ Medium Grey

ABS AMERICAN BICYCLE SECURITY COMPANY®
PO BOX 7359 • VENTURA, CA 93006 • (800) BIKE-SAF
AMERIBIKE.COM • TURTLE@AMERIBIKE.COM

LONG-TERM BICYCLE PARKING

Installation Instructions-300 Series

Tools Needed:

Minimum requirements
-3/8" electric drill (anchoring & installing, diagonal divider wall)
-3/8" electric rotary hammer drill (anchoring)
-1/4" drill bit (anchoring & installing diagonal divider wall)
-1/4" hammer drill bit (anchoring)
-hammer (anchoring)
-Tape measure - minimum 10' (anchoring & installing diagonal divider wall)
-Extension cord 25' (anchoring & installing diagonal divider wall)
-Generator or other source of power (anchoring & installing diagonal divider wall)
-Safety glasses and any other equipment specified by the tool manufacturer. (All Steps)

-Choose location which allows a minimum 4' distance between door face and any obstruction to allow bicycle to maneuver into locker and the door to swing open without hitting high spots such as concrete or asphalt raised by roots. If desired, for grouping of units, chalk a line for straight edge with which to work. A preferred site would be concrete although asphalt can be used. Site should be flat although it does not necessarily have to be level.

ANCHORING
The lockers should be anchored to the ground for optimum longevity and proper operation of the locking system. Therefore, anchoring each unit to the ground is advisable. The 301 and 302 lockers are anchored in the 4 corners of the flange located around the inside of locker, the 301P, & 301V are anchored in the front two corners of the locker and the rear. First square the doors in the frame. Out of square doors are due to the site being uneven. To square the door, using a flat bar, raise the corner of the locker to make the door in square. If any adjustment is necessary it should only be slight. Place a shim under the corner to retain the alignment and height. Shim should be placed in a location under the base flange very close to hole for the anchor. This allows the downward force of the anchor to be supported underneath and prevent cracking of the base flange at the anchor location. Drill through the base flange on the locker with 1/4" drill. With hammer drill and 1/4" masonry bit you can then drill into concrete surface. Drop the nail-in anchor through flange and into the hole, pound pin down flush with top of mushroom head of anchor. Do this at all four corners of door frame on 301 & 302 lockers. On 301P and 301V do this in the front two corners of the door frame and in center of rear wall.





American Bicycle Security Company
P.O. Box 7359
Ventura, CA 93006
Ph: (800) 245-3723 or (805) 933-3688
Fax: (805) 933-1865
www.ameribike.com
Email: turtle@ameribike.com

EFFECTIVE:
4/25/13

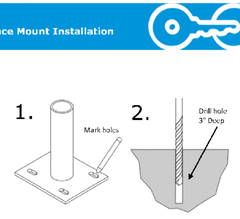
SHORT-TERM BICYCLE PARKING

Bike Hitch — Surface Mount Installation

***Tools Needed for Installation**
- Tape Measure
- Marker or Pencil
- Masonry Drill Bit
- Drill *(Hammer drill recommended)*
- Hammer
- Wrench 9/16"
- Level

Recommended Base materials:
Solid concrete is the best base material for installation. Ask your American Bicycle Security representative which anchor is appropriate for your application to ensure the proper anchors are shipped with your rack. Be sure nothing is underneath the base material that could be damaged by drilling.

Installation:
3/8" anchors are shipped with the rack. Place the rack in the desired location. Use a marker or pencil to outline the holes of the flange onto the base material. Drill the holes in accordance with the specifications shipped with the anchors. Make sure the holes are at least 6" away from any cracks in the base material.





Tamper Resistant Hardware
The concrete spike is a permanent anchor. The top of the wedge anchor can also be pounded sideways after installation so that it cannot be removed. Other tamper resistant fasteners are also available for purchase.

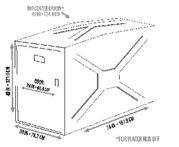
When using the special tamper resistant nuts, always set and first tighten the anchors. Once the rack is installed, replace two nuts from the bracket (opposite sides from each other) with the tamper resistant fastener.
DO NOT OVERTIGHTEN the tamper resistant nut.

American Bicycle Security Company
P.O. Box 7359
Ventura, CA 93006
Ph: (800) 245-3723 or (805) 933-3688
Fax: (805) 933-1865
www.ameribike.com
Email: turtle@ameribike.com

LONG-TERM BICYCLE PARKING

Bike-Shell® Model 301

NO ASSEMBLY REQUIRED



Product	Bike-Shell® Model 301
Capacity	1 door/1 Bike
Materials	Locker shall be manufactured of molded fiberglass reinforced plastic composite with a smooth "A" and "Y" pattern on stippled walls and top, with smooth door frame and stippled door. Material shall be E-glass and polyester resin at 35% ratio. Tensile Strength, 18,000 psi. Locker shall be one piece with no external or internal frame and no seams or joints on tops or side walls. Material shall withstand over 300 lb/sqft on roof and 200 lb/sqft on walls/doors. Roof shall be crowned for water run-off and all corners shall have a smooth radiused finish. Finish of UV stabilized gelcoat does not need painting, allows solvent removal of graffiti and is resistant to impact and UV damage.
Setback	Please allow 5ft clearance for door
Hardware	High quality custom continuous door hinge will not rust. All fasteners on locking system shall be zinc plated or better. Locker shall anchor in all four corners through base flanges using expansion anchors.

Standard Options - Please make a selection for Lock Type and Color from the options below.



☐ T-Handle



☐ Padlock/U-Lock Handle

Locks	**2 Standard Lock Options (No charge)** ●Fort Lock 7 pin tumbler Pop Out "T" handle locks with three keys and removable lock cylinders. Internal locking hardware consists of three plated hardened steel cams controlling an extruded aluminum locking bar which engages the door frame over three foot span. ●Heavy duty stainless steel Padlock/U-Lock handle will accommodate high security Padlocks and U-Locks. For U-Locks from ½" to ¾" Diameter. Padlocks and U-Locks not included.
Color	**2 Standard Color Options (No charge)**

☐ Tan ☐ Medium Grey

ABS AMERICAN BICYCLE SECURITY COMPANY®
PO BOX 7359 • VENTURA, CA 93006 • (800) BIKE-SAF
AMERIBIKE.COM • TURTLE@AMERIBIKE.COM

LONG-TERM BICYCLE PARKING

Installation Instructions 300 Series





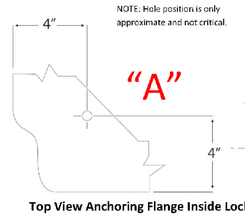
Your 300 series lockers (models 302, 301, 301P, 301V, 301W, & 301WL) do not require any general assembly.

American Bicycle Security Company
P.O. Box 7359
Ventura, CA 93006
Ph: (800) 245-3723 or (805) 933-3688
Fax: (805) 933-1865
www.ameribike.com
Email: turtle@ameribike.com

EFFECTIVE:
4/25/13

LONG-TERM BICYCLE PARKING

Installation Instructions-300 Series

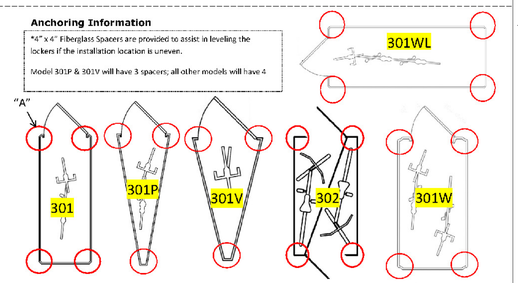


Top View Anchoring Flange Inside Locker

Anchoring Information

"4" x 4" Fiberglass Spacers are provided to assist in levelling the lockers if the installation location is uneven.

Model 301P & 301V will have 3 spacers; all other models will have 4



American Bicycle Security Company
P.O. Box 7359
Ventura, CA 93006
Ph: (800) 245-3723 or (805) 933-3688
Fax: (805) 933-1865
www.ameribike.com
Email: turtle@ameribike.com

EFFECTIVE:
4/25/13

5757 HALBRENT
LOS ANGELES, CA

APPLICANT:	**SHANTI NIKETAN LLC** 5292 DUKE DRIVE, LA PALMA, CA 90623 TEL: 714.300.5234
ARCHITECT:	**NIKLOSURES INC. ARCHITECTS** 15580-C ROCKFIELD BLVD.,#200 IRVINE, CA 92618 TEL: 323.309.7334
SITE SURVEY:	JC SURVEY P.O. BOX 88 ACTON, CA 93510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD.#12 PASADENA, CA 91107 TEL: 626.844.8841
CIVIL/ GRADING:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
STRUCTURAL:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
MECH/ ELEC/ PLUMBING:	SHAMIM ENGINEERING GROUP 5847 WILBUR AVE., TARZANA, CA 91356 TEL: 818.788.0778
LANDSCAPE:	CHARLES TROWBRIDGE & ASSOC. 17901 ROMELLE AVENUE, SANTA ANA, CA 92705 TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT — NIKNTL A. NAMY — C-33850 — Ren. 02/28/2027 — STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.:	17.012	
NO.	DATE	DESCRIPTION
1	12/22/2025	ISSUED FOR PLAN CHECK
2	10/08/2026	PZAF PLAN CHECK-REV 3

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

BICYCLE PARKING SPECIFICATIONS

SCALE: N.T.S.

SHEET NO.:

A812

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NIKLOSURES, INC.- ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NIKLOSURES, INC.- ARCHITECTS.

© 2025 NKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01 - SERVER\00 - PROJECTS\17.012_5757-HALBRENT\05_DRAWINGS\04_CD\SHEETS\A812_BICYCLE - PARKING - SPECS.DWG (10-08-26 12:22:42PM) Plotted by: nKLOSURES