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| No. | Revision | date |
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LICENSED ARCHITECT
 CHARLES HEFNER
 No. C-23965
 STATE OF CALIFORNIA

SAM GHANOUNI
 DESIGNER

1536 PARNELL AVE., STE. 100
 LOS ANGELES, CA 90048
 TEL: 310-450-1978
 e-mail: samghanouni@me.com

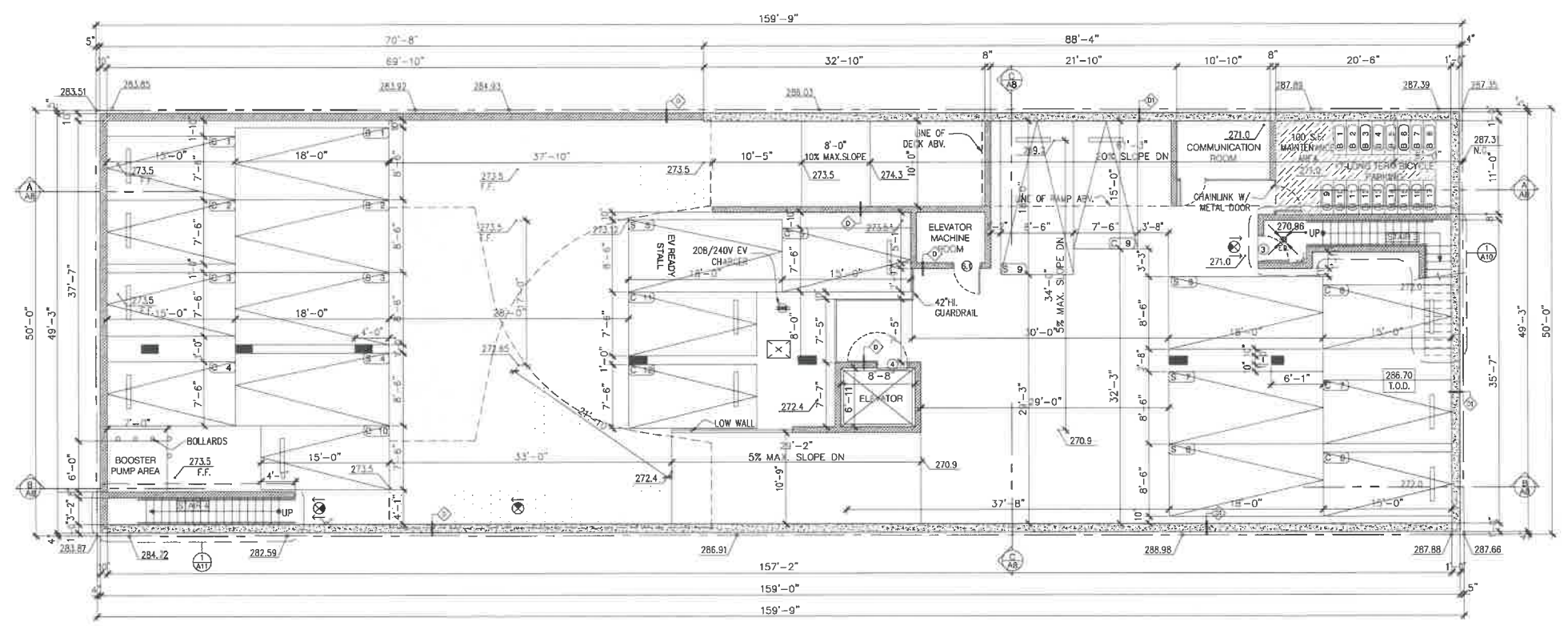
OWNER
VENICCI INVESTMENT GROUP
 P.O. BOX 48876
 LOS ANGELES, CA. 90048

PROJECT
233 S. HOOVER ST.
 LOS ANGELES, CA 90004

DRAWING TITLE
BASEMENT PLAN

orig.date: 12/15/2019
 scale: 1/8" = 1'-0"
 drawn: S.G./M.O./S.A.
 job: 2019-A005
 production date:
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 sheet:
A2.0

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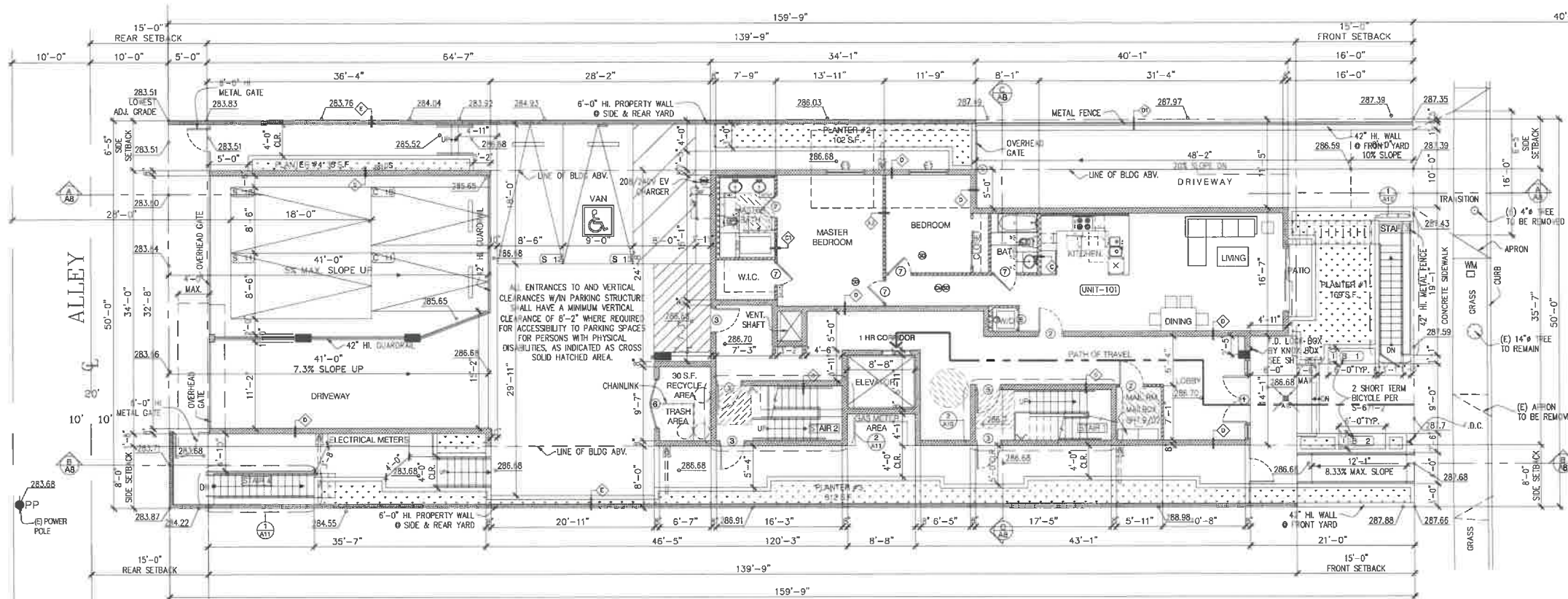
BASEMENT PARKING
 SCALE: 1/8" = 1'-0"

| | |
|-------------------|----|
| PARKING PROVIDED: | |
| STANDARD | 9 |
| COMPACT | 12 |
| TOTAL | 21 |
| BICYCLE PROVIDED: | |
| LONG-TERM | 17 |

FLOOR PLAN LEGENDS:

- STANDPIPE, CLASS I, SINGLE 2 1/2" OUTLET
- EXIT SIGN, SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90MIN. IN CASE OF PRIMARY POWER LOSS.
- FIRE EXTINGUISHER
- EMERGENCY DRAIN
- AREA DRAIN
- PROVIDE WATER CURTAIN BY MEANS OF APPROVED ADDITIONAL FIRE SPRINKLER HEADS

PARKING NOTES:
 1. PARKING DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SEC. 12.21A5, CHART NO. 5.
 2. THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13.
 3. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION. (903.2)
 4. PROVIDE ADEQUATE LIGHTING TO ENSURE SAFE ACCESS TO BICYCLE PARKING FACILITIES IN ACCORDANCE WITH SECTION 12.21A.5(K).
 5. INSTALL A MINIMUM 1-INCH (INSIDE DIAMETER) RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.
 6. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
 7. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS 'EV CAPABLE'. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED 'EV CAPABLE'.
 8. EVSE OPERATION, CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS. (22.2 N). (1138A.4.4)
 9. ALL BICYCLE PARKING IN THIS PROJECT ARE POSITIONED VERTICALLY WITH HOOK ATTACHMENT TO WALL AND THERE IS 7' MIN. HEADROOM IS REQUIRED AND PROVIDED. (THE HOOK CONNECTION IS DIFFERED ITEM)



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PARKING PROVIDED:

| | |
|-----------------|---|
| STANDARD + 1 HC | 4 |
| COMPACT | 2 |
| TOTAL | 6 |

BICYCLE PROVIDED:

| | |
|----------------------|---|
| SHORT-TERM @ PARKWAY | 2 |
|----------------------|---|

FLOOR PLAN LEGENDS:

- EXPOSED DOWNSPOUT
- EXHAUST SHAFT/CORRIDOR VENT SHAFT
- 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. (1022.8)
- * PROVIDE WATER CURTAIN BY MEANS OF APPROVED ADDITIONAL FIRE SPRINKLER HEADS
- VITRUS CHINA UNDER MOUNTED LAVATORY.
- ELONGATED LOW FLUSH: 1.6 GALLON PER FLUSH, FLOOR MOUNTED WATER CLOSET.
- CAST IRON 30"xTUB/SHOWER COMBINATION WITH DRAIN AS SHOWN- WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL, 70" ABOVE THE DRAIN AT THE SHOWER OR TUB/SHOWER COMBO -PROVIDE SHATTER-RESISTANT MATERIALS FOR TUB/SHOWER ENCLOSURE
- SHOWER STALL, GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II, SWING THE DOOR OUTWARD, NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1024 SQ. INCH OF FLOOR AREA AND ENCOMPASS 30" Ø CIRCLE -PROVIDE SHATTER-RESISTANT MATERIALS FOR TUB/SHOWER ENCLOSURE
- STAINLESS STEEL, UNDER MOUNT KITCHEN SINK
- STOVE
- REFRIGERATOR
- MC MIRRORED MEDICINE CABINET
- QUIET EXHAUST FAN WITH MINIMUM 5 AIR EXCHANGES PER HOUR. -FANS SHALL BE ENERGY STAR COMPLIANT AND BE CONDUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING -FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL
- HARD WIRE WITH BACK UP BATTERY SMOKE DETECTOR, SD SHALL SOUND AN ALARM IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.
- CARBON MONOXIDE
- EXIT SIGN SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90MIN. IN CASE OF PRIMARY POWER LOSS.
- STAND PIPE CLASS 1
- FIRE EXTINGUISHER
- WASHER/ DRYER, N.I.C.
- CLOSET SINGLE-POLE AND DOUBLE SHELF ABOVE
- 24" BY 36" ROOF & ATTICS ACCESS HATCH
- DROP CEILING Ø 8'-0" ABOVE F.F.

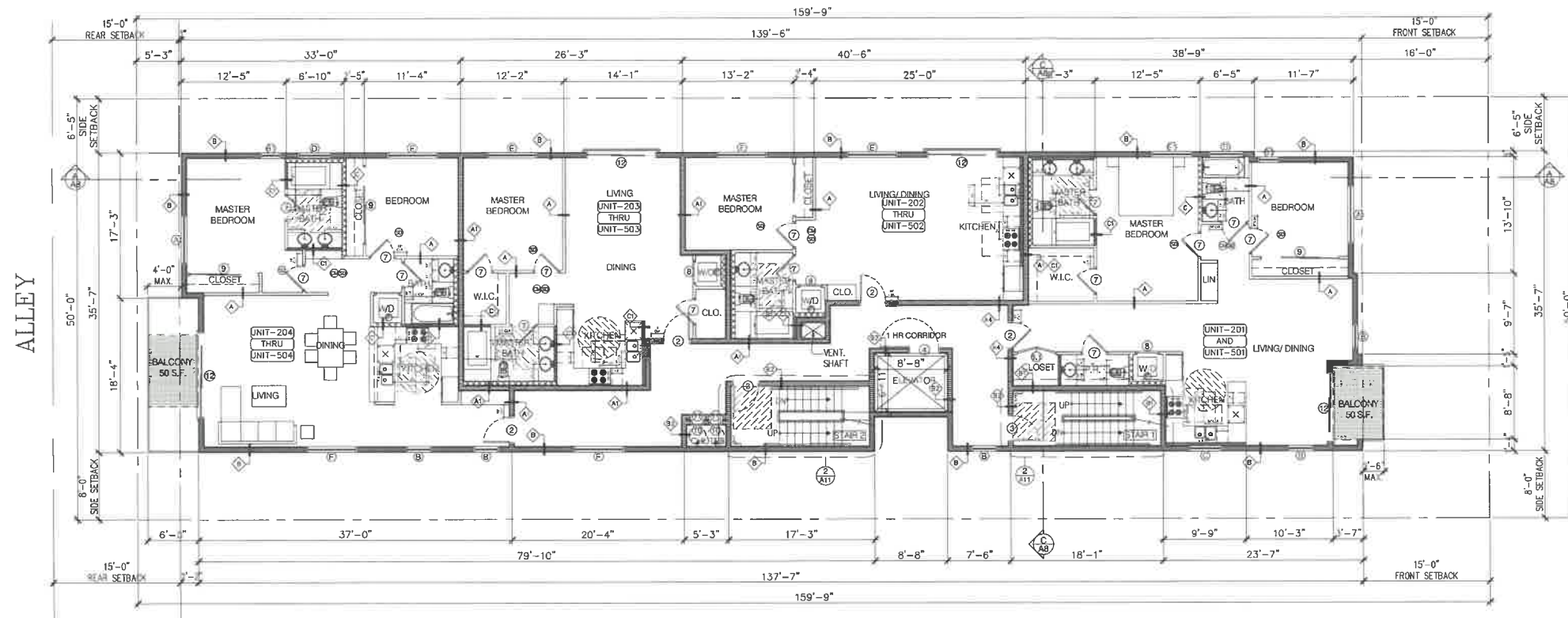
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 CLASS II, FLAME-SPREAD INDEX 26-75 IN OTHER EXIT WAYS
 CLASS III, FLAME-SPREAD INDEX 76-200 IN ROOMS OR AREAS
- | INTERIOR WALL & CEILING FINISH REQUIREMENTS | | | |
|---|---|--|------------------------|
| GROUP | SPRINKLERED | | |
| | Interior exit stairways, interior exit ramps & exit passageways | Corridors & enclosure for exit access stairways & exit access ramp | Room & enclosed spaces |
| A3 | B | B | C |
| R2 | C | C | C |
3. ALL SHOWER HEADS AND WATER CLOSETS SHALL BE OF LOW CONSUMPTION TYPE AS REQUIRED AND APPROVED BY LOCAL GOVERNMENT AGENCIES.
 4. FINISH FLOOR SURFACE SHALL BE OF SLIP RESISTANT MATERIAL
 5. ALL DIMENSION LINES INDICATE THE FACE OF STUD FOR EXTERIOR SIDE AND C.L. OF STUD FOR INTERIOR WALLS UNLESS NOTED OTHERWISE
 6. SETBACK DIMENSIONS ARE CLEAR
 7. WORD "CLR" (CLEAR) IN DIMENSIONS IS TO THE FINISH FACE OF ANY SURFACE
 8. FOR TYPICAL UNIT PLANS SEE SHEET A3.1 & A3.2
 9. FOR STAIRS ENLARGED PLAN & SECTIONS SEE SHEET AB
 10. FOR WALL STUD SIZES REFER TO STRUCTURAL DRAWINGS.
 11. DO NOT SCALE PLANS
 12. DECK & BALCONY WATERPROOFING MEMBRANE SHALL BE "DEX-0-TEX" AS MANUFACTURED BY "CROSSFIELD PRODUCTS CORPORATION, TEL. 310-886-9100/ 310-722-8242, LARR# 02360
 13. PROVIDE SMOKE & FIRE DAMPERS FOR ALL OPENINGS TO 1 HR. RATED CORRIDOR ENCLOSURE
 14. PROVIDE & MAINTAIN ROOMS TEMPERATURE OF MIN. 70°F ABOVE 3' FROM FLOOR

WALL-TYPE LEGENDS:

- INTERIOR 1 HR. WOOD STUD WALL- SEE 2/D1
- INTERIOR 1 HR. WOOD STUD WALL-STC 50-SEE 3/D1 UNIT SEPARATION FIRE PARTITION
- INTERIOR 1 HR. METAL STUD WALL - SEE 11a/D1
- INTERIOR 1 HR. WOOD STUD WALL-STC 50-SEE 3/D1 CORRIDOR WALL FIRE PARTITION
- EXTERIOR TWO HOUR WOOD STUD WALL-SEE 9/D1 FIRE RETARDANT D-BLAZE BY VIANCE, LLC ICC ESR# 2645, LARR 24502
- INTERIOR TWO HOUR WOOD STUD WALL-STC 50-SEE 7/D1 SHAFT ENCLOSURE, FIRE BARRIER FIRE RETARDANT D-BLAZE BY VIANCE, LLC ICC ESR# 2645, LARR 24502
- INTERIOR TWO HOUR WOOD STUD WALL-SEE 6/D1 SHAFT ENCLOSURE, FIRE BARRIER
- 2x6 STUD PLUMBING WALL
- 2x4 STUD PLUMBING WALL
- 8" THK. CONC. WALL, 3 HOUR - SEE STRUCT.
- 10"-12" THK. CONC. WALL, 3 HOUR - SEE STRUCT.
- 6" THK. CONC. BLK WALL, 3 HOUR - SEE STRUCT.

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| SAM GHANOUNI DESIGNER 1636 PARNELL AVE., STE. 100 LOS ANGELES, CA 90028 TEL: 310-430-1978 e-mail: samghanouni@me.com | |
| OWNER VENICCI INVESTMENT GROUP P.O. BOX 48876 LOS ANGELES, CA. 90048 | |
| PROJECT 233 S. HOOVER ST. LOS ANGELES, CA 90004 | |
| DRAWING TITLE FIRST FLOOR PLAN | |
| orig. date: 12/15/2019 scale: 1/8"=1'-0" drawn: S.G.M.O./S.A job: 2019-A005 production date: 7/11/2022 5:19 PM sheet: A3.0 | |



2ND & 5TH FLOOR PLAN

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



FLOOR PLAN LEGENDS:

- Ⓜ EXPOSED DOWNSPOUT
- Ⓜ EXHAUST SHAFT/CORRIDOR VENT SHAFT
- Ⓜ 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. (1022.8)
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- Ⓜ VITRUS CHINA UNDER MOUNTED LAVATORY.
- Ⓜ ELONGATED LOW FLUSH: 1.6 GALLON PER FLUSH, FLOOR MOUNTED WATER CLOSET.
- Ⓜ CAST IRON 30"xTUB/SHOWER COMBINATION WITH DRAIN AS SHOWN- WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL, 70" ABOVE THE DRAIN AT THE SHOWER OR TUB/SHOWER COMBO -PROVIDE SHATTER-RESISTANT MATERIALS FOR TUB/SHOWER ENCLOSURE
- Ⓜ SHOWER STALL, GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II, SWING THE DOOR OUTWARD, NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1024 SQ. INCH OF FLOOR AREA AND ENCOMPASS 30"ø CIRCLE -PROVIDE SHATTER-RESISTANT MATERIALS FOR TUB/SHOWER ENCLOSURE
- Ⓜ STAINLESS STEEL, UNDER MOUNT KITCHEN SINK
- Ⓜ STOVE
- Ⓜ REFRIGERATOR
- Ⓜ MC MIRRORED MEDICINE CABINET
- Ⓜ QUIET EXHAUST FAN WITH MINIMUM 5 AIR EXCHANGES PER HOUR. -FANS SHALL BE ENERGY STAR COMPLIANT AND BE CONDUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING -FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL
- Ⓜ SD HARD WIRE WITH BACK UP BATTERY SMOKE DETECTOR, SD SHALL SOUND AN ALARM IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.
- Ⓜ CM CARBON MONOXIDE
- Ⓜ EXIT SIGN SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90MIN. IN CASE OF PRIMARY POWER LOSS.
- Ⓜ STAND PIPE CLASS I
- Ⓜ FE FIRE EXTINGUISHER
- Ⓜ W/D WASHER/ DRYER, N.I.C.
- Ⓜ CLOSET SINGLE-POLE AND DOUBLE SHELF ABOVE
- Ⓜ 24" BY 36" ROOF & ATTICS ACCESS HATCH
- Ⓜ DROP CEILING 8'-0" ABOVE F.F.

NOTES:

1. "SPRINKLER SYSTEM TO BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION."
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 CLASS III, FLAME-SPREAD INDEX 76-200 IN ROOMS OR AREAS

| INTERIOR WALL & CEILING FINISH REQUIREMENTS | | | |
|---|-------------|---------------------------------------|------------------------|
| GROUP | SPRINKLERED | Corridors & enclosure for exit access | Room & enclosed spaces |
| A3 | B | B | C |
| R2 | C | C | C |

3. ALL SHOWER HEADS AND WATER CLOSETS SHALL BE OF LOW CONSUMPTION TYPE AS REQUIRED AND APPROVED BY LOCAL GOVERNMENT AGENCIES.
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WALL TYPE LEGENDS:

- Ⓜ INTERIOR 1 HR. WOOD STUD WALL- SEE 2/D1
- Ⓜ INTERIOR 1 HR. WOOD STUD WALL-STC 50-SEE 3/D1 UNIT SEPARATION FIRE PARTITION
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LICENSED ARCHITECT
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 No. C-23983
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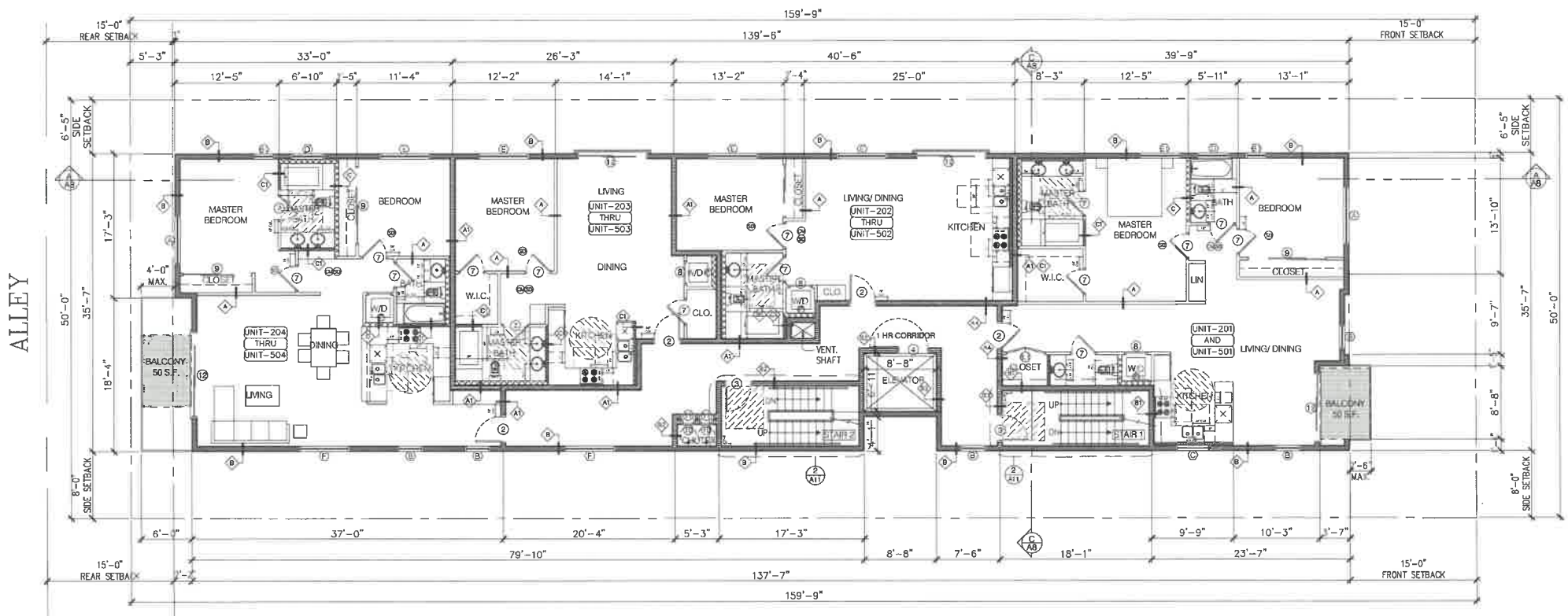
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PROJECT
233 S. HOOVER ST.
 LOS ANGELES, CA 90004

DRAWING TITLE
SECOND & FIFTH FLOOR PLAN

orig.date: 12/15/2019
 scale: 1/8"=1'-0"
 drawn: S.G.M.G./S.A
 job: 2019-A005
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 7/11/2022 5:19 PM
 sheet:
A4.0

PERMIT SET ONLY



3RD-4TH FLOOR PLAN
 SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGENDS:

- ⬆️ EXPOSED DOWNSPOUT
- ⬆️ EXHAUST SHAFT/CORRIDOR VENT SHAFT
- ⬆️ 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. (1022.8)
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|---|---|--|------------------------|
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DRAWING TITLE
THIRD & FOURTH FLOOR PLAN

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