70 UNIT APPARTMENTS

1251 Sunset Blvd, Los Angeles, CA 90026

EXHIBIT "A"
Page No. ___ of ___
Case No. DIR-2018-6884-TOC

NOTES

GENERAL:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REQUIREMENTS.

2. THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS AND SHALL CALL TO THE ARCHITECT OR DESIGNER OF ANY QUESTIONS OR CONFLICT FOR RESOLUTION BEFORE PROCEEDING WITH WORK.

3. DO NOT SCALE DRAWINGS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS ARE SHOWN FROM FACE OF STUD OF EXISTING WALL UNLESS OTHERWISE NOTED.

4. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. THE DESIGNER SHALL BE NOTIFIED FOR CLARIFICATIONS BEFORE PROCEEDING.

5. TEMPORARY PEST STRAIN PROTECTION SHALL BE PROVIDED AS PER SECTION 302.7

6. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION WITH OTHER TRADES OR SUB- CONTRACTORS AND THEIR WORK TO ENSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.

7. CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY DEVICES, TEMPORARY BARRICADES, SCAFFOLDING, LIGHTING, COVERINGS, FIRE PREVENTION AND OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS ON THE PROPERTY THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS CLEANUP OF THE SITE OF ALL DEBRIS WHETHER CREATED BY HIS WORK OR THE FAILURE OF HIS SUBCONTRACTORS TO CLEAN UP AFTER THEIR WORK.

9. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL LAWS, STATE STATUTES, LOCAL ORDINANCES AND REGULATIONS OF ABENCES HAVING JURISDICTION.

10. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF PLUMBING, MECHANICAL DUCTS AND ELECTRICAL WORK.

11. INSTALL APPROVED FIRE-RATED DAMPERS WHERE DUCTS PENETRATE FIRE RATED PARTITIONS, CEILING AND FLOOR ASSEMBLIES.

12. GENERAL CONTRACTOR TO ENSURE THAT ALL PARTITIONS ARE ATTACHED OR BRACED TO STRUCTURAL MEMBERS AND/OR BLOCKING AS REQUIRED TO BE SAFE AND BE CURE. SUPPORT LATERALLY AND SEISMICALLY AS REQUIRED BY APPLICABLE CODES.

13. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COMPLYING WITH THE CONTRACTION SAFETY ORDERS AND THE GENERAL INDUSTRIAL SAFETY ORDERS OF THE STATE DIVISION OF INDUSTRIAL SAFETY, HEALTH ADMINISTRATIONS AND SUCH OTHER AGENCIES GOVERNING THE CONTRACTORS ACTS.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND HOLD HARMLESS THE DESIGNER FOR ANY DAMAGES AND/OR PENALTY RESULTING FROM HIS FAILURE TO COMPLY WITH SAID LAWS, STATUTES, ORDINANCES AND REGULATIONS.

15. THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE ARCHITECT.

16. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR SHEATHINGS AND FRAMING MATERIALS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE ABOVE LISTED MATERIALS.

17. CONTRACTOR TO PROVIDE NECESSARY MEASURES TO DECULATEY CONNECT PLUMBING UNITS TO EXISTING RESIDENTIAL UNITS. PROVIDING A MIN. 2% SLOPE AS REQUIRED BY U.P.C. CODES AND GOVERNING CITY, COUNTY AGENCIES.

18. ALL EXTERIOR WALL OPENING, FLASHING, COUNTER FLASHING, COPINGS AND EXPANSION JOINTS SHALL BE WEATHERPROOF.

19. APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE DIRECTLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 176,146) OBTAIN A PLUMBING PERMIT IS REQUIRED.

20. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS ($1,000). (R314.3)

21. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM. SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)

22. ALL EXTERIOR WALL OPENING, FLASHINGS, COUNTER FLASHINGS, COPINGS AND EXPANSION JOINTS SHALL BE WEATHERPROOF.

23. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS ($1,000). (R314.3)

24. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM. SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)

25. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1.3. OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

26. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

27. APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA SERVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314)

28. A SEPARATE PERMIT IS REQUIRED FOR THE FOLLOWING:

a. RETAINING WALLS	h. MECHANICAL WORK
b. BLOCK WALLS	i. GRADING & DRAINAGE
c. FIRE SPRINKLER SYSTEM	j. DEMOLITION WORK
d. ELECTRICAL WORK	

29. A FIRE ALARM SYSTEM IS REQUIRED FOR THIS STRUCTURE. 3 COPIES OF THE SYSTEM PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.

30. SPRINKLER SYSTEM TO BE APPROVED BY PLUMBING DEPARTMENT PRIOR TO INSTALLATION.

31. AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE BUILDING. BUILDING CODE 903 AND FIRE CODE 903

32. GRAFFITI RESISTANT FINISH ON GROUND LEVEL WALLS TO BE TPM31 ULTRASHIELD CLEAR BY DUNN EDWARDS CORPORATION, LAPPER TO-T, AND EXTEND 8'-0" MIN. ABOVE FINISHED GRADE.

ENERGY NOTES:

1. THE BUILDING DESIGN MEETS THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53.

2. INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND BUILDER STATING THAT THE INSTALLATION DONE WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2-53 AND THAT THE MATERIALS INSTALLED COMPLY WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2, SUBCHAPTER 4, ARTICLE 3

3. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL.

4. DECKS AND WINDOWS BETWEEN CONDITIONED AND OUTSIDE OF UNCONDITIONED SPACES SUCH AS GARAGES AND COMPARTMENTS FOR CENTRAL AIR GAS PURGACES SHALL BE FULLY WEATHER STRIPPED.

5. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE NFRC TESTING STANDARDS.

6. CRACKS AROUND ELECTRICAL PENETRATIONS, ALL WINDOWS AND DOOR FRAMES, BEHIND WALL SOLE PLATES AND PLOOPS AND ALL OTHER OPENINGS IN THE ENVELOPE.

7. A MINIMUM BETWEEN THERMOSTAT SHALL BE INSTALLED.

8. DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED PER CHAPTER 10 OF UMC.

9. LIGHTING MEETS EFFICIENCY SHALL BE PROVIDED FOR ADDITIONAL LIGHTING IN KITCHENS AND BATHROOMS (FLUORESCENT LIGHTS).

10. ALL OPENINGS (DOORS AND WINDOWS) SHALL BE PROPERLY WEATHER STRIPPED AND LABELED.

11. PACKAGED DAMPERS FOR ALL EXHAUST AND FAN SYSTEMS SHALL BE PROVIDED

12. A MINIMUM EXTERIOR BLANKET SHALL BE PROVIDED FOR HOT WATER HEATER AND SOLAR TANKS.

13. ALL INSULATION SHALL BE PROVIDED FOR THE FIRST 5 FEET OF THE WATER HEATER OUTLET PIPE.

14. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE U.E.C. CERTIFIED.

15. WINDOWS AND FACTORY BUILT FIREPLACES SHALL BE INSTALLED WITH TIGHT FITTING CLOSEABLE METAL OR GLASS DOORS.

16. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY CIRCULATED DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY THE PLUMBING DIVISION.

FIRE DEPARTMENT NOTES:

1. WRIPT STRIPS ADOPTED ETC. BE PLACED NEAR THE ENTRANCE OF THE BUILDING IN ACCORDANCE TO UMC 17.04.11

2. ROOF CONSTRUCTION SUCH AS TILE SHOW ANTENNA SOLAR PANELS AND ROOF FIRE PLAN SHALL NOT PRESENT FIRE DEPARTMENT ACCESS AS DIRECTED IN THE EVENT OF A FIRE.

3. PROVIDE COLLAPSIBLE BARRIER ACCESSIBLE TO PREVENT VEHICLE METERS, REGULATORS, AND PIPING FOR NATURAL GAS INTERFERE THAT ARE EXPOSED TO TEMPERATURE RISE.

4. COMPLIANCE WITH MAIN GAS SHUTOFF VALVE

5. PROVIDE A PORTABLE FIRE EXTINGUISHER RATING OF NOT LESS THAN 2A-10B WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, ALSO DURING CONSTRUCTION

6. DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS AND SIMILAR CONCEALED SPACES FOR FIRST OF COMBUSTIBLE CONSTRUCTION

7. ALL APPROVED PERMANENT AND REMOVED ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE ADJACENT WALLS FLOOR FRAME ASSEMBLY SHALL BE SEALED SHEET OR INSULATED

8. ALL SMOKE DETECTORS TO BE HARDWIRED

9. PLACE EXIT SIGNS AND DIRECTIONALS IF NOT BOXED WITH A MIN 6IN OF 5 INCH BLACK STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND. FOUR FOOT CANDLE SPACING BETWEEN SIGNS SHALL NOT EXCEED 100 FT. (5 FEET FROM C.

10. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON ADDRESS SIDE OF BUILDING

11. ONE SMOKE DETECTOR WITH SMOKE DETECTOR WITHIN SLEEPING AREA AND AREA IMMEDIATE ACCESS TO SLEEPING AREA AND ON TOP OF STAIRS LEADING UPWARDS

12. ROOF COVERING SHALL COMPLIANT WITH TABLE 1604.4 (UMC 91.0501)

13. INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH TABLE 94

14. EXIT COURT LESS THAN 10 FEET IN WIDTH SHALL HAVE A MINIMUM OF ONE HOUR FIRE RESISTIVE CONSTRUCTION FOR A DISTANCE OF 10 FEET FROM THE COURT, AND OPENINGS SHALL BE PROTECTED WITH THREE QUARTER HOUR FIRE PROTECTIVE

15. DRAFT STOPS ARE REQUIRED ABOVE AND IN LINE WITH WALLS SEPARATING TENANT SPACES FROM EACH OTHER AND FROM OTHER USES.

16. WINDOWS IN THE CORRIDOR SHALL BE LIMITED TO FIXED PLACING OF 20 MIN FIRE RATING AND SHALL NOT EXCEED 25% FOR CORRIDOR FROM COMMON WALL.

17. ALL OPENINGS IN WALLS ARE REQUIRED TO BE SEALED BY A SMOKE HARMIS WALL, FLOOR, AND CEILING OF 1HR FIRE RESISTIVE CONSTRUCTION

18. DRAFT STOPS SHALL BE PROVIDED WITHIN A CONCEALED FLOOR CEILING AREA BE FORMED OF COMBUSTIBLE CONSTRUCTION

19. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10B FOR PARKING GARAGE

20. SMOKE DETECTORS ARE UNDER INTERIOR STAIRS REQUIRED 1 HR FIRE RESISTIVE CONSTRUCTION ON ENCLOSED SIDE.

21. PLANS FOR THE FIRE ALARM SYSTEM MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.

FIRE EXIT SIGN NOTES:

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED (NFPA 101)

2. EXIT SIGNS ILLUMINATED BY EXTERNAL SOURCE SHALL HAVE INTENSITY NOT LESS THAN 5 FT CANDLES. (NFPA 101)

3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2810.

4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (NFPA 101)

5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE ILLUMINATION OF NOT LESS THAN 90 MIN. (NFPA 101 OR PRIMARY POWER LOSS. (NFPA 70)

6. SERVICE DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (NFPA 101)

7. DOOR HANDLES, LOCKS, AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN 34" AND A MAX 48" ABOVE THE FINISHED FLOOR. (NFPA 101)

8. ALL EXTERIOR DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 - 1010.1.9.12.

9. ALL RATED DOORS MUST BE EITHER SELF CLOSING OR AUTOMATIC CLOSING AND HAVE A LIC TRIM PANICS AND DRAFT CONTROL SEALITH.

10. THE FRAME OF EGRESS HOUSING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. (1006)

11. THE NUMBER OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 CANDLE AT THE WALKING SURFACE (1006.2.1, 1008.1.3)

12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PRIMARY ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE AND EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS (1008.3.1)

- EXIT ACCESS STAIRWAYS AND RAMPS
- EXIT ACCESS PASSAGEWAYS AND DOORWAYS
- EXIT DISCHARGE AREA EXIT DISCHARGE SHALL BE ILLUMINATED TO THE LEVEL OF EXIT DISCHARGE AREA FOR EXIT DISCHARGE IN ACCORDANCE WITH NOTE 13 BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.1.3)

13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ENGINE GENERATOR. THE INSTALLATION OF EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702 (1009.3.1)

14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION TO BE AT LEAST AVERAGE OF 1 FOOTCANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO A 0 FOOT CANDLE AVERAGE AND A MINIMUM AT ANY POINT OF 0.08 FOOT CANDLE WHILE AT THE END OF THE EMERGENCY LIGHTING DURATION. A MINIMUM ILLUMINATION UNIFORMITY RATIO OF NOT TO EXCEED 40:1 (EXCEPTION FOR DETACHED DWELLINGS)

15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FOR STORAGE BATTERIES UNIT EQUIPMENT OR AN ON SITE GENERATOR. AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH-RISE BUILDINGS SEE SECTION 403.

16. PROVIDE EMERGENCY REPRINCIDER PAGING SYSTEM (SEE & NFC 918.1)

SYMBOL LEGEND

DOOR NUMBER DESIGNATIONS	
WINDOW STYLE: LETTER DESIGNATIONS	
SECTION CUT NUMBER / SHT. NO.	
ELEVATION NUMBER / SHT. NO.	
DETAIL NUMBER / SHT. NO.	
FLOOR ELEVATION	
REVISION NUMBER	

PROJECT INFORMATION

LEGAL DESCRIPTION
LOT 21
ASSESSOR PARCEL (APN) 5499019029
LOT 21
BLOCK NONE
TRACT ANGELENO HEIGHTS
LAND USE ZONE
THOMAS BROTHERS GRID PAGE 634 - GRID F1

LOT 27
ASSESSOR PARCEL (APN) 5499019091
LOT 27
BLOCK NONE
TRACT ANGELENO HEIGHTS
LAND REFERENCE MB 10-1/2
THOMAS BROTHERS GRID PAGE 634 - GRID F1

APPLICABLE CODES
ALL CONSTRUCTION SHALL COMPLY WITH
- 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
- PART 1, TITLE 24 C.C.R.
- 2016 CALIFORNIA BUILDING CODE (CBC), PARTS 1 & 2, TITLE 24 C.C.R.
- 2017 LOS ANGELES BUILDING CODE
- 2017 LOS ANGELES BUILDING CODE

PROJECT TYPE:
USE NEW 70 - UNIT APARTMENT BUILDING
TYPE MULTIPLE - DWELLING UNITS (OCCUPANCY)
ZONING C2-1VL
LOT / PARCEL AREA 30,904 SQFT
NUMBER OF STORIES BUILDING 4 TWO-GRADE PARKING + 3 RESIDENTIAL STORIES + ROOF DECK
BUILDING 5 ONE-GRADE PARKING + 3 RESIDENTIAL STORIES + ROOF DECK
TYPE (NUMBER OF UNITS) 5 TYPE (NO. OF UNITS) (PARKING GARAGE)
FIRE SPRINKLERS: FIRE ALARM: FIRE ALARM SYSTEM WILL BE PROVIDED THROUGHOUT THE BUILDING
NO UNITS 70 (3 STUDIOS + 4 1 + 1 BED)
TOTAL GROSS 29,996 SQFT
MAXIMUM ALLOWABLE F.A.R. 1.5 (1.5 x 30,988 S.F.) = 46,482 S.F.
F.A.R. INCREASE (T.O.C. INCENTIVE) 3.75 (1.5 x 30,906 S.F.) = 92,906 S.F.
PROPOSED F.A.R. 0.97
BUILDING HEIGHT PER (UBC) 45' (BASE) + (7 STORIES 1) = 57 & NOT REQUIRED DIFFERENCE MORE THAN 2x'S = 114'
PROPOSED HEIGHT BUILDING A: 45'-0" BUILDING B: 54'-0"
FIRE ALARM TYPE NFPA 72 REF 907.2.9 TYE

DENSITY CALCULATION (TOC TIER 3)
BASE DENSITY: 1 UNIT PER 400 SF LOT AREA
TOC TIER 3 DENSITY INCREASE BY 50 % 1.5 (BASE) + 50 UNITS (BONUS) = 75 UNITS
EXTREMELY LOW INCOME UNITS 11 (15% OF 75 UNITS) (BASE) + 11 UNITS
TOTAL ALLOWABLE UNITS (TOC 3) 75 UNITS (BASE) + 50 UNITS (BONUS) = 75 UNITS
TOTAL NO. OF UNITS PROVIDED 70 UNITS

UNIT TYPE	QUANTITY	PARKING	TOTAL
STUDIO	27	0.5 SPACE PER BEDROOM	13.5
1 BED	43	0.5 SPACE PER BEDROOM	21.5
TOTAL	70		

PROVIDED PARKING AND GUEST PARKING IS REQUIRED
ADA STANDARD
EV COMPACT
ADA ACCESSIBLE
TOTAL PROVIDED PARKING 89
BICYCLE PARKING PROVIDED: LONG TERM 70 (1 UNITS) SHORT TERM 10 (0.1 UNITS)

BUILDING AREA: TOTAL (A+C) = 83,645 S.F. + 15,990 S.F. TOTAL (B+C) = 14,157 S.F.
SCHOOL FEE 83,645 TOTAL (A+C) + 6,157 (TOTAL STAIRWAYS) = 2,066 AREA OF EXTERNAL WALLS = 86,578 S.F.

AREA SUMMARY

BUILDING A:

AREA SCHEDULE - BUILDING A

LEVEL	USE	SQ. FOOTAGE	AREA
LEVEL A1	ELEVATOR A		24.33 SF
LEVEL A1	STAIRWAY A		1,292 SF
LEVEL A1	STAIRWAY A		1,292 SF
LEVEL A1	STAIRWAY A		1,292