

WORK DESCRIPTION:

6 STORY BUILDING - 5 STORY RESIDENTIAL OVER THE CONCRETE DECK

OCCUPANCY AND CONSTRUCTION:

III-A (RESIDENTIAL); R-2 OCCUPANCY - 5 STORIES
 I-A FOR GROUND LEVEL COMPLIANCE WITH TABLE 601 S-2 OCCUPANCY
 FULLY SPRINKLERED PER NFPA13
 PROVIDE CLASS III STANDPIPE SYSTEM

ALLOWABLE HEIGHT AND AREA:

(CBC 2022, SECTION 506 & 507.6)
 III-A: ALLOWABLE BASE AREA (PER TABLE 506.2):
 24,000 PER FLOOR
 24,000 x 2 = 48,000 FOR TOTAL BUILDING
 TOTAL BUILDING AREA = 23,730 SQ.FT
 ALLOWABLE HEIGHT (PER TABLE 504.3) = 85' - 0"

AREA PER FLOOR:	FLOOR	AREA
1ST. FLOOR	3,950 SF < 24,000 SF	
2ND. FLOOR	3,950 SF < 24,000 SF	
3RD. FLOOR	3,950 SF < 24,000 SF	
4TH. FLOOR	3,950 SF < 24,000 SF	
5TH. FLOOR	3,950 SF < 24,000 SF	
6TH. FLOOR	3,950 SF < 24,000 SF	

REQUIRED FIRE RESISTANCE (CBC 2022, TABLE 601)

TYPE III-A:	HOURS:
PRIMARY STRUCTURE FRAME	1
BEARING WALLS:	
EXTERIOR	2
INTERIOR	1
NON BEARING: WALLS AND PARTITIONS EXTERIOR (SEE TABLE BELOW)	
FLOOR CONSTRUCTION	1
ROOF CONSTRUCTION	1
NON BEARING: WALLS AND PARTITIONS INTERIOR 1HR	
FLOOR CONSTRUCTION	1
ROOF CONSTRUCTION	1

FIRE RESISTANCE REQUIREMENTS FOR EXTERIOR WALLS (CBC 2016: TABLE 602)
 THE FIRE RESISTANCE RATING OF EXTERIOR WALLS SHALL COMPLY WITH THE PROVISIONS OF CBC 706.5.

REQUIRED:	DISTANCE	RATING
X<5		1
5<X<10		1
10<X<30		1
X>30		0

PROVIDED: (REFER TO DIAGRAMS ON T1.1)
 SHAFT ENCLOSURES: (CBC 713.4)
 SHAFT WALL SHALL BE CONSTRUCTED AS FIRE BARRIERS
 2 HRS WHEN CONNECTING 4 OR MORE STORIES. (STAIRS, TRASH CHUTE, AND ELEVATOR)
 1 HR WHEN CONNECTING LESS THAN 4 STORIES. (OTHER SHAFTS)
 TRASH CHUTES: (CBC 713.13.3)
 1 HOUR FIRE BARRIER CONSTRUCTION AT ACCESS ROOM AND PROTECTED BY 3/4 HOUR SELF CLOSING DOOR. SHAFT SHALL BE SPRINKLERED PER (CBC 903.2.11.2)
 DWELLING UNIT SEPARATION
 CBC 415
 1 HR FIRE PARTITIONS ARE REQUIRED BETWEEN DWELLING UNITS (R-2) W/ STC 50
 1 HR FIRE PARTITIONS TO SEPERATE DWELLING UNIT AND CORRIDOR W/ STC 50
ELECTRICAL ROOM
 REQUIRED: 1 HR FIRE BARRIER WITH 45 MIN. DOOR
 PROVIDE: 1 HR FIRE BARRIER WITH 45 MIN. DOOR

COMMON PATH OF EGRESS TRAVEL
 CBC TABLE 1014.3 = 125 FT MAX IN SPRINKLERED BUILDING
 LENGTH OF TRAVEL DISTANCE ACTUAL = 45'-0" < 125 FT (LONGEST DISTANCE NOTED)

MINIMUM CORRIDOR WIDTH
 CBC TABLE 1020.2 = 44 INCHES AND 36 INCHES WITHIN DWELLING UNITS
 ACTUAL = 60 INCHES AND 36 INCHES MIN. WITHIN DWELLING UNITS

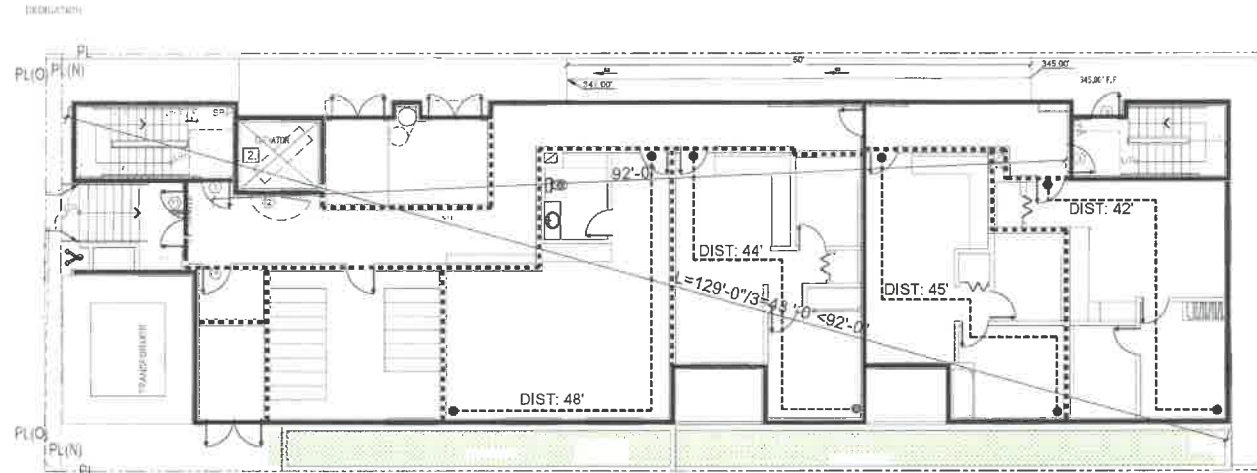
DEAD END CORRIDOR
 CBC 1020.4 EXCEPTION 2 = 50 FT MAX IN SPRINKLERED BUILDING
 MAX. LENGTH OF DEAD END CORRIDOR ACTUAL = 2'-0" < 50 FT

EGRESS WINDOWS (RESIDENTIAL): CBC 1029.2.1
 MINIMUM HEIGHT: 24 INCHES
 MINIMUM WIDTH: 20 INCHES
 MINIMUM SIZE: 5.7 SQ.FT.
 MAXIMUM SILL HT.: 44 INCHES ABOVE THE FLOOR.
 REFER TO WINDOW SCHEDULE, SHEETS A5.0 PROPOSED EGRESS WINDOW SIZES.

NATURAL VENTILATION:
 HABITABLE SPACES AND BATHROOMS
 REQUIRED: 4% OF FLOOR AREA

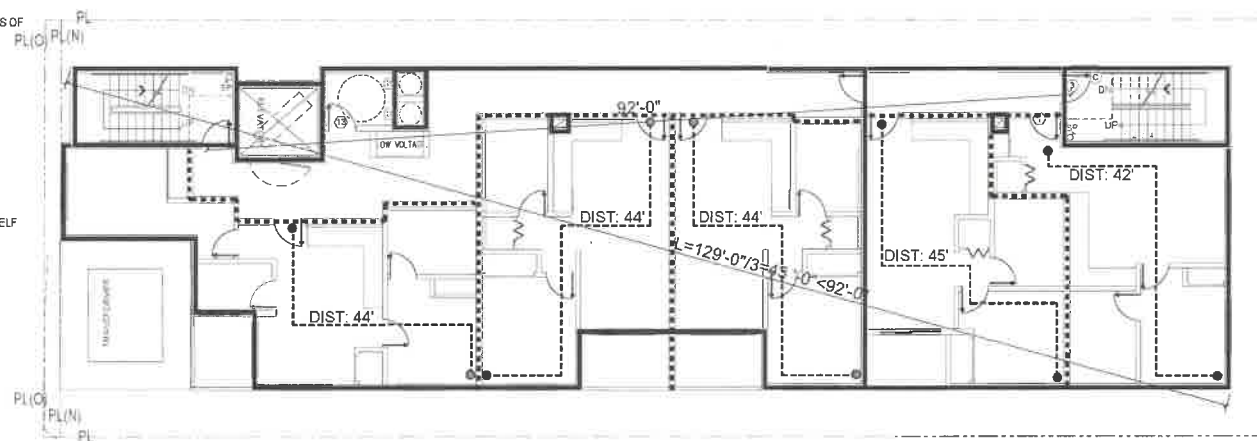
BATHROOMS VENTILATION PROVIDED BY MECHANICAL VENTILATION WITH A MINIMUM CAPACITY OF 50 CFM.

NATURAL LIGHT:
 HABITABLE SPACES AND BATHROOMS
 REQUIRED 8% OF FLOOR AREA
 PROVIDED (REFER TO ENLARGED UNIT PLANS)



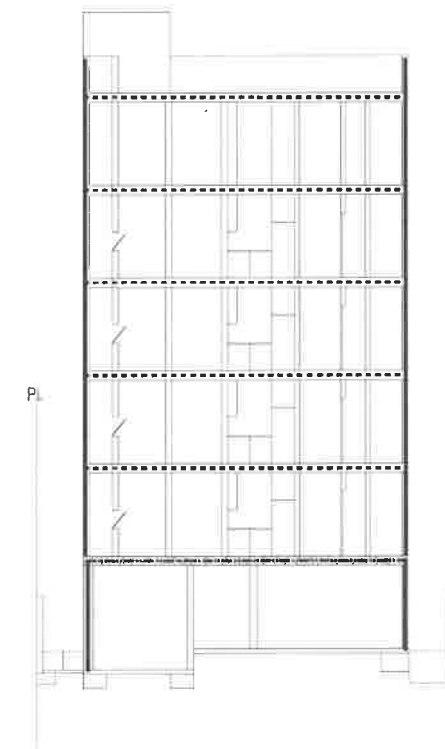
1 FIRST FLOOR LEVEL FIRE RATING DIAGRAM
 1/16" = 1'-0"

————— 2-HOUR WALL RATING
 - - - - - 1-HOUR WALL RATING



2 2ND, 3RD, 4TH, 5TH, LEVEL FIRE RATING DIAGRAM
 1/16" = 1'-0"

————— 2-HOUR WALL RATING
 - - - - - 1-HOUR WALL RATING

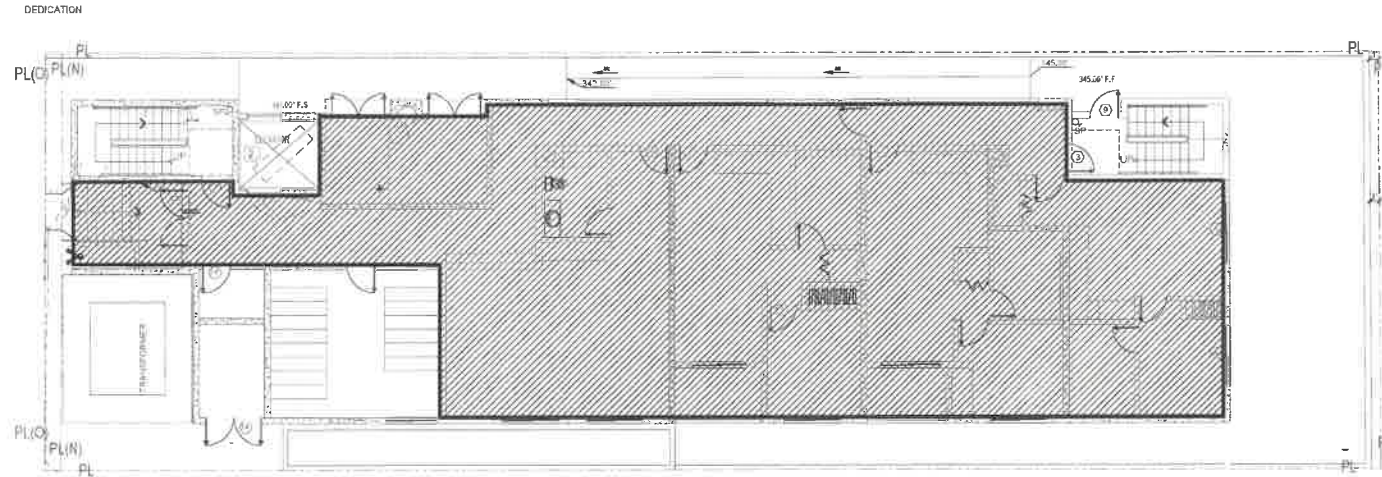


3 CEILING FIRE RATING DIAGRAM
 1/16" = 1'-0"

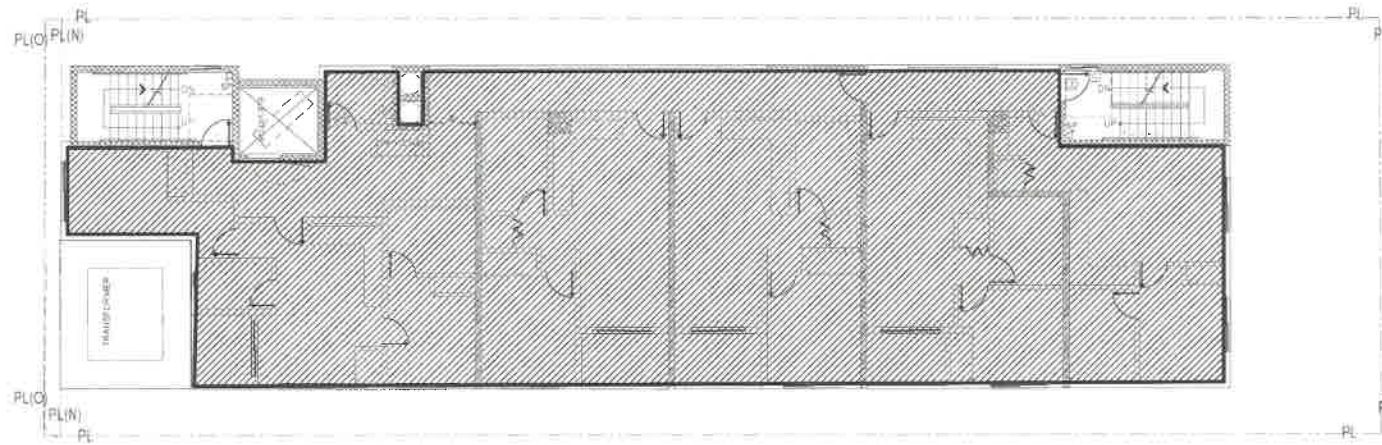
————— 2-HOUR WALL RATING
 - - - - - 1-HOUR CEILING 50 STC RATING
 - - - - - 3-HOUR CEILING 50 STC RATING

EXHIBIT "A"
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NO.	DATE
1	
2	
3	
REVISIONS	
SUBMITTAL DATES	
OWNER:	PLAN CHECK:
SHEET TITLE: DIAGRAMS, CALCS. AND B&C CODE ANALYSIS	
OWNER AND PROJECT ADDRESS: NEO INVESTMENT GROUP, LLC 2911 & 2911 1/2 E CESAR E CHAVEZ LOS ANGELES, CA 90033	
DESIGNER: DEL ARCH DESIGN INC. 6476 ELLENVIEW AVE. WEST HILLS, CA 91307 Ph: 818.677.3036 Email: simaaron@delarch.com	
STAMP	
DATE: JUNE, 2024	
SCALE: 1/8"=1'-0"	
DRAWN BY:	
APPROVED BY: S. A.	
JOB NO.	
SHEET NO.	
T1.0	



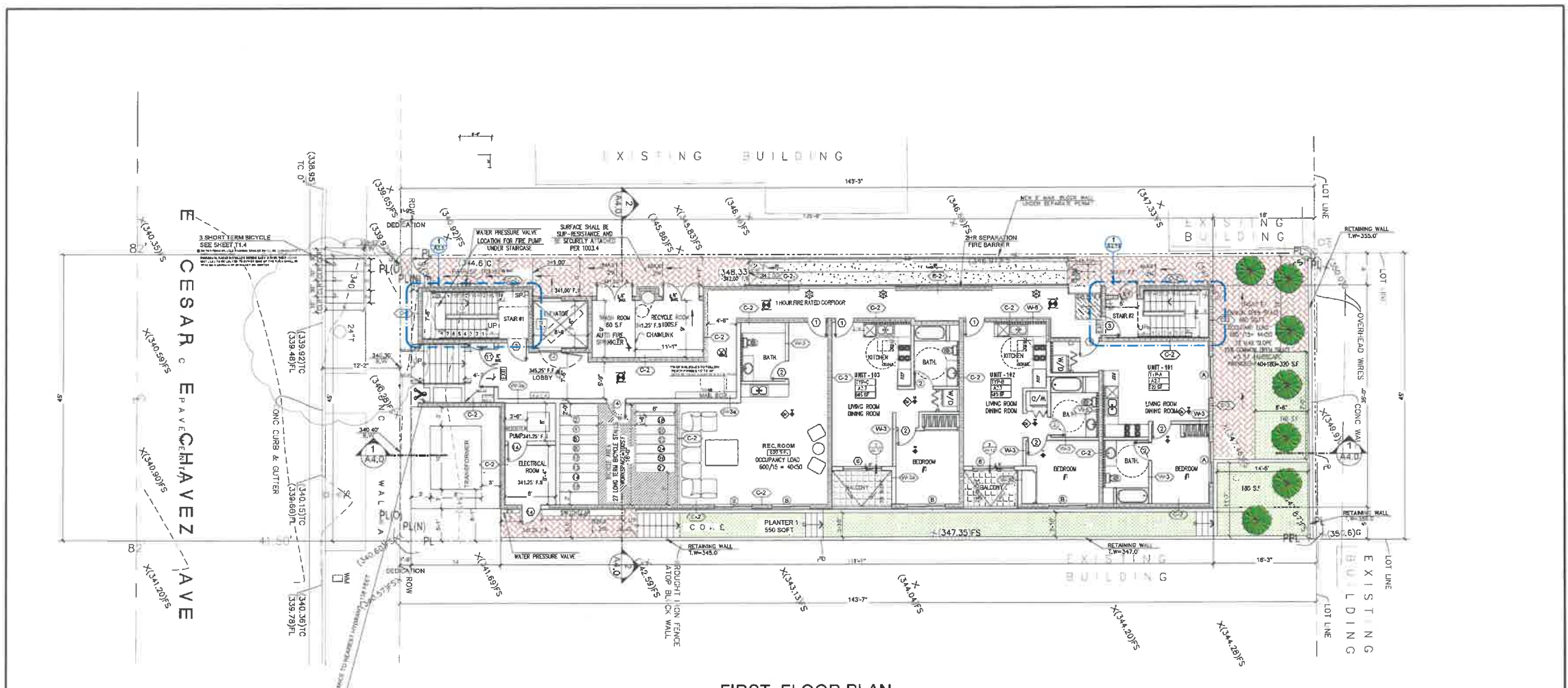
1 1ST FLOOR F.A.R. DIAGRAM
 1/16" = 1'-0" FLR. AREA : 2,960 SQ.FT



2 2ND TO 6TH FLOOR F.A.R. DIAGRAM
 1/16" = 1'-0" FLR. AREA : 3,950 SQ.FT

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SUBMITTAL DATES		NO.	DATE
OWNER:	PLAN CHECK:		
FLOOR AREA DIAGRAMS			
OWNER AND PROJECT ADDRESS		NEO INVESTMENT GROUP, LLC 2911 & 2911 1/2 E CESAR E CHAVEZ LOS ANGELES CA 90033	
DESIGNER		DEL ARCH DESIGN INC. 6476 ELLENVIEW AVE, WEST HILLS, CA, 91307 Ph: 818.677.3036 Email: simonarchon@delmail.com	
STAMP			
DATE	JUNE, 2024		
SCALE	1/8"=1'-0"		
DRAWN BY:			
APPROVED BY:	S. A.		
JOB NO:			
SHEET NO			
T1.3			



FIRST FLOOR PLAN

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

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PLAN NOTES

- 3-HOUR HORIZONTAL FIRE RESISTIVE OCCUPANCY SEPARATION IS REQUIRED BETWEEN GROUP S-2 OCCUPANCY AND ALL PORTIONS OF GROUP R-2 OCCUPANCY (AT POORUM LEVEL) - TITLE 24, 311.2.2.
- THIS BUILDING SHALL BE EQUIPPED WITH APPROVED FIRE ALARM SYSTEM AND SMOKE DETECTORS THROUGHOUT THE BUILDING AS PER CBC AND FIRE DEPARTMENT'S REQUIREMENTS & APPROVAL. THE SMOKE DETECTORS MUST BE HARD WIRED WITH A BATTERY BACKUP. REFER TO FIRE ALARM CONSULTANT'S DRAWINGS (DESIGN SUBS).
- ALL REQUIRED FIRE EXTINGUISHING SYSTEMS (i.e. SPRINKLERS, FIRE HOSE CABINETS, FIRE EXTINGUISHERS, STAND-PIPES, FIRE ALARMS, ETC.) SHALL COMPLY WITH THE REQUIREMENT OF CBC & CITY OF LOS ANGELES FIRE DEPARTMENT REQUIREMENTS.
- FINAL LOCATION AND AMOUNT OF FIRE EXTINGUISHER CABINETS SHALL BE FOR THE DIRECTION OF THE FIRE DEPARTMENT INSPECTOR.
- ALL WALLS BELOW POORUM INCLUDING GARAGE AREA, STAIRS, AND COLUMNS ARE NOT PAINTED.
- ELEVATOR TO COMPLY WITH TITLE 24, CHAPTER 30, THE ELEVATOR IS BASED ON DELTA ELEVATOR HYDRO PASSENGER ELEVATOR, COORDINATE WITH MANUFACTURER FOR MINIMUM MACHINE ROOM- DOOR MUST SWING OUT.
- COMPLY WITH TITLE 24, 310.8.1 REGARDING FIRE WARNING SYSTEMS. SMOKE DETECTORS TO BE HARDWIRED WITH A BATTERY BACKUP.
- FOR ACCESS AND MEANS OF EGRESS FACILITIES AND EMERGENCY ESCAPES COMPLY WITH TITLE 24, 310.4
- INSTALL SMOKE AT RAMP AREA TO ENSURE PEDESTRIAN AND VEHICLE SAFETY.
- SEE SHEET A5.1 FOR WINDOW, SHEET A5.0 FOR DOOR SCHEDULE & A8.0 FOR WALL SCHEDULES.
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DISCONNECTED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM CRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
- IF REFERENCE MUST BE DIRECT-VENT, SEALED COMBUSTION TYPE, ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSIONS LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS.
- DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21AS, CHART 160-5.
- A TWO-WAY COMMUNICATION SYSTEM COMPLYING WITH SECTIONS CBC SECTION 1009.8.1 AND 1009.8.2 AT EACH AREA OF REFUGE WITHIN EACH STAIR AT ALL LEVELS BELOW LEVEL OR EXIT DISCHARGE.
- VERTICAL CLEARANCE FOR PARKING 8'-2" MINIMUM AFF TO LOWEST PROJECTION ON CEILING
- 1123A.4 COUNTERTOPS, KITCHEN COUNTERTOPS SHALL COMPLY WITH THIS SECTION AND SHALL BE PROVIDED.
- ALL OF THE BATHROOM TO SHOW ADAPTABILITY SEE 1123A, OPTION 2 FROM R6-12
- CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. (CBC 915.4.2.4)
- TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED PER SECTION 206, OBTAIN PUBLIC WORKS APPROVAL (2013.3.2003.4.3.008)
- DOUBLE STRIPING OF STALLS BE PER ZONING CODE SECTION 12.21AS, CHART 160-5
- ELEVATOR LOBBY DOOR PROVIDED PER SECTION 708.14, EXCEPTION 3.
- TWO-WAY COMMUNICATION PANEL @ ELEVATOR LOBBIES 1009.8
- ALL NEW BUILDING EMERGENCY RESPONDER RADIO COVERAGE SHALL BE PROVIDED 5% SFLC
- REFER TO CIVIL DRAWINGS FOR GRADING AND SITE DRAINAGE.

PLAN LEGEND

- WALL TYPE CALLOUT (SEE SHEET A6.0)
- DOOR NUMBER (SEE DOOR SCHEDULE)
- WINDOW NUMBER (SEE WINDOW SCHEDULE)
- ROOM FINISH (SEE SCHEDULE OF FINISH)
- UNIT NUMBER
- ENLARGE PLAN LOCATION
- HOSE BIBB LOCATION
- FLOOR FINISH TRANSITION
- ILLUMINATED EXIT SIGN WITH DIRECTION ARROW
- PATH OF EGRESS
- CONCRETE COLUMN, SEE STRUCTURAL
- CONCRETE TOPPING
- LANDSCAPE SEE LANDSCAPE PLANS
- 1LD PLANTER
- CLASS "F" STANDPIPE
- FRONT LOADING WASHING/DRER
- WATER CURTAIN
- STEP/FLOOR DROP
- GROUND - FAULT CIRCUIT INTERRUPTERS
- MEDICINE CABINET
- TANKLESS WATER HEATER (SEE MECH. DRAWINGS)
- EMERGENCY ESCAPE & RESCUE WINDOW (SEE WINDOW SCHEDULE)
- EXIT SIGN
- FIRE EXTINGUISHER CABINET
- FIRE HOSE CABINET
- F.D. STANDPIPE CONNECTOR
- FIRE RATED DOORS / WINDOWS (SEE SCHED. OF DRS. & WINDWS)
- WATER CURTAIN
- FLOOR DRAIN
- ROOF DRAIN
- DOWNSPOUT
- FLOOR & OVERFLOW DRAIN
- IRRIGATION CONTROLLER
- 2IN MAX IN ANY DIRECTION
- ROOF & OVERFLOW DRAIN
- SCUPPER & OVERFLOW DRAIN
- PROVIDE EXHAUST FAN, CAPABLE OF PROVIDING 3 COMPLETE AIR CHANGES PER HOUR, 90 CFM @ BATH, 100 CFM @ KITCHEN SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING AND MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- PROVIDE PERMANENTLY WIRED SMOKE DETECTORS WITH BATTERY BACKUP
- PROVIDE CARBON MONOXIDE DETECTORS WITHIN 10 FT. OF EVERY BEDROOM ON ALL FLOOR AND ONE BY ALL GARAGE
- DISABLED ACCESS PATH OF TRAVEL
- 2X10BC FIRE EXTINGUISHER W/ SEMI-RECESSED CABINET, INSTALL MAX. 48" AFF. TO THE TOP
- MODEL 400R STANDARD RECESSED KEY BOX, FOR LOW-RISE BUILDING
- ELECTROMETRIC COATING - MER-KO SHUR DECK ICC-ES 5088 (APR. 2017)
- ELEVATOR SPECIFICATION DELTA ELEVATOR - SEE A4.1
- ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 9002.4, 48" X 84" WITH NOT LESS THAN 5-ARCH RADIUS CORNER, HAVEMEN CAB (EM) OF 80754XWITH 47" DOOR 3002.4.3a
- TWO-WAY COMMUNICATION TO BE PROVIDED AT ELEVATOR LOBBY 1009.8

WALL LEGEND

- C2 3 HR, REQ. PER CBC 721.(2) ITEM 3 MASONRY WALL SEE SPEC
- W2 1HR PARTITION CORRIDOR WALL STC-50
- W3 INTERIOR 1 HR. METAL STUD WALL
- W4 INTERIOR WALL (NON RATED)
- W5 INTERIOR WALL (NON RATED)
- W6 PLUMBING WALL
- W8 2 HR. FIRE BARRIER WALL STC-50
- W9 1 HR. FIRE PARTITION WALL STC-50
- W15 2HR.SHAFT FIRE BARRIER (INTERIOR)
- W16 2HR.SHAFT FIRE BARRIER (EXTERIOR)
- W17 2HR.FIRE BARRIER EXT.WALL(TREATED WOOD) SEE SHEET A6.0

1ST FLOOR PLAN

OWNER AND PROJECT ADDRESS:
 NEO INVESTMENT GROUP, LLC
 2911 & 2911 1/2 E CESAR E CHAVEZ
 LOS ANGELES, CA 90033

DESIGNER:
 DEL ARCH DESIGN INC.
 6475 ELLENVIEW AVE.
 WEST HILLS, CA 91307
 Ph: 817, 877-3038
 Email: simabaron@delmail.com

DATE: MARCH, 2025

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

DRAWN BY:

APPROVED BY: S. A.

JOB NO:

SHEET NO:

A2.0

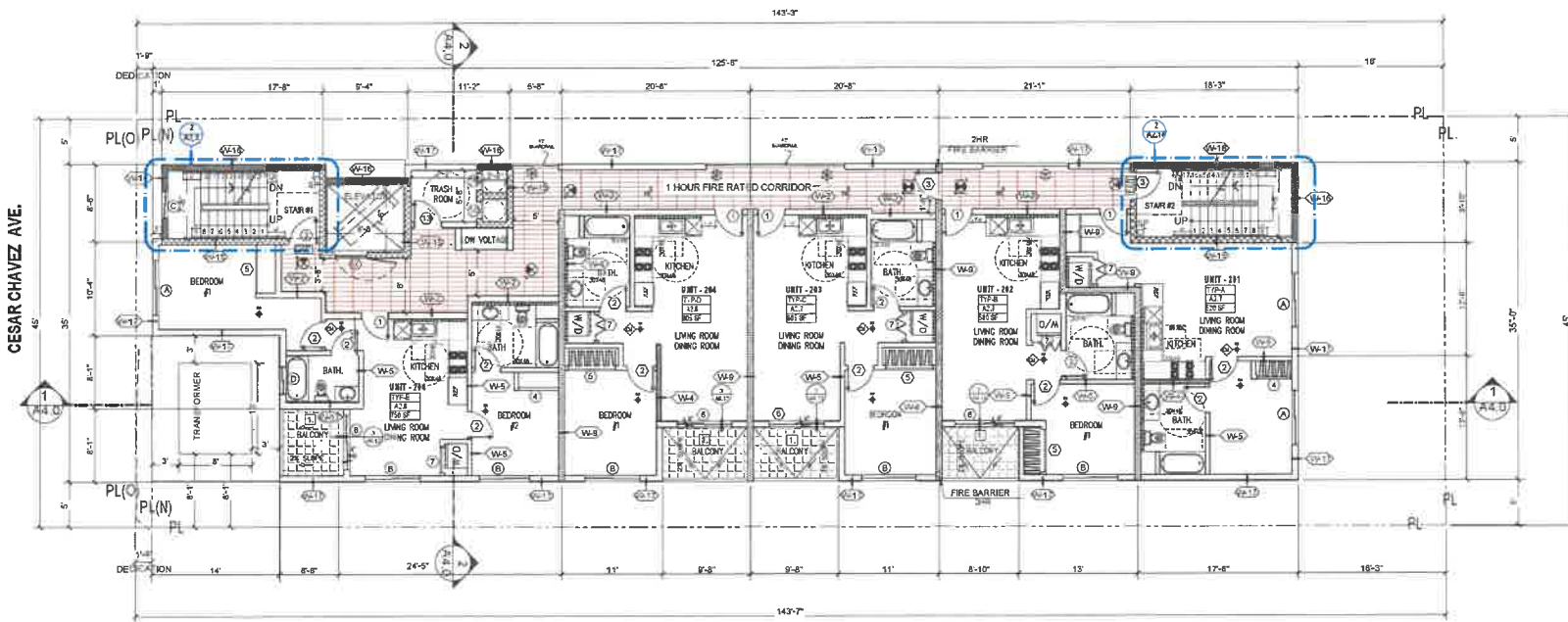
NO.	DATE
1	
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REVISIONS

SUBMITTAL DATES:

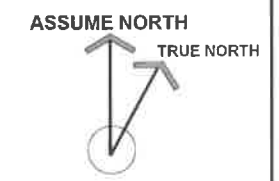
OWNER

PLAN CHECK



2ND FLOOR PLAN
SCALE: 1/8"=1'-0"

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PLAN NOTES

1. 3 HOUR HORIZONTAL FIRE RESISTIVE OCCUPANCY SEPARATION IS REQUIRED BETWEEN GROUP S-2 OCCUPANCY AND ALL PORTIONS OF GROUP R-2 OCCUPANCY AT ROOM LEVEL - TITLE 24, 311.2.2.
2. THIS BUILDING SHALL BE EQUIPPED WITH APPROVED FIRE ALARM SYSTEM AND SMOKE DETECTORS THROUGHOUT THE BUILDING AS PER CBC AND FIRE DEPARTMENT'S REQUIREMENTS & APPROVAL. THE SMOKE DETECTORS MUST BE HARD WIRED WITH A BATTERY BACKUP. REFER TO FIRE ALARM CONSULTANT'S DRAWINGS (DESIGN-SUB-D).
3. ALL REQUIRED FIRE EXTINGUISHING SYSTEMS (i.e. SPRINKLERS, FIRE HOSE CABINETS, FIRE EXTINGUISHERS, STAND-PIPES, FIRE ALARMS, ETC.) SHALL COMPLY WITH THE REQUIREMENT OF CBC & CITY OF LOS ANGELES FIRE DEPARTMENT REQUIREMENTS.
4. FINAL LOCATION AND AMOUNT OF FIRE EXTINGUISHER CABINETS SHALL BE PER THE DIRECTION OF THE FIRE DEPARTMENT INSPECTOR.
5. ALL WALLS BELOW ROOM INCLUDING GARAGE AREA, STAIRS, AND COLUMNS ARE NOT PAINTED.
6. ELEVATOR TO COMPLY WITH TITLE 24, CHAPTER 30, THE ELEVATOR IS BASED ON DELTA ELEVATOR HYDRO-PASSSENGER ELEVATOR, COORDINATE WITH MANUFACTURER FOR MINIMUM MACHINE ROOM- DOOR MUST SWING OUT.
7. COMPLY WITH TITLE 24, 310.5.1 REGARDING FIRE WARNING SYSTEMS. SMOKE DETECTORS TO BE HARDWIRED WITH A BATTERY BACKUP.

PLAN LEGEND

8. FOR ACCESS AND MEANS OF EGRESS FACILITIES AND EMERGENCY ESCAPES COMPLY WITH TITLE 24, 310.4
9. INSTALL SIGNAGE AT RAMP AREA TO ENSURE PEDESTRIAN AND VEHICLE SAFETY.
10. SEE SHEET AS.1 FOR WINDOW, SHEET AS.00 FOR DOOR SCHEDULE & A.00 FOR WALL SCHEDULES.
11. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SMALL TIME DELAY CHARGE AL DESIGNATED BY SPACES AT THE FULL RATED AMPERAGE OF THE EXIST. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
12. THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE (SPACES) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.
13. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTIONS APPROVAL.
14. PREPARE MUST BE DIRECT-VENT, SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS.

PLAN LEGEND

15. DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21AS, CHART NO. 8.
16. A TWO-WAY COMMUNICATION SYSTEM COMPLYING WITH SECTION 503.10.1 AND 1009.8.2 AT EACH AREA OF REFUGE WITHIN EACH STAIR AT ALL LEVELS BELOW LEVEL OR EXIT DISCHARGE.
17. VERTICAL CLEARANCE FOR PARKING 8'-2" MINIMUM AFF TO LOWEST PROJECTION ON CEILING
18. 1133A.4 COUNTERTOPS, KITCHEN COUNTERTOPS SHALL COMPLY WITH THIS SECTION AND SHALL BE PROVIDED.
19. ALL OF THE BATHROOM TO SHOW ADAPTABILITY SEE 1133A, OPTION 2, ITEM #9-12
20. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. (CBC 910.4.36)
21. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED PER SECTION 2209, DETAIN PUBLIC WORKS APPROVAL (2019.12.02.3.4.1308)
22. DOUBLE STRIPING OF STALLS BE PER ZONING CODE SECTION 12.21AS, CHART No. 8
23. ELEVATOR LOBBY DOOR PROVIDED PER SECTION 1004.14.4 (CEFPD) 2.
24. TWO-WAY COMMUNICATION PANEL (E) EXHIBIT LOS 1009.8
25. ALL NEW BUILDING EMERGENCY RESPONSE RING COVERAGE SHALL BE PROVIDED 516, LFC
26. REFER TO CIVIL DRAWINGS FOR GRADING AND SITE DRAINAGE.

WALL LEGEND

- | | |
|-----|--|
| C2 | 3 HR. REQ. PER CBC 721.(2) ITEM 3 MASONRY WALL SEE SPEC |
| W2 | 1HR PARTITION CORRIDOR WALL STC-50 |
| W3 | INTERIOR 1 HR. METAL STUD WALL |
| W4 | INTERIOR WALL 1HR RATED |
| W5 | INTERIOR WALL (NON RATED) |
| W6 | PLUMBING WALL |
| W8 | 2 HR. FIRE BARRIER WALL STC-60 |
| W9 | 1 HR. FIRE PARTITION WALL STC-60 |
| W15 | 2HR SHAFT FIRE BARRIER (INTERIOR) |
| W16 | 2HR SHAFT FIRE BARRIER (EXTERIOR) |
| W17 | 2HR FIRE BARRIER EXT. WALL (TREATED WOOD) 47" DOOR 3002.4.34 |

- | | |
|---|--|
| ○ | ROOF & OVERFLOW DRAIN |
| ○ | SCUPPER & OVERFLOW DRAIN |
| ○ | PROVIDE EXHAUST FAN, CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR, 50% @ BATH, 100% @ KITCHEN SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING AND MUST BE CONTROLLED BY A HUMIDITY CONTROL. |
| ○ | PROVIDE PERMANENTLY WIRED SMOKE DETECTORS WITH BATTERY BACKUP |
| ○ | PROVIDE CARBON MONOXIDE DETECTORS WITHIN 10 FT. OF EVERY BEDROOM ON ALL FLOOR AND ONE IN ATTACHED GARAGE. |
| ○ | DISABLED ACCESS PATH OF TRAVEL |
| ○ | 240806 FIRE EXTINGUISHER W/ SEMI-RECESSED CABINET, INSTALL MAX. 48" AFF. TO THE TOP |
| ○ | MODEL400R STANDARD RECESSED KEY BOX, FOR LOWRISE BUILDING |
| ○ | ELECTROMETRIC COATING - MER-KO SHAIR DECK ICC-ES 5068 (LARR 20774) |
| ○ | ELEVATOR SPECIFICATION: DELTA ELEVATOR. SEE A4.1 |
| ○ | ELEVATOR CAB TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 3004.4, 24" X 84" WITH NOT LESS THAN 3/8" RADIUS CORNER. HAVE MIN CAB DIM OF 87.52" X 47" DOOR 3002.4.34 |
| ○ | *TWO-WAY COMMUNICATION TO BE PROVIDED AT ELEVATOR LOBBY 1009.8 |

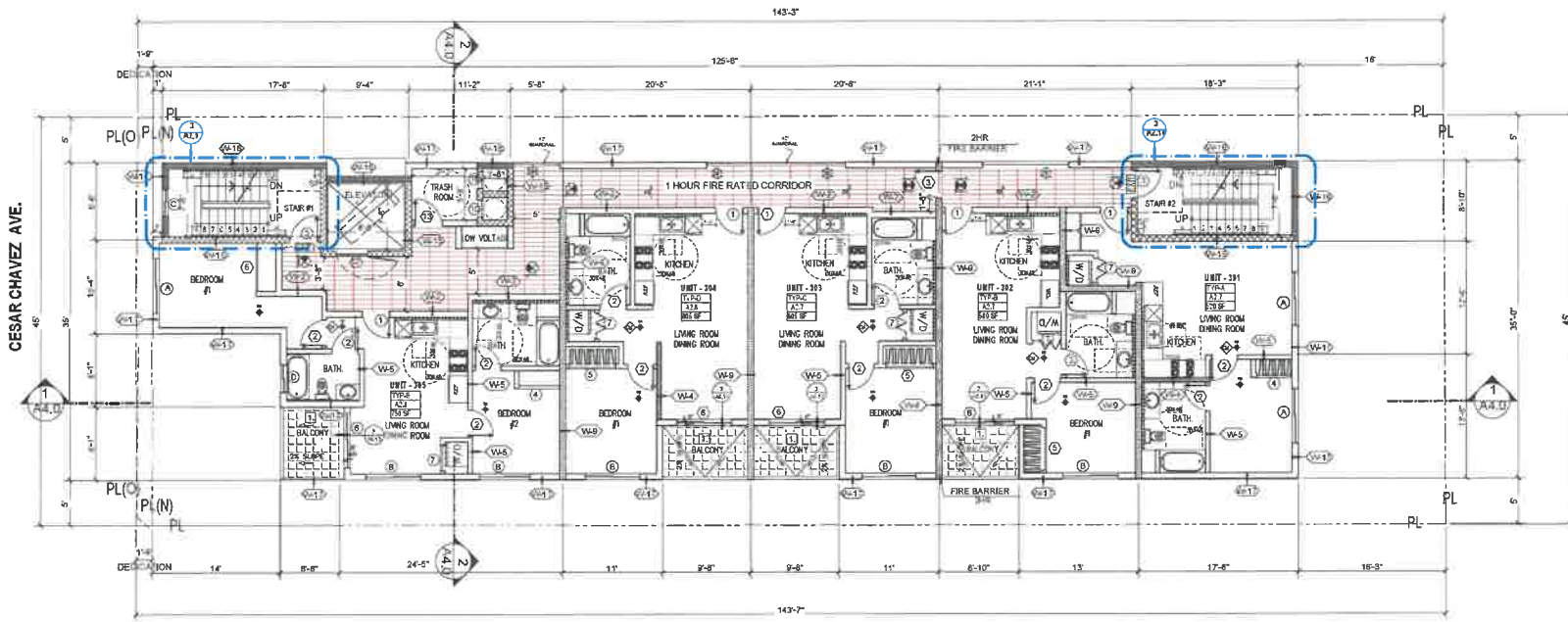
2ND FLOOR PLAN

OWNER AND PROJECT ADDRESS:
NEO INVESTMENT GROUP, LLC
2911 & 2911 1/2 E CESAR E CHAVEZ
LOS ANGELES, CA 90033

DESIGNER:
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WEST HILLS, CA 91307
PH: 817 477 3076
Email: simshaor@delmail.com

DATE: MARCH, 2025
SCALE: 1/8"=1'-0"
DRAWN BY:
APPROVED BY: S. A.
JOB NO:
SHEET NO: **A2.1**

NO.	REVISION	DATE
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2		
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3RD FLOOR PLAN
SCALE: 1/8"=1'-0"

EXHIBIT "A"
Page No. 9 of 29
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PLAN NOTES

1. 1-HOUR HORIZONTAL FIRE RESISTIVE OCCUPANCY SEPARATION IS REQUIRED BETWEEN GROUP S-2 OCCUPANCY AND ALL PORTIONS OF GROUP R-2 OCCUPANCY AT POODUM LEVEL - TITLE 24, 312.2
2. THIS BUILDING SHALL BE EQUIPPED WITH APPROVED FIRE ALARM SYSTEM AND SMOKE DETECTORS THROUGHOUT THE BUILDING AS PER CBC AND FIRE DEPARTMENT'S REQUIREMENTS & APPROVAL. THE SMOKE DETECTORS MUST BE HARD WIRED WITH A BATTERY BACKUP. REFER TO FIRE ALARM CONSULTANT'S DRAWINGS (DESIGN/010).
3. ALL REQUIRED FIRE EXTINGUISHING SYSTEMS (A. SPRINKLERS, FIRE HOSE CABINETS, FIRE EXTINGUISHERS, STAND PIPES, FIRE ALARMS, ETC.) SHALL COMPLY WITH THE REQUIREMENT OF CBC & CITY OF LOS ANGELES FIRE DEPARTMENT REQUIREMENTS.
4. FINAL LOCATION AND AMOUNT OF FIRE EXTINGUISHER CABINETS SHALL BE PER THE DIRECTION OF THE FIRE DEPARTMENT INSPECTOR.
5. ALL WALLS BELOW POODUM INCLUDING GARAGE AREA, STAIRS AND COLUMNS ARE NOT PAINTED.
6. ELEVATOR TO COMPLY WITH TITLE 24, CHAPTER 30, THE ELEVATOR BE BASED ON 1317A, ELEVATOR HYDRO-PASSSENGER ELEVATOR, COORDINATE WITH MANUFACTURER FOR MINIMUM MACHINE ROOM DOOR MUST SWING OUT.
7. COMPLY WITH TITLE 24, 310.9.1 REGARDING FIRE WARNING SYSTEMS. SMOKE DETECTORS TO BE HARDWIRED WITH A BATTERY BACKUP.

8. FOR ACCESS AND MEANS OF EGRESS FACILITIES AND EMERGENCY ESCAPES COMPLY WITH TITLE 24, 310.4
9. INSTALL GARAGE AT RAMP AREA TO ENSURE PEDESTRIAN AND VEHICLE SAFETY.
10. SEE SHEET AS.1 FOR WINDOW, SHEET AS.00 FOR DOOR SCHEDULE & AS.00 FOR WALL SCHEDULES.
11. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40 AMP PER MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
12. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE (SPACES) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.
13. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
14. FIRESPACE MUST BE DIRECT-VENT, SEAL DOWNDRAFT TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) CLASSIFICATION AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS.

15. DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21AS, CHART NO. 6.
16. A TWO-WAY COMMUNICATION SYSTEM COMPLYING WITH SECTIONS CBC SECTION 1009.8.1 AND 1009.8.2 AT EACH AREA OF REFUGE WITHIN EACH STAIR AT ALL LEVELS BELOW LEVEL OR EXIT DISCHARGE.
17. VERTICAL CLEARANCE FOR PARKING P-2 MINIMUM AFF TO LOWEST PROJECTION ON CEILING
18. 1133A.4 COUNTERTOPS, KITCHEN COUNTERTOPS SHALL COMPLY WITH THIS SECTION AND SHALL BE PROVIDED.
19. ALL OF THE BATHROOM TO SHOW ADAPTABILITY SEE 1134A, OPTION 2, ITEM #9-12
20. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. (CBC 915.4.34)
21. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED PER SECTION 3306, OBTAIN PUBLIC WORKS APPROVAL. (DOB 3.2023.4.1308)
22. DOUBLE STRIPING OF STALLS BE PER ZONING CODE SECTION 12.21AS, CHART #657
23. ELEVATOR LOBBY DOOR PROVIDED PER SECTION 706.14.1 EXCEPTION 3.
24. TWO-WAY COMMUNICATION PANEL @ ELEVATOR LOBBIES 1009.8
25. ALL NEW BUILDING EMERGENCY RESPONDER RADIO COVERAGE SHALL BE PROVIDED 516, LAFD
26. REFER TO CIVIL DRAWINGS FOR GRADING AND SITE DRAINAGE.

PLAN LEGEND

- WALL TYPE CALLOUT (SEE SHEET A6.0)
- DOOR NUMBER (SEE DOOR SCHEDULE)
- WINDOW NUMBER (SEE WINDOW SCHEDULE)
- ROOM FINISH (SEE SCHEDULE OF FINISH)
- UNIT NUMBER
- ENLARGE PLAN LOCATION
- SLOPE DIRECTION
- HOSE BIBB LOCATION
- FLOOR FINISH TRANSITION
- ILLUMINATED EXIT SIGN WITH DIRECTION ARROW
- WIDTH OF EGRESS
- CONCRETE COLUMN. SEE STRUCTURAL
- CONCRETE TOPPING
- LANDSCAPE SEE LANDSCAPE PLANS
- LID PLANET
- CLASS T STANDPIPE
- FRONT LOADING WASHING MOWER
- WATER CURTAIN
- STEP // FLOOR DROP
- GROUND - FAULT CIRCUIT INTERRUPTERS
- MEDICINE CABINET
- TANKLESS WATER HEATER (SEE MECH. DRAWINGS)
- EMERGENCY ESCAPE & RESCUE WINDOW (SEE WINDOW SCHEDULE)
- EXIT SIGN
- FIRE EXTINGUISHER CABINET
- FIRE HOSE CABINET
- F.D. STANDPIPE CONNECTOR
- FIRE RATED DOORS / WINDOWS (SEE SCHED. OF DR. & WDS)
- WATER CURTAIN
- FLOOR DRAIN
- ROOF DRAIN
- DOWNSPOUT
- FLOOR & OVERFLOW DRAIN
- IRRIGATION CONTROLLER
- 250MAX IN ANY DIRECTION
- ROOF & OVERFLOW DRAIN
- SCUPPER & OVERFLOW DRAIN
- PROVIDE EXHAUST FAN, CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR. 50 cfm @ BATH, 100 cfm @ KITCHEN SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATED TO THE OUTSIDE OF THE BUILDING AND MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- PROVIDE PERMANENTLY WIRED SMOKE DETECTORS WITH BATTERY BACKUP
- PROVIDE CARBON MONOXIDE DETECTORS WITHIN 10 FT. OF EVERY BEDROOM ON ALL FLOOR AND ONE IN ATTACHED GARAGE.
- DISABLED ACCESS PATH OF TRAVEL
- 241060 FIRE EXTINGUISHER W/ SEMI-RECESSED CABINET, INSTALL MAX. 48" AFT. TO THE TOP
- MODEL 4400R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING
- ELECTROMETRIC COATING - MER-KO SHUR DECK TOCES 5968 (LARR 25774)
- ELEVATOR SPECIFICATION: DELTA ELEVATOR. SEE A4.1
- ELEVATOR CAR TO ACCOMMODATE WHEELCHAIR STRETCHER PER SECTION 3003.4, 24" X 36" WITH NOT LESS THAN 5-INCH RADIUS CORNER, HAVE MIN. CAS. DIM. OF 87.25" WITH 47" DOOR 3002.4.34
- TWO-WAY COMMUNICATION TO BE PROVIDED AT ELEVATOR LOBBY 1009.8

WALL LEGEND

- G2 3 HR. REQ. PER CBC 721.2(2) ITEM 3 MASONRY WALL. SEE SPEC.
- W2 1HR. PARTITION CORRIDOR WALL STC-50
- W3 INTERIOR 1 HR. METAL STUD WALL
- W4 INTERIOR WALL 1HR RATED
- W5 INTERIOR WALL (NOW RATED)
- W6 PLUMBING WALL
- W6 2 HR. FIRE BARRIER WALL STC-50
- W9 1 HR. FIRE PARTITION WALL STC-50
- W15 2HR. SHAFT FIRE BARRIER (INTERIOR)
- W16 2HR. SHAFT FIRE BARRIER (EXTERIOR)
- W17 2HR. FIRE BARRIER EXT. WALL (TREATED WOOD)
- SEE SHEET A6.0

DATE: MARCH, 2025
SCALE: 1/8"=1'-0"
DRAWN BY:
APPROVED BY: S. A.
JOB NO:
SHEET NO: **A2.2**

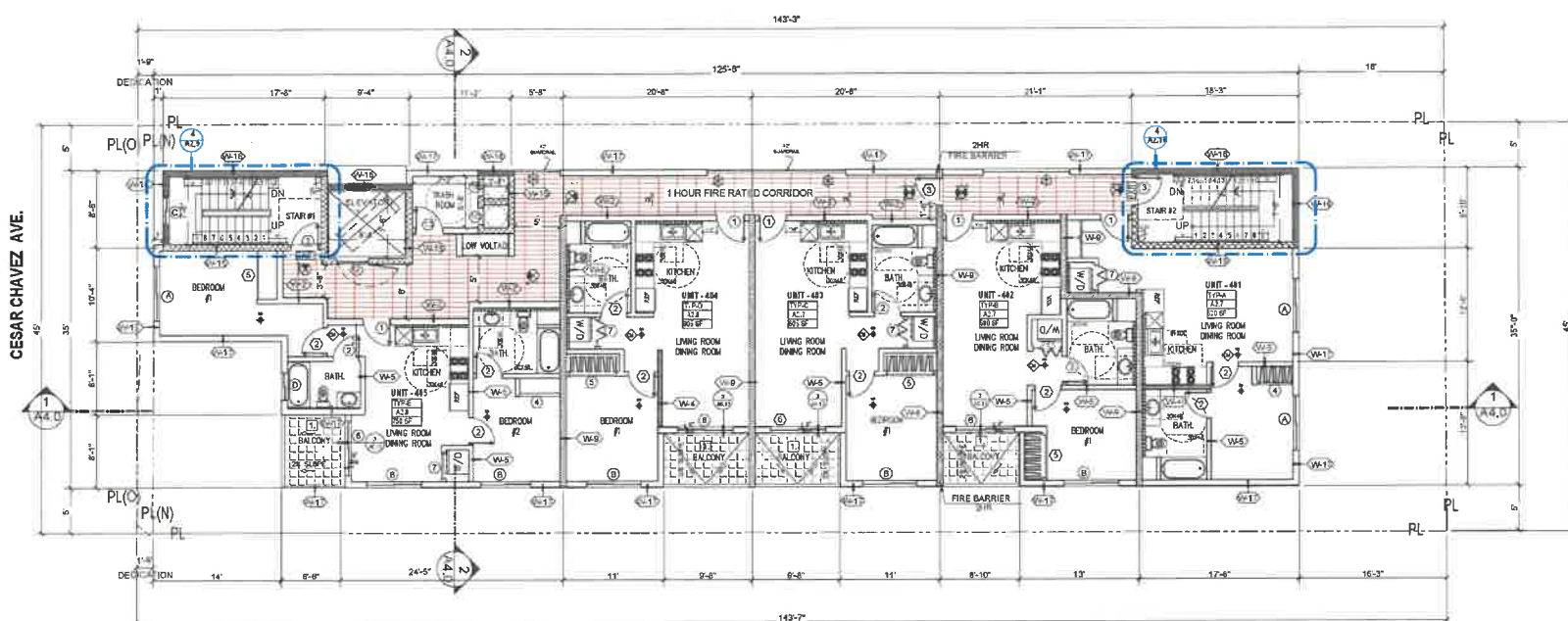
1	NO.	DATE
2		
3		

SUBMITTAL DATES
OWNER
PLAN CHECK

OWNER AND PROJECT ADDRESS:
NEO INVESTMENT GROUP, LLC
2911 & 2911 1/2 E CESAR E CHAVEZ
LOS ANGELES CA 90033

SHEET TITLE: **3RD FLOOR PLAN**
DESIGNER: **DEL ARCH DESIGN INC.**
6476 ELLENVIEW AVE
WEST HILLS, CA 91307
PH: 818 477 3036
Email: simaashoor@hotmail.com

STAMP



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

EXHIBIT "A"
Page No. 10 of 29
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PLAN NOTES

- 3-HOUR HORIZONTAL FIRE RESISTIVE OCCUPANCY SEPARATION IS REQUIRED BETWEEN GROUP S-2 OCCUPANCY AND ALL PORTIONS OF GROUP R-2 OCCUPANCY (AT POORUM LEVEL) - TITLE 24, 311.2.2
- THIS BUILDING SHALL BE EQUIPPED WITH APPROVED FIRE ALARM SYSTEM AND SMOKE DETECTORS THROUGHOUT THE BUILDING AS PER CBC AND FIRE DEPARTMENT'S REQUIREMENTS & APPROVAL. THE SMOKE DETECTORS MUST BE HARDWIRED WITH A BATTERY BACKUP. REFER TO FIRE ALARM CONSULTANT'S DRAWINGS (DESIGN-BUILD).
- ALL REQUIRED FIRE EXTINGUISHING SYSTEMS (i.e. SPRINKLERS, FIRE HOSE CABINETS, FIRE EXTINGUISHERS, STANDPIPE, FIRE ALARM, ETC.) SHALL COMPLY WITH THE REQUIREMENT OF CBC & CITY OF LOS ANGELES FIRE DEPARTMENT REQUIREMENTS.
- FINAL LOCATION AND AMOUNT OF FIRE EXTINGUISHER CABINETS SHALL BE PER THE DIRECTION OF THE FIRE DEPARTMENT INSPECTOR.
- ALL WALLS BELOW POORUM INCLUDING GARAGE AREA, STAIRS, AND COLUMNS ARE NOT PAINTED.
- ELEVATOR TO COMPLY WITH TITLE 24, CHAPTER 3B, THE ELEVATOR IS BASED ON DELTA ELEVATOR HYDRO-PASSENGER ELEVATOR. COORDINATE WITH MANUFACTURER FOR MINIMUM MACHINE ROOM DOOR MUST SWING OUT.
- COMPLY WITH TITLE 24, 310.1 REGARDING FIRE WARNING SYSTEMS. SMOKE DETECTORS TO BE HARDWIRED WITH A BATTERY BACKUP.

- FOR ACCESS AND MEANS OF EGRESS FACILITIES AND EMERGENCY ESCAPES COMPLY WITH TITLE 24, 310.4
- INSTALL SIGNAGE AT RAMP AREA TO ENSURE PEDESTRIAN AND VEHICLE SAFETY.
- SEE SHEET AS.1 FOR WINDOW, SHEET AS.00 FOR DOOR SCHEDULE & AS.00 FOR WALL SCHEDULES.
- SEE SHEET AS.1 FOR WINDOW, SHEET AS.00 FOR DOOR SCHEDULE & AS.00 FOR WALL SCHEDULES.
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GSN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTIONS APPROVAL.
- FIREPLACE MUST BE DIRECT-VENT, SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARD (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS.

- DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21AS, CHART NO. 5.
- A TWO WAY COMMUNICATION SYSTEM COMPLYING WITH SECTIONS CBC SECTION 1009.8.1 AND 1009.8.2 AT EACH AREA OF REFUGE NEARIN EACH STAIR AT ALL LEVELS BELOW LEVEL OR EXIT DISCHARGE.
- VERTICAL CLEARANCE FOR PARKING 8'-2" MINIMUM AFF TO LOWEST PROJECTION ON CEILING
- 1133A.4 COUNTERTOPS, KITCHEN COUNTERTOPS SHALL COMPLY WITH THIS SECTION AND SHALL BE PROVIDED.
- ALL OF THE BATHROOM TO SHOW ADAPTABILITY SEE 1133A, OPTION 2 ITEM #8-12
- CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT (REQUIRED) CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE HARDWIRED WITH A BATTERY BACKUP. (CBC 315.4.24)
- TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED PER SECTION 12.21AS, OPTION PUBLIC WORKS APPROVAL. (2011.3.2023.3.3308)
- DOUBLE STRIPING OF STALLS BE PER ZONING CODE SECTION 12.21AS, CHART NO. 5
- ELEVATOR LOBBY DOOR PROVIDED PER SECTION 1014.4, EXCEPTION 2.
- TWO-WAY COMMUNICATION PANEL @ ELEVATOR LOBBIES 1009.8
- ALL NEW BUILDING EMERGENCY RESPONDER RADIO COVERAGE SHALL BE PROVIDED 516, LAFD
- REFER TO CIVIL DRAWINGS FOR GRADING AND SITE DRAINAGE.

PLAN LEGEND

- WALL TYPE CALLOUT (SEE SHEET A4.0)
- DOOR NUMBER (SEE DOOR SCHEDULE)
- WINDOW NUMBER (SEE WINDOW SCHEDULE)
- ROOM FINISH (SEE SCHEDULE OF FINISH)
- UNIT NUMBER
- ENLARGE OF PLAN LOCATION
- SLOPE DIRECTION
- FLOOR FINISH LOCATION
- FLOOR FINISH TRANSITION
- ILLUMINATED EXIT SIGN WITH DIRECTION ARROW
- PATH OF EGRESS
- CONCRETE COLUMN, SEE STRUCTURAL
- CONCRETE TOPPING
- LANDSCAPE SEE LANDSCAPE PLANS
- 1/2" PLANER
- CLASS 1" STANDPIPE
- FRONT LOADING WASHING ORER
- WATER CURTAIN

- STEP / FLOOR DROP
- GROUND - FAULTY CIRCUIT INTERRUPTERS
- MEDICINE CABINET
- TANKLESS WATER HEATER (SEE MECH. DRAWINGS)
- EXIT SIGN
- FIRE EXTINGUISHER CABINET
- FIRE HOSE CABINET
- F.I.D. STANDPIPE CONNECTOR
- FIRE RATED DOORS / WINDOWS (SEE SCHED. OF DRS. & WOVMS)
- WATER CURTAIN
- FLOOR DRAIN
- ROOF DRAIN
- DOWNSPOUT
- FLOOR & OVERFLOW DRAIN
- IRRIGATION CONTROLLER
- 26MAX IN ANY DIRECTION

- ROOF & OVERFLOW DRAIN
- SCUPPER & OVERFLOW DRAIN
- PROVIDE EXHAUST FAN, CAPABLE OF PROVIDING 3 COMPLETE AIR CHANGES PER HOUR, 90 CFM @ BATH, 100 CFM @ KITCHEN SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING AND MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- PROVIDE PERMANENTLY WIRED SMOKE DETECTORS WITH BATTERY BACKUP
- PROVIDE CARBON MONOXIDE DETECTORS WITHIN 10 FT. OF EVERY BEDROOM ON ALL FLOOR AND ONE IN ATTACHED GARAGE
- DISABLED ACCESS PATH OF TRAVEL
- 2x10x6 FIRE EXTINGUISHER W/SEMI-RECESSED CABINET, INSTALL MAX. 48" AFF. TO THE TOP
- MODEL 400R STANDARD RECESSED KEY BOX FOR LOW-RISE BUILDING
- ELECTROMETRIC COATING - MFR-KO SHUR DECK 302-ES 098 (LARR 20174)
- ELEVATOR SPECIFICATION, DELTA ELEVATOR, SEE A4.1
- ELEVATOR CAB TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 3002A, 24" X 84" WITH NOT LESS THAN 6-INCH RADIUS CORNER, HAVE MIN CAB DIM OF 8724X47 WITH 47" DOOR 3002A.34
- *TWO-WAY COMMUNICATION TO BE PROVIDED AT ELEVATOR LOBBY 1009.8

WALL LEGEND

- C2 3 HR. REQ. PER CBC 721.(2) ITEM 3
- W2 1HR. PARTITION CORRIDOR WALL STC-50
- W3 INTERIOR 1 HR. METAL STUD WALL
- W4 INTERIOR WALL 1HR RATED
- W5 INTERIOR WALL (NON RATED)
- W6 PLUMBING WALL
- W8 2 HR. FIRE BARRIER WALL STC-50
- W9 1 HR. FIRE PARTITION WALL STC-50
- W15 2HR. SHAFT FIRE BARRIER (INTERIOR)
- W16 2HR. SHAFT FIRE BARRIER (EXTERIOR)
- W17 2HR. FIRE BARRIER EXT. WALL (TREATED WOOD)
- SEE SHEET A6.0

4TH FLOOR PLAN

OWNER AND PROJECT ADDRESS:
NEO INVESTMENT GROUP, LLC
2911 & 2911 1/2 E CESAR E CHAVEZ
LOS ANGELES CA 90033

DESIGNER:
DEL ARCH DESIGN INC.
6476 ELLENVIEW AVE,
WEST HILLS, CA, 91307
Phone: 818.877.3636
Email: samsashoon@hotmail.com

DATE: MARCH, 2025

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

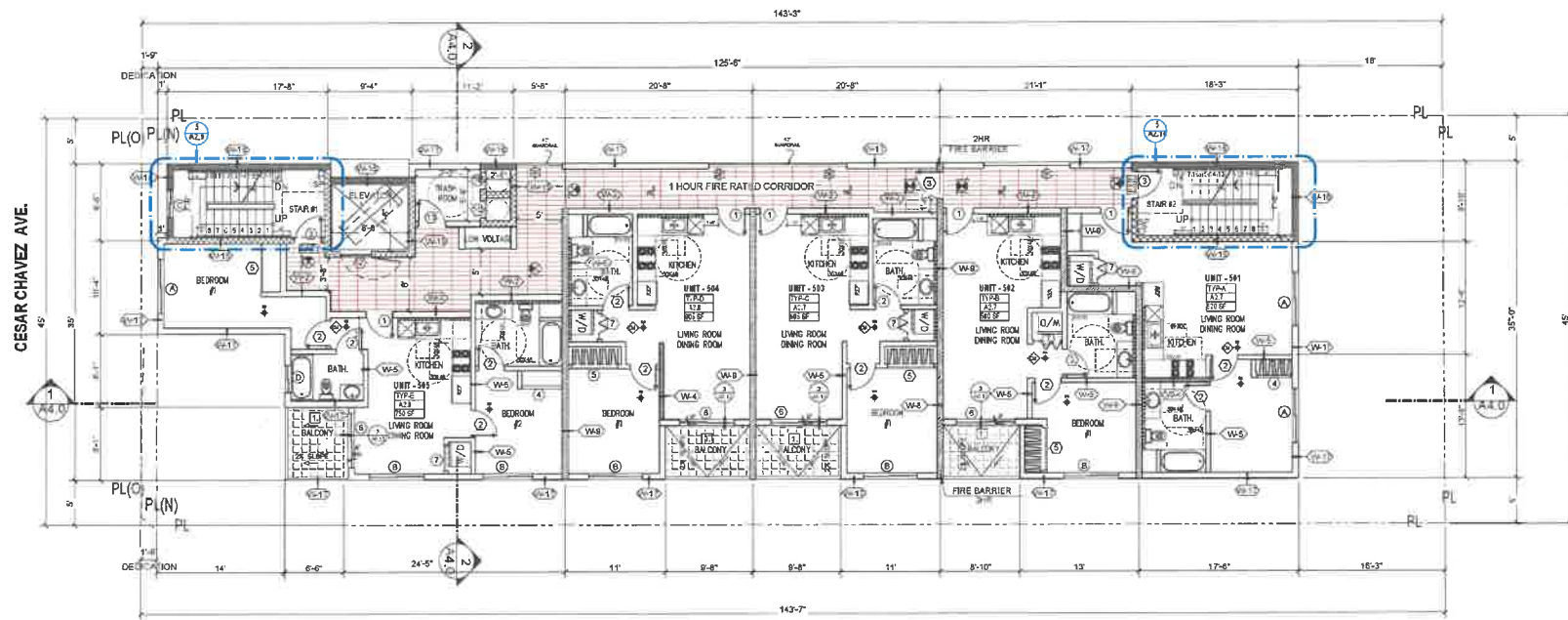
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APPROVED BY: S. A.

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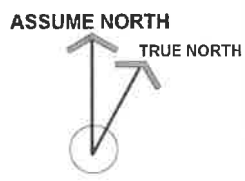
SHEET NO:

A2.3



5TH FLOOR PLAN
SCALE: 1/8"=1'-0"

EXHIBIT "A"
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Case No. DIR-2024-5659-TOC-HCA



PLAN NOTES

1. 1 HOUR HORIZONTAL FIRE RESISTIVE OCCUPANCY SEPARATION IS REQUIRED BETWEEN GROUP S-2 OCCUPANCY AND ALL PORTIONS OF GROUP R-2 OCCUPANCY (AT FLOOR LEVEL) - TITLE 24, 311.2.2.
2. THIS BUILDING SHALL BE EQUIPPED WITH APPROVED FIRE ALARM SYSTEM AND SMOKE DETECTORS THROUGHOUT THE BUILDING AS PER CGC AND FIRE DEPARTMENT'S REQUIREMENTS & APPROVAL. THE SMOKE DETECTORS MUST BE HARD WIRED WITH A BATTERY BACKUP. REFER TO FIRE ALARM CONSULTANT'S DRAWINGS (DESIGN-BUILD).
3. ALL REQUIRED FIRE EXTINGUISHING SYSTEMS (A SPRINKLERS, FIRE HOSE CABINETS, FIRE EXTINGUISHERS, STAND-PIPES, FIRE ALARMS, ETC.) SHALL COMPLY WITH THE REQUIREMENT OF CGC & CITY OF LOS ANGELES FIRE DEPARTMENT REQUIREMENTS.
4. FINAL LOCATION AND AMOUNT OF FIRE EXTINGUISHER CABINETS SHALL BE PER THE DIRECTION OF THE FIRE DEPARTMENT INSPECTOR.
5. ALL WALLS BELOW FLOOR INCLUDING GARAGE AREA, STAIRS, AND COLUMNS ARE NOT PAINTED.
6. ELEVATOR TO COMPLY WITH TITLE 24, CHAPTER 30, THE ELEVATOR IS BASED ON DELTA ELEVATOR HYBRID PASSENGER ELEVATOR. COORDINATE WITH MANUFACTURER FOR MINIMUM MACHINE ROOM- DOOR MUST SWING OUT.
7. COMPLY WITH TITLE 24, 310.8.1 REGARDING FIRE WARNING SYSTEMS. SMOKE DETECTORS TO BE HARDWIRED WITH A BATTERY BACKUP.
8. FOR ACCESS AND MEANS OF EGRESS FACILITIES AND EMERGENCY ESCAPES COMPLY WITH TITLE 24, 310.4
9. INSTALL SIGNAGE AT RAMP AREA TO ENSURE PEDESTRIAN AND VISOR SAFETY.
10. SEE SHEET AS.1 FOR WINDOW, SHEET AS.00 FOR DOOR SCHEDULE & AS.00 FOR WALL SCHEDULES.
11. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHANGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40 AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
12. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE (SPACES) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.
13. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRM 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTIONS APPROVAL.
14. FIREPLACE MUST BE DIRECT-VENT, SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS.
15. DOUBLE STRIPPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21AS, CHART NO. 5.
16. A TWO-WAY COMMUNICATION SYSTEM COMPLYING WITH SECTIONS CGC SECTION 1009.8.1 AND 1009.8.2 AT EACH AREA OF REFUGE WITHIN EACH STAIR AT ALL LEVELS BELOW LEVEL OR EXIT DISCHARGE.
17. VERTICAL CLEARANCE FOR PARKING 8'-2" MINIMUM AFF TO LOWEST PROJECTION ON CEILING
18. 1133A.4 COUNTERTOPS, KITCHEN COUNTERTOPS SHALL COMPLY WITH THIS SECTION AND BE PROVIDED.
19. ALL OF THE BATHROOM TO SHOW ADAPTABILITY SEE 1134A, OPTION 2, ITEM #5-12
20. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL. THE ALARM IN THE INDIVIDUAL UNIT REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.* (CGC 315.4.10)
21. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED PER SECTION 1306, OBTAIN PUBLIC WORKS APPROVAL. (DIB 1.3.002.3.4.3.00)
22. DOUBLE STRIPPING OF STALLS BE PER ZONING CODE SECTION 12.21AS, CHART NO.5
23. ELEVATOR LOBBY DOOR PROVIDED PER SECTION 708.14.1 EXCEPT 10.1.
24. TWO-WAY COMMUNICATION PANEL @ ELEVATOR LOBBIES 1009.8
25. ALL NEW BUILDING EMERGENCY RESPONDER PHONE COVERAGE SHALL BE PROVIDED 1/8" LFC
26. REFER TO CIVIL DRAWINGS FOR GRADING AND SITE DRAINAGE.

PLAN LEGEND

- WALL TYPE CALLOUT (SEE SHEET A6.0)
- DOOR NUMBER (SEE DOOR SCHEDULE)
- WINDOW NUMBER (SEE WINDOW SCHEDULE)
- ROOM FINISH (SEE SCHEDULE OF FINISH)
- UNIT NUMBER
- ENLARGE PLAN LOCATION
- SLOPE DIRECTION
- HOSE BIBB LOCATION
- FLOOR FINISH TRANSITION
- ILLUMINATED EXIT SIGN WITH DIRECTION ARROW
- PATH OF EGRESS
- CONCRETE COLUMN, SEE STRUCTURAL
- LANDSCAPE TOPPING
- LANDSCAPE SEE LANDSCAPE PLANS
- LID PLANE
- CLASS T STANDPIPE
- FRONT LOADING WASHING ORDER
- WATER CURTAIN
- STEP // FLOOR DROP
- GROUND - FAULT CIRCUIT INTERRUPTERS
- MEDICINE CABINET
- TANKLESS WATER HEATER (SEE MECH. DRAWINGS)
- EMERGENCY ESCAPE & RESCUE WINDOW (SEE WINDOW SCHEDULE)
- EXIT SIGN
- FIRE EXTINGUISHER CABINET
- FIRE HOSE CABINET
- F.D. STANDPIPE CONNECTOR
- FIRE RATED DOORS / WINDOWS (SEE SCHED. OF DRS. & WDS)
- WATER CURTAIN
- FLOOR DRAIN
- ROOF DRAIN
- DOWNSPOUT
- FLOOR & OVERFLOW DRAIN
- BIBB/STATION CONTROLLER
- 2WAY IN ANY DIRECTION
- ROOF & OVERFLOW DRAIN
- SCUPPER & OVERFLOW DRAIN
- PROVIDE EXHAUST FAN, CAPABLE OF PROVIDING 3 COMPLETE AIR CHANGES PER HOUR, 50 cfm @ BATH, 100 cfm @ KITCHEN SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING AND MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- PROVIDE PERMANENTLY WIRED SMOKE DETECTORS WITH BATTERY BACKUP
- PROVIDE CARBON MONOXIDE DETECTORS WITHIN 10 FT. OF EVERY BEDROOM ON ALL FLOOR AND ONE IN ATTACHED GARAGE.
- DISABLED ACCESS PATH OF TRAVEL
- 2410BC FIRE EXTINGUISHER W/ SEMI-RECESSED CABINET, INSTALL MAX. 48" AFF. TO THE TOP
- MODEL 4400R STANDARD RECESSED KEY BOX, FOR LOW-RISE BUILDING
- ELECTROMETRIC COATING - MER-KO SHUR DECK ICC-ES E-5688 (LARR 2074)
- ELEVATOR SPECIFICATION: DELTA ELEVATOR SEE A4.1
- ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 3002.4.1 8' 6" W/ WITH NOY LESS THAN 6-INCH RADIUS CORNER. HAVE MIN CAS DIM OF 80" X 48" WITH 47" DOOR 3002.4.3a
- *TWO WAY COMMUNICATION TO BE PROVIDED AT ELEVATOR LOBBY 1009.8

WALL LEGEND

- C2 3 HR. REQ. PER CGC 721.1(2) ITEM 3 MASONRY WALL SEE SPEC
- W2 1HR PARTITION CORRIDOR WALL STC-50
- W3 INTERIOR 1 HR. METAL STUD WALL
- W4 INTERIOR WALL 1HR RATED
- W5 INTERIOR WALL (NON RATED)
- W6 PLUMBING WALL
- W9 1 HR. FIRE BARRIER WALL STC-50
- W15 2HR.SHAFT FIRE BARRIER (INTERIOR)
- W16 2HR.SHAFT FIRE BARRIER (EXTERIOR)
- W17 2HR.FIRE BARRIER EXT.WALL (TREATED WOOD) SEE SHEET A6.9

5TH FLOOR PLAN

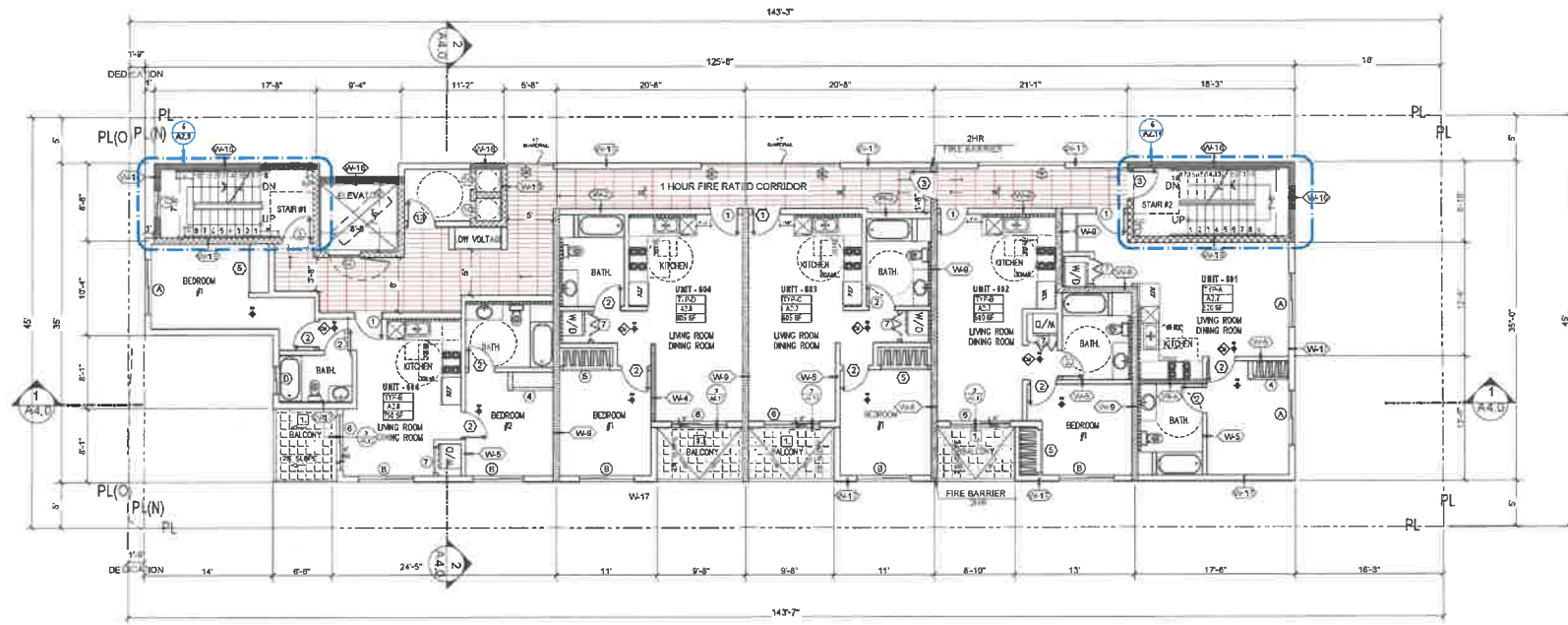
OWNER AND PROJECT ADDRESS:
NEO INVESTMENT GROUP, LLC
2911 & 2911 1/2 E CESAR E CHAVEZ
LOS ANGELES CA 90033

DESIGNER:
DEL ARCH DESIGN INC.
6476 ELLENVIEW AVE.
WEST HILLS, CA 91307
PH: 847.877.3036
Email: simasashorir@hotmail.com

DATE: MARCH, 2025
SCALE: 1/8"=1'-0"
DRAWN BY:
APPROVED BY: S. A.
JOB NO.
SHEET NO. **A2.4**

NO.	DATE
1	
2	
3	

SUBMITTAL DATES:
OWNER:
PLAN CHECK:



6TH FLOOR PLAN
SCALE: 1/8"=1'-0"

EXHIBIT "A"
Page No. 12 of 29
Case No. DIR-2024-5659-TOC-HCA



PLAN NOTES

- 3 HOUR HORIZONTAL FIRE RESISTIVE OCCUPANCY SEPARATION IS REQUIRED BETWEEN GROUP S-2 OCCUPANCY AND ALL PORTIONS OF GROUP R-2 OCCUPANCY (AT POOL/LEVEL) - TITLE 24, 311.2.2.
- THIS BUILDING SHALL BE EQUIPPED WITH APPROVED FIRE ALARM SYSTEM AND SMOKE DETECTORS THROUGHOUT THE BUILDING AS PER CBC AND FIRE DEPARTMENT'S REQUIREMENTS & APPROVAL. THE SMOKE DETECTORS MUST BE HARDWIRED WITH A BATTERY BACKUP. REFER TO FIRE ALARM CONSULTANT'S DRAWINGS (DESIGN/INSTALL).
- ALL REQUIRED FIRE EXTINGUISHING SYSTEMS (A. SPRINKLERS, FIRE HOSE CABINETS, FIRE EXTINGUISHERS, STAND PIPES, FIRE ALARMS, ETC.) SHALL COMPLY WITH THE REQUIREMENT OF CSCA/CITY OF LOS ANGELES FIRE DEPARTMENT REQUIREMENTS.
- FINAL LOCATION AND AMOUNT OF FIRE EXTINGUISHER CABINETS SHALL BE PER THE DIRECTION OF THE FIRE DEPARTMENT INSPECTOR.
- ALL WALLS BELOW POOL/ INCLUDING GARAGE AREA, STAIRS, AND COLUMNS ARE NOT PAINTED.
- ELEVATOR TO COMPLY WITH TITLE 24, CHAPTER 5A, THE ELEVATOR IS BASED ON "DELTA ELEVATOR" HYDRO-PASSSENGER ELEVATOR. COORDINATE WITH MANUFACTURER FOR MINIMUM MACHINE ROOM- DOOR MUST SWING OUT.
- COMPLY WITH TITLE 24, 310.8.1 REGARDING FIRE WARNING SYSTEMS. SMOKE DETECTORS TO BE HARDWIRED WITH A BATTERY BACKUP.
- FOR ACCESS AND MEANS OF EGRESS FACILITIES AND EMERGENCY ESCAPES COMPLY WITH TITLE 24, 310.4
- INSTALL SIGNAGE AT RAMP AREA TO ENSURE PEDESTRIAN AND VEHICLE SAFETY.
- SEE SHEET AS.1 FOR WINDOW, SHEET AS.00 FOR DOOR SCHEDULE & AS.00 FOR WALL SCHEDULES.
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED BY SPACES AT THE FULL RATED AMPERAGE OF THE EVSE-PL-IN-DESIGN SHALL BE BASED UPON A 40 AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE (SPACES) RESERVED FOR FUTURE BY CHARGING PURPOSES AS IS CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GPN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTIONS APPROVAL.
- FRUPANCE MUST BE DIRECT-VENT, SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS.

PLAN LEGEND

- WALL TYPE CALLOUT (SEE SHEET A6.8)
- DOOR NUMBER (SEE DOOR SCHEDULE)
- WINDOW NUMBER (SEE WINDOW SCHEDULE)
- ROOM FINISH (SEE SCHEDULE OF FINISH)
- UNIT NUMBER
- ENLARGE PLAN LOCATION
- SLOPE DIRECTION
- HOSE BIBB LOCATION
- FLOOR FINISH TRANSITION
- ILLUMINATED EXIT SIGN WITH DIRECTION ARROW
- PATH OF EGRESS
- CONCRETE COLUMN. SEE STRUCTURAL.
- CONCRETE TOPPING
- LANDSCAPE SEE LANDSCAPE PLANS
- LID PLANE TR
- CLASS 'T' STANDPIPE
- FRONT LOADING WASHING DRYER
- WATER CURTAIN
- STEP / FLOOR DROP
- GROUND - FAULT CIRCUIT INTERRUPTERS
- MEDICINE CABINET
- TANKLESS WATER HEATER (SEE MECH. DRAWINGS)
- EMERGENCY ESCAPE & RESCUE WINDOW (SEE WINDOW SCHEDULE)
- EXIT SIGN
- FIRE EXTINGUISHER CABINET
- FIRE HOSE CABINET
- F.D. STANDPIPE CONNECTOR
- FIRE RATED DOORS / WINDOWS (SEE SCHED. OF DRS. & WOVNS)
- WATER CURTAIN
- FLOOR DRAIN
- ROOF DRAIN
- DOWNSPOUT
- FLOOR & OVERFLOW DRAIN
- IRIGATION CONTROLLER
- 29MAX IN ANY DIRECTION
- ROOF & OVERFLOW DRAIN
- SCUPPER & OVERFLOW DRAIN
- PROVIDE EXHAUST FAN, CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR. 50 cfm BATH, 100 cfm KITCHEN SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATED TO THE OUTSIDE OF THE BUILDING AND MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- PROVIDE PERMANENTLY WIRED SMOKE DETECTORS WITH BATTERY BACKUP
- PROVIDE CARBON MONOXIDE DETECTORS WITHIN 10 FT. OF EVERY BEDROOM ON ALL FLOOR AND ONE IN ATTACHED GARAGE.
- DISABLED ACCESS PATH OF TRAVEL
- 2A106C FIRE EXTINGUISHER W/ SEMI- RECESSED CABINET, INSTALL MAX. 48" AFF. TO THE TOP
- MODEL4400R STANDARD RECESSED KEY BOX FOR LOW RISE BUILDING
- ELECTROMETRIC COATING- MER-KO SHUR DECK ICC-ES 5068 (LARR 20774)
- ELEVATOR SPECIFICATION DELTA ELEVATOR. SEE A4.1
- ELEVATOR CAR TO ACCOMMODATE AMBULANCE STRETCHER PER SECTION 3002.4.24" x 34" W/ HGT LESS THAN 5-INCH RADIUS CORNER. HAVE MIN CAS DIM OF 80" x 54" W/ HGT 47" DOOR 2002.4.3a
- TWO WAY COMMUNICATION TO BE PROVIDED AT ELEVATOR LOBBY 1009.8

WALL LEGEND

- C2 3 HR, REQ. PER CBC 721.2 (2) ITEM 3 MASONRY WALL SEE SPEC
- W2 1HR PARTITION CORRIDOR WALL STC-50
- W3 INTERIOR 1 HR. METAL STUD WALL
- W4 INTERIOR WALL 1HR RATED
- W5 INTERIOR WALL (NON RATED)
- W6 PLUMBING WALL
- W8 2 HR. FIRE BARRIER WALL STC-60
- W9 1 HR. FIRE PARTITION WALL STC-50
- W15 2HR SHAFT FIRE BARRIER (INTERIOR)
- W16 2HR SHAFT FIRE BARRIER (EXTERIOR)
- W17 2HR FIRE BARRIER EXT. WALL (TREATED WOOD) SEE SHEET A6.0

SHEET TITLE: 6TH FLOOR PLAN

OWNER AND PROJECT ADDRESS:
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APPROVED BY: S. A.

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SHEET NO: **A2.5**

STAMP

NO. DATE

1 2 3

00 00 00 00 00 00

SUBMITTAL DATES

OWNER

PLAN CHECK