

CASWELL APARTMENTS
12761 CASWELL AVE.
LOS ANGELES, CA 90025

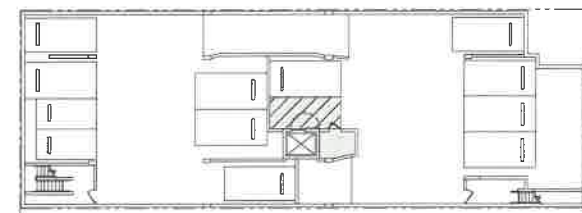
ZONING AREA
DIAGRAMS

Original Drawing No. 2024-001

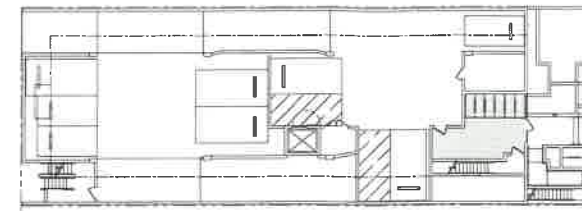
ISSUED FOR	REV.
C&G 25	PLANNING

PROJECT:
CASWELL

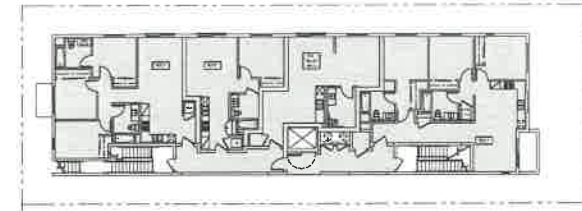
T-1.5



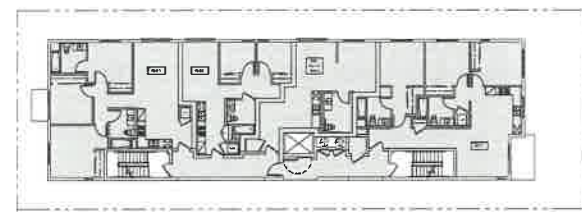
1a P1 - PARKING
SCALE: 1/8" = 1'-0"



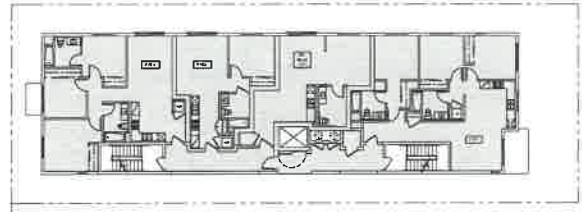
1b 1ST FLOOR
SCALE: 1/8" = 1'-0"



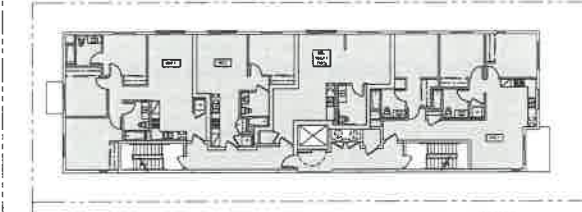
1c 2ND FLOOR
SCALE: 1/8" = 1'-0"



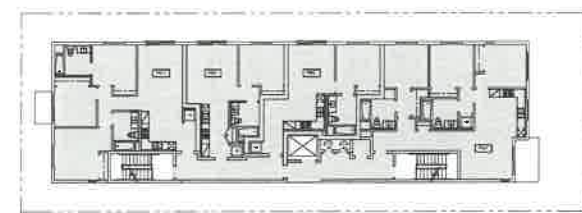
1d 3RD FLOOR
SCALE: 1/8" = 1'-0"



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



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



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

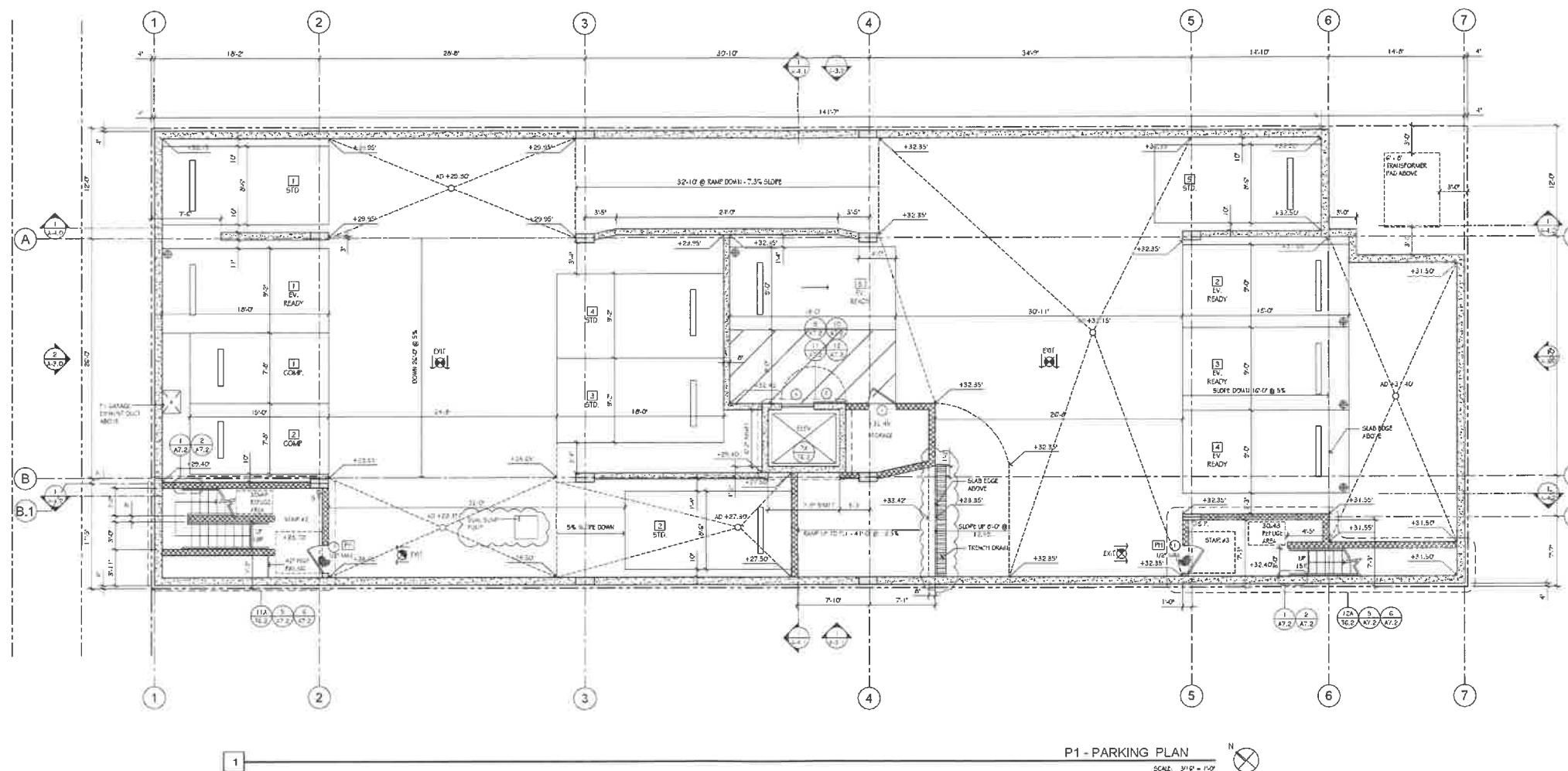
1 ZONING AREA DIAGRAMS
SCALE: 1/16" = 1'-0"



EXHIBIT "A"
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Case No. CPC-2024-8031-DB-CU3-HCA

ALL RIGHTS RESERVED. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF MIKA DESIGN GROUP IS STRICTLY PROHIBITED. THIS DOCUMENT IS THE PROPERTY OF MIKA DESIGN GROUP AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE USER AGREES TO HOLD MIKA DESIGN GROUP HARMLESS FROM AND AGAINST ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM OR OUT OF THE USE OF THIS DOCUMENT. THE USER AGREES TO HOLD MIKA DESIGN GROUP HARMLESS FROM AND AGAINST ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM OR OUT OF THE USE OF THIS DOCUMENT. THE USER AGREES TO HOLD MIKA DESIGN GROUP HARMLESS FROM AND AGAINST ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM OR OUT OF THE USE OF THIS DOCUMENT.

ISSUED FOR	REV.
04/06/25	PLANNING



LEGEND:

- 10' SHOTPILE 2-4L PER STRUCTURAL
- CONCRETE COLUMN, PER STRUCTURAL
- 1" FIBRO WALL, SEE STRUCTURAL
- 2" CONCRETE WALL, PER STRUCTURAL

- A.D. AREA DRAIN
- E.L. ELEVATION
- S.F. STAIRCASE
- 1/2" CHARGE IN LEVEL AT THRESHOLD
- E.V. ELEVATION, RACEWAY TERMINATION POINT
- LEVEL 2, E.V. CHARGING STATION, SINGLE CHARGE

PARKING	
RESIDENTIAL STANDARDS	= 5
RESIDENTIAL E.V.	= 5
RESIDENTIAL CONTACT	= 2
TOTAL PROVIDED @ P1 LEVEL	= 12

E.V. CALCULATIONS FOR RESIDENTIAL

30% OF THE TOTAL PROVIDED RESIDENTIAL PARKING SHALL BE E.V.
2% OF THE TOTAL PROVIDED RESIDENTIAL PARKING SHALL BE E.V. READY
READY (RATED)
10% OF THE TOTAL PROVIDED RESIDENTIAL PARKING SHALL BE E.V. CHARGING
STATIONS.

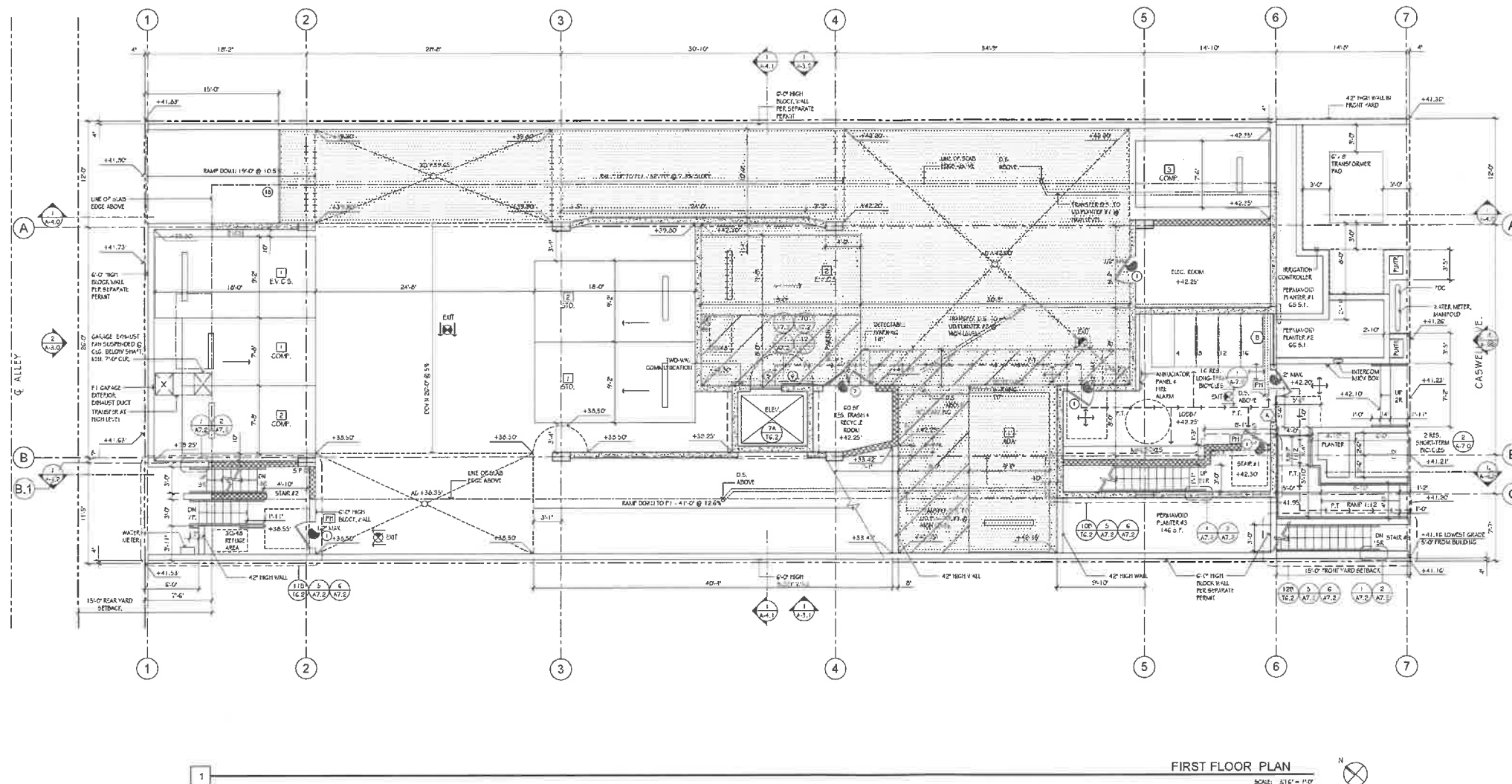
TOTAL RESIDENTIAL PARKING PROVIDED INCLUDING 1 ADA = 24
TOTAL RESIDENTIAL PARKING PROVIDED WITHOUT 1 ADA = 24

E.V. REQUIRED = 24 x 30% = 7.2 = 8
E.V. READY REQUIRED = 24 x 2% = 0.5 = 1
E.V.C.S. REQUIRED = 24 x 10% = 2.4 = 3
E.V.C.S. PROVIDED @ P1 = 3 E.V.C.S. PROVIDED @ P1
E.V.C.S. PROVIDED @ P1 = 3 E.V.C.S. PROVIDED @ P1
1 ADA E.V.C.S. PROVIDED @ P1

E.V. PARKING NOTES:

- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED E.V. SPACES AT FULL RATED CAPACITY OF THE DEVICE. PLUMBING SHALL BE BASED UPON A 40 AMPERE BRANCHED CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
- THE SERVICE PANEL OR SUB-PANELS CIRCUIT DIRECTORY SHALL BE IDENTIFIED BY THE ISSUING OF OCCUPANT PROTECTIVE SPACE(S) RESERVED FOR THE FUTURE E.V. CHARGING STATION. EXPANDED IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.
- THE FACTORY TERMINALS SHALL BE IDENTIFIED AND PROPERLY MARKED AS E.V. CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.
- PERMANENTLY MARK E.V. SPACES PER S.I.C.C. 3-2.1
- A SEPARATE ELECTRICAL PLAN CHECK IS REQUIRED TO VERIFY THE RATED METHODS, WIRING SCHEMATICS AND ELECTRICAL CALCULATIONS FOR THE ELECTRICAL CHARGING SYSTEM. THE RACEWAY SHALL NOT BE LESS THAN THE RATED SIZE 1"

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

LEGEND:

- 10" SHOTCRETE WALL PER STRUCTURAL
- CONCRETE COLUMN PER STRUCTURAL
- 8" BLOCK WALL SEE STRUCTURAL SPEC SO, 2" RIP FILING WITH ALL CELLS FILLED (PER DEC 2023-049)
- 8" CONCRETE WALL PER STRUCTURAL
- 8" METAL STUD WALL, 2" RIP FILING SHWT
- 8" VERTICAL CLEARANCE TO AID THROUGHOUT ACCESSIBLE PARKING
- A.D. AREA DRAIN
- E.L. ELEVATION
- S.F. STAIRCASE
- LOW LEVEL EXIT SIGN, SELF LUMINOUS, BOTTOM OF SIGN 4" A.F.F. PROVIDE APPROVED LOW LEVEL EXIT SIGNS IN ALL THROUGHOUT CORRIDORS (ITL 24 PART 2, CHAPTER 10) PANIC BREAK GLASS
- 1/2" CHANGES BE LEVEL AT THRESHOLD
- R.E.P. RECEPTION, PACENAK: TERMINATION POINT
- LEVEL 2, E.V. CHANGING STATION: SINGLE CHARGE
- 2% MAX. SLOPE IN ALL DIRECTIONS

PARKING	
RESIDENTIAL STANDARDS	= 2
RESIDENTIAL E.V.	= 2
RESIDENTIAL A.D.A.	= 1
RESIDENTIAL OCCUPANT	= 3
TOTAL PROVIDED @ ALL LEVELS	= 8

E.V. CALCULATIONS FOR RESIDENTIAL

ADA E.V. REQUIRED = 24 x 30% = 7.2 = 8
 ADA E.V. READY REQUIRED = 24 x 25% = 6.0 = 6
 ADA E.V. C-3 REQUIRED = 24 x 10% = 2.4 = 3
 E.V. READY + 3 E.V. C-3 = 9 E.V. PROVIDED > 8 E.V. REQUIRED

TOTAL RESIDENTIAL ADA PARKING PROVIDED = 1
 ADA E.V. REQUIRED = 8
 ADA E.V. READY REQUIRED = 6
 ADA E.V. C-3 REQUIRED = 3
 ADA E.V. C-3 PROVIDED = 3

5 E.V. READY PROVIDED @ P1
 3 E.V. C-3 PROVIDED @ P1

E.V. PARKING NOTES:

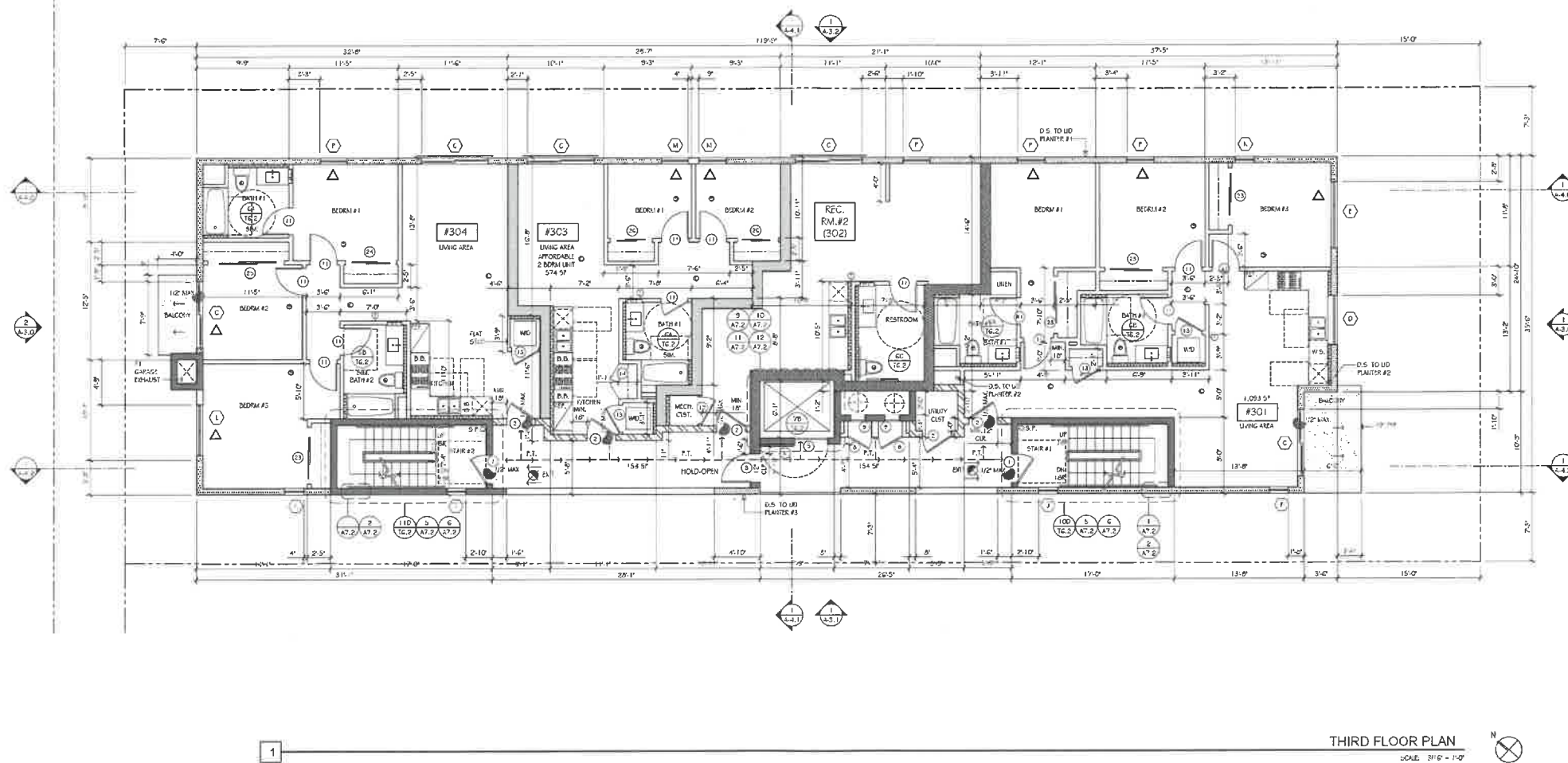
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SUBSEQUENTLY CHANGE ALL DESIGNATED E.V. SPACES AT FULL RATED AMPERAGE OF THE DISC. PLAN DESIGN SHALL BE BASED UPON A 40 AMPERE AMPERAGE BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
- THE SP/IC PANEL OR SUB-PAN/ICUS CIRCUIT DIRECTOR SHALL IDENTIFY THE RESERVED OUTFOURMENT PROTECTIVE DEVICE SPACES RESERVED FOR THE FUTURE E.V. CHANGING STATION. CAPACITY IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.
- THE FACILITY REPRESENTATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "E.V. CAPABLE" IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.
- REPRESENTATIVE MARK E.V. SPACES PER 106.5.2.1
- A SEPARATE ELECTRICAL PLAN CHECK IS REQUIRED TO VERIFY THE BACKUP METHODS, WIRING SCHEMATIC AND ELECTRICAL CALCULATIONS FOR THE ELECTRICAL CHANGING SYSTEM. THE RACE WAY SHALL NOT BE LESS THAN THE TRADE SIZE "1"

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ISSUED FOR REV.
 06/06/25 PLANNING

PROJECT:
CASWELL

A-2.1



THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

LEGEND:

- | | | | |
|---|--|---|---|
| <p>2" 2-HOUR SHIRT</p> <p>1 HOUR FIRE PARTITION WALL OR 2-HR PFR STRUCTURAL</p> <p>1 HOUR FIRE PARTY WALL w/ SFC RATING</p> <p>1 HOUR CORRIDOR WALL w/ SFC RATING</p> <p>2-HR FIRE EXTERIOR WALLS 2-HR OR 2-HR PFR STRUCTURAL</p> | <p>SHOWER</p> <p>2" PLUMBING WALL</p> <p>PANIC HARDWARE</p> <p>1/2" MAX. LIP MAX.</p> <p>WATER CURTAIN SPRINKLER FOR CODE SECTION 704.8 AND 704.9.10.1</p> <p>ACCESSIBLE RISE OF FLOOR</p> <p>MAX. 1/4" SLOPE AND MAX. 2% CROSS SLOPE</p> <p>MIN. 48" WIDTH FOR EXTERIOR WALKWAY</p> <p>MIN. 48" WIDTH FOR INTERIOR COMMON WALKWAYS EXCEPT AT DOORWAYS WHERE UNAVOIDING CLEARANCE TAKES PRIORITY</p> | <p>5 MIN AIR CHANGE PER HOUR FRESH-AIR SYSTEM ENERGY STAR RATED AND THERMOSTAT CONTROLLED DIRECTED TO EXTERIOR</p> <p>LOW LEVEL EXIT SIGN, SELF LUMINOUS, BOTTOM OF SIGN 6" A.F. - PROVIDED APPROX TO LOW LEVEL EXIT SIGN IN ALL INTERIOR EXIT CORRIDORS (111.34 PART 2, CHAPTER 10)</p> <p>FRIDGES SHALL BE 2 INSTRUCTIONS WITH 2 BATTERY BACKUP AND LOW BATTERY SIGNALS ARE REQUIRED BY ALL SLEEPING PODS. SIGNAL RE LOW BATTERY COMPLIANT.</p> <p>CARDON HARDWARE & SHOCK DETECTOR COMBINATION SHALL BE LOW FREQUENCY COMPLIANT.</p> <p>EGRESS AREA: 4" MIN NET CLEAR OPERABLE AREA OF 5.7 S.F. AND MIN. 20" DIA. OPERABLE WIDTH AND 30" MIN OPERABLE HEIGHT. SILL HEIGHT MAX. 4" A.F. AT ALL DOORWAYS.</p> <p>WATER CURTAIN SPRINKLER FOR CODE SECTION 704.8 AND 704.9.10.1</p> <p>ACCESSIBLE RISE OF FLOOR</p> <p>MAX. 1/4" SLOPE AND MAX. 2% CROSS SLOPE</p> <p>MIN. 48" WIDTH FOR EXTERIOR WALKWAY</p> <p>MIN. 48" WIDTH FOR INTERIOR COMMON WALKWAYS EXCEPT AT DOORWAYS WHERE UNAVOIDING CLEARANCE TAKES PRIORITY</p> | <p>STAIRSTEP</p> <p>REFRIGERATOR</p> <p>DIE - NOT</p> <p>ELECTRICAL PANEL</p> <p>1/4" DIA. BOWED IN SECTION</p> <p>2 BREADBOARDS IN USE OF 30" WORK SURFACE</p> <p>30" WORK SURFACE BY KITCHEN</p> <p>2% MAX SLOPE IN ALL DIRECTIONS</p> <p>SHARE THERMOSTAT</p> <p>SEE MECHANICAL PLANS FOR ACTUAL LOCATION OF THERMOSTAT. ALL THERMOSTATS IN EACH UNIT COUNTRY MUST APPROX 48" AND 48" CAPABLE OF RECEIVING AND RESPONDING TO SIGNAL FROM OCCUPANT PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE SUPPLEMENTING AGENCY. REFER TO SHEET T-3 FOR SCHEDULING.</p> |
|---|--|---|---|

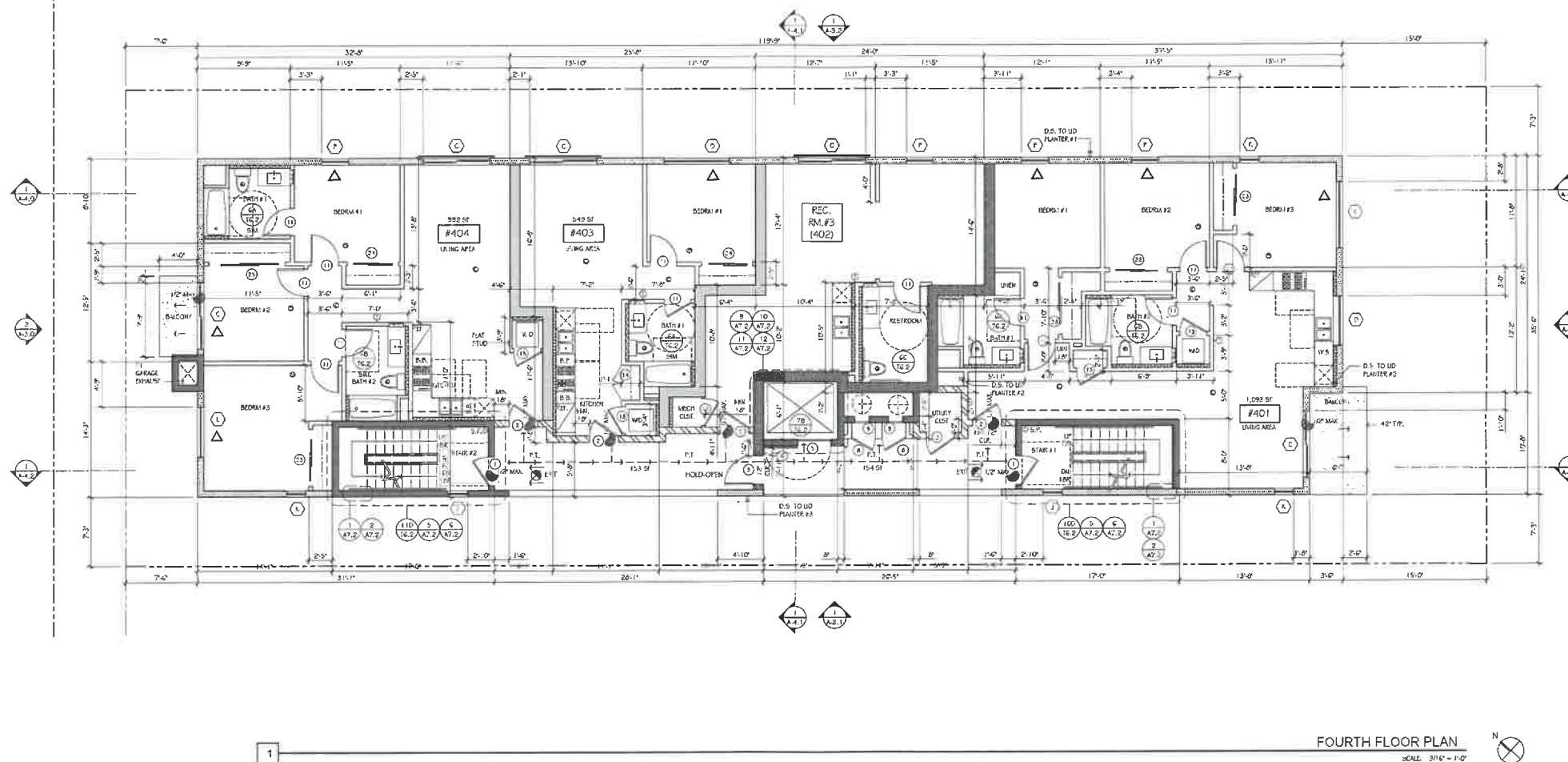
- NOTES:
- WATER SUPPLIES LOCATED ABOVE WASHER/DRYER. TYPICAL ALL UNITS.
 - A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT SHOWING THE INFORMATION FROM PERIOD CODE SECTION 110.1008 THROUGH 110.1010 SHALL BE PROVIDED TO THE OCCUPANT.
 - INTERIOR FINISH MATERIALS AFFIXED TO ALL WALLS AND CEILING SHALL BE TESTED AS SPECIFIED IN SECTION 908.
 - FLOORS, DECKS & BALCONY FLOOR FINISHES TO BE SLP FINISHES.
 - 100% ALL REEDY MANEUVERING CLEARANCES AT DOORS SEE T-3.
- NOTE: ALL DIMENSIONS AND FLOOR FINISHES TO BE SLP PER UT-PLANS.

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ISSUED FOR	REV.
04/06/25	PLANNING

PROJECT:
CASWELL

A-2.3



FOURTH FLOOR PLAN

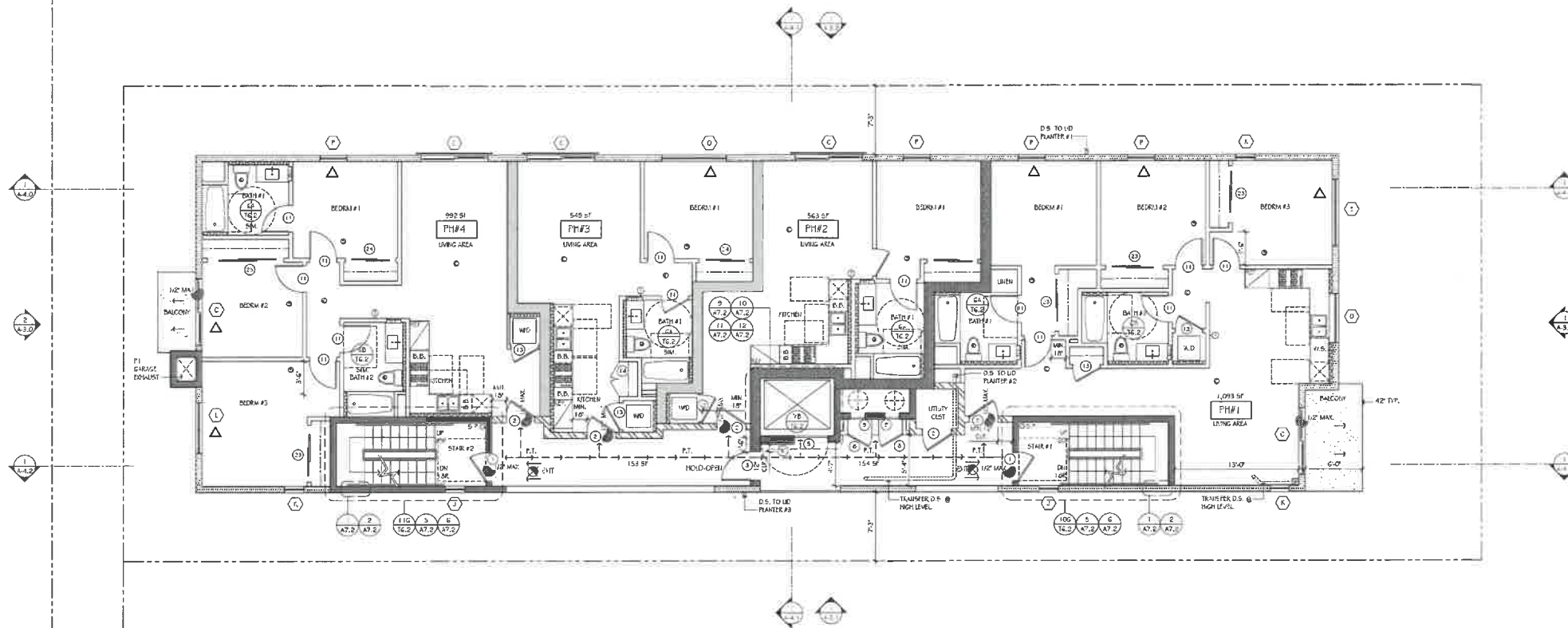
SCALE: 3/16" = 1'-0"

LEGEND:

- 1 2-HOUR SHLFT
- 2 1-HOUR FIRE PARTITION WALL
- 3 1-HOUR FIRE PARTITION WALL
- 4 1-HOUR FIRE PARTITION WALL
- 5 2-HOUR EXTERIOR WALL
- 6 2-HOUR EXTERIOR WALL
- 7 2-HOUR EXTERIOR WALL
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- 200 2-HOUR EXTERIOR WALL

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- 1 WATER SUPPLEMENTS LOCATED AND 2 WATER SUPPLEMENTS TYPICAL ALL UNITS
- 2 CITY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INCLUDING THE INFORMATION FROM PROPOSED CODE SECTIONS 110.100 THROUGH 110.100.3 SHALL BE PROVIDED TO THE OCCUPANT.
- 3 INTERIOR FINISH MATERIALS AFFIXED TO WALL AND CEILING SHALL BE TESTED AS SPECIFIED IN SECTION 09050.
- 4 FLOOR, DECK & BALCONY FLOOR FINISHES TO BE SHIP RESISTANT
- 5 FOR ALL FLOOR MANEUVERING CLEARANCES AT DOORS SEE 07-53



SIXTH FLOOR PLAN

SCALE 3/16" = 1'-0"

SEE A-2.4 FOR DIMENSIONS

LEGEND:

- 2-HOUR SHAFT
- 1-HOUR INTERIOR WALL 2-4 OR 2-6 PER STRUCTURAL
- 1-HOUR FIRE RATED WALL 5/8" STC RATING
- 1-HOUR CORRIDOR WALL 5/8" STC RATING
- 1-HOUR EXTERIOR WALL 2-4 OR 2-6 PER STRUCTURAL
- TWO HOUR FIRE BARRIER 4 ALL 5/8" STC 5/8" RATING
- DUCTS AND AIR TRANSFER OPENINGS THROUGH FIRE WALLS SHOWN BY SYMBOLS - ALLOWED DUCT AND AIR TRANSFER OPENINGS FINISH-TIONS SHALL BE PROTECTED AS REQUIRED IN SECTION 714 AND 717. DRAINAGE ARE INDICATED
- 2-4 FIRE RATING WALL
- 2-4 FIRE RATING WALL - ELECTRICAL PANEL
- PLASTIC HARDWARE
- CHANGE IN LEVEL AT THRESHOLD
- WIND/WEATHER/COOL WATER FLOODING OR SIMILAR, MP700 26-723
- ACCESSIBLE PATH OF TRAVEL
- DIRECTION OF SLOPE MAX. 2% @ DECKS AND BALCONIES
- 5 MIN. AIR CHANGE PER HR. FAN SHALL BE INSTALLED EXTERIOR STAIRWAYS AND TRANSFER CONTROLS - DUCTED TO EXTERIOR
- LOW LEVEL EXIT SIGN, SELF LUMINOUS, BOTTOM OF SIGN @ 3'-7" FROM APPROX. APPROX. LOW LEVEL EXIT SIGNS IN ALL INTERIOR EXIT CONDITIONS, ITS 2-4, 1-1/2, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
- HAND-ACTUATED SMOKE DETECTORS WITH A BATTERY BACKUP AND LOW BATTERY SIGNAL ARE REQUIRED IN ALL SLEEPING ROOMS. SMOKE DETECTOR COMBINATIONS SHALL BE LOW-FREQUENCY COMPLIANT.
- CARBON MONOXIDE SMOKE DETECTOR COMBINATIONS SHALL BE LOW-FREQUENCY COMPLIANT.
- EGRESS WINDOW 4' MIN. NET CLEAR OPENABLE AREA OF 5.7 S.F. AND 20" MIN. CLEAR OPENABLE WIDTH AND 24" MIN. OPENABLE HEIGHT. SILL HEIGHT MAX. 44" A.F.F. AT ALL BEDROOMS.
- WATER CONTROL DEVICES PER CODE SECTION 704 & 402.10 EXCEPT STAIRS
- ACCESSIBLE PATH OF TRAVEL MAX. 2% SLOPE AND MAX. 2% CROSS SLOPE MAX. 48" WIDTH FOR EXTERIOR WALLS BY MIN. 4'-0" WIDTH FOR INTERIOR COMMON HALLWAYS EXCEPT AT DOORWAYS - OTHER MANEUVERING CLEARANCE TAKES PRECEDENCE
- SHAFT TYPE
- REFRIGERATOR
- DENATURED
- 15' READ BOARD IN KITCHEN
- 2' READ BOARD IN LEVEL OF 3.0' WORK SURFACE
- 30' WORK SURFACE IN KITCHEN
- 2% MAX. SLOPE IN ALL DIRECTIONS
- SHAFT TYPE
- MECHANICAL PANEL FOR ACTUAL LOCATION OF THERMOSTAT. ALL THERMOSTATS IN EACH UNIT COMPLY WITH WHAT APPEARS ON UNIT AND C-PANEL OF RECEIVING AND RESPONSIBLE TO FURNISH RESPONSE SHEETS PRIOR TO GRABBING OF AN OCCUPANCY PERMIT BY THE ENGINEERING ARCHITECT. REFER TO SHEET 1.7.13 FOR SPECIFICATION.

- NOTES:
- 1. WATER SUBMETERS LOCATED ABOVE A BATHROOM. TYPICAL ALL UNITS
 - 2. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE REVISIONS OR FROM ENERGY CODE SECTIONS 116.106 THROUGH 116.109 SHALL BE PROVIDED TO THE OCCUPANT.
 - 3. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILING SHALL BE TESTED AS SPECIFIED IN SECTION 803
 - 4. FLOORS, DECKS & BALCONY FLOOR FINISHES TO BE SUP. RESISTANT
 - 5. FOR ALL RECD. MANEUVERING CLEARANCES AT DOORS SEE 1.7.13
- NOTE: ALL DOWNSPOUTS AND POOL DRAINS TO BHP DR. VENTS PER JO PLAN

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ISSUED FOR	REV.
06/06/25	PLANNING

PROJECT:
CASWELL

A-2.6