

**EXHIBIT "A"**  
 Page No. 2 of 8  
 Case No. ZA-2024-4476-NC

**MEANS OF EGRESS NOTES**

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE ILLUMINATED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER INSTRUCTIONS AND SECTION 2702, 1013.5
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. 1013.3
5. 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. 1013.3.3
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT, SEE 1010.1.9.3 FOR EXCEPTIONS.
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. LL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 & 1010.1.9.12
10. 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.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE
12. 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:
  - I. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
  - II. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - III. EXTERIOR EGRESS COMPONENTS OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - IV. INTERIOR EXIT DISCHARGES PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - V. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
13. 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.
14. 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 0.5 FOOT-CANDLE (5 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.05 FOOT-CANDLE (0.5 LUX) AT THE END OF THE EGRESS PATH. LIGHTING TIME DURATION, A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

**INTERIOR ENVIRONMENT NOTES**

1. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZE OPENINGS IN ACCORDANCE WITH SECTION 1204.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (1204.1 AND 1204.3)

**BUILDING ENVELOPE NOTES**

1. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER 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 PURPOSES 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. STORM DOORS.
  - D. UNFRAMED SWINGING DOORS.
  - E. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.
  - F. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES (610 MM) 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 (1525 MM) ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS.
  - G. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
    - I. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M<sup>2</sup>)
    - II. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) 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.
  - H. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL RAIL PANELS.
  - I. WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
    - I. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1,525 MM) ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING.
    - II. THE GLAZING IS WITHIN 90 INCHES (1,525 MM) OF A SWIMMING POOL OR SPA WATERS 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 INSTALLATION).
  - K. ADJACENT TO STAIRWAYS WITHIN 90 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).

**GENERAL NOTES:**

1. 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.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM 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 TI WORK OVER \$10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION. D. C. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NON-ABSORBENT 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 2208.
4. WATER HEATERS MUST BE STRAPPED TO A WALL (SEC. 507.3. UPC) F. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). 2405.5
5. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS G. OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
6. ALL CONTRACTORS OR SUBCONTRACTORS PERFORMING WORK SHALL HAVE AN ACTIVE CALIFORNIA STATE LICENSE.
7. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION, AND SERVICES NECESSARY FOR COMPLETION OF THE WORK EXCEPT AS PROVIDED BY THE OWNER AND AS NOTED OTHERWISE. SUCH EXCEPTIONS WILL BE NOTED "N/C" (NOT IN GENERAL CONTRACT) ON THE DRAWINGS.
8. ALL WORK SHALL PERFORMED IN ACCORDANCE WITH THESE DRAWINGS AND SPECIFICATIONS AND IN COMPLIANCE WITH THE LOCAL & UNIFORM BUILDING CODES, 2018 CRC; 2018 CBC; 2016 IPC; 2016 CEC; 2015 MCM; 2016 CA ENERGY CODE; 2016 CA GREEN BUILDING STANDARD CODE (CG); CITY OF LA CODE SUPPLEMENTS; AND ALL APPLICABLE ORDINANCES AND REGULATIONS OF ANY PUBLIC AUTHORITY BEARING THE PERFORMANCE OF THE WORK.
9. THE CONTRACTOR SHALL PROVIDE FOR ALL NECESSARY PERMITS AND INSPECTIONS, OTHER THAN THE PLAN CHECK AND BUILDING PERMIT FEES TO BE PROVIDED BY THE OWNER.
10. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE COMMENCING WITH WORK. (TKG WEST INC 310-400-9940)
11. ALL NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
12. ANY ERRORS, AMBIGUITIES OR OMISSIONS IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT FOR CORRECTION BEFORE ANY PART OF THE WORK IS STARTED. UNLESS EXPRESSLY STIPULATED, NO ADDITIONAL ALLOWANCE WILL BE MADE IN FAVOR OF THE CONTRACTOR AND/OR THE MANUFACTURER BY VIRTUE OF ERRORS, AMBIGUITIES AND/OR OMISSIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION OF BID ESTIMATE AND DIRECTED TO THE ATTENTION OF THE ARCHITECT IN A TIMELY MANNER.
13. IF THE CONTRACT DOCUMENTS ARE AT VARIANCE WITH THE ABOVE CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO THE PERFORMANCE OF SUCH WORK, AND ANY NECESSARY ADJUSTMENTS SHALL BE MADE BY APPROPRIATE MODIFICATION.
14. THE ABOVE NOTES ARE TO BE SUPERSEDED WHEN CONSTRUCTION DOCUMENTS ARE ACCOMPANIED BY "INSTRUCTIONS TO BIDDERS" AND/OR "GENERAL CONDITIONS" (2011).
15. THE CONSTRUCTION DOCUMENTS ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSE THAN ORIGINALLY INTENDED EXCEPT AS AUTHORIZED IN WRITING BY THE ARCHITECT. COPYRIGHT 2020.
16. ALL FOOTINGS, NAILING, REINFORCING, ANCHOR BOLTS, STRAPS, CONNECTORS, AND STRUCTURAL MEMBERS SHALL BE IN COMPLIANCE WITH ABOVE CODES, AND OTHER APPLICABLE CODES, AND AS SHOWN ON THE DRAWINGS.
17. THE CONTRACTOR SHALL MAINTAIN WORKERS COMPENSATION INSURANCE FOR HIS EMPLOYEES TO PROTECT HIMSELF AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES FROM PERSONAL OR BODILY INJURY, DEATH OR PROPERTY DAMAGE DURING THE COURSE OF THE CONTRACT. FIRE INSURANCE ONLY SHALL BE MAINTAINED BY THE OWNER.
18. ALL DUST AND NOISE CREATED BY THE WORK SHALL BE KEPT TO A MINIMUM WITH DEBRIS FROM DEMOLITION BEING REMOVED EXPEDITIOUSLY.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR TRASH REMOVAL OR BY APPROVED HAULER.
20. UPON COMPLETION OF THE WORK, ALL WORK AREAS SHALL BE LEFT BROOM CLEAN AND ALL DEBRIS REMOVED FROM THE SITE BY THE CONTRACTOR.
21. THE WORK OF ALL TRADES IS TO BE PERFORMED IN A WORKMANLIKE MANNER, AND SHALL BE PLUMB, LEVEL AND TRUE TO LINE. MATERIALS ARE TO BE NEW, FREE FROM DEFECTS, AND STORED AT THE JOB SITE IN A MANNER SUITABLE TO MAINTAIN THE INTEGRITY OF THE MATERIAL.
22. CONTRACTOR SHALL PROVIDE SUFFICIENT MEANS FOR PROTECTING EXPOSED INTERIOR FINISHES, AND NEW CONSTRUCTION AND MATERIALS FROM DAMAGE BY WEATHER, OR VANDALS FOR THE DURATION OF THE PROJECT. CONTRACTOR SHALL PROVIDE ALL BARRICADES, FENCES, AND ANY OTHER ITEM REQUIRED BY LOCAL ORDINANCE OR CODE.
23. ALL WEATHER EXPOSED JOINTS TO BE SET IN MASTIC.
24. CONTRACTOR SHALL PROVIDE SUFFICIENT MEANS FOR PROTECTING THE PUBLIC FROM INJURY AS WELL AS ADJACENT PROPERTY AND VEGETATION FROM DAMAGES, INCLUDING THE INSTALLATION OF BARRICADES AT THE OUTSIDE OF THE BUILDING FOR MAINTENANCE OF THE SAFETY OF THE RESIDENTS THROUGHOUT THE CONSTRUCTION.
25. A FIRE ALARM (VISUAL AND AUDIBLE) SYSTEM IS REQUIRED. THE ALARM SYSTEM MUST BE APPROVED BY THE FIRE DEPARTMENT AND ELECTRICAL PLAN PRIOR TO INSTALLATION.
26. CARBON MONOXIDE ALARM IS REQUIRED PER (SEC. 420.6.R.315)

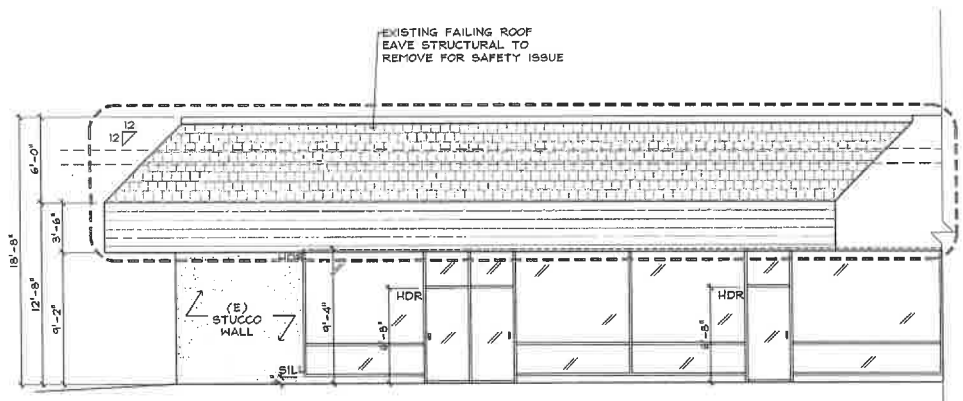
**URBAN DESIGN SPECIALISTS**  
 4850 ADELPHY WAY, SUITE 200, BEVERLY HILLS, CA 90210  
 TEL: 310.997.9999 WWW.URBANDESIGNSPECIALISTS.COM

1519 S BUNDY DR,  
LOS ANGELES, CA 90025

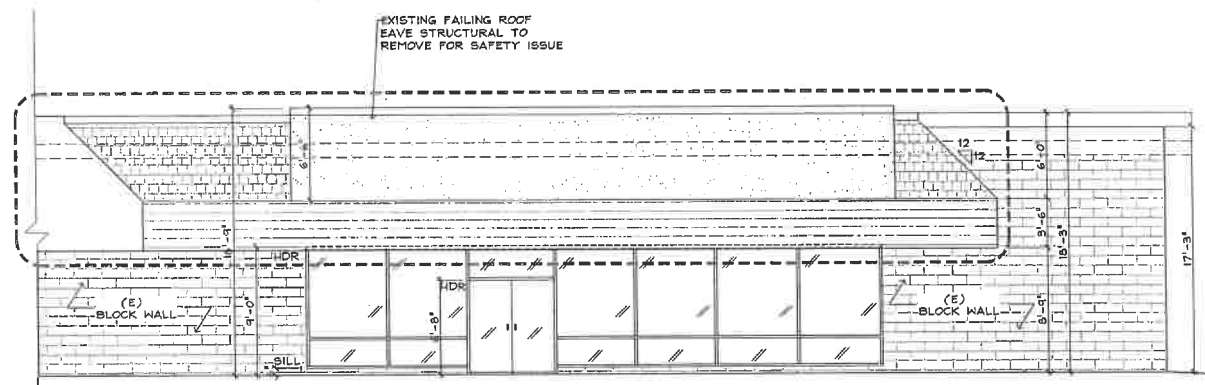
PROPOSED ELEVATIONS

**NOTES**  
 08-14-2021 2ND  
 PLANKING OK  
 05-20-2022 REV FOR  
 PLANKING  
 SCALE: 1/4" = 1'-0"  
 DATE: 05-20-2022  
 PAGE #  
 4.0

**EXHIBIT "A"**  
 Page No. 4 of 8  
 Case No. ZA-2024-4476-NC



**EXISTING ELEVATION 1  
 (NORTH WEST)**



**EXISTING ELEVATION 2  
 (NORTH EAST)**

**URBAN DESIGN SPECIALISTS**  
 4519 ADRIALTY WAY, SUITE A, MARINA DEL REY, CA 90291  
 TEL: 310.844-9994 WWW.URBANDESIGNSPECIALISTS.COM

**1519 S BUNDY DR,  
 LOS ANGELES, CA 90025**

**EXISTING ELEVATIONS**

**NOTES**  
 05-14-2021 2ND PLAN CHECK  
 05-21-2022 2ND RUDO.PIC  
 08-08-2022 2ND RDO.PIC

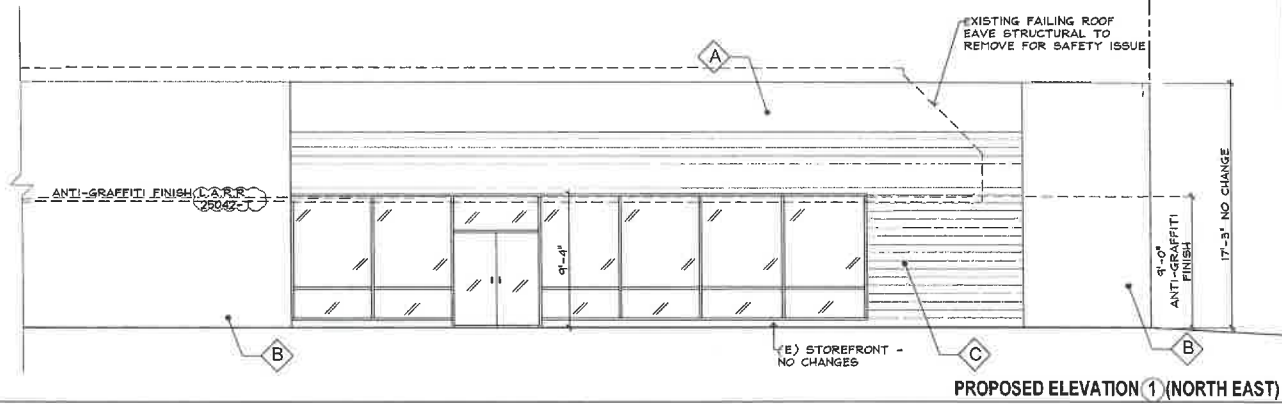
**SCALE:** 1/4" = 1'-0"  
**DATE:** 08.08.2022

**PAGE #**  
**2.0**

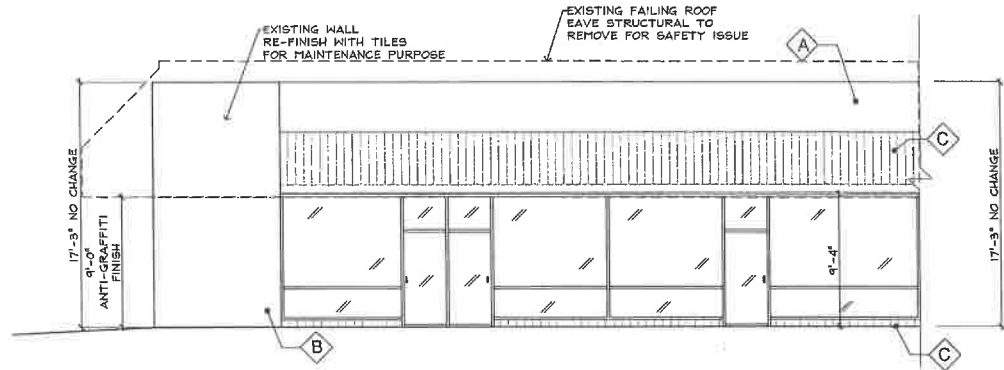
EXTERIOR FINISHES	
① STUCCO	NEW SMOOTH STUCCO FINISH COLOR : WHITE
② STUCCO	VENEER STONE TILE FINISH COLOR , WHITE & GRAY
③ NON COMPOSITE	CERAMIC TILE WOOD LOOK ,COLOR :T.B.D.
④ METAL	COPPER FLASHING AT TOP OF PARAPET
NOTE	ALL EXTERIOR LIGHTING WILL REDUCE GLARE AND SPILLOVER AND IS ARCHITECTURALLY COMPATIBLE WITH THE PROPOSED STRUCTURE

1. ALL EXTERIOR WALLS ARE BLOCK WALL -NO CHANGES-
2. NO COMPOSITE MATERIAL FOR EXTERIOR FINISHES.

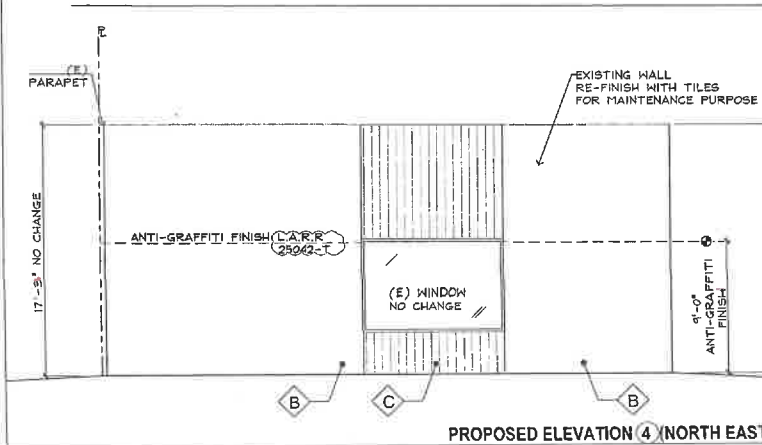
NOTE: CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND HEIGHTS.



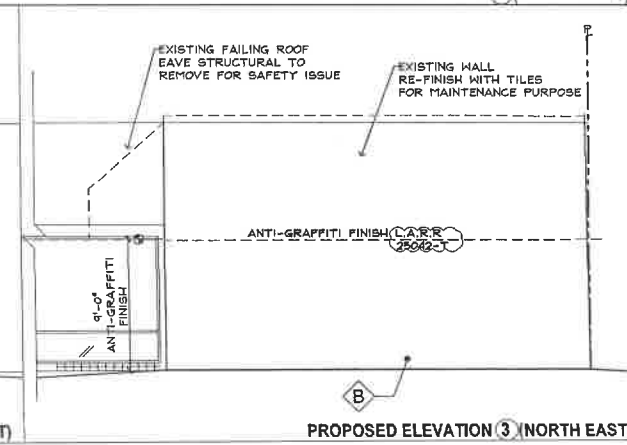
PROPOSED ELEVATION ① (NORTH EAST)



PROPOSED ELEVATION ② (NORTH WEST)



PROPOSED ELEVATION ④ (NORTH EAST)



PROPOSED ELEVATION ③ (NORTH EAST)

**EXHIBIT "A"**  
 Page No. 5 of 8  
 Case No. ZA-2024-4476-NC

**URBAN DESIGN SPECIALISTS**  
 4519 ADORNTALY WAY, SUITE A, MARINA DEL REY, CA 90232  
 TEL: 310.984.9894 WWW.URBANDESIGNSPECIALISTS.COM

1519 S BUNDY DR,  
 LOS ANGELES, CA 90025

PROPOSED  
 ELEVATIONS

NOTES  
 09-14-2021 2ND  
 PLAN CHECK  
 05-21-2022 2ND BLDG PC  
 03-08-2022 2ND BLDG PC

SCALE: 1/4" = 1'-0"  
 DATE: 08/04/2022

PAGE #  
**3.0**