Sea Breeze Homes Apartments

1311 Sepulveda Boulevard, Los Angeles, CA 90501

for

A&M Properties

23545 Crenshaw Blvd. Suite 100, Torrance, CA 90505

ABBREVIATIONS

@	AT	JAN	JANITOR
AB	ANCHOR BOLT	JST	JOIST
AC	ASPHALTIC CONCRETE	JT	JOINT
ACOUS	ACOUSTICAL	K.C.	KEENE'S CEMENT
ALT	ALTERNATE	KIT	KITCHEN
AC	ACRE	K.B.	KNOX BOX
AD	AREA DRAIN	LAM	LAMINATE(D)
ALUM	ALUMINUM	LAV	LAVATORY
A.T.	ASPHALT TILE	LGTH	LENGTH
ADJ	ADJUSTABLE	LKR	LOCKER
AFF	ABOVE FINISH FLOOR	MAS	MASONRY
AFS	ABOVE FINISH SURFACE	MAX	MAXIMUM
BD	BOARD	MECH	MECHANICAL
BLK	BLOCK	MEMB	MEMBRANE
BLKG	BLOCKING	MET	METAL
BM	BEAM	MEZZ	MEZZANINE
BO	BOTTOM OF	MH	MANHOLE
BOT	BOTTOM	MIN	MINIMUM
BLDG	BUILDING	MISC.	MISCELLANEOUS
BET	BETWEEN	MO	MASONRY OPENING
BO	BOTTOM OF	MR	MOISTURE RESISTANT
CA	CASEMENT	MFG	MANUFACTURING
CL	CENTER LINE	MFR	MANUFACTURER
CB	CATCH BASIN	N	[illegible]
CEM	CEMENT	NIC	NOT IN CONTRACT
CER	CERAMIC	NO.	NUMBER
CIP	CAST IRON PIPE	NOM	NOMINAL
CJ	CONTROL JOINT	NR	NOT RATED
CLG	CEILING	NTS	NOT TO SCALE
CLO	CLOSET	OBSC.	OBSCURE
CLR	CLEAR	OC	ON CENTER
CO	CLEAN OUT	OD	OUTSIDE DIAMETER OR OVERFLOW DRAIN
COL	COLUMN	OFF.	OFFICE
COM	COMMON	OPG	OPENING
CONC	CONCRETE	OVFL	OVERFLOW
CONT	CONTINUOUS	OPP	OPPOSITE
CORR.	CORRIDOR	PARTL	PARTIAL
CPT	CARPET	PIP	POURED IN PLACE
CW	COLD WATER	PL	PROPERTY LINE/PLATE
CT	CERAMIC TILE	PLAM	PLASTIC LAMINATE
C.YD	CUBIC YARD	PLYWD	PLYWOOD
D	DEPTH	PLAS	PLASTER
DBL	DOUBLE	PR	PAIR
DET	DETAIL	PREP	PREPARATION
DF	DRINKING FOUNTAIN	PRTN	PARTITION
DIA	DIAMETER	P.O.T.	[illegible]
DIAG	DIAGONAL	P.T.	PRESERVATIVE TREATED
DIM	DIMENSION	R	RADIUS OR RISER
DR	DOOR	RD	ROOF DRAIN
DS	DOWNSPOUT	REF	REFRIGERATOR
DW	DISHWASHER	REINF	REINFORCING
DWG	DRAWING	RESIL	RESILIENT
DWR	DRAWER	REQ'D	REQUIRED
EA	EACH	RM	ROOM
EDF	ELECTRICAL DRINKING FOUNTAIN	RO	ROUGH OPENING
ELEC	ELECTRICAL	SAF	SELF-ADHERED FLEXIBLE FLASHING
ELEV	ELEVATION	SC	SOLID CORE
ENCL	ENCLOSURE	SF	SQUARE FOOT
EXH	EXHAUST	SHT	SHEET
EXIST	EXISTING	SHTG	SHEATHING
EXP	EXPANSION	SIM	SIMILAR
EXT	EXTERIOR	SL	SLIDER
EJ	EXPANSION JOINT	SPECS	SPECIFICATIONS
FD	FLOOR DRAIN	SPF	SPECIAL FINISH
FEC	FIRE EXTINGUISHER CABINET	SQ	SQUARE
FG	FUEL GAS	SS	STAINLESS STEEL
FH	FIRE HYDRANT	ST	STONE
FHC	FIRE HOSE CABINET	STC	SOUND [illegible] CLASS
FIN	FINISH	STD	STANDARD
FLR	FLOOR	STL	STEEL
FLRG	FLOORING	STRUCT	STRUCTURAL
FTG	FOOTING	STOR	STORAGE
F. GL	FIXED GLASS	SUSP	SUSPENDED
FR	FINISH ROOF	SYM	SYMETRICAL
FS	FLOOR SINK	T	TREAD
FLUOR	FLUORESCENT	TEL	TELEPHONE
FOC	FACE OF CONCRETE	TERR	TERRAZZO
FOM	FACE OF MASONRY	T & G	TONGUE AND GROOVE
FOS	FACE OF STUD	TO	TOP OF
FOF	FACE OF FINISH	TOC	TOP OF CURB OR CONCRETE
FF	FINISH FLOOR	TOM	TOP OF MASONRY
FJ	FLOOR JOIST	TOW	TOP OF WALL
GA	GAUGE	TORL	TOP OF RAIL
GALV	GALVANIZED	TYP	TYPICAL
GI	GALVANIZED IRON	THRU	THROUGH
GL	GLASS	TEMP	TEMPERED
GR	GRADE	TOP	TOP OF PARAPET
GYP BD	GYPSUM BOARD	TOPL	TOP OF PLATE
GD	GARBAGE DISPOSAL	TOR	TOP OF ROOF
H	HIGH	TOS	TOP OF STEEL
HB	HOSE BIBB	TOW	TOP OF WALL
HC	HOLLOW CORE	TYP	TYPICAL
HDR	HEADER	U	URINAL
HGT	HEIGHT	UNO	UNLESS NOTED OTHERWISE
H.PT	HIGH POINT	VERT	VERTICAL
H.M.	HOLLOW METAL	VEST	VESTIBULE
HORIZ	HORIZONTAL	VCT	VINYL COMPOSITION TILE
HTR	HEATER	VIF	VERIFY IN FIELD
HW	HOT WATER	W	WIDE
HWD	HARDWOOD	W/	WITH
ID	INSIDE DIAMETER	W/O	WITHOUT
IDF	INTERMEDIATE DISTRIBUTION FRAME	WAINS	WAINSCOT
INT	INTERIOR	WC	WATER CLOSET OR WALL COVERING
INSUL	INSULATION	WD	WOOD
INV	INVERT	WDB	WOOD BASE
IPS	IRON PIPE SIZE	WDF	WOOD FLOOR
I.I.C.	IMPACT INSULATION CLASS	WH	WATER HEATER
		WI	WROUGHT IRON
		WIO	WHEN IT OCCURS
		WP	WATERPROOF
		WP ◇	WORKING POINT
		WR	WATER RESISTANT

SYMBOLS

METAL STUD

INSULATION

MASONRY

FINISH WOOD

CERAMIC

GYPSUM BOARD

SHOTCRETE

CONCRETE

METAL

PLYWOOD

INTERIOR ELEVATION (SHT. NO. / DET. NO.)

WINDOW LETTER

DOOR NUMBER

SECTION DESIGNATION SHEET NUMBER

DETAIL NUMBER SHEET NUMBER

GRID LINE

KEY NOTE

EXTERIOR COLOR & MATERIAL

PROJECT TEAM

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T-24

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SHEET INDEX

plumbing (under a separate permit)

landscape (under a separate permit)

CONDITIONS OF APPROVAL

A)	TYPE IA PODIUM HEIGHT-NOT TO EXCEED 2 STORIES ABOVE GRADE PLANE.	COMPLIES, SEE SHEET A301 THROUGH A305
B)	THE SECOND STORY BELOW THE HORIZONTAL ASSEMBLY SHALL BE LIMITED TO THE USES PERMITTED IN CONDITION #4 OF SECTION 91.510.2. NO GROUP E, H, I, OR INDIVIDUAL GROUP A OCCUPANCY WITH AN OCCUPANT LOAD OF MORE THAN 300 OCCUPANT LOAD SHALL BE PERMITTED IN THE SECOND STORY BELOW THE HORIZONTAL ASSEMBLY.	COMPLIES
C)	ALL DWELLING UNITS AND SLEEPING UNITS ABOVE AND BELOW THE HORIZONTAL ASSEMBLY SHALL COMPLY WITH SECTION 91.102.9.	[illegible]
D)	WHEN THERE IS A MIXED OCCUPANCY CONTAINING GROUP R USE IN THE SECOND STORY BELOW THE HORIZONTAL ASSEMBLY, PROVIDE A ONE HOUR FIRE RATED BARRIER CONSTRUCTION SEPARATING RESIDENTIAL UNITS FROM NONRESIDENTIAL USES. ANY OPENING ON THE ONE-HOUR FIRE RATED CONSTRUCTION SHALL BE PROTECTED WITH 3/4 HOUR FIRE PROTECTION RATED CLOSURES.	PROVIDED, SEE SHEETS A202 AND A610
E)	HORIZONTAL ASSEMBLY FIRE-RESISTANCE-RATING: HORIZONTAL ASSEMBLY SEPARATING THE BUILDING WILL HAVE A FIRE-RESISTANCE-RATING OF 4 HOURS WITH THROUGH PENETRATIONS PROTECTED BY 3 HOUR RATED FIRESTOP ASSEMBLIES.	PROVIDED, SEE FLOOR PLANS AND FIRE ASSEMBLY SHEETS A611 THROUGH A616
F)	ALL THE REQUIRED EXIT STAIR WIDTHS SHALL BE SIZED PER .3 INCH/OCCUPANT (MIN 44INCH) AND ALL OTHER EGRESS COMPONENTS FOR .2 INCH/OCCUPANT AND IN COMPLIANCE WITH SECTION 1008.1 FOR DOORS, 1010.6 FOR RAMPS, 1017 FOR AISLES, AND 1018.2 FOR CORRIDORS.	COMPLIES, SEE SHEET CS-003
G)	ALL EXIT STAIRWAYS ABOVE THE HORIZONTAL MUST BE EXTENDED TO THE ROOF LEVEL.	COMPLIES, SEE SEE SHEET A207
H)	ENHANCED FIRE ALARM SYSTEM- FIRE ALARM SYSTEM WILL BE UPGRADED TO INCLUDE: - AN AUTOMATIC SMOKE DETECTION SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM, IN ALL INTERIOR CORRIDORS SERVING DWELLING AND SLEEPING UNITS. - MANUEL FIRE ALARM BOXES PER SECTION 91.907.4.2 OF LAFC. - AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM THROUGHOUT THE BUILDING IN ACCORDANCE WITH SECTION 907.5.2.2	UNDER SEPARATE PERMIT
I)	FIREWALL TERMINATION- IF THE BUILDING ABOVE THE HORIZONTAL ASSEMBLY REQUIRES FIREWALLS TO COMPLY WITH ALLOWABLE BUILDING AREA LIMITATIONS OF SECTION 503, CONSISTENT WITH EXCEPTION 5 TO SECTION 706.6, THE FIREWALL(S) WILL EXTEND FROM THE TOP OF THE 4 HOUR HORIZONTAL ASSEMBLY LOCATED ABOVE THE TYPE IA SECOND STORY.	COMPLIES, SEE SHEETS A201 THROUGH 207
J)	THIS MODIFICATION SHALL NOT APPLY TO OR BE COMBINED WITH SECTION 510.5 "GROUP R-1 AND R-2 BUILDINGS OF TYPE IIA CONSTRUCTION"	COMPLIES
K)	THIS MODIFICATION SHALL NOT APPLY TO ANY HIGH-RISE BUILDING AS DETERMINED BY THE FIRE DEPARTMENT.	COMPLIES
L)	AN OCCUPIED ROOF WITH 50 OR MORE OCCUPANTS WILL BE CONSIDERED A STORY ABOVE THE HORIZONTAL ASSEMBLY. ANY OCCUPIED ROOF WILL BE CONSIDERED A FLOOR FOR THE PURPOSE OF SECTION 403 OF CBC.	COMPLIES
M)	MAY NOT USE THE OPEN SPACE ABOVE THE HORIZONTAL ASSEMBLY (BASICALLY THE ROOF OF THE BUILDING BELOW THE ASSEMBLY) FOR FRONTAGE INCREASE PER SECTION 91.506.2.0	COMPLIES

These plans have been **REVISED**

Date. 01/30/15

EXHIBIT "A"

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structural

[illegible]	[illegible]
[illegible]	TYPICAL DETAILS
S1.3	TYPICAL DETAILS
[illegible]	TYPICAL DETAILS
[illegible]	TYPICAL DETAILS
[illegible]	FOUNDATION PLAN
[illegible]	1ST FLOOR CONCRETE SLAB PLAN
[illegible]	1ST FLOOR CONCRETE SLAB REINFORCEMENT PLAN
[illegible]	1ST FLOOR CONCRETE SLAB REINFORCEMENT PLAN
[illegible]	2ND FLOOR CONCRETE SLAB PLAN
[illegible]	2ND FLOOR CONCRETE SLAB REINFORCEMENT PLAN
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[illegible]	CONCRETE DETAILS
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[illegible]	CONCRETE DETAILS
[illegible]	CONCRETE DETAILS

mechanical (under a separate permit)

electrical (under a separate permit)

SHEET INDEX

general information - architectural

CS-01	COVER SHEET - SHEET INDEX, VICINITY MAP, PROJECT TEAM DIRECTORY
[illegible]	PROJECT INFORMATION / PROJECT JUSTIFICATION
[illegible]	PROJECT INFORMATION / PROJECT JUSTIFICATION
[illegible]	CALC'S FOR MAX ALLOWABLE AREA OF OPENINGS
[illegible]	GENERAL PLAN AMENDMENT AND ZONE CHANGE
[illegible]	GENERAL NOTES
[illegible]	ACCESSIBILITY NOTES
[illegible]	CALIFORNIA TITLE 24 DISABLED ACCESS DETAILS
[illegible]	CALIFORNIA TITLE 24 DISABLED ACCESS DETAILS
[illegible]	ACCESSIBILITY COMPLIANCE - UNIT PLANS
[illegible]	ACCESSIBILITY COMPLIANCE - COMMON AREAS
[illegible]	[illegible]
MG 1-3	METHANE GAS PROTECTION SYSTEM
[illegible]	[illegible]
[illegible]	STREET LEVEL PLAN & PARTIAL SECTION FOR DIRECT PODIUM ACCESS
[illegible]	1ST FLOOR PLAN AND GARAGE LEVELS EXIT DIAGRAMS
[illegible]	2ND FLOOR (PODIUM) PLAN
FO-09	5TH FLOOR PLAN
[illegible]	ROOF PLAN

green building

[illegible]	GREEN BUILDING GENERAL NOTES
[illegible]	GREEN BUILDING BASEMENT / STREET LEVEL PLAN
[illegible]	GREEN BUILDING 1ST FLOOR PLAN
[illegible]	GREEN BUILDING ROOF PLAN
GREEN 7	LANDSCAPING IRRIGATION PLAN
GREEN 8	FOUNDATION SLAB PLAN

civil

[illegible]

CIVIL 1	APPROVED CIVIL GRADING PLAN
CIVIL 2	APPROVED STORM WATER PLAN

architectural

[illegible]	PLOT PLAN, VICINITY & AREAL MAP
[illegible]	SITE PLAN
[illegible]	STREET LEVEL (BASEMENT) FLOOR PLAN
[illegible]	FIRST LEVEL FLOOR PLAN
[illegible]	SECOND LEVEL FLOOR PLAN
[illegible]	THIRD LEVEL FLOOR PLAN
[illegible]	FOURTH LEVEL FLOOR PLAN
[illegible]	FIFTH LEVEL FLOOR PLAN
[illegible]	ROOF PLAN
[illegible]	BUILDING EXTERIOR ELEVATIONS
A302	BUILDING EXTERIOR ELEVATIONS
[illegible]	BUILDING SECTIONS / COURTYARD ELEVATIONS
[illegible]	WALL ASSEMBLY DETAILS & SCHEDULE
[illegible]	WALL ASSEMBLY DETAILS
A403	DOOR SCHEDULE
[illegible]	UNIT A PLANS
[illegible]	UNIT B PLANS
[illegible]	UNIT C PLANS
[illegible]	UNIT D PLANS
[illegible]	UNIT E PLANS
[illegible]	UNIT F PLANS
A570	COMMUNITY ROOM PLANS
[illegible]	WALL SECTIONS
[illegible]	SITE AND PODIUM DETAILS
[illegible]	ELEVATOR DETAILS
[illegible]	STAIR DETAILS
[illegible]	DOOR DETAILS
[illegible]	WINDOW AND STOREFRONT DETAILS
[illegible]	WALL AND BALCONY DETAILS
[illegible]	ROOF AND TRELLIS
[illegible]	ASSEMBLY AND MISCELLANEOUS DETAILS
[illegible]	INTERIOR STAIR AND MISCELLANEOUS DETAILS
[illegible]	FIRE DETAILS
A6.12	FIRE DETAILS
[illegible]	FIRE DETAILS
[illegible]	FIRE DETAILS
[illegible]	FIRE DETAILS
[illegible]	FIRE DETAILS

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WRITTEN DIMENSIONS SHALL HAVE [illegible] OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE DESIGNER IS TO BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE DESIGNER FOR REVIEW BEFORE [illegible] WITH FABRICATION.

CARLOS OVALLE, ARCHITECT, LEED AP

REVISIONS

REVISION NO. & DESC. | BY | DATE

ISSUES

CLIENT APPROVAL

PHASE | SIGNATURE | DATE

PROJECT #

092882

PROJECT NAME

DESIGN DEVELOPMENT FOR SEA BREEZE HOMES APARTMENTS

1311 SEPULVEDA BLVD., LOS ANGELES, CA 90501

OWNER

A&M PROPERTIES

23545 CRENSHAW BLVD., STE 100
TORRANCE, CA 90505
PHONE 310-539-5390

KEYPLAN

DATE

Jan. 9th, 2015

SHEET TITLE

PROJECT INFO, SHEET INDEX

SCALE

N.T.S.

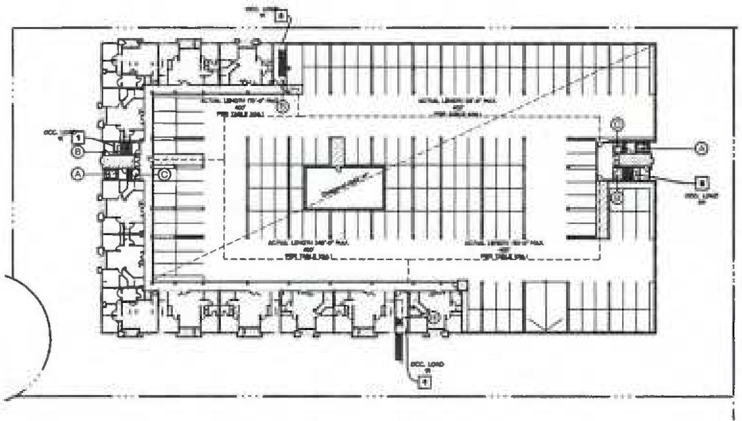
SHEET NUMBER

CS-001

SHEET OF SHEETS

DISCIPLINE

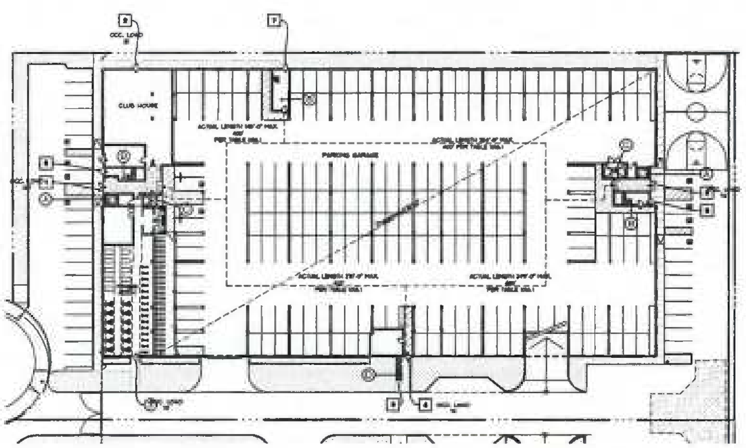
ARCHITECTURE



EXIT #	LOAD CALCS	TOTAL
1	27 + 64	91
2	27 + 64	91
3	64	64
4	27 + 64	91

(A)	2-HR ELEVATOR SHAFT (CBC 2013 707.4)
(B)	2-HR STAIR EXIT ENCLOSURE (CBC 2013 1022.1)
(C)	2-HR TRASH ROOM ENCLOSURE (CBC 2013 508.2)

Garage at First Floor Level (2)
SCALE: NONE



EXIT #	LOAD CALCS	TOTAL
1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	[illegible]	[illegible]
4	[illegible]	[illegible]
5	[illegible]	[illegible]

EXIT #	LOAD CALCS	TOTAL
6	EXIT DOOR LOAD	
7	EXIT DOOR LOAD	
8	EXIT DOOR LOAD	
9	EXIT DOOR LOAD	

(A)	2-HR ELEVATOR SHAFT (CBC 2013 707.4)
(B)	2-HR STAIR EXIT ENCLOSURE (CBC 2013 1022.1)
(C)	2-HR TRASH ROOM (CBC 2013 508.2)
(D)	OPEN EXIT STAIR FROM COURTYARD (CBC 2013 1026.1)

Garage at Street Level (1)
SCALE: NONE

building load analysis per occupant load

	USE	AREA (SQ. FT.)	OCCUPANT LOAD FACTOR (TABLE 1004.1.1)	OCCUPANT LOAD	# OF EXITS REQUIRED
BASEMENT/ STREET LEVEL	FITNESS ROOM	3,366	50	34	2
	CLUB HOUSE	2,440	15	163	2
	PARKING GARAGE	59,076	200	296	2
1ST FLOOR LEVEL	RESIDENTIAL	16,149	200	81	2
	PARKING GARAGE	30,801	200	154	2
2ND FLOOR LEVEL (PODIUM)	RESIDENTIAL	49,147	200	246	2
	COMMUNITY ROOM	1,002	15	67	2
COURTYARD AT 2ND FLOOR LEVEL	COURTYARD WITHOUT PLANTERS	2379	15	159	2
	POOL / SPA	500	50	10	
3RD FLOOR LEVEL	RESIDENTIAL	50,197	200	251	3
4TH FLOOR LEVEL	RESIDENTIAL	50,197	200	251	2
5TH FLOOR LEVEL	RESIDENTIAL	41,150	200	207	2
	ROOF DECK #1	730	15	79	1
	ROOF DECK #2	730	15	79	1
	ROOF DECK #3	730	15	79	1

BUILDING CODE ANALYSIS

governing code:

- 2013 CALIFORNIA BUILDING CODE (CBC)
- 2013 CALIFORNIA FIRE CODE
- 2011 LOS ANGELES BUILDING CODE

occupancy:

- R-2 RESIDENTIAL UNITS
- S-2 NATURALLY VENTILATED ON-GRADE PARKING GARAGE
- A-3 COMMUNITY CENTER (LESS THAN 10% OF R-2 AREA)

type of construction:

- TYPE IA - FULLY SPRINKLERED (NFPA 13) - GARAGE LEVEL (S-2)
- TYPE VA - FULLY SPRINKLERED (NFPA 13) - SECOND to FOURTH FLOORS

BUILDING EXITING ANALYSIS

exit component width/capacity calculations

CAPACITY CALCULATION FOR MINIMUM WIDTH CODE PRESCRIBED EXIT COMPONENTS. SEE LOAD TABLE ON SHEET A00 AND EXIT DIAGRAMS ON THIS SHEET

stairways

allowable

MINIMUM ACCESSIBLE EGRESS WIDTH OF AN EXIT STAIR PER OCCUPANT SERVED, AS PER CBC 1005.1

THE MAXIMUM CAPACITY REQUIRED FROM ANY STORY OF A BUILDING SHALL BE MULTIPLIED BY 0.3"

MAXIMUM CAPACITY (STAIRS LEVEL 3) = (56 / 4 X 0.3" = 16.8"

MINIMUM WIDTH OF STAIR SHALL NOT BE LESS THAN 44" (CBC SECTION 1009.1), THEREFORE THE EXIT STAIRWAY SHALL BE 44" (CBC SECTION 1005.3 EXCEPT 4)

provided

MINIMUM WIDTH OF STAIR = 44"

corridors

allowable

MINIMUM ACCESSIBLE EGRESS WIDTH OF OTHER EGRESS COMPONENT PER OCCUPANT SERVED, AS PER CBC 1005.1, BUT SHALL NOT BE LESS THAN 44" (CBC SECTION 1018.2)

THE MAXIMUM CAPACITY REQUIRED FROM ANY STORY OF A BUILDING SHALL BE MULTIPLIED BY 0.2"

MAXIMUM CAPACITY (RESIDENTIAL LEVEL 3) = 56 X .2" = 23.2"

REQUIRED MINIMUM WIDTH OF CORRIDOR = 23.2"

provided

MINIMUM WIDTH OF CORRIDOR = 6'-0"

dead end corridor

THE LENGTH OF DEAD END CORRIDOR SHALL NOT EXCEED 50'-0" PER 1018.4 EXCEPTION 2

doors/gates

MINIMUM WIDTH OF DOOR = 32" (CBC SECTION 1008.1.1)
CAPACITY OF 36" DOOR (CBC 1005.3.2) 0.2"/PERSON =

MAXIMUM CAPACITY (STAIRS LEVEL 3) = 56 X .2" = 11.6"

provided

MINIMUM EGRESS DOOR = 3'-0"

EXITING DIAGRAMS

FOR TYPE VA CONSTRUCTION BUILDING (R-2 OCCUPANCY), TRAVEL DISTANCE TO REACH AN EXIT SHALL NOT EXCEED 250' WITH APPROVED SPRINKLER SYSTEM PER C.B.C. TABLE 1016.2

FOR A-3 OCCUPANCY BUILDING, THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 75' PER C.B.C. TABLE 1014.3

FOR R-2 OCCUPANCY BUILDING, THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125' PER C.B.C. TABLE 1014.3 EXCEPTION 4. BUILDING REQUIRED TO HAVE A FULL NFPA 13 SYSTEM (CBC 903.3.1.1)

BUILDING CODE ANALYSIS

ALLOWABLE BUILDING AREA AND HEIGHT FOR ACCESSORY OCCUPANCIES

2013 CBC SECTION 508.2.3

" THE ALLOWABLE BUILDING AREA AND HEIGHT OF THE BUILDING SHALL BE BASED ON THE ALLOWABLE BUILDING AREA AND HEIGHT FOR THE MAIN OCCUPANCY IN ACCORDANCE WITH SECTION 503.1..."

allowable height

2013 CBC SECTION 508.2.3

"EACH OCCUPANCY SHALL COMPLY WITH THE HEIGHT LIMITATIONS BASED ON THE TYPE OF CONSTRUCTION OF THE BUILDING IN ACCORDANCE WITH SECTION 503.1. THE HEIGHT, IN BOTH FEET AND STORIES OF EACH FIRE AREA SHALL BE MEASURED FROM THE GRADE PLANE. THIS MEASUREMENT SHALL INCLUDE THE HEIGHT, IN BOTH FEET AND STORIES, OF INTERVENING FIRE AREAS."

FOR TYPE IA CONSTRUCTION: AT BASEMENT & 1ST FLOOR

OCCUPANCY GROUP	TABULAR HEIGHT (STORIES / FT)	+	SPRINKLER INCREASE	=	MAXIMUM ALLOWABLE HEIGHT
A-1	UNLIMITED				
S-2	UNLIMITED				
R-2	3 / 50 FT	+	1 / 20 FT	=	4 STORIES / 60 FT FROM GRADE PLAN

FOR TYPE VA CONSTRUCTION: AT 2ND, 3RD, 4TH & 5TH FLOORS

OCCUPANCY GROUP	TABULAR HEIGHT (STORIES / FT)	+	SPRINKLER INCREASE	=	MAXIMUM ALLOWABLE HEIGHT
R-2	3 / 50 FT	+	1 / 20 FT	=	4 STORIES / 60 FT FROM GRADE PLAN

HEIGHT PROVIDED

OCCUPANCY GROUP	STORY LOCATION	FEET MEASURED FROM FROM GRADE PLANE TO TOP OF ROOF	
A-1	BASEMENT	UNLIMITED	
S-2	BASEMENT + 1ST FL	UNLIMITED	
R-2	2ND, 3RD, 4TH & 5TH STORY	60' MAX HT	COMPLIES

SEE SHEET CS03 FOR DETAILED CALCULATIONS

grade plane elevation calculation

SEE SHEET A03 FOR DIAGRAM AND GRADE PLANE ELEVATION CALCULATIONS

PROJECT INFORMATION/ ZONING

project description:

NEW CONSTRUCTION OF A FIVE-STORY HOUSING CONTAINING 176 UNITS W/ CLUB HOUSE OVER 2-STORY (BASEMENT AND ABOVE GRADE) PARKING GARAGE W/ [illegible]

project summary

SITE AND BUILDING SUMMARY

LEGAL	TRACT NO. [illegible] LOT NO.3
ADDRESS	1309 W. SEPULVEDA BLVD. LOS ANGELES, CA 90501
TOTAL LOT AREA (S.F./ACRES)	0,102 S.F./ 2.53
TOTAL UNITS	176
EXISTING ZONING	M3-1VL
PROPOSED ZONING	
DENSITY	641 S.F. / UNIT
OCCUPANCY CLASSIFICATION	R2/S2
TOTAL LOT F.A.R.	1.90
BUILDING COVERAGE	52,702 S.F. 48.72%
BUILDING HEIGHT	60'-0" MAX
GARAGE AREA (1 & 2 LEVEL)	125,032 S.F.

PROVIDED BUILDING AREA	
RESIDENTIAL GROSS / LIVABLE AREA	186,512 S.F.
CIRCULATION	26,935 S.F.
COMMUNITY ROOM	1,002 S.F.
TOTAL	214,449 S.F.

REQUIRED OPEN SPACE		
2 BDROOMS UNITS =>	100 S.F.	16700 S.F.
3 BDROOMS UNITS =>	125 S.F.	1125 S.F.
TOTAL		17,825 S.F.

PROVIDED OPEN SPACE	
PRIVATE OPEN AREA	12,723 S.F.
COMMUNITY ROOM	1,002 S.F.
COUTYARD (PODIUM)	16,158 S.F.
FITNESS CENTER	3,135 S.F.
CLUB HOUSE	2,978 S.F.
YARD (STREET LEVEL)	20,204 S.F.
ROOF DECK	3,047 S.F.
TOTAL	59,247 S.F.

RESIDENTIAL UNITS SUMMARY

PLAN	[illegible]	AREA	SUBTOTAL	QUANTITY
A	2 BR / 2 BA	980 S.F.	42,140 S.F.	43
B	2 BR / 2 BA	1,120 S.F.	44,800 S.F.	40
C	2 BR / 2 BA	1,002 S.F.	31,062 S.F.	31
D	2 BR / 2 BA	1,087 S.F.	18,479 S.F.	17
E	2 BR / 2 BA	1,034 S.F.	37,224 S.F.	36
F	3 BR / 2 BA	1,423 S.F.	12,807 S.F.	9
TOTAL			186,512 S.F.	176

RESIDENTIAL UNITS PRIVATE OPEN SPACE SUMMARY

PLAN	[illegible]	AREA	SUBTOTAL	QUANTITY
A	2 BR / 2 BA	70 S.F.	3,010 S.F.	43
B	3 BR / 2 BA	90 S.F.	3,600 S.F.	40
C	2 BR / 2 BA	74 S.F.	2,294 S.F.	31
D	3 BR / 2 BA	60 S.F.	1,020 S.F.	17
E	2 BR / 2 BA	64 S.F.	2,304 S.F.	36
F	3 BR / 2 BA	55 S.F.	495 S.F.	9
TOTAL			[illegible]	

parking summary

REQUIRED PARKING SPACES		
2 OCU. SPACES /UNIT	176 =	352 SPACES
0.25 GUEST SPACE / UNIT	=	44 SPACES
TOTAL		396 SPACES

PROVIDED PARKING SPACES	
GUEST @ STREET LEVEL	38 SPACES
RESIDENTIAL @ 1 LEVEL	216 SPACES
RESIDENTIAL @2 LEVEL	161 SPACES
TOTAL	415 SPACES

PROVIDED PARKING SPACES BY TYPE		
STANDARD	8.6'x18.0'	[illegible]
COMPACT	8.0'x15.0'	[illegible]
GUEST DA PARKING	44 x 5%	[illegible]
RESIDENT DA PARKING	352 x 2%	[illegible]

CARLOS OVALLE ARCHITECTS

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CARLOS OVALLE ARCHITECT, LEED AP

REVISIONS

REVISION NO. & DESC.	BY	DATE

ISSUES

ISSUED FOR	DATE

CLIENT APPROVAL

PHASE	SIGNATURE	DATE

PROJECT #
092882

PROJECT NAME
DESIGN DEVELOPMENT
FOR
SEA BREEZE
HOMES APARTMENTS
1311 SEPULVEDA BLVD.,
LOS ANGELES, CA 90501

OWNER
A&M PROPERTIES
23545 CRENSHAW BLVD., STE 100
TORRANCE, CA 90505
PHONE 310-539-5390

KEYPLAN

DATE
Nov. 15th, 2014

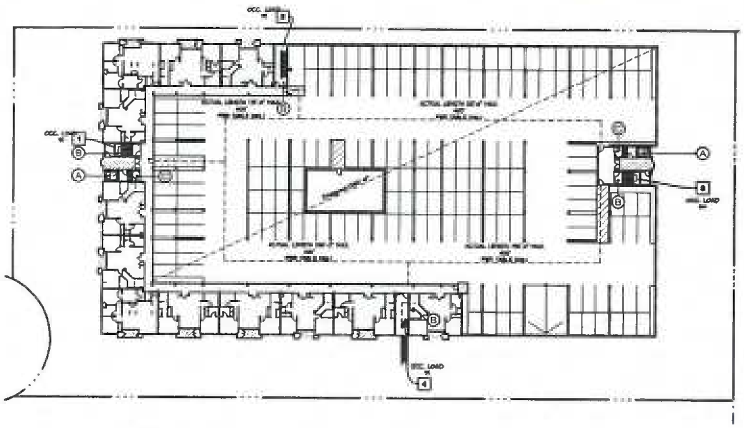
SHEET TITLE
PROJECT INFO
AND JUSTIFICATION

SCALE
N.T.S.

SHEET NUMBER
CS-002

SHEET OF SHEETS

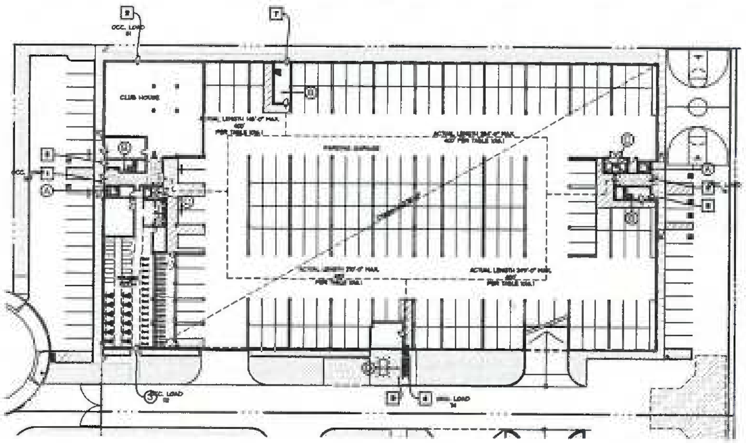
DISCIPLINE
ARCHITECTURE



EXIT #	LOAD CALC'S	TOTAL
1	21 + 64	[illegible]
2	21 + 64	[illegible]
3	64	64
4	21 + 64	[illegible]

A	2-HR ELEVATOR SHAFT (CBC 2013 707.4)
B	2-HR STAIR EXIT ENCLOSURE (CBC 2013 1022.1)
C	2-HR TRASH ROOM ENCLOSURE (CBC 2013 509.2)

Garage at First Floor Level
SCALE: NONE



A	2-HR ELEVATOR SHAFT (CBC 2013 707.4)
B	2-HR STAIR EXIT ENCLOSURE (CBC 2013 1022.1)
C	2-HR TRASH ROOM (CBC 2013 509.2)
D	OPEN EXIT STAIR FROM COURTYARD (CBC 2013 1026.1)

	EXIT CALCS
5	EXIT DOOR LOAD
6	EXIT DOOR LOAD
7	EXIT DOOR LOAD
8	EXIT DOOR LOAD

Garage at Street Level
SCALE: NONE

building load analysis per occupant load

	USE	AREA (SQ. FT.)	OCCUPANT LOAD FACTOR (TABLE 1004.1.1)	OCCUPANT LOAD	# OF EXITS REQUIRED
BASEMENT/ STREET LEVEL	FITNESS ROOM	3,366	[illegible]	224	[illegible]
	CLUB HOUSE	[illegible]	[illegible]	[illegible]	[illegible]
	PARKING GARAGE	[illegible]	[illegible]	[illegible]	[illegible]
1ST FLOOR LEVEL	RESIDENTIAL	18,[illegible]	200	[illegible]	2
	PARKING GARAGE	[illegible]	[illegible]	304	[illegible]
2ND FLOOR LEVEL (PODIUM)	RESIDENTIAL	[illegible]	[illegible]	246	[illegible]
	COMMUNITY ROOM	1,002	[illegible]	67	[illegible]
COURTYARD AT 2ND FLOOR LEVEL	COURTYARD WITHOUT PLANTERS	[illegible]	[illegible]	[illegible]	[illegible]
	POOL / SPA	[illegible]	50	[illegible]	
3RD FLOOR LEVEL	RESIDENTIAL	50,197	200	[illegible]	[illegible]
4TH FLOOR LEVEL	RESIDENTIAL	50,197	200	[illegible]	[illegible]
5TH FLOOR LEVEL	RESIDENTIAL	[illegible]	[illegible]	207	[illegible]
	ROOF DECK #1	[illegible]	[illegible]	79	[illegible]
	ROOF DECK #2	[illegible]	[illegible]	79	[illegible]
	ROOF DECK #3	[illegible]	[illegible]	79	[illegible]

BUILDING CODE ANALYSIS

governing code:

- 2013 CALIFORNIA BUILDING CODE (CBC)
- 2013 CALIFORNIA FIRE CODE
- 2014 LOS ANGELES BUILDING CODE

occupancy:

- R-2 RESIDENTIAL UNITS
- S-2 NATURALLY VENTILATED ON-GRADE PARKING GARAGE
- A-3 COMMUNITY CENTER (LESS THAN 10% OF R-2 AREA)

type of construction:

- TYPE IA - FULLY SPRINKLERED (NFPA 13) - GARAGE LEVEL (S-2)
- TYPE VA - FULLY SPRINKLERED (NFPA 13) - SECOND to FOURTH FLOORS

BUILDING EXITING ANALYSIS

exit component width/capacity calculations

CAPACITY CALCULATION FOR MINIMUM WIDTH CODE PRESCRIBED EXIT COMPONENTS. SEE LOAD TABLE ON SHEET A001 AND EXIT DIAGRAMS ON THIS SHEET

stairways

allowable

MINIMUM ACCESSIBLE EGRESS WIDTH OF AN EXIT STAIR PER OCCUPANT SERVED, AS PER CBC 1005.1

THE MAXIMUM CAPACITY REQUIRED FROM ANY STORY OF A BUILDING SHALL BE MULTIPLIED BY 0.3"

MAXIMUM CAPACITY (STAIRS LEVEL 3) = (56 / 4 X 0.3" = 16.8"

MINIMUM WIDTH OF STAIR SHALL NOT BE LESS THAN 44" (CBC SECTION 1009.1), THEREFORE THE EXIT STAIRWAY SHALL BE 44" (CBC SECTION 1007.3 EXCEPT 1)

provided

MINIMUM WIDTH OF STAIR = 44"

corridors

allowable

MINIMUM ACCESSIBLE EGRESS WIDTH OF OTHER EGRESS COMPONENT PER OCCUPANT SERVED, AS PER CBC 1005.1 BUT SHALL NOT BE LESS THAN 44" (CBC SECTION 1018.2)

THE MAXIMUM CAPACITY REQUIRED FROM ANY STORY OF A BUILDING SHALL BE MULTIPLIED BY 0.2"

MAXIMUM CAPACITY (RESIDENTIAL LEVEL 3) = 56 X .2" = 11.2"

REQUIRED MINIMUM WIDTH OF CORRIDOR = 11.2"

provided

MINIMUM WIDTH OF CORRIDOR = 5'-0"

dead end corridor

THE LENGTH OF DEAD END CORRIDOR SHALL NOT EXCEED 50'-0" PER 1018.4 EXCEPTION 2

doors/gates

MINIMUM WIDTH OF DOOR = 32" (CBC SECTION 1008.1) CAPACITY OF 36" DOOR (CBC 1005.3.2) 0.2"/PERSON =

MAXIMUM CAPACITY (STAIRS LEVEL 3) = 56 X .2" = 11.2"

provided

MINIMUM EGRESS DOOR = 3'-0"

EXITING DIAGRAMS

FOR TYPE VA CONSTRUCTION BUILDING (R-2 OCCUPANCY), TRAVEL DISTANCE TO REACH AN EXIT SHALL NOT EXCEED 250' WITH APPROVED SPRINKLER SYSTEM PER C.B.C. TABLE 1016.2

FOR A-3 OCCUPANCY BUILDING , THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 75' PER C.B.C. TABLE 1014.3

FOR R-2 OCCUPANCY BUILDING , THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125' PER C.B.C. TABLE 1014.3 EXCEPTION 4. BUILDING REQUIRED TO HAVE A FULL NFPA 13 SYSTEM (CBC 903.3.1.1)

BUILDING CODE ANALYSIS

ALLOWABLE BUILDING AREA AND HEIGHT FOR ACCESSORY OCCUPANCIES

2013 CBC SECTION 508.2.3

" THE ALLOWABLE BUILDING AREA AND HEIGHT OF THE BUILDING SHALL BE BASED ON THE ALLOWABLE BUILDING AREA AND HEIGHT FOR THE MAIN OCCUPANCY IN ACCORDANCE WITH SECTION 503.1..."

allowable height:

2013 CBC SECTION 508.2.3

"EACH OCCUPANCY SHALL COMPLY WITH THE HEIGHT LIMITATIONS BASED ON THE TYPE OF CONSTRUCTION OF THE BUILDING IN ACCORDANCE WITH SECTION 503.1. THE HEIGHT, IN BOTH FEET AND STORIES OF EACH FIRE AREA SHALL BE MEASURED FROM THE GRADE PLANE. THIS MEASUREMENT SHALL INCLUDE THE HEIGHT, IN BOTH FEET AND STORIES, OF INTERVENING FIRE AREAS."

FOR TYPE IA CONSTRUCTION: AT BASEMENT & 1ST FLOOR

OCCUPANCY GROUP	TABULAR HEIGHT (STORIES/ FT)	+ SPRINKLER INCREASE	= MAXIMUM ALLOWABLE HEIGHT
A-1	UNLIMITED		
S-2	UNLIMITED		
R-2	3 / 50 FT	+ 1/ 20 FT	= 4 STORIES / 60 FT FROM GRADE PLAN

FOR TYPE VA CONSTRUCTION: AT 2ND, 3RD, 4TH & 5TH FLOORS

OCCUPANCY GROUP	TABULAR HEIGHT (STORIES/ FT)	+ SPRINKLER INCREASE	= MAXIMUM ALLOWABLE HEIGHT
R-2	3 / 50 FT	+ 1/ 20 FT	= 4 STORIES / 60 FT FROM GRADE PLAN

HEIGHT PROVIDED

OCCUPANCY GROUP	STORY LOCATION	FEET MEASURED FROM FROM GRADE PLANE TO TOP OF ROOF	
A-1	BASEMENT	UNLIMITED	
S-2	BASEMENT + 1ST FL	UNLIMITED	
R-2	2ND, 3RD, 4TH & 5TH STORY	60' MAX HT	COMPLIES

SEE SHEET C803 FOR DETAILED CALCULATIONS

grade plane elevation calculation

SEE SHEET A112 FOR DIAGRAM AND GRADE PLANE ELEVATION CALCULATIONS

PROJECT INFORMATION/ ZONING

project desctiption:

NEW CONSTRUCTION OF A FIVE-STORY HOUSING CONTAINING 176 UNITS W/ CLUB HOUSE OVER 2-STORY (BASEMENT AND ABOVE GRADE) PARKING GARAGE W/ COMMUNITY CENTER, FITNESS CENTER AND LEASING OFFICE

project summary

SITE AND BUILDING SUMMARY

LEGAL	TRACK No. 65846 LOT No.2
ADDRESS	1311 W. SEPULVEDA BLVD. LOS ANGELES, CA 90501
TOTAL LOT AREA (S.F./ACRES)	112,804 S.F./ 2.59
TOTAL UNITS	176
EXISTING ZONNING	M3-1VL
PROPOSED ZONNING	C2-2
DENSITY	641 S.F. / UNIT
OCCUPANCY CLASIFICATION	R2/S2
TOTAL LOT F.A.R.	1.90
BUILDING COVERAGE	52,702 S.F. 46.72%
BUILDING HEIGHT	65'-0" MAX
GARAGE AREA (1 & 2 LEVEL)	125,032 S.F.

[illegible]	
RESIDENTIAL GROSS / LIVABLE AREA	186,512 S.F.
CIRCULATION	26,935 S.F.
COMMUNITY ROOM	1,002 S.F.
TOTAL	214,449 S.F.

REQUIRED OPEN SPACE		
2 BDROOMS UNITS =>	125 S.F.	[illegible]
3 BDROOMS UNITS =>	175 S.F.	[illegible]
TOTAL		22,450 S.F.

PROVIDED OPEN SPACE	
PRIVATE OPEN AREA	12,723 S.F.
COMMUNITY ROOM	1,002 S.F.
COUTYARD (PODIUM)	16,158 S.F.
FITNESS CENTER	3,136 S.F.
CLUB HOUSE	2,978 S.F.
YARD (STREET LEVEL)	20,204 S.F.
ROOF DECK	3,047 S.F.
TOTAL	59,247 S.F.

RESIDENTIAL UNITS SUMMARY

PLAN	DESCIPTION	AREA	SUBTOTAL	QUANTITY
A	2 BR / 2 BA	980 S.F.	42,140 S.F.	43
B	2 BR / 2 BA	1,120 S.F.	44,800 S.F.	40
C	2 BR / 2 BA	1,002 S.F.	31,062 S.F.	31
D	2 BR / 2 BA	1,087 S.F.	18,479 S.F.	17
E	2 BR / 2 BA	1,034 S.F.	37,224 S.F.	36
F	3 BR / 2 BA	1,423 S.F.	12,807 S.F.	9
TOTAL			186,512 S.F.	176

RESIDENTIAL UNITS PRIVATE OPEN SPACE SUMMARY

PLAN	DESCIPTION	AREA	SUBTOTAL	QUANTITY
A	2 BR / 2 BA	70 S.F.	3,010 S.F.	43
B	2 BR / 2 BA	90 S.F.	3,600 S.F.	40
C	2 BR / 2 BA	74 S.F.	2,294 S.F.	31
D	2 BR / 2 BA	60 S.F.	1,020 S.F.	17
E	2 BR / 2 BA	64 S.F.	2,304 S.F.	36
F	3 BR / 2 BA	55 S.F.	495 S.F.	9
TOTAL			[illegible]	

parking summary

[illegible]			
2	COV. SPACES /UNIT	176 =	352 SPACES
0.25	GUEST SPACE / UNIT	=	44 SPACES
TOTAL			396 SPACES

PROVIDED PARKING SPACES	
GUEST @ STREET LEVEL	[illegible]
RESIDENTIAL @ 1 LEVEL	[illegible]
RESIDENTIAL @2 LEVEL	[illegible]
TOTAL	415 SPACES

PROVIDED PARKING SPACES BY TYPE		
STANDARD	8'-6"x18'-0"	228 SPACES
COMPACT	8'-0"x15'-0"	177 SPACES
GUEST DA PARKING	44 x 5%	3 SPACES
RESIDENT DA PARKING	352 x 2%	7 SPACES

CARLOS OVALLE
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REVISIONS

REVISION NO. & DESC.	BY	DATE

ISSUES

ISSUED FOR	DATE

CLIENT APPROVAL

PHASE	SIGNATURE	DATE

PROJECT #
092882

PROJECT NAME
DESIGN DEVELOPMENT
FOR
SEA BREEZE
HOMES APARTMENTS
1311 SEPULVEDA BLVD.,
LOS ANGELES, CA 90501

OWNER
A&M PROPERTIES
23545 CRENSHAW BLVD., STE 100
TORRANCE, CA 90505
PHONE 310-539-5390

KEYPLAN

DATE
Jan. 9th, 2015

SHEET TITLE
PROJECT INFO
AND JUSTIFICATION

SCALE
N.T.S.

SHEET NUMBER
CS-002

SHEET OF SHEETS

DISCIPLINE
ARCHITECTURE

general elevation notes

1. ALL VERTICAL ELEVATIONS SHOWN AT EXTERIOR ELEVATIONS OR BUILDING SECTIONS U.O.N. ARE FROM THE TOP OF FLOOR SHEATHING AT THE UPPER FLOOR UNITS OR FROM THE TOP OF CONCRETE AT GRADE LEVEL OR PODIUM LEVEL UNITS TO TOP PLATES OF THE WALL AT THAT STORY U.O.N.
2. ALL MANUFACTURED PRODUCTS TO BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURERS REQUIREMENTS AND PRODUCT LISTINGS.
3. ALL EXPOSED WOOD TRIM OR ARCHITECTURAL WOOD DETAIL TO BE PRE-PRIMED & PAINTED
4. **A. HEADER SUPPORT REQUIRED:**
   H.B.M.A. PROVIDE IN CONFORMANCE WITH C.B.C. CHAPTER 14 BURIED ALL EXTERIOR FINISH MATERIALS. INSTALL ALL H.B.M. IN CONFORMANCE WITH THEIR MANUFACTURER'S LISTINGS. H.B.M. PRODUCTS EXPOSED TO U.V. RAYS DURING CONST. EXCEEDING THE MANUFACTURERS ALLOWANCE ARE TO BE REMOVED AND REPLACED. HEATERBOARD LAP ALL MEMBRANE PRODUCTS AND FLASHINGS FOR A WATERTIGHT STRUCTURE.

   H.B.M. TO BE REMOVED 60 MINUTE GRADE "D" PAPER INSTALLED AS FOLLOWS:
   a. AT EXTERIOR SIDING OR SHINGLES HYDROH 1 LAYER OVER ALL SUBSTRATES
   b. AT EXTERIOR PLASTER APPLIED DIRECTLY OVER WOOD SHEATHING INSTALL A MINIMUM 2 LAYERS PER C.B.C. SECTION 3103.5
   c. AT EXTERIOR PLASTER APLIED DIRECTLY OVERT. SHEATHING THEN HD. SHTG. INSTALL A MIN. 3 LAYER.
   d. EXTERIOR PLASTER OVER SPACED HD. OR METAL STUDS MIN. 1 LAYER.
   B. S.A.C.F.: PROVIDE SELF ADHERED COMPOSITE FLASHING:
   a. AT ALL WINDOW, DOOR, VENT AND GRILL PENETRATIONS THROUGH EXTERIOR WALL FINISHES IN CONFORMANCE WITH OPENING, SUB-FLASHING DETAIL VARIOUS
   b. 12" WIDE CENTERED ON ALL VERTICAL REMINTORS BETWEEN SIDING TRIM AND EXTERIOR PLASTER.
   c. MIN. 12" SQ. PATCH AT ALL GUARD OR HANDRAIL BRACKET WALL ATTACHMENTS PATCH TO BE CENTERED ON ATTACHMENT BOLT PATTERN.
   d. ALL HORIZONTAL PLASTERED SURFACES TO BE PROVIDED WITH CONTINUOUS S.A.C.F. HEATERBOARD LAPPED MIN. 3" UP AND 3" DOWN. ALL VERTICAL PLANES WITH H.B.M.

WINDOW AND DOOR HEAD HEIGHTS:
a. WINDOW HEADER HEIGHTS SHOWN AT EXTERIOR ELEVATIONS ARE NOMINAL. WHERE DOOR AND WINDOW HEAD HEIGHTS SHOWN AT THE EXTERIOR ELEVATIONS APPEARS TO BE THE SAME THE CONTRACTOR WILL VERIFY THE ROUGH OPENING HEADER HEIGHT OF THE DOOR AND SET THE WINDOW HEADER AS NECESSARY FOR ALIGNMENT OF THE WINDOW FRAME AND TRIM WITH THE DOOR FRAME AND TRIM.
b. WINDOWS LOCATED WHERE EXTERIOR DROPPED SOFFITS OCCUR (AND CEILING AND WINDOW HEIGHTS ARE INDICATED TO BE RELATIVELY THE SAME HEIGHT) WILL SET THE HEADERS FLUSH WITH THE CEILING FRAMING SUCH THAT CEILING FINISH MATERIAL WILL TERMINATE INTO SIDE OF WINDOW FRAME. CEILING FINISH TERMINATING INTO THE GLAZING OR SASH PORTION OF THE WINDOW IS NOT ACCEPTABLE.

WINDOW ALIGNMENT:
AT STACKED UNITS WHERE OPENINGS ALIGN VERTICALLY IN ELEVATION THE OPERABLE SIDE OF WINDOWS AND SLIDING GLASS DOORS WILL BE THE SAME AT ALL LEVELS.

WALL PENETRATIONS ALIGNMENT:
EXPOSED MECH. GRILLS, VENTS, DRYER HOODS ETC.... WHEN OCCUR AT EXTERIOR WALL ELEVATIONS ARE TO BE CENTERED AND ALIGN VERTICALLY OR HORIZONTALLY WITH ADJACENT VENTS. WHEN SIMILAR ITEMS OCCUR IN THE SAME WALL PLANE AS UNITS ABOVE ALIGN THESE COMPONENTS WITH VERTICALLY AT ALL FLOOR LEVELS.

B. [illegible] INDICATES EXTERIOR WINDOW OR SLIDING GLASS DOOR

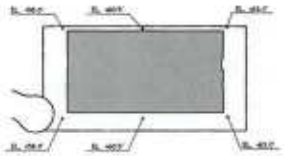
LAYER SUB-CONSTRUCTION WALL CLADDING REQUIREMENTS:
IN CONFORMANCE W/ C.B.C. SECTION 13.6.3.3 PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM SHEATHING AT EXTERIOR BUILDING WALLS REQUIRED TO BE 1 HOUR RATED AND LOCATED WITHIN 5'-0" FROM A PROPERTY LINE OR ABRIDGED PROPERTY LINE WHERE MANUFACTURER NON-RATED EXTERIOR SIDING IS TO BE INSTALLED.

5/8" TYPE "X" GYPSUM SHEATHING IS NOT REQUIRED AT EXTERIOR BUILDING WALLS LOCATED BEYOND 5'-0" FROM A PROPERTY LINE OR AN ABRIDGED PROPERTY LINE WHERE NON RATED MANUFACTURED SIDING IS TO BE INSTALLED PROVIDED A MIN. 3/8" EXTERIOR GLUE PLYWOOD PANEL OR SHEATHING PRODUCTS LISTED AT C.B.C. TABLE 721.6.2.3.1 ARE INSTALLED PRIOR TO NON RATED SIDING PRODUCT.

elevation keynotes

1. [illegible] SEE ROOF PLAN FOR MORE DETAILED INFORMATION!
2. **DOWNSPOUTS:**
   a. INSTALL RAIN DOWNSPOUTS AND DOWNSPOUT STRAPS TO WALL PER S.M.A.C.N.A. RECOMMENDATIONS.
   b. SEE ROOF PLAN NOTES FOR DOWNSPOUT STYLES AND SIZES. PROVIDE FACTORY FINISH AS SELECTED BY ARCHITECT U.O.N.
   PROVIDE FLEXIBLE NO DRIPPED DOWNSPOUT ELBOWS AT TERMINATIONS WHERE DOWNSPOUTS ARE NOT DIRECTLY CONNECTED TO A STORM DRAIN SYSTEM. PROVIDE CONCRETE SPLASH BLOCKS W/ FLOW REDUCTION RIBS AT THESE TERMINATIONS AND DIRECT WATER FLOW AWAY FROM THE STRUCTURE.
3. **ALUMINUM STOREFRONT SYSTEM:** (SEE WINDOW SCHEDULE FOR MORE DETAILED INFORMATION) MANUFACTURER T.B.D.
4. **VINYL WINDOWS:** (SEE WINDOW SCHEDULE FOR MORE DETAILED INFORMATION) SILVER COLOR, MANUFACTURER T.B.D.
5. **FLASHING WINDOW, CONTROL JOINT:** SEE DETAIL 18/A0.1 FOR MORE INFORMATION.
6. **EXTERIOR PLASTER:**
   WALLS: 1/8" THK. (3 COAT) OF WEATHER RESISTANT METAL LATH ON H.B.M.
   FINISH: SMOOTH U.O.N.
   CEILING: 1/8" THK. EXTERIOR PLASTER OVER EXPANDED METAL RIB LATH
7. **METAL HANDRAIL/RAILING:**
   INSTALL PER DETAIL -/-.
   GUARDRAILS SHALL BE IN CONFORMANCE WITH C.B.C. SECTION 1013 AND HANDGRAILS SHALL BE IN CONFORMANCE C.B.C. SECTION 1012.
8. **METAL GUARDRAIL:**
   REFER TO DETAIL A8--
9. **METAL AWNING:**
   REFER TO DETAIL A8--
10. **GARDEN ACCENTS:**
    REFER TO LANDSCAPING
11. **SUNNY METAL:**
    REFER TO DETAIL A8--

grade plane elevation calculation



AVERAGE GRADE ELEVATION AT 6 FEET FROM THE BUILDING FOR EACH EXTERIOR WALL:

NORTH	: (	63.0'	+	63.0') / 2	=	63.0'
EAST	: (	63.0'	+	68.0') / 2	=	65.5'
SOUTH	: (	68.0'	+	68.0') / 2	=	68.0'
WEST	: (	68.0'	+	63.0') / 2	=	65.5'

1042' / 4 = 66.5'

ELEVATION OF GRADE PLANE = EL. 66.5'

south elevation (2)

east elevation (1)

scale: 3/32" = 1'-0"
0 16 32

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DIMENSION DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. N.O. THE DESIGNER IS TO BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THIS DRAWING. SHOP DRAWINGS MUST BE SUBMITTED TO THE DESIGNER FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

CARLOS OVALLE ARCHITECT, LEED AP

REVISIONS

REVISION NO. & DESC.	BY	DATE

ISSUES

ISSUED FOR	DATE

CLIENT APPROVAL

PHASE	SIGNATURE	DATE

PROJECT #
092882

PROJECT NAME
DESIGN DEVELOPMENT FOR
SEA BREEZE HOMES APARTMENTS
1311 SEPULVEDA BLVD., LOS ANGELES, CA 90501

OWNER
A&M PROPERTIES
2354S CRENSHAW BLVD., STE 100
TORRANCE, CA 90505
PHONE 310-539-0380

DATE
Jan. 9th, 2015

SHEET TITLE
BUILDING ELEVATIONS

SCALE
3/32"=1'-0"

SHEET NUMBER
A301

SHEET OF SHEETS

DISCIPLINE
ARCHITECTURE

general elevation notes

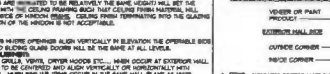
1. ALL VERTICAL ELEVATIONS SHOWN AT EXTERIOR ELEVATIONS OR BUILDING SECTIONS U.O.N. ARE FROM THE TOP OF FLOOR SHEATHING AT THE UPPER FLOOR UNITS OR FROM THE TOP OF CONCRETE AT GRADE LEVEL OR PODIUM LEVEL UNITS TO TOP PLATES OF THE HALL AT THAT STORY U.O.N.
2. ALL MANUFACTURED PRODUCTS TO BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURERS REQUIREMENTS AND PRODUCT LISTINGS.
3. ALL EXPOSED WOOD TRIM OR ARCHITECTURAL WOOD DETAIL TO BE PRE-PRIMED & PAINTED
4. A. **MOISTURE BARRIER MEMBRANE**
   PA.M.H.J. PROVIDE IN CONFORMANCE WITH C.B.C. CHAPTER 14 BELOW ALL EXTERIOR FINISH MATERIALS. INSTALL ALL M.B.M. IN CONFORMANCE WITH THEIR MANUFACTURERS LISTINGS. M.B.M. PRODUCTS EXPOSED TO U.V. RAYS DURING CONST. ENGINEERING THE MANUFACTURERS ALLOWANCE ARE TO BE REMOVED AND REPLACED. WEATHERBOARD LAP ALL MEMBRANE PRODUCTS AND FLASHINGS FOR A WATERTIGHT STRUCTURE.
   N.B.H. TO BE MINIMUM 60 MINUTE GRADE "D" PAPER INSTALLED AS FOLLOWS:
   a. AT EXTERIOR SIDING OR SHINGLE PROPERLY LATER OVER ALL SUBSTRATES
   b. AT EXTERIOR PLASTER APPLIED DIRECTLY OVER WOOD SHEATHING INSTALL A MINIMUM 2 LAYERS PER C.B.C. SECTION 2510.6
   c. AT EXTERIOR PLASTER APLIED DIRECTLY OVERPY. SHEATHING THEN NO. 2HTG. INSTALL A MIN. 1) LAYER.
   d. EXTERIOR PLASTER OVER SPACED NO. OR METAL STUDS MIN. 1 LAYER.
   B. **SILL FLASHING** PROVIDE SELF ADHERED COMPOSITE FLASHING:
   a. AT ALL WINDOW, DOOR, VENT AND GRILL PENETRATIONS THROUGH EXTERIOR WALL FINISHES IN CONFORMANCE WITH OPENING, SUB-FLASHING DETAIL VIA/E.6
   b. 12" WIDE CENTERED ON ALL VERTICAL TRANSITIONS BETWEEN SIDING TRIM AND EXTERIOR PLASTER.
   c. MIN. 12" SQ. PATCH AT ALL GUARD OR HANDRAIL BRACKET WALL ATTACHMENTS PATCH TO BE CENTERED ON ATTACHMENT BOLT PATTERN.
   d. ALL HORIZONTAL PLASTERED SURFACES TO BE PROVIDED WITH CONTINUOUS S.A.C.R. REINFORCED CAPPED MIN. 3" UP AND 3" DOWN ADJ. VERTICAL PLANES WITH M.B.M.

WINDOW AND DOOR HEAD HEIGHTS
a. WINDOW HEADER [illegible] EXTERIOR ELEVATIONS ARE NOMINAL. WHERE DOOR AND WINDOW HEAD [illegible] THE EXTERIOR ELEVATIONS APPEARS TO BE THE SAME THE CONTRACTOR WILL VERIFY THE ROUGH OPENING HEADER HEIGHT OF THE DOOR AND SET THE WINDOW [illegible] FOR ALIGNMENT OF THE WINDOW FRAME AND AND TRIM WITH THE DOOR FRAME AND TRIM.
b. WINDOWS LOCATED [illegible] DROPPED BOFFITS OCCUR (AND CEILING AND WINDOW HEIGHTS ARE [illegible] TO BE RELATIVELY THE SAME HEIGHT WILL SET THE HEADERS FLUSH WITH THE CEILING FRAMING EACH THAT CEILING FINISH MATERIAL WILL TERMINATE INTO SIDE OF WINDOW FRAME. CEILING FINISH TERMINATING INTO THE GLAZING OR SASH PORTION OF THE WINDOW IS NOT ACCEPTABLE.

WINDOW ALIGNMENT
AT STACKED UNITS WHERE OPENINGS ALIGN VERTICALLY IN ELEVATION THE OPERABLE SIDE OF WINDOWS AND SLIDING GLASS DOORS WILL BE THE SAME AT ALL LEVELS.

WALL PENETRATIONS ALIGNMENT
EXPOSED WALL GRILLS, VENTS, DRYER HOODS ETC.... WHEN OCCUR AT EXTERIOR WALL ELEVATIONS ARE TO BE CENTERED AND ALIGN VERTICALLY OR HORIZONTALLY WITH ADJACENT VENTS. WHEN SIMILAR ITEMS OCCUR IN THE SAME WALL PLANE AS UNITS ABOVE ALIGN THESE COMPONENTS WITH VERTICALLY AT ALL FLOOR LEVELS.

3. REFER TO ROOF PLAN FOR ROOFING INFORMATION.
4. REFER TO ROOF PLAN FOR ROOFING DETAILS NOT SHOWN IN FOR ROOF MATERIAL INFORMATION.
5. BUILDING ELEVATION COLORS, SIDING, STONE VENEER, TRIM, ETC., AT ALL LOCATIONS IS REQUIRED TO RETURN TO AN INNER BLDG. CORNER U.O.N. SEE DIAGRAM BELOW. TERMINATION OF COLORS, TRIM AND VENEERS AT OUTSIDE CORNERS IS NOT ACCEPTABLE.



6. INDICATES EGRESS WINDOW OR SLIDING GLASS DOOR

WEST ELEVATION - MAXIMUM ALLOWABLE OPENING CALCULATIONS - 10'-0" SETBACK

THE BUILDING IS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM. PER 2013 C.B.C. 602C. TOB.B.1, THE MAX. ALLOWABLE AREA OF UNPROTECTED OPENING SHALL BE THE SAME AS TABULATED IN THE LIMITATIONS FOR PROTECTED OPENINGS. PER 2013 C.V.C. TABLE T05.5. THE MAX. ALLOWABLE AREA OF UNPROTECTED OPENINGS WHERE FIRE SEPARATION DISTANCE IS 10 FEET TO LESS THAN 15 FEET IS 45% IN AN EXTERIOR WALL.

AREA	BASEMENT/ STREET LEVEL TIER	1ST FLOOR TIER	2ND FLOOR TIER	3RD FLOOR TIER	4TH FLOOR TIER	5TH FLOOR
ELEVATION AREA	3,870 S.F.	3,634 S.F.	3,210 S.F.	3,210 S.F.	3,210 S.F.	2,956 S.F.
AREA OF OPENINGS	1,030 S.F.	1,160 S.F.	1,011 S.F.	985 S.F.	913 S.F.	[illegible] S.F.
ELEVATION AREA / AREA OF OPENINGS (%)	0.26%	0.31%	0.31 %	0.29 %	0.29 %	0.34 %

THE PROPOSED AREA OF UNPROTECTED OPENINGS IS LESS THAN THE MAX. ALLOWABLE AREA OF UNPROTECTED OPENINGS PER C.B.C. TABLE T05.5

elevation keynotes

1. [illegible] SEE ROOF PLAN FOR MORE DETAILED INFORMATION
2. **DOWNSPOUTS**
   a. INITIAL RAIN DOWNSPOUTS AND DOWNSPOUT STRAPS TO HALL PER S.M.U.C.N.A. RECOMMENDATIONS.
   b. SEE ROOF PLAN NOTES FOR DOWNSPOUT STYLES AND SIZES. PROVIDE FACTORY FINISH AS SELECTED BY ARCHITECT U.O.N.
   PROVIDE FLEXIBLE TO DISCRIBE DOWNSPOUT ELBOWS AT TERMINATIONS WHERE DOWNSPOUTS ARE NOT DIRECTLY CONNECTED TO A STORM DRAIN SYSTEM. PROVIDE CONCRETE SPLASH BLOCKS W/ RUSH REDUCTION PADS AT THESE TERMINATIONS AND DIRECT WATER FLOW AWAY FROM THE STRUCTURE.
3. **ALUMINUM STOREFRONT SYSTEM** SEE WINDOW SCHEDULE FOR MORE DETAILED INFORMATION/ MANUFACTURER T.B.D.
4. **VINYL WINDOWS** SEE WINDOW SCHEDULE FOR MORE DETAILED INFORMATION/ SILVER COLOR, MANUFACTURER T.B.D.
5. **EXTERIOR WALL CONTROL JOINT** SEE DETAIL 18/A6.1 FOR MORE INFORMATION
6. **EXTERIOR PLASTER**
   WALLS- 7/8" THK. (3 COAT) OV WEATHER RESISTANT METAL LATH ON M.B.M.
   FASIA- SMOOTH U.O.N.
   CEILING- 1/2" THK. EXTERIOR PLASTER OVER EXPANDED METAL RIB LATH
7. **METAL BALCONY RAILING**
   INSTALL PER DETAIL -/--
   GUARDRAILS SHALL BE IN CONFORMANCE WITH C.B.C. SECTION 1015 AND HANDRAILS SHALL BE IN CONFORMANCE C.B.C. SECTION 1012.
8. **METAL CANOPY**
   REFER TO DETAIL A6--
9. **METAL SCREEN**
   REFER TO DETAIL A6--
10. **WOODEN SCREEN**
    REFER TO LANDSCAPING
11. **SIGNY DECAL**
    REFER TO DETAIL A6--

north elevation 2

west elevation 1

scale: 3/32" = 1'-0"
0 16 32

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CARLOS OVALLE ARCHITECT, LLCO

REVISIONS

REVISION NO. & DESC.	BY	DATE

ISSUES

CLIENT APPROVAL

PHASE	SIGNATURE

PROJECT #
092882

PROJECT NAME
DESIGN DEVELOPMENT FOR
SEA BREEZE HOMES APARTMENTS
1311 SEPULVEDA BLVD.,
LOS ANGELES, CA 90501

OWNER
A&M PROPERTIES
23545 CRENSHAW BLVD., STE 100
TORRANCE, CA 90505
PHONE 310-530-5390

KEYPLAN

DATE
Jan. 9th, 2015

SHEET TITLE
BUILDING ELEVATIONS

SCALE
3/32"=1'-0"

SHEET NUMBER
A302

SHEET OF SHEETS

DISCIPLINE
ARCHITECTURE

LANDSCAPE POINTS

TOTAL POINTS 170

FEATURE/ TECHNIQUE

* LOT SIZE: 103,087 S.F.
* LANDSCAPED AREA: 19,344 S.F.

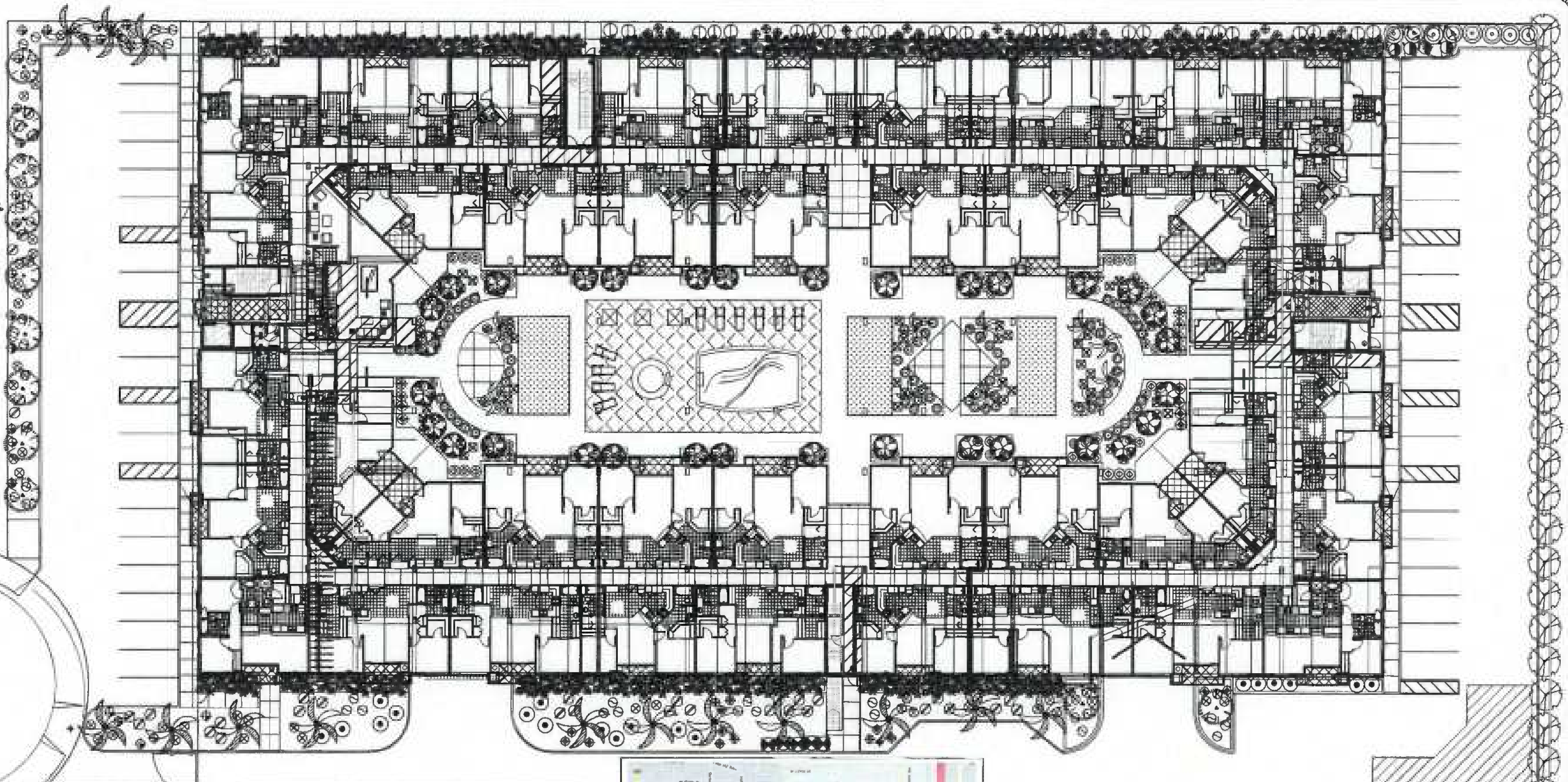
* THE SUBDIVIDER SHALL RECORD A COVENANT AND AGREEMENT SATISFACTORY TO THE ADVISORY AGENCY GUARANTEEING THAT:

A. THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/ BUILDER PRIOR TO THE CLOSE OF ESCROW OF 50 PERCENT OF THE UNITS OF THE PROJECT OR PHASE.

B. SIXTY DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/ PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION.

C. THE DEVELOPER/ BUILDER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR 60 DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.

D. THE DEVELOPER/ BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF 60 DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION.



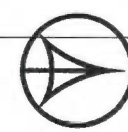
PLANT LEGEND

SYMBOL	ITEM NO.	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	TYPE	RATING	POINT
	1	GINKO BILOBA	MAIDENHAIR TREE	24" BOX	13	TREE	L	44
	2	POPULUS FREMONTII	WESTERN COTTONWOOD	24" BOX	24	TREE	L	[illegible]
	3	FICUS BENJAMINA 'SPEARMINT'	WEEPING FIG	24" BOX	32	TREE	M	64
	4	PHYLLOSTACHYS BAMBUSOIDES	GIANT TIMBER BAMBOO	24" BOX	108	SHRUB	L	208
	5	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	6	TREE	L	12
	6	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	24 FOOT TRUNK	14	TREE	L	28
	7	PHOENIX ROEBELENII	PIGMY DATE PALM	15 GAL.	10	TREE	L	20
	8	CISTUS HYBRID 'INCANUS'	ROCK ROSE	5 GAL.	38	SHRUB	L	76
	9	PITTOSPORUM 'CREME DE MINT'	MOCK ORANGE	5 GAL.	44	SHRUB	M	88
	10	PHORMIUM TENAX 'YELLOW WAVE'	FLAX	5 GAL.	31	SHRUB	L	108
	11	PENSTEMON 'ASSORTED'	BEARDED TONGUE	5 GAL.	83	SHRUB	L	166
	12	CEANOTHUS JOYCE COULTER	CALIFORNIA LILAC	5 GAL.	19	SHRUB	L	38
	13	ROSA 'ICEBERG'	ICEBERG ROSE	5 GAL.	5	SHRUB	M	10
	14	CAMELLIA JAPONICA ASSORTED COLOR	CAMELLIA	5 GAL.	52	SHRUB	M	104
	15	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL.	33	SHRUB	L	66
	16	MORAEA IRIDIOIDES	FORTNIGHT LILY	5 GAL.	40	SHRUB	L	104
	17	ST. AUGUSTINE	ST. AUGUSTINE	500 SQ. FT.	1,221	LAWN	L	0
	18	LAVANDULA AUGUSTIFOLIA	ENGLISH LAVENDER	5 GAL.	23	SHRUB	L	74
	19	DODONAEA VISCOSA	HOPSEED BUSH	5 GAL.	8	SHRUB	L	20

SYMBOL	ITEM NO.	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	TYPE	RATING	POINT
	20	ASPARAGUS MEYERI	MEYER ASPARAGUS	5 GAL.	41	SHRUB	L	82
	21	ESCALLONIA FRADES	ESCALLONIA	5 GAL.	4	SHRUB	M	20
	22	PHILODENDRON 'XANADU'	PHILODENDRON	5 GAL.	69	SHRUB	M	138
	23	BOUGAINVILLEA 'BARBARA KARST'	BOUGAINVILLEA	5 GAL.	25	BUSH	L	50
							TOTAL POINTS:	1,574

2" FINE REDWOOD CHIPS IN ALL PLANTING AREAS

VICINITY MAP



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

OWNER:
A & M PROPERTIES
23545 CRENSHAW BLVD., STE.100
TORRANCE, CALIFORNIA 90505
TEL: (310) 539-5390

PLANTING PLAN

PROJECT:
SEA BREEZE HOMES APARTMENTS
1311 SEPULVEDA BLVD.
LOS ANGELES, CALIFORNIA 90501

PREPARED BY: LANDSCAPE ARCHITECT, LIC. # 3109
BEN LUNDGREN & ASSOCIATES
2605 FAIRFIELD PLACE
SAN MARINO, CALIFORNIA 91108
TEL: (626) 535-9544 FAX: (626) 535-9534

REVISIONS:

Sheet
L - 1

Sheet Title: CONCEPTUAL PLANTING PLAN
Date: 7-22-14
Scale: 1/16" = 1'-0"
Drawn: B.L.
FILE NO. 2936

composite building plan accessibility notes

ACCESSIBILITY NOTES AND CODE SECTIONS INDICATED HEREWITH ARE ABBREVIATED HIGHLIGHTING KEY ACCESS REQUIREMENTS. REFERENCE THE CURRENT BUILDING CODE FOR COMPLETE DESCRIPTION OF REQUIREMENTS.

1. ELEVATOR BUILDINGS WILL PROVIDE ACCESSIBILITY FOR THE DISABLED TO AND THROUGH ALL COMMON AREAS OF THE BUILDING, ACCESS TO ALL UNITS, AND ACCESS WITHIN UNITS PER C.B.C. SECTION 1106A. ELEVATORS TO COMPLY WITH CAB AND INSTALLATION REQUIREMENTS OF C.B.C. SECTION 1124A.
2. WALKWAYS, EXIT BALCONIES, CORRIDORS, ETC. SHALL NOT HAVE A CROSS SLOPE EXCEEDING 2% IN ANY DIRECTION PER C.B.C. SECTION 1133A.
3. DOOR LANDINGS TO BE INSTALLED LEVEL NOT EXCEEDING 2% SLOPE PER C.B.C. SECTION 1126A.2 AND 1008.1.5. THRESHOLDS SHALL NOT EXCEED 1/2" HEIGHT OF FLOOR LEVEL CHANGE INCLUDING HEIGHT OF THRESHOLD PLATE PER SECTION 1126A.2.1
5. PROJECTIONS FROM WALLS SUCH AS, SIGNS, LIGHT FIXTURES, ARCHITECTURAL DETAILS, STAIRS, DRINKING FOUNTAINS, ETC... ALONG ACCESSIBLE PATHS OF TRAVEL TO COMPLY WITH C.B.C. SECTION 1134A AND SECTION 1003.3 PROJECTIONS OCCURRING 80" OR LESS ABOVE THE IMMEDIATE FINISH FLOOR ELEVATION SHALL NOT PROJECT MORE THAN 4" FROM THE WALL SURFACE OR HAVE FLOOR LEVEL BARRIERS MINIMUM 27" HIGH MEETING CANE REQUIREMENTS.
6. SIGNAGE, TEXT SIZE, CONTRASTING COLOR, TACTILE TEXTURE, LOCATION ETC. TO BE PROVIDED IN CONFORMANCE WITH C.B.C. SECTION 1143A.

garage accessible plan notes

1. PARKING GARAGES SHALL HAVE AN UNOBSTRUCTED HEADROOM CLEARANCE OF NOT LESS THAN 7' ABOVE THE FINISH FLOOR TO ANY CEILING, BEAM, CONDUIT OR SIMILAR OBSTRUCTION (PER CBC 30.2.3.3.)
2. ALL ENTRANCES AND VERTICAL CLEARANCES WITHIN PARKING STRUCTURES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" WHERE REQUIRED FOR ACCESSIBILITY TO PARKING SPACES FOR PERSONS WITH PHYSICAL DISABILITIES (PER CBC 1106A.2). THESE AREAS ARE DENOTED BY A SOLID HATCH:

composite building plan notes

C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

20. RATED DOOR ASSEMBLIES SHALL BE EQUIPPED WITH SMOKE GASKETS AND BE SELF- OR AUTOMATIC-CLOSING AND LATCHING. SECTION 715.4.8 AND 715.4.6.
21. PANIC HARDWARE MUST BE PROVIDED ON ALL DOORS AND GATES ALONG THE POTENTIAL EGRESS PATHS FROM A GROUP A OCCUPANCY OR ASSEMBLY AREA NOT CLASSIFIED AS AN A OCCUPANCY. SECTION 1008.1.10.

 * PANIC HARDWARE MAY BE OMITTED FROM A SINGLE DOOR SET OF DOUBLE DOORS SERVING AS THE MAIN ENTRY IF A SIGN READING "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IS PLACED IN A CONSPICUOUS LOCATION NEAR THE DOOR. SECTION 1008.1.9.3 AND 1008.1.

22. EMERGENCY LIGHTING SHALL BE PROVIDED AT EXT. LANDINGS FOR EXIT DISCHARGE DOORWAYS FOR BLDGS REQUIRED TO HAVE MORE THAN ONE EXIT. SECTION 1006.3
23. WHEN AN EGRESS COURT SERVING A BUILDING OR PORTION THEREOF SERVING AN OCCUPANT LOAD OF 10 OR MORE IS LESS THAN 10 FT. IN WIDTH, THE EGRESS COURT WALLS SHALL BE MIN. ONE-HOUR FIRE-RESISTANCE RATED CONSTRUCTION FOR A DISTANCE OF 10 FT. ABOVE THE FLOOR OF THE COURT. OPENINGS WITHIN SUCH WALLS SHALL BE PROTECTED BY OPENING PROTECTIVE OF NOT LESS THAN 3/4 HOUR. BUILDING CODE 1027.5.2.
24. FOR PERMANENT IDENTIFICATION SIGNAGES, SEE DETAILS 3, 4, 1, 2, 3, 4, 9, 12

11. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
12. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE W/ THE MANUFACTURE'S INSTRUCTIONS AND SECTION 2702.
13. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES
14. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDED AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (1011.2 - 1011.5.3)
15. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8.3 FOR EXCEPTIONS.
16. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
17. ALL EGRESS DOOR OPERATION SHALL COMPLY WITH SECTION 1008.1.9 AND 1008.1.9.7.
18. 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. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN ONE FOOT CANDLE AT THE WALKING SURFACE. (1006.1)
19. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELEC. SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
    A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRED TO HAVE TWO OR MORE MEANS OF EGRESS.
    B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.

1. COMPOSITE BLDG PLANS ARE PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BLDG DIMS, PARTY WALL & GENERAL BLDG DETAILING, BLDG COMPONENTS NOT OTHERWISE SHOWN ON ENLARGED PLANS, ETC. REFER TO ENLARGED PLANS FOR INFORMATION NOT HEREIN SHOWN. INFORMATION AT ENLARGED PLANS TAKES PRECEDENT OVER INFORMATION HEREWITH SHOWN. WHEN CONFLICTS EXIST OR INFORMATION IS UNCLEAR CONSULT W/ ARCHITECT BEFORE PROCEEDING.
2. DIMS SHOWN UNLESS OTHERWISE NOTED ARE TO THE FACE OF STUD. THE FACE OF STUD IS TO ALIGN W/ THE FACE OF CONC. AT THE FOUNDATION IMMEDIATELY BELOW.
3. TO MAINTAIN A LEVEL AND PLUMB WALL PLANE AT WALL SURFACES INDICATED TO RECEIVE STRUCTURAL SHEATHING AT LIMITED AREAS ALONG A WALL FACE PER THE STRUCTURAL PLANS WILL RECEIVE FURRING AT THE NON SHEETED AREAS OF THE SAME WALL PLANE MATCHING STRUCTURAL SHEETING THICKNESS.
4. STORAGE OR LAUNDRY ROOMS THAT ARE W/IN GROUP R DIVISION 1 OCCUPANCIES THAT ARE USED BY TENANTS SHALL BE SEPARATED FROM THE REST OF THE BLDG BY NOT LESS THAN ONE-HOUR FIRE RESISTIVE OCCUPANCY SEPARATION. TITLE 24, 310.2.2.
5. REFER TO BUILDING AND WALL SECTION SHEETS FOR PROJECT SPECIFIC INFORMATION REGARDING EXTERIOR AND INTERIOR FLOOR ASSEMBLY NOTES AND DETAILS.
6. REFER TO DETAIL SHEET A611 FOR TYPICAL FLOOR AND WALL ACOUSTIC ISOLATION REQUIREMENTS.
7. REFER TO A0.1 SHEET FOR BUILDING CODE EXITING, OCCUPANT LOAD AND TRAVEL DISTANCE CODE COMPLIANCE INFORMATION.
8. REFER TO ELEC. PLANS FOR ALL EXIT SIGN, LOCATIONS, TYPE AND CIRCUITING FOR EXIT SIGNS REQUIRED PER C.B.C. SECTION 1011 AND CODE SUB-SECTIONS THEREIN.
9. REFER TO ELECTRICAL PLANS FOR ALL FOOT-CANDLE DISTRIBUTION PLANS FOR LIGHT LEVEL COMPLIANCE WITH C.B.C. SECTION 1006.2 SECTION 1006.4.
10. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

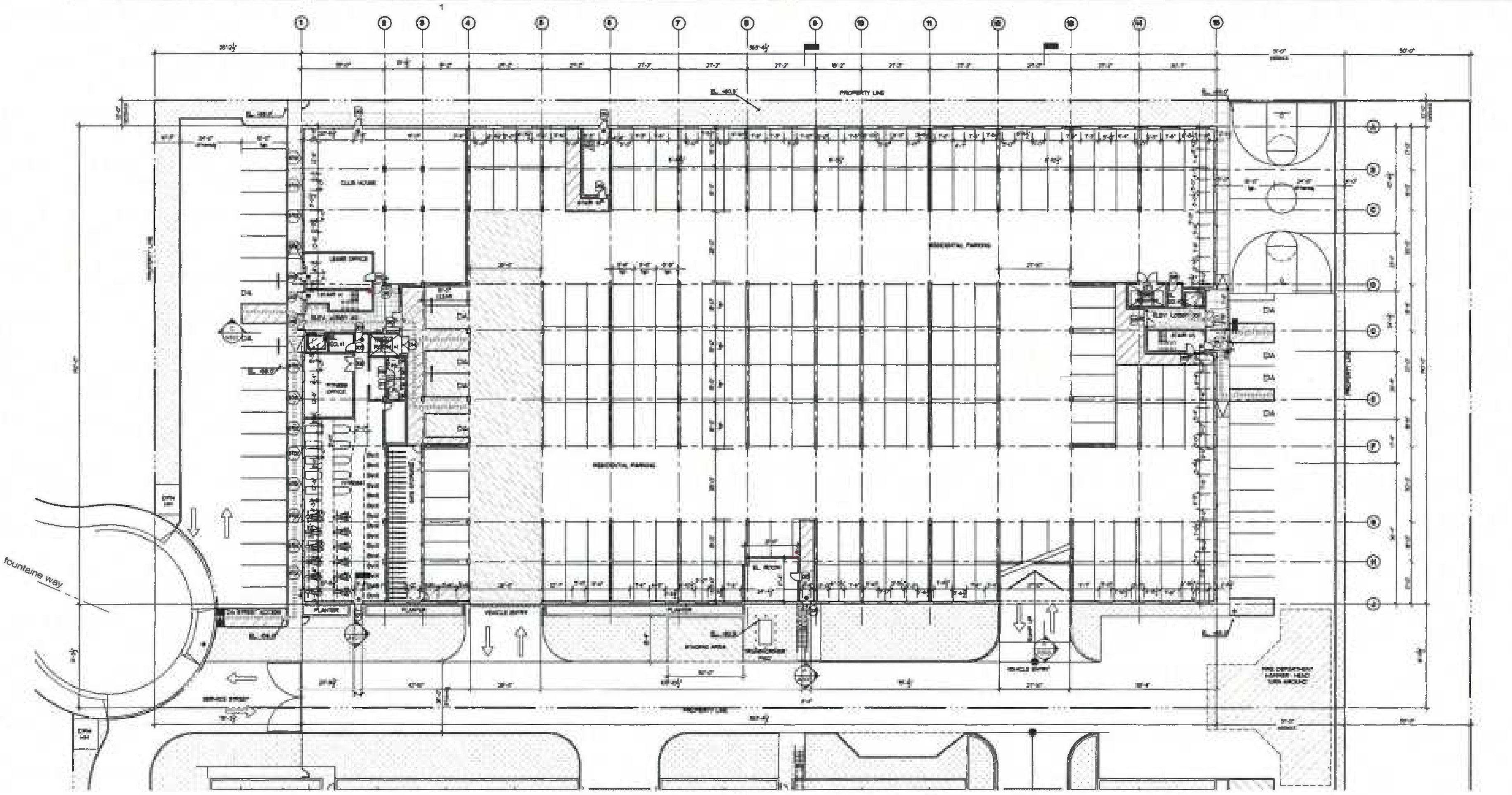
composite building plan legend

- CMU BLOCK WALL
- 2x4 @ 16" O.C WOOD STUD FRAMED WALL
- 2x6 @ 16" O.C WOOD STUD FRAMED WALL
- FIRE PARTITION - 2x4 16" O.C STAGGERED @ 8" O.C. ON 2x6 WD PLATES (3/A811)
- FIRE BARRIER - 1-HR RATED SHAFT WALLS W/ 60 MIN. PROTECTED OPENINGS
- FIRE PARTITION - 1-HR RATED CORRIDOR WALLS W/20 MIN. PROTECTED OPENINGS
- 2-HOUR FIRE WALL, PLYWOOD TO BE FIRE-RETARDANT TREATED WOOD FOR A MINIMUM DISTANCE OF 4' BEYOND THE FIRE WALL ON BOTH SIDES (9/A811)
- 6 FEET HIGH POOL SECURITY ENCLOSURE

- XX — BOXED NUMBER INDICATES SPECIFIC UNIT PLAN NUMBER INTENDED FOR COORDINATION & IDENTIFICATION OF LOCATION DURING CONSTRUCTION. CONTRACTOR TO PROVIDE THIS NUMBER AFFIXED AND MAINTAINED AT EACH UNIT MAIN ENTRY DOOR THROUGH THE DURATION OF CONSTRUCTION. THIS NUMBER IS INTENDED TO BE THE LEGAL ADDRESS.
- INDICATES FIRE EXTINGUISHER CABINET SURFACE MOUNTED & GROUND FLR. COLUMN AREAS & RECESS INSTALL IN CONFORMANCE WITH (12/A811). PROVIDE POTTER ROMER 7320 SS CABINET OR EQUAL W/ 2A, 10B, C EXTINGUISHER. LOCATE IN CONFORMANCE WITH CBC/CFC 906 FOR LIGHT HAZARD AREAS ≤ 75' MAX. TRAVEL DISTANCE FROM FURTHEST ACCESSIBLE USABLE SPACE.
- —CJ— INDICATES CONTROL JOINT. PROVIDE TOOLED JOINTS AT ALL EXTERIOR EXIT BALCONIES, DECKS, PATIOS, WALKWAYS, ETC ARE NOTED ON PLAN OR SECTION TO RECEIVE FINISH CONCRETE FLR. TOPPING. REFER TO SHEET A2.1a FOR TYPICAL CONTROL JOINT PATTERN TO OCCUR AT FLOOR LEVELS UNLESS OTHERWISE NOTED
- INDICATES UNIT ENTRY DOOR AND FRAME REQUIRED TO BE 20 MINUTE RATED PER C.B.C. TABLE 715. REFER TO DOOR SCHEDULE FOR NON TYPICAL DOORS REQUIRED TO BE FIRE RATED.
- INDICATES SLOPE AT EXTERIOR COMMON CORRIDORS EXPOSED TO WEATHER. PROVIDE MINIMUM 1/8" PER FOOT SLOPE. PROVIDE WATERPROOFING AT THESE AREAS IN CONFORMANCE WITH MANUFACTURERS REQUIREMENTS. CROSS SLOPE AT THESE AREAS SHALL NOT EXCEED 2%.
- EXIT — ILLUMINATED EXIT SIGN - SEE ELECT. DWGS. EXIT SIGNS SHALL BE ILLUMINATED IN ACCORDANCE WITH SECTION 1011.2.8 OF THE C.B.C.
- WINDOW IDENTIFICATION. SEE SCHEDULE SHEET A6. INDICATES TEMPERED GLASS
- DOOR IDENTIFICATION. SEE SCHEDULE SHEET A6

notes

1. THERMAL AND SOUND-INSULATION MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 719. MAX. FLAME SPREAD INDEX 20 AND MAX SMOKE DEVELOPED INDEX 50.
2. WHERE INTERIOR FINISH MATERIALS ARE APPLIED ON WALLS, CEILINGS OR STRUCTURAL ELEMENTS REQUIRED TO HAVE A FIRE-RESISTANCE RATING OR TO BE OF NONCOMBUSTIBLE CONSTRUCTION, THEY SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 803.114.
3. THE FLAME SPREAD INDEX OF INTERIOR WALLS AND CEILING FINISHES WITHIN THE CORRIDOR, EXIT ENCLOSURES, AND EXIT PASSAGEWAYS SHALL BE CLASS 'C'.



PARKING SUMMARY STREET LEVEL	
GUEST PARKING	44 STALLS
GUEST DISABLE ACCESS PARKING (5%)	3 STALLS
RESIDENT PARKING	352 STALLS
RESIDENT DISABLE PARKING ACCESS (2%)	7 STALLS
TOTAL	406 STALLS
TOTAL DA PARKING ON STREET PROVIDED	10 STALLS

notes:

1. FOR R-2 OCCUPANCY BUILDING, THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125' PER C.B.C. 1014.3 EXCEPTION 4. BUILDING REQUIRED TO HAVE A FULL NFPA 13 SYSTEM (CBC 903.3.1.1)
2. PROVIDE EXIT SIGNS PER C.F.C & C.B.C. 2010 SEC. 1011.
3. NO ABRUPT CHANGES IN ELEVATIONS ALONG PATH OF TRAVEL SHOWN. THE SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% (INSPECTOR TO VERIFY).
4. SEE SHEET A971 FOR MISCELLANEOUS SITE DETAILS.

symbol legend

- PROPERTY LINE
- STANDPIPE / FIRE HYDRANT
- EXIT SIGN
- LANDSCAPE. SEE LANDSCAPE DWG'S
- ACCESSIBLE PATH OF TRAVEL FROM PARKING STALLS TO BLDG. ENTRANCE AND ELEV. LOBBY

NORTH

scale: 1/16" = 1'-0"
0 8 16

CARLOS OVALLE
ARCHITECTS

3007 GOLDEN AVE. LONG BEACH CA 90806
Telephone 310.989.0917

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WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE DESIGNER IS TO BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE DESIGNER FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

CARLOS OVALLE ARCHITECT, LEED AP

REVISIONS

ISSUES

CLIENT APPROVAL

PROJECT #
092882

PROJECT NAME
DESIGN DEVELOPMENT
FOR
SEA BREEZE
HOMES APARTMENTS
1311 SEPULVEDA BLVD.,
LOS ANGELES, CA 90501

OWNER
A&M PROPERTIES
23545 CRENSHAW BLVD., STE 100
TORRANCE, CA 90505
PHONE 310-539-5390

KEYPLAN

DATE
Jan. 9th, 2015

SHEET TITLE
STREET LEVEL
(BASEMENT)
FLOOR PLAN

SCALE
1/16" = 1'-0"

SHEET NUMBER
A201

SHEET OF SHEETS

DISCIPLINE
ARCHITECTURE

composite building plan accessibility notes

ACCESSIBILITY NOTES AND CODE SECTIONS INDICATED HEREWITH ARE ABBREVIATED HIGHLIGHTING KEY ACCESS REQUIREMENTS. REFERENCE THE CURRENT BUILDING CODE FOR COMPLETE DESCRIPTION OF REQUIREMENTS.

1. ELEVATOR BUILDINGS WILL PROVIDE ACCESSIBILITY FOR THE DISABLED TO AND THROUGH ALL COMMON AREAS OF THE BUILDING, ACCESS TO ALL UNITS, AND ACCESS WITHIN UNITS PER C.B.C. SECTION 1102A. ELEVATORS TO COMPLY WITH CAB AND INSTALLATION REQUIREMENTS OF C.B.C. SECTION 1124A.
2. WALKWAYS, EXIT BALCONIES, CORRIDORS, ETC. SHALL NOT HAVE A CROSS SLOPE EXCEEDING 2% IN ANY DIRECTION PER C.B.C. SECTION 1113A.
3. DOOR LANDINGS TO BE INSTALLED LEVEL, NOT EXCEEDING 2% SLOPE PER C.B.C. SECTION 1126A.2 AND 1008.1.5. THRESHOLDS SHALL NOT EXCEED 1/2" HEIGHT OF FLOOR LEVEL CHANGE INCLUDING HEIGHT OF THRESHOLD PLATE PER SECTION 1126A.2.1
5. PROJECTIONS FROM WALLS SUCH AS, SIGNS, LIGHT FIXTURES, ARCHITECTURAL DETAILS, STAIRS, DRINKING FOUNTAINS, ETC... ALONG ACCESSIBLE PATHS OF TRAVEL TO COMPLY WITH C.B.C. SECTION 1133A AND SECTION 1003.3 PROJECTIONS OCCURRING 80" OR LESS ABOVE THE IMMEDIATE FINISH FLOOR ELEVATION SHALL NOT PROJECT MORE THAN 4" FROM THE WALL SURFACE OR HAVE FLOOR LEVEL BARRIERS MINIMUM 27" HIGH MEETING CANE REQUIREMENTS.
6. SIGNAGE, TEXT SIZE, CONTRASTING COLOR, TACTILE TEXTURE, LOCATION ETC. TO BE PROVIDED IN CONFORMANCE WITH C.B.C. SECTION 1143A.

garage accessible plan notes

1. PARKING GARAGES SHALL HAVE AN UNOBSTRUCTED HEADROOM CLEARANCE OF NOT LESS THAN 7' ABOVE THE FINISH FLOOR TO ANY CEILING, BEAM, CONDUIT OR SIMILAR OBSTRUCTION (PER CBC 3112.3.3.)
2. ALL ENTRANCES AND VERTICAL CLEARANCES WITHIN PARKING STRUCTURES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" WHERE REQUIRED FOR ACCESSIBILITY TO PARKING SPACES FOR PERSONS WITH PHYSICAL DISABILITIES (PER CBC 1109A.2). THESE AREAS ARE DENOTED BY A SOLID HATCH

composite building plan notes

C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

20. RATED DOOR ASSEMBLIES SHALL BE EQUIPPED WITH SMOKE GASKETS AND BE SELF- OR AUTOMATIC-CLOSING AND LATCHING. SECTION 715.4.8 AND 715.4.6.
21. PANIC HARDWARE MUST BE PROVIDED ON ALL DOORS AND GATES ALONG THE POTENTIAL EGRESS PATHS FROM A GROUP A OCCUPANCY OR ASSEMBLY AREA NOT CLASSIFIED AS AN A OCCUPANCY. SECTION 1008.1.10.

   † PANIC HARDWARE MAY BE OMITTED FROM A SINGLE DOOR SET OF DOUBLE DOORS SERVING AS THE MAIN ENTRY IF A SIGN READING "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IS PLACED IN A CONSPICUOUS LOCATION NEAR THE DOOR. SECTION 1008.1.9.3 AND 1008.1.
22. EMERGENCY LIGHTING SHALL BE PROVIDED AT EXT. LANDINGS FOR EXIT DISCHARGE DOORWAYS FOR BLDGS REQUIRED TO HAVE MORE THAN ONE EXIT. SECTION 1006.3
23. WHEN AN EGRESS COURT SERVING A BUILDING OR PORTION THEREOF SERVING AN OCCUPANT LOAD OF 10 OR MORE IS LESS THAN 10 FT. IN WIDTH, THE EGRESS COURT WALLS SHALL BE MIN. ONE-HOUR FIRE-RESISTANCE RATED CONSTRUCTION FOR A DISTANCE OF 10 FT. ABOVE THE FLOOR OF THE COURT. OPENINGS WITHIN SUCH WALLS SHALL BE PROTECTED BY OPENING PROTECTIVE OF NOT LESS THAN 3/4 HOUR. BUILDING CODE 1027.5.2
24. FOR PERMANENT IDENTIFICATION SIGNAGES, SEE DETAILS

11. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
12. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE W/ THE MANUFACTURE'S INSTRUCTIONS AND SECTION 2702
13. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES
14. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDED AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (1011.2 - 1011.5.3)
15. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8.3 FOR EXCEPTIONS.
16. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
17. ALL EGRESS DOOR OPERATION SHALL COMPLY WITH SECTION 1008.1.9 AND 1008.1.9.7.
18. 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. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN ONE FOOT CANDLE AT THE WALKING SURFACE. (1006.1)
19. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELEC. SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
    A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRED TO HAVE TWO OR MORE MEANS OF EGRESS.
    B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.

1. COMPOSITE BLDG PLANS ARE PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BLDG DIMS, PARTY WALL & GENERAL BLDG DETAILING. BLDG COMPONENTS NOT OTHERWISE SHOWN ON ENLARGED PLANS, ETC. REFER TO ENLARGED PLANS FOR INFORMATION NOT HEREON SHOWN. INFORMATION AT ENLARGED PLANS TAKES PRECEDENT OVER INFORMATION HEREWITH SHOWN. WHEN CONFLICTS EXIST OR INFORMATION IS UNCLEAR CONSULT W/ ARCHITECT BEFORE PROCEEDING.
2. DIMS SHOWN UNLESS OTHERWISE NOTED ARE TO THE FACE OF STUD. THE FACE OF STUD IS TO ALIGN W/ THE FACE OF CONC. AT THE FOUNDATION IMMEDIATELY BELOW.
3. TO MAINTAIN A LEVEL AND PLUMB WALL PLANE AT WALL SURFACES INDICATED TO RECEIVE STRUCTURAL SHEATHING AT LIMITED AREAS ALONG A WALL FACE PER THE STRUCTURAL PLANS WILL RECEIVE FURRING AT THE NON SHEETED AREAS OF THE SAME WALL PLANE MATCHING STRUCTURAL SHEETING THICKNESS.
4. STORAGE OR LAUNDRY ROOMS THAT ARE W/IN GROUP R DIVISION 1 OCCUPANCIES THAT ARE USED BY TENANTS SHALL BE SEPARATED FROM THE REST OF THE BLDG BY NOT LESS THAN ONE-HOUR FIRE RESISTIVE OCCUPANCY SEPARATION. TITLE 24, 310.2.2
5. REFER TO BUILDING AND WALL SECTION SHEETS FOR PROJECT SPECIFIC INFORMATION REGARDING EXTERIOR AND INTERIOR FLOOR ASSEMBLY NOTES AND DETAILS.
6. REFER TO DETAIL SHEET A611 FOR TYPICAL FLOOR AND WALL ACOUSTIC ISOLATION REQUIREMENTS.
7. REFER TO A001 SHEET FOR BUILDING CODE EXITING, OCCUPANT LOAD AND TRAVEL DISTANCE CODE COMPLIANCE INFORMATION.
8. REFER TO ELEC. PLANS FOR ALL EXIT SIGN, LOCATIONS, TYPE AND CIRCUITING FOR EXIT SIGNS REQUIRED PER C.B.C. SECTION 1011 AND CODE SUB-SECTIONS THEREIN.
9. REFER TO ELECTRICAL PLANS FOR ALL FOOT-CANDLE DISTRIBUTION PLANS FOR LIGHT LEVEL COMPLIANCE WITH C.B.C. SECTION 1006.2 SECTION 1006.4.
10. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

composite building plan legend

- CMU BLOCK WALL.
- 2x4 @ 16" O.C WOOD STUD FRAMED WALL.
- 2x6 @ 16" O.C WOOD STUD FRAMED WALL.
- FIRE PARTITION - 2x4 16" O.C STAGGERED @ 8" O.C. ON 2x6 WD PLATES (5/A611)
- FIRE BARRIER - 1-HR RATED SHAFT WALLS W/ 60 MIN. PROTECTED OPENINGS
- FIRE PARTITION - 1-HR RATED CORRIDOR WALLS W/20 MIN. PROTECTED OPENINGS (15/A611)
- 2-HOUR FIRE WALL, PLYWOOD TO BE FIRE-RETARDANT TREATED WOOD FOR A MINIMUM DISTANCE OF 4' BEYOND THE FIRE WALL ON BOTH SIDES (7/A611)
- 5 FEET HIGH POOL SECURITY ENCLOSURE

- 101 — BOXED NUMBER INDICATES SPECIFIC UNIT PLAN NUMBER INTENDED FOR COORDINATION & IDENTIFICATION OF LOCATION DURING CONSTRUCTION. CONTRACTOR TO PROVIDE THIS NUMBER AFFIXED AND MAINTAINED AT EACH UNIT MAIN ENTRY DOOR THROUGH THE DURATION OF CONSTRUCTION. THIS NUMBER IS INTENDED TO BE THE LEGAL ADDRESS.
- INDICATES FIRE EXTINGUISHER CABINET SURFACE MOUNTED @ GROUND FLR. COLUMN AREAS & RECESS INSTALL IN CONFORMANCE WITH (12/A611) PROVIDE POTTER ROMER 7020 SS CABINET OR EQUAL W/ 2A, 10B, C EXTINGUISHER. LOCATE IN CONFORMANCE WITH CBC/CFC 906 FOR LIGHT HAZARD AREAS W/ 75' MAX. TRAVEL DISTANCE FROM FURTHEST ACCESSIBLE USABLE SPACE.
- —CJ— INDICATES CONTROL JOINT. PROVIDE TOOLED JOINTS AT ALL EXTERIOR EXIT BALCONIES, DECKS, PATIOS, WALKWAYS, ETC ARE NOTED ON PLAN OR SECTION TO RECEIVE FINISH CONCRETE FLR. TOPPING. REFER TO SHEET A226 FOR TYPICAL CONTROL JOINT PATTERN TO OCCUR AT FLOOR LEVELS UNLESS OTHERWISE NOTED
- ◇ INDICATES UNIT ENTRY DOOR AND FRAME REQUIRED TO BE 20 MINUTE RATED PER C.B.C. TABLE 715. REFER TO DOOR SCHEDULE FOR NON TYPICAL DOORS REQUIRED TO BE FIRE RATED.
- → INDICATES SLOPE AT EXTERIOR COMMON CORRIDORS EXPOSED TO WEATHER. PROVIDE MINIMUM 1/8" PER FOOT SLOPE. PROVIDE WATERPROOFING AT THESE AREAS IN CONFORMANCE WITH MANUFACTURERS REQUIREMENTS. CROSS SLOPE AT THESE AREAS SHALL NOT EXCEED 2%.
- EXIT — ILLUMINATED EXIT SIGN - SEE ELECT. DWGS. EXIT SIGNS SHALL BE ILLUMINATED IN ACCORDANCE WITH SECTION 1003.2.8 OF THE C.B.C.
- WINDOW IDENTIFICATION, SEE SCHEDULE SHEET A... / INDICATES TEMPERED GLASS
- DOOR IDENTIFICATION, SEE SCHEDULE SHEET A...

notes

1. THERMAL AND SOUND-INSULATION MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 719. MAX. FLAME SPREAD INDEX 25 AND MAX SMOKE DEVELOPED INDEX 50.
2. WHERE INTERIOR FINISH MATERIALS ARE APPLIED ON WALLS, CEILINGS OR STRUCTURAL ELEMENTS REQUIRED TO HAVE A FIRE-RESISTANCE RATING OR TO BE OF NONCOMBUSTIBLE CONSTRUCTION, THEY SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 803.11.
3. THE FLAME SPREAD INDEX OF INTERIOR WALLS AND CEILING FINISHES WITHIN THE CORRIDOR, EXIT ENCLOSURES, AND EXIT PASSAGEWAYS SHALL BE CLASS 'C'.

CARLOS OVALLE ARCHITECTS

3037 GOLDEN AVE, LONG BEACH CA 90806
Telephone 310.980.0917 ovalle@cmaner.net

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CARLOS OVALLE ARCHITECT LEED AP

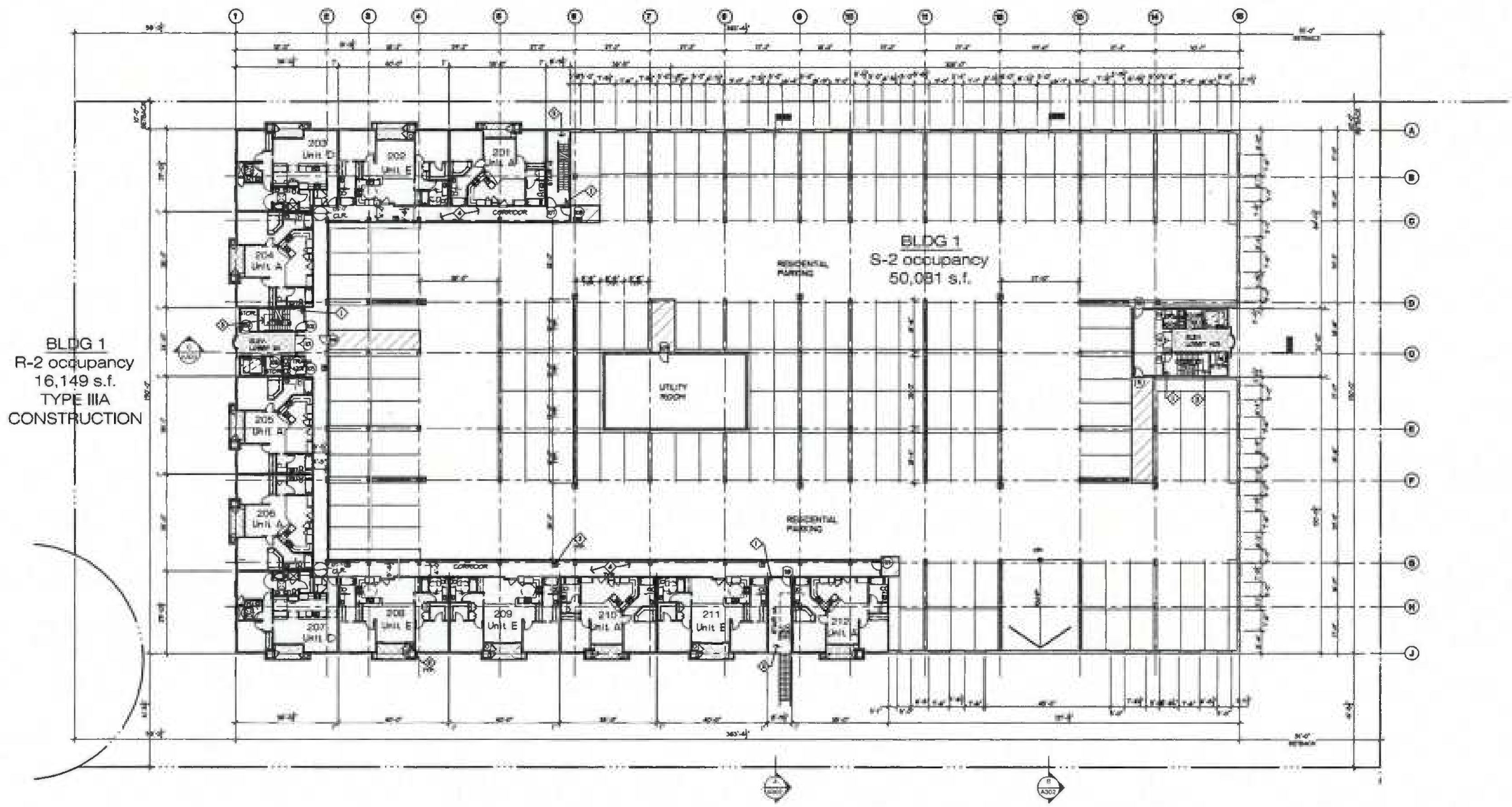
REVISIONS

REVISION NO. & DESC.	BY	DATE

ISSUES

CLIENT APPROVAL

PHASE	SIGNATURE	DATE



floor plan keynotes ◇

1. STAND PIPE IN EACH STAIR ENCLOSURE ON EACH FLOOR TROUGH THE ROOF
2. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR CORRIDOR, PARKING GARAGE, ELECTRIACL ROOM AND MECHANICAL ROOM
3. 2-HOURS STAIR EXIT ENCLOSURE
4. ONE HOUR FIRE-WALL CORRIDORS AND LOBBIES
5. GAS WATER HEATER VENTING HORIZONTALLY TO SIDE WALL

notes:

1. FOR R-2 OCCUPANCY BUILDING, THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125' PER C.B.C. 1014.3 EXCEPTION 4. BUILDING REQUIRED TO HAVE A FULL NFPA 13 SYSTEM (CBC 903.3.1.1)
2. PROVIDE EXIT SIGNS PER C.F.C. & C.B.C. 2010 SEC. 1011.
3. NO ABRUPT CHANGES IN ELEVATIONS ALONG PATH OF TRAVEL SHOWN. THE SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% (INSPECTOR TO VERIFY).
4. SEE SHEET AS1 FOR MISCELLANEOUS SITE DETAILS.

symbol legend

Symbol	Description
———	PROPERTY LINE
+	STANDPIPE / FIRE HYDRANT
⊗	EXIT SIGN
18 / S	NUMBER OF PARKING STALLS / STALL TYPE
- -▶- -	DENOTES FIRE DEPARTMENT TRAVEL DISTANCE - 150 FEET MAX

PARKING SUMMARY STREET LEVEL

RESIDENT PARKING	144 STALLS
RESIDENT DISABLE PARKING ACCESS (2%)	3 STALLS
TOTAL	147 STALLS

NORTH

scale: 1/16" = 1'-0"
0 8 16

PROJECT #
092882

PROJECT NAME
DESIGN DEVELOPMENT
FOR
SEA BREEZE
HOMES APARTMENTS

1311 SEPULVEDA BLVD.,
LOS ANGELES, CA 90501

OWNER

A&M PROPERTIES

23545 CRENSHAW BLVD., STE 100
TORRANCE, CA 90505
PHONE 310-539-5390

KEYPLAN

DATE
Jan. 9th, 2015

SHEET TITLE

1ST LEVEL
FLOOR PLAN

SCALE
1/16" = 1'-0"

SHEET NUMBER
A202

SHEET OF SHEETS

DISCIPLINE
ARCHITECTURE

composite building plan accessibility notes

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1. ELEVATOR BUILDINGS WILL PROVIDE ACCESSIBILITY FOR THE DISABLED TO AND THROUGH ALL COMMON AREAS OF THE BUILDING, ACCESS TO ALL UNITS, AND ACCESS WITHIN UNITS PER C.B.C. SECTION 1106A. ELEVATORS TO COMPLY WITH CAB AND INSTALLATION REQUIREMENTS OF C.B.C. SECTION 1124A.
2. WALKWAYS, EXIT BALCONIES, CORRIDORS, ETC. SHALL NOT HAVE A CROSS SLOPE EXCEEDING 2% IN ANY DIRECTION PER C.B.C. SECTION 1113A.
3. DOOR LANDINGS TO BE INSTALLED LEVEL NOT EXCEEDING 2% SLOPE PER C.B.C. SECTION 1126A.7 AND 1008.1.5. THRESHOLDS SHALL NOT EXCEED 1/2" HEIGHT OF FLOOR LEVEL CHANGE INCLUDING HEIGHT OF THRESHOLD PLATE PER SECTION 1126A.2.1
5. PROJECTIONS FROM WALLS SUCH AS, SIGNS, LIGHT FIXTURES, ARCHITECTURAL DETAILS, STAIRS, DRINKING FOUNTAINS, ETC... ALONG ACCESSIBLE PATHS OF TRAVEL TO COMPLY WITH C.B.C. SECTION 1129a AND SECTION 1003.3 PROJECTIONS OCCURRING 80" OR LESS ABOVE THE IMMEDIATE FINISH FLOOR ELEVATION SHALL NOT PROJECT MORE THAN 4" FROM THE WALL SURFACE OR HAVE FLOOR LEVEL BARRIERS MINIMUM 27" HIGH MEETING CANE REQUIREMENTS.
6. SIGNAGE, TEXT SIZE, CONTRASTING COLOR, TACTILE TEXTURE, LOCATION ETC. TO BE PROVIDED IN CONFORMANCE WITH C.B.C. SECTION 1143A.

garage accessible plan notes

1. PARKING GARAGES SHALL HAVE AN UNOBSTRUCTED HEADROOM CLEARANCE OF NOT LESS THAN 7' ABOVE THE FINISH FLOOR TO ANY CEILING, BEAM, CONDUIT OR SIMILAR OBSTRUCTION (PER CBC 3112.3.3.1)
2. ALL ENTRANCES AND VERTICAL CLEARANCES WITHIN PARKING STRUCTURES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" WHERE REQUIRED FOR ACCESSIBILITY TO PARKING SPACES FOR PERSONS WITH PHYSICAL DISABILITIES (PER CBC 1109A.2). THESE AREAS ARE DENOTED BY A SOLID HATCH:

composite building plan notes

C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

20. RATED DOOR ASSEMBLIES SHALL BE EQUIPPED WITH SMOKE GASKETS AND BE SELF- OR AUTOMATIC-CLOSING AND LATCHING. SECTION 713.4.8 AND 713.4.6.
21. PANIC HARDWARE MUST BE PROVIDED ON ALL DOORS AND GATES ALONG THE POTENTIAL EGRESS PATHS FROM A GROUP A OCCUPANCY OR ASSEMBLY AREA NOT CLASSIFIED AS AN A OCCUPANCY. SECTION 1008.1.10.

   # PANIC HARDWARE MAY BE OMITTED FROM A SINGLE DOOR SET OF DOUBLE DOORS SERVING AS THE MAIN ENTRY IF A SIGN READING "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IS PLACED IN A CONSPICUOUS LOCATION NEAR THE DOOR. SECTION 1008.1.9.3 AND 1008.1.
22. EMERGENCY LIGHTING SHALL BE PROVIDED AT EXT. LANDINGS FOR EXIT DISCHARGE DOORWAYS FOR BLDGS REQUIRED TO HAVE MORE THAN ONE EXIT. SECTION 1006.3
23. WHEN AN EGRESS COURT SERVING A BUILDING OR PORTION THEREOF SERVING AN OCCUPANT LOAD OF 10 OR MORE IS LESS THAN 10 FT. IN WIDTH, THE EGRESS COURT WALLS SHALL BE MIN. ONE-HOUR FIRE-RESISTANCE RATED CONSTRUCTION FOR A DISTANCE OF 10 FT. ABOVE THE FLOOR OF THE COURT. OPENINGS WITHIN SUCH WALLS SHALL BE PROTECTED BY OPENING PROTECTIVE OF NOT LESS THAN 3/4 HOUR. BUILDING CODE 1027.5.2
24. FOR PERMANENT IDENTIFICATION SIGNAGES, SEE DETAILS 3/A841, 4/A841, 1/A882, 2/A882, 3/A882, 4/A882, 8/A882, 12/A882

11. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
12. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE W/ THE MANUFACTURE'S INSTRUCTIONS AND SECTION 2702
13. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES
14. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDED AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (1011.2 - 1011.5.3)
15. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8.3 FOR EXCEPTIONS.
16. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
17. ALL EGRESS DOOR OPERATION SHALL COMPLY WITH SECTION 1008.1.9 AND 1008.1.9.1.
18. 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. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN ONE FOOT CANDLE AT THE WALKING SURFACE. (1006.1)
19. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELEC. SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
    A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRED TO HAVE TWO OR MORE MEANS OF EGRESS.
    B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.

1. COMPOSITE BLDG PLANS ARE PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BLDG DIMS, PARTY WALL & GENERAL BLDG DETAILING, BLDG COMPONENTS NOT OTHERWISE SHOWN ON ENLARGED PLANS, ETC. REFER TO ENLARGED PLANS FOR INFORMATION NOT HEREON SHOWN. INFORMATION AT ENLARGED PLANS TAKES PRECEDENT OVER INFORMATION HEREWITH SHOWN. WHEN CONFLICTS EXIST OR INFORMATION IS UNCLEAR CONSULT W/ ARCHITECT BEFORE PROCEEDING.
2. DIMS SHOWN UNLESS OTHERWISE NOTED ARE TO THE FACE OF STUD. THE FACE OF STUD IS TO ALIGN W/ THE FACE OF CONC. AT THE FOUNDATION IMMEDIATELY BELOW.
3. TO MAINTAIN A LEVEL AND PLUMB WALL PLANE AT WALL SURFACES INDICATED TO RECEIVE STRUCTURAL SHEATHING AT LIMITED AREAS ALONG A WALL FACE PER THE STRUCTURAL PLANS WILL RECEIVE FURRING AT THE NON SHEETED AREAS OF THE SAME WALL PLANE MATCHING STRUCTURAL SHEETING THICKNESS.
4. STORAGE OR LAUNDRY ROOMS THAT ARE W/IN GROUP R DIVISION 1 OCCUPANCIES THAT ARE USED BY TENANTS SHALL BE SEPARATED FROM THE REST OF THE BLDG BY NOT LESS THAN ONE-HOUR FIRE RESISTIVE OCCUPANCY SEPARATION. TITLE 24, 310.1.2.
5. REFER TO BUILDING AND WALL SECTION SHEETS FOR PROJECT SPECIFIC INFORMATION REGARDING EXTERIOR AND INTERIOR FLOOR ASSEMBLY NOTES AND DETAILS.
6. REFER TO DETAIL SHEET A811 FOR TYPICAL FLOOR AND WALL ACOUSTIC ISOLATION REQUIREMENTS.
7. REFER TO A011 SHEET FOR BUILDING CODE EXITING, OCCUPANT LOAD AND TRAVEL DISTANCE CODE COMPLIANCE INFORMATION.
8. REFER TO ELEC. PLANS FOR ALL EXIT SIGN, LOCATIONS, TYPE AND CIRCUITING FOR EXIT SIGNS REQUIRED PER C.B.C. SECTION 1011 AND CODE SUB-SECTIONS THEREIN.
9. REFER TO ELECTRICAL PLANS FOR ALL FOOT-CANDLE DISTRIBUTION PLANS FOR LIGHT LEVEL COMPLIANCE WITH C.B.C. SECTION 1006.7 SECTION 1006.4.
10. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

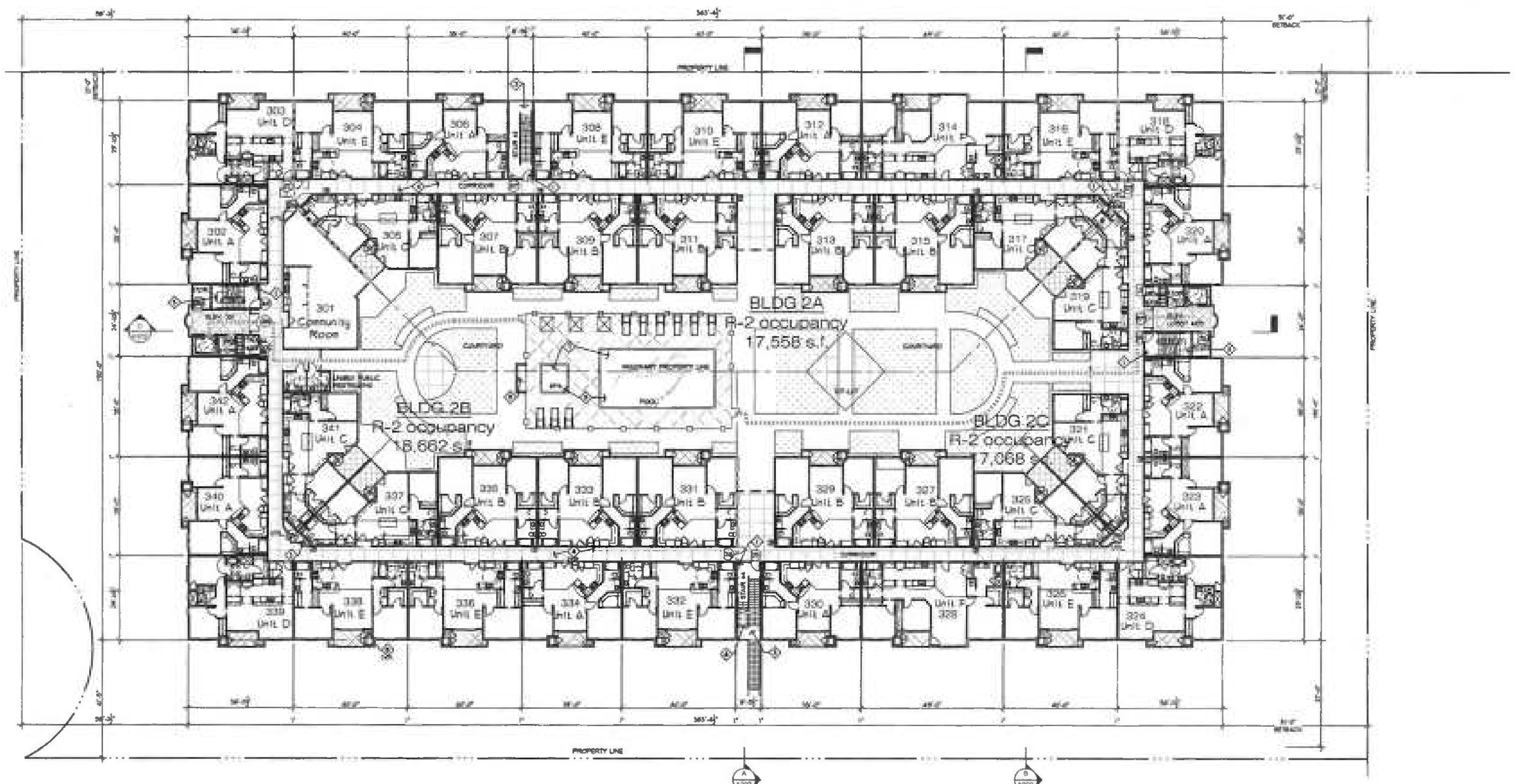
composite building plan legend

- CMU BLOCK WALL
- 2x4 @ 16" O.C WOOD STUD FRAMED WALL
- 2x6 @ 16" O.C WOOD STUD FRAMED WALL
- FIRE PARTITION - 2x4 16" O.C STAGGERED @ 8" O.C. ON 2x6 WD PLATES
- FIRE BARRIER - 1-HR RATED SHAFT WALLS W/ 60 MIN. PROTECTED OPENINGS
- FIRE PARTITION - 1-HR RATED CORRIDOR WALLS W/20 MIN. PROTECTED OPENINGS
- 2-HOUR FIRE WALL, PLYWOOD TO BE FIRE RETARDANT TREATED WOOD FOR A MINIMUM DISTANCE OF 4' BEYOND THE FIRE WALL ON BOTH SIDES
- 6 FEET HIGH POOL SECURITY ENCLOSURE

notes

1. THERMAL AND SOUND-INSULATION MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 719. MAX. FLAME SPREAD INDEX 25 AND MAX SMOKE DEVELOPED INDEX 50.
2. WHERE INTERIOR FINISH MATERIALS ARE APPLIED ON WALLS, CEILINGS OR STRUCTURAL ELEMENTS REQUIRED TO HAVE A FIRE-RESISTANCE RATING OR TO BE OF NONCOMBUSTIBLE CONSTRUCTION, THEY SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 803.14
3. THE FLAME SPREAD INDEX OF INTERIOR WALLS AND CEILING FINISHES WITHIN THE CORRIDOR, EXIT ENCLOSURES, AND EXIT PASSAGEWAYS SHALL BE CLASS 'C'.

- XX — BOXED NUMBER INDICATES SPECIFIC UNIT PLAN NUMBER INTENDED FOR COORDINATION & IDENTIFICATION OF LOCATION DURING CONSTRUCTION. CONTRACTOR TO PROVIDE THIS NUMBER AFFIXED AND MAINTAINED AT EACH UNIT MAIN ENTRY DOOR THROUGH THE DURATION OF CONSTRUCTION. THIS NUMBER IS INTENDED TO BE THE LEGAL ADDRESS.
- INDICATES FIRE EXTINGUISHER CABINET SURFACE MOUNTED @ GROUND FLR. COLUMN AREAS & RECESS INSTALL IN CONFORMANCE WITH. PROVIDE POTTER ROMER 7300 SS CABINET OR EQUAL W/ 2A, 10B, C EXTINGUISHER. LOCATE IN CONFORMANCE WITH CBC/CFC 906 FOR LIGHT HAZARD AREAS +/-75 MAX. TRAVEL DISTANCE FROM FURTHEST ACCESSIBLE USABLE SPACE.
- CJ — INDICATES CONTROL JOINT. PROVIDE TOOLED JOINTS AT ALL EXTERIOR EXIT BALCONIES, DECKS, PATIOS, WALKWAYS, ETC ARE NOTED ON PLAN OR SECTION TO RECEIVE FINISH CONCRETE FLR. TOPPING. REFER TO SHEET A32a FOR TYPICAL CONTROL JOINT PATTERN TO OCCUR AT FLOOR LEVELS UNLESS OTHERWISE NOTED
- INDICATES UNIT ENTRY DOOR AND FRAME REQUIRED TO BE 20 MINUTE RATED PER C.B.C. TABLE 715. REFER TO DOOR SCHEDULE FOR NON TYPICAL DOORS REQUIRED TO BE FIRE RATED.
- INDICATES SLOPE AT EXTERIOR COMMON CORRIDORS EXPOSED TO WEATHER. PROVIDE MINIMUM 1/8" PER FOOT SLOPE. PROVIDE WATERPROOFING AT THESE AREAS IN CONFORMANCE WITH MANUFACTURERS REQUIREMENTS. CROSS SLOPE AT THESE AREAS SHALL NOT EXCEED 2%.
- EXIT — ILLUMINATED EXIT SIGN - SEE ELECT. DWGS. EXIT SIGNS SHALL BE ILLUMINATED IN ACCORDANCE WITH SECTION 1011.2.6 OF THE C.B.C.
- WINDOW IDENTIFICATION, SEE SCHEDULE SHEET A48; INDICATES TEMPERED GLASS
- DOOR IDENTIFICATION. SEE SCHEDULE SHEET A48



floor plan keynotes

1. STAND PIPE IN EACH STAIR ENCLOSURE ON EACH FLOOR TROUGH THE ROOF
2. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR CORRIDOR, PARKING GARAGE, ELECTRICAL ROOM AND MECHANICAL ROOM
3. 2-HOURS STAIR EXIT ENCLOSURE
4. ONE HOUR FIRE-WALL CORRIDORS AND LOBBIES
5. GAS WATER HEATER VENTING HORIZONTALLY TO SIDE WALL+
6. FIRE DEPARMENT MODIFICATION REQUIRED TO ACCESS STREET
7. SEPARATE PERMIT FROM LA COUNTY HEALTH DEPARMENT REQUIRED FOR POOL / SPA
8. PROVIDE ADA DISABLE ACCESS LIFT AND ANCHOR FOR POOL / SPA
9. OPEN PUBLIC SHOWER

notes:

1. FOR R-2 OCCUPANCY BUILDING, THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125' PER C.B.C. 1014.3 EXCEPTION 4. BUILDING REQUIRED TO HAVE A FULL NFPA 13 SYSTEM (CBC 903.3.1.1)
2. PROVIDE EXIT SIGNS PER C.F.C & C.B.C. 2010 SEC. 1011.
3. NO ABRUPT CHANGES IN ELEVATIONS ALONG PATH OF TRAVEL SHOWN. THE SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% (INSPECTOR TO VERIFY).
4. SEE SHEET A871 FOR MISCELLANEOUS SITE DETAILS.

symbol legend

- PROPERTY LINE
- STANDPIPE / FIRE HYDRANT
- EXIT SIGN
- DENOTES FIRE DEPARTMENT TRAVEL DISTANCE - 150 FEET MAX
- ACCESSIBLE PATH OF TRAVEL FROM ELEV. LOBBY TO PUBLIC POOL / SPA

NORTH

scale: 1/16" = 1'-0"
0 8 16

CARLOS OVALLE
ARCHITECTS
3007 GOLDEN AVE, LONG BEACH, CA 90806

REVISIONS

REVISION NO. & DESC. BY DATE

ISSUES

ISSUED FOR DATE

CLIENT APPROVAL

PHASE SIGNATURE DATE

PROJECT #
092882

PROJECT NAME
DESIGN DEVELOPMENT
FOR
SEA BREEZE
HOMES APARTMENTS
1311 SEPULVEDA BLVD.,
LOS ANGELES, CA 90501

OWNER
A&M PROPERTIES
23545 CRENSHAW BLVD., STE 100
TORRANCE, CA 90505
PHONE 310-539-5390

KEYPLAN

DATE
Jan. 9th, 2015

SHEET TITLE
2nd LEVEL
FLOOR PLAN

SCALE
1/16"=1'-0"

SHEET NUMBER
A203

SHEET OF SHEETS

DISCIPLINE
ARCHITECTURE

1-18 SD

composite building plan accessibility notes

ACCESSIBILITY NOTES AND CODE SECTIONS INDICATED HEREWITH ARE ABBREVIATED HIGHLIGHTING KEY ACCESS REQUIREMENTS. REFERENCE THE CURRENT BUILDING CODE FOR COMPLETE DESCRIPTION OF REQUIREMENTS.

1. ELEVATOR BUILDINGS WILL PROVIDE ACCESSIBILITY FOR THE DISABLED TO AND THROUGH ALL COMMON AREAS OF THE BUILDING, ACCESS TO ALL UNITS, AND ACCESS WITHIN UNITS PER C.B.C. SECTION 1106A. ELEVATORS TO COMPLY WITH CAB AND INSTALLATION REQUIREMENTS OF C.B.C. SECTION 1124A.
2. WALKWAYS, EXIT BALCONIES, CORRIDORS, ETC. SHALL NOT HAVE A CROSS SLOPE EXCEEDING 2% IN ANY DIRECTION PER C.B.C. SECTION 1113A.
3. DOOR LANDINGS TO BE INSTALLED LEVEL, NOT EXCEEDING 2% SLOPE PER C.B.C. SECTION 1126A.7 AND 1008.1.5. THRESHOLDS SHALL NOT EXCEED 1/2" HEIGHT OF FLOOR LEVEL CHANGE INCLUDING HEIGHT OF THRESHOLD PLATE PER SECTION 1126A.2.1
5. PROJECTIONS FROM WALLS SUCH AS SIGNS, LIGHT FIXTURES, ARCHITECTURAL DETAILS, STAIRS, DRINKING FOUNTAINS, ETC... ALONG ACCESSIBLE PATHS OF TRAVEL TO COMPLY WITH C.B.C. SECTION 1121A AND SECTION 1003.3 PROJECTIONS OCCURRING 80" OR LESS ABOVE THE IMMEDIATE FINISH FLOOR ELEVATION SHALL NOT PROJECT MORE THAN 4" FROM THE WALL SURFACE OR HAVE FLOOR LEVEL BARRIERS MINIMUM 27" HIGH MEETING CANE REQUIREMENTS.
6. SIGNAGE, TEXT SIZE, CONTRASTING COLOR, TACTILE TEXTURE, LOCATION ETC. TO BE PROVIDED IN CONFORMANCE WITH C.B.C. SECTION 1143A.

garage accessible plan notes

1. PARKING GARAGES SHALL HAVE AN UNOBSTRUCTED HEADROOM CLEARANCE OF NOT LESS THAN 7' ABOVE THE FINISH FLOOR TO ANY CEILING, BEAM, CONDUIT OR SIMILAR OBSTRUCTION (PER CBC 11.2.3.3.)
2. ALL ENTRANCES AND VERTICAL CLEARANCES WITHIN PARKING STRUCTURES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" WHERE REQUIRED FOR ACCESSIBILITY TO PARKING SPACES FOR PERSONS WITH PHYSICAL DISABILITIES (PER CBC 1109A.2). THESE AREAS ARE DENOTED BY A SOLID HATCH

composite building plan notes

C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

20. RATED DOOR ASSEMBLIES SHALL BE EQUIPPED WITH SMOKE GASKETS AND BE SELF- OR AUTOMATIC-CLOSING AND LATCHING. SECTION 715.4.8 AND 715.4.6.
21. PANIC HARDWARE MUST BE PROVIDED ON ALL DOORS AND GATES ALONG THE POTENTIAL EGRESS PATHS FROM A GROUP A OCCUPANCY OR ASSEMBLY AREA NOT CLASSIFIED AS AN A OCCUPANCY. SECTION 1008.1.10.

* PANIC HARDWARE MAY BE OMITTED FROM A SINGLE DOOR SET OF DOUBLE DOORS SERVING AS THE MAIN ENTRY IF A SIGN READING "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IS PLACED IN A CONSPICUOUS LOCATION NEAR THE DOOR. SECTION 1008.1.9.3 AND 1008.1.

22. EMERGENCY LIGHTING SHALL BE PROVIDED AT EXT. LANDINGS FOR EXIT DISCHARGE DOORWAYS FOR BLDGS REQUIRED TO HAVE MORE THAN ONE EXIT. SECTION 1006.3
23. WHEN AN EGRESS COURT SERVING A BUILDING OR PORTION THEREOF SERVING AN OCCUPANT LOAD OF 10 OR MORE IS LESS THAN 10 FT. IN WIDTH, THE EGRESS COURT WALLS SHALL BE MIN. ONE-HOUR FIRE-RESISTANCE RATED CONSTRUCTION FOR A DISTANCE OF 10 FT. ABOVE THE FLOOR OF THE COURT. OPENINGS WITHIN SUCH WALLS SHALL BE PROTECTED BY OPENING PROTECTIVE OF NOT LESS THAN 3/4 HOUR. BUILDING CODE 1027.5.2.
24. FOR PERMANENT IDENTIFICATION SIGNAGES, SEE DETAILS

11. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
12. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE W/ THE MANUFACTURE'S INSTRUCTIONS AND SECTION 2702
13. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES
14. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDED AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (1011.2 - 1011.5.3)
15. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8.3 FOR EXCEPTIONS.
16. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
17. ALL EGRESS DOOR OPERATION SHALL COMPLY WITH SECTION 1008.1.9 AND 1008.1.9.7.
18. 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. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN ONE FOOT CANDLE AT THE WALKING SURFACE. (1006.1)
19. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELEC. SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
    A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRED TO HAVE TWO OR MORE MEANS OF EGRESS.
    B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.

1. COMPOSITE BLDG PLANS ARE PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BLDG DIMS, PARTY WALL & GENERAL BLDG DETAILING, BLDG COMPONENTS NOT OTHERWISE SHOWN ON ENLARGED PLANS, ETC. REFER TO ENLARGED PLANS FOR INFORMATION NOT HEREON SHOWN. INFORMATION AT ENLARGED PLANS TAKES PRECEDENT OVER INFORMATION HEREWITH SHOWN. WHEN CONFLICTS EXIST OR INFORMATION IS UNCLEAR CONSULT W/ ARCHITECT BEFORE PROCEEDING.
2. DIMS SHOWN UNLESS OTHERWISE NOTED ARE TO THE FACE OF STUD. THE FACE OF STUD IS TO ALIGN W/ THE FACE OF CONC. AT THE FOUNDATION IMMEDIATELY BELOW.
3. TO MAINTAIN A LEVEL AND PLUMB WALL PLANE AT WALL SURFACES INDICATED TO RECEIVE STRUCTURAL SHEATHING AT LIMITED AREAS ALONG A WALL FACE PER THE STRUCTURAL PLANS WILL RECEIVE FURRING AT THE NON SHEETED AREAS OF THE SAME WALL PLANE MATCHING STRUCTURAL SHEETING THICKNESS.
4. STORAGE OR LAUNDRY ROOMS THAT ARE W/IN GROUP R DIVISION I OCCUPANCIES THAT ARE USED BY TENANTS SHALL BE SEPARATED FROM THE REST OF THE BLDG BY NOT LESS THAN ONE-HOUR FIRE RESISTIVE OCCUPANCY SEPARATION. TITLE 24, 310.2.1.
5. REFER TO BUILDING AND WALL SECTION SHEETS FOR PROJECT SPECIFIC INFORMATION REGARDING EXTERIOR AND INTERIOR FLOOR ASSEMBLY NOTES AND DETAILS.
6. REFER TO DETAIL SHEET A501 FOR TYPICAL FLOOR AND WALL ACOUSTIC ISOLATION REQUIREMENTS.
7. REFER TO A001 SHEET FOR BUILDING CODE EXITING, OCCUPANT LOAD AND TRAVEL DISTANCE CODE COMPLIANCE INFORMATION.
8. REFER TO ELEC. PLANS FOR ALL EXIT SIGN, LOCATIONS, TYPE AND CIRCUITING FOR EXIT SIGNS REQUIRED PER C.B.C. SECTION 1011 AND CODE SUB-SECTIONS THEREIN.
9. REFER TO ELECTRICAL PLANS FOR ALL FOOT-CANDLE DISTRIBUTION PLANS FOR LIGHT LEVEL COMPLIANCE WITH C.B.C. SECTION 1006.2 SECTION 1006.4.
10. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

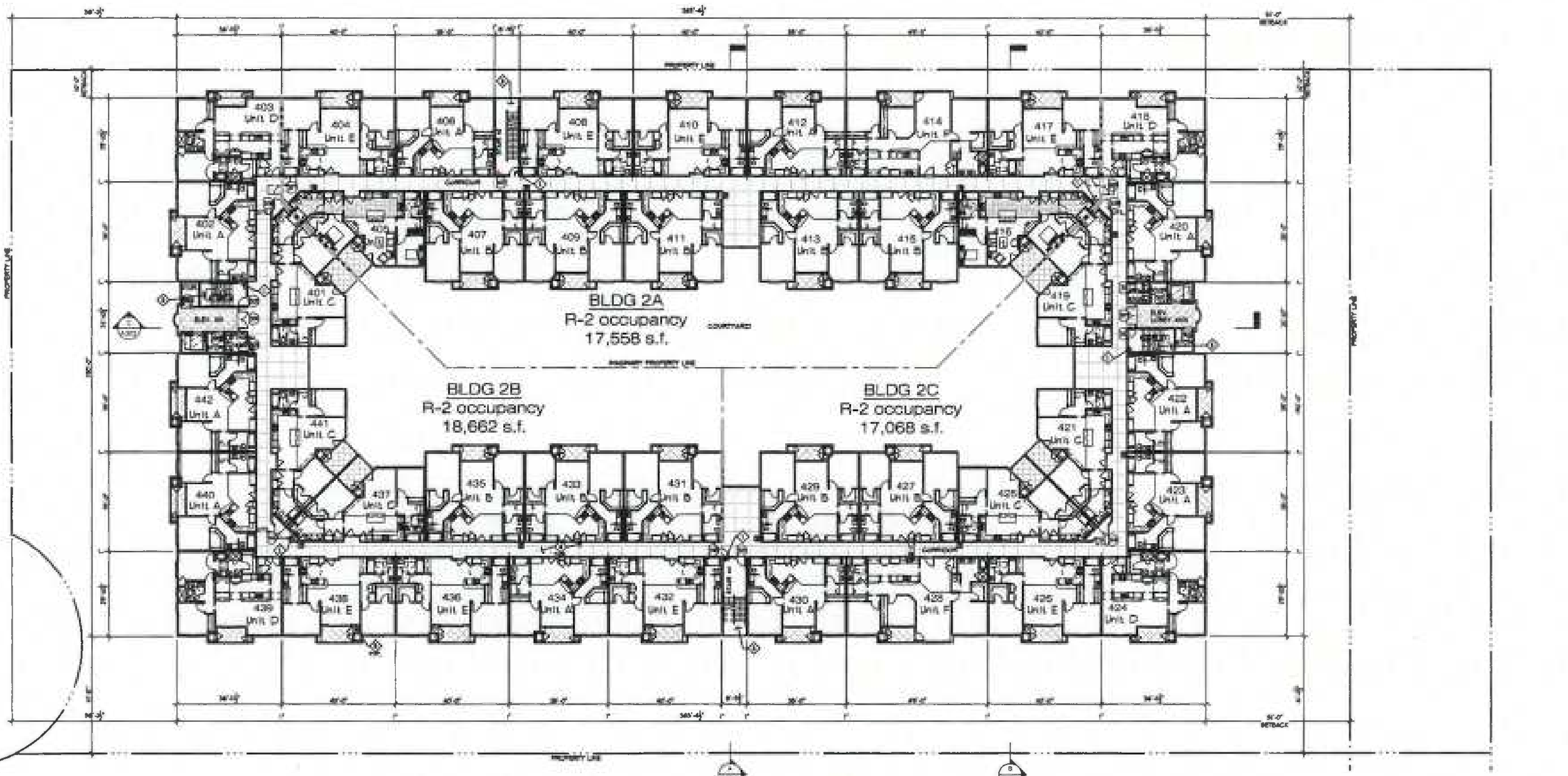
composite building plan legend

- CMU BLOCK WALL
- 2x4 @ 16" O.C WOOD STUD FRAMED WALL
- 2x6 @ 16" O.C WOOD STUD FRAMED WALL
- FIRE PARTITION - 2x4 16" O.C STAGGERED @ 8" O.C. ON 2x6 WD PLATES
- FIRE BARRIER - 1-HR RATED SHAFT WALLS W/ 60 MIN. PROTECTED OPENINGS
- FIRE PARTITION - 1-HR RATED CORRIDOR WALLS W/20 MIN. PROTECTED OPENINGS
- 2-HOUR FIRE WALL, PLYWOOD TO BE FIRE-RETARDANT TREATED WOOD FOR A MINIMUM DISTANCE OF 4' BEYOND THE FIRE WALL ON BOTH SIDES
- 5 FEET HIGH POOL SECURITY ENCLOSURE

notes

1. THERMAL AND SOUND-INSULATION MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 719. MAX. FLAME SPREAD INDEX 25 AND MAX SMOKE DEVELOPED INDEX 50.
2. WHERE INTERIOR FINISH MATERIALS ARE APPLIED ON WALLS, CEILINGS OR STRUCTURAL ELEMENTS REQUIRED TO HAVE A FIRE-RESISTANCE RATING OR TO BE OF NONCOMBUSTIBLE CONSTRUCTION, THEY SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 803.14.
3. THE FLAME SPREAD INDEX OF INTERIOR WALLS AND CEILING FINISHES WITHIN THE CORRIDOR, EXIT ENCLOSURES, AND EXIT PASSAGEWAYS SHALL BE CLASS 'C'.

- 101 — BOXED NUMBER INDICATES SPECIFIC UNIT PLAN NUMBER INTENDED FOR COORDINATION & IDENTIFICATION OF LOCATION DURING CONSTRUCTION. CONTRACTOR TO PROVIDE THIS NUMBER AFFIXED AND MAINTAINED AT EACH UNIT MAIN ENTRY DOOR THROUGH THE DURATION OF CONSTRUCTION. THIS NUMBER IS INTENDED TO BE THE LEGAL ADDRESS.
- INDICATES FIRE EXTINGUISHER CABINET SURFACE MOUNTED @ GROUND FLR. COLUMN AREAS & RECESS INSTALL IN CONFORMANCE WITH PROVIDE POTTER ROMER 7020 BS CABINET OR EQUAL W/ 2A, 10B, C EXTINGUISHER. LOCATE IN CONFORMANCE WITH CBC/CFC 906 FOR LIGHT HAZARD AREAS W/ 75' MAX. TRAVEL DISTANCE FROM FURTHEST ACCESSIBLE USABLE SPACE.
- —CJ— INDICATES CONTROL JOINT. PROVIDE TOOLED JOINTS AT ALL EXTERIOR EXIT BALCONIES, DECKS, PATIOS, WALKWAYS, ETC ARE NOTED ON PLAN OR SECTION TO RECEIVE FINISH CONCRETE FLR. TOPPING. REFER TO SHEET A5?? FOR TYPICAL CONTROL JOINT PATTERN TO OCCUR AT FLOOR LEVELS UNLESS OTHERWISE NOTED
- INDICATES UNIT ENTRY DOOR AND FRAME REQUIRED TO BE 20 MINUTE RATED PER C.B.C. TABLE 715. REFER TO DOOR SCHEDULE FOR NON TYPICAL DOORS REQUIRED TO BE FIRE RATED.
- INDICATES SLOPE AT EXTERIOR COMMON CORRIDORS EXPOSED TO WEATHER. PROVIDE MINIMUM 1/8" PER FOOT SLOPE. PROVIDE WATERPROOFING AT THESE AREAS IN CONFORMANCE WITH MANUFACTURERS REQUIREMENTS. CROSS SLOPE AT THESE AREAS SHALL NOT EXCEED 2%.
- EXIT — ILLUMINATED EXIT SIGN - SEE ELECT. DWGS. EXIT SIGNS SHALL BE ILLUMINATED IN ACCORDANCE WITH SECTION 1011.2.5 OF THE C.B.C.
- WINDOW IDENTIFICATION. SEE SCHEDULE SHEET A6? INDICATES TEMPERED GLASS
- DOOR IDENTIFICATION. SEE SCHEDULE SHEET A6?



floor plan keynotes

1. STAND PIPE IN EACH STAIR ENCLOSURE ON EACH FLOOR TROUGH THE ROOF
2. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR CORRIDOR, PARKING GARAGE, ELECTRIACL ROOM AND MECHANICAL ROOM
3. 2-HOURS STAIR EXIT ENCLOSURE
4. ONE HOUR FIRE-WALL CORRIDORS AND LOBBIES
5. GAS WATER HEATER VENTING HORIZONTALLY TO SIDE WALL

notes:

1. FOR R-2 OCCUPANCY BUILDING , THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125' PER C.B.C. 1014.3 EXCEPTION 4. BUILDING REQUIRED TO HAVE A FULL NFPA 13 SYSTEM (CBC 903.3.1.1)
2. PROVIDE EXIT SIGNS PER C.F.C & C.B.C. 2010 SEC. 1011.
3. NO ABRUPT CHANGES IN ELEVATIONS ALONG PATH OF TRAVEL SHOWN. THE SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% (INSPECTOR TO VERIFY).
4. SEE SHEET A0? FOR MISCELLANEOUS SITE DETAILS.

symbol legend

———	PROPERTY LINE
•	STANDPIPE / FIRE HYDRANT
⊗	EXIT SIGN
- - -▶- - -	DENOTES FIRE DEPARTMENT TRAVEL DISTANCE - 150 FEET MAX

NORTH

scale: 1/16" = 1'-0"
0 8 16

J-15 SD

CARLOS OVALLE
ARCHITECTS

3007 GOLDEN AVE. LONG BEACH CA 90806
Telephone 310.988.0917 ovalle@charter.net

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT THE DESIGNERS PERMISSION AND UNLESS THE REPRODUCTION CARRIES THE DESIGNERS NAME. ALL DESIGN AND OTHER INFORMATION SHOWN ON THE DRAWING ARE FOR USE ON THE SPECIFIED PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THE DESIGNER.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE DESIGNER IS TO BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE DESIGNER FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

CARLOS OVALLE ARCHITECT, LEED AP

REVISIONS

REVISION NO. & DESC.	BY	DATE

ISSUES

ISSUED FOR	DATE

CLIENT APPROVAL

PHASE	SIGNATURE	DATE

PROJECT #
092882

PROJECT NAME
DESIGN DEVELOPMENT
FOR
SEA BREEZE
HOMES APARTMENTS

1311 SEPULVEDA BLVD.,
LOS ANGELES, CA 90501

OWNER
A&M PROPERTIES
23545 CRENSHAW BLVD., STE 100
TORRANCE, CA 90505
PHONE 310-539-5390

KEYPLAN

DATE
Jan. 9th, 2015

SHEET TITLE
3rd LEVEL
FLOOR PLAN

SCALE
1/16" = 1'-0"

SHEET NUMBER
A204

SHEET OF SHEETS

DISCIPLINE
ARCHITECTURE

composite building plan accessibility notes

ACCESSIBILITY NOTES AND CODE SECTIONS INDICATED HEREWITH ARE ABBREVIATED HIGHLIGHTING KEY ACCESS REQUIREMENTS. REFERENCE THE CURRENT BUILDING CODE FOR COMPLETE DESCRIPTION OF REQUIREMENTS.

1. ELEVATOR BUILDINGS WILL PROVIDE ACCESSIBILITY FOR THE DISABLED TO AND THROUGH ALL COMMON AREAS OF THE BUILDING, ACCESS TO ALL UNITS, AND ACCESS WITHIN UNITS PER C.B.C. SECTION 1106A. ELEVATORS TO COMPLY WITH CAB AND INSTALLATION REQUIREMENTS OF C.B.C. SECTION 1124A.
2. WALKWAYS, EXIT BALCONIES, CORRIDORS, ETC. SHALL NOT HAVE A CROSS SLOPE EXCEEDING 2% IN ANY DIRECTION PER C.B.C. SECTION 1133A.
3. DOOR LANDINGS TO BE INSTALLED LEVEL NOT EXCEEDING 2% SLOPE PER C.B.C. SECTION 1126A.2 AND 1008.1.5. THRESHOLDS SHALL NOT EXCEED 1/2" HEIGHT OF FLOOR LEVEL CHANGE INCLUDING HEIGHT OF THRESHOLD PLATE PER SECTION 1126A.2.1
4. PROJECTIONS FROM WALLS SUCH AS, SIGNS, LIGHT FIXTURES, ARCHITECTURAL DETAILS, STAIRS, DRINKING FOUNTAINS, ETC... ALONG ACCESSIBLE PATHS OF TRAVEL TO COMPLY WITH C.B.C. SECTION 1133A AND SECTION 1003.3 PROJECTIONS OCCURRING 80" OR LESS ABOVE THE IMMEDIATE FINISH FLOOR ELEVATION SHALL NOT PROJECT MORE THAN 4" FROM THE WALL SURFACE OR HAVE FLOOR LEVEL BARRIERS MINIMUM 27" HIGH MEETING CANE REQUIREMENTS.
5. SIGNAGE, TEXT SIZE, CONTRASTING COLOR, TACTILE TEXTURE, LOCATION ETC. TO BE PROVIDED IN CONFORMANCE WITH C.B.C. SECTION 1143A.

garage accessible plan notes

1. PARKING GARAGES SHALL HAVE AN UNOBSTRUCTED HEADROOM CLEARANCE OF NOT LESS THAN 7' ABOVE THE FINISH FLOOR TO ANY CEILING, BEAM, CONDUIT OR SIMILAR OBSTRUCTION (PER CBC 311.2.3.3.)
2. ALL ENTRANCES AND VERTICAL CLEARANCES WITHIN PARKING STRUCTURES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" WHERE REQUIRED FOR ACCESSIBILITY TO PARKING SPACES FOR PERSONS WITH PHYSICAL DISABILITIES (PER CBC 1109A.2). THESE AREAS ARE DENOTED BY A SOLID HATCH:

composite building plan notes

C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

20. RATED DOOR ASSEMBLIES SHALL BE EQUIPPED WITH SMOKE GASKETS AND BE SELF- OR AUTOMATIC-CLOSING AND LATCHING. SECTION 715.4.8 AND 715.4.8.
21. PANIC HARDWARE MUST BE PROVIDED ON ALL DOORS AND GATES ALONG THE POTENTIAL EGRESS PATHS FROM A GROUP A OCCUPANCY OR ASSEMBLY AREA NOT CLASSIFIED AS AN A OCCUPANCY. SECTION 1008.1.10.

    † PANIC HARDWARE MAY BE OMITTED FROM A SINGLE DOOR SET OF DOUBLE DOORS SERVING AS THE MAIN ENTRY IF A SIGN READING "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IS PLACED IN A CONSPICUOUS LOCATION NEAR THE DOOR. SECTION 1008.1.9.3 AND 1008.1.
22. EMERGENCY LIGHTING SHALL BE PROVIDED AT EXT. LANDINGS FOR EXIT DISCHARGE DOORWAYS FOR BLDGS REQUIRED TO HAVE MORE THAN ONE EXIT. SECTION 1006.3
23. WHEN AN EGRESS COURT SERVING A BUILDING OR PORTION THEREOF SERVING AN OCCUPANT LOAD OF 10 OR MORE IS LESS THAN 10 FT. IN WIDTH, THE EGRESS COURT WALLS SHALL BE MIN. ONE-HOUR FIRE-RESISTANCE RATED CONSTRUCTION FOR A DISTANCE OF 10 FT. ABOVE THE FLOOR OF THE COURT. OPENINGS WITHIN SUCH WALLS SHALL BE PROTECTED BY OPENING PROTECTIVE OF NOT LESS THAN 3/4 HOUR. BUILDING CODE 1027.5.2.
24. FOR PERMANENT IDENTIFICATION SIGNAGES, SEE DETAILS 3, 4, 1, 2, 3, 4, 8, 12

11. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
12. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE W/ THE MANUFACTURE'S INSTRUCTIONS AND SECTION 2702
13. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES
14. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDED AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (1011.2 - 1011.5.3)
15. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8.3 FOR EXCEPTIONS.
16. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
17. ALL EGRESS DOOR OPERATION SHALL COMPLY WITH SECTION 1008.1.9 AND 1008.1.9.7.
18. 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. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN ONE FOOT CANDLE AT THE WALKING SURFACE. (1006.1)
19. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELEC. SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
    A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRED TO HAVE TWO OR MORE MEANS OF EGRESS.
    B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.

1. COMPOSITE BLDG PLANS ARE PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BLDG DIMS, PARTY WALL & GENERAL BLDG DETAILING. BLDG COMPONENTS NOT OTHERWISE SHOWN ON ENLARGED PLANS, ETC. REFER TO ENLARGED PLANS FOR INFORMATION NOT HEREON SHOWN. INFORMATION AT ENLARGED PLANS TAKES PRECEDENT OVER INFORMATION HEREWITH SHOWN. WHEN CONFLICTS EXIST OR INFORMATION IS UNCLEAR CONSULT W/ ARCHITECT BEFORE PROCEEDING.
2. DIMS SHOWN UNLESS OTHERWISE NOTED ARE TO THE FACE OF STUD. THE FACE OF STUD IS TO ALIGN W/ THE FACE OF CONC. AT THE FOUNDATION IMMEDIATELY BELOW.
3. TO MAINTAIN A LEVEL AND PLUMB WALL PLANE AT WALL SURFACES INDICATED TO RECEIVE STRUCTURAL SHEATHING AT LIMITED AREAS ALONG A WALL FACE PER THE STRUCTURAL PLANS WILL RECEIVE FURRING AT THE NON SHEETED AREAS OF THE SAME WALL PLANE MATCHING STRUCTURAL SHEETING THICKNESS.
4. STORAGE OR LAUNDRY ROOMS THAT ARE W/IN GROUP R DIVISION 1 OCCUPANCIES THAT ARE USED BY TENANTS SHALL BE SEPARATED FROM THE REST OF THE BLDG BY NOT LESS THAN ONE-HOUR FIRE RESISTIVE OCCUPANCY SEPARATION. TITLE 24, 310.2.2.
5. REFER TO BUILDING AND WALL SECTION SHEETS FOR PROJECT SPECIFIC INFORMATION REGARDING EXTERIOR AND INTERIOR FLOOR ASSEMBLY NOTES AND DETAILS.
6. REFER TO DETAIL SHEET A8 FOR TYPICAL FLOOR AND WALL ACOUSTIC ISOLATION REQUIREMENTS.
7. REFER TO A02 SHEET FOR BUILDING CODE EXITING, OCCUPANT LOAD AND TRAVEL DISTANCE CODE COMPLIANCE INFORMATION.
8. REFER TO ELEC. PLANS FOR ALL EXIT SIGN, LOCATIONS, TYPE AND CIRCUITING FOR EXIT SIGNS REQUIRED PER C.B.C. SECTION 1011 AND CODE SUB-SECTIONS THEREIN.
9. REFER TO ELECTRICAL PLANS FOR ALL FOOT-CANDLE DISTRIBUTION PLANS FOR LIGHT LEVEL COMPLIANCE WITH C.B.C. SECTION 1006.2 SECTION 1006.4.
10. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

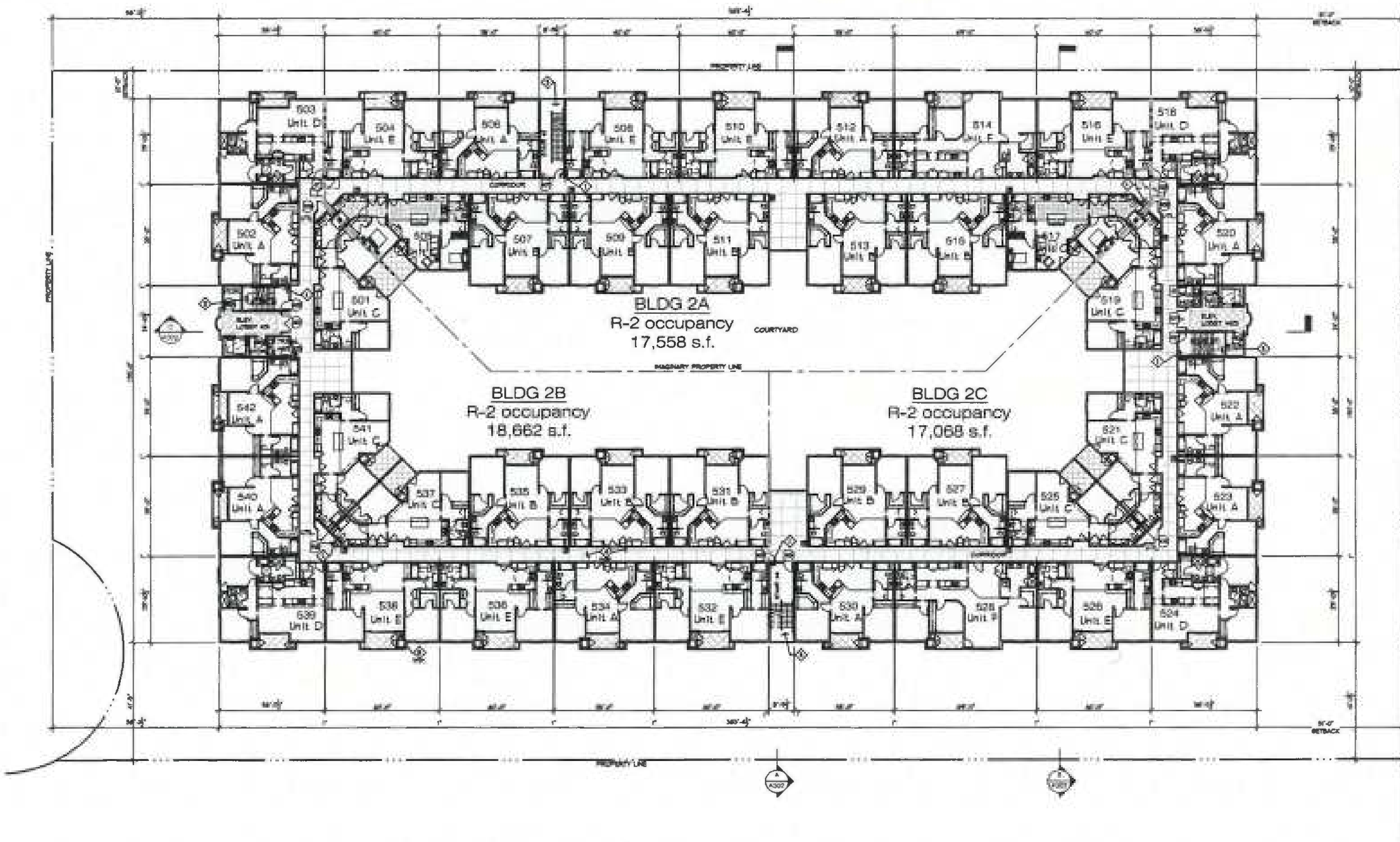
composite building plan legend

- CMU BLOCK WALL.
- 2x4 @ 16" O.C WOOD STUD FRAMED WALL.
- 2x6 @ 16" O.C WOOD STUD FRAMED WALL.
- FIRE PARTITION - 2x4 16" O.C STAGGERED @ 8" O.C. ON 2x6 WD PLATES (5/A8?)
- FIRE BARRIER - 1HR RATED SHAFT WALLS W/ 60 MIN. PROTECTED OPENINGS
- FIRE PARTITION - 1HR RATED CORRIDOR WALLS W/20 MIN. PROTECTED OPENINGS (10/A8?)
- 2-HOUR FIRE WALL, PLYWOOD TO BE FIRE-RETARDANT TREATED WOOD FOR A MINIMUM DISTANCE OF 4' BEYOND THE FIRE WALL ON BOTH SIDES (9/A8?)
- 5 FEET HIGH POOL SECURITY ENCLOSURE

notes

1. THERMAL AND SOUND-INSULATION MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 719. MAX. FLAME SPREAD INDEX 25 AND MAX SMOKE DEVELOPED INDEX 50.
2. WHERE INTERIOR FINISH MATERIALS ARE APPLIED ON WALLS, CEILINGS OR STRUCTURAL ELEMENTS REQUIRED TO HAVE A FIRE-RESISTANCE RATING OR TO BE OF NONCOMBUSTIBLE CONSTRUCTION, THEY SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 803.11A.
3. THE FLAME SPREAD INDEX OF INTERIOR WALLS AND CEILING FINISHES WITHIN THE CORRIDOR, EXIT ENCLOSURES, AND EXIT PASSAGEWAYS SHALL BE CLASS 'C'.

- 101 — BOXED NUMBER INDICATES SPECIFIC UNIT PLAN NUMBER INTENDED FOR COORDINATION & IDENTIFICATION OF LOCATION DURING CONSTRUCTION. CONTRACTOR TO PROVIDE THIS NUMBER AFFIXED AND MAINTAINED AT EACH UNIT MAIN ENTRY DOOR THROUGH THE DURATION OF CONSTRUCTION. THIS NUMBER IS INTENDED TO BE THE LEGAL ADDRESS.
- INDICATES FIRE EXTINGUISHER CABINET SURFACE MOUNTED @ GROUND FLR. COLUMN AREAS & RECESS INSTALL IN CONFORMANCE WITH (12/A8?) PROVIDE POTTER ROMER 7330 SS CABINET OR EQUAL W/ 2A, 10B, C EXTINGUISHER. LOCATE IN CONFORMANCE WITH CBC/CFC 906 FOR LIGHT HAZARD AREAS W/75' MAX. TRAVEL DISTANCE FROM FURTHEST ACCESSIBLE USABLE SPACE.
- —CJ— INDICATES CONTROL JOINT. PROVIDE TOOLED JOINTS AT ALL EXTERIOR EXIT BALCONIES, DECKS, PATIOS, WALKWAYS, ETC ARE NOTED ON PLAN OR SECTION TO RECEIVE FINISH CONCRETE FLR. TOPPING. REFER TO SHEET A23 FOR TYPICAL CONTROL JOINT PATTERN TO OCCUR AT FLOOR LEVELS UNLESS OTHERWISE NOTED
- INDICATES UNIT ENTRY DOOR AND FRAME REQUIRED TO BE 20 MINUTE RATED PER C.B.C. TABLE 715. REFER TO DOOR SCHEDULE FOR NON TYPICAL DOORS REQUIRED TO BE FIRE RATED.
- INDICATES SLOPE AT EXTERIOR COMMON CORRIDORS EXPOSED TO WEATHER. PROVIDE MINIMUM 1/8" PER FOOT SLOPE. PROVIDE WATERPROOFING AT THESE AREAS IN CONFORMANCE WITH MANUFACTURERS REQUIREMENTS. CROSS SLOPE AT THESE AREAS SHALL NOT EXCEED 2%.
- EXIT — ILLUMINATED EXIT SIGN - SEE ELECT. DWGS. EXIT SIGNS SHALL BE ILLUMINATED IN ACCORDANCE WITH SECTION 1011.2.6 OF THE C.B.C.
- WINDOW IDENTIFICATION, SEE SCHEDULE SHEET A8 — INDICATES TEMPERED GLASS
- DOOR IDENTIFICATION, SEE SCHEDULE SHEET A8



floor plan keynotes

1. STAND PIPE IN EACH STAIR ENCLOSURE ON EACH FLOOR TROUGH THE ROOF
2. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR CORRIDOR, PARKING GARAGE, ELECTRIACL ROOM AND MECHANICAL ROOM
3. 2-HOURS STAIR EXIT ENCLOSURE
4. ONE HOUR FIRE-WALL CORRIDORS AND LOBBIES
5. GAS WATER HEATER VENTING HORIZONTALLY TO SIDE WALL

notes:

1. FOR R-2 OCCUPANCY BUILDING . THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125' PER C.B.C. 1014.3 EXCEPTION 4. BUILDING REQUIRED TO HAVE A FULL NFPA 13 SYSTEM (CBC 903.3.1.1)
2. PROVIDE EXIT SIGNS PER C.F.C. & C.B.C. 2010 SEC. 1011.
3. NO ABRUPT CHANGES IN ELEVATIONS ALONG PATH OF TRAVEL SHOWN. THE SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% (INSPECTOR TO VERIFY).
4. SEE SHEET A011 FOR MISCELLANEOUS SITE DETAILS.

symbol legend

(line)	PROPERTY LINE
+	STANDPIPE / FIRE HYDRANT
⊗	EXIT SIGN
(arrow)	DENOTES FIRE DEPARTMENT TRAVEL DISTANCE - 150 FEET MAX

NORTH

scale: 1/16" = 1'-0"
0 8 16

CARLOS OVALLE
ARCHITECTS

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THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT THE DESIGNER'S PERMISSION AND UNLESS THE REPRODUCTION CARRIES THE DESIGNER'S NAME. ALL DESIGN AND OTHER INFORMATION SHOWN ON THE DRAWING ARE FOR USE ON THE SPECIFIED PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THE DESIGNER.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE DESIGNER IS TO BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE DESIGNER FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

CARLOS OVALLE ARCHITECT, LEED AP

REVISIONS

REVISION NO. & DESC.	BY	DATE

ISSUES

ISSUED FOR	DATE

CLIENT APPROVAL

PHASE	SIGNATURE	DATE

PROJECT #
092882

PROJECT NAME
DESIGN DEVELOPMENT
FOR
SEA BREEZE
HOMES APARTMENTS

1311 SEPULVEDA BLVD.,
LOS ANGELES, CA 90501

OWNER
A&M PROPERTIES
23545 CRENSHAW BLVD., STE 100
TORRANCE, CA 90505
PHONE 310-539-5390

KEYPLAN

DATE
Jan. 9th, 2015

SHEET TITLE
4th LEVEL
FLOOR PLAN

SCALE
1/16" = 1'-0"

SHEET NUMBER
A205

SHEET OF SHEETS

DISCIPLINE
ARCHITECTURE

composite building plan accessibility notes

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3. DOOR LANDINGS TO BE INSTALLED LEVEL NOT EXCEEDING 2% SLOPE PER C.B.C. SECTION 1126A.2 AND 1008.1.5. THRESHOLDS SHALL NOT EXCEED 1/2" HEIGHT OF FLOOR LEVEL CHANGE INCLUDING HEIGHT OF THRESHOLD PLATE PER SECTION 1126A.2.1
5. PROJECTIONS FROM WALLS SUCH AS, SIGNS, LIGHT FIXTURES, ARCHITECTURAL DETAILS, STAIRS, DRINKING FOUNTAINS, ETC., ALONG ACCESSIBLE PATHS OF TRAVEL TO COMPLY WITH C.B.C. SECTION 1133A AND SECTION 1003.3 PROJECTIONS OCCURRING 80" OR LESS ABOVE THE IMMEDIATE FINISH FLOOR ELEVATION SHALL NOT PROJECT MORE THAN 4" FROM THE WALL SURFACE OR HAVE FLOOR LEVEL BARRIERS MINIMUM 27" HIGH MEETING CANE REQUIREMENTS.
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garage accessible plan notes

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2. ALL ENTRANCES AND VERTICAL CLEARANCES WITHIN PARKING STRUCTURES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" WHERE REQUIRED FOR ACCESSIBILITY TO PARKING SPACES FOR PERSONS WITH PHYSICAL DISABILITIES (PER CBC 1129A.2). THESE AREAS ARE DENOTED BY A SOLID HATCH:

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C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
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22. EMERGENCY LIGHTING SHALL BE PROVIDED AT EXT. LANDINGS FOR EXIT DISCHARGE DOORWAYS FOR BLDGS REQUIRED TO HAVE MORE THAN ONE EXIT. SECTION 1006.3
23. WHEN AN EGRESS COURT SERVING A BUILDING OR PORTION THEREOF SERVING AN OCCUPANT LOAD OF 10 OR MORE IS LESS THAN 10 FT. IN WIDTH, THE EGRESS COURT WALLS SHALL BE MIN. ONE-HOUR FIRE-RESISTANCE RATED CONSTRUCTION FOR A DISTANCE OF 10 FT. ABOVE THE FLOOR OF THE COURT. OPENINGS WITHIN SUCH WALLS SHALL BE PROTECTED BY OPENING PROTECTIVE OF NOT LESS THAN 3/4 HOUR. BUILDING CODE 1027.5.2
24. FOR PERMANENT IDENTIFICATION SIGNAGES, SEE DETAILS

11. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX.
12. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE W/ THE MANUFACTURE'S INSTRUCTIONS AND SECTION 2703
13. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES
14. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDED AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (1011.2 - 1011.5.3)
15. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8.3 FOR EXCEPTIONS.
16. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
17. ALL EGRESS DOOR OPERATION SHALL COMPLY WITH SECTION 1008.1.9 AND 1008.1.9.7.
18. 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. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN ONE FOOT CANDLE AT THE WALKING SURFACE. (1006.1)
19. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELEC. SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
    A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRED TO HAVE TWO OR MORE MEANS OF EGRESS.
    B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.

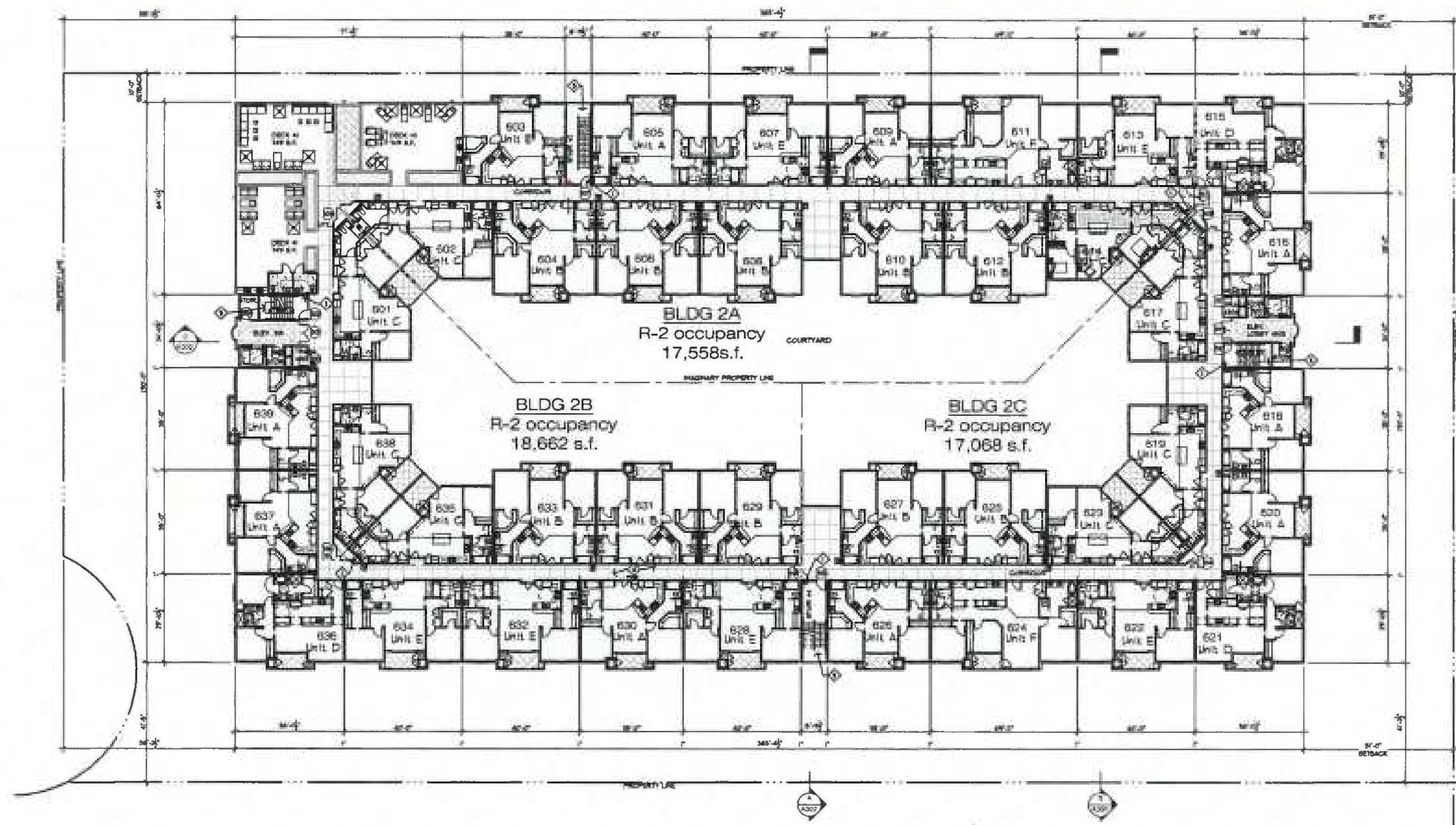
1. COMPOSITE BLDG PLANS ARE PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BLDG DIMS, PARTY WALL & GENERAL BLDG DETAILING, BLDG COMPONENTS NOT OTHERWISE SHOWN ON ENLARGED PLANS, ETC. REFER TO ENLARGED PLANS FOR INFORMATION NOT HEREON SHOWN. INFORMATION AT ENLARGED PLANS TAKES PRECEDENT OVER INFORMATION HEREWITH SHOWN, WHEN CONFLICTS EXIST OR INFORMATION IS UNCLEAR CONSULT W/ ARCHITECT BEFORE PROCEEDING.
2. DIMS SHOWN UNLESS OTHERWISE NOTED ARE TO THE FACE OF STUD. THE FACE OF STUD IS TO ALIGN W/ THE FACE OF CONC. AT THE FOUNDATION IMMEDIATELY BELOW.
3. TO MAINTAIN A LEVEL AND FLUSH WALL PLANE AT WALL SURFACES INDICATED TO RECEIVE STRUCTURAL SHEATHING AT LIMITED AREAS ALONG A WALL FACE PER THE STRUCTURAL PLANS WILL RECEIVE FURRING AT THE NON SHEETED AREAS OF THE SAME WALL PLANE MATCHING STRUCTURAL SHEETING THICKNESS.
4. STORAGE OR LAUNDRY ROOMS THAT ARE W/IN GROUP R DIVISION 1 OCCUPANCIES THAT ARE USED BY TENANTS SHALL BE SEPARATED FROM THE REST OF THE BLDG BY NOT LESS THAN ONE-HOUR FIRE RESISTIVE OCCUPANCY SEPARATION. TITLE 24, 310.2.2.
5. REFER TO BUILDING AND WALL SECTION SHEETS FOR PROJECT SPECIFIC INFORMATION REGARDING EXTERIOR AND INTERIOR FLOOR ASSEMBLY NOTES AND DETAILS.
6. REFER TO DETAIL SHEET A611 FOR TYPICAL FLOOR AND WALL ACOUSTIC ISOLATION REQUIREMENTS.
7. REFER TO A051 SHEET FOR BUILDING CODE EXITING, OCCUPANT LOAD AND TRAVEL DISTANCE CODE COMPLIANCE INFORMATION.
8. REFER TO ELEC. PLANS FOR ALL EXIT SIGN, LOCATIONS, TYPE AND CIRCUITING FOR EXIT SIGNS REQUIRED PER C.B.C. SECTION 1011 AND CODE SUB-SECTIONS THEREIN.
9. REFER TO ELECTRICAL PLANS FOR ALL FOOT-CANDLE DISTRIBUTION PLANS FOR LIGHT LEVEL COMPLIANCE WITH C.B.C. SECTION 1006.2 SECTION 1006.4.
10. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

composite building plan legend

	CMU BLOCK WALL
	2x4 @ 16" O.C WOOD STUD FRAMED WALL
	2x6 @ 16" O.C WOOD STUD FRAMED WALL
	FIRE PARTITION - 2x4 16" O.C STAGGERED @ 8" O.C. ON 2x6 WD PLATES (5 / A611)
	FIRE BARRIER - 1-HR RATED SHAFT WALLS W/ 60 MIN. PROTECTED OPENINGS
	FIRE PARTITION - 1-HR RATED CORRIDOR WALLS W/20 MIN. PROTECTED OPENINGS (15 / A614)
	2-HOUR FIRE WALL, PLYWOOD TO BE FIRE-RETARDANT TREATED WOOD FOR A MINIMUM DISTANCE OF 4' BEYOND THE FIRE WALL ON BOTH SIDES (9 / A611)
	5 FEET HIGH POOL SECURITY ENCLOSURE
101	BOXED NUMBER INDICATES SPECIFIC UNIT PLAN NUMBER INTENDED FOR COORDINATION & IDENTIFICATION OF LOCATION DURING CONSTRUCTION. CONTRACTOR TO PROVIDE THIS NUMBER AFFIXED AND MAINTAINED AT EACH UNIT MAIN ENTRY DOOR THROUGH THE DURATION OF CONSTRUCTION. THIS NUMBER IS INTENDED TO BE THE LEGAL ADDRESS.
	INDICATES FIRE EXTINGUISHER CABINET SURFACE MOUNTED @ GROUND FLR. COLUMN AREAS & RECESS INSTALL IN CONFORMANCE WITH (12 / A616). PROVIDE POTTER ROMER 7120 SS CABINET OR EQUAL W/ 2A, 10B, C EXTINGUISHER. LOCATE IN CONFORMANCE WITH CBC/CFC 906 FOR LIGHT HAZARD AREAS W/-75' MAX. TRAVEL DISTANCE FROM FURTHEST ACCESSIBLE USABLE SPACE.
—CJ—	INDICATES CONTROL JOINT. PROVIDE TOOLED JOINTS AT ALL EXTERIOR EXIT BALCONIES, DECKS, PATIOS, WALKWAYS, ETC. ARE NOTED ON PLAN OR SECTION TO RECEIVE FINISH CONCRETE FLR. TOPPING. REFER TO SHEET A201a FOR TYPICAL CONTROL JOINT PATTERN TO OCCUR AT FLOOR LEVELS UNLESS OTHERWISE NOTED
	INDICATES UNIT ENTRY DOOR AND FRAME REQUIRED TO BE 20 MINUTE RATED PER C.B.C. TABLE 715. REFER TO DOOR SCHEDULE FOR NON TYPICAL DOORS REQUIRED TO BE FIRE RATED.
→	INDICATES SLOPE AT EXTERIOR COMMON CORRIDORS EXPOSED TO WEATHER. PROVIDE MINIMUM 1/8" PER FOOT SLOPE. PROVIDE WATERPROOFING AT THESE AREAS IN CONFORMANCE WITH MANUFACTURERS REQUIREMENTS. CROSS SLOPE AT THESE AREAS SHALL NOT EXCEED 2%.
EXIT	ILLUMINATED EXIT SIGN - SEE ELECT. DWGS. EXIT SIGNS SHALL BE ILLUMINATED IN ACCORDANCE WITH SECTION 1011.2.8 OF THE C.B.C.
	WINDOW IDENTIFICATION. SEE SCHEDULE SHEET A41 / INDICATES TEMPERED GLASS
	DOOR IDENTIFICATION. SEE SCHEDULE SHEET A41

notes

1. THERMAL AND SOUND-INSULATION MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 719. MAX. FLAME SPREAD INDEX 25 AND MAX SMOKE DEVELOPED INDEX 50.
2. WHERE INTERIOR FINISH MATERIALS ARE APPLIED ON WALLS, CEILINGS OR STRUCTURAL ELEMENTS REQUIRED TO HAVE A FIRE-RESISTANCE RATING OR TO BE OF NONCOMBUSTIBLE CONSTRUCTION, THEY SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 803.14.
3. THE FLAME SPREAD INDEX OF INTERIOR WALLS AND CEILING FINISHES WITHIN THE CORRIDOR, EXIT ENCLOSURES, AND EXIT PASSAGEWAYS SHALL BE CLASS 'C'.



floor plan keynotes

1. STAND PIPE IN EACH STAIR ENCLOSURE ON EACH FLOOR TROUGH THE ROOF
2. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR CORRIDOR, PARKING GARAGE, ELECTRIACL ROOM AND MECHANICAL ROOM
3. 2-HOURS STAIR EXIT ENCLOSURE
4. ONE HOUR FIRE-WALL CORRIDORS AND LOBBIES
5. GAS WATER HEATER VENTING HORIZONTALLY TO SIDE WALL

notes:

1. FOR R-2 OCCUPANCY BUILDING, THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125' PER C.B.C. 1014.3 EXCEPTION 4. BUILDING REQUIRED TO HAVE A FULL NFPA 13 SYSTEM (CBC 903.3.1.1)
2. PROVIDE EXIT SIGNS PER C.F.C & C.B.C. 2010 SEC. 1011.
3. NO ABRUPT CHANGES IN ELEVATIONS ALONG PATH OF TRAVEL SHOWN. THE SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% (INSPECTOR TO VERIFY).
4. SEE SHEET A01 FOR MISCELLANEOUS SITE DETAILS.

symbol legend

———	PROPERTY LINE
+	STANDPIPE / FIRE HYDRANT
⊗	EXIT SIGN
- -▶- -	DENOTES FIRE DEPARTMENT TRAVEL DISTANCE - 150 FEET MAX

NORTH

scale: 1/16" = 1'-0"

0 8 16

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CARLOS OVALLE, ARCHITECT, LEED AP

REVISIONS

REVISION NO. & DESC.	BY	DATE

ISSUES

ISSUED FOR	DATE

CLIENT APPROVAL

PHASE	SIGNATURE	DATE

PROJECT #
092882

PROJECT NAME
DESIGN DEVELOPMENT
FOR
SEA BREEZE
HOMES APARTMENTS

1311 SEPULVEDA BLVD.,
LOS ANGELES, CA 90501

OWNER
A&M PROPERTIES
23546 CRENSHAW BLVD., STE 100
TORRANCE, CA 90505
PHONE 310-539-5390

KEYPLAN

DATE
Jan. 9th, 2015

SHEET TITLE
5th LEVEL
FLOOR PLAN

SCALE
1/16"=1'-0"

SHEET NUMBER
A206

SHEET OF SHEETS

DISCIPLINE
ARCHITECTURE

typical details

- CREST AT RIDGE AND VALLEY
- BOTTOM PARAPET WALL
- A.C. COMPRESSOR ISOLATOR
- ROOF TO WALL FLASHING
- MECH. WELL ROOF DRAIN AND OVERFLOW DRAIN
- ROOF TOP PARAPET
- ROOF SCUPPER
- MECH. WELL PENETRATION AT ROOF

REFER TO ROOF PLAN FOR NON TYPICAL DETAIL CONDITIONS

roof notes

1. ALL MANUFACTURED PRODUCTS AND ROOF SYSTEMS TO BE INSTALLED PER PRODUCT MANUFACTURERS REQUIREMENTS FOR A WEATHER TIGHT INSTALLATION.
2. REFER TO EXTERIOR BUILDING ELEVATIONS FOR ROOF TO WALL FLASHING DETAILS.
3. NO ROOF PENETRATIONS SUCH AS ATTIC VENTS, PLUMBING VENT PIPES CURBS/FLASHINGS, HVAC LINE SETS ETC., TO OCCUR WITHIN 7'-0" OF ROOF SHALES OR VALLEYS.
4. ALL ROOF VENTS, PLUMBING VENT PIPES, MECHANICAL EXHAUST VENT JACKS, ETC., THAT PENETRATE THE PITCHED ROOF SURFACE AND ARE VISIBLE TO BE PRIMED AND PAINTED TO MATCH ADJACENT ROOFING.
5. ALL MECHANICAL AND PLUMBING VENTS THAT PENETRATE THROUGH A MANUFACTURED ROOF PRODUCT OR SYSTEMS ARE TO BE INSTALLED AND FLASHED PER THE ROOFING MANUFACTURERS INSTALLATION AND FLASHING REQUIREMENTS. PROVIDE EPDM LEAD CAP COVERS FLASHING AT PLUMBING VENTS.
6. SEE DETAIL 3/A207 FOR MORE INFORMATION ON ROOF TYPES.

roof plan legend

4. PER C.B.C. TABLE 705.1 ROOF SYSTEMS FOR BUILDINGS OF TYPE VA CONSTRUCTION TO HAVE MINIMUM CLASS B FIRE RATING.

INDICATES AREA TO RECEIVE COOL ROOF RATING COUNCIL APPROVED SINGLE PLY MEMBRANE PLASTIC MEMBRANE ROOFING.
A. SLOPE MINIMUM 1/4"/12 - SLOPE TOWARDS ROOF DRAINS.
B. PRODUCT NAME: JOHNS MANVILLE 60 MIL TPO MECHANICALLY FASTENED OR APPROVED EQUAL, UL 790.
C. MINIMUM SOLAR REFLECTANCE INDEX: 0
D. PRODUCT WARRANTY: 30 YEARS

INDICATES ROOF MEMBRANE TRAFFIC PAD. SECURE TO ROOFING PER MANUFACTURERS REQUIREMENTS. PROVIDE 3" SPACE BETWEEN PADS FOR DRAINAGE FLOW THROUGH

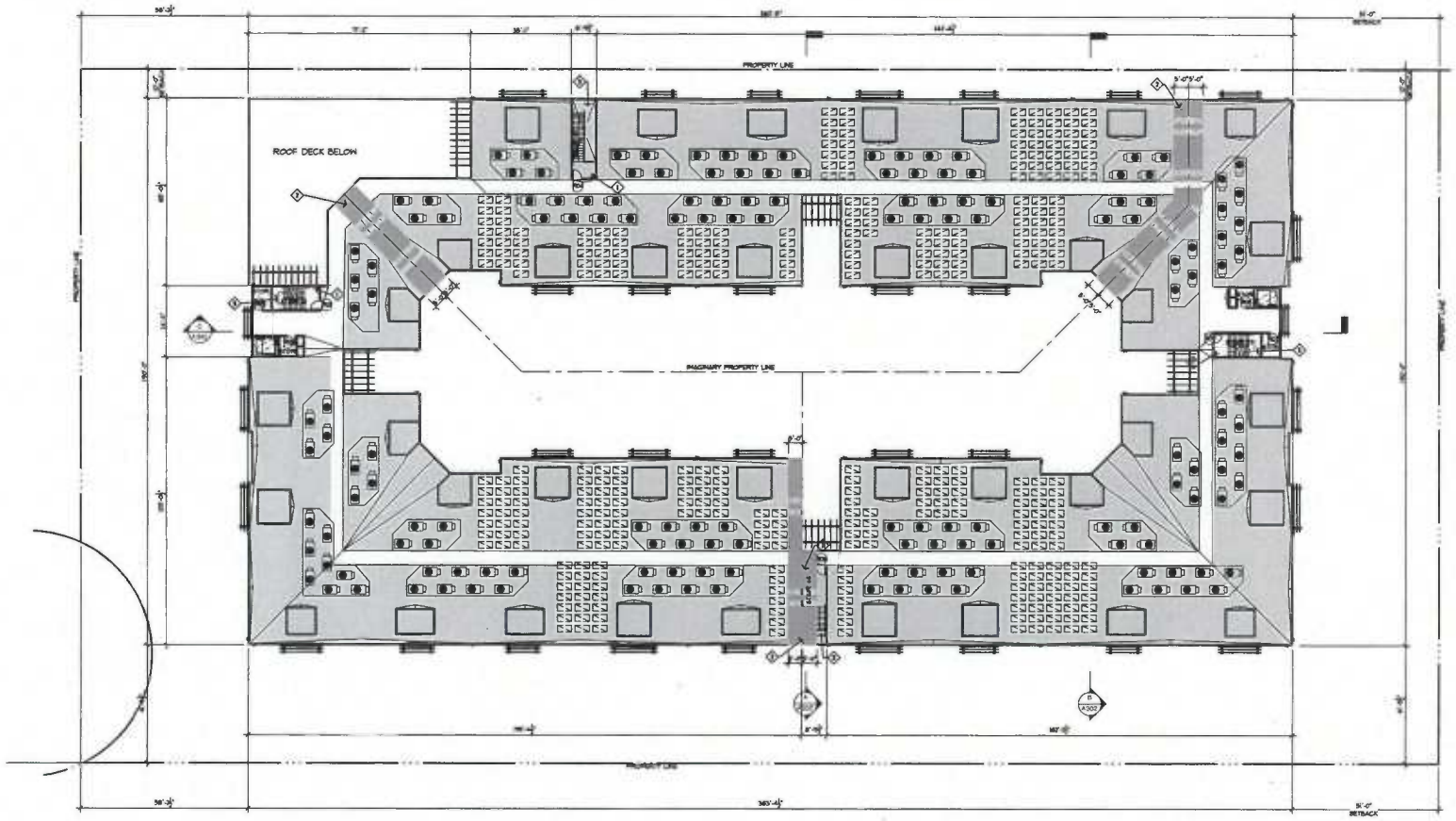
INDICATES CRICKET SHALE LINE PROVIDE MIN. 2'-0" SLOPE ALONG LENGTH OF SHALE LINE

D.S. INDICATES 3"x4" RECTANGULAR SMOOTH WALL RAIN GUTTER DOWNSPOUT FACTORY FINISH COLOR TO MATCH ADJACENT. ALL DOWNSPOUTS TO BE CONNECTED TO A STORM DRAIN COLLECTION SYSTEM AT GRADE OR BELOW PLANS DECK LEVEL. NO WATER FLOW TO OCCUR OVER PEDESTRIAN WALKWAYS. ALL WATER TO BE DIRECTED AWAY FROM BUILDINGS. REFER TO PLUMBING OR CIVIL PLANS FOR CONTINUATION OF SYSTEM.

INDICATES MANUFACTURED SPLASH PAN AT BOTTOM OF DOWNSPOUT. PAN TO MEND RIP RAP PAD TO REDIRECT WATER FLOW. PROVIDE FLEXIBLE SLEEVE +/- 10 DEGREE BLEND AT BOTTOM OF DOWNSPOUT. SPLASH PAN AND DOWNSPOUT TO BE ANGLED AWAY FROM BUILDING WALLS.

HVAC UNIT. SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION

PROPOSED SOLAR PANEL. SEE ELECTRICAL DRAWINGS FOR CONCEPT. SOLAR PANEL TO BE DESIGNED BY OWNER.



floor plan keynotes

1. STAND PIPE IN EACH STAIR ENCLOSURE ON EACH FLOOR THROUGH THE ROOF
2. NO PENETRATION WITHIN 3-FEET BOTH SIDE OF 2-HOUR FIRE WALL. SEE DET. 13/A8.16
3. 2-HOURS STAIR EXIT ENCLOSURE

symbol legend

	PROPERTY LINE
	STANDPIPE / FIRE HYDRANT
	EXIT SIGN
	DENOTES FIRE DEPARTMENT TRAVEL DISTANCE - 150 FEET MAX

NORTH

scale: 1/16" = 1'-0"
0 8 16

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CARLOS OVALLE ARCHITECT, LEED AP

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ISSUES

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CLIENT APPROVAL

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PROJECT #
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PROJECT NAME
DESIGN DEVELOPMENT
FOR
SEA BREEZE HOMES APARTMENTS

1311 SEPULVEDA BLVD.,
LOS ANGELES, CA 90501

OWNER
A&M PROPERTIES
23545 CRENSHAW BLVD., STE 100
TORRANCE, CA 90505
PHONE 310.539.5360

DATE
Jan. 9th, 2015

SHEET TITLE
ROOF PLAN

SCALE
X_{16}"=1'-0"

SHEET NUMBER
A207

SHEET OF SHEETS

DISCIPLINE
ARCHITECTURE

composite building plan accessibility notes

ACCESSIBILITY NOTES AND CODE SECTIONS INDICATED HEREWITH ARE ABBREVIATED HIGHLIGHTING KEY ACCESS REQUIREMENTS. REFERENCE THE CURRENT BUILDING CODE FOR COMPLETE DESCRIPTION OF REQUIREMENTS.

1. ELEVATOR BUILDINGS WILL PROVIDE ACCESSIBILITY FOR THE DISABLED TO AND THROUGH ALL COMMON AREAS OF THE BUILDING, ACCESS TO ALL UNITS, AND ACCESS WITHIN UNITS PER C.B.C. SECTION 1106A. ELEVATORS TO COMPLY WITH CAB AND INSTALLATION REQUIREMENTS OF C.B.C. SECTION 1124A.
2. WALKWAYS, EXIT BALCONIES, CORRIDORS, ETC. SHALL NOT HAVE A CROSS SLOPE EXCEEDING 2% IN ANY DIRECTION PER C.B.C. SECTION 1133A.
3. DOOR LANDINGS TO BE INSTALLED LEVEL NOT EXCEEDING 2% SLOPE PER C.B.C. SECTION 1126A.2 AND 1008.1.5. THRESHOLDS SHALL NOT EXCEED 1/2" HEIGHT OF FLOOR LEVEL CHANGE INCLUDING HEIGHT OF THRESHOLD PLATE PER SECTION 1126A.2.1
4. PROJECTIONS FROM WALLS SUCH AS, SIGNS, LIGHT FIXTURES, ARCHITECTURAL DETAILS, STAIRS, DRINKING FOUNTAINS, ETC... ALONG ACCESSIBLE PATHS OF TRAVEL TO COMPLY WITH C.B.C. SECTION 1133A AND SECTION 1003.3 PROJECTIONS OCCURRING 80" OR LESS ABOVE THE IMMEDIATE FINISH FLOOR ELEVATION SHALL NOT PROJECT MORE THAN 4" FROM THE WALL SURFACE OR HAVE FLOOR LEVEL BARRIERS MINIMUM 27" HIGH MEETING CANE REQUIREMENTS.
5. SIGNAGE, TEXT SIZE, CONTRASTING COLOR, TACTILE TEXTURE, LOCATION ETC. TO BE PROVIDED IN CONFORMANCE WITH C.B.C. SECTION 1143A.

garage accessible plan notes

1. PARKING GARAGES SHALL HAVE AN UNOBSTRUCTED HEADROOM CLEARANCE OF NOT LESS THAN 7' ABOVE THE FINISH FLOOR TO ANY CEILING, BEAM, CONDUIT OR SIMILAR OBSTRUCTION (PER CBC 311.2.3.3.)
2. ALL ENTRANCES AND VERTICAL CLEARANCES WITHIN PARKING STRUCTURES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" WHERE REQUIRED FOR ACCESSIBILITY TO PARKING SPACES FOR PERSONS WITH PHYSICAL DISABILITIES (PER CBC 1129A.3). THESE AREAS ARE DENOTED BY A SOLID HATCH

composite building plan notes

C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

20. RATED DOOR ASSEMBLIES SHALL BE EQUIPPED WITH SMOKE GASKETS AND BE SELF- OR AUTOMATIC-CLOSING AND LATCHING. SECTION 715.4.8 AND 715.4.6.
21. PANIC HARDWARE MUST BE PROVIDED ON ALL DOORS AND GATES ALONG THE POTENTIAL EGRESS PATHS FROM A GROUP A OCCUPANCY OR ASSEMBLY AREA NOT CLASSIFIED AS AN A OCCUPANCY. SECTION 1008.1.10.

   * PANIC HARDWARE MAY BE OMITTED FROM A SINGLE DOOR SET OF DOUBLE DOORS SERVING AS THE MAIN ENTRY IF A SIGN READING "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IS PLACED IN A CONSPICUOUS LOCATION NEAR THE DOOR. SECTION 1008.1.9.3 AND 1008.1.

22. EMERGENCY LIGHTING SHALL BE PROVIDED AT EXT. LANDINGS FOR EXIT DISCHARGE DOORWAYS FOR BLDGS REQUIRED TO HAVE MORE THAN ONE EXIT. SECTION 1006.3
23. WHEN AN EGRESS COURT SERVING A BUILDING OR PORTION THEREOF SERVING AN OCCUPANT LOAD OF 10 OR MORE IS LESS THAN 10 FT. IN WIDTH, THE EGRESS COURT WALLS SHALL BE MIN. ONE-HOUR FIRE-RESISTANCE RATED CONSTRUCTION FOR A DISTANCE OF 10 FT. ABOVE THE FLOOR OF THE COURT. OPENINGS WITHIN SUCH WALLS SHALL BE PROTECTED BY OPENING PROTECTIVE OF NOT LESS THAN 3/4 HOUR. BUILDING CODE 1027.5.2.
24. FOR PERMANENT IDENTIFICATION SIGNAGES, SEE DETAILS

11. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
12. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE W/ THE MANUFACTURE'S INSTRUCTIONS AND SECTION 2702
13. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES
14. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDED AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (1011.2 - 1011.5.3)
15. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8.3 FOR EXCEPTIONS.
16. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
17. ALL EGRESS DOOR OPERATION SHALL COMPLY WITH SECTION 1008.1.9 AND 1008.1.9.7.
18. 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. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN ONE FOOT CANDLE AT THE WALKING SURFACE. (1006.1)
19. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELEC. SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
    A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRED TO HAVE TWO OR MORE MEANS OF EGRESS.
    B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.

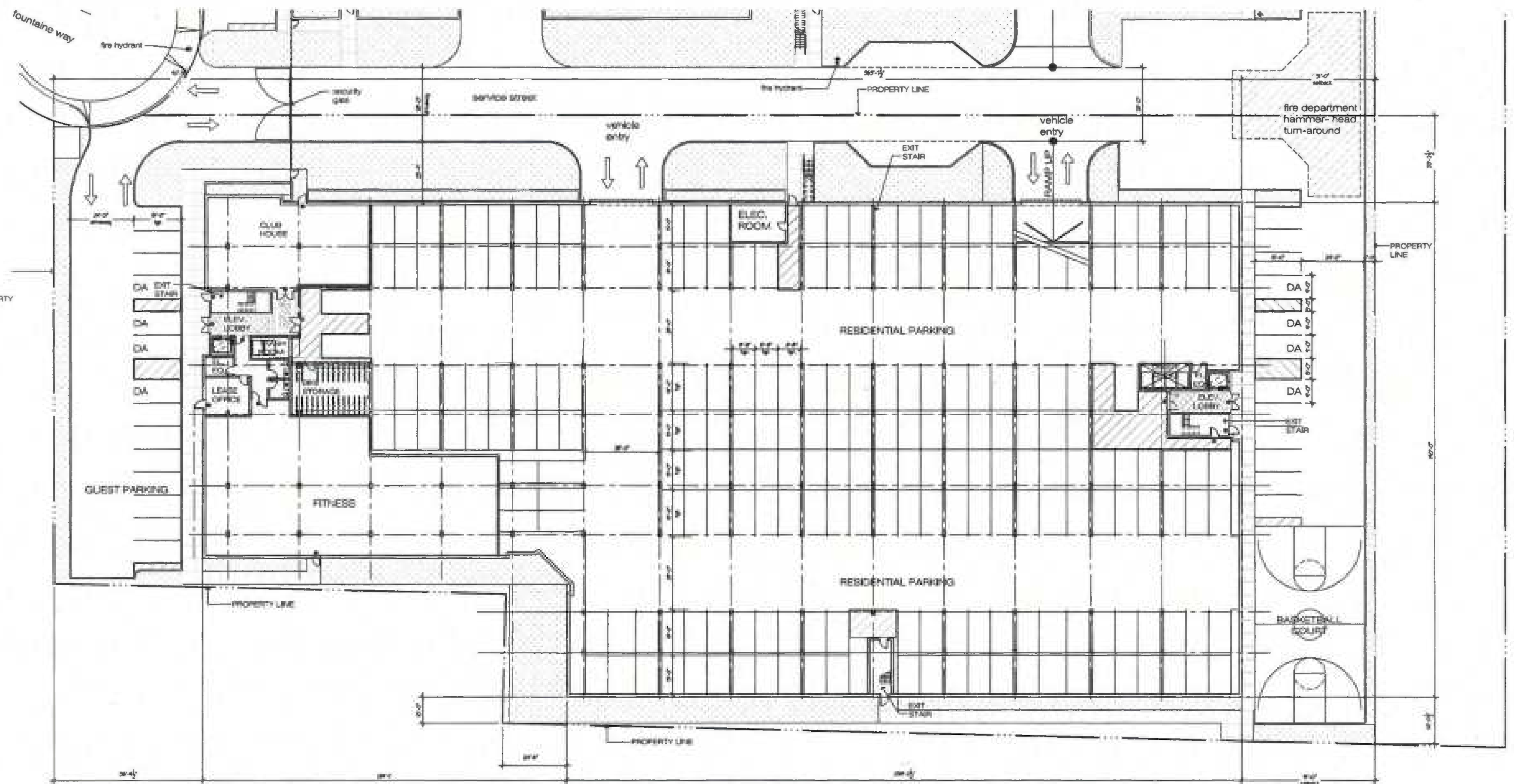
1. COMPOSITE BLDG PLANS ARE PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BLDG DIMS, PARTY WALL & GENERAL BLDG DETAILING. BLDG COMPONENTS NOT OTHERWISE SHOWN ON ENLARGED PLANS, ETC. REFER TO ENLARGED PLANS FOR INFORMATION NOT HEREON SHOWN. INFORMATION AT ENLARGED PLANS TAKES PRECEDENT OVER INFORMATION HEREWITH SHOWN. WHEN CONFLICTS EXIST OR INFORMATION IS UNCLEAR CONSULT W/ ARCHITECT BEFORE PROCEEDING.
2. DIMS SHOWN UNLESS OTHERWISE NOTED ARE TO THE FACE OF STUD. THE FACE OF STUD IS TO ALIGN W/ THE FACE OF CONC. AT THE FOUNDATION IMMEDIATELY BELOW.
3. TO MAINTAIN A LEVEL AND FLUSH WALL PLANE AT WALL SURFACES INDICATED TO RECEIVE STRUCTURAL SHEATHING AT LIMITED AREAS ALONG A WALL FACE PER THE STRUCTURAL PLANS WILL RECEIVE FURRING AT THE NON SHEETED AREAS OF THE SAME WALL PLANE MATCHING STRUCTURAL SHEETING THICKNESS.
4. STORAGE OR LAUNDRY ROOMS THAT ARE W/N GROUP R DIVISION 1 OCCUPANCIES THAT ARE USED BY TENANTS SHALL BE SEPARATED FROM THE REST OF THE BLDG BY NOT LESS THAN ONE-HOUR FIRE RESISTIVE OCCUPANCY SEPARATION. TITLE 24, 310.2.2.
5. REFER TO BUILDING AND WALL SECTION SHEETS FOR PROJECT SPECIFIC INFORMATION REGARDING EXTERIOR AND INTERIOR FLOOR ASSEMBLY NOTES AND DETAILS.
6. REFER TO DETAIL SHEET A611 FOR TYPICAL FLOOR AND WALL ACOUSTIC ISOLATION REQUIREMENTS.
7. REFER TO A101 SHEET FOR BUILDING CODE EXITING, OCCUPANT LOAD AND TRAVEL DISTANCE CODE COMPLIANCE INFORMATION.
8. REFER TO ELEC. PLANS FOR ALL EXIT SIGN, LOCATIONS, TYPE AND CIRCUITING FOR EXIT SIGNS REQUIRED PER C.B.C. SECTION 1011 AND CODE SUB-SECTIONS THEREIN.
9. REFER TO ELECTRICAL PLANS FOR ALL FOOT-CANDLE DISTRIBUTION PLANS FOR LIGHT LEVEL COMPLIANCE WITH C.B.C. SECTION 1006.3 SECTION 1006.4.
10. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

composite building plan legend

	CMU BLOCK WALL
	2x4 @ 16" O.C WOOD STUD FRAMED WALL
	2x6 @ 16" O.C WOOD STUD FRAMED WALL
	FIRE PARTITION - 2x4 16" O.C STAGGERED @ 8" O.C. ON 2x6 WD PLATES
	FIRE BARRIER - 1-HR RATED SHAFT WALLS W/ 60 MIN. PROTECTED OPENINGS
	FIRE PARTITION - 1-HR RATED CORRIDOR WALLS W/20 MIN. PROTECTED OPENINGS
	2-HOUR FIRE WALL, PLYWOOD TO BE FIRE-RETARDANT TREATED WOOD FOR A MINIMUM DISTANCE OF 4' BEYOND THE FIRE WALL ON BOTH SIDES
101	BOXED NUMBER INDICATES SPECIFIC UNIT PLAN NUMBER INTENDED FOR COORDINATION & IDENTIFICATION OF LOCATION DURING CONSTRUCTION. CONTRACTOR TO PROVIDE THIS NUMBER AFFIXED AND MAINTAINED AT EACH UNIT MAIN ENTRY DOOR THROUGH THE DURATION OF CONSTRUCTION. THIS NUMBER IS INTENDED TO BE THE LEGAL ADDRESS.
	INDICATES FIRE EXTINGUISHER CABINET SURFACE MOUNTED @ GROUND FLR. COLUMN AREAS & RECESS INSTALL IN CONFORMANCE WITH. PROVIDE POTTER ROMER 7250 SS CABINET OR EQUAL W/ 2A, 10B, C EXTINGUISHER. LOCATE IN CONFORMANCE WITH CBC/CFC 906 FOR LIGHT HAZARD AREAS +/-75' MAX. TRAVEL DISTANCE FROM FURTHEST ACCESSIBLE USABLE SPACE.
—CJ—	INDICATES CONTROL JOINT, PROVIDE TOOLED JOINTS AT ALL EXTERIOR EXIT BALCONIES, DECKS, PATIOS, WALKWAYS, ETC ARE NOTED ON PLAN OR SECTION TO RECEIVE FINISH CONCRETE FLR. TOPPING. REFER TO SHEET A031 FOR TYPICAL CONTROL JOINT PATTERN TO OCCUR AT FLOOR LEVELS UNLESS OTHERWISE NOTED
	INDICATES UNIT ENTRY DOOR AND FRAME REQUIRED TO BE 20 MINUTE RATED PER C.B.C. TABLE 715. REFER TO DOOR SCHEDULE FOR NON TYPICAL DOORS REQUIRED TO BE FIRE RATED.
→	INDICATES SLOPE AT EXTERIOR COMMON CORRIDORS EXPOSED TO WEATHER. PROVIDE MINIMUM 1/8" PER FOOT SLOPE. PROVIDE WATERPROOFING AT THESE AREAS IN CONFORMANCE WITH MANUFACTURERS REQUIREMENTS. CROSS SLOPE AT THESE AREAS SHALL NOT EXCEED 2%.
EXIT	ILLUMINATED EXIT SIGN - SEE ELECT. DWGS. EXIT SIGNS SHALL BE ILLUMINATED IN ACCORDANCE WITH SECTION 1011.2.8 OF THE C.B.C.
	WINDOW IDENTIFICATION, SEE SCHEDULE SHEET A40 INDICATES TEMPERED GLASS
	DOOR IDENTIFICATION, SEE SCHEDULE SHEET A40

notes

1. THERMAL AND SOUND-INSULATION MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 719. MAX. FLAME SPREAD INDEX 25 AND MAX SMOKE DEVELOPED INDEX 50.
2. WHERE INTERIOR FINISH MATERIALS ARE APPLIED ON WALLS, CEILINGS OR STRUCTURAL ELEMENTS REQUIRED TO HAVE A FIRE-RESISTANCE RATING OR TO BE OF NONCOMBUSTIBLE CONSTRUCTION, THEY SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 803.14.
3. THE FLAME SPREAD INDEX OF INTERIOR WALLS AND CEILING FINISHES WITHIN THE CORRIDOR, EXIT ENCLOSURES, AND EXIT PASSAGEWAYS SHALL BE CLASS 'C'.



notes:

1. FOR R-2 OCCUPANCY BUILDING , THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125' PER C.B.C. 1014.3 EXCEPTION 4. BUILDING REQUIRED TO HAVE A FULL NFPA 13 SYSTEM (CBC 903.3.1.1)
2. PROVIDE EXIT SIGNS PER C.F.C. & C.B.C. 2010 SEC. 1011.
3. NO ABRUPT CHANGES IN ELEVATIONS ALONG PATH OF TRAVEL SHOWN. THE SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% (INSPECTOR TO VERIFY).
4. SEE SHEET A011 FOR MISCELLANEOUS SITE DETAILS.

symbol legend

	PROPERTY LINE
+	STANDPIPE / FIRE HYDRANT
⊗	EXIT SIGN
	LANDSCAPE. SEE LANDSCAPE DWG'S
	ACCESSIBLE PATH OF TRAVEL FROM PARKING STALLS TO BLDG. ENTRANCE AND ELEV. LOBBY

scale: 1/16" = 1'-0"
0 8 16

CARLOS OVALLE ARCHITECTS

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DESIGN DEVELOPMENT
FOR
SEA BREEZE HOMES APARTMENTS
1309 SEPULVEDA BLVD., LOS ANGELES, CA 90501

OWNER
A&M PROPERTIES
23545 CRENSHAW BLVD., STE 100
TORRANCE, CA 90505
PHONE 310-539-5390

KEYPLAN

DATE
November 16th, 2014

SHEET TITLE
STREET LEVEL (BASEMENT) FLOOR PLAN

SCALE
1/16" = 1'-0"

SHEET NUMBER
A201

SHEET OF SHEETS

DISCIPLINE
ARCHITECTURE

composite building plan accessibility notes

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2. WALKWAYS, EXIT BALCONIES, CORRIDORS, ETC. SHALL NOT HAVE A CROSS SLOPE EXCEEDING 2% IN ANY DIRECTION PER C.B.C. SECTION 1113A.
3. DOOR LANDINGS TO BE INSTALLED LEVEL, NOT EXCEEDING 2% SLOPE PER C.B.C. SECTION 1126A.2 AND 1008.1.5. THRESHOLDS SHALL NOT EXCEED 1/2" HEIGHT OF FLOOR LEVEL CHANGE INCLUDING HEIGHT OF THRESHOLD PLATE PER SECTION 1126A.2.1
4. PROJECTIONS FROM WALLS SUCH AS SIGNS, LIGHT FIXTURES, ARCHITECTURAL DETAILS, STAIRS, DRINKING FOUNTAINS, ETC... ALONG ACCESSIBLE PATHS OF TRAVEL TO COMPLY WITH C.B.C. SECTION 1121A AND SECTION 1003.3 PROJECTIONS OCCURRING 80" OR LESS ABOVE THE IMMEDIATE FINISH FLOOR ELEVATION SHALL NOT PROJECT MORE THAN 4" FROM THE WALL SURFACE OR HAVE FLOOR LEVEL BARRIERS MINIMUM 27" HIGH MEETING CANE REQUIREMENTS.
5. SIGNAGE, TEXT SIZE, CONTRASTING COLOR, TACTILE TEXTURE, LOCATION ETC. TO BE PROVIDED IN CONFORMANCE WITH C.B.C. SECTION 1143A.

garage accessible plan notes

1. PARKING GARAGES SHALL HAVE AN UNOBSTRUCTED HEADROOM CLEARANCE OF NOT LESS THAN 7' ABOVE THE FINISH FLOOR TO ANY CEILING, BEAM, CONDUIT OR SIMILAR OBSTRUCTION (PER CBC 3112.3.3.)
2. ALL ENTRANCES AND VERTICAL CLEARANCES WITHIN PARKING STRUCTURES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" WHERE REQUIRED FOR ACCESSIBILITY TO PARKING SPACES FOR PERSONS WITH PHYSICAL DISABILITIES (PER CBC 1106A.2). THESE AREAS ARE DENOTED BY A SOLID HATCH

composite building plan notes

C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

20. RATED DOOR ASSEMBLIES SHALL BE EQUIPPED WITH SMOKE GASKETS AND BE SELF- OR AUTOMATIC-CLOSING AND LATCHING. SECTION 715.4.8 AND 715.4.8.
21. PANIC HARDWARE MUST BE PROVIDED ON ALL DOORS AND GATES ALONG THE POTENTIAL EGRESS PATHS FROM A GROUP A OCCUPANCY OR ASSEMBLY AREA NOT CLASSIFIED AS AN A OCCUPANCY. SECTION 1008.1.10.

    * PANIC HARDWARE MAY BE OMITTED FROM A SINGLE DOOR SET OF DOUBLE DOORS SERVING AS THE MAIN ENTRY IF A SIGN READING "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IS PLACED IN A CONSPICUOUS LOCATION NEAR THE DOOR. SECTION 1008.1.9.3 AND 1008.1.
22. EMERGENCY LIGHTING SHALL BE PROVIDED AT EXT. LANDINGS FOR EXIT DISCHARGE DOORWAYS FOR BLDGS REQUIRED TO HAVE MORE THAN ONE EXIT. SECTION 1006.3
23. WHEN AN EGRESS COURT SERVING A BUILDING OR PORTION THEREOF SERVING AN OCCUPANT LOAD OF 10 OR MORE IS LESS THAN 10 FT. IN WIDTH, THE EGRESS COURT WALLS SHALL BE MIN. ONE-HOUR FIRE-RESISTANCE RATED CONSTRUCTION FOR A DISTANCE OF 10 FT. ABOVE THE FLOOR OF THE COURT. OPENINGS WITHIN SUCH WALLS SHALL BE PROTECTED BY OPENING PROTECTIVE OF NOT LESS THAN 3/4 HOUR. BUILDING CODE 1027.5.1
24. FOR PERMANENT IDENTIFICATION SIGNAGES, SEE DETAILS 3 4 1 2 3 4 8 12

11. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
12. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE W/ THE MANUFACTURE'S INSTRUCTIONS AND SECTION 2702.
13. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES
14. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDED AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (1011.2 - 1011.5.3)
15. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9.3 FOR EXCEPTIONS.
16. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
17. ALL EGRESS DOOR OPERATION SHALL COMPLY WITH SECTION 1008.1.9 AND 1008.1.9.7.
18. 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. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN ONE FOOT CANDLE AT THE WALKING SURFACE. (1006.1)
19. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELEC. SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
    A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRED TO HAVE TWO OR MORE MEANS OF EGRESS.
    B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.

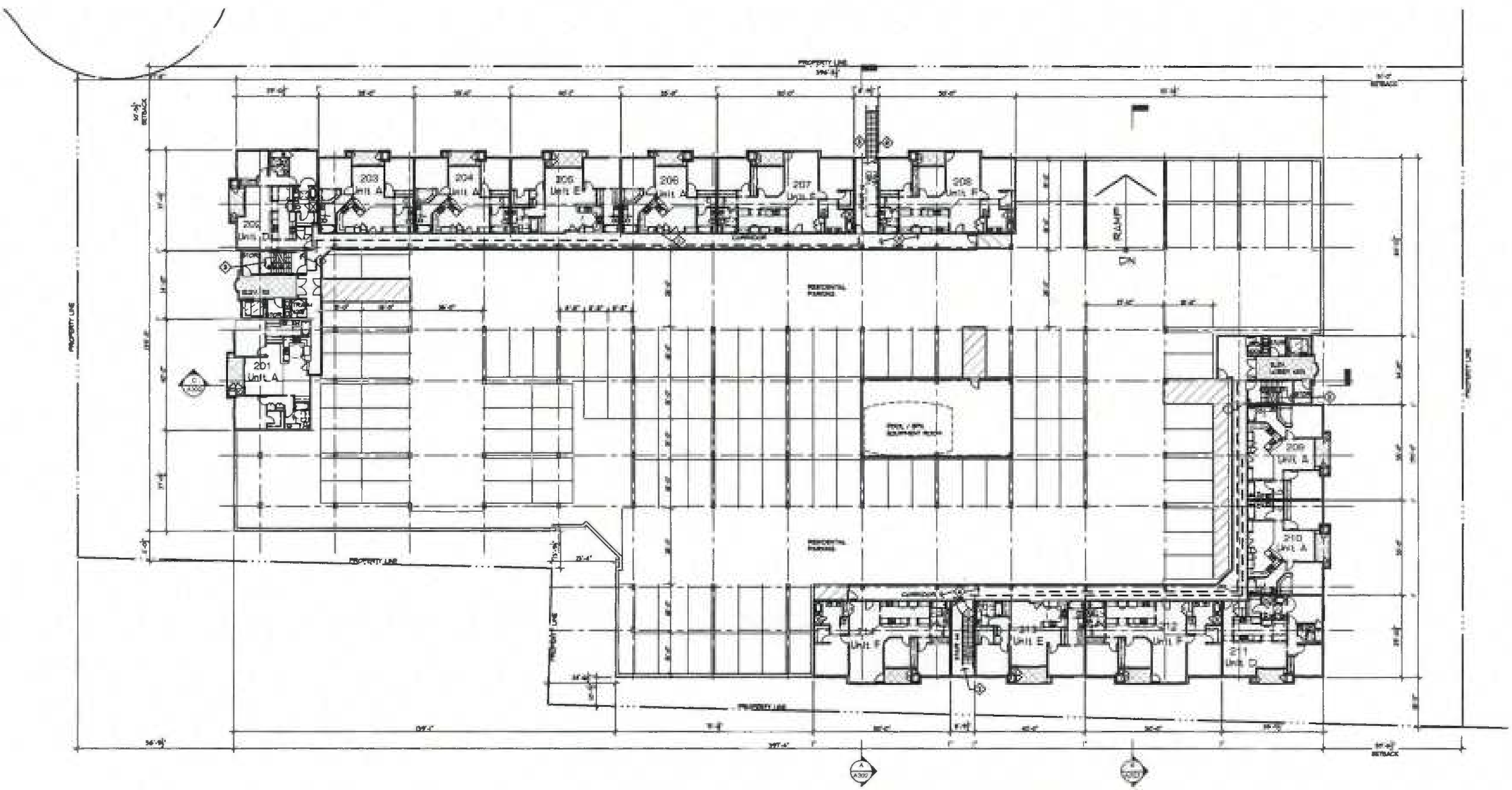
1. COMPOSITE BLDG PLANS ARE PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BLDG DIMS, PARTY WALL & GENERAL BLDG DETAILING. BLDG COMPONENTS NOT OTHERWISE SHOWN ON ENLARGED PLANS, ETC., REFER TO ENLARGED PLANS FOR INFORMATION NOT HEREON SHOWN. INFORMATION AT ENLARGED PLANS TAKES PRECEDENT OVER INFORMATION HEREWITH SHOWN. WHEN CONFLICTS EXIST OR INFORMATION IS UNCLEAR CONSULT W/ ARCHITECT BEFORE PROCEEDING.
2. DIMS SHOWN UNLESS OTHERWISE NOTED ARE TO THE FACE OF STUD. THE FACE OF STUD IS TO ALIGN W/ THE FACE OF CONC. AT THE FOUNDATION IMMEDIATELY BELOW.
3. TO MAINTAIN A LEVEL AND PLUMB WALL PLANE AT WALL SURFACES INDICATED TO RECEIVE STRUCTURAL SHEATHING AT LIMITED AREAS ALONG A WALL FACE PER THE STRUCTURAL PLANS WILL RECEIVE FURRING AT THE NON SHEETED AREAS OF THE SAME WALL PLANE MATCHING STRUCTURAL SHEETING THICKNESS.
4. STORAGE OR LAUNDRY ROOMS THAT ARE W/IN GROUP R DIVISION 1 OCCUPANCIES THAT ARE USED BY TENANTS SHALL BE SEPARATED FROM THE REST OF THE BLDG BY NOT LESS THAN ONE-HOUR FIRE RESISTIVE OCCUPANCY SEPARATION. TITLE 24, 310.1.2.
5. REFER TO BUILDING AND WALL SECTION SHEETS FOR PROJECT SPECIFIC INFORMATION REGARDING EXTERIOR AND INTERIOR FLOOR ASSEMBLY NOTES AND DETAILS.
6. REFER TO DETAIL SHEET A5.1 FOR TYPICAL FLOOR AND WALL ACOUSTIC ISOLATION REQUIREMENTS.
7. REFER TO A0.1 SHEET FOR BUILDING CODE EXITING, OCCUPANT LOAD AND TRAVEL DISTANCE CODE COMPLIANCE INFORMATION.
8. REFER TO ELEC. PLANS FOR ALL EXIT SIGN, LOCATIONS, TYPE AND CIRCUITING FOR EXIT SIGNS REQUIRED PER C.B.C. SECTION 1011 AND CODE SUB-SECTIONS THEREIN.
9. REFER TO ELECTRICAL PLANS FOR ALL FOOT-CANDLE DISTRIBUTION PLANS FOR LIGHT LEVEL COMPLIANCE WITH C.B.C. SECTION 1006.2 SECTION 1006.4.
10. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

composite building plan legend

- CMU BLOCK WALL
- 2x4 @ 16" O.C WOOD STUD FRAMED WALL.
- 2x6 @ 16" O.C WOOD STUD FRAMED WALL.
- FIRE PARTITION - 2x4 16" O.C STAGGERED @ 8" O.C. ON 2x6 WD PLATES (5/A5..)
- FIRE BARRIER - 1-HR RATED SHAFT WALLS W/ 60 MIN. PROTECTED OPENINGS
- FIRE PARTITION - 1-HR RATED CORRIDOR WALLS W/20 MIN. PROTECTED OPENINGS (12/A5..)
- 2-HOUR FIRE WALL, PLYWOOD TO BE FIRE-RETARDANT TREATED WOOD FOR A MINIMUM DISTANCE OF 4' BEYOND THE FIRE WALL ON BOTH SIDES (9/A5..)
- [101] BOXED NUMBER INDICATES SPECIFIC UNIT PLAN NUMBER INTENDED FOR COORDINATION & IDENTIFICATION OF LOCATION DURING CONSTRUCTION. CONTRACTOR TO PROVIDE THIS NUMBER AFFIXED AND MAINTAINED AT EACH UNIT MAIN ENTRY DOOR THROUGH THE DURATION OF CONSTRUCTION. THIS NUMBER IS INTENDED TO BE THE LEGAL ADDRESS.
- INDICATES FIRE EXTINGUISHER CABINET SURFACE MOUNTED @ GROUND FLR. COLUMN AREAS & RECESS INSTALL IN CONFORMANCE WITH (12/A5..) PROVIDE POTTER ROHER 1330 SS CABINET OR EQUAL W/ 2A, 10B, C EXTINGUISHER. LOCATE IN CONFORMANCE WITH CBC/CFC 906 FOR LIGHT HAZARD AREAS V-75' MAX. TRAVEL DISTANCE FROM FURTHEST ACCESSIBLE USABLE SPACE.
- —CJ— INDICATES CONTROL JOINT, PROVIDE TOOLED JOINTS AT ALL EXTERIOR EXIT BALCONIES, DECKS, PATIOS, WALKWAYS, ETC ARE NOTED ON PLAN OR SECTION TO RECEIVE FINISH CONCRETE FLR. TOPPING. REFER TO SHEET A2.1a FOR TYPICAL CONTROL JOINT PATTERN TO OCCUR AT FLOOR LEVELS UNLESS OTHERWISE NOTED
- INDICATES UNIT ENTRY DOOR AND FRAME REQUIRED TO BE 20 MINUTE RATED PER C.B.C. TABLE 715. REFER TO DOOR SCHEDULE FOR NON TYPICAL DOORS REQUIRED TO BE FIRE RATED.
- INDICATES SLOPE AT EXTERIOR COMMON CORRIDORS EXPOSED TO WEATHER. PROVIDE MINIMUM 1/8" PER FOOT SLOPE. PROVIDE WATERPROOFING AT THESE AREAS IN CONFORMANCE WITH MANUFACTURERS REQUIREMENTS. CROSS SLOPE AT THESE AREAS SHALL NOT EXCEED 2%.
- EXIT ILLUMINATED EXIT SIGN - SEE ELECT. DWGS. EXIT SIGNS SHALL BE ILLUMINATED IN ACCORDANCE WITH SECTION 1011.2.8 OF THE C.B.C.
- WINDOW IDENTIFICATION. SEE SCHEDULE SHEET A6.. INDICATES TEMPERED GLASS
- DOOR IDENTIFICATION. SEE SCHEDULE SHEET A6..

notes

1. THERMAL AND SOUND-INSULATION MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 719. MAX. FLAME SPREAD INDEX 25 AND MAX SMOKE DEVELOPED INDEX 50.
2. WHERE INTERIOR FINISH MATERIALS ARE APPLIED ON WALLS, CEILINGS OR STRUCTURAL ELEMENTS REQUIRED TO HAVE A FIRE-RESISTANCE RATING OR TO BE OF NONCOMBUSTIBLE CONSTRUCTION, THEY SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 803.114.
3. THE FLAME SPREAD INDEX OF INTERIOR WALLS AND CEILING FINISHES WITHIN THE CORRIDOR, EXIT ENCLOSURES, AND EXIT PASSAGEWAYS SHALL BE CLASS 'C'.



floor plan keynotes

1. STAND PIPE IN EACH STAIR ENCLOSURE ON EACH FLOOR TROUGH THE ROOF
2. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR CORRIDOR, PARKING GARAGE, ELECTRIACL ROOM AND MECHANICAL ROOM
3. 2-HOURS STAIR EXIT ENCLOSURE
4. ONE HOUR FIRE-WALL CORRIDORS AND LOBBIES
5. GAS WATER HEATER VENTING HORIZONTALLY TO SIDE WALL

notes:

1. FOR R-2 OCCUPANCY BUILDING, THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125' PER C.B.C. 1014.3 EXCEPTION 4. BUILDING REQUIRED TO HAVE A FULL NFPA 13 SYSTEM (CBC 903.3.1.1)
2. PROVIDE EXIT SIGNS PER C.F.C & C.B.C. 2010 SEC. 1011.
3. NO ABRUPT CHANGES IN ELEVATIONS ALONG PATH OF TRAVEL SHOWN. THE SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% (INSPECTOR TO VERIFY).
4. SEE SHEET AS1 FOR MISCELLANEOUS SITE DETAILS.

symbol legend

Symbol	Description
——	PROPERTY LINE
+	STANDPIPE / FIRE HYDRANT
⊗	EXIT SIGN
18 / S	NUMBER OF PARKING STALLS / STALL TYPE
- -▶- -	DENOTES FIRE DEPARTMENT TRAVEL DISTANCE - 150 FEET MAX

PARKING SUMMARY STREET LEVEL

RESIDENT PARKING	144 STALLS
RESIDENT DISABLE PARKING ACCESS (2%)	3 STALLS
TOTAL	147 STALLS

NORTH

scale: 1/16" = 1'-0"
0 8 16

CARLOS OVALLE
ARCHITECTS

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WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE DESIGNER IS TO BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE DESIGNER FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

CARLOS OVALLE ARCHITECT, LEED AP

REVISIONS

REVISION NO. & DESC.	BY	DATE

ISSUES

ISSUED FOR	DATE

CLIENT APPROVAL

		DATE

PROJECT #
092882

PROJECT NAME
DESIGN DEVELOPMENT
FOR
SEA BREEZE
HOMES APARTMENTS
1309 SEPULVEDA BLVD.,
LOS ANGELES, CA 90501

OWNER
A&M PROPERTIES
23848 CRENSHAW BLVD., STE 100
TORRANCE, CA 90505
PHONE 310-539-5390

KEYPLAN

DATE
November 23th, 2014

SHEET TITLE
1ST LEVEL
FLOOR PLAN

SCALE
1/16"=1'-0"

SHEET NUMBER
A202

SHEET OF SHEETS

DISCIPLINE
ARCHITECTURE

composite building plan accessibility notes

ACCESSIBILITY NOTES AND CODE SECTIONS INDICATED HEREWITH ARE ABBREVIATED HIGHLIGHTING KEY ACCESS REQUIREMENTS. REFERENCE THE CURRENT BUILDING CODE FOR COMPLETE DESCRIPTION OF REQUIREMENTS.

1. ELEVATOR BUILDINGS WILL PROVIDE ACCESSIBILITY FOR THE DISABLED TO AND THROUGH ALL COMMON AREAS OF THE BUILDING, ACCESS TO ALL UNITS, AND ACCESS WITHIN UNITS PER C.B.C. SECTION 1106A. ELEVATORS TO COMPLY WITH CAB AND INSTALLATION REQUIREMENTS OF C.B.C. SECTION 1124A.
2. WALKWAYS, EXIT BALCONIES, CORRIDORS, ETC. SHALL NOT HAVE A CROSS SLOPE EXCEEDING 2% IN ANY DIRECTION PER C.B.C. SECTION 1113A.
3. DOOR LANDINGS TO BE INSTALLED LEVEL NOT EXCEEDING 2% SLOPE PER C.B.C. SECTION 1126A.2 AND 1008.1.5. THRESHOLDS SHALL NOT EXCEED 1/2" HEIGHT OF FLOOR LEVEL CHANGE INCLUDING HEIGHT OF THRESHOLD PLATE PER SECTION 1126A.2.1
5. PROJECTIONS FROM WALLS SUCH AS, SIGNS, LIGHT FIXTURES, ARCHITECTURAL DETAILS, STAIRS, DRINKING FOUNTAINS, ETC... ALONG ACCESSIBLE PATHS OF TRAVEL TO COMPLY WITH C.B.C. SECTION 1129A AND SECTION 1003.3 PROJECTIONS OCCURRING 80" OR LESS ABOVE THE IMMEDIATE FINISH FLOOR ELEVATION SHALL NOT PROJECT MORE THAN 4" FROM THE WALL SURFACE OR HAVE FLOOR LEVEL BARRIERS MINIMUM 27" HIGH MEETING CANE REQUIREMENTS.
6. SIGNAGE, TEXT SIZE, CONTRASTING COLOR, TACTILE TEXTURE, LOCATION ETC. TO BE PROVIDED IN CONFORMANCE WITH C.B.C. SECTION 1143A.

garage accessible plan notes

1. PARKING GARAGES SHALL HAVE AN UNOBSTRUCTED HEADROOM CLEARANCE OF NOT LESS THAN 7' ABOVE THE FINISH FLOOR TO ANY CEILING, BEAM, CONDUIT OR SIMILAR OBSTRUCTION (PER CBC 311.2.3.3.)
2. ALL ENTRANCES AND VERTICAL CLEARANCES WITHIN PARKING STRUCTURES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" WHERE REQUIRED FOR ACCESSIBILITY TO PARKING SPACES FOR PERSONS WITH PHYSICAL DISABILITIES (PER CBC 1109A.2). THESE AREAS ARE DENOTED BY A SOLID HATCH:

composite building plan notes

C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

20. RATED DOOR ASSEMBLIES SHALL BE EQUIPPED WITH SMOKE GASKETS AND BE SELF- OR AUTOMATIC-CLOSING AND LATCHING. SECTION 715.4.8 AND 715.4.6.
21. PANIC HARDWARE MUST BE PROVIDED ON ALL DOORS AND GATES ALONG THE POTENTIAL EGRESS PATHS FROM A GROUP A OCCUPANCY OR ASSEMBLY AREA NOT CLASSIFIED AS AN A OCCUPANCY. SECTION 1008.1.10.

   PANIC HARDWARE MAY BE OMITTED FROM A SINGLE DOOR SET OF DOUBLE DOORS SERVING AS THE MAIN ENTRY IF A SIGN READING "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IS PLACED IN A CONSPICUOUS LOCATION NEAR THE DOOR. SECTION 1008.1.9.3 AND 1008.1.

22. EMERGENCY LIGHTING SHALL BE PROVIDED AT EXT. LANDINGS FOR EXIT DISCHARGE DOORWAYS FOR BLDGS REQUIRED TO HAVE MORE THAN ONE EXIT. SECTION 1006.3
23. WHEN AN EGRESS COURT SERVING A BUILDING OR PORTION THEREOF SERVING AN OCCUPANT LOAD OF 10 OR MORE IS LESS THAN 10 FT. IN WIDTH, THE EGRESS COURT WALLS SHALL BE MIN. ONE-HOUR FIRE-RESISTANCE RATED CONSTRUCTION FOR A DISTANCE OF 10 FT. ABOVE THE FLOOR OF THE COURT. OPENINGS WITHIN SUCH WALLS SHALL BE PROTECTED BY OPENING PROTECTIVE OF NOT LESS THAN 3/4 HOUR. BUILDING CODE 1027.5.2.
24. FOR PERMANENT IDENTIFICATION SIGNAGES, SEE DETAILS

11. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
12. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE W/ THE MANUFACTURE'S INSTRUCTIONS AND SECTION 2702
13. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES
14. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDED AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (1011.2 - 1011.5.3)
15. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8.3 FOR EXCEPTIONS.
16. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
17. ALL EGRESS DOOR OPERATION SHALL COMPLY WITH SECTION 1008.1.9 AND 1008.1.9.1.
18. 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. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN ONE FOOT CANDLE AT THE WALKING SURFACE. (1006.1)
19. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELEC. SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
   A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRED TO HAVE TWO OR MORE MEANS OF EGRESS.
   B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.

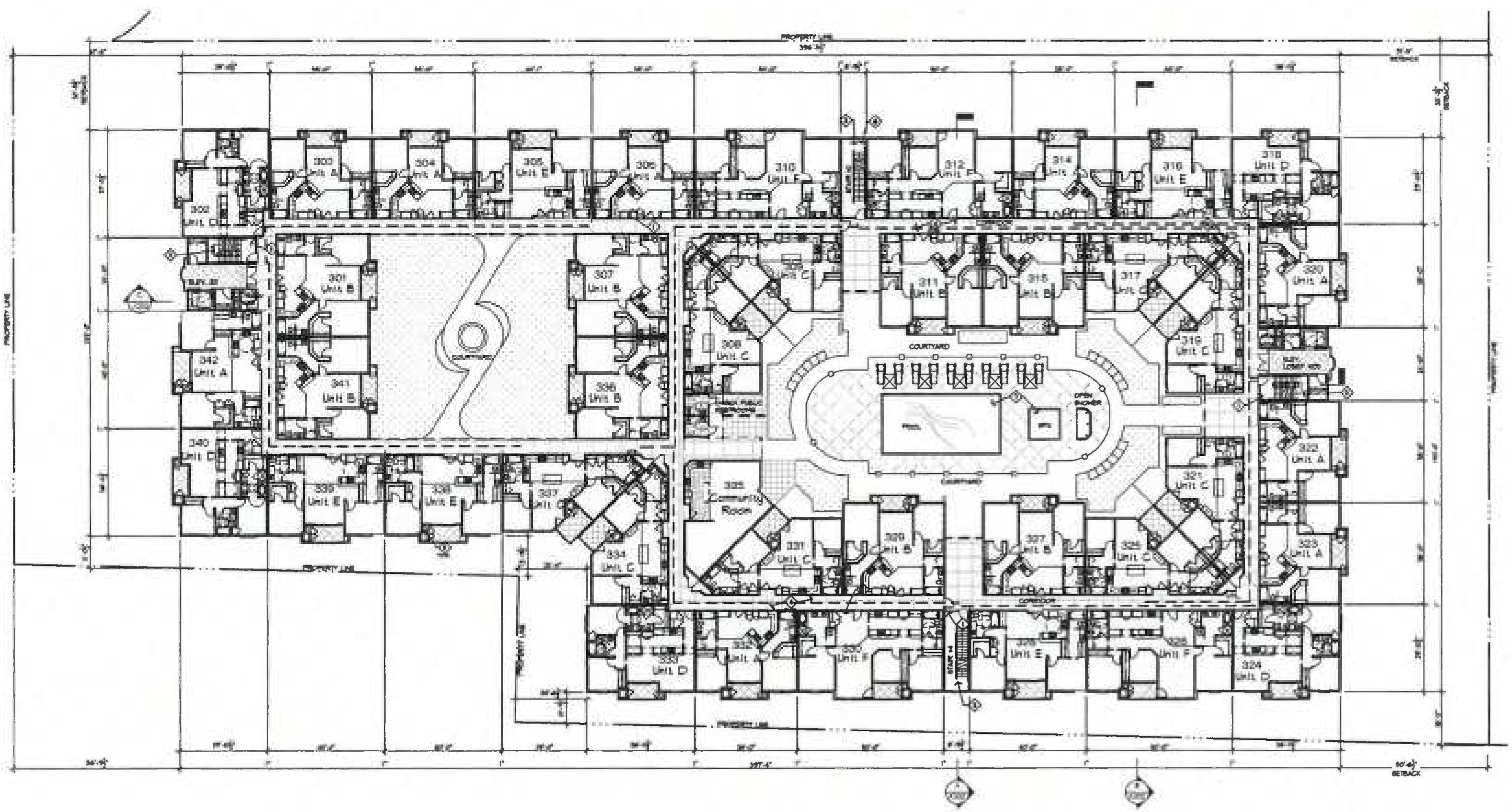
1. COMPOSITE BLDG PLANS ARE PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BLDG DIMS, PARTY WALL & GENERAL BLDG DETAILING, BLDG COMPONENTS NOT OTHERWISE SHOWN ON ENLARGED PLANS, ETC. REFER TO ENLARGED PLANS FOR INFORMATION NOT HEREON SHOWN. INFORMATION AT ENLARGED PLANS TAKES PRECEDENT OVER INFORMATION HEREWITH SHOWN. WHEN CONFLICTS EXIST OR INFORMATION IS UNCLEAR CONSULT W/ ARCHITECT BEFORE PROCEEDING.
2. DIMS SHOWN UNLESS OTHERWISE NOTED ARE TO THE FACE OF STUD. THE FACE OF STUD IS TO ALIGN W/ THE FACE OF CONC. AT THE FOUNDATION IMMEDIATELY BELOW.
3. TO MAINTAIN A LEVEL AND PLUMB WALL PLANE AT WALL SURFACES INDICATED TO RECEIVE STRUCTURAL SHEATHING AT LIMITED AREAS ALONG A WALL FACE PER THE STRUCTURAL PLANS WILL RECEIVE FURRING AT THE NON SHEETED AREAS OF THE SAME WALL PLANE MATCHING STRUCTURAL SHEETING THICKNESS.
4. STORAGE OR LAUNDRY ROOMS THAT ARE W/IN GROUP R DIVISION I OCCUPANCIES THAT ARE USED BY TENANTS SHALL BE SEPARATED FROM THE REST OF THE BLDG BY NOT LESS THAN ONE-HOUR FIRE RESISTIVE OCCUPANCY SEPARATION. TITLE 24, 310.2.2
5. REFER TO BUILDING AND WALL SECTION SHEETS FOR PROJECT SPECIFIC INFORMATION REGARDING EXTERIOR AND INTERIOR FLOOR ASSEMBLY NOTES AND DETAILS.
6. REFER TO DETAIL SHEET A811 FOR TYPICAL FLOOR AND WALL ACOUSTIC ISOLATION REQUIREMENTS.
7. REFER TO A001 SHEET FOR BUILDING CODE EXITING, OCCUPANT LOAD AND TRAVEL DISTANCE CODE COMPLIANCE INFORMATION.
8. REFER TO ELEC. PLANS FOR ALL EXIT SIGN, LOCATIONS, TYPE AND CIRCUITING FOR EXIT SIGNS REQUIRED PER C.B.C. SECTION 1011 AND CODE SUB-SECTIONS THEREIN.
9. REFER TO ELECTRICAL PLANS FOR ALL FOOT-CANDLE DISTRIBUTION PLANS FOR LIGHT LEVEL COMPLIANCE WITH C.B.C. SECTION 1006.2 SECTION 1006.4.
10. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

composite building plan legend

- CMU BLOCK WALL
- 2x4 @ 16" O.C WOOD STUD FRAMED WALL
- 2x6 @ 16" O.C WOOD STUD FRAMED WALL
- FIRE PARTITION - 2x4 16" O.C STAGGERED @ 8" O.C. ON 2x6 WD PLATES
- FIRE BARRIER - 1-HR RATED SHAFT WALLS W/ 60 MIN. PROTECTED OPENINGS
- FIRE PARTITION - 1-HR RATED CORRIDOR WALLS W/20 MIN. PROTECTED OPENINGS
- 2-HOUR FIRE WALL, PLYWOOD TO BE FIRE-RETARDANT TREATED WOOD FOR A MINIMUM DISTANCE OF 4' BEYOND THE FIRE WALL ON BOTH SIDES
- 101 — BOXED NUMBER INDICATES SPECIFIC UNIT PLAN NUMBER INTENDED FOR COORDINATION & IDENTIFICATION OF LOCATION DURING CONSTRUCTION. CONTRACTOR TO PROVIDE THIS NUMBER AFFIXED AND MAINTAINED AT EACH UNIT MAIN ENTRY DOOR THROUGH THE DURATION OF CONSTRUCTION. THIS NUMBER IS INTENDED TO BE THE LEGAL ADDRESS.
- INDICATES FIRE EXTINGUISHER CABINET SURFACE MOUNTED @ GROUND FLR. COLUMN AREAS & RECESS INSTALL IN CONFORMANCE WITH PROVIDE POTTER ROMER 7320 BS CABINET OR EQUAL W/ 2A, 10B, C EXTINGUISHER. LOCATE IN CONFORMANCE WITH CBC/CFC 906 FOR LIGHT HAZARD AREAS +/-75' MAX. TRAVEL DISTANCE FROM FURTHEST ACCESSIBLE USABLE SPACE.
- —CJ— INDICATES CONTROL JOINT, PROVIDE TOOLED JOINTS AT ALL EXTERIOR EXIT BALCONIES, DECKS, PATIOS, WALKWAYS, ETC ARE NOTED ON PLAN OR SECTION TO RECEIVE FINISH CONCRETE FLR. TOPPING. REFER TO SHEET A224 FOR TYPICAL CONTROL JOINT PATTERN TO OCCUR AT FLOOR LEVELS UNLESS OTHERWISE NOTED
- INDICATES UNIT ENTRY DOOR AND FRAME REQUIRED TO BE 20 MINUTE RATED PER C.B.C. TABLE 715. REFER TO DOOR SCHEDULE FOR NON TYPICAL DOORS REQUIRED TO BE FIRE RATED.
- INDICATES SLOPE AT EXTERIOR COMMON CORRIDORS EXPOSED TO WEATHER. PROVIDE MINIMUM 1/8" PER FOOT SLOPE. PROVIDE WATERPROOFING AT THESE AREAS IN CONFORMANCE WITH MANUFACTURERS REQUIREMENTS. CROSS SLOPE AT THESE AREAS SHALL NOT EXCEED 2%.
- EXIT — ILLUMINATED EXIT SIGN - SEE ELECT. DWGS. EXIT SIGNS SHALL BE ILLUMINATED IN ACCORDANCE WITH SECTION 1011.2.8 OF THE C.B.C.
- WINDOW IDENTIFICATION. SEE SCHEDULE SHEET A411 / INDICATES TEMPERED GLASS
- DOOR IDENTIFICATION. SEE SCHEDULE SHEET A411

notes

1. THERMAL AND SOUND-INSULATION MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 719. MAX. FLAME SPREAD INDEX 25 AND MAX SMOKE DEVELOPED INDEX 50.
2. WHERE INTERIOR FINISH MATERIALS ARE APPLIED ON WALLS, CEILINGS OR STRUCTURAL ELEMENTS REQUIRED TO HAVE A FIRE-RESISTANCE RATING OR TO BE OF NONCOMBUSTIBLE CONSTRUCTION, THEY SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 803.14.
3. THE FLAME SPREAD INDEX OF INTERIOR WALLS AND CEILING FINISHES WITHIN THE CORRIDOR, EXIT ENCLOSURES, AND EXIT PASSAGEWAYS SHALL BE CLASS 'C'.



floor plan keynotes

1. STAND PIPE IN EACH STAIR ENCLOSURE ON EACH FLOOR TROUGH THE ROOF
2. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR CORRIDOR, PARKING GARAGE, ELECTRIACL ROOM AND MECHANICAL ROOM
3. 2-HOURS STAIR EXIT ENCLOSURE
4. ONE HOUR FIRE-WALL CORRIDORS AND LOBBIES
5. GAS WATER HEATER VENTING HORIZONTALLY TO SIDE WALL+
6. FIRE DEPARMENT MODIFICATION REQUIRED TO ACCESS STREET
7. SEPARATE PERMIT FROM LA COUNTY HEALTH DEPARMENT REQUIRED FOR POOL / SPA
8. PROVICE ADA DISABLE ACCESS LIFT AND ANCHOR FOR POOL / SPA

notes:

1. FOR R-2 OCCUPANCY BUILDING , THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125' PER C.B.C. 1014.3 EXCEPTION 4. BUILDING REQUIRED TO HAVE A FULL NFPA 13 SYSTEM (CBC 903.3.1.1)
2. PROVIDE EXIT SIGNS PER C.F.C & C.B.C. 2010 SEC. 1011.
3. NO ABRUPT CHANGES IN ELEVATIONS ALONG PATH OF TRAVEL SHOWN. THE SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% (INSPECTOR TO VERIFY).
4. SEE SHEET A511 FOR MISCELLANEOUS SITE DETAILS.

symbol legend

Symbol	Description
——	PROPERTY LINE
	STANDPIPE / FIRE HYDRANT
⊗	EXIT SIGN
- -▶- -	DENOTES FIRE DEPARTMENT TRAVEL DISTANCE - 150 FEET MAX
········	ACCESSIBLE PATH OF TRAVEL FROM ELEV. LOBBY TO PUBLIC POOL / SPA

NORTH

scale: 1/16" = 1'-0"
0 8 16

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CARLOS OVALLE ARCHITECT, LEED AP

REVISIONS

REVISION NO. & DESC. BY DATE

ISSUES

CLIENT APPROVAL

PHASE SIGNATURE DATE

PROJECT #
092882

PROJECT NAME
DESIGN DEVELOPMENT
FOR
SEA BREEZE
HOMES APARTMENTS
1309 SEPULVEDA BLVD.,
LOS ANGELES, CA 90501

OWNER
A&M PROPERTIES
23545 CRENSHAW BLVD., STE 100
TORRANCE, CA 90505
PHONE 310-539-5390

KEYPLAN

DATE
November 23th, 2014

SHEET TITLE
2nd LEVEL
FLOOR PLAN

SCALE
1/16" = 1'-0"

SHEET NUMBER
A203

SHEET OF SHEETS

DISCIPLINE
ARCHITECTURE

composite building plan accessibility notes

ACCESSIBILITY NOTES AND CODE SECTIONS INDICATED HEREWITH ARE ABBREVIATED HIGHLIGHTING KEY ACCESS REQUIREMENTS. REFERENCE THE CURRENT BUILDING CODE FOR COMPLETE DESCRIPTION OF REQUIREMENTS.

1. ELEVATOR BUILDINGS WILL PROVIDE ACCESSIBILITY FOR THE DISABLED TO AND THROUGH ALL COMMON AREAS OF THE BUILDING, ACCESS TO ALL UNITS, AND ACCESS WITHIN UNITS PER C.B.C. SECTION 1124A. ELEVATORS TO COMPLY WITH CAB AND INSTALLATION REQUIREMENTS OF C.B.C. SECTION 1124A.
2. WALKWAYS, EXIT BALCONIES, CORRIDORS, ETC. SHALL NOT HAVE A CROSS SLOPE EXCEEDING 2% IN ANY DIRECTION PER C.B.C. SECTION 1133A.
3. DOOR LANDINGS TO BE INSTALLED LEVEL, NOT EXCEEDING 2% SLOPE PER C.B.C. SECTION 1126A.2 AND 1008.1.5. THRESHOLDS SHALL NOT EXCEED 1/2" HEIGHT OF FLOOR LEVEL CHANGE INCLUDING HEIGHT OF THRESHOLD PLATE PER SECTION 1126A.2.1
4. PROJECTIONS FROM WALLS SUCH AS, SIGNS, LIGHT FIXTURES, ARCHITECTURAL DETAILS, STAIRS, DRINKING FOUNTAINS, ETC... ALONG ACCESSIBLE PATHS OF TRAVEL TO COMPLY WITH C.B.C. SECTION 1133A AND SECTION 1003.3 PROJECTIONS OCCURRING 80" OR LESS ABOVE THE IMMEDIATE FINISH FLOOR ELEVATION SHALL NOT PROJECT MORE THAN 4" FROM THE WALL SURFACE OR HAVE FLOOR LEVEL BARRIERS MINIMUM 27" HIGH MEETING CANE REQUIREMENTS.
5. SIGNAGE, TEXT SIZE, CONTRASTING COLOR, TACTILE TEXTURE, LOCATION ETC. TO BE PROVIDED IN CONFORMANCE WITH C.B.C. SECTION 1143A.

garage accessible plan notes

1. PARKING GARAGES SHALL HAVE AN UNOBSTRUCTED HEADROOM CLEARANCE OF NOT LESS THAN 7' ABOVE THE FINISH FLOOR TO ANY CEILING, BEAM, CONDUIT OR SIMILAR OBSTRUCTION (PER CBC 3112.3.3.)
2. ALL ENTRANCES AND VERTICAL CLEARANCES WITHIN PARKING STRUCTURES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" WHERE REQUIRED FOR ACCESSIBILITY TO PARKING SPACES FOR PERSONS WITH PHYSICAL DISABILITIES (PER CBC 1118A.2). THESE AREAS ARE DENOTED BY A SOLID HATCH.

composite building plan notes

C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

20. RATED DOOR ASSEMBLIES SHALL BE EQUIPPED WITH SMOKE GASKETS AND BE SELF- OR AUTOMATIC-CLOSING AND LATCHING. SECTION 715.4.8 AND 715.4.6.
21. PANIC HARDWARE MUST BE PROVIDED ON ALL DOORS AND GATES ALONG THE POTENTIAL EGRESS PATHS FROM A GROUP A OCCUPANCY OR ASSEMBLY AREA NOT CLASSIFIED AS AN A OCCUPANCY. SECTION 1008.1.10.

   * PANIC HARDWARE MAY BE OMITTED FROM A SINGLE DOOR SET OF DOUBLE DOORS SERVING AS THE MAIN ENTRY IF A SIGN READING "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IS PLACED IN A CONSPICUOUS LOCATION NEAR THE DOOR. SECTION 1008.1.9.3 AND 1008.1.

22. EMERGENCY LIGHTING SHALL BE PROVIDED AT EXT. LANDINGS FOR EXIT DISCHARGE DOORWAYS FOR BLDGS REQUIRED TO HAVE MORE THAN ONE EXIT. SECTION 1006.3
23. WHEN AN EGRESS COURT SERVING A BUILDING OR PORTION THEREOF SERVING AN OCCUPANT LOAD OF 10 OR MORE IS LESS THAN 10 FT. IN WIDTH, THE EGRESS COURT WALLS SHALL BE MIN. ONE-HOUR FIRE-RESISTANCE RATED CONSTRUCTION FOR A DISTANCE OF 10 FT. ABOVE THE FLOOR OF THE COURT. OPENINGS WITHIN SUCH WALLS SHALL BE PROTECTED BY OPENING PROTECTIVE OF NOT LESS THAN 3/4 HOUR. BUILDING CODE 1027.5.2
24. FOR PERMANENT IDENTIFICATION SIGNAGES, SEE DETAILS 3, 4, 1, 2, 3, 4, 8, 12

11. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
12. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE W/ THE MANUFACTURE'S INSTRUCTIONS AND SECTION 2702
13. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES
14. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDED AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (1011.2 - 1011.5.3)
15. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9.3 FOR EXCEPTIONS.
16. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
17. ALL EGRESS DOOR OPERATION SHALL COMPLY WITH SECTION 1008.1.9 AND 1008.1.9.7.
18. 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. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN ONE FOOT CANDLE AT THE WALKING SURFACE. (1006.1)
19. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELEC. SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
    A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRED TO HAVE TWO OR MORE MEANS OF EGRESS.
    B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.

1. COMPOSITE BLDG PLANS ARE PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BLDG DIMS, PARTY WALL & GENERAL BLDG DETAILING, BLDG COMPONENTS NOT OTHERWISE SHOWN ON ENLARGED PLANS, ETC. REFER TO ENLARGED PLANS FOR INFORMATION NOT HEREON SHOWN. INFORMATION AT ENLARGED PLANS TAKES PRECEDENT OVER INFORMATION HEREWITH SHOWN. WHEN CONFLICTS EXIST OR INFORMATION IS UNCLEAR CONSULT W/ ARCHITECT BEFORE PROCEEDING.
2. DIMS SHOWN UNLESS OTHERWISE NOTED ARE TO THE FACE OF STUD. THE FACE OF STUD IS TO ALIGN W/ THE FACE OF CONC. AT THE FOUNDATION IMMEDIATELY BELOW.
3. TO MAINTAIN A LEVEL AND PLUMB WALL PLANE AT WALL SURFACES INDICATED TO RECEIVE STRUCTURAL SHEATHING AT LIMITED AREAS ALONG A WALL FACE PER THE STRUCTURAL PLANS WILL RECEIVE FURRING AT THE NON SHEETED AREAS OF THE SAME WALL PLANE MATCHING STRUCTURAL SHEETING THICKNESS.
4. STORAGE OR LAUNDRY ROOMS THAT ARE W/IN GROUP R DIVISION I OCCUPANCIES THAT ARE USED BY TENANTS SHALL BE SEPARATED FROM THE REST OF THE BLDG BY NOT LESS THAN ONE-HOUR FIRE RESISTIVE OCCUPANCY SEPARATION. TITLE 24, 310.2.2
5. REFER TO BUILDING AND WALL SECTION SHEETS FOR PROJECT SPECIFIC INFORMATION REGARDING EXTERIOR AND INTERIOR FLOOR ASSEMBLY NOTES AND DETAILS.
6. REFER TO DETAIL SHEET A6I FOR TYPICAL FLOOR AND WALL ACOUSTIC ISOLATION REQUIREMENTS.
7. REFER TO A01 SHEET FOR BUILDING CODE EXITING, OCCUPANT LOAD AND TRAVEL DISTANCE CODE COMPLIANCE INFORMATION.
8. REFER TO ELEC. PLANS FOR ALL EXIT SIGN, LOCATIONS, TYPE AND CIRCUITING FOR EXIT SIGNS REQUIRED PER C.B.C. SECTION 1011 AND CODE SUB-SECTIONS THEREIN.
9. REFER TO ELECTRICAL PLANS FOR ALL FOOT-CANDLE DISTRIBUTION PLANS FOR LIGHT LEVEL COMPLIANCE WITH C.B.C. SECTION 1006.2 SECTION 1006.4.
10. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

composite building plan legend

CMU BLOCK WALL

2x4 @ 16" O.C WOOD STUD FRAMED WALL.

2x6 @ 16" O.C WOOD STUD FRAMED WALL.

FIRE PARTITION - 2x4 16" O.C STAGGERED @ 8" O.C. ON 2x6 WD PLATES

FIRE BARRIER - 1-HR RATED SHAFT WALLS W/ 60 MIN. PROTECTED OPENINGS

FIRE PARTITION - 1-HR RATED CORRIDOR WALLS W/20 MIN. PROTECTED OPENINGS

2-HOUR FIRE WALL, PLYWOOD TO BE FIRE-RETARDANT TREATED WOOD FOR A MINIMUM DISTANCE OF 4' BEYOND THE FIRE WALL ON BOTH SIDES

101 — BOXED NUMBER INDICATES SPECIFIC UNIT PLAN NUMBER INTENDED FOR COORDINATION & IDENTIFICATION OF LOCATION DURING CONSTRUCTION. CONTRACTOR TO PROVIDE THIS NUMBER AFFIXED AND MAINTAINED AT EACH UNIT MAIN ENTRY DOOR THROUGH THE DURATION OF CONSTRUCTION. THIS NUMBER IS INTENDED TO BE THE LEGAL ADDRESS.

INDICATES FIRE EXTINGUISHER CABINET SURFACE MOUNTED @ GROUND FLR. COLUMN AREAS & RECESS INSTALL IN CONFORMANCE WITH PROVIDE POTTER ROMER 7300 SS CABINET OR EQUAL W/ 2A, 10B, C EXTINGUISHER. LOCATE IN CONFORMANCE WITH CBC/CFC 906 FOR LIGHT HAZARD AREAS +/-75' MAX. TRAVEL DISTANCE FROM FURTHEST ACCESSIBLE USABLE SPACE.

—CJ— INDICATES CONTROL JOINT. PROVIDE TOOLED JOINTS AT ALL EXTERIOR EXIT BALCONIES, DECKS, PATIOS, WALKWAYS, ETC ARE NOTED ON PLAN OR SECTION TO RECEIVE FINISH CONCRETE FLR. TOPPING. REFER TO SHEET A6I FOR TYPICAL CONTROL JOINT PATTERN TO OCCUR AT FLOOR LEVELS UNLESS OTHERWISE NOTED

INDICATES UNIT ENTRY DOOR AND FRAME REQUIRED TO BE 20 MINUTE RATED PER C.B.C. TABLE 715. REFER TO DOOR SCHEDULE FOR NON TYPICAL DOORS REQUIRED TO BE FIRE RATED.

INDICATES SLOPE AT EXTERIOR COMMON CORRIDORS EXPOSED TO WEATHER. PROVIDE MINIMUM 1/8" PER FOOT SLOPE. PROVIDE WATERPROOFING AT THESE AREAS IN CONFORMANCE WITH MANUFACTURERS REQUIREMENTS. CROSS SLOPE AT THESE AREAS SHALL NOT EXCEED 2%.

EXIT — ILLUMINATED EXIT SIGN - SEE ELECT. DWGS. EXIT SIGNS SHALL BE ILLUMINATED IN ACCORDANCE WITH SECTION 1011.2.6 OF THE C.B.C.

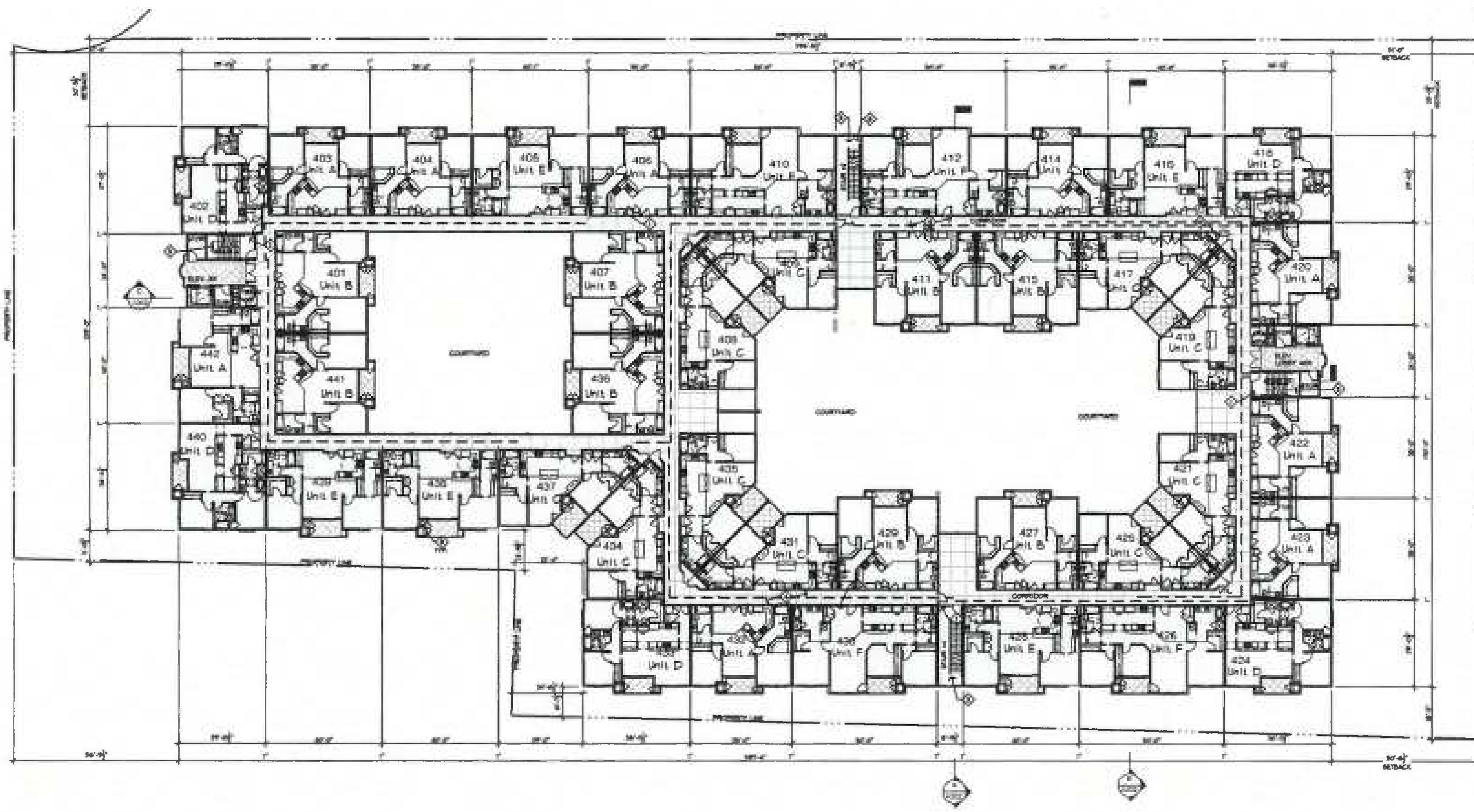
WINDOW IDENTIFICATION. SEE SCHEDULE SHEET A4I

INDICATES TEMPERED GLASS

DOOR IDENTIFICATION. SEE SCHEDULE SHEET A4I

notes

1. THERMAL AND SOUND-INSULATION MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 719. MAX. FLAME SPREAD INDEX 25 AND MAX SMOKE DEVELOPED INDEX 50.
2. WHERE INTERIOR FINISH MATERIALS ARE APPLIED ON WALLS, CEILINGS OR STRUCTURAL ELEMENTS REQUIRED TO HAVE A FIRE-RESISTANCE RATING OR TO BE OF NONCOMBUSTIBLE CONSTRUCTION, THEY SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 803.114.
3. THE FLAME SPREAD INDEX OF INTERIOR WALLS AND CEILING FINISHES WITHIN THE CORRIDOR, EXIT ENCLOSURES, AND EXIT PASSAGEWAYS SHALL BE CLASS 'C'.



NORTH

scale: 1/16" = 1'-0"

0 8 16

floor plan keynotes

1. STAND PIPE IN EACH STAIR ENCLOSURE ON EACH FLOOR TROUGH THE ROOF
2. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR CORRIDOR, PARKING GARAGE, ELECTRIACL ROOM AND MECHANICAL ROOM
3. 2-HOURS STAIR EXIT ENCLOSURE
4. ONE HOUR FIRE-WALL CORRIDORS AND LOBBIES
5. GAS WATER HEATER VENTING HORIZONTALLY TO SIDE WALL+
6. FIRE DEPARMENT MODIFICATION REQUIRED TO ACCESS STREET
7. SEPARATE PERMIT FROM LA COUNTY HEALTH DEPARMENT REQUIRED FOR POOL / SPA
8. PROVIDE ADA DISABLE ACCESS LIFT AND ANCHOR FOR POOL / SPA

notes:

1. FOR R-2 OCCUPANCY BUILDING , THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125' PER C.B.C. 1014.3 EXCEPTION 4. BUILDING REQUIRED TO HAVE A FULL NFPA 13 SYSTEM (CBC 903.3.1.1)
2. PROVIDE EXIT SIGNS PER C.F.C. & C.B.C. 2010 SEC. 1011.
3. NO ABRUPT CHANGES IN ELEVATIONS ALONG PATH OF TRAVEL SHOWN. THE SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% (INSPECTOR TO VERIFY).
4. SEE SHEET A511 FOR MISCELLANEOUS SITE DETAILS.

symbol legend

Symbol	Description
———	PROPERTY LINE
+	STANDPIPE / FIRE HYDRANT
⊗	EXIT SIGN
- - ▶ - -	DENOTES FIRE DEPARTMENT TRAVEL DISTANCE - 150 FEET MAX
·······	ACCESSIBLE PATH OF TRAVEL FROM ELEV. LOBBY TO PUBLIC POOL / SPA

CARLOS OVALLE
ARCHITECTS

3037 GOLDEN AVE, LONG BEACH CA 90806

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PROJECT NAME
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SEA BREEZE
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1309 SEPULVEDA BLVD.
LOS ANGELES, CA 90501

OWNER
A&M PROPERTIES
23545 CRENSHAW BLVD., STE 100
TORRANCE, CA 90505
PHONE 310-539-5390

KEYPLAN

DATE
November 23th, 2014

SHEET TITLE
3rd LEVEL
FLOOR PLAN

SCALE
1/16"=1'-0"

SHEET NUMBER
A204

SHEET OF SHEETS

DISCIPLINE
ARCHITECTURE

composite building plan accessibility notes

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2. WALKWAYS, EXIT BALCONIES, CORRIDORS, ETC. SHALL NOT HAVE A CROSS SLOPE EXCEEDING 2% IN ANY DIRECTION PER C.B.C. SECTION 1113A.
3. DOOR LANDINGS TO BE INSTALLED LEVEL NOT EXCEEDING 2% SLOPE PER C.B.C. SECTION 1126A.7 AND 1008.1.5. THRESHOLDS SHALL NOT EXCEED 1/2" HEIGHT OF FLOOR LEVEL CHANGE INCLUDING HEIGHT OF THRESHOLD PLATE PER SECTION 1126A.2.1
4. PROJECTIONS FROM WALLS SUCH AS SIGNS, LIGHT FIXTURES, ARCHITECTURAL DETAILS, STAIRS, DRINKING FOUNTAINS, ETC... ALONG ACCESSIBLE PATHS OF TRAVEL TO COMPLY WITH C.B.C. SECTION 1131A AND SECTION 1003.3 PROJECTIONS OCCURRING 80" OR LESS ABOVE THE IMMEDIATE FINISH FLOOR ELEVATION SHALL NOT PROJECT MORE THAN 4" FROM THE WALL SURFACE OR HAVE FLOOR LEVEL BARRIERS MINIMUM 27" HIGH MEETING CANE REQUIREMENTS.
5. SIGNAGE, TEXT SIZE, CONTRASTING COLOR, TACTILE TEXTURE, LOCATION ETC. TO BE PROVIDED IN CONFORMANCE WITH C.B.C. SECTION 1143A.

garage accessible plan notes

1. PARKING GARAGES SHALL HAVE AN UNOBSTRUCTED HEADROOM CLEARANCE OF NOT LESS THAN 7' ABOVE THE FINISH FLOOR TO ANY CEILING, BEAM, CONDUIT OR SIMILAR OBSTRUCTION (PER CBC 3112.3.3.)
2. ALL ENTRANCES AND VERTICAL CLEARANCES WITHIN PARKING STRUCTURES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" WHERE REQUIRED FOR ACCESSIBILITY TO PARKING SPACES FOR PERSONS WITH PHYSICAL DISABILITIES (PER CBC 1109A.2). THESE AREAS ARE DENOTED BY A SOLID HATCH:

composite building plan notes

C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

20. RATED DOOR ASSEMBLIES SHALL BE EQUIPPED WITH SMOKE GASKETS AND BE SELF- OR AUTOMATIC-CLOSING AND LATCHING. SECTION 716.4.8 AND 716.4.6.
21. PANIC HARDWARE MUST BE PROVIDED ON ALL DOORS AND GATES ALONG THE POTENTIAL EGRESS PATHS FROM A GROUP A OCCUPANCY OR ASSEMBLY AREA NOT CLASSIFIED AS AN A OCCUPANCY. SECTION 1008.1.10.

* PANIC HARDWARE MAY BE OMITTED FROM A SINGLE DOOR SET OF DOUBLE DOORS SERVING AS THE MAIN ENTRY IF A SIGN READING "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IS PLACED IN A CONSPICUOUS LOCATION NEAR THE DOOR. SECTION 1008.1.9.3 AND 1008.1.

22. EMERGENCY LIGHTING SHALL BE PROVIDED AT EXT. LANDINGS FOR EXIT DISCHARGE DOORWAYS FOR BLDGS REQUIRED TO HAVE MORE THAN ONE EXIT. SECTION 1006.3
23. WHEN AN EGRESS COURT SERVING A BUILDING OR PORTION THEREOF SERVING AN OCCUPANT LOAD OF 10 OR MORE IS LESS THAN 10 FT. IN WIDTH, THE EGRESS COURT WALLS SHALL BE MIN. ONE-HOUR FIRE-RESISTANCE RATED CONSTRUCTION FOR A DISTANCE OF 10 FT. ABOVE THE FLOOR OF THE COURT. OPENINGS WITHIN SUCH WALLS SHALL BE PROTECTED BY OPENING PROTECTIVE OF NOT LESS THAN 3/4 HOUR. BUILDING CODE 1027.5.2.
24. FOR PERMANENT IDENTIFICATION SIGNAGES, SEE DETAILS

11. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
12. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE W/ THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702
13. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES
14. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDED AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (1011.2 - 1011.5.3)
15. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8.3 FOR EXCEPTIONS.
16. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
17. ALL EGRESS DOOR OPERATION SHALL COMPLY WITH SECTION 1008.1.9 AND 1008.1.9.7.
18. 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. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN ONE FOOT CANDLE AT THE WALKING SURFACE. (1006.1)
19. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELEC. SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
    A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRED TO HAVE TWO OR MORE MEANS OF EGRESS.
    B. CORRIDORS, EXIT ENCLOSURES AND EXIT [illegible] IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.

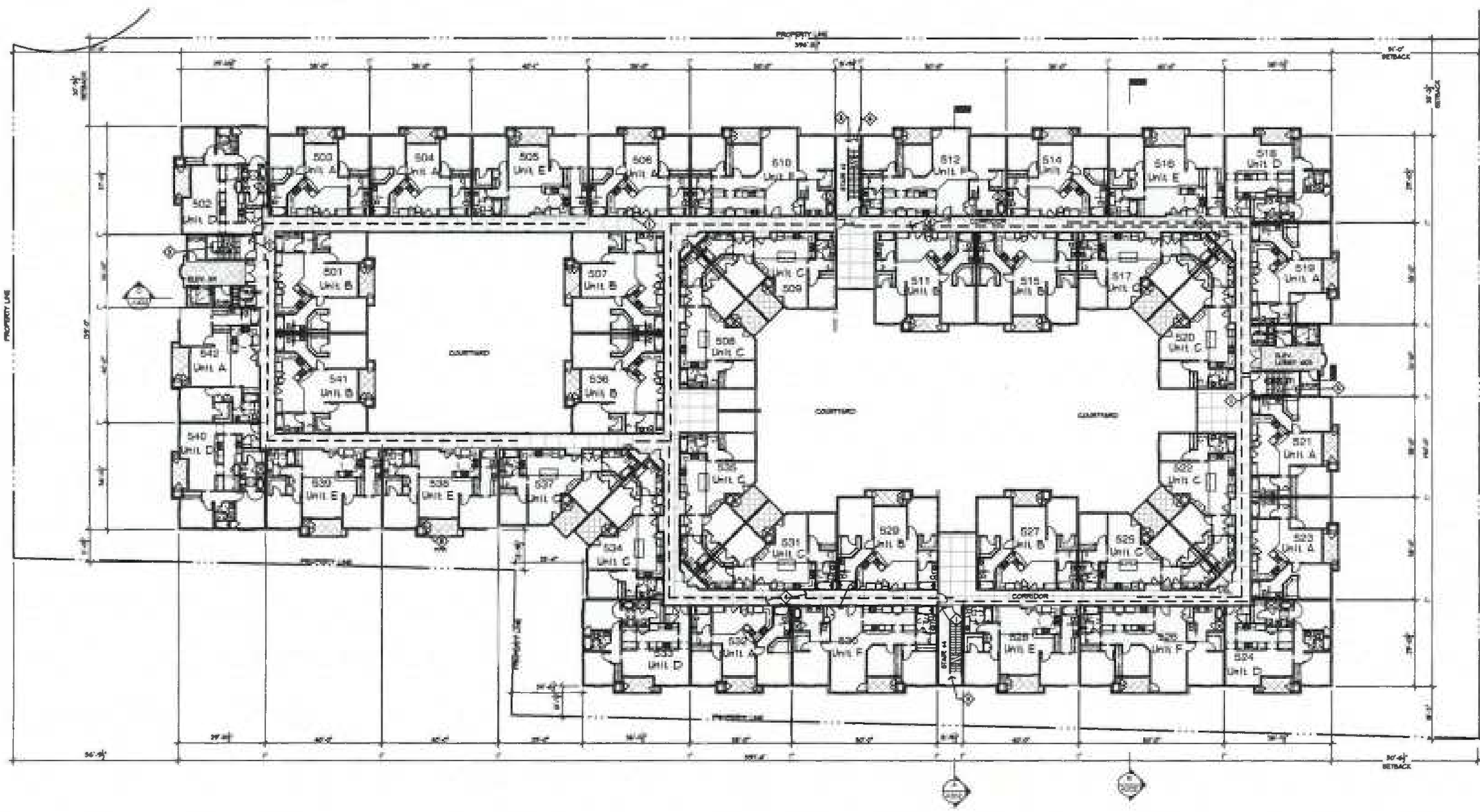
1. COMPOSITE BLDG PLANS ARE PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BLDG DIMS, PARTY WALL & GENERAL BLDG DETAILING, BLDG COMPONENTS NOT OTHERWISE SHOWN ON ENLARGED PLANS, ETC. REFER TO ENLARGED PLANS FOR INFORMATION NOT HEREON SHOWN. INFORMATION AT ENLARGED PLANS TAKES PRECEDENT OVER INFORMATION HEREWITH SHOWN. WHEN CONFLICTS EXIST OR INFORMATION IS UNCLEAR CONSULT W/ ARCHITECT BEFORE PROCEEDING.
2. DIMS SHOWN UNLESS OTHERWISE NOTED ARE TO THE FACE OF STUD. THE FACE OF STUD IS TO ALIGN W/ THE FACE OF CONC. AT THE FOUNDATION IMMEDIATELY BELOW.
3. TO MAINTAIN A LEVEL AND PLUMB WALL PLANE AT WALL SURFACES INDICATED TO RECEIVE STRUCTURAL SHEATHING AT LIMITED AREAS ALONG A WALL FACE PER THE STRUCTURAL PLANS WILL RECEIVE FURRING AT THE NON SHEETED AREAS OF THE SAME WALL PLANE MATCHING STRUCTURAL SHEETING THICKNESS.
4. STORAGE OR LAUNDRY ROOMS THAT ARE W/IN GROUP R DIVISION I OCCUPANCIES THAT ARE USED BY TENANTS SHALL BE SEPARATED FROM THE REST OF THE BLDG BY NOT LESS THAN ONE-HOUR FIRE RESISTIVE OCCUPANCY SEPARATION. TITLE 24, 310.2.2.
5. REFER TO BUILDING AND WALL SECTION SHEETS FOR PROJECT SPECIFIC INFORMATION REGARDING EXTERIOR AND INTERIOR FLOOR ASSEMBLY NOTES AND DETAILS.
6. REFER TO DETAIL SHEET A911 FOR TYPICAL FLOOR AND WALL ACOUSTIC ISOLATION REQUIREMENTS.
7. REFER TO A001 SHEET FOR BUILDING CODE EXITING, OCCUPANT LOAD AND TRAVEL DISTANCE CODE COMPLIANCE INFORMATION.
8. REFER TO ELEC. PLANS FOR ALL EXIT SIGN, LOCATIONS, TYPE AND CIRCUITING FOR EXIT SIGNS REQUIRED PER C.B.C. SECTION 1011 AND CODE SUB-SECTIONS THEREIN.
9. REFER TO ELECTRICAL PLANS FOR ALL FOOT-CANDLE DISTRIBUTION PLANS FOR LIGHT LEVEL COMPLIANCE WITH C.B.C. SECTION 1006.2 SECTION 1006.4.
10. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

composite building plan legend

	CMU BLOCK WALL
	2x4 @ 16" O.C WOOD STUD FRAMED WALL
	2x6 @ 16" O.C WOOD STUD FRAMED WALL
	FIRE PARTITION - 2x4 16" O.C STAGGERED @ 8" O.C. ON 2x6 WD PLATES
	FIRE BARRIER - 1-HR RATED SHAFT WALLS W/ 60 MIN. PROTECTED OPENINGS
	FIRE PARTITION - 1-HR RATED CORRIDOR WALLS W/20 MIN. PROTECTED OPENINGS
	2-HOUR FIRE WALL. PLYWOOD TO BE FIRE-RETARDANT TREATED WOOD FOR A MINIMUM DISTANCE OF 4' BEYOND THE FIRE WALL ON BOTH SIDES
101	BOXED NUMBER INDICATES SPECIFIC UNIT PLAN NUMBER INTENDED FOR COORDINATION & IDENTIFICATION OF LOCATION DURING CONSTRUCTION. CONTRACTOR TO PROVIDE THIS NUMBER AFFIXED AND MAINTAINED AT EACH UNIT MAIN ENTRY DOOR THROUGH THE DURATION OF CONSTRUCTION. THIS NUMBER IS INTENDED TO BE THE LEGAL ADDRESS.
	INDICATES FIRE EXTINGUISHER CABINET SURFACE MOUNTED @ GROUND FLR. COLUMN AREAS & RECESS INSTALL IN CONFORMANCE WITH. PROVIDE POTTER ROMER 7320 SS CABINET OR EQUAL W/ 2A, 10B, C EXTINGUISHER. LOCATE IN CONFORMANCE WITH CBC/CFC 906 FOR LIGHT HAZARD AREAS +/-75' MAX. TRAVEL DISTANCE FROM FURTHEST ACCESSIBLE USABLE SPACE.
—CJ—	INDICATES CONTROL JOINT. PROVIDE TOOLED JOINTS AT ALL EXTERIOR EXIT BALCONIES, DECKS, PATIOS, WALKWAYS, ETC ARE NOTED ON PLAN OR SECTION TO RECEIVE FINISH CONCRETE FLR. TOPPING. REFER TO SHEET A914 FOR TYPICAL CONTROL JOINT PATTERN TO OCCUR AT FLOOR LEVELS UNLESS OTHERWISE NOTED
	INDICATES UNIT ENTRY DOOR AND FRAME REQUIRED TO BE 20 MINUTE RATED PER C.B.C. TABLE 715. REFER TO DOOR SCHEDULE FOR NON TYPICAL DOORS REQUIRED TO BE FIRE RATED.
→	INDICATES SLOPE AT EXTERIOR COMMON CORRIDORS EXPOSED TO WEATHER. PROVIDE MINIMUM 1/8" PER FOOT SLOPE. PROVIDE WATERPROOFING AT THESE AREAS IN CONFORMANCE WITH MANUFACTURERS REQUIREMENTS. CROSS SLOPE AT THESE AREAS SHALL NOT EXCEED 2%.
EXIT	ILLUMINATED EXIT SIGN - SEE ELECT. DWGS. EXIT SIGNS SHALL BE ILLUMINATED IN ACCORDANCE WITH SECTION 1013.2.8 OF THE C.B.C.
	WINDOW IDENTIFICATION, SEE SCHEDULE SHEET A41 / INDICATES TEMPERED GLASS
	DOOR IDENTIFICATION. SEE SCHEDULE SHEET A41

notes

1. THERMAL AND SOUND-INSULATION MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 719. MAX. FLAME SPREAD INDEX 25 AND MAX SMOKE DEVELOPED INDEX 50.
2. WHERE INTERIOR FINISH MATERIALS ARE APPLIED ON WALLS, CEILINGS OR STRUCTURAL ELEMENTS REQUIRED TO HAVE A FIRE-RESISTANCE RATING OR TO BE OF NONCOMBUSTIBLE CONSTRUCTION, THEY SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 803.14.
3. THE FLAME SPREAD INDEX OF INTERIOR WALLS AND CEILING FINISHES WITHIN THE CORRIDOR, EXIT ENCLOSURES, AND EXIT PASSAGEWAYS SHALL BE CLASS 'C'.



floor plan keynotes

1. STAND PIPE IN EACH STAIR ENCLOSURE ON EACH FLOOR TROUGH THE ROOF
2. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR CORRIDOR, PARKING GARAGE, ELECTRICAL ROOM AND MECHANICAL ROOM
3. 2-HOURS STAIR EXIT ENCLOSURE
4. ONE HOUR FIRE-WALL CORRIDORS AND LOBBIES
5. GAS WATER HEATER VENTING HORIZONTALLY TO SIDE WALL.
6. FIRE DEPARTMENT MODIFICATION REQUIRED TO ACCESS STREET
7. SEPARATE PERMIT FROM LA COUNTY HEALTH DEPARTMENT REQUIRED FOR POOL / SPA
8. PROVIDE ADA DISABLE ACCESS LIFT AND ANCHOR FOR POOL / SPA

notes:

1. FOR R-2 OCCUPANCY BUILDING, THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125' PER C.B.C. 1014.3 EXCEPTION 4. BUILDING REQUIRED TO HAVE A FULL NFPA 13 SYSTEM (CBC 903.3.1.1)
2. PROVIDE EXIT SIGNS PER C.F.C. & C.B.C. 2010 SEC. 1011.
3. NO ABRUPT CHANGES IN ELEVATIONS ALONG PATH OF TRAVEL SHOWN. THE SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% (INSPECTOR TO VERIFY).
4. SEE SHEET A071 FOR MISCELLANEOUS SITE DETAILS.

symbol legend

	PROPERTY LINE
	STANDPIPE / FIRE HYDRANT
	EXIT SIGN
	DENOTES FIRE DEPARTMENT TRAVEL DISTANCE - 150 FEET MAX
	ACCESSIBLE PATH OF TRAVEL FROM ELEV. LOBBY TO PUBLIC POOL / SPA

CARLOS OVALLE ARCHITECTS
3007 GOLDEN AVE., LONG BEACH CA 90806

REVISIONS

REVISION NO. & DESC.

ISSUES

ISSUED FOR

CLIENT APPROVAL

PROJECT #
092882

PROJECT NAME
DESIGN DEVELOPMENT
FOR
SEA BREEZE
HOMES APARTMENTS
1309 SEPULVEDA BLVD.,
LOS ANGELES, CA 90501

OWNER
A&M PROPERTIES
23548 CRENSHAW BLVD., STE 100
TORRANCE, CA 90505
PHONE 310-539-5390

KEYPLAN

DATE
November 23th, 2014

SHEET TITLE
4th LEVEL
FLOOR PLAN

SCALE
1/16"=1'-0"

SHEET NUMBER
A204

SHEET OF SHEETS

DISCIPLINE
ARCHITECTURE

composite building plan accessibility notes

ACCESSIBILITY NOTES AND CODE SECTIONS INDICATED HEREWITH ARE ABBREVIATED HIGHLIGHTING KEY ACCESS REQUIREMENTS. REFERENCE THE CURRENT BUILDING CODE FOR COMPLETE DESCRIPTION OF REQUIREMENTS.

1. ELEVATOR BUILDINGS WILL PROVIDE ACCESSIBILITY FOR THE DISABLED TO AND THROUGH ALL COMMON AREAS OF THE BUILDING, ACCESS TO ALL UNITS, AND ACCESS WITHIN UNITS PER C.B.C. SECTION 1106A. ELEVATORS TO COMPLY WITH CAB AND INSTALLATION REQUIREMENTS OF C.B.C. SECTION 1124A.
2. HALLWAYS, EXIT BALCONIES, CORRIDORS, ETC. SHALL NOT HAVE A CROSS SLOPE EXCEEDING 2% IN ANY DIRECTION PER C.B.C. SECTION 1113A.
3. DOOR LANDINGS TO BE INSTALLED LEVEL NOT EXCEEDING 2% SLOPE PER C.B.C. SECTION 1126A.7 AND 1008.1.5. THRESHOLDS SHALL NOT EXCEED 1/2" HEIGHT OF FLOOR LEVEL CHANGE INCLUDING HEIGHT OF THRESHOLD PLATE PER SECTION 1126A.2.1
5. PROJECTIONS FROM WALLS SUCH AS, SIGNS, LIGHT FIXTURES, ARCHITECTURAL DETAILS, STAIRS, DRINKING FOUNTAINS, ETC... ALONG ACCESSIBLE PATHS OF TRAVEL TO COMPLY WITH C.B.C. SECTION 1133A AND SECTION 1003.3 PROJECTIONS OCCURRING 80" OR LESS ABOVE THE IMMEDIATE FINISH FLOOR ELEVATION SHALL NOT PROJECT MORE THAN 4" FROM THE WALL SURFACE OR HAVE FLOOR LEVEL BARRIERS MINIMUM 27" HIGH MEETING CANE REQUIREMENTS.
6. SIGNAGE, TEXT SIZE, CONTRASTING COLOR, TACTILE TEXTURE, LOCATION ETC. TO BE PROVIDED IN CONFORMANCE WITH C.B.C. SECTION 1143A.

garage accessible plan notes

1. PARKING GARAGES SHALL HAVE AN UNOBSTRUCTED HEADROOM CLEARANCE OF NOT LESS THAN 7' ABOVE THE FINISH FLOOR TO ANY CEILING, BEAM, CONDUIT OR SIMILAR OBSTRUCTION (PER CBC 311.2.3.3.)
2. ALL ENTRANCES AND VERTICAL CLEARANCES WITHIN PARKING STRUCTURES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" WHERE REQUIRED FOR ACCESSIBILITY TO PARKING SPACES FOR PERSONS WITH PHYSICAL DISABILITIES (PER CBC 1129A.2). THESE AREAS ARE DENOTED BY A SOLID HATCH:

composite building plan notes

C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

20. RATED DOOR ASSEMBLIES SHALL BE EQUIPPED WITH SMOKE GASKETS AND BE SELF-OR AUTOMATIC-CLOSING AND LATCHING. SECTION 715.4.8 AND 715.4.8.

21. PANIC HARDWARE MUST BE PROVIDED ON ALL DOORS AND GATES ALONG THE POTENTIAL EGRESS PATHS FROM A GROUP A OCCUPANCY OR ASSEMBLY AREA NOT CLASSIFIED AS AN A OCCUPANCY. SECTION 1008.1.10.

* PANIC HARDWARE MAY BE OMITTED FROM A SINGLE DOOR SET OF DOUBLE DOORS SERVING AS THE MAIN ENTRY IF A SIGN READING "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IS PLACED IN A CONSPICUOUS LOCATION NEAR THE DOOR. SECTION 1008.1.9.3 AND 1008.1

22. EMERGENCY LIGHTING SHALL BE PROVIDED AT EXT. LANDINGS FOR EXIT DISCHARGE DOORWAYS FOR BLDGS REQUIRED TO HAVE MORE THAN ONE EXIT. SECTION 1006.3

23. WHEN AN EGRESS COURT SERVING A BUILDING OR PORTION THEREOF SERVING AN OCCUPANT LOAD OF 10 OR MORE IS LESS THAN 10 FT. IN WIDTH, THE EGRESS COURT WALLS SHALL BE MIN. ONE-HOUR FIRE-RESISTANCE RATED CONSTRUCTION FOR A DISTANCE OF 10 FT. ABOVE THE FLOOR OF THE COURT. OPENINGS WITHIN SUCH WALLS SHALL BE PROTECTED BY OPENING PROTECTIVE OF NOT LESS THAN 3/4 HOUR. BUILDING CODE 1027.5.2

24. FOR PERMANENT IDENTIFICATION SIGNAGES, SEE DETAILS 3/A8 4/A8 1/A8 2/A8 3/A8 4/A8 8/A8 D/A8

11. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).

12. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE W/ THE MANUFACTURE'S INSTRUCTIONS AND SECTION 2702

13. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES

14. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDED AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (1011.2 - 1011.5.3)

15. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8.3 FOR EXCEPTIONS.

16. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.

17. ALL EGRESS DOOR OPERATION SHALL COMPLY WITH SECTION 1008.1.9 AND 1008.1.9.7.

18. 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. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN ONE FOOT CANDLE AT THE WALKING SURFACE. (1006.1)

19. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELEC. SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:

A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRED TO HAVE TWO OR MORE MEANS OF EGRESS.

B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.

1. COMPOSITE BLDG PLANS ARE PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BLDG DIMS, PARTY WALL & GENERAL BLDG DETAILING, BLDG COMPONENTS NOT OTHERWISE SHOWN ON ENLARGED PLANS, ETC. REFER TO ENLARGED PLANS FOR INFORMATION NOT HEREON SHOWN. INFORMATION AT ENLARGED PLANS TAKES PRECEDENT OVER INFORMATION HEREWITH SHOWN. WHEN CONFLICTS EXIST OR INFORMATION IS UNCLEAR CONSULT W/ ARCHITECT BEFORE PROCEEDING.
2. DIMS SHOWN UNLESS OTHERWISE NOTED ARE TO THE FACE OF STUD. THE FACE OF STUD IS TO ALIGN W/ THE FACE OF CONC. AT THE FOUNDATION IMMEDIATELY BELOW.
3. TO MAINTAIN A LEVEL AND PLUMB WALL PLANE AT WALL SURFACES INDICATED TO RECEIVE STRUCTURAL SHEATHING AT LIMITED AREAS ALONG A WALL FACE PER THE STRUCTURAL PLANS WILL RECEIVE FURRING AT THE NON SHEETED AREAS OF THE SAME WALL PLANE MATCHING STRUCTURAL SHEETING THICKNESS.
4. STORAGE OR LAUNDRY ROOMS THAT ARE W/IN GROUP R DIVISION 1 OCCUPANCIES THAT ARE USED BY TENANTS SHALL BE SEPARATED FROM THE REST OF THE BLDG BY NOT LESS THAN ONE-HOUR FIRE RESISTIVE OCCUPANCY SEPARATION. TITLE 24, 310.1.2
5. REFER TO BUILDING AND WALL SECTION SHEETS FOR PROJECT SPECIFIC INFORMATION REGARDING EXTERIOR AND INTERIOR FLOOR ASSEMBLY NOTES AND DETAILS.
6. REFER TO DETAIL SHEET A811 FOR TYPICAL FLOOR AND WALL ACOUSTIC ISOLATION REQUIREMENTS.
7. REFER TO A001 SHEET FOR BUILDING CODE EXITING, OCCUPANT LOAD AND TRAVEL DISTANCE CODE COMPLIANCE INFORMATION.
8. REFER TO ELEC. PLANS FOR ALL EXIT SIGN, LOCATIONS, TYPE AND CIRCUITING FOR EXIT SIGNS REQUIRED PER C.B.C. SECTION 1011 AND CODE SUB-SECTIONS THEREIN.
9. REFER TO ELECTRICAL PLANS FOR ALL FOOT-CANDLE DISTRIBUTION PLANS FOR LIGHT LEVEL COMPLIANCE WITH C.B.C. SECTION 1006.2 SECTION 1006.4.
10. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

composite building plan legend

	CMU BLOCK WALL
	2x4 @ 16" O.C WOOD STUD FRAMED WALL
	2x6 @ 16" O.C WOOD STUD FRAMED WALL
	FIRE PARTITION - 2x4 16" O.C STAGGERED @ 8" O.C. ON 2x6 WD PLATES (5/A811)
	FIRE BARRIER - 1-HR RATED SHAFT WALLS W/ 60 MIN. PROTECTED OPENINGS
	FIRE PARTITION - 1-HR RATED CORRIDOR WALLS W/20 MIN. PROTECTED OPENINGS (15/A811)
	2-HOUR FIRE WALL, PLYWOOD TO BE FIRE-RETARDANT TREATED WOOD FOR A MINIMUM DISTANCE OF 4' BEYOND THE FIRE WALL ON BOTH SIDES (9/A811)

101	BOXED NUMBER INDICATES SPECIFIC UNIT PLAN NUMBER INTENDED FOR COORDINATION & IDENTIFICATION OF LOCATION DURING CONSTRUCTION. CONTRACTOR TO PROVIDE THIS NUMBER AFFIXED AND MAINTAINED AT EACH UNIT MAIN ENTRY DOOR THROUGH THE DURATION OF CONSTRUCTION. THIS NUMBER IS INTENDED TO BE THE LEGAL ADDRESS.
	INDICATES FIRE EXTINGUISHER CABINET SURFACE MOUNTED @ GROUND FLR. COLUMN AREAS & RECESS INSTALL IN CONFORMANCE WITH (12/A811) PROVIDE POTTER ROMER 7320 SS CABINET OR EQUAL W/ 2A, 10B, C EXTINGUISHER. LOCATE IN CONFORMANCE WITH CBC/CFC 906 FOR LIGHT HAZARD AREAS v-75' MAX. TRAVEL DISTANCE FROM FURTHEST ACCESSIBLE USABLE SPACE.
— CJ —	INDICATES CONTROL JOINT, PROVIDE TOOLED JOINTS AT ALL EXTERIOR EXIT BALCONIES, DECKS, PATIOS, WALKWAYS, ETC ARE NOTED ON PLAN OR SECTION TO RECEIVE FINISH CONCRETE FLR. TOPPING. REFER TO SHEET A211 FOR TYPICAL CONTROL JOINT PATTERN TO OCCUR AT FLOOR LEVELS UNLESS OTHERWISE NOTED
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	DOOR IDENTIFICATION, SEE SCHEDULE SHEET A8

notes

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2. WHERE INTERIOR FINISH MATERIALS ARE APPLIED ON WALLS, CEILINGS OR STRUCTURAL ELEMENTS REQUIRED TO HAVE A FIRE-RESISTANCE RATING OR TO BE OF NONCOMBUSTIBLE CONSTRUCTION, THEY SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 803.114.
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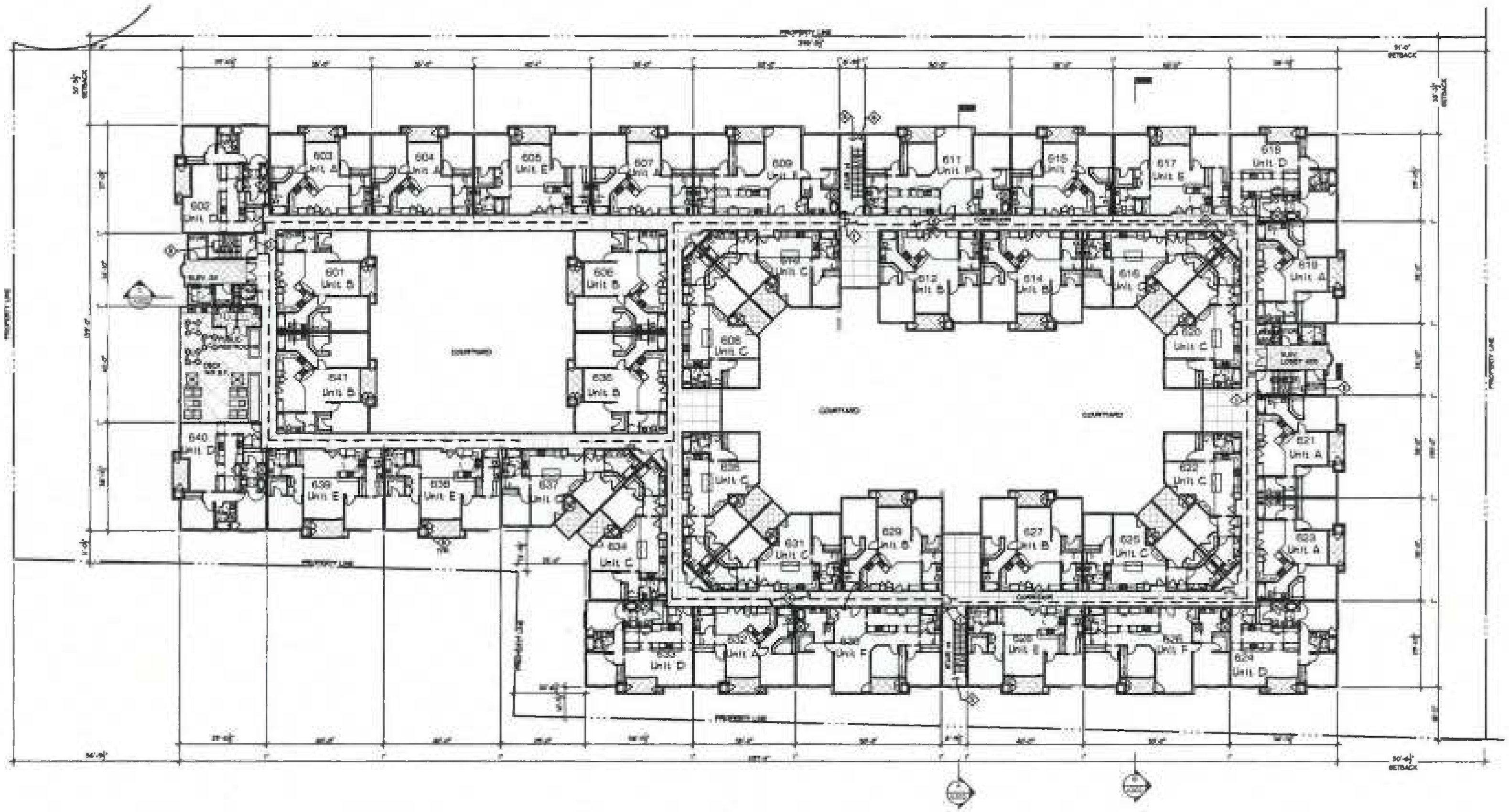

floor plan keynotes

1. STAND PIPE IN EACH STAIR ENCLOSURE ON EACH FLOOR TROUGH THE ROOF
2. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR CORRIDOR, PARKING GARAGE, ELECTRICAL ROOM AND MECHANICAL ROOM
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4. SEE SHEET A511 FOR MISCELLANEOUS SITE DETAILS.

symbol legend

	PROPERTY LINE
	STANDPIPE / FIRE HYDRANT
	EXIT SIGN
	DENOTES FIRE DEPARTMENT TRAVEL DISTANCE - 150 FEET MAX
	ACCESSIBLE PATH OF TRAVEL FROM ELEV. LOBBY TO PUBLIC POOL / SPA

CARLOS OVALLE
ARCHITECTS

3007 GOLDEN AVE., LONG BEACH CA 90806
Telephone 310.989.0917 ovalle@charter.net

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED WITHOUT THE DESIGNER'S PERMISSION AND UNLESS THE REPRODUCTION CARRIES THE DESIGNER'S NAME. ALL DESIGN AND OTHER INFORMATION SHOWN ON THE DRAWING ARE FOR USE ON THE SPECIFIED PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THE DESIGNER.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE DESIGNER IS TO BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE DESIGNER FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

CARLOS OVALLE ARCHITECT, LEED AP

REVISIONS

REVISION NO. & DESC.	BY	DATE

ISSUES

CLIENT APPROVAL

PHASE	SIGNATURE	DATE

PROJECT #
092882

PROJECT NAME
DESIGN DEVELOPMENT
FOR
SEA BREEZE
HOMES APARTMENTS
1309 SEPULVEDA BLVD.,
LOS ANGELES, CA 90501

OWNER
A&M PROPERTIES
23545 CRENSHAW BLVD., STE 100
TORRANCE, CA 90505
PHONE 310-539-5390

KEYPLAN

DATE
November 23th, 2014

SHEET TITLE
5th LEVEL
FLOOR PLAN

SCALE
1/16"=1'-0"

SHEET NUMBER
A204

SHEET OF SHEETS

DISCIPLINE
ARCHITECTURE