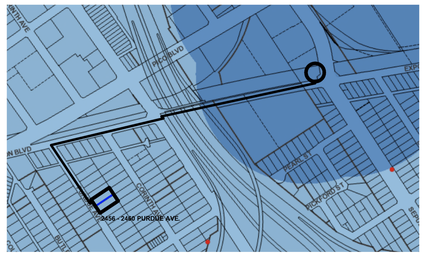
PURDUE

VICINITY MAP



N

VICINITY **MAP**

DISTANCE: 0.5 miles from a major transit stop (Exposition/Sepulveda)

N

ZIMAS **MAP**

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ABBREVIATIONS

ARCH.	Architectural
A.F.F.	Above Finished Floor
B. O.	Bottom of
BLDG.	Building
BLK.	Block
BM.	Beam
CLR.	Clear
CLG.	Ceiling
COL.	Column
CONC.	Concrete
CONT.	Continuous
D	Dryer
DIA.	Diameter
DIM	Dimension(s)
DW	Dishwasher
DWG	Drawing
ELEV	Elevation
EQ.	Equal
(E)	Existing
EXT.	Exterior
FIN.	Finish
F. F.	Finish Floor
F. G.	Finish Grade
FLR.	Floor
FT.	Foot
FTG.	Footing
GALV.	Galvanized
GYP. BD.	Gypsum wallboard
H. H.	Head height
HDR.	Header
HT.	Height
INT.	Interior
L.A.	Landscape Architect
LT. WT.	Light Weight
MIN.	Minimum
MAX.	Maximum
MECH.	Mechanical
MFR.	Manufacturer
MICRO	Microwave
MTL.	Metal
NO.	Number
O. C.	On center
O/	Over
PLYWD.	Plywood
PR.	Pair
PTD.	Painted
R	Risers
R. O.	Rough Opening
R. R.	Research Report
REF.	Refrigerator
REQ.	Required
REV.	Revision / Revised
SHT.	Sheet
SIM.	Similar
ST. STL.	Stainless Steel
STL.	Steel
STRUCT.	Structural
SQ.	Square
T	Treads
TBD	To Be Determined
T&G	Tongue & groove
T.F.	To Finish
T. O.	Top of
TYP.	Typical
U. N. O.	Unless noted otherwise
V. I. F.	Verify in field
W	Washer
W/	With
WD.	Wood

SYMBOL LEGEND

REVISION — 1
DOOR — XXX
WINDOW — XXX
EXTERIOR ELEVATION — X / AXXX — DRAWING / SHEET
BUILDING SECTION — X / AXXX
WALL SECTION — X / AXXX
INTERIOR ELEVATION — N / W X AXXX E / S
SECTION DETAIL INDICATOR — X / AXXX
WALL TYPE — X
CEILING HEIGHT — CLG. HT. X'-X"
FINISH MATERIAL — XX-XX
ELEVATION DATUM LINE — X'-X" T.O. SLAB
KEY NOTE — XX
GREEN BUILDING KEYNOTE — GBXX
SLOPE
ALIGN
PLAN DETAIL INDICATOR — X / AXXX
SLOPE — 1%
MAX. ELEVATION TRANSITION — 1.5"

FLOOR ELEVATIONS

SOLAR INVERTER & METER LOCATION — S.Z.
WATER HEATER LOCATION — W.H.
MAIN SERVICE ELEC. PANELW/ MIN. BUSBAR RATING OF 200 AMPS — E.P.
IRRIGATION CONTROLLER SEE L1 & I1-I4 — C
RAIN SENSOR DEVICE SEE L1 & I1-I4 — RSD
FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP. — EVSE

CENTERLINE
PROPERTY LINE
SETBACK LINE

CALCULATIONS

FLOOR AREA TABULATION (SEE A0.41 - A0.43)
*BUILDING CODE AREA EXCLUDING EXTERIOR WALLS, AREA OF COURTS AND SHAFTS
**ZONING FLOOR AREA EXCLUDING EXTERIOR WALLS, SHAFTS, MECHANICAL, STAIRS AND PARKING PER FLOOR AREA DEFINITION (LMC 12.03)

ZONING AREA CALCULATIONS

LEVEL	AREA		OCCUPANCY	
GARAGE	233	SF	STORAGE GROUP	(S-2)
LEVEL 1	7,846	SF	RESIDENTIAL GROUP	(R-2)
LEVEL 2	8,215	SF	RESIDENTIAL GROUP	(R-2)
LEVEL 3	8,210	SF	RESIDENTIAL GROUP	(R-2)
LEVEL 4	8,208	SF	RESIDENTIAL GROUP	(R-2)
LEVEL 5	8,110	SF	RESIDENTIAL GROUP	(R-2)
LEVEL 6	5,706	SF	RESIDENTIAL GROUP	(R-2)
TOTAL	**46,528**	**SF**		

UNIT & BEDROOM COUNT

UNIT TYPE	UNIT COUNT	BEDROOM COUNT
1 BD / 1 BA	4	4
2 BD / 2 BA	2	4
4 BD / 2 BA	1	4
4 BD / 3 BA	1	4
5 BD / 1 STUDY / 4 BA	9	45
5 BD / 1 STUDY / 5 BA	10	50
TOTAL	**27**	**111**

BIKE PARKING

LONG TERM (1 PER UNIT)	27 REQUIRED
	30 PROVIDED
SHORT TERM (1 PER 10 UNITS)	3 REQUIRED
	3 PROVIDED

T.O.C. - TIER 3 - BASE INCENTIVES

1. **FAR: 50% INCREASE**

LOT AREA	15,000 SF	
BUILDABLE AREA	10,800 SF	
FAR RATIO	3:1	(REQUIRED)
BUILDABLE AREA x FAR FACTOR	32,400 SF	(10,800 SF x 3)
MAXIMUM ALLOWED	48,600 SF ALLOWED	(32,400 SF + **50% T.O.C. INCREASE**)
MAXIMUM FAR RATIO ALLOWED	4.5 : 1	
PROVIDED ZONING AREA	**46,528 SF (SEE DIAGRAM OF CALCULATIONS ON A0.42)**	
PROVIDED FAR RATIO	**4.3 : 1**	

2. **DENSITY: 70% INCREASE**

MIN. LOT AREA PER D.U.	800 SF	
MAX. # OF UNITS	19 UNITS	(15,000 SF / 800 SF, ROUNDED UP)
MAX. # OF UNITS **WITH 70% T.O.C. INCREASE**	19 UNITS x 1.7	**(70% T.O.C. INCREASE)** = 33 UNITS ALLOWED
PROVIDED	**27 D.U. OF WHICH, 10% (3 UNITS) ARE E.L.I. UNITS**	

3. **RESIDENTIAL PARKING: 0.5 PARKING SPACES PER UNIT**

27 UNITS x 0.5 (T.O.C.) REQUIRED	14	SPACES (INCLUDING 1 ACCESSIBLE)
PROVIDED PARKING	**26**	**SPACES (8 EV PROVIDED)**
PROVIDED PARKING BREAKDOWN	23	STANDARD (8 EV)
	3	COMPACT
	1	ACCESSIBLE VAN

*PER GREEN CODE, 30% OF PROVIDED PARKING SHALL BE EV, 10% OF PROVIDED PARKING SHALL BE EV CHARGING STATIONS. (SEE GARAGE PARKING PLAN A2.01)
7 STANDARD EV, 1 ADA EV, 3 CHARGING STATIONS PROVIDED

T.O.C. - TIER 3 - ADDITIONAL INCENTIVES

1. HEIGHT: 22' INCREASE IN MAXIMUM BUILDING HEIGHT

REQUIRED MAX. HEIGHT	45'	
INCREASED MAX. HEIGHT	67'	(45' + 22')
PROPOSED HEIGHT	**67'**	

2. OPEN SPACE: 25% REDUCTION

REQUIREMENTS:	QTY	REQUIRED AREA
100 SF / UNIT < 3 HABITABLE ROOMS	6	600 SF
125 SF / UNIT = 3 HABITABLE ROOMS		
175 SF / UNIT > 3 HABITABLE ROOMS	21	3,675 SF
TOTAL REQUIRED		4,275 SF**

T.O.C. TIER 3 DECREASE OF 25% = **3,206.25 SF OPEN SPACE REQ.

PROVIDED	
REAR YARD	1,451 SF
COMMON OPEN SPACE (COURT YARD)	826 SF
REC ROOM	637 SF (MIN. 600 SF & MAX. 25 % OF REQUIRED 3,206.25 SF = 801.6 SF
ROOF DECK	429 SF (MIN. 400 SF)
TOTAL	**3,342 SF**

3. **SET BACK REDUCTION: 30% REDUCTION OF TWO YARDS**

1 YARD REDUCTION USED		
SIDE YARD SETBACK	9'-0"	REQUIRED (5' + 1' FOR EACH STORY OVER 2ND)
	6'-4"	**REQUIRED WITH 30% T.O.C. TIER 3 DECREASE**

PREVAILING FRONT YARD SETBACK CALCUALTIONS

Add Lot — Enter the Lot information after adding rows:

Lot	Frontage (ft)	Setback (ft)
1	100	22.9
2	50	20.9
3	50	10.5
4	50	20.8
5	50	20.8
6	50	23.9
7	50	22.2
8	50	9.6
9	50	24.1
10	50	22.7
11	50	20.3
12	50	12.6
13	50	25.7

Clear — Calculate

Results

Number of lots: 13
Prevailing Setback: 19.60 ft
"Prevailing Setback: 19.60 ft"
Calculation

Total no of lots entered: 13
Total frontage entered: 700.00 ft
40% from total frontage entered: 280.00 ft
No of lots used in the calculation: 6
Setback range used: 12.60 ft - 22.20 ft
Total frontage used in the calculation: 300.00 ft

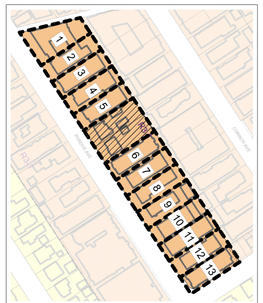
Lots Used

Lot	Frontage (ft)	Setback (ft)
2	50.00	20.90
4	50.00	20.80
5	50.00	20.80
7	50.00	22.20
11	50.00	20.30
12	50.00	12.60

View Calculation Details

PREVAILING FRONT YARD SET BACK 19.6'
PROPOSED FRONT YARD SETBACK 15'-6"*

*PER EXPOSITION CORRIDOR SPECIFIC PLAN 4.3.1.A.2
PROPOSED FRONT YARD SETBACK IS WITHIN 5' OF PREVAILING FRONT YARD SETBACK
4.1 FROM PREVAILING SETBACK
SEE PLANS A2.00-A2.07 FOR LOCATION OF ALL SETBACKS.



LOT NUMBER REFERENCE FOR PREVAILING SETBACK CALCULATIONS ABOVE

TREE COUNT
PER LAMC 12.21.G.a.3

REQUIRED 1 TREE / 4 D.U.
PROVIDED 7 TREES (27 D.U. / 4)
SEE LANDSCAPE L1.00 FOR TREE LOCATIONS

ALLOWABLE AREA CALCULATION SEE A0.41 FOR BUILDING CODE FLOOR AREA SUMMARY

A_a = [24,000 + (24,000 x 0)] x 2 = 48,000 SF

(TOTAL ALLOWABLE AREA OF THE 5-STORY TYPE III-A PORTION ABOVE THE TYPE I-A GROUND FLOOR)

(HORIZONTAL BUILDING SEPARATION SHALL COMPLY WITH CBC 510.2)

PROJECT INFORMATION

PROJECT ADDRESS:
2456 - 2460 PURDUE AVE. LOS ANGELES, CA 90064

ZONE: R-3-1

OCCUPANCY: R-2 / S-2

CONSTRUCTION TYPE: LEVEL -1-1: TYPE I-A
LEVEL 2-6: TYPE III-A

NUMBER OF STORIES: 6

HEIGHT:
MAXIMUM HEIGHT + TOC INCREASE: 45' + 22' = 67'
PROPOSED HEIGHT: 67'

LEGAL DESCRIPTION:
APN: 4260038030 & 4260038029
TRACT: TR5842
BLOCK: 6
LOT: 29, 30

PROJECT DESCRIPTION:
NEW 6-STORY MULTI FAMILY RESIDENTIAL APARTMENT BUILDING (R-2) OVER 1 PARKING GARAGE BELOW GRADE (S-2). WITH 27 DWELLING UNITS, 3 ARE AFFORDABLE UNITS FOR E.L.I. (10%). THIS PROJECT IS A TOC TIER 3 PROJECT USING 3 BASE INCENTIVES AND 3 ADDITIONAL INCENTIVES.

REQUIRED SETBACKS:
(SW) FRNT 5'-0" REQ'D HIGHWAY DEDICATION
15'-6" PROVIDED
(10'-6" AFTER HIGHWAY DEDICATION)
(4.1' FROM PREVAILING SETBACK OF 19.60')
(NW) SIDE 9'-0" REQ'D (5' + 1' FOR EACH STORY OVER 2ND)
39% TOC DECREASE (SEE CALCS)
6'-4" PROVIDED
(SE) SIDE 9'-0" REQ'D (5' + 1' FOR EACH STORY OVER 2ND)
9'-0" PROVIDED
(NE) REAR 15'-0" REQ'D
15'-0" PROVIDED

SPRINKLERS:
NFPA 13, FULLY SPRINKLERED THROUGHOUT

LOT SIZE: 15,000 SF

BASE BUILDABLE AREA: 10,800 SF

FAR (3:1 REQ'D):
10,800 SF X 3 (FAR FACTOR) = 32,400 SF ALLOWED
TOC 50% INCREASE = 48,600 SF MAX. ALLOWED
46,528 SF PROVIDED (FAR 4.3:1)

APPLICABLE CODES:
2020 LABC
2020 LA CITY GREEN BLDG CODE
2021 LAMC

SPECIFIC PLAN:
EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN
WEST LA TRANSPORTATION IMPROVEMENT AND MITIGATION

DEFERRED SUBMITTALS:
- EXISTING SITE DEMO
- MEP
- FIRE SPRINKLERS
- SITE WALL
- SHORING
- GRADING
- FIRE ALARM SYSTEM & MONITORING
- EMERGENCY RESPONDER RADIO COVERAGE
- SOLAR PHOTOVOLTAIC SYSTEMS

FUNDING NOTE:
THIS IS NOT A PUBLIC HOUSING FACILITIES OWNED AND OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECIEVED FROM STATE OR FEDERAL. NOT A TCAC FACILITY. 100% PRIVATELY FUNDED.

FIRE ALARM NOTE:
THIS BUILDING SHALL BE PROVIDED W/ A MANUAL ALARM SYSTEM WITH THE CAPACITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA-72

TWO-WAY RADIO NOTE:
BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LOS ANGELES FIRE CODE SECTION 510 FOR MORE DETAILS

ELEVATOR NOTE:
PROVIDE STANDBY POWER IN ACCORDANCE WITH CBC CH 27 AND CBC 3003 (1009.2.1).

PROJECT PARTICIPANTS

OWNER: PURDUE MANAGEMENT

ARCHITECT: MARK BITTONI
BITTONI ARCHITECTS
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LOS ANGELES, CA 90016
T: 310-841-6857

GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER: BEN JOHN
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CULVER CITY, CA 90232
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SURVEYOR: H.J. BURKE, INC.
830 S. DURANGO DR. SUITE 100
LAS VEGAS, NV 89145
T: 310-633-1213

SOILS ENGINEER: APPLIED EARTH SCIENCES
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CIVIL ENGINEER: GASPAR OBANDO
OBANDO AND ASSOCIATES, INC.
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MEP ENGINEER: JACOB CHAN
TPM COLLAB
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LANDSCAPE ARCHITECT: CRAIG BIESECKER
ENVIRONMENTAL DESIGN STUDIO
201 N. WESTMORELAND AVE. SUITE 126
LOS ANGELES, CA 90004
T: 213-302-2754

*** THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR & UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE W/ IN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS &/OR ADDITIONAL EXPENSES.
*** AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER & BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 170,158)(INCLUDES COMMERCIAL ADDITIONS & TI WORK OVER $10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.
*** PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL (N) CONSTRUCTION. USE OF WATER RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3
*** WATER HEATERS MUST BE STRAPPED TO A WALL (SEC. 507.3, UPC)
*** A COPY OF THE EVALUATION REPORT &/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLEAT THE JOB SITE.

EXHIBIT "A"
Page No: 1 of 23
Case No. DIR-2021-5596-TOC-HCA

LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.23
STATE OF CALIFORNIA

DATE	DESCRIPTION
05.03.22	PLANNING SET
07.12.21	PC SUBMISSION 1
04.15.21	PZA PC RESPONSE 2
03.04.21	PZA PC RESPONSE 1

PROJECT NO: #Project Code

SHEET NAME

COVER SHEET

PUBLISHED: 5/10/2022

A0.00

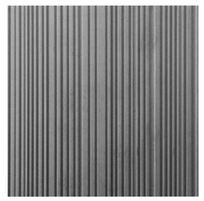
BIMcloud: BITTSERVER01 - BIMcloud Basic for ARCHICAD 23/2490 PURDUE/PURDUE 20

CN-1

SAND BLASTED
HIGH DENSITY
RUNNING BOND
CMU
COLOR: GRAY

CN-2

STRIATED
CONCRETE
VERTICAL
COLOR: BLACK



PL-1

SAND FINISH
PLASTER
W/ INTEGRAL
COLOR:
'MERLEX' P-100
GLACIER WHITE

MT-1

METAL PANEL
COLOR: BLACK

MT-2

PERFORATED
METAL PANEL
COLOR: BLACK

WD-1

EXTERIOR
WOOD SIDING
VERTICAL
(SEE A7.32
FOR ESR)

GR-1

METAL PICKET
GUARDRAIL
VERTICAL
COLOR: BLACK

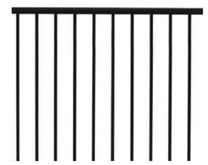


EXHIBIT "A"
Page No. 2 of 23
Case No. DIR-2021-5596-TOC-HCA

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PROJECT NO: #Project Code

SHEET NAME

MATERIAL BOARDS & ELEVATION

PUBLISHED: 5/3/2022

A0.20

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AREA DIAGRAM LEGEND

WINDOWS

FRONT BUILDING FACADE

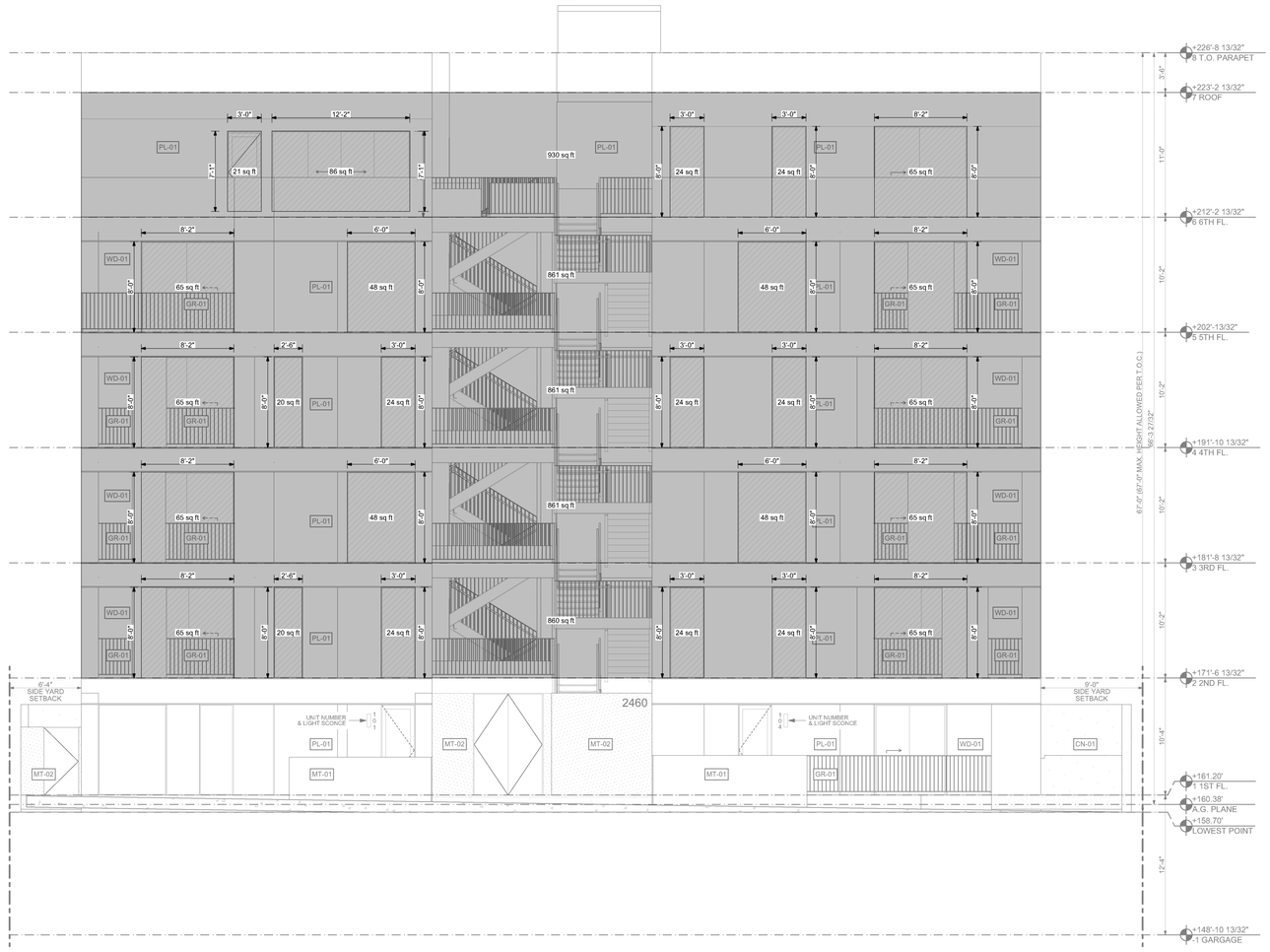
AREA DIAGRAM CALCULATIONS

FRONT BUILDING FACADE AREA (ABOVE GROUND FLOOR)	4,389	SF
WINDOWS (ABOVE GROUND FLOOR)	1,116	SF

1,116 SF /4,389 SF = 0.25427 x 100 = **25.43 % > 15%**

25.43% OF THE BUILDING FACADE ABOVE THE GROUND FLOOR CONSISTS OF TRANSPARENT OPENINGS, MEASURED FROM THE TOP OF THE FINISHED FLOOR TO THE TOP OF THE WALL PLATE OF FINISHED FLOOR ABOVE, THEREFORE COMPLIES AS IT IS MORE THAN THE REQUIRED MINIMUM 15%*

*PER EXPO TNP SPECIFIC PLAN - SECTION 4.3.2.C2



Southwest Elevation

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

EXHIBIT "A"
Page No. 3 of 23
Case No. DIR-2021-5596-TOC-HCA

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03.04.21	PZA PC RESPONSE 1

PROJECT NO: #Project Code

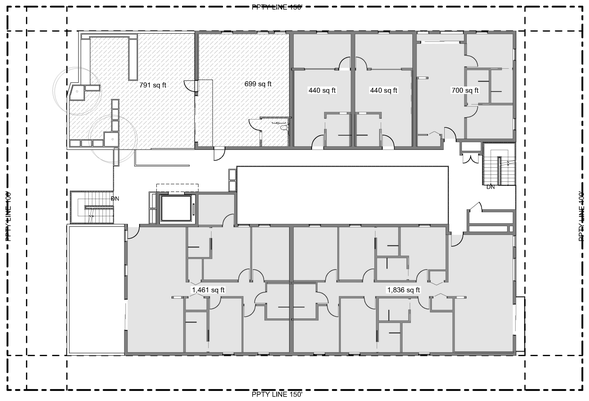
SHEET NAME

FRONT FACADE TRANSPARENCY DIAGRAM

PUBLISHED: 5/10/2022

A0.21

BIM cloud: BITTSERVER01 - BIM cloud Basic for ARCHICAD 23/2460 PURDUE/PURDUE 20

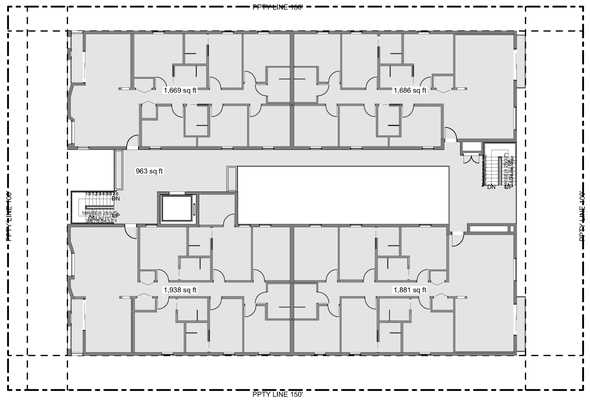


BUILDING TYPE III-A
OCCUPANCY FACTOR
R-2 FACTOR 200 (RESIDENTIAL)
A-3 FACTOR 15 (ROOF DECK)
A-3 FACTOR 15 (REC ROOM)
OCCUPANCY LOAD, EXIT WIDTH
RESIDENTIAL 4,877 SF / 200 = 24.3 = 24 OCC LOAD
ROOF DECK 791 SF / 15 = 52.7 = 53 OCC LOAD
REC ROOM 699 SF / 15 = 46.6 = 47 OCC LOAD
TOTAL AREA 6,367 SF = 124 OCC LOAD

EGRESS WIDTH. CBC 1005.3
EXIT COMP. 106 x 0.2 = 21.2
STAIR WIDTH 106 / (2 STAIRS) = 53 x 0.3 = 15.9" REQ
PROVIDED = 44" (44" MIN)

6TH FL.

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

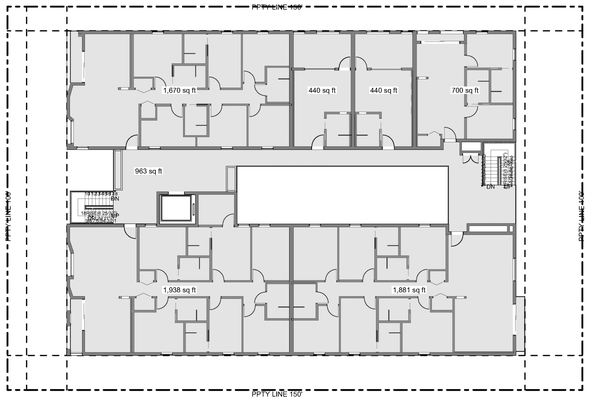


BUILDING TYPE III-A
OCCUPANCY FACTOR
R-2 FACTOR 200 (RESIDENTIAL)
OCCUPANCY LOAD, EXIT WIDTH
RESIDENTIAL 8,137 SF / 200 = 40.7 = 41 OCC LOAD
TOTAL AREA 8,137 SF = 41 OCC LOAD

EGRESS WIDTH. CBC 1005.3
EXIT COMP. 36 x 0.2 = 7.2
STAIR WIDTH 36 / (2 STAIRS) = 18 x 0.3 = 5.4" REQ
PROVIDED = 44" (44" MIN)

3RD FL.

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

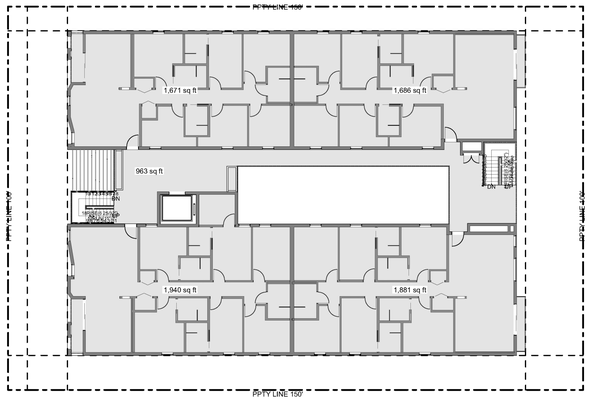


BUILDING TYPE III-A
OCCUPANCY FACTOR
R-2 FACTOR 200 (RESIDENTIAL)
OCCUPANCY LOAD, EXIT WIDTH
RESIDENTIAL 8,032 SF / 200 = 40.16 = 40 OCC LOAD
TOTAL AREA 8,032 SF = 40 OCC LOAD

EGRESS WIDTH. CBC 1005.3
EXIT COMP. 36 x 0.2 = 7.2
STAIR WIDTH 36 / (2 STAIRS) = 18 x 0.3 = 5.4" REQ
PROVIDED = 44" (44" MIN)

5TH FL.

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

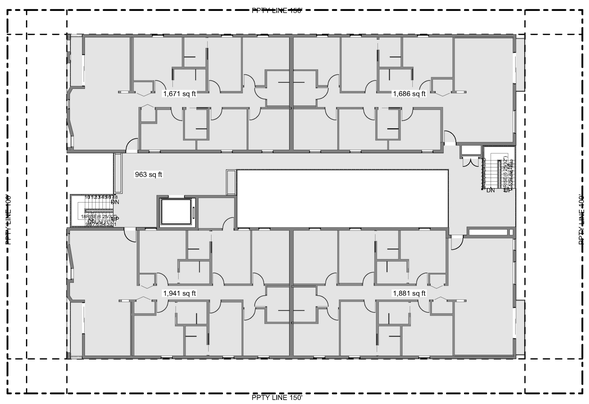


BUILDING TYPE III-A
OCCUPANCY FACTOR
R-2 FACTOR 200 (RESIDENTIAL)
OCCUPANCY LOAD, EXIT WIDTH
RESIDENTIAL 8,141 SF / 200 = 40.7 = 41 OCC LOAD
TOTAL AREA 8,141 SF = 41 OCC LOAD

EGRESS WIDTH. CBC 1005.3
EXIT COMP. 36 x 0.2 = 7.2
STAIR WIDTH 36 / (2 STAIRS) = 18 x 0.3 = 5.4" REQ
PROVIDED = 44" (44" MIN)

2ND FL.

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

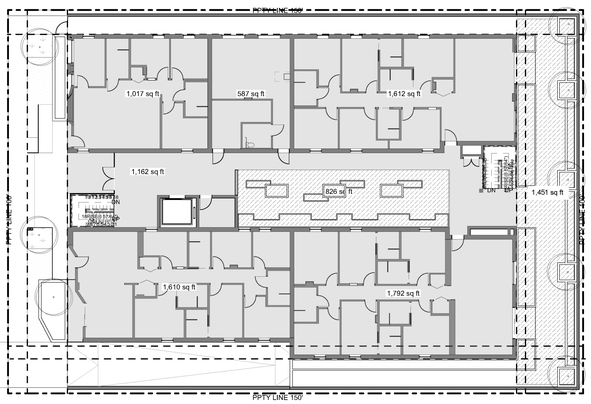


BUILDING TYPE III-A
OCCUPANCY FACTOR
R-2 FACTOR 200 (RESIDENTIAL)
OCCUPANCY LOAD, EXIT WIDTH
RESIDENTIAL 8,142 SF / 200 = 40.7 = 41 OCC LOAD
TOTAL AREA 8,142 SF = 41 OCC LOAD

EGRESS WIDTH. CBC 1005.3
EXIT COMP. 36 x 0.2 = 7.2
STAIR WIDTH 36 / (2 STAIRS) = 18 x 0.3 = 5.4" REQ
PROVIDED = 44" (44" MIN)

4TH FL.

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

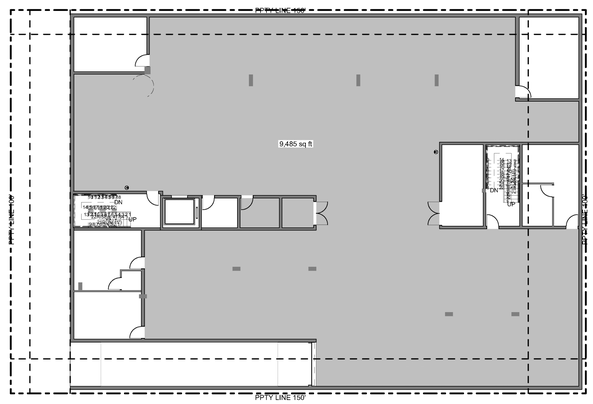


BUILDING TYPE I-A
OCCUPANCY FACTOR
R-2 FACTOR 200 (RESIDENTIAL)
R-2 FACTOR 15 (GYM)
A-3 FACTOR 15 (OPEN SPACE)
OCCUPANCY LOAD, EXIT WIDTH
RESIDENTIAL 7,193 SF / 200 = 35.97 = 36 OCC LOAD
GYM 587 SF / 15 = 39.13 = 40 OCC LOAD
OPEN SPACE 2,277 SF / 15 = 151.8 = 152 OCC LOAD
TOTAL AREA 10,057 SF = 228 OCC LOAD

EGRESS WIDTH. CBC 1005.3
EXIT COMP. 166 x 0.2 = 33.2
STAIR WIDTH 166 / (2 STAIRS) = 83 x 0.3 = 24.9" REQ
PROVIDED = 44" (44" MIN)

1ST FL.

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



BUILDING TYPE I-A
OCCUPANCY FACTOR
S-2 FACTOR 200 (GARAGE)
OCCUPANCY LOAD, EXIT WIDTH
GARAGE 9,485 SF / 200 = 47.43 OCC LOAD
TOTAL AREA 9,485 SF = 48 OCC LOAD

EGRESS WIDTH. CBC 1005.3
EXIT COMP. 58 x 0.2 = 11.6
STAIR WIDTH 58 / (2 STAIRS) = 29 x 0.3 = 8.7" REQ
PROVIDED = 44" (44" MIN)

GARGAGE

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

BUILDING CODE FLOOR AREA SUMMARY

GARAGE	9,485	SF OK	(S-2, TYPE I-A = UNLIMITED)
1ST FLOOR	10,057	SF OK	(R-2, TYPE I-A = UNLIMITED)
2ND FLOOR	8,141	SF OK	(R-2, TYPE III-A = 48,000 SF MAX.)
3RD FLOOR	8,137	SF OK	(R-2, TYPE III-A = 48,000 SF MAX.)
4TH FLOOR	8,142	SF OK	(R-2, TYPE III-A = 48,000 SF MAX.)
5TH FLOOR	8,032	SF OK	(R-2, TYPE III-A = 48,000 SF MAX.)
6TH FLOOR	6,367	SF OK	(R-2, TYPE III-A = 48,000 SF MAX.)
TOTAL	**58,361**	**SF**	

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LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.23
STATE OF CALIFORNIA

DATE	DESCRIPTION
05.03.22	PLANNING SET
07.12.21	PC SUBMISSION 1
04.15.21	PZA PC RESPONSE 2
03.04.21	PZA PC RESPONSE 1

PROJECT NO: #Project Code

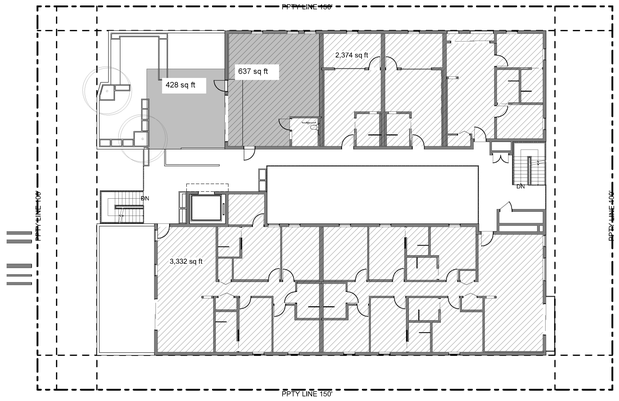
SHEET NAME

AREA + OCC. DIAGRAMS

PUBLISHED: 5/10/2022

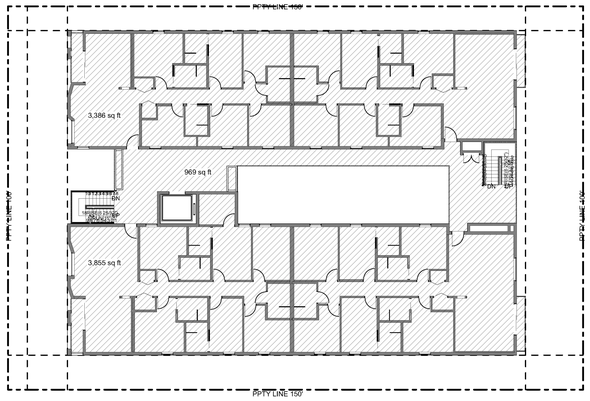
A0.41

BIMcloud: BITTSERVER01 - BIMcloud Basic for ARCHICAD 23/2469 PURDUE/PURDUE 20



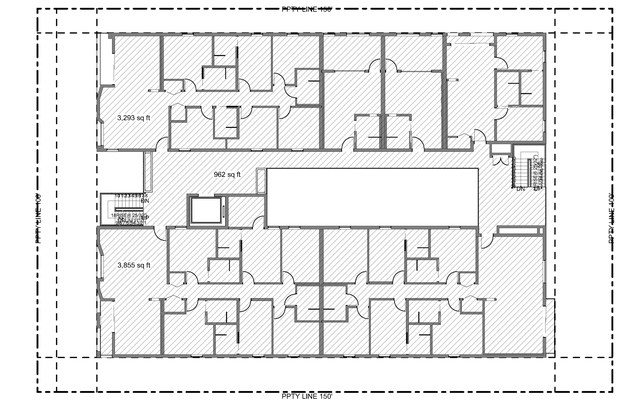
6TH FL.

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



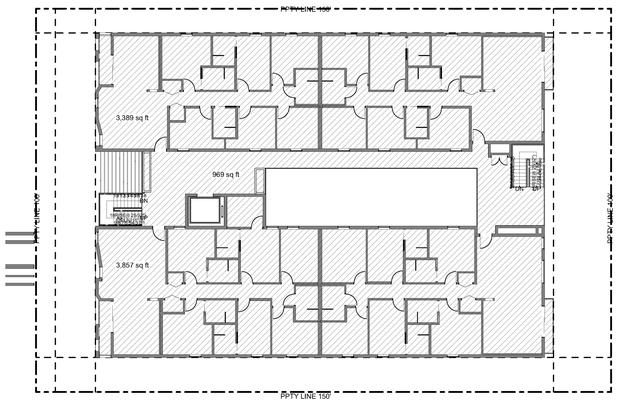
3RD FL.

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



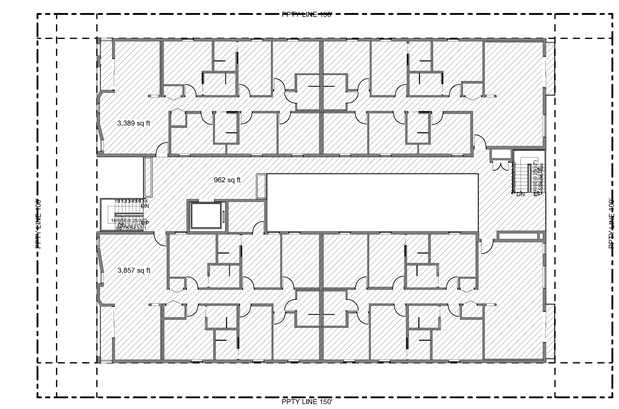
5TH FL.

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



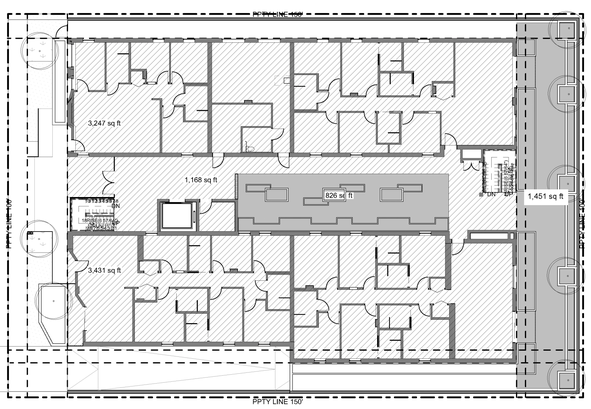
2ND FL.

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



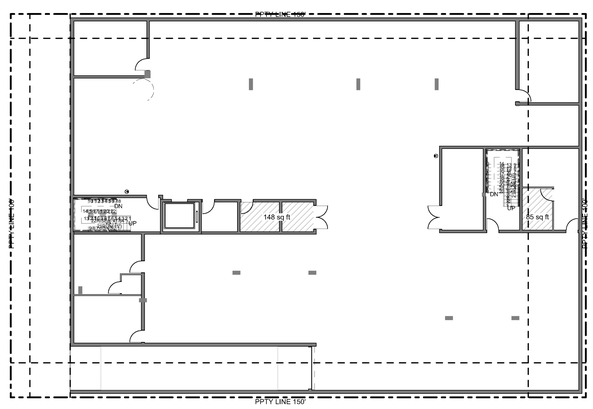
4TH FL.

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



1ST FL.

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



GARGAGE

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

ZONING CODE FLOOR AREA SUMMARY

GARAGE	233	SF
1ST FLOOR	7,846	SF
2ND FLOOR	8,215	SF
3RD FLOOR	8,210	SF
4TH FLOOR	8,208	SF
5TH FLOOR	8,110	SF
6TH FLOOR	5,706	SF
TOTAL	46,528	SF

MAX ALLOWED (PER T.O.C) = 48,600 SF > 46,528 SF = **OK**

*ZONING FLOOR AREA EXCLUDING EXTERIOR WALLS, SHAFTS, MECHANICAL, STAIRS AND PARKING PER FLOOR AREA DEFINITION (LMC 12.03)

OPEN SPACE AREA SUMMARY

GARAGE	0	SF
1ST FLOOR	2,277	SF (826 SF COURTYARD + 1,451 SF REARYARD)
2ND FLOOR	0	SF
3RD FLOOR	0	SF
4TH FLOOR	0	SF
5TH FLOOR	0	SF
6TH FLOOR	1,065	SF (637 SF REC ROOM + 428 SF ROOF DECK)
TOTAL	3,342	SF

REQUIRED (PER T.O.C.) = 3,206.25 SF < 3,3424 SF = **OK**

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DATE	DESCRIPTION
05.03.22	PLANNING SET
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04.15.21	PZA PC RESPONSE 2
03.04.21	PZA PC RESPONSE 1

PROJECT NO: #Project Code

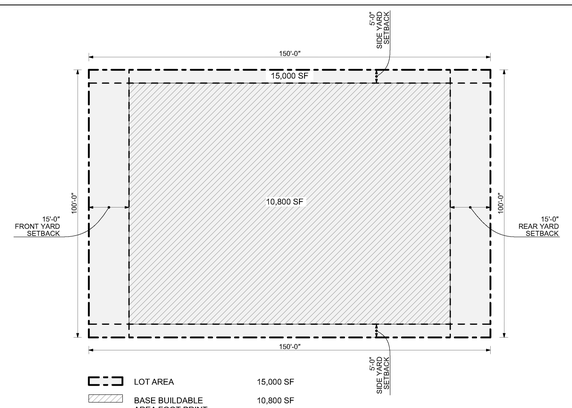
SHEET NAME

ZONING DIAGRAMS

PUBLISHED: 5/10/2022

A0.42

BIMcloud: BITTSERVER01 - BIMcloud Basic for ARCHICAD 23/2460 PURDUE/PURDUE 20



BUILDABLE AREA DIAGRAM (NOT TO SCALE)

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

BUILDING FOOTPRINT

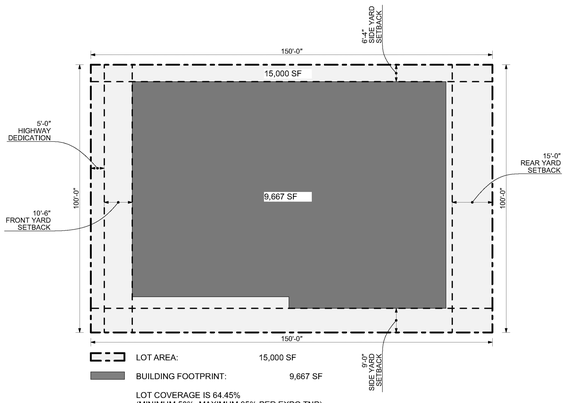
160.86 + 161.13 + 160.15 + 160.01 + 160.01 + 160.10 = 962.26

962.26 / 6 = 160.38'

SEE ELEVATIONS FOR HEIGHT DIMENSIONS.

AVERAGE GRADE PLANE DIAGRAM (NOT TO SCALE)

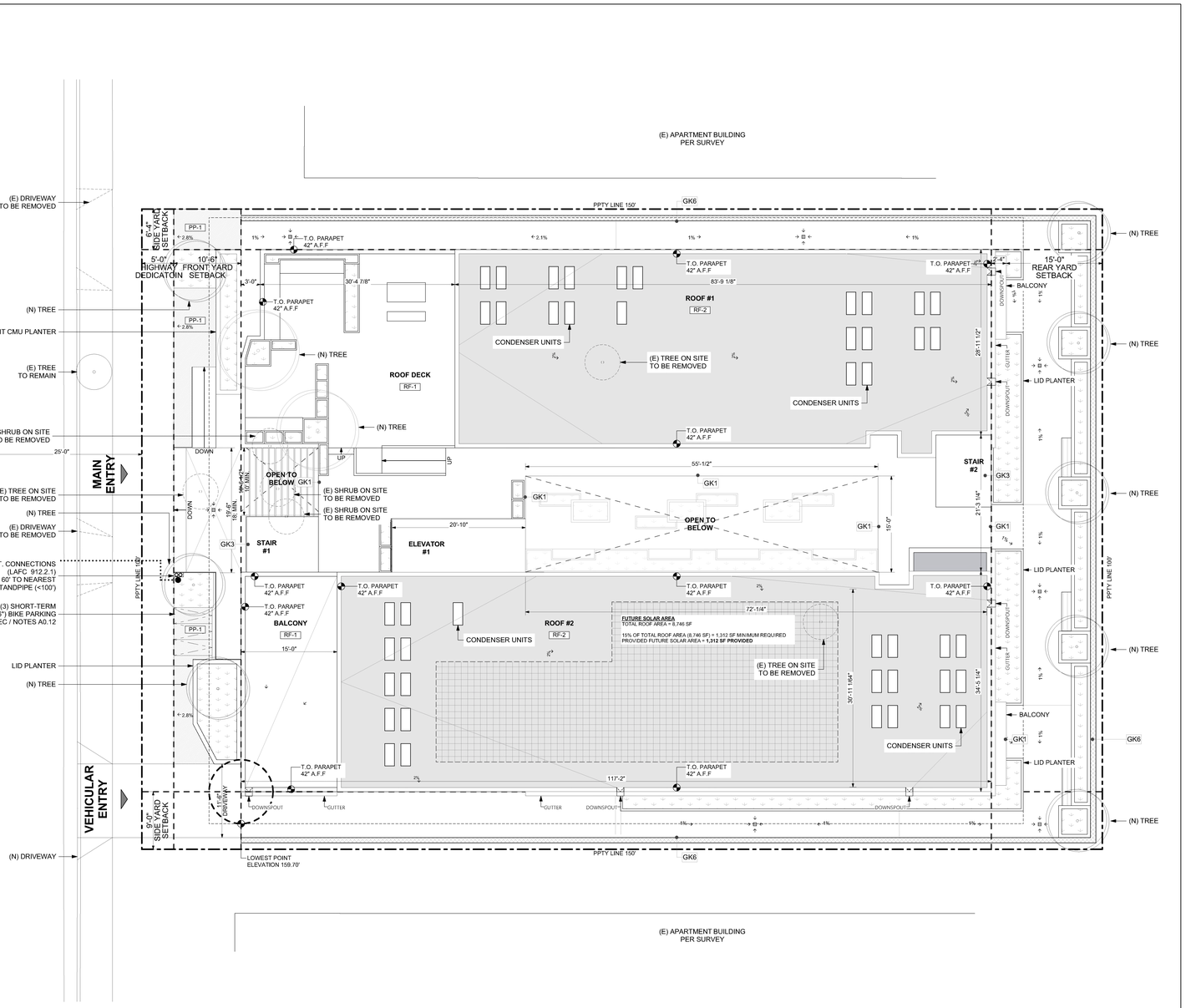
SCALE: 1/8" = 1'-0"



LOT COVERAGE IS 64.45%
(MINIMUM 50%, MAXIMUM 85% PER EXPO TNP)

LOT COVERAGE DIAGRAM (NOT TO SCALE)

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



SITE PLAN

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

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0 2' 4' 8'

SITE PLAN NOTES

1. STATE LICENSED SURVEYOR OR CIVIL ENGINEER SHALL LOCATE OR VERIFY THE LOCATIONS OF ANY AND ALL STRUCTURES. A LETTER INDICATING THAT STRUCTURES ARE LOCATED IN ACCORDANCE WITH THE PLANS SHALL BE PREPARED AND KEPT ON A FILE, A COPY GIVEN TO THE OWNER.
2. CONTRACTOR TO VERIFY MAXIMUM BUILDING HEIGHT LIMIT OF STRUCTURE WITH LICENSED SURVEYOR AND INSPECTOR PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. SEISMIC SHUTOFF VALVE TO BE INSTALLED AT ALL FUEL LOCATIONS.
4. **ALL DOWNSPOUTS AND AREA DRAINS OPEN TO SKY DISCHARGE INTO PERMAVOID PLANTERS. SEE LID 1-6**
5. REFER TO LANDSCAPE PLANS FOR PAVING, AND OTHER HARD AND SOFT SCAPE ITEMS TO BE INCLUDE IN SCOPE OF WORK.
6. CONTRACTOR AND SUBCONTRACTORS TO INFORM THE ARCHITECT OF ANY DISCREPANCIES IN THE ARCHITECT'S DRAWINGS AND DRAWINGS PREPARED BY ANY OTHER CONSULTANTS.
7. ALL GRADES SURROUNDING BUILDING TO SLOPE AWAY FROM STRUCTURE AT A MINIMUM SLOPE OF 2%.
8. PROVIDE DAMP PROOFING FOR ALL WALLS BELOW GRADE THAT ENCLOSE USABLE SPACE.
9. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOR CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULT PUMPS, VALVES, METERS, ETC.) OR THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES- WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
10. FOR GRADES SPECIFIED TO BE LESS THAN 6" FROM WOOD SILL PLATES AND FOR AREAS WHERE CONCRETE PAVING IS ADJACENT TO BUILDING, SILL PLATES WILL BE PROTECTED WITH A CONTINUOUS STRIP OF ELASTOMERIC FLASHING COVERED WITH GALVANIZED SHEET METAL FLASHING. OVERLAP SHOULD BE A MINIMUM OF 6" BETWEEN STUD WALL AND FLASHINGS.

PLANNING NOTES

1. PER EXPO TNP SPECIFIC PLAN, SECTION 4.3.3.A.1, WINDOWS AND DOORS VISIBLE FROM THE STREET SHALL BE RECESSED AT LEAST 2 INCHES FROM THE BUILDING FACADE. (THIS PROJECT COMPLIES WITH WINDOWS AND DOORS BEING RECESSED MINIMUM 5 3/4 INCHES FROM BUILDING FACADE.)

FINISH LEGEND

CN-1	CONCRETE MASONRY UNIT
CN-2	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918,
GB-1	TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
GL-1	TEMPERED GLASS SHOWER ENCLOSURE
MT-1	METAL W/ POWDER COATED FINISH
PL-1	SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
PL-2	SAND FINISH PLASTER W/ INTEGRAL COLOR: GRAY
GR-1	CRUSHED GRAVEL OVER COMPACTED FILL
TL-1	TILE FLOOR, SLIP RESISTANT
TL-2	CERAMIC WALL TILE
TL-3	QUARTZ COUNTERTOP
TL-4	TILE, TBD
WD-1	VERTICAL WOOD SIDING 1" X 3" CLEAR CEDAR T&G
WD-2	WOOD DECKING SPECIES / FIN. TBD
WD-3	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-4	WHITE OAK VERTICAL GRAIN WOOD VENEER
RF-1	DEXOTEX WEATHERWEAR' ESR 1757. W/ AJ-44 SR TOP COAT. #13 SPEEDWAY GRAY. SRI 65 SEE (A7.30)
RF-2	SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30)
PP-1	PERMEABLE PAVERS

GENERAL KEYNOTES

GK1	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01/A7.10
GK2	COLUMN PER STRUCTURAL
GK3	STEEL STAIR (UNDER DEFERRED SUBMITTAL)
GK4	PLANTING/BENCH PER LANDSCAPE
GK5	PLANTERS PER CIVIL
GK6	6' CMU SITE WALL

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	LINE OF OBJECT ABOVE
	LINE OF OBJECT BELOW
	STRUCTURAL GRIDLINE
	WALL TYPE PER A7.00
	SLOPE TO DRAIN MAX 2%
304.50'	FLOOR ELEVATIONS
1/2"	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
	AREA DRAIN
	EXIT SIGN
	6" DIA. MTL SAFETY BOLLARD
SD	CEILING MOUNTED SMOKE DETECTOR
CO	CEILING MOUNTED CARBON MONOXIDE DET.
	EXHAUST FAN
EVSE	FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.
WC	WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/BC 2014-106
	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
3'-0"	DIMENSION TO FINISH FACE OF WALLS / SURFACES
3'-0"	DIMENSION TO FRAMING (FACE OF STUD)

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05.03.22	PLANNING SET
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03.04.21	PZA PC RESPONSE 1

PROJECT NO: #Project Code

SHEET NAME

SITE PLAN

PUBLISHED: 5/3/2022

A1.03

SHEET 31 OF 152

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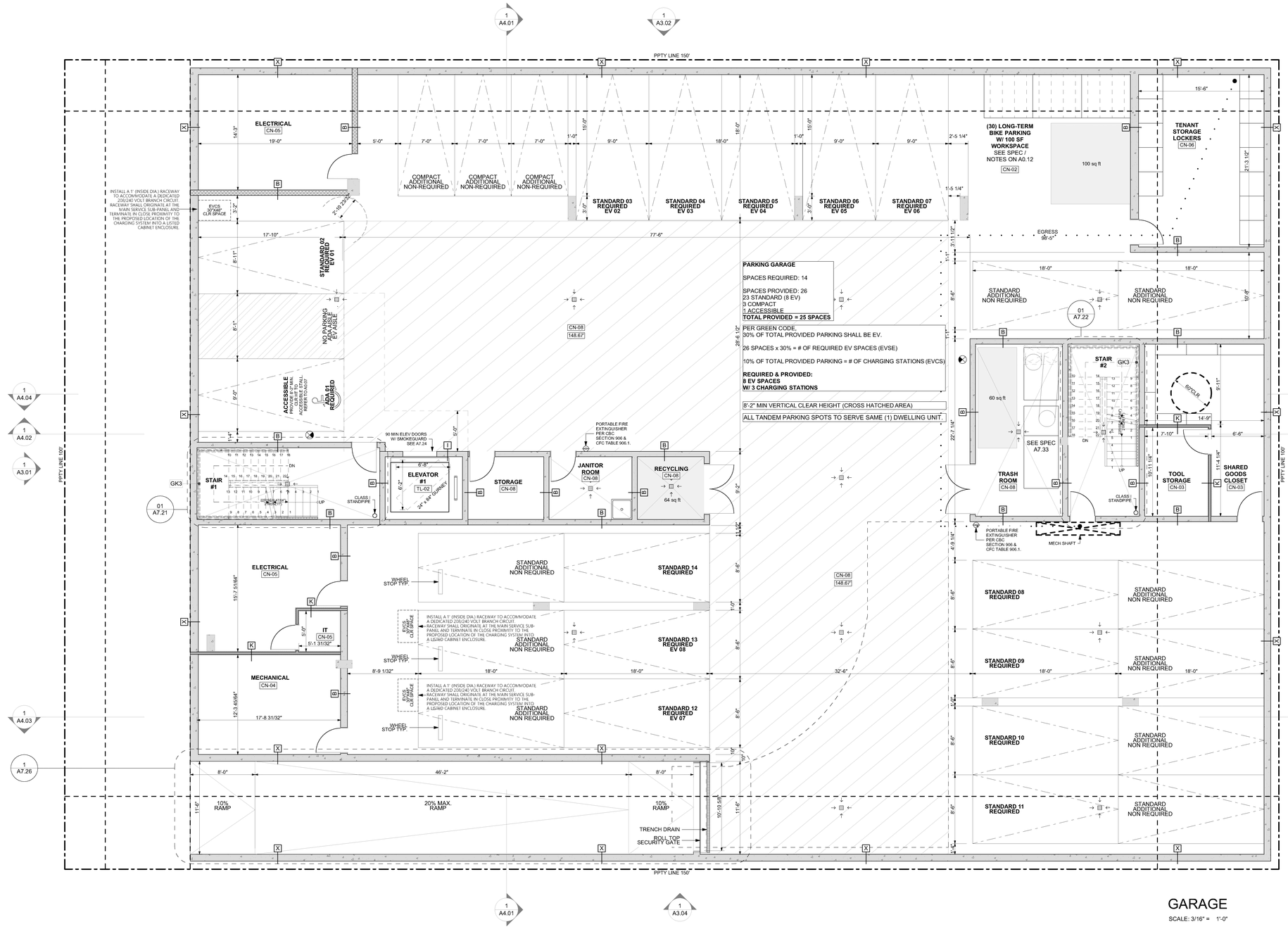

GARAGE

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

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GENERAL NOTES

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. **SEE ALSO GENERAL NOTES A0.01 & A0.02**

GARAGE NOTES

1. GARAGE LEVEL SHALL BE S-2 OCCUPANCY.
2. DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5 CHART NO. 5 TYP.
3. 5% MAX SLOPE IN ANY DIRECTION FOR PARKING STALLS.
4. INSTALL MIN. 1-INCH (INSIDE DIAMETER) RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE TO THE EV SPACES INTO A LISTED CABINET, BOX OR ENCLOSURE.

PLANNING NOTES

1. PER EXPO TNP SPECIFIC PLAN, SECTION 4.3.3.A.1, WINDOWS AND DOORS VISIBLE FROM THE STREET SHALL BE RECESSED AT LEAST 2 INCHES FROM THE BUILDING FACADE. (THIS PROJECT COMPLIES WITH WINDOWS AND DOORS BEING RECESSED MINIMUM 5 3/4 INCHES FROM BUILDING FACADE.)

GREEN NOTES

1. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTAENOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
2. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE" IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.

PARTITION TYPES, SEE A7.01

A	CMU WALL, 3-HR FIRE RATED
B	C.I.P. CONCRETE WALL, 3-HR FIRE RATED
C	TRASH CHUTE / ELEV. SHAFT WALL,2-HR FIRE RATED
D	ELEV. SHAFT WALL @ INT. WALL, 2-HR FIRE RATED
E	STUCCO / GYP BD WALL, 1-HR FIRE RATED
F	STUCCO / TILE WALL, 1-HR FIRE RATED
H	WOOD SD / GYP BD WALL , 1-HR FIRE RATED
I	GYP BD / GYP BD WALL, 1-HR FIRE RATED
J	UNIT SEPARATION / CHASE WALL, 2-HR FIRE RATED
K	UNIT SEPARATION / CHASE WALL W/ TILE, 2-HR FIRE RATED
L	GYP BD / TILE WALL
M	TILE / TILE WALL
N	DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED

STANDBY POWER NOTE:
ELEVATOR WITH STANDBY POWER IN ACCORDANCE WITH CBC CHAPTER 27 AND CBC 3003 TO BE PROVIDED FOR BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOORS IS 4 OF MORE STORIES ABOVE OF BELOW A LEVEL OF EXIT DISCHARGE.

TO BE PROVIDED ON ROOF.

FINISH LEGEND

CN-1	CONCRETE MASONRY UNIT
CN-2	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
GB-1	TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
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GR-1	CRUSHED GRAVEL OVER COMPACTED FILL
TL-1	TILE FLOOR, SLIP RESISTANT
TL-2	CERAMIC WALL TILE
TL-3	QUARTZ COUNTERTOP
TL-4	TILE, TBD
WD-1	VERTICAL WOOD SIDING 1" X 3" CLEAR CEDAR T&G
WD-2	WOOD DECKING SPECIES / FIN. TBD
WD-3	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
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RF-1	DEXOTEX 'WEATHERWEAR' ESR 1757. W/ AJ-44 SR TOP COAT: 413 SPEEDWAY GRAY. SRI 65 SEE (A7.30)
RF-2	SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30)
PP-1	PERMEABLE PAVERS

GENERAL KEYNOTES

GK1	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01/A7.10
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GK3	STEEL STAIR (UNDER DEFERRED SUBMITTAL)
GK4	PLANTING/BENCH PER LANDSCAPE
GK5	PLANTERS PER CIVIL
GK6	6" CMU SITE WALL

LEGEND

- GKXX — GENERAL KEYNOTE (THIS SHEET)
- PROPERTY LINE
- SETBACK LINE
- CENTERLINE
- LINE OF OBJECT ABOVE
- LINE OF OBJECT BELOW
- STRUCTURAL GRIDLINE
- X — WALL TYPE PER A7.00
- SLOPE TO DRAIN MAX 2%
- 304.50' — FLOOR ELEVATIONS
- 1/2" — MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
- AREA DRAIN
- EXIT SIGN
- 6" DIA. MTL SAFETY BOLLARD
- SD — CEILING MOUNTED SMOKE DETECTOR
- CO — CEILING MOUNTED CARBON MONOXIDE DET.
- EXHAUST FAN
- EVSE — FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.
- WC — WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/BC 2014-106
- ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
- TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
- 3'-0" — DIMENSION TO FINISH FACE OF WALLS / SURFACES
- 3'-0" — DIMENSION TO FRAMING (FACE OF STUD)

0 2" 4" 8"

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LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.23
STATE OF CALIFORNIA

DATE	DESCRIPTION
05.03.22	PLANNING SET
07.12.21	PC SUBMISSION 1
04.15.21	PZA PC RESPONSE 2
03.04.21	PZA PC RESPONSE 1

PROJECT NO: #Project Code

SHEET NAME

GARAGE PARKING PLAN

PUBLISHED: 5/3/2022

A2.00

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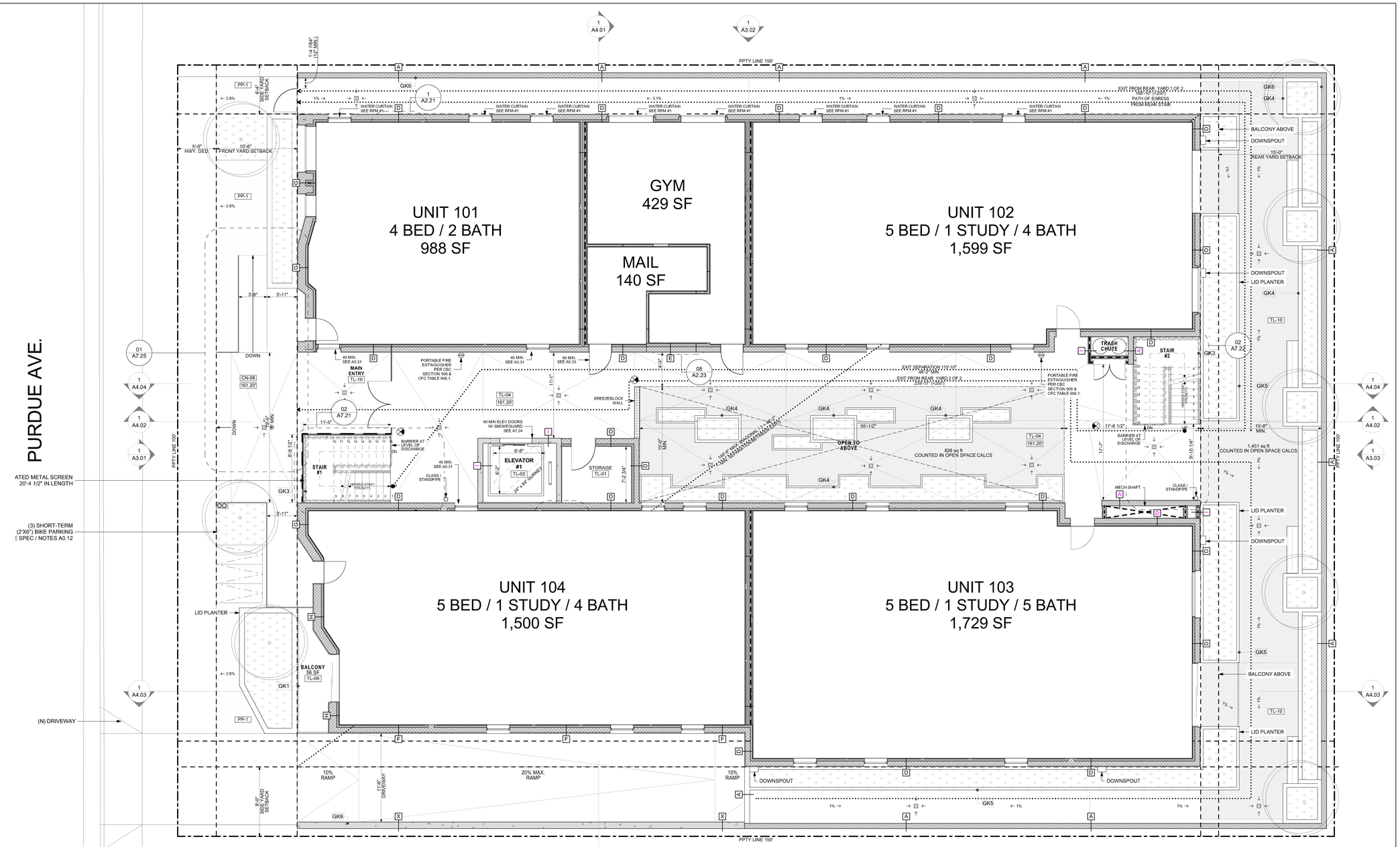

EXHIBIT "A"
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GENERAL NOTES

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. **SEE ALSO GENERAL NOTES A0.01 & A0.02**

MEANS OF EGRESS

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES. (CBC 1013.6.2)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC 1013.6.3)
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (CBC 1013.6.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.9.2)
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 - 1010.1.9.12.
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. (1008.2.1, 1008.3.5)
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
A. AISLES, CORRIDORS, AND EXIT STAIRWAYSAND RAMPS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.1)
B. INTERIOR EXIT ACCESS STAIRWAYSAND RAMPS, INTERIOR AND EXTERIOR STAIRWAYSAND RAMPS, EXIT PASSAGEWAYS AND VESTIBULES AND AREA ON THE LEVEL OF EXIT DISTARCH USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1028.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. ELECTRICAL EQUIPMENT ROOMS, FILE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS AND PUBLIC REST ROOMS LARGER THAN 300 SQUARE FEET.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE W/ SECTION 2702. (1008.3.4)
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CALE (11 LUX) & A MINIMUM AT ANY POINT OF 0.1 FOOT-CALE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CALE (6 LUX) AVERAGE & A MINIMUM AT ANY POINT OF 0.06 FOOT-CALE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION, A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.2.5)
15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE W/ THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.
16. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510.
31. ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERCIE ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE AN MINIMUM DIMENSION OF 80" X 54" WITH 42" CLEAR OPENING.
45. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6". CBC 1003.2
68. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1911.7)
71. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)

FIRE PROTECTION

1. THIS BUILDING MUST BE EQUIPPED W/ AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-A1OBC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.
3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE
6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYSAND EXIT ACCESS RAMPS TO BE CLASS C.
7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1868.
9. DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.
9. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)
10. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH & LINEN CHUTES & IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT THE ALTERNATE FLOORS AND THE LOWEST INTAKE.
11. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LAFC 510 AND FPB REQ #105
12. PROVIDE TWO-WAY COMMUNICATION SYSTEM AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CBC 1009.8)
13. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4)
A. "EXIT" SIGN AT EACH GRADE-LEVEL EXTERIOR EXIT DOOR.
B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY ATACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
I. "EXIT STAIR DOWN"
II. "EXIT RAMP DOWN"
III. "EXIT STAIR UP"
IV. "EXIT RAMP UP"
C. "EXIT ROUTE." AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY
E."TO EXIT." AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.
14. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAYAND RAMP CONNECTING >3 STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF, & THE DIRECTION TO, THE EXIT DISCHARGE & THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING. (CBC 1023.9)
15. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
3. MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION SLEVEL SHALL NOT BE <1 FOOTCANDLE AT THE WALKING SURFACE. (CBC 1008.2)
5. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION OF NOT <90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE AND A MIN AT ANY POINT OF .1 FOOTCANDLE. (CBC 1008.3-5)
10. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF GREATER THAN OR EQUAL TO 5 FOOTCANDLES. (CBC 1013.5)
11. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION OF NOT <90MINUTES. (CBC 1013.6.3)
12. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. (907.2.9, 907.5.2.3.3, 907.5.2.3.4)

GREEN NOTES

1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR OIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.
6. FIREPLACE SHALL BE DIRECT-VENT AND SEALED COMBUSTION TYPE. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED.
7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
8. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.
9. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTAENOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
10. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE" IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.

PLANNING NOTES

1. PER EXPO TNP SPECIFIC PLAN, SECTION 4.3.3.A.1, WINDOWS AND DOORS VISIBLE FROM THE STREET SHALL BE RECESSED AT LEAST 2 INCHES FROM THE BUILDING FACADE. (THIS PROJECT COMPLIES WITH WINDOWS AND DOORS BEING RECESSED MINIMUM 5 3/4 INCHES FROM BUILDING FACADE.)

STANDBY POWER NOTE:
ELEVATOR WITH STANDBY POWER IN ACCORDANCE WITH CBC CHAPTER 27 AND CBC 3003 TO BE PROVIDED FOR BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOORS IS 4 OF MORE STORIES ABOVE OF BELOW A LEVEL OF EXIT DISCHARGE.

TO BE PROVIDED ON ROOF.

PARTITION TYPES, SEE A7.01

A	CMU WALL, 3-HR FIRE RATED
B	C.I.P. CONCRETE WALL, 3-HR FIRE RATED
C	TRASH CHUTE / ELEV. SHAFT WALL,2-HR FIRE RATED
D	ELEV. SHAFT WALL @ INT. WALL, 2-HR FIRE RATED
E	STUCCO / GYP BD WALL, 1-HR FIRE RATED
F	STUCCO / TILE WALL, 1-HR FIRE RATED
H	WOOD SD / GYP BD WALL , 1-HR FIRE RATED
I	GYP BD / GYP BD WALL, 1-HR FIRE RATED
J	UNIT SEPARATION / CHASE WALL, 2-HR FIRE RATED
K	UNIT SEPARATION / CHASE WALL W/ TILE, 2-HR FIRE RATED
L	GYP BD / TILE WALL
M	TILE / TILE WALL
N	DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	LINE OF OBJECT ABOVE
	LINE OF OBJECT BELOW
	STRUCTURAL GRIDLINE
X	WALL TYPE PER A7.00
	SLOPE TO DRAIN MAX 2%
304.50'	FLOOR ELEVATIONS
1/2"	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
	AREA DRAIN
	EXIT SIGN
	6" DIA. MTL SAFETY BOLLARD
SD	CEILING MOUNTED SMOKE DETECTOR
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	EXHAUST FAN
EVSE	FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.
WC	WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/BC 2014-106
	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
3'-0"	DIMENSION TO FINISH FACE OF WALLS / SURFACES
3'-0"	DIMENSION TO FRAMING (FACE OF STUD)

GENERAL KEYNOTES

GK1	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01/A7.10
GK2	COLUMN PER STRUCTURAL
GK3	STEEL STAIR (UNDER DEFERRED SUBMITTAL)
GK4	PLANTING/BENCH PER LANDSCAPE
GK5	PLANTERS PER CIVIL
GK6	6' CMU SITE WALL

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SHEET NAME
1ST FLOOR PLAN

PUBLISHED: 5/3/2022

A2.01

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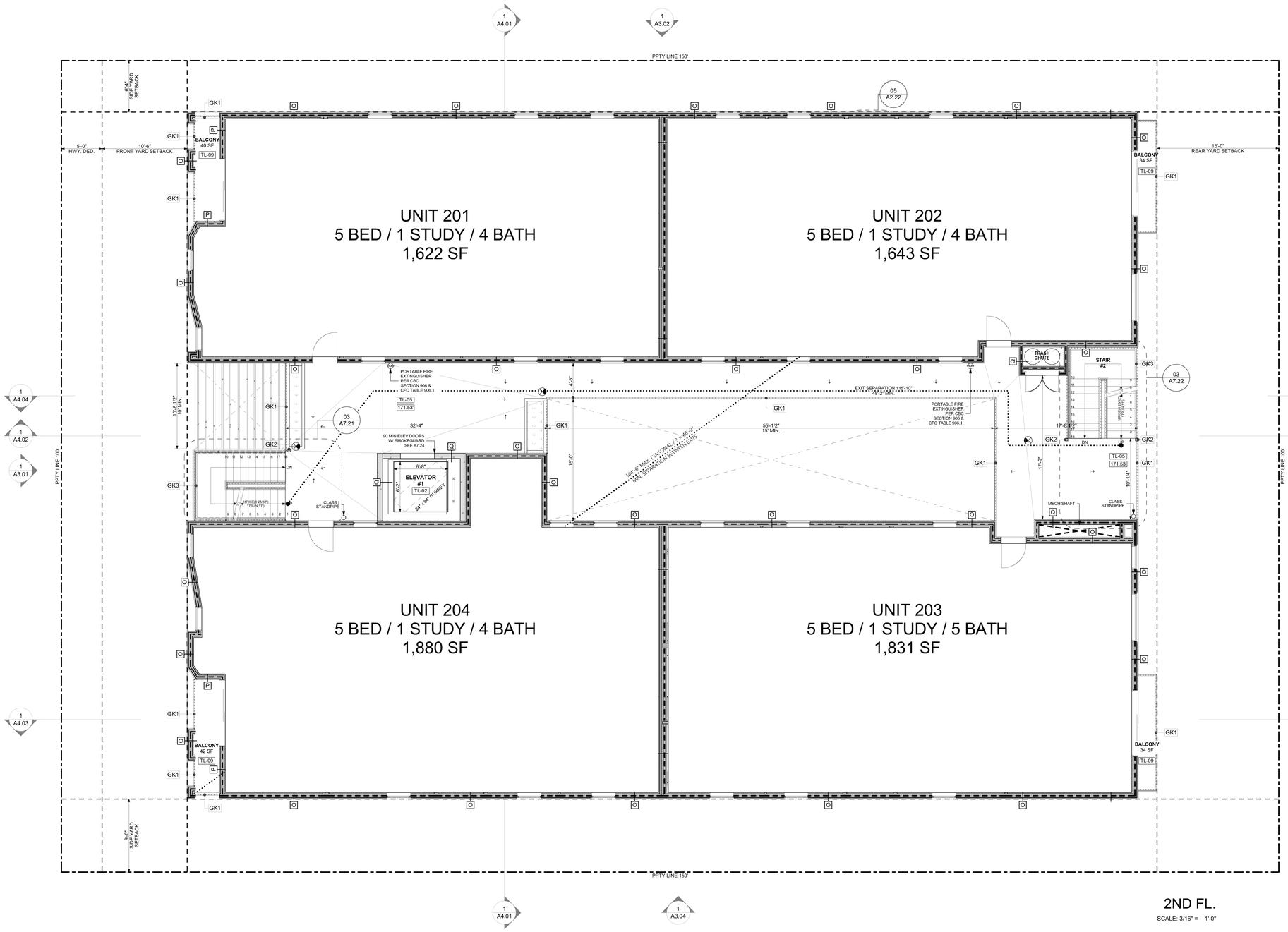

2ND FL.

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

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0 2" 4" 8"

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MEANS OF EGRESS

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES. (CBC 1013.6.2)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC 1013.6.3)
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (CBC 1013.6.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.9.2)
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10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
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A. AISLES, CORRIDORS, AND EXIT STAIRWAYS AND RAMPS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.1)
B. INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS, INTERIOR AND EXTERIOR STAIRWAYS AND RAMPS, EXIT PASSAGEWAYS AND VESTIBULES AND AREA ON THE LEVEL OF EXIT DISTARCH USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1028.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. ELECTRICAL EQUIPMENT ROOMS, FILE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS AND PUBLIC REST ROOMS LARGER THAN 300 SQUARE FEET.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE W/ SECTION 2702. (1008.3.4)
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CALE (11 LUX) & A MINIMUM AT ANY POINT OF 0.1 FOOT-CALE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CALE (6 LUX) AVERAGE & A MINIMUM AT ANY POINT OF 0.06 FOOT-CALE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.2.5)
15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE W/ THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.
16. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510.
31. ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERCIE ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE AN MINIMUM DIMENSION OF 80" X 54" WITH 42" CLEAR OPENING.
45. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6". CBC 1003.2
68. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)
71. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)

FIRE PROTECTION

1. THIS BUILDING MUST BE EQUIPPED W/ AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-A:10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.
3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE
6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS TO BE CLASS C.
7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1868.
8. DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.
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12. PROVIDE TWO-WAY COMMUNICATION SYSTEM AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CBC 1009.8)
13. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4)
A. "EXIT" SIGN AT EACH GRADE-LEVEL EXTERIOR EXIT DOOR.
B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
I. "EXIT STAIR DOWN"
II. "EXIT RAMP DOWN"
III. "EXIT STAIR UP"
IV. "EXIT RAMP UP"
C. "EXIT ROUTE " AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGE.
D. EXIT ROUTE " AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY
E "TO EXIT " AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.
14. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING >3 STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF, & THE DIRECTION TO, THE EXIT DISCHARGE & THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING. (CBC 1023.9)
15. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
3. MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION SLEVEL SHALL NOT BE <1 FOOTCANDLE AT THE WALKING SURFACE. (CBC 1008.2)
5. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION OF NOT <90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE AND A MIN AT ANY POINT OF .1 FOOTCANDLE. (CBC 1008.3-5)
10. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF GREATER THAN OR EQUAL TO 5 FOOTCANDLES. (CBC 1013.5)
11. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION OF NOT <90MINUTES. (CBC 1013.6.3)
12. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. (907.2.9, 907.5.2.3.3, 907.5.2.3.4)

GREEN NOTES

1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR OIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.
6. FIREPLACE SHALL BE DIRECT-VENT AND SEALED COMBUSTION TYPE. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED.
7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
8. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.
9. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTAENOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
10. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE" IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.

PLANNING NOTES

1. PER EXPO TNP SPECIFIC PLAN, SECTION 4.3.3.A.1, WINDOWS AND DOORS VISIBLE FROM THE STREET SHALL BE RECESSED AT LEAST 2 INCHES FROM THE BUILDING FACADE. (THIS PROJECT COMPLIES WITH WINDOWS AND DOORS BEING RECESSED MINIMUM 5 3/4 INCHES FROM BUILDING FACADE.)

PARTITION TYPES, SEE A7.01

A	CMU WALL, 3-HR FIRE RATED
B	C.I.P. CONCRETE WALL, 3-HR FIRE RATED
C	TRASH CHUTE / ELEV. SHAFT WALL,2-HR FIRE RATED
D	ELEV. SHAFT WALL @ INT, WALL, 2-HR FIRE RATED
E	STUCCO / GYP BD WALL, 1-HR FIRE RATED
F	STUCCO / TILE WALL, 1-HR FIRE RATED
H	WOOD SD / GYP BD WALL, 1-HR FIRE RATED
I	GYP BD / GYP BD WALL, 1-HR FIRE RATED
J	UNIT SEPARATION / CHASE WALL, 2-HR FIRE RATED
K	UNIT SEPARATION / CHASE WALL W/ TILE, 2-HR FIRE RATED
L	GYP BD / TILE WALL
M	TILE / TILE WALL
N	DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED

STANDBY POWER NOTE:
ELEVATOR WITH STANDBY POWER IN ACCORDANCE WITH CBC CHAPTER 27 AND CBC 3003 TO BE PROVIDED FOR BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOORS IS 4 OF MORE STORIES ABOVE OF BELOW A LEVEL OF EXIT DISCHARGE.

TO BE PROVIDED ON ROOF.

GENERAL KEYNOTES

GK1	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01/A7.10
GK2	COLUMN PER STRUCTURAL
GK3	STEEL STAIR (UNDER DEFERRED SUBMITTAL)
GK4	PLANTING/BENCH PER LANDSCAPE
GK5	PLANTERS PER CIVIL
GK6	6' CMU SITE WALL

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	LINE OF OBJECT ABOVE
	LINE OF OBJECT BELOW
	STRUCTURAL GRIDLINE
W	WALL TYPE PER A7.00
	SLOPE TO DRAIN MAX 2%
304.50'	FLOOR ELEVATIONS
1/2"	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
	AREA DRAIN
	EXIT SIGN
	6" DIA. MTL SAFETY BOLLARD
SD	CEILING MOUNTED SMOKE DETECTOR
CO	CEILING MOUNTED CARBON MONOXIDE DET.
	EXHAUST FAN
EVSE	FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.
WC	WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/BC 2014-106
	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
3'-0"	DIMENSION TO FINISH FACE OF WALLS / SURFACES
3'-0"	DIMENSION TO FRAMING (FACE OF STUD)

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LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.23
STATE OF CALIFORNIA

DATE	DESCRIPTION
05.03.22	PLANNING SET
07.12.21	PC SUBMISSION 1
04.15.21	PZA PC RESPONSE 2
03.04.21	PZA PC RESPONSE 1

PROJECT NO: #Project Code

SHEET NAME

2ND FLOOR PLAN

PUBLISHED: 5/3/2022

A2.02

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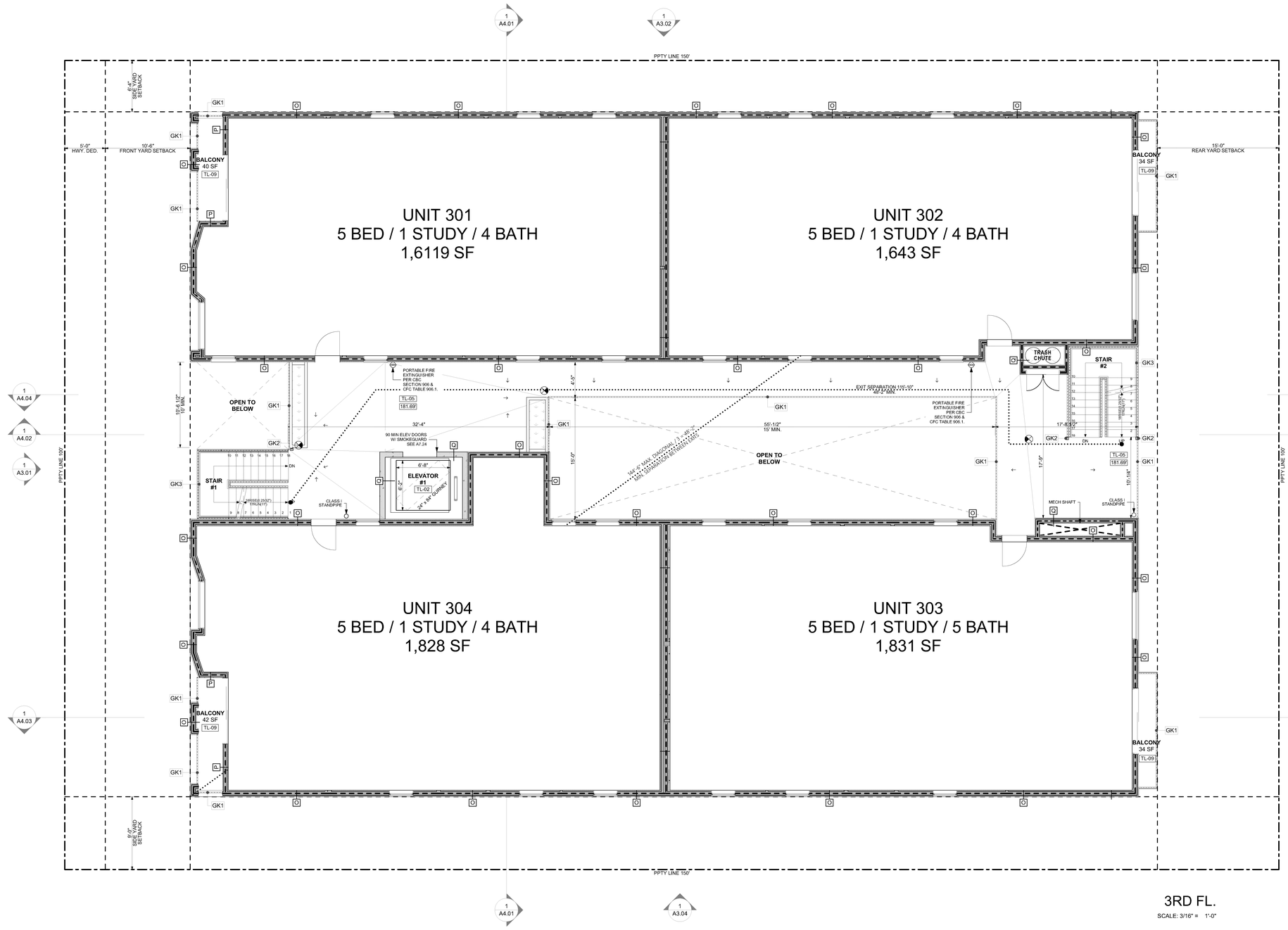

3RD FL.

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

EXHIBIT "A"
Page No. 10 of 23
Case No. DIR-2021-5596-TOC-HCA

0 2' 4' 8'

GENERAL NOTES

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. **SEE ALSO GENERAL NOTES A0.01 & A0.02**

MEANS OF EGRESS

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES. (CBC 1013.6.2)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC 1013.6.3)
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (CBC 1013.6.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.9.2)
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 - 1010.1.9.12.
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. (1008.2.1, 1008.3.5)
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
A. AISLES, CORRIDORS, AND EXIT STAIRWAYSAND RAMPS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.1)
B. INTERIOR EXIT ACCESS STAIRWAYSAND RAMPS, INTERIOR AND EXTERIOR STAIRWAYSAND RAMPS, EXIT PASSAGEWAYS AND VESTIBULES AND AREA ON THE LEVEL OF EXIT DISTARCH USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1028.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. ELECTRICAL EQUIPMENT ROOMS, FILE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS AND PUBLIC REST ROOMS LARGER THAN 300 SQUARE FEET.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE W/ SECTION 2702. (1008.3.4)
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CALE (11 LUX) & A MINIMUM AT ANY POINT OF 0.1 FOOT-CALE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CALE (6 LUX) AVERAGE & A MINIMUM AT ANY POINT OF 0.06 FOOT-CALE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.2.5)
15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE W/ THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.
16. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510.
31. ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERCIE ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE AN MINIMUM DIMENSION OF 80" X 54" WITH 42" CLEAR OPENING.
45. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6". CBC 1003.2
68. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)
71. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)

FIRE PROTECTION

1. THIS BUILDING MUST BE EQUIPPED W/ AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-A:10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.
3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE
6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYSAND EXIT ACCESS RAMPS TO BE CLASS C.
7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1868.
8. DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.
9. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)
10. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH & LINEN CHUTES & IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT THE ALTERNATE FLOORS AND THE LOWEST INTAKE.
11. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LAFC 510 AND FPB REQ #105
12. PROVIDE TWO-WAY COMMUNICATION SYSTEM AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CBC 1009.8)
13. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4)
A. "EXIT" SIGN AT EACH GRADE-LEVEL EXTERIOR EXIT DOOR.
B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
I. "EXIT STAIR DOWN"
II. "EXIT RAMP DOWN"
III. "EXIT STAIR UP"
IV. "EXIT RAMP UP"
C. "EXIT ROUTE." AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY
E "TO EXIT." AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.
14. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING >3 STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF, & THE DIRECTION TO, THE EXIT DISCHARGE & THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING. (CBC 1023.9)
15. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
3. MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION SLEVEL SHALL NOT BE <1 FOOTCANDLE AT THE WALKING SURFACE. (CBC 1008.2)
5. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION OF NOT <90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE AND A MIN AT ANY POINT OF .1 FOOTCANDLE. (CBC 1008.3-5)
10. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF GREATER THAN OR EQUAL TO 5 FOOTCANDLES. (CBC 1013.5)
11. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION OF NOT <90MINUTES. (CBC 1013.6.3)
12. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. (907.2.9, 907.5.2.3.3, 907.5.2.3.4)

GREEN NOTES

1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR OIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.
6. FIREPLACE SHALL BE DIRECT-VENT AND SEALED COMBUSTION TYPE. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED.
7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
8. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.
9. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTAENOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
10. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE" IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.

PLANNING NOTES

1. PER EXPO TNP SPECIFIC PLAN, SECTION 4.3.3.A.1, WINDOWS AND DOORS VISIBLE FROM THE STREET SHALL BE RECESSED AT LEAST 2 INCHES FROM THE BUILDING FACADE. (THIS PROJECT COMPLIES WITH WINDOWS AND DOORS BEING RECESSED MINIMUM 5 3/4 INCHES FROM BUILDING FACADE.)

PARTITION TYPES, SEE A7.01

A	CMU WALL, 3-HR FIRE RATED
B	C.I.P. CONCRETE WALL, 3-HR FIRE RATED
C	TRASH CHUTE / ELEV. SHAFT WALL,2-HR FIRE RATED
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L	GYP BD / TILE WALL
M	TILE / TILE WALL
N	DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED

STANDBY POWER NOTE:
ELEVATOR WITH STANDBY POWER IN ACCORDANCE WITH CBC CHAPTER 21 AND CBC 3003 TO BE PROVIDED FOR BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOORS IS 4 OF MORE STORIES ABOVE OF BELOW A LEVEL OF EXIT DISCHARGE.

TO BE PROVIDED ON ROOF.

GENERAL KEYNOTES

GK1	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01/A7.10
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GK3	STEEL STAIR (UNDER DEFERRED SUBMITTAL)
GK4	PLANTING/BENCH PER LANDSCAPE
GK5	PLANTERS PER CIVIL
GK6	6' CMU SITE WALL

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
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	SETBACK LINE
	CENTERLINE
	LINE OF OBJECT ABOVE
	LINE OF OBJECT BELOW
	STRUCTURAL GRIDLINE
	WALL TYPE PER A7.00
	SLOPE TO DRAIN MAX 2%
304.50'	FLOOR ELEVATIONS
1/2"↓	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
	AREA DRAIN
	EXIT SIGN
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3'-0"	DIMENSION TO FRAMING (FACE OF STUD)

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LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.23
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DATE	DESCRIPTION
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07.12.21	PC SUBMISSION 1
04.15.21	PZA PC RESPONSE 2
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PROJECT NO: #Project Code

SHEET NAME

3RD FLOOR PLAN

PUBLISHED: 5/3/2022

A2.03

SHEET 35 OF 152

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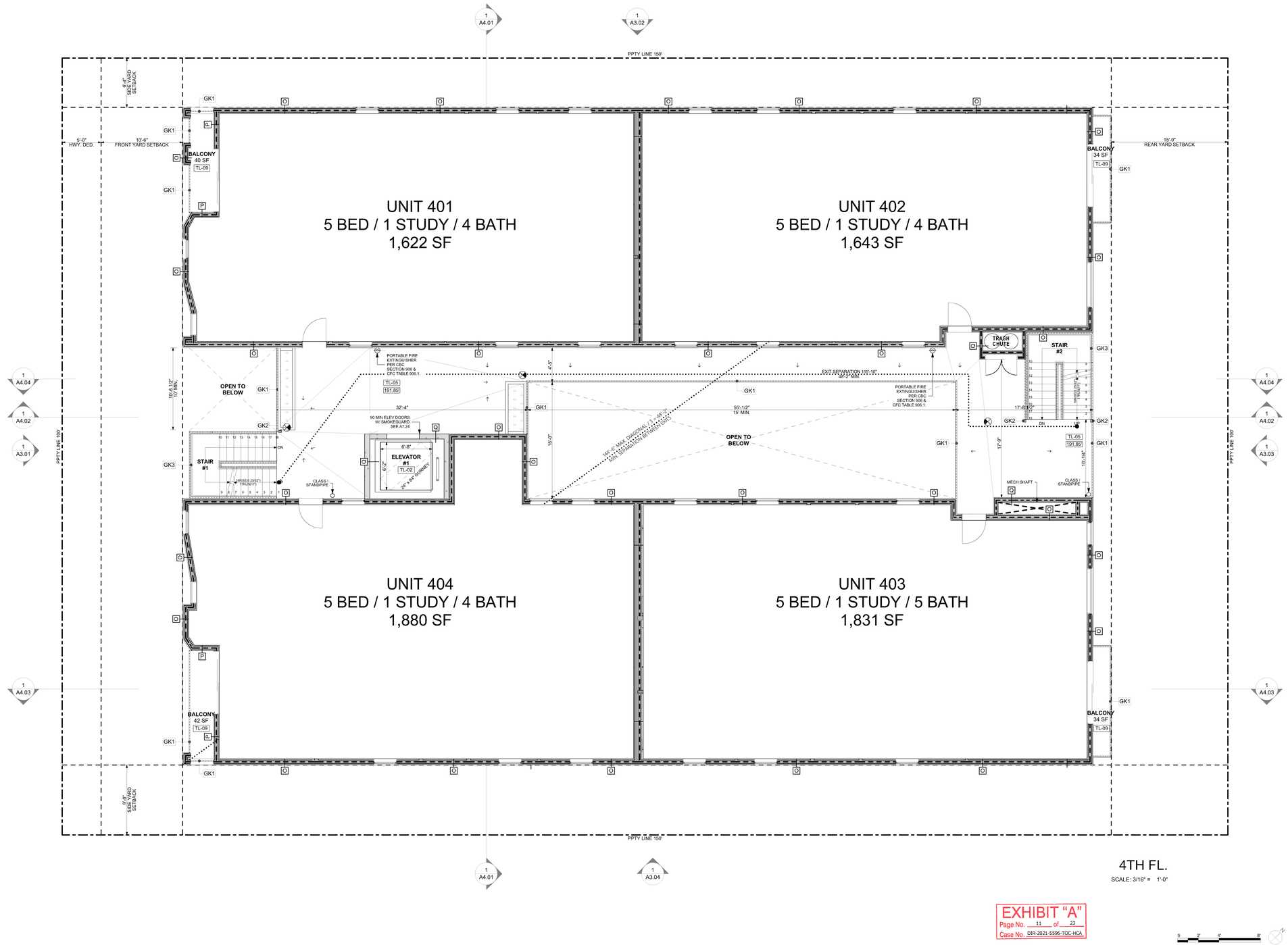

4TH FL.

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

EXHIBIT "A"
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Case No. DIR-2021-5596-TOC-HCA

0 2" 4" 8"

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MEANS OF EGRESS

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES. (CBC 1013.6.2)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
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6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.9.2)
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9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 - 1010.1.9.12.
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. (1008.2.1, 1008.3.5)
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
A. AISLES, CORRIDORS, AND EXIT STAIRWAYSAND RAMPS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.1)
B. INTERIOR EXIT ACCESS STAIRWAYSAND RAMPS, INTERIOR AND EXTERIOR STAIRWAYSAND RAMPS, EXIT PASSAGEWAYS AND VESTIBULES AND AREA ON THE LEVEL OF EXIT DISTARCH USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1028.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. ELECTRICAL EQUIPMENT ROOMS, FILE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS AND PUBLIC REST ROOMS LARGER THAN 300 SQUARE FEET.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE W/ SECTION 2702. (1008.3.4)
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CALE (11 LUX) & A MINIMUM AT ANY POINT OF 0.1 FOOT-CALE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CALE (6 LUX) AVERAGE & A MINIMUM AT ANY POINT OF 0.06 FOOT-CALE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.2.5)
15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE W/ THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.
16. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510.
31. ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERCIE ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE AN MINIMUM DIMENSION OF 80" X 54" WITH 42" CLEAR OPENING.
45. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6". CBC 1003.2
68. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)
71. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)

FIRE PROTECTION

1. THIS BUILDING MUST BE EQUIPPED W/ AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.
3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE
6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYSAND EXIT ACCESS RAMPS TO BE CLASS C.
7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1868.
8. DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.
9. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)
10. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH & LINEN CHUTES & IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT THE ALTERNATE FLOORS AND THE LOWEST INTAKE.
11. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LAFC 510 AND FPB REQ #105
12. PROVIDE TWO-WAY COMMUNICATION SYSTEM AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CBC 1009.8)
13. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4)
A. "EXIT" SIGN AT EACH GRADE-LEVEL EXTERIOR EXIT DOOR.
B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
I. "EXIT STAIR DOWN"
II. "EXIT RAMP DOWN"
III. "EXIT STAIR UP"
IV. "EXIT RAMP UP"
C. "EXIT ROUTE " AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGE.
D. EXIT ROUTE " AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY
E "TO EXIT " AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.
14. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAYAND RAMP CONNECTING >3 STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF, & THE DIRECTION TO, THE EXIT DISCHARGE & THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING. (CBC 1023.9)
15. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
3. MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION SLEVEL SHALL NOT BE <1 FOOTCANDLE AT THE WALKING SURFACE. (CBC 1008.2)
5. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION OF NOT <90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE AND A MIN AT ANY POINT OF .1 FOOTCANDLE. (CBC 1008.3-5)
10. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF GREATER THAN OR EQUAL TO 5 FOOTCANDLES. (CBC 1013.5)
11. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION OF NOT <90MINUTES. (CBC 1013.6.3)
12. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. (907.2.9, 907.5.2.3.3, 907.5.2.3.4)

GREEN NOTES

1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR OIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.
6. FIREPLACE SHALL BE DIRECT-VENT AND SEALED COMBUSTION TYPE. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED.
7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
8. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.
9. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTAENOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
10. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE" IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.

PLANNING NOTES

1. PER EXPO TNP SPECIFIC PLAN, SECTION 4.3.3.A.1, WINDOWS AND DOORS VISIBLE FROM THE STREET SHALL BE RECESSED AT LEAST 2 INCHES FROM THE BUILDING FACADE. (THIS PROJECT COMPLIES WITH WINDOWS AND DOORS BEING RECESSED MINIMUM 5 3/4 INCHES FROM BUILDING FACADE.)

PARTITION TYPES, SEE A7.01

- A — CMU WALL, 3-HR FIRE RATED
- B — C.I.P. CONCRETE WALL, 3-HR FIRE RATED
- C — TRASH CHUTE / ELEV. SHAFT WALL,2-HR FIRE RATED
- D — ELEV. SHAFT WALL @ INT, WALL, 2-HR FIRE RATED
- E — STUCCO / GYP BD WALL, 1-HR FIRE RATED
- F — STUCCO / TILE WALL, 1-HR FIRE RATED
- H — WOOD SD / GYP BD WALL , 1-HR FIRE RATED
- I — GYP BD / GYP BD WALL, 1-HR FIRE RATED
- J — UNIT SEPARATION / CHASE WALL, 2-HR FIRE RATED
- K — UNIT SEPARATION / CHASE WALL W/ TILE, 2-HR FIRE RATED
- L — GYP BD / TILE WALL
- M — TILE / TILE WALL
- N — DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED

STANDBY POWER NOTE:
ELEVATOR WITH STANDBY POWER IN ACCORDANCE WITH CBC CHAPTER 27 AND CBC 3003 TO BE PROVIDED FOR BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOORS IS 4 OF MORE STORIES ABOVE OF BELOW A LEVEL OF EXIT DISCHARGE.

TO BE PROVIDED ON ROOF.

GENERAL KEYNOTES

- GK1 — GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01/A7.10
- GK2 — COLUMN PER STRUCTURAL
- GK3 — STEEL STAIR (UNDER DEFERRED SUBMITTAL)
- GK4 — PLANTING/BENCH PER LANDSCAPE
- GK5 — PLANTERS PER CIVIL
- GK6 — 6' CMU SITE WALL

LEGEND

- GKXX — GENERAL KEYNOTE (THIS SHEET)
- PROPERTY LINE
- SETBACK LINE
- CENTERLINE
- LINE OF OBJECT ABOVE
- LINE OF OBJECT BELOW
- STRUCTURAL GRIDLINE
- W — WALL TYPE PER A7.00
- SLOPE TO DRAIN MAX 2%
- 304.50' — FLOOR ELEVATIONS
- 1/2" — MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
- AREA DRAIN
- EXIT SIGN
- 6" DIA. MTL SAFETY BOLLARD
- SD — CEILING MOUNTED SMOKE DETECTOR
- CO — CEILING MOUNTED CARBON MONOXIDE DET.
- EF — EXHAUST FAN
- EVSE — FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.
- WC — WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/BC 2014-106
- ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
- TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
- 3'-0" — DIMENSION TO FINISH FACE OF WALLS / SURFACES
- 3'-0" — DIMENSION TO FRAMING (FACE OF STUD)

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LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.23
STATE OF CALIFORNIA

DATE	DESCRIPTION
05.03.22	PLANNING SET
07.12.21	PC SUBMISSION 1
04.15.21	PZA PC RESPONSE 2
03.04.21	PZA PC RESPONSE 1

PROJECT NO: #Project Code

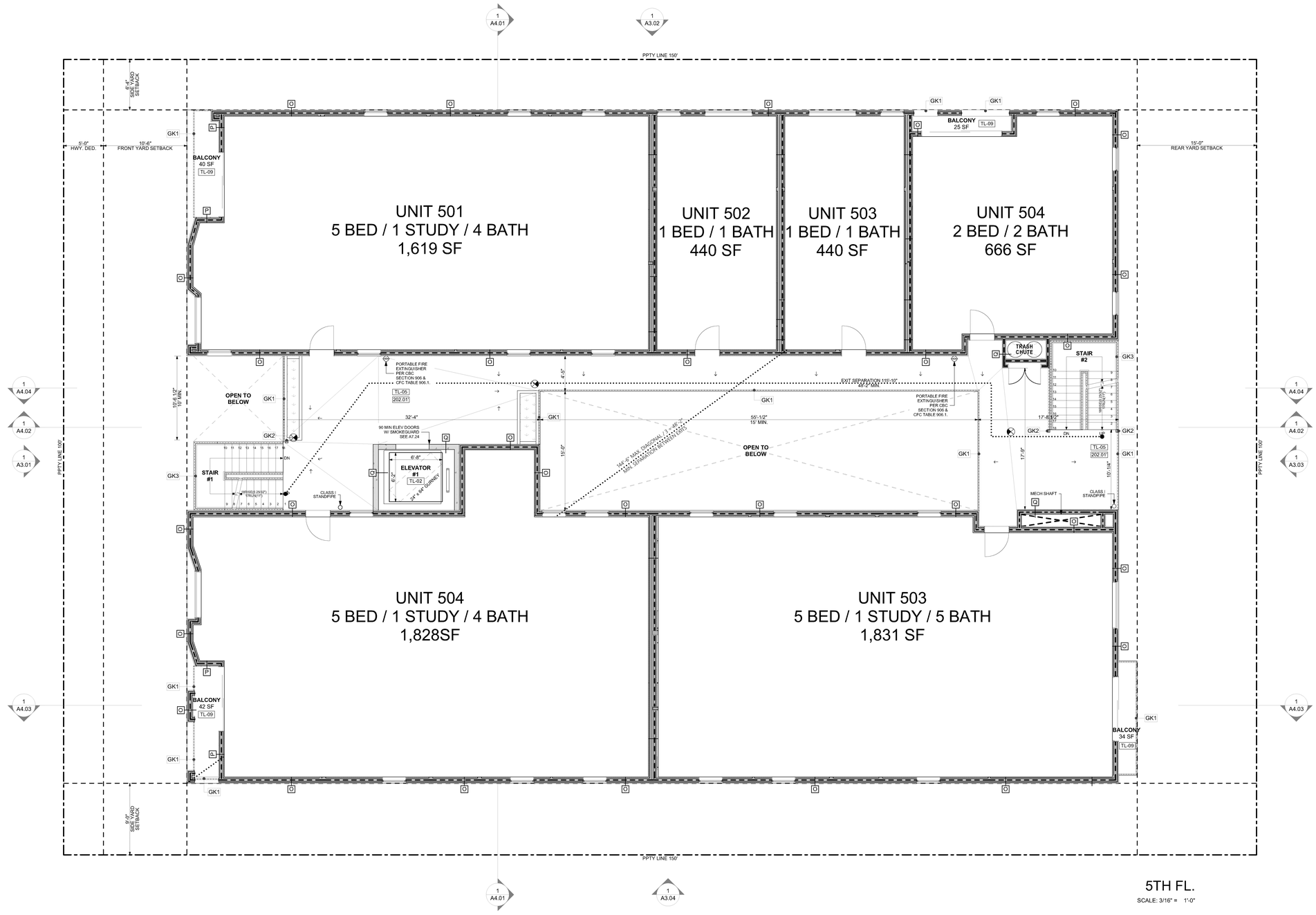
SHEET NAME

4TH FLOOR PLAN

PUBLISHED: 5/3/2022

A2.04

C:\Users\BA-7\Downloads\2022.04.29 - PURDUE.pln



5TH FL.

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

EXHIBIT "A"
Page No. 12 of 23
Case No. DIR-2021-5596-TOC-HCA

0 2" 4" 8"

GENERAL NOTES

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. **SEE ALSO GENERAL NOTES A0.01 & A0.02**

MEANS OF EGRESS

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES. (CBC 1013.6.2)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC 1013.6.3)
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (CBC 1013.6.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.9.2)
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 - 1010.1.9.12.
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. (1008.2.1, 1008.3.5)
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
A. AISLES, CORRIDORS, AND EXIT STAIRWAYSAND RAMPS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.1)
B. INTERIOR EXIT ACCESS STAIRWAYSAND RAMPS, INTERIOR AND EXTERIOR STAIRWAYSAND RAMPS, EXIT PASSAGEWAYS AND VESTIBULES AND AREA ON THE LEVEL OF EXIT DISTARCH USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1028.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. ELECTRICAL EQUIPMENT ROOMS, FILE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS AND PUBLIC REST ROOMS LARGER THAN 300 SQUARE FEET.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE W/ SECTION 2702. (1008.3.4)
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CALE (11 LUX) & A MINIMUM AT ANY POINT OF 0.1 FOOT-CALE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CALE (6 LUX) AVERAGE & A MINIMUM AT ANY POINT OF 0.06 FOOT-CALE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.2.5)
15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE W/ THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.
16. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510.
31. ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERCIE ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE AN MINIMUM DIMENSION OF 80" X 54" WITH 42" CLEAR OPENING.
45. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6". CBC 1003.2
68. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)
71. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)

FIRE PROTECTION

1. THIS BUILDING MUST BE EQUIPPED W/ AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-A:10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.
3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE
6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYSAND EXIT ACCESS RAMPS TO BE CLASS C.
7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1868.
8. DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.
9. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)
10. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH & LINEN CHUTES & IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT THE ALTERNATE FLOORS AND THE LOWEST INTAKE.
11. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LAFC 510 AND FPB REQ #105
12. PROVIDE TWO-WAY COMMUNICATION SYSTEM AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CBC 1009.8)
13. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4)
A. "EXIT" SIGN AT EACH GRADE-LEVEL EXTERIOR EXIT DOOR.
B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
I. "EXIT STAIR DOWN"
II. "EXIT RAMP DOWN"
III. "EXIT STAIR UP"
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5. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION OF NOT <90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE AND A MIN AT ANY POINT OF .1 FOOTCANDLE. (CBC 1008.3-5)
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GREEN NOTES

1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR OIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.
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10. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE" IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.

PLANNING NOTES

1. PER EXPO TNP SPECIFIC PLAN, SECTION 4.3.3.A.1, WINDOWS AND DOORS VISIBLE FROM THE STREET SHALL BE RECESSED AT LEAST 2 INCHES FROM THE BUILDING FACADE. (THIS PROJECT COMPLIES WITH WINDOWS AND DOORS BEING RECESSED MINIMUM 5 3/4 INCHES FROM BUILDING FACADE.)

STANDBY POWER NOTE:
ELEVATOR WITH STANDBY POWER IN ACCORDANCE WITH CBC CHAPTER 21 AND CBC 3003 TO BE PROVIDED FOR BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOORS IS 4 OF MORE STORIES ABOVE OF BELOW A LEVEL OF EXIT DISCHARGE.

TO BE PROVIDED ON ROOF.

PARTITION TYPES, SEE A7.01

A	CMU WALL, 3-HR FIRE RATED
B	C.I.P. CONCRETE WALL, 3-HR FIRE RATED
C	TRASH CHUTE / ELEV. SHAFT WALL,2-HR FIRE RATED
D	ELEV. SHAFT WALL @ INT. WALL, 2-HR FIRE RATED
E	STUCCO / GYP BD WALL, 1-HR FIRE RATED
F	STUCCO / TILE WALL, 1-HR FIRE RATED
H	WOOD SD / GYP BD WALL , 1-HR FIRE RATED
I	GYP BD / GYP BD WALL, 1-HR FIRE RATED
J	UNIT SEPARATION / CHASE WALL, 2-HR FIRE RATED
K	UNIT SEPARATION / CHASE WALL W/ TILE, 2-HR FIRE RATED
L	GYP BD / TILE WALL
M	TILE / TILE WALL
N	DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED

GENERAL KEYNOTES

GK1	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01/A7.10
GK2	COLUMN PER STRUCTURAL
GK3	STEEL STAIR (UNDER DEFERRED SUBMITTAL)
GK4	PLANTING/BENCH PER LANDSCAPE
GK5	PLANTERS PER CIVIL
GK6	6" CMU SITE WALL

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	LINE OF OBJECT ABOVE
	LINE OF OBJECT BELOW
	STRUCTURAL GRIDLINE
	WALL TYPE PER A7.00
	SLOPE TO DRAIN MAX 2%
304.50'	FLOOR ELEVATIONS
1/2"	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
	AREA DRAIN
	EXIT SIGN
	6" DIA. MTL SAFETY BOLLARD
SD	CEILING MOUNTED SMOKE DETECTOR
CO	CEILING MOUNTED CARBON MONOXIDE DET.
	EXHAUST FAN
EVSE	FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.
WC	WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/BC 2014-106
	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
3'-0"	DIMENSION TO FINISH FACE OF WALLS / SURFACES
3'-0"	DIMENSION TO FRAMING (FACE OF STUD)

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LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.23
STATE OF CALIFORNIA

DATE	DESCRIPTION
05.03.22	PLANNING SET
07.12.21	PC SUBMISSION 1
04.15.21	PZA PC RESPONSE 2
03.04.21	PZA PC RESPONSE 1

PROJECT NO: #Project Code

SHEET NAME

5TH FLOOR PLAN

PUBLISHED: 5/3/2022

A2.05

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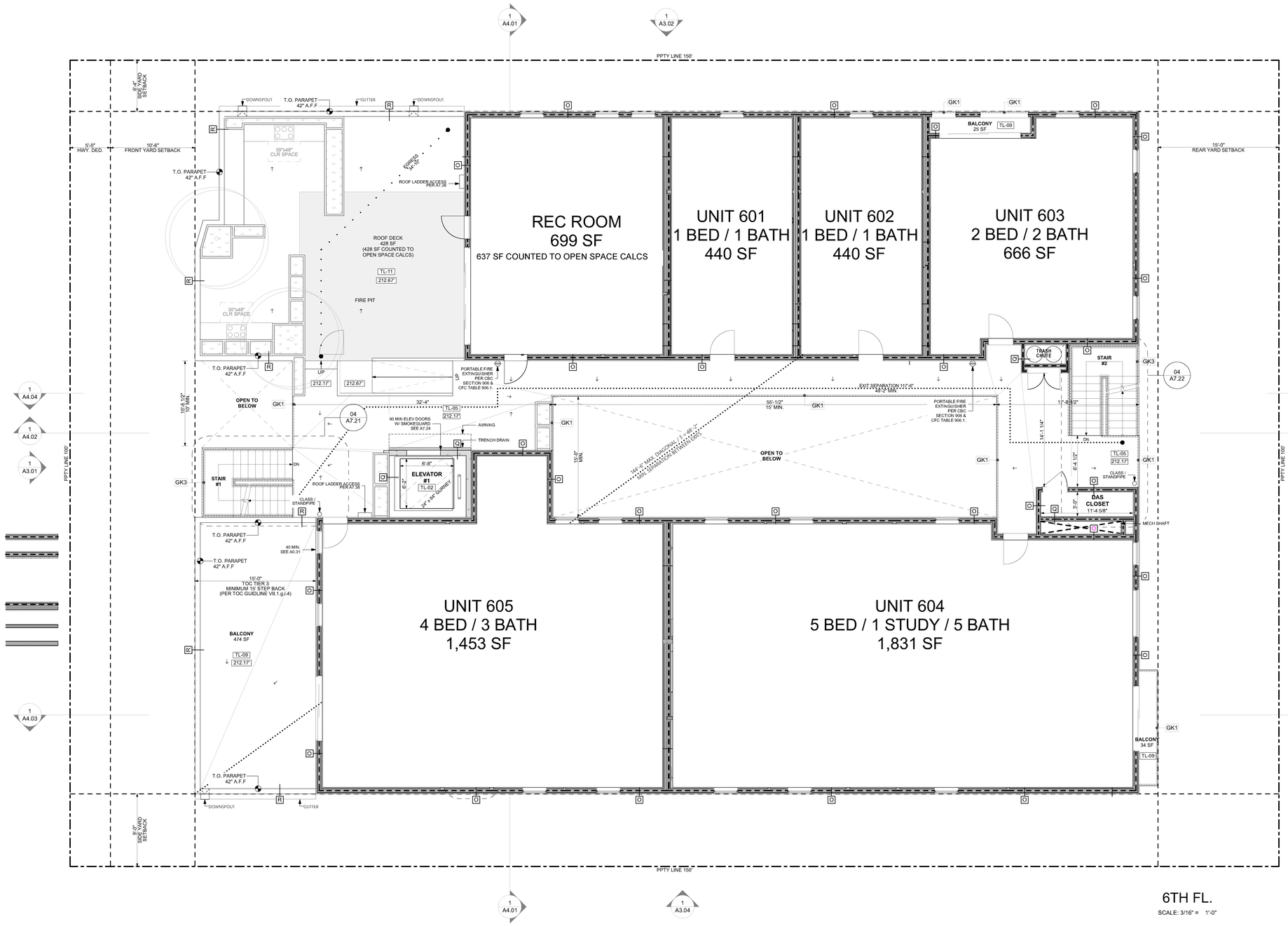

6TH FL.

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

EXHIBIT "A"
Page No. 13 of 23
Case No. DIR-2021-5596-TOC-HCA

0 2" 4" 8"

GENERAL NOTES

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. **SEE ALSO GENERAL NOTES A0.01 & A0.02**

MEANS OF EGRESS

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES. (CBC 1013.6.2)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC 1013.6.3)
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (CBC 1013.6.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.9.2)
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 - 1010.1.9.12.
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. (1008.2.1, 1008.3.5)
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
A. AISLES, CORRIDORS, AND EXIT STAIRWAYS AND RAMPS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.1)
B. INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS, INTERIOR AND EXTERIOR STAIRWAYS AND RAMPS, EXIT PASSAGEWAYS AND VESTIBULES AND AREA ON THE LEVEL OF EXIT DISTARCH USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1028.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. ELECTRICAL EQUIPMENT ROOMS, FILE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS AND PUBLIC REST ROOMS LARGER THAN 300 SQUARE FEET.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE W/ SECTION 2702. (1008.3.4)
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CALE (11 LUX) & A MINIMUM AT ANY POINT OF 0.1 FOOT-CALE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CALE (6 LUX) AVERAGE & A MINIMUM AT ANY POINT OF 0.06 FOOT-CALE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.2.5)
15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE W/ THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.
16. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510.
31. ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERCIE ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE AN MINIMUM DIMENSION OF 80" X 54" WITH 42" CLEAR OPENING.
45. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6". CBC 1003.2
68. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)
71. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)

FIRE PROTECTION

1. THIS BUILDING MUST BE EQUIPPED W/ AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.
3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE
6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS TO BE CLASS C.
7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1868.
8. DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.
9. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.1.4)
10. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH & LINEN CHUTES & IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT THE ALTERNATE FLOORS AND THE LOWEST INTAKE.
11. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LAFC 510 AND FPB REQ #105
12. PROVIDE TWO-WAY COMMUNICATION SYSTEM AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CBC 1009.8)
13. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4)
A. "EXIT" SIGN AT EACH GRADE-LEVEL EXTERIOR EXIT DOOR.
B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
I. "EXIT STAIR DOWN"
II. "EXIT RAMP DOWN"
III. "EXIT STAIR UP"
IV. "EXIT RAMP UP"
C. "EXIT ROUTE " AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGE.
D. EXIT ROUTE " AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY
E "TO EXIT " AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.
14. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING >3 STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF, & THE DIRECTION TO, THE EXIT DISCHARGE & THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING. (CBC 1023.9)
15. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION
3. MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION SLEVEL SHALL NOT BE <1 FOOTCANDLE AT THE WALKING SURFACE. (CBC 1008.2)
5. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION OF NOT <90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE AND A MIN AT ANY POINT OF .1 FOOTCANDLE. (CBC 1008.3-5)
10. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF GREATER THAN OR EQUAL TO 5 FOOTCANDLES. (CBC 1013.5)
11. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION OF NOT <90MINUTES. (CBC 1013.6.3)
12. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. (907.2.9, 907.5.2.3.3, 907.5.2.3.4)

GREEN NOTES

1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR OIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.
6. FIREPLACE SHALL BE DIRECT-VENT AND SEALED COMBUSTION TYPE. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED.
7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
8. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.
9. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTAENOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
10. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE" IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.

PLANNING NOTES

1. PER EXPO TNP SPECIFIC PLAN, SECTION 4.3.3.A.1, WINDOWS AND DOORS VISIBLE FROM THE STREET SHALL BE RECESSED AT LEAST 2 INCHES FROM THE BUILDING FACADE. (THIS PROJECT COMPLIES WITH WINDOWS AND DOORS BEING RECESSED MINIMUM 5 3/4 INCHES FROM BUILDING FACADE.)

PARTITION TYPES, SEE A7.01

A	CMU WALL, 3-HR FIRE RATED
B	C.I.P. CONCRETE WALL, 3-HR FIRE RATED
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M	TILE / TILE WALL
N	DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED

STANDBY POWER NOTE:
ELEVATOR WITH STANDBY POWER IN ACCORDANCE WITH CBC CHAPTER 27 AND CBC 3003 TO BE PROVIDED FOR BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOORS IS 4 OF MORE STORIES ABOVE OF BELOW A LEVEL OF EXIT DISCHARGE.

TO BE PROVIDED ON ROOF.

GENERAL KEYNOTES

GK1	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01/A7.10
GK2	COLUMN PER STRUCTURAL
GK3	STEEL STAIR (UNDER DEFERRED SUBMITTAL)
GK4	PLANTING/BENCH PER LANDSCAPE
GK5	PLANTERS PER CIVIL
GK6	6" CMU SITE WALL

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	LINE OF OBJECT ABOVE
	LINE OF OBJECT BELOW
	STRUCTURAL GRIDLINE
W	WALL TYPE PER A7.00
	SLOPE TO DRAIN MAX 2%
304.50'	FLOOR ELEVATIONS
1/2"	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
	AREA DRAIN
	EXIT SIGN
	6" DIA. MTL SAFETY BOLLARD
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	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
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3'-0"	DIMENSION TO FRAMING (FACE OF STUD)

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PROJECT NO: #Project Code

SHEET NAME

6TH FLOOR PLAN

PUBLISHED: 5/3/2022

A2.06

SHEET 38 OF 152

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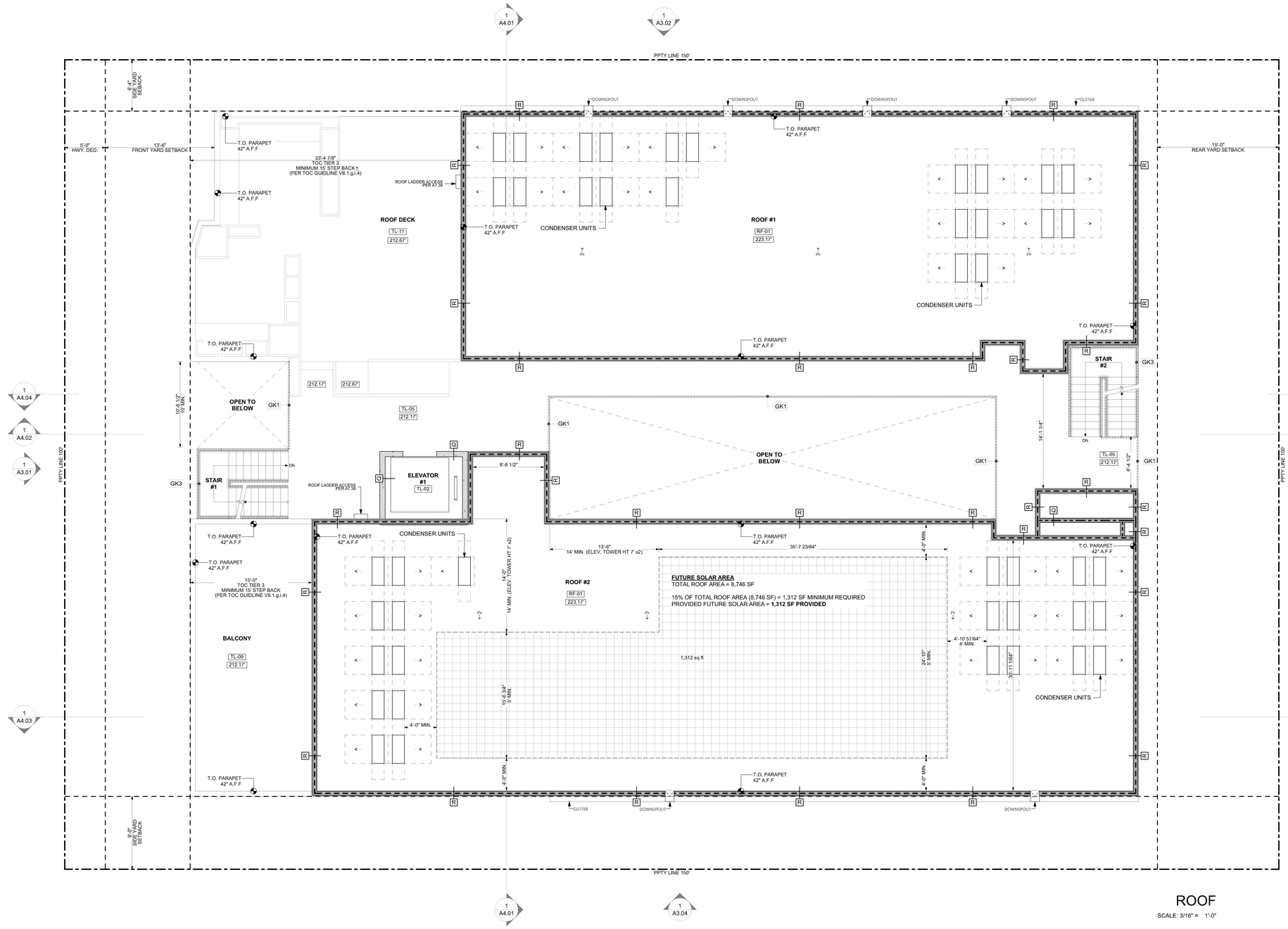

ROOF

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

EXHIBIT "A"
Page No. 14 of 23
Case No. DIR-2021-5596-TOC-HCA

0 2' 4' 8' N

ROOF PLAN NOTES

ROOF SLOPE
A. ROOF SLOPES ARE SHOWN DIRECTLY ON ROOF PLAN DRAWINGS.
B. IN THE ABSENCE OF SLOPES SHOWN ON STRUCT. DRAWINGS OR ARCHITECTURAL DRAWINGS, ROUGH CARPENTER SHALL PROVIDE REQUIRED SHIMMING BELOW ROOF SHEATHING TO ALLOW FOR PROPER SLOPE TO DRAIN.
C. NO OBSTACLE SHALL PREVENT WATER FLOW TOWARD DRAINS.

ROOFING MATERIAL
A. ALL FLAT ROOFS TO BE SINGLE PLY ROOF
B. ROOF ASSEMBLY SHALL BE LISTED BY AN APPROVED TESTING AGENCY.

GUTTERS AND ROOF DRAINS
A. GUTTERS SHALL BE CONSTRUCTED OF PVC CLAD METAL.
B. GUTTERS SHALL SLOPE 1/16" PER FOOT TOWARD RAIN WATER LEADERS.
C. DRAINS SHALL BE SIZED TO ACCOMODATE 3" PER HOUR OF RAINFALL.
D. UNLESS SPECIFIED OTHERWISE, RAIN WATER LEADERS ARE TYPICALLY THRU WALL.
E. DOWNSPOUTS AT FLAT ROOFS SHALL BE A MINIMUM OF 4" DIAMETER WITH OVERFLOW DRAINS.
F. PROVIDE DOME WIRE BASKET AT EACH RAIN WATER LEADER AND ROOF DRAIN.
G. CONTRACTOR SHALL TEST ALL CONCEALED DOWNSPOUTS (WHERE APPLICABLE) FOR WATER LEAKAGE PRIOR TO CLOSING UP BUILDINGS AND SHALL PROVIDE A 10 YEAR WARRANTY AGAINST LEAKAGE.
H. ALL DOWNSPOUTS AND AREA DRAINS OPEN TO SKY DISCHARGE INTO PERMAVOID PLANTERS. SEE LID 1-6

ROOF PENETRATION
A. VENTS AT FLAT ROOF AND ROOF STACKS SHALL PROJECT ABOVE ROOF BY THE MINIMUM DISTANCE REQUIRED BY APPLICABLE CODES AND SHALL BE LOCATED IN AREAS NOT VISIBLE FROM STREET. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
B. ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS.
C. CONTINUOUS WATERPROOFING AT ALL ROOF PENETRATIONS SHALL BE PROVIDED WITH WR GRACE 4000 BITUTHENE WRAPPING AND 20 OZ. COPPER FLASHING AND COUNTERFLASHING. ALL JOINTS AT SHEET METAL SHALL BE CAULKED.
D. COLOR OF ALL EXPOSED VENTS AND ROOF STACKS TO MATCH ADJACENT ROOF MATERIAL, UNLESS SPECIFIED OTHERWISE BY ARCHITECT.
E. ADD SARNAFIL FLASHING MEMBRANE EXTENDING 24" EACH SIDE AT ALL VALLEYS, RADIUS WALLS, CRICKETS, TOPS OF WALLS, AND TRANSITIONAL AREAS.

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. **SEE ALSO GENERAL NOTES A0.01 & A0.02**

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FINISH LEGEND

CN-1	CONCRETE MASONRY UNIT
CN-2	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
GB-1	TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
GL-1	TEMPERED GLASS SHOWER ENCLOSURE
MT-1	METAL W/ POWDER COATED FINISH
PL-1	SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
PL-2	SAND FINISH PLASTER W/ INTEGRAL COLOR: GRAY
GR-1	CRUSHED GRAVEL OVER COMPACTED FILL
TL-1	TILE FLOOR, SLIP RESISTANT
TL-2	CERAMIC WALL TILE
TL-3	QUARTZ COUNTERTOP
WD-1	VERTICAL WOOD SIDING 1" X 3" CLEAR CEDAR T&G
WD-2	WOOD DECKING SPECIES / FIN. TBD
WD-3	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-4	WHITE OAK VERTICAL GRAIN WOOD VENEER
RF-1	DEXOTEX WEATHERWEAR ESR 1757. W/ AJ-44 SR TOP COAT. 413 SPEEDWAY GRAY, SRI 65 SEE (A7.30)
RF-2	SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30)

GENERAL KEYNOTES

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GK2	COLUMN PER STRUCTURAL
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GK4	PLANTING/BENCH PER LANDSCAPE
GK5	PLANTERS PER CIVIL
GK6	6' CMU SITE WALL

LEGEND

- GKXX — GENERAL KEYNOTE (THIS SHEET)
- PROPERTY LINE
- SETBACK LINE
- CENTERLINE
- LINE OF OBJECT ABOVE
- LINE OF OBJECT BELOW
- STRUCTURAL GRIDLINE
- WALL TYPE PER A7.00
- SLOPE TO DRAIN MAX 2%
- 304.50' — FLOOR ELEVATIONS
- 1/2" — MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
- AREA DRAIN
- EXIT SIGN
- (SD) — CEILING MOUNTED SMOKE DETECTOR
- (CO) — CEILING MOUNTED CARBON MONOXIDE DET.
- EXHAUST FAN
- S.Z. — SOLAR INVERTER & METER LOCATION
- E.P. — MAIN SERVICE ELEC. PANEL W/ MIN. BUSBAR RATING OF 200 AMPS
- C — IRRIGATION CONTROLLER
- RSD — RAIN SENSOR DEVICE SEE
- EVSE — FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.
- WC — WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/BC 2014-106
- ROOF DRAIN W / OVERFLOW W / 4" PVC DRAIN PIPE TO STREET AS PER LA CITY REQ.
- WATER HEATER. SEE PLUMBING PLANS
- ELECTRICAL PANEL. SEE ELECTRICAL PLANS
- ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
- TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
- 5'-0" / 5'-0" — DIMENSION TO FINISH FACE OF WALLS / SURFACES; DIMENSION TO FRAMING (FACE OF STUD)

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LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.23
STATE OF CALIFORNIA

DATE	DESCRIPTION
05.03.22	PLANNING SET
07.12.21	PC SUBMISSION 1
04.15.21	PZA PC RESPONSE 2
03.04.21	PZA PC RESPONSE 1

PROJECT NO: #Project Code

SHEET NAME

ROOF PLAN

PUBLISHED: 5/3/2022

A2.07

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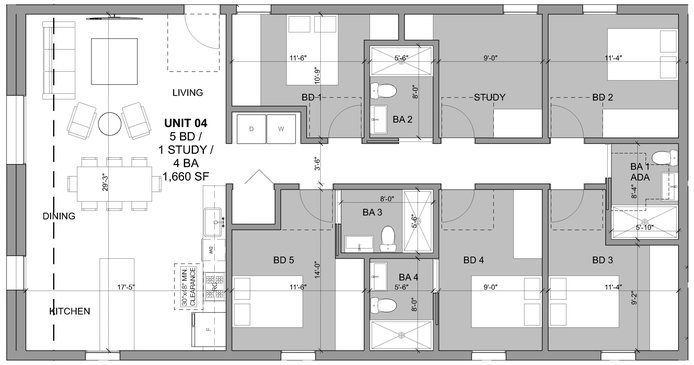
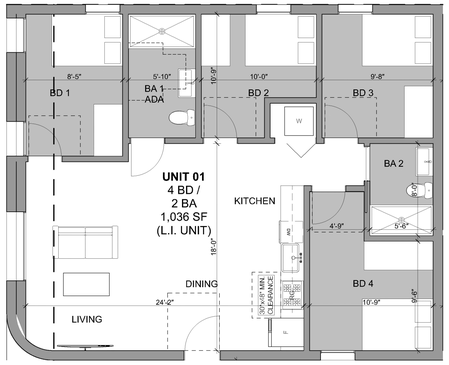
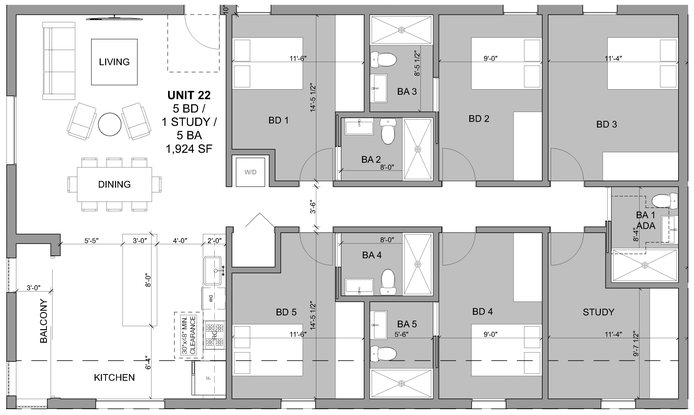


TYPICAL UNIT PLAN
5 BED / 1 STUDY / 4 BATH



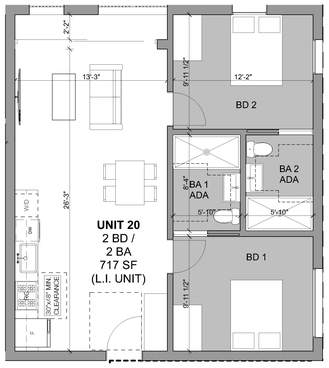
TYPICAL UNIT PLAN
4 BED / 2 BATH

TYPICAL UNIT PLAN
1 BED / 1 BATH



TYPICAL UNIT PLAN
5 BED / 1 STUDY / 5 BATH

TYPICAL UNIT PLAN
4 BED / 3 BATH



TYPICAL UNIT PLAN
2 BED / 2 BATH

EXHIBIT "A"
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Case No. DIR-2021-5596-TOC-HCA

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PROJECT NO: #Project Code

SHEET NAME

TYP. UNIT PLANS

PUBLISHED: 5/3/2022

A2.10

SHEET #LayNoInSubset OF 152

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Southwest Elevation

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

EXHIBIT "A"
Page No. 16 of 23
Case No. DIR-2021-5596-TOC-HCA

ELEVATION NOTES

GENERAL

01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.

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07 WIDOWS LABELED AS "EGRESS SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER 01/A0.20

LID

01 ALL DOWNSPOUTS TO DRAIN TO RAIN TANKS PER LID 1-7

PARTITION TYPES, SEE A7.01

A	CONCRETE PODIUM SLAB
B	INTERIOR DWELLING UNIT WOOD FLOOR ASSEMBLY
C	ROOF FLOOR ASSEMBLY

FINISH LEGEND

CN-1	CONCRETE MASONRY UNIT
CN-2	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
GB-1	TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
GL-1	TEMPERED GLASS SHOWER ENCLOSURE
MT-1	METAL W/ POWDER COATED FINISH
PL-1	SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
PL-2	SAND FINISH PLASTER W/ INTEGRAL COLOR: GRAY
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TL-1	TILE FLOOR, SLIP RESISTANT
TL-2	CERAMIC WALL TILE
TL-3	QUARTZ COUNTERTOP
TL-4	TILE, TBD
WD-1	VERTICAL WOOD SIDING 1" X 3" CLEAR CEDAR T&G
WD-2	WOOD DECKING SPECIES / FIN. TBD
WD-3	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-4	WHITE OAK VERTICAL GRAIN WOOD VENEER
RF-1	DEXOTEX 'WEATHERWEAR' ESR 1757. W/ AJ-44 SR TOP COAT. 413 SPEEDWAY GRAY. SRI 65 SEE (A7.30)
RF-2	SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30)

GENERAL KEYNOTES

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	SLOPE TO DRAIN MAX 2%
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	AREA DRAIN
	EXIT SIGN
	6" DIA. MTL SAFETY BOLLARD
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PROJECT NO: #Project Code

SHEET NAME

01 SOUTHWEST ELEVATION

PUBLISHED: 5/3/2022

A3.01

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Northwest Elevation

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

EXHIBIT "A"
Page No. 17 of 23
Case No. DIR-2021-5596-TOC-HCA

ELEVATION NOTES

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PARTITION TYPES, SEE A7.01

A	CONCRETE PODIUM SLAB
B	INTERIOR DWELLING UNIT WOOD FLOOR ASSEMBLY
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FINISH LEGEND

CN-1	CONCRETE MASONRY UNIT
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RF-1	DEXOTEX 'WEATHERWEAR' ESR 1757. W/ AJ-44 SR TOP COAT. 413 SPEEDWAY GRAY. SRI 65 SEE (A7.30)
RF-2	SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30)

GENERAL KEYNOTES

GK1	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01/A7.10
GK2	COLUMN PER STRUCTURAL
GK3	STEEL STAIR (UNDER DEFERRED SUBMITTAL)
GK4	PLANTING/BENCH PER LANDSCAPE
GK5	PLANTERS PER CIVIL
GK6	6' CMU SITE WALL

LEGEND

GKXX	GENERAL KEYNOTE (THIS SHEET)
	PROPERTY LINE
	SETBACK LINE
	CENTERLINE
	LINE OF OBJECT ABOVE
	LINE OF OBJECT BELOW
	STRUCTURAL GRIDLINE
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304.50'	FLOOR ELEVATIONS
1/2"	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
	AREA DRAIN
	EXIT SIGN
	6" DIA. MTL SAFETY BOLLARD
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3'-0"	DIMENSION TO FRAMING (FACE OF STUD)

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07.12.21	PC SUBMISSION 1
04.15.21	PZA PC RESPONSE 2
03.04.21	PZA PC RESPONSE 1

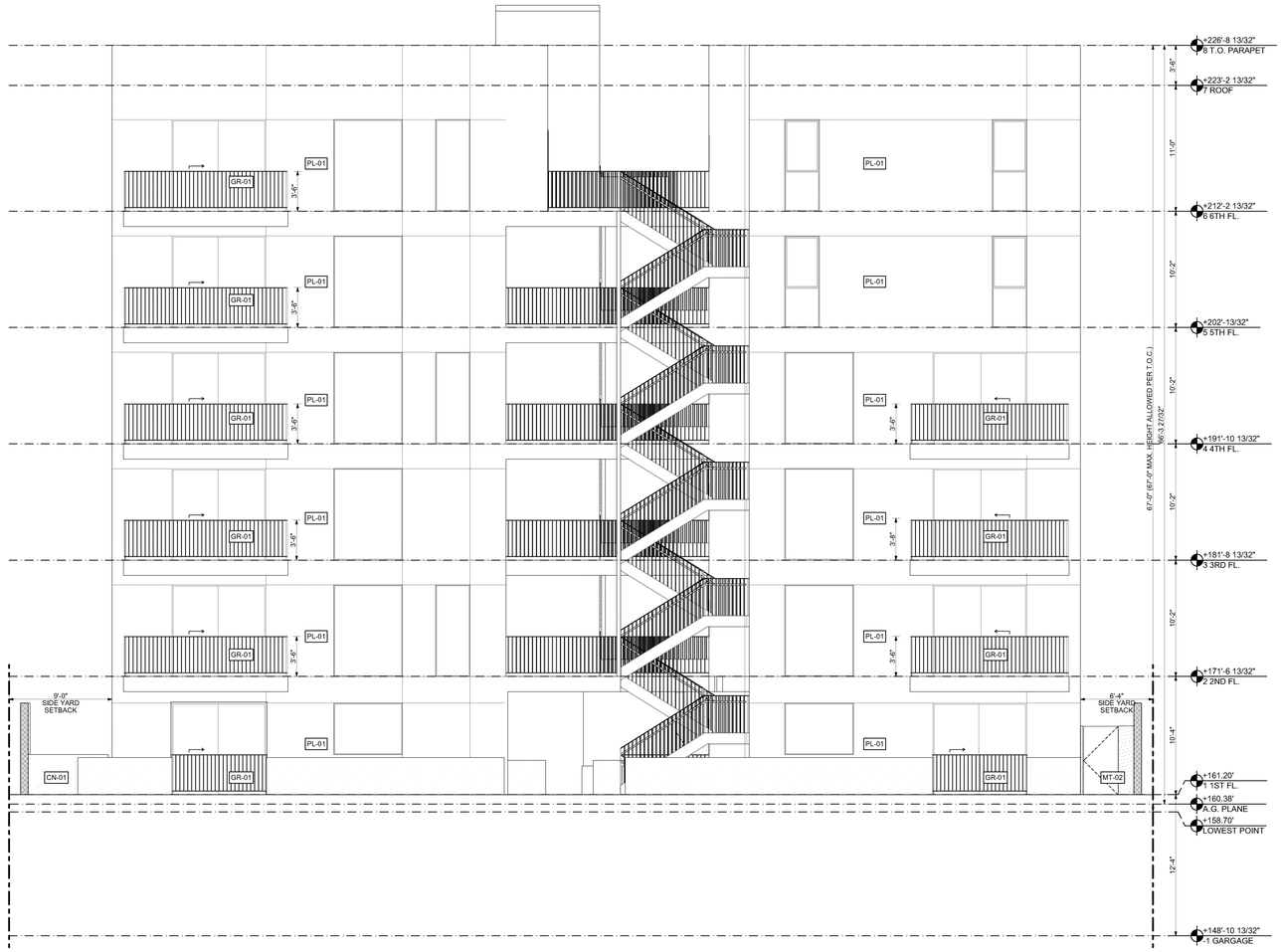
PROJECT NO: #Project Code

SHEET NAME

02 NORTHWEST ELEVATION

PUBLISHED: 5/3/2022

A3.02



Northeast Elevation

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

EXHIBIT "A"
Page No. 18 of 23
Case No. DIR-2021-5596-TOC-HCA

ELEVATION NOTES

GENERAL

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LID

01 ALL DOWNSPOUTS TO DRAIN TO RAIN TANKS PER LID 1-7

PARTITION TYPES, SEE A7.01

- A — CONCRETE PODIUM SLAB
- B — INTERIOR DWELLING UNIT WOOD FLOOR ASSEMBLY
- C — ROOF FLOOR ASSEMBLY

FINISH LEGEND

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GL-1	TEMPERED GLASS SHOWER ENCLOSURE
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PROJECT NO: #Project Code

SHEET NAME

03 NORTHEAST ELEVATION

PUBLISHED: 5/3/2022

A3.03

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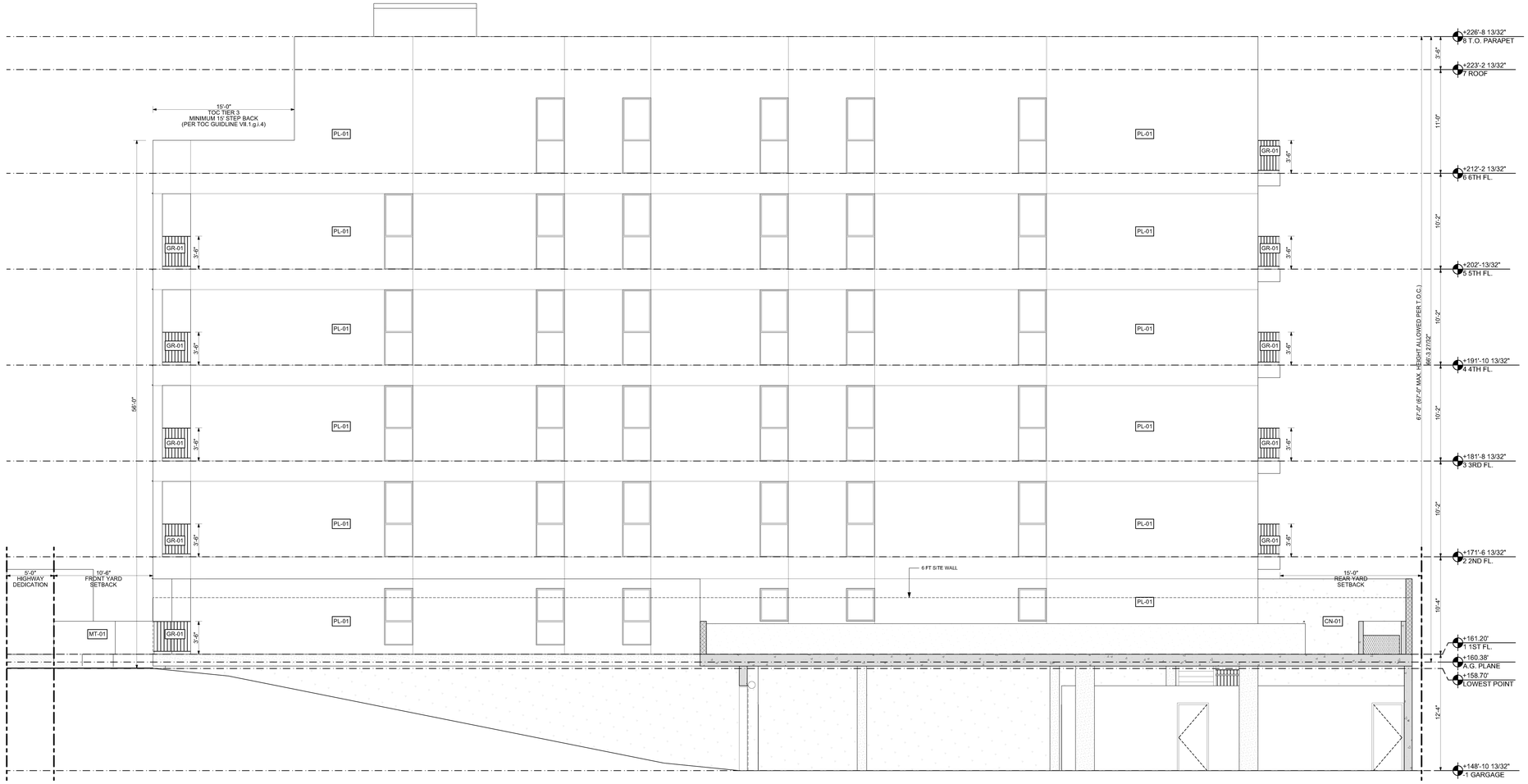

Southeast Elevation

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

EXHIBIT "A"
Page No. 19 of 23
Case No. DIR-2021-5596-TOC-HCA

ELEVATION NOTES

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- 304.50' — FLOOR ELEVATIONS
- 1/2" — MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
- AREA DRAIN
- EXIT SIGN
- 6" DIA. MTL SAFETY BOLLARD
- SD — CEILING MOUNTED SMOKE DETECTOR
- CD — CEILING MOUNTED CARBON MONOXIDE DET.
- EXHAUST FAN
- EVSE — FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.
- WC — WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/BC 2014-106
- ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
- TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
- 3'-0" — DIMENSION TO FINISH FACE OF WALLS / SURFACES
- 3'-0" — DIMENSION TO FRAMING (FACE OF STUD)

bittoni architects

4909 W Jefferson Blvd
Los Angeles, CA 90016
t: 310-841-6857
bittoniarchitects.com

2456 - 2460 PURDUE

2456 - 2460 Purdue Ave
Los Angeles, CA 90064

LICENSED ARCHITECT
MARK CHRISTOPHER BITTONI
No. C-34136
REN. 3.31.23
STATE OF CALIFORNIA

DATE	DESCRIPTION
05.03.22	PLANNING SET
07.12.21	PC SUBMISSION 1
04.15.21	PZA PC RESPONSE 2
03.04.21	PZA PC RESPONSE 1

PROJECT NO: #Project Code

SHEET NAME

04 SOUTHEAST ELEVATION

PUBLISHED: 5/3/2022

A3.04

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LEGEND

SYMBOL	CALLOUT	ITEM	MANUFACTURER	COMMENTS	COLOR/FINISH	DETAIL
	PA	PLANTING AREA		SEE PLANTING SHEETS	TBD	
	LID	LID PLANTED AREA			TBD	SEE DETAIL 2/L2.00
	PD	PLANTER DRAIN				
	PL1	FIBER GLASS PLANTER	QCP	FIBER GLASS PLANTER: 36" L x 24" W x 36" H.	TBD	
	PL2	FIBER GLASS PLANTER	QCP	FIBER GLASS PLANTER: 48" L x 24" W x 36" H.	TBD	
	PL4	FIBER GLASS PLANTER	QCP	FIBER GLASS PLANTER: 48" L x 18" W x 24" H.	TBD	
	PL5	FIBER GLASS PLANTER	QCP	FIBER GLASS PLANTER: 36" L x 24" W x 30" H.	TBD	
	PL6	FIBER GLASS PLANTER	QCP	FIBER GLASS PLANTER: 48" L x 30" W x 36" H.	TBD	
	PL7	FIBER GLASS PLANTER	QCP	FIBER GLASS PLANTER: 48" L x 24" W x 30" H.	TBD	
	W1	CUSTOM LID PLANTER			TBD	
	W2	CUSTOM P.I.P. IN PLANTER		CUSTOM BUILT IN PLANTER: 30" HIGH	STUCCO FINISH	SEE DETAIL 3/L2.00
	W3	CUSTOM P.I.P. IN PLANTER		CUSTOM BUILT IN PLANTER: 36" HIGH	STUCCO FINISH	SEE DETAIL 3/L2.00
	W4	CUSTOM P.I.P. IN PLANTER		CUSTOM P.I.P. PLANTER 42" HIGH	STUCCO FINISH	SEE DETAIL 3/L2.00
	W5	CUSTOM P.I.P. IN PLANTER		CUSTOM P.I.P. PLANTER 30" HIGH	STUCCO FINISH	SEE DETAIL 3/L2.00
	W6	CUSTOM PLANTER		CUSTOM FIBER GLASS PLANTER: 48" L x 48" W x 42" H.		
545448	W7	CUSTOM P.I.P. IN PLANTER		54" SQ PLANTER. 48" DEEP. RECESSED INTO FLOOR. 16" ABOVE PEDESTAL GRADE. BUILT IN WOOD SEAT WALL ON TOP OF PLANTER.	STUCCO FINISH	SEE DETAIL 3/L2.00
	W8	CUSTOM PLANTER		42" HIGH		
	W9	CUSTOM PLANTER		36" HIGH		
	PT	LODI PLANTERS	STONEYARD, INC.	13" DIA x 25" H	ANTIGUA	
				18" DIA x 34" H	ANTIGUA	
				24" DIA x 28" H	ANTIGUA	
	P1	PORTERO - QCP PAVER	QCP	PORTERO - QCP PAVER -	NATURAL	SEE DETAIL 1/L2.00
	P2	PORTERO - QCP PAVER	QCP	PORTERO - QCP PAVER -	FRENCH GRAY	SEE DETAIL 1/L2.00
	P3	POURED IN PLACE CONCRETE			NATURAL COLOR	SEE DETAIL 1/L2.00
	P4	DECOMPOSED GRANITE		STABILIZED D.G.724 SQ. FT.		
	P5	IPE WEATHERED WOOD TILE	TILE TECH	IPE WOOD DECK TILE - 24" x 36" x 1 ½"	WEATHERED	SEE DETAIL 5/L2.00
	P6	20" COOL ROOF PAVERS	TILE TECH	COOL ROOF PAVERS - 20" x 20" x 1 ½"	COOL GRAY	SEE DETAIL 4/L2.00
	P7	AQUALINE 12 x 12 PERMEABLE PAVER	BELGARD COMMERCIAL	AQUALINE 12" x 12" x 3⅛ " IN 1-PIECE STACK BOND PATTERN: 276 SQ FT.	RIO/SMOOTH	
		NEW TREE		SEE LANDSCAPE PLANS		
		NEW STREET TREE		SEE LANDSCAPE PLANS		
	F1	BUILT IN BENCH CONSTRUCTED ON PLANTER		CUSTOM BUILT IN BENCH CONSTRUCTED TO PLANTER. 18" HIGH FLOATING BENCH	THERMORY WOOD	
	F2	ROUND DINING TABLE	PER OWNER			
	F3	FIRE PIT	PER OWNER			
	F4	SQUARE TABLE	PER OWNER	TABLE WITH ONE CHAIR		
	F5	HIGH TABLE STUDY BAR	PER OWNER	HIGH TABLE STUDY BAR		
	F6	SMALL SOFA	PER OWNER			
	F7	L SECTIONAL SOFA	PER OWNER			
	F8	OTTOMAN	PER OWNER			
	F9	BISTRO TABLE	PER OWNER			

HARDSCAPE SOLAR REFLECTANCE

1ST FLOOR	SRI VALUE	QUANTITY IN SF	SR VALUE ABOVE .30
PORTERO - QCP PAVER: NATURAL	0.36	805	805
PORTERO - QCP PAVER: FRENCH GRAY	0.19	295	0
CONCRETE		1,261	1261
DECOMPOSED GRANITE	N/A	780	0
AQUALINE - 12"x12" PERMEABLE PAVER	N/A	276	0
ROOF DECK			
IPE WOOD TILE - TILE TECH: WEATHERED TILE	N/A	942	0
COOL ROOF PAVER - TILE TECH: COOL GRAY	0.65	515	1130
	TOTAL	**4,874**	**3,196**
PERCENTAGE OF HARDSCAPE WITH SRI VALUE ABOVE .30			66

65% OF THE OUTDOOR HARDSCAPE AREA HAS AN SRI VALUE ABOVE .30 WHICH MEETS THE REQUIRED 50% AND IS THEREFORE IN COMPLIANCE.

SEE MANUFACTURER DATA SHEETS (THIS SHEET) FOR SRI VALUES.

**** ALL ON GRADE HARDSCAPE USES A PERMEABLE PAVER. REMAINING HARDSCAPES ARE ON TOP OF PARKING STRUCTURE AND MATERIALS ARE LISTED ABOVE.****

TileTech
PAVER SYSTEMS

4.0 RESULTS

Reflectance and SRI:

Specimen Code	% Solar Reflectance	SRI
COOL BLUE 50	71.4	88
COOL GRAY 50	54.4	65
COOL GREEN 50	66.9	83
COOL ORANGE 50	64.0	79
COOL RED 50	62.8	77
COOL YELLOW 50	68.5	85

FLATWORX by GCO
STANDARD

Natural	0.036	41.00	0.07	0.93	68	59	8000	>5%	3 years
Quail Hill Red	0.031	35.00	0.07	0.93	68	59	8000	>5%	3 years
Latte	0.027	30.00	0.07	0.93	68	59	8000	>5%	3 years
French Gray	0.019	19.00	0.07	0.92	68	59	8000	>5%	3 years
Bungalow	0.027	30.00	0.07	0.93	68	59	8000	>5%	3 years
Adobe Taupe	0.022	23.00	0.08	0.92	68	59	8000	>5%	3 years
Mission White	0.052	62.00	0.09	0.91	68	59	8000	>5%	3 years
Harvest	0.031	35.00	0.07	0.93	68	59	8000	>5%	3 years

LANDSCAPE REQUIREMENTS

OPEN SPACE PROVIDED PER ARCHITECT:

REAR YARD: 1,451 SF
COMMON SPACE(COURT YARD): 826 SF
REC ROOM: 637 SF
ROOF DECK: 429 SF
TOTAL: 3,342 SF

MINUS REC ROOM: 637 SF
TOTAL : 2,705 SF

LANDSCAPE AREAS REQUIRED: 676.25 SF= 25% OF OPEN SPACE
LANDSCAPE AREAS PROVIDED: 1,527 SF = 56% OF OPEN SPACE

TREES PROVIDED 1 PER 4 UNITS. 27 UNITS = 7 TREES
7 TREES PROVIDED.

CITY OF LOS ANGELES LANDSCAPE ORDINANCE GUIDELINES "O". LANDSCAPE POINT SYSTEM

SQUARE FOOTAGE FOR PROJECT	44,599	POINTS REQUIRED PER ORDINANCE PLUS 10% PER CONDITIONS OF APPROVAL	30
FEATURE/TECHNIQUE		**SITE WORK**	**POINTS**
2 POINTS PER TREE. 30' ON CENTER MAXIMUM			6
1 POINT PER 24" BOX TREE. STREET TREES PLANTED LARGER THAN 15 GALLON			3
1 POINT PER LINEAR FOOT CONTINUOUSLY PLANTED PARKWAY		87 LINEAR FT	87
		TOTAL	**96**

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SHEET INDEX

L1.00	LANDSCAPE CONSTRUCTION SCHEDULE AND NOTES
L1.10	LANDSCAPE CONSTRUCTION PLAN 1ST FLOOR
L1.60	LANDSCAPE CONSTRUCTION PLAN 6TH FLOOR
L2.00	LANDSCAPE CONSTRUCTION DETAILS
L3.00	IRRIGATION CALCULATIONS
L3.01	IRRIGATION LEGEND AND NOTES
L3.10	IRRIGATION PLAN 1ST FLOOR
L3.60	IRRIGATION PLAN 6TH FLOOR
L4.00	IRRIGATION DETAILS
L4.10	IRRIGATION DETAILS
L5.00	PLANTING SCHEDULE AND NOTES
L5.10	PLANTING PLAN 1ST FLOOR
L5.60	PLANTING PLAN 6TH FLOOR
L6.00	PLANTING DETAILS

ENVIRONMENTALDESIGNSTUDIO
201 WESTMORELAND AVE SUITE 126,
LOS ANGELES, CA 90004
www.EDStudioLA.com

PURDUE

2465-60 PURDUE AVE
LOS ANGELES, 90064

LANDSCAPE ARCHITECT
DAVID ERIC BISEGNA CASLA 5621
Signature 05.31.22 Date
STATE OF CALIFORNIA

08.03.20	TOC SUBMITTAL
12.27.20	D.D. SUBMITTAL
01.26.21	P.C.- 1
07.26.21	PLANNING SUBMITTAL
10.11.21	PLANNING SUBMITTAL
05.09.22	50% CD'S
06.07.22	75% CD'S
DATE	DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

LANDSCAPE SCHEDULE AND NOTES

L1.00

SCALE: 3/16" = 1'

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www.EDStudioLA.com

PURDUE

2465-60 PURDUE AVE
LOS ANGELES, 90064

LANDSCAPE ARCHITECT
CHAD WEI BIESECKER
Signature
05-11-22
Date
STATE OF CALIFORNIA

08.03.20	TOC SUBMITTAL
12.27.20	D.D. SUBMITTAL
01.26.21	P.C.- 1
07.26.21	PLANNING SUBMITTAL
10.11.21	PLANNING SUBMITTAL
05.09.22	50% CD'S
DATE	DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

CONSTRUCTION PLAN 1ST FLOOR

L1.10

ENVIRONMENTALDESIGNSTUDIO
201 WESTMORELAND AVE SUITE 126,
LOS ANGELES, CA 90004
www.EDSstudioLA.com

SCALE: 3/16" = 1'

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PURDUE

2465-60 PURDUE AVE
LOS ANGELES, 90064

LICENSED LANDSCAPE ARCHITECT
EDGAR JOEL BIESEKER No. 6559
Signature
05-15-22
Date
07.26.2021
Date
STATE OF CALIFORNIA

08.03.20	TOC SUBMITTAL
12.27.20	D.D. SUBMITTAL
01.26.21	P.C.- 1
07.26.21	PLANNING SUBMITTAL
10.11.21	PLANNING SUBMITTAL
05.09.22	50% CD'S
DATE	DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

CONSTRUCTION PLAN 6TH FLOOR

L1.60

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS	WATER USE	SUN EXPOSURE
	3	JACARANDA MIMOSIFOLIA	JACARANDA	---		PER CITY	MEDIUM	PART SHADE, FULL SUN
	5	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE MULTI-TRUNK	36" BOX			LOW - MEDIUM	FULL SUN
	2	PLATANUS MEXICANA	MEXICAN SYCAMORE	48"			MEDIUM	PART SHADE, FULL SUN
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**REMARKS**	**WATER USE**	**SUN EXPOSURE**
	42	CALLISTEMON VIMINALIS `LITTLE JOHN`	LITTLE JOHN WEEPING BOTTLEBRUSH	15 GAL.	36" o.c.		LOW - MEDIUM	PART SHADE, FULL SUN
	28	PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON'	MARJORIE CHANNON TAWHIWHI	15 GAL.	30" o.c.		MEDIUM	PART SHADE, FULL SUN
CACTI/SUCCULENTS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**REMARKS**	**WATER USE**	**SUN EXPOSURE**
	6	AGAVE ATTENUATA	FOXTAIL AGAVE	15 GAL.	30" o.c.		LOW	PART SHADE, FULL SUN
	8	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	21" o.c.		LOW	PART SHADE, FULL SUN
	6	AGAVE ATTENUATA `KARA`S STRIPES`	KARA`S STRIPES FOXTAIL AGAVE	15 GAL.	28" o.c.		LOW - MEDIUM	PART SHADE, FULL SUN
	13	AGAVE ATTENUATA `KARA`S STRIPES`	KARA`S STRIPES FOXTAIL AGAVE	5 GAL.	21" o.c.		LOW - MEDIUM	PART SHADE, FULL SUN
	22	AGAVE ATTENUATA `NOVA`	NOVA FOXTAIL AGAVE	15 GAL.	28" o.c.		LOW - MEDIUM	PART SHADE, FULL SUN
	4	YUCCA ROSTRATA	BEAKED YUCCA	15 GAL.	31" o.c.		VERY LOW - LOW	FULL SUN
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**REMARKS**	**WATER USE**	**SUN EXPOSURE**
	201	CAREX BARBARAE	SANTA BARBARA SEDGE	5 GAL.	18" o.c.		MEDIUM	PART SHADE
	76	CARISSA MACROCARPA `BOXWOOD BEAUTY`	BOXWOOD BEAUTY NATAL PLUM	5 GAL.	18" o.c.		LOW - MEDIUM	PART SHADE, FULL SUN
	140	CRASSULA MULTICAVA	CAPE PROVENCE PYGMYWEED	1 GAL.	12" o.c.		LOW	PART SHADE
	61	MYOPORUM PARVIFOLIUM `PROSTRATUM`	MYOPORUM	1 GAL.	12" o.c.		LOW - MEDIUM	PART SHADE, FULL SUN

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS	WATER USE	SUN EXPOSURE
	2	OLEA EUROPAEA 'WILSONII'	WILSON OLIVE	48" BOX			VERY LOW - LOW	
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**REMARKS**	**WATER USE**	**SUN EXPOSURE**
	8	KALANCHOE BEHARENSIS	FELT PLANT	15 GAL.	31" o.c.		LOW	PART SHADE, FULL SUN
CACTI/SUCCULENTS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**REMARKS**	**WATER USE**	**SUN EXPOSURE**
	6	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	21" o.c.		LOW	PART SHADE, FULL SUN
	12	AGAVE ATTENUATA `NOVA`	NOVA FOXTAIL AGAVE	5 GAL.	21" o.c.		LOW - MEDIUM	PART SHADE, FULL SUN
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**REMARKS**	**WATER USE**	**SUN EXPOSURE**
	59	PORTULACARIA AFRA `VARIEGATA`	VARIEGATED ELEPHANT BUSH	8"	12" o.c.		VERY LOW - LOW	SHADE, PART SHADE, FULL SUN
	64	WESTRINGIA FRUTICOSA `WES06` TM	LOW HORIZON COAST ROSEMARY	1 GAL.	12" o.c.		LOW	PART SHADE, FULL SUN

PLANTING NOTES

1. MINIMUM OF 75% OF PLANTS TO COME FROM LOS ANGELES COUNTY DROUGHT-TOLERANT PLANT LIST. SEE CHART THIS PAGE.
2. SEE SHEET L600, FOR PLANTING AND SPACING DETAILS.
3. UNDER NO CIRCUMSTANCES WILL THERE BE ANY MATERIAL SUBSTITUTIONS EXCEPT WITH THE EXPRESS CONSENT OF THE LANDSCAPE ARCHITECT.
4. 21 DAYS PRIOR TO PLANT INSTALLATION, THE CONTRACTOR IS TO SUBMIT A COMPLETE LIST OF PLANT MATERIAL TO BE SUPPLIED. THIS LIST IS TO INCLUDE PLANT SPECIFICATIONS (HEIGHT, SPREAD, AND CALIPER WHERE APPLICABLE), NURSERY SOURCES AND CONTACTS. CONTRACTOR IS TO PROVIDE PHOTOGRAPHS OF EACH TREE AND A REPRESENTATIVE PHOTOGRAPH OF EACH SHRUB AND GROUNDCOVER SPECIES. NO SUBSTITUTIONS WILL BE ALLOWED FOLLOWING SUBMITTAL OF THE LIST.
5. EACH CONTAINER PLANT DELIVERED TO THE SITE MUST BE CLEARLY LABELED AS TO SPECIES, VARIETY, AND NURSERY SOURCE. ANY PLANTS SHIPPED WITHOUT LABELS AND CORRESPONDING PACKING SLIP WILL BE REJECTED AND IMMEDIATELY REMOVED FROM THE SITE. CONTRACTOR TO NOTIFY NURSERY THAT THIS PROVISION WILL BE STRICTLY ENFORCED. DISPUTES REGARDING DETERMINATION OF PLANT SPECIES OR VARIETY WILL BE RESOLVED BY THE LANDSCAPE ARCHITECT, AND HIS/HER DECISION WILL BE FINAL.
6. PRIOR TO PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. SOIL COMPACTION SHOULD BE AVOIDED IN ALL AT GRADE PLANTING AREAS.
7. A SOILS MANAGEMENT REPORT CONSISTENT WITH § 492.5 OF THE CALIFORNIA CODE OF REGULATIONS TITLE 23, DIVISION 2, CHAPTER 2.7, SHALL BE PROVIDED TO THE CITY INSPECTOR AT TIME OF FINAL LANDSCAPE INSPECTION. IN THE EVENT THE SOILS MANAGEMENT REPORT RECOMMENDS SOIL MODIFICATIONS, THE PROJECT APPLICANT OR HIS/HER DESIGNEE SHALL SUBMIT ADDITIONAL DOCUMENTATION VERIFYING IMPLEMENTATION OF SOILS MANAGEMENT REPORT RECOMMENDATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE COSTS ASSOCIATED WITH PROCURING THE SERVICES OF A SOIL TESTING LABORATORY (WALLACE LABS - OR EQUAL) TO PERFORM AN AGRICULTURAL SUITABILITY ANALYSIS. THE LAB'S RECOMMENDATIONS ARE TO BE FOLLOWED FOR SOIL PREPARATION AND BACKFILL AMENDMENT AND PROCEDURES, AND FOR MAINTENANCE FERTILIZER APPLICATIONS. TWO SEPARATE SAMPLES SHALL BE TAKEN:
   1 FROM THE NEW LOCUST AVE AT GRADE PLANTING AREA
   1 FROM THE NEW PALMER COURT AT GRADE PLANTING AREA
   SAMPLES SHALL BE DELIVERED BY THE CONTRACTOR TO THE SOILS TESTING LABORATORY. THE LABORATORY SHOULD BE INFORMED OF THE INTENDED PLANTING FOR EACH SAMPLE. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE WILL ASSIST WITH SELECTING TESTING LOCATIONS.
9. FOR BIDDING PURPOSES ONLY, THE CONTRACTOR IS TO ASSUME THE FOLLOWING AMENDMENT FOR SOIL PREPARATION, AND IS TO ASSUME UTILIZATION OF AMENDED SITE SOIL FOR PLANT PIT BACKFILL: INCORPORATE INTO THE SOIL THE FOLLOWING MATERIALS, PER PROCEDURES DESCRIBED IN THE SPECIFICATIONS. MATERIAL AMOUNTS PER 1000 SQUARE FEET:
   3 CU. YD. NITROGEN FORTIFIED WOOD COMPOST
   2 CU. YD. ORGANIC FERTILIZER
   100 LBS. GYPSUM
   30 LBS. COMMERCIAL FERTILIZER
10. SEE SPECIFICATIONS FOR OVER STRUCTURE IMPORT SOIL.
11. PLACE A 3" DEEP SHREDDED CEDAR BARK MULCH COVER IN PLANTING AREAS. SOIL SHALL NOT BE VISIBLE THROUGH MULCH. KEEP MULCH 3" CLEAR OF BASE OF SHRUBS AND GROUND COVER AND 6" CLEAR OF TREE TRUNKS.
    PRIOR TO ORDERING MULCH, CONTRACTOR IS TO SUBMIT SAMPLE TO LANDSCAPE ARCHITECT AND THE OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL.
12. FINISHED GRADE OF TURF IS TO BE 1" BELOW FINISHED SURFACE OF ADJACENT PAVING OR MOWSTRIP.
13. ALL ON-STRUCTURE PLANTERS TO BE FILLED WITH IMPORT SOIL PER SPECIFICATIONS.
14. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
    SOIL SHALL NOT BE VISIBLE THROUGH MULCH. KEEP MULCH 3" CLEAR OF PLANT STEMS AND 6" CLEAR OF TREE TRUNKS. PRIOR TO ORDERING MULCH, CONTRACTOR IS TO SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.

14.1. ORGANIC MULCH SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER PRODUCTS ARE NOT LOCALLY AVAILABLE.

15. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE UP TO 5% OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH.
16. STABILIZING MULCHING PROEDUCTS SHALL BE USED ON SLOOPES THAT MEET CURRENT ENGINEERING STANDARDS
17. PLANT COUNTS ARE PROVIDED FOR CONVENIENCE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES.
18. RE-CIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
19. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
20. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

LA COUNTY DROUGHT TOLERANT PLANT LIST

TREES BOTANICAL NAME	**COMMON NAME**	**YES QUANTITY**	**NO QUANTITY**
JACARANDA MIMOSIFOLIA	JACARANDA	3	
LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE MULTI-TRUNK	5	
OLEA EUROPAEA 'WILSONII'	WILSON OLIVE		2
PLATANUS MEXICANA	MEXICAN SYCAMORE	2	
SHRUBS BOTANICAL NAME	**COMMON NAME**		
CALLISTEMON VIMINALIS `LITTLE JOHN'	LITTLE JOHN WEEPING BOTTLEBRUSH	42	
PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON'	MARJORIE CHANNON TAWHIWHI		28
WESTRINGIA FRUTICOSA `WES06` TM	LOW HORIZON COAST ROSEMARY	64	
CACTUS/SUCCULENTS BOTANICAL NAME	**COMMON NAME**		
AGAVE ATTENUATA	FOXTAIL AGAVE	6	
AGAVE ATTENUATA	FOXTAIL AGAVE	14	
AGAVE ATTENUATA `KARA`S STRIPES`	KARA`S STRIPES FOXTAIL AGAVE	6	
AGAVE ATTENUATA `KARA`S STRIPES`	KARA`S STRIPES FOXTAIL AGAVE	13	
AGAVE ATTENUATA `NOVA`	NOVA FOXTAIL AGAVE	34	
KALANCHOE BEHARENSIS	FELT PLANT		8
YUCCA ROSTRATA	BEAKED YUCCA		4

GROUNDCOVER BOTANICAL NAME	**COMMON NAME**		
CAREX BARBARAE	SANTA BARBARA SEDGE	201	
CARISSA MACROCARPA `BOXWOOD BEAUTY'	BOXWOOD BEAUTY NATAL PLUM	76	
CRASSULA MULTICAVA	CAPE PROVENCE PYGMYWEED	140	
MYOPORUM PARVIFOLIUM `PROSTRATUM'	MYOPORUM	61	
PORTULACARIA AFRA `VARIEGATA`	VARIEGATED ELEPHANT BUSH	59	
TOTAL		726	42
PERCENTAGE		95	5

TOTAL LA COUNTY DROUGHT TOLERANT PLANTS: 726
TOTAL PLANTS: 168

MINIMUM REQUIRED DROUGHT TOLERANT PLANTS: 75%

PERCENTAGE OF DROUGHT TOLERANT PLANTS INCLUDED IN DESIGN: 95%

EXHIBIT "A"
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PURDUE

2465-60 PURDUE AVE
LOS ANGELES, 90064

LICENSED LANDSCAPE ARCHITECT
JAMES ROY BESCOSA No. 6161
Signature
08.01.22
Date
STATE OF CALIFORNIA

DATE	DESCRIPTION
08.03.20	TOC SUBMITTAL
12.27.20	D.D. SUBMITTAL
01.26.21	P.C.- 1
07.26.21	PLANNING SUBMITTAL
10.11.21	PLANNING SUBMITTAL

PROJECT NO: #Project Code

SHEET NAME

PLANTING SCHEDULE AND NOTES

L5.00