

ACCELERATED REVIEW PROCESS - C

Office of the City Engineer

Los Angeles, California

To the Honorable Council

1/26/2024

Of the City of Los Angeles

Honorable Members:

C. D. No. 10

SUBJECT:

Dedication of City-Owned Real Property as Public Street lying on the west side of Vineyard Avenue, north of Washington Boulevard.
- Right of Way No. 36000-10268

RECOMMENDATIONS:

- A. That the City-owned Real property lying on the west side of Vineyard Avenue, north of Washington Boulevard, shown on Exhibit Map, be dedicated, accepted, and established as part of on Vineyard Avenue, a public street of said City.
- B. That the accompanying draft of Ordinance, effectuating such dedication, acceptance, and establishment, which has been approved as to form and legality by the City Attorney, be adopted.
- C. That pursuant to Section 556 of the City Charter, the City Council finds that this dedication, acceptance, and establishment, of City-owned real property as public street is in substantial conformance with the purpose, intent, and provisions of the General Plan.
- D. That notification of the time and place of the City Council meeting to consider this matter be sent to:

- 1. Dan Krief
6420 Wilshire Blvd Suite 1000
Los Angeles, CA 90048
(323)926-0248

FISCAL IMPACT STATEMENT:

A fee of \$3,416.51 was paid for processing this report pursuant to Sections 7.3 and 7.41.1 of the Administrative Code. No additional City Funds are needed.

TRANSMITTALS:

1. Application dated May 20, 2021, from City of Los Angeles.
2. Exhibit Map, location map.
3. Draft of Ordinance, in duplicate.

DISCUSSION:

The petitioner, City Of Los Angeles, is requesting that the City-owned property lying on the west side of Vineyard Avenue, north of Washington Boulevard, shown on the attached Exhibit Map, be dedicated as Public Street.

The dedication is necessary to complete the public street dedication required on Vineyard Avenue, for major streets pursuant to Section 12.37 of the Municipal Code. This site is for a new affordable housing project.

ENVIRONMENTAL DETERMINATION:

The Bureau of Engineering has determined that this dedication of City-owned land as Public Street, is categorically exempt from the California Environmental Quality Act of 1970, under Article III, Class 5(4) of the City's Environmental Guidelines.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'W. Knight', with a stylized flourish at the end.

William Knight, Engineer of Surveys
Survey Division
Bureau of Engineering

cc: Central Office

Application for Dedication of Easement

Case Reference Number 202100207

Applicant Information

Full Name:	DKE - DAN KRIEF
Address:	6420 Wilshire Blvd Suite 1000
City	Los Angeles
State	CA
Zip	90048
Phone	(310) 926-0248
Fax	N/A
Email	dkrief@dkengineercorp.com

Owner Information

Full Name:	WASHINGTON ARTS COLLECTIVE. LP
Address:	11150 W. OLYMPIC BLVD. SUITE 620
City	Los Angeles
State	CA
Zip	90064
Phone	(310) 575-3543
Fax	N/A
Email	mito@metahousing.com

Property Information

Job Address:	4601-4615 W. Washington Blvd.
UPI Number (If Applicable)	
Building Permit Application No.	21010-10000-01702
R/W No.	36000-10268
Tract	ARLINGTON HEIGHTS TERRACE SUBDIVISION NO. 1
Block	1
Lot	39, 41, 43
Arb.	N/A

Project Information (if applicable)

Project Title	
Project Engineer (if City project)	
Project Engineer Title (if City project)	

Work Order or I.D.O. (if City project)	
B-Permit Number (if applicable)	
Work Description	NEW CONSTRUCTION OF 33 TOC DWELLING UNITS/ MIX USE.

Dedication Information	
The Area to be dedicated is for:	
	YES Street
	NO Alley
	NO Sidewalk
	NO Sanitary Sewer
	NO Storm Drain
	NO Other Explain
<hr/>	
The area dedicated is located at:	
Engineering District	CENTRAL
Planning District	METRO PLANNING DISTRICT
Council District Number	10
District Map Number	126B181-1058
Thomas Guide Page and Grid	633-E5
<hr/>	
Description of Dedication	5' Dedication along Vineyard Ave., 20' radius curved cut at the intersection of Washington Blvd. and Vineyard Ave., and Field Investigation.
Reason for Dedication	R3. DIR-2018-5415-TOC silent on dedication and improvements. This is a voluntary dedication for R3 on city owned property.

The dedication is required by:	
NO R3 - Hwy Dedication	
NO CPC	Planning Number
NO ZA	Planning Number
NO DOT	
NO Hillside Ordinance	
YES Voluntary Dedication	
NO Other	Explain

BOE Counter Comments:
PAYMENT RECEIVED FOR FIELD INVESTIGATION ONLY PER Transaction ID: 2021014838, DEDICATION TO FOLLOW LATER PER APPLICANT REQUEST. -----

----- FIELD INVESTIGATION WAS COMPLETED ON 7/22/2021. A-PERMIT OR B PERMIT MAY BE REQUIRED FOR THE IMPROVEMENTS, SEE FIELD FOLDER, LETTER FOR IMPROVEMENTS, OF NAVIGATE LA MAP FOR DIMENSIONS OF WORK. BP: 21010-10000-01702
----- 9/1/21:payment RCVD for R3 dedication per Transaction ID: 2021026084. DIR-2018-5415-TOC silent on dedication and improvements. This is a voluntary dedication for R3 on city owned property.

Survey Comments:

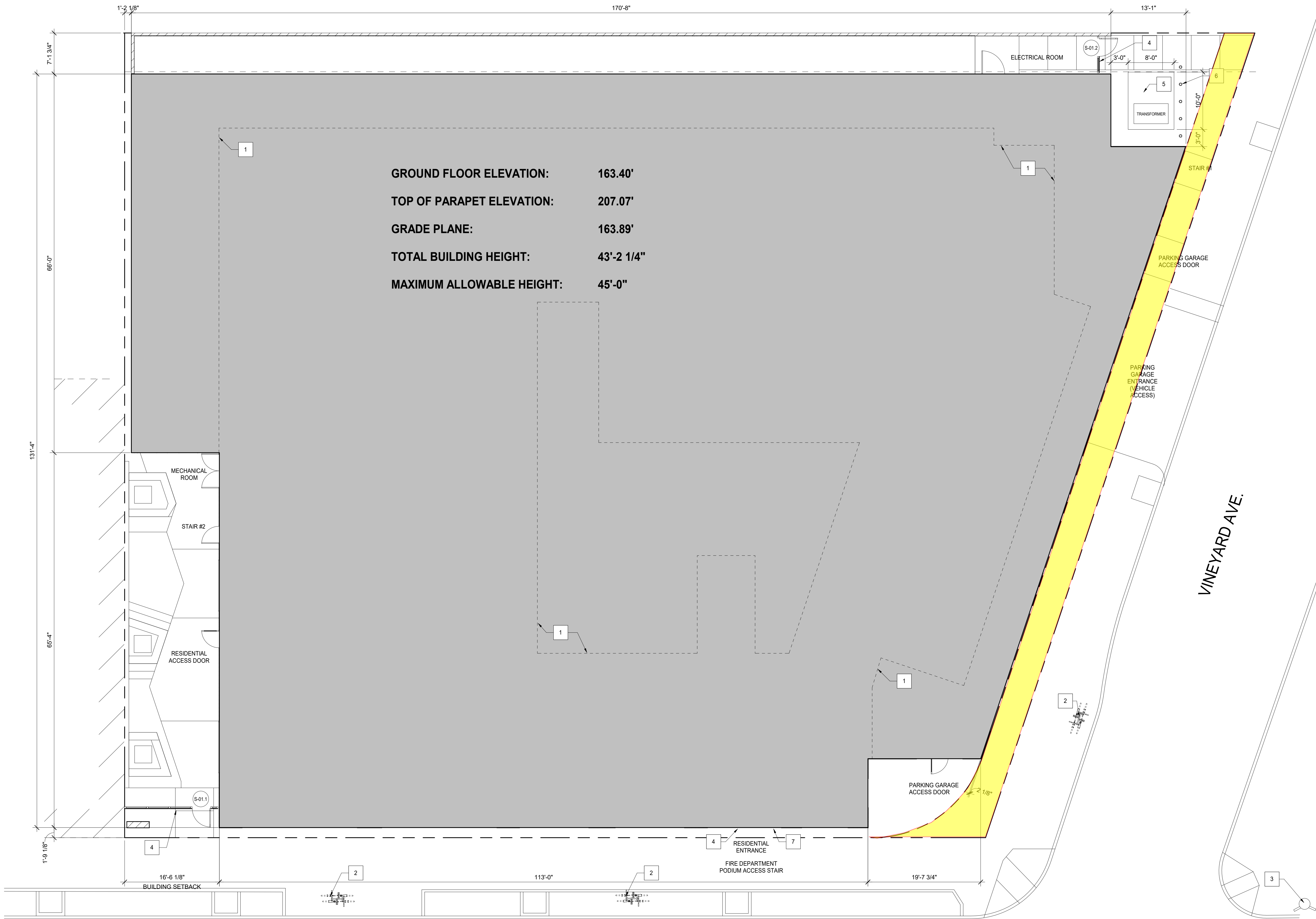
Legal description of dedication area require.

Real Estate Comments:

No Comments.

Mapping Comments:

No Comments.



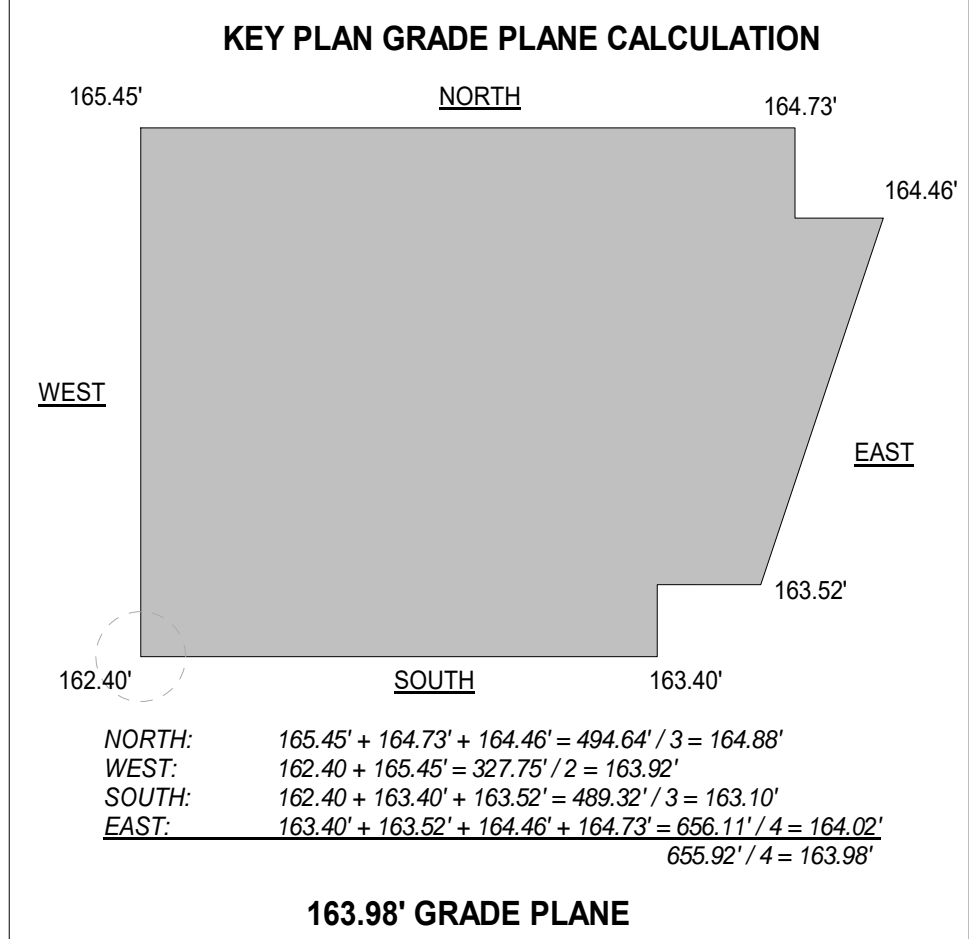
GROUND FLOOR ELEVATION: 163.40'
TOP OF PARAPET ELEVATION: 207.07'
GRADE PLANE: 163.89'
TOTAL BUILDING HEIGHT: 43'-2 1/4"
MAXIMUM ALLOWABLE HEIGHT: 45'-0"

WASHINGTON BLVD.

1 SITE PLAN (ARCHIECTURAL)
SCALE: 1/8" = 1'-0"

KEYNOTES:

- 1 OUTLINE OF RESIDENTIAL BUILDING ABOVE PODIUM DECK
- 2 BICYCLE RACKS: SHORT TERM
- 3 EXISTING FIRE HYDRANT
- 4 KNOX BOX MODEL 3200 (LABELED KEY IN KNOX BOX)
- 5 TRANSFORMER PAD
- 6 BOLLARDS
- 7 RESIDENTIAL INTERCOM
- 8 REAR YARD ACCESS GATE
- 10 REAR YARD PROPERTY LINE FENCE



GENERAL NOTES

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.), OR TO THE LOCATION OF THE CONNECTION. 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.
- THIS BUILDING AND PARKING GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH NFPA 13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY THE CITY PLUMBING DIVISION PRIOR TO INSTALLATION.
- THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND SHALL BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

FIRE DEPARTMENT NOTES

- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES.
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, AS WELL AS 2016 C.B.C. SECTION 2702.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- 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.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- DOOR HANDLES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MINIMUM OF 34 INCHES AND A MAXIMUM OF 48 INCHES ABOVE THE FINISH FLOOR.
- ALL EGRESS DOOR OPERATION SHALL COMPLY WITH 2019 C.B.C. SECTION 1008.1.9.
- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF A POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
 - A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
 - B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN 2019 C.B.C. SECTION 1024.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - E. EXTERIOR LANDINGS, AS REQUIRED BY 2019 C.B.C. SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
- EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE MEASURED ALONG THE PATH OF EGRESS AT THE FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT CANDLE AVERAGE AND A MINIMUM AT ANY POINT OF 0.6 FOOT CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
- THE EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE 2016 C.B.C. SECTION 403.
- PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO. PARKING, FIRE LANE. SIGNS SHALL BE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.
- APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAIN SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
- FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.2
- AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
- ALL FIRE HYDRANTS SHALL MEASURE 6" x 4" x 2-1/2". BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C553, OR APPROVED EQUAL.
- FIRE DEPARTMENT CONNECTION SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 901.2, LOS ANGELES FIRE DEPARTMENT REGULATION 7
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 908.
- EACH DOOR IN A MEANS OF EGRESS FROM A GROUP 'A' OR ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE. BUILDING CODE 1010.1.10 FIRE CODE 1010.1.10
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT, THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. BUILDING CODE 420.4.1
- WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT OR GROUP 'R-1, R-2, R-3, R-3.1 OR R-4, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. BUILDING CODE 907.2.11.3
- IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. BUILDING CODE 907.2.11.4
- PROVIDE AN APPROVED CLASS 1 STANDPIPE SYSTEM AS SET FORTH BY BUILDING CODE AND FIRE CODE 905.
- SUBMIT PLANS TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- EMERGENCY RESPONDER COVERAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 510 OF THE FIRE CODE. SUBMIT PLANS TO THE FIRE ALARM PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- BASEMENT LEVEL ENCLOSED PARKING GARAGE EXCEEDING 12,000 SQUARE FEET REQUIRES A MECHANICAL SMOKE REMOVAL SYSTEM IN ACCORDANCE WITH LOS ANGELES COUNTY FIRE CODE 510.
- FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4
- FIRE APPARATUS ACCESS ROADS AND STRUCTURES LOCATED NEAR HIGH-VOLTAGE TRANSMISSION LINES SHALL BE POSTED WITH APPROVED SIGNS STATING "CAUTION OVERHEAD HIGH-VOLTAGE TRANSMISSION LINES" AS REQUIRED BY FIRE CODE 503.3.1 SPECIFIC SIGN LOCATIONS SHALL BE DETERMINED BY THE FIRE INSPECTOR.
- ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4
- PLANS SHOWING UNDERGROUND PIPING FOR PRIVATE ON-SITE FIRE HYDRANTS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 501.2, COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 7
- DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3

SITE PLAN NOTES

- CIVIL DRAWINGS TO TAKE PRECEDENCE OVER ARCHITECTURAL SITE PLAN. REFER TO CIVIL DRAWINGS FOR ALL PROPERTY LINE DIMENSIONS, BUILDING SETBACKS AND BUILDING LOCATION.
- ALL OUTDOOR LIGHTING SHALL BE HOODED AND ARRANGED IN SUCH A MANNER AS TO NOT CREATE GLARE ONTO ADJACENT STREETS OR PROPERTIES. SUCH LIGHTING SHALL BE MAINTAINED. SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.
- ALL TRAFFIC SIGNS, INCLUDING SPEED LIMIT SIGNS REQUIRED BY THE POLICE DEPARTMENT AND STREET SIGNS REQUIRED BY THE CITY ENGINEER, SHALL BE FURNISHED AND INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH CITY STANDARDS.
- ALL FREE-STANDING AND OCCUPANCY SIGNS SHALL BE APPROVED BY THE CITY BY MEANS OF A SEPARATE SIGN REVIEW PROCESS. THE PROJECT SHALL INCLUDE CLEAR ENTRY SIGNS AND BUILDING LEGENDS IDENTIFYING LOCATIONS OF ALL UNITS FOR EMERGENCY SERVICES PURPOSES.
- ANY WORK TO BE PERFORMED WITHIN THE CITY RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DEPARTMENT. THE WORK TO BE DONE WITHIN THE RIGHT-OF-WAY MUST BE COMPLETELY PRIOR TO RECEIVING AN OCCUPANCY PERMIT. ANY EXISTING IMPROVEMENTS THAT ARE DAMAGED DURING THE CONSTRUCTION PROCESS, DELIVERY OF MATERIALS, OR BY ANY OTHER MEANS, MUST BE REPAIRED PRIOR TO OCCUPANCY.
- THE DEVELOPER SHALL PROVIDE, INSTALL AND DEDICATE STREET LIGHTS TO THE CITY AS REQUIRED BY THE CITY ENGINEER, AND SHALL INSTALL PARKING LOT LIGHTING AS REQUIRED BY THE CITY ENGINEER.
- ALL ABOVE GROUND FEATURES, INCLUDING STREET LIGHT STANDARDS, FIRE HYDRANTS, POSTAL BOXES, ETC., SHALL BE INSTALLED BEHIND SIDEWALKS.
- ALL ON-SITE DRIVEWAYS AND PARKING SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. TWO-WAY DRIVE APPROACHES SHALL HAVE A MINIMUM WIDTH OF 30 FEET. HANDICAP PARKING SPACES USING WHEEL STOPS SHALL HAVE A MINIMUM DEPTH OF 20 FEET, WITH A MINIMUM SIDEWALK CLEARANCE OF 4 FEET.
- PROVIDE "UNAUTHORIZED VEHICLE" TOW-AWAY SIGN AT EACH ENTRANCE OF THE SITE (17 INCHES X 22 INCHES MINIMUM).
- SEE CIVIL DRAWINGS FOR ALL GRADE CHANGES ON THE SITE PLAN.
- ELEVATORS, ESCALATORS AND MOVING WALKS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN BUILDING CODE CHAPTER 30.
- PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY COUNTY OF LOS ANGELES BUILDING CODE CHAPTER 33.

SITE PLAN ACCESSIBILITY NOTES:

- IN ACCORDANCE TO 2019 CBC SECTION 11B-216.3, PROVIDE DIRECTIONAL SIGNAGE DESIGNATING THE ACCESSIBLE PATH OF TRAVEL TO PERMANENT ROOMS AND FUNCTIONAL SPACES OF A BUILDING OR SITE.
- IN ACCORDANCE TO 2019 CBC SECTION 11B-216.6 ENTRANCES TO BUILDINGS AND FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A MINIMUM OF ONE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, UTILIZING THE SYMBOL, AT JUNCTIONS WHERE THE ACCESSIBLE ROUTE OF TRAVEL DIVERGES FROM THE REGULAR CIRCULATION PATH, TO BE VISIBLE TO PERSONS ALONG APPROACHING CIRCULATION PATHS.
- IN ACCORDANCE TO 2017 LACBC SECTION 11B-216.4 ALL PRIMARY ENTRANCES AND EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES ON ACCESSIBLE ROUTES SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES.
- IN ACCORDANCE TO 2017 LACBC SECTION 11B-302, WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL SHALL:
 - A. BE CONTINUOUSLY ACCESSIBLE.
 - B. HAVE MAX. 1/2" CHANGES IN ELEVATION.
 - C. BE A MINIMUM OF 48" IN WIDTH.
 - D. WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (1:20)
 - E. CROSS SLOPE ALONG ACCESSIBLE ROUTE NOT TO EXCEED 2% (1:48)

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (YM Architects), and no part thereof shall be copied, disclosed to others or used in connection with any other project other than the specific project for which they have been prepared and developed, without the written consent of the Architect (YM Architects). Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication. 2021 ©

WASHINGTON ARTS
COLLECTIVE 1

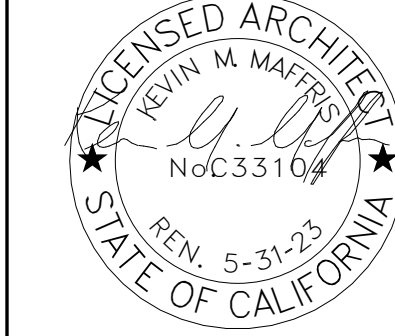
Y&M Architects

724 S. Spring Street #304 Los Angeles, California 90014
Telephone: (213) 623-2107 WWW.YMARCH.COM

CONSULTANT

SITE PLAN

STAMP



REVISIONS

DATE	REVISION

PLOTTED: 01/18/20

SCALE: AS NOTED

JOB No. 00.000

A-031

PLAN CHECK SET: 04-01-2021

WAC LP.
11181W OLYMPIC BOULEVARD, SUITE 220
LOS ANGELES, CALIFORNIA 90044 310-755-5466
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