

May 3, 2021

Doug Haines
La Mirada Ave. Neighborhood Association
P.O. Box 93596
Los Angeles, CA 90093

Planning and Land Use Management Committee
City of Los Angeles, City Council
c/o Los Angeles City Clerk
200 N. Spring Street, Rm. 395
Los Angeles, CA 90012

Re: Council Files 20-0603 and 20-0603-S1

Chair Harris-Dawson, and Honorable committee members:

Please note the attached application and plans for another co-living project proposed by Mr. Daniel Pourbaba for 505 to 517 N. Hoover St., whose projects on the 5800 block of Lexington Ave. are the subject of our appeals.

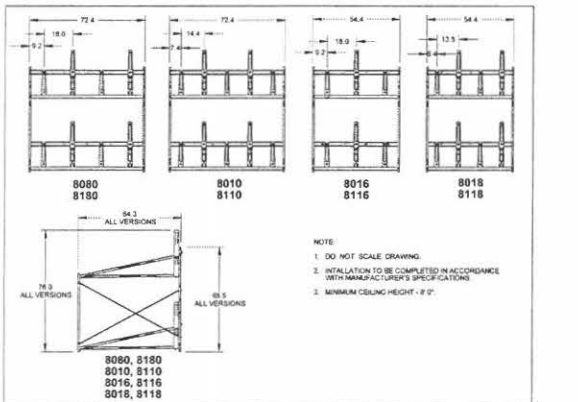
The proposed Hoover St. project claims to be only 40 units, but actually consists of 195 bedrooms, which will be individually leased out in a hotel/boardings house manner. The Hoover St. project therefore must be considered as an application for 195 units.

Thank you.

Doug Haines, for the La Mirada Ave. Neighborhood Assn.

BIKE PARKING /
MAIL

A0.11



NTS

NTS

1. PROVIDE A MINIMUM OF 2 FEET WIDE STALL.
2. RACKS SHALL BE LOCATED OUTSIDE THE BUILDING, WITH EXCEPTION FOR EXISTING DEVELOPMENTS
3. INDIVIDUAL RACKS INSTALLED SIDE BY SIDE TO ONE ANOTHER THAT ALLOW BICYCLES TO BE LOCKED TO EITHER SIDE OF THE RACK SHALL BE SPACES A MINIMUM OF 30 INCHES ON CENTER
4. RACKS INSTALLED PARALLEL TO WALLS SHALL BE A MINIMUM OF 30 INCHES FROM THE WALL
5. RACKS SHALL ALLOW FOR THE BICYCLE FRAME AND AT LEAST ONE WHEEL TO BE LOCKED TO THE RACKS
6. THE BICYCLE RACK SHALL ALLOW FOR THE USE OF A CABLE AS WELL AS A U-SHAPED LOCK
7. RACKS SHALL BE SECURELY ANCHORED TO A PERMANENT SURFACE
8. FOR NEW DEVELOPMENTS, SHORT-TERM BICYCLE PARKING SHALL BE LOCATED TO MAXIMIZE VISIBILITY FROM THE MAIN ENTRANCE
9. SHALL BE LOCATED NO FARTHER THAN 50 FEET OF WALKING DISTANCE FROM A MAIN PEDESTRIAN ENTRANCE OR THE WALKING DISTANCE FROM A MAIN PEDESTRIAN ENTRANCE TO THE NEAREST OFF-STREET AUTOMOBILE PARKING SPACE, WHICHEVER IS CLOSER

Durable and Maintenance-Free

Cyclate® U2® bicycle racks are made using advanced casting technology and offer the best solution to protect your bicycle parking. The one-armed bike rack design accommodates two bicycles per rack with a variety ranging from the recreational intended for open space use to heavy duty protection. Cyclate® bike racks are completely coated with a thick, non-scratch painted coating over schedule 40 steel pipe for maximum corrosion resistance, impact resistance, and protection of bicycle finish. This combination has proven to resist rust, scratches and dirt far better than any other finish.

Superior Design for Better Safety

Cyclate® U2® racks prevent theft by support with heavy stability for the bicycle frame. This level holds bodies or vehicle pipe which allows the support to have more in two places. The class lines of the One-Armed method of rack design are able to protect traffic with little space required to support function. U2® racks accommodate heavy bicycles per square foot to increase site parking capacities. Bicycle wheels are securely fastened directly onto a rack which results in additional strength and permanence to increase use confidence. Cyclate frame should be secured to the rack with a standard U-bolt for optimal safety.

Aesthetically Pleasing

The Cyclate® U2® rack is aesthetically designed to resemble the commonly used "U" locks and are aesthetically designed to blend with any environment. All racks have a cyclate tubular frame of mild steel and "w/ends" style. One feature are the patented elbows for protection and security. Coating performance of all racks meets any way in the best dry paint performance in a thick powder painted coating as provided by Cyclate®. Our standard U2® rack frame is a thick painted coating or "TSC" powder coated on powder finishes are available in a variety of colors. The racks are the best looking bicycle rack maintain quality that no owner can overlook for years.

In Ground Installation

U2	U2 w/ends	U2 w/ends
1271A	1271B	1271C

U2® Rack, In-Ground® 2 Bicycle Capacity

Recreational installation—available for in-ground or elevated. In-ground or elevated racks—Cyclate® U2® 8000 Series Rack can be installed with a new vehicle grade ground pipe a 4" in 3" diameter. The 12" deep end of the rack is ground installation for new improved surfaces. 8" Schedule 40 pipe can be set in place in 12" settings. U2® mounted to pipe come in optional square pipe or in twisted configurations.

Download Specifications & Images at
www.cyclate.com

In-ground installation

This is the standard for new construction and it's most secure type of in-ground installation. Bending concrete surface may be used with the "U" 4" size and filled with concrete or a combination substrate.

Special Order Finishes

1271A	Stainless Steel In Ground
12715	Stainless Steel Surface Mount
12718	Stainless Steel In Ground w/ends Bar
12719	Stainless Steel Surface Mount w/ends Bar
12760	Powder Coat In Ground
12729	Powder Coat Surface Mount
12761	Powder Coat In Ground w/ends Bar
12768	Powder Coat Surface Mount w/ends Bar
12716	Advanced Hardware Kit Surface Mount
12696	Permanent Rail Hardware Kit Surface Mount

ITS

ITS

RESULTS

511 N. HOOPER ST.
LOS ANGELES, 90004



06.17.20	TOC SUBMITTAL
07.23.20	100% SD
08.05.20	TOC - REV
11.16.20	PLAN UPDATE

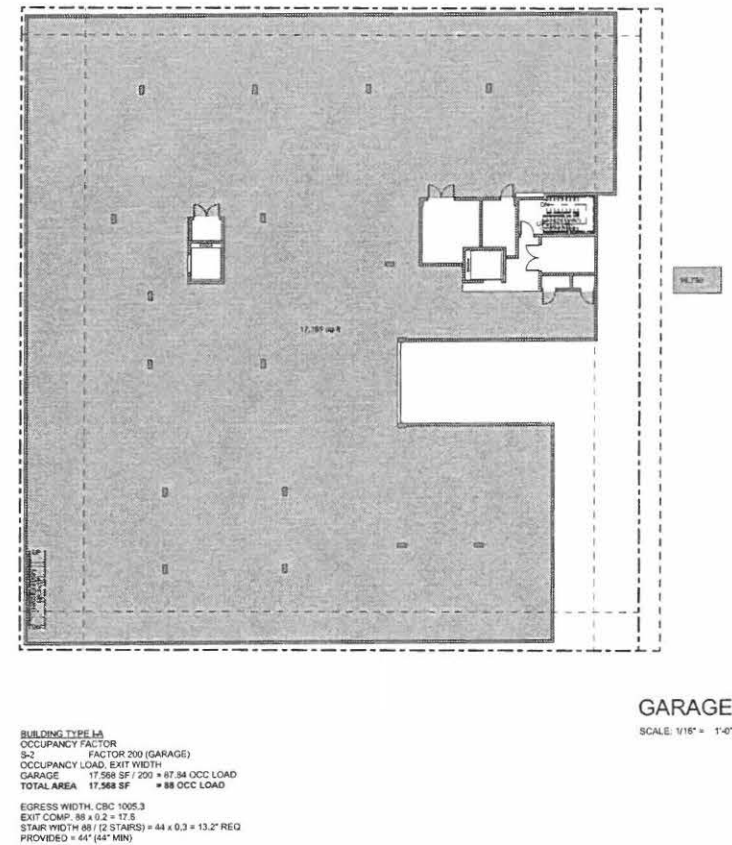
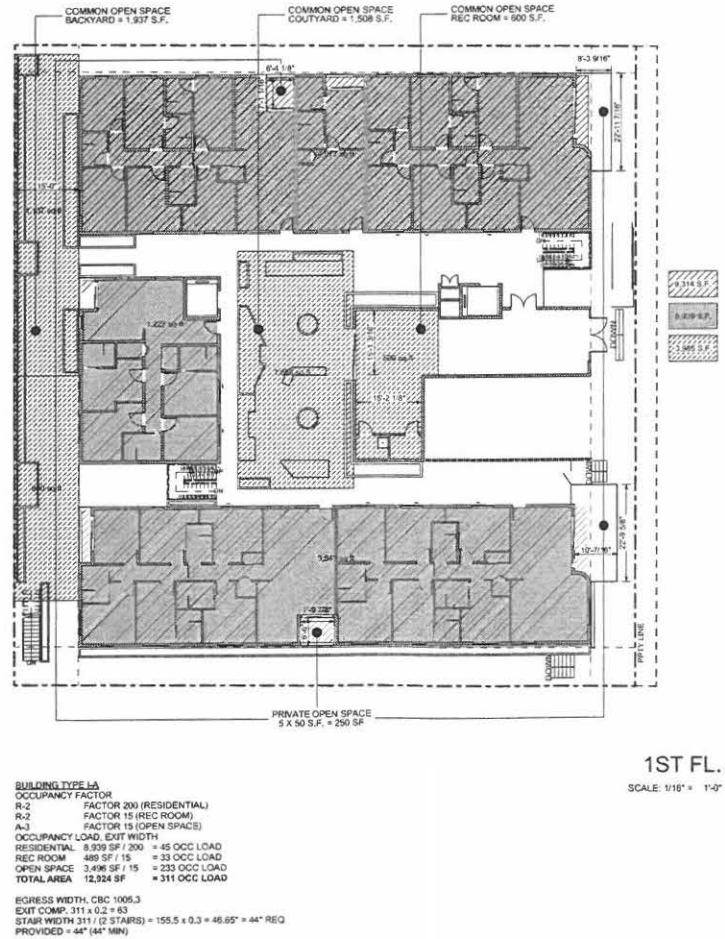
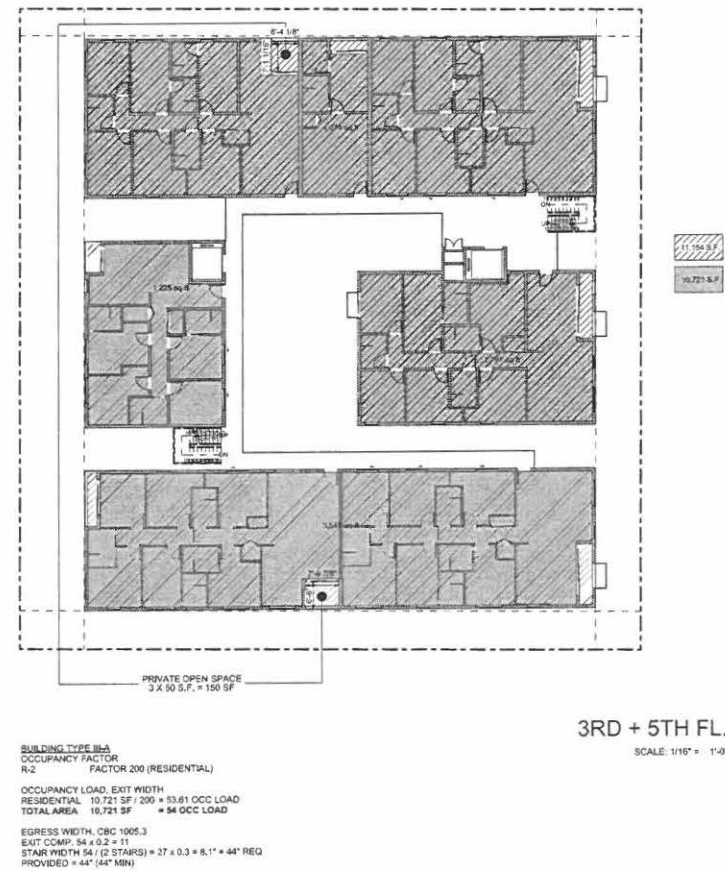
DATE	DESCRIPTION
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AREA + OCC.
DIAGRAMS

PUBLISHED: 1/8/2021

A0.41

SHEET 25 OF 98



BUILDING CODE FLOOR AREA SUMMARY		
GARAGE	16,730 SF OK	(S-2, TYPE I-A = UNLIMITED)
1ST FLOOR	8,939 SF OK	(R-2, TYPE I-A = UNLIMITED)
2ND FLOOR	10,797 SF OK	(R-2, TYPE III-A: 72,000 SF MAX.)
3RD FLOOR	10,721 SF OK	(R-2, TYPE III-A: 72,000 SF MAX.)
4TH FLOOR	10,707 SF OK	(R-2, TYPE III-A: 72,000 SF MAX.)
5TH FLOOR	10,721 SF OK	(R-2, TYPE III-A: 72,000 SF MAX.)
6TH FLOOR	8,424 SF OK	(R-2, TYPE III-A: 72,000 SF MAX.)

*BUILDING CODE AREA EXCLUDING EXTERIOR WALLS. AREA OF COURTS AND SHAFTS

ZONING CODE FLOOR AREA SUMMARY	
GARAGE	0 SF
1ST FLOOR	9,314 SF
2ND FLOOR	11,154 SF
3RD FLOOR	11,154 SF
4TH FLOOR	11,154 SF
5TH FLOOR	11,154 SF
6TH FLOOR	8,644 SF

MAX ALLOWED (PER TOC) = 72,563 > 62,574 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	4,346 SF (4,096 SF COMMON + (5X50 SF) PRIVATE BALCONIES)
2ND FLOOR	150 SF (3X50 SF PRIVATE BALCONIES)
3RD FLOOR	150 SF (3X50 SF PRIVATE BALCONIES)
4TH FLOOR	150 SF (3X50 SF PRIVATE BALCONIES)
5TH FLOOR	150 SF (3X50 SF PRIVATE BALCONIES)
6TH FLOOR	300 SF (6X50 SF PRIVATE BALCONIES)

TOTAL = 5,246 SF > 4,931 SF REQ'D OK

* INDICATED PRIVATE OPEN SPACE IS MIN. 6' IN ANY DIRECTION

511 HOOVER

511 N. HOOVER ST.
LOS ANGELES, 90004



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07.23.20	100% SD
08.05.20	TOC - REV
11.16.20	PLAN UPDATE

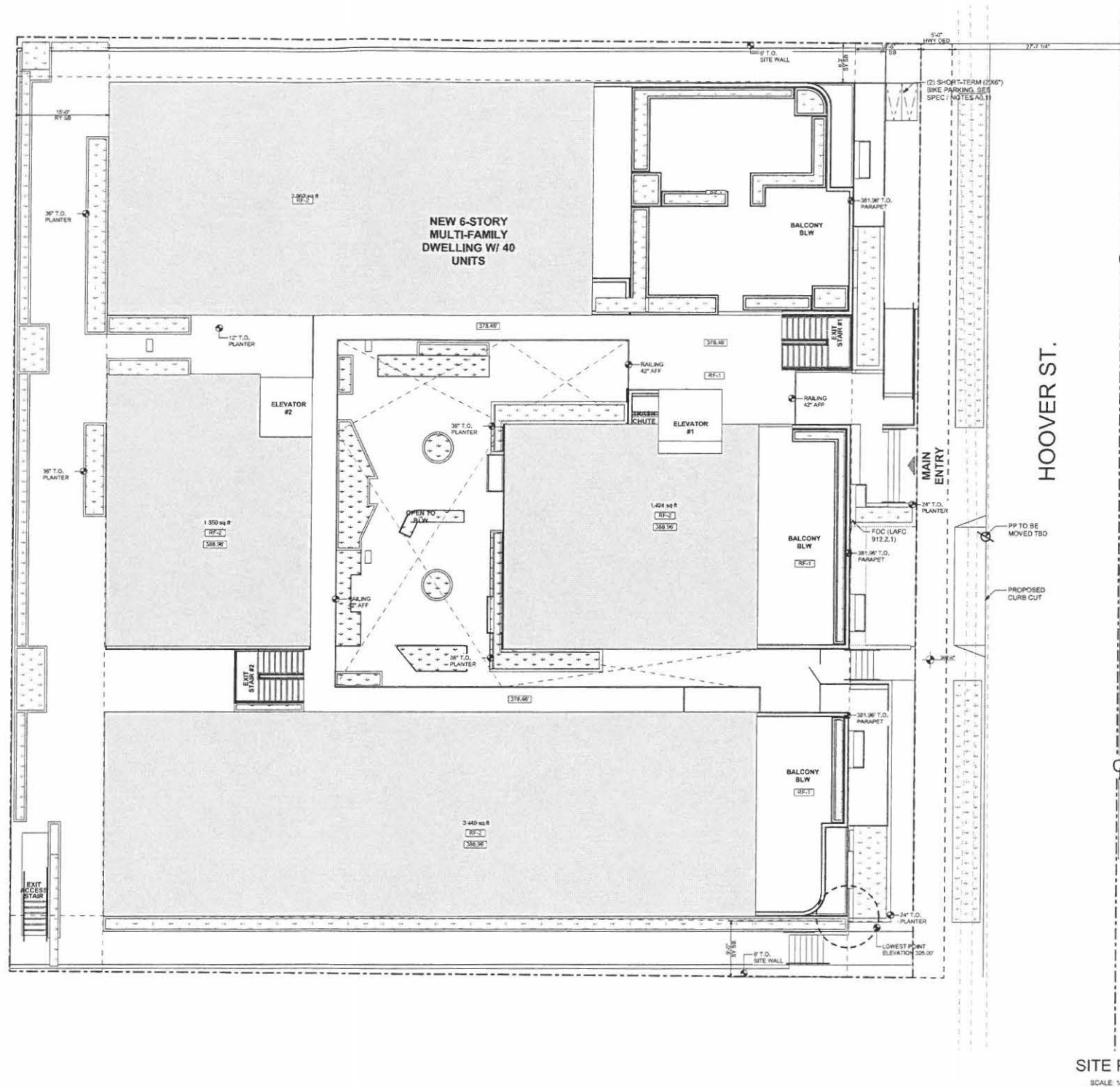
DATE DESCRIPTION

SITE PLAN

PUBLISHED: 1/8/2021

A1.03

SHEET 29 OF 98



SITE PLAN
SCALE 1/8" = 1'-0"

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. SERVIC SHUTOFF VALVE TO BE INSTALLED AT ALL FUEL LOCATIONS.
4. ALL DOWNPOUTS AND AREA DRAINS OPEN TO SKY DISCHARGE INTO PERMANENT PLANTERS. SEE LID 1-4.
5. REFER TO LANDSCAPE PLANS FOR PAVING AND OTHER HARD AND SOFT SCAPES ITEMS TO BE INCLUDED 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 FOOT CLEARANCE UNRESTRICTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VALVE TRAPS, VALVES, METERS, ETC.) OR THE LOCATION OF THE HOOR-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 1" 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.

FINISH LEGEND

- CONCRETE MASONRY UNIT
- UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE = 0.30 PER ASTM E1918
- TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
- TEMPERED GLASS SHOWER ENCLOSURE
- METAL W/ POWDER COATED FINISH
- SAND FINISH PLASTER W/ INTEGRAL COLOR, WHITE
- SAND FINISH PLASTER W/ INTEGRAL COLOR, GRAY
- CRUSHED GRAVEL OVER COMPACTED FILL
- TILE FLOOR, SLIP RESISTANT
- CERAMIC WALL TILE
- QUARTZ COUNTERTOP
- VERTICAL WOOD SIDDING 1" X 3" CLEAR CEDAR TAG
- WOOD DECKING SPECIES: FIK T80
- 6" WIDE FRENCH WHITE OAK WOOD F.L. W/ SLIP RESISTANT FIN.
- WHITE OAK VERTICAL GRAIN WOOD VENEER
- DEXOTEX "WEATHERWEAR" ESR 1757, W/ AL-44 SR TOP
- COAT 413 SPEEDWAY GRAY, 20% SEE DETAIL 101
- SARNAPIL MEMBRANE, WHITE, LARR 2453 SEE DET. 30

GENERAL KEYNOTES

- GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 1/2" X 15 1/2" MAX. OPENING SIZE. SEE DETAIL 01-01
- GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 1/2" X 15 1/2" MAX. OPENING SIZE. SEE DETAIL 01-01
- GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 1/2" X 15 1/2" MAX. OPENING SIZE. SEE DETAIL 01-01
- CONC. FOOTING PER STRUCTURAL COLUMN PER STRUCTURAL

LEGEND

- GENERAL KEYNOTE (THIS SHEET)
- PROPERTY LINE
- SETBACK LINE
- CENTERLINE
- LINE OF OBJECT ABOVE
- LINE OF OBJECT BELOW
- WALL TYPE PER A1.20
- SLOPE TO DRAIN MAX 2%
- FLOOR ELEVATIONS
- MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
- EXIT SIGN
- ROOF DRAIN W/ OVERFLOW W/ 1/2" PVC DRAIN PIPE TO STREET AS PER LA CITY REQ.
- AREA DRAIN
- IRRIGATION CONTROLLER
- RAIN SENSOR DEVICE SEE
- WATER CURTAIN PER LABC 7186.8.2 & MIN. REQ. PER DOC PIBC 2014-106
- ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 108.3
- TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 107 AND 111
- DIMENSION TO FINISH FACE OF WALLS / SURFACES
- DIMENSION TO FRAMING (FACE OF STUD)



06.17.20	TOC SUBMITTAL
07.23.20	100% SD
08.05.20	TOC - REV
11.16.20	PLAN UPDATE

DATE DESCRIPTION

GARAGE PARKING
PLAN

PUBLISHED: 1/8/2021

A2.00

SHEET 31 OF 98

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 A2.01 & A2.02.

MEANS OF EGRESS

- 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.
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR, 1008.1.3.2.
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.3 - 1010.1.3.12.
- 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 FOOTCANDLE AT THE WALKING SURFACE, 1008.2.1, 1008.3.5.1.
- ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE A MINIMUM DIMENSION OF 80" X 54" WITH 42" CLEAR OPENING.
- MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6", CBC 1003.2.
- STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)

FIRE PROTECTION

- THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
- 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.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 1BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
- PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
- PROVIDE PANG® FIRE EXIT HARDWARE AT DOORS SERVING ROOMSPACES WITH AN OCCUPANT LOAD OF 50 OR MORE.
- CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS TO BE CLASS C.
- PROVIDE 1-HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIRELOCK FORM SEALANT, IC-2 #55-1868.
- 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.
- EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. UNO (L) (A) (C) (A) (1).
- PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
- THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VOISILE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA72 (907.2.9, 907.5.2.3.3, 907.5.2.3.4).

GREEN NOTES

- IRRIGATION CONTROLLERS SHALL BE WEATHER OR OIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
- PROVIDE 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
- PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
- BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.

PARTITION TYPES, SEE A7.00

- [A] CMU WALL 3-HR FIRE RATED
- [B] C.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
- [G] WOOD SD / GYP BD WALL 1-HR FIRE RATED
- [H] GYP BD / GYP BD WALL 1-HR FIRE RATED
- [I] UNIT SEPARATION / CHASE WALL 2-HR FIRE RATED
- [J] UNIT SEPARATION / CHASE WALL W/ TILE 3-HR FIRE RATED
- [K] GYP BD / TILE WALL
- [L] TILE / TILE WALL
- [M] DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED

FINISH LEGEND

- [CN-1] CONCRETE MASONRY UNIT
- [CN-2] UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE + 0.30 PER ASTM E1918.
- [GL-1] TYPE X GYP BD BOARD, GREENGLASS ALL WET AREAS
- [GL-2] TEMPERED GLASS SHOWER ENCLOSURE
- [MFC-1] METAL W/ POWDER COATED FINISH
- [MFC-2] SAND FINISH PLASTER W/ INTEGRAL COLOR, WHITE
- [PC-1] CRUSHED GRAVEL OVER COMPACTED FILL
- [TL-1] TILE FLOOR, SLIP RESISTANT
- [TL-2] CERAMIC WALL TILE
- [TL-3] QUARTZ COUNTERTOP
- [WDC-1] VERTICAL WOOD USING 1" X 3" CLEAR CEDAR T&G
- [WDC-2] WOOD DECKING SPECIES / FIN. TBD
- [WDC-3]
- [WD-4] WHITE OAK VERTICAL GRAIN WOOD VENEER
- [WFC-1] DECKTEX WEATHERWEAR ESR 1207, W/ ALUM SR TOP COAT, 413 SPEEDWAY GRAY, SRI 65 SEE (A7.30)
- [WFC-2] SARNAPIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30)

GENERAL KEYNOTES

- OK01 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15 1/8" MAX. OPENING SIZE. SEE DETAIL 01A1-15.
- OK02 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15 1/8" MAX. OPENING SIZE. SEE DETAIL 02A1-15.
- OK03 CONC. FOOTING PER STRUCTURAL
- OK04 COLUMN PER STRUCTURAL

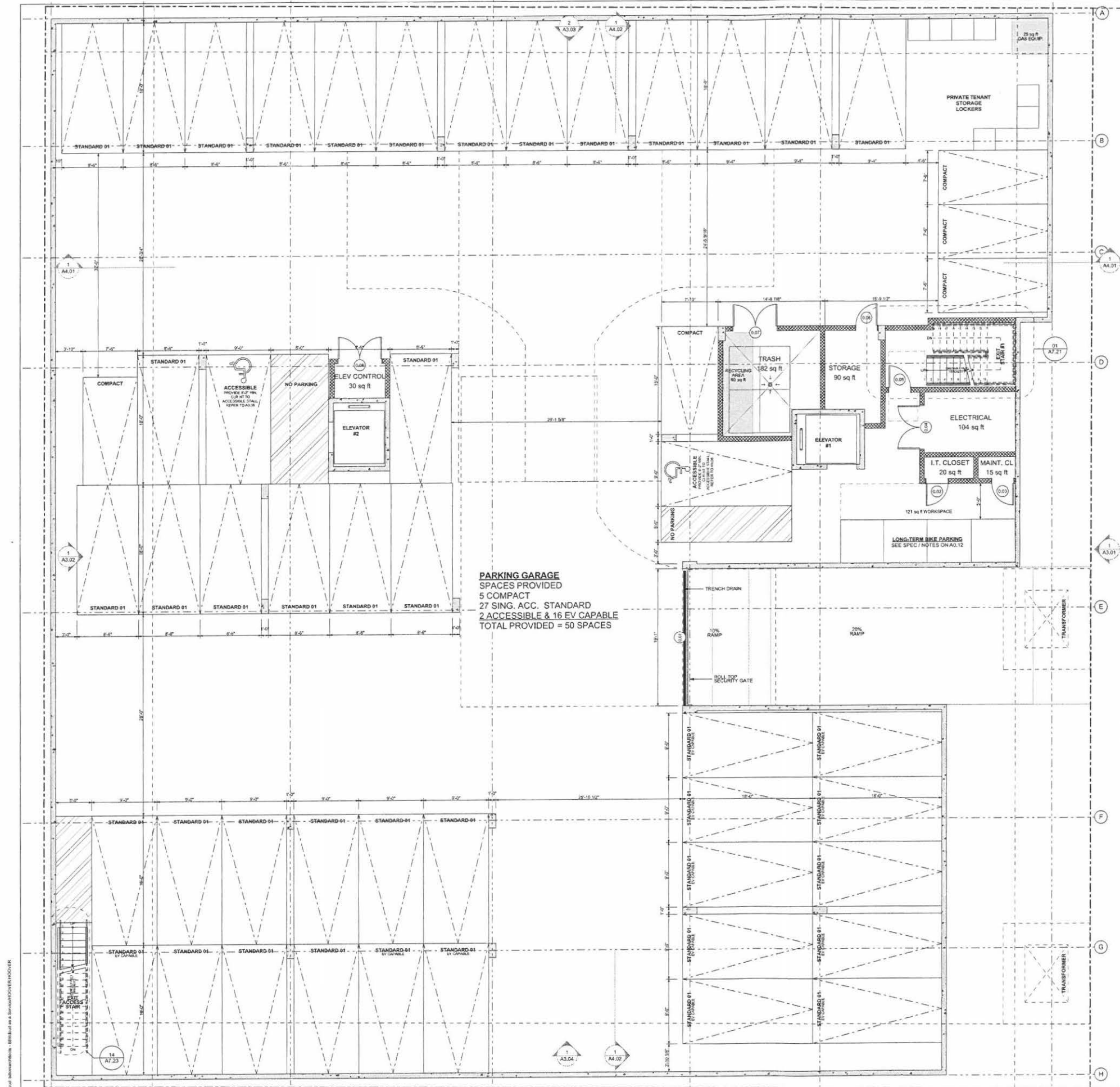
LEGEND

- [GKXX] GENERAL KEYNOTE (THIS SHEET)
- PROPERTY LINE
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- CENTERLINE
- LINE OF OBJECT ABOVE
- LINE OF OBJECT BELOW
- STRUCTURAL GRIDLINE
- WALL TYPE PER A7.00
- SLOPE TO DRAIN MAX 2%
- FLOOR ELEVATIONS
- MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
- EXIT SIGN
- CEILING MOUNTED SMOKE DETECTOR
- CEILING MOUNTED CARBON MONOXIDE DET.
- EXHAUST FAN
- ROOF DRAIN W/ OVERFLOW W/ 4" PVC DRAIN PIPE TO STREET AS PER LA CITY REG.
- AREA DRAIN
- IRRIGATION CONTROLLER
- RAIN SENSOR DEVICE SEE
- WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC PBIC 2014-106
- ONE-HOUR FIRE RESISTANCE PARTITION IN ACCORDANCE WITH SECTION 709.3
- TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
- DIMENSION TO FINISH FACE OF WALLS / SURFACES
- DIMENSION TO FRAMING (FACE OF STUD)

GARGAGE

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

PARKING GARAGE
SPACES PROVIDED
5 COMPACT
27 SING. ACC. STANDARD
2 ACCESSIBLE & 16 EV. CAPABLE
TOTAL PROVIDED = 50 SPACES





06.17.20	TOC SUBMITTAL
07.23.20	100% SD
08.05.20	TOC - REV
11.16.20	PLAN UPDATE
DATE	DESCRIPTION

1ST FLOOR PLAN

PUBLISHED: 1/13/2021

A2.01

SHEET 32 OF 98

GENERAL NOTES

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- 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)
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 - 1010.1.9.12.
- 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. (1008.2.1, 1008.3.5)
- ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVIC ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE A MINIMUM DIMENSION OF 8' X 54" WITH 47" CLEAR OPENING.
- MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-4". CBC 1003.2
- STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)

FIRE PROTECTION

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- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 15 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS AND PARKING GARAGES.
- PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
- PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE.
- CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS TO BE CLASS C.
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- EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 24HR MIN. U.A.D (LAFD 604.1.4)
- PROVIDE FIRE SPRINKLER THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY 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 (907.2.3, 907.5.2.3.3, 907.5.2.3.4)

GREEN NOTES

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- ELEV. SHAFT WALL @ INT. WALL 2-HR FIRE RATED
- STUCCO / GYP BD WALL 1-HR FIRE RATED
- STUCCO / TILE WALL 1-HR FIRE RATED
- WOOD SD / GYP BD WALL 1-HR FIRE RATED
- GYP BD / GYP BD WALL 1-HR FIRE RATED
- UNIT SEPARATION / CHASE WALL 2-HR FIRE RATED
- UNIT SEPARATION / CHASE WALL W/ TILE 2-HR FIRE RATED
- GYP BD / TILE WALL
- TILE / TILE WALL
- DBL GYP BD / DBL GYP BD 2-HR FIRE RATED

FINISH LEGEND

- CONCRETE MASONRY UNIT
- UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE = 0.30 PER ASTM E 1918
- TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
- TEMPERED GLASS SHOWER ENCLOSURE
- METAL W/ POWDER COATED FINISH
- SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
- CRUSHED GRAVEL OVER COMPACTED FILL
- TILE FLOOR: SLIP RESISTANT
- CERAMIC WALL TILE
- QUARTZ COUNTERTOP
- VERTICAL WOOD SING 1" X 3" CLEAR CEDAR T&G
- WOOD DECKING SPECIES / FIN. T&G
- WHITE OAK VERTICAL GRANN WOOD VENEER
- DEXOTEX WEATHERWEAR ESR 1757, W/ A-44 SR TOP COAT 413 UPRWAYWAY GRAY, 391 IS SEE A7.20
- SARAWAL WEATHERWEAR, WHITE, LAMB 2465 SEE (A7.30)

GENERAL KEYNOTES

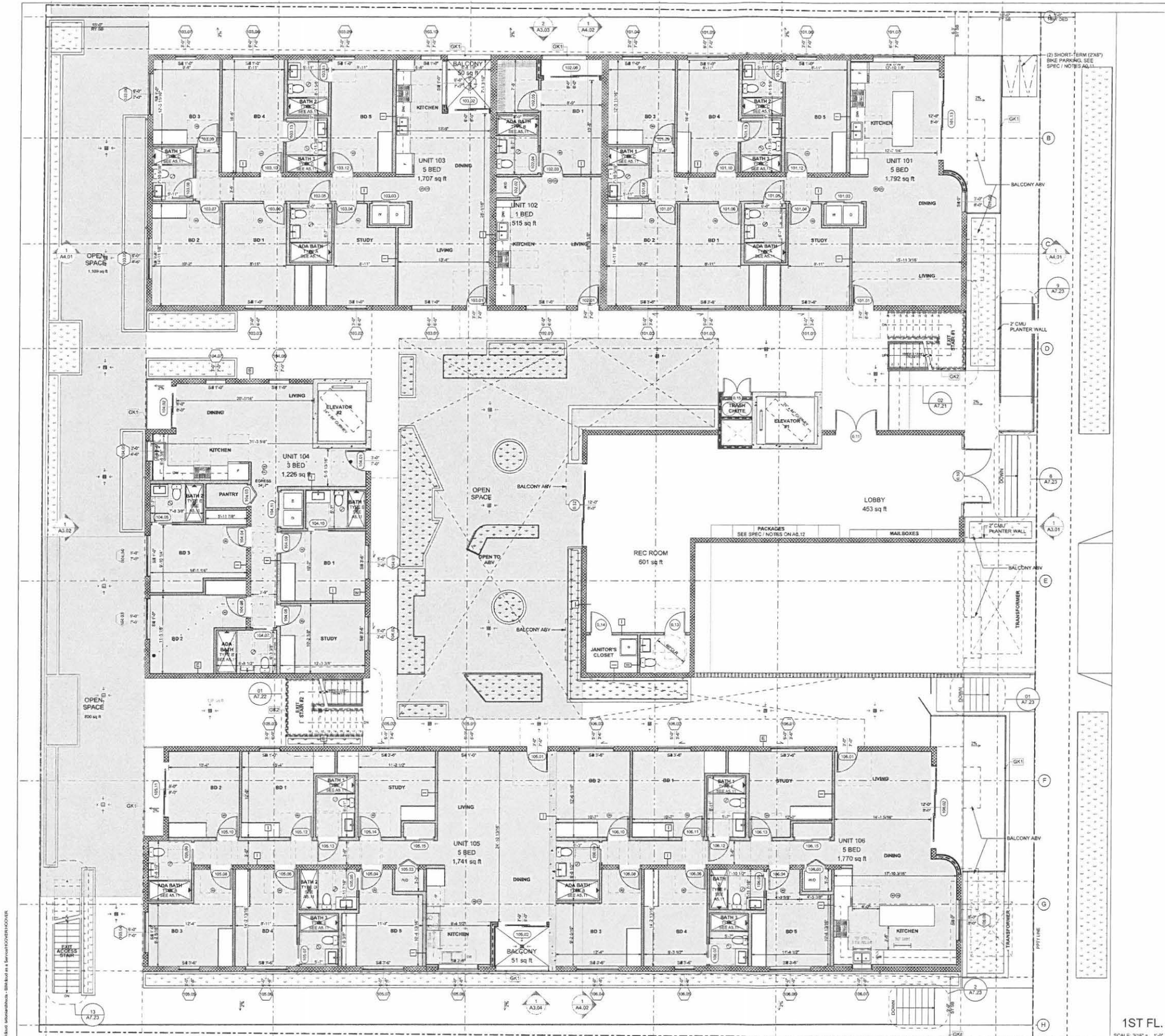
- GN01 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 1/2" X 15 1/2" MAX. OPENING SIZE. SEE DETAIL 01A7.10
- GN02 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 1/2" X 15 1/2" MAX. OPENING SIZE. SEE DETAIL 02A7.10
- GN03 CONC. FOOTING PER STRUCTURAL
- GN04 CONC. FOOTING PER STRUCTURAL

LEGEND

- 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%
- FLOOR ELEVATIONS
- MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
- EXIT SIGN
- CEILING MOUNTED SMOKE DETECTOR
- CEILING MOUNTED CARBON MONOXIDE DET.
- EXHAUST FAN
- ROOF DRAIN W/ OVERFLOW W/ 1/2" PVC DRAIN PIPE TO STREET AS PER LA CITY REG.
- AREA DRAIN
- IRRIGATION CONTROLLER
- RAIN SENSOR DEVICE SEE
- WATER CURTAIN PER LABC 755.8.2 & MIN. REQ. PER DOC 1506 2014-106
- ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 1010.1
- TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 1010.1 AND 1011.1
- DIMENSION TO FINISH FACE OF WALLS / SURFACES
- DIMENSION TO FRAMING (FACE OF STUD.)

1ST FL.

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



[illegible]

3RD FLOOR PLAN

PUBLISHED: 1/8/2021

A2.03

SHEET 34 OF 98



GENERAL NOTES

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM FINISH WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. SEE ALSO GENERAL NOTES A0.50.1 & A0.52

MEANS OF EGRESS

1. EXISTING JOINTS SHALL BE READY/OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS.

2. DOOR KNOBS, LOOK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT 48" MIN, 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR, 1008.1.10.

3. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9, 1008.1.9.12.

4. 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.

5. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE (1008.2.1, 1008.1.9.13).

6. EGRESS DOORS SHALL BE OPENED BY ONE OR MORE PASSENGER ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVIC ELEVATOR AT LIFT LANDINGS. ELEVATOR CAB SHALL HAVE A MINIMUM DIMENSION OF 80" X 54" WITH 42" CLEAR OPENING.

7. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6". CBC 1003.2.

8. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)

FIRE PROTECTION

1. THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY FLUORIDING DIV. PRIOR TO INSTALLATION.

2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A:10 OR 2-A:10BC WITH 7.5 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 2-A:10 OR 2-A:10BC WITH 7.5 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.

4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.

5. PROVIDE FRAMC FIRE EXIT HARDWARE AT DOORS SERVING ROOMS WITH AN OCCUPANT LOAD OF 50 OR MORE.

6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS/EXIT ACCESS RAMPS TO BE CLASS C.

7. MEANS OF EGRESS SHALL BE SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 1.4.1 SEALANT SHALL BE DAP FIREBLOCK FORM SEALANT. (PER 1.4.1 PER 1.4.1)

8. DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 1 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.

9. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED BACKUP POWER FOR 24 HR MIN. UNDO LAMP (A) 14.1

10. PROVIDE FIRE SPRINKLER SYSTEM THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

11. PROVIDE A VAPOR BARRIER SHOWN ON THE PLAN.

12. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISUAL ALARM NOTIFICATION TO APPLICABLE 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. IRRIGATION CONTROLLERS SHALL BE WEATHER OR OIL BASED.

2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLASS AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.

3. PROVIDE A VAPOR BARRIER SHOWN ON THE PLAN.

4. PROVIDE A VAPOR BARRIER SHOWN ON THE PLAN.

5. PROVIDE A VAPOR BARRIER SHOWN ON THE PLAN.

6. PROVIDE A VAPOR BARRIER SHOWN ON THE PLAN.

7. PROVIDE A VAPOR BARRIER SHOWN ON THE PLAN.

8. PROVIDE A VAPOR BARRIER SHOWN ON THE PLAN.

9. PROVIDE A VAPOR BARRIER SHOWN ON THE PLAN.

10. PROVIDE A VAPOR BARRIER SHOWN ON THE PLAN.

11. PROVIDE A VAPOR BARRIER SHOWN ON THE PLAN.

12. PROVIDE A VAPOR BARRIER SHOWN ON THE PLAN.

PARTITION TYPES. SEE A7.00

A1	CMU WALL, 3/4 HR FIRE RATED
A2	CLP, CONCRETE WALL, 3/4 HR FIRE RATED
A3	TRASH CHUTE: ELEV. SHUTT WALL, 2-HR FIRE RATED
A4	ELEV. SHUTT WALL @ INT. WALL, 2-HR FIRE RATED
A5	STUCCO / GYP 80 WALL, 1-HR FIRE RATED
A6	STUCCO / T.B.E WALL, 1-HR FIRE RATED
A7	WOOD 50 / GYP 80 WALL, 1-HR FIRE RATED
A8	GYP 80 / GYP 80 WALL, 1-HR FIRE RATED
A9	UNIT SEPARATION CHASE WALL, 2-HR FIRE RATED
A10	UNIT SEPARATION CHASE WALL, 1-HR FIRE RATED
A11	GYP 80 / T.B.E WALL
A12	T.B.E WALL
A13	DBL GYP 80 / DBL GYP 80, 2-HR FIRE RATED

FINISH LEGEND

CON-1	CONCRETE MASONRY UNIT
IND-1	INDICATED FINISH WITH FINISH FLOOR REFLECTANCE VALUE = 0.30 PER ASTM E918
MB-1	TYPE X GYPM BOARD, GREENBOARD IN ALL WET AREAS
GL-1	GLASS, 1/2" THICK, CLEAR, UNCOATED
ME-1	METAL, W/ POWDER COATED FINISH
PL-1	SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
CR-1	CRUSHED GRAVEL OVER COMPACTED FILL
FL-1	F.L. FLOOR, SLP RESISTANT
CE-1	CERAMIC WALL TILE
QU-1	QUARTZ COUNTERTOP
VD-1	VERTICAL WOOD SIDING "X" 1" CLEAR CEDAR T&G
WD-1	WOOD DECKING SPECIES / FIN. T&G
WH-1	WHITE OAK VERTICAL GRANN WOOD VENEER
DE-1	DEKOTEX WEATHERSEAL ESR 1752, IN A-JAM SR TOP
SA-1	SANAFIN MEMBRANE, WHITE, LSR 2485 SEE A7.03

GENERAL KEYNOTES

GK1	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 1/2" MIN. MAX. OPENING SIZE. SEE DETAIL D147.10
GK2	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 1/2" MIN. MAX. OPENING SIZE. SEE DETAIL D147.10
GK3	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK4	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK5	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK6	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK7	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK8	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK9	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK10	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK11	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK12	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK13	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK14	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK15	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK16	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK17	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK18	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK19	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK20	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK21	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK22	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK23	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK24	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK25	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK26	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK27	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK28	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK29	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK30	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK31	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK32	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK33	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK34	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK35	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK36	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK37	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK38	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK39	CONC. FOOTING TO BE 12" MIN. THICK. SEE DETAIL D147.10
GK40	CONC. FOOTING TO BE 12"

[illegible]

PUBLISHED: 1/8/2021

SHEET 33 OF 98



2ND FL.
SCALE: 3/16" = 1'-0"





06.17.20	TOC SUBMITTAL
07.23.20	100% SD
08.05.20	TOC - REV
11.16.20	PLAN UPDATE

DATE	DESCRIPTION
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4TH FLOOR PLAN

PUBLISHED: 1/8/2021

A2.04

SHEET 35 OF 98

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. 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.
2. DOOR HANDLES AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.3.2)
3. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 - 1010.1.9.12.
4. 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.
5. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. (1008.2.1, 1008.3.5)
6. ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE A MINIMUM DIMENSION OF 80" X 54" WITH 47" CLEAR OPENING.
7. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6". CBC 1003.2
8. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)

FIRE PROTECTION
1. THIS BUILDING MUST BE EQUIPPED WITH 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 15 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 ENCLOSURES 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 7.15.4 SEALANT SHALL BE GAP FILLER BLOCK FOAM SEALANT, ICC ESR-1888.
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. UNDO (LAFD 904.1.4)
10. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
11. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72 (2017.2.9, 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. BATH FANS TO BE ENERGY STAR COMPLIANT. CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.

PARTITION TYPES, SEE A7.00

A	CMU WALL 3-HR FIRE RATED
B	C.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
G	WOOD SD / GYP BD WALL 1-HR FIRE RATED
H	GYP BD / GYP BD WALL 1-HR FIRE RATED
I	UNIT SEPARATION / CHASE WALL 2-HR FIRE RATED
J	UNIT SEPARATION / CHASE WALL W/ TILE 2-HR FIRE RATED
K	GYP BD / TILE WALL
L	TILE / TILE WALL
M	DBL GYP BD / DBL GYP BD 2-HR FIRE RATED

FINISH LEGEND

CON-1	CONCRETE MASONRY UNIT
CON-2	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE = 0.30 PER ASTM E 919
GR-1	TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
GL-1	TEMPERED GLASS SHOWER ENCLOSURE
ME-1	METAL W/ POWDER COATED FINISH
PL-1	SAND FINISH PLASTER W/ INTEGRAL COLOR WHITE
PL-2	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	WHITE OAK VERTICAL GRAIN WOOD VENEER
WD-4	DEKOTEX WEATHERWEAR ESR 1757, W/ A-44 SR TOP COAT, 111 SPEEDWAY GRAY, 3RS 65 SEE (A7.05)
RF-1	GARNET MEMBRANE, WHITE, LARK 2402 SEE (A7.38)

GENERAL KEYNOTES

CK01 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15-1/8" MAX. OPENING SIZE. SEE DETAIL 01A1.10
CK02 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15-1/8" MAX. OPENING SIZE. SEE DETAIL 02A1.10
CK03 CONC. FOOTING PER STRUCTURAL
CK04 COLUMN PER STRUCTURAL

LEGEND

CK01 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%
FLOOR ELEVATIONS
MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
EXIT SIGN
CEILING MOUNTED SMOKE DETECTOR
CEILING MOUNTED CARBON MONOXIDE DET.
EXHAUST FAN
ROOF DRAIN W/ OVERFLOW W/ 4" PVC DRAIN PIPE TO STREET AS PER L.A. CITY REG.
AREA DRAIN
IRRIGATION CONTROLLER
RAIN SENSOR DEVICE SEE
WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P19C 2014-106
ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 706.3
TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 709 AND 711
DIMENSION TO FINISH FACE OF WALLS / SURFACES
DIMENSION TO FRAMING (FACE OF STUD)

4TH FL.
SCALE: 3/16" = 1'-0"





06.17.20	TOC SUBMITTAL
07.23.20	100% SD
08.05.20	TOC - REV
11.18.20	PLAN UPDATE

DATE DESCRIPTION

5TH FLOOR PLAN

PUBLISHED: 1/8/2021

A2.05

SHEET 36 OF 38

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. 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.
2. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.3.2)
3. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 - 1010.1.9.12.
4. 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.
5. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. (1008.2.1, 1008.3.5)
6. ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE A MINIMUM DIMENSION OF 8' x 5'4" WITH 47" CLEAR OPENING.
7. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6". CBC 1003.2.
8. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)

FIRE PROTECTION

1. THIS BUILDING MUST BE EQUIPPED WITH 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 EXTINGUISHERS 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 GAP FIREBLOCK FORM 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 24HR MIN. UNO (LAFD RM.1.4)
15. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
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 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.
6. BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.

PARTITION TYPES, SEE A7.00

- [A] CMU WALL, 2-HR FIRE RATED
- [B] C.P.P. CONCRETE WALL, 2-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
- [G] WOOD SD / GYP BD WALL, 1-HR FIRE RATED
- [H] GYP BD / GYP BD WALL, 1-HR FIRE RATED
- [I] UNIT SEPARATION / CHASE WALL, 2-HR FIRE RATED
- [J] UNIT SEPARATION / CHASE WALL W/ TILE, 2-HR FIRE RATED
- [K] GYP BD / TILE WALL
- [L] TILE / TILE WALL
- [M] DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED

FINISH LEGEND

- [CON-1] CONCRETE MASONRY UNIT
- [CON-2] UNCOLORED CONCRETE W/ MAXIMUM FIN. SOLAR REFLECTANCE VALUE = 0.30 PER ASTM E1918.
- [GYP-1] TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
- [GYP-2] TEMPERED GLASS SHOWER ENCLOSURE
- [MET-1] METAL W/ POWDER COATED FINISH
- [PL-1] SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
- [PL-2]
- [CRK-1] CRUSHED GRAVEL OVER COMPACTED FILL
- [TLE-1] TILE FLOOR, SLIP RESISTANT
- [TLE-2] CERAMIC WALL TILE
- [TLE-3] QUARTZ COUNTERTOP
- [WOD-1] VERTICAL WOOD SIDING 1" X 3" CLEAR CEDAR TAG
- [WOD-2] WOOD DECKING SPECIES / FIN. TBD
- [WOD-3]
- [WOD-4] WHITE OAK VERTICAL GRAIN WOOD VENEER
- [REF-1] DEXOTEX WEATHERWEAR ESR 1757, W/ AJ-44 SR TOP
- [REF-2] 415 SPECTRUM GRAY, SR SEE A7.02
- [REF-3] SARNAPIL MEMBRANE, WHITE, LARR 24852 SEE (A7.02)

GENERAL KEYNOTES

- GK01 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 1/2" MAX. OPENING SIZE. SEE DETAIL 01A7.10
- GK02 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 1/2" MAX. OPENING SIZE. SEE DETAIL 02A7.10
- GK03 CONC. FOOTING PER STRUCTURAL
- GK04 COLUMN PER STRUCTURAL

LEGEND

- 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
- MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
- EXIT SIGN
- CEILING MOUNTED SMOKE DETECTOR
- CEILING MOUNTED CARBON MONOXIDE DET.
- EXHAUST FAN
- ROOF DRAIN W/ OVERFLOW W/ 4" PVC DRAIN
- PIPE TO STREET AS PER LA CITY REG.
- AREA DRAIN
- IRRIGATION CONTROLLER
- RAIN SENSOR DEVICE SEE
- WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC PIBC 2014-106
- ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 1008.3
- TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 1010 AND 1111
- DIMENSION TO FINISH FACE OF WALLS / SURFACES
- DIMENSION TO FRAMING (FACE OF STUD)

5TH FL.

SCALE 3/16" = 1'-0"



Bittoni Architects - 511 Hoover as a 5th Floor Hoover



06.17.20	TOC SUBMITTAL
07.23.20	100% SD
08.05.20	TOC - REV
11.16.20	PLAN UPDATE

DATE	DESCRIPTION
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ROOF PLAN

PUBLISHED: 1/8/2021

A2.07

SHEET 38 OF 98

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

MEANS OF EGRESS

1. MEANS OF EGRESS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EQUIPMENT.

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

3. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1009.1.9 - 1010.1.12.

4. MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS SHALL BE ILLUMINATED.

5. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE (1009.2.1, 1009.3.5)

6. MEANS OF EGRESS WITH STAIRS SHALL BE ILLUMINATED. ALL ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL CALL BELL OR CALL STATION.

7. MEANS OF EGRESS SHALL HAVE AN MINIMUM DIMENSION OF 8'0" X 54" WITH 42" CLEAR OPENING.

8. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'4" CBC 1003.2.

9. MEANS OF EGRESS SHALL BE BUILT OF MATERIALS consistent WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)

FIRE PROTECTION

1. PROVIDE FIRE PROTECTION. THE SPRINKLER SYSTEM MUST BE EQUIPPED WITH 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:10 FOR EACH 10,000 SQ. FT. OF EXPOSURE TO 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 GARAGES.
4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT. FIELD INSPECTOR.
5. PROVIDE 1/2" NIPPLE /RANGE /FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE PERSONS. PROVIDE 1/2" NIPPLE /RANGE /FIRE EXIT STAIRWAYS/AND EXIT ACCESS RAMPS TO BE CLASS C.
7. PROVIDE 1/4" HOUR RATED SEALANT AT PENETRATIONS THROUGH EXTERIOR WALLS AND CEILING. PROVIDE 1/2" HOUR RATED FIRE-OR FIBER CORK FOAM SEALANT, ICC E-88R-186A.
8. PROVIDE 1/2" HOUR RATED SEALANT AT PENETRATIONS 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. PROVIDE 1/2" STAINLESS STEEL WIRE MESH REINFORCEMENT DESIGNED TO PROVIDE REQUIRED POWER FOR 3-HR MIN. U.N.O. (ULC 66A-1.4).
10. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
11. PROVIDE WIRING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72, (907.2.3).

GREEN NOTES

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.
5. BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTATS AND VENTED TO OUTSIDE.

PARTITION TYPES. SEE A7.00

A	CMU WALL, 3/4R FIRE RATED
B	C.I.P. CONCRETE WALL, 3/4R 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
G	WOOD S/D GYP BD WALL, 1-HR FIRE RATED
H	GYP BD / GYP BD WALL, 1-HR FIRE RATED
I	UNIT SEPARATION / CHASE WALL, 2-HR FIRE RATED
J	UNIT SEPARATION / CHASE WALL @ TIE, 2-HR FIRE RATED
K	GYP BD / TILE WALL
L	TILE / TILE WALL
M	DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED

FINISH LEGEND

Q01	CONCRETE MASONRY UNIT
C02	UNFLOORED CONG. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE = 0.30 PER ASTM E919
G01	TYPE 1 CYPRESS BOARD, GREENBARK IN ALL WEAT
G02	EXPOSED GLASS SHOWER ENCLOSURE
M01	METAL W/ POWDER COATED FINISH
P-1	SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
P-2	
G01	CRUSHED GRAVEL OVER COMPACTED FILL
T-1	TILE FLOOR, SLP RESISTANT
C-1	CERAMIC WALL TILE
T-2	CERAMIC COUNTERTOP
W-1	VERTICAL WOOD SINGING "X" FIN. CLEAR CEDAR T&G
W-2	WOOD DECKING SPECIES / FIN. TBD
W-3	
W-4	WHITE OAK VERTICAL GRAN WOOD VENEER
W-5	WHITE OAK VERTICAL GRAN WOOD VENEER
W-6	WHITE OAK VERTICAL GRAN WOOD VENEER
W-7	WHITE OAK VERTICAL GRAN WOOD VENEER
W-8	WHITE OAK VERTICAL GRAN WOOD VENEER
W-9	WHITE OAK VERTICAL GRAN WOOD VENEER
W-10	WHITE OAK VERTICAL GRAN WOOD VENEER
W-11	WHITE OAK VERTICAL GRAN WOOD VENEER
W-12	WHITE OAK VERTICAL GRAN WOOD VENEER
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W-116	WHITE OAK VERTICAL GRAN WOOD VENEER
W-117	WHITE OAK VERTICAL GRAN WOOD VENEER
W-118	WHITE OAK VERTICAL GRAN WOOD VENEER

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 1/2" MAX. OPENING SIZE. SEE DETAIL 01A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 1/2" MAX. OPENING SIZE. SEE DETAIL 02A7.10
GK03	CONC. FOOTING PER STRUCTURAL
GK04	COLUMN PER STRUCTURAL

LEGEND

LEGEND

← DRAIN

GENERAL KEYNOTE (THIS SHEET)

PROPERTY LINE

SEWERBACK LINE

CENTURLINE

SOLID LINE OF OBJECT ABOVE

DASHED LINE OF OBJECT BELOW

STRUCTURAL GROUNDLINE

WALL TYPE PER A7.00

SLOPE TO DRAIN MAX 2%

FLOOR ELEVATIONS

MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE

EXIT SIGN

CEILING MOUNTED SMOKE DETECTOR

CEILING MOUNTED CARBON MONOXIDE DET.

EXHAUST FAN

ROOF DRAIN W/ OVERFLOW W/ 4" PVC DRAIN PIPE TO STREET AS PER LACITY REG.

AREA DRAIN

IRRIGATION CONTROLLER

RAIN SENSOR DEVICE SEE

WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC BPC 2014-106

ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 710 AND 711.

TWO-HOUR FIRE-RESISTANT RATED ENCLOSURE IN ACCORDANCE WITH SECTION 710 AND 711.

DIMENSION TO FINISH FACE OF WALLS / SURFACES

DIMENSION TO FRAMING (FACE OF STUD)

ROOF

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



511 HOOVER
511 N. HOOVER ST.
LOS ANGELES, 90004



06.17.20	TOC SUBMITTAL
07.23.20	100% SD
08.05.20	TOC - REV
11.16.20	PLAN UPDATE

DATE	DESCRIPTION
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EAST ELEVATION

PUBLISHED: 1/8/2021

A3.01

SHEET 57 OF 98



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

ELEVATION NOTES

GENERAL

91 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3" 1516" MAXIMUM OPENING SIZE.

92 CONTRACTOR TO VERIFY CONFORMANCE TO BE REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPE. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.

93 ADD SELF-ADHERING MODIFIED BITUMEN LIFTY EXTERIOR FINISH TO EACH SIDE OF EACH SIDEWALK, CRICKETS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER UNDERSTANDING OF THE FINISH.

94 GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.

95 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

96 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 10 FEET OR LESS SHALL BE 1-HR FIRE RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.

97 WIDOWS LANES AS "EGRESS SHALL COMPLY WITH THE CITY OF LOS ANGELES ORDINANCES."

LJO

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

FINISH LEGEND

CEN	CONCRETE MASONRY UNIT
CEN	UNDOUBLED CONG. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE = 0.30 PER ASTM E918.
TR	TYPE 1 OLYMPIAN BARR. GREENGRASS IN/14 WET RAIN
CH	CHERRYBLOSSOM GLASS SHOWER ENCLOSURE
MT-1	METAL W/ POWDER COATED FINISH
PC-1	PAINT FINISH PLASTER W/ INTEGRAL COLOR: WHITE
PC-2	
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GENERAL KEYNOTES

QK01	GUARDRAIL, TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01A7.10
QK02	GUARDRAIL, TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 02A7.10
QK03	CONC. FOOTING PER STRUCTURAL
QK04	COLUMN PER STRUCTURAL
QK05	"

LEGEND

GENERAL KEYNOTE (THIS SHEET)

- PROPERTY LINE
- SETBACK LINE
- CENTERLINE
- PROPOSED GRADE
- (R) GRADE
- ONE-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 710.2 AND FIRE RATED GLASS CURTAIN WALL UNIT, SEE GC
- TWO-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711.

FLOOR TYPE PER A7.00

WATER CURTAIN PER IBC 705.8.2 & MIN. REQ. PER DOC PBDC 2014-106

ELEVATION DIM.: DATUM

TOP OF WALL ELEVATION

DIMENSION TO FINISH FACE OF WALLS / SURFACES

DIMENSION TO FRAMING (FACE OF STUD)

511 HOOVER

511 N. HOOVER ST.
LOS ANGELES, 90004



06.17.20	TOC SUBMITTAL
07.23.20	100% SD
08.05.20	TOC - REV
11.16.20	PLAN UPDATE

DATE DESCRIPTION

WEST ELEVATION

PUBLISHED: 1/8/2021

A3.02

SHEET 58 OF 98



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

ELEVATION NOTES

GENERAL

- 01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.
- 02 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.
- 03 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CORNERS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.
- 04 GLAZING WITHIN 13" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.
- 05 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.
- 06 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.
- 07 WINDOWS LABELED AS "EGRESS" SHALL COMPLY WITH REQUIRED MIN. DIMENSIONS PER IMAC.20

LID

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

FINISH LEGEND

- CONCRETE MASONRY UNIT
- UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE = 0.30 PER ASTM E1918.
- TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
- TEMPERED GLASS SHOWER ENCLOSURE
- METAL W/ POWDER COATED FINISH
- SAND FINISH PLASTER (W) INTEGRAL COLOR: WHITE
- CRUSHED GRAVEL OVER COMPACTED FILL
- TILE FLOOR, SLIP RESISTANT
- CERAMIC WALL TILE
- QUARTZ COUNTERTOP
- VERTICAL WOOD SIDING 1" X 3" CLEAR CEDAR T&G
- WOOD DECKING SPECIES / FIN. TBD
- WHITE OAK VERTICAL GRAIN WOOD VENEER
- DEXOTEX WEATHERWEAR ESR 1757, W/ AJ-44 SR TOP
- COAT. 113 SPLYWAY GRAY, SR 65 585 (AJ-20)
- SARNAPL MEMBRANE, WHITE, LARS 54652 (SEE AT-30)

GENERAL KEYNOTES

- GR01 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01A7.10
- GR02 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 02A7.10
- GR03 CONC. FOOTING PER STRUCTURAL
- GR04 COLUMN PER STRUCTURAL
- GR05

LEGEND

- PROPERTY LINE
- SETBACK LINE
- CENTERLINE
- PROPOSED GRADE
- (E) GRADE
- ONE-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711.1500 FIRE RATED SYSTEM DESIGN - UL 0311, STC 52.
- TWO-HOUR HORIZONTAL BUILDING SEPARATION IN ACCORDANCE WITH SECTION 711.1.
- FLOOR TYPE PER AT-00
- WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC PB06 2014-106
- ELEVATION DIM. / DATUM
- TOP OF WALL ELEVATION
- DIMENSION TO FINISH FACE OF WALLS / SURFACES
- DIMENSION TO FRAMING (FACE OF STUD)

511 N. HOOVER ST.
LOS ANGELES, 90004

[illegible]

NORTH ELEVATION

PUBLISHED: 1/8/2021

A3.03

SHEET 59 OF 98



North Elevation

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

ELEVATION NOTES

GENERAL

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

02 CONTRACTOR TO VERIFY CONFORMANCE TO
REQUIRED BUILDING HEIGHTS AND BUILDING
ENVELOPES. PROVIDE CERTIFIED SURVEY OF
REQUIRED BUILDING HEIGHT. INFORM ARCHITECT
OF ANY DISCREPANCIES.

03 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERter @ CONFINED RAKES.

04 GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.

05 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

06 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.)

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

UD

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

FINISH LEGEND

CMT	CONCRETE MASONRY UNIT
CNR2	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE = 0.30 PER ENR 11916.
GBA	TYPE 1 GYPSUM BOARD, GREENGLASS WALL WET AREAS
GLC1	TEMPERED GLASS SHOW ENCLOSURE
MCT1	METAL W/ POWDER COATED FINISH
PL1	SAND FINISH PLASTER W/ INTEGRAL COLOR; WHITE
PL2	
PL3	
PL4	CRUSHED GRAVEL OVER COMPACTED FILL
PL5	TILE FLOOR, slip RESISTANT
PL6	CERAMIC WALL TILE
PL7	QUARTZ COUNTERTOP
W6A1	VERTICAL WOOD SIDING "X" 3" FIBR CLEAR DART TAG
W6B1	WOOD DECKING SPECIES / FIN. TBD
W6C1	
W6D1	WHITE KAT VERTICAL GRAM WOOD VENEER
W6E1	DEKOTEX THERMAFORM ESR 1957, AT-A44 SR 1957, AT-C41 SPEEDWAY GRAY, SPIRIS MEDIANE, W/700 SHAWNEE, MEDIANE, W/700 LAURA 2652 SPEC (AT-30)
W6F1	

GENERAL KEYNOTES

GK01 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX.
OPENING SIZE. SEE DETAIL 02A7.10

GK02 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX.
OPENING SIZE. SEE DETAIL 02A7.10

GK03 CONC. FOOTING PER STRUCTURAL

GK04 COLUMN PER STRUCTURAL

GK05 *

LEGEND

GENERAL KEYNOTE (THIS SHEET)

PROPERTY LINE

SETBACK LINE

CENTERLINE

PROPOSED GRADE

(E) GRADE

ONE-HOUR HORIZONTAL BUILDING SEPARATION
(PER IBC 703.2 & MIN. REQ. PER DCO PIBC 2014-106)

TWO-HOUR HORIZONTAL BUILDING SEPARATION
(IN ACCORDANCE WITH SECTION 711)

FLOOR TYPE PER A7.00

WATER CURTAIN PER IBC 703.2 & MIN. REQ.
PER DCO PIBC 2014-106

FINISH ELEVATION DIM. / DATUM

TOP OF WALL ELEVATION

DIMENSION TO FINISH FACE OF WALLS / SURFACES

DIMENSION TO FRAMING FACE OF STUD

511 HOOVER
511 N. HOOVER ST.
LOS ANGELES, 90004

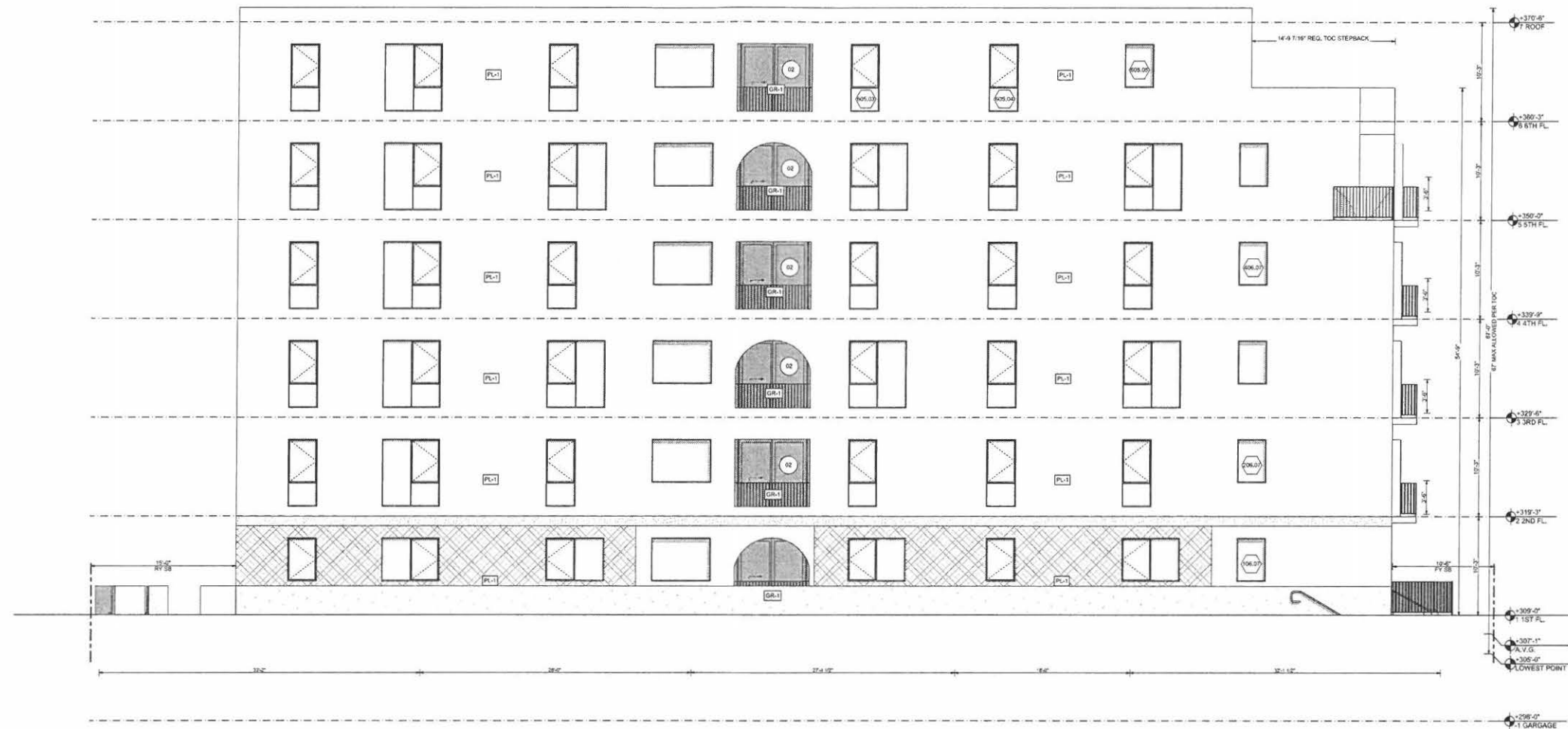
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SOUTH ELEVATION

PUBLISHED: 1/8/2021

A3.04

SHEET 60 OF 98



South Elevation

ELEVATION NOTES

GENERAL

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

02 CONTRACTOR TO VERIFY CONFORMANCE TO
REQUIRED BUILDING HEIGHTS AND BUILDING
ENVELOPES. PROVIDE CERTIFIED SURVEY OF
REQUIRED BUILDING HEIGHT. INFORM ARCHITECT
OF ANY DISCREPANCIES.

03 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERter @ CONFINED RAKES.

04 GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.

05 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

06 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.)

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

LJO

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

FINISH LEGEND

CN1	CONCRETE MASONRY UNIT
CN2	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE = 0.30 PER ASTM E1918.
GR1	TYP. 1/2" GREENHARD GREENHARD PALL NET R40
GL1	TEMPERED GLASS SHOW ENCLOSURE
MT1	METAL P/ POWDER COATED FINISH
PL1	SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
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GENERAL KEYNOTES

OK01 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX.
OPENING SIZE. SEE DETAIL 01A7.10
OK02 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX.
OPENING SIZE. SEE DETAIL 02A7.10
OK03 CONC. FOOTING PER STRUCTURAL
OK04 COLUMN PER STRUCTURAL
OK05 =

LEGEND

GENERAL KEYNOTE (THIS SHEET)

PROPERTY LINE

SETBACK LINE

CENTERLINE

PROPOSED GRADE (EL) GRADE

ONE-HOUR HORIZONTAL BUILDING SEPARATION (150 PSF) (150 PSF)

TWO-HOUR HORIZONTAL BUILDING SEPARATION (150 PSF) (150 PSF)

FLOOR TYPE PER AT 50

WATER CURTAIN PER LABC 708.2 & MIN. REQ. PER DOC PIBC 2014-106

ELEVATION DIM. / DATUM

TOP OF WALL ELEVATION

DIMENSION TO FINISH FACE OF WALLS / SURFACES

DIMENSION TO FRAMING (EDGE OF STUD)



Building Section A
SCALE: 3/16" = 1'-0"

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511 HOOVER

511 N. HOOVER ST.
LOS ANGELES, 90004



06.17.20	TOC SUBMITTAL
07.23.20	100% SD
08.05.20	TOC - REV
11.16.20	PLAN UPDATE

DATE DESCRIPTION

BUILDING SECTION

PUBLISHED: 3/8/2021

A4.01

SHEET 61 OF 98

511 HOOVER

511 N. HOOVER ST.
LOS ANGELES, 90004



06.17.20	TOC SUBMITTAL
07.23.20	100% SD
08.05.20	TOC - REV
11.16.20	PLAN UPDATE

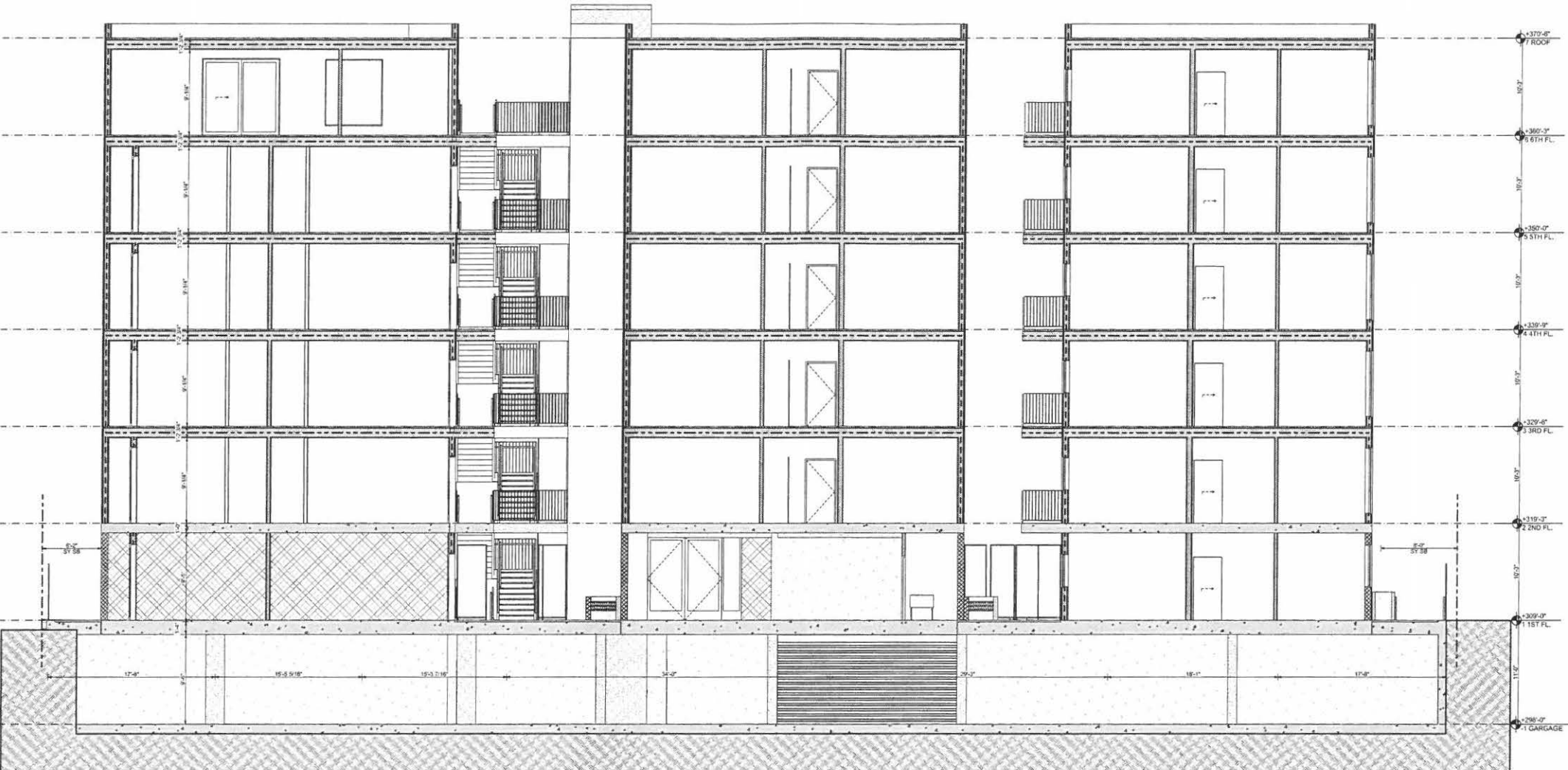
DATE	DESCRIPTION
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BUILDING SECTION

PUBLISHED: 3/8/2021

A4.02

SHEET 62 OF 98



Building Section B
SCALE: 3/16" = 1'-0"