Sea Breeze Homes Apartments

1311 Sepulveda Boulevard, Los Angeles, CA 90501

for

A&M Properties

23545 Crenshaw Blvd. Suite 100, Torrance, CA 90505

ABBREVIATIONS

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

SYMBOLS

METAL STUD		INTERIOR ELEVATION	SHT. NO. / DET. NO.
INSULATION		WINDOW LETTER	
[illegible]		DOOR NUMBER	
FINISH WOOD		SECTION DESIGNATION SHEET NUMBER	
CERAMIC		DETAIL NUMBER SHEET NUMBER	
GYPSUM BOARD		GRID LINE	
SHOTCRETE		KEY NOTE	
CONCRETE		EXTERIOR COLOR & MATERIAL	
METAL			
PLYWOOD			

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SHEET INDEX

plumbing (under a separate permit)

landscape (under a separate permit)

CONDITIONS OF APPROVAL

A)	TYPE IA PODIUM HEIGHT-NOT TO EXCEED 2 STORIES ABOVE GRADE PLANE.	COMPLIES, SEE SHEET A301 THROUGH A303
B)	THE SECOND STORY BELOW THE HORIZONTAL ASSEMBLY SHALL BE LIMITED TO THE USES PERMITTED IN CONDITION #6 OF SECTION 91.510.2. NO GROUP E, H, I, OR INDIVIDUAL GROUP A OCCUPANCY WITH AN OCCUPANT LOAD OF MORE THAN 300 OCCUPANT LOAD SHALL BE PERMITTED IN THE SECOND STORY BELOW THE [illegible] ASSEMBLY.	COMPLIES
C)	ALL DWELLING UNITS AND SLEEPING UNITS ABOVE AND BELOW THE HORIZONTAL ASSEMBLY SHALL COMPLY WITH SECTION 91.102.9.	[illegible]
D)	WHEN THERE IS A MIXED OCCUPANCY CONTAINING GROUP R USE IN THE SECOND STORY BELOW THE HORIZONTAL ASSEMBLY, PROVIDE A ONE HOUR FIRE RATED BARRIER CONSTRUCTION SEPARATING RESIDENTIAL UNITS FROM NONRESIDENTIAL USES. ANY OPENING ON THE ONE-HOUR FIRE RATED CONSTRUCTION SHALL BE PROTECTED WITH 3/4 HOUR FIRE PROTECTION RATED CLOSURES.	PROVIDED, SEE SHEETS A302 AND A303
E)	HORIZONTAL ASSEMBLY FIRE-RESISTANCE-RATING: HORIZONTAL ASSEMBLY SEPARATING THE BUILDING WILL HAVE A FIRE-RESISTANCE-RATING OF 4 HOURS WITH THROUGH PENETRATIONS PROTECTED BY 3 HOUR RATED FIRESTOP ASSEMBLIES.	PROVIDED, SEE FLOOR PLANS AND FIRE ASSEMBLY SHEETS A401 THROUGH A410
F)	ALL THE REQUIRED EXIT STAIR WIDTHS SHALL BE SIZED PER .3 INCH/OCCUPANT (MIN 44INCH) AND ALL OTHER EGRESS COMPONENTS FOR .2 INCH/OCCUPANT AND IN COMPLIANCE WITH SECTION 1008.1 FOR DOORS, 1010.6 FOR RAMPS, 1017 FOR AISLES, AND 1018.1 FOR CORRIDORS.	COMPLIES, SEE SHEET CS-002
G)	ALL EXIT STAIRWAYS ABOVE THE HORIZONTAL MUST BE EXTENDED TO THE ROOF LEVEL.	COMPLIES, SEE SEE SHEET A307
H)	ENHANCED FIRE ALARM SYSTEM- FIRE ALARM SYSTEM WILL BE UPGRADED TO INCLUDE: - AN AUTOMATIC SMOKE DETECTION SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM, IN ALL INTERIOR CORRIDORS SERVING DWELLING AND SLEEPING UNITS. - MANUEL FIRE ALARM BOXES PER SECTION 91.907.4.2 OF LARC. - AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM THROUGHOUT THE BUILDING IN ACCORDANCE WITH SECTION 907.5.2.2	UNDER SEPARATE PERMIT
I)	FIREWALL TERMINATION- IF THE BUILDING ABOVE THE HORIZONTAL ASSEMBLY REQUIRES FIREWALLS TO COMPLY WITH ALLOWABLE BUILDING AREA LIMITATIONS OF SECTION 505, CONSISTENT WITH EXCEPTION 5 TO SECTION 706.6, THE FIREWALL(S) WILL EXTEND FROM THE TOP OF THE 4 HOUR HORIZONTAL ASSEMBLY LOCATED ABOVE THE TYPE IA SECOND STORY.	COMPLIES, SEE SHEETS A201 THROUGH 207
J)	THIS MODIFICATION SHALL NOT APPLY TO OR BE COMBINED WITH SECTION 510.9 "GROUP R-1 AND R-2 BUILDINGS OF TYPE IIIA CONSTRUCTION"	COMPLIES
K)	THIS MODIFICATION SHALL NOT APPLY TO ANY HIGH-RISE BUILDING AS DETERMINED BY THE FIRE DEPARTMENT.	COMPLIES
L)	AN OCCUPIED ROOF WITH 50 OR MORE OCCUPANTS WILL BE CONSIDERED A STORY ABOVE THE HORIZONTAL ASSEMBLY. ANY OCCUPIED ROOF WILL BE CONSIDERED A FLOOR FOR THE PURPOSE OF SECTION 403 OF CBC.	[illegible]
M)	MAY NOT USE THE OPEN SPACE ABOVE THE HORIZONTAL ASSEMBLY (BASICALLY THE ROOF OF THE BUILDING BELOW THE ASSEMBLY) FOR FRONTAGE INCREASE PER SECTION 91.506.2.0	COMPLIES

These plans have been
REVISED
Date. 01/30/15

EXHIBIT "A"
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Case No. CPC-2009-542-GPA-ZC-HD-SPR-ZAA

SHEET INDEX

structural

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	1ST FLOOR CONCRETE SLAB PLAN
[illegible]	1ST FLOOR CONCRETE SLAB REINFORCEMENT PLAN
[illegible]	1ST FLOOR CONCRETE SLAB REINFORCEMENT PLAN
[illegible]	2ND FLOOR CONCRETE SLAB PLAN
[illegible]	2ND FLOOR CONCRETE SLAB REINFORCEMENT PLAN
S2.3B	2ND FLOOR CONCRETE SLAB REINFORCEMENT PLAN
[illegible]	CONCRETE DETAILS
[illegible]	CONCRETE DETAILS
[illegible]	CONCRETE DETAILS
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S3.5	CONCRETE DETAILS

mechanical (under a separate permit)

electrical (under a separate permit)

SHEET INDEX

general information - architectural

CS-01	COVER SHEET - SHEET INDEX, VICINITY MAP, PROJECT TEAM DIRECTORY
[illegible]	PROJECT INFORMATION / PROJECT JUSTIFICATION
[illegible]	PROJECT INFORMATION / PROJECT JUSTIFICATION
[illegible]	CALC'S FOR MAX ALLOWABLE AREA OF OPENINGS
[illegible]	GENERAL PLAN AMENDMENT AND ZONE CHANGE
[illegible]	[illegible]
[illegible]	ACCESSIBILITY NOTES
[illegible]	CALIFORNIA TITLE 24 DISABLED ACCESS DETAILS
[illegible]	CALIFORNIA TITLE 24 DISABLED ACCESS DETAILS
[illegible]	ACCESSIBILITY COMPLIANCE - UNIT PLANS
[illegible]	ACCESSIBILITY COMPLIANCE - COMMON AREAS
CS-13	MASTER KEYNOTES
[illegible]	METHANE GAS PROTECTION SYSTEM
[illegible]	[illegible]
FO-02	STREET LEVEL PLAN & PARTIAL SECTION FOR DIRECT PODIUM ACCESS
[illegible]	1ST FLOOR PLAN AND GARAGE LEVELS EXIT DIAGRAMS
[illegible]	2ND FLOOR (PODIUM) PLAN
[illegible]	[illegible]
[illegible]	[illegible]

green building

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	GREEN BUILDING [illegible] FLOOR PLAN
[illegible]	[illegible]
[illegible]	LANDSCAPING [illegible]
[illegible]	FOUNDATION SLAB PLAN

civil

APPROVED BY FRED HONG

[illegible]	[illegible] CIVIL GRADING PLAN
[illegible]	APPROVED STORM WATER PLAN

architectural

A101	PLOT PLAN, VICINITY & AREAL MAP
[illegible]	SITE PLAN
[illegible]	STREET LEVEL (BASEMENT) FLOOR PLAN
[illegible]	FIRST LEVEL FLOOR PLAN
[illegible]	SECOND LEVEL FLOOR PLAN
A204	THIRD LEVEL FLOOR PLAN
[illegible]	FOURTH LEVEL FLOOR PLAN
[illegible]	FIFTH LEVEL FLOOR PLAN
[illegible]	[illegible]
[illegible]	BUILDING EXTERIOR ELEVATIONS
[illegible]	BUILDING EXTERIOR ELEVATIONS
[illegible]	BUILDING SECTIONS / COURTYARD ELEVATIONS
A401	WALL ASSEMBLY DETAILS & SCHEDULE
A402	WALL ASSEMBLY DETAILS
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
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[illegible]	[illegible]
A860	UNIT F PLANS
[illegible]	COMMUNITY ROOM PLANS
[illegible]	WALL SECTIONS
[illegible]	SITE AND PODIUM DETAILS
A8.02	ELEVATOR DETAILS
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	WINDOW [illegible] DETAILS
[illegible]	WALL AND BALCONY DETAILS
[illegible]	[illegible]
[illegible]	ASSEMBLY AND MISCELLANEOUS DETAILS
[illegible]	INTERIOR STAIR AND MISCELLANEOUS DETAILS
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

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REVISIONS

REVISION NO. & DESC.	BY	DATE

ISSUES

ISSUED FOR	DATE

CLIENT APPROVAL

PHASE	SIGNATURE	DATE

PROJECT #
092882

PROJECT NAME
DESIGN DEVELOPMENT
FOR
SEA BREEZE
HOMES APARTMENTS

1311 SEPULVEDA BLVD.,
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KEYPLAN

DATE
Jan. 9th, 2015

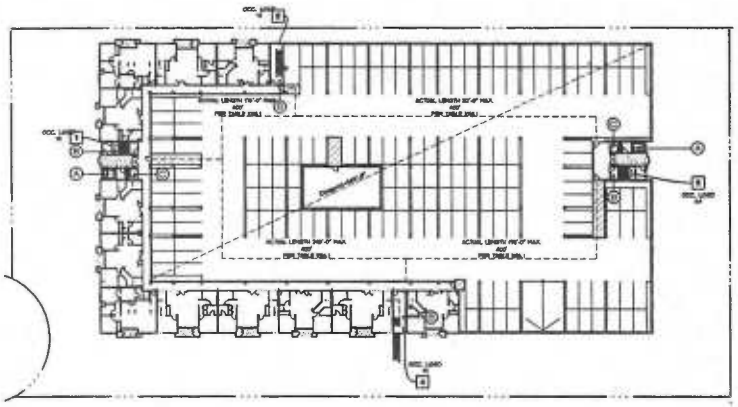
SHEET TITLE
PROJECT INFO,
SHEET INDEX

SCALE
N.T.S.

SHEET NUMBER
CS-001

SHEET OF SHEETS

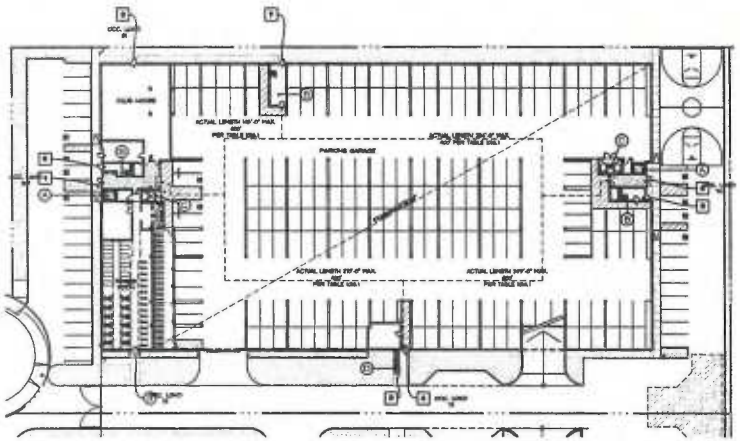
DISCIPLINE
ARCHITECTURE



EXIT #	LOAD CALC'S	TOTAL
(1)	77 x .64	49
(2)	77 x .64	49
(3)	84	84
(4)	77 x .64	49

(A) 2-HR ELEVATOR SHAFT / CBC 3202 707.4)
(B) 2-HR STAIR EXIT ENCLOSURE (CBC 3202 1022.1)
(C) 2-HR TRASH ROOM ENCLOSURE (CBC 3202 508.3)

Garage at First Floor Level — 2



EXIT #	LOAD CALC'S	TOTAL
(1)	83 x .32 = 14	267
(2)	51	51
(3)	83	83
(4)	14	14
(5)	14	14

EXIT #	LOAD CALC'S	TOTAL
(6)	EXIT DOOR LOAD	1
(7)	EXIT DOOR LOAD	1
(8)	EXIT DOOR LOAD	1
(9)	EXIT DOOR LOAD	1

(A) 2-HR ELEVATOR SHAFT / CBC 3202 707.4)
(B) 2-HR STAIR EXIT ENCLOSURE (CBC 3202 1022.1)
(C) 2-HR TRASH ROOM (CBC 3202 508.3)
(D) OPEN EXIT STAIR FROM COURTYARD / CBC 3202 1024.1)

Garage at Street Level — 1

building load analysis per occupant load

	USE	AREA (SQ. FT.)	OCCUPANT LOAD FACTOR (TABLE 1004.1.2)	OCCUPANT LOAD	# OF EXITS REQUIRED
BASEMENT (STREET LEVEL)	FITNESS ROOM	3,360	50	104	2
	CLUB HOUSE	3,648	50	103	2
	PARKING GARAGE	36,076	200	194	2
1ST FLOOR LEVEL	RESIDENTIAL	19,479	200	98	2
	PARKING GARAGE	20,805	200	204	2
2ND FLOOR LEVEL (PODIUM)	RESIDENTIAL	49,149	200	246	2
	COMMUNITY ROOM	1,000	50	67	2
COURTYARD @ 2ND FLOOR LEVEL	COURTYARD W/OUT PLANTERS	3978	50	170	2
	POOL / SPA	3400	200	17	
3RD FLOOR LEVEL	RESIDENTIAL	50,191	200	251	2
4TH FLOOR LEVEL	RESIDENTIAL	50,191	200	251	2
5TH FLOOR LEVEL	RESIDENTIAL	47,150	200	201	2
	ROOF DECK #1	1000	50	20	1
	ROOF DECK #2	720	50	14	1
	ROOF DECK #3	1200	50	24	1

BUILDING CODE ANALYSIS

governing code:

2015 CALIFORNIA BUILDING CODE (CBC)
2015 CALIFORNIA FIRE CODE
2015 LOS ANGELES BUILDING CODE

occupancy:

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

type of construction:

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

BUILDING EXITING ANALYSIS

exit component width/capacity calculations

CAPACITY CALCULATION FOR MINIMUM WIDTH CODE PRESCRIBED EXIT COMPONENTS.
SEE LOAD TABLE ON SHEET A08 AND EXIT DIAGRAMS ON THIS SHEET

stairways

allowable

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

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

MAXIMUM CAPACITY (STAIRS) LEVEL 3) = 755 / 4 X 0.3" = 56.6"

MINIMUM WIDTH OF STAIR SHALL NOT BE LESS THAN 44" (CBC SECTION 1009.1), THEREFORE THE EXIT STAIRCASE SHALL BE 44" (CBC SECTION 1017.2 EXCEPT 1)

provided

MINIMUM WIDTH OF STAIR = 44"

corridors

allowable

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

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

MAXIMUM CAPACITY (RESIDENTIAL LEVEL 3) = 59 X .3" = 23.7"

REQUIRED MINIMUM WIDTH OF CORRIDOR = 23.7"

provided

MINIMUM WIDTH OF CORRIDOR = 6'-0"

dead end corridor

THE LENGTH OF DEAD END CORRIDOR SHALL NOT EXCEED 20'-0" PER 1005.5 EXCEPTION 1

doors/gates

MINIMUM WIDTH OF DOOR = 32" (CBC SECTION 1005.1)
CAPACITY OF 36" DOOR (CBC 1005.3.1) 0.7"/PERSON =

MAXIMUM CAPACITY (STAIRS) LEVEL 3) = 59 X .3" = 0.6"

provided

MINIMUM EGRESS DOOR = 3'-0"

EXITING DIAGRAMS

FOR TYPE VA CONSTRUCTION BUILDING (R-2 OCCUPANCY), TRAVEL DISTANCE TO REACH AN EXIT SHALL NOT EXCEED 250' WITH APPROVED SPRINKLER SYSTEM PER C.B.C. TABLE 1017

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

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

BUILDING CODE ANALYSIS

ALLOWABLE BUILDING AREA AND HEIGHT FOR ACCESSORY OCCUPANCIES

2013 CBC SECTION 508.2.3

" THE ALLOWABLE BUILDING AREA AND HEIGHT OF THE BUILDING SHALL BE BASED ON THE ALLOWABLE BUILDING AREA AND HEIGHT FOR THE MAIN OCCUPANCY IN ACCORDANCE WITH SECTION 508.1..."

allowable height:

2013 CBC SECTION 508.2.5

"EACH OCCUPANCY SHALL COMPLY WITH THE HEIGHT LIMITATIONS BASED ON THE TYPE OF CONSTRUCTION OF THE BUILDING IN ACCORDANCE WITH SECTION 508.1. THE HEIGHT, IN BOTH FEET AND STORIES OF EACH FIRE AREA SHALL BE MEASURED FROM THE GRADE PLANE. THE MEASUREMENT SHALL INCLUDE THE HEIGHT, IN BOTH FEET AND STORIES, OF INTERVENING FIRE AREAS."

FOR TYPE IA CONSTRUCTION: AT BASEMENT & 1ST FLOOR

OCCUPANCY GROUP	TABULAR HEIGHT (STORIES/FT)	+ SPRINKLER INCREASE	= MAXIMUM ALLOWABLE HEIGHT
A-3	UNLIMITED		
S-2	UNLIMITED		
R-2	3 / 30 FT	+ U 20 FT	= 4 STORIES / 60 FT FROM GRADE PLAN

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

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

HEIGHT PROVIDED

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

SEE SHEET CS05 FOR DETAILED CALCULATIONS

grade plane elevation calculation

SEE SHEET A05 FOR DIAGRAM AND GRADE PLANE ELEVATION CALCULATIONS

PROJECT INFORMATION/ ZONING

project description:

NEW CONSTRUCTION OF A FIVE-STORY HOUSING CONTAINING 176 UNITS W/ CLUB HOUSE OVER 1-STORY BASEMENT AND ABOVE GRADE PARKING GARAGE W/ COMMUNITY CENTER, FITNESS CENTER AND LEASING OFFICE

project summary

SITE AND BUILDING SUMMARY

LEGAL	TRACT NO. 10560 LOT NO 1
ADDRES	1309 W. SEPULVEDA BLVD. LOS ANGELES, CA 90501
TOTAL LOT AREA (S.F./ACRES)	0.102 S.F./ 2.53
TOTAL UNITS	176
EXISTING ZONING	M3-1VL
PROPOSED ZONING	641 SQF. / UNIT
DENSITY	R2S2
OCCUPANCY CLASIFICATION	
TOTAL LOT F.A.R.	1.50
BUILDING COVERAGE	52,702 S.F. 48.72%
BUILDING HEIGHT	60'-0" MAX.
GARAGE AREA (1 & 2 LEVEL)	128,052 S.F.
RESIDENTIAL GROSS / LIVABLE AREA	196,512 S.F.
CIRCULATION	28,605 S.F.
COMMUNITY ROOM	1,053 S.F.
TOTAL	214,446 S.F.
REQUIRED OPEN SPACE	
2 BDROOMS UNITS => 100 S.F.	19720 S.F.
1,2 BEDROOMS UNITS =< 125 S.F.	4,105 S.F.
TOTAL	17,625 S.F.
PROVIDED OPEN SPACE	
PRIVATE OPEN AREA	12,723 S.F.
COMMUNITY ROOM	1,562 S.F.
COUTYARD (PODIUM)	18,158 S.F.
FITNESS CENTER	3,135 S.F.
CLUB HOUSE	2,978 S.F.
YARD (STREET LEVEL)	20,204 S.F.
ROOF DECK	1,947 S.F.
TOTAL	59,247 S.F.

RESIDENTIAL UNITS SUMMARY

PLAN	DESCRIPTION	AREA	SUBTOTAL	QUANTITY
A	2 BR / 2 BA	950 S.F.	42,160 S.F.	43
B	2 BR / 2 BA	1,130 S.F.	44,920 S.F.	40
C	2 BR / 2 BA	1,003 S.F.	31,062 S.F.	31
D	2 BR / 2 BA	1,067 S.F.	18,479 S.F.	17
E	2 BR / 2 BA	1,054 S.F.	37,224 S.F.	36
F	3 BR / 2 BA	1,421 S.F.	12,807 S.F.	9
TOTAL			196,512 S.F.	176

RESIDENTIAL UNITS PRIVATE OPEN SPACE SUMMARY

PLAN	DESCRIPTION	AREA	SUBTOTAL	QUANTITY
A	2 BR / 2 BA	70 S.F.	3,010 S.F.	43
B	2 BR / 2 BA	80 S.F.	3,200 S.F.	40
C	2 BR / 2 BA	74 S.F.	2,294 S.F.	31
D	2 BR / 2 BA	80 S.F.	1,020 S.F.	17
E	2 BR / 2 BA	64 S.F.	2,304 S.F.	36
F	3 BR / 2 BA	65 S.F.	495 S.F.	9
TOTAL			12,723 S.F.	176

parking summary

REQUIRED PARKING SPACES		
2 COV. SPACES / UNIT	176 =	352 SPACES
0.25 GUEST SPACE / UNIT	=	44 SPACES
TOTAL		396 SPACES
PROVIDED PARKING SPACES		
GUEST @ STREET LEVEL		19 SPACES
RESIDENTIAL @ 1 LEVEL		216 SPACES
RESIDENTIAL @2 LEVEL		181 SPACES
TOTAL		415 SPACES
PROVIDED PARKING SPACES BY TYPE		
STANDARD	9'-0"X18'-0"	326 SPACES
COMPACT	8'-0"X15'-0"	177 SPACES
GUEST DA PARKING	44 x 5%	3 SPACES
RESIDENT DA PARKING	352 x 2%	7 SPACES

CARLOS OVALLE ARCHITECTS

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Telephone 310.869.0917 carlos@carlosarch.com

REVISIONS

REVISION NO. & DESC.	BY	DATE

ISSUES

[redacted]		

CLIENT APPROVAL

PHASE	SIGNATURE	DATE

PROJECT #
092882

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

OWNER
A&M PROPERTIES
23545 CRENSHAW BLVD., STE 100
TORRANCE, CA 90505
PHONE 310-539-8300

KEYPLAN

DATE
Nov. 16th, 2014

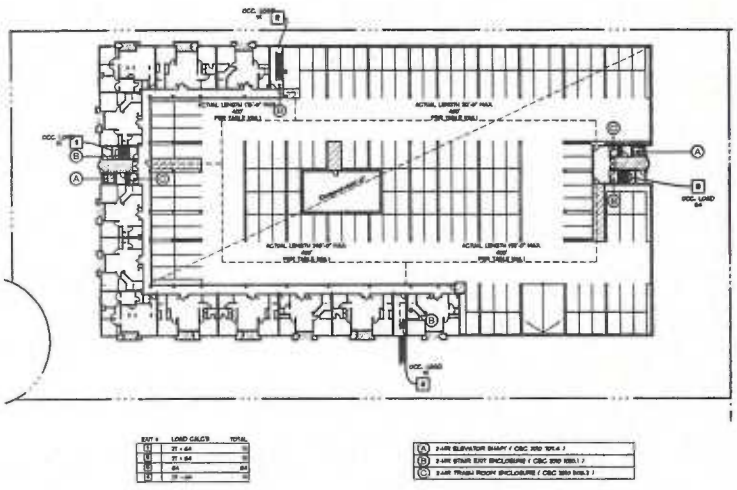
SHEET TITLE
PROJECT INFO AND JUSTIFICATION

SCALE
N.T.S.

SHEET NUMBER
CS-002

SHEET OF SHEETS

DISCIPLINE
ARCHITECTURE

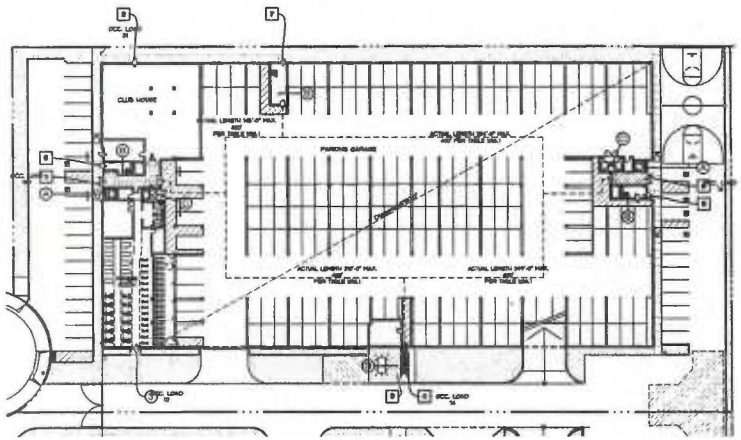


EXIT #	LOAD CALC'S	TOTAL
A	71 + 64	135
B	71 + 64	135
C	64	64
D	19 + 46	65

A	2-HR ELEVATOR SHAFT / CBC 3202 707.4)
B	2-HR STAIR EXIT ENCLOSURE / CBC 3202 1020.1)
C	2-HR TRASH ROOM ENCLOSURE / CBC 3202 509.3)

Garage at First Floor Level
SCALE: NONE

2



EXIT #	LOAD CALC'S	TOTAL
A	89 + 18 + 76	307
B	43	43
C	43	43
D	76	76
E	74	74

EXIT #	LOAD CALC'S	TOTAL
F	EXIT DOOR LOAD	1
G	EXIT DOOR LOAD	1
H	EXIT DOOR LOAD	1
I	EXIT DOOR LOAD	1

A	2-HR ELEVATOR SHAFT / CBC 3202 707.4)
B	2-HR STAIR EXIT ENCLOSURE / CBC 3202 1020.1)
C	2-HR TRASH ROOM / CBC 3202 509.3)
D	OPEN EXIT STAIR FROM COURTYARD / CBC 3202 1004.1)

Garage at Street Level
SCALE: NONE

1

building load analysis per occupant load

		AREA (SQ. FT.)	OCCUPANT LOAD FACTOR TABLE 1004.1.2	OCCUPANT LOAD	# OF EXITS REQUIRED
BASEMENT STREET LEVEL	FITNESS ROOM	1,155	50	23	1
	CLUB HOUSE	3,446	15	230	2
	PARKING GARAGE	84,074	200	420	1
1ST FLOOR LEVEL	RESIDENTIAL	16,149	200	81	1
	PARKING GARAGE	30,803	200	154	1
2ND FLOOR LEVEL (PODIUM)	RESIDENTIAL	48,388	200	242	1
	COMMUNITY ROOM	1,002	15	67	1
COURTYARD AT 2ND FLOOR LEVEL	COURTYARD W/MOVT PLANTERS	2979	15	172	1
	POOL / SPA	2400	50	12	
3RD FLOOR LEVEL	RESIDENTIAL	56,197	200	281	1
4TH FLOOR LEVEL	RESIDENTIAL	56,197	200	281	1
5TH FLOOR LEVEL	RESIDENTIAL	47,190	200	237	1
	ROOF DECK #1	750	15	75	1
	ROOF DECK #2	750	15	75	1
	ROOF DECK #3	750	15	75	1

BUILDING CODE ANALYSIS

governing code:

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

occupancy:

R-2 RESIDENTIAL UNITS
S-2 NATURALLY VENTILATED ON-GRADE PARKING GARAGE
A-3 COMMUNITY CENTER (LESS THAN 6% OF R-2 AREA)

type of construction:

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

BUILDING EXITING ANALYSIS

exit component width/capacity calculations

CAPACITY CALCULATION FOR MINIMUM WIDTH CODE PRESCRIBED EXIT COMPONENTS.
SEE LOAD TABLE ON SHEET A2.0 AND EXIT DIAGRAMS ON THIS SHEET

stairways

allowable

MINIMUM ACCESSIBLE EGRESS WIDTH OF AN EXIT STAIR FOR OCCUPANT SERVED, AS PER CBC 1009.1

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

MAXIMUM CAPACITY (STAIRS LEVEL 3) = 156 / 4 X 0.3" = 15.6"

MINIMUM WIDTH OF STAIR SHALL NOT BE LESS THAN 44" ICBC SECTION 1009.1, THEREFORE THE EXIT STAIRWAY SHALL BE 44" ICBC SECTION 1019.2 EXCEPT 48

provided

MINIMUM WIDTH OF STAIR = 44"

corridors

allowable

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

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

MAXIMUM CAPACITY (RESIDENTIAL LEVEL 3) = 99 X .3" = 29.7"

REQUIRED MINIMUM WIDTH OF CORRIDOR = 29.7"

provided

MINIMUM WIDTH OF CORRIDOR = 6'-0"

dead end corridor

THE LENGTH OF DEAD END CORRIDOR SHALL NOT EXCEED 50'-0" PER 1020.4 EXCEPTION 1

doors/gates

MINIMUM WIDTH OF DOOR = 36" ICBC SECTION 1008.1.1
CAPACITY OF 36" DOOR ICBC 1005.3.1) 0.2"/PERSON =

MAXIMUM CAPACITY (STAIRS LEVEL 3) = 99 X .2" = 19.8"

provided

MINIMUM EGRESS DOOR = 3'-0"

EXITING DIAGRAMS

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

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

FOR R-2 OCCUPANCY BUILDING , THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 250' PER C.B.C. TABLE 1014.3 EXCEPTION 4.
BUILDING REQUIRED TO HAVE A FULL NFPA 13 SYSTEM ICBC 903.3.1.U

BUILDING CODE ANALYSIS

ALLOWABLE BUILDING AREA AND HEIGHT FOR ACCESSORY OCCUPANCIES

2013 CBC SECTION 509.2.3

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

allowable height:

2013 CBC SECTION 504.1.3

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

FOR TYPE VA CONSTRUCTION: AT BASEMENT & 1ST FLOOR

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

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

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

HEIGHT PROVIDED

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

SEE SHEET CS03 FOR DETAILED CALCULATIONS

grade plane elevation calculation

SEE SHEET A2.0 FOR DIAGRAM AND GRADE PLANE ELEVATION CALCULATIONS

PROJECT INFORMATION/ ZONING

project description:

NEW CONSTRUCTION OF A FIVE-STORY HOUSING CONTAINING 176 UNITS W/ CLUB HOUSE OVER 3-STORY SUBTERRANEAN AND ABOVE GRADED PARKING GARAGE W/ COMMUNITY CENTER, FITNESS CENTER AND LEASING OFFICE

project summary

SITE AND BUILDING SUMMARY

LEGAL	TRACK No. 8564M LOT No. 5
ADDRESS	1311 W. SEPULVEDA BLVD. LOS ANGELES, CA 90501
TOTAL LOT AREA (S.F./ACRES)	112,604 S.F./ 2.59
TOTAL UNITS	176
EXISTING ZONING	M1-1VL
PROPOSED ZONING	C2-2
DENSITY	641 S.F. / UNIT
OCCUPANCY CLASSIFICATION	R2/S2
TOTAL LOT F.A.R.	1.90
BUILDING COVERAGE	52,792 S.F. 46.72%
BUILDING HEIGHT	65'-0" MAX
GARAGE AREA (1 & 2 LEVEL)	126,052 S.F.

EXISTING EXEMPT AREA

RESIDENTIAL CIRCULATION	160,513 S.F.
CIRCULATION	26,955 S.F.
COMMUNITY ROOM	1,002 S.F.
TOTAL	214,469 S.F.

EXCLUDED OPEN SPACE

2 BEDROOMS UNITS =>	125 S.F.	20671 S.F.
3 BEDROOMS UNITS =>	175 S.F.	1575 S.F.
TOTAL		22,450 S.F.

PROVIDED OPEN SPACE

PRIVATE OPEN AREA	12,723 S.F.
COMMUNITY ROOM	1,002 S.F.
COURTYARD (PODIUM)	18,158 S.F.
FITNESS CENTER	3,155 S.F.
CLUB HOUSE	3,976 S.F.
YARD (STREET LEVEL)	20,304 S.F.
ROOF DECK	3,047 S.F.
TOTAL	66,261 S.F.

RESIDENTIAL UNITS SUMMARY

PLAN	DESCRIPTION	AREA	SUBTOTAL	UNITS
A	2 BR / 2 BA	980 S.F.	42,140 S.F.	43
B	2 BR / 2 BA	1,120 S.F.	44,800 S.F.	40
C	2 BR / 2 BA	1,003 S.F.	31,062 S.F.	31
D	2 BR / 2 BA	1,087 S.F.	18,479 S.F.	17
E	2 BR / 2 BA	1,034 S.F.	37,224 S.F.	36
F	3 BR / 2 BA	1,423 S.F.	12,807 S.F.	9
TOTAL			186,512 S.F.	176

RESIDENTIAL UNITS PRIVATE OPEN SPACE SUMMARY

PLAN	DESCRIPTION	AREA	SUBTOTAL	UNITS
A	2 BR / 2 BA	78 S.F.	3,010 S.F.	43
B	2 BR / 2 BA	80 S.F.	3,600 S.F.	40
C	2 BR / 2 BA	74 S.F.	2,294 S.F.	31
D	2 BR / 2 BA	80 S.F.	1,520 S.F.	17
E	2 BR / 2 BA	64 S.F.	2,304 S.F.	36
F	3 BR / 2 BA	55 S.F.	495 S.F.	9
TOTAL			12,723 S.F.	

parking summary

REQUIRED PARKING SPACES		
2 DU SPACES /UNIT	176 =	352 SPACES
0.25 GUEST SPACE / UNIT	=	44 SPACES
TOTAL		396 SPACES
PROVIDED PARKING SPACES		
SURFACE @ STREET LEVEL		16 SPACES
RESIDENTIAL @ 1 LEVEL		219 SPACES
RESIDENTIAL @ 2 LEVEL		181 SPACES
TOTAL		416 SPACES
PROVIDED PARKING SPACES BY TYPE		
STANDARD	8.5'x17.5'	224 SPACES
COMPACT	8.0'x15.0'	177 SPACES
GUEST DA PARKING	44 x 1%	3 SPACES
RESIDENT DA PARKING	352 x 2%	12 SPACES

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CARLOS OVALLE, ARCHITECT, LEED AP

REVISIONS

REVISION NO. & DESC.	BY	DATE

ISSUES

DESCRIPTION	DATE

CLIENT APPROVAL

PHASE	SIGNATURE	DATE

PROJECT #
092882

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

OWNER
AAM PROPERTIES
23548 CRENSHAW BLVD., STE 100
TORRANCE, CA 90505
PHONE 310-539-5360

KEYPLAN

DATE
Jan. 9th, 2015

SHEET TITLE
PROJECT INFO AND JUSTIFICATION

SCALE
N.T.S.

SHEET NUMBER
CS-002

SHEET OF SHEETS

DISCIPLINE
ARCHITECTURE

general elevation notes

1. ALL VERTICAL ELEVATIONS SHOWN AT EXTERIOR ELEVATIONS OR BUILDING SECTIONS U.O.N. ARE FROM THE TOP OF FLOOR SHEATHING AT THE UPPER FLOOR UNITS OR FROM THE TOP OF CONCRETE AT GRADE LEVEL OR PODIUM LEVEL UNITS TO TOP PLATES OF THE WALL AT THAT STORY U.O.N.
2. ALL MANUFACTURED PRODUCTS TO BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND PRODUCT LISTINGS.
3. ALL EXPOSED HOOD TRIM OR ARCHITECTURAL HOOD DETAIL TO BE FIRE PROOFED & PAINTED
4. A. WEATHER BARRIER REQUIRED
   (N.B.M.) PROVIDE IN CONFORMANCE WITH C.B.C. CHAPTER 14 BEHIND ALL EXTERIOR FINISH MATERIALS. INSTALL ALL N.B.M. IN CONFORMANCE WITH TURF MANUFACTURERS LISTINGS.
   N.B.M. PRODUCTS EXPOSED TO U.V. RAYS DURING CONST. EXCEPTING THE MANUFACTURERS RECOMMENDATIONS ARE TO BE REMOVED AND REPLACED. WEATHERBOARD LAP ALL REMAINING PRODUCTS AND FLASHINGS FOR A WATERTIGHT STRUCTURE.
   N.B.M. TO BE VISIBLE AT PRIVATE BALCONY, 2ND FLOOR INSTALLED AS FOLLOWS:
   a. AT EXTERIOR SIDING OR SHINGLED WEATHER 1 LAYER OVER ALL SUBSTRATES
   b. AT EXTERIOR PLASTER APPLIED DIRECTLY OVER WOOD SHEATHING INSTALL A MINIMUM 2 LAYERS PER C.B.C. SECTION 2510.6
   c. AT EXTERIOR PLASTER APPLIED DIRECTLY OVER GYPSUM SHEATHING THEN NO. GRADE INSTALL A MIN. TO LAYER.
   d. EXTERIOR PLASTER OVER SPACED NO. OR METAL STUDS MIN. 1 LAYER.
   B. S.A.S.H.: PROVIDE SELF ADHERED COMPOSITE FLASHING
   a. AT ALL WINDOW, DOOR, VENT AND GRILL PENETRATIONS THROUGH EXTERIOR WALL FINISHES IN CONFORMANCE WITH OPENING, SUB-FLASHING DETAIL V.S.D.09
   b. 12" WIDE CENTERED ON ALL VERTICAL TRANSITIONS BETWEEN STONE TRIM AND EXTERIOR PLASTER.
   c. MIN. 12" BIG PATCH AT ALL GUARD OR HANDRAIL BRACKET WALL ATTACHMENTS PATCH TO BE CENTERED ON ATTACHMENT BOLT PATTERN.
   d. ALL HORIZONTAL PLASTERED SURFACES TO BE PROVIDED WITH CONTINUOUS S.A.C.F. WEATHERBOARD LAPPED MIN. 3" UP AND 3" DOWN ADJ. VERTICAL PLANES WITH N.B.M.

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

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

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

5. REFER TO ROOF PLAN FOR ROOFING INFORMATION.
6. REFER TO ROOF PLAN FOR ROOFING DETAILS NOT SHOWN & FOR ROOF MATERIAL INFORMATION
7. BUILDING ELEVATION CAP, VENT, SIDING, BOARD VENEERS, TRIM, ETC., AT ALL LOCATIONS IS RECEIVED TO REFERS TO AN ENTIRE BLDG. CORNERS U.O.N. SEE CHAPTER BELOW. TERMINATION OF CAP, TRIM AND VENEERS AT OFFSET CORNERS IS NOT ACCEPTABLE.

8. [ ] INDICATES EGRESS WINDOW OR SLIDING GLASS DOOR

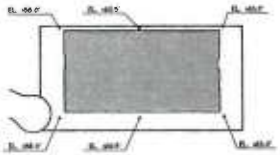
I HEREBY GIVE PERMISSION TO WALL CLADDING INSTALLATION
IN CONFORMANCE W/ C.B.C. SECTION 705.8.3 PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM SHEATHING AT EXTERIOR BUILDING WALLS REQUIRED TO BE 1 HOUR RATED AND LOCATED WITHIN 5'-0" FROM A PROPERTY LINE OR ASSUMED PROPERTY LINE MARKS NON-RATED EXTERIOR WORKS IS TO BE INSTALLED.

5/8" TYPE "X" GYPSUM SHEATHING IS NOT REQUIRED AT EXTERIOR BUILDING WALLS LOCATED BEYOND 5'-0" FROM A PROPERTY LINE OR AN ASSUMED PROPERTY LINE. WHERE NON RATED MANUFACTURED BOARD IS TO BE INSTALLED PROVIDED A MIN. 5/8" EXTERIOR GLUE PLYWOOD PANEL OR SHEATHING PRODUCTS LISTED AT C.B.C. TABLE 1508.3.3(1). ARE INSTALLED PRIOR TO NON RATED WORKS PRODUCT.

elevation keynotes

1. ROOF (SEE ROOF PLAN FOR MORE DETAILED INFORMATION)
2. DOWNSPOUT
   a. INSTALL RAIN DOWNSPOUTS AND DOWNSPOUT STRAPS TO WALL PER S.M.A.C.N.A. RECOMMENDATIONS
   b. SEE ROOF PLAN NOTES FOR DOWNSPOUT STYLES AND SIZES. PROVIDE FACTORY FINISH AS SELECTED BY ARCHITECT U.O.N.
   PROVIDE FLEXIBLE TO DISGUISE DOWNSPOUT ELBOWS AT TERMINATIONS WHERE DOWNSPOUTS ARE NOT DIRECTLY CONNECTED TO A STORM DRAIN SYSTEM. PROVIDE CONCRETE SPLASH BLOCKS W/ FLOW REDUCTION PADS AT THOSE TERMINATIONS AND DIRECT WATER FLOW AWAY FROM THE STRUCTURE.
3. ALUMINUM STOREFRONT SYSTEM (SEE WINDOW SCHEDULE FOR MORE DETAILED INFORMATION) MANUFACTURER T.B.D.
4. STEEL MESCRIBE (SEE WINDOW SCHEDULE FOR MORE DETAILED INFORMATION) SILVER COLOR, MANUFACTURER T.B.D.
5. PLANTER WALL CONCRETE, STUCCO SEE DETAIL 4/A5.1 FOR MORE INFORMATION.
6. RAILINGS AT DECKS
   RAILS: 1/8" THK. 12 COATS OF WEATHER RESISTANT METAL LATH ON N.B.M.
   FINISH: SMOOTH U.O.N.
   CEILING: 7/8" THK. EXTERIOR PLASTER OVER EXPANDED METAL RIB LATH
7. METAL SUNSCREEN AWNING
   INSTALL PER DETAIL 4/A5.1
   GUARDRAILS SHALL BE IN CONFORMANCE W/ C.B.C. SECTION 1015 AND HANDRAILS SHALL BE IN CONFORMANCE C.B.C. SECTION 1012.
8. METAL CANOPY
   REFER TO DETAIL A8.1
9. METAL SCREEN
   REFER TO DETAIL A8.1
10. TRASH ENCLOSURE
    REFER TO LANDSCAPING
11. SUNNY METAL
    REFER TO DETAIL A8.1

grade plane elevation calculation



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

NORTH	= (	463.0'	+ 463.0') / 2	= 463.0'
EAST	= (	463.0'	+ 464.0') / 2	= 463.5'
SOUTH	= (	464.0'	+ 464.0') / 2	= 464.0'
WEST	= (	464.0'	+ 463.0') / 2	= 463.5'

463' / 4 = 463.5'

ELEVATION OF GRADE PLANE = EL. 463.5'

south elevation ②

east elevation ①

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

CARLOS OVALLE ARCHITECTS
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CHECK SCALE DIMENSIONS. IF DETAIL STATE SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT IS TO BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE DESIGNER FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

CARLOS OVALLE ARCHITECT, LEED AP

REVISIONS

REVISION NO. & DESC.	BY	DATE

ISSUES

ISSUED FOR	DATE

CLIENT APPROVAL

PHASE	SIGNATURE	DATE

PROJECT #
092882

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

OWNER
A&M PROPERTIES
23346 CRENSHAW BLVD., STE 100
TORRANCE, CA 90505
PHONE 310-529-5090

KEYPLAN

DATE
Jan. 9th, 2015

SHEET TITLE
BUILDING ELEVATIONS

SCALE
3/32"=1'-0"

SHEET NUMBER
A301

SHEET OF SHEETS

DISCIPLINE
ARCHITECTURE

general elevation notes

1. ALL VERTICAL ELEVATIONS SHOWN AT EXTERIOR ELEVATIONS OR BUILDING SECTIONS U.O.N. ARE FROM THE TOP OF FLOOR SUBSTRATE AT THE UPPER FLOOR UNITS OR FROM THE TOP OF CONCRETE AT GRADE LEVEL OR PODIUM LEVEL UNITS TO TOP PLATES OF THE HALL AT THAT STORY U.O.N..
2. ALL MANUFACTURED PRODUCTS TO BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURERS REQUIREMENTS AND PRODUCT LISTINGS.
3. ALL EXPOSED WOOD TRIM OR ARCHITECTURAL WOOD DETAIL TO BE PRE-PRIMED & PAINTED
4. **A. WEATHER BARRIER MEMBRANE:**
   M.B.M.1. PROVIDE IN CONFORMANCE WITH C.B.C. CHAPTER 14 SECTION ALL EXTERIOR FINISH MATERIALS. INSTALL ALL M.B.M. IN CONFORMANCE WITH THEIR MANUFACTURERS LISTINGS.
   M.B.M. PRODUCTS EXPOSED TO U.V. RAYS DURING CONST. EXCEEDING THE MANUFACTURERS ALLOWANCE ARE TO BE REMOVED AND REPLACED. WEATHERBOARD LAP ALL MEMBRANE PRODUCTS AND FLASHING FOR A WATERTIGHT STRUCTURE.
   M.B.M. TO BE WRAPPED AS ROUTE SPACE, 2" PAPER INSTALLED AS FOLLOWS:
   a. AT EXTERIOR SIDING OR SHINGLES FINISH 1 LAYER OVER ALL SUBSTRATES
   b. AT EXTERIOR PLASTER APPLIED DIRECTLY OVER WOOD SUBSTRATES INSTALL A MINIMUM 2 LAYERS PER C.B.C. SECTION 2510
   c. AT EXTERIOR PLASTER APLIED DIRECTLY OVERMP. SHEATHING TYPE NO. SHTG. INSTALL A MIN. TO LAYER.
   d. EXTERIOR PLASTER OVER SPACED MO. OR METAL STUDS MIN. 1 LAYER.
   B. S.A.F.E.: PROVIDE SELF ADHERED COMPOSITE FLASHING
   a. AT ALL WINDOW, DOOR, VENT AND GRILL PENETRATIONS THROUGH EXTERIOR WALL FINISHES IN CONFORMANCE WITH OPENING SUB-FLASHING DETAIL V4A1.09
   b. 2" WIDE CENTERED ON ALL VERTICAL TRANSITIONS BETWEEN SIDING TRIM AND EXTERIOR PLASTER.
   c. TO 3/4" GWB PATCH AT ALL GUARD OR HANDRAIL BRACKET WALL ATTACHMENTS PATCH TO BE CENTERED ON ATTACHMENT BOLT PATTERN.
   d. ALL HORIZONTAL PLASTERED SURFACES TO BE PROVIDED WITH CONTINUOUS S.A.F.E. WEATHERBOARD LAPPED MIN. 2" UP AND 2" DOWN. ADJ. VERTICAL PLANES WITH M.B.M.
5. REFER TO ROOF PLAN FOR ROOFING INFORMATION.
6. REFER TO ROOF PLAN FOR ROOFING DETAILS NOT SHOWN & FOR ROOF MATERIAL INFORMATION
7. **EXTERIOR ELEVATION COLORS, SIDING, STONE VENEER, TRIM, ETC.:** ALL ALL LOCATIONS IS RELATIVE TO REFER TO AN 24HOUR FLOOR CORNERS U.O.N. SEE TRANSITION BELOW. TERMINATION OF EXTERIOR TRIMS AND VENEERS AT OUTSIDE CORNERS IS NOT ACCEPTABLE

8. [XXX] INDICATES EGRESS WINDOW OR SLIDING GLASS DOOR

LABORE EXPLORATORIUM MEAN, CHAPTER REQUIREMENTS:
IN CONFORMANCE W/ C.B.C. SECTION 12.6.3.3 PROVIDE 1 LAYER OF 5/8" TYPE 'X' GYPSUM SHEATHING AT EXTERIOR BUILDING WALLS REQUIRED TO BE 1 HOUR RATED AND LOCATED WITHIN 5'-0" FROM A PROPERTY LINE OR ASSUMED PROPERTY LINE WHERE MANUFACTURER NON-RATED EXTERIOR SIDING IS TO BE INSTALLED.

5/8" TYPE 'X' GYPSUM SHEATHING IS NOT REQUIRED AT EXTERIOR BUILDING WALLS LOCATED BEYOND 5'-0" FROM A PROPERTY LINE OR AN ASSUMED PROPERTY LINE WHERE NON RATED MANUFACTURED SIDING IS TO BE INSTALLED PROVIDED A MIN. 5/16" EXTERIOR GLUE PLYWD PANEL OR SHEATHING PRODUCTS LISTED AT C.B.C. TABLE 12.6.3.1, ARE INSTALLED PRIOR TO NON RATED SIDING PRODUCT.

elevation keynotes

1. [illegible] REFER ROOF PLAN FOR MORE DETAILED INFORMATION
2. **DOWNSPOUTS:**
   a. INSTALL RAIN DOWNSPOUTS AND DOWNSPOUT STRAPS TO WALL PER S.M.A.C.N.A. RECOMMENDATIONS.
   b. SEE ROOF PLAN NOTES FOR DOWNSPOUT STYLES AND SIZES. PROVIDE FACTORY FINISH AS SELECTED BY ARCHITECT U.O.N.
   PROVIDE FLEXIBLE 90 DEGREE DOWNSPOUT ELBOWS AT TERMINATIONS WHERE DOWNSPOUTS ARE NOT DIRECTLY CONNECTED TO A STORM DRAIN SYSTEM. PROVIDE CONCRETE SPLASH BLOCKS W/ FLUSH REDUCTION PER AT THESE TERMINATIONS AND DIRECT WATER FLOW AWAY FROM THE STRUCTURE.
3. **WINDOW SCHEDULE:** SEE WINDOW SCHEDULE FOR MORE DETAILED INFORMATION/ MANUFACTURER T.B.D.
4. **VINYL SIDING:** (TYP) WINDOW SCAFFOLD FOR MORE DETAILED INFORMATION/ PAINT COLOR, MANUFACTURER T.B.D.
5. **PLASTER REVEAL CONTROL JOINT:** SEE DETAIL [illegible] FOR MORE INFORMATION.
6. **GUARDRAIL PLANTER:**
   RAILING: 1/2" TYPE 'S' CONST OR WEATHER RESISTANT METAL LATH ON M.B.M.
   FINISH: SMOOTH U.O.N.
   CAP RAIL: 1/4" THK. EXTERIOR PLASTER OVER EXPANDED METAL RIB LATH
7. **METAL BALCONY RAILING:**
   INSTALL PER DETAIL [illegible]
   GUARDRAILS SHALL BE IN CONFORMANCE WITH C.B.C. SECTION 1013 AND HANDRAILS SHALL BE IN CONFORMANCE C.B.C. SECTION 1013.
8. **METAL CANOPY:**
   REFER TO DETAIL A8...
9. **METAL SCREEN:**
   REFER TO DETAIL A8...
10. **METAL SCREEN:**
    REFER TO LANDSCAPING
11. **ALLEY GATE:**
    REFER TO DETAIL A8...

WEST ELELVATION : MAXIMUM ALLOWABLE OPENING CALCULATIONS - 10'-0" SETBACK						
THE BUILDING IS EQUIPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM. PER 2013 C.B.C. SEC. 705.8.1, THE MAX ALLOWABLE AREA OF UNPROTECTED OPENING SHALL BE THE SAME AS TABULATED IN THE LIMITATIONS FOR PROTECTED OPENINGS. PER 2013 C.V.C. TABLE 705.8. THE MAX. ALLOWABLE AREA OF UNPROTECTED OPENINGS WHERE FIRE SEPARATION DISTANCE IS 10 FEET TO LESS THAN 15 FEET IS 45% IN AN EXTERIOR WALL						
AREA	BASEMENT/ STREET LEVEL TIER	1ST FLOOR TIER	2ND FLOOR TIER	3RD FLOOR TIER	4TH FLOOR TIER	5TH FLOOR
ELEVATION AREA	3,915 S.F.	3,634 S.F.	3,710 S.F.	3,710 S.F.	3,710 S.F.	2,516 S.F.
AREA OF OPENINGS	1,080 S.F.	1,340 S.F.	1,011 S.F.	963 S.F.	913 S.F.	669 S.F.
ELEVATION AREA / AREA OF OPENING (%)	0.28%	0.37%	0.31 %	0.29 %	0.25 %	0.24 %

THE PROPOSED AREA OF UNPROTECTED OPENINGS IS LESS THAN THE MAX. ALLOWABLE AREA OF UNPROTECTED OPENINGS PER C.B.C. TABLE 705.8

north elevation ②

west elevation ①

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

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CONTRACTORS SHALL HAVE JURISDICTION OVER TRADES, DIMENSIONS, CONDITIONS. CONTRACTORS SHALL VERIFY ALL AS INDICATED ON ALL DRAWINGS AND SPECIFICATIONS. IN THE JOB AND THE DESIGNER IS TO BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE DESIGNER FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

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PHONE 310-539-5390

KEYPLAN

DATE
Jan. 8th, 2015

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BUILDING ELEVATIONS

SCALE
3/32"=1'-0"

SHEET NUMBER
A302

SHEET OF SHEETS

DISCIPLINE
ARCHITECTURE