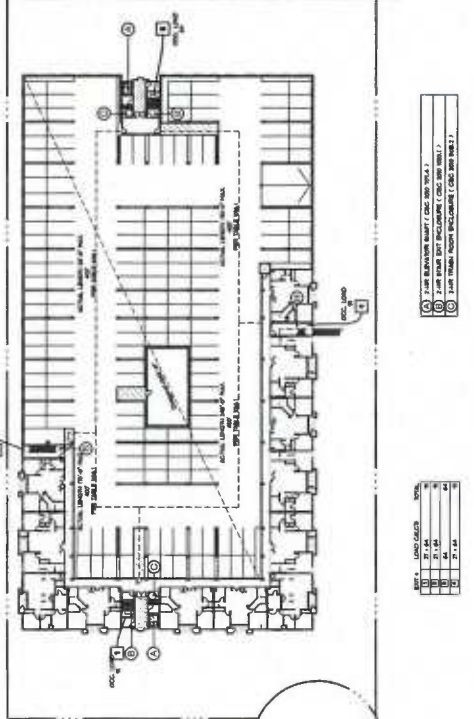
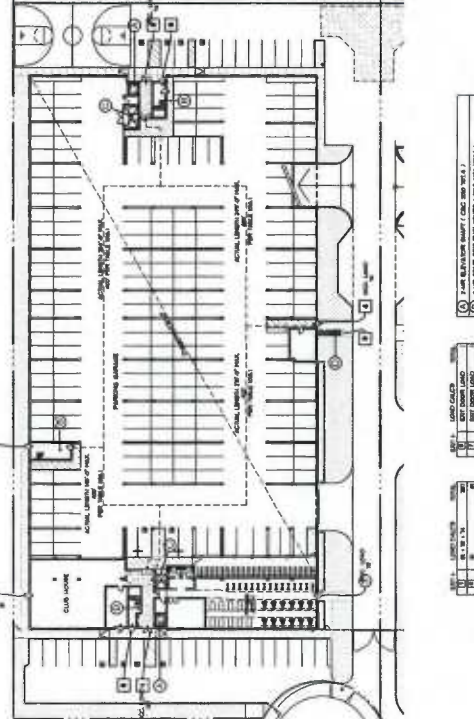


building load analysis per occupant load

LEVEL	AREA (SQ FT)	OCCUPANT LOAD	ASSEMBLY SEATING
FIRST FLOOR	10,000	100	
SECOND FLOOR	10,000	100	
THIRD FLOOR	10,000	100	
FOURTH FLOOR	10,000	100	
FIFTH FLOOR	10,000	100	
SIXTH FLOOR	10,000	100	
SEVENTH FLOOR	10,000	100	
EIGHTH FLOOR	10,000	100	
NINTH FLOOR	10,000	100	
TENTH FLOOR	10,000	100	
MECH. ROOM	500	5	
ELECT. ROOM	500	5	
STAIR	500	5	
ELEVATOR	500	5	
ROOF	100,000	1000	



Change at 4th Floor Level



Change at 4th Floor Level

BUILDING CODE ANALYSIS

governing code
201 CALIFORNIA BUILDING CODE (CBC)
201 CALIFORNIA FIRE CODE (FC)
201 LOS ANGELES BUILDING CODE

assembly
A-1 CONVENTION CENTER (AREA 100) (GROUP A)
A-1 CONVENTION CENTER (AREA 200) (GROUP A)

type of construction
TYPE III - FULLY SPRINKLERED, TYPE III - METAL DECK ON TOP FLOOR

building existing analysis
exit component width/capacity calculations
EXIT WIDTH SHALL BE DETERMINED BY THE FOLLOWING: EXIT WIDTH SHALL BE THE WIDTH OF THE EXIT AT EACH EXIT EXCEPT WHERE THE EXIT WIDTH IS LIMITED BY THE BUILDING CONSTRUCTION. THE WIDTH OF THE EXIT SHALL BE THE WIDTH OF THE EXIT AT EACH EXIT EXCEPT WHERE THE EXIT WIDTH IS LIMITED BY THE BUILDING CONSTRUCTION.

stairs
THE MINIMUM CLEAR WIDTH SHALL BE 44".

corridors
THE MINIMUM CLEAR WIDTH SHALL BE 44".

doors/gates
THE MINIMUM CLEAR WIDTH SHALL BE 36".

exit
THE MINIMUM CLEAR WIDTH SHALL BE 36".

EXITING DIAGRAMS
THE MINIMUM CLEAR WIDTH SHALL BE 36".

allowable height
THE MAXIMUM ALLOWABLE HEIGHT SHALL BE 130'.

ALLOWABLE BUILDING AREA AND HEIGHT FOR OCCUPANT OCCUPANCIES
THE MAXIMUM ALLOWABLE BUILDING AREA SHALL BE 1,000,000 SQ FT.

grade plane elevation calculation
THE GRADE PLANE ELEVATION SHALL BE 100'.

PROJECT INFORMATION/ ZONING

project description:
NEW CONSTRUCTION OF A PROJECTOR BUILDING CONTAINING 1500 RESIDENTIAL UNITS, 1000 COMMERCIAL UNITS AND 5000 SQ FT RETAIL SPACE.

project summary:
NEW CONSTRUCTION OF A PROJECTOR BUILDING CONTAINING 1500 RESIDENTIAL UNITS, 1000 COMMERCIAL UNITS AND 5000 SQ FT RETAIL SPACE.

size and building summary:
TOTAL LOT AREA: 150,000 SQ FT
TOTAL BUILDING AREA: 1,000,000 SQ FT
TOTAL FLOOR AREA: 1,000,000 SQ FT
TOTAL GROSS AREA: 1,000,000 SQ FT
TOTAL VOLUME: 10,000,000 CU FT

unit summary:
RESIDENTIAL UNITS: 1500
COMMERCIAL UNITS: 1000
RETAIL SPACE: 5000 SQ FT

3007 COLTON AVE. LONG BEACH, CALIFORNIA 90801
Tel: (562) 431-4567
www.carlosovalla.com

Table with 3 columns: REVISIONS, NO., DATE. Includes issues and resolutions.

CLIENT APPROVAL form with name, signature, date, and company details.

PROJECT INFORMATION table with fields for PROJECT #, PROJECT NAME, DESIGN DEVELOPMENT, HOMES APARTMENTS.

OWNER: ASM PROPERTIES
1511 REVUE LA BAYE, LOS ANGELES, CA 90021

DATE: JUN 30, 2015
SHEET TITLE: PROJECT INFO AND JUSTIFICATION

SCALE: N.T.S.
SHEET NUMBER: CS-002
DRAWING: ARCHITECTURE

PROJECT INFORMATION / ZONING

PROJECT DESCRIPTION: NEW CONSTRUCTION OF A 150-UNIT HOUSING COMPLEX IN THE CITY OF LOS ANGELES...

Table with 2 columns: ZONING, DISTRICT, PERMITTED USES, etc.

Table with 2 columns: ZONING, DISTRICT, PERMITTED USES, etc.

Table with 2 columns: ZONING, DISTRICT, PERMITTED USES, etc.

Table with 2 columns: ZONING, DISTRICT, PERMITTED USES, etc.

Table with 2 columns: ZONING, DISTRICT, PERMITTED USES, etc.

parking summary

Table with 2 columns: ZONING, DISTRICT, PERMITTED USES, etc.

Table with 2 columns: ZONING, DISTRICT, PERMITTED USES, etc.

BUILDING CODE ANALYSIS

Building code analysis text detailing zoning requirements and building code compliance.

exit component width/capacity calculations

Exit component width/capacity calculations text explaining the methodology.

allowable height

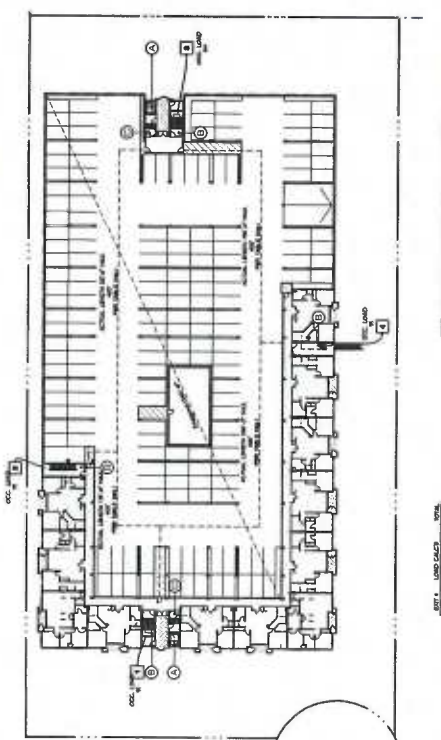
Allowable height text detailing building height restrictions and setbacks.

grade plane elevation calculation

Grade plane elevation calculation text detailing the method for determining grade.

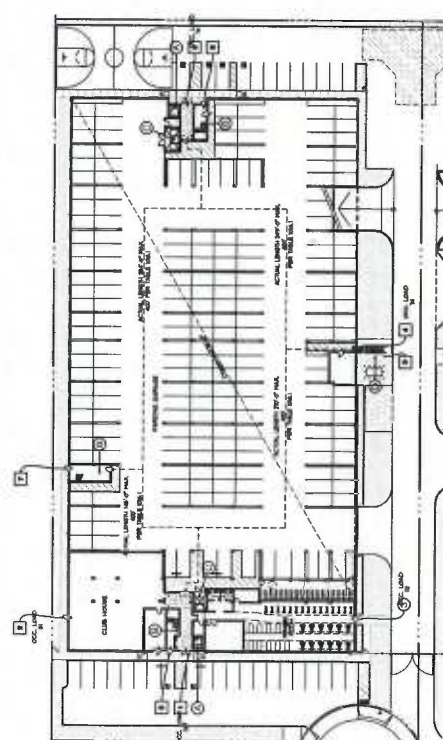
building load analysis per occupant load

Table with 3 columns: ROOM, OCCUPANT LOAD, LOAD VALUES.



- List of callouts (1, 2, 3) corresponding to load values on the floor plan.

Garage at 1st Floor Level
SCALE: NONE



- List of callouts (1, 2, 3, 4) corresponding to load values on the floor plan.

Garage at 1st Floor Level
SCALE: NONE

general elevation notes

1. ALL VERTICAL SURFACES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CONCRETE SHALL BE CAST TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
3. ALL MANUFACTURED PRODUCTS TO BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND PRODUCT LITERATURE.
4. & **EXTERIOR WINDOW FINISHES:**
 - A. ALL EXTERIOR WINDOW FINISHES SHALL BE FINISHED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND PRODUCT LITERATURE.
 - B. ALL WINDOW FINISHES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
 - C. ALL WINDOW FINISHES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
 - D. ALL WINDOW FINISHES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
 - E. ALL WINDOW FINISHES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
5. & **EXTERIOR WALL FINISHES:**
 - A. ALL EXTERIOR WALL FINISHES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
 - B. ALL EXTERIOR WALL FINISHES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
 - C. ALL EXTERIOR WALL FINISHES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
 - D. ALL EXTERIOR WALL FINISHES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
 - E. ALL EXTERIOR WALL FINISHES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
6. & **EXTERIOR DOOR FINISHES:**
 - A. ALL EXTERIOR DOOR FINISHES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
 - B. ALL EXTERIOR DOOR FINISHES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
 - C. ALL EXTERIOR DOOR FINISHES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
 - D. ALL EXTERIOR DOOR FINISHES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
 - E. ALL EXTERIOR DOOR FINISHES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.

WINDOW AND DOOR FINISHES:

A. ALL WINDOW AND DOOR FINISHES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.

B. ALL WINDOW AND DOOR FINISHES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.

C. ALL WINDOW AND DOOR FINISHES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.

D. ALL WINDOW AND DOOR FINISHES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.

E. ALL WINDOW AND DOOR FINISHES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.

F. ALL WINDOW AND DOOR FINISHES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.

G. ALL WINDOW AND DOOR FINISHES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.

H. ALL WINDOW AND DOOR FINISHES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.

I. ALL WINDOW AND DOOR FINISHES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.

J. ALL WINDOW AND DOOR FINISHES SHALL BE FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.

ROOFING INFORMATION:

A. REFER TO ROOF PLAN FOR ROOFING INFORMATION.

B. REFER TO ROOF PLAN FOR ROOFING INFORMATION.

C. REFER TO ROOF PLAN FOR ROOFING INFORMATION.

D. REFER TO ROOF PLAN FOR ROOFING INFORMATION.

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H. REFER TO ROOF PLAN FOR ROOFING INFORMATION.

I. REFER TO ROOF PLAN FOR ROOFING INFORMATION.

J. REFER TO ROOF PLAN FOR ROOFING INFORMATION.

elevation keynotes

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10. REFER TO ROOF PLAN FOR ROOFING INFORMATION.
11. REFER TO ROOF PLAN FOR ROOFING INFORMATION.

CARLOS OVALLÉ ARCHITECTS

3537 GOLDEN AVENUE, LOS ANGELES, CA 90008
 TEL: (213) 391-1111 FAX: (213) 391-1112
 WWW.CARLOSOVALLE.COM

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UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND FINISHES SHALL BE AS SHOWN ON THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

CARLOS OVALLÉ ARCHITECT, LEED AP

REVISIONS

NO.	DATE	DESCRIPTION

ISSUES

NO.	DATE	DESCRIPTION

CLIENT APPROVAL

DATE: _____
 SIGNATURE: _____
 PROJECT # _____
 PROJECT NAME _____
 ADDRESS _____
 CITY _____ STATE _____ ZIP _____

PROJECT # 092882

PROJECT NAME
 DESIGN DEVELOPMENT FOR
SEA BREEZE HOMES APARTMENTS
 151 SEPALVEDA BLVD.,
 LOS ANGELES, CA 90001

OWNER
ASM PROPERTIES
 2344 CROWHAY BLVD., STE 100
 TORRANCE, CA 90509
 PHONE 310-639-0990

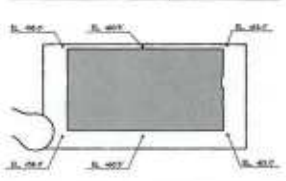
DATE
 Jan. 9th, 2015

SHEET TITLE
BUILDING ELEVATIONS

SCALE
 3/32" = 1'-0"
 SHEET NUMBER
A301

SHEET OF SHEETS
 DISCIPLINE
ARCHITECTURE

grade plane elevation calculation



MATERIAL	ELEVATION	LENGTH	AREA
AVG. GRADE	443.07'	30.00'	13,307.10
CONCRETE	443.07'	30.00'	13,307.10
FINISH	443.07'	30.00'	13,307.10
TOTAL			40,011.30

ELEVATION OF GRADE PLANE - EL. 461.9



south elevation



east elevation

SCALE: 3/32" = 1'-0"

0 16 32

General elevation notes

1. ALL MATERIALS, FINISHES AND COLORS SHALL BE APPROVED BY THE ARCHITECT AND THE CLIENT BEFORE INSTALLATION.
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10. ALL MATERIALS, FINISHES AND COLORS SHALL BE APPROVED BY THE ARCHITECT AND THE CLIENT BEFORE INSTALLATION.

Elevation legends

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Elevation legends

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Elevation legends

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10. [Symbol] - [Description]

WEST ELEVATION - MAXIMUM ALLOWABLE OPENING CALCULATIONS - 10' OF SETBACK

FLOOR	MAXIMUM ALLOWABLE OPENING AREA (SQ. FT.)	MAXIMUM ALLOWABLE OPENING PERCENTAGE (%)
1st Floor	1,300.00	1.30
2nd Floor	1,300.00	1.30
3rd Floor	1,300.00	1.30
4th Floor	1,300.00	1.30
5th Floor	1,300.00	1.30
6th Floor	1,300.00	1.30
7th Floor	1,300.00	1.30
8th Floor	1,300.00	1.30
9th Floor	1,300.00	1.30
10th Floor	1,300.00	1.30
11th Floor	1,300.00	1.30
12th Floor	1,300.00	1.30
13th Floor	1,300.00	1.30
14th Floor	1,300.00	1.30
15th Floor	1,300.00	1.30
16th Floor	1,300.00	1.30
17th Floor	1,300.00	1.30
18th Floor	1,300.00	1.30
19th Floor	1,300.00	1.30
20th Floor	1,300.00	1.30
21st Floor	1,300.00	1.30
22nd Floor	1,300.00	1.30
23rd Floor	1,300.00	1.30
24th Floor	1,300.00	1.30
25th Floor	1,300.00	1.30
26th Floor	1,300.00	1.30
27th Floor	1,300.00	1.30
28th Floor	1,300.00	1.30
29th Floor	1,300.00	1.30
30th Floor	1,300.00	1.30
31st Floor	1,300.00	1.30
32nd Floor	1,300.00	1.30
33rd Floor	1,300.00	1.30
34th Floor	1,300.00	1.30
35th Floor	1,300.00	1.30
36th Floor	1,300.00	1.30
37th Floor	1,300.00	1.30
38th Floor	1,300.00	1.30
39th Floor	1,300.00	1.30
40th Floor	1,300.00	1.30
41st Floor	1,300.00	1.30
42nd Floor	1,300.00	1.30
43rd Floor	1,300.00	1.30
44th Floor	1,300.00	1.30
45th Floor	1,300.00	1.30
46th Floor	1,300.00	1.30
47th Floor	1,300.00	1.30
48th Floor	1,300.00	1.30
49th Floor	1,300.00	1.30
50th Floor	1,300.00	1.30
51st Floor	1,300.00	1.30
52nd Floor	1,300.00	1.30
53rd Floor	1,300.00	1.30
54th Floor	1,300.00	1.30
55th Floor	1,300.00	1.30
56th Floor	1,300.00	1.30
57th Floor	1,300.00	1.30
58th Floor	1,300.00	1.30
59th Floor	1,300.00	1.30
60th Floor	1,300.00	1.30
61st Floor	1,300.00	1.30
62nd Floor	1,300.00	1.30
63rd Floor	1,300.00	1.30
64th Floor	1,300.00	1.30
65th Floor	1,300.00	1.30
66th Floor	1,300.00	1.30
67th Floor	1,300.00	1.30
68th Floor	1,300.00	1.30
69th Floor	1,300.00	1.30
70th Floor	1,300.00	1.30
71st Floor	1,300.00	1.30
72nd Floor	1,300.00	1.30
73rd Floor	1,300.00	1.30
74th Floor	1,300.00	1.30
75th Floor	1,300.00	1.30
76th Floor	1,300.00	1.30
77th Floor	1,300.00	1.30
78th Floor	1,300.00	1.30
79th Floor	1,300.00	1.30
80th Floor	1,300.00	1.30
81st Floor	1,300.00	1.30
82nd Floor	1,300.00	1.30
83rd Floor	1,300.00	1.30
84th Floor	1,300.00	1.30
85th Floor	1,300.00	1.30
86th Floor	1,300.00	1.30
87th Floor	1,300.00	1.30
88th Floor	1,300.00	1.30
89th Floor	1,300.00	1.30
90th Floor	1,300.00	1.30
91st Floor	1,300.00	1.30
92nd Floor	1,300.00	1.30
93rd Floor	1,300.00	1.30
94th Floor	1,300.00	1.30
95th Floor	1,300.00	1.30
96th Floor	1,300.00	1.30
97th Floor	1,300.00	1.30
98th Floor	1,300.00	1.30
99th Floor	1,300.00	1.30
100th Floor	1,300.00	1.30

west elevation

west elevation

