LACAHSA CREDIT MEMO

For Funding Recommendations Under LACAHSA's Notice of Funding Availability

Date:	March 27, 2026	
Application No.:	26-01-112	
Project Name:	Fountain Apartments	
Project Address(es) (Street Address, Zip Code, Census Tract):	6575 W Fountain Avenue, 90028, TR 3538	
City:	Los Angeles	
Supervisorial District:	3rd District of Los Angeles County	
LACAHSA Zone:	Zone 2	
Jurisdiction:	City of Los Angeles	
Project Type(s):	New Construction	
Unit Count:	37	
Financing type:	Non-LIHTC	
Applicant / Developer:	TPC Homes	
Co-Developer (if applicable):	The People Concern	
LACAHSA Program(s) funding debt / capital:	**PROGRAM TYPE**	**AWARDED AMOUNT**
	Subordinate B-Note	$ 8,860,000.00
	Matching Capital Grant	$ 2,636,939.95
	TOTAL	$ 11,496,939.95

This report provides a full funding recommendation for the Fountain Apartments project, a proposed New Construction development located at 6575 W Fountain Avenue, 90028 in the City of Los Angeles. Staff recommends a funding award of $11,496,940 from the requested LACAHSA Programs (Subordinate B-Note; Matching Capital Grant) to support the New Construction of 37 units. The project will support 4 units restricted to extremely low-income households and 4 restricted to low-income households. This award covers 55% of the project's estimated $21,041,940 Total Development Cost (TDC).

The project has a projected construction start date of August 1, 2026 and permanent conversion anticipated by July 29, 2028.

LACAHSA
THE AFFORDABLE
SOLUTIONS AGENCY

1. PROJECT DESCRIPTION

This project is a proposed New Construction of 37 units, located at 6575 W Fountain Avenue, 90028 in the City of Los Angeles.

Total number of units and unit mix:
The project will feature a total of 37 units, including 1 Studio unit, 35 1-Bedroom units and 1 manager unit (1-Bedroom).

Affordability restrictions:
The development complies with the minimum affordability restrictions, with 11% of units restricted at or below 30% AMI, and 11% of units restricted at or below 50% AMI.

Key scope elements:
The scope includes the new construction of 37 units of permanent supportive housing on a vacant parcel.

Site conditions and surrounding neighborhood context:
The site is a vacant parcel located in a transit-oriented, moderate-resource area. The surrounding context includes a low-rise residential neighborhood,and a nearby commercial corridor with grocery stores, pharmacies, a Metro Red Line station and a park. There are no known site specific challenges at this time.

Amenities or services offered:
On-site amenities will include onsite property management, a nurse's office, a laundry room and a rooftop deck. Comprehensive supportive services, managed by The People Concern, will be provided, focusing on intensive case management, mental health support, health services, substance abuse services, emplotment and life skills services.

2. BORROWER / OWNERSHIP STRUCTURE

Legal entity of the borrower:
The borrower is TPCH 6575 Fountain GP, LLC, a 501(c)(3) Entity, located at 2116 Arlington Ave, Ste 100, Los Angeles, CA 90018.

General partner(s) and limited partner(s):
The General Partners are TPC Homes and The People Concern.

Ownership percentages:
TPC Homes holds a 99% interest and The People Concern holds a 1% interest.

Staff has conducted a review of the financial statements and overall fiscal health of TPCH 6575 Fountain GP, LLC. As of June 30, 2024, the borrower demonstrates adequate financial capacity, reporting a net worth of $53,545,804 and liquid assets totaling $613,780. The entity's audited financial statements for the most recent fiscal years indicate stable operations. Additionally, TPCH 6575 Fountain GP, LLC has a proven track record of managing 10 similar affordable housing assets.

Project meets the liquidity and net worth requirements (See "Financial Narrative" Appendix).

Any planned changes in ownership at closing:
No material change is anticipated.

3. PROJECT FINANCE SUMMARY

The total development cost (TDC) is estimated at $21,041,940.

Primary sources include a permanent loan from Peachtree Group and others like a capital match grant from Health Net and the Deferred Fee. LACAHSA is requested to provide $11,496,940 from the requested LACAHSA Programs (Subordinate B-Note; Matching Capital Grant) to fill the remaining funding gap.

SOURCES	TOTAL	
LACAHSA Subordinate B-Note	$	8,860,000.00
LACAHSA Matching Capital Grant	$	2,636,939.95

Key financial milestones:
The project development is projected to start on August 1, 2026. Completion of the project is expected for January 31, 2028 Permanent conversion is anticipated by July 29, 2028.

4. PERMANENT FUNDING SOURCES

SOURCES	TOTAL		% TOTAL
Peachtree Group	$	4,840,000.00	23%
LACAHSA Subordinate B-Note	$	8,860,000.00	42%
LACAHSA Matching Capital Grant	$	2,636,939.95	13%
Health Net Capital Match Grant	$	3,700,000.00	18%
Deferred Fee	$	1,005,000.00	5%
TOTAL PERMANENT SOURCES	$	21,041,939.95	

5. CONSTRUCTION FUNDING SOURCES

SOURCES	TOTAL		% TOTAL
Peachtree Group	$	4,840,000.00	23%
LACAHSA Subordinate B-Note	$	8,860,000.00	42%
LACAHSA Matching Capital Grant	$	2,636,939.95	13%
Health Net Capital Match Grant	$	3,700,000.00	18%
Deferred Fee	$	1,005,000.00	5%
TOTAL CONSTRUCTION SOURCES	$	21,041,939.95	

6. USES OF FUNDS

USES	TOTAL		% TOTAL
Acquisition Related Costs	$	2,024,250.00	10%
Hard Construction Costs	$	13,007,954.70	62%
Construction Related Costs	$	869,222.00	4%
Construction Financing Costs	$	745,190.00	4%

Permanent Financing Costs	$	338,484.70	2%
Soft Costs	$	602,771.33	3%
Developer Fee	$	3,155,000.00	15%
Reserves	$	299,067.22	1%
TOTAL USES OF FUNDS	$	21,041,939.95	

7. INCOME RESTRICTED UNITS

AMI	STUDIO	1-BDR	2-BDR	3-BDR	4-BDR	TOTAL	TOTAL%
10%	-	-	-	-	-	-	0%
20%	-	-	-	-	-	-	0%
30%	-	4	-	-	-	4	11%
40%	-	-	-	-	-	-	0%
50%	1	3	-	-	-	4	11%
60%	-	-	-	-	-	-	0%
70%	-	-	-	-	-	-	0%
80%	-	28	-	-	-	28	78%
90%	-	-	-	-	-	-	0%
100%	-	-	-	-	-	-	0%
110%	-	-	-	-	-	-	0%
120%	-	-	-	-	-	-	0%
Not LIHTC Qual.	-	-	-	-	-	-	0%
TOTAL	1	35	-	-	-	36	

Total Restricted Units:	36
Affordability Period (years):	99
Target population:	PSH

8. PROJECT COST JUSTIFICATION

The Project's Adjusted Total Development Cost ("ATDC") is significantly higher than its peers. Pursuant to the standards described in Exhibit C of NOFA #1, the Project's ATDC is $21,041,939.95, or $908.64/sq. ft., compared to $828.34/sq. ft. for New Construction projects in this application pool. This ATDC falls in the 78% percentile of peer applicants, which we view as significantly higher than the median and ranks 79 out of the 102 New Construction projects competing for funding under NOFA #1.

9. COMPLIANCE WITH LACAHSA'S UNDERWRITING REQUIREMENTS

The Board has decided to award this project; however, there were some underwriting observations that must be taken into account, subject to LACAHSA's review of additional and/or updated due diligence documentation.

ITEM	PROJECT'S AMOUNT	LACAHSA GUIDELINE	NOTES
Capitalization Rate	3.87%	5%	To be addressed at closing.
Developer Fee	$3,700,000	$497,000	To be addressed at closing.

10. PROJECT TIMELINE

Estimated start of contruction / rehabilitation:	August 1, 2026
Expected completion (TCO):	January 31, 2028
Expected permanent conversion:	July 29, 2028

11. STAFF FUNDING RECOMMENDATION

Staff recommends full funding for the Fountain Apartments project, with a recommended award amount of $11,496,940. This award covers 55% of the project's Total Development Cost (TDC) via LACAHSA funds.

All projects receiving funding under this NOFA must adhere to SB 679, Measure A, the Program Guidelines, the Annual Expenditure Plan, and any other policies and guidelines adopted by the Board.

The approval is subject to several key conditions. These conditions include but are not limited to the following:

- Review and approval of an appraisal commissioned by LACAHSA.
- Review and approval of all required environmental reports.
- Provision and approval of a current ALTA survey.
- Provision of a preliminary title report dated within 90 days of closing, evidencing clean and insurable title acceptable to LACAHSA.
- Execution and approval of a General Contractor contract.
- Verification of the availability and commitment of all equity sources.
- Review of updated financial information evidencing no material adverse change in financial wherewithal.
- Issuance of an acceptable title policy.
- Negotiation and execution of a LACAHSA regulatory agreement.
- Execution and delivery of all legal documents in form and substance satisfactory to LACAHSA.

12. APPENDICES

- Proforma
- Site map and photos
- Parcel map and architectural drawings
- Scoring letter to the applicant
- Financial Narrative

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Los Angeles County Affordable Housing Solutions Agency
Financing Application
Residential Proforma

Direct Inputs for Applicant
Automatically Calculated
Link to Information Elsewhere in Application
LACAHSA Inputs
Automatically Generated / Not Applicable

TPC Homes
Fountain Apartments
New Construction
37 Units

INCOME	Inflator	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
LACAHSA Subsidy Request	2%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LACAHSA Subsidy Request - PSH	2%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Income Restricted Unit	2%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Income Restricted Unit - PSH	2%	$849,432	$866,421	$883,749	$901,424	$919,453	$937,842	$956,598	$975,730	$995,245	$1,015,150	$1,035,453	$1,056,162	$1,077,285	$1,098,831	$1,120,807	$1,143,224	$1,166,088	$1,189,410	$1,213,198	$1,237,462	$1,262,211	$1,287,455	$1,313,205	$1,339,469	$1,366,258	$1,393,583	$1,421,455	$1,449,884	$1,478,882	$1,508,459
Manager Units	2%	$27,264	$27,809	$28,365	$28,933	$29,511	$30,102	$30,704	$31,318	$31,944	$32,583	$33,235	$33,899	$34,577	$35,269	$35,974	$36,694	$37,428	$38,176	$38,940	$39,718	$40,513	$41,323	$42,150	$42,993	$43,852	$44,729	$45,624	$46,537	$47,467	$48,417
Market Rate Units	2%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Rental Vacancy Loss		-$86,306	-$88,033	-$89,793	-$91,589	-$93,421	-$95,289	-$97,195	-$99,139	-$101,122	-$103,144	-$105,207	-$107,311	-$109,457	-$111,647	-$113,879	-$116,157	-$118,480	-$120,850	-$123,267	-$125,732	-$128,247	-$130,812	-$133,428	-$136,096	-$138,818	-$141,595	-$144,427	-$147,315	-$150,262	-$153,267
Parking Income	2%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other Income (laundry, etc)	2%	$140,220	$143,024	$145,885	$148,803	$151,779	$154,814	$157,910	$161,069	$164,290	$167,576	$170,927	$174,346	$177,833	$181,390	$185,017	$188,718	$192,492	$196,342	$200,269	$204,274	$208,360	$212,527	$216,777	$221,113	$225,535	$230,046	$234,647	$239,340	$244,126	$249,009
Other Income Vacancy Loss		-$14,022	-$14,302	-$14,588	-$14,880	-$15,178	-$15,481	-$15,791	-$16,107	-$16,429	-$16,758	-$17,093	-$17,435	-$17,783	-$18,139	-$18,502	-$18,872	-$19,249	-$19,634	-$20,027	-$20,427	-$20,836	-$21,253	-$21,678	-$22,111	-$22,554	-$23,005	-$23,465	-$23,934	-$24,413	-$24,901
Effective Gross Income		**$916,588**	**$934,919**	**$953,618**	**$972,690**	**$992,144**	**$1,011,987**	**$1,032,227**	**$1,052,871**	**$1,073,928**	**$1,095,407**	**$1,117,315**	**$1,139,661**	**$1,162,455**	**$1,185,704**	**$1,209,418**	**$1,233,606**	**$1,258,278**	**$1,283,444**	**$1,309,113**	**$1,335,295**	**$1,362,001**	**$1,389,241**	**$1,417,026**	**$1,445,366**	**$1,474,274**	**$1,503,759**	**$1,533,834**	**$1,564,511**	**$1,595,801**	**$1,627,717**

EXPENSES	Inflator	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Administrative Expenses																															
Total Administrative Expenses		**$140,212**	**$144,361**	**$148,633**	**$153,032**	**$157,562**	**$162,227**	**$167,030**	**$171,976**	**$177,070**	**$182,314**	**$187,715**	**$193,276**	**$199,003**	**$204,900**	**$210,973**	**$217,226**	**$223,666**	**$230,297**	**$237,125**	**$244,157**	**$251,398**	**$258,854**	**$266,533**	**$274,440**	**$282,583**	**$290,968**	**$299,602**	**$308,494**	**$317,651**	**$327,080**
Utility Expenses *(paid by owner)*																															
Total Utility Expenses		**$41,040**	**$42,271**	**$43,539**	**$44,846**	**$46,191**	**$47,577**	**$49,004**	**$50,474**	**$51,988**	**$53,548**	**$55,154**	**$56,809**	**$58,513**	**$60,269**	**$62,077**	**$63,939**	**$65,857**	**$67,833**	**$69,868**	**$71,964**	**$74,123**	**$76,346**	**$78,637**	**$80,996**	**$83,426**	**$85,929**	**$88,507**	**$91,162**	**$93,897**	**$96,713**
Operating and Maintenance Expenses																															
Total Operating and Maintenance Expenses		**$143,941**	**$148,259**	**$152,707**	**$157,288**	**$162,007**	**$166,867**	**$171,873**	**$177,029**	**$182,340**	**$187,810**	**$193,444**	**$199,248**	**$205,225**	**$211,382**	**$217,723**	**$224,255**	**$230,983**	**$237,912**	**$245,050**	**$252,401**	**$259,973**	**$267,772**	**$275,805**	**$284,080**	**$292,602**	**$301,380**	**$310,421**	**$319,734**	**$329,326**	**$339,206**
Taxes and Insurance																															
Total Taxes and Insurance		**$76,991**	**$79,301**	**$81,680**	**$84,130**	**$86,654**	**$89,254**	**$91,931**	**$94,689**	**$97,530**	**$100,456**	**$103,469**	**$106,574**	**$109,771**	**$113,064**	**$116,456**	**$119,949**	**$123,548**	**$127,254**	**$131,072**	**$135,004**	**$139,054**	**$143,226**	**$147,523**	**$151,948**	**$156,507**	**$161,202**	**$166,038**	**$171,019**	**$176,150**	**$181,434**
Residential Services																															
Total Residential Services		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

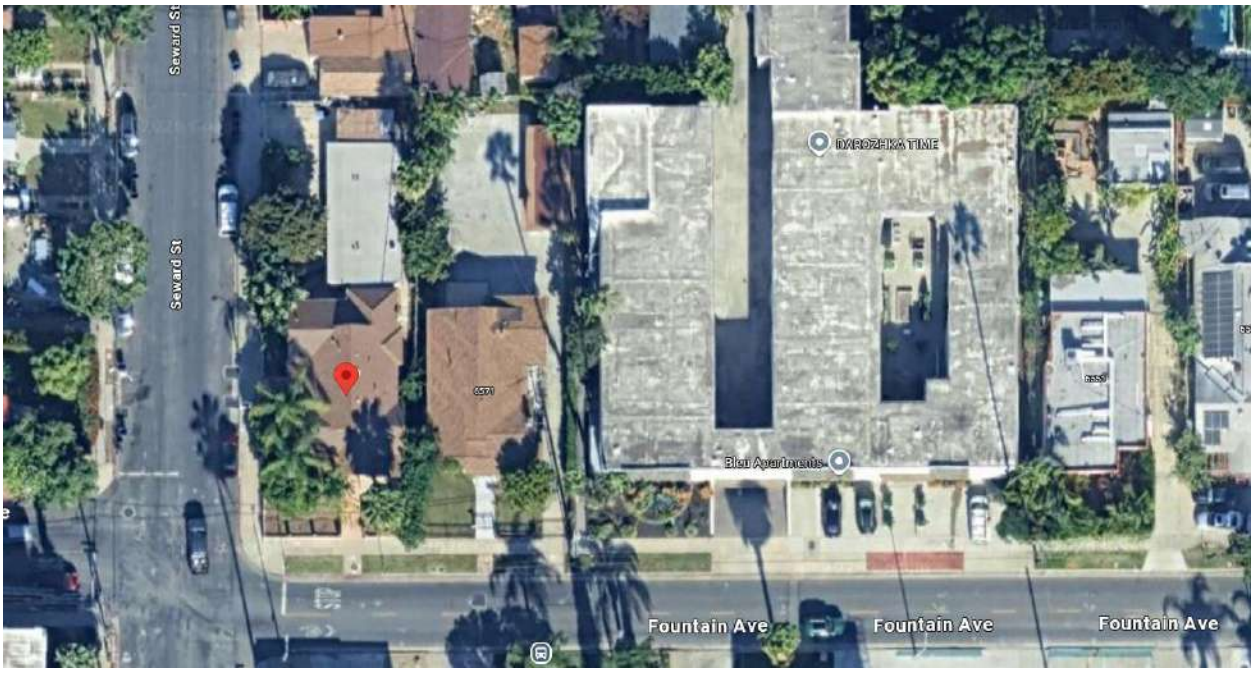
SUB-TOTAL OPERATING EXPENSE	Inflator	402,184	414,192	426,559	439,296	452,414	465,924	479,838	494,169	508,928	524,128	539,783	555,907	572,512	589,615	607,229	625,370	644,054	663,296	683,115	703,526	724,548	746,199	768,498	791,464	815,117	839,478	864,569	890,409	917,024	944,434
Reserve for Replacement	3%	$11,100	$11,433	$11,776	$12,129	$12,493	$12,868	$13,254	$13,652	$14,061	$14,483	$14,917	$15,365	$15,826	$16,301	$16,790	$17,293	$17,812	$18,347	$18,897	$19,464	$20,048	$20,649	$21,269	$21,907	$22,564	$23,241	$23,938	$24,656	$25,396	$26,158
Operating Reserve	3%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL OPERATING EXPENSES		**413,284**	**425,625**	**438,335**	**451,425**	**464,907**	**478,792**	**493,092**	**507,820**	**522,989**	**538,611**	**554,701**	**571,272**	**588,338**	**605,916**	**624,019**	**642,663**	**661,866**	**681,643**	**702,012**	**722,990**	**744,596**	**766,848**	**789,767**	**813,371**	**837,681**	**862,719**	**888,507**	**915,066**	**942,420**	**970,592**
NET OPERATING INCOME		**503,304**	**509,295**	**515,283**	**521,265**	**527,237**	**533,195**	**539,134**	**545,051**	**550,940**	**556,796**	**562,614**	**568,390**	**574,116**	**579,788**	**585,399**	**590,943**	**596,412**	**601,801**	**607,101**	**612,305**	**617,405**	**622,393**	**627,259**	**631,995**	**636,592**	**641,040**	**645,328**	**649,445**	**653,382**	**657,125**

DEBT SERVICE AND FEES	Principal	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Senior Permanent Loan	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Peachtree Group	$4,840,000	$402,134	$402,134	$402,134	$402,134	$402,134	$402,134	$402,134	$402,134	$402,134	$402,134	$402,134	$402,134	$402,134	$402,134	$402,134	$402,134	$402,134	$402,134	$402,134	$402,134	$402,134	$402,134	$402,134	$402,134	$402,134	$402,134	$402,134	$402,134	$0	$0
Lender4	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Debt Service (Must Pay)		**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$402,134**	**$0**	**$0**
Cash Flow (after Must Pay Debt)		**$101,170**	**$107,160**	**$113,149**	**$119,131**	**$125,103**	**$131,061**	**$137,000**	**$142,917**	**$148,805**	**$154,662**	**$160,480**	**$166,256**	**$171,982**	**$177,654**	**$183,265**	**$188,809**	**$194,278**	**$199,667**	**$204,967**	**$210,171**	**$215,271**	**$220,258**	**$225,125**	**$229,861**	**$234,458**	**$238,906**	**$243,193**	**$247,311**	**$653,382**	**$657,125**
Debt Service Coverage Ratio		**1.25**	**1.27**	**1.28**	**1.30**	**1.31**	**1.33**	**1.34**	**1.36**	**1.37**	**1.38**	**1.40**	**1.41**	**1.43**	**1.44**	**1.46**	**1.47**	**1.48**	**1.50**	**1.51**	**1.52**	**1.54**	**1.55**	**1.56**	**1.57**	**1.58**	**1.59**	**1.60**	**1.61**	**-**	**-**

Asset Management Fees	Inflator																														
LP Fee	3%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
GP Fee	3%	$50,000	$51,500	$53,045	$54,636	$56,275	$57,964	$59,703	$61,494	$63,339	$65,239	$67,196	$69,212	$71,288	$73,427	$75,629	$77,898	$80,235	$82,642	$85,122	$87,675	$90,306	$93,015	$95,805	$98,679	$101,640	$104,689	$107,830	$111,064	$114,396	$117,828
Deferred Fee	100%	$51,170	$55,660	$60,104	$64,494	$68,827	$73,097	$77,298	$81,423	$85,467	$89,423	$93,284	$97,044	$100,694	$7,015	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total		**$101,170**	**$107,160**	**$113,149**	**$119,131**	**$125,103**	**$131,061**	**$137,000**	**$142,917**	**$148,805**	**$154,662**	**$160,480**	**$166,256**	**$171,982**	**$80,441**	**$75,629**	**$77,898**	**$80,235**	**$82,642**	**$85,122**	**$87,675**	**$90,306**	**$93,015**	**$95,805**	**$98,679**	**$101,640**	**$104,689**	**$107,830**	**$111,064**	**$114,396**	**$117,828**
Remaining Cash Flow (after Fees)		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$97,213**	**$107,636**	**$110,910**	**$114,043**	**$117,024**	**$119,845**	**$122,496**	**$124,965**	**$127,244**	**$129,320**	**$131,182**	**$132,818**	**$134,217**	**$135,364**	**$136,247**	**$538,985**	**$539,297**

Cash Flow Debt Payments	Principal	Split																														
Subordinate B-Note	$8,860,000	75%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$72,910	$80,727	$83,183	$85,532	$87,768	$89,884	$91,872	$93,724	$95,433	$96,990	$98,386	$99,614	$100,662	$101,523	$102,185	$404,239	$404,473
Residual Receipts Loan	$0	0%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Light Rehab Preservation Loan	$0		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other 1	$0	0%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other 2	$0	0%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other 3	$0	0%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Matching Capital Grant	$2,636,940	0%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sponsor/Related Party Loan	$0	0%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Soft Loan 3	$0	0%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Soft Loan 4	$0	0%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Soft Loan 5	$0	0%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Soft Loan 6	$0	0%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Soft Loan 7	$0	0%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Soft Loan 8	$0	0%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Soft Loan 9	$0	0%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		0%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		0%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$72,910**	**$80,727**	**$83,183**	**$85,532**	**$87,768**	**$89,884**	**$91,872**	**$93,724**	**$95,433**	**$96,990**	**$98,386**	**$99,614**	**$100,662**	**$101,523**	**$102,185**	**$404,239**	**$404,473**
All-In DSCR		**1.25**	**1.27**	**1.28**	**1.30**	**1.31**	**1.33**	**1.34**	**1.36**	**1.37**	**1.38**	**1.40**	**1.41**	**1.43**	**1.22**	**1.21**	**1.22**	**1.22**	**1.23**	**1.23**	**1.24**	**1.25**	**1.25**	**1.26**	**1.26**	**1.27**	**1.27**	**1.28**	**1.29**	**1.62**	**1.62**
Remaining Cash Flow (after Soft Debt)		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$24,303**	**$26,909**	**$27,728**	**$28,511**	**$29,256**	**$29,961**	**$30,624**	**$31,241**	**$31,811**	**$32,330**	**$32,795**	**$33,205**	**$33,554**	**$33,841**	**$34,062**	**$134,746**	**$134,824**
Cash Flow to Owner	$85,915	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$24,303**	**$26,909**	**$27,728**	**$28,511**	**$29,256**	**$29,961**	**$30,624**	**$31,241**	**$31,811**	**$32,330**	**$32,795**	**$33,205**	**$33,554**	**$33,841**	**$34,062**	**$134,746**	**$134,824**
Retained Cash Flow Percentage		**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**14%**	**15%**	**15%**	**15%**	**15%**	**15%**	**15%**	**15%**	**14%**	**14%**	**14%**	**14%**	**14%**	**14%**	**14%**	**21%**	**21%**

Fountain Apartments Site Map and Photos



Fountain Apartments Site Map and Photos

SUBJECT PHOTOGRAPHS

East view of the north property line

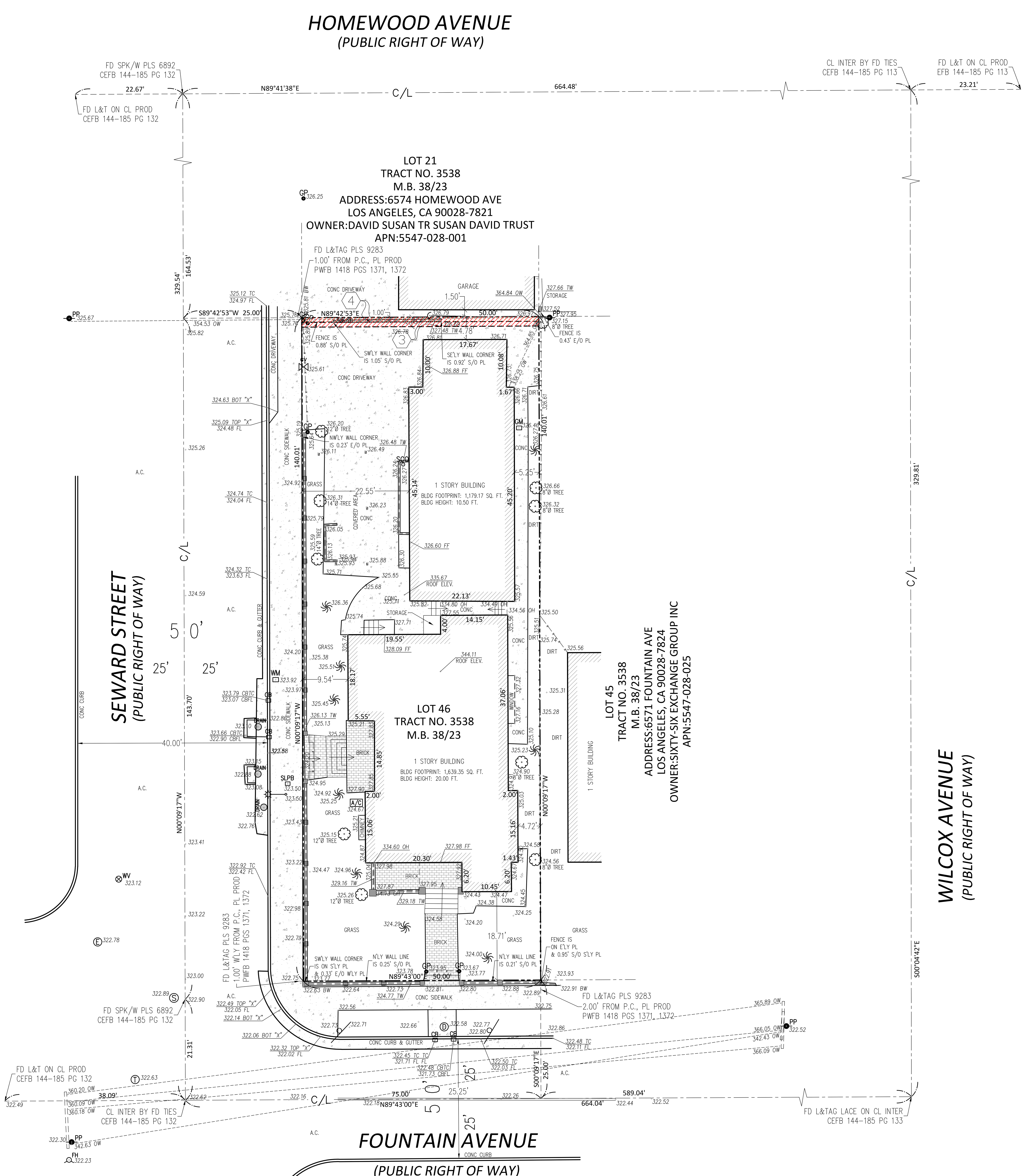
East view of the south property line

East view of the subject from Seeward Avenue

North view of the east property line

North view of the subject site

North view of the subject site



LEGEND:

APN	–	ASSESSOR'S PARCEL NUMBER
A.C.	–	ASPHALT CONCRETE
BLDG	–	BUILDING
C/L;CL	–	CENTERLINE
CONC.	–	CONCRETE
COR.	–	CORNER
FB	–	FIELD BOOK
FD	–	FOUND
INTER	–	INTERSECTION
LS	–	LAND SURVEYOR
L&T	–	LEAD & TACK
M.B.	–	MAP BOOK
P.C.	–	PROPERTY CORNER
PG	–	PAGE
P/L;PL	–	PROPERTY LINE
PLTR	–	PLANTER
P.O.L.	–	POINT ON LINE
PROD	–	PRODUCED (PROLONGED)
S&W	–	SPIKE & WASHER
TR.	–	TRACT MAP

PROPERTY LINE
CENTERLINE
WALL LINE
BUILDING LINE
FENCE LINE
OVERHEAD WIRE

N/O	– NORTH OF	NE'LY	– NORTHEASTERLY		
S/O	– SOUTH OF	SE'LY	– SOUTHEASTERLY		
E/O	– EAST OF	NW'LY	– NORTHWESTERLY		
W/O	– WEST OF	SW'LY	– SOUTHWESTERLY		
N'LY	– NORTHERLY	NW/O	– NORTHWEST OF		
S'LY	– SOUTHERLY	NE/O	– NORTHEAST OF		
E'LY	– EASTERLY	SW/O	– SOUTHWEST OF		
W'LY	– WESTERLY	SE/O	– SOUTHEAST OF		

SYMBOLS:

AIRCONDITIONING UNIT
CATCH BASIN
DRAIN
ELECTRIC MANHOLE
FIRE HYDRANT
GAS METER
GAS VALVE
GATE POST
PALM TREE
POWER POLE
POWER POLE ANCHOR
SEWER CL OUT
SEWER MANHOLE
SIGN POST
STORM DRAIN MANHOLE
STREET LIGHT
STREET LIGHT BOX
TELEPHONE MANHOLE
TREE
WATER METER
WATER VALVE

SCHEDULE B / EASEMENT(S):

3. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.
RECORDED: IN BOOK 7377, PAGE 81, OF DEEDS
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN
– PLOTTED HEREON.

4. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.
RECORDED: IN BOOK 9413, PAGE 147, OF OFFICIAL RECORDS
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN
– PLOTTED HEREON.

ZONING:

THE SUBJECT PROPERTY IS ZONED " R3-1XL "
(MEDIUM RESIDENTIAL ZONE, PER CITY OF LOS ANGELES)

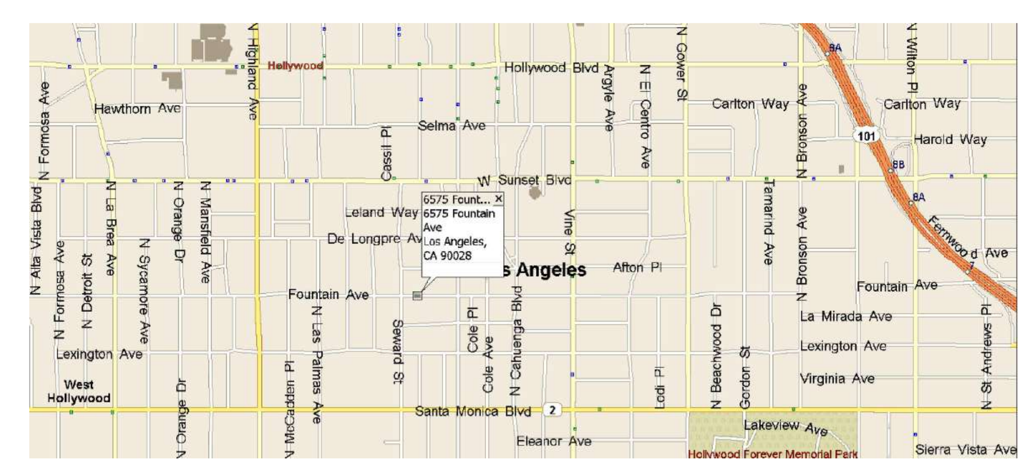
NOTE:
DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE ITSELF AND FROM CONSULTATION WITH THE CITY PLANNING DEPARTMENT. NO REPRESENTATION OF ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES, COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

SCALE 1" = 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



VICINITY MAP
NOT TO SCALE

SURVEY CERTIFICATE:

To Seachange Partners REG, LLC,
EQUITY TITLE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 7(a), 7(b1), 7(c), 8, 9, 13, 14, 19 of Table A thereof. The field work was completed on 06/14/2024.

REGISTERED PROFESSIONAL ENGINEER
CYNTHIA A. DE LEON
No. C-31604
EXP. 12-31-2024
CIVIL
STATE OF CALIFORNIA

Dated: August 09, 2024

Cynthia A. de Leon
Cynthia A. De Leon (e.signed)
RCE 31604 - Exp. 12-31-24

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 46 OF TRACT NO. 3538, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38, PAGE 23, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5547-028-026

REFERENCE DOCUMENT:

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN EQUITY TITLE COMPANY ORDER NO. 3910124-03807 WITH AN EFFECTIVE DATE OF MAY 31, 2024., AND THAT ALL EASEMENTS REFERENCED IN SAID TITLE REPORT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

BASIS OF BEARINGS:

THE BEARING SOUTH 89° 43' 00" WEST ON THE SIDELINE AND TRANSFERRED TO CENTERLINE OF FOUNTAIN AVENUE AS SHOWN ON TR. NO. 3538, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 38, PAGE 23, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

CONTAINING AN AREA OF 7,000.52 SQ. FT. OR 0.1607 ACRES, MORE OR LESS.

PARKING COUNT:

THERE ARE NO STRIPED PARKING SPACES ON SITE AT THE TIME OF THE SURVEY.

FLOOD INFORMATION:

SUBJECT PROPERTY IS ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
FEMA PANEL NO: 06037C1605F
EFFECTIVE DATE: 09/26/2008

BENCHMARK:

BENCHMARK : 12-19090

DESCRIPTION : WIRE SPIKE IN W CURB SEWARD ST;
18.5FT N OF N CURB LINE SANTA MONICA BLVD S END CB

ELEVATION : 301.749 FT

M&G CIVIL ENGINEERING
AND LAND SURVEYING

TITLE:
ALTA/NSPS LAND TITLE SURVEY
6575 WEST FOUNTAIN AVENUE, LOS ANGELES, CA 90028

CLIENT: Seachange Partners REG, LLC		JOB NO.: 24-21398
SCALE: 1" = 10'	CIVIL ENGINEERING & LAND SURVEYING	DATE: 06/18/2024
DESIGNED BY: F.G. / PD	347 S. ROBERTSON BLVD. BEVERLY HILLS, CALIFORNIA 90211	REVISION (S): 08/06/2024
DRAWN BY: GEORGE	TEL. (310) 659-0871 FAX (310) 659-0845	SHEET 1
CHECKED BY: C.DL.	info@mglandsur.com www.mglandsur.com	OF 1 SHEET

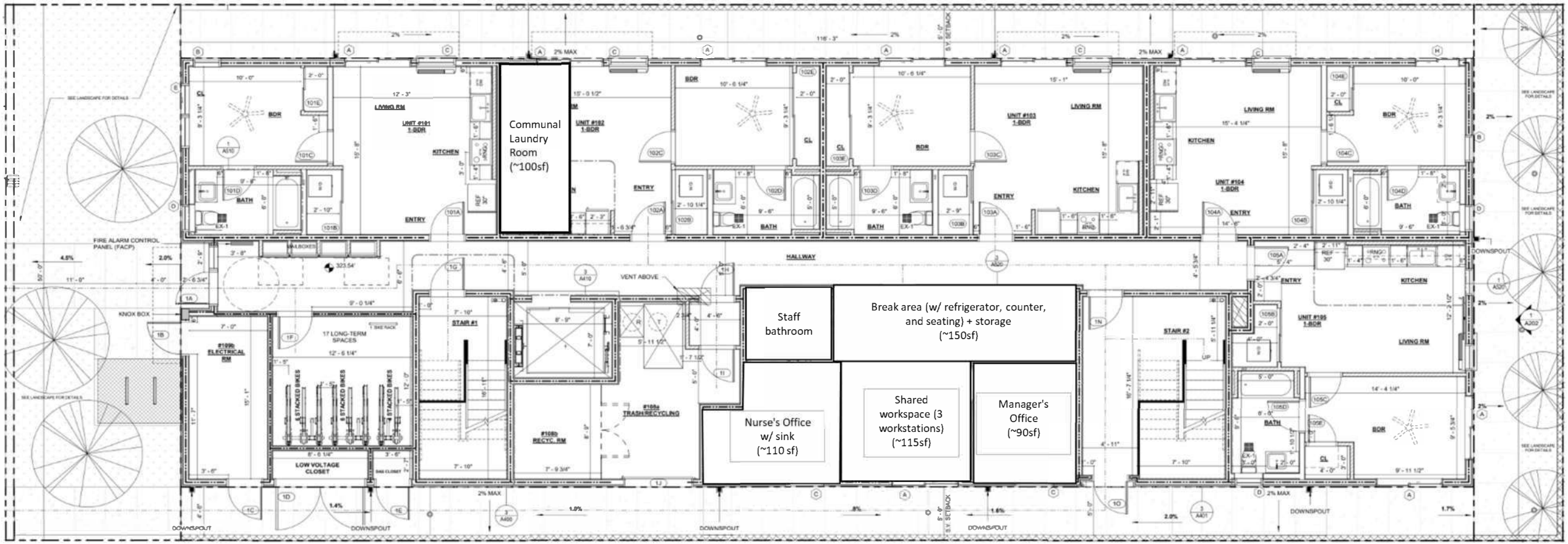
S:\DRAWINGS\24.21398.DWG (G)

Fountain Apartments Construction Drawings

A full set of construction drawings for the Fountain Apartments is attached. These construction drawings are very advanced through the permitting process and would allow the applicant to quickly receive building permits and break ground. However, two changes will be made to the drawings if the project receives an award from LACAHSA:

1. The project currently includes 38 units (37 one-bedroom units and 1 two-bedroom unit). However, in order to make the building more suitable for permanent supportive housing, the two-bedroom unit located on the ground floor would be converted into supportive services space. Additionally, 1 one of the one-bedrooms would turn into a studio in order to create additional room for a laundry room. This would result in a 37 unit project. A markup of these proposed changes are included in the next page, and include:
    - A property manager's office
    - A program manager office/individual meeting room
    - A shared office for 2–3 case managers
    - A nurse's office with a sink
    - A gender-neutral restroom for staff
    - A staff break area with counter, sink, refrigerator, and seating for six
    - A shared laundry room with four stackable washer-dryer units
    - A small storage area for maintenance and service needs
2. It is our assumption that a LACAHSA award would require compliance with Chapter 11B accessibility standards. The current construction drawings reflect Chapter 11A accessibility standards, which are consistent with a privately funded project. The applicant would therefore modify the unit interiors to comply with Chapter 11B accessibility standards. A CASP consultant has already been engaged and provided a mark up that confirms these changes would be minor and would not require significant redesign or moving walls.

Mark Up of Ground Floor Reflecting Redesign to Accommodate Tenante Services



38-UNIT MULTIFAMILY BLDG
6575 FOUNTAIN AVE
LOS ANGELES, CA 90028

1.1-EXISTING ZONING AND SITE INFORMATION

ZONING INFORMATION

1.	PROJECT ADDRESS	6575 W FOUNTAIN AVE, LOS ANGELES, CA 90028 1302,1304,1314 N SEWARD ST
2.	OWNER	SEACHANGE PARTNERS REG, LLC
3.	APN#	5547028026
4.	TRACT	TR 3538
5.	MAP REFERENCE	M B 38-23
6.	BLOCK	NONE
7.	LOT	46
8.	GENERAL LAND USE	MEDIUM RESIDENTIAL
9.	EXISTING UNITS	3 / 1
10.	COMMUNITY PLAN AREA	HOLLYWOOD
11.	SPECIFIC PLAN	ADAPTIVE REUSE INCENTIVE AREAS
12.	LOT AREA PER ZIMAS	6,998.8 SF
13.	ZONE	R3-1XL
14.	BASE DENSITY	R3: 6,998.8 SF / 800 SF = 8.74 9 UNITS
15.	BASE F.A.R.	3 : 1
16.	HEIGHT LIMIT PER ZONING	30' - 0"
17.	REQUIRED YARDS	
	FRONT YARD	15 ' - 0"
	REAR YARD	15' - 0"
	SIDE YARDS	8' - 0" [5' + (5STY-2STY)=8']
18.	BASE BUILDABLE SF	RD3: 4,400 SF (CALCS ON SHEET 2/T-02)
19.	BASE MAX ZONING SF	13,200 SF (4400 SF x 3.0 F.A.R)
20.	CONSTRUCTION TYPE	TYPE III-A
21.	**AFFORDABILITY:**	**100% AFFORDABLE HOUSING**

1.2-PROPOSED PROJECT ZONING INFORMATION

A. **PROPOSED ED1 INCENTIVES:**

ON-MENU INCENTIVES:

OFF-MENU INCENTIVES:

22. FAR INCREASE BY 57.67% FROM 3:1 TO 4.73:1 — 4400 SF x 4.73 FAR = 20,812 SF MAX
23. **INCENTIVE TO REDUCE SETBACKS:** EAST & WEST: REDUCTION OF 37.5% FROM 8' - 0" TO 5' - 0" NORTH: REDUCTION OF 46.7% FROM 15' - 0" TO 8' - 0" — 5' - 0" SETBACK AT EAST & WEST PROPERTY LINES; 8' - 0" SETBACK AT NORTH PROPERTY LINE
24. 50% REDUCTION OF REQUIRED OPEN SPACE — 1912.5 SF (PROPOSED) (1912.5 SF REDUCTION FROM 3825 SF REQUIRED)
25. 50% REDUCTION OF REQUIRED LONG-TERM BICYCLE PARKING — TOTAL OF 17 STALLS
26. 25% REDUCTION OF REQUIRED TREE PLANTING — TOTAL OF 8 TREES

B. **AB 2334 PROVIDES ED1 PROJECTS UNLIMITED DENSITY & HEIGHT INCREASE UP TO 33'**

C. **PROPOSED PROJECT:**

27. PROPOSED F.A.R.: 20,781.3 / 4,400 SF = 4.72
28. PROPOSED ZONING SF: 20,781.3 SF
29. PROPOSED DENSITY: 38 UNITS
30. PROPOSED YARDS:
    - 30.1 FRONT YARD — 15' - 0"
    - 30.2 REAR YARD — 8' - 0"
    - 30.3 SIDE YARDS — 5' - 0"
31. PROPOSED HEIGHT (AB 2334): 49' - 9 3/4"
32. PROPOSED STORIES: 5 STORIES
33. PROPOSED VEHICLE PARKING: NO VEHICLE PARKING
34. PROPOSED BIKE PARKING: 17 LONG-TERM STALLS, 4 SHORT-TERM STALLS

THIS IS NOT A PUBLIC HOUSING AND STUDENT HOUSING FACILITIES OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL. NOT A TCAC FACILITY, AND NOT A SOCIAL SERVICE CENTER. 100% PRIVATELY FUNDED.

1.3-PROPOSED PROJECT BUILDING INFORMATION

ADDITIONAL INFORMATION

35.	PROJECT DESCRIPTION	CONSTRUCTION OF NEW 5-STORY 38-UNIT MULTI-FAMILY BUILDING
36.	BUILDING OCCUPANCY	R2 (MULTI-FAMILY)
37.	CONSTRUCTION TYPE	5-STORIES TYPE III-A RESIDENTIAL
38.	APPLICABLE CODES	2022 CBC W/ 2023 CITY OF LA AMENDMENTS
39.	FIRE SPRINKLER	FULLY SPRINKLERED PER NFPA-13 THIS BUILDING AND MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM , COMPLLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV PRIOR TO INSTALLATION
40.	FIRE ALARM	MANUAL FIRE ALARM SYSTEM

1.4-CHAPTER 5 COMPLIANCE

1) 5 STORIES TYPE III-A RESIDENTIAL
2) R2 (MULTIFAMILY)
3) 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.

	ALLOWABLE	PROPOSED
A. TABLE 504.3, HEIGHT ABOVE GRADE PLANE	70' MAX	49' - 9 3/4"
B. TABLE 504.4, ALLOWABLE STORIES ABOVE GRADE PLANE OCCUPANCY R-2	TYPE IIIA	TYPE IIIA
	5	5
C. TABLE 506.2 ALLOWABLE AREA FOR R-2 TYPE III-A WITH HEIGHT INCREASE	24,000 SF PER FLOOR 48,000 SF TOTAL	20,781.3 SF

THIS PROPERTY IS 100% PRIVATELY FUNDED.
THIS IS NOT PUBLIC HOUSING.
THERE IS NO TAX CREDIT RECEIVED.

2.1-UNIT SF/OPEN SPACE REQ. SUMMARY

KEY TAG	AREA NAME	AREA (SF)	UNIT TYPE	BEDS	REQ COMMON OPEN SPACE
1ST FLOOR					
A	UNIT #101	446.3 SF	1 BDR	1	100.0 SF
B	UNIT #102	464.5 SF	1 BDR	1	100.0 SF
C	UNIT #103	466.1 SF	1 BDR	1	100.0 SF
D	UNIT #104	458.5 SF	1 BDR	1	100.0 SF
E	UNIT #105	465.9 SF	1 BDR	1	100.0 SF
F	UNIT #106	567.1 SF	2 BDR	2	125.0 SF
H	108a TRASH / RECYC.	187.2 SF	(none)		
K	109a BIKE STORAGE	166.6 SF	(none)		
L	109b ELECTRICAL RM	110.7 SF	(none)		
M	HALLWAY	527.1 SF	(none)		
T.O. FIRST FLOOR SLAB: 10				7	625.0 SF
A	UNIT #201	446.5 SF	1 BDR	1	100.0 SF
B	UNIT #202	463.3 SF	1 BDR	1	100.0 SF
C	UNIT #203	461.2 SF	1 BDR	1	100.0 SF
D	UNIT #204	450.0 SF	1 BDR	1	100.0 SF
E	UNIT #205	465.5 SF	1 BDR	1	100.0 SF
F	UNIT #206	443.8 SF	1 BDR	1	100.0 SF
G	UNIT #207	446.4 SF	1 BDR	1	100.0 SF
H	UNIT #208	462.4 SF	1 BDR	1	100.0 SF
I	HALLWAY	424.2 SF	(none)		
T.O. SECOND FLOOR F.F.: 9				8	800.0 SF
A	UNIT #301	446.5 SF	1 BDR	1	100.0 SF
B	UNIT #302	463.3 SF	1 BDR	1	100.0 SF
C	UNIT #303	461.1 SF	1 BDR	1	100.0 SF
D	UNIT #304	449.3 SF	1 BDR	1	100.0 SF
E	UNIT #305	465.5 SF	1 BDR	1	100.0 SF
F	UNIT #306	443.8 SF	1 BDR	1	100.0 SF
G	UNIT #307	445.5 SF	1 BDR	1	100.0 SF
H	UNIT #308	462.4 SF	1 BDR	1	100.0 SF
I	HALLWAY	424.8 SF	(none)		
T.O. THIRD FLOOR F.F.: 9				8	800.0 SF
A	UNIT #401	446.5 SF	1 BDR	1	100.0 SF
B	UNIT #402	463.3 SF	1 BDR	1	100.0 SF
C	UNIT #403	461.2 SF	1 BDR	1	100.0 SF
D	UNIT #404	450.0 SF	1 BDR	1	100.0 SF
E	UNIT #405	465.5 SF	1 BDR	1	100.0 SF
F	UNIT #406	443.8 SF	1 BDR	1	100.0 SF
G	UNIT #407	445.8 SF	1 BDR	1	100.0 SF
H	UNIT #408	462.4 SF	1 BDR	1	100.0 SF
I	HALLWAY	423.8 SF	(none)		
T.O. FOURTH FLOOR F.F.: 9				8	800.0 SF
A	UNIT #501	446.6 SF	1 BDR	1	100.0 SF
B	UNIT #502	463.3 SF	1 BDR	1	100.0 SF
C	UNIT #503	461.2 SF	1 BDR	1	100.0 SF
D	UNIT #504	450.0 SF	1 BDR	1	100.0 SF
E	UNIT #505	465.5 SF	1 BDR	1	100.0 SF
F	UNIT #506	443.8 SF	1 BDR	1	100.0 SF
G	UNIT #507	446.2 SF	1 BDR	1	100.0 SF
H	UNIT #508	462.5 SF	1 BDR	1	100.0 SF
I	HALLWAY	421.6 SF	(none)		
T.O. FIFTH FLOOR F.F.: 9				8	800.0 SF
TOTAL				39	3,825.0 SF

UNIT TYPE (BDR)	UNIT COUNT
1 BDR	37
2 BDR	1
TOTAL	38

2.2-COMMON OPEN SPACE

REQUIRED COMMON OPEN SPACE

TOTAL REQUIRED COMMON OPEN SPACE — **3,825.00 SF**

50% REQUIRED COMMON OPEN SPACE — **1,912.500 SF**
25% REQUIRED LANDSCAPING — **478.125 SF**

SEE SHEET DETAIL 6/T03 FOR COMMON OPEN SPACE DIAGRAM AND AREA SCHEDULES PER FLOOR

COMMON OPEN SPACE CALCULATIONS - TOTAL	
Level	Area
ROOFTOP DECK	1,913.8 SF
	1,913.8 SF

PROVIDED 1,912.5 SF > 1,912.5 SF REQUIRED

3.1- UNIT AFFORDABILITY BREAKDOWN

UNIT AFFORDABILITY BREAKDOWN:

(38) TOTAL UNITS - (1) MANAGER'S UNIT = 37 TOTAL AFFORDABLE UNITS

1 MANAGER'S UNIT
5 MODERATE INCOME UNITS
32 LOW INCOME UNITS

(X) MU + (X) MIU + (X) LIU = X TOTAL UNITS

80% OF THE UNITS FOR **LOW INCOME** :

1 BEDROOM : 80% OF 38 UNITS IS 29.6 UNITS. > 30 UNITS

20% OF THE UNITS FOR **MODERATE INCOME** :

1 BEDROOM : 20% OF 38 UNITS = 7.4 UNITS > 7 UNITS

MANGER'S UNIT

1 BEDROOM : ONE OF 38 UNITS = > 1 UNITS

TOTAL IS **38** UNITS

3.2- AFFORDABILITY UNITS

KEY TAG LEVEL	BUILDING AREA	UNIT AFFORDABILITY
1ST FLOOR	UNIT # 101	MODERATE INCOME
	UNIT # 102	LOW INCOME
	UNIT # 103	MANAGER'S UNIT
	UNIT # 104	LOW INCOME
	UNIT # 105	LOW INCOME
	UNIT # 106	LOW INCOME
2ND FLOOR	UNIT # 201	LOW INCOME
	UNIT # 202	LOW INCOME
	UNIT # 203	LOW INCOME
	UNIT # 204	LOW INCOME
	UNIT # 205	LOW INCOME
	UNIT # 206	LOW INCOME
	UNIT # 207	LOW INCOME
	UNIT # 208	LOW INCOME
3RD FLOOR	UNIT # 301	LOW INCOME
	UNIT # 302	LOW INCOME
	UNIT # 303	LOW INCOME
	UNIT # 304	MODERATE INCOME
	UNIT # 305	LOW INCOME
	UNIT # 306	LOW INCOME
	UNIT # 307	LOW INCOME
	UNIT # 308	MODERATE INCOME

KEY TAG LEVEL	BUILDING AREA	UNIT AFFORDABILITY
4TH FLOOR	UNIT # 401	LOW INCOME
	UNIT # 402	LOW INCOME
	UNIT # 403	LOW INCOME
	UNIT # 404	LOW INCOME
	UNIT # 405	MODERATE INCOME
	UNIT # 406	LOW INCOME
	UNIT # 407	LOW INCOME
	UNIT # 408	LOW INCOME
5TH FLOOR	UNIT # 501	LOW INCOME
	UNIT # 502	LOW INCOME
	UNIT # 503	MODERATE INCOME
	UNIT # 504	LOW INCOME
	UNIT # 505	LOW INCOME
	UNIT # 506	LOW INCOME
	UNIT # 507	LOW INCOME
	UNIT # 508	LOW INCOME

4-FLOOR AREA-ZONING CODE SUMMARY

LEVEL	ZONING AREA (SF)
1ST FLOOR	3,989.1 SF
2ND FLOOR	4,199.0 SF
3RD FLOOR	4,199.0 SF
4TH FLOOR	4,198.0 SF
5TH FLOOR	4,196.3 SF
TOTAL ZONING CODE AREA	20,781.3 SF

SEE SHEET T-03 FOR ZONING SQUARE FOOTAGE DIAGRAMS

Based on LAMC SEC. 12.03 DEFINITIONS: FLOOR AREA. (AMENDED BY ORD. NO. 182,386, EFF. 3/13/13.) THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

5-VESTING BUILDING AREA ANALYSIS

LEVEL	BUILDING AREA (SF)
1ST FLOOR	4,630.7 SF
2ND FLOOR	4,632.4 SF
3RD FLOOR	4,631.2 SF
4TH FLOOR	4,632.4 SF
5TH FLOOR	4,631.1 SF
TOTAL BUILDING CODE AREA	23,157.5 SF

SEE SHEET T-040 FOR VESTING BUILDING ANALYSIS DIAGRAMS AND AREA SCHEDULES PER FLOOR

BASED ON LABC SEC 202 DEFINITIONS: FLOOR AREA, GROSS. THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES.

6- BUILDING AREA ANALYSIS

BUILDING AREA SF SUMMARY

FLOOR	Area Key Tag	AREA
1ST FLOOR	A	4,377.5 SF
2ND FLOOR	B	4,390.7 SF
3RD FLOOR	C	4,390.7 SF
4TH FLOOR	D	4,390.7 SF
5TH FLOOR	E	4,390.6 SF
TOTAL		21,940.2 SF

SEE SHEET T-041 FOR VESTING BUILDING ANALYSIS DIAGRAMS AND AREA SCHEDULES PER FLOOR

BASED ON LABC SEC 202 DEFINITIONS: FLOOR AREA, GROSS. THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES.

7-SCHOOL FEES

LEVEL	AREA

8-TREE PLANTING

TREE REQUIREMENT: 1 TREE/ 4 UNITS; 38 UNITS/4 = 9.5 10 TREES (9.5 ROUNDED UP)

25% REDUCTION: 10 - (10 x .25) = 7.5 **8 TREES** (7.5 ROUNDED UP)

9-VEHICLE AND BICYCLE PARKING

A. VEHICLE PARKING: AB 2345

RESIDENTIAL: NONE

B. BICYCLE PARKING

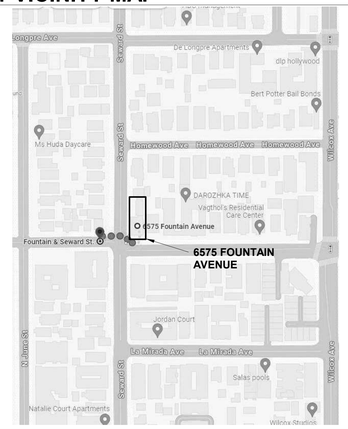
REQUIRED RESIDENTIAL BICYCLE PARKING - LONG-TERM

1-25 UNITS	1 STALL/UNIT	25 UNITS	25 STALLS
26-38 UNITS	1 STALL/1.5UNITS	13 UNITS	9 STALLS (8.66 ROUNDED UP)
			34 STALLS
TOTAL PROVIDED LONG-TERM STALLS			**17 STALLS**

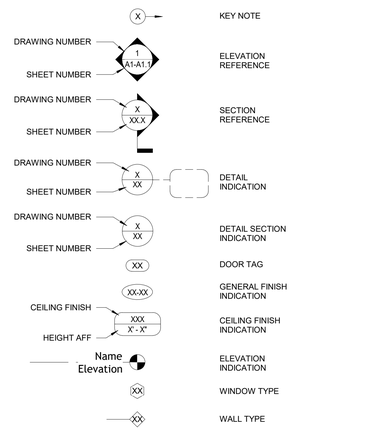
REQUIRED RESIDENTIAL BICYCLE PARKING - SHORT-TERM

1-25 UNITS	1 STALL/10 UNITS	25 UNITS	2 STALLS (2.5 ROUNDED DOWN)
26-53 UNITS	1 STALL/15UNITS	13 UNITS	1 STALL (.86 ROUNDED UP)
TOTAL REQUIRED SHORT-TERM STALLS			**3 STALLS**
TOTAL PROVIDED SHORT-TERM STALLS			**4 STALLS**

11-VICINITY MAP



12-DRAFTING SYMBOLS



13-ABBREVIATIONS

(E), EX, EXIST	EXISTING	MSTR	MASTER
(N)	NEW	N/A	NOT APPLICABLE
AB	ANCHOR BOLT	NIC	NOT IN CONTRACT
AFF	ABOVE FINISH FLOOR	NTS	NOT TO SCALE
ALT	ALTERNATING	OC	ON CENTER
ALUM	ALUMINIUM	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
B	BOTTOM	OPP	OPPOSITE
BDR	BEDROOM	PL	PLATE
BM	BEAM	PT	PRESSURE TREATED
BO	BOTTOM OF	PTD	PAINTED
C/L	CENTERLINE	PW, PLYWD	PLYWOOD
CBC	CALIFORNIA BUILDING CODE	R.	RISER
CF	COMPACT FLUORESCENT	RCP	REFLECTED CEILING PLAN
CJ	CEILING JOIST	RDG	RIDGE
CL	CLOSET	RO	ROUGH OPENING
CLG	CEILING	RR	ROOF RAFTER
CLR	CLEAR	RTD	RATED
CONN	CONNECTION	SB	SOLID BLOCKING
D, DIA	DIAMETER	SC	SOLID CORE
DBL	DOUBLE	SF	SQUARE FEET
DR	DOOR	SIM	SIMILAR
EE	EACH END	SSD	SEE STRUCTURAL DRAWINGS
EN	END NAIL	ST STL	STAINLESS STEEL
EQ	EQUAL	T&G	TONGUE AND GROOVE
FB	FACE BLOCKING	T.	TREAD
FF	FINISH FLOOR	TBD	TO BE DETERMINED
FJ	FLOOR JOIST	THRESH	THRESHOLD
FN	FACE NAIL	TO	TOP OF
FTG	FOOTING	TYP	TYPICAL
GA	GAUGE	UO	UNDERSIDE OF
GC	GENERAL CONTRACTOR	UON	UNLESS OTHERWISE NOTED
GL	GLASS	VIF	VERIFY IN FIELD
GWB	GYPSUM WALL BOARD	W/	WITH
H	HORIZONTAL	WD	WOOD
HK	HOOK	WIC	WALK-IN CLOSET
HR	HOUR		

14-SHEET INDEX

ARCHITECTURAL

T000	COVER SHEET
T010	SURVEY
T011	PARCEL PROFILE REPORT
T030	PLOT PLAN, BUILDABLE AREA, LOW POINT OF GRADE & GRADE PLANE DIAGRAMS
T031	ZONING SQUARE FOOTAGE & OPEN SPACE DIAGRAMS
T040	VESTING AREA ANALYSIS DIAGRAMS
T041	BUILDING AREA ANALYSIS
T042	EGRESS AND OCCUPANCY DIAGRAMS
T043	EXTERIOR OPENINGS ANALYSIS
T050	BUILDING DEPARTMENT & FIRE DEPARTMENT NOTES
T051	BUILDING DEPARTMENT & FIRE DEPARTMENT NOTES
T052	GREEN BUILDING FORMS
T053	ACCESSIBILITY NOTES
T054	ACCESSIBILITY NOTES
T055	ACCESSIBILITY DETAILS
T056	ACCESSIBILITY DETAILS
T057	ACCESSIBILITY DETAILS
T058	ACCESSIBILITY DETAILS
T059	SIGNAGE DETAILS
T060	ELEVATOR SMOKE DOOR
T061	ENERGY EFFICIENT APPLIANCES
T070	BIKE SPECS
T071	ICC ESR REPORT 1463 - CARLISLE SPECTRO
T072	ICC ESR - DEX-O-TEX WEATHERWEAR
A000	SITE PLAN
A111	FIRST FLOOR PLAN
A112	SECOND FLOOR PLAN
A113	THIRD FLOOR PLAN
A114	FOURTH FLOOR PLAN
A115	FIFTH FLOOR PLAN
A116	ROOF PLAN
A117	TOP OF STAIRWELL PLAN
A200	SOUTH ELEVATION
A201	WEST ELEVATION
A202	NORTH ELEVATION
A203	EAST ELEVATION
A301	SECTION
A302	SECTION
A303	SECTIONS
A400	ENLARGED STAIR #1
A401	ENLARGED STAIR #2
A410	ENLARGED ELEVATOR
A420	ENLARGED TRASH CHUTE
A510	ENLARGED BATHROOMS
A520	ENLARGED KITCHENS
A600	DOOR SCHEDULE
A601	DOOR SCHEDULE CONT.
A602	WINDOW & FINISH SCHEDULES
A700	WALL PARTITION DETAILS
A701	ASSEMBLY DETAILS
A702	ASSEMBLY DETAILS
A703	TYPICAL DETAILS
A704	PENETRATION DETAILS
A705	TYP. STAIRCASE & GUARDRAIL DETAILS
A800	RENDERING
A801	RENDERING
A802	RENDERING

STRUCTURAL

S000	GENERAL NOTES
S001	GENERAL NOTES
S002	GENERAL NOTES
S110	TYPICAL CONCRETE REINF. DETAILS
S111	TYPICAL CONCRETE SLAB ON GRADE DETAILS
S112	TYPICAL CONCRETE FOUNDATION DETAILS
S120	TYP. WOOD BM & JOISTS CONN. DETAILS
S121	TYPICAL WOOD DRAG CONN. DETAILS
S122	TYPICAL WOOD WALL DETAILS
S123	TYPICAL WOOD WALL DETAILS
S124	TYPICAL WOOD POST DETAILS
S125	TYPICAL WOOD SHEAR WALL DETAILS
S126	TYPICAL WOOD HOLDOWN DETAIL
S127	TYPICAL WOOD HOLDOWN DETAIL
S128	TYPICAL WOOD PENETRATION DETAILS
S129	TYPICAL ELEVATOR DETAILS
S130	TYPICAL WOOD DIAPHRAGM DETAILS
S131	TYPICAL WOOD TIEDOWN DETAILS
S132	TIEDOWN COMPONENT DETAILS
S133	TIEDOWN COMPONENT DETAILS
S134	TIEDOWN COMPONENT DETAILS
S135	TIEDOWN COMPONENT DETAILS
S136	TIEDOWN COMPONENT DETAILS
S137	TYPICAL WOOD STAIR DETAILS
S140	FINISH KEY PLAN
S141	FINISH KEY PLAN
S199	SITE PLAN
S200	FIRST FLOOR FOUNDATION PLAN
S201	SECOND FLOOR FRAMING PLAN
S202	THIRD FLOOR FRAMING PLAN
S203	FOURTH FLOOR FRAMING PLAN
S204	FIFTH FLOOR FRAMING PLAN
S205	ROOF FLOORING PLAN
S206	HIGH ROOF PLAN
S301	DETAILS
S400	DETAILS
S401	DETAILS

CIVIL

C000	TITLE SHEET
C010	SOILS APPROVAL LETTERS
C100	EROSION & SEDIMENT CONTROL PLAN
C200	ROUGH GRADING PLAN
C201	GRADING SECTIONS
C210	PERCISE GRADING PLAN
C300	DRAINAGE PLAN
C400	UTILITY PLAN
C500	A-PERMIT PLAN

LANDSCAPE

CS-0	COVERSHEET
LC-1	CONSTRUCTION LAYOUT PLAN
LC-2	CONSTRUCTION DETAILS
LI-1	IRRIGATION NOTES AND CALCULATIONS
LI-2	IRRIGATION HYDROZONES
LI-3	IRRIGATION LAYOUT PLAN
LI-4	IRRIGATION DETAILS
LI-5	IRRIGATION DETAILS
LP-1	PLANTING PLAN
LP-2	PLANTING DETAILS

15-ADDITIONAL NOTES

SEPARATE PLANCHECK AND PERMITS ARE REQUIRED FOR THE FOLLOWING ITEMS:
A. RETAINING WALL
B. GRADING WORK
C. BLOCK FENCE WALL / 6' CMU WALL
D. SIGNS
E. SWIMMING POOL
F. FIRE SPRINKLER SYSTEMS
G. EMERGENCY RESPONDER RADIO COVERAGE
H. SEPARATE STRUCTURES
I. ELECTRICAL, MECHANICAL, PLUMBING WORK
J. SHORING
K. DEMOLITION

FOR INSULATION SHGC + U-FACTOR VALUES SEE MEP TITLE 24

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SOILS:

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PROJECT:
38-UNIT MULTIFAMILY BUILDING
6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/02/2024	PZA SUBMISSION #1
2	08/30/2024	PZA SUBMISSION #2
2	08/30/2024	AHRF SUBMISSION #2
3	09/16/2024	PZA SUBMISSION #3
4	11/08/2024	HOLD LETTER SUBMISSION
5	05/29/2025	AHRF SUBMITTAL #3
6	06/20/2025	AHRF SUBMITTAL #4
7	06/27/2025	PC SUBMITTAL #1

ISSUE	DATE	DESCRIPTION

STAMP
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
COVER SHEET

T000

6575 FOUNTAIN

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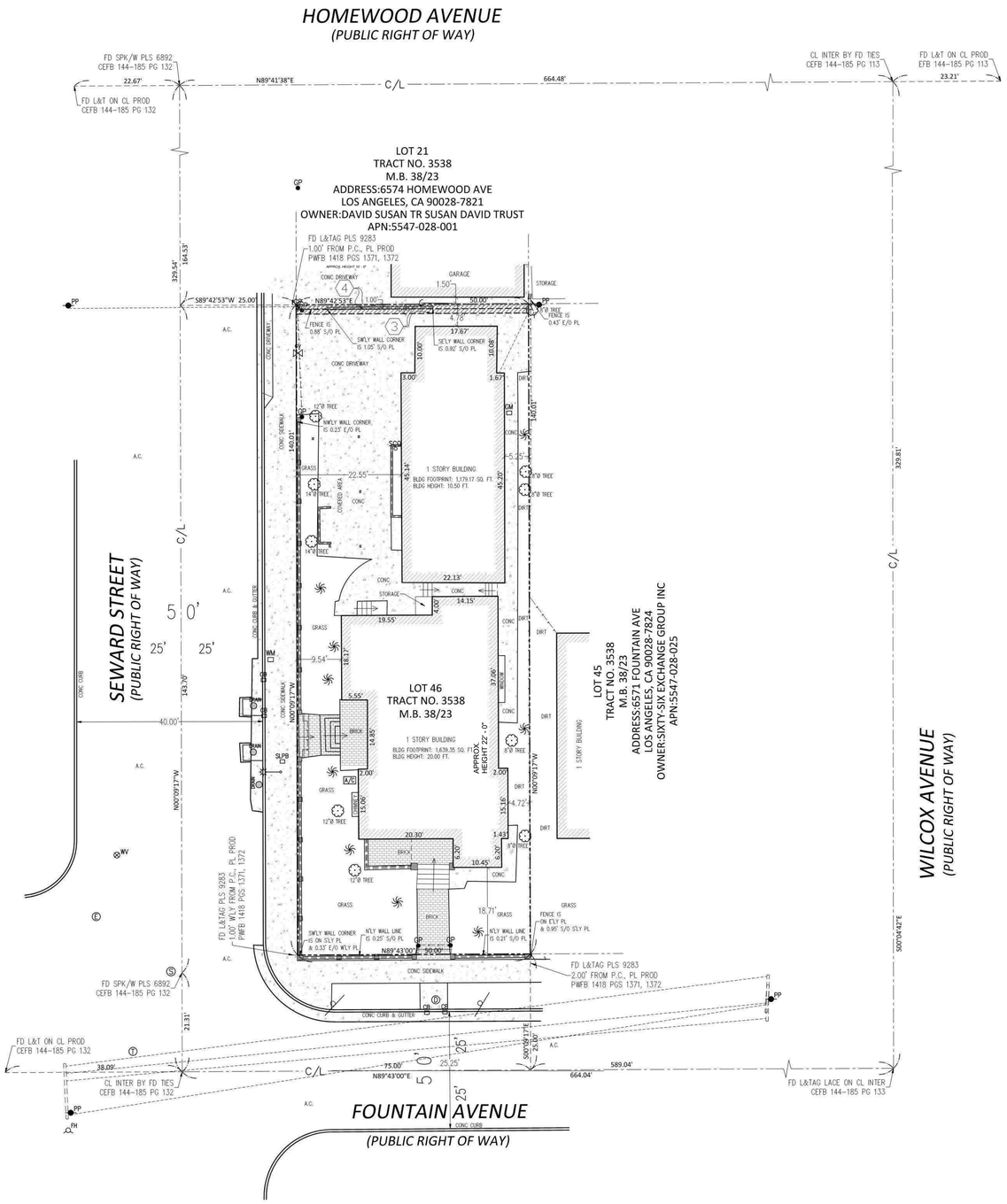

LEGEND:

APN	– ASSESSOR'S PARCEL NUMBER		
A.C.	– ASPHALT CONCRETE		
BLDG	– BUILDING		
C/L/CL	– CENTERLINE		
CONC.	– CONCRETE		
COR.	– CORNER		
FB	– FIELD BOOK		
FD	– FOUND		
INTER	– INTERSECTION		
LS	– LAND SURVEYOR		
L&T	– LEAD & TACK		
M.B.	– MAP BOOK		
P.C.	– PROPERTY CORNER		
P/C	– PAGE		
P/L/PL	– PROPERTY LINE		
PLTR	– PLANTER		
P.O.L.	– POINT ON LINE		
PROD	– PRODUCED (PROLONGED)		
SAW	– SPIKE & WASHER		
TR.	– TRACT MAP		
	PROPERTY LINE		
	CENTERLINE		
	WALL LINE		
	BUILDING LINE		
	FENCE LINE		
-OW-	OVERHEAD WIRE		
N/O	– NORTH OF	NE'LY	– NORTHEASTERLY
S/O	– SOUTH OF	SE'LY	– SOUTHEASTERLY
E/O	– EAST OF	NW'LY	– NORTHWESTERLY
W/O	– WEST OF	SW'LY	– SOUTHWESTERLY
N'LY	– NORTHERLY	NW/O	– NORTHWEST OF
S'LY	– SOUTHERLY	NE/O	– NORTHEAST OF
E'LY	– EASTERLY	SW/O	– SOUTHWEST OF
W'LY	– WESTERLY	SE/O	– SOUTHEAST OF

SYMBOLS:

A/C	AIRCONDITIONING UNIT
CB	CATCH BASIN
DRAIN	DRAIN
E	ELECTRIC MANHOLE
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
GP	GATE POST
PALM	PALM TREE
PP	POWER POLE
	POWER POLE ANCHOR
SCO	SEWER CL OUT
S	SEWER MANHOLE
	SIGN POST
SD	STORM DRAIN MANHOLE
	STREET LIGHT
SLPB	STREET LIGHT BOX
T	TELEPHONE MANHOLE
	TREE
WM	WATER METER
WV	WATER VALVE

SCHEDULE B / EASEMENT(S):

3. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.
RECORDED: IN BOOK 7377, PAGE 85, OF DEEDS
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN
– PLOTTED HEREON.

4. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.
RECORDED: IN BOOK 9413, PAGE 147, OF OFFICIAL RECORDS
AFFECTS: AS MORE PARTICULARLY DESCRIBED THEREIN
– PLOTTED HEREON.

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

VICINITY MAP
NOT TO SCALE

SURVEY CERTIFICATE:

To Seachange Partners REG, LLC,
EQUITY TITLE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7(a), 7(b1), 7(c), 8, 9, 13, 14, 19 of Table A thereof. The field work was completed on 06/14/2024.

Dated: June 18, 2024

REGISTERED PROFESSIONAL LAND SURVEYOR
CYNTHIA A. DE LEON
No. C-31604
EXP. 12-31-2024
CIVIL
STATE OF CALIFORNIA

Cynthia A. De Leon
Cynthia A. De Leon (esigned)
RCE 31604 - Exp. 12-31-24

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 46 OF TRACT NO. 3538, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38, PAGE 23, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5547-028-026

REFERENCE DOCUMENT:

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN EQUITY TITLE COMPANY ORDER NO. 3910124-03807 WITH AN EFFECTIVE DATE OF MAY 31, 2024,, AND THAT ALL EASEMENTS REFERENCED IN SAID TITLE REPORT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

BASIS OF BEARINGS:

THE BEARING SOUTH 89° 43' 00" WEST ON THE SIDELINE AND TRANSFERRED TO CENTERLINE OF FOUNTAIN AVENUE AS SHOWN ON TR. NO. 3538, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 38, PAGE 23, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

CONTAINING AN AREA OF 7,000.52 SQ. FT. OR 0.1607 ACRES, MORE OR LESS.

PARKING COUNT:

THERE ARE NO STRIPED PARKING SPACES ON SITE AT THE TIME OF THE SURVEY.

FLOOD INFORMATION:

SUBJECT PROPERTY IS ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
FEMA PANEL NO: 06037C1605F
EFFECTIVE DATE: 09/26/2008

ZONING:

THE SUBJECT PROPERTY IS ZONED " R3-1XL "
(MEDIUM RESIDENTIAL ZONE, PER CITY OF LOS ANGELES)

NOTE:
DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE ITSELF AND FROM CONSULTATION WITH THE CITY PLANNING DEPARTMENT. NO REPRESENTATION OF ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

M&G CIVIL ENGINEERING
AND LAND SURVEYING

TITLE: ALTA/NSPS LAND TITLE SURVEY
6575 WEST FOUNTAIN AVENUE, LOS ANGELES, CA 90028

CLIENT: Seachange Partners REG, LLC	JOB NO.: 24-21398
SCALE: 1" = 10'	DATE: 06/18/2024
DESIGNED BY: F.G. / PD	REVISION (S):
DRAWN BY: GEORGE	SHEET 1 OF 1 SHEET
CHECKED BY: C.DL	

CIVIL ENGINEERING & LAND SURVEYING
347 S. ROBERTSON BLVD.
BEVERLY HILLS, CALIFORNIA 90211
TEL. (310) 659-0871 FAX (310) 659-0845
info@mgландsur.com www.mglandsur.com

S:\DRAWINGS\24-21398.DWG (0)

ARCHITECT:
Aaron Brumer & Assoc, Architects
3330 Cahuenga Blvd W, Suite 507
Los Angeles, CA 90068
(310) 422-9234
aaron@aaronbrumer.com

STRUCTURAL:

CIVIL:
Pacific Consulting Group
2239 State Ave, #B
Costa Mesa, CA 92627
kyle@pacificconstultinginc.com

LANDSCAPE:
Savage Land Design
680 Langsdorf Drive, Suite 202B
Fullerton, CA 92831
(714) 878-0335

MEP:
A & N Design Group Inc.
21550 Oxnard St, #300
Woodland Hills, CA 91367
(818) 758-0087

SOILS:

OWNER:
Seachange Partners REG LLC
12690 Sandhill Lane, Unit 1
Los Angeles, CA 90094
kjenkins@seachange-re.com
cwhiting@seachange-re.com

PROJECT:
38-UNIT MULTIFAMILY BUILDING

6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/02/2024	PZA SUBMISSION #1
2	08/30/2024	PZA SUBMISSION #2
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7	06/27/2025	PC SUBMITTAL #1

ISSUE	DATE	DESCRIPTION

STAMP
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
SURVEY

T010

6575 FOUNTAIN

City of Los Angeles
Department of City Planning

8/28/2024
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
1314 N SEWARD ST
1304 N SEWARD ST
1302 N SEWARD ST
6575 W FOUNTAIN AVE

ZIP CODES
90028

RECENT ACTIVITY
None

CASE NUMBERS
CPC-2018-6005-CA
CPC-2016-1450-CPU
CPC-2013-3169
CPC-2003-2115-CRA
CPC-2002-1128-CA
CPC-1999-2293-ICO
CPC-1986-835-GPC
ORD-179961-SA145
ORD-175038
ORD-173562
ORD-165661-SA145
DIR-2019-4723-TOC-WDI
ENV-2019-4724-CE
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2016-1451-EIR
ENV-2013-3170-CE
ENV-2002-1131-ND
ENV-2002-1130-ND
ROW-28290

Address/Legal Information	
PIN Number	144B185 85
Lot/Parcel Area (Calculated)	6,998.8 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID E5
Assessor Parcel No. (APN)	5547028026
Tract	TR 3538
Map Reference	M B 38-23
Block	None
Lot	46
Arb (Lot Cut Reference)	None
Map Sheet	144B185
Jurisdictional Information	
Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Central Hollywood
Council District	CD 13 - Hugo Soto-Martinez
Census Tract #	1908.02
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	R3-1XL
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2488 Redevelopment Project Area: Hollywood
	ZI-2374 State Enterprise Zone: Los Angeles
	ZI-2493 De Longpre Park Residential Historic District
	ZI-2512 Housing Element Inventory of Sites
General Plan Land Use	Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	ADAPTIVE REUSE INCENTIVE AREAS
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Area
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 1
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	Hollywood
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	Active: De Longpre Park
Assessor Information	
Assessor Parcel No. (APN)	5547028026
APN Area (Co. Public Works)*	0.161 (ac)
Use Code	1820 - Commercial - Hotel and Motel - Motel - Under 50 Rooms - One Story
Assessed Land Val.	$615,916
Assessed Improvement Val.	$227,563
Last Owner Change	04/13/2018
Last Sale Amount	$9
Tax Rate Area	200
Deed Ref No. (City Clerk)	460812
	3157379
	2-38
	0903766
	0903765
	0903764
	0359887
Building 1	
Year Built	1920
Building Class	D5
Number of Units	2
Number of Bedrooms	3
Number of Bathrooms	2
Building Square Footage	1,634.0 (sq ft)
Building 2	
Year Built	1955
Building Class	D5
Number of Units	4
Number of Bedrooms	4
Number of Bathrooms	4
Building Square Footage	990.0 (sq ft)
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5547028026]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.32898896
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5547028026]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.05 Units, Above Moderate
Housing Use within Prior 5 Years	Yes
Public Safety	
Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	666
Fire Information	
Bureau	West
Battalion	5
District / Fire Station	27
Red Flag Restricted Parking	No

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2003-2115-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	First Amendment to the Hollywood Redevelopment Plan
Case Number:	CPC-2002-1128-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-1999-2293-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE.
Case Number:	CPC-1986-835-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AMENDMENTS AND ZONE CHANGES FOR THE HOLLYWOOD COMMUNITY PLAN REVISION/ZONING CONSISTENCY PROGRAM
Case Number:	DIR-2019-4723-TOC-WDI
Required Action(s):	TOC-TRANSIT ORIENTED COMMUNITIES WDI-WAIVER OF DEDICATIONS AND IMPROVEMENTS
Project Descriptions(s):	PURSUANT TO: LAMC 12.22 A.31: TO PERMIT NEW CONSTRUCTION OF A 12-UNIT APARTMENT BUILDING UTILIZING A 33.33% DENSITY BONUS, PARKING REDUCTION, AND INCREASE IN FAR (FROM 3:1 TO 4.1:1) PER TOC TIER 1, SETTING ASIDE 8% EXTREMELY LOW INCOME (1 UNIT) REQUESTING 3 ADDITIONAL INCENTIVES TO REDUCE SIDE YARDS 7FT TO 5.25 AND INCREASE HEIGHT BY 11 FT (FROM 30 FT. TO 41FT.) PURSUANT TO LOS ANGELES MUNICIPAL CODE SECTION 12.37 A - A WAIVER OF AN 8 – FOOT HIGHWAY DEDICATION OF FOUNTAIN AVE.
Case Number:	ENV-2019-4724-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PURSUANT TO: LAMC 12.22 A.31: TO PERMIT NEW CONSTRUCTION OF A 12-UNIT APARTMENT BUILDING UTILIZING A 33.33% DENSITY BONUS, PARKING REDUCTION, AND INCREASE IN FAR (FROM 3:1 TO 4.1:1) PER TOC TIER 1, SETTING ASIDE 8% EXTREMELY LOW INCOME (1 UNIT) REQUESTING 3 ADDITIONAL INCENTIVES TO REDUCE SIDE YARDS 7FT TO 5.25 AND INCREASE HEIGHT BY 11 FT (FROM 30 FT. TO 41FT.) PURSUANT TO LOS ANGELES MUNICIPAL CODE SECTION 12.37 A - A WAIVER OF AN 8 – FOOT HIGHWAY DEDICATION OF FOUNTAIN AVE.
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	ENV-2002-1131-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	
Case Number:	ENV-2002-1130-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	

DATA NOT AVAILABLE

ORD-179961-SA145
ORD-175038
ORD-173562
ORD-165661-SA145
ROW-28290

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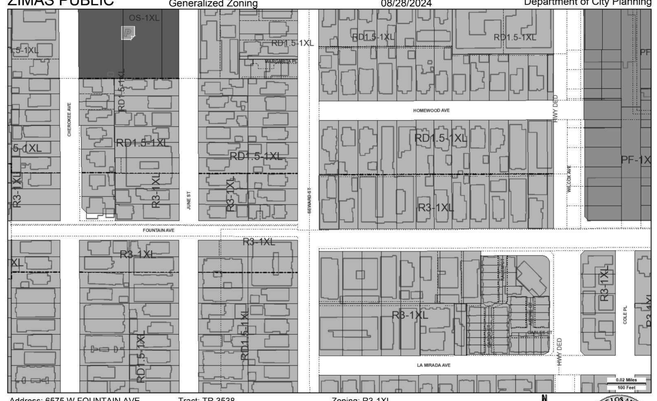
ZIMAS PUBLIC — Generalized Zoning — 08/28/2024 — City of Los Angeles Department of City Planning



Address: 6575 W FOUNTAIN AVE
APN: 5547028026
PIN #: 144B185 85

Tract: TR 3538
Block: None
Lot: 46
Arb: None

Zoning: R3-1XL
General Plan: Medium Residential

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ZIMAS PUBLIC

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PROJECT:
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6575 Fountain Avenue
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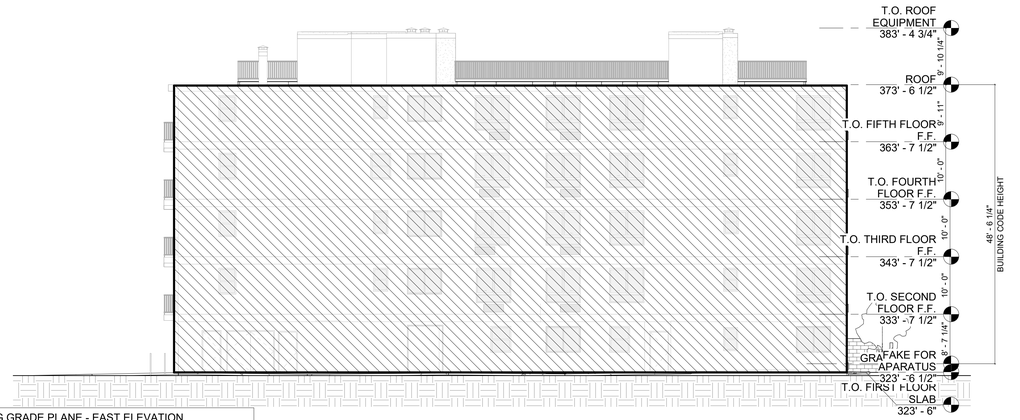
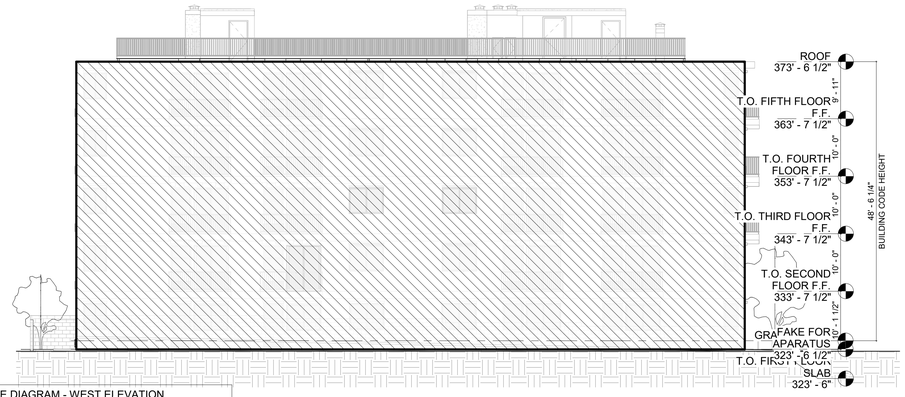
DRAWING TITLE
PARCEL PROFILE REPORT

T011

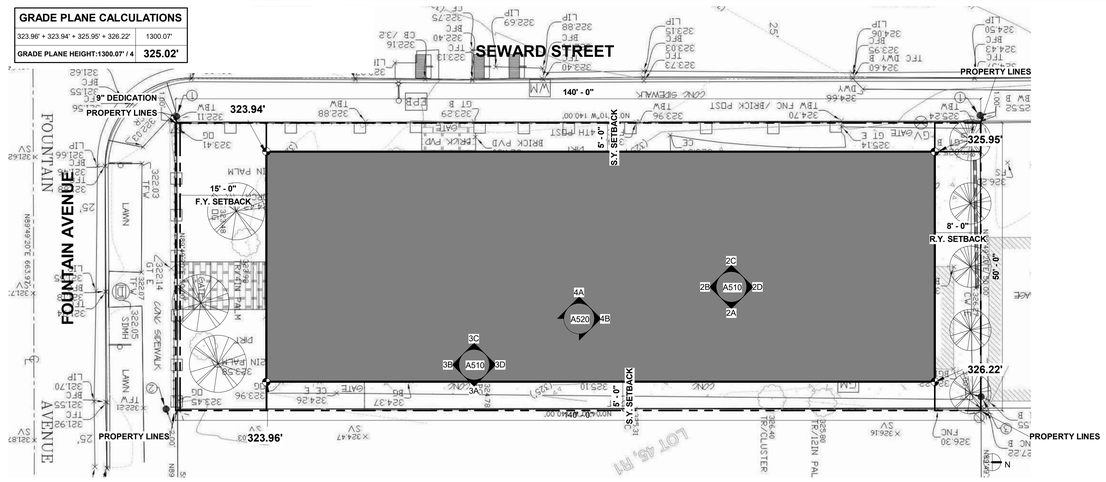
6575 FOUNTAIN



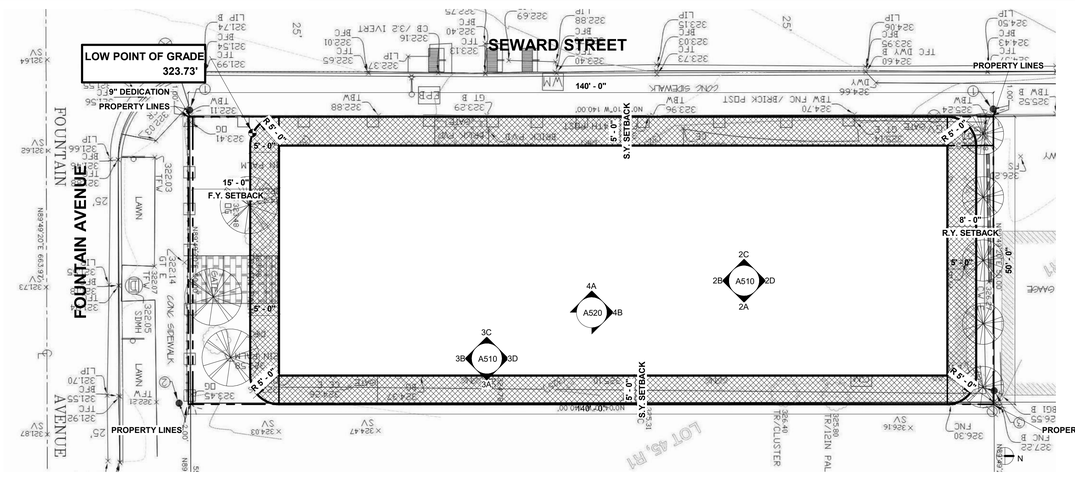
6 BUILDING GRADE PLANE - EAST ELEVATION
3/32" = 1'-0"



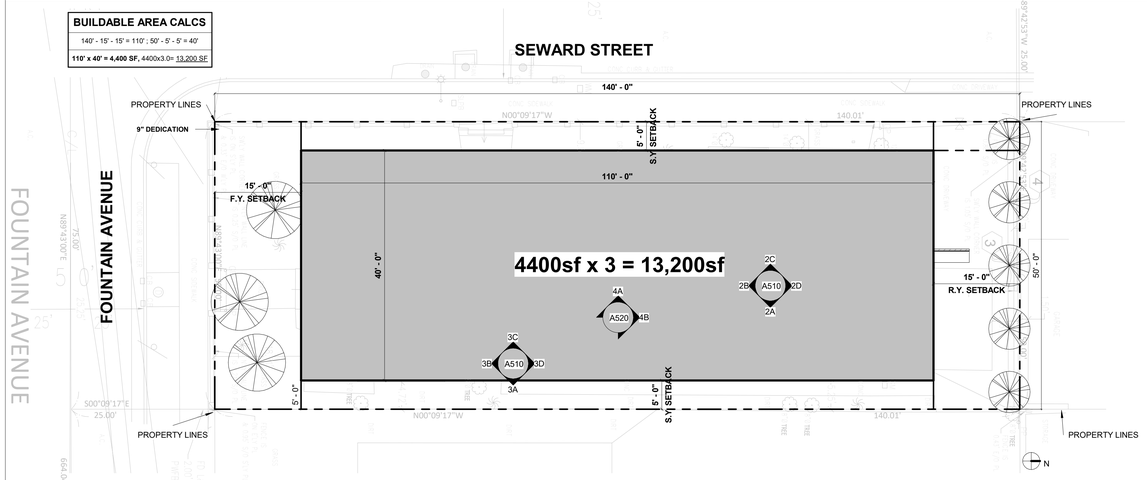
5 GRADE PLANE DIAGRAM - WEST ELEVATION
3/32" = 1'-0"



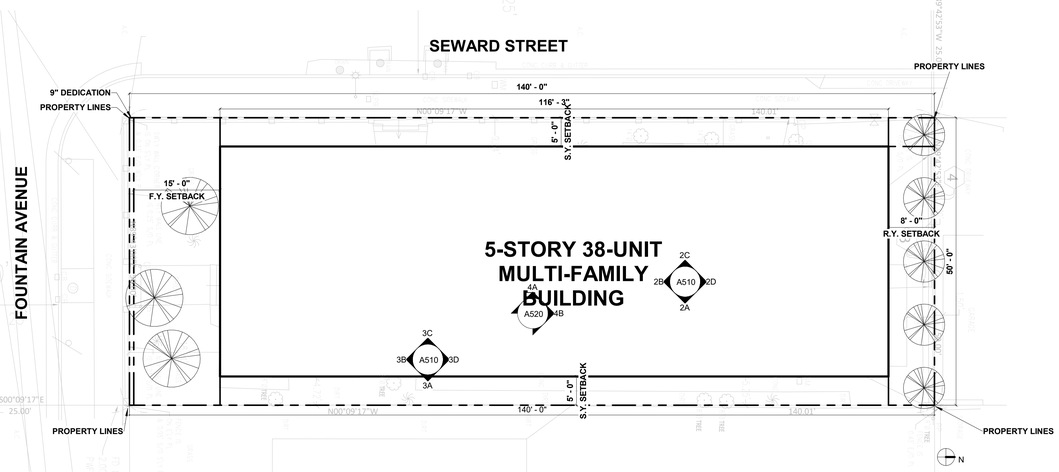
4 GRADE PLANE DIAGRAM
3/32" = 1'-0"



3 LOW POINT OF GRADE DIAGRAM
3/32" = 1'-0"



2 BUILDING AREA DIAGRAM
3/32" = 1'-0"



1 PLOT PLAN
3/32" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc, Architects
3330 Cahuenga Blvd W, Suite 507
Los Angeles, CA 90068
(310) 422-9234
aaron@aaronbrumer.com

STRUCTURAL:

CIVIL:
Pacific Consulting Group
2239 State Ave, #B
Costa Mesa, CA 92627
kyle@pacificconstultinginc.com

LANDSCAPE:
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No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

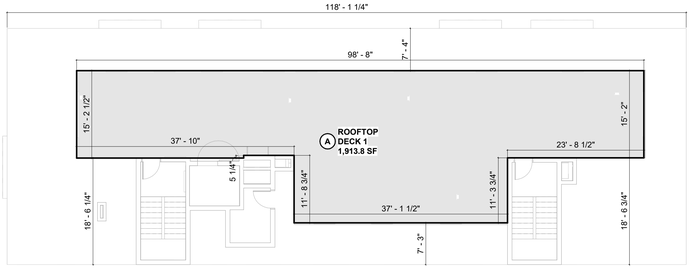
DRAWING TITLE
PLOT PLAN, BUILDABLE AREA, LOW POINT OF GRADE & GRADE PLANE DIAGRAMS

T030

6575 FOUNTAIN

OPEN SPACE...

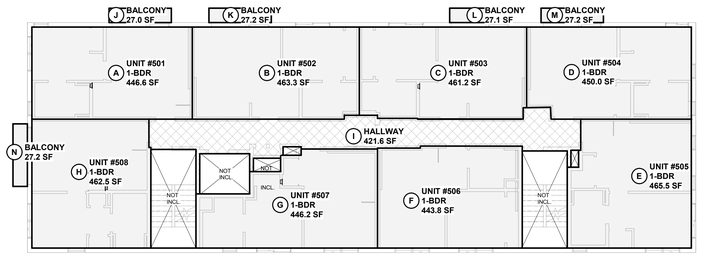
KEY TAG	BUILDING AREA NAME	ACTUAL AREA
A	ROOFTOP DECK 1	1,913.8 SF
ROOFTOP DECK		1,913.8 SF
GRAND TOTAL		1,913.8 SF



6 — OPEN SPACE ROOFTOP DECK
3/32" = 1'-0"

ZONING SF CALCULATIONS -...

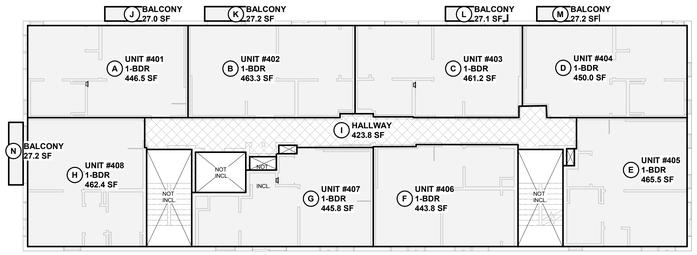
Level Name	Area Key Tag	Name	Area
5TH FLOOR	A	UNIT #501 1-BDR	446.6 SF
5TH FLOOR	B	UNIT #502 1-BDR	463.3 SF
5TH FLOOR	C	UNIT #503 1-BDR	461.2 SF
5TH FLOOR	D	UNIT #504 1-BDR	450.0 SF
5TH FLOOR	E	UNIT #505 1-BDR	465.5 SF
5TH FLOOR	F	UNIT #506 1-BDR	443.8 SF
5TH FLOOR	G	UNIT #507 1-BDR	446.2 SF
5TH FLOOR	H	UNIT #508 1-BDR	462.5 SF
5TH FLOOR	I	HALLWAY	421.6 SF
5TH FLOOR	J	BALCONY	27.0 SF
5TH FLOOR	K	BALCONY	27.3 SF
5TH FLOOR	L	BALCONY	27.1 SF
5TH FLOOR	M	BALCONY	27.2 SF
5TH FLOOR	N	BALCONY	27.2 SF
5TH FLOOR			4,196.3 SF
TOTAL:			20,781.3 SF



5 — T.O. FIFTH FLOOR F.F.
3/32" = 1'-0"

ZONING SF CALCULATIONS -...

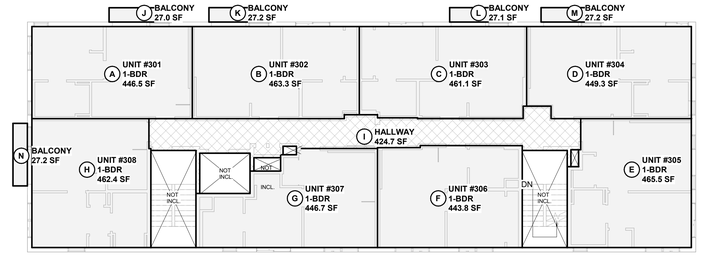
Level Name	Area Key Tag	Name	Area
4TH FLOOR	A	UNIT #401 1-BDR	446.5 SF
4TH FLOOR	B	UNIT #402 1-BDR	463.3 SF
4TH FLOOR	C	UNIT #403 1-BDR	461.2 SF
4TH FLOOR	D	UNIT #404 1-BDR	450.0 SF
4TH FLOOR	E	UNIT #405 1-BDR	465.5 SF
4TH FLOOR	F	UNIT #406 1-BDR	443.8 SF
4TH FLOOR	G	UNIT #407 1-BDR	445.8 SF
4TH FLOOR	H	UNIT #408 1-BDR	462.4 SF
4TH FLOOR	I	HALLWAY	423.8 SF
4TH FLOOR	J	BALCONY	27.0 SF
4TH FLOOR	K	BALCONY	27.2 SF
4TH FLOOR	L	BALCONY	27.1 SF
4TH FLOOR	M	BALCONY	27.2 SF
4TH FLOOR	N	BALCONY	27.2 SF
4TH FLOOR			4,198.0 SF



4 — T.O. FOURTH FLOOR F.F.
3/32" = 1'-0"

ZONING SF CALCULATIONS -...

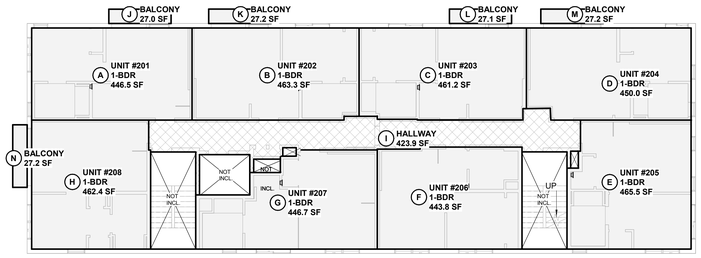
Level Name	Area Key Tag	Name	Area
3RD FLOOR	A	UNIT #301 1-BDR	446.5 SF
3RD FLOOR	B	UNIT #302 1-BDR	463.3 SF
3RD FLOOR	C	UNIT #303 1-BDR	461.1 SF
3RD FLOOR	D	UNIT #304 1-BDR	449.3 SF
3RD FLOOR	E	UNIT #305 1-BDR	465.5 SF
3RD FLOOR	F	UNIT #306 1-BDR	443.8 SF
3RD FLOOR	G	UNIT #307 1-BDR	446.7 SF
3RD FLOOR	H	UNIT #308 1-BDR	462.4 SF
3RD FLOOR	I	HALLWAY	424.7 SF
3RD FLOOR	J	BALCONY	27.0 SF
3RD FLOOR	K	BALCONY	27.2 SF
3RD FLOOR	L	BALCONY	27.1 SF
3RD FLOOR	M	BALCONY	27.2 SF
3RD FLOOR	N	BALCONY	27.2 SF
3RD FLOOR			4,199.0 SF



3 — T.O. THIRD FLOOR F.F.
3/32" = 1'-0"

ZONING SF CALCULATIONS -...

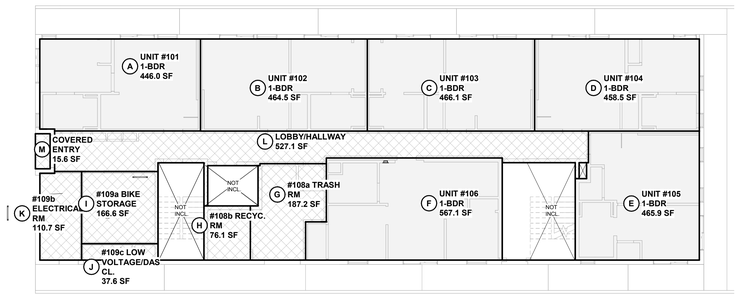
Level Name	Area Key Tag	Name	Area
2ND FLOOR	A	UNIT #201 1-BDR	446.5 SF
2ND FLOOR	B	UNIT #202 1-BDR	463.3 SF
2ND FLOOR	C	UNIT #203 1-BDR	461.2 SF
2ND FLOOR	D	UNIT #204 1-BDR	450.0 SF
2ND FLOOR	E	UNIT #205 1-BDR	465.5 SF
2ND FLOOR	F	UNIT #206 1-BDR	443.8 SF
2ND FLOOR	G	UNIT #207 1-BDR	446.7 SF
2ND FLOOR	H	UNIT #208 1-BDR	462.4 SF
2ND FLOOR	I	HALLWAY	423.9 SF
2ND FLOOR	J	BALCONY	27.0 SF
2ND FLOOR	K	BALCONY	27.2 SF
2ND FLOOR	L	BALCONY	27.1 SF
2ND FLOOR	M	BALCONY	27.2 SF
2ND FLOOR	N	BALCONY	27.2 SF
2ND FLOOR			4,199.0 SF



2 — T.O. SECOND FLOOR F.F.
3/32" = 1'-0"

ZONING SF CALCULATIONS -...

Level Name	Area Key Tag	Name	Area
1ST FLOOR	A	UNIT #101 1-BDR	446.0 SF
1ST FLOOR	B	UNIT #102 1-BDR	464.5 SF
1ST FLOOR	C	UNIT #103 1-BDR	466.1 SF
1ST FLOOR	D	UNIT #104 1-BDR	458.5 SF
1ST FLOOR	E	UNIT #105 1-BDR	465.9 SF
1ST FLOOR	F	UNIT #106 1-BDR	567.1 SF
1ST FLOOR	G	#108a TRASH RM	187.2 SF
1ST FLOOR	H	#108b RECYC. RM	76.1 SF
1ST FLOOR	I	#109a BIKE STORAGE	166.6 SF
1ST FLOOR	J	#109c LOW VOLTAGE/DAS CL.	37.6 SF
1ST FLOOR	K	#109b ELECTRICAL RM	110.7 SF
1ST FLOOR	L	LOBBY/HALLWAY	527.1 SF
1ST FLOOR	M	COVERED ENTRY	15.6 SF
1ST FLOOR			3,989.1 SF



1 — T.O. FIRST FLOOR SLAB
3/32" = 1'-0"

ARCHITECT:
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PROJECT:
38-UNIT MULTIFAMILY BUILDING

6575 Fountain Avenue
Los Angeles, CA 90028

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1	08/02/2024	PZA SUBMISSION #1
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6	06/20/2025	AHRF SUBMITTAL #4
7	06/27/2025	PC SUBMITTAL #1

ISSUE	DATE	DESCRIPTION

STAMP
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
ZONING SQUARE FOOTAGE & OPEN SPACE DIAGRAMS

T031

6575 FOUNTAIN

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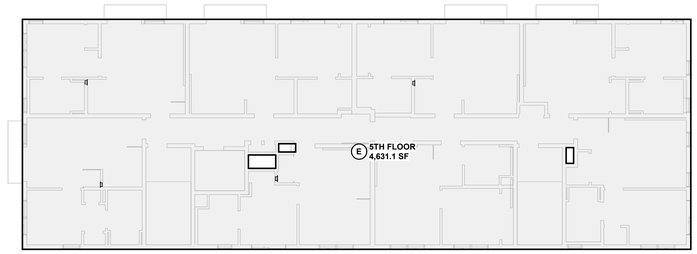
BUILDING SF SUMMARY

Area Key Tag	FLOOR	AREA
TOTAL		23,157.8 SF

BUILDING SF SUMMARY

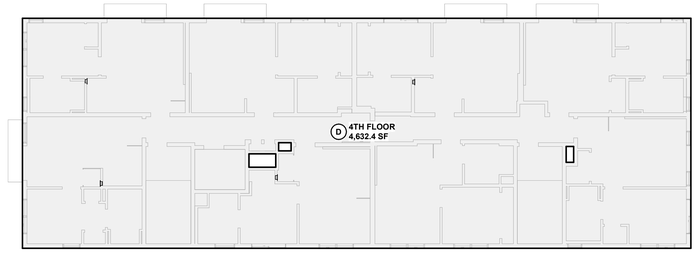
Area Key Tag	FLOOR	AREA
E	5TH FLOOR	4,631.1 SF
5TH FLOOR		4,631.1 SF



5
3/32" = 1'-0"
T.O. FIFTH FLOOR F.F.

BUILDING SF SUMMARY

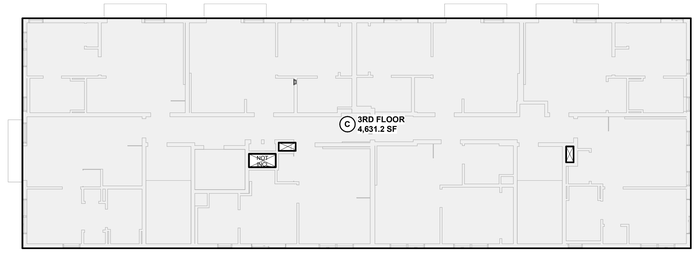
Area Key Tag	FLOOR	AREA
D	4TH FLOOR	4,632.4 SF
4TH FLOOR		4,632.4 SF



4
3/32" = 1'-0"
T.O. FOURTH FLOOR F.F.

BUILDING SF SUMMARY

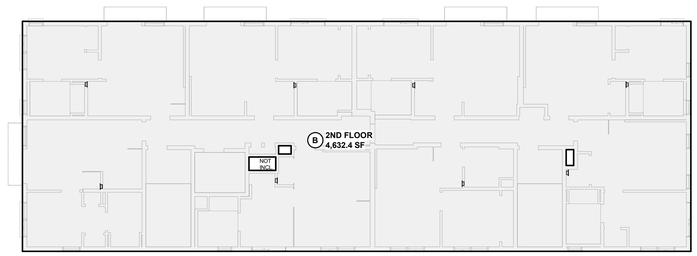
Area Key Tag	FLOOR	AREA
C	3RD FLOOR	4,631.2 SF
3RD FLOOR		4,631.2 SF



3
3/32" = 1'-0"
T.O. THIRD FLOOR F.F.

BUILDING SF SUMMARY

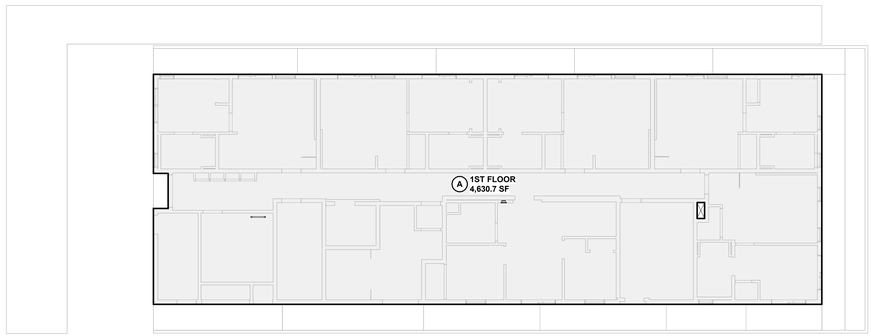
Area Key Tag	FLOOR	AREA
B	2ND FLOOR	4,632.4 SF
2ND FLOOR		4,632.4 SF



2
3/32" = 1'-0"
T.O. SECOND FLOOR F.F.

BUILDING SF SUMMARY

Area Key Tag	FLOOR	AREA
A	1ST FLOOR	4,630.7 SF
1ST FLOOR		4,630.7 SF



1
3/32" = 1'-0"
T.O. FIRST FLOOR SLAB

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STAMP

LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE

VESTING AREA ANALYSIS DIAGRAMS

T040

6575 FOUNTAIN

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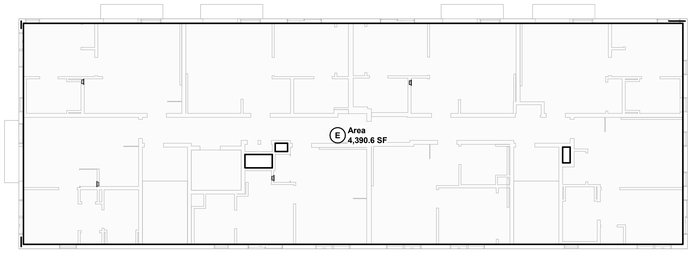
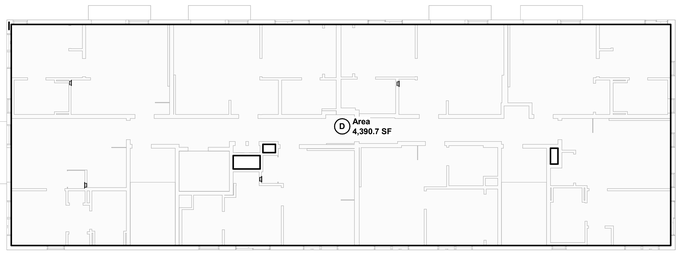
BUILDING SF DIAGRAMS		
Level	Area Key Tag	Area
T.O. FIFTH FLOOR F.F.	E	4,390.6 SF



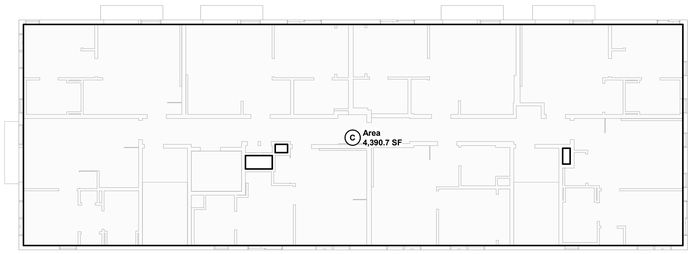
5 T.O. FIFTH FLOOR F.F.
3/32" = 1'-0"

BUILDING SF DIAGRAMS		
Level	Area Key Tag	Area
T.O. FOURTH FLOOR F.F.	D	4,390.7 SF



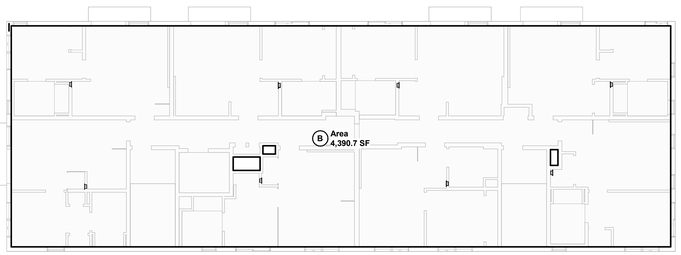
4 T.O. FOURTH FLOOR F.F.
3/32" = 1'-0"

BUILDING SF DIAGRAMS		
Level	Area Key Tag	Area
T.O. THIRD FLOOR F.F.	C	4,390.7 SF



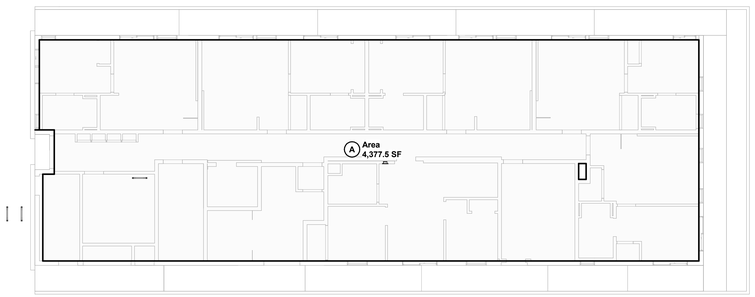
3 T.O. THIRD FLOOR F.F.
3/32" = 1'-0"

BUILDING SF DIAGRAMS		
Level	Area Key Tag	Area
T.O. SECOND FLOOR F.F.	B	4,390.7 SF



2 T.O. SECOND FLOOR F.F.
3/32" = 1'-0"

BUILDING SF DIAGRAMS		
Level	Area Key Tag	Area
T.O. FIRST FLOOR SLAB	A	4,377.5 SF



1 T.O. FIRST FLOOR SLAB(1)
3/32" = 1'-0"

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AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE

BUILDING AREA ANALYSIS DIAGRAMS

T041

6575 FOUNTAIN

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STAIR & DOOR SIZING

FLOOR	STAIRWAY #1 & DOORS		STAIRWAY #2 & DOORS	
1ST FLOOR	OCCUPANT LOAD	15	OCCUPANT LOAD	14
	EGRESS CAPACITY FACTOR	0.3"	EGRESS CAPACITY FACTOR	0.3"
	REQUIRED STAIRWAY WIDTH	4.5"	REQUIRED STAIRWAY WIDTH	4.2"
	PROVIDED STAIRWAY WIDTH	44"	PROVIDED STAIRWAY WIDTH	44"
	EGRESS DOOR CAP. FACTOR	0.2"	EGRESS DOOR CAP. FACTOR	0.2"
	REQUIRED DOOR WIDTH	3.0"	REQUIRED DOOR WIDTH	2.8"
	PROVIDED DOOR WIDTH	36"	PROVIDED DOOR WIDTH	36"

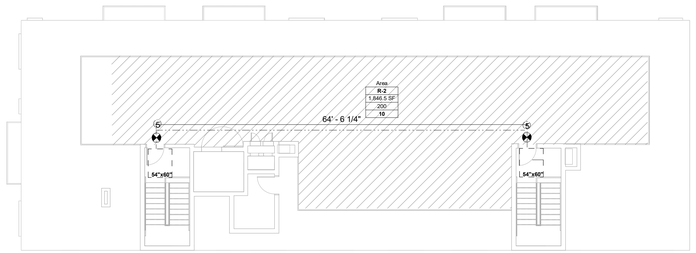
REQUIRED NUMBR OF EXITS(OCCT. LOAD = 1 - 500) {LABC 1006.3.2}	2
PROVIDED NUMBR OF EXITS	2

OCCUPANT LOAD ANALYSIS

Floor	ROOM AREA	OCCUPANCY GROUP TYPE	OCCUPANCY LOAD FACTOR	TOTAL LOAD
ROOFTOP DECK	1,847 SF	R-2	200	10
ROOFTOP DECK				10

LEGEND

(X)	NUMBER OF OCCUPANTS
	1-HOUR FIRE RATED WALL
	2-HOUR FIRE RATED WALL
	EGRESS PATH EXIT SIGNS
R-2	OCCUPANCY GROUP
351 SF	AREA OF OCCUPANCY
200	OCCUPANT LOAD FACTOR
2	OCCUPANT LOAD



6 ROOF - EGRESS DIAGRAM
3/32" = 1'-0"

STAIR & DOOR SIZING

FLOOR	STAIRWAY #1 & DOORS		STAIRWAY #2 & DOORS	
1ST FLOOR	OCCUPANT LOAD	15	OCCUPANT LOAD	14
	EGRESS CAPACITY FACTOR	0.3"	EGRESS CAPACITY FACTOR	0.3"
	REQUIRED STAIRWAY WIDTH	4.5"	REQUIRED STAIRWAY WIDTH	4.2"
	PROVIDED STAIRWAY WIDTH	44"	PROVIDED STAIRWAY WIDTH	44"
	EGRESS DOOR CAP. FACTOR	0.2"	EGRESS DOOR CAP. FACTOR	0.2"
	REQUIRED DOOR WIDTH	3.0"	REQUIRED DOOR WIDTH	2.8"
	PROVIDED DOOR WIDTH	36"	PROVIDED DOOR WIDTH	36"

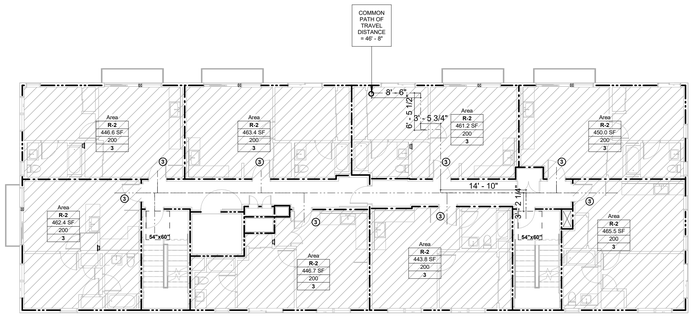
REQUIRED NUMBR OF EXITS(OCCT. LOAD = 1 - 500) {LABC 1006.3.2}	2
PROVIDED NUMBR OF EXITS	2

OCCUPANT LOAD ANALYSIS

Floor	ROOM AREA	OCCUPANCY GROUP TYPE	OCCUPANCY LOAD FACTOR	TOTAL LOAD
5TH FLOOR	462 SF	R-2	200	3
5TH FLOOR	447 SF	R-2	200	3
5TH FLOOR	444 SF	R-2	200	3
5TH FLOOR	461 SF	R-2	200	3
5TH FLOOR	463 SF	R-2	200	3
5TH FLOOR	447 SF	R-2	200	3
5TH FLOOR	450 SF	R-2	200	3
5TH FLOOR	465 SF	R-2	200	3
5TH FLOOR				24

LEGEND

(X)	NUMBER OF OCCUPANTS
	1-HOUR FIRE RATED WALL
	2-HOUR FIRE RATED WALL
	EGRESS PATH EXIT SIGNS
R-2	OCCUPANCY GROUP
351 SF	AREA OF OCCUPANCY
200	OCCUPANT LOAD FACTOR
2	OCCUPANT LOAD



5 FIFTH FLOOR - EGRESS DIAGRAM
3/32" = 1'-0"

STAIR & DOOR SIZING

FLOOR	STAIRWAY #1 & DOORS		STAIRWAY #2 & DOORS	
1ST FLOOR	OCCUPANT LOAD	15	OCCUPANT LOAD	14
	EGRESS CAPACITY FACTOR	0.3"	EGRESS CAPACITY FACTOR	0.3"
	REQUIRED STAIRWAY WIDTH	4.5"	REQUIRED STAIRWAY WIDTH	4.2"
	PROVIDED STAIRWAY WIDTH	44"	PROVIDED STAIRWAY WIDTH	44"
	EGRESS DOOR CAP. FACTOR	0.2"	EGRESS DOOR CAP. FACTOR	0.2"
	REQUIRED DOOR WIDTH	3.0"	REQUIRED DOOR WIDTH	2.8"
	PROVIDED DOOR WIDTH	36"	PROVIDED DOOR WIDTH	36"

REQUIRED NUMBR OF EXITS(OCCT. LOAD = 1 - 500) {LABC 1006.3.2}	2
PROVIDED NUMBR OF EXITS	2

OCCUPANT LOAD ANALYSIS

Floor	ROOM AREA	OCCUPANCY GROUP TYPE	OCCUPANCY LOAD FACTOR	TOTAL LOAD
4TH FLOOR	462 SF	R-2	200	3
4TH FLOOR	447 SF	R-2	200	3
4TH FLOOR	463 SF	R-2	200	3
4TH FLOOR	461 SF	R-2	200	3
4TH FLOOR	446 SF	R-2	200	3
4TH FLOOR	444 SF	R-2	200	3
4TH FLOOR	465 SF	R-2	200	3
4TH FLOOR	450 SF	R-2	200	3
4TH FLOOR				24

LEGEND

(X)	NUMBER OF OCCUPANTS
	1-HOUR FIRE RATED WALL
	2-HOUR FIRE RATED WALL
	EGRESS PATH EXIT SIGNS
R-2	OCCUPANCY GROUP
351 SF	AREA OF OCCUPANCY
200	OCCUPANT LOAD FACTOR
2	OCCUPANT LOAD

4 FOURTH FLOOR - EGRESS DIAGRAM
3/32" = 1'-0"

STAIR & DOOR SIZING

FLOOR	STAIRWAY #1 & DOORS		STAIRWAY #2 & DOORS	
1ST FLOOR	OCCUPANT LOAD	15	OCCUPANT LOAD	14
	EGRESS CAPACITY FACTOR	0.3"	EGRESS CAPACITY FACTOR	0.3"
	REQUIRED STAIRWAY WIDTH	4.5"	REQUIRED STAIRWAY WIDTH	4.2"
	PROVIDED STAIRWAY WIDTH	44"	PROVIDED STAIRWAY WIDTH	44"
	EGRESS DOOR CAP. FACTOR	0.2"	EGRESS DOOR CAP. FACTOR	0.2"
	REQUIRED DOOR WIDTH	3.0"	REQUIRED DOOR WIDTH	2.8"
	PROVIDED DOOR WIDTH	36"	PROVIDED DOOR WIDTH	36"

REQUIRED NUMBR OF EXITS(OCCT. LOAD = 1 - 500) {LABC 1006.3.2}	2
PROVIDED NUMBR OF EXITS	2

OCCUPANT LOAD ANALYSIS

Floor	ROOM AREA	OCCUPANCY GROUP TYPE	OCCUPANCY LOAD FACTOR	TOTAL LOAD
3RD FLOOR	462 SF	R-2	200	3
3RD FLOOR	447 SF	R-2	200	3
3RD FLOOR	463 SF	R-2	200	3
3RD FLOOR	462 SF	R-2	200	3
3RD FLOOR	446 SF	R-2	200	3
3RD FLOOR	444 SF	R-2	200	3
3RD FLOOR	465 SF	R-2	200	3
3RD FLOOR	450 SF	R-2	200	3
3RD FLOOR				24

LEGEND

(X)	NUMBER OF OCCUPANTS
	1-HOUR FIRE RATED WALL
	2-HOUR FIRE RATED WALL
	EGRESS PATH EXIT SIGNS
R-2	OCCUPANCY GROUP
351 SF	AREA OF OCCUPANCY
200	OCCUPANT LOAD FACTOR
2	OCCUPANT LOAD

3 THIRD FLOOR - EGRESS DIAGRAM
3/32" = 1'-0"

STAIR & DOOR SIZING

FLOOR	STAIRWAY #1 & DOORS		STAIRWAY #2 & DOORS	
1ST FLOOR	OCCUPANT LOAD	15	OCCUPANT LOAD	14
	EGRESS CAPACITY FACTOR	0.3"	EGRESS CAPACITY FACTOR	0.3"
	REQUIRED STAIRWAY WIDTH	4.5"	REQUIRED STAIRWAY WIDTH	4.2"
	PROVIDED STAIRWAY WIDTH	44"	PROVIDED STAIRWAY WIDTH	44"
	EGRESS DOOR CAP. FACTOR	0.2"	EGRESS DOOR CAP. FACTOR	0.2"
	REQUIRED DOOR WIDTH	3.0"	REQUIRED DOOR WIDTH	2.8"
	PROVIDED DOOR WIDTH	36"	PROVIDED DOOR WIDTH	36"

REQUIRED NUMBR OF EXITS(OCCT. LOAD = 1 - 500) {LABC 1006.3.2}	2
PROVIDED NUMBR OF EXITS	2

OCCUPANT LOAD ANALYSIS

Floor	ROOM AREA	OCCUPANCY GROUP TYPE	OCCUPANCY LOAD FACTOR	TOTAL LOAD
2ND FLOOR	446 SF	R-2	200	3
2ND FLOOR	464 SF	R-2	200	3
2ND FLOOR	461 SF	R-2	200	3
2ND FLOOR	449 SF	R-2	200	3
2ND FLOOR	465 SF	R-2	200	3
2ND FLOOR	447 SF	R-2	200	3
2ND FLOOR	462 SF	R-2	200	3
2ND FLOOR	444 SF	R-2	200	3
2ND FLOOR				24

LEGEND

(X)	NUMBER OF OCCUPANTS
	1-HOUR FIRE RATED WALL
	2-HOUR FIRE RATED WALL
	EGRESS PATH EXIT SIGNS
R-2	OCCUPANCY GROUP
351 SF	AREA OF OCCUPANCY
200	OCCUPANT LOAD FACTOR
2	OCCUPANT LOAD

2 SECOND FLOOR - EGRESS DIAGRAM
3/32" = 1'-0"

STAIR & DOOR SIZING

FLOOR	STAIRWAY #1 & DOORS		STAIRWAY #2 & DOORS	
1ST FLOOR	OCCUPANT LOAD	15	OCCUPANT LOAD	14
	EGRESS CAPACITY FACTOR	0.3"	EGRESS CAPACITY FACTOR	0.3"
	REQUIRED STAIRWAY WIDTH	4.5"	REQUIRED STAIRWAY WIDTH	4.2"
	PROVIDED STAIRWAY WIDTH	44"	PROVIDED STAIRWAY WIDTH	44"
	EGRESS DOOR CAP. FACTOR	0.2"	EGRESS DOOR CAP. FACTOR	0.2"
	REQUIRED DOOR WIDTH	3.0"	REQUIRED DOOR WIDTH	2.8"
	PROVIDED DOOR WIDTH	36"	PROVIDED DOOR WIDTH	36"

REQUIRED NUMBR OF EXITS(OCCT. LOAD = 1 - 500) {LABC 1006.3.2}	2
PROVIDED NUMBR OF EXITS	2

OCCUPANT LOAD ANALYSIS

Floor	ROOM AREA	OCCUPANCY GROUP TYPE	OCCUPANCY LOAD FACTOR	TOTAL LOAD
1ST FLOOR	464 SF	R-2	200	3
1ST FLOOR	468 SF	R-2	200	3
1ST FLOOR	459 SF	R-2	200	3
1ST FLOOR	468 SF	R-2	200	3
1ST FLOOR	463 SF	R-2	200	3
1ST FLOOR	446 SF	R-2	200	3
1ST FLOOR				18

LEGEND

(X)	NUMBER OF OCCUPANTS
	1-HOUR FIRE RATED WALL
	2-HOUR FIRE RATED WALL
	EGRESS PATH EXIT SIGNS
R-2	OCCUPANCY GROUP
351 SF	AREA OF OCCUPANCY
200	OCCUPANT LOAD FACTOR
2	OCCUPANT LOAD

1 FIRST FLOOR - EGRESS DIAGRAM
3/32" = 1'-0"

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PROJECT:
38-UNIT MULTIFAMILY BUILDING

6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/02/2024	PZA SUBMISSION #1
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7	06/27/2025	PC SUBMITTAL #1

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DRAWING TITLE
EGRESS AND OCCUPANCY DIAGRAMS

T042

6575 FOUNTAIN

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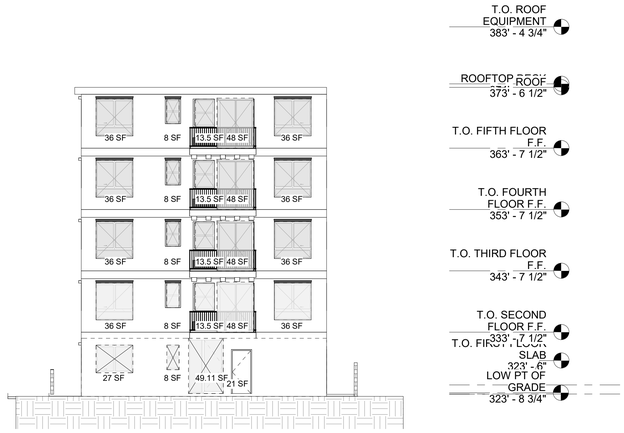
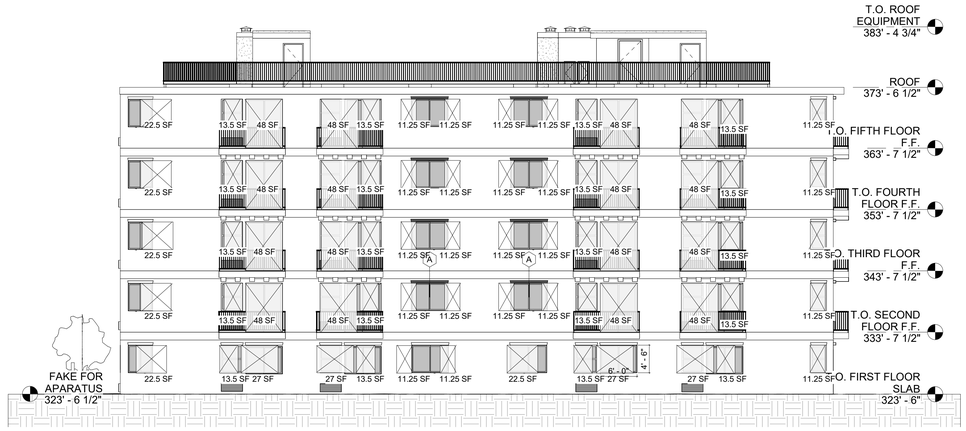
EXTERIOR OPENINGS ANALYSIS -FACING WEST				FIRE SEPARATION DISTANCE = 40'- 0"
FLOOR	TOTAL WALL AREA	TOTAL OPENING AREA	OPENING AREA PERCENTAGES	MAX ALLOWABLE OPENING PERCENTAGES
1ST	360.00 SF	105.11 SF	29.2%	NO LIMIT
2ND	360.00 SF	141.5 SF	39.31%	
3RD	360.00 SF	141.5 SF	39.31%	
4TH	360.00 SF	141.5 SF	39.31%	
5TH	360.00 SF	141.5 SF	39.31%	



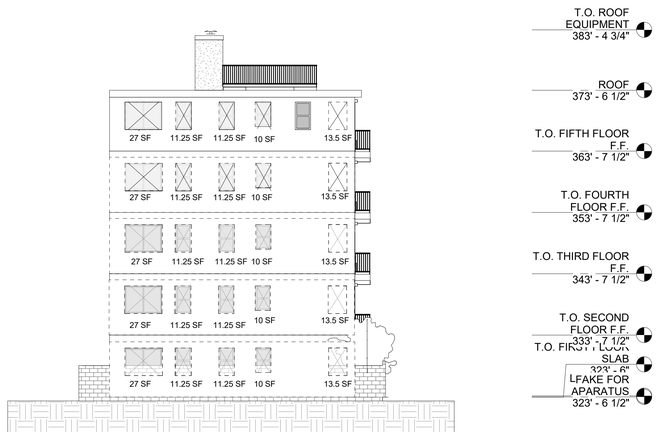
4 SOUTH ELEVATION - OPENINGS ANALYSIS
1" = 10'-0"

EXTERIOR OPENINGS ANALYSIS -FACING WEST				FIRE SEPARATION DISTANCE = 30'- 00"
FLOOR	TOTAL WALL AREA	TOTAL OPENING AREA	OPENING AREA PERCENTAGES	MAX ALLOWABLE OPENING PERCENTAGES
1ST	1053 SF	240.75 SF	22.86%	NO LIMIT
2ND	1053 SF	324.75 SF	30.84%	
3RD	1053 SF	324.75 SF	30.84%	
4TH	1053 SF	324.75 SF	30.84%	
5TH	1053 SF	324.75 SF	30.84%	



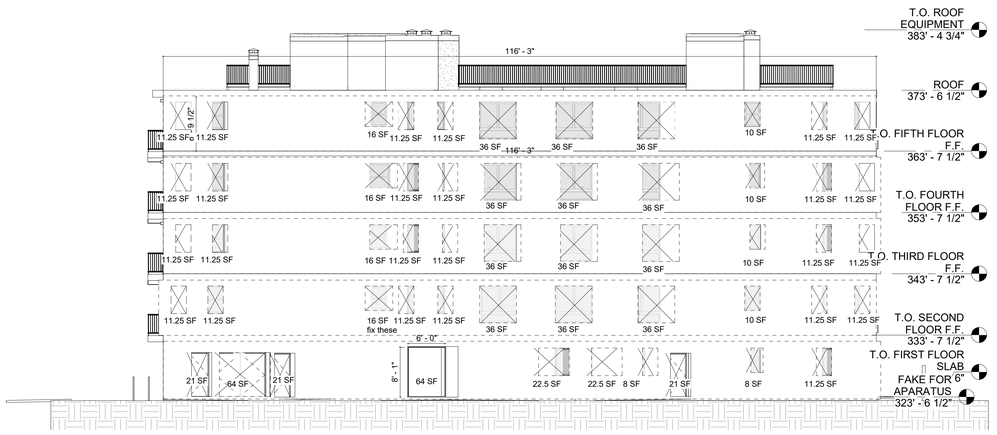
2 WEST ELEVATION - OPENINGS ANALYSIS
1" = 10'-0"

EXTERIOR OPENINGS ANALYSIS -FACING WEST				FIRE SEPARATION DISTANCE = 5'- 00"
FLOOR	TOTAL WALL AREA	TOTAL OPENING AREA	OPENING AREA PERCENTAGES	MAX ALLOWABLE OPENING PERCENTAGES
1ST	360 SF	73 SF	20.27%	25%
2ND	360 SF	73 SF	20.27%	
3RD	360 SF	73 SF	20.27%	
4TH	360 SF	73 SF	20.27%	
5TH	360 SF	73 SF	20.27%	



3 NORTH ELEVATION - OPENINGS ANALYSIS
1" = 10'-0"

EXTERIOR OPENINGS ANALYSIS -FACING WEST				FIRE SEPARATION DISTANCE = 5'- 00"
FLOOR	TOTAL WALL AREA	TOTAL OPENING AREA	OPENING AREA PERCENTAGES	MAX ALLOWABLE OPENING PERCENTAGES
1ST	1053 SF	255.25 SF	24.24%	25%
2ND	1053 SF	211.5 SF	20.08%	
3RD	1053 SF	211.5 SF	20.08%	
4TH	1053 SF	211.5 SF	20.08%	
5TH	1053 SF	211.5 SF	20.08%	



1 EAST ELEVATION - OPENINGS ANALYSIS
1" = 10'-0"

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6575 FOUNTAIN

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BUILDING DEPARTMENT NOTES

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170, 158). (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER $10,000). SEPARATE PLUMBING PERMIT IS REQUIRED.

3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).

4. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

5. PLUMBING PROTECTION. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

6. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

7. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. SECTION 1210.2.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3

8. PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.

9. WATER HEATERS MUST BE STRAPPED TO A WALL. (SEC. 507.3 UPC)

10. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). 2405.5

11. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)

12. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

13. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL BE SELF-CLOSING AND SELF-LATCHING, SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK, OR HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES (R302.5.1)

14. THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA IN ACCORDANCE WITH TABLE R302.6

15.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

16. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. rEQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP." {LAFC 907.2.11.5-6}

17. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

18. PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS.

19. ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ. IN. FOR EACH 10 SQ. FT. OF ATTIC AREA) IS REQUIRED.

20. ATTIC AREA HAVING A CLEAR HEADROOM OF 30" MUST HAVE AN ACCESS OPENING (20" X 30" MIN).

21. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET

22. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO 25 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE (R302.5.2)

23. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS ARE TO BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3)

24. EACH DWELLING UNIT SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D (R313, 12.21A17(D))

25. THE SPRINKLER SYSTEM SHALL BE APPROVED BY THE PLUMBING DIVISION PRIOR TO INSTALLATION.

26. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

27. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.

28. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319.1)

29. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

30. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTON: MAINTENANCE OF BUILDING AFFADAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306)

31. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS ($1,000). (R314.6.2)

32. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PWOVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2..2)

33. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE EXTERIOR OF THE DWELLING AT THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. (R311.1)

34. DAMPPROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AS AS REQUIRED IN SECTION R406.1.

35. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3)

36. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)

37. A MASONRY OR FACTORY-BUILT FIREPLACE SHALL HAVE THE FOLLOWING:
   A. CLOSEABLE METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX;
   B. A COMBUSTION AIR INTAKE TO DRAW AIR FROM THE OUTSIDE OF THE BUILDING DIRECTLY INTO THE FIREBOX, WHICH IS AT LEAST SIX SQUARE INCHES IN AREA AND IS EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE, AND TIGHT-FITTING DAMPER OR COMBUSTION-AIR CONTROL DEVICE (EXCEPTION: AN OUTSIDE COMBUSTION-AIR INTAKE IS NOT REQUIRED IF THE FIREPLACE WILL BE INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE WILL NOT BE LOCATED ON AN EXTERIOR WALL); AND
   C. A FLUE-DAMPER WITH A READILY ACCESSIBLE CONTROL. [150.0 (E)]

38. HEATING SYSTEMS SHALL BE EQUIPPED WITH THERMOSTATS THAT MEET THE REQUIREMENTS OF SECTION 110.2(C).

39. GAS OR PROPANE WATER HEATERS SHALL HAVE:
   A. A 120V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER.
   B. A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE.
   C. CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE.
   D. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR.

40. ALL PUMPS AND PUMP MOTORS INSTALLED SHALL BE LISTED IN THE COMMISSION'S DIRECTORY OF CERTIFIED EQUIPMENT AND SHALL COMPLY WITH THE APPLIANCE EFFICIENCY REGULATIONS.

41. THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT OF ANY LOOSE-FILL INSULATION SHALL CONFORM WITH THE INSULATION MANUFACTURERS LABELED R-VALUE [150.0 (B)]

42. MATERIAL USED FOR SLAB EDGE INSULATION SHALL MEET THE FOLLOWING MINIMUM SPECIFICATIONS:
   A. WATER ABSORPTION RATE NO GREATER THAN 0.3 PERCENT.
   B. WATER VAPOR PERMEANCE NO GREATER THAN 2.0 PERM/INCH.
   C. CONCRETE SLAB PERIMETER INSULATION MUST BE PROTECTED FROM PHYSICAL DAMAGE AND ULTRAVIOLET LIGHT DETERIORATION.
   D. INSULATION FOR A HEATED SLAB FLOOR SHALL MEET THE REQUIREMENTS OF SECTION 110.8(G)[150.0 (I)

BUILDING DEPARTMENT NOTES (CONT.)

43. CONCRETE-SLAB FLOOR PERIMETER INSULATION SHALL BE PROVIDED 16 INCHES DEEP, OR THE DEPTH OF THE FOOTING OF THE BUILDING, WHICHEVER IS LESS. [150.1(C)(1)(D)]

44. THE CRAWL SPACE SHALL BE COVERED WITH A CLASS 1 OR CLASS II VAPOR RETARDER.

45. INSULATIONS ARE REQUIRED FOR:
   A. ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES.
   B. ALL PIPING WITH A NOMINAL DIAMETER OF 3/4 INCH OR LARGER.
   C. THE FIRST 5 FEET (1.5 METERS) OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK.

46. INSULATION SHALL BE PROVIDED FOR WATER HEATERS AS FOLLOWS:
   A. STORAGE GAS WATER HEATERS WITH AN ENERGY FACTOR EQUAL TO OR LESS THAN THE FEDERAL MINIMUM STANDARDS SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSULATED THERMAL RESISTANCE OF R-12 OR GREATER.
   B. UNFIRED HOT WATER TANKS, SUCH AS STORAGE TANKS AND BACKUP STORAGE TANKS FOR SOLAR WATER-HEATING SYSTEMS, SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER OR HAVE INTERNAL INSULATION OF AT LEAST R-16 AND A LABEL ON THE EXTERIOR OF THE TANK SHOWING THE INSULATION R-VALUE. [150.0 (J)]

47. LIGHTING [150.0(K)]
   A. INSTALLED LUMINAIRES SHALL BE CLASSIFIED AS HIGH-EFFICACY OR LOW-EFFICACY FOR COMPLIANCE WITH SECTION 150.0(K) IN ACCORDANCE WITH TABLE 150.0-A OR TABLE 150.0-B, AS APPLICABLE.
   B. A MINIMUM OF 50 PERCENT OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LIGHTING IN KITCHENS SHALL BE HIGH EFFICACY. FOR THE PURPOSE OF COMPLIANCE WITH SECTION 150.0(K), KITCHEN LIGHTING INCLUDES ALL PERMANENTLY INSTALLED LIGHTING IN THE KITCHEN EXCEPT FOR LIGHTING THAT IS INTERNAL TO CABINETS FOR THE PURPOSE OF ILLUMINATING ONLY THE INSIDE OF THE CABINETS. LIGHTING IN AREAS ADJACENT TO THE KITCHEN, INCLUDING BUT NOT LIMITED TO DINING AND NOOK AREAS, ARE CONSIDERED KITCHEN LIGHTING IF THEY ARE NOT SEPARATELY SWITCHED FROM KITCHEN LIGHTING.
      EXCEPTION: UP TO 50 WATTS FOR DWELLING UNITS LESS THAN OR EQUAL TO 2,500 SQ FT OR 100 WATTS FOR DWELLING UNITS LARGER THAN 2,500 SQ FT MAY BE EXEMPT FROM THE 50 PERCENT HIGH EFFICACY REQUIREMENT WHEN ALL LIGHTING IN THE KITCHEN IS CONTROLLED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS IN SECTION 150.0(K)(2), AND IS ALSO CONTROLLED BY VACANCY SENSORS OR DIMMERS.
   C. LIGHTING INSTALLED IN BATHROOMS SHALL MEET THE FOLLOWING REQUIREMENTS:
      I. A MINIMUM OF ONE HIGH EFFICACY LUMINAIRE SHALL BE INSTALLED IN EACH BATHROOM; AND
      II. ALL OTHER LIGHTING INSTALLED IN EACH BATHROOM SHALL BE HIGH EFFICACY OR CONTROLLED BY VACANCY SENSORS.
   D. LIGHTING INSTALLED IN ATTACHED AND DETACHED GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY VACANCY SENSORS.
   E. LIGHTING INSTALLED IN ROOMS OR AREAS OTHER THAN IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY, OR SHALL BE CONTROLLED BY EITHER DIMMERS OR VACANCY SENSORS.
      EXCEPTION 1: LUMINAIRES IN CLOSETS LESS THAN 70 SQ FT.
      EXCEPTION 2: LIGHTING IN DETACHED STORAGE BUILDINGS LESS THAN 1,000 SQ FT LOCATED ON A RESIDENTIAL SITE.
   F. IN A LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS 20 PERCENT OR LESS OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING FOR THE INTERIOR COMMON AREAS IN THAT BUILDING SHALL BE HIGH EFFICACY LUMINAIRES OR CONTROLLED BY AN OCCUPANT SENSOR.
   G. IN A LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS MORE THAN 20 PERCENT OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING IN THAT BUILDING SHALL:
      I. COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 110.9, 130.0, 130.1, 140.6 AND 141.0; AND
      II. LIGHTING INSTALLED IN CORRIDORS AND STAIRWELLS SHALL BE CONTROLLED BY OCCUPANT SENSORS THAT REDUCE THE LIGHTING POWER IN EACH SPACE BY AT LEAST 50 PERCENT. THE OCCUPANT SENSORS SHALL BE CAPABLE OF TURNING THE LIGHT FULLY ON AND OFF FROM ALL DESIGNED PATHS OF INGRESS AND EGRESS.
   H. ALL RECESSED LIGHTING MUST BE IC AT AT AT RATED, AND MUST BE SEALED.

48. THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R302.4.1.1 OR R302.4.1.2.

49. ALL STAIRCASES ATTACHED TO ONE HOUR WALLS REQUIRE TO HAVE FIRE RESISTIVE CONNECTIONS.

50. BUILDING PERMIT MAY BE ISSUED FOR SMALL LOT SUBDIVISION PROJECTS PRIOR TO RECORDATION OF TRACT MAP.

51. FIRE PARTITIONS AND SMOKE BARRIERS SHALL BE CONTINUOUS TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATING AND PASSING THROUGH ANY CONCEALED SPACES OR ATTIC AREAS. 708.4, 709.4

52. PROVIDE AUTOMATIC SPRINKLER SYSTEM AT TOP OF RUBBISH AND LINEN CHUTES AND IN THEIR TERMINAL ROOM. 903.2.11.2

53. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LOS ANGELES FIRE CODE SECTION 510 FOR MORE DETAILS.

54. PROVIDE STAIRWAY ILLUMINATION. MIN. 1 FOOT-CANDLE AT TREAD RUNS. 1204.4

55. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. 1204.1 AND 1204.3

56. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER’S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSED OF SAFETY GLAZING. GLAZING IN: SECTION 2406
   A. SWING DOORS.
   B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.
   C. STORM DOORS.
   D. UNFRAMED SWINGING DOORS.
   E. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.
   F. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS.
   G. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
      I. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M2)
      II. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
      III. EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
      IV. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
   H. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
      I. WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
      I. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING.
      II. THE GLAZING IS WITHIN 60 INCHES (1525 MM) OF A SWIMMING POOL OR SPA WATER’S EDGE.
   J. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE(READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
   K. ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

57. PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY OF A FIREPLACE, STOVE, OR BARBECUE.” L.A.M.C. 57.20.25

58. PROVIDE A WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS. WEEP SCREEDS SHALL BE OF A TYPE WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. (SHOW THESE DIMENSIONS ON A FOUNDATION DETAIL DRAWING) (SECTION 2512.1.2)

59. EVERY PRIMARY ENTRANCE TO A COVERED MULTIFAMILY DWELLING SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT. THE ACTIVATING MECHANISM SHALL BE MOUNTED A MAXIMUM OF 48" ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING (CBC 1132A.10)

60. CIRCULATION PATHS OF THE MEANS OF EGRESS SHALL HAVE A SLIP-RESISTANT SURFACE AND BE SECURELY ATTACHED. 1003.4

61. ALL DOOR THRESHOLD AND PATH OF TRAVEL TO ENTRY/EXIT DOOR REQUIRED 1/4 INCH MAX LEVEL CHANGE AND/OR 1/2 INCH WITH BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 RATIO. IF THERE IS ANY LEVEL CHANGE MORE THAN REQUIRE HEIGHT AND/OR SLOPE MORE THAN 1:48 AT ENTRANCE, PLEASE INFORM PLAN CHECKER.

SECURITY REQUIREMENTS NOTES

1. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. (6706)

2. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES. (6707)

3. WOOD FLUSH-TYPE DOORS SHALL BE 1-3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. 91.6709.1 - DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB. (6709.4)

4. EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH A LIGHT BULB (60 WATT MIN.) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR. (6708)

5. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG.

SECURITY REQUIREMENTS NOTES (CONT.)

6. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, AND S OCCUPANCIES). (6709.2)

7. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2)

8. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 IN. THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4" THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1-3/8 INCHES AND 3 INCHES IN WIDTH. (91.6709.1 ITEM 2)

9. SLIDING GLASS DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL FROM TRACK WHILE IN THE CLOSED POSITION. (6710)

10. SLIDING GLASS DOOR PANELS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.1

11. METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE AND BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OT EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711)

12. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712)

13. IN GROUP B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5 IN. BUT LESS THAN 48 IN. SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES (6714)

14. GLAZED OPENINGS WITHIN 40" OF THE REQUIRED LOCKING DEVICE OF THE DOOR, WHEN THE DOOR IS IN THE CLOSED AND LOCKED POSITION AND WHEN THE DOOR IS OPENABLE FROM THE INSIDE WITHOUT USE OF KEY, SHALL BE FULLY TEMPERED GLASS PER SECTION 2406, OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO SLIDE GLASS DOORS WHICH CONFORM TO THE PROVISIONS OF SECTION 6710 OR TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713)

15. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6715.3)

16. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN GROUP B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6715.2)

17. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.2.

18. SLIDING WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. 6715.1

19. ANY RELEASE FOR METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION.

20. ALL OTHER OPENINGS OTHER THAN DOORS OR GLAZED OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS TAHN 6 INCHES IN ONE DIMENSION. (6716.6)

SAFETY GLAZING NOTES

1. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):
   A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOOR ASSEMBLIES.
   B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
   C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
      I. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
      II. BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
      III. TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
      IV. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
   D. GLAZING IN RAILINGS.
   E. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
   F. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.
   G. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.
   H. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.

2. SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R308.6.

3. FOR GLASS HANDRAILS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEM SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16 OF 2014 LABC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4 INCH. (2407)

FIRE DEPARTMENT NOTES

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. {CBC 1013.3}

2. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF ≥ 5-FOOTCANDLES.

3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. {CBC 1013.5}

5. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION OF NOT LESS THAN 90 MINUTES. {CBC 1013.6.3}

6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS

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

8. THIS DOOR TO REMAINED UNLOCKED WHEN BUILDING IS OCCUPIED

9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9-1008.1.9.12

10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIME THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.

12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
   A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
   B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS
   C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1024.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE 2 OR MORE EXITS

13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CHAPTER 27.

14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT CANDLE AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

15. ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS (1028.2)

16. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A PORTION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (LAFC 505)

FIRE DEPARTMENT NOTES (CONT.)

17. FIRE DEPARTMENT ACCESS, FIRE HYDRANTS, AND FIRE FLOW REQUIREMENTS ON THIS PROJECT SHALL BE REVIEWED BY THE CONSTRUCTION SERVICES UNIT (HYDRANTS AND ACCESS), BUREAU OF FIRE PREVENTION AND PUBLIC SAFETY, 221 NORTH FIGUEROA STREET, SUITE 1500, LOS ANGELES, CA 90012. PHONE: 482-6900 (L.A.M.C. 57.05)

18. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION

19. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, ALSO DURING CONSTRUCTION (L.A.M.C. 57.140)

20. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM, OR PARKING GARAGE.

21. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 20-B, LOCATED NOT LESS THAN 10 FEET, NOR MORE THAN 30 FEET FROM ANY FLAMMABLE LIQUID STORAGE AREA OUTSIDE OF A HAZARDOUS MATERIAL ROOM, OR ADJACENT TO SPRAY BOOTH.

22. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.

23. APPROVED FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDINGS IN ACCORDANCE WITH LAFC 907.2.1-907.2.23.

24. PROVIDE SINGLE STATION SMOKE ALARMS OUTSIDE OF EACH SEPARATE SLEEPING AREA, IN EACH ROOM USED FOR SLEEPING PURPOSES, AND IN EACH STORY WITHIN A DWELLING UNIT.

25. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBUSH AND LINEN CHUTES AND IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT ALTERNATE FLOORS AND AT THE LOWEST INTAKE. {LAFC 903.2. 11.2}

26. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. {CBC 915.4.2/4}

27. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510." {CBC 916.1}

28. MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION LEVEL SHALL NOT BE <1 FOOTCANDLE AT THE WALKING SURFACE. {CBC 1008.2}

29. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION OF NOT <90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE AND A MIN AT ANY POINT IF .1 FOOTCANDLE. {CBC 1008.3-5}
   I. AISLES.
   II. CORRIDORS
   III. EXIT ACCESS STAIRWAYS AND RAMPS.
   IV. INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS.
   V. EXIT PASSAGEWAYS.
   VI. VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE.
   VII. ELECTRICAL EQUIPMENT ROOMS.
   VIII. FIRE COMMAND CENTERS.
   IX. FIRE PUMP ROOMS.
   X. GENERATOR ROOMS.
   XI. PUBLIC RESTROOMS > 300 SF.

30. PROVIDE TWO-WAY COMMUNICATION AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. {CBC 1009.8}

31. INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN T803.11. SPECIFY INTERIOR WALL AND CEILING FINISH ON PLANS. {LAFC 803.3}

32. MATERIAL, OTHER THAN FOAM PLASTICS, USED AS INTERIOR TRIM SHALL HAVE A MIN CLASS C FLAME SPREAD AND SMOKE-DEVELOPED INDEX AND SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA IN WHICH IT IS ATTACHED. {LAFC 804.1}

33. CURTAINS, DRAPERIES, FABRIC HANGINGS, AND SIMILAR COMBUSTIBLE DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILINGS SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA TO WHICH SUCH MATERIALS ARE ATTACHED. {LAFC 807.3}

34. IN EVERY GROUP A, E, I, R-1, R-2, AND R-2.1, ALL DRAPES, HANGINGS, CURTAINS, DROPS, AND ALL OTHER DECORATIVE MATERIAL SHALL BE MADE FROM A NONFLAMMABLE MATERIAL OR TREATED AND MAINTAINED IN A FLAME-RETARDANT CONDITION BY MEANS OF A FLAME-RETARDANT SOLUTION OR PROCESS APPROVED BY THE OSFM. {TITLE 19, DIV 1, 3.08}

35. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED: (SIZE AND DISTRIBUTION SHALL BE IN ACCORDANCE WITH SECTIONS 906.3.1 - 906.3.4) {LAFC 906.1}:
   I. IN GROUP A, E, F, H, I, R-2, R-2.1 OCCUPANCIES.
   II. ON EACH FLOOR OF STRUCTURES UNDER CONSTRUCTION.
   III. WHERE REQUIRED BY THE T906.1.
   IV. SPECIAL-HAZARD AREAS, WHERE REQUIRED BY THE FIRE CODE OFFICIAL.

36. STANDPIPE SYSTEMS SHALL BE INSTALLED WHERE REQUIRED BY LAFC 905.3.1 - 905.3.11.1. {LAFC 905.3}

37. STANDPIPE HOSE CONNECTIONS SHALL BE PROVIDED IN ALL THE FOLLOWING LOCATIONS {LAFC 905.4}:
   A. AT THE FLOOR LANDING ON EACH STORY ABOVE AND BELOW GRADE, INCLUDING ROOF, IN EVERY REQUIRED INTERIOR EXIT STAIRWAY.
   B. ON EACH SIDE ADJACENT TO THE OPENING OF A HORIZONTAL EXIT.
   C. AT THE ENTRANCE TO OTHER AREAS OF THE BUILDING IN EVERY EXIT PASSAGEWAY.

38. PROVIDE AN ELEVATOR WITH STANDBY POWER IN ACCORDANCE WITH CBC CHAPTER 27 AND CBC 3003 FOR BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOORS IS 4 OR MORE STORIES ABOVE OR BELOW A LEVEL OF EXIT DISCHARGE. {CBC 1009.2.1}

39. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100' FROM THE NEAREST VISIBLE EXIT SIGN. {CBC 1013.1}

40. EMERGNECY AND STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. UNLESS SPECIFIED OTHERWISE. {LAFC 604.1.4}

41. MIN WIDTH OR REQUIRED CAPACITY OF THE EXIT DISCHARGE SHALL BE NOT LESS THAN THE MIN WIDTH OR REQUIRED CAPACITY OF THE EXITS BEING SERVED {CBC 1028.2}

42. THE EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY. {CBC 1028.5}

43. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: {CBC 1013.4}
   A. "EXIT" SIGN AT EACH GRADE-LEVEL EXTERIOR DOOR.
   B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
      I. "EXIT STAIR DOWN".
      II. "EXIT RAMP DOWN".
      III. "EXIT STAIR UP".
      IV. "EXIT RAMP UP."
   C. "EXIT ROUTE" AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY.
   D. "EXIT ROUTE" AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY.
   E. "TO EXIT" AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.

44. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF ≥5 FOOTCANDLES. {cbc 1013.6.2}

45. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION OF NOT < 90 MINUTES. {CBC 1013.6.3}

46. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING > 3 STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM AND THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF, AND THE DIRECTION TO, THE EXIT DISCHARGE AND AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5' ABOVE THE FLOOR LANDING." {CBC 1023.9}

47. WALLS SEPARATING DWELLING UNTS, SLEEPING UNITS, OR OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS FIRE PARTITIONS. {CBC 420.2}

48. FLOOR ASSEMBLIES SEPARATING DWELLING UNITS, SLEEPING UNITS, OR OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES. {CBC 420.2}

49. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. {LAFC 907.2.11.5-6}

50. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WIL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP." {LAFC 915.4 2/4}

51. BASEMENTS AND SLEEPING ROOMS BELOW THE 4TH STORY SHALL HAVE AT LEAST 1 EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING. SUCH OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. {CBC 1030.1}

52. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE 5.7 SF MIN CLEAR OPENING. HEIGHT 24" MIN. WIDTH 20" MIN. {CBC 1030.2}

53. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE BOTTOM OF THE OPENING ≤ 44". {CBC 1030.3}

54. DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

55. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN AND 48" MAX ABOVE THE FINISHED FLOOR.

FIRE DEPARTMENT NOTES (CONT.)

56. APPROVED FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDINGS IN ACCORDANCE WITH LAFC 907.2.1-907.2.23. SPECIFY TYPE OF ALARM ON PLANS {LAFC 912.2.1}
   A. MANUAL FIRE ALARM SYSTEM. (GROUP A, B, E, F, H, I , M)
   B. AUTOMATIC FIRE ALARM SYSTEM (GROUP A, B, E, H, I)
   C. EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM. (GROUP A >1000, E)

57. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH LAFC 903.3 SHALL BE PROVIDED THROUHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA. {LAFC 903.2.8}

58. GROUP R-2 AND R-2.1 FIRE ALARM SYSTEMS AND SMOKE ALARM: {LAFC 907.2.9}
   A. PROVIDE A MANUAL FIRE ALARM SYSTEM.
   B. PROVIDE AN AUTOMATIC SMOKE DETECTOR SYSTEM IN COLLEGE AND UNIVERSITY BUILDINGS:
      i. COMMON OPEN SPACES OUSIDE OF DWELLING AND SLEEPING UNITS.
      ii. LAUNDRY, MECHANICAL EQUIPMENT, AND STORAGE ROOMS.
      iii. ALL INTERIOR CORRIDORS SERVING SLEEPING OR DWELLING UNITS.
   C. PROVIDE AN AUTOMATIC SMOKE DETECTION SYSTEM IN LICENSED GROUP R-2.1.
   D. PROVIDE SINGLE- AND MULTIPLE-STATION SMOKE ALARMS:
      i. ON CEILING OR WALL OUTSIDE OF EACH SLEEPING AREAS.
      ii. IN EACH ROOM USED FOR SLEEPING PURPOSES.
      iii. IN EACH STORY WITHIN A DWELLING UNIT.

59. CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: {LAFC 915.1.1}:
   A. DWELLING UNITS:
      i. OUTSIDE OF EACH SEPERATE SLEEPING AREA.
      ii. EVERY OCCUPIEABLE LEVEL OF A DWELLING UNIT.
      iii. BEDROOMS WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN OR ITS ATTACHED BATHROOM.
   B. SLEEPING UNITS.

60. EMERGENCY AND STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. UNLESS SPECIFIED OTHERWISE {LAFC 604.1.4}

61. ALL BUILDING WITH >1 PASSENGER SERVICE ELEVATOR SHALL BE PROVIDED WITH > MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS. ELEVATOR SHALL ACCOMODATE AN AMBULANCE GURNEY OR STRETCHER (24"X84") AND BE SIZED 80"X54" MIN. {CBC 3002.4A}

62. ELEVATOR HOISTWAY DOOR OPENINGS SHALL BE PROTECTED IN ACCORDANCE WITH CBC 3006.3 {CBC 3006.2}

63. PENETRATIONS IN A FIRE-RATED WALL SHALL BE PROTECTED BY AN APPROVED FIRE STOP MATERIAL IN ACCORDANCE WITH SECTION 714.4.
   A. STEEL, COPPER OR FERROUS PIPES OR CONDUITS MAY PENETRATE CONCRETE OR MASONRY WALLS WHERE THE PENETRATING ITEM IS A MAXIMUM 6- INCH DIAMETER AND THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQUARE INCHES
   B. MEMBRANE PENETRATIONS OF MAXIMUM 2- HR. FIRE-RESISTANCE RATED WALL AND PARTITIONS BY STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES. (714.4.2)
   C. WHERE WALLS ARE PENETRATED BY OTHER MATERIALS OR WHERE LARGER OPENINGS ARE REQUIRED THAN PERMITTED IN (B) ABOVE, THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH SECTION (714.4.3)

64. A. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE. DRAFT STOPPING SHALL BE LOCATED ABOVE AND IN LINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATION. 718.3
   B. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN THE ATTIC (MANSARDS) (OVERHANGS) (FALSE FRONTS SET OUT FROM WALLS) (SIMILAR CONCEALED SPACES) FORMED BY COMBUSTIBLE CONSTRUCTION. DRAFT STOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE FLOOR SHEATHING ABOVE. 718.4
   C. DRAFT-STOPPING MATERIALS MUST NOT BE LESS THAN ½-INCH GYPSUM BOARD, 3/8-INCH PLYWOOD, 3/8-INCH TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFT-STOPPING MUST BE ADEQUATELY SUPPORTED. 718.3.1

65. SMOKE AND FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTIONS 717.5
   A. DUCT PENETRATIONS OF FIRE WALLS IN ACCORDANCE TO SECTION 717.5.1
   B. DUCT PENETRATIONS OF FIRE BARRIERS, EXCEPT EXIT ENCLOSURES AND EXIT PASSAGEWAYS WHERE THEY ARE NOT ALLOWED TO PENETRATE. 717.5.2
   C. DUCTS PENETRATING SHAFTS. 717.5.3
   D. DUCTS PENETRATING FIRE PARTITIONS AND FIRE-RATED CORRIDOR WALLS. SEE EXCEPTION FOR STEEL DUCTS WITH NO OPENINGS INTO CORRIDOR 717.5.4
   E. DUCTS PENETRATING SMOKE BARRIERS 717.5.5
   F. DUCTS PENETRATING EXTERIOR WALLS 717.5.6
   G. DUCTS PENETRATING SMOKE PARTITIONS 717.5.7
   H. DUCTS PENETRATING HORIZONTAL ASSEMBLIES 717.6

66. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718 AT THE FOLLOWING LOCATIONS:
   A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS. 718.2.2
   B. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL. 718.2.2
   C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. 718.2.3
   D. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED. 718.2.4
   E. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS. 718.2.5

67. THIS BUILDING IS OF TYPE V-A / III-A CONSTRUCTION, PROVIDE:
   A. CONTINUOUS DRYWALL BEHIND ALL TUBS IS REQUIRED UNLESS THE WALLS ARE WITHIN THE UNIT AND NON- BEARING. BACK TO BACK TUBS WITH A COMMON PLUMBING WALL ARE IMPRACTICAL IN 1-HOUR BUILDINGS.
   B. ALL INTERIOR BEARING WALLS SHALL BE CONSTRUCTED OF NOT LESS THAN 1-HOUR FIRE-RESISTIVE CONSTRUCTION. T-601
   C. ATTIC ACCESS OPENINGS IN 1-HOUR CEILING CAN BE 2 LAYERS OF 3/4" PLYWOOD OR ONE LAYER OF 1-5/8" T&G MATERIAL, SELF-CLOSING.
   D. ALL OPENINGS IN FLOORS ARE REQUIRED TO BE ENCLOSED BY A SHAFT HAVING WALL, FLOOR, AND CEILING OF ( ) HOUR FIRE RESISTIVE CONSTRUCTION. 713.1
   E. RECESSED CEILING LIGHT FIXTURES MUST BE BOXED AROUND WITH 5/8" TYPE “X” DRYWALL” TO MAINTAIN THE 1-HOUR CEILING ASSEMBLY.
   F. CONTINUOUS DRYWALL IS REQUIRED BEHIND ALL ELECTRICAL SERVICE PANELS, FIRE HOSES AND MEDICINE CABINETS.
   G. EXHAUST FANS FROM THE BATHROOM MUST ENTER THROUGH THE WALL. DAMPERS ARE REQUIRED IF THE CEILING IS PENETRATED 717.5
   H. PLUMBING PENETRATION THROUGH HORIZONTAL OCCUPANCY SEPARATIONS SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFING MATERIAL. INSULATION IS NOT APPROVED.
   I. PENETRATION OF THE 1 HOUR CEILING BY DUCTS FROM THE FAU AND THE STOVE HOOD REQUIRE DAMPERS (USE A DUCTLESS HOOD WHENEVER POSSIBLE). ATTIC UNITS (INCLUDING HEAT PUMPS) REQUIRE DAMPERS AT ALL CEILING PENETRATIONS 711
   J. STEEL BEAMS AND COLUMNS SHALL BE PROTECTED AS REQUIRED FOR 1-HOUR PROTECTION. WHERE CEILING FORMS THE PROTECTIVE MEMBRANE FOR FIRE-RESISTIVE ASSEMBLIES (OCCUPANCY SEPARATIONS AND RATED ROOF/CEILING OR FLOOR/CEILING ASSEMBLIES), THE CONSTRUCTION (FLOOR JOISTS) AND THEIR SUPPORTING HORIZONTAL STRUCTURAL MEMBERS (BEAMS) NEED NOT BE INDIVIDUALLY FIRE PROTECTED EXCEPT WHERE SUCH MEMBERS SUPPORT DIRECTLY APPLIED LOADS FROM MORE THAN ONE FLOOR OR ROOF. THE REQUIRED FIRE RESISTANCE SHALL NOT BE LESS THAN THAT REQUIRED FOR INDIVIDUAL PROTECTION OF MEMBERS. 704.3
   K. ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON IPING.

68. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 IUX).

69. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90MIN. IN CASE OF PRIMARY POWER LOSS. 1013.5-1013.6.3

70. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.

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ISSUE	DATE	DESCRIPTION
1	08/02/2024	PZA SUBMISSION #1
2	08/30/2024	PZA SUBMISSION #2
2	08/30/2024	AHRF SUBMISSION #2
3	09/16/2024	PZA SUBMISSION #3
4	11/08/2024	HOLD LETTER SUBMISSION
5	05/29/2025	AHRF SUBMITTAL #3
6	06/20/2025	AHRF SUBMITTAL #4
7	06/27/2025	PC SUBMITTAL #1

ISSUE	DATE	DESCRIPTION

STAMP
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
BUILDING DEPARTMENT & FIRE DEPARTMENT NOTES

T050

6575 FOUNTAIN

GENERAL CONTRACTOR NOTES

1. ALL CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO, PLUMBING, MECHANICAL, AND ELECTRICAL, WORKING CONDITIONS, MATERIALS AND METHODS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.

2. ALL WORK SHALL BE PERFORMED TO THE HIGHEST INDUSTRY STANDARDS FOR QUALITY WORKMANSHIP. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. MATERIALS AND METHODS SHALL CONFORM TO APPROPRIATE NATIONAL STANDARDS AND TRADE PUBLICATIONS.

3. THE GENERAL CONTRACTOR SHALL NOT SCALE THE DRAWINGS. DIMENSIONS ON THE CONSTRUCTION DRAWINGS ARE TO BE FACE OF FINISH UNLESS OTHERWISE NOTED.

4. GENERAL CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

5. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.

6. NO CHANGES, MODIFICATIONS OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ARCHITECT.

7. WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

8. THE CONTRACTOR SHALL PAY FOR ALL FEES, PERMITS, LICENSES, ETC., NECESSARY FOR PROPER COMPLETION OF THE WORK.

9. THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OR AS OTHERWISE REQUIRED IN THE SPECIFICATIONS.

10. PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING AND WALL MOUNTED EQUIPMENT, HARDWARE AND ACCESSORIES.

11. WHEN A SYSTEM OR ASSEMBLY IS CALLED OUT FOR, ALL NECESSARY PARTS AND MATERIALS REQUIRED FOR A COMPLETE INSTALLATION/SYSTEM SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.

12. UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, PLUMBING LINES, ETC., SHALL BE RUN CONCEALED AND FRAMING SHALL BE ADEQUATE SIZE TO ACCOMPLISH RESULT WITHOUT CAUSING ANY CHANGES IN THE WALL PLANE.

13. COORDINATE WITH ALL TRADES THE LOCATIONS OF SLEEVES OR OTHER PRESET ACCESSORIES INVOLVING OTHER TRADES.

14. DISRUPTED EXISTING CONDITIONS, I.E., LANDSCAPING, LIGHTING, IRRIGATION, PEDESTRIAN AND VEHICLE ACCESS SHOULD BE MINIMALLY REPLACED AT THE END OF CONSTRUCTION TO THE SAME CONDITIONS PRIOR TO CONSTRUCTION DISRUPTION.

15. DISRUPTED ELECTRICAL AND WATER LINES RE-ROUTED DURING PROJECT CONSTRUCTION ARE TO REMAIN IN CONTINUOUS SERVICE.

16. ALL INTERIOR GYPSUM BOARD TO RECEIVE PAINT FINISH SHALL BE TAPED, SEALED AND SANDED TO RECEIVE FINISH. GYPSUM BOARD UNDER FRP OR STAINLESS STEEL SHALL ONLY BE FIRE TAPED AND SANDED. ALL INTERIOR GYPSUM BOARD TO BE TRUE AND LEVEL.

17. ALL TILE SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE HANDBOOK FOR CERAMIC TILE INSTALLATION OF THE TILE COUNCIL OF AMERICA (CURRENT ADDITION).

18. ALL INTERIOR FINISHES SHALL COMPLY WITH APPLICABLE LOCAL CODES AND REGULATIONS.

LAMC RECYCLING AREA NOTES

REQUIREMENTS FOR RECYCLING AREAS OR ROOMS IN A DEVELOPMENT PROJECT. ALL NEW DEVELOPMENT PROJECTS, ALL EXISTING MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT PROJECTS OF FOUR OR MORE UNITS WHERE THE ADDITION OF FLOOR AREA IS 25 PERCENT OR MORE, AND ALL OTHER EXISTING DEVELOPMENT PROJECTS WHERE THE ADDITION OF FLOOR AREA IS 30 PERCENT OR MORE, SHALL PROVIDE AN ADEQUATE RECYCLING AREA OR ROOM, AS DEFINED IN SECTION 12.03 OF THIS CODE, FOR COLLECTION AND LOADING OF RECYCLABLE MATERIALS. WHEN A NEW DEVELOPMENT PROJECT PROVIDES A TRASH CHUTE OR AN EXISTING DEVELOPMENT PROJECT ADDS A TRASH CHUTE, A RECYCLING CHUTE SHALL ALSO BE PROVIDED IN BOTH CASES. RECYCLING CHUTES SHALL BE CLEARLY MARKED "RECYCLING ONLY" AT EVERY POINT OF ENTRY. **(AMENDED BY ORD. NO. 181,227, EFF. 9/1/10.)**

ANY EXISTING DEVELOPMENT PROJECT FOR WHICH MULTIPLE BUILDING PERMITS ARE ISSUED WITHIN A 12-MONTH PERIOD WHICH RESULTS IN THE EXPANSION OF THE EXISTING DEVELOPMENT PROJECT BEYOND THE ABOVE THRESHOLDS SHALL ALSO PROVIDE A RECYCLING AREA OR ROOM.

THE RECYCLING AREA OR ROOM SHALL BE AVAILABLE FOR USE BY PERSONS RESIDING OR EMPLOYED ON THE PROPERTY, BUT SHALL BE KEPT SECURED FROM UNAUTHORIZED ENTRY BY THE GENERAL PUBLIC. NO PAYMENT SHALL BE MADE TO PERSONS DEPOSITING RECYCLABLE MATERIALS AND NO PROCESSING OF RECYCLABLE MATERIALS SHALL BE PERMITTED, EXCEPT FOR PERIODIC LOADING OF MATERIALS INTO A VEHICLE FOR REMOVAL FROM THE SITE. THE FOLLOWING REQUIREMENTS SHALL ALSO APPLY:

1. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND LESSEE TO SUPPLY AND MAINTAIN RECYCLING AREA(S) OR ROOM(S) AND RECYCLING RECEPTACLES THAT ARE ADEQUATE FOR THE COLLECTION OF ALL RECYCLABLE MATERIALS GENERATED BY THE USE(S) OCCUPYING THE SITE;

2. THE RECYCLING AREA OR ROOM SHALL COMPLY WITH THE FOLLOWING STANDARDS FOR MINIMUM SIZE:

   I. FOR MULTIPLE-FAMILY RESIDENTIAL USES OF 20 OR LESS DWELLING UNITS, OR COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL USES WITH A TOTAL FLOOR AREA OF LESS THAN 3,000 SQUARE FEET, THE MINIMUM RECYCLING AREA OR ROOM SHALL BE 30 SQUARE FEET;
   II. FOR MULTIPLE-FAMILY RESIDENTIAL USES OF 21 TO 50 DWELLING UNITS, OR COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL USES HAVING A TOTAL FLOOR AREA OF 3,001 TO 7,500 SQUARE FEET, THE MINIMUM RECYCLING AREA OR ROOM SHALL BE 60 SQUARE FEET;
   III. FOR MULTIPLE-FAMILY RESIDENTIAL USES OF 51 OR MORE DWELLING UNITS, OR COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL USES HAVING A TOTAL FLOOR AREA OF GREATER THAN 7,500 SQUARE FEET, THE MINIMUM RECYCLING AREA OR ROOM SHALL BE 100 SQUARE FEET;
   IV. EVERY RECYCLING AREA OR ROOM SHALL CONTAIN A MINIMUM VERTICAL SPACE OF AT LEAST EIGHT FEET;

3. THE RECYCLING AREA OR ROOM SHALL BE OF ADEQUATE SIZE FOR THE COLLECTION OF ALL RECYCLABLE MATERIALS GENERATED BY THE USE(S) OCCUPYING THE SITE, WITHOUT SUCH MATERIALS OVERFLOWING THE AREA OR FORCING SIGNIFICANT AMOUNTS OF RECYCLABLE MATERIALS TO BE DISCARDED AS GENERAL REFUSE, OR THE DEPARTMENT OF BUILDING AND SAFETY SHALL DETERMINE THE AREA TO BE INADEQUATE AND REQUIRE A LARGER SPACE, EVEN IF THE AREA PROVIDED EXCEEDS THE MINIMUM REQUIREMENTS LISTED IN SUBPARAGRAPH 2 ABOVE;

4. TO ENCOURAGE ACTIVE PARTICIPATION IN RECYCLING TO THE MAXIMUM EXTENT POSSIBLE, EACH PROPERTY OWNER, MANAGER, OR LESSEE SHALL INFORM ALL TENANTS AND/OR EMPLOYEES LIVING OR WORKING ON THE PROPERTY OF THE AVAILABILITY AND LOCATION OF THE RECYCLING AREA(S) OR ROOM(S), THE TYPES OF MATERIALS THAT ARE COLLECTED FOR RECYCLING, THAT THE RECYCLING COLLECTION FACILITIES ARE LOCATED ON THE PROPERTY PURSUANT TO STATE LAW REQUIRING THE DIVERSION OF A SUBSTANTIAL PORTION OF SOLID WASTE;

5. EACH PROPERTY OWNER OR LESSEE SHALL CONTRACT WITH A RECYCLER OR HAULER FOR THE PICK-UP OF RECYCLABLE MATERIALS, SEPARATE FROM TRASH COLLECTION, WHEN RECEPTACLES ARE FULL OR EVERY WEEK, WHICHEVER OCCURS FIRST;

6. NO TOXIC OR HAZARDOUS MATERIAL SHALL BE STORED IN RECYCLING AREAS OR ROOMS RECYCLING OR RECEPTACLES;

7. ALL RECYCLABLE MATERIALS SHALL BE PLACED OR STORED IN RECYCLING RECEPTACLES. PAPER PRODUCTS AND OTHER LIGHTWEIGHT MATERIALS SHALL BE IMMEDIATELY PLACED INTO COVERED RECYCLING RECEPTACLES WHEN THEY ARE DROPPED OFF;

8. ON A DAILY BASIS THE RECYCLING AREA OR ROOM SHALL BE KEPT FREE OF LITTER, DEBRIS, SPILLAGE, BUGS, RODENTS, ODORS, AND OTHER SIMILAR UNDESIRABLE HAZARDS;

9. THE RECYCLING AREA OR ROOM SHALL BE CLEARLY IDENTIFIED BY ONE OR MORE SIGNS DESIGNATING IT FOR RECYCLING COLLECTION AND LOADING;

10. THE RECYCLING AREA OR ROOM SHALL BE AVAILABLE FOR USE BY PERSONS RESIDING OR EMPLOYED ON THE PROPERTY, BUT SHALL BE KEPT SECURED FROM UNAUTHORIZED ENTRY BY THE GENERAL PUBLIC;

11. RECYCLING AREAS OR ROOMS SHALL NOT DIMINISH THE REQUIRED NUMBER OF PARKING SPACES OR IMPAIR TRAFFIC FLOW;

12. RECYCLING AREAS OR ROOMS SHALL BE PLACED ALONGSIDE OF TRASH AREAS OR ROOMS WHEREVER POSSIBLE AND SHALL COMPLY WITH THE FOLLOWING: **(AMENDED BY ORD. NO. 181,227, EFF. 9/1/10.)**

   I. RECYCLING ROOMS SHALL COMPLY WITH SECTION 91.6102 OF THIS CODE AND MUST BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PURSUANT TO SECTION 57.304.2.2 OF THIS CODE.

   II. OUTDOOR RECYCLING AREAS IN COMMERCIAL, INDUSTRIAL, OR PUBLIC FACILITIES, OR RESIDENTIAL BUILDINGS HAVING FOUR OR MORE LIVING UNITS SHALL BE CONFINED TO THE REAR ONE-HALF OF THE LOT AND SHALL NOT EXCEED AN AREA OF 300 SQUARE FEET.

   III. OUTDOOR RECYCLING AREAS SHALL BE COMPLETELY ENCLOSED BY AN EIGHT-FOOT WALL OR CHAIN LINK FENCE WITH WOODEN SLATES, CONCRETE BLOCK, OR SIMILAR CONSTRUCTION (ENCLOSURE) WITH GATES OF THE SAME HEIGHT. NO MATERIAL SHALL EXCEED THE HEIGHT OF THE WALL OR FENCE. THE ENCLOSURE SHALL BE CONSTRUCTED WITH A CONCRETE FLOOR SLOPED TO DRAIN, AND A WATER FAUCET FOR HOSE ATTACHMENT SHALL BE LOCATED ADJACENT TO OR WITHIN THE ENCLOSURE. THE ENCLOSURE SHALL BE SECURED BY A LOCKING GATE.

   IV. PURSUANT TO SECTION 57.304.2.2 OF THE CODE, OUTDOOR RECYCLING AREAS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY BUILDING OR BUILDING OPENING EXCEPT WHEN LOCATED ADJACENT TO A MINIMUM ONE-HOUR WALL AND A MINIMUM OF 10 FEET FROM ANY BUILDING OPENING.

SOUND TRANSMISSION NOTES

1. ALL RIGID CONDUITS, DUCTS, PLUMBING PIPES, AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR A MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.

2. PENETRATIONS INTO SOUND RATED PARTITIONS OR FLOOR-CEILING ASSEMBLIES SHALL BE SEALED, LINED, OR INSULATED WITH AN APPROVED PERMANENT RESILIENT SEALANT.

3. AN APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS

4. CARPETS OR SIMILAR SURFACE MATERIAL WHICH ARE PART OF THE FLOOR CEILING ASSEMBLY MUST BE INSTALLED AND INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED AND MAY BE REPLACED ONLY BY OTHER FLOOR COVERING THAT PROVIDES THE REQUIRED IMPACT SOUND INSULATION.

5. METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED. (EXCEPTION: DUCTS SERVING ONLY EXIT WAYS, KITCHEN COOKING FACILITIES, AND BATHROOMS NEED NOT BE LINED).

6. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES WHENEVER PLUMBING PIPING OR DUCTS PENETRATES A FLOOR CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12 INCHES BEYOND THE PIPE OR DUCT. THIS REQUIREMENT IS NOT APPLICABLE TO FIRE SPRINKLER PIPING, GAS LINES OR ELECTRICAL CONDUITS.

7. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24 INCHES AND NOTE THAT BACK AND SIDES OF BOXES WILL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY A MINIMUM OF 2 INCH THICK MINERAL FIBER INSULATION (TV, TELEPHONE AND INTERCOM OUTLETS MUST BE INSTALLED IN BOXES ACCORDINGLY).

8. THE ENTRANCE DOORS TO RESIDENTIAL UNITS FROM INTERIOR CORRIDORS SHALL HAVE A MINIMUM STC RATING OF 26. LAMINATED 1-3/8" SOLID CORE DOORS WITH RESILIENT STOPS AND GASKETS OR 18 GAUGE INSULATED STEEL SLAB DOORS WITH COMPRESSION SEALS ALL AROUND, INCLUDING THRESHOLDS, ARE ACCEPTABLE.

9. WALL MOUNTED LAVATORIES AND TOILETS ARE NOT PERMITTED IN SOUND RATED PARTITIONS.

10. ELECTRICAL PANELS ARE NOT PERMITTED IN SOUND RATED PARTITIONS. 1207.8, P/BC 2020-069

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PROJECT:
38-UNIT MULTIFAMILY BUILDING

6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/02/2024	PZA SUBMISSION #1
2	08/30/2024	PZA SUBMISSION #2
2	08/30/2024	AHRF SUBMISSION #2
3	09/16/2024	PZA SUBMISSION #3
4	11/08/2024	HOLD LETTER SUBMISSION
5	05/29/2025	AHRF SUBMITTAL #3
6	06/20/2025	AHRF SUBMITTAL #4
7	06/27/2025	PC SUBMITTAL #1

ISSUE	DATE	DESCRIPTION

STAMP

LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE

BUILDING DEPARTMENT & FIRE DEPARTMENT NOTES

T051

6575 FOUNTAIN

STORM WATER POLLUTION CONTROL — FORM GRN 1
(2023 Los Angeles Green Building Code)

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 – Part 5: Definitions)

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction –related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

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VOC CONTENT VERIFICATION CHECKLIST — FORM GRN 2
(2023 Los Angeles Green Building Code)

VOC content verification of paints, coatings, carpets, cushions, resilient flooring, adhesives, sealants, and caulks.

This form is required at final inspection. Attach product specification sheets and other supporting documents.
(Use additional sheets if necessary.)

Address: ______ Permit # ____ - ____ - ____

Item #	Product Category (e.g. paint, carpet, adhesive)	Product Manufacturer	Product Specification (e.g. model #)	VOC Content (in grams / liters) or Test Certification (See product label or MSDS)	Allowable VOC Limits * (in grams / liters)

* Allowable limits can be found in LAGBC Tables 4.504.1, 4.504.2, 4.504.3, 5.504.4.1, 5.504.4.2, and 5.504.4.3 (also provided on form GRN 11)

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FORMALDEHYDE EMISSIONS VERFICATION CHECKLIST — FORM GRN 3
(2023 Los Angeles Green Building Code)

Formaldehyde emissions verification of non-structural engineered wood, hardwood plywood, particleboard, and medium density fiberboard composite wood.

This form is required at final inspection. Attach product specification sheets and other supporting documents.
(Use additional sheets if necessary.)

Address ______ Permit # ____ - ____ - ____

Item #	Product Category (e.g. particleboard, hardwood plywood, etc.)	Product Manufacturer	Product Specification (e.g. model #)	CARB Certification or Formaldehyde Content (in parts per million)	Formaldehyde Limits * (in parts per million)

* Allowable limits can be found in LAGBC Tables 4.504.5 and 5.504.4.5 (also provided on form GRN 11)

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FORM GRN 4
2023 Los Angeles Green Building Code

MANDATORY REQUIREMENTS CHECKLIST
NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS
(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Permit # 24010 - 10000 - 03245 Date: ______

ITEM #	CODE SECTION	REQUIREMENTS	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
		PLANNING AND DESIGN		
1	4.106.2	Storm water drainage and retention during construction	T052	GRN #1
2	4.106.3	Grading and paving	A000	SITE PLAN
3	4.106.4	Electric vehicle (EV) charging	N/A	N/A
4	4.106.5	Cool roof for reduction of heat island effect	T070-T072 & A116	SPECS & ROOF PLAN
5	4.106.7	Reduction of heat island effect for non-roof areas	A000	SITE PLAN
		ENERGY EFFICIENCY		
6	4.211.4	Solar ready buildings	T061	ENERGY EFFICIENT APPLIANCES/ SOLAR READY EXCEPTION 4
		WATER EFFICIENCY & CONSERVATION		
7	4.303.1	Water conserving plumbing fixtures and fittings	T052 GRN #14	NOTE #5
8	4.303.1.3.2	Multiple showerheads serving one shower	T052 GRN #14	NOTE #6
9	4.303.3	Water submeters	T052 GRN #18R	NOTE #1
10	4.303.4	Water use reduction	T052 GRN #18R	NOTE #2
11	4.304.1	Outdoor water use in landscape areas	LI-1	WATER BUDGET
12	4.304.2	Irrigation controllers	LI-2 & LI-3	IRRIGATION PLANS
13	4.304.3	Metering outdoor water use	T052 GRN #18R	NOTE #3
14	4.304.4	Exterior faucets	T052 GRN #18R	NOTE #5
15	4.304.5	Swimming pool covers	N/A	NO SWIMMING POOL
16	4.305.1	Graywater ready	T052 GRN #18R	NOTE #7
17	4.305.2	Recycled water supply to fixtures	T052 GRN #18R	NOTE #8
18	4.305.3.1	Cooling towers (buildings ≤ 25 stories)	N/A	NO COOLING TOWERS
19	4.305.3.2	Cooling towers (buildings > 25 stories)	N/A	< 25 STORIES
20	4.305.4	Groundwater discharge	T052 GRN #18R	NOTE #11
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
21	4.406.1	Rodent proofing	T052 GRN #14	NOTE #9
22	4.407.3	Flashing details	T052	DETAILS #1, #3, & #4

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FORM GRN 4
2023 Los Angeles Green Building Code

ITEM #	CODE SECTION	REQUIREMENTS	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
23	4.407.4	Material protection	T052 GRN #14	NOTE #10
24	4.408.1	Construction waste reduction	T052 GRN #14	NOTE #11
25	4.410.1	Operation and maintenance manual	T052 GRN #14	NOTE #12
		ENVIRONMENTAL QUALITY		
26	4.503.1	Fireplaces and woodstoves	N/A	NONE
27	4.504.1	Covering of duct openings and protection of mechanical equipment during construction	T052 GRN #14	NOTE #12
28	4.504.2	Finish material pollutant control	T052 GRN #14	NOTE #14
29	4.504.2.1	– Adhesives, sealants, caulks	T052 GRN #11	
30	4.504.2.2	– Paints and coatings		
31	4.504.2.3	– Aerosol paints and coatings		
32	4.504.2.4	– Verification	T052 GRN #14	NOTES #14-18
33	4.504.3	Carpet systems	T052 GRN #14	NOTE #17
34	4.504.3.1	Carpet cushion	T052 GRN #14	NOTE #17
35	4.504.4	Resilient flooring systems	T052 GRN #14	NOTE #18
36	4.504.5	Composite wood products	T052 GRN #14	NOTE #19
37	4.504.6	Filters	T052 GRN #14	NOTE #21
38	4.505.2.1	Capillary break	S-2	FOUNDATION PLAN- IN CENTER OF PAGE
39	4.505.3	Moisture content of building materials	T052 GRN #14	NOTE #23
40	4.506.1	Bathroom exhaust fans	A111 - A115	FLOOR PLANS
41	4.507.2	Heating and air-conditioning system design	T052 GRN #14	NOTE #26

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VOC AND FORMALDEHYDE LIMITS — FORM GRN 11
2023 Los Angeles Green Building Code
(Incorporate this form into the plans)

2020 Los Angeles Green Building Code Tables 4.504.1, 4.504.2, 4.504.3, 4.504.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS [2,3]
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY [2,3]	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	50
Nonflat-high gloss coatings	50
Specialty Coatings	
Aluminum roof coatings	100
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	100
Concrete curing compounds, Roadways & Bridges	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	50
Faux finishing coatings	
Clear Top Coat	100
Decorative Coatings	350
Glazes	350
Japan	350
Trowel Applied Coatings	50
Fire resistive coatings	150
Floor coatings	50
Form-release compounds	100
Graphic arts coatings (sign paints)	200
High temperature coatings	420
Industrial maintenance coatings	100
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	150
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Roof coatings, aluminum	100
Rust preventative coatings	100
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	100
Stains, Interior	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	100
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	100

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Some values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 5, 2016. More information is available from the Air Resources Board.

FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million.

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333. For additional information, see *California Code of Regulations*, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of 5/16 inches (8 mm).

SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	50
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous 500	500
Marine deck	760
Other	750

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

ADHESIVE VOC LIMIT 1,2
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	100
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168, http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF.

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FORM GRN 14
2023 Los Angeles Green Building Code

GREEN BUILDING CODE PLAN CHECK NOTES
RESIDENTIAL BUILDINGS

1. For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1)
2. For common parking area serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated amperage of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the Los Angeles Electrical Code. (4.106.4.2)
3. Roofs with slopes < 2:12 shall have a 3-year aged SRI value of at least 75 or both a 3-year aged solar reflectance of at least 0.63 and a thermal emittance of at least 0.75. Roofs with slopes ≥ 2:12 shall have an aged SRI value of at least 16 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)
4. The required hardscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549. (4.106.7)
5. The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)
6. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.303.1.3.2)
7. Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (MWELO, § 492.7)
8. For projects that include landscape work, the *Landscape Certification*, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881)
9. Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1)
10. Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
11. Only a City of Los Angeles permitted hauler will be used for hauling of construction waste. (4.408.1)
12. For all new equipment, an Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection. (4.410.1)
13. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (4.503.1, AQMD Rule 445)
14. All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (4.504.1)
15. Paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3.
16. The *VOC Content Verification Checklist*, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4)
17. All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3):
    a. Carpet and Rug Institute's Green Label Plus Program
    b. California Department of Public Health's Specification 01350
    c. NSF/ANSI 140 at the Gold level
    d. Scientific Certifications Systems Indoor Advantage™ Gold
18. 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4):
    a. VOC emission limits defined in the CHPS High Performance Products Database
    b. Certified under UL GREENGUARD Gold
    c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
    d. Meet the California Department of Public Health's Specification 01350
19. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
20. The *Formaldehyde Emissions Verification Checklist*, Form GRN 3, shall be completed prior to final inspection approval. (4.504.5)
21. Mechanically ventilated buildings shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (4.504.6)
22. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.2.1)
23. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory. (4.505.3)
24. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans must be controlled by a humidistat which shall be readily accessible. Provide the manufacturer's cut sheet for verification. (4.506.1)
25. A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant." (Energy Code §110.10(d))
26. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004. (4.507.2)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

PLUMBING FIXTURE FLOW RATES — FORM GRN 16
Residential Occupancies
2023 Los Angeles Green Building Code
(Incorporate this form into the plans)

SECTION 4.303.1
WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi[1,3]
Lavatory faucets, nonresidential	0.4 gpm @ 60 psi[1,3]
Kitchen faucets	1.5 gpm @ 60 psi[2,4]
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush[5]
Flushometer tank water closets	1.28 gallons/flush[5]
Flushometer valve water closets	1.28 gallons/flush[5]
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

1 Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
2 Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
3 Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
4 Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.
5 Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

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FORM GRN 18R
2023 Los Angeles Green Building Code

WATER CONSERVATION NOTES - ORDINANCE #184248
RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

1. Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.3)
2. Water use reduction shall be met by complying with one of the following:
   A. Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
   B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
   C. Plumbing fixtures shall use recycled water.
   Exception: Fixture replacements (4.303.4)
3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.3)
4. Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use. (4.304.3)
5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)
6. Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)
7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (4.305.1)
8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (4.305.2)
9. In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
   A. Shall have a minimum of 6 cycles of concentration (blowdown); or
   B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.1)
10. In new buildings over 25 stories, the cooling towers shall comply with all of the following:
    A. Shall have a minimum of 6 cycles of concentration (blowdown); and
    B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.2)
11. Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer. (4.305.4)
12. Provide a hot water system complying with one of the following (Los Angeles Plumbing Code Section 610.4.1):
    A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
    B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons.
    C. Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
       a. The hot water supply piping from the water heater to the fixtures shall take the most direct path.
       b. The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 3.6.5 of the California Energy Code Residential Appendix.
       c. The hot water supply piping shall be installed and insulated in accordance with Section RA3.6.2 of the California Energy Code Residential Appendix.

IRRIGATION SYSTEM

12. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sq. ft. or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (4.304.1)

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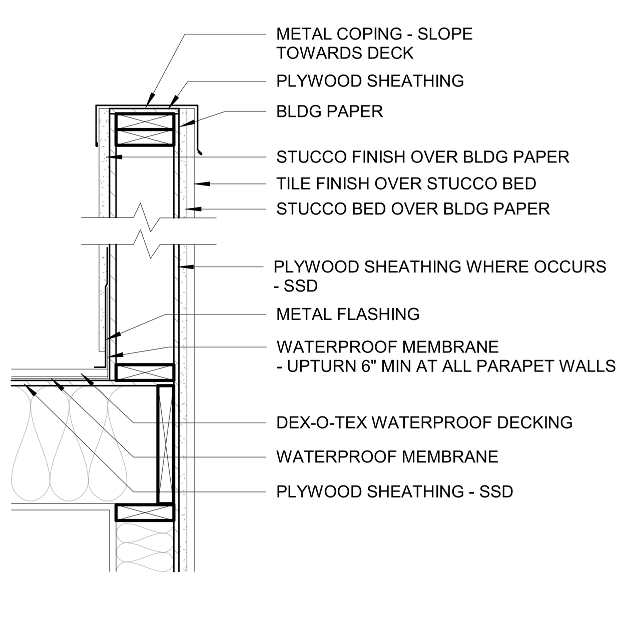
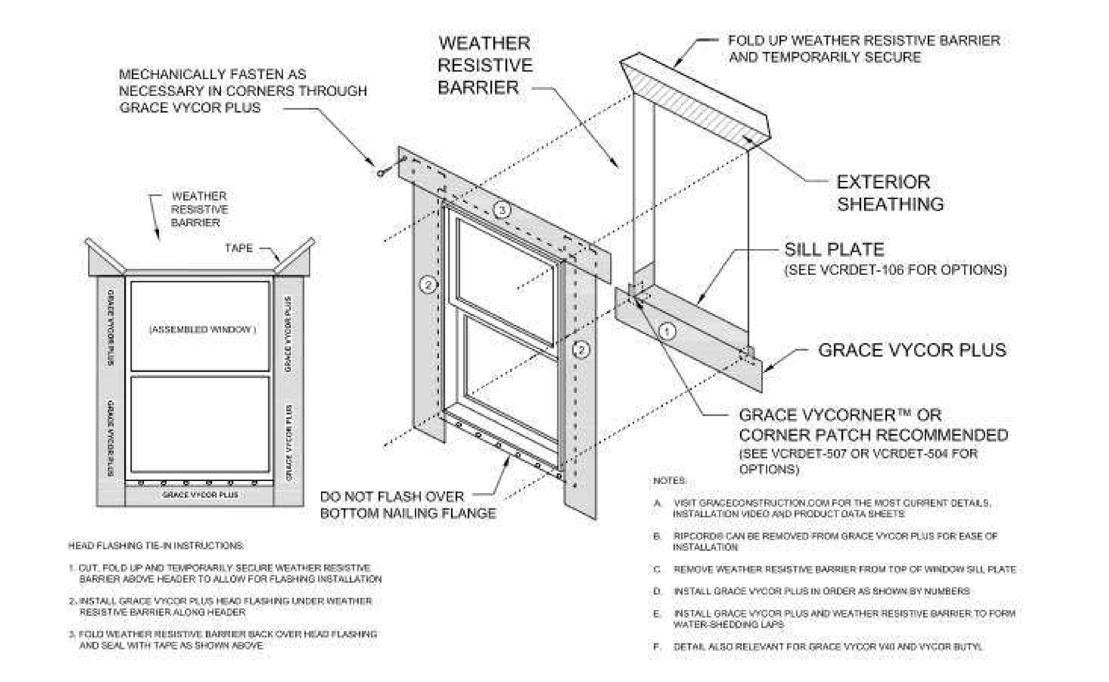
ADDITIONAL NOTES

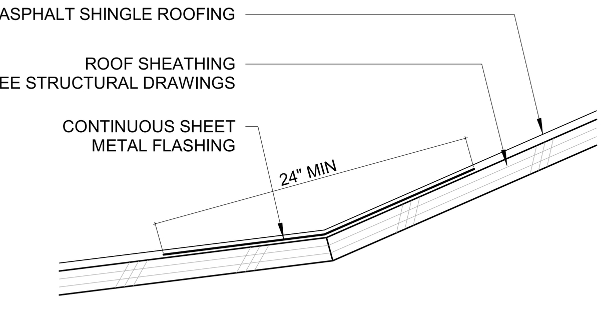
* A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT. (ENERGY CODE 110.10(D))



3 — PARAPET FLASHING DETAIL1 — 1" = 1'-0"



2 — EXTERIOR DOOR & WINDOW FLASHING SEQUENCE DETAIL — 3" = 1'-0"



TYPICAL VALLEY FLASHING DETAIL

1 — TYP. VALLEY FLASHING DETAIL — 1 1/2" = 1'-0"

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PROJECT:
38-UNIT MULTIFAMILY BUILDING
6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/02/2024	PZA SUBMISSION #1
2	08/30/2024	PZA SUBMISSION #2
2	08/30/2024	AHRF SUBMISSION #2
3	09/16/2024	PZA SUBMISSION #3
4	11/08/2024	HOLD LETTER SUBMISSION
5	05/29/2025	AHRF SUBMITTAL #3
6	06/20/2025	AHRF SUBMITTAL #4
7	06/27/2025	PC SUBMITTAL #1

ISSUE	DATE	DESCRIPTION

STAMP: LICENSED ARCHITECT — AARON BRUMER — No. C-30005 — REN. 11-30-2025 — STATE OF CALIFORNIA

DRAWING TITLE
GREEN BUILDING FORMS

T052

6575 FOUNTAIN

GENERAL PROJECT INFORMATION PERMIT APPLICATION #

PLAN CHECK NO ______________

JOB ADDRESS ______________ CITY ______________ ZIP ______________

REVIEWED BY ______________ PHONE ______________ DATE ______________

NOTE: Numbers in the parenthesis ( ) refer to sections of the 2020 edition of the Los Angeles Building Code.

INSTRUCTIONS

- Corrections with circled numbers or checked items apply to this plan check.
- In the left-hand margin of the circled/checked corrections, please indicate the sheet number and detail or note number on the plans where the corrections are made. Resubmit marked original plans and two corrected sets of plans, calculations and this plan review list.
- Incomplete, unclear, or faded drawings or calculations will not be accepted.
- Incorporate all comments as marked on checked set of plans and calculations and these correction sheets.

This correction list addresses only Title 24, State requirements. The Project may need also to comply with FHA, UFAS & HUD requirements as applicable.

Note 1: Covered multifamily dwellings may be subject to the requirements of more than one jurisdiction or law, which would require compliance with each law. Where federal, state, or local laws differ, the more stringent requirements apply. For additional information, see the Joint Statement of the Department of Housing and Urban Development and the Department of Justice issued April 30, 2013 (www.hud.gov).

Note 2: Dwelling units constructed as senior citizen housing may also be subject to the Unruh Civil Rights Act.

DIVISION I – APPLICATION

APPLICATION

1. Housing accessibility shall apply to the following (1101A.1):
   a. All newly-constructed covered multifamily dwellings. (See all covered units under section 1102A.1.)
   b. New common use areas serving existing covered multifamily dwelling.
   c. Additions to existing buildings, where the addition alone meets the definition of a covered multifamily dwelling.
   d. New common-use areas serving new covered multifamily dwellings.
   e. Where any portion of a building's exterior is preserved, but the interior of the building is removed, including all structural portions of floors and ceilings, the building is considered a new building for determining the application of this chapter.
2. Covered multifamily dwellings shall be maintained in compliance with the accessibility standards in effect at the time of construction. (1102A.2)
3. Apartments constructed prior to March 13, 1991 shall be maintained in compliance with the accessibility standards in effect at the time of construction (1102A.2).
4. Public housing as defined in Chapter 2 of this code is subject to provisions of the Division of the State Architect (DSA-AC) in Chapter 11B. (1101A.1)
5. Newly constructed publicly funded multifamily dwellings are subject to the provisions of Chapter 11A and Chapter 11B. (1101A.1)
6. Existing publicly funded multifamily dwellings are subject to provisions of Section 11B-202.4.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

MULTISTORY DWELLINGS WITH NO ELEVATOR

7. At least 10 percent, any fraction thereof rounding to next highest whole number, but not less than one of the multistory dwellings shall comply with the following (1102A.3.1): [Exception: Carriage units]

   CARRIAGE UNIT [HCD 1-AC] (1107A)
   A dwelling unit with living space on one or more floors immediately above a Group U, private garage or garages. The footprint of the garage or garages is used as the footprint for the remaining floor or floors of the units above and the garage level contains no habitable space. Note: Dwelling units located over a common garage shall not be considered carriage units. Also, no overhangs allowed.

   a. The primary entry to the dwelling unit shall be on an accessible route.
   b. At least one accessible powder room or bathroom shall be located on the primary entry level, served by an accessible route and shall comply with the provisions in Division IV.
   c. All rooms or spaces located on the primary entry level shall be served by an accessible route and shall comply with the provisions in Division IV.
   d. Common use areas covered by this section shall be accessible.

MULITISTORY DWELLINGS WITH ONE OR MORE ELEVATORS

8. For multistory dwelling units in buildings with elevators, the story of the unit that served by the building elevator is considered a ground floor and the primary entry floor to the unit and shall comply with the following (1102A.3.2):
   a. At least one powder room or bathroom shall be located on the primary entry level.
   b. At least one kitchen shall be located on the primary entry level.
   c. All rooms or spaces located on the primary entry level shall be served by an accessible route and shall comply with Division IV.

DIVISION II – EXTERIOR FACILITIES

SITE DEVELOPMENT AND ROUTE OF TRAVEL

Note: Accessible Route of Travel is defined as "a continuous and unobstructed path connecting all accessible elements and spaces in an accessible building or facility that can be negotiated by a person with a severe disability using a wheelchair and that is also safe for and usable by persons with other disabilities."

Note: Except within individual dwelling units, an accessible route of travel shall not pass through kitchens, storage rooms, restrooms, closets or other spaces used for similar spaces. (1119A.1)

1. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits and access to normal paths of travel, and where necessary to provide access, shall incorporate pedestrian ramps, curb ramps, etc…
2. When a building or portion of a building is required to be accessible or adaptable, an accessible route of travel shall be provided to all portions of the building, to accessible building entrances, and between the building and the public way. (1110A.1)
3. The accessible route of travel shall be the most practical direct route and to the maximum extent feasible, coincide with the route for the general public and building residents. (1110A.1)
4. At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones, and public streets or sidewalks, to the accessible building entrance they serve. Where more than one route of travel is provided, all routes shall be accessible. (1110A.1.1)
5. When more than one building or facility is located on a site, accessible routes of travel shall be provided between buildings and accessible site facilities. (1110A.1.2)
6. At least one accessible route shall connect to the following: (1110A.1.2 & 1110A.1.3)
   a. Accessible buildings, facilities, elements and spaces that are on the same site.
   b. Accessible building or facility entrances with all accessible spaces and elements and with all accessible dwelling units within the building or facility.
7. An accessible route shall connect at least one accessible entrance of each covered multifamily dwelling unit with those exterior and interior spaces and facilities that serve the accessible dwelling unit. (1110A.1.4)
8. At every primary public entrance and at every major junction where the accessible route diverges from the

circulation path along or leading to an accessible route, entrance or facility, there shall be a sign displaying the "International Symbol of Accessibility." Signs shall indicate the direction to accessible building entrances and facilities. (1110A.2)

9. All covered ground floor units in non-elevator buildings must be adaptable and on an accessible route. (1104A.1)
10. Garages, carports and other parking facilities, which are accessory to covered multifamily dwelling units, shall be accessible as required by 1109A. (1105A.1)
11. Temporary Restrictions: During periods of partial or restricted use of a building or facility, the entrances used for primary access shall be accessible to and usable by persons with disabilities. (1102A.6)

ACCESSIBLE PARKING

12. Each parking facility provided for covered multifamily dwellings and facilities (e.g., swimming pools, club houses, recreation areas and laundry rooms) that serve covered multifamily dwellings shall provide accessible parking. (1109A.1)

    Note: Parking facilities shall include, but not be limited to, the following (1109A.2):
    1. Garages
    2. Private garages (see Section 1105A for the application of building standards for accessibility)
    3. Carports
    4. Off-street parking (parking lots/spaces)
13. Private garages accessory to covered multifamily dwelling units shall be accessible. Private garages include individual garages and multiple individual garages grouped together. (1109A.2.1)
14. For each attached private garage directly serving a single covered multifamily dwelling unit, detail compliance with at least one of the following options: (1109A.2.1)
    a. A door leading directly from the covered dwelling unit, which immediately enters the garage. The door shall comply on both sides with Sections 1132A.3 through 1132A.9.
    b. An accessible route of travel from the covered dwelling unit to an exterior door entering the garage. See Section 1132A.1 for requirements at both exit doors.
    c. An accessible route of travel from the dwelling unit's primary entry door to the vehicular entrance at the garage. See Section 1132A.1 for requirements at the primary entry door.
15. Accessible parking spaces shall be provided at a minimum rate of 2 percent of the covered multifamily dwelling units. At least one space of each type of parking facility shall be made accessible even if the total number exceeds 2 percent. (1109A.3)
16. When assigned parking spaces are provided for a resident or a group of residents, at least 2 percent of the assigned parking spaces serving covered multifamily dwelling units shall be accessible in each type of parking facility. At least one space of each type of parking facility shall be made accessible even if the total number exceeds 2 percent. When assigned parking is provided, signage as required by Section 1109A.8.8 shall not be required. (1109A.4)
17. When parking is provided for covered multifamily dwellings and is not assigned to a resident or a group of residents, at least 5 percent of the parking spaces shall be accessible and provide access to grade-level entrances of covered multifamily dwellings and facilities (e.g., swimming pools, club houses, recreation areas and laundry rooms) that serve covered multifamily dwellings. Accessible parking spaces shall be provided with signage as required by Section 1109A.8.8. Such signage shall not be blocked from view by a vehicle parked in the space. (1109A.5)
18. When assigned parking is provided, designated accessible parking for the dwelling unit shall be provided on request of residents with disabilities on the same terms and with the full range of choices (e.g., off-street parking, carport or garage) that are available for other residents. (1109A.6)
19. The location of accessible parking spaces shall comply with the following: (1109A.7)
    a. Accessible parking spaces shall be located on the shortest accessible route to an accessible building, or covered multifamily dwelling unit entrance. All van accessible spaces may be grouped on one level of a multilevel parking facility.
    b. When parking facilities are located adjacent to a building with multiple accessible entrances, accessible parking spaces shall be dispersed and located near the accessible building entrances.
    c. When practical, the accessible route shall not cross lanes for vehicular traffic. When crossing vehicle traffic lanes is necessary, the accessible

route shall be designated and marked as a crosswalk.
    d. Parking facilities that do not serve a particular building shall have accessible parking spaces located on the shortest accessible route to an accessible pedestrian entrance of the parking facility.
    e. Accessible parking spaces shall be located so that persons with physical disabilities are not compelled to wheel or walk behind parked cars other than their own.
20. All entrances, exits and vehicular passageways to and from required accessible parking spaces within parking facilities, shall have a minimum vertical clearance of 8 feet 2 inches from the floor to the lowest projection of the ceiling. Reflective warning signs complying with Section 1143A for character height shall be installed at transitions from the 8 feet 2 inch ceiling to lower ceiling heights in vehicular passageways in the same parking level. (1109A.8.1)
21. Parking spaces shall be arranged to comply with the following (1109A.8.2):
    a. In each parking area, a bumper or curb shall be provided and located to prevent encroachment of cars over the required width of walkways.
    b. Ramps, including curb ramps, shall not encroach into any accessible parking space or the adjacent loading and unloading access aisle.
22. Surface slopes of accessible parking spaces and access aisles shall be the minimum possible and shall not exceed ¼ inch per foot (2.083% gradient) in any direction. (1109A.8.3)
23. Where accessible single spaces are provided, they shall be constructed in accordance with the following (1109A.8.5):
    a. Single spaces shall be 14 feet wide minimum, and shall provide a 9-foot wide parking area and a 5-foot wide loading and unloading access aisle. Access aisles shall be permitted to be located on either side of the vehicle, and shall extend the full require length of the parking spaces they serve.
    b. When more than one space is provided, two 9-foot wide parking spaces may be lined on each side of a 5-foot wide loading and unloading access aisle.
    c. The minimum length of each parking space shall be 18 feet.
    d. The loading and unloading access aisle shall be marked by a border painted blue. Within the blue border, hatched lines a maximum of 36 inches on center shall be painted a color contrasting with the parking surface, preferably blue or white. The words "NO PARKING" shall be painted on the ground within each 5-foot wide loading and unloading access aisle. This notice shall be painted in white letters no less than 12 inches high and located so that it is visible from the adjacent vehicular way. See Figures 11A-2A, 11A-2B and 11A-2C.
24. One in every eight accessible spaces, but not less than one, shall be van accessible and shall be constructed in accordance with the following (1109A.8.6):
    a. Each van-accessible parking space shall be 17 feet wide minimum, and shall provide either of the following:
       i. A 12-foot wide minimum parking area and a 5-foot wide minimum loading and unloading access aisle.
       ii. A 9-foot wide minimum parking and an 8-foot wide minimum loading and unloading access aisle.
    b. Van-accessible parking space access aisles shall be located on the passenger side of the vehicle with the vehicle parked in the forward position, and shall extend the full required length of the parking space they serve.
    c. The minimum length of each space shall be 18 feet.
    d. Each space shall be designated "van accessible" as required by 1109A.8.8.
    e. All van accessible spaces may be grouped on one level of a multilevel parking facility.
    f. The loading and unloading access aisle shall be marked by a border painted blue. Within the blue border, hatched lines a maximum of 36 inches on center shall be painted a color contrasting with the parking surface, preferably blue or white. The words "NO PARKING" shall be painted on the ground within each loading and unloading access aisle. This notice shall be painted in white letters no less than 12 inches high and located so that it is visible from the adjacent vehicular way. Note: See Figures 11A-2A, 11A-2B and 11A-2C.
25. Parking spaces adjacent to accessible parking spaces shall not be considered as loading and unloading access aisles. (1109A.8.7)
26. At each accessible parking space reserved for persons with disabilities, show and detail required reflective sign consisting of the "International Symbol of Accessibility" complying with Section 1143A.8. The sign shall not be smaller than 70 square inches in area, and shall be posted 60 inches minimum above

the finish floor or ground surface, measured to the bottom of the sign. Signs located on accessible routes shall be posted at a minimum height of 80 inches above the finish floor or ground surface of the accessible route, measured to the bottom of the sign. (1109A.8.8.1)

27. Signs identifying accessible parking spaces shall be visible from each parking space they serve, and shall be permanently posted immediately adjacent to the parking space or within the projected parking space width at the head end of the parking space. Signs may also be permanently posed on a wall at the interior end of the parking space. ty. (1109A.8.8.1)
28. Van accessible spaces shall comply with Section 1109A.8.6 and shall have an additional sign or additional language stating "Van Accessible" below the symbol of accessibility.
29. Show and detail the required additional sign to be posted in a conspicuous place at each entrance to off-street parking facilities or immediately adjacent to and visible from each accessible stall or space. The sign shall not be less than 17 inches by 22 inches in size with lettering not less than 1 inch in height, and shall clearly and conspicuously state the following:

    "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at ___________ or by telephoning ___________."

    Blank spaces are to be filled in with appropriate information as a permanent part of the sign.
30. Provide accessible parking stall details. Each accessible parking space shall have a surface identification complying with either of the following (1109A.8.8):
    a. The parking space shall be outlined or painted blue, and shall be marked with the "International Symbol of Accessibility" in white or a suitable contrasting color. The "International Symbol of Accessibility" shall be 36 inches wide by 36 inches high minimum, with the centerline 6 inches maximum from the centerline of the parking space, its sides parallel to the length of the parking space, and its lower side aligned with the end of the parking space.
    b. The parking space shall be marked with the "International Symbol of Accessibility", in white on a blue background, 36 inches wide by 36 inches high minimum in size. The centerline of the "International Symbol of Accessibility" shall be 6 inches maximum from the centerline of the parking space, its sides shall be parallel to the length of the parking space, and its lower side shall be aligned with the end of the parking space length. Note: See Figures 11A-2A, 11A-2B, and 11A-2C.

WALKS AND SIDEWALKS

31. Show and define accessible path of travel, including minimum width, slope, cross-slope, etc…
32. Walks and sidewalks shall have a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding ½ inch. (1113A.1)
33. Walking surfaces shall be stable, firm, and slip resistant, and shall comply with Section 1110A.3.
34. Walks and sidewalks serving an individual dwelling unit in a covered multifamily building shall be 36 inches minimum in clear width. All other walks and sidewalks shall be 48 inches minimum in clear width. (1113A.1.1)
35. Walk and sidewalk surface cross slopes shall not exceed 1 unit vertical in 48 units horizontal (2.083-percent slope). (1113A.1.2)
36. All walks on an accessible route with continuous gradients shall have level areas at least 60 inches in length at intervals of at least every 400 feet. (1113A.2)
37. Walks, sidewalks, and pedestrian ways on an accessible route shall be free of gratings whenever possible. For gratings located in the surface of any of these areas, grid openings in gratings shall be limited to ½ inch in the direction of traffic. (1113A.5)
38. When the slope in the direction of travel of any walk exceeds 1 unit vertical to 20 units horizontal (5-percent slope), it shall comply with the provisions of Section 1114A as a pedestrian ramp. (1113A.3)
39. Provide and reference ramp details, including slope, landings, handrails, extensions, etc…
40. Walks on an accessible route shall be provided with a level area at each side of a door or gate. Level areas shall comply with the applicable requirements for

maneuvering clearances in Section 1126A.3. (1113A.4)

41. Handrails provided along walking surfaces with running slopes not steeper than one unit vertical in 20 units horizontal (5-percent slope) shall comply with Section 1114A.6. (1113A.6)

CURB RAMPS

Note: Curb Ramp is defined as a sloping pedestrian way, intended for pedestrian traffic which provides access between a walk or sidewalk and a surface located above or below an adjacent curb face. (1107A)

Note: Curb ramps within the boundary of the site shall be constructed at each corner of street intersections and where a pedestrian way crosses a curb. The preferred and recommended location for curb ramps is in the center of the crosswalk of each street corner. Where it is necessary to locate a curb ramp in the center of the curb return, the street surfaces shall be marked to identify pedestrian crosswalks, and the lower end of the curb ramp shall terminate within such crosswalk areas. Curb ramps do not require handrails. (1112A.1)

42. Provide and reference curb ramp details.
43. Curb ramps shall be a minimum of 48 inches in width. (1112A.3)
44. The slope of curb ramps shall not exceed 1 unit vertical to 12 units horizontal (8.33-percent slope). (1112.5)
45. Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt changes. (1112A.5)
46. Curb ramp is located where pedestrians must walk across the ramp. Detail the required flared sides; the maximum slope of the flare shall be one unit vertical in 10 units horizontal (10-percent slope). Curb ramps with returned curbs can be used where pedestrians would not normally walk across the ramp. (1112A.5)
47. Dimension a level landing, 48 inches deep, at the upper end of each curb ramp over its full width to permit safe egress from the ramp surface, or the slope of the fanned or flared sides of the curb ramp shall not exceed 1 unit vertical to 12 units horizontal (8.33-percent slope). (1112A.6)
48. Indicate on the plan, the surface of each curb ramp and its flared sides shall be stable, firm, and slip-resistant and shall be of contrasting finish from that of the adjacent sidewalk. (1112A.7)
49. Curb ramps shall be located to prevent their obstruction by parked cars. Built-up curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or the adjacent loading and unloading access aisles. (1112A.2)
50. All curb ramps shall have a grooved border 12 inches wide at the level surface of the sidewalk along the top and each side approximately 3/4 inch on center. All curb ramps constructed between the face of the curb and the street shall have a grooved border at the level surface of the sidewalk. See Figures 11A-3A through 11A-3K. (1112A.8)
51. Show and detail required detectable warnings, per Chapter 11B. (1112A.9)

RAMPS (EXTERIOR OR INTERIOR)

Note: Any path of travel shall be considered a ramp if its slope is greater than 1 unit vertical in 20 units horizontal (5-percent slope).

52. Specify the clear width at each ramp. The clear width must meet the requirements in Chapter 10 of this Code and shall not be less than 48 inches, except at ramps serving accessible entrances to covered multifamily dwellings with an occupant load of 10 or less, which may be 36 inches minimum between handrails. Note: See Section 1114A.6.2.4 and 1122A.5.2.4 for handrail projections. (1114A.1, 1122A.1)
53. The maximum slope of ramps on an accessible route shall be no greater than 1 unit vertical in 12 units horizontal (8.33-percent slope). (1114A.2, 1122A.2) See exception.
54. The cross slope of ramp surfaces shall be no greater than 1 unit vertical in 48 units horizontal (2.083-percent slope). (1114A.2.1, 1122A.2.1)
55. Show and dimension level ramp landings, complying with the following: (1114A.4, 1122A.3)
    a. Landings shall be provided at the top and bottom of each ramp. Intermediate landings shall be provided at intervals not exceeding 30 inches of vertical rise and at each change of direction. (1114A.4.1, 1122A.3.1)
    b. Top landings shall not be less than 60 inches wide. Top landings shall have a minimum length of not less than 60 inches in the direction of the ramp run. See Section 1126A.3 for maneuvering clearances at doors. (1114A.4.2, 1122A.3.2)

    c. The minimum width of bottom and intermediate landings shall not be less than the width of the ramp. (1114A.4.3, 1122A.3.3)
    d. Intermediate landings shall have a length in the direction of ramp run of not less than 60 inches.
    e. Bottom landings shall have a length in the direction of ramp run of not less than 72 inches.
    f. Doors in any position shall not reduce the minimum dimension of the landing to less than 42 inches and shall not reduce the required width by more than 3 inches when fully open. See Figure 11A-6D. (1114A.4.4, 1122A.3.4)
    g. The width of the landing shall comply with Section 1126A.3 for strike edge extension and maneuvering space at doors. (1114A.4.5, 1122A.3.5)
    h. Intermediate landings at a change of direction shall be sized to provide 60 inches turning space complying with Section 1138A.1.3. Intermediate landings at a change of direction in excess of 30 degrees shall have a length in the direction of ramp run of not less than 72 inches. (See Figures 11A-6C and 11A6D). (1114A.4.6, 1122A.3.6)
56. Ramps more than 30 inches above the adjacent floor or ground and open on one or both sides shall be provided with guardrails as required by Section 1013. Guardrails shall be continuous from the top of the ramp to the bottom of the ramp. (1114A.5, 1122A.4)
57. Detail ramp handrails, complying with the following: (1114A.6, 1122A.5)
    a. Handrails shall be provided at each side of ramps when the slope exceeds 1 unit vertical in 20 units horizontal (5-percent slope). (1114A.6.1, 1122A.5.1) See exceptions.
    b. The top of handrails shall be 34 to 38 inches above the ramp surface. (1114A.6.2.1, 1122A.5.2.2)
    c. Handrails on all ramps shall be continuous within the full length of each ramp run. Inside handrails on switchback or dogleg ramps shall be continuous between ramp runs. (1114A.6.2.2, 1122A.5.2.2)
    d. Handrails shall extend a minimum of 12 inches horizontally above landings, beyond the top and bottom of the ramp runs. Extensions shall return to a wall, guard, or the walking surface, or shall be continuous to the handrail of an adjacent ramp run. Handrail extensions shall be in the same direction as the ramp runs. (See Figure 11A-5A) (1114A.6.2.3, 1122A.5.2.3)
    e. Handrails projecting from a wall shall have a space of 1½ inches minimum between the wall and the handrail. (1114A.6.2.4, 1122A.5.2.4)
    f. Handrails may be located in a recess if the recess is a maximum of 3 inches deep and extends at least 18 inches above the top of the rail. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements. See Figure 11A-6B. (1114A.6.2.4, 1122A.5.2.4)
    g. Handrails shall not rotate within their fittings. (1114A.6.2.7, 1122A.5.2.7)
    h. Handrail gripping surfaces shall be continuous along their length, and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. When provided, horizontal projections shall occur 1½ inches minimum below the bottom of the handrail gripping surface. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8 inch for each ½ inch of additional handrail perimeter dimension that exceeds 4 inches. (1114A.6.2.5, 1122A.5.2.5)
    i. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. (1114A.6.2.5, 1122A.5.2.5)
    j. Handrail griping surfaces shall comply with the following, or the shape shall provide equivalent gripping surface: (1114A.6.2.6, 1122A.5.2.6)
       i. The handrail gripping surfaces with a circular cross section shall not be less than 1¼ inches nor more than 2 inches in cross-sectional dimension.
       ii. Handrail gripping surfaces with a noncircular cross section shall have a perimeter dimension of 4 inches minimum and 6¼ inches maximum, and a cross-section dimension of 2¼.
58. Ramps and ramp landings shall be provided with a continuous and uninterrupted barrier on each side along the entire length in compliance with Sections 1010.10 and 1010.10.1. (See Figure 11A-5A) (1114A.7, 1122A.6)
59. Outdoor ramps, ramp landings, and their approaches shall be designed so that water will not accumulate on the walking surface. (1114A.3)

STAIRWAYS (INTERIOR AND EXTERIOR)

Note: Interior and exterior stairways along accessible route are required to be accessible. (1123A.1, 1115A.1)

60. Within the individual dwelling unit(s), show the required stairway handrail(s). Minimum one handrail is required and stairways open on one or both sides shall have handrails on the open side or sides. (1123A.6.1, 1115A.6.1)
61. For each stairway outside of the individual dwelling units, show the required handrails at both sides of the stair. (1123A.6.1, 1115A.6.1)
62. Intermediate handrails shall be located equidistant from the sides of the stairway and comply with Section 1012.9. (1123A.6.1, 1115A.6.1)
63. The top of handrails shall be 34 to 38 inches above the nosing of the treads. (1123A.6.2.1, 1115A.6.2.1)
64. Handrails on all stairways shall be continuous within the full length of each stair flight. Inside handrails on switchback or dogleg stairs shall be continuous between stair flights. (1123A.6.2.2, 1115A.6.2.2)
65. At the top of stair flights, handrails shall extend a minimum of 12 inches horizontally above landings, beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the walking surface, or shall be continuous to the handrail of an adjacent stair flight. (1123A.6.2.3,1115A.6.2.3)
66. At the bottom of stair flights, handrails shall extend at the slope of the stair flight for a distance equal to one tread depth beyond the last riser nosing. Such extension shall continue with 12 inches minimum horizontal extension, shall be continuous to the handrail of an adjacent stair flight, or shall return to ta wall, guard, or the walking surface. Handrail horizontal extensions shall be in the same direction as the stair flights. (See Figures 11A-6A and 11A-6E) (1123A.6.2.3, 1115A.6.2.3)
67. Handrails projecting from a wall shall have a space of 1½ inches minimum between the wall and the handrail. Handrails may be located in a recess if the recess is a maximum of 3 inches deep and extends at least 18 inches above the top of the rail. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements. See Figure 11A-6B. (1123A.6.2.4,1115A.6.2.4)
68. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail griping surfaces shall not be obstructed for more than 20 percent of their length. When provided, horizontal projections shall occur 1½ inches minimum below the bottom of the handrail gripping surface. The distance between horizontal projections and the bottom of the griping surface shall be permitted to be reduced by 1/8 inch for each ½ inch of additional handrail perimeter dimension that exceeds 4 inches.
69. Handrail gripping surfaces with a circular cross section shall be not less than 1¼ inches nor more than 2 inches in cross-sectional dimension (1123A.6.2.5, 1115A.6.2.5)
70. Handrail gripping surfaces with a noncircular cross section shall have a perimeter dimension of 4 inches minimum and 6¼ inches maximum, and a cross-section dimension of 2¼ inches maximum. (1123A.6.2.5, 1115A.6.2.5)
71. Handrails shall not rotate within their fittings. (1123A.6.2.7, 1115A.6.2.7)
72. All tread surfaces shall be stable, firm and slip-resistant and shall comply with Section 1110A.3 Floor and Ground Surfaces. Treads shall have smooth, rounded, or chamfered exposed edges, and no abrupt edges at the nosing (lower front edge). (1123A.3, 1115A.3)
73. The nosing shall not project more than 1¼ " past the face of the riser below. Risers shall be sloped or the underside of the nosing shall have an angle not more than 30 degrees from the vertical. See Figure 11A-6A. (1123A.4, 1115A.4)
74. Exterior stairs serving buildings on a site containing multifamily dwelling units shall have the upper approach and all treads marked by a stripe providing clear visual contrast. (1115A.5)
75. Except within an individual dwelling unit, interior stairs shall have the upper approach and lower tread marked by a stripe providing clear visual contrast. (1123A.5)
76. Required stair stripes shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement. (1123A.5, 1115A.5)
77. Open risers are not permitted on exterior stairways. (1115A.2)

Exceptions:
   a. An opening of not more than ½ inch may be permitted between the base of the riser and the tread.
   b. Risers constructed of grating containing openings of not more than ½ inch may be permitted.

78. Except within an individual dwelling unit, open risers are not permitted on interior stairways. (1123A.2)

HAZARDS ON ACCESSIBLE ROUTES

79. Abrupt changes in level exceeding 4 inches in vertical dimension, such as changes in level at planters or fountains located in or adjacent to walks, sidewalks, or other pedestrian ways, shall be identified by curbs other approved barriers projecting at least 6 inches in height above the walk or sidewalk surface to warn the blind of a potential drop-off. (1116A.1) See exceptions.
80. Walks, pedestrian ways, and other circulation spaces which are part of the required egress system shall have a minimum clear headroom as required in Section 1003.2. Other walks, pedestrian ways, and circulation spaces shall have a minimum clear headroom of 80 inches. If the vertical clearance of an area adjoining an accessible route is reduced to less than 80 inches, a guardrail or other barrier having its leading edge at or below 27 inches above the finished floor shall be provided. See Figure 11A-1B. (1116A.2) See exception.
81. Any obstruction that overhangs a pedestrian way shall be a minimum of 80 inches above the walking surface as measured from the bottom of the obstruction. (1116A.3)
82. Where a guy support is used parallel to a path of travel, including, but not limited to, sidewalks, a guy brace, sidewalk guy or similar device shall be used to prevent an overhanging obstruction (see Section 1116A.2 for required headroom clearance). (1116A.3)
83. For signs mounted on posts or pylons protruding from the post or pylons with the bottom edge of the sign less than 80 inches above the finished floor or ground level, the edges of such signs shall be rounded or eased and the corners shall have a minimum radius of 0.125 inches (see Section 1116A.2 for required headroom clearance). (1116A.4)
84. When a walk crosses or adjoins a vehicular way, the walking surface shall be separated from the vehicular area by curbs, railings, or other elements, or the boundary between the pedestrian areas and the vehicular areas shall be defined by a continuous detectable warning 36 inches wide minimum, complying with Chapter 11B, Section 11B-705. (1116A.5)

DIVISION III – BUILDING FEATURES, COMMON USE AREAS

AREAS OF REFUGE

Including but not limited to the requirements contained in this chapter for accessible routes, signage and emergency warning systems in buildings or portions of buildings required to be accessible shall be provided with accessible means of egress as required by Chapter 10. (See Section 1007.) (1118A.1)

STAIRWAYS

See Division II.

ELEVATORS AND PLATFORM (WHEELCHAIR) LIFTS (ALSO SEE PROVISIONS IN SECTION 1124A)

Elevators provided in covered multifamily buildings shall be accessible. Elevators required to be accessible shall comply with Section 1124A, ASME A17.1, Safety Code for Elevators and Escalators, Title 8, of the California Code of Regulations, under "Elevator Safety Orders," and any other applicable safety regulations of other administrative authorities having jurisdiction.

Exception: Private elevators serving only one dwelling unit. (1124A.1)

HAZARDS ON ACCESSIBLE ROUTES

See Division II.

DOORS

   f. Recessed doormats shall be adequately anchored to prevent interference with wheelchair traffic. (1119A.2.1)
   g. Doorways which provide access to common use areas or covered multifamily dwellings shall comply with the following: (1126A.1)
   a. Permit the installation of a door or gate not less than 36 inches in width, not less than 80 inches in height,

and provide a clear opening of not less than 32 inches, measured with the door positioned at an angle of 90 degrees from its closed position.
   b. Doors or gates shall be capable of opening at least 90 degrees.
   c. A pair of doors or gates, manual or automatic, shall have at least one leaf which provides a clear width of not less than 32 inches, measured with the door or gate positioned at an angle of 90 degrees from its closed position.
   d. The width of any component in the egress system shall not be less than the minimum width required by Section 1005.
   e. Revolving doors or gates shall not be used as required entrances for persons with disabilities, and shall not be part of an accessible route.
   h.
   i. The floor or landing on each side of an exit door or gate shall be level. See Chapter 10. (1126A.2)
   j. The floor or landing shall not be more than ½ inch lower than the top of the threshold of the doorway. (1126A.2.1, Fig.11A-8I)
   k. The minimum maneuvering clearance at doors or gates shall comply with Sections 1126A.3.2, 1126A.3.3, and 1126A3.4. The floor or landing area within the required maneuvering clearance shall be level and clear. The required length shall be measured at right angles to the plane of the door or gate in its closed position. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearances (strike edge maneuvering clearances). (1126A.3.1)
   l. At each swinging door and gate, show compliance with the following; (1126A.3.2)
      a. Front approach:
         i. Pull side approach. The level floor or landing shall extend in the direction of the door or gate swing at least 60 inches. See Figure 11A-8A(a).
         ii. Push side approach. The level floor or landing shall extend in the direction of the door or gate swing at least 48 inches. See Figure 11A-8A(a).
         iii. Doors and gates with push side approach having both a closer and a latch. Doors or gates with push side approach having both a closer and a latch shall be provided with a clear and level area extending a minimum of 12 inches past the strike edge on the approach side of the door or gate. See Figure 11A-8A(a).
         iv. Strike edge maneuvering space. The width of the level area on the side to which the door or gate swings shall extend at least 24 inches past the strike edge for exterior doors or gates and at least 18 inches past the strike edge for interior doors or gates. See Figure 11A-8A(a).
      b. Hinge side approach:
         i. Pull side approach. Doors or gates with pull side approach shall be provided with a level floor or landing not less than 60 inches in depth. A clear and level area shall extend a minimum of 36 inches past the strike edge on the approach side of the door or gate. See Figure 11A-8A(b).
         ii. Push side approach. Doors or gates with push side approach shall have a level floor or landing not less than 44 inches in depth, and shall be provided with a clear and level area extending a minimum of 54 inches from the strike edge of the door or gate jamb past the hinge side of the door or gate. Doors or gates with a latch and closer shall have a level floor or landing not less than 48 inches depth at the push side of the door or gate. See Figure 11A-8A(b).
      c. Latch side approach:
         i. Pull side approach. Doors or gates with pull side approach shall have a level floor or landing not less than 60 inches in depth, and shall be provided with a clear and level area extending a minimum of 24 inches past the strike edge on the approach side of the door or gate. See Figure 11A-8A(c).
         ii. Push side approach. Doors or gates with push side approach shall have a level floor or landing not less than 44 inches in depth, and shall be provided with a clear and level area extending a minimum of 24 inches past the strike edge on the approach side of the door or gate. Doors or gates with a closer shall have a level floor or landing not less than 48 inches depth at the push side of the door or gate. See Figure 11A-8A(c).

   m. Dimension the minimum space between the two hinged or pivoted doors or gates in series. Provide a minimum of 48 inches plus the width of the door or gate swinging into the space for areas other than a required exit stairway and 60 inches minimum where the door or gate opens into a stair or smokeproof enclosure. See Figures 11A-8G and 11A-8H. (1126A.3.3)
   n. Doorways less than 36 inches wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with the following: (1126A.3.4)
   o. Front approach. The level floor or landing shall extend at least 48 inches on each side, perpendicular to the doorway. Strike edge maneuvering clearance for front approach is not required. See Figure 11A-8B(a).
   p. Side approach, Doorways without doors or gates, and side approach, shall be provided with level floor or landing extending 42 inches minimum on each side, perpendicular to the doorway. Strike edge maneuvering clearance is not required. See Figure 11A-8B(d).
   q. Pocket/hinge side approach. Doors with pocket or hinge approach shall be provided with a level floor or landing not less than 42 inches in depth. The level floor or landing shall extend a minimum of 22 inches beyond the pocket/hinge side. See Figure 11A-8B(b).
   r. Stop/latch side approach. Doors with stop or latch approach shall have a level floor or landing not less than 42 inches in depth. The level floor or landing shall extend a minimum of 24 inches beyond the stop/latch side. See Figure 11A-8B(c).
   s. Recessed doors or gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches of the latch side of an interior doorway, or within 24 inches of the latch side of an exterior doorway, projects more than 8 inches beyond the face of the door or gate, measured perpendicular to the face of the door or gate. See Figure 11A-8C.
   t. Maximum effort to operate doors or gates shall not exceed 8-1/2 pounds for exterior doors or gates and 5 pounds for interior doors or gates, such pull or push effort being applied at right angles to hinged doors or gates and at the center plane of sliding or folding doors. Compensating devices or automatic door or gate operators may be utilized to meet the above standards. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate administrative authority, not to exceed 15 pounds. (1126A.4)
   u. If the door or gate has a closer, the the sweep period of the closer shall be adjusted so that from an open position of 90 degrees, the door or gate will take 5 seconds minimum to move to a position of 12 degrees from the latch. (1126A.4.1)
   v. Spring hinges shall be adjusted so that form the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum. (1126A.4.2)
   w. The type of latch and lock required for all doors or gates shall be in accordance with Section 1126A.6 and Chapter 10, Section 1008. (1126A.5)
   x. Hand-activated door or gate latching, locking and opening hardware shall be centered between 30 inches and 44 inches above the floor. Latching and locking doors that are hand-activated and on an accessible route shall be operable with a single effort by lever type hardware, panic bars, push-pull activating bars or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. Locked exit doors or gates shall operate consistent with Section 1126A.4, in the direction of egress. (1126A.6)
   y. When sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. (1126A.6)
   z. The lever or lever of actuated latches or locks shall be curved with a return to within ½ inch of the door or gate to prevent catching on the clothing of persons during egress. (1126A.6.1)
   aa. Swinging door or gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. (1126A.7) See exceptions.
   bb. Where glazed openings are provided in accessible rooms or spaces for operation by occupants, at least one opening shall comply with Section 1138A.4 Controls and Operating Mechanisms. Each glazed opening required be operable shall comply with Section 1138A.4.

COMMON USE FACILITIES

   cc. When provided, common use areas and facilities in covered multifamily housing developments shall be accessible to persons with disabilities. Common use facilities include, but are not limited to, lobbies, toilet and bathing facilities, laundry facilities, community rooms, club-houses, health and fitness facilities, game rooms, and portions of common use tenant storage. All entrances, doors, fixtures and controls shall be on an accessible route. (1127A.1)

TOILET FACILITIES:

   dd. When common use toilet facilities are provided for residents or guests, at least one percent of the total number of fixtures but not less than one of each type shall comply with the following correction items. (1127A.2)

Multiple-accommodation toilet facilities shall have the following: (1127A.2.1, Figures 11A-9A and 11A-9B)

   ee. Turning space of sufficient size to inscribe a circle with a diameter not less than 60 inches or a T-shaped space shall be provided within the toilet facility. The wheelchair turning space shall comply with Section 1138A.1.3. Other than the door to the accessible water closet compartment, a door, in any position, may encroach into this space by not more than 12 inches.
   ff. Doors shall not swing into the clear floor space required for any fixture. Required clear floor space, clearance at fixtures, and turning space shall be permitted to overlap.
   gg. Accessible water closet compartments shall be 60 inches wide minimum measured perpendicular to the side wall, 56 inches deep minimum for wall hung water closets and 59 inches deep minimum for floor mounted water closets measured perpendicular to the rear wall. See Figure 11A-9A(c).
   hh. Water closet fixtures located in accessible water closet compartments shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 17 inches minimum to 18 inches maximum from the side wall or partition.
   ii. In ambulatory accessible toilet compartments, the water closet shall be 17 inches minimum and 19 inches maximum from the side wall or partition. See Figure 11A-9A (d).
   jj. Clearance around a water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.
   kk. A minimum 48 inches deep and 60 inches wide clear maneuvering space shall be provided in front of the water closet if the compartment has an end-opening door (facing the water closet). A minimum 60 inches deep and 60 inches wide clear maneuvering space shall be provided in a compartment with the door located at the side. See Figure 11A-9A.
   ll. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall and shall comply with the following:
   a. The side wall grab bar shall be 42 inches long minimum, located 12 inches maximum from the rear wall and extend 54 inches minimum from the rear wall. The front end of the side grab bar shall be positioned 24 inches minimum in front of the water closet.
   b. The rear wall grab bar shall be 36 inches long minimum and extend from the centerline of the water closet 12 inches minimum on one side and 24 inches minimum on the other side. See exceptions.
   mm. Compartment doors shall comply with the following:
   a. The water closet compartment shall be equipped with a door that has an automatic-closing device, and shall have a clear, unobstructed opening width of 32 inches when located at the end and 34 inches when located at the side with the door positioned at an angle of 90 degrees from its closed position.

   b. When standard compartment doors are used, with a minimum 9 inch clearance for footrests underneath and a self-closing device, clearance at the strike edge as specified in Section 1126A.3.2 is not required.
   c. The inside and outside of the compartment door shall be equipped with a loop or U-shaped handle immediately below the latch. The latch shall be flip-over style, sliding, or other hardware not requiring the user to grasp or twist.
   d. Except for door-opening widths and door swings, a clear, unobstructed access of not less than 44 inches shall be provided to water closet compartments designed for use by persons with disabilities and the space immediately in front of a water closet compartment shall not be less than 48 inches as measured at right angles to compartment door in its closed position.
   e. Doors shall be located in the front or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches maximum from the side wall or partition. Where located in the side wall or partition, the door opening shall be 4 inches maximum from the front wall or partition.
   nn. When six or more toilet compartments are provided within a multiple-accommodation toilet room, or when the combination of urinals and water closets totals six or more fixtures, at least one compartment shall comply with Section 1127A.2.1, Items 2 and 3. At least one additional ambulatory compartment shall have a depth of 60 inches minimum, and a width of 35 inches minimum and 37 inches maximum.
   oo. The ambulatory accessible compartment shall have a self-closing door, which shall not swing into the minimum required compartment area. Grab bars, complying with Sections 1127A.4.2, 1127A.4.3, 1127A.4.4 and 1127A.4.5, shall be installed on each compartment side wall. See Figure 11A-9A (d).

Single-accommodation toilet facilities shall comply with the following: (1127A.2.2, Figures 11A-9A and 11A-9B)

   pp. There shall be sufficient space in the toilet room for a wheelchair measuring 30 inches wide by 48 inches long to enter the room and permit the door to close. There shall be in the room a clear turning space of at least 60 inches in diameter, or a T-shaped space complying with Section 1138A.1.3. Required clear floor space, clearances at fixtures, and turning space shall be permitted to overlap. Doors shall not encroach into this required turning space by more than 12 inches.
   qq. A water closet fixture located in a single-accommodation toilet facility shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 17 inches minimum to 18 inches maximum from the side wall or partition.
   rr. Clearance around a water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.
   ss. A minimum 48 inches deep and 60 inches wide clear maneuvering space shall be provided in front of the water closet.
   tt. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall. Show and detail grab bars, compliant with Sections 1127A.2.2 and 1127A.4.
   uu. The side wall grab bar shall be 42 inches long minimum, located 12 inches maximum from the rear wall and extend 54 inches minimum from the rear wall. The front end of the side grab bar shall be positioned 24 inches minimum in front of the water closet.
   vv. The rear wall grab bar shall be 36 inches long minimum and extend from the centerline of the water closet 12 inches minimum on one side and 24 inches minimum on the other side.
   ww. All doors, fixtures and controls shall be on an accessible route. The minimum clear width of an accessible route shall be 36 inches except at doors (See Section 1126A). If a person in a wheelchair must make a turn around an obstruction, the minimum clear width of the accessible route shall be as specified in Section 1138A.1.5.

Water Closets required to be accessible shall comply with the following: (1127A.2.3, Figure 11A-9B)

   xx. The height of accessible water closets shall be a minimum of 17 inches to a maximum of 19 inches measured to the top of a maximum 2-inch high toilet seat.
   yy. Flush controls shall be hand operated or automatic. Hand operated controls shall be operable with one hand and shall not require tight grasping, pinching or twisting. Controls for the flush valves shall be mounted on the open side of the water closet no more than 44 inches above the floor. The force required to activate controls shall be no greater than 5 pounds.
   zz. Toilet seats shall not be sprung to return to a lifted position.

Accessible Urinals when provided, at least one shall comply with the following: (1127A.2.4)

   aaa. Urinals shall be floor mounted (stall type) or wall hung. The rim of the wall hung urinals shall be 17 inches maximum above the finish floor. Urinals (floor mounted and wall hung) shall be 13½ inches deep minimum measured from the outer face of the rim to the back of the fixture.
   bbb. Flush controls shall be hand operated or automatic. Hand operated controls shall be operable with one hand, shall not require tight grasping, pinching or twisting of the wrist and shall be mounted no more than 44 inches above the floor. The force required to activate controls shall be no greater than 5 pounds. Electronic automatic flushing controls are preferable.
   ccc. A clear floor space 30 inches by 48 inches shall be provided in front of the urinal to allow forward approach. The clear floor space shall comply with Section 1138A.1.4.

ACCESSIBLE LAVATORIES:

When common use lavatories are provided for residents or guests, at least one, and not less than 1 percent of all lavatories, shall comply with the following: (1127A.3)

   ddd. Lavatories shall be installed with the centerline of the fixture a minimum of 18 inches horizontally from an adjoining wall, partition or fixture. The top of the fixture rim shall be a maximum of 34 inches above the finished floor.
   eee. A clear floor space at least 30 inches by 48 inches shall be provided in front of accessible lavatories to allow forward approach. Such clear floor space shall adjoin or overlap an accessible route or another clear floor space.
   fff. A clear and obstructed knee and toe space, complying with Section 1138A.2, shall be provided underneath the lavatory. The knee and toe space shall be centered on the fixture. The clear floor space required shall not extend into the knee and toe space more than 19 inches. See Figure 11A-9D.
   ggg. The finished floor beneath the lavatory shall be extended to the wall.
   hhh. Water supply and drain pipes under lavatories shall be insulated or otherwise covered to protect against contact. There shall be no sharp or abrasive surfaces under lavatories.
   iii. Faucet controls and operation mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds. Lever operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Hand operated metering faucets are allowed if the faucet remains open for at least 10 seconds.

GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES:

Required grab bars, tub and shower seats, fasteners and mounting devices shall comply with the following: (1127A.4)

   jjj. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface. See exception.
   kkk. The diameter or width of the gripping surfaces of a grab bar shall comply with the following: (Note: See Figure 11A-9C.)
   lll. Grab bars with circular cross section shall have an outside diameter of 1¼ inches minimum and 2 inches maximum.
   mmm. Grab bars with non-circular cross section shall have a cross-section dimension of 2 inches

maximum. The perimeter dimension of grab bars with non-circular cross section shall be 4 inches minimum and 4.8 inches maximum.
   nnn. L-shaped or U-shaped grab bars shall be permitted.
   ooo. The structural strength of grab bars, tub and shower seats, fasteners, and mounting devices shall meet the following: (1127A.4.4)
   a. Bending stress in a grab bar or seat induced by the maximum bending moment from the application of a 250-pound point load shall be less than the allowable stress for the material of the grab bar or seat.
   b. Shear stress induced in a grab bar or seat by the application of a 250-pound point load shall be less than the allowable shear stress for the material of the grab bar or seat, and if its mounting bracket or other support is considered to be fully restrained, then direct and torsional shear stresses shall not exceed the allowable shear stress.
   c. Shear force induced in a fastener or mounting device from the application of a 250-pound point load shall be less than the allowable lateral load of either the fastener or mounting device or the supporting structure, whichever is the smaller allowable load.
   d. Tensile force induced in a fastener by a direct tension force of a 250 pound point load, plus the maximum moment from the application of a 250-pound point load, shall be less than the allowable withdrawal load between the fastener and supporting structure.
   e. Grab bars shall not rotate within their fittings.
   ppp. A grab bar and any wall or other surface adjacent to it shall be free of any sharp or abrasive elements and shall have rounded edges. (1127A.4.5)
   qqq. When grab bars are mounted adjacent to a wall, the space between the wall and the grab bars shall be 1½ inches. (See Figure 11A-9C). The space between the grab bar and projecting objects below and at the ends shall be 1½ inches minimum. The space between the grab bar and projecting objects above shall be 12 inches minimum. See exceptions.

BATHING FACILITIES:

When common use bathing facilities are provided for residents or guests, including showers, bathtubs or lockers, at least one of each type of fixture in each facility, and not less than 1 percent of all fixtures, shall comply with the following: (1127A.5.1)

Bathtubs required to be accessible shall comply with the following: (1127A.5.2)

   rrr. Clearance in front of bathtubs shall extend the length of the bathtub and shall be 48 inches wide minimum for forward approach and 30 inches wide minimum for parallel approach. A lavatory complying with Section 1127A.3 shall be permitted at the control end of the clearance. When a permanent seat is provided at the head end of the bathtub, the clearance shall extend 12 inches minimum beyond the wall at the head end of the bathtub. See Figure 11A-9E. (1127A.5.2.1)
   sss. A removable in-tub seat or a permanent seat at the head end of the tub shall be provided. The structural strength of seats and their attachments shall comply with Section 1127A.4.4. Seats shall be mounted securely and shall not slip during use. The top of bathtub seats shall be 17 inches minimum and 19 inches maximum above the bathroom finish floor. The depth of a removable in-tub seat shall be 15 inches minimum and 16 inches maximum. Permanent seats at the head end of the bathtub shall be 15 inches deep minimum and shall extend from the back wall to or beyond the outer edge of the bathtub. See Figure 11A-9E. (1127A.5.2.2)
   ttt. Grab bars complying with Section 1127A.4 shall be provided in accordance with the following: (See Figure 11A-9F.) When separate grab bars are required on adjacent walls at a common mounting height, an L-shaped or U-shaped grab bar meeting the dimensional requirements of this section shall be permitted. (Section 1127A.5.2.3).
   a. **At bathtubs with permanent seats**: Two horizontal grab bars shall be installed on the back wall. One shall be located 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface, and the other shall be located 8 inches minimum and 10 inches maximum above the rim of the bathtub. Each grab bar shall be 48 inches long minimum, and shall be installed 15 inches maximum from the head end wall and 12 inches maximum from the control end wall. A grab bar 24 inches long minimum shall be installed on the control end wall at the front edge of the bathtub.

   b. **At bathtubs with removable seats**: Two horizontal grab bars shall be installed on the back wall. One shall be located 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface, and the other shall be located 8 inches minimum and 10 inches maximum above the rim of the bathtub. Each grab bar shall be 24 inches long minimum and shall be installed 24 inches maximum from the head end wall and 12 inches maximum from the control end wall. A grab bar 24 inches long minimum shall be installed on the control end wall at the front edge of the bathtub. A grab bar 12 inches long minimum shall be installed on the head end wall at the front edge of the bathtub.
   uuu. Faucets and controls (other than drain stoppers) shall be located on an end wall between the bathtub rim and grab bar, and between the open side of the bathtub and the centerline of the width of the bathtub. (1127A.5.2.4, Figure 11A-9F)
   vvv. Controls shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds. (1127A.5.2.4)
   www. A shower spray unit with a hose at least 59 inches long that can be used both as a fixed shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of the grab bars. (1127A.5.2.5)
   xxx. When provided, enclosures for bathtubs shall not obstruct controls, faucets, shower and spray units, or obstruct transfer from wheelchairs onto bathtub seats or into bathtubs. Enclosures on bathtubs shall not have tracks installed on the rim of the open face of the bathtub. (1127A.5.2.6).

Showers compartments required to be accessible shall comply with the following: (1127A.5.3, Figures 11A-9H, 11A-9I, 11A-9J and 11A-9K)

   yyy. Standard roll-in shower compartments shall meet one of the following: (Section 1127A.5.3.1)
   a. 30 inches minimum in depth and 60 inches minimum in width between wall surfaces measured at center points of opposing sides, with a full opening width on the long side. A clear floor space 30 inches minimum by 60 inches minimum shall be provided adjacent to the open face of the shower compartment.
   b. 42 inches in width between wall surfaces, and 48 inches minimum in depth with an entrance opening of 42 inches.
   zzz. Alternate roll-in shower compartments shall be 36 inches minimum in depth and 60 inches minimum in width between wall surfaces measured at center points of opposing sides. A 36-inch wide minimum entry shall be provided at one end of the long side of the compartment.
   aaaa. Thresholds in roll-in shower compartments shall be ½ inch maximum in height and shall be beveled with a slope no greater than one unit vertical in two units horizontal (50-percent slope). (See Figure 11A-1F.) Exception: Changes in level not exceeding ¼ inch shall be permitted to be vertical. (1127A.5.3.2)
   bbbb. Enclosures, when provided for shower compartments, shall not obstruct controls, faucets, shower spray units, and transfer from wheelchairs onto shower seats. (1127A.5.3.3)
   cccc. Shower compartment floor surfaces shall be stable, firm and slip resistant. The maximum slope of the floor shall be ¼ inch per foot (2.083 percent slope) in any direction. When drains are provided, grate openings shall be ¼ inch maximum and located flush with the floor surface. (1127A.5.3.4)
   dddd. Controls, faucets and shower spray units in shower compartments shall be operable with one hand, and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds maximum. All controls and faucets shall be of a single-lever design. (1127A.5.3.5)
   eeee. In standard roll-in shower compartments: (1127A.5.3.5.1)
   a. Operable parts of controls and faucets shall be installed on the back wall of the compartment adjacent to the seat wall, 19 inches minimum and 27 inches maximum from the seat wall.
   b. Operable parts of controls and faucets shall be located above the grab bar, but no higher than 48 inches above the shower floor, with their centerline at 39 inches minimum and 41 inches maximum above the shower floor.

   c. Operable parts of the shower spray unit, including the handle, shall be installed on the back wall adjacent to the seat wall, 19 inches minimum and 27 inches maximum from the seat wall.
   d. Operable parts of the shower spray unit, including the handle, shall be located above the grab bar, but no higher than 48 inches above the shower floor (measured to the top of the mounting bracket).
   ffff. In alternate roll-in shower compartments: (1127A.5.3.5.2)
   a. Operable parts of controls and faucets shall be installed on the side wall of the compartment adjacent to the seat wall, 19 inches minimum and 27 inches maximum from the seat wall.
   b. Operable parts of controls and faucets shall be located above the grab bar, but no higher than 48 inches above the shower floor, with their centerline at 39 inches minimum and 41 inches maximum above the shower floor.
   c. Operable parts of the shower spray unit, including the handle, shall be installed on the following locations:
      i. On the side wall of the compartment adjacent to the seat wall, 17 inches minimum and 19 inches maximum from the seat wall, or
      ii. On the back wall opposite the seat, 15 inches maximum, left or right, of the centerline of the seat. Operable parts of the shower spray unit, including the handle, shall be located above the grab bar, but no higher than 48 inches above the shower floor. (1127A.5.3.5.2)
   gggg. A flexible hand-held shower spray unit with a hose at least 59 inches long that can be used both as a fixed shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. (1127A.5.3.6)
   hhhh. When accessible shower facilities are provided in areas subject to excessive vandalism, in lieu of providing the fixed flexible hose, two wall-mounted shower heads shall be installed. Each shower head shall be installed so that it can be operated independently of the other and shall have swivel angle adjustments, both vertically and horizontally. One shower head shall be located at a height of 48 inches maximum above the floor. (1127A.5.3.6.1)
   iiii. A seat in a standard roll-in shower compartment shall be a folding type, installed on the side wall adjacent to the controls. The seat shall extend from the back wall to a point within 3 inches of the compartment entry. A seat in an alternate roll-in type shower compartment shall be a folding type, installed on the front wall opposite the back wall, and shall extend from the adjacent side wall to a point within 3 inches of the compartment entry.
   jjjj. Shower compartment seats shall comply with Section 1127A.4.4 and shall be located within 27 inches of the shower controls. The top of the seat shall be 17 inches minimum and 19 inches maximum above the bathroom finish floor. When folded, the seat shall not extend more than 6 inches from the mounting wall. (1127A.5.3.7)
   kkkk. The rear edge of a rectangular seat shall be 2½ inches maximum from the seat wall. The front edge of a rectangular seat shall be 15 inches minimum and 16 inches maximum from the seat wall. The side edge of the seat shall be 1½ inches maximum from the adjacent wall. (1127A.5.3.7.1)
   llll. The rear edge of an L-shaped seat shall be 2½ inches maximum from the seat wall. The front edge of an L-shaped seat shall be 15 inches minimum and 16 inches maximum from the seat wall. The rear edge of the "L" portion of the seat shall be 1½ inches maximum from the wall. The front edge shall be 14 inches minimum and 15 inches maximum from the wall. The end of the "L" shall be 22 inches minimum and 23 inches maximum from the main seat wall. (1127A.5.3.7.2)
   mmmm. Accessible shower compartments shall be provided with grab bars, installed in accordance with Section 1127A.5.3.8.1 or Section 1127A.5.3.8.2. Grab bars shall also comply with Section 1127A.4.
   nnnn. When multiple grab bars are used, required horizontal grab bars shall be installed at the same height above the finish floor. When separate grab bars are required on adjacent walls at a common mounting height, L-shaped or U-shaped grab bars meeting the dimensional requirements of Section 1127A.5.3.8.1 or Section

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ISSUE	DATE	DESCRIPTION
1	08/02/2024	PZA SUBMISSION #1
2	08/30/2024	PZA SUBMISSION #2
2	08/30/2024	AHRF SUBMISSION #2
3	09/16/2024	PZA SUBMISSION #3
4	11/08/2024	HOLD LETTER SUBMISSION
5	05/29/2025	AHRF SUBMITTAL #3
6	06/20/2025	AHRF SUBMITTAL #4
7	06/27/2025	PC SUBMITTAL #1

ISSUE	DATE	DESCRIPTION

STAMP
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REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
ACCESSIBILITY NOTES

T053

6575 FOUNTAIN

1127A.5.3.8.2 shall be permitted. See Figure 11A-9H or Figure 11A-9I. (1127A.5.3.8)

oooo. In standard roll-in shower compartments, grab bars shall be installed on the back wall and on the side wall opposite the seat. Grab bars above the seat are not permitted. Grab bars shall be installed 6 inches maximum from adjacent walls. (1127A.5.3.8.1)

pppp. In alternate roll-in shower compartments, grab bars shall be installed on the back wall and the side wall farthest from the compartment entry. Grab bars above the seat are not permitted. Grab bars shall be installed 6 inches maximum from adjacent walls. (1127A.5.3.8.2)

qqqq. When a soap dish is provided, it shall be located on the control wall at a maximum height of 40 inches above the shower floor, and within the reach limits from the seat. (1127A.5.3.9)

rrrr. When no separate shower compartments are provided, the shower for persons with disabilities shall be located in a corner with L-shaped grab bars extending along two adjacent walls with a folding seat adjacent to the shower controls. (See Figure 11A-9J.) (1127A.5.3.10)

ssss. When two or more accessible showers are provided within the same functional area, there shall be at least one shower constructed opposite hand from the other or others (i.e., one left-hand control versus right-hand controls). (1127A.5.3.11)

LOCKERS:

tttt. Where lockers are provided for residents or guests, at least one locker and not less than 1 percent of all lockers shall be accessible to persons with disabilities. An accessible route not less than 36 inches in clear width shall be provided to these lockers. See Section 1138A for required clear space, allowable reach ranges and requirements for control and operating mechanisms. (1127A.6.1)

SIGNS:

uuuu. All accessible toilet and bathing facilities shall be identified by the "International Symbol of Accessibility." Signs need not be provided for facilities within a dwelling unit or guestroom. (1127A.7.1)

vvvv. Doorways leading to sanitary facilities (toilet or bathing rooms) shall be identified by a geometric symbol in compliance with this section. Geometric symbols shall be centered horizontally on the door at a height of 58 inches minimum and 60 inches maximum above the finish floor measured to the center of the symbol. When a door is provided, the symbol shall be mounted within 1 inch of the vertical centerline of the door. Directional signs indicating the location of the nearest accessible toilet or bathing rooms shall be provided. Such directional signs shall comply with Section 1143.5 and shall include the International Symbol of Accessibility. Edges of accessibility signage shall be rounded, chamfered or eased. Corners shall have a minimum radius of 1/8 inch. See Section 1143A for additional signage requirements applicable to sanitary facilities. (1127A.7.2)

wwww. Men's sanitary facilities shall be identified by an equilateral triangle, ¼ inch thick with edges 12 inches long and a vertex pointing upward. The triangle symbol shall contrast with the door, either light on a dark background or dark on a light background. (1127A.7.2.1)

xxxx. Women's sanitary facilities shall be identified by a circle, ¼ inch thick and 12 inches in diameter. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. (1127A.7.2.2)

yyyy. Unisex sanitary facilities shall be identified by a circle, ¼ inch thick and 12 inches in diameter with a ¼ inch thick triangle superimposed on the circle and within the 12-inch diameter. The triangle symbol shall contrast with the circle symbol, either light on a dark background or dark on a light background. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. (1127A.7.2.3)

TOILET ROOM FIXTURES AND ACCESSORIES:

zzzz. Where towel, sanitary napkins, waste receptacles, and other similar dispensing and disposal fixtures are provided, at least one of each type shall be located with all operable parts, including coin slots, within 40 inches from the finished floor. Controls and operating mechanisms shall comply with Section 1138A.4. (1127A.8.1)

aaaaa. Toilet tissue dispensers shall be located on the wall or partition closest to the water closet, 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be below the grab bar, 19 inches (minimum above the finish floor. The outlet of the dispenser shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. (See Figure 11A-9B). (1127A.8.2)

bbbbb. Where mirrors are provided, at least one shall be accessible. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches maximum above the finish floor. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor. (1127A.8.3)

COMMON ACCESSIBLE LAUNDRY ROOMS:

ccccc. Where common use laundry rooms are provided, at least one of each type of appliance provided in each laundry area shall be accessible, shall be on an accessible route, and shall comply with this section. Such appliances include clothes washing machines, dryers, soap dispensers, and any related features such as wash sinks, tables, and storage areas. Where laundry rooms are provided on floors of an elevator building, each laundry room shall be accessible. Where there is one laundry room on a ground floor in each building, each laundry room shall be accessible. Where there is a laundry room on the ground floor of a building and another located in the basement, it is acceptable to have only the ground floor laundry room accessible. (1127A.10.1)

ddddd. There shall be a minimum clear space 30 inches perpendicular by 48 inches parallel in front of clothes washers and dryers required to be accessible. There shall be a minimum clear space 30 inches by 48 inches provided for at least one of each type of fixture or appliance provided in the laundry room (e.g. soap dispensers, wash sinks, tables, storage areas). (1127A.10.2)

eeeee. Clothes washers and dryers including stacked clothes washers and dryers required to be accessible shall have controls and operating mechanisms (including doors, coin slots, lint screens, detergent and bleach compartments) within the reach range of a seated user. Controls and operating mechanisms shall be located no higher than 48 inches, and no lower than 15 inches, above the finished floor measured to the center of the grip. If the reach is over an obstruction (for example, washer or dryer), operating mechanisms shall be located within the reach ranges specified in Section 1138A.3. Controls and operating mechanisms that do not satisfy these specifications are acceptable, provided that comparable mechanisms, controls or outlets that perform the same functions are provided within the same area and are accessible. (1127A.10.3)

fffff. Controls and operating mechanisms shall be operable with one hand and not require tight grasping, pinching or twisting of the wrist. The force required to activate controls and operating mechanisms shall be no greater than 5 pounds. (1127A.10.3)

ggggg. Washing machines and clothes dryers in accessible common-use laundry rooms shall be front loading. The bottom of the opening to the laundry compartment shall be located 15 inches minimum and 36 inches maximum above the finish floor. (1127A.10.4). The top of washing machines and clothes dryer shall be permitted to be 36 inches maximum above the finished floor (1138A.3.2.2 exception)

STORAGE:

hhhhh. If fixed storage facilities such as cabinets, shelves, closets or drawers are provided where access is required by Sections 1.8.2.1.2 and 1102A, at least one of each type of facility provided shall comply with this section. Additional storage may be provided outside of the reach ranges specified in Section 1138A.3. (1127A.11.1)

iiiii. A clear floor space at least 30 inches by 48 inches complying with Section 1138A.1.4 that allows either a forward or parallel approach by a person using a wheelchair shall be provided at accessible storage facilities. (1127A.11.2)

jjjjj. Accessible storage spaces and clothes rods shall be within at least one of the reach ranges

specified in Section 1138A.3. See Figure 11A-1J and Figure 11A-1I. (1127A.11.3)

kkkkk. Hardware for accessible storage facilities shall comply with Section 1138A.4. Touch latches and U-shaped pulls are acceptable. (1127A.11.4)

FIXED OR BUILD-IN SEATING, TABLES, AND COUNTERS:

lllll. Where fixed or built-in seating, tables, or counters are provided for residents or guests, 5 percent, but not less than one, shall be accessible. (1127A.12.1)

mmmmm. When seating spaces for persons in wheelchairs are provided at fixed tables or counters, clear floor space complying with Section 1138A.1.4 positioned for a forward approach shall be provided. Such clear floor space shall not overlap the required knee and toe space by more than 19 inches. See Figure 11A-1K. (1127A.12.2)

nnnnn. When seating for persons in wheelchairs is provided at fixed tables or counters, knee and toe space complying with Section 1138A.2 shall be provided. See Figure 11A-1K. (1127A.12.3)

ooooo. The tops of tables and counters shall be 28 inches to 34 inches from the finish floor. (1127A.12.4)

DIVISION IV – DWELLING UNIT FEATURES

1. An accessible route shall be provided through all rooms and spaces of the dwelling unit. The accessible route shall pass through the primary entry door, and shall connect with all additional exterior doors, required clear floor spaces at kitchen appliances, and bathroom fixtures. For this requirement, "accessible routes" may include hallways, corridors, and ramps. (1130A.1)

2. The accessible route into and throughout covered multifamily dwelling units shall be at least 36 inches wide. (1130A.2)

CHANGES IN LEVEL ON ACCESSIBLE ROUTES

3. Abrupt changes in level along any accessible route shall not exceed ½ inch. When changes in level do occur, they shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50-percent slope). Changes in level not exceeding ¼ inch may be vertical. (1131A.1)

4. Changes in level greater than ½ inch shall be made by means of a sloped surface not greater than 1 unit vertical in 20 units horizontal (5-percent slope), or a ramp, elevator or platform (wheelchair) lift. (1131A.2)

DOORS

5. The width and height of primary entry doors and all required exit doors shall comply with Section 1126A.1. The requirements of Sections 1126A.3 shall apply to maneuvering clearances at the side of the door exposed to common or public use spaces (e.g., entry or exit doors which open from the covered multifamily dwelling unit into a corridor, hallway or lobby, or directly to the outside). (1132A.1)

6. Except as allowed by Section 1109A.2, interior doors intended for user passage and secondary exterior doors shall comply with this section. The provisions of this section shall apply to the dwelling unit side of doors leading from the interior of the dwelling unit to an unfinished basement or an attached garage. (1132A.2)

7. Doors shall comply with the following: (1132A.3)
   a. Doors shall not be less than 6 feet 8 inches in height.
   b. Swinging doors shall provide a net clear opening width of not less than 32 inches, measured with the door or doors positioned at an angle of 90 degrees from the closed position.
   c. Swinging doors shall be capable of opening at least 90 degrees.
   d. A nominal 32-inch clear opening provided by a standard 6-foot wide sliding patio door assembly is acceptable.
   e. A pair of doors, manual or automatic, must have at least one leaf which provides a clear width of not less than 32 inches, measured with the door positioned at an angle of 90 degrees from its closed position.
   f. The width of any component in the means of egress system shall not be less than the minimum width required by Section 1005.

8. The floor or landing on each side of a door shall be level. Primary entry doors, required exit doors, or secondary exterior doors with changes in height between the interior surface or floor level and the exterior surface or floor level shall comply with the following: (1132A.4)

   a. Exterior landings of impervious construction (e.g., concrete, brick, flagstone) serving primary entry doors and required exit doors are limited to not more than ½ inch of change in height between floor surfaces. Changes in level shall comply with Section 1131A.
   b. Exterior landings of pervious construction (e.g., wood decking with spaces) shall be the same level as the interior landing, except that secondary exterior doors may have no more than ½ inch of change in height between floor surfaces. Changes in level shall comply with Section 1131A.
   c. Secondary exterior doors onto decks, patios, or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 4 inches. Changes in height greater than ½ inch shall be accomplished by means of a ramp complying with Section 1114A or by means of a platform constructed to the level of the floor as illustrated in Figure 11A-8J.
   d. Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 1 inch, provided a ramp with maximum slope of 1:8 is permanently installed. (See Figure 11A-8K).
   e. In buildings containing covered multifamily dwelling units, the floor or landing immediately outside the entry may be sloped up to ¼ inch per foot (12 inches), in a direction away from the primary entrance of the dwelling unit for drainage.

9. Thresholds at the primary entry and required exit doors shall be no higher than ½ inch. Thresholds at secondary exterior doors, including sliding door tracks, shall be no higher than 3/4 inch. Changes in height at interior door thresholds (e.g. floor material changes at door thresholds) shall not exceed ½ inch. Thresholds shall comply with the following: (1132A.4.1)
   a. Thresholds with a change in height of not more than ¼ inch may be vertical.
   b. Thresholds with a change in height between ¼ inch and 3/4 inch shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50-percent slope).

10. The floor or landing on the dwelling unit side of the primary entry door and any required exit door shall have a minimum length of not less than 44 inches. Section 1126A.3 shall apply to maneuvering clearances at the side of the door exposed to common or public use spaces. (1132A.5.1)

11. Maneuvering clearances at interior doors shall provide a minimum length on both sides of the door of at least 42 inches measured at a right angle to the plane of the door in its closed position, except a 39-inch length is acceptable at interior doors when a minimum clear opening width of 34 inches is provided. (1132A.5.1)

12. While twenty-four inches is preferred for strike edge clearance, the width of the level area on the side to which the door swings shall extend 18 inches minimum past the strike edge for all doors. The width of the level area at the exterior side of the primary entry door and any required exit doors shall comply with Section 1126A. (1132A.5.2)

13. Maximum effort to operate doors shall not exceed 8½ pounds for exterior doors and 5 pounds for interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet these standards. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate enforcement agency, not to exceed 15 pounds. (1132A.6)

14. The type of latch and lock required for all doors shall be in accordance with Section 1132A.8 and Chapter 10, Section 1008. (1132A.7)

15. Hand-activated door latching, locking, and opening hardware shall be centered between 30 inches and 44 inches above the floor. Latching and locking doors that are hand-activated and on an accessible route shall be operable with a single effort by lever-type hardware, panic bars, push-pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. Locked exit doors shall operate consistent with Section 1132A.6, in the direction of egress. (1132A.8)

16. The lever or lever of actuated latches or locks shall be curved with a return to within ½ inch of the door to prevent catching on the clothing of persons during egress in Group R and U Occupancies with an occupant load greater than 10. (1132A.8.1)

17. Swinging door or gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending

the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. (1132A.9) See exceptions.

18. Every primary entrance to a covered multifamily dwelling unit shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall be mounted a maximum of 48 inches above the floor and connected to permanent wiring. (1132A.10)

KITCHENS

19. Kitchens shall be on an accessible route. (1133A.1) See Figure 11A-10A.

20. Clear floor space at kitchens shall comply with the following (1133A.2):
   a. A clear floor space at least 30 inches by 48 inches that allows a parallel approach by a person in a wheelchair shall be provided at the range or cook-top.
   b. A clear floor space at least 30 inches by 48 inches that allows either a parallel or forward approach shall be provided at the kitchen sink and all other fixtures or appliances including the oven, dishwasher, refrigerator/freezer and trash compactor.
   c. A clear floor space at least 30 inches by 48 inches that allows either a parallel or a forward approach shall be provided at the work surface required by Section 1133A.4.
   d. The centerline of the 30 inch by 48 inch clear floor space provided for parallel or forward approach shall be aligned with the centerline of the work space, appliance or fixture.

21. Kitchens shall have a minimum clear width measured between any cabinet, countertop, or the face of any appliance (excluding handles and controls) that projects into the kitchen and the opposing cabinet, countertop, appliance, or wall as follows: (1133A.2.1)
   a. U-shaped kitchens, designed with parallel approach at a range or cooktop located at the base of the U, shall have a minimum clear width of at least 60 inches. See Figure11A-10A.
   b. U-shaped kitchens, designed with a cooktop or sink located at the base of the U, which provides knee and toe space in accordance with Section 1133A.7 to allow for a forward approach, shall have a clear width of at least 48 inches. See Figure 11A-10A.
   c. All other kitchen designs shall provide a minimum clear width of at least 48 inches. See Figure 11A-10A.

22. Sinks and work surfaces required by Section 1133A.4 (see Item 1 and Item 2) shall be provided with knee and toe space complying with Section 1133A.7. Base cabinets (including toeboard and shelving) directly under kitchen sinks and work surfaces shall be removable without the use of specialized tools or specialized knowledge in order to provide knee and toe space. The finish floor beneath kitchen sinks and work surfaces shall be extended to the wall. (1133A.3)

23. Kitchen countertops shall be provided with the following: (1133A.4)
   a. A minimum linear length of 30 inches of countertop shall be provided for the kitchen sink installation.
   b. A minimum linear length of 30 inches of countertop shall be provided for a work surface.
   c. Sinks and work surfaces may be a single integral unit a minimum of 60 inches in length, or be separate components.

Exception: Two 15-inch wide minimum breadboards may be provided in lieu of the required 30 inches of countertop work surface.

24. Repositionable countertops shall be provided in a minimum of five percent of the covered multifamily dwelling units. Repositionable countertops shall comply with the following: (1133A.4.1)
   a. Sinks and work surfaces required by Section 1133A.4 shall be designed to enable repositioning to a minimum height of 28 inches.
   b. Base cabinets directly under sinks and work surfaces shall be removable as required in Section 1133A.3.
   c. The sides of adjacent cabinets and the back wall, which may become exposed to moisture or food handling when a countertop is lowered, shall be constructed of durable, nonabsorbent materials appropriate for such uses.
   d. Finished flooring shall be extended to the wall beneath the sink and work surface.

Exceptions:
   i. Stone, cultured stone and tiled countertops may be used without meeting the repositioning requirements.
   ii. Two 15-inch wide minimum breadboards may be provided in lieu of the required 30 inches of countertop work surface, and

used without meeting the repositioning requirements.

25. Lower shelving and/or drawer space shall be provided in the kitchen at a height of no more than 48 inches above the floor. (1133A.5)

26. Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pound force. Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds. (1133A.6)

27. Knee and toe space, when required by Section 1133A, shall comply with Section 1138A.2 and the following: (1133A.7)
   a. The knee and toe space shall be clear and unobstructed, or removable base cabinets in compliance with Section 1133A.3 shall be provided.
   b. The knee and toe space shall be 30 inches wide minimum, centered on the sink, countertop or appliance.
   c. A clear floor space shall not extend into the knee and toe space more than 19 inches.

28. Water supply and drain pipes under kitchen sinks shall be insulated or otherwise covered to protect against contact. There shall be no sharp or abrasive surfaces under kitchen sinks. (1133A.7.1)

29. Kitchen countertops in dwelling units shall be permitted to be 36 inches maximum above the finished floor (1138A.3.2.2 exception).

BATHING AND TOILET FACILITIES

30. All bathrooms, bathing and toilet facilities within covered multifamily dwelling units shall comply with Section 1134A.1.

31. The number of compliant bathrooms shall be designed to comply with one of the two allowable options per Section 1134A.2. Option 1 requires all bathrooms within the dwelling unit to be designed to minimum requirements. Option 2 requires one bathroom within the dwelling unit to comply with the following:
   a. Toilet, bathing and shower facilities shall comply with Section 1134A.4.
   b. Bathtubs shall comply with Section 1134A.5.
   c. Showers shall comply with Section 1134A.6.
   d. Water closets shall comply with Section 1134A.7.
   e. Lavatories, vanities, mirrors and towel fixtures shall comply with 1134A.8.
   f. Where both a tub and shower are provided in the bathroom, at least one shall be made accessible. Additional requirements apply to dwelling units containing two or more bathrooms when a bathtub is provided as the accessible bathing fixture.
   g. Where two or more bathrooms are provided within the same dwelling unit and a bathtub is installed to comply with Option 2, Item 6 in one bathroom and a shower stall is provided in a subsequent bathroom, both the bathtub selected to comply with Option 2, Item 6 and at least one shower stall within the dwelling unit shall meet all the applicable accessibility requirements provided in Section 1134A. (See Section 1134A.5 for bathtubs, or Section 1134A.6 for showers.)
   h. When two or more lavatories are provided, at least one shall be made accessible and comply with Section 1134A.8.
   i. Bathrooms shall be provided with an accessible route into and through the bathroom.
   j. If a door is provided, it shall comply with the requirements of Section 1132A.5.
   k. A minimum 18 inch clear maneuvering space shall be provided on the swing side of the door at the strike edge of the door.
   l. Switches, outlets, and controls shall comply with Section 1142A.
   m. Reinforced walls to allow for the future installation of grab bars around the toilet, tub, and shower shall comply with Sections 1134A.5 for bathtubs, 1134A.6 for showers and 1134A.7 for water closets. Grab bars shall comply with Section 1127A.4.

Note: When Option 2 is used, all additional bathrooms must comply with items h) through l) above.

32. All powder rooms shall be designed to comply with Section 1134A.2, Option 2, Items h) through l). When the powder room is the only toilet facility located on an accessible level, it shall comply with the Option 2 items listed above, plus all additional requirements located in Sections 1134A.4, 1134A.7 and 1134A.8. (1134A.3)

33. Bathing and toilet facilities required to be adaptable shall provide sufficient maneuvering space for a person using a wheelchair or other mobility aid to enter and close the door, use the fixtures, reopen the door and exit. Where the door swings into the

bathroom or powder room, there shall be a clear maneuvering space outside the swing of the door of at least 30 inches by 48 inches within the room. The clear maneuvering space shall allow the user to position a wheelchair or other mobility aid clear of the path of the door as it is closed and to permit use of fixtures. Doors may swing into the required clear space at any fixture when a clear maneuvering space is provided outside the swing arc of the door so it can be closed. Maneuvering spaces may include any knee space or toe space available below bathroom fixtures. (1134A.4)

34. **Bathtubs** required to be accessible shall comply with the following: (1134A.5)
   a. There shall be a minimum clear floor space 48 inches parallel by 30 inches perpendicular to the side of a bathtub or bathtub-shower combination to provide for the maneuvering of a wheelchair and transfer to and from the bathing facilities. The controls shall be on the wall at the foot of the bathtub. The edge of the clear floor space shall be flush with the control wall surface. The area under a lavatory, located at the control end of the tub, may be included in the clear floor space provided the lavatory is 19 inches maximum deep, and the knee and toe space comply with Section 1134A.8. Cabinets under lavatories and toilets shall not encroach into the clear floor space.
   b. A bathtub installed without surrounding walls shall provide reinforced areas for the installation of floor-mounted grab bars. Where a bathtub is installed with surrounding walls, grab bar reinforcement shall be located on each end of the bathtub, 32 inches to 38 inches above the floor, extending a minimum of 24 inches from the front edge of the bathtub toward the back wall of the bathtub. The grab bar reinforcement shall be a minimum of 6 inches nominal in height. See Figure 11A-9G. Grab bar reinforcement shall be installed on the back wall of the bathtub a maximum of 6 inches above the bathtub rim extending upward to at least 38 inches above the floor. Grab bar backing shall be installed horizontally to permit the installation of a 48-inch grab bar with each end a maximum of 6 inches from the end walls of the bathtub. The grab bar reinforcement shall be a minimum of 6 inches nominal in height.
   c. Faucet controls and operation mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds. Lever operated, push-type and electronically controlled mechanisms are examples of acceptable designs.
   d. A shower spray unit is not required in bathtubs.
   e. Doors and panels of bathtub enclosures shall be substantially constructed from approved, shatter-resistant materials. Hinged doors shall open outward. Glazing used in doors and panels of bathtub enclosures shall be fully tempered, laminated safety glass or approved plastic. When glass is used, it shall have minimum thickness of not less than 1/8 inch when fully tempered, or ¼ inch when laminated, and shall pass the test requirements of this Part, Chapter 24 Glass and Glazing. Plastics used in doors and panels of bathtub enclosures shall be of a shatter-resistant type.

35. **Showers** required to be accessible shall comply with the following: (1134A.6)
   a. When one or more shower stalls are provided within the same dwelling units, at least one shower stall shall comply with one of the following requirements:
      i. The shower stall shall measure at least 42 inches wide by 48 inches deep with an entrance opening of at least 36 inches; or
      ii. The shower stall shall measure at least 30 inches deep by 60 inches wide with an entrance opening of at least 60 inches. A water closet may project a maximum of 12 inches into the opening, provided that a minimum of 36 inches clear space is maintained between the water closet and the shower wall as illustrated in Figure 11A-9L; or
      iii. Other shower stall configurations shall measure at least 36 inches deep by 60 inches wide with an entrance opening of at least 36 inches when a wall is installed on the opening side.
   b. The maximum slope of the shower floor shall be ½ inch per foot in any direction and shall slope to a drain. The floor surfaces shall be of Carborundum or grit-faced tile or of material providing equivalent slip resistance.
   c. A clear maneuvering space at least 30 inches in width by 48 inches in length shall be located outside the shower, flush and parallel to the control wall.
   d. Grab bar reinforcement shall be installed continuous in the walls of showers 32 inches to 38 inches above the floor. The grab bar reinforcement shall be a minimum of 6 inches nominal in height. Glass-walled shower stalls shall provide reinforcement for installation of floor-mounted or ceiling- mounted grab bars.

   e. When a threshold is used, it shall be a maximum of 2 inches in height and have a beveled or sloped angle not exceeding 1 unit vertical in 2 units horizontal (26.6 degrees from the horizontal). Thresholds ½ inch or less in height may have a beveled or sloped angle not exceeding 1 unit vertical in 1 unit horizontal (45 degrees from horizontal).
   f. Faucet controls and operation mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pound-force. Lever operated, push-type and electronically controlled mechanisms are examples of acceptable designs.
   g. Doors and panels of shower enclosures shall be substantially constructed from approved, shatter-resistant materials. Hinged shower doors shall open outward. Glazing used in doors and panels of shower enclosures shall be fully tempered, laminated safety glass or approved plastic. When glass is used, it shall have minimum thickness of not less than 1/8 inch when fully tempered, or ¼ inch when laminated, and shall pass the test requirements of this Part, Chapter 24 Glass and Glazing. Plastics used in doors and panels of showers enclosures shall be of a shatter-resistant type.

36. **Water closets** in bathrooms or powder rooms required to be accessible shall comply with the following: (1134A.7)
   a. The minimum floor space provided at a water closet shall be 48 inches in clear width. The clear floor space shall extend past the front edge of the water closet at least 36 inches. See Figure 11A-9M. Except, the 48 inches minimum clear width may be reduced to 36 inches for lavatories, cabinets, wing walls or privacy walls located immediately adjacent to a water closet which extend no more than 24 inches in depth.
   b. Water closets shall be located within bathrooms in a manner that permits a grab bar to be installed on at least one side of the fixture. The centerline of the water closet shall be 17 inches minimum to 18 inches maximum from a grab bar wall or partition. In locations where water closets are adjacent to non-grab bar walls, vanities, lavatories or bathtubs, the centerline of the fixture shall be a minimum of 18 inches from the obstacle.
   c. Where the water closet is not placed adjacent to a side wall capable of accommodating a grab bar, the bathroom shall have provisions for installation of floor-mounted, foldaway or similar alternative grab bars.
   d. Where the water closet is placed adjacent to a side wall, reinforcement shall be installed on both sides or one side and the back. If reinforcement is installed at the back, it shall be installed between 32 inches and 38 inches above the floor. The grab bar reinforcement shall be a minimum of 6 inches nominal in height. The backing shall be a minimum of 40 inches in length.
   e. Reinforcement installed at the side of the water closet shall be installed 32 inches to 38 inches above the floor. The reinforcement shall be installed a maximum of 12 inches from the rear wall and shall extend a minimum of 26 inches in front of the water closet. The grab bar reinforcement shall be a minimum of 6 inches nominal in height.
   f. The minimum height of water closet seats shall be 15 inches above the floor.
   g. Water closet controls shall be mounted no more than 44 inches above the floor. The force required to activate controls shall be no greater than 5 pounds.

37. Bathrooms or powder rooms required to be accessible shall have at least one accessible lavatory. Where mirrors and towel fixtures are provided, at least one of each shall be accessible. (1134A.8)
   a. Vanities and lavatories shall be installed with the centerline of the fixture a minimum of 18 inches horizontally from an adjoining wall or fixture to allow for forward approach. When parallel approach is provided, lavatories shall be installed with the centerline of the fixture a minimum of 24 inches horizontally from an adjoining wall or fixture. The top of the fixture rim shall be a maximum of 34 inches above the finished floor.
   b. A clear maneuvering space at least 30 inches by 48 inches shall be provided at lavatories and shall be centered on the lavatory. This clear floor space shall not extend into the knee and toe space more than 19 inches. See Figure 11A-9D.
   c. Cabinets under lavatories are acceptable provided the bathroom has space to allow a parallel approach by a person in a wheelchair and the lavatory cabinets are designed with adaptable knee and toe space.
   d. Knee and toe space shall be provided by one of the following, shall be centered on the fixture, and shall comply with Section 1138A.2:
      i. The space beneath the lavatory shall be left clear and unobstructed;

      ii. Any cabinet beneath the lavatory shall be removable without the use of specialized knowledge or specialized tools; or
      iii. Doors to the cabinet beneath the lavatory shall be removable or openable to provide the required unobstructed knee and toe space.
   e. The finished floor beneath the lavatory shall be extended to the wall.
   f. Water supply and drain pipes under lavatories shall be insulated or otherwise covered to protect against contact. There shall be no sharp or abrasive surfaces under lavatories.
   g. Faucet controls and operation mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pound-force. Lever operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.
   h. Where mirrors or towel fixtures are provided they shall be mounted with the bottom edge no higher than 40 inches from the floor.

LAUNDRY ROOMS

38. If clothes washing machines and clothes dryers are provided in covered multifamily dwelling units, one of each type of appliance shall be provided. Where front-loading clothes washers are not provided, management shall provide assistive devices, on request of the occupant, to permit the use of top-loading clothes washers. (1135A.1)

ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS

39. Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located no more than 48 inches measured from the top of the receptacle outlet box nor less than 15 inches measured from the bottom of the receptacle outlet box to the level of the finished floor or working platform. If the reach is over a physical barrier or an obstruction (for example, a kitchen base cabinet), receptacles shall be located within the reach ranges specified in Section 1138A.3. Physical barriers and obstructions shall not extend more than 25 inches from the wall beneath the receptacle.

40. Receptacle outlets that do not satisfy these specifications are acceptable provided that comparable receptacle outlets, that perform the same functions, are provided within the same area and are accessible. (1136A.1) See exceptions.

41. Controls or switches intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, alarms or cooling, heating and ventilating equipment shall be located no more than 48 inches measured from the top of the outlet box nor less than 15 inches measured from the bottom of the outlet box to the level of the finished floor or working platform. If the reach is over a physical barrier or an obstruction (for example, a kitchen base cabinet) switches and controls shall be located within the reach ranges specified in Section 1138A.3. Physical barriers or obstructions shall not extend more than 25 inches from the wall beneath a control.

42. Switches and controls that do not satisfy these specifications are acceptable provided that comparable controls or outlets, that perform the same functions, are provided within the same area and are accessible. Except at appliances (e.g, kitchen stoves, dishwashers, range hoods, microwave ovens and similar appliances) which have controls located on the appliance. (1136A.2)

DIVISION V – FEATURES COMMON TO THE EXTERIOR AND INTERIOR OF BUILDINGS

OTHER FEATURES AND FACILITIES

This division shall apply to features and facilities common use areas on accessible floors or sites. (1137A.1)

Note: The provisions in this division are not applicable to dwelling units, unless otherwise specified.

SPACE ALLOWANCES AND REACH RANGES IN COMMON USE AREAS

1. The minimum clear width for single wheelchair passage shall be 36 inches continuously. (See Figure 11A-1E.) See Section 1113A for minimum clear width of sidewalks, and Section 1120A for minimum clear width of interior accessible routes Exception: 32 inches in width is acceptable at a point not to exceed 24 inches in length. The segments with reduced width shall be separated by segments that are 48 inches

long minimum and 36 inches wide minimum. (1138A.1.1)

2. The minimum width for two wheelchairs to pass is 60 inches (See Figure 11A-1E). (1138A.1.2)

3. An accessible route (exterior and interior) with a clear width less than 60 inches shall provide passing spaces at intervals of 200 feet maximum. Passing spaces shall be either: a space 60 inches minimum by 60 inches minimum; or, an intersection of two walking surfaces providing a T-shaped space complying with Section 1138A.1.3.1, where the base and arms of the T-shaped space extend 48 inches minimum beyond the intersection. (See Figure 11A-1L.) (1138A.1.2)

4. The space required for a wheelchair to make a 180-degree turn shall be a circular clear space of 60 inches diameter minimum (See Figure 11A-1D(a)); or a T-shaped space complying with Section 1138A.1.3.1. The circular turning space shall be permitted to include knee and toe clearance complying with Section 1138A.2. (1138A.1.3)

5. If a person in a wheelchair must make a turn around an obstruction, the minimum clear width of the accessible route shall be as required in Section 1138A.1.5. (1138A.1.3)
   a. A T-shaped turning space shall be within a 60 inch square minimum with arms and base 36 inches wide minimum. Each arm of the T shall be clear of obstructions 12 inches minimum in each direction, and the base shall be clear of obstructions 24 inches minimum. The space shall be permitted to include knee and toe clearance complying with Section 1138A.2 only at the end of either the base or one arm. (See Figure 11A-1D (b).) (1138A.1.3.1)
   b. Turning spaces for wheelchairs shall be stable, firm, slip resistant, and shall comply with Section 1110A.3 or Section 1119A.2. Changes in level are not permitted. Slopes not steeper than 1:48 shall be permitted. (1138A.1.3.2)

6. Clear floor or ground space for wheelchairs shall comply with the following: (1138A.1.4)
   a. The minimum clear floor or ground space shall be 30 inches by 48 inches. The minimum clear floor or ground space may be positioned for forward or parallel approach to an object (See Figure 11A-1G). Clear floor or ground space may be part of the knee and toe space required under some objects unless otherwise specified. (1138A.1.4.1)
   b. One full unobstructed side of the clear floor or ground space for a wheelchair shall adjoin an accessible route or adjoin another wheelchair clear floor space. If a clear floor space is located in an alcove or otherwise confined on all or a part of three sides, additional maneuvering clearances shall be provided in accordance with the following: (1138A.1.4.2, Figure 11A-1H)
      i. Forward approach. Alcoves shall be 36 inches wide minimum when the depth exceeds 24 inches.
      ii. Parallel approach. Alcoves shall be 60 inches wide minimum when the depth exceeds 15 inches.

7. Clear floor or ground spaces for wheelchairs shall be stable, firm, slip resistant, and shall comply with Section 1110A.3 or Section 1119A.2. Changes in level are not permitted. Slopes not steeper than 1:48 shall be permitted. (1138A.1.4.3)

8. Gratings located in ground and floor surfaces along accessible routes shall be limited to spaces no greater than ½-inch wide in one direction. If gratings have elongated openings, they shall be placed so that the long dimension is perpendicular to the dominant direction of traffic. (1138A.1.4.3.1)

9. When the accessible route makes a 180 degree turn around an element which is less than 48 inches wide, clear width shall be 42 inches minimum approaching the turn, 48 inches minimum at the turn and 42 inches minimum leaving the turn. When the clear width at the turn is 60 inches minimum, the clear width when approaching and when leaving the turn shall be 36 inches minimum. (1138A.1.5, Figure 11A-1C(a))

10. When space beneath an accessible element is included as part of a clear floor space, or turning space, the space shall comply with this section. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor space or turning space. (1138A.2, Figure 11A-9D)
   a. Knee space under an element between 9 inches and 27 inches above the finish floor shall be considered knee space. The knee space shall be clear and unobstructed. (1138A.2.1)
   b. Minimum width for knee space shall be 30 inches wide minimum. (1138A.2.1.1)
   c. Maximum depth for knee space shall extend 25 inches maximum under an element at 9 inches above the finish floor. (1138A.2.1.2)
   d. When knee space is required under an element as part of a clear floor space, the knee space

shall be 11 inches deep minimum at 9 inches above the finish floor, and 8 inches deep minimum at 27 inches above the finish floor, measured from the front edge of the element. (1138A.2.1.3) See exceptions.
   e. Between 9 inches and 27 inches above the finish floor, the knee space shall be permitted to be reduced at a rate of 1 inch in depth for each 6 inches in height. (1138A.2.1.4)

11. Space under an element between the finish floor and 9 inches above the finish floor shall be considered toe space. (1138A.2.2)
   a. Toe space shall be 30 inches wide minimum. (1138A.2.2.1)
   b. Toe space shall extend 25 inches maximum under an element. (1138A.2.2.2)
   c. When toe space is required under an element as part of a clear floor space, the toe space shall extend 17 inches minimum under the element, measured from the front edge of the element. (1138A.2.2.3). See exceptions.
   d. Space extending greater than 6 inches beyond the available knee space at 9 inches above the finish floor shall not be considered toe space. (1138A.2.2.4)

12. Reach ranges shall comply with the following: (1138A.3)
   a. When the clear floor space allows only forward approach to an object, the maximum high forward reach allowed shall be 48 inches and the minimum low forward reach shall be no less than 15 inches above the finish floor. (1138A.3.1, Figure 11A-1L(a))
   b. When the high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the reach depth over the obstruction.

13. The high forward reach shall be 48 inches maximum when the reach depth is 20 inches maximum. When the reach depth exceeds 20 inches, but is not more than 25 inches, the high forward reach shall be 44 inches maximum. (1138A.3.1, Figure 11A-11(b))
   a. When a clear floor space allows a parallel approach to an element, and the side reach is unobstructed, the high side reach shall be 48 inches maximum, and the low side reach shall be 15 inches minimum above the finish floor. (1138.3.2, Figures 11A-1J(a) and 11A-1J(b))
   b. When a clear floor space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches maximum and the depth of the obstruction shall be 24 inches maximum. The high side reach shall be 48 inches maximum for a reach depth of 10 inches maximum. When the reach depth exceeds 10 inches, but no more than 24 inches, the high side reach shall be 46 inches maximum. (See Figure 11A-1J(c).)

14. The top of washing machines and clothes dryers shall be permitted to be 36 inches maximum above the finished floor (1138A3.2.2 exception)

15. Controls and operating mechanisms in accessible spaces, along accessible routes or as part of accessible elements shall comply with the following: (1138A.4.1) Note: See also Section 1142A, for receptacle, switch and control installation.
   a. Clear floor space complying with Section 1138A.1.4 that allows a forward or parallel approach by a person using a wheelchair shall be provided at all controls and operating mechanisms. (1134A.4.2)
   b. Controls and operating mechanisms shall be located no higher than 48 inches, and no lower than 15 inches, above the finished floor measured to the center of the grip. If the reach is over an obstruction (for example, washer or dryer), controls and operating mechanisms shall be located within the reach ranges specified in Section 1138A.3. Controls and operating mechanisms that do not satisfy these specifications are acceptable, provided that comparable mechanisms, controls or outlets, that perform the same functions, are provided within the same area and are accessible. (1134A.4.3)
   c. Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls and operating mechanisms shall be no greater than 5 pounds. (1138A.4.4)

ACCESSIBLE DRINKING FOUNTAINS

Drinking fountains and water coolers in common use areas and/or sites shall comply with the following requirements. A side approach drinking fountain is not acceptable. (1139A.1, Figure 11A-11A)

16. Drinking fountains and water coolers shall be on an accessible route. (1139A.2)

17. Drinking fountains shall be a minimum of 18 inches and a maximum of 19 inches in depth. (1139.A.3)

18. Drinking fountains shall be provided with 30 inches by 48 inches clear floor space, centered on the unit. The clear floor space shall be positioned for a forward approach. (1139A.4)

19. Drinking fountains shall be provided with a clear and unobstructed knee and toe space. Knee and toe space shall comply with Section 1138A.2. (1139A4.4.1)

20. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the drinking fountain, including bumpers. Spout outlets shall be 36 inches maximum above the finish floor. (1139A.5)

21. The spout shall provide a flow of water at least 4 inches high to allow the insertion of a cup or glass under the flow of water. The angle of the water stream shall be measured horizontally relative to the front face of the unit. When spouts are located less than 3 inches from the front of the unit, the angle of the water stream shall be 30 degrees maximum. When spouts are located between 3 inches and 5 inches maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. (1139A.6)

22. The flow of water shall be activated by manually or electronically operated controls. The manually operated controls shall be front mounted or side mounted, located within 6 inches (152 mm) of the front edge of the fountain. The force required to activate controls shall be no greater than 5 pounds. (1139A.7)

23. Drinking fountains shall be located completely within alcoves, between wing walls or otherwise positioned so as not to encroach into pedestrian ways. The alcove or otherwise protected area in which the drinking fountain is located shall not be less than 32 inches in width and 18 inches in depth. When the depth of the protected area where the drinking fountain is located exceeds 24 inches, additional maneuvering clearance shall be provided in accordance with Section 1138A.1.4.2 and Figure 11A-1H. (1139A.8)

24. When provided, wing walls shall project out from the supporting wall at least as far as the drinking fountain to within 6 inches vertically from the finish floor.

25. Protruding objects located in alcoves or otherwise positioned so as to limit encroachment into pedestrian ways are permitted to project 4 inches into walks, halls, corridors, passageways or aisles. (See Figure 11A-11A.)

ACCESSIBLE TELEPHONES

26. When public telephones are provided, they shall comply with the Section 1140A, Accessible Telephones.

ACCESSIBLE SWIMMING POOLS

27. Swimming pools in common-use areas shall comply with the provisions of section 1141A and Chapter 31B. (1141A.1)

28. Swimming pool deck areas must be accessible, and a mechanism to assist persons with disabilities gain entry into the pool and exit from the pool shall be provided. Such a mechanism may consist of a swimming pool lift device as long as the device meets all of the following criteria: (1141A.2)
   a. Has a seat that meets all of the following:
      i. The seat must be rigid;
      ii. The seat must be not less than 17 inches and not more than 19 inches, inclusive of any cushioned surface that might be provided, above the pool deck;
      iii. The seat must have two armrests. The armrest on the side of the seat by which access is gained shall be either removable or fold clear of the seat;
      iv. The seat must have a back support that is at least 12 inches tall;
      v. The seat must have an occupant restraint for use by the occupant of the seat and the restraint must meet the standards for operable controls in compliance with Section 1127A.9.6.4.
   b. Be capable of unassisted operation from both the deck and water levels.
   c. Be stable and not permit unintended movement when a person is getting into or out of the seat.
   d. Be designed to have a live-load capacity of not less than 300 pounds.
   e. Be positioned so that, if the pool has water of different depths, it will place the operator into water that is at least 3 feet deep.
   f. Be capable of lowering the operator at least 18 inches below the surface of the water.

ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS

See Division IV, Section 1136A.

SIGNAGE

Note: See Section 1127A.7 for additional signage requirements applicable to sanitary facilities, and Section 1124A for additional signage requirements applicable to elevators. (1143A.1)

29. When signs and/or identification devices are provided they shall comply with section 1143A. When both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs - one with visual, and one with tactile characters, shall be provided.

30. When signs identify permanent rooms and spaces of a building or site, they shall comply with Sections 1143A.1, 1143A.5, 1143A.6 and 1143A.7.

31. When signs direct to or give information about permanent rooms and spaces of a building or site, they shall comply with Sections 1143A.5.

32. When signs identify, direct or give information about accessible elements and features of a building or site, they shall include the appropriate symbol of accessibility and shall comply with Section 1143A.5.

33. Signs with visual characters shall comply with the following:
   a. Characters and their background shall have a non-glare finish. Characters shall contrast with their background, either light on a dark background or dark on a light background.
   b. Characters shall be uppercase, lowercase or a combination of both. Characters shall be conventional in form, and shall not be italic, oblique, script, highly decorative, or of other unusual forms.
   c. Characters on signs shall be selected from fonts where the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase letter "I".
   d. Visual characters shall be sized in accordance with Table 1143A.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "I".
   e. Visual characters shall be 40 inches minimum above the finish floor.
   f. Stroke thickness of the uppercase letter "I" shall be 10 percent minimum and 20 percent maximum of the height of the character. Character spacing shall be measured between the two closest p points of adjacent characters, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height.
   g. Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height.
   h. Text shall be in a horizontal format.

34. When raised characters are required or when pictorial symbols (pictograms) are used on such signs, they shall comply with this section. Raised characters and pictorial symbols shall be duplicated in Braille complying with Section 1143A.7.
   a. Raised characters on signs shall be 1/32 inch minimum above their background. Characters shall be sans serif uppercase, and shall not be italic, oblique, script, highly decorative, or of other unusual forms.
   b. Characters height measured vertically from the baseline of the character shall be 5/8 inch minimum and 2 inches maximum based on the height of the uppercase letter "I".
   c. Characters and Braille shall be in a horizontal format.
   d. Raised characters on signs shall be selected from fonts when the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase letter "I".
   e. Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character.
   f. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. When characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch minimum and 4 times the raised character stroke width maximum. When characters have other cross sections, spacing between individual raised characters shall be 1/16 inch minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch minimum.
   g. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.
   h. When a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. When a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. When a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. When there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. When permanent identification signage is provided for rooms and spaces they shall be located on the approach side of the door as one enters the room or space. Signs that identify exits shall be located on the approach side of the door as one exits the room or space.
   i. Signs with raised characters shall be located 48 inches minimum above the finish floor, measured from the baseline of the lowest Braille cells and 60 inches maximum directly below the pictogram field. The text description shall comply with Sections 1143A.6 and 1143A.7. The outside dimension of the pictogram field shall be a minimum of 6 inches in height. Characters and Braille shall not be located in the pictogram field. above the finish floor, measured from the baseline of the highest line of raised characters.
   j. Pictorial symbol signs (pictograms) shall be accompanied by a text description located directly below the pictogram field. The text description shall comply with Sections 1143A.6 and 1143A.7. The outside dimension of the pictogram field shall be a minimum of 6 inches in height. Characters and Braille shall not be located in the pictogram field.

35. Contracted Grade 2 Braille shall be used wherever Braille is required in other portions of these standards.

36. Braille dots shall have a domed or rounded shape and shall comply with Table 1143A.7.1. The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, and acronyms.

37. Braille shall be positioned below the corresponding text in a horizontal format, flush left or centered. If text is multi-lined, braille shall be placed below the entire text. Braille shall be separated 3/8 inch minimum and ½ inch maximum from any other tactile characters and 3/8 inch minimum from raised borders and decorative elements.

38. Symbols of accessibility and their background shall have a non-glare finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background. Symbols of accessibility shall comply with the following:
   a. The "International Symbol of Accessibility" shall consist of a white figure on a blue background. The color blue shall approximate FS 15090 in Federal Standard 595C. (See Figure 11A-1A)
   b. International Symbol of TTY. (See Figure 11A-11C)
   c. Volume Control Telephones. (See Figure 11A-11D)
   d. Assistive Listening Systems. (See Figure 11A-11E)
   e. Cleaner Air Symbol. (See Chapter 11B)
   f. Toilet and Bathing Facilities Geometric Symbols. (See Section 1127A.7)

DIVISION VI – SITE IMPRACTICALITY TESTS

GENERAL

Covered multifamily dwellings in buildings without an elevator, located on sites with difficult terrain conditions or unusual characteristics, may employ the site impracticality tests in this Division for determining the accessibility and adaptability provisions required by Chapter 11A.

Except as provided for in Section 1102A.3.1, the provisions of Section 1150A - Site Impracticality Tests do not apply to multi-story dwelling units in nonelevator buildings. (1150A.1)

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PROJECT:
38-UNIT MULTIFAMILY BUILDING

6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/02/2024	PZA SUBMISSION #1
2	08/30/2024	PZA SUBMISSION #2
2	08/30/2024	AHRF SUBMISSION #2
3	09/16/2024	PZA SUBMISSION #3
4	11/08/2024	HOLD LETTER SUBMISSION
5	05/29/2025	AHRF SUBMITTAL #3
6	06/20/2025	AHRF SUBMITTAL #4
7	06/27/2025	PC SUBMITTAL #1

ISSUE	DATE	DESCRIPTION

STAMP
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
ACCESSIBILITY NOTES

T054

6575 FOUNTAIN

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INFORMATION BULLETIN / PUBLIC - BUILDING CODE

LADBS — DEPARTMENT OF BUILDING AND SAFETY

REFERENCE NO.: LABC Sec.11B-208,11B-228.3,11B-502, 11B-812,1113A,1138A — Effective: 01/01/2020
DOCUMENT NO.: P/BC 2020-084 — Revised: 12/02/2019
Previously Issued As: P/BC 2017-084

ACCESSIBILITY DETAILS FOR PARKING

WHERE ACCESSIBLE PARKING IS REQUIRED.

Where parking spaces are provided, parking spaces shall be provided in accordance with *Section 11B-208*.

Exception: Parking spaces used exclusively for buses, trucks, other delivery vehicles, or vehicular impound shall not be required to comply with *Section 11B-208* provided that lots accessed by the public are provided with a passenger loading zone complying with *Section 11B-503*.

Minimum number. Parking spaces complying with *Section 11B-502* shall be provided in accordance with Table *11B-208.2* except as required by *Sections 11B-208.2.1, 11B-208.2.2,* and *11B-208.2.3*. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Hospital outpatient facilities. Ten percent of patient and visitor parking spaces provided to serve hospital outpatient facilities, *and free-standing buildings providing outpatient clinical services of a hospital,* shall comply with *Section 11B-502*.

Rehabilitation facilities and outpatient physical therapy facilities. Twenty percent of patient and visitor parking spaces provided to serve rehabilitation facilities specializing in treating conditions that affect mobility and outpatient physical therapy facilities shall comply with *Section 11B-502*.

Residential facilities. Parking spaces provided to serve residential facilities shall comply with *Section 11B-208.2.3*.

Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with Table 11B-208.2.

Requests for accessible parking spaces. When assigned parking is provided, designated accessible parking for the adaptable residential dwelling units shall be provided on requests of residents with disabilities on the same terms and with the full range of choices (e.g., off-street parking, carport or garage) that are available to other residents.

Van parking spaces. For every six or fraction of six parking spaces required by Section 11B-208.2 to comply with Section 11B-502, at least one shall be a van parking space complying with Section 11B-502.

Location. Parking facilities shall comply with Section 11B-208.3.

General. Parking spaces complying with Section 11B-502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with Section 11B-206.4. Where parking serves more than one accessible entrance, parking spaces complying with Section 11B-502 shall be dispersed and located on the shortest accessible route to the accessible entrances. In parking facilities that do not serve a particular building or facility, parking spaces complying with Section 11B-502 shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility.

Exceptions:
1. All van parking spaces shall be permitted to be grouped on one level within a multi-story parking facility.
2. Parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee, and user convenience.

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

TABLE 11B-208.2 PARKING SPACES

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

Page 1 of 7

P/BC 2020-084

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

PASSENGER DROP-OFF AND LOADING ZONES

General. Passenger drop-off and loading zones shall comply with Section 11B-503.

Vehicle pull-up space. Passenger drop-off and loading zones shall provide a vehicular pull-up space 36 inches wide minimum and 20 feet long minimum.

Access aisle. Passenger drop-off and loading zones shall provide access aisles complying with Section 11B-503 adjacent and parallel to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.

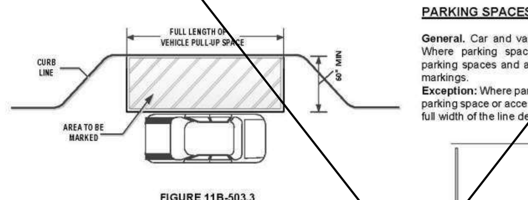


FIGURE 11B-503.3
PASSENGER DROP-OFF AND LOADING ZONE ACCESS AISLE

Width. Access aisles serving vehicle pull-up spaces shall be 60 inches wide minimum.

Length. Access aisles shall extend the full length of the vehicle pull-up spaces they serve.

Marking. Access aisles shall be marked with a painted borderline around their perimeter. The area within the borderlines shall be marked with hatched lines a maximum of 36 inches on center in a color contrasting with that of the aisle surface.

Floor and ground surfaces. Vehicle pull-up spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted.
Exception: Slopes not steeper than 1:48 shall be permitted.

Vertical clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches minimum.

Identification. Each passenger loading zone designated for persons with disabilities shall be identified with a reflectorized sign complying with Section 11B-703.5. It shall be permanently posted immediately adjacent to and visible from the passenger loading zone stating "Passenger Loading Zone Only" and including the International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a dark blue background.

Medical care and long-term care facilities. At least one passenger loading zone complying with Section 11B-503 shall be provided at an accessible entrance to licensed medical care and licensed long-term care facilities where the period of stay may exceed twenty-four hours.

Valet parking. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with Section 11B-503. The parking requirements of Section 11B-208.1 apply to facilities with valet parking.

Mechanical access parking garages. Mechanical access parking garages shall provide at least one passenger loading zone complying with Section 11B-503 at vehicle drop-off and vehicle pick-up areas.

PARKING SPACES

General. Car and van parking spaces shall comply with Section 11B-502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.
Exception: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

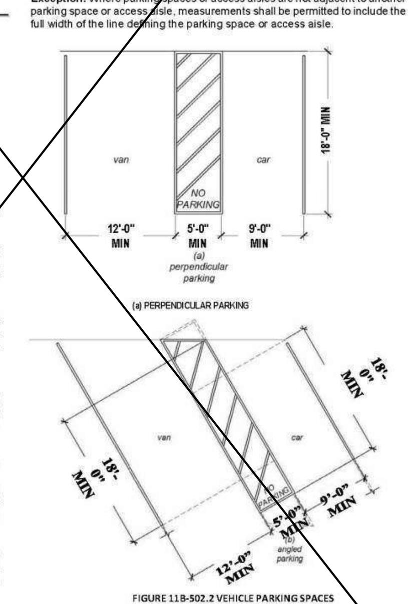


FIGURE 11B-502.2 VEHICLE PARKING SPACES

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

Page 2 of 7

P/BC 2020-084

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

Vehicle spaces. Car and van parking spaces shall be 216 inches (18 feet) long minimum. Car parking spaces shall be 108 inches (9 feet) wide minimum and van parking spaces shall be 144 inches (12 feet) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with Section 11B-502.3.
Exception: Van parking spaces shall be permitted to be 108 inches (9 feet) wide minimum where the access aisle is 96 inches (8 feet) wide minimum.

Access aisle. Access aisles serving parking spaces shall comply with Section 11B-502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Width. Access aisles serving car and van parking spaces shall be 60 inches (5 feet) wide minimum.

Length. Access aisles shall extend the full required length of the parking spaces they serve.

Marking. Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (3 feet) on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (1 foot) in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B- 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.
Exception: Slopes not steeper than 1:48 shall be permitted.

Vertical clearance. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.
Vertical clearance. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.
Exception: In existing multistory parking facilities, car parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 80 inches (2032 mm) minimum. Existing vertical clearance in excess of 80 inches (2032 mm) and less than 98 inches (2489 mm) shall be maintained. This exception shall not apply to van parking spaces, access aisles, or vehicular routes serving them.

Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with Section 11B-703.7.2.1. Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible." Signs shall be 60 inches (5 feet) minimum above the finish floor or ground surface measured to the bottom of the sign.
Exception: Signs located within an accessible route shall be a minimum of 80 inches (6 feet, 8 inches) above the finish floor or ground surface measured to the bottom of the sign.

Finish and size. Parking identification signs shall be reflectorized with a minimum area of 70 square inches.

Minimum fine. Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine $250."

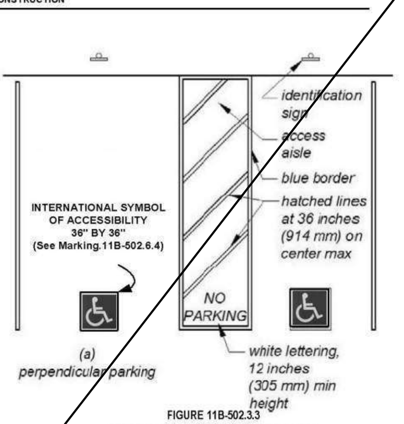
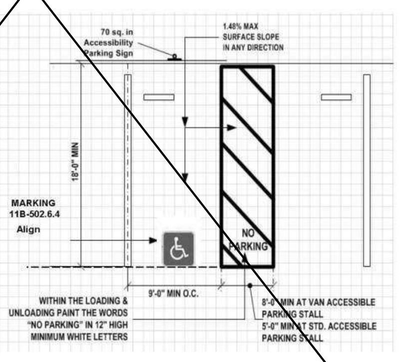


FIGURE 11B-502.3.3
PERPENDICULAR PARKING IDENTIFICATION



VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES (9 FEET) WIDE MINIMUM WHERE THE ACCESS AISLE IS 96 INCHES (8 FEET) WIDE MINIMUM.

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Page 3 of 7

P/BC 2020-084

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

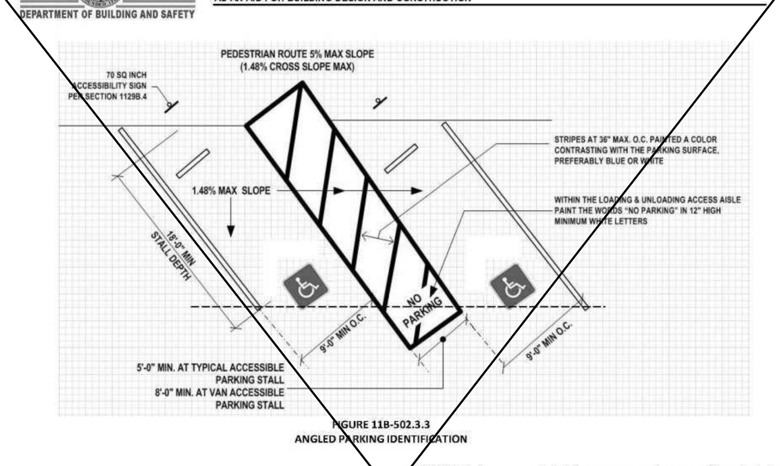

FIGURE 11B-502.3.3
ANGLED PARKING IDENTIFICATION

Location. A parking space identification sign shall be visible from each parking space. Signs shall be permanently posted either immediately adjacent to the parking space or within the projected parking space width at the head end of the parking space. Signs may also be permanently posted on a wall at the interior end of the parking space.

Marking. Each accessible car and van space shall have surface identification complying with either Sections 11B-502.6.4.1 or 11B-502.6.4.2.

The parking space shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a blue background a minimum 36 inches wide by 36 inches high. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space length.

The parking space shall be outlined or painted blue and shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 a minimum 36 inches wide by 36 inches high in white or a suitable contrasting color. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space.

Relationship to accessible routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

11B-502.7.1 Arrangement. Parking spaces and access aisles shall be designed so that persons using them are not required to travel behind parking spaces other than to pass behind the parking space in which they parked.

11B-502.7.2 Wheel stops. A curb or wheel stop shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes.

11B-502.8 Additional signage. An additional sign shall be posted either;

1) In a conspicuous place at each entrance to an off-street parking facility or
2) Immediately adjacent to on-site accessible parking and visible from each parking space.

11B-502.8.1 Size. The additional sign shall not be less than 17 inches wide by 22 inches high.

11B-502.8.2 Lettering. The additional sign shall clearly state in letters with a minimum height of 1 inch the following:
"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles maybe reclaimed at: ________ or by telephoning ________."
Blank spaces shall be filled in with appropriate information as a permanent part of the sign. (NOTE: **Towing Co.'s Name** and **Telephone Number** must be noted on the detail sheet/s on the plans).

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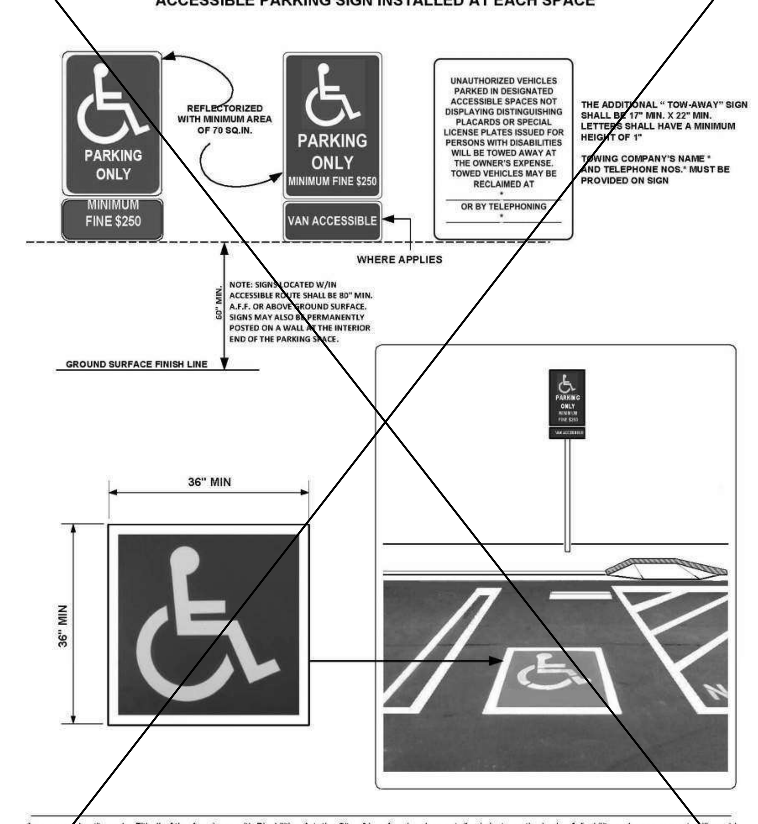
Page 4 of 7

P/BC 2020-084

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

ACCESSIBLE PARKING SIGN INSTALLED AT EACH SPACE



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Page 5 of 7

Electrical Vehicle Charging Stations

Electric vehicle charging stations (EVCS) shall comply with Section 11B-812 as required by Section 11B-228.3. Where vehicle spaces and access aisles are marked with lines, measurements shall be made from the centerline of the markings.

Exception: 11B-812.1

Operable parts shall comply with Section 11B-309.

Future installation of Electric Vehicle (EV) Chargers serving Covered Multifamily Dwellings shall be on accessible route per 1113A and shall be in compliance with section 1138A reach range requirements

Floor or ground surfaces. Vehicle spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the vehicle space they serve. Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted in vehicle spaces and access aisles.

Vertical clearance. Vehicle spaces, access aisles serving them, and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum. Where provided, overhead cable management systems shall not obstruct required vertical clearance.

Accessible route to building or facility.
EVCS complying with Section 11B-812 that serve a particular building or facility shall be located on an accessible route to an entrance complying with Section 11B-206.4. Where EVCS do not serve a particular building or facility, EVCS complying with Section 11B-812 shall be located on an accessible route to an accessible pedestrian entrance of the EV charging facility.

Exception: 11B-812.5.1

Accessible route to EV charger. An accessible route complying with Section 11B-402 shall be provided between the vehicle space and the EV charger which serves it.

Relationship to accessible routes. Vehicle spaces and access aisles shall be designed so that when the vehicle space is occupied the required clear width of adjacent accessible routes is not obstructed. A curb, wheel stop, bollards, or other barrier shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes.

Arrangement. Vehicle spaces and access aisles shall be designed so that persons using them are not required to travel behind vehicle spaces or parking spaces other than the vehicle space in which their vehicle has been left to charge.
Exceptions: 11B-812.5.4

Obstructions. EVCS shall be designed so accessible routes are not obstructed by cables or other elements.

Vehicle spaces. Vehicle spaces serving van accessible, standard accessible, ambulatory and drive-up EVCS shall be 216 inches (5486 mm) long minimum and shall comply with Sections 11B-812.6.1 through 11B-812.6.4 as applicable. All vehicle spaces shall be marked to define their width.

Exceptions: 11B-812.6

Van accessible. Vehicle spaces serving van accessible EVCS shall be 144 inches (3658 mm) wide minimum and shall have an adjacent access aisle complying with Section 11B-812.7.

Standard accessible. Vehicle spaces serving standard accessible EVCS shall be 108 inches (2743 mm) wide minimum and shall have an adjacent access aisle complying with Section 11B-812.7.

Ambulatory. Vehicle spaces serving ambulatory EVCS shall be 120 inches (3048 mm) wide minimum and shall not be required to have an adjacent access aisle.
Drive-up. Vehicle spaces serving drive-up EVCS shall be 204 inches (5182 mm) wide minimum and shall not be required to have an adjacent access aisle.

Access aisle. Access aisles shall adjoin an accessible route. Two vehicle spaces shall be permitted to share a common access aisle. Access aisles shall be 60 inches (1524 mm) wide minimum and shall extend the full required length of the vehicle spaces they serve.

Location. Access aisles at vehicle spaces shall not overlap the vehicular way and may be placed on either side of the vehicle space they serve except for van accessible spaces which shall have access aisles located on the passenger side of the vehicle spaces.

Marking. Access aisles at vehicle spaces shall be marked with a painted borderline around their perimeter. The area within the borderlines shall be marked with hatched lines a maximum of 36 inches (914 mm) on center. The color of the borderlines, hatched lines, and letters shall contrast with that of the surface of the access aisle. The blue color required for identification of access aisles for accessible parking shall not be used. Access aisle markings may extend beyond the minimum required length.

Lettering. The words "NO PARKING" shall be painted on the surface within each access aisle in letters a minimum of 12 inches (305 mm) in height and located to be visible from the adjacent vehicular way.

Identification signs. EVCS identification signs shall be provided in compliance with Section 11B-812.8.

Four or fewer. Where four or fewer total EVCS are provided, identification with an International Symbol of Accessibility (ISA) shall not be required.

Five to twenty-five. Where five to twenty-five total EVCS are provided, one van accessible EVCS shall be identified by an ISA complying with Section 11B-703.7.2.1. The required standard accessible EVCS shall not be required to be identified with an ISA.

Twenty-six or more. Where twenty-six or more total EVCS are provided, all required van accessible and all required standard accessible EVCS shall be identified by an ISA complying with Section 11B-703.7.2.1.

Ambulatory. Ambulatory EVCS shall not be required to be identified by an ISA.

Drive-up. Drive-up EVCS shall not be required to be identified by an ISA.

Finish and size. Identification signs shall be reflectorized with a minimum area of 70 square inches (45 161 mm2).

Location. Required identification signs shall be visible from the EVCS it serves. Signs shall be permanently posted either immediately adjacent to the vehicle space or within the projected vehicle space width at the head end of the vehicle space. Signs identifying van accessible vehicle spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign. Signs located within an accessible route shall be 80 inches (2032 mm) minimum above the finish floor or ground surface measured to the bottom of the sign. Signs may also be permanently posted on a wall at the interior end of the vehicle space.

Surface marking. EVCS vehicle spaces shall provide surface marking stating "EV CHARGING ONLY" in letters 12 inches (305 mm) high minimum. The centerline of the text shall be a maximum of 6 inches (152 mm) from the centerline of the vehicle space and its lower corner at, or lower side aligned with, the end of the parking space length.

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Page 6 of 7

P/BC 2020-084

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

Electric vehicle chargers
EV chargers shall comply with Section 11B-812.10.*Operable parts and charging cord storage shall comply with Section 11B-309.*

Point-of-sale devices. Where provided, point-of-sale devices shall comply with Sections 11B-707.2, 11B-707.3, 11B-707.7.2, and 11B-707.9.

Location. EV chargers shall be adjacent to, and within the projected width of, the vehicle space being served.

Exceptions:11B-812.10.4

TABLE 11B-228.3.2.1
ELECTRIC VEHICLE CHARGING STATIONS FOR PUBLIC USE AND COMMON USE

TOTAL NUMBER OF EVCS AT A FACILITY[1]	MINIMUM NUMBER (by type) OF EVCS REQUIRED TO COMPLY WITH SECTION 11B-812[2]		
	Van Accessible	Standard Accessible	Ambulatory
1 to 4	1	0	0
5 to 25	1	1	0
26 to 50	1	1	1
51 to 75	1	2	2
76 to 100	1	3	3
101 and over	1, plus 1 for each 300, or fraction thereof, over 100	3, plus 1 for each 60, or fraction thereof, over 100	3, plus 1 for each 50, or fraction thereof, over 100

1. Where an EV charger can simultaneously charge more than one vehicle, the number of EVCS provided shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.

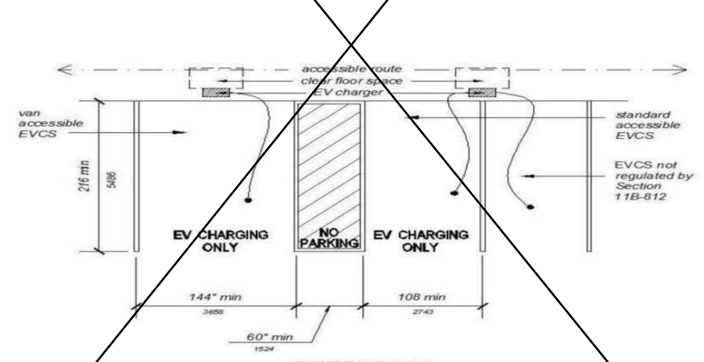

FIGURE 11B-812.9.
SURFACE MARKING

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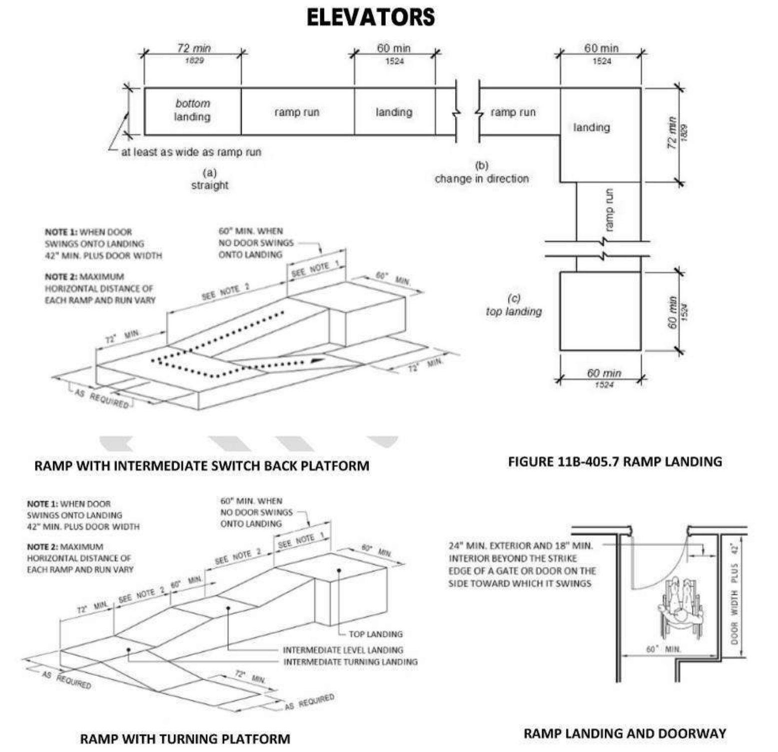
Page 7 of 7

INFORMATION BULLETIN / PUBLIC - BUILDING CODE

REFERENCE NO.: LABC Sec.11B-403,404,405, 408,504,505,802 — Effective: 01/01/2020
DOCUMENT NO.: P/BC 2020-085 — Revised: 12/02/2019
Previously Issued As: P/BC 2017-085

ACCESSIBILITY DETAILS FOR RAMPS, STAIRS & ELEVATORS



RAMP WITH INTERMEDIATE SWITCH BACK PLATFORM — FIGURE 11B-405.7 RAMP LANDING

RAMP WITH TURNING PLATFORM — RAMP LANDING AND DOORWAY

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P/BC 2020-085

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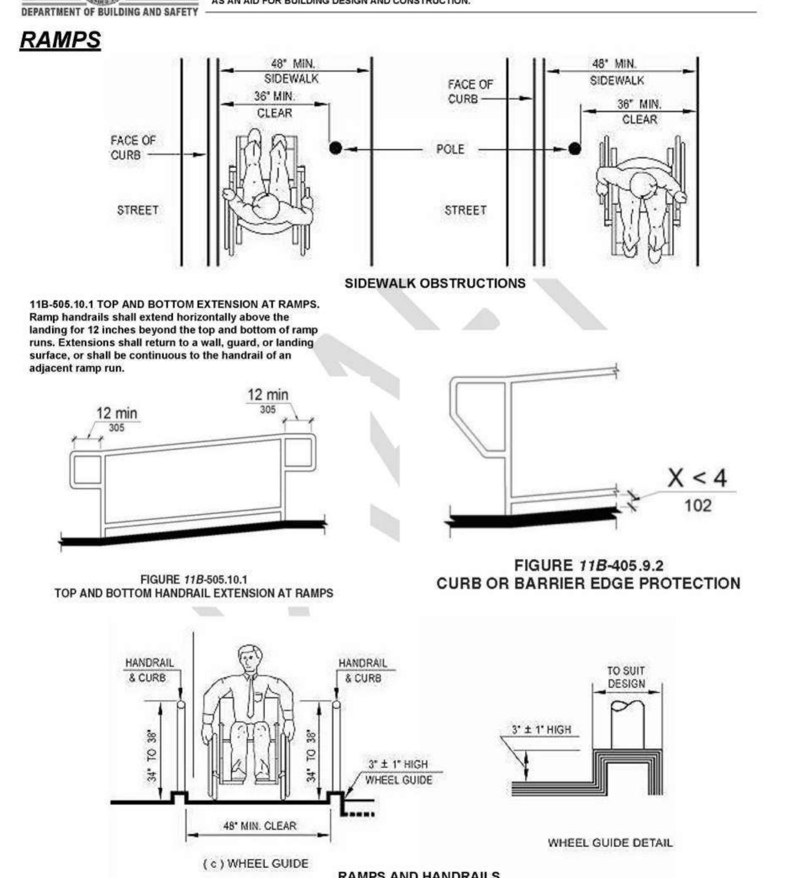
RAMPS



11B-505.10.1 TOP AND BOTTOM EXTENSION AT RAMPS. Ramp handrails shall extend horizontally above the landing for 12 inches beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or landing surface, or shall be continuous to the handrail of an adjacent ramp run.

FIGURE 11B-505.10.1
TOP AND BOTTOM HANDRAIL EXTENSION AT RAMPS

FIGURE 11B-405.9.2
CURB OR BARRIER EDGE PROTECTION

RAMPS AND HANDRAILS

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P/BC 2020-085

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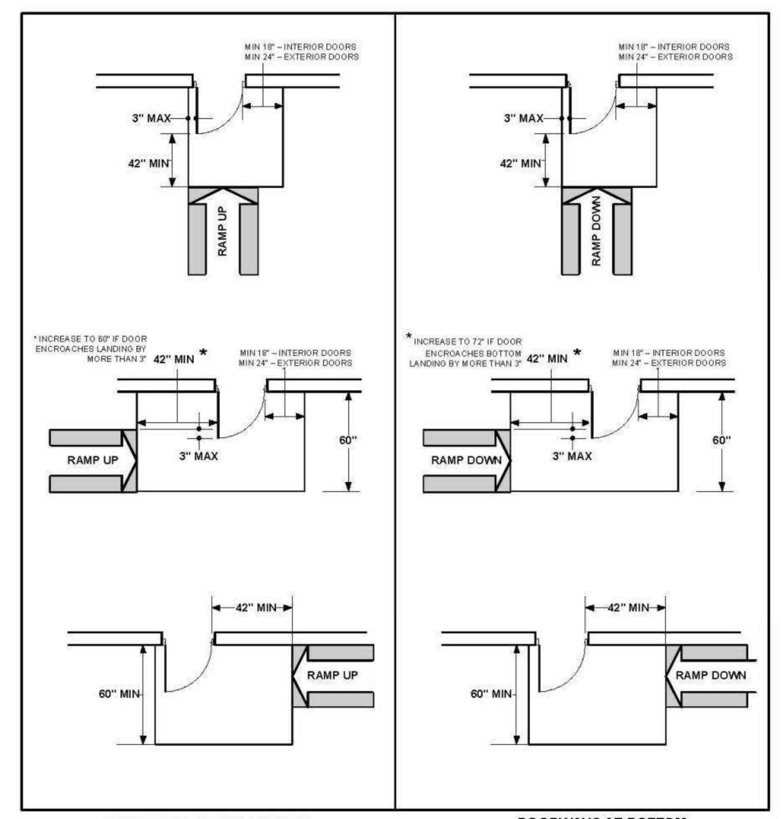
DOORWAYS AT RAMP LANDINGS



DOORWAYS AT TOP LANDING SPACE OF A RAMP — DOORWAYS AT BOTTOM LANDING SPACE OF A RAMP

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Page 3 of 7

P/BC 2020-085

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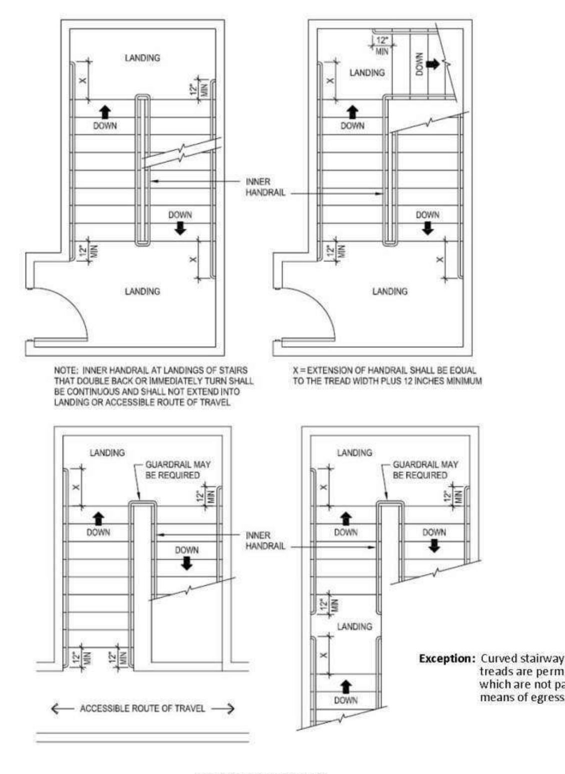
STAIRWAYS



11B-504 STAIRWAYS

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Page 4 of 7

P/BC 2020-085

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STAIRS

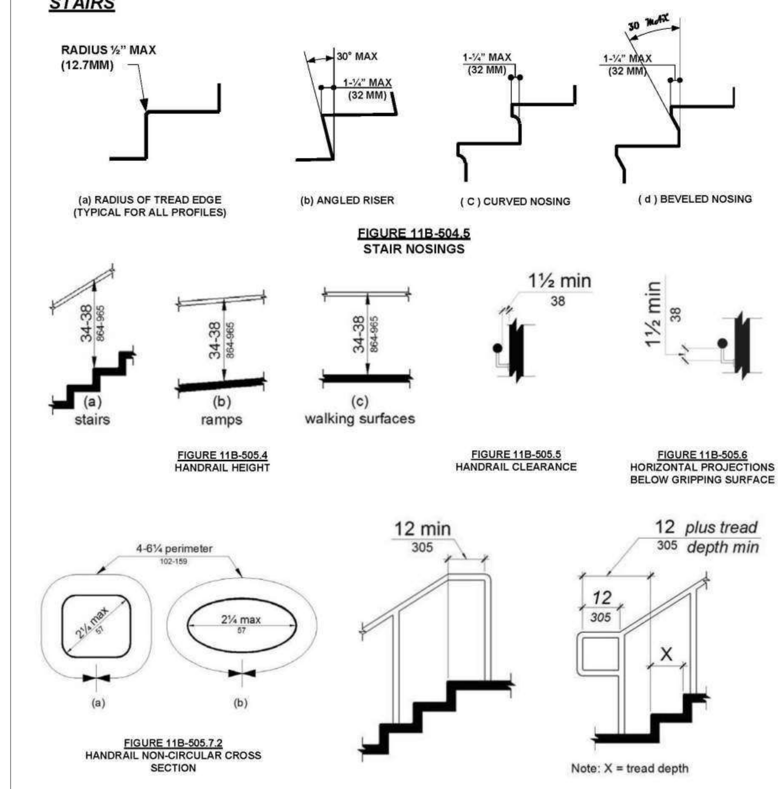

FIGURE 11B-504.5 STAIR NOSINGS

FIGURE 11B-505.4 HANDRAIL HEIGHT — FIGURE 11B-505.5 HANDRAIL CLEARANCE — FIGURE 11B-505.6 HORIZONTAL PROJECTIONS BELOW GRIPPING SURFACE

FIGURE 11B-505.7.2 HANDRAIL NON-CIRCULAR CROSS SECTION — FIGURE 11B-505.10.2 TOP HANDRAIL EXTENSION AT STAIRS — FIGURE 11B-505.10.3 BOTTOM HANDRAIL EXTENSION AT STAIRS

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Page 5 of 7

P/BC 2020-085

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ELEVATORS

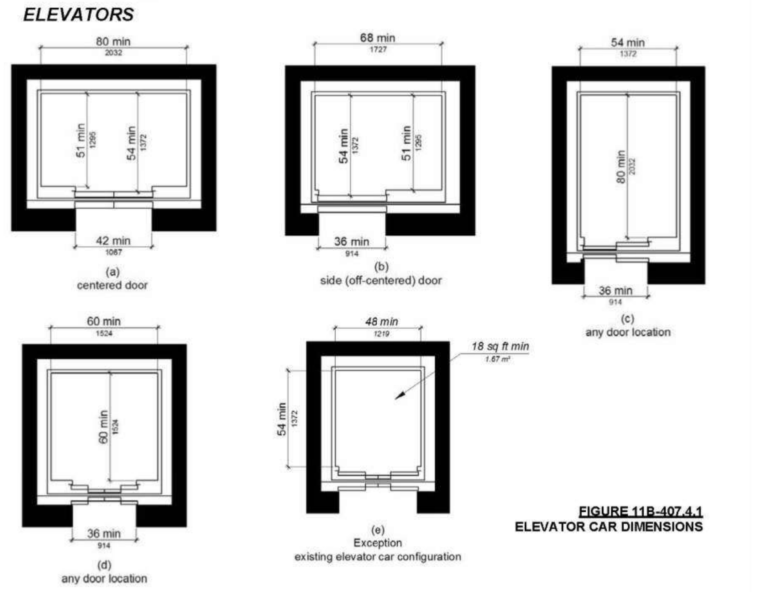

FIGURE 11B-407.4.1
ELEVATOR CAR DIMENSIONS

TABLE 11B-407.4.1
ELEVATOR CAR DIMENSIONS

DOOR LOCATION	DOOR CLEAR WIDTH	MINIMUM DIMENSIONS		
		INSIDE CAR, SIDE TO SIDE	INSIDE CAR, BACK WALL TO FRONT RETURN	INSIDE CAR, BACK WALL TO INSIDE FACE OF DOOR
Centered	42 inches	80 inches	51 inches	54 inches
Side (off-centered)	36 inches	68 inches	51 inches	54 inches
Any	36 inches	54 inches	80 inches	80 inches
Any	36 inches	60 inches	60 inches	60 inches

1. A tolerance of minus 5/8 inch (15.9 mm) is permitted.
2. Other car configurations that provide a turning space complying with *Section 11B-304* with the door closed shall be permitted.

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Page 6 of 7

P/BC 2020-085

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ELEVATORS

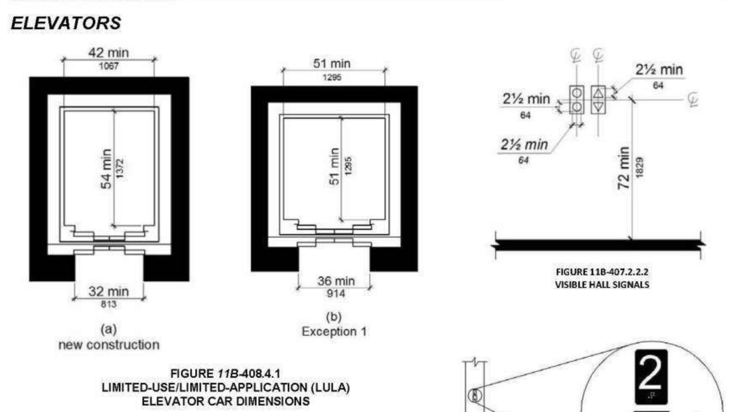

FIGURE *11B*-408.4.1
LIMITED-USE/LIMITED-APPLICATION (LULA) ELEVATOR CAR DIMENSIONS

FIGURE 11B-407.2.2.2
VISIBLE HALL SIGNALS

Door and signal timing. The minimum acceptable time from notification that a car is answering a call or notification of the car assigned at the means for the entry of destination information until the doors of that car start to close shall be calculated from the following equation:

$T = D/(1.5$ ft/s$)$ or $T = D/(455$ mm/s$)$ = 5 seconds minimum where T equals the total time in seconds and D equals the distance (in feet or millimeters) from the point in the lobby or corridor 60 inches (*1524* mm) directly in front of the farthest call button controlling that car to the centerline of its hoistway door. (11B-407.3.4)

Exceptions:
1. For cars with in-car lanterns, T shall be permitted to begin when the signal is visible from the point 60 inches (*1524* mm) directly in front of the farthest hall call button and the audible signal is sounded.
2. Destination-oriented elevators shall not be required to comply with *Section 11B*-407.3.4.

Door delay. Elevator doors shall remain fully open in response to a car call for 5 seconds minimum. (11B-407.3.5)

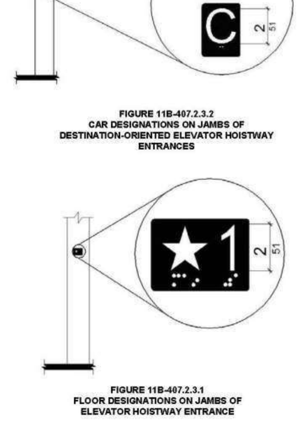

FIGURE 11B-407.2.3.2
CAR DESIGNATIONS ON JAMBS OF DESTINATION-ORIENTED ELEVATOR HOISTWAY ENTRANCES

FIGURE 11B-407.2.3.1
FLOOR DESIGNATIONS ON JAMBS OF ELEVATOR HOISTWAY ENTRANCE

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Page 7 of 7

INFORMATION BULLETIN / PUBLIC - BUILDING CODE

REFERENCE NO.: LABC Sec. 11B-304,305,404 — Effective: 01/01/2020
DOCUMENT NO.: P/BC 2020-086 — Revised:
Previously Issued As: P/BC 2017-086

ACCESSIBILITY DETAILS FOR DOORS, MANEUVERING SPACES & ROUTES

UNLESS SPECIFICALLY STATED OTHERWISE, FIGURES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. (11B-104.3 FIGURES)

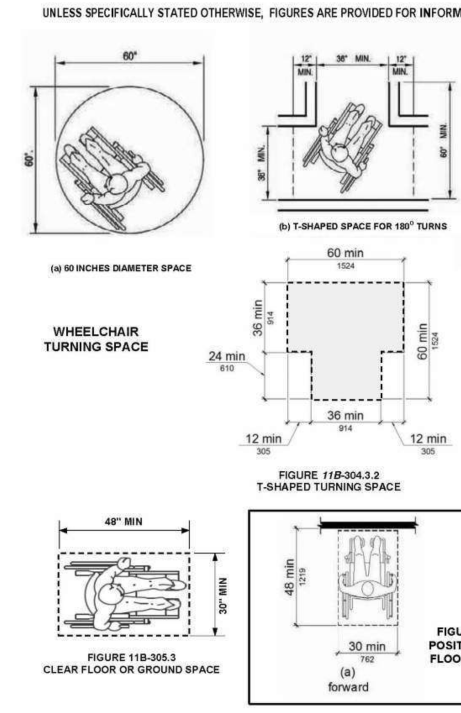

FIGURE *11B*-304.3.2
T-SHAPED TURNING SPACE

FIGURE 11B-305.3
CLEAR FLOOR OR GROUND SPACE

FIGURE 11B-305.5
POSITION OF CLEAR FLOOR OR GROUND SPACE

Convention	Description
36 / 914	dimension showing English units (in inches unless otherwise specified) above the line and SI units (in millimeters unless otherwise specified) below the line
6 / 152	dimension for small measurements
33-36 / 838-914	dimension showing a range with minimum - maximum
min	minimum
max	maximum
>	greater than
≥	greater than or equal to
<	less than
≤	less than or equal to
	boundary of clear floor space or maneuvering clearance
	centerline
	a permitted element or its extension
	direction of travel or approach
	a wall, floor, ceiling or other element cut in section or plan
	a highlighted element in elevation or plan
	location zone of element, control or feature

FIGURE 11B-104
GRAPHIC CONVENTION FOR FIGURES

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Page 1 of 7

P/BC 2020-086

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DOORS & MANEUVERING SPACE

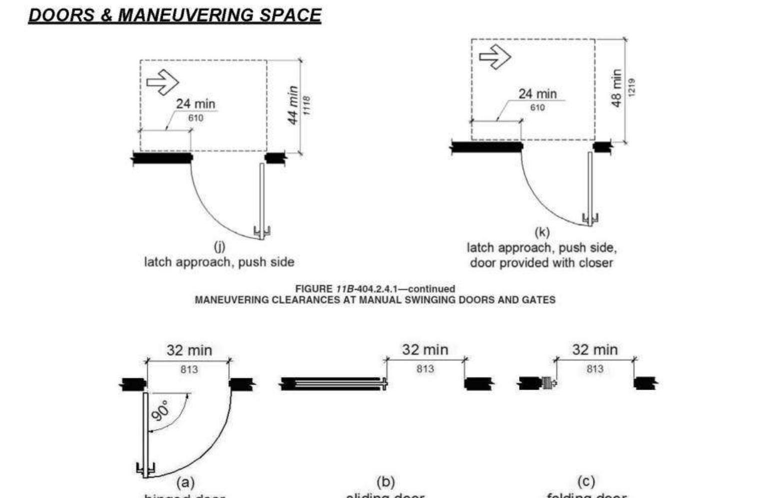

FIGURE *11B*-404.2.4.1—continued
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

FIGURE 11B-404.2.3
CLEAR WIDTH OF DOORWAYS

TABLE 11B-404.2.3
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

TYPE OF USE		MINIMUM MANEUVERING CLEARANCE	
APPROACH DIRECTION	DOOR or GATE SIDE	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (beyond latch side unless noted)
From front	Pull	60 inches	18 inches
From front	Push	48 inches	0 inches
From hinge side	Pull	60 inches	36 inches
From hinge side	Push	44 inches	22 inches
From latch side	Pull	60 inches	24 inches
From latch side	Push	44 inches	24 inches

1. ADD 12 INCHES IF CLOSER AND LATCH ARE PROVIDED.
2. ADD 4 INCHES IF CLOSER AND LATCH ARE PROVIDED.
3. BEYOND HINGE SIDE.
4. ADD 4 INCHES IF CLOSER IS PROVIDED.
5. ADD 6 INCHES AT EXTERIOR SIDE OF EXTERIOR DOORS.

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Page 3 of 7

P/BC 2020-086

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DOORS & MANEUVERING SPACE

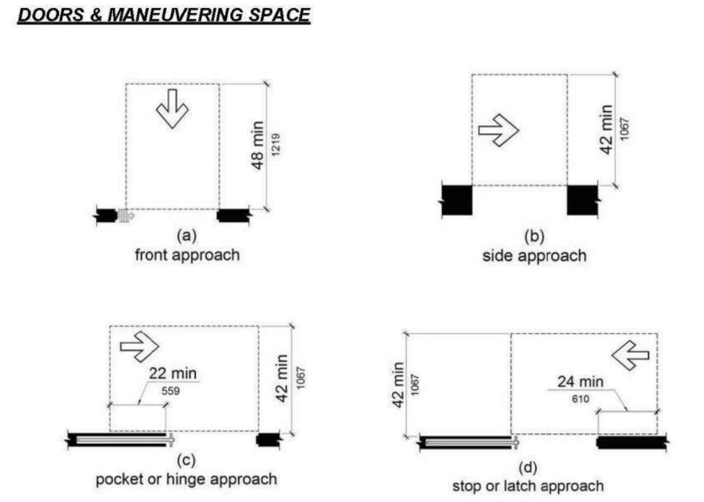

FIGURE 11B-404.2.4.2
MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS, SLIDING DOORS, GATES, AND FOLDING DOORS

TABLE 11B-404.2.4.2
MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS OR GATES MANUAL SLIDING DOORS AND MANUAL FOLDING DOORS

	MINIMUM MANEUVERING CLEARANCE	
Approach direction	Perpendicular to doorway	Parallel to doorway (beyond stop/latch side unless noted)
From Front	48 inches	0 inches
From Side[1]	42 inches	0 inches
From pocket/hinge side	42 inches	22 inches
From stop/latch side	42 inches	24 inches

1. Doorway with no door only.
2. Beyond pocket/hinge side

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Page 4 of 7

P/BC 2020-086

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DOORS & MANEUVERING SPACE

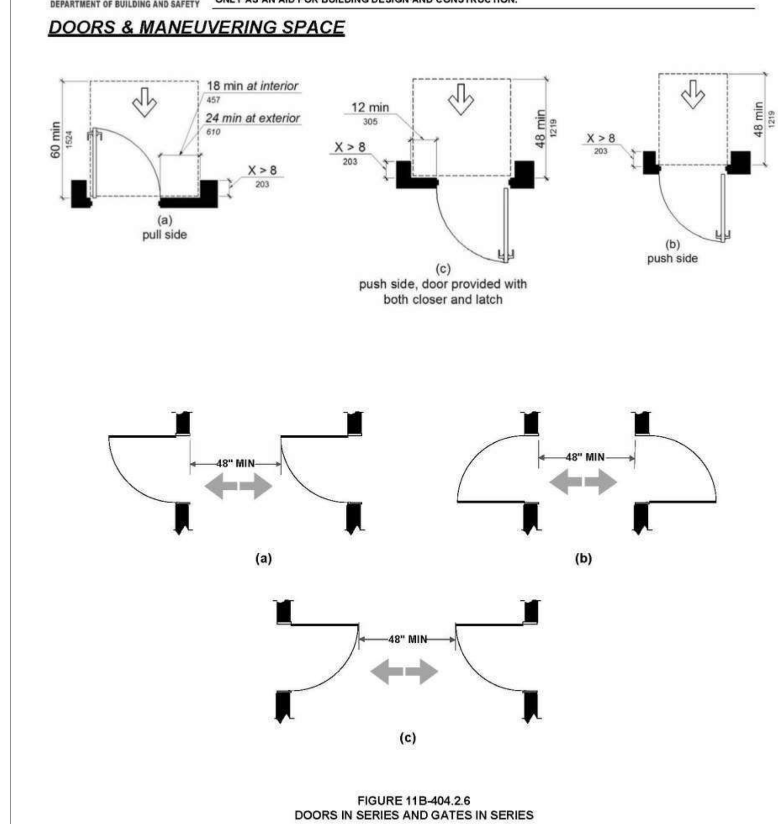

FIGURE 11B-404.2.6
DOORS IN SERIES AND GATES IN SERIES

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Page 5 of 7

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PROJECT:
38-UNIT MULTIFAMILY BUILDING

6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/02/2024	PZA SUBMISSION #1
2	08/30/2024	PZA SUBMISSION #2
2	08/30/2024	AHRF SUBMISSION #2
3	09/16/2024	PZA SUBMISSION #3
4	11/08/2024	HOLD LETTER SUBMISSION
5	05/29/2025	AHRF SUBMITTAL #3
6	06/20/2025	AHRF SUBMITTAL #4
7	06/27/2025	PC SUBMITTAL #1

ISSUE	DATE	DESCRIPTION

STAMP: LICENSED ARCHITECT — AARON BRUMER — No. C-30005 — REN. 11-30-2025 — STATE OF CALIFORNIA

DRAWING TITLE
ACCESSIBILITY DETAILS

T055

6575 FOUNTAIN

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P/BC 2020-086

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ACCESSIBLE ROUTES

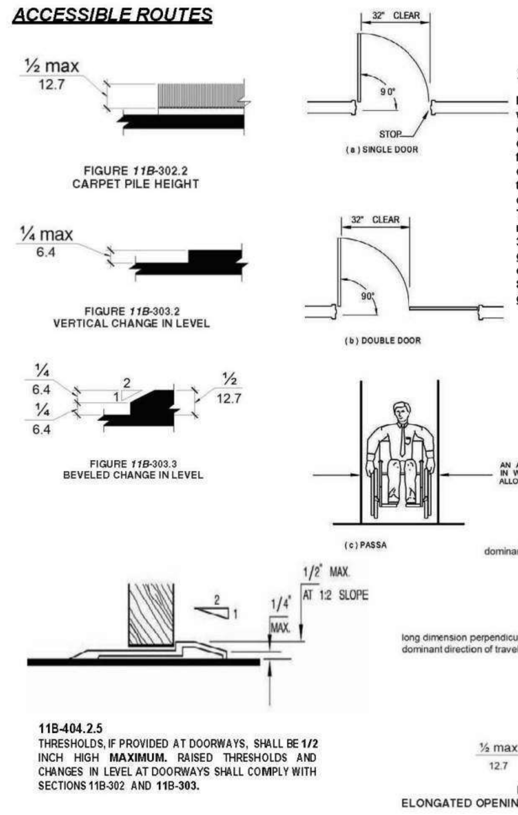

FIGURE 11B-302.2 CARPET PILE HEIGHT

FIGURE 11B-303.2 VERTICAL CHANGE IN LEVEL

FIGURE 11B-303.3 BEVELED CHANGE IN LEVEL

11B-404.2.3

Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches.

AN ADULT SIZE WHEELCHAIR AVERAGES 27 INCHES IN WIDTH. THE REQUIRED 32 INCH CLEAR OPENING ALLOWS 2-1/2 INCHES ON EACH SIDE FOR HANDS.

11B-404.2.5
THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE **1/2** INCH HIGH **MAXIMUM.** RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 11B-302 AND **11B-303.**

FIGURE 11B-302.3 ELONGATED OPENINGS IN FLOOR OR GROUND SURFACES

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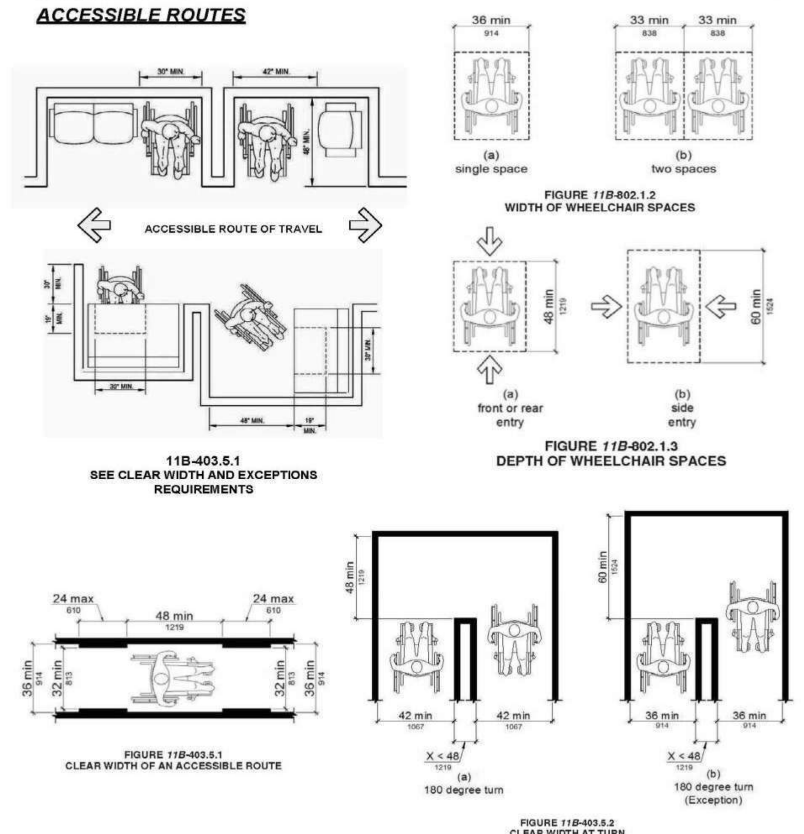
CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY

P/BC 2020-086

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

ACCESSIBLE ROUTES



11B-403.5.1 SEE CLEAR WIDTH AND EXCEPTIONS REQUIREMENTS

FIGURE 11B-802.1.2 WIDTH OF WHEELCHAIR SPACES

FIGURE 11B-802.1.3 DEPTH OF WHEELCHAIR SPACES

FIGURE 11B-403.5.1 CLEAR WIDTH OF AN ACCESSIBLE ROUTE

FIGURE 11B-403.5.2 CLEAR WIDTH AT TURN

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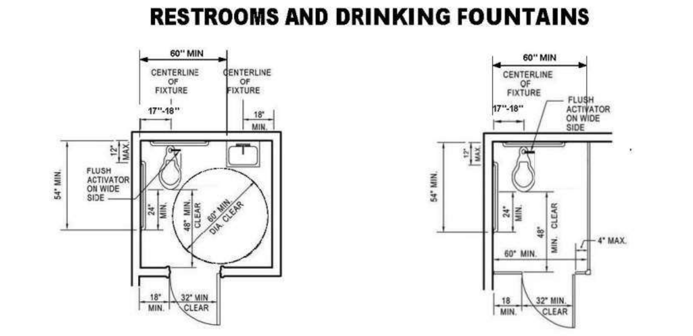
CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY

INFORMATION BULLETIN / PUBLIC - BUILDING CODE
REFERENCE NO.: LABC Sec.11B-305,604,605 Effective: 01/01/2020
DOCUMENT NO.: P/BC 2020-087 Revised:
Previously Issued As: P/BC 2017-087

ACCESSIBILITY DETAILS FOR RESTROOMS AND DRINKING FOUNTAINS



SINGLE-ACCOMMODATION TOILET FACILITY

ACCESSIBLE WATER CLOSET COMPARTMENT WITHIN A MULTIPLE-ACCOMMODATION TOILET FACILITY

Doors shall not swing into the clear floor space or clearance required for any fixture. Other than the door to the accessible water closet compartment, a door in any position, may encroach into the turning space by 12 inches maximum. (11B-603.2.3)
Exceptions: (2) Where the toilet room or bathing room is for individual use and a clear floor space complying with Section 11B-305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.

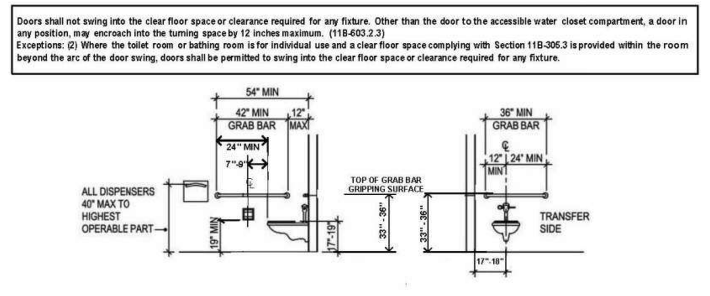


FIGURE 11B-604.7 DISPENSER OUTLET LOCATION

FIGURE 11B-604.5.1 SIDE WALL GRAB BAR AT WATER CLOSETS

FIGURE 11B-604.5.2 REAR WALL GRAB BAR AT WATER CLOSETS

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CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY

P/BC 2020-087

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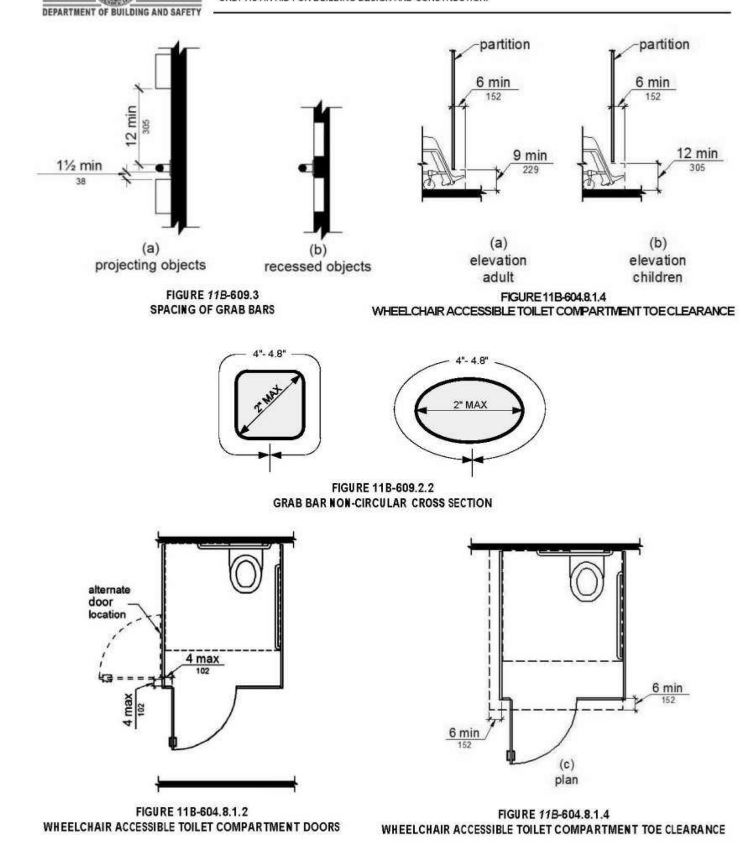

FIGURE 11B-609.3 SPACING OF GRAB BARS

FIGURE 11B-604.8.1.4 WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

FIGURE 11B-609.2.2 GRAB BAR NON-CIRCULAR CROSS SECTION

FIGURE 11B-604.8.1.2 WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT DOORS

FIGURE 11B-604.8.1.4 WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

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P/BC 2020-087

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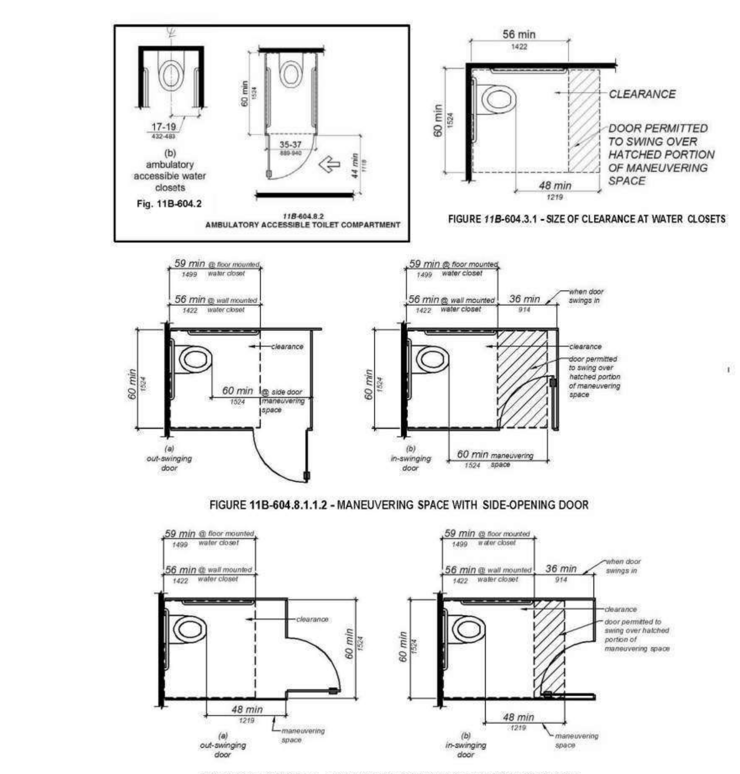

Fig. 11B-604.2

11B-604.8.2 AMBULATORY ACCESSIBLE TOILET COMPARTMENT

FIGURE 11B-604.3.1 - SIZE OF CLEARANCE AT WATER CLOSETS

FIGURE 11B-604.8.1.1.2 - MANEUVERING SPACE WITH SIDE-OPENING DOOR

FIGURE 11B-604.8.1.1.3 - MANEUVERING SPACE WITH END-OPENING DOOR

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SINK / URINAL

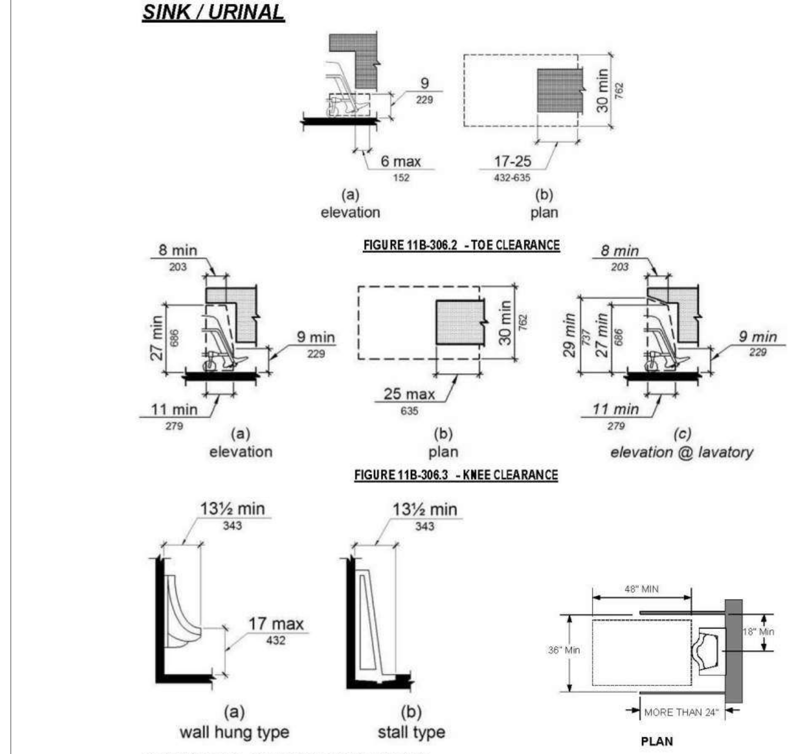

FIGURE 11B-306.2 - TOE CLEARANCE

FIGURE 11B-306.3 - KNEE CLEARANCE

FIGURE 11B-605.2 - HEIGHT AND DEPTH OF URINALS

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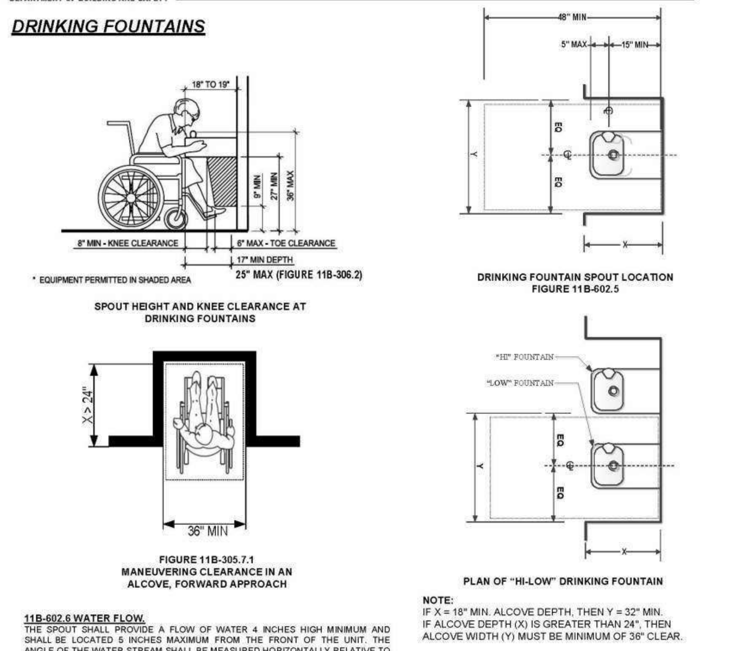
DRINKING FOUNTAINS



* EQUIPMENT PERMITTED IN SHADED AREA

SPOUT HEIGHT AND KNEE CLEARANCE AT DRINKING FOUNTAINS

DRINKING FOUNTAIN SPOUT LOCATION FIGURE 11B-602.5

FIGURE 11B-305.7.1 MANEUVERING CLEARANCE IN AN ALCOVE, FORWARD APPROACH

PLAN OF "HI-LOW" DRINKING FOUNTAIN

NOTE:
IF X = 18" MIN. ALCOVE DEPTH, THEN Y = 32" MIN.
IF ALCOVE DEPTH (X) IS GREATER THAN 24", THEN ALCOVE WIDTH (Y) MUST BE MINIMUM OF 36" CLEAR.

CLEAR FLOOR SPACE AT "HI-LOW" DRINKING FOUNTAIN ALCOVES

11B-602.6 WATER FLOW.
THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3 INCHES OF THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES AND 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM.

11B-602.7 DRINKING FOUNTAINS FOR STANDING PERSONS.
SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

11B-602.9 PEDESTRIAN PROTECTION.
ALL DRINKING FOUNTAINS SHALL EITHER BE LOCATED COMPLETELY WITHIN ALCOVES, POSITIONED COMPLETELY BETWEEN WING WALLS, OR OTHERWISE POSITIONED SO AS NOT TO ENCROACH INTO PEDESTRIAN WAYS. THE PROTECTED AREA WITHIN WHICH A DRINKING FOUNTAIN IS LOCATED SHALL BE 32 INCHES WIDE MINIMUM AND 18 INCHES DEEP MINIMUM, AND SHALL COMPLY WITH SECTION 11B-305.7. WHEN USED, WING WALLS OR BARRIERS SHALL PROJECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6 INCHES VERTICALLY FROM THE FLOOR OR GROUND SURFACE.

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CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY

INFORMATION BULLETIN / PUBLIC - BUILDING CODE
REFERENCE NO.: LABC Sec.11B-607,608,610 Effective: 01/01/2020
DOCUMENT NO.: P/BC 2020-088 Revised:
Previously Issued As: P/BC 2017-088

ACCESSIBILITY DETAILS FOR TUBS AND SHOWERS

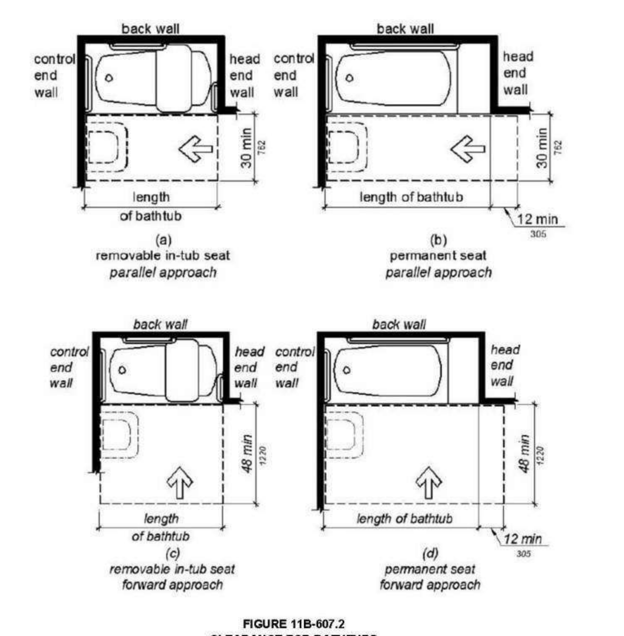

FIGURE 11B-607.2 CLEARANCE FOR BATHTUBS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

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CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY

P/BC 2020-088

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TUBS AND SHOWERS

11B-607.5 Controls, other than drain stoppers, shall be located on an end wall. Controls shall be between the bathtub rim and grab bar, and between the open side of the bathtub and the centerline of the width of the bathtub. Controls shall comply with Section 11B-309.4.

11B-607.6 A shower spray unit with a hose 59 inches (1499 mm) long minimum that can be used both as a fixed-position shower head and as a handheld shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Bathtub shower spray units shall deliver water that is 120°F (49°C) maximum.

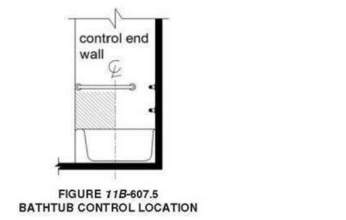

FIGURE 11B-607.5 BATHTUB CONTROL LOCATION

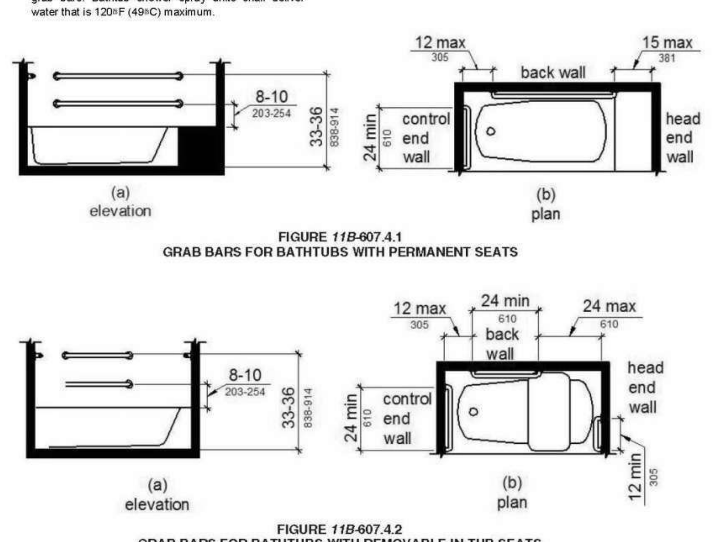

FIGURE 11B-607.4.1 GRAB BARS FOR BATHTUBS WITH PERMANENT SEATS

FIGURE 11B-607.4.2 GRAB BARS FOR BATHTUBS WITH REMOVABLE IN-TUB SEATS

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TUBS AND SHOWERS

Note: Transfer type shower compartments shall be permitted in transient lodging guest rooms, multibedroom housing units in undergraduate student housing and residential dwelling units; and shall not be permitted at other locations to meet the requirements of Section 11B-213.3.6.

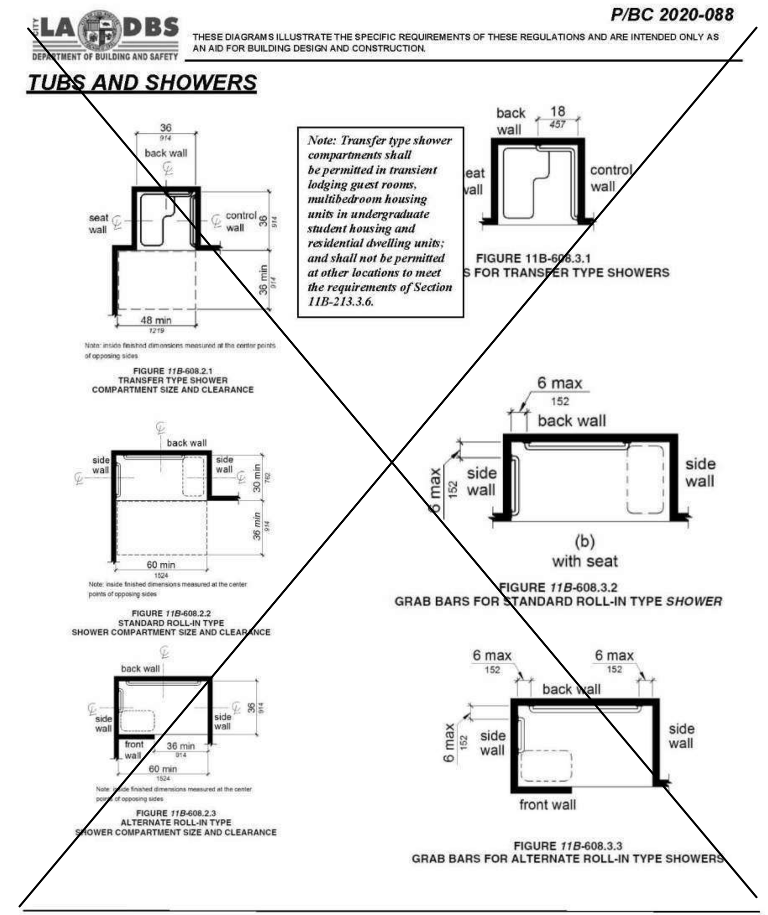

FIGURE 11B-608.2.1 TRANSFER TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

FIGURE 11B-608.3.1 GRAB BARS FOR TRANSFER TYPE SHOWERS

FIGURE 11B-608.2.2 STANDARD ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

FIGURE 11B-608.3.2 GRAB BARS FOR STANDARD ROLL-IN TYPE *SHOWER*

FIGURE 11B-608.2.3 ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT SIZE AND CLEARANCE

FIGURE 11B-608.3.3 GRAB BARS FOR ALTERNATE ROLL-IN TYPE SHOWERS

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TUBS AND SHOWERS

11B-610.1 General. Seats in bathtubs and shower compartments shall comply with Section 11B-610.

11B-610.2 Bathtub seats. The top of bathtub seats shall be 17 inches minimum and 19 inches maximum above the bathroom finish floor. The depth of a removable in-tub seat shall be 15 inches (381 mm) minimum and 16 inches maximum. The seat shall be capable of secure placement. Permanent seats at the head end of the bathtub shall be 15 inches deep minimum and shall extend from the back wall to or beyond the outer edge of the bathtub.

11B-610.3 Shower compartment seats. A seat in a standard roll-in shower compartment shall be a folding type, shall be installed on the side wall adjacent to the controls, and shall extend from the back wall to a point within 3 inches of the compartment entry. A seat in an alternate roll-in type shower compartment shall be a folding type, shall be installed on the front wall opposite the back wall, and shall extend from the adjacent side wall to a point within 3 inches of the compartment entry. In transfer type showers, the seat shall extend from the back wall to a point within 3 inches(76 mm) of the compartment entry. The top of the seat shall be 17 inches minimum and 19 inches maximum above the bathroom finish floor. When folded, the seat shall extend 6 inches maximum from the mounting wall. Seats shall comply with Section 11B-610.3.1 or 11B-610.3.2.

11B-610.3.1 Rectangular seats. The rear edge of a rectangular seat shall be 21/2 inches maximum and the front edge 15 inches minimum and 16 inches maximum from the seat wall. The side edge of the seat shall be 11/2 inches maximum from the adjacent wall.

11B-610.3.2 L-shaped seats. The rear edge of an L-shaped seat shall be 21/2 inches maximum and the front edge 15 inches minimum and 16 inches maximum from the seat wall. The rear edge of the "L" portion of the seat shall be 11/2 inches maximum from the wall and the front edge shall be 14 inches minimum and 15 inches maximum from the wall. The end of the "L" shall be 22 inches minimum and 23 inches maximum from the main seat wall.

11B-610.4 Structural strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the seat, fastener, mounting device, or supporting structure.

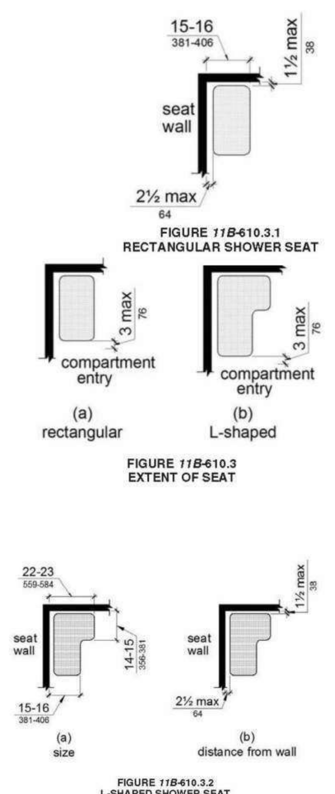

FIGURE 11B-610.3.1 RECTANGULAR SHOWER SEAT

FIGURE 11B-610.3 EXTENT OF SEAT

FIGURE 11B-610.3.2 L-SHAPED SHOWER SEAT

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CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY

INFORMATION BULLETIN / PUBLIC - BUILDING CODE
REFERENCE NO.: LABC Sec. 11B-226.4, 307,308, 309,704,902 Effective: 01/01/2020
DOCUMENT NO.: P/BC 2020-089 Revised:
Previously Issued As: P/BC 2017-089

ACCESSIBILITY DETAILS FOR OBSTRUCTIONS, REACH RANGES, TELEPHONES & BABY CHANGING STATIONS

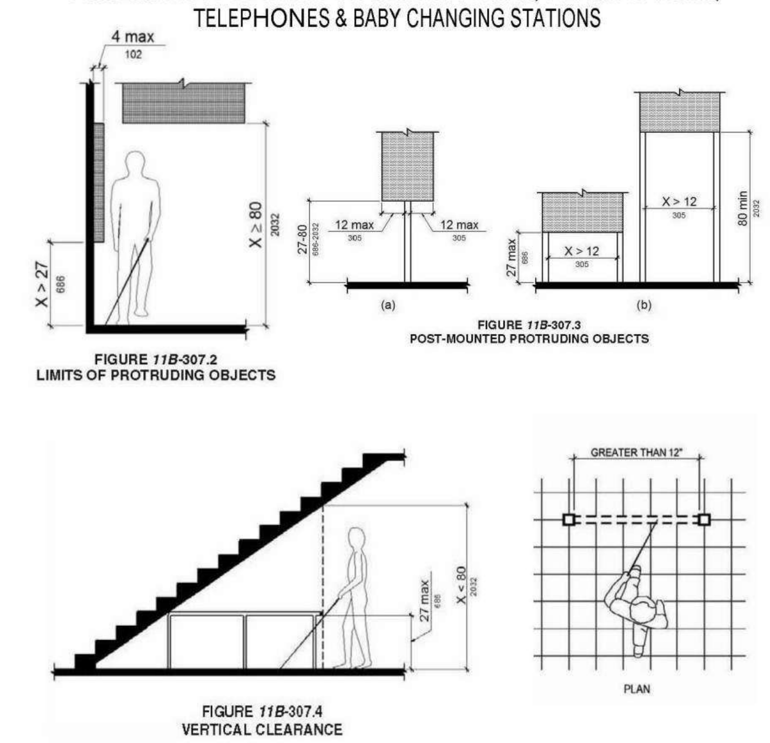

FIGURE 11B-307.2 LIMITS OF PROTRUDING OBJECTS

FIGURE 11B-307.3 POST-MOUNTED PROTRUDING OBJECTS

FIGURE 11B-307.4 VERTICAL CLEARANCE

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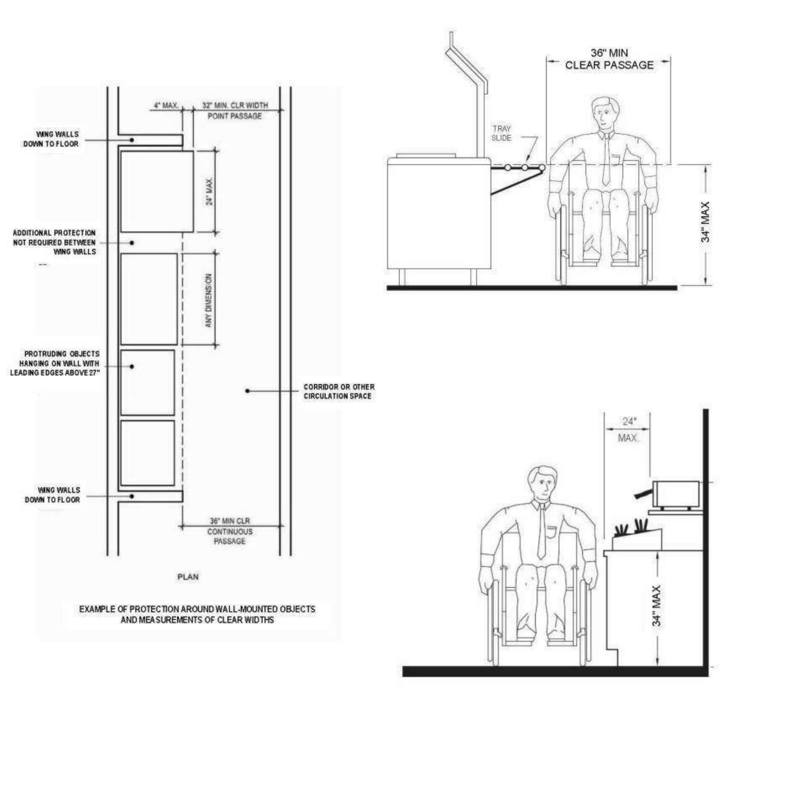

EXAMPLE OF PROTECTION AROUND WALL-MOUNTED OBJECTS AND MEASUREMENTS OF CLEAR WIDTHS

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REACH RANGE

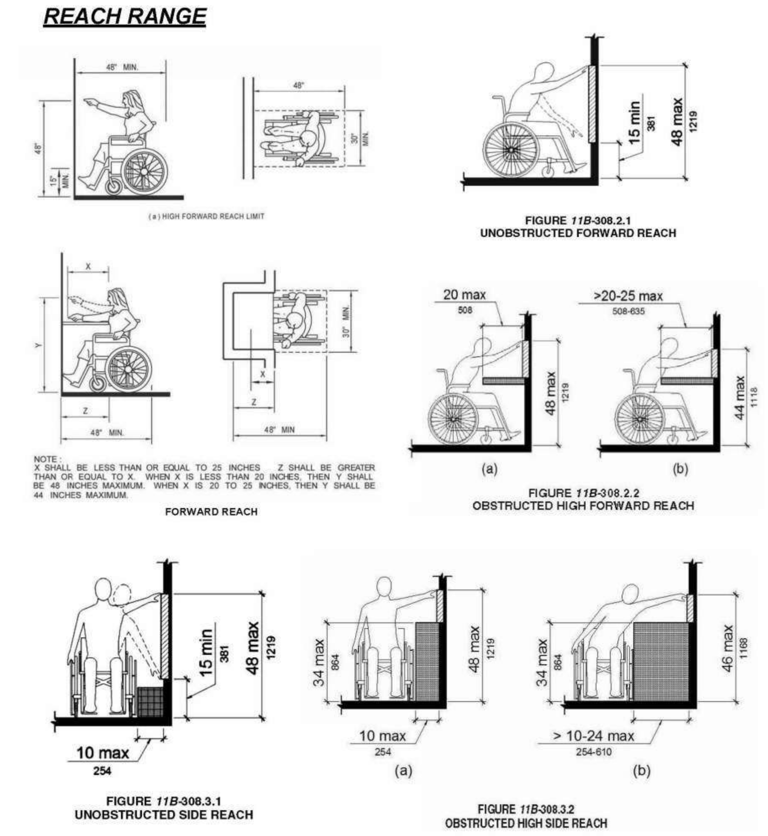

FIGURE 11B-308.2.1 UNOBSTRUCTED FORWARD REACH

NOTE:
X SHALL BE LESS THAN OR EQUAL TO 25 INCHES Z SHALL BE GREATER THAN OR EQUAL TO X. WHEN X IS LESS THAN 20 INCHES, THEN Y SHALL BE 48 INCHES MAXIMUM. WHEN X IS 20 TO 25 INCHES, THEN Y SHALL BE 44 INCHES MAXIMUM.

FORWARD REACH

FIGURE 11B-308.2.2 OBSTRUCTED HIGH FORWARD REACH

FIGURE 11B-308.3.1 UNOBSTRUCTED SIDE REACH

FIGURE 11B-308.3.2 OBSTRUCTED HIGH SIDE REACH

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P/BC 2020-089

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TELEPHONES

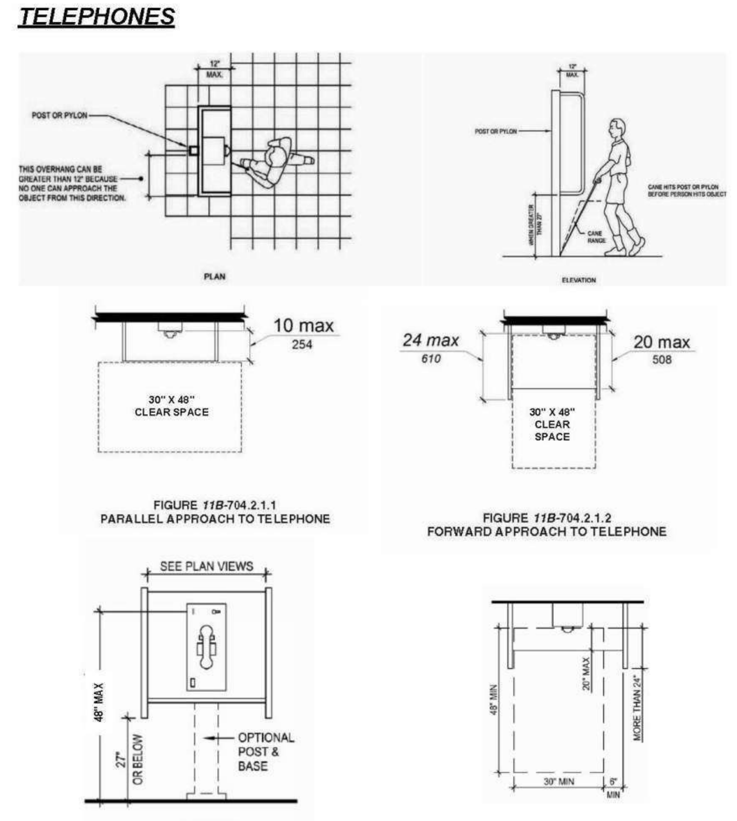

FIGURE 11B-704.2.1.1 PARALLEL APPROACH TO TELEPHONE

FIGURE 11B-704.2.1.2 FORWARD APPROACH TO TELEPHONE

ELEVATION

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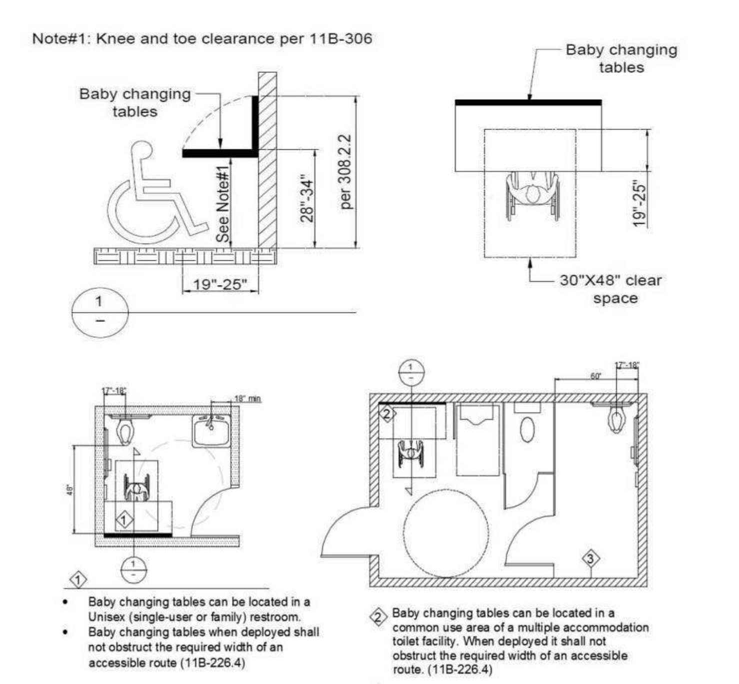
BABY CHANGING TABLES

Note#1: Knee and toe clearance per 11B-306



- Baby changing tables can be located in a Unisex (single-user or family) restroom.
- Baby changing tables when deployed shall not obstruct the required width of an accessible route (11B-226.4)

2. Baby changing tables can be located in a common use area of a multiple accommodation toilet facility. When deployed it shall not obstruct the required width of an accessible route. (11B-226.4)

3. Baby changing tables shall not be located in an accessible toilet compartments within a multiple accommodation toilet facility.

Note: When a sign is provided to indicate the location of baby diaper changing station is shall comply with raised character, braill and visual character (11B-703). See Sign info bulletin IB P/BC 2017-091 for additional info.

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CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY

INFORMATION BULLETIN / PUBLIC - BUILDING CODE
REFERENCE NO.: LABC Sec.11B-406,705 Effective: 01/01/2020
DOCUMENT NO.: P/BC 2020-090 Revised:
Previously Issued As: P/BC 2017-090

ACCESSIBILITY DETAILS FOR CURBS, BLENDED TRANSITIONS, ISLANDS AND DETECTABLE WARNINGS

GENERAL. Curb ramps, blended transitions and islands on accessible routes shall comply with Section 11B- 406. Curb ramps may be perpendicular, parallel, or a combination of perpendicular and parallel.

LANDINGS. Landings shall be provided at the tops of curb ramps and blended transitions. The landing clear length shall be 48 inches (1219 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding any flared sides, or the blended transition leading to the landing. **The slope of the landing in all directions shall be 1:48 maximum.**

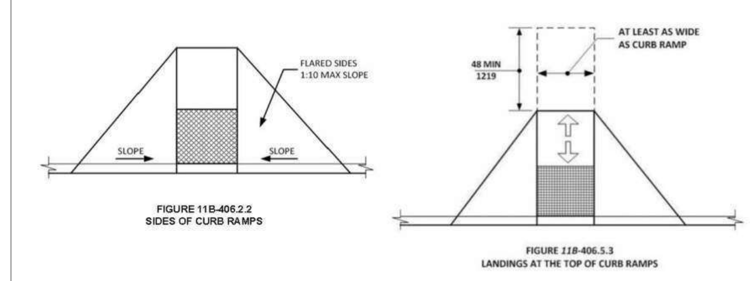

FIGURE 11B-406.2.2 SIDES OF CURB RAMPS

FIGURE 11B-406.5.3 LANDINGS AT THE TOP OF CURB RAMPS

TURNING SPACE. A turning space 48 inches (1219 mm) minimum by 48 inches (1219 mm) minimum shall be provided at the bottom of the curb ramp. The slope of the turning space in all directions shall be **1:48 max.**

LOCATION. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

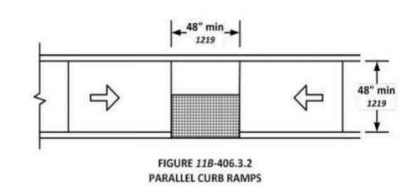

FIGURE 11B-406.3.2 PARALLEL CURB RAMPS

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CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY

P/BC-2020-090

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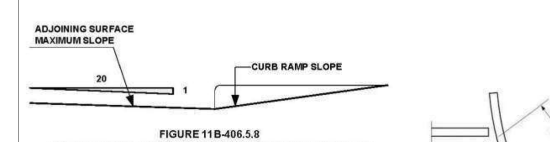


FIGURE 11B-406.5.8 COUNTER SLOPE OF SURFACES ADJACENT TO CURB RAMPS

Counter slope of adjoining gutters and road surfaces immediately adjacent to and within 24 inches (610 mm) of the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level. **11B-406.5.8**

Clear space at diagonal curb ramps. The bottom of diagonal curb ramps shall have a clear space 48 inches (1219 mm) minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches (1219 mm) minimum clear space within the markings. **11B-406.5.9**

Diagonal curb ramps. Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing. **FIGURE 11B-406.5.10**

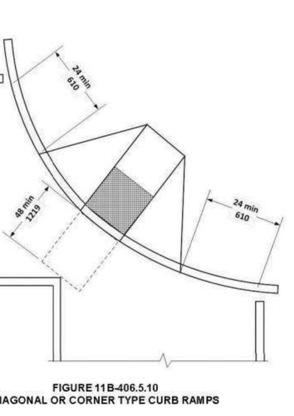
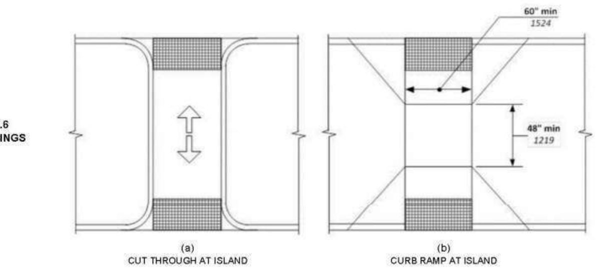


FIGURE 11B-406.5.10 DIAGONAL OR CORNER TYPE CURB RAMPS

11B-406.6 Islands. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. The clear width of the accessible route at islands shall be 60 inches (1524 mm) wide minimum. Where curb ramps are provided, they shall comply with Section 11B-406. Landings complying with Section 11B-406.5.3 and the accessible route shall be permitted to overlap. Islands shall have detectable warnings complying with Section 11B-705.

FIGURE 11B-406.6 ISLANDS IN CROSSINGS



(a) CUT THROUGH AT ISLAND (b) CURB RAMP AT ISLAND

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ISSUE	DATE	DESCRIPTION
1	08/02/2024	PZA SUBMISSION #1
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6	06/20/2025	AHRF SUBMITTAL #4
7	06/27/2025	PC SUBMITTAL #1

ISSUE	DATE	DESCRIPTION

STAMP
LICENSED ARCHITECT AARON BRUMER No. C-30005 REN. 11-30-2025 STATE OF CALIFORNIA

DRAWING TITLE
ACCESSIBILITY DETAILS

T056

6575 FOUNTAIN

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P/BC-2020-090

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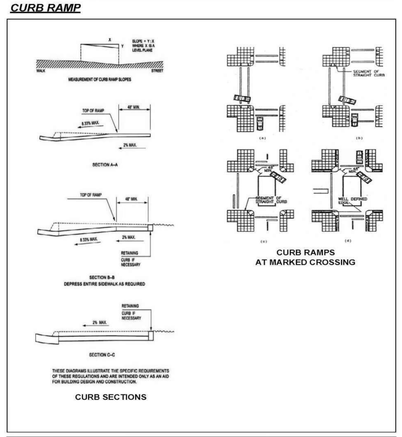
CURB RAMP



CURB SECTIONS

CURB RAMPS
AT MARKED CROSSING

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P/BC-2020-090

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DETECTABLE WARNING SURFACE

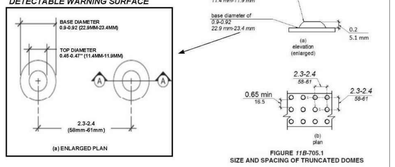

FIGURE 11B-705.1
SIZE AND SPACING OF TRUNCATED DOMES

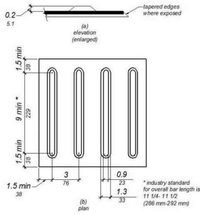

FIGURE 11B-705.2
DETECTABLE DIRECTIONAL TEXTURE

Detectable warnings shall consist of a surface of truncated domes and shall comply with Section 11B-705.

11B-705.1.1.3 Contrast. Detectable warning surfaces shall contrast visually with adjacent walking surfaces either light-on-dark, or dark-on-light. The material used to provide contrast shall be an integral part of the surface. Contrast shall be determined by: Contrast = [(B1-B2)/B1] * 100 percent where B1 = light reflectance value (LRV) of the lighter area and B2 = light reflectance value (LRV) of the darker area.

Exception: Where the detectable warning surface does not adequately contrast with adjacent surfaces, a 1 inch (25 mm) wide black strip shall separate yellow detectable warning from adjacent surfaces.

11B-705.1.1.4 Resiliency. Detectable warning surfaces shall differ from adjoining surfaces in resiliency or sound-on-cane contact.

Exception: Detectable warning surfaces at curb ramps, islands or cut-through medians shall not be required to comply with Section 11B-705.1.1.4.

11B-705.1.1.5 Color. Detectable warning surfaces shall be yellow conforming to FS 33538 of Federal Standard 595C.

Exception: Detectable warning surfaces at curb ramps, islands or cut-through medians shall not be required to comply with Section 11B- 705.1.1.5.

11B-705.2 Detectable directional texture. Detectable directional texture at curb ramps, islands or cut-through medians shall consist of a field of raised bars 4 inch (2.5 mm) or height that tapers off to 0.04 inch (1.0 mm), with bars raised 0.2 inch (5.1 mm) from the surface. The raised bars shall be 1.2 inches (33 mm) wide and 3 inches (76 mm) from center-to center of each bar. This surface shall differ from adjoining walking surfaces in resiliency or sound-on-cane contact. The color shall be yellow conforming to FS 33538 of Federal Standard 595C. The material shall be applied evenly behind the curb or detectable warning texture specified in Section 11B- 705.1.2.1, aligning with all doors of the transit vehicles where passengers will embark. The width of the directional texture shall be equal to the width of the transit vehicle's door opening. The depth of the texture shall not be less than 36 inches (914 mm).

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INFORMATION BULLETIN / PUBLIC - BUILDING CODE
REFERENCE NO.: LABC Sec 11B-703 Effective: 01/01/2020
DOCUMENT NO.: **P/BC 2020-091** Revised:
Previously Issued As: P/BC 2017-091

ACCESSIBILITY DETAILS FOR SIGNS

FIGURE 11B-703.7.2.1
INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA)

The International Symbol of Accessibility shall comply with Figure 11B-703.7.2.1. The symbol shall consist of a white figure on a blue background. The blue shall be FS 15090 in Federal Standard 595C

FIGURE 11B-703.7.2.2
INTERNATIONAL SYMBOL OF TTY

11B-703.7.2.2 International Symbol of TTY. The International Symbol of TTY shall comply with Figure 11B-703.7.2.2.

FIGURE 11B-703.7.2.3
VOLUME CONTROL TELEPHONE

Volume control telephones. Telephones with a volume control shall be identified by a pictogram of a telephone handset with radiating sound waves on a square field such as shown in Figure 11B-703.7.2.3

Assistive listening systems. Assistive listening systems shall be identified by the International Symbol of Access for Hearing Loss complying with Figure 11B-703.7.2.4

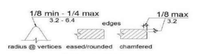

FIGURE 11B-703.7.2.6.4
EDGES AND VERTICES ON GEOMETRIC SYMBOLS

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P/BC 2020-091

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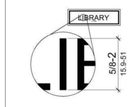

FIGURE 11B-703.2.5
HEIGHT OF RAISED CHARACTERS

11B-703 Signs

11B-703.1 General. Signs shall comply with Section 11b- 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

11B-703.1.1 Plan review and inspection. Signs as specified in Section 11b-703, or in other sections of this code, when included in the construction of new buildings or facilities, or when included, altered or replaced due to additions, alterations or renovations to existing buildings or facilities, and when a permit is required, shall comply with Sections 11B-703.1.1.1 and 11B-703.1.1.2.

11B-703.1.1.1 Plan review. Plans, specifications or other information indicating compliance with these regulations shall be submitted to the enforcing agency for review and approval.

11B-703.1.1.2 Inspection. Signs and identification devices shall be field inspected after installation and approved by the enforcing agency prior to the issuance of a final certificate of occupancy per Chapter 1, Division II, Section 111, or final approval where no certificate of occupancy is issued. The inspection shall include, but not be limited to, verification that Braille dots and cells are properly spaced and the size, proportion and type of raised characters are in compliance with these regulations

TABLE 11B-703.3.1
BRAILLE DIMENSIONS

MEASUREMENT RANGE	MINIMUM IN INCHES MAXIMUM IN INCHES
Dot base diameter	0.059 – 0.063
Distance between two dots in the same cell	0.100
Distance between corresponding dots in adjacent cells	0.300
Dot height	0.025 – 0.037
Distance between corresponding dots from one cell directly below	0.395 – 0.400

FIGURE 11B-703.3.1
BRAILLE MEASUREMENT

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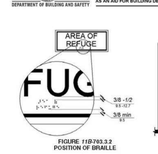

FIGURE 11B-703.3.2
POSITION OF BRAILLE

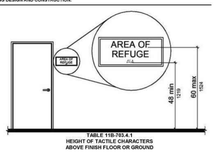

TABLE 11B-703.4.1
HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND

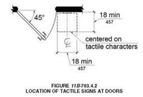

FIGURE 11B-703.4.2
LOCATION OF TACTILE SIGNS AT DOORS

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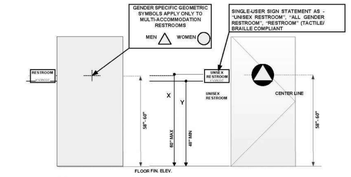
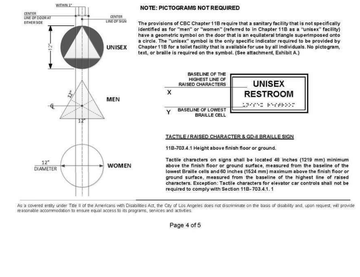
TOILETS AND BATHING FACILITIES GEOMETRIC SYMBOLS



NOTE: PICTOGRAMS NOT REQUIRED

The provisions of CBC Chapter 11B require that a sanitary facility that is not specifically identified as for "men" or "women" (referred to in Chapter 11B as a "unisex" facility) have a geometric symbol on the door that is an equilateral triangle superimposed onto a circle. The "unisex" symbol is the only specific indicator required to be provided by Chapter 11B for a toilet facility that is available for use by all individuals. No pictogram, text, or braille is required on the symbol. (See attachment, Exhibit A.)



TACTILE / RAISED CHARACTER & GD-II BRAILLE SIGN

11B-703.4.1 Height above finish floor or ground.

Tactile characters on signs shall be located 48 inches (1219 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest Braille cells and 60 inches (1524 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters. Exception: Tactile characters for elevator car controls shall not be required to comply with Section 11B-703.4.1.1

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P/BC-2020-091

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IDENTIFICATION OF ALL GENDER SINGLE-USER TOILET FACILITIES
Compliant with the California Building Code (CBC) Chapter 11B

EXHIBIT A - Door Symbol (required by the CBC)

This image represents the door symbol that is required by CBC 11B-216.8 to identify an all-gender/unisex single-user toilet facility. The symbol must comply with the requirements of CBC 11B-703.7.2.6.3. No pictogram, text, or braille is required on the symbol.

EXHIBIT B - Designation sign on wall

Designation signs are not required to be provided by the CBC or the 2010 ADAS. If provided, a designation sign adjacent to the door must comply with the scoping requirements of CBC 11B-216.2, and the technical requirements for raised characters (CBC 11B-703.2), braille (CBC 11B-703.3), visual characters (CBC 11B-703.5), and requirements for installation height and location (CBC 11B-703.4). No pictogram is required. The following signs illustrate acceptable examples for designation sign text:

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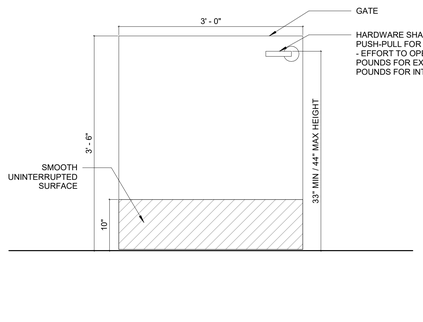
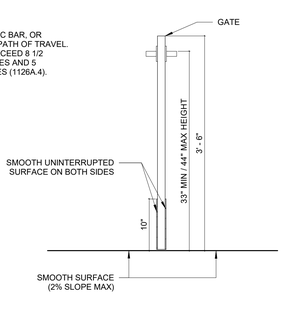
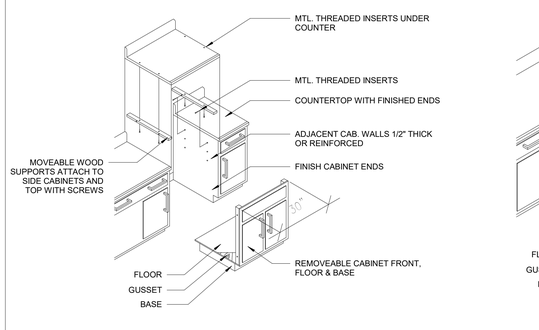
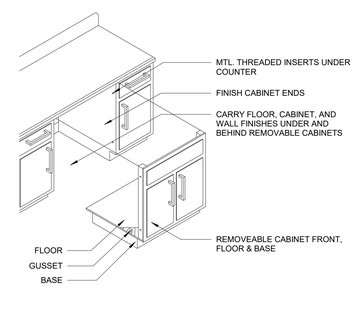


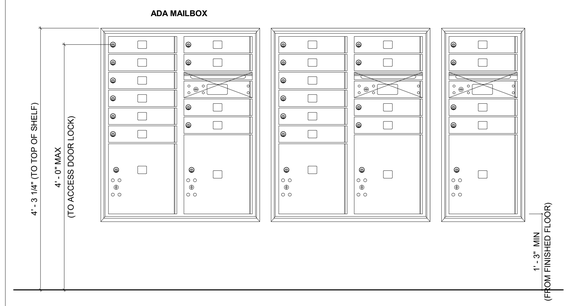
4	TYP ROOF DECK GATE - FRONT & SIDE VIEWS1
1" = 1'-0"	



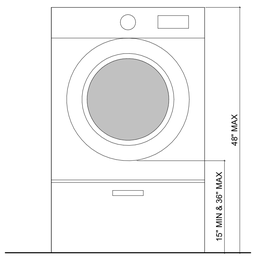


3	REMOVABLE CABINETRY DIAGRAM1
NTS	





2	TYP. MAILBOX ELEVATION DETAIL1
1" = 1'-0"	



NOTES:

ALL WASHER/DRYERS TO BE FRONT LOADING OR BLDG MANAGEMENT MUST PROVIDE ASSISTANCE DEVICE ON REQUEST.

TOP LOADING MACHINES SHALL HAVE A DOOR TO THE LAUNDRY COMPARTMENT 36" MAX ABOVE THE FLOOR, FRONT LOADING MACHINES NEED THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT 15" MIN AND 36" MAX ABOVE THE FLOOR.

1	TYP. WASHER & DRYER DETAIL1
1" = 1'-0"	

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38-UNIT MULTIFAMILY BUILDING

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DRAWING TITLE
ACCESSIBILITY DETAILS

T057

6575 FOUNTAIN

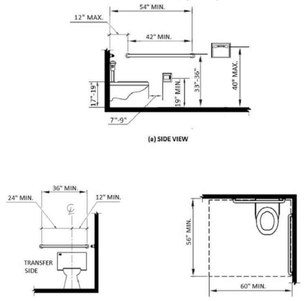


Figure 11A-8C Grab Bars

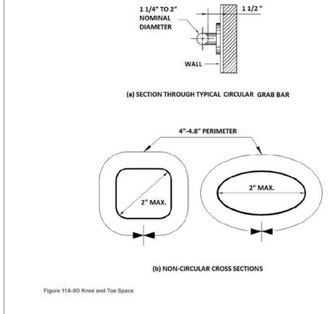


Figure 11A-8D Knee and Toe Space

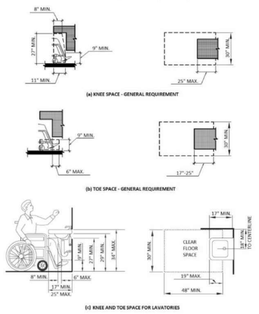
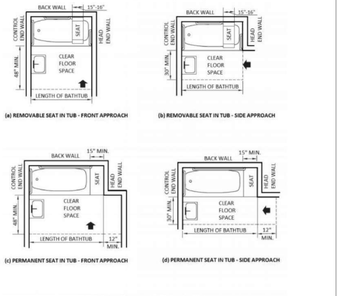


Figure 11A-8E Clear Floor Space at Bathtubs



NOTE: SEE FIGURE 11A-9F FOR SIZE OF GRAB BARS

Figure 11A-8F Grab Bars at Bathtubs

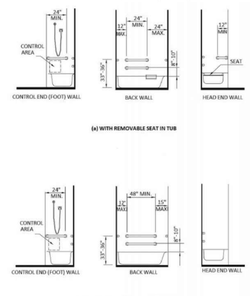
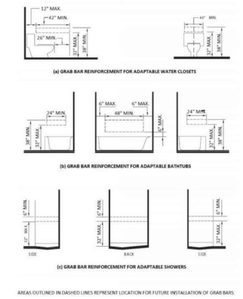


Figure 11A-8G Reinforcement for Grab Bars



AREAS OUTLINED IN DASHED LINES REPRESENT LOCATION FOR FUTURE INSTALLATION OF GRAB BARS

Figure 11A-8H Standard Roll-In Shower

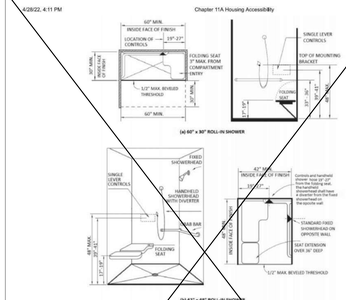


Figure 11A-8I Shower Seats and Grab Bars

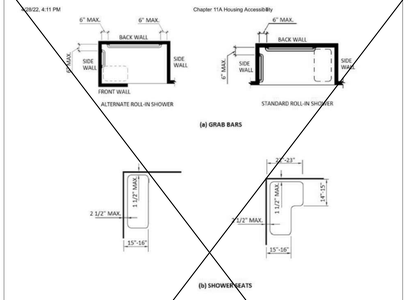


Figure 11A-8J Open Shower

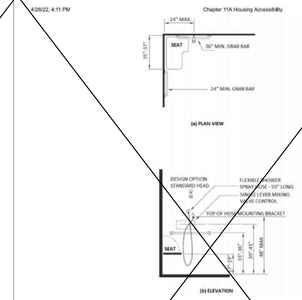


Figure 11A-8K Alternate Roll-In Shower

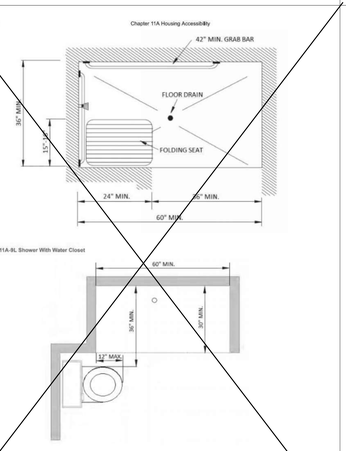


Figure 11A-8L Shower With Water Closet

Figure 11A-8M Wing Wall or Cabinet at Water Closet

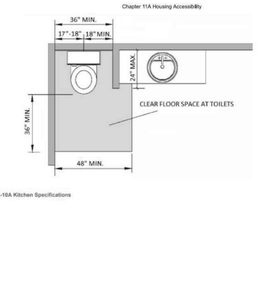
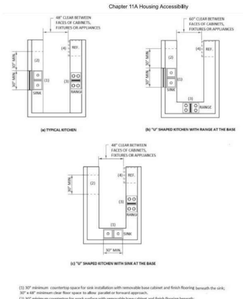


Figure 11A-10A Kitchen Specifications



(1) 30" minimum countertop space for sink installation with removable base cabinet and finish flooring beneath the sink;
30" x 48" minimum clear floor space to allow parallel or forward approach.
(2) 30" minimum countertop for work surface with removable base cabinet and finish flooring beneath;
30" x 48" minimum clear floor space to allow parallel approach.
(3) 30" x 48" minimum clear floor space adjacent to range to allow parallel approach.
(4) 30" x 48" clear floor space at refrigerator, dishwasher, trash compactor or other appliances to allow parallel or forward approach.

Figure 11A-11A Drinking Fountains

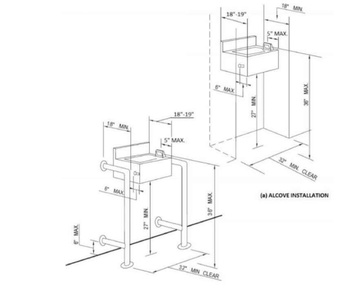


Figure 11A-11B Telephones

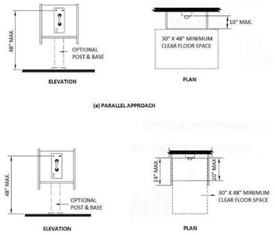


Figure 11A-11C International TTY Symbol

Figure 11A-11D Volume Control Telephones

Figure 11A-11E International Symbol of Access for Hearing Loss

PERMIT PLAN SET - NOT FOR CONSTRUCTION

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cwhiting@seachange-re.com

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38-UNIT MULTIFAMILY BUILDING

6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/02/2024	PZA SUBMISSION #1
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4	11/08/2024	HOLD LETTER SUBMISSION
5	05/29/2025	AHRF SUBMITTAL #3
6	06/20/2025	AHRF SUBMITTAL #4
7	06/27/2025	PC SUBMITTAL #1

ISSUE	DATE	DESCRIPTION

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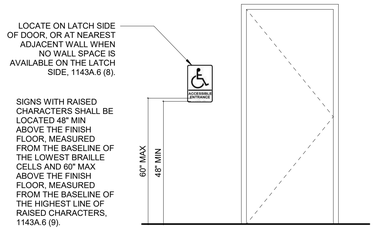
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
ACCESSIBILITY DETAILS

T058

6575 FOUNTAIN



ACCESSIBLE ENTRANCE SIGNAGE:

AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTOIN WHERE THE ACCESSIBLE ROUTE DIVERGES FROM THE CIRCULATION PATH ALONG OR LEADING TO AN ACCESSIBLE ROUTE, ENTRACE OR FACILITY, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES AND SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION CBC 1143A, 1110A.2

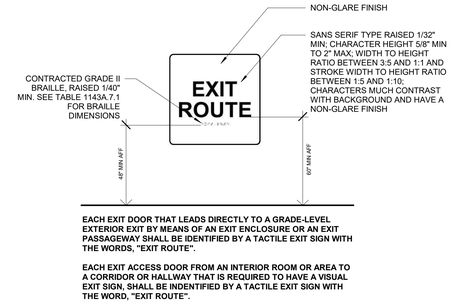
NOTES:

LOCATE SIGNAGE AT EACH PRIMARY ENTRANCE ON AN ACCESSIBLE PATH

ALL PRIMARY ENTRANCES AND EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES ON ACCESSIBLE ROUTES SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES, 1117A.2. WHEN A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHEN THIS IS NOT WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL, 1143A.6 (8).

ALL ACCESSIBLE SIGNAGE SHALL COMPLY WITH 1143A, TYPICAL.

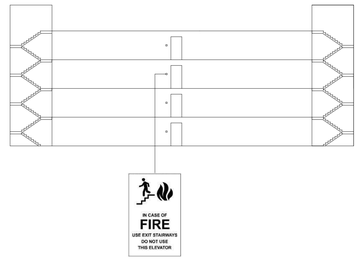
11 1/2" = 1'-0" ACCESSIBLE ENTRANCE SIGNAGE



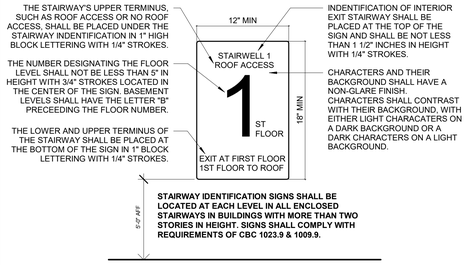
EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".

EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE INDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD, "EXIT ROUTE".

10 1 1/2" = 1'-0" TACTILE EXIT ROUTE SIGN

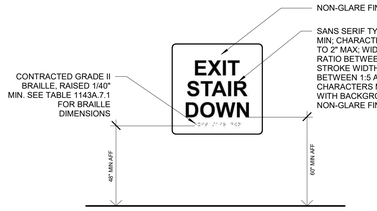


9 3/8" = 1'-0" IN CASE OF FIRE ELEVATOR SIGN



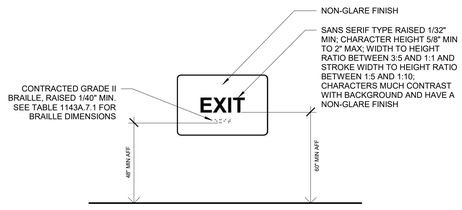
STAIRWAY IDENTIFICATION SIGNS SHALL BE LOCATED AT EACH LEVEL IN ALL ENCLOSED STAIRWAYS IN BUILDINGS WITH MORE THAN TWO STORIES IN HEIGHT. SIGNS SHALL COMPLY WITH REQUIREMENTS OF CBC 1023.9 & 1009.9.

8 1 1/2" = 1'-0" STAIRWAY IDENTIFICATION SIGN



EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE SIGN WITH THE ABOVE WORDS AS APPROPRIATE, CBC 1013.4.

6 1 1/2" = 1'-0" TACTILE EXIT STAIR DOWN SIGN

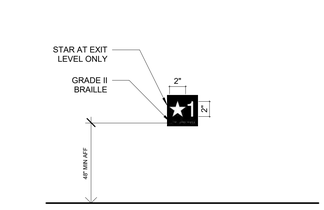


EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT WITH THE WORD, "EXIT".

EXIT SIGNS, CBC 1013

WHERE REQURIED, EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AND APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IN NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.

5 1 1/2" = 1'-0" TACTILE EXIT SIGN



SIGN TO BE MOUNTED ON THE ELEVATOR JAMB ON BOTH RIGHT AND LEFT SIDES ALLOWING FOR A PERSON EXITING OR ENTERING THE ELEVATOR TO SEE AND/OR INTERACT WITH THE SIGN. SIGN ALSO TO BE PLACED INSIDE STAIRWELLS AT LANDINGS MOUNTED ADJACENT TO LATCH SIDE OF DOOR.

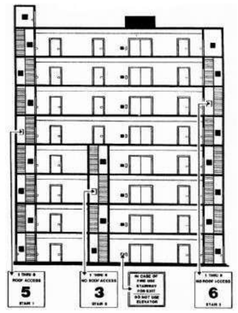
4 1 1/2" = 1'-0" TACTILE EXIT LEVEL SIGN

FIRE DEPARTMENT NOTES

STAIR EGRESS SIGNAGE

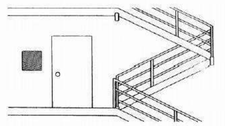
CITY OF LOS ANGELES FIRE DEPARTMENT APPROVED STAIRWAY SIGNS INDICIATING THE FLOOR LEVEL TERMINUS OF THE TOP AND THE BOTTOM OF THE STAIR, AND THE INDENTIFICATION NUMBER OF THE STAIR. IT SHALL BE LOCATED APPROXIMATELY 5 FEET ABOVE THE FLOOR LANDING AND BE READILY VISIBLE WHEN THE STAIR DOORS ARE IN AN OPEN OR CLOSED POSITION. (CBC 1022.8)

LOOK FOR STAIRWAY SIGNS AND KNOW WHICH STAIRWAY PERMITS ROOF ACCESS.



LOCATION OF SIGN IN STAIRWAY

LOS ANGELES CITY FIRE DEPARTMENT REQUIRES STAIRWAY NUMBERING SYSTEMS FOR BUILDING MORE THAN TWO STORIES.



EXAMPLE 1:

5TH FLOOR OF A STAIRWAY THAT EXTENDS FROM THE 1ST TO THE 8TH FLOOR OF AN 8 STORY BUILDING. THE STAIRWAY TERMINATES ON THE ROOF. THIS IS THE NUMBER 1 STAIRWAY IN THE BUILDING.

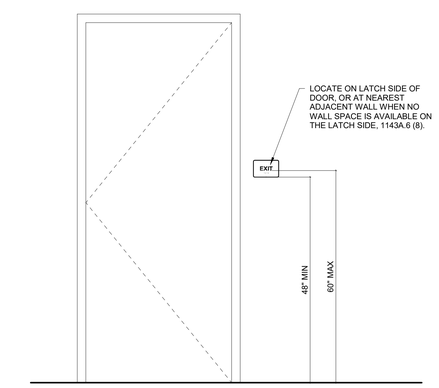
EXAMPLE 2:

3RD FLOOR OF A STAIRWAY THAT EXTENDS FROM THE 1ST TO THE 4TH FLOOR OF AN 8 STORY BUILDING. THIS STAIRWAY DOES NOT PERMIT ROOF ACCESS. THSI IS THE NUMBER 2 STAIRWAY IN THE BUILDING.

EXAMPLE 3:

6TH FLOOR OF A STAIRWAY THAT EXTENDS FROM THE 1ST TO THE 8TH FLOOR OF AND 8 STORY BUILDING. THIS STAIRWAY DOES NOT PERMIT ROOF ACCESS. THIS IS THE NUMBER 3 STAIRWAY IN THE BUILDING.

1 1 1/2" = 1'-0" STAIRWAY FIRE DEPARTMENT NOTES



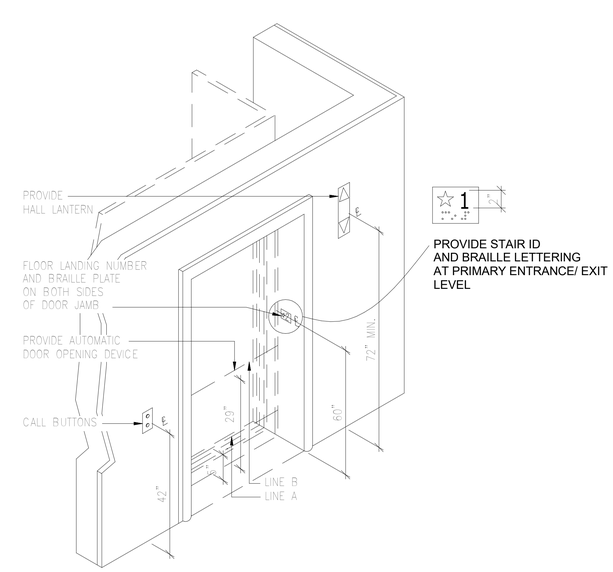
NOTES:

LOCATE SIGNAGE AT EACH PRIMARY ENTRANCE ON AN ACCESSIBLE PATH

SIGNS WITH RAISED CHARACTERS SHALL BE LOCATED 48" MIN ABOVE THE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60" MAX ABOVE THE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS, 1143A.6 (9).

ALL PRIMARY ENTRANCES AND EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES ON ACCESSIBLE ROUTES SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES, 1117A.2. WHEN A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHEN THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL, 1143A.6(8).

3 1/2" = 1'-0" EXIT & ROOM IDENTIFICATION SIGNAGE



2 1/4" = 1'-0" ELEVATOR DOOR W/ TACTILE LEVEL SIGN

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38-UNIT MULTIFAMILY BUILDING

6575 Fountain Avenue
Los Angeles, CA 90028

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7	06/27/2025	PC SUBMITTAL #1

ISSUE	DATE	DESCRIPTION

STAMP

DRAWING TITLE

SIGNAGE DETAILS

T059

6575 FOUNTAIN

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Schindler 3300 MRL Traction Elevator
California Hoistway Dimensions

Standard Speeds: 100, 150 fpm (0.5, 0.75 m/s)
Openings: 8 front, 7 rear
Travel: Up to 98'-5" (30.0 m)

For use in California

Machine room-less traction elevator with frequency-controlled drive

Capacity 2100 – 3500 lbs, 14 – 23 passengers

Capacity	Passengers max.	Speed	Number of stops max.	Available entrances max.	Car (inside) A in (mm)	Car (inside) B in (mm)	Car (inside) C in (mm)	Door type	Door D in (mm)	Door E in (mm)	Shaft (inside) F (dimin) ft (mm)	Shaft (inside) G ft (mm)	Shaft (inside) H (min) ft (mm)	Shaft (inside) I (min) ft (mm)	Travel height max.
lbs (kg)		fpm (m/s)													J (dp) ft (mp / FPM (m/s)
2100 (950)	14	100/150 (.5/.75)	8	8 Front	5'-9 9/16" (1761)	4'-4 7/8" (1343)	7'-9" (2366)	2SSO	3'-0" (915)	7" (2134)	7'-8" (2235)	5'-9" (1755)	5'-0" (1524)	12'-9" (3835)	59' (18) / 100 (.5)
			8/7	8 Front 7 Rear							7'-8" (2235)	6'-5 1/8" (1972)	5'-0" (1524)	12'-9" (3835)	98'-5" (30.0) / 150 (.75)
2500 (1135)	17	100/150 (.5/.75)	8	8 Front	6'-9 9/16" (2066)	4'-4 7/8" (1343)	7'-9" (2366)	2SSO/ SSCO	3'-6" (1067)	7" (2134)	8'-4" (2540)	5'-9" (1755)	5'-0" (1524)	12'-9" (3835)	59' (18) / 100 (.5)
			8/7	8 Front 7 Rear							8'-4" (2540)	6'-5 1/8" (1972)	5'-0" (1524)	12'-9" (3835)	98'-5" (30.0) / 150 (.75)
3000 (1360)	20	100/150 (.5/.75)	8	8 Front	6'-9 9/16" (2066)	4'-10 7/8" (1495)	7'-9" (2366)	2SSO/ SSCO	3'-6" (1067)	7" (2134)	8'-4" (2540)	6'-3" (1905)	5'-0" (1524)	12'-9" (3835)	59' (18) / 100 (.5)
			8/7	8 Front 7 Rear							8'-4" (2540)	6'-11 1/4" (2124)	5'-0" (1524)	12'-9" (3835)	98'-5" (30.0) / 150 (.75)
3500 (1590)	23	100/150 (.5/.75)	8	8 Front	6'-9 9/16" (2066)	5'-6 7/8" (1699)	7'-9" (2366)	2SSO/ SSCO	3'-6" (1067)	7" (2134)	8'-4" (2540)	6'-11 1/4" (2113)	5'-0" (1524)	12'-9" (3835)	59' (18) / 100 (.5)
			8/7	8 Front 7 Rear							8'-4" (2540)	7'-7 5/8" (2318)	5'-0" (1524)	12'-9" (3835)	98'-5" (30.0) / 150 (.75)

Notes:
(i) 2SSO doors available with right or left opening.
(ii) Duplex operation available.
(iii) Areas in seismic zone 2 or greater may require up to 3 ½" more hoistway width. Please contact your Schindler Sales Representative for details and options.
(iv) Clear overhead is defined from the lowest point below any obstruction such as: hoist beam(s), building beams, or roof structure to floor of top landing.
(v) Where permitted by code, no control closet is required. A 3-phase disconnect must be located in both the hoistway overhead and a location in the building outside of the hoistway.
110v disconnect should be located outside of hoistway. Disconnects are not required to be an elevator-dedicated space. Please confirm with local requirements.
(vi) Travel height max. varies depending on speed (FPM) and capacity (lbs).
(vii) Schindler recommends 8'-4" (2500 – 3500 lbs) and 7'-8" (2100 lbs), providing additional hoistway tolerances.
(viii)Please contact your Schindler Sales Representative for options less than 5'-0.
(ix) Please contact your Schindler Sales Representative for additional hatch options such as diagonal entrances.
(x) All dimensions are for information only and cannot be used for construction purposes without Schindler confirmation.

A Inside cab width
B Inside cab depth
C Inside cab height to underside of roof. (Inside cab height to finished ceiling is 7'-5 ¾" (2263).)

2SSO 2-speed side opening u
SSCO Single speed center opening

D Door Width
E Door Height

F Shaft width
G Shaft depth
H Pit depth
I Overhead

Schindler 3300 MRL Traction Elevator
General Purpose

Standard Speeds: 100, 150 fpm (0.5, 0.75 m/s)
Openings: 8 front*, 7 rear
Travel: Up to 98'-5" (30.0 m)

General requirements
Requirements for installation vary by type of equipment selected. These general requirements assist you in preparing your building for the installation of Schindler elevators. All designs, clearances, construction, workmanship and materials, unless specifically excepted, shall be in accordance with the requirements of the latest published ASME A17.1 Code for electric traction elevators plus applicable building code and local codes. State or local requirements must be used if more stringent.

Items to be provided — A complete installation includes the following items not included in the elevator contract:
1. Cuts, openings, hoistway, with variations on a minimum dimension hoistway not to exceed +0" –1" (+25.4 mm) per side at any point. Tolerance may increase by variations not to exceed –1" (+25.4 mm) and +1" (25.4 mm) per side at any point when an additional 2" (50.8 mm) is provided on the hoistway width dimension.
2. Two-hour fire resistance of hoistway walls or rating to meet applicable local codes. 75" (bed) guards on all projections, recesses or setbacks over 4" (102 mm) except on side used for loading or unloading. The overhead machinery space temperature at top of hoistway to be maintained between 41° F (5° C) and 104° F (40° C) and < 95% relative humidity, non-condensing.
3. Supports for rail brackets at pit, each floor and one or two locations above top floor in the overhead (application dependent). Divider beams between hoistways at each floor level and one or two locations above top floor in the overhead for guide rail bracket supports. Locate per layout. For masonry block hoistway construction, Schindler will provide rail bracket inserts for installation in the hollow masonry blocks. Schindler will not provide reinforcing bars. Solid or hollow masonry blocks are not acceptable for bracket fastening. Provide 125 mm (5") concrete belt around hoistway or other acceptable support at each floor, in overhead, and intermediate levels (if required). For max. rail bracket vertical spacing, contact your local sales representative.
4. Supply hoistway beam for elevator construction and service work. Beam to run across the width of the elevator shaft. Locate per layout. Hoist beam to be left in place after elevator installation.
5. A temporary work platform is required for installation. It is to be constructed at the top floor of each elevator. It must comply with applicable governing codes and regulations. The platform shall be securely fastened to the building structure. Erection, maintenance, and removal are by others. (Reference Schindler drawing TDA60.)
6. Lighting, light switch and duplex receptacle (GFCI) for each elevator, in the center of hoistway and at the elevator overhead/machinery space, as indicated by Schindler. The pit light switch located at the lowest landing.
7. Recesses, supports, and patching, as required, to accommodate hall button boxes, signal fixtures, etc. (if required).
8. All barricades outside elevator hoistways or between elevators inside hoistways.
9. Dry pit reinforced to sustain normal vertical forces from rails and buffers.
10. Drains & sumps in elevator pits, where provided, shall comply with the plumbing code, and shall be provided with a positive means to prevent water, gases and odors from entering the hoistway. The cover must be secured and level with the pit floor and located to clear elevator equipment. (Can be connected directly to storm drain or sewer.)
11. Pit ladders shall be provided where required.

Inspection and test panel
12. A switch placed adjacent to the jamb-mounted inspection and test panel enclosure shall control lighting in front of the panel. Minimum lighting to be 200 lux (19 fc).
13. A lockable, 13 ½" x 15 ½" x 3 ½" (minimum), metal cabinet with group 1 key to house required electrical schematics and maintenance history documents, shall be wall-mounted, adjacent to the disconnect switch, by others, at the top landing. The supplier, location, and mounting of the cabinet shall be coordinated with Schindler.
14. Provide, preferably on the same floor as the elevator inspection and test panel, a lockable panel with a fused disconnect switch or circuit breaker lockable for 3-phase power for the elevator controller and a fused disconnect switch or circuit breaker lockable for single-phase power for each escalator. A separate lockable panel may be the 3-phase breaker or switch for the group. The panel(s) must be accessible to qualified personnel only (NEC NFPA reg. 620.51(C) with a Group 2 key (ASME A17.1 req. 8.1.3). Alternative locations for the panel(s) can be considered, provided they are located in accessible areas without obstructions to qualified personnel in compliance with NEC NFPA req. 620.51(C). Locate and mark the panels and disconnects with appropriate signage, (NEC NFPA 70 req. 620-22 and 620-51, or CSA C22.1 Q2 sections 38-022 and 38-053). The disconnects or circuit breakers may also be located without panels in a Group 2 key-secured room identified and dedicated to elevator apparatus only, and in all cases must be capable of being locked in the open position with a lock that cannot be removed from the devices or panel(s). FOR DRIVE 'IN HOISTWAY' CONFIGURATION ONLY: Electrical contractor to supply an additional lockable auxiliary non-fused disconnect in the hoistway at the location of the drive controller (reference Schindler drawing TDA60). Provide interlock to ensure the auxiliary disconnect (see also NEC NFPA 70 - 2008 req. 620.51(C)(3)). This disconnect must also be lockable in the open position with a secured lock that cannot be removed from the device.

U.S. Headquarters. Morristown, New Jersey
Toll-Free 877.696.8382 **www.us.schindler.com**

Canada Headquarters. Toronto, Ontario
Tel. 416.332.8280 **www.ca.schindler.com**

*** 9 &10 story configurations available - limitations apply**

15. For ALL power circuits:
    a. If a sprinkler head is located in the hoistway or other disconnect location, any disconnect served by that sprinkler head must be NEMA 3 compliant. Sprinklers shall be located at the top and bottom of the hoistway per NFPA 12-2010 requirement 8.15.5.6 (see also 8.15.5.3) and A.8.15.5.3).
    b. In U.S. jurisdictions ONLY; when a sprinkler head is located in the hoistway, the building shall provide shunt trip activation of all 24, the main disconnect so EI. be fired to the main disconnect, triggered by contacts of the fire recall initiating devices (as defined by NFPA) located in the hoistway. Shunt trip activation shall automatically cause the main disconnect to remove all electrical power to both main and auxiliary power circuits prior to sprinkler activation (ASME A17.1-2007/CSA B44-07 rule 2.8.3.3. and/or local code).

Control spaces (When specified in lieu of an Inspection and Test Panel, a partial or full body entry space/room shall be provided.)
16. Enclosed and protected control space at top landing adjacent to the hoistway wall closest to the elevator(s) hoist machine. Two-hour fire rating of control space walls or rating to meet applicable local codes.
17. Provide fire-rated, self-closing, self-locking door. Door must be capable of opening 180 degrees for access to control space.
18. 42" (1067 mm) minimum clear space is required in hallway in front of control space door and top hoistway entrance for service barriers. Additional hallway width may be required, subject to local building, fire and ADA codes.
19. The temperature in front of the control space must be maintained between 32° F (0° C) and 104° F (40° C) and less than 95% relative humidity, non-condensing, for proper operation of equipment.
20. Disconnects for each elevator must be provided per National Electrical Code (NFPA No. 70) and located inside the elevator control space.

Other wiring
21. Suitable copper feeder, ground and branch wiring circuits for signal system and power operated door. Feeder and branch wiring circuits for car light and fan.
22. Telephone outlet provided at the inspection and test panel or in control closet (where applicable).
23. All conduit and wire runs remote from either the control space or hoistways (if required).
24. Heat, smoke or products of combustion-sensing devices connected to elevator control space terminals when such devices are required. Sprinklers shall be located at the top and bottom of the hoistway per NFPA 13-2010 requirement 8.15.5.6 (see also 8.15.5.3 and A.8.15.5.3). Shunt trip circuit breaker shall also be installed when sprinklers are present in the hoist way.

Emergency provisions
25. Elevator Firefighter's and other emergency services, depending on height of the building or number of landings, per ASME A17.1 Rule 2.27.3 and local codes.
26. Elevator Firefighter's and other emergency services' wiring and interconnections to automatic sprinkler systems or heat and smoke-sensing devices furnished by others.
27. When emergency/standby power operation of elevators is required, the Electrical Contractor shall coordinate with Schindler for operation requirements.
28. Provisions for earthquake protection, dictated by building code, are required in various sections of the country.

Entrances
29. Hoistway walls must have a fire rating per ASME A17.1 Rule 2.1.1.1.
30. Furnishing, installing and maintaining the required fire rating of elevator hoistway walls, including the control spaces and also the penetration of fire wall by elevator fixtures (if applicable), is not the responsibility of the elevator contractor.
31. Entrance to be of such design that upon completion, entrance assembly shall be in strict compliance with the elevator contractor's requirements.
32. Entrance wall and finished floor are not to be constructed until after door frames and sills are in place.
    a. Where front walls are of reinforced concrete, the concrete openings must be minimum 16" (406 mm) wider (8" (203 mm) on each side) and 8" (203 mm) higher than the clear opening.
    b. Where drywall or sheet rock construction is used for front walls, it shall be of sufficient strength to maintain the doors in true lateral alignment. Drywall contractor to coordinate with the elevator contractor.
    Note: A support member must be provided for floor heights greater than 15'-0" (4572 mm) to support entrance header struts.
    c. Sills must be set level and anchored to walls and properly grouted in place to maintain legal fire rating (masonry construction).
33. Filling and grouting around entrance by others.
34. Where openings occur, all walls and sill supports must be plumb.

Schindler is a member organization of the U.S. Green Building Council.

Schindler has received renewal to ISO 9001 and ISO 14001 certificates.

Schindler prints with vegetable-based ink on paper containing post-consumer waste fiber.

Created by Donald Flynn for the California Market

© Schindler Elevator Corporation
FY#10
USN 3070w

Smaller sizes meet stretcher requirements

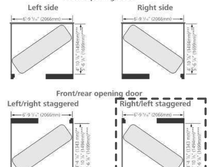
The Schindler 3300 elevator is available in several configurations that are in full compliance with California Stretcher Code requirements.

Capacity	Door Opening	Ambulance stretcher 24" x 84" with radius corners no less than 5"
2500 lb.	Front/rear, staggered	Stretcher will fit
3000 lb. Side	or Front/rear, staggered	Stretcher will fit
3500 lb. Side	or Front/rear, staggered	Stretcher will fit

Elevator car accommodates ambulance stretcher
The Schindler 3300 is a spacious machine room-less (MRL) elevator delivering high passenger comfort in low-rise office and residential buildings. Its car design is up to 5% larger than the average MRL car, assuring passengers a safe and efficient exit in the event of a medical emergency.

The Schindler 3300 complies with the latest International Building Code (IBC), stating buildings of four or more stories must have at least one elevator capable of accommodating fire department emergency access with an ambulance stretcher. When fully reclined, these stretchers measure 24 inches by 84 inches (610mm x 2134mm) with radius corners of not less than 5 inches.

Stretcher Fit
Front opening door



Front/rear opening door

**Inside depth for 2500 lb. capacity
***Inside depth for 3000 lb. capacity
****Inside depth for 3500 lb. capacity

Schindler Passenger Elevators

2 ELEVATOR DETAILS
NO SCALE

Door Systems® is a full-service door company dedicated to providing innovative solutions to your existing door needs, as well as, assisting in concept design and layout of all future door projects.

Whether you are an architect seeking consultation on a new construction project or a building owner/engineer looking to bring your existing doors up to code while reducing maintenance cost, the Door Systems staff is here to assist.

Door Systems and Syntégra, LLC have come together to create a very powerful alliance. The Syntégra™ Door System has been appearing in some of the finest structures in the world and in many of the most diverse applications imaginable. By utilizing the Syntégra Door System for your new or renovation project, you will be acquiring the best, complete, single source solution for your door opening requirements.

I invite you to review the full array of products and services we have to offer and look forward to assisting you with any questions you might have regarding your future door needs.

Sincerely,
Jeff Bonnema, President
Door Systems

SYNTEGRA™ Door Systems

The next generation of Integrated Fire Doors

✓ Smart, Streamlined Design
✓ Superior Performance
✓ Exceptional Value

The Door Systems difference...

✛ Specialists in integrated fire doors
✛ Expertise in design, supply, install and service
✛ Ongoing relationships and support for our customers
✛ Provide superior products and service for all of your projects

And, we're here for you...

✛ Offer education and design assistance of Integrated Fire Doors
✛ Schedule a Lunch and Learn presentation
✛ Visit one of our showrooms
✛ Quote your projects
✛ Service or Retro-fit doors in your existing building

DOOR SYSTEMS® The INTEGRATED DOOR People doorsysinc.com

ELEVATOR LOBBY DOORS

As with all Syntégra™ Door Systems, we use a full height, continuous hinge with flush hardware to create an architecturally pleasing installation that eliminates unsightly hardware.

Tested as an integrated fire door system, you'll have the confidence to be in compliance with all local and national fire codes for the complete opening.

Syntégra Door Systems are available in a variety of configurations including; double egress or standard swing pair, and pocketed 90 or 180 degrees. Each door system comes standard with an integrated latch/locking device, hardware, and semi-concealed, continuous hinge for all your elevator lobby needs.

ELEVATOR SHAFT DOOR ASSEMBLIES

The Syntégra™ Elevator Smoke Door assembly is the most cost-effective way to meet code requirements for elevator shaft protection.

It is designed to blend in with its surroundings by offering integrated hardware, custom sizes up to 4'-3" wide and a variety of finishes.

The Syntégra Elevator Smoke Door meets UL1784, has fire ratings available up to 3 hours, is ADA compliant, and will ensure you meet all code requirements.

For a clean, code compliant and cost-effective solution for your elevator smoke containment needs, the Syntégra Door Systems is the smart choice.

DOOR SYSTEMS® The INTEGRATED DOOR People doorsysinc.com

1 ELEVATOR SMOKE DOOR - CUT SHEET
NO SCALE

ARCHITECT:
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Los Angeles, CA 90068
(310) 422-9234
aaron@aaronbrumer.com

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2239 State Ave, #B
Costa Mesa, CA 92627
kyle@pacificconstultinginc.com

LANDSCAPE:
Savage Land Design
680 Langsdorf Drive, Suite 202B
Fullerton, CA 92831
(714) 878-0335

MEP:
A & N Design Group Inc.
21550 Oxnard St, #300
Woodland Hills, CA 91367
(818) 758-0087

SOILS:

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12690 Sandhill Lane, Unit 1
Los Angeles, CA 90094
kjenkins@seachange-re.com
cwhiting@seachange-re.com

PROJECT:
38-UNIT MULTIFAMILY BUILDING
6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/02/2024	PZA SUBMISSION #1
2	08/30/2024	PZA SUBMISSION #2
2	08/30/2024	AHRF SUBMISSION #2
3	09/16/2024	PZA SUBMISSION #3
4	11/08/2024	HOLD LETTER SUBMISSION
5	05/29/2025	AHRF SUBMITTAL #3
6	06/20/2025	AHRF SUBMITTAL #4
7	06/27/2025	PC SUBMITTAL #1

ISSUE	DATE	DESCRIPTION

STAMP
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
ELEVATOR SMOKE DOOR

T060

6575 FOUNTAIN

SPEC SHEET

Nest Learning Thermostat

Programs itself.
Then pays for itself.

Meet the Nest Learning Thermostat.

The third gen Nest Learning Thermostat is more beautiful than ever, with a thinner, sleeker design and bigger, crisper display. And it's proven to help save energy. In independent studies, the Nest Thermostat saved an average of 10-12% on heating bills and 15% on cooling bills.

How does it work?

Auto-Schedule No more confusing programming. It learns the temperatures you like and programs itself.

Remote control Connect the Nest Thermostat to Wi-Fi to change the temperature from your phone, tablet or laptop.

Nest Leaf You'll see the Leaf when you choose a temperature that saves energy. It guides you in the right direction.

Early-on Nest learns how your home warms up and keeps an eye on the weather to get you the temperature you want when you want it.

Auto-Away The Nest Thermostat automatically turns itself down when you're away to avoid heating or cooling an empty home.

Energy History See when heating and cooling were on and what affected your energy use.

Safety Alerts Get an alert on your phone or tablet if your home gets dangerously hot or cold.

Farsight When Nest Thermostat spots you across the room, it lights up beautifully to show you the temperature you've set or the time.

nest 3400 Hillview Ave Palo Alto, CA 94304 1-855-VIP-NEST nest.com

FEATURES	• Auto-Schedule • Auto-Away • Energy History • Home Report • Nest Leaf • Nest app • Farsight • Airwave	• System Match: Early-On, Heat Pump Balance, True Radiant • Time-to-Temperature • Weather-aware • Advanced Fan Control • Sunblock • Cool to Dry • Thermostat Lock	• Software updates over Wi-Fi • Safety Temperature Notification • Furnace Heads-up • Filter Alert • System Test • Stainless steel ring
SPECS	**Display** • 24-bit color LCD • 480 x 480 resolution at 229 pixels per inch (PPI) • 2.08 in (5.3 cm) diameter **Sensors** • Temperature • Humidity • Near-field activity • Far-field activity • Ambient light **Size and Weight** • Display - Mass: 7.25 oz (205.4 g) - Diameter: 3.3 in (8.4 cm) - Height: 1.06 in (2.69 cm) • Base - Mass: 1.35 oz (38.3 g) - Diameter: 3 in (7.6 cm) - Height: 0.42 in (1.1 cm)	• Assembled - Mass: 8.6 oz (243.7 g) - Diameter: 3.3 in (8.4 cm) - Height: 1.21 in (3.08 cm) **Connectivity requirements** • Wi-Fi connection with Internet access • Phone or tablet with iOS 8 or later, or Android 4 or later • Free Nest Account **Languages** • English • French • Spanish • Dutch **Wireless** • Working Wi-Fi connection: 802.11b/g/n @ 2.4GHz • Wireless Interconnect: 802.15.4 @ 2.4GHz • Bluetooth Low Energy (BLE)	**Battery** • Built-in rechargeable lithium-ion battery **Power consumption** • Less than 1 kWh/month **Warranty** • 2-year limited warranty. For support, visit nest.com/support. Our support team is also available by phone 24/7.
IN THE BOX	• Display • Base • Optional trim kit	• Mounting screws and labels • Nest screwdriver • Installation Guide	• Welcome Guide • Nest Pro installation card
COMPATIBILITY	The Nest Learning Thermostat works with 95% of 24V heating and cooling systems, including gas, electric, forced air, heat pump, radiant, oil, hot water, solar and geothermal.	- Heating: 1,2, and 3 stages (W1, W2, W3) - Cooling: 1 and 2 stages (Y1, Y2) - Heat pump: with auxiliary and emergency heat (O/B, AUX, E)	- Humidifier or dehumidifier (HUM, DEHUM) - Fan (G) - Power (C, RH, RC)
PART NUMBERS	**Description/Part #** English - French T3008EF	**Single UPC** 854448003884	**Case Pack UPC** 10854448003881

nest 3400 Hillview Ave Palo Alto, CA 94304 1-855-VIP-NEST nest.com

JVM3160RF/EF

GE® 1.6 cu. ft. Over-the-Range Microwave Oven

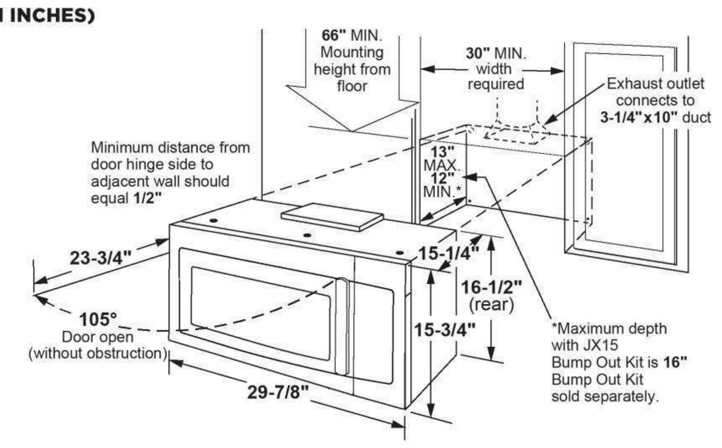
DIMENSIONS AND INSTALLATION INFORMATION (IN INCHES)

NOTE: Requires 120V grounded outlet. Electrical receptacle must be located in cabinet above microwave oven. No additional wiring, venting or cabinet rebuilding necessary in many cases. Complete detailed, easy-to-follow installation instructions and convenient full-size templates are packed with the microwave oven.

IMPORTANT INFORMATION: When installing the microwave oven over a range, allow minimum of 2" from bottom of microwave oven to top of range backguard to allow for removal of light covers.

VENTILATION OPTIONS: The microwave ovens are designed for adaptation to the following three types of ventilation:
-Outside exhaust (vertical – as shown)
-Outside exhaust (horizontal)
-Recirculating (non-vented ductless – see Filter Kit drawing)

INSTALLATION INFORMATION: This information is not intended to be used for installing unit described. Before installing, consult installation instructions packed with product/kit for current dimensional data.



GE APPLIANCES

For answers to your Monogram, GE Café™ Series, GE Profile™ Series or GE Appliances product questions, visit our website at geappliances.com or call GE Answer Center® Service, 800.626.2000.

Listed by Underwriters Laboratories

Specification Revised 2/18

GE APPLIANCES *a Haier company*

Model#: JVM3160RFSS

GE® 1.6 Cu. Ft. Over-the-Range Microwave Oven

Approx Dimensions (HxDxW):
16 1/2 in X 15 1/4 in X 29 7/8 in

• Charcoal filter replacement for microwaves with behind the door grille - Easily install your new charcoal odor filter
• 1.6 cu. ft. capacity - 1000 Watts (IEC-705 test procedure)
• Convenience cooking controls - Operating made quick and easy
• Auto and time defrost - Defrosting times and power levels are programmed automatically or manually for optimal results
• Turntable On/Off - Controls turntable operation
• Two-speed, 300-CFM venting system - Removes smoke, steam and odors

Warranty Information:
• Parts Warranty : Limited 1-year entire appliance
• Labor Warranty : Limited 1-year entire appliance
• Warranty Notes : See written warranty for full details

Also Available in:
JVM3160EFES - Slate
JVM3160DFCC - Bisque
JVM3160DFWW - White
JVM3160DFBB - Black

Date Created: 10/14/19

4 NO SCALE ENERGY EFFICIENT MICROWAVE OVEN - CUT SHEET

JAS640RMSS

GE® 24" Standard Clean Free-Standing Electric Range

DIMENSIONS AND INSTALLATION INFORMATION (IN INCHES)

RECEPTACLE LOCATIONS

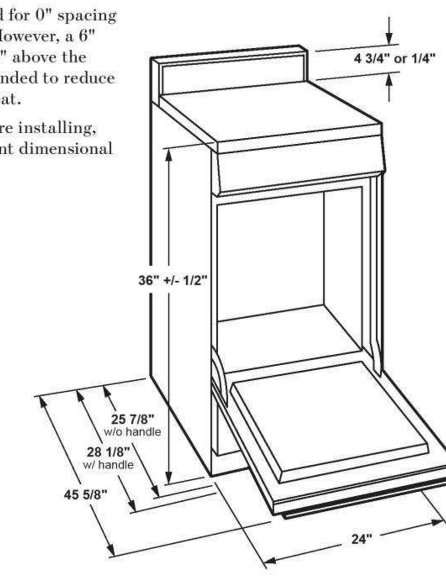
Locally approved flexible service cord or conduit must be used because terminals are not accessible after range installation. See shaded area in drawing for location of electrical outlet box. Recommended outlet locations allow range to be installed directly against wall.

NOTE: This appliance has been approved for 0" spacing to adjacent surfaces above the cooktop. However, a 6" minimum spacing to surfaces less than 15" above the cooktop and adjacent cabinet is recommended to reduce exposure to steam, grease splatter and heat.

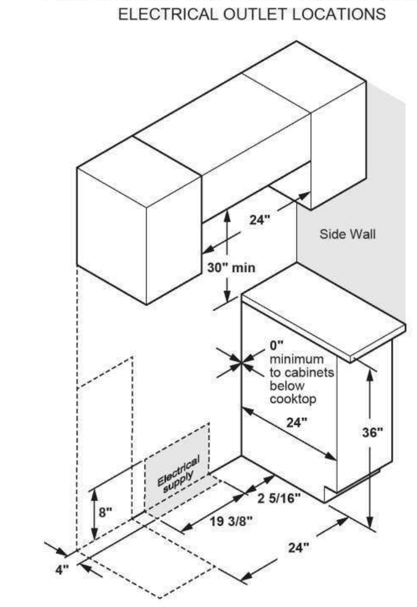
INSTALLATION INFORMATION: Before installing, consult installation instructions for current dimensional data and additional requirements.

KW RATING	
240V	10.5
208V	8.1
BREAKER SIZE	
240V	40 Amps†
208V	40 Amps†

†**NOTE:** Check local codes for required breaker size.



DIMENSIONS AND CLEARANCES (CONT.)
ELECTRICAL OUTLET LOCATIONS



GE APPLIANCES

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ADA COMPLIANT

All GE Appliances ranges are equipped with an Anti-Tip device. The installation of this device is an important, required step in the installation of the range.

Listed by Underwriters Laboratories

Specification Revised 3/19

GE APPLIANCES *a Haier company*

Model#: JAS640RMSS

GE® 24" Free-Standing/Slide-in Front Control Range with Steam Clean and Large Window

Approx Dimensions (HxDxW):
41 in X 28 in X 23 7/8 in

• Front controls - Easily-assessable controls make it simple to control the stovetop and oven
• Ceramic glass cooktop - Smooth cooktop easily wipes clean
• Steam clean - The power of steam eliminates oven scrubbing with just a 30-minute cycle
• Modular backguard - Versatile design gives you the option of a traditional look, or flip down to create a slide-in appearance
• In-oven broil - Healthy meals are hassle-free with in-oven broiling
• Large window - Keep an eye on foods without opening the oven door and losing heat
• Interior oven light - A bright light illuminates the oven's interior to make it easy to monitor progress

Warranty Information:
• Parts Warranty : Limited 1-year entire appliance
• Labor Warranty : Limited 1-year entire appliance

Brochure prepared exclusively for on Oct 9, 2019. Date Created: 10/09/19

3 NO SCALE ENERGY EFFICIENT ELECTRIC RANGE - CUT SHEET

GDF535PSR/PGR

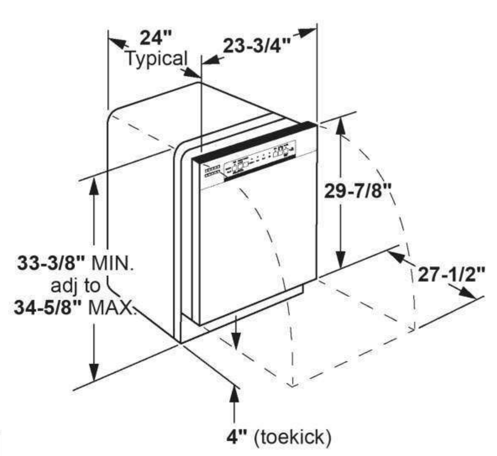
GE® Dishwasher with Front Controls

DIMENSIONS AND INSTALLATION INFORMATION (IN INCHES)

ELECTRICAL RATING
Voltage AC..........120
Hertz..........60
Total connected load amperage..........7.1
Calrod® heater watts max..........800/500

For use on adequately wired 120-volt, 15-amp circuit having 2-wire service with a separate ground wire. This appliance must be grounded for safe operation.

INSTALLATION INFORMATION: Before installing, consult installation instructions packed with product for current dimensional data.



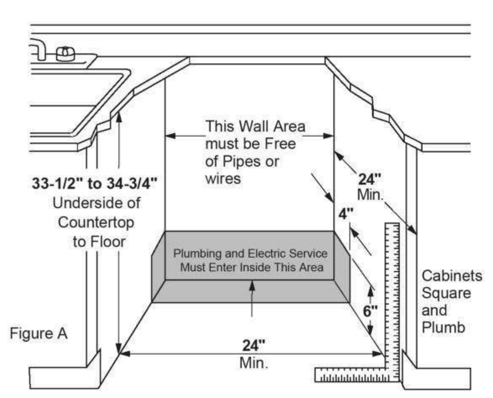


Figure A

GE APPLIANCES

For answers to your Monogram, GE Café™ Series, GE Profile™ Series or GE Appliances product questions, visit our website at geappliances.com or call GE Answer Center® Service, 800.626.2000.

ENERGY STAR

Certified to NSF Standard 184 for sanitization

Specification Created 1/20

GE APPLIANCES *a Haier company*

Model#: GDF535PSRSS

GE® Dishwasher with Front Controls

Approx Dimensions (HxDxW):
35 5/8 in X 24 in X 23 3/4 in

• Wash Cycle - This dishwasher features a wash cycle that removes all spots and residue for sparkling results
• Advanced Dry Cycle - Get hard-to-dry items like plastics up to three-times drier than standard heated dry cycles with Dry Boost™ (*Compared to heated dry option)
• High Quality & Always Dependable - This GE dishwasher is built to last for years of reliable performance
• Active Flood Protect - An internal sensor prevents the dishwasher from potential leaks, so you have peace of mind with every cycle
• Reliable Performance - Rest assured this American made dishwasher will wash and dry your dishes every time
• Multiple Cycle Options - Heavy wash, normal wash, 1-hour wash and rinse-only cycles provide a variety of ways to get your dishes completely clean
• Steam Sanitizing Wash - A sanitize setting reduces 99.999% of bacteria found on dishes, and a steam setting loosens tough soils, so there's no need to pre-rinse dishes

Warranty Information:
• Parts Warranty : Limited 1-year entire appliance
• Labor Warranty : Limited 1-year entire appliance
• Warranty Notes : See written warranty for full details

Also Available in:
GDF535PGRCC - Bisque
GDF535PGRWW - White
GDF535PGRBB - Black

Date Created: 11/26/20

2 NO SCALE ENERGY EFFICIENT DISHWASHER - CUT SHEET

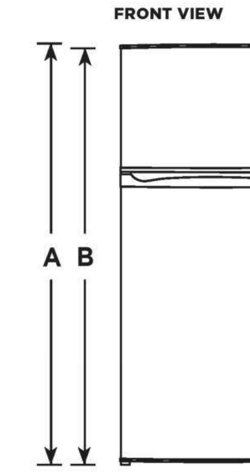
GPE12FGK/FSK

GE® Series ENERGY STAR® 11.6 Cu. Ft. Top-Freezer Refrigerator

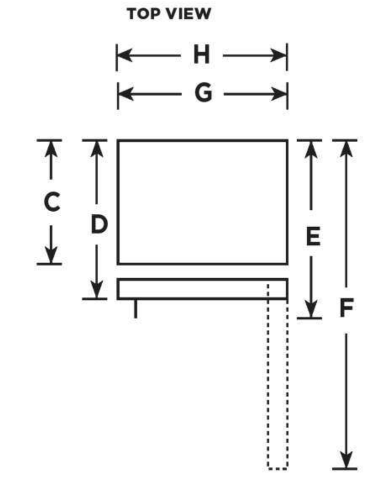
DIMENSIONS AND INSTALLATION INFORMATION (IN INCHES)

OVERALL DIMENSIONS	Height to top of hinge (in.) **A**	59-7/8
	Height to top of case (in.) **B**	59-3/8
	Case depth without door (in.) **C**	25-5/8
	Depth less door handle (in.) **D**	28-5/8
	Depth with door handle (in.) **E**	28-5/8
	Depth with fresh food door open 90° (in.) **F**	50-5/8
	Width (in.) **G**	24
	Width with door open 90° inc. door handle (in.) **H**	25-1/8
AIR CLEARANCES	Each side (in.)	1
	Top (in.)	4
	Back (in.)	3

FRONT VIEW



TOP VIEW



GE APPLIANCES

For answers to your Monogram, GE Profile™ Series or GE® Series appliance questions, visit our website at geappliances.com or call GE Answer Center service, 800.626.2000.

ENERGY STAR

Listed by Underwriters Laboratories

Specification Created 12/15

GE APPLIANCES *a Haier company*

Model#: GPE12FSKSB

GE® ENERGY STAR® 11.6 cu. ft. Top-Freezer Refrigerator

Approx Dimensions (HxDxW):
59 7/8 in X 28 5/8 in X 24 in

• 11.6 cu. ft. capacity -
• ENERGY STAR® qualified - Cool down your monthly utility bills by using less energy
• ADA-compliant - Designed for easy operation and access
• Equipped for optional icemaker - Easily accommodates the installation of an icemaker
• Upfront electronic temperature controls - Controls are located in an easy-to-reach position
• LED interior lighting - Spotlights foods inside making them easy to see
• 3 glass fresh food shelves - 2 are adjustable spillproof holding up to 12 oz. of spilled liquids for easy cleanup and adjust to provide additional food-storage options

Warranty Information:
• Parts Warranty : Limited 1-year entire appliance
• Labor Warranty : Limited 1-year entire appliance
• Warranty Notes : See written warranty for full details

Also Available in:
GPE12FGKBB - Black
GPE12FGKWW - White

Date Created: 10/01/19

1 NO SCALE ENERGY EFFICIENT REFRIGERATOR - CUT SHEET

ARCHITECT:
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Los Angeles, CA 90068
(310) 422-9234
aaron@aaronbrumer.com

STRUCTURAL:

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2239 State Ave, #B
Costa Mesa, CA 92627
kyle@pacificconstultinginc.com

LANDSCAPE:
Savage Land Design
680 Langsdorf Drive, Suite 202B
Fullerton, CA 92831
(714) 878-0335

MEP:
A & N Design Group Inc.
21550 Oxnard St, #300
Woodland Hills, CA 91367
(818) 758-0087

SOILS:

OWNER:
Seachange Partners REG LLC
12690 Sandhill Lane, Unit 1
Los Angeles, CA 90094
kjenkins@seachange-re.com
cwhiting@seachange-re.com

PROJECT:
38-UNIT MULTIFAMILY BUILDING

6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/02/2024	PZA SUBMISSION #1
2	08/30/2024	PZA SUBMISSION #2
2	08/30/2024	AHRF SUBMISSION #2
3	09/16/2024	PZA SUBMISSION #3
4	11/08/2024	HOLD LETTER SUBMISSION
5	05/29/2025	AHRF SUBMITTAL #3
6	06/20/2025	AHRF SUBMITTAL #4
7	06/27/2025	PC SUBMITTAL #1

ISSUE	DATE	DESCRIPTION

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AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
ENERGY EFFICIENT APPLIANCES

T061

6575 FOUNTAIN

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BIKE RACKS
DD04 & DD06 Double Docker™ Bike Racks
Specifications

GROUND CONTROL SYSTEMS® Micromobility Parking Solutions

PART 1: GENERAL

1.1 Summary
This section includes written specifications for the DD04, and DD06 Double Docker™ bicycle racks.

1.2 Quality Assurance
A. Manufacturer Qualifications:
1. A manufacturer experienced in manufacturing and producing commercial bicycle parking racks similar to the desired specification described for this project and with a record or successful in-service performance.
2. Product Options: The manufacturer will be able to produce several finish and color options, and types of the bicycle racks from a single source or from resources able to provide product options of like quality in both form and function.
3. Manufacturer Service Options: The manufacturer will be able to present product specific drawings of the bicycle racks size, shape, dimensional requirements, and weight.
B. Installer Qualifications: Experienced installer has completed installation of bicycle racks similar in specifications and to the extent indicated for this project.

1.3 Submittals
A. Product Information: Must contain physical descriptions such as bicycle parking capacity, dimensions, shape, installation hardware requirements, and finish options for each bike rack.
B. Installation Drawings and/or Installation Video: Detailed installation instructions for the designated bicycle rack. Drawing packages and submittals can be supplied by Ground Control Systems.
C. Assembly Instructions: For the DD04 and DD06 Double Docker™ bicycle racks.
D. Product Verification: Able to submit finish samples for review and verification upon request.
E. Manufacturer's Project References: Able to provide a minimum of three references for whom the firm provided similar or comparable services during the last 5 years and a description of the services provided.
F. Warranty: Submit manufacturer's standard warranty.

1.4 Delivery, Storage, and Handling
A. Delivery: In order to ensure shipments are received undamaged, a thorough inspection must be performed and noted on the B.O.L., upon receipt of shipment.
B. Storage: Bicycle racks and components should be stored in their original packages or containers until they are ready for installation.
C. Handling: Before and up to installation, bicycle racks should be handled with sufficient care in order to prevent any finish damage.

1.5 Warranty
Manufacturer's Warranty: Bicycle racks carry a one year limited warranty against defects in materials and workmanship beginning on the date they received.

BIKE RACKS
DD04 & DD06 Double Docker™ Bike Racks
Specifications
GROUND CONTROL SYSTEMS® Micromobility Parking Solutions

PART 2: PRODUCTS

2.1 Manufacturer
Provide bicycle lockers manufactured by Ground Control Systems®, 708 Alhambra Blvd, Sacramento, CA 95816, 800-630-7225. Fax: 866-532-9049 Website: www.groundcontrolsystems.com.

2.2 Materials
A. All steel construction; ASI materials, for durability.
B. Plastic wheels for smooth travel of slide.
C. Urethane bumpers to absorb slide impact.
D. Zinc plated hardware.
E. Components:
1. Slide assembly, upper track, single, HD galvanized
2. Lower bike track, single, HD galvanized
3. Support leg, HD galvanized
4. Cross beam manifold, HD galvanized
5. Mounting bracket and hardware kit, lower bike tracks, one short and one tall bracket, HD galvanized
6. Hardware kit, double docker, u-bolts with nuts
7. ⅛" x 3¼" - 16 UNC stainless steel concrete wedge anchor kit

2.3 Finishes
A. Hot dipped galvanized finish (marine environment)
B. Powder coat, black, with zinc-rich primer

2.4 Space Use
A. Double Docker™ setbacks:
1. Ceiling height: Minimum 102"
2. Loading Zone: Recommended 48"-72"
3. Distance to front wall: 10" to center of beam (2.5" to the edge of dock)
4. Distance to side wall: 14.5" to 17" from center of bike
5. When adding other Double Docker™ units in longer rows, maintain 16.5" bike to bike spacing. If using optional 17" spaced units maintain 17" bike to bike spacing
6. The surface mounted Double Docker™ rack is installed onto a concrete base with DD04: Six (6) ¼" strike anchors and five (5) ¼" wedge anchors. Rack is installed onto a concrete base with DD06: Nine (9) ¼" strike anchors, and five (5) ¼" wedge anchors.
7. Contact Ground Control Systems for desired length (3¼" minimum), several types of anchor styles are available.

BIKE RACKS
DD04 & DD06 Double Docker™ Bike Racks
Specifications
GROUND CONTROL SYSTEMS® Micromobility Parking Solutions

PART 2: PRODUCTS

2.5 Product Details
A. Two-tier allows double the density
B. Double sided configurations hold 8-12 bikes
C. Vertically staggered position prevents handlebar conflicts
D. Gas strut lift-assist makes loading easy - very little strength required*
E. Grade 5 U-bolts keep upper row secured
F. Convenient locking loops to lock frame and wheel on bike
G. Movable legs allow retro-fitting over existing horizontal bike parking
H. Surface mount (Anchors available)
I. U-lock compatible
J. DD04 Double Docker™
1. 04-bike capacity
K. DD06 Double Docker™
1. 06-bike capacity

BIKE RACKS
DD04 & DD06 Double Docker™ Bike Racks
Specifications
GROUND CONTROL SYSTEMS® Micromobility Parking Solutions

PART 3: EXECUTION

3.1 Examination
Examine footprint to ensure conditions are adequate for installation. Do not proceed with installation if conditions are not adequate for installation. Notify the project manager if conditions are unsatisfactory.

3.2 Preparation
Make sure the location of the bike racks is flat, level, square, accurate for alignment, and correctly located for the installation of the bike racks. Shimming may be necessary for tapered and uneven grades.

3.3 Installation
Surface or Flange Mount: An above ground mount that is anchored to the base material through the product specific flange plate.

3.4 Quoting
A. Product Specification: Make sure the product item, finish options, installation hardware, fasteners, and expected lead time have been included in the estimate.
B. Product Pricing: Quotes are in US Dollars and valid for 90 days.
C. Product Pricing: Quotes for Special Orders are valid for 30 days. (Special orders are purchases containing non-stocking products, custom colors, or quantities higher than what is typically on hand.
D. Shipping Pricing: Shipping Quotes are estimates and only good for 30 days - cost may fluctuate up to 25%

3.5 Freight
A. The Double Docker™ Bicycle Racks are shipped by freight. Call Ground Control Systems at 1-800-630-7225 for freight quotes.

3.6 Purchasing
A. Product specification: Make sure the product item, finish options, fasteners, and expected lead time have been included in the estimate.
B. Pricing: Estimates are good for 90 days (30 days for special orders); contact a Ground Control Systems representative for a current price list if the estimate has expired.
C. Shipping Pricing: Shipping Quotes are estimates and only good for 30 days - cost may fluctuate 25%.
D. Placing an order: You can order via phone 1-800-630-7225, Fax 1-866-532-9049, Email - info@groundcontrolsystems.com. Or, if submitting purchase orders, mail to: 708 Alhambra Blvd, Suite 200, Sacramento, CA, 95816.

1 LONG-TERM BICYCLE PARKING SPECS

BIKE RACKS
Double Docker®

TWO TIER LIFT ASSIST BIKE PARKING RACKS

Maximum density, Increased value! The Double Docker takes high-density parking to the second level and helps you get the most bikes per sq. ft. with our max density layouts. Double Docker layouts are perfect when every inch counts. The Double Docker is an essential rack when it comes to meeting your long-term ordinance requirements.

Ground Control System's two-tier parking solution is easy to use and accommodates almost all types of bicycles. Riders only need to raise their bikes a few inches off the ground before the tray helps lift their bike to the second level. The Double Docker was built with Class I long-term parking storage facilities in mind. It is safe, secure, user and bicycle-friendly. Check out our new bike room builder tool and layout a bike room in seconds. Check out the video to see how it works.

GROUND CONTROL SYSTEMS® Micromobility Parking Solutions

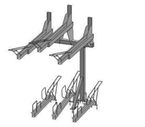
DOUBLE DOCKER™ - TWO TIER LIFT ASSIST BIKE PARKING RACKS

Product Features

- Two Tier Lift Assist Bike Parking Racks Double Docker™
- 4 – 6 bikes secured per assembly
- Double sided options: 8 – 12 bikes secured per assembly
- Two-tier enables double the density
- Gas strut load assist
- Convenient locking loops secure the bicycle frame & tire
- Movable legs allow for flexible layouts, top shelf can stand alone to create space for other racks or storage
- Galvanized or Black powder coated finishes available
- Surface mount – Concrete (anchors sold separately)

GROUND CONTROL SYSTEMS® Micromobility Parking Solutions

DOUBLE DOCKER™ DD04



DOUBLE DOCKER™ DD06

GROUND CONTROL SYSTEMS® Micromobility Parking Solutions

Double Docker™ DD04, DD06
Cut Sheet & Quick Specifications

MATERIALS & FEATURES
- All steel construction, ASI materials, for durability
- Plastic wheels for smooth travel of slide
- Urethane bumpers to absorb slide impact
- Zinc plated hardware
- Two-tier allows double the density
- Vertically staggered position prevents handle bar conflicts
- Gas strut Lift-assist makes loading easy – very little strength required*
- Grade 5 U-bolts keeps upper row secured
- Convenient locking loops to lock frame and wheel on bike
- Movable legs allow retro-fitting over existing horizontal bike parking.

* Meets ANSI TCA requirements
* ADA Compliant

FINISH
- ☐ Hot Dipped Galvanized **(Marine Environment)**
- ☐ Black Powder Coat

CONFIGURATIONS & FOOTPRINT W/BIKES
- ☐ DD04 - 49.5" W 78" L X 102" H, - 4 bikes secured
- ☐ DD06 - 66.0" W 78" L X 102" H, - 6 bikes secured

MOUNTING OPTIONS
Surface Mount - Concrete **(Anchors sold separately)**

*Please contact us for additional information on Offset or a long term parking solution.

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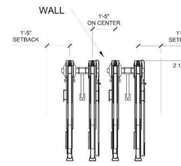
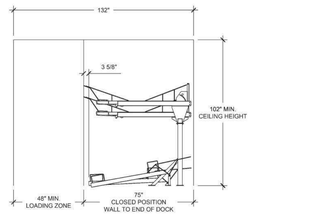
GROUND CONTROL SYSTEMS® Micromobility Parking Solutions

Double Docker™ DD04, DD06
Cut Sheet & Quick Specifications



SPACE USE RECOMMENDATIONS
- Ceiling height: Minimum 102"
- Loading zone: Recommended 48"-72"
- Distance to front wall: 10" to center of beam (2.5" to edge of dock)
- Distance to side wall: 14.5" to 17" from center of bike
- When adding other Double Docker units in longer rows, maintain 16.5" bike to bike spacing
- Bike to bike spacing 16.5" OC standard with optional 17" OC spacing available



708 Alhambra Blvd., Sacramento, CA 95816 www.groundcontrolsystems.com 800-630-7225 For layout, ordinance or planning assistance, please contact our planning team at 800-630-7225 Visit GoCoreDigest (gocoredigest.com/documentation) to build parking layouts and down-loadable PDFS

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Downtown Rack

The Downtown Rack uses thick, square tube construction that can't be cut with a pipe cutter. The extended width of the Downtown Rack makes for easy bike parking by giving the bike full support and multiple locking points for a u-style bike lock.

2 SHORT-TERM BICYCLE PARKING SPECS

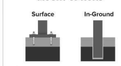
Downtown Rack

FINISH OPTIONS
Galvanized Stainless

Powder Coat

White Black Light Grey RAL 7042 Deep Red RAL 3004 Yellow RAL 1021
CNH Bright Yellow Orange RAL 2004 Beige RAL 1001 Mid Grey RAL 7037 Pea Green RAL 6018
Light Green RAL 6018 Maroon RAL 3004 Purple Brown RAL 8014 Blue RAL 5015 Sky Blue RAL 5015
Dark Purple Tail Black White Red RAL 9016 Bronze Silver RAL 9007

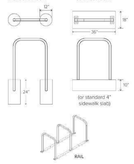
MOUNT OPTIONS
Surface In-Ground



Tamper-resistant fasteners available upon request

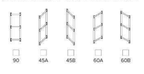
Rail

OPTIONAL LEAN BAR



DERO Downtown Rack **Submittal Sheet**

CAPACITY	2 Bikes
MATERIALS	2" x 2" x .188" square tube - mild steel 2" x 2" x .120" square tube - stainless steel
FINISHES	☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option. ☐ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat. ☐ **Stainless** Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.
MOUNT OPTIONS	☐ **Surface** Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request. ☐ **In-Ground** In-ground mount is embedded into concrete billet. Specify in-ground mount for this option ☐ **Rail** Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3" x 1.4" x 3/16" thick galvanized mounting rails. Specify rail mount for this option.
OPTIONAL LEAN BAR	☐ **Add Lean Bar**



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T070

6575 FOUNTAIN

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ICC EVALUATION SERVICE®

ICC-ES Evaluation Report

ESR-1463

Reissued October 2023 — *This report also contains:*
Revised January 18, 2024 — **- CBC Supplement**
Subject to renewal October 2025 — **- LABC Supplement**

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DIVISION: 07 00 00 — THERMAL MOISTURE AND PROTECTION **Section: 07 53 23 — Ethylene-Propelene-Diene-Monomer Roofing** **Section: 07 54 19 – Polyvinyl- Chloride Roofing** **Section: 07 54 23 — Thermoplastic-Polyolefin Roofing**	**REPORT HOLDER:** **CARLISLE SYNTEC SYSTEMS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC** **ADDITIONAL LISTEE:** **MULE-HIDE PRODUCTS COMPANY, INC.** **VERSICO, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC** **WEATHERBOND, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC.** **ROOFING PRODUCTS INTERNATIONAL, INC.**	**EVALUATION SUBJECT:** **CARLISLE EPDM, PVC AND TPO SINGLE-PLY ROOFING MEMBRANES**

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2021, 2018, 2015, 2012 and 2009 *International Building Code®* (IBC)
- 2021, 2018, 2015, 2012 and 2009 *International Residential Code* (IRC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)†

†The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

For evaluation for compliance with codes adopted by the Los Angeles Department of Building and Safety (LADBS), see ESR-1463 LABC and LARC Supplement.

Properties evaluated:

- Weather resistance
- Roof covering fire classification
- Wind uplift resistance
- Impact resistance

2.0 USES

Carlisle ethylene propylene diene monomer (EPDM), polyvinyl chloride (PVC) and thermoplastic polyolefin (TPO) single-ply roofing membranes are used as roof coverings in adhered and mechanically fastened membrane roofing systems.

3.0 DESCRIPTION

3.1 General:

The EPDM, PVC and TPO Membrane Roofing Systems described in this report consist of single-ply roofing membranes, insulation where used, barrier board or slip sheet where used, flashing, mechanical fasteners and adhesives that are installed on a combustible or noncombustible deck. See Table 1 for Carlisle product trade names and corresponding product names for Mule-Hide Products Company, Inc., WeatherBond, Versico, and Roofing Products International, Inc., the additional listees.

3.2 EPDM Membranes:

3.2.1 Sure-Seal EPDM Membrane: Sure-Seal EPDM Membrane is a black, nonreinforced EPDM membrane, 45 mils thick [0.045 inch (1.14 mm)].

3.2.2 Sure-Seal FR EPDM Membrane: Sure-Seal FR EPDM Membrane is a black, nonreinforced EPDM membrane with fire retardants. Available thicknesses range from 45 mils (0.045 inch [1.14 mm]) to 90 mils (0.090 inch [2.29 mm]).

3.2.3 Sure-White EPDM Membrane: Sure-White EPDM Membrane is a white, nonreinforced EPDM membrane. Available in thicknesses of 60 mils [0.060 inch (1.52 mm)] and 90 mils [0.090 inch (2.29 mm)].

3.2.4 Sure-White Reinforced EPDM Membrane: Sure-White Reinforced EPDM Membrane is a white, reinforced EPDM membrane. Available in a thickness of 60 mils [0.60 inch (1.52 mm).

3.2.5 Sure-Tough EPDM Membrane: Sure-Tough EPDM Membrane is a black, reinforced membrane consisting of a polyester reinforcement encapsulated between two EPDM membrane plies. Available in thicknesses ranging from 45 mils [0.045 inch (1.14 mm)] to 75 mils [0.075 inch (1.90 mm)].

3.2.6 Sure-Seal FleeceBACK EPDM Membrane: Sure-Seal FleeceBACK EPDM Membrane is a 45-mil to 90-mil [0.045 inch to 0.090 inch (1.14 mm to 2.29 mm)] non-reinforced EPDM bonded to a polyester fleece. Available product thicknesses range from 100 mils [0.100 inch (2.55 mm)] to 145 mils [0.145 inch (3.68 mm)].

3.2.7 Sure-White FleeceBACK EPDM Membrane: Sure-White FleeceBACK EPDM Membrane is a 45-, 60- or 90-mil [0.045, 0.060 or 0.090 inch (1.14, 1.52 or 2.29 mm)] nonreinforced white EPDM bonded to a polyester fleece. Available product thicknesses are 100, 115 and 145 mils [0.100, 0.115 or 0.145 inch (2.54, 2.92 or 3.68 mm)].

3.2.8 Sure-Seal AFX EPDM Membrane: Sure-Seal AFX EPDM Membrane is a 45-mil [0.045 inch (1.14 mm) or 60-mil [0.060 inch (1.52 mm)] non-reinforced EPDM bonded to a polyester fleece. Available thicknesses are 90 mils [0.090 inch (2.29 mm)] and 105 mils [0.105 inch (2.67 mm)].

3.3 PVC Membranes:

3.3.1 Sure-Flex PVC Membrane: Sure-Flex PVC Membrane is a heat-weldable PVC thermoplastic membrane consisting of a weft-inserted polyester fabric that is encapsulated by PVC based top and bottom plies. Available thicknesses range from 50 mils [0.050 inch (1.27 mm)] to 80 mils [0.080 inch (203 mm)].

3.3.2 Sure-Flex KEE HP Membrane: Sure-Flex KEE HP Membrane is a heat-weldable thermoplastic membrane that consists of a polyester fabric that is encapsulated by KEE HP based top and bottom plies. Available thicknesses range from 50 mils [0.50 inch (1.27 mm)] to 80 mils [0.80 inch (2.03 mm)].

3.3.3 Sure-Flex PVC FRS Membrane: Sure-Flex PVC FRS Membrane is a heat-weldable thermoplastic membrane that consists of a fiberglass reinforcement encapsulated with PVC based top and bottom plies. Available thicknesses range from 60 mils [0.60 inch (1.52 mm)] to 80 mils [0.80 inch (2.03 mm)].

3.3.4 Sure-Flex PVC FleeceBACK Membrane: Sure-Flex PVC FleeceBACK Membrane consists of polyester reinforcing scrim and polyester fleece backing. Available thicknesses range from 115 mils [0.115 inch (2.92 mm)] to 135 mils [0.135 inch (3.43 mm)].

3.3.5 Sure-Flex KEE HP FleeceBACK Membrane: Sure-Flex KEE HP FleeceBACK Membrane consists of a polyester reinforcing scrim, polyester fleece backing, and DuPont® Elvaloy® KEE HP copolymer. Available thicknesses range from 105 mils [0.105 inch (2.67 mm)] to 135 mils [0.135 inch (3.43 mm)].

3.3.6 Sure-Flex PVC FRS FleeceBACK Membrane: Sure-Flex PVC FRS FleeceBACK Membrane consists of a high-strength fiberglass scrim and polyester fleece backing. Available thicknesses range from 115 mils [0.115 inch (2.92 mm)] to 135 mils [0.135 inch (3.43 mm)].

3.3.7 Sure-Flex KEE HP FRS FleeceBACK Membrane: Sure-Flex KEE HP FRS FleeceBACK Membrane consists of a fiberglass reinforcing scrim, polyester fleece backing, and DuPont® Elvaloy® KEE HP copolymer. Available thicknesses range from 105 mils [0.105 inch (2.67 mm)] to 135 mils [0.135 inch (3.43 mm)].

3.4 TPO Membranes:

3.4.1 Sure-Weld TPO Membrane: Sure-Weld TPO Membrane consists of a polyester reinforcement encapsulated between two plies of TPO. The membrane is available in white, gray, tan and custom colors. Available thicknesses range from 45 mils [0.045 inch (1.14 mm)] to 60 mils [0.060 inch (1.52 mm)].

3.4.2 Sure-Weld EXTRA TPO Membrane: Sure-Weld EXTRA TPO Membrane is a thicker version of the Sure-Weld TPO Membrane specified in Section 3.4.1 for increased strength and weatherability. The membrane isavailable in white, gray, tan and custom colors. Available in a thickness of 80 mils (0.080 inch [2.03 mm]).

3.4.3 Sure-Weld HS TPO Membrane: Sure-Weld HS TPO Membrane is the Sure-Weld membrane formulated with an additional flame retardant for fire resistance at higher slopes. The membrane is available in white, gray, tan and custom colors. Available thicknesses are 45 mils (0.045 inch [1.14 mm]) and 60 mils (0.060 inch [1.52 mm]).

3.4.4 Sure-Weld SAT-TPO Membrane: Sure-Weld SAT-TPO Membrane is a self-adhered version of the Sure-Weld HS TPO membrane with adhesive.

3.4.5 Sure-Weld FleeceBACK TPO Membrane: Sure-Weld FleeceBACK TPO Membrane is the Sure-Weld HS TPO Membrane, 45 mils [0.045 inch (1.14 mm)], 60 mils [0.60 inch (1.52 mm)] and 80 mils [0.60 inch (2.03 mm)] thick, with a laminated polyester fleece backing. Available thicknesses are 100 mils [0.100 inch (2.54 mm)], 115 mils [0.115 inch (2.92 mm)] and 135 mils [0.135 inch (3.43 mm)].

3.4.6 Sure-Weld AFX TPO Membrane: Sure-Weld AFX TPO Membrane is the Sure-Weld HS TPO Membrane with a laminated polyester fleece backing. Available thicknesses range from 120 mils [0.120 inch (3.05 mm)] to 155 mils [0.155 inch (3.94 mm)].

3.4.7 Spectro-Weld TPO Membrane: Spectro-Weld TPO Membrane is the Sure-Weld membrane, described in Section 3.4.1, formulated with a brighter white color. Available thicknesses are 60 mils [0.060 inch (1.52 mm)] and 80 mils [0.080 inch (2.03 mm)].

3.4.8 Spectro-Weld FleeceBACK TPO Membrane: Spectro-Weld FleeceBACK TPO Membrane is the Spectro-Weld membrane with a laminated 5.5-ounce-per-square-yard (0.18 kg/m²) polyester fleece backing. Available in a thickness of 115 mils [0.115 inch (2.92 mm)].

3.5 Insulation:

See Tables 2 through 5 for insulations for use with specific roofing systems. Insulation must comply with IBC Section 1508.2 or IRC Section R906.2, as applicable. Foam plastic insulation, where used, must have a flame-spread index of not more than 75 when tested at the maximum thickness intended for use in accordance with ASTM E84 or UL 723.

3.6 Barrier Board:

Barrier board, where used, must be either minimum 1/4-inch-thick (6.4 mm) Georgia-Pacific Gypsum LLC "DensDeck® Roofboard" or "DensDeck Prime® Roofboard," minimum 1/4-inch-thick (6.4 mm) Owens Corning "StrataGuard," minimum 1/4-inch-thick (6.4 mm) USG Corporation "SECUROCK® Gypsum-Fiber Roof Board" or "SECUROCK® Glass-Mat Roof Board," or minimum 1/2-inch-thick (12.7 mm) gypsum board. Barrier board must be UL-classified for roofing applications or UL-classified gypsum board.

3.7 Slip Sheet:

The slip sheet, where used, must include Carlisle "FR Base Sheet 1S or 2S," GAF "VersaShield® Fire-Resistant Roof Deck Protection (ESR-2053)" or Atlas "FR 10 or FR 50." Slip sheets must be UL-classified for roofing applications.

3.8 Flashing:

Flashing must be provided in accordance with IBC Section 1503.2 or IRC Section R903.2, as applicable. Where flashing is of metal, the metal must be corrosion-resistant, minimum No. 26 gage [0.019 inch (0.483 mm)] galvanized steel.

3.9 Fasteners:

Fasteners, used to mechanically attach insulation and membranes to the roof deck, must be corrosion-resistant, and must be Carlisle fasteners, plates or fastening bars, unless otherwise noted in this report. Refer to Table 4 and 5 for spacing of fasteners.

3.9.1 HP Fastener: This is an epoxy-coated steel screw used in combination with Carlisle's fastening plates or bars to mechanically attach roofing insulation and membranes to steel or wood substrate. Fastener length must be selected to penetrate through the steel deck a minimum of 3/4 inch (19.1 mm), and into the wood deck a minimum of 1 inch (25.4 mm).

3.9.2 InsulFast Insulation Fastener: This is an epoxy-coated steel screw used in combination with Carlisle's insulation plates to mechanically attach roofing insulation to steel or wood substrates. Fastener length must be selected to penetrate through the steel deck a minimum of 3/4 inch (19.1 mm), or into the wood deck a minimum of 1 inch (25.4 mm).

3.9.3 HP Purlin Fastener: This is an epoxy-coated steel screw used in combination with Carlisle's fastening plates or bars to mechanically attach roofing insulation and membranes to structural steel members. Fastener length must be selected to penetrate through the steel member a minimum of 3/4 inch (19.1 mm.)

3.9.4 HD 14-10 Fastener: This is a heavy-duty, epoxy-coated steel screw used in combination with Carlisle's fastening plates or bars to mechanically attach roofing insulation and membranes to concrete roof deck. Fastener length must be selected to penetrate into the concrete deck a minimum of 1 inch (25.4 mm).

3.9.5 CD-10 Fastener: The CD-10 is an epoxy-coated, hammer-driven, nonthreaded fastener specifically designed to be used with insulation and seam fastening plates to secure membrane and insulation to structural concrete. Fastener length must be selected to penetrate into the concrete deck a minimum of 1 inch (25.4 mm).

3.9.6 Lite-Deck Fastener: The Lite-Deck Fastener is used in conjunction with a specially designed 3-inch (76.2 mm) Lite-Deck Metal Plate for insulation attachment to gypsum, cementitious wood fiber (Tectum [ESR-1112]), and lightweight concrete decks. Fastener length must be selected to penetrate into the deck a minimum of 2 inches (50.8 mm).

3.9.7 GypTec Fastener: The GypTec Fastener is a glass-filled nylon auger fastener designed for securing mechanically attached membranes and insulation to gypsum and cementitious wood fiber (Tectum [ESR-1112]) decks. Fastener length must be selected to penetrate into the deck a minimum of 1.5 inches (38.1 mm).

3.9.8 HP Polymer Seam Plate: This is a 2-inch-diameter (50 mm) polymer plate designed to be used with HP and HD 14-10 fasteners to mechanically attach roofing membranes to the roof deck.

3.9.9 Sure-Tite Fastener and ST Fastening Bar: This is a heavy-duty, epoxy-coated steel screw and bar used to secure reinforced EPDM membranes to steel or wood deck. The bar is 1-inch-wide-by-0.040-inch-thick-by-10-foot-long (25.4 mm by 1.1 mm by 3.1 m) galvalume-coated steel with pre-punched holes 6 inches (150 mm) on center.

3.9.10 HP-X Fastener: This is an epoxy-coated carbon steel screw used in combination with the Piranha Fastening Plate to mechanically attach TPO membranes to steel or wood substrate. Fastener length must be selected to penetrate through the steel deck a minimum of 3/4 inch (19.1 mm), and into the wood deck a minimum of 1 inch (25.4 mm).

3.9.11 Piranha Fastening Plate: This is a 2 3/8-inch-diameter galvalume-coated steel plate designed to be used with HP-X fasteners to mechanically attach PVC and TPO membranes to the roof deck.

3.9.12 HP-XTRA Fastener: This is an epoxy-coated carbon steel screw used in combination with the Piranha XTRA Fastening Plate to mechanically attach PVC and TPO membranes to steel or wood substrate. Fastener length must be selected to penetrate through the steel deck a minimum of 3/4 inch (19.1 mm) and into the wood deck a minimum of 1 inch (25.4 mm).

3.9.13 Piranha XTRA Fastening Plate: This is a 2 3/8-inch-diameter galvalume-coated steel plate designed to be used with HP-XTRA fasteners to mechanically attach PVC and TPO membranes to the roof deck.

3.9.14 PVC Oval Barbed Plate: This is a 1 1/2-inch-by-2 3/4-inch (35 mm by 69.85 mm) Oval Barbed Plate designed to be used with HP-X Fasteners to mechanically attach PVC membranes to the roof deck.

3.9.15 OMG Roofing Products RhinoBond Plate: The RhinoBond Plate is a 3-inch-diameter (76.2 mm), 0.028-inch-thick (0.7 mm) galvalume-coated steel plate, coated with a proprietary adhesive and used with the HP-X fastener to mechanically attach PVC and TPO membranes to the roof deck. The adhesive bonds the plate to the underside of the membrane.

3.10 Carlisle SynTec Adhesives: See Tables 2 and 5 for adhered roofing systems.

3.10.1 90-8-30A Bonding Adhesive: 90-8-30A Bonding Adhesive is a high-strength, solvent-based contact adhesive used to adhere EPDM membranes to the insulation or substrate. It has a coverage rate of approximately 60 square feet per gallon (1.5 m²/L) when applied to the finished surface area. The adhesive is supplied in 5-gallon (18.9 L) containers and has a shelf life of one year.

3.10.2 Aqua Base 120 Bonding Adhesive: Aqua Base 120 Bonding Adhesive is a high-strength, water-based contact adhesive used to adhere EPDM and TPO membranes to the insulation or substrate. It has a coverage rate of approximately 120 square feet per gallon (3 m²/L) when applied to the finished surface area. The adhesive is supplied in 5-gallon (18.9 L) containers and has a shelf life of one year.

3.10.3 Low-VOC PVC Bonding Adhesives: Low VOC PVC Bonding Adhesives is high-strength, solvent-based contact adhesives used to adhere PVC membranes to an insulation or substrate. They have a coverage rate of approximately 60 square feet per gallon (1.5 m²/L) when applied to the finished surface area. The adhesive is supplied in 5-gallon (18.9 L) containers with a shelf life of one year.

3.10.4 Sure-Weld TPO Bonding Adhesive: Sure-Weld TPO Bonding Adhesive is a high-strength, solvent-based contact adhesive used to adhere TPO membranes to an insulation or substrate. It has a coverage rate of approximately 60 square feet per gallon (1.5 m²/L) when applied to the finished surface area. The adhesive is supplied in 5-gallon (18.9 L) containers with a shelf life of one year.

3.10.5 Low VOC Bonding Adhesive: Low VOC Bonding Adhesive is a high-strength, solvent-based contact adhesive used to adhere EPDM and TPO membranes to an insulation or substrate. It has a coverage rate of approximately 60 square feet per gallon (1.5 m²/ L) when applied to the finished surface area. The adhesive is supplied in 5-gallon (18.9 L) containers with a shelf life of one year.

3.10.6 HydroBond Water-Based Bonding Adhesive: HydroBond Water-Based Bonding Adhesive is a water-based, wet lay-in, one-sided adhesive to be used to adhere Sure-Flex PVC, Sure-Flex PVC FRS and FleeceBACK membranes to an insulation or substrate. It has a coverage rate of 100 square feet per gallon (2.5 m²/L). The adhesive is supplied in 5-gallon (918.9 L) containers with a shelf life of one year.

3.10.7 Low VOC Bonding Adhesive 1168: Low VOC Bonding Adhesive 1168 is high-strength, solvent-based contact adhesive used to adhere EPDM and TPO membranes to an insulation or substrate. It has a coverage rate of approximately 60 square feet per gallon (1.58 m²/L) when applied to the finished surface area. The adhesive is supplied in 5-gallon (18.9 L) containers with a shelf life of one year.

3.10.8 Cold Applied Adhesive: Cold Applied Adhesive is a solvent-free, asphalt-modified polyether adhesive. This adhesive can be used with all Sure-Seal or Sure-Weld AFX membranes as a one-sided, wet lay-in adhesive. It has a coverage rate of 67 square feet per gallon (1.6 m²/L). The adhesive is supplied in 5-gallon (18.9 L) containers with a shelf life of one year.

3.10.9 Flexible FAST Adhesives: Flexible FAST Adhesives are two-component polyurethane adhesives used to adhere FleeceBACK membranes and insulations to various substrates. The adhesives have a coverage rate of approximately 100 square feet per gallon (2.5 m²/L). The adhesives are supplied in 5-gallon (18.9 L) jugs, 15-gallon (56.7 L) and 50-gallon (189 L) drums, box sets, cartridge tubes, dual tanks, and/or cylinders, and have a shelf life of one year.

3.10.10 OlyBond 500 Adhesive: OMG Roofing Products OlyBond 500 Spot Shot and OlyBond 500 BA are two-component polyurethane adhesives used to adhere insulations to various substrates. The adhesives have a coverage rate of approximately 100 square feet per gallon (2.5 m²/L). The adhesives are supplied in cartridge tubes and box sets, and have a shelf life of one year.

3.10.11 EPDM X-23 Low-VOC Bonding Adhesive: EPDM X-23 Low-VOC Bonding Adhesive is a high strength, solvent-based contact adhesive used to adhere EPDM membranes to an insulation or substrate. It has a coverage rate of approximately 60 square feet per gallon (1.5 m²/L) when applied to the finished surface area. The adhesive is supplied in 5-gallon (18.9 L) containers with a shelf life of one year.

3.10.12 CAV-GRIP III Low-VOC Adhesive/Primer: CAV-GRIP III Low-VOC Adhesive/Primer is a contact adhesive used to adhere EPDM and TPO membranes to various substrates. It has a coverage rate of 1000 ft² per cylinder when applied to the finished surface area. The adhesive is supplied in No. 40 cylinders with a shelf life of one year (unopened).

3.11 Impact Resistance:

The EPDM, PVC, and TPO roofing membranes described in this report meet requirements for impact resistance in 2021 IBC Section 1504.8 [2018, 2015, 2012 and 2009 IBC Section 1504.7], based on testing in accordance with Section 4.6 of FM 4470.

4.0 INSTALLATION

4.1 General:

Installation of the EPDM, PVC, and TPO roofing membranes described in this report must comply with the applicable code, the manufacturer's published installation instructions and this report. The manufacturer's published installation instructions must be available at all times on the jobsite during installation.

The substrate to which the membrane is to be applied must be clean, dry, and free of frost, loose fasteners, and other protrusions or contaminates that will interfere with the adhesion or attachment of the membrane or that will puncture the membrane. All materials must be protected against contact with incompatible materials. Where gypsum board is used as barrier board in the roofing assembly, weather protection must be provided to prevent damage to the gypsum board prior to application of the roofing membrane.

The slope of the roof on which the single-ply membranes are installed must not be more than the maximum slope indicated for the particular assembly as listed in Tables 2 and 3.

Penetrations and terminations of the roof covering must be flashed and made weather tight in accordance with the requirements of the membrane manufacturer and the applicable code.

4.2 Fire Classification:

4.2.1 New Construction: The adhered and mechanically fastened EPDM, PVC, and TPO single-ply membrane roofing systems, when installed in accordance with this report, are Class A, B or C roof covering systems in accordance with ASTM E108 or UL 790, as noted in Tables 2 and 3.

4.2.2 Reroofing: The existing deck must be inspected to verify that the structure to be reroofed is structurally sound and adequate to support and secure the roofing membrane. Prior to installation of new roof coverings, inspection by and written approval from the code official having jurisdiction must be required.

Class A, B or C roof covering systems may be installed over existing classified roof covering systems under the following conditions without additional roof classification tests, provided the resulting classification is the lower of the new or existing roofing classification:

- New uninsulated systems installed only over existing uninsulated assemblies.
- New insulated systems installed over existing uninsulated systems only.

4.3 Wind Resistance:

4.2.3 New Construction: The allowable wind uplift pressures for the EPDM, PVC, and TPO roofing membranes as parts of roof assemblies are noted in Tables 4 and 5.

Metal edge securement systems must be listed in accordance with the 2017 edition of ANSI/SPRI/FM4435 ES-1 and designed and installed for wind loads in accordance with 2021 IBC Section 1504.6 [2018, 2015, 2012 and 2009 IBC Section 1504.5] and IBC Chapter 16.

4.2.4 Reroofing: Mechanically anchored systems may be accepted based on the adequacy of anchors penetrating through existing roof coverings into structural substrates. Since the composition and/or condition of any particular existing underlying material may vary widely, roof recovery, or installing the adhered systems over an existing roof covering,, without removing the existing roof covering, is outside the scope of this report.

5.0 CONDITIONS OF USE:

The single-ply EPDM, PVC, and TPO roofing membranes described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 Installation must comply with the applicable code, the manufacturer's published installation instructions and this report. The instructions within this report must govern if there are any conflicts between the manufacturer's installation instructions and this report.

5.2 The adhered and mechanically fastened single-ply membrane roofing systems must be installed by professional roofing contractors who are trained and approved by the manufacturer.

5.3 Foam plastic insulation must be separated from the interior of the building by an approved thermal barrier in accordance with IBC Section 2603.4.1.5 or IRC Section R316.4, as applicable.

5.4 Foam plastic insulation, where used, must bear the label of an approved agency indicating that the foam plastic has a flame-spread index of not more than 75 when tested at the maximum thickness intended for use in accordance with ASTM E84 or UL 723, subject to the approval of the code official.

5.5 Design wind uplift pressure on any roof area, including edge and corner zones, must not exceed the allowable wind uplift pressure for the system installed in that particular area. Refer to allowable wind uplift pressures for systems as listed in Tables 4 and 5.

5.6 The allowable wind uplift pressures listed in Tables 4 and 5 are for the roof covering system only. The deck and framing to which the system is attached must be designed for the applicable components and cladding wind loads in accordance with the applicable code.

5.7 When application is over existing roofs, documentation of the wind-uplift resistance of the composite roof construction must be submitted to the code official for approval at the time of permit application.

5.8 For buildings under the IBC, above deck thermal insulation board must comply with the applicable standards listed in IBC Table 1508.2 or IRC Table R906.2, as applicable.

5.9 The roofing membranes are manufactured at Carlisle, Pennsylvania; Greenville, Illinois; Tooele, Utah; and Senatobia, Mississippi, under a quality control program with inspections by ICC-ES.

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6.0 EVIDENCE SUBMITTED

Data in accordance with ICC-ES Acceptance Criteria for Membrane Roof-covering Systems (AC75), dated July 2010 (editorially revised April 2021).

7.0 IDENTIFICATION

7.1 The ICC-ES mark of conformity, electronic labeling, or the evaluation report number (ICC-ES ESR-1463) along with the name, registered trademark, or registered logo of the report holder or listee must be included in the product label. [Electronic labeling is the ICC-ES web address (www.icc-es.org); specific URL related to the report; or the ICC-ES machine-readable code placed on the aforementioned items.]

7.2 In, addition, each roll of the roofing membrane must bear a label noting the product name, the manufacturer's name (Carlisle SynTec Systems) or the name of the additional listee, the manufacturer's address or plant code and the ICC-ES evaluation report number (ESR-1463).

7.3 The report holder's contact information is the following:

CARLISLE SYNTEC SYSTEMS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC
POST OFFICE BOX 7000
CARLISLE, PENNSYLVANIA 17013
(717) 245-7000
www.carlislesyntec.com

7.4 The Additional Listees' contact information is the following:

MULE-HIDE PRODUCTS COMPANY, INC.
1195 PRINCE HALL DRIVE
BELOIT, WISCONSIN 53511
(800) 786-1492

VERSICO, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC
POST OFFICE BOX 1289
CARLISLE, PENNSYLVANIA 17013
(800) 992-7663

WEATHERBOND, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC
POST OFFICE BOX 251
PLAINFIELD, PENNSYLVANIA 17081
(866) 471-5125

ROOFING PRODUCTS INTERNATIONAL, INC.
57460 DEWITT STREET
ELKHART, INDIANA 46517
(800) 628-2957

TABLE 1—PRODUCT NAMES

CARLISLE PRODUCT NAME	MULE-HIDE PRODUCT NAME	VERSICO PRODUCT NAME	WEATHERBOND PRODUCT NAME	ROOFING PRODUCTS INTERNATIONAL PRODUCT NAME
Sure-Seal EPDM	Mule-Hide Standard Black EPDM	VersiGard Non-reinforced EPDM	WeatherBond EPDM Non-Reinforced Membrane	Royal Edge Non-Reinforced EPDM
Sure-Seal FR EPDM	Mule-Hide FR EPDM	VersiGard FR Non-Reinforced EPDM	WeatherBond EPDM FR Non-Reinforced Membrane	Royal Edge Non-Reinforced FR EPDM
Sure-Seal FleeceBACK EPDM	-	VersiFleece EPDM	WeatherBond Fleece EPDM Membrane	Royal Edge EPDM FleeceBACK
Sure-Seal AFX EPDM	-	VersiFleece AC EPDM	WeatherBond EPDM AC Fleece Membrane	-
Sure-Tough EPDM	Mule-Hide Standard Reinforced EPDM	VersiGard Reinforced EPDM	WeatherBond EPDM Reinforced Membrane	Royal Edge Reinforced EPDM
Sure-White EPDM	Mule-Hide White-on-Black EPDM	VersiGard –White Standard	WeatherBond EPDM White Membrane	Re-Flex White EPDM
Sure-White Reinforced EPDM	Mule-Hide White on Black Reinforced EPDM	VersiGard White Reinforced EPDM	WeatherBond EPDM White Reinforced Membrane	-
Sure-White FleeceBACK	-	-	-	Re-Flex White EPDM FleeceBACK
Sure-Weld TPO	Mule-Hide TPO-c	VersiWeld Reinforced TPO Membrane	WeatherBond TPO Membrane	Re-Flex TPO
Sure-Weld HS TPO	Mule-Hide TPO-c (FR)	VersiWeld HS	WeatherBond TPO High Slope Membrane	Re-Flex TPO HS
Sure-Weld SAT-TPO	Mule-Hide SA-TPO	VersiWeld QA TPO Membrane	WeatherBond TPO PAS Membrane	Re-Flex TPO SAT
Sure-Weld TPO FleeceBACK	Mule-Hide TPO-c Fleece Back	VersiFleece TPO	WeatherBond FleeceTPO Membrane	Re-Flex TPO FleeceBACK
Sure-Weld TPO AFX	Mule-Hide TPO-c Fleece Back Plus	VersiFleece AC TPO	WeatherBond TPO AC Fleece Membrane	-
Spectro-Weld TPO	-	-	-	-
Spectro-Weld FleeceBACK TPO	-	-	-	-
Sure-Flex PVC	Mule-Hide PVC Membrane	VersiFlex PVC	WeatherBond PVC Membrane	Re-Flex PVC
Sure-Flex KEE HP	Mule-Hide PVC KEE HP Membrane	VersiFlex KEE HP	WeatherBond KEE HP Membrane	Re-Flex KEE HP
Sure-Flex PVC FRS	Mule-Hide PVC FRS Membrane	VersiFlex FRS PVC	WeatherBond PVC FRS Membrane	Re-Flex FRS PVC
Sure-Flex PVC FleeceBACK	Mule-Hide PVC FleeceBack Membrane	VersiFleece PVC	WeatherBond PVC Fleece Membrane	-
Sure-Flex KEE HP FleeceBACK	Mule-Hide PVC KEE HP Fleece Back Membrane	VersiFleece KEE HP	WeatherBond KEE HP Fleece Membrane	-
Sure-Flex PVC FRS FleeceBACK	-	VersiFleece FRS PVC	WeatherBond PVC FRS Fleece Membrane	Re-Flex FRS PVC FleeceBACK
Sure-Flex KEE HP FRS FleeceBACK	-	VersiFleece FRS KEE HP	WeatherBond KEE HP FRS Fleece Membrane	-
90-8-30A Bonding Adhesive	Mule-Hide Bonding Adhesive	G200SA Yellow Substrate Adhesive	LC-60 Bonding Adhesive	Royal Edge Bonding Adhesive
EPDM X-23 Low- VOC Bonding Adhesive	EPDM X-23 Low VOC Bonding Adhesive	EPDM X-23 Low VOC Bonding Adhesive	EPDM X-23 Low VOC Bonding Adhesive	-
Aqua Base 120 Bonding Adhesive	Aqua Base 120 Bonding Adhesive	Aqua Base 120 Bonding Adhesive	Aqua Base 120 Bonding Adhesive	Royal Edge Water Based Bonding Adhesive
Sure-Weld TPO Bonding Adhesive	Mule-Hide TPO-c Bonding Adhesive	VersiWeld TPO Bonding Adhesive	TPO Bonding Adhesive	Royal Edge EPDM/TPO Bonding Adhesive
Low VOC Bonding Adhesive	Low VOC Bonding Adhesive	LOW VOC Bonding Adhesive	Low VOC Bonding Adhesive	Royal Edge Low VOC Bonding Adhesive
Low VOC Bonding Adhesive 1168	Low VOC Bonding Adhesive 1168	Low VOC Bonding Adhesive 1168	Low VOC Bonding Adhesive 1168	--
Low VOC PVC Bonding Adhesive	Low -VOC PVC Bonding Adhesive	Low-VOC PVC Bonding Adhesive	Low-VOC PVC Bonding Adhesive	Re-Flex PVC Low VOC Bonding Adhesive
HydroBond Water-Based Bonding Adhesive	HydroBond Water-Based Bonding Adhesive-	HydroBond Water-Based Bonding Adhesive	HydroBond Water-Based Bonding Adhesive	=
CAV-GRIP III Low VOC Adhesive/Primer	AeroWeb Adhesive	Cav-Grip 3V Low VOC Adhesive/Primer	Cav-Grip III Low VOC Adhesive/Primer	-

TABLE 1—PRODUCT NAMES (continued)

CARLISLE PRODUCT NAME	MULE-HIDE PRODUCT NAME	VERSICO PRODUCT NAME	WEATHERBOND PRODUCT NAME	ROOFING PRODUCTS INTERNATIONAL PRODUCT NAME
Cold Applied Adhesive	Cold Applied Adhesive	Cold Applied Adhesive	Cold Applied Adhesive	RPI Cold Applied Adhesive
Flexible FAST Adhesive	Helix® Max Low-Rise Adhesive	Flexible DASH Adhesive	Flexible DASH Adhesive	FastBond Flex Adhesive
OlyBond 500 Adhesive	-	OlyBond 500 Adhesive	OlyBond 500 Adhesive	OlyBond 500 Adhesive

TABLE 2—FIRE CLASSIFICATION ASSEMBLIES—ADHERED ROOFING SYSTEMS[2,5]

SYSTEM NO.	ROOF CLASS	DECK	MAX SLOPE	BARRIER BOARD OR SLIP SHEET	INSULATION[1]	MEMBRANE
1	A	Noncombustible	1/4:12	—	Any of the following insulations: Carlisle "SecurShield Polyiso", "InsulBase", Hunter Panels "H-Shield" or "H-Shield-CG", any thickness	Sure-Weld, Spectro-Weld
2			3/4:12			Sure-Flex KEE HP FRS FleeceBACK
3			3/8:12			Sure-White Reinforced
4			1/2:12			Sure-Seal FR, Sure-Tough, Sure-White, Sure-Seal FleeceBACK, Sure-Weld HS, Sure-Weld SAT-TPO, Sure-Weld FleeceBACK, Spectro-Weld FleeceBACK, Sure-White FleeceBACK
5			2 1/2:12			Sure-Flex PVC FleeceBACK, Sure-Flex PVC FRS FleeceBACK
6			1½:12			Sure-Flex PVC, Sure-Flex PVC FRS, Sure-Flex KEE HP, Sure-Flex KEE HP FleeceBACK
7	A	Noncombustible	1/2:12	—	1/2-inch-thick fiberboard[4] or 1/2-inch-thick fiberboard[4] over 5-inch max Insulfoam EPS[3], or 1/2-inch-thick fiberboard over System No. 1 insulations	Sure-White FleeceBACK
8			1:12			Sure-Seal FR, Sure-Tough, Sure-White Reinforced, Sure-Seal FleeceBACK
9			1 1/2:12			Sure-White, Sure-Weld, Spectro-Weld, Sure-Weld HS, Sure-Weld SAT-TPO, Sure-Weld FleeceBACK, Spectro-Weld FleeceBACK, Sure-Flex PVC, Sure-Flex PVC FRS, Sure-Flex KEE HP, Sure-Flex PVC FleeceBACK, Sure-Flex KEE HP FleeceBACK, Sure-Flex PVC FRS FleeceBACK, Sure-Flex KEE HP FRS FleeceBACK
10	A	Noncombustible	3/4:12	1/4-inch thick "DensDeck Prime" or 1/4-inch thick "SECUROCK Gypsum Fiber Roof Board"	(Optional) 5-inch max InsulFoam EPS[3] or System No.1 insulation may be used below the barrier board	Sure-White FleeceBACK
11			1 1/2:12			Sure-White, Sure-Seal FleeceBACK
12			3:12			Sure-Tough, Sure-Weld, Spectro-Weld, Sure-Weld FleeceBACK, Spectro-Weld FleeceBACK
13			4:12			Sure-Weld HS, Sure-Weld SAT-TPO
14			Unlimited			Sure-Seal FR, Sure-Flex PVC, Sure-Flex PVC FRS, Sure-Flex KEE HP
15			3:12			Sure-Flex PVC FleeceBACK, Sure-Flex KEE HP FleeceBACK, Sure-Flex PVC FRS FleeceBACK, Sure-Flex KEE HP FRS FleeceBack

TABLE 2—FIRE CLASSIFICATION ASSEMBLIES—ADHERED ROOFING SYSTEMS[2,5] (continued)

SYSTEM NO.	ROOF CLASS	DECK	MAX SLOPE	BARRIER BOARD OR SLIP SHEET	INSULATION[1]	MEMBRANE
16	A	Combustible	3/4:12	1/4-inch thick "DensDeck Prime" or 1/2-inch thick "SECUROCK Gypsum Fiber Roof Board"	(Optional) 5-inch max InsulFoam EPS[3] or System No.1 insulation may be used below the barrier board	Sure-White FleeceBACK
17			1 1/2:12			Sure-White, Sure-Seal FleeceBACK, Sure-White Reinforced
18			3:12			Sure-Tough, Sure-Weld, Spectro-Weld, Sure-Weld FleeceBACK, Spectro-Weld FleeceBACK, Sure-Flex PVC FleeceBACK, Sure-Flex KEE HP FleeceBACK, Sure-Flex PVC FRS FleeceBACK, Sure-Flex KEE HP FRS FleeceBACK
19			4:12			Sure-Weld HS, Sure-Weld SAT-TPO Sure-Seal FR, Sure-Flex PVC, Sure-Flex PVC FRS, Sure-Flex KEE HP
20	A	Combustible	1/4:12	Barrier board (see Section 3.6) or Slip sheet: 2 layers (see Section 3.7)	Carlisle "InsulBase" or Hunter Panels "H-Shield", any thickness	Sure-Weld, Spectro-Weld
21			3/4:12			Sure-Flex KEE HP FRS FleeceBACK
22			3/8:12			Sure-White Reinforced
23			1/2:12			Sure-Seal FR, Sure-Tough, Sure-White, Sure-Seal FleeceBACK, Sure-Weld HS, Sure-Weld SAT-TPO, Sure-Weld FleeceBACK, Spectro-Weld FleeceBACK, Sure-White FleeceBACK
24			2:12			Sure-Flex PVC FleeceBACK, Sure-Flex PVC FRS FleeceBACK
25			1 1/2:12			Sure-Flex PVC, Sure-Flex PVC FRS, Sure-Flex KEE HP, Sure-Flex KEE HP FleeceBACK
26	C	Noncombustible or Combustible	Unlimited	—	Carlisle "InsulBase" or Hunter Panels "H-Shield" any thickness	Any EPDM, PVC or TPO Membrane specified in this report
27	A	Combustible	Up to 1/2:12[6]	—	Minimum 1-inch Carlisle "SecurShield Polyiso or Hunter Panels "H-Shield-CG"	Any EPDM, PVC or TPO Membrane specified in this report
28	A	Combustible	Up to1:12[6]	—	½-inch Carlisle "SecurShield HD", "SecurShield HD Plus", or Hunter Panels H-Shield HD, H-Shield HD90	Any EPDM, PVC or TPO Membrane specified in this report

For **SI:** 1 inch = 25.4 mm.

[1]All foam plastic insulation must be UL-classified foamed plastic for roofing systems, and must be limited to the maximum thickness in accordance with Section 5.4 of this report or the maximum thickness in accordance with this table, whichever is less.
[2]See Section 3.10 for adhesive application rate.
[3]UL Classified EPS may be installed below min. 1-inch-thick Carlisle or Hunter Panels polyisocyanurate insulations (max slope 1:12) or below min. 1/2-inch-thick Carlisle SecurShield HD or Hunter Panels H-Shield HD (max slope 2:12) on noncombustible decks.
[4]Carlisle SecurShield HD or Hunter Panels H-Shield HD may replace fiberboard and may be used as a coverboard over any insulation. When these two boards are used directly below the Sure-Weld membrane, the slope is limited to max. 1/2:12.
[5]When these systems are used for reroofing or recovering, installation must be in accordance with Sections 4.2.2 and 5.7 of this report, and 2021 IBC Section 1512, 2018 and 2015 IBC Section 1511 [2012 and 2009 IBC Section 1510], 2021, 2018 and 2015 IRC Section R908 [2012 and 2009 IRC Section R907], as applicable.
[6]Max slope determined by the classification of the membrane assembly.

TABLE 3—FIRE CLASSIFICATION ASSEMBLIES—MECHANICALLY FASTENED ROOFING SYSTEMS[4]

SYSTEM NO.	ROOF CLASS	DECK	MAX. SLOPE	BARRIER BOARD OR SLIP SHEET	INSULATION[1]	MEMBRANE/MAX. ROOF SLOPE
1	A	Noncombustible	1/2:12	—	Any of the following insulations: Carlisle "SecurShield Polyiso" or "InsulBase", Hunter Panels "H-Shield" or "H-Shield-CG", any thickness	Sure-Tough, Sure-Weld, Spectro-Weld, Sure-White Reinforced
2			1 1/2:12			Sure-Weld HS
3			2 1/2:12			Sure-Flex PVC, Sure-Flex KEE HP
4	A	Noncombustible	1:12	—	1/2-inch-thick fiberboard[3] or 1/2-inch-thick fiberboard[3] over 5-inch max Insulfoam EPS[2], or 1/2-inch-thick fiberboard over System No. 1 insulations	Sure-Tough, Sure-Flex
5			1 1/2:12			Sure-Weld, Spectro-Weld, Sure-Weld HS
6	A	Noncombustible	1/2:12	—	Insulfoam SP, 5-inch max thickness	Sure-Weld, Spectro-Weld, Sure-Weld HS, Sure-Flex, Sure-Flex KEE HP
7	A	Noncombustible	1:12	—	"Insulfoam SP" or min. ½-inch-thick Insulfoam EPS covered with "Insulfoam SP"	Sure-Weld, Spectro-Weld, Sure-Weld HS, Sure-Tough
8	A	Noncombustible	2:12	1/4-inch thick "DensDeck" or 1/4-inch thick "SECUROCK Gypsum Fiber Roof Board	(Optional) 5-inch max InsulFoam EPS[3] or System No.1 insulation may be used below the barrier board	Sure White Reinforced
9			3:12			Sure-Tough, Sure-Weld, Spectro-Weld
10			Unlimited			Sure-Weld HS, Sure-Flex PVC, Sure-Flex KEE HP
11	A	Combustible	2:12	1/4-inch thick "DensDeck" or 1/2-inch thick "SECUROCK Gypsum Fiber Roof Board	(Optional) 5-inch max InsulFoam EPS[3] or System No.1 insulation may be used below the barrier board	Sure White Reinforced
12			3:12			Sure-Tough, Sure-Weld, Spectro-Weld
13			4:12			Sure-Weld HS, Sure-Flex PVC, Sure-Flex KEE HP
14	A	Combustible	1/2:12	Barrier board (see Section 3.6) or Slip sheet: 2 layers, (see Section 3.7)	Carlisle "InsulBase", or Hunter Panels "H-Shield", any thickness	Sure-Tough, Sure-Weld, Spectro-Weld
15			1 1/2:12			Sure-Weld HS
16			2 1/2:12			Sure-Flex PVC, Sure-Flex KEE HP
17	A	Combustible	1:12	Slip sheet, 2 layers (see Section 3.7)	—	Sure-Tough
18			1 1/2:12			Sure Weld, Spectro-Weld, Sure-Weld HS, Sure-Flex, Sure-Flex KEE HP
19	B	Combustible	1 1/2:12	Slip sheet, 1 layer (see Section 3.7)	—	Sure-Tough, Sure-Weld, Spectro-Weld, Sure-Weld HS, Sure-Flex, Sure-Flex KEE HP
20	C	Noncombustible or Combustible	Unlimited	—	Any of the following insulations: Carlisle "SecurShield Polyiso", "InsulBase", Hunter Panels "H-Shield" or "H-Shield-CG", any thickness	Any EPDM, PVC or TPO Membrane specified in this report
21	A	Combustible	1/2:12[5]	—	Minimum 1-inch Carlisle "SecurShield Polyiso" or Hunter Panels "H-Shield-CG"	Any EPDM, PVC or TPO Membrane specified in this report
22	A	Combustible	1:12[5]	—	½-inch Carlisle "SecurShield HD", "SecurShield HD Plus", or Hunter Panels H-Shield HD, H-Shield HD90	Any EPDM, PVC or TPO Membrane specified in this report

For **SI:** 1 inch = 25.4 mm.

[1]All foam plastic insulation must be UL-classified foamed plastic for roofing systems, and must be limited to the maximum thickness in accordance with Section 5.4 of this report or the maximum thickness in accordance with this table, whichever is less.
[2]UL Classified EPS may be installed below min. 1-inch-thick Carlisle or Hunter Panels polyisocyanurate insulations (max slope 1:12) or below min. 1/2-inch-thick Carlisle SecurShield HD or Hunter Panels H-Shield HD (max slope 2:12) on noncombustible decks.
[3]Carlisle SecurShield HD or Hunter Panels H-Shield HD may replace fiberboard and may be used as a coverboard over any insulation. When these two boards are used directly below the Sure-Weld membrane, the slope is limited to 1/2:12.
[4]When these systems are used for reroofing or recovering, installation must be in accordance with Sections 4.2.2 and 5.7 of this report, and 2021 IBC Section 1512, 2018 and 2015 IBC Section 1511 [2012 and 2009 IBC Section 1510], 2021, 2018 and 2015 IRC Section R908 [2012 and 2009 IRC Section R907], as applicable.
[5]Max slope determined by the classification of the membrane assembly.

TABLE 4—WIND RESISTANCE—ADHERED ASSEMBLIES[5,6]

SYSTEM NO.	ALLOWABLE WIND UPLIFT (FIELD) (psf)	DECK[2]	INSULATION / MIN. THICKNESS[1,3]	INSULATION FASTENING RATE	MEMBRANE TYPE
1	45	Combustible or Noncombustible	1/2-inch fiberboard[4], 15/32-inch OSB, or 1/4-inch thick "DensDeck Prime" or 1/4-inch thick "SECUROCK Gypsum Fiber Roof Board"	1 per 2 ft²	EPDM, PVC and TPO Membranes
2	45	Combustible or Noncombustible	Carlisle "InsulBase" or "SecurShield Polyiso"; Hunter Panels "H-Shield" or "H-Shield-CG" / 1.4 inch with 1/2-inch SECUROCK coverboard (optional)	1 per 3.2 ft²	EPDM, PVC and TPO Membranes
3	45	Combustible or Noncombustible	Carlisle "InsulBase" or "SecurShield Polyiso"; Hunter Panels "H-Shield" or "H-Shield-CG" / 2.0 inch with 5/8-inch SECUROCK coverboard (optional)	1 per 4 ft²	EPDM, PVC and TPO Membranes
4	68	Combustible or Noncombustible	Carlisle "InsulBase" or "SecurShield Polyiso"; Hunter Panels "H-Shield" or "H-Shield-CG" / 1.0 inch	FAST Adhesive	FleeceBACK Membranes
5	75	Combustible or Noncombustible	Carlisle "InsulBase" or "SecurShield Polyiso"; Hunter Panels "H-Shield" or "H-Shield-CG" / 2.0 inch with 1/2-inch SECUROCK coverboard (optional)	1 per 1.6 ft²	EPDM, PVC and TPO Membranes
6	113	Combustible or Noncombustible	Carlisle "SecurShield" or "H-Shield CG" / 2.0 inch	1 per 1ft²	PVC Membranes
7	120	Combustible or Noncombustible	Carlisle "InsulBase" or "SecurShield Polyiso"; Hunter Panels "H-Shield" or "H-Shield-CG" / 2.0 inch	1 per 1 ft²	TPO Membranes EPDM membranes (with noncombustible deck only)
8	128	Combustible or Noncombustible	Carlisle "InsulBase" or "SecurShield Polyiso"; Hunter Panels "H-Shield" or "H-Shield-CG" / 2.0 inch with 1/2-inch SECUROCK coverboard (optional)	1 per 1 ft²	EPDM and TPO Membranes
9	135	Combustible or Noncombustible	Carlisle "InsulBase" or "SecurShield Polyiso"; Hunter Panels "H-Shield" or "H-Shield-CG" / 2.0 inch with 1/2-inch SECUROCK coverboard (optional)	1 per 1 ft²	FleeceBACK Membranes
10	143	Combustible or Noncombustible	1/2-inch DensDeck Prime	1 per 1 ft²	FleeceBACK Membranes

For **SI:** 1 inch = 25.4 mm; 1 ft = 0.305 m; 1 psf = 47.88 Pa

[1]All foam plastic insulation must be UL-classified foamed plastic for roofing systems, and must be limited to the maximum thickness in accordance with Section 5.4 of this report or the maximum thickness in accordance with this table, whichever is less.
[2]Steel deck must be minimum No. 22 gage galvanized steel [base-metal thickness 0.030 inch (0.76 mm)]. Concrete must have a minimum compressive strength (f'_c) of 2500 psi. See Section 5.6 of this report.
[3]UL Classified EPS may be installed below min. 1-inch-thick Carlisle or Hunter Panels polyisocyanurate insulations (max slope 1:12) or below min. 1/2-inch-thick Carlisle SecurShield HD or Hunter Panels H-Shield HD (max slope 2:12) on noncombustible decks.
[4]Carlisle SecurShield HD or Hunter Panels H-Shield HD may replace fiberboard and may be used as a coverboard over any insulation. When these two boards are used directly below the Sure-Weld membrane, the slope is limited to 1/2:12.
[5]When application is over existing roofs, documentation of the wind-uplift resistance of the composite roof construction must be submitted to the code official for approval at the time of permit application. Since the composition and/or condition of any particular existing underlying material may vary widely, reroofing with fully adhered System No. 4 is outside the scope of this report. For reroofing or recovering, installation must be in accordance with 2021 IBC Section 1512, 2018 and 2015 IBC Section 1511 [2012 and 2009 IBC Section 1510], 2021, 2018 and 2015 IRC Section R908 [2012 and 2009 IRC Section R907], as applicable.
[6]See Section 3.10 for adhesive application rate.

TABLE 5—WIND RESISTANCE—MECHANICALLY FASTENED ASSEMBLIES[4,7]

SYSTEM NO.	MAXIMUM ALLOWABLE WIND UPLIFT (psf)	DECK[3]	INSULATION [5]	MEMBRANE	MEMBRANE FASTENING	MAXIMUM FASTENER SPACING (inches)	MAXIMUM FASTENER ROW SPACING[8]
1	45	Noncombustible	Foam plastic insulation[1,2] 1/2-inch-thick fiberboard[6] or barrier board (See Sect. 3.6)	Sure-Tough	HP-X Fastener & Metal Fastening Bar	12	6 ft 6 inches
2	75	Noncombustible	Same as System No. 1	Sure-Tough	HP-X Fastener & Metal Fastening Bar	6	6 ft 6 inches
3	52	Noncombustible	Same as System No. 1	Sure-Tough	HP Fastener & Polymer Seam Plate	6	9 ft 6 inches
4	45	Noncombustible	Same as System No. 1	Sure-Tough	Sure-Tite Fastener & ST Fastening Bar	12	9 ft 6 inches
5	30	Noncombustible	Same as System No. 1	Sure-Tough (75 mil)	HP Fastener & Polymer Seam Plate	12	9 ft 6 inches
6	60	Noncombustible	Same as System No. 1	Sure-Tough (75 mil)	HP Fastener & Polymer Seam Plate	6	9 ft 6 inches
7	45	Noncombustible	Same as System No. 1	Sure-Weld or Spectro-Weld	HP-X or HP-Xtra Fasteners with Piranha or Piranha Xtra Plates	12	7 ft 6 inches
8	45	Noncombustible	Same as System No. 1	Sure-Weld or Spectro-Weld	HP-Xtra Fasteners with Piranha Xtra Plates	12	9 ft 6 inches
9	60	Noncombustible	Same as System No. 1	Sure-Weld or Spectro-Weld	HP-X or HP-Xtra Fasteners with Piranha or Piranha Xtra Plates	6	9 ft 6 inches
10	67	Noncombustible	Same as System No. 1	Sure-Weld or Spectro-Weld	HP-X or HP-Xtra Fasteners with Piranha or Piranha Xtra Plates	6	7 ft 6 inches
11	30	Noncombustible	Same as System No. 1	Sure-Weld or Spectro-Weld	HP-X or HP-Xtra Fasteners with Piranha or Piranha Xtra Plates	12	11 ft 6 inches
12	60	Noncombustible	Same as System No. 1	Sure-Weld or Spectro-Weld	HP-X or HP-Xtra Fasteners with Piranha or Piranha Xtra Plates	6	11 ft 6 inches
13	53	Noncombustible	Same as System No. 1	Sure-Flex PVC or Sure-Flex KEE HP	HP-X Fasteners with Piranha Plates	6	6 ft 4 inches
14	83	Noncombustible	Same as System No. 1	Sure-Flex PVC or Sure-Flex KEE HP	HP-X Fasteners with Piranha Plates	6	2 ft 11 inches
15	30	Noncombustible	Same as System No. 1	Sure-Flex PVC or Sure-Flex KEE HP	HP-X or HP-Xtra Fasteners with Piranha or Piranha Xtra Plates	18	6 ft 4 inches
16	45	Noncombustible	Same as System No. 1	Sure-Flex PVC or Sure-Flex KEE HP	HP-X or HP-Xtra Fasteners with Piranha or Piranha Xtra Plates	12	6 ft 4 inches
17	53	Noncombustible	Same as System No. 1	Sure-Flex PVC or Sure-Flex KEE HP	HP-X Fasteners with Piranha Plates	12	2 ft 11 inches
18	60	Noncombustible	Same as System No. 1	Sure-Flex PVC or Sure-Flex KEE HP	HP-X or HP-Xtra Fasteners with Piranha Plates	6	9 ft 7 inches
19	45	Noncombustible	Same as System No. 1	Sure-Weld	HP-X Fasteners with OMG RhinoBond Plates	1 per 5.3 ft²	N/A
20	60	Noncombustible	Same as System No. 1	Sure-Weld	HP-X Fasteners with OMG RhinoBond Plates	1 per 4 ft²	N/A

For **SI:** 1 inch = 25.4 mm; 1 ft = 0.305 m; 1 psf = 47.88 Pa.

[1]Foam plastic insulation must be any of the following (1-inch min. to 6-inch max. thickness): Carlisle "SecurShield Polyiso", "InsulBase" Hunter Panels "H-Shield" or Hunter Panels "H-Shield- CG".
[2]All foam plastic insulation must be UL-classified foamed plastic for roofing systems, and must be limited to the maximum thickness in accordance with Section 5.4 of this report or the maximum thickness in accordance with this table, whichever is less.
[3]Steel deck must be minimum No. 22 gage galvanized steel [base-metal thickness 0.030 inch (0.76 mm)]. Concrete must have a minimum compressive strength (f'_c) of 2500 psi. See Section 5.6 of this report.
[4]For existing metal roofing, the assemblies listed must be installed by fastening through the roofing and into structural members (purlins, angle iron, beams, etc.) capable of resisting all expected loads. The maximum allowable wind uplift (field) pressures are shown in Column 2.
[5]UL Classified EPS may be installed below min. 1-inch-thick Carlisle or Hunter Panels polyisocyanurate insulations (max slope1:12) or below min. 1/2-inch-thick Carlisle SecurShield HD or Hunter Panels H-Shield HD (max slope 2:12) on noncombustible decks.
[6]Carlisle SecurShield HD or Hunter Panels H-Shield HD may replace fiberboard and may be used as a coverboard over any insulation. When these two boards are used directly below the Sure-Weld membrane, the slope is limited to 1/2:12.
[7]When these systems are used for reroofing or recovering, installation must be in accordance with Sections 4.2.2 and 5.7 of this report, and 2021 IBC Section 1512, 2018 and 2015 IBC Section 1511 [2012 and 2009 IBC Section 1510], 2021, 2018 and 2015 IRC Section R908 [2012 and 2009 IRC Section R907], as applicable.
[8]Fastener row spaces shown are for field of roof only. See Section 4.3 for recognized fascia systems for mechanically fastened roof assemblies. Distance between the edge of the roof and the first row of fasteners must be determined accordingly.

ICC EVALUATION SERVICE®

ICC-ES Evaluation Report — ESR-1463 LABC and LARC Supplement

Reissued October 2023
Revised January 18, 2024
This report is subject to renewal October 2025.

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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 53 23—Ethylene-Propylene-Diene-Monomer Roofing
Section: 07 54 19—Polyvinyl-Chloride Roofing
Section: 07 54 23—Thermoplastic-Polyolefin Roofing

REPORT HOLDER:

CARLISLE SYNTEC SYSTEMS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC

EVALUATION SUBJECT:

CARLISLE EPDM, PVC AND TPO SINGLE-PLY ROOFING MEMBRANES

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Carlisle EPDM, PVC and TPO Single-ply Roofing Membranes, described in ICC-ES evaluation report ESR-1463, have also been evaluated for compliance with the codes noted below as adopted by the Los Angeles Department of Building and Safety (LADBS).

Applicable code editions:

- 2023 *City of Los Angeles Building Code* (LABC)
- 2023 *City of Los Angeles Residential Code* (LARC)

2.0 CONCLUSIONS

The Carlisle EPDM, PVC and TPO Single-ply Roofing Membranes, described in Sections 2.0 through 7.0 of the evaluation report ESR-1463, comply with the LABC Chapters 7A and 15, the LARC Section R337 and LARC Chapter 9, and are subjected to the conditions of use described in this supplement.

3.0 CONDITIONS OF USE

The Carlisle EPDM, PVC and TPO Single-ply Roofing Membranes, described in this evaluation report must comply with all of the following conditions:

- All applicable sections in the evaluation report ESR-1463.
- The design, installation, conditions of use and identification are in accordance with the 2021 *International Building Code®* (IBC) and 2021 *International Residential Code®* (IRC) provisions noted in the evaluation report ESR-1463.
- The design, installation and inspection are in accordance with additional requirements of LABC Chapters 16 and 17, or LARC Chapter 3, as applicable.
- The Carlisle EPDM, PVC and TPO Single-ply Roofing Membranes must not be installed over existing wood shakes or wood shingles in accordance with LABC Section 1512.
- The installation of the Carlisle EPDM, PVC and TPO Single-ply Roofing Membranes must comply with City of Los Angeles Information Bulletin P/BC 2020-16, "Dwellings in High Wind Velocity Areas (HWA)".
- Reroofing applications must comply with Sections 4.2.2, 4.3.2 and 5.7 of the evaluation report ESR-1463 and LABC Section 1512 or LARC Section R908, as applicable. Where spaced sheathing exists, a minimum of 15/32-inch-thick (11.9 mm) plywood shall be installed prior to roofing installations.
- Where moderate or heavy foot traffic occurs for maintenance of equipment, the roof covering shall be adequately protected.
- The Building Inspector shall be notified 24 hours in advance prior to installation of the roof membranes.

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- The Carlisle EPDM, PVC and TPO Single-ply Roofing Membranes may be used in the construction of new buildings located in any Fire Hazard Severity Zone within a State Responsibility Areas or any Wildland-Urban Interface Fire Area, provided installation is in accordance with the 2018 *International Building Code®* (IBC) provisions noted in the evaluation report and the additional requirements of Sections 701A.3 and 705A of the LABC.
- The Carlisle EPDM, PVC and TPO Single-ply Roofing Membranes may be used in the construction of new buildings located in any Fire Hazard Severity Zone within a State Responsibility Areas or any Wildland-Urban Interface Fire Area, provided installation is in accordance with the 2018 *International Residential Code®* (IRC) provisions noted in the evaluation report and the additional requirements of Sections R337.1.3 and R337.5 of the LARC.

This supplement expires concurrently with the evaluation report, reissued October 2023 and revised January 18, 2024.

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ICC-ES Evaluation Report — ESR-1463 CBC and CRC Supplement

Reissued October 2023
Revised January 18, 2024
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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 53 23—Ethylene-Propylene-Diene-Monomer Roofing
Section: 07 54 19—Polyvinyl-Chloride Roofing
Section: 07 54 23—Thermoplastic-Polyolefin Roofing

REPORT HOLDER:

CARLISLE SYNTEC SYSTEMS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC

EVALUATION SUBJECT:

CARLISLE EPDM, PVC AND TPO SINGLE-PLY ROOFING MEMBRANES

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that the Carlisle EPDM, PVC and TPO single-ply roofing membranes, described in ICC-ES evaluation report ESR-1463, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2022 *California Building Code* (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) AKA: California Department of Health Care Access and Information (HCAI) and the Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

- 2022 *California Residential Code* (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The Carlisle EPDM, PVC and TPO single-ply roofing membranes, described in Sections 2.0 through 7.0 of the evaluation report ESR-1463, comply with CBC Chapter 15, provided the design and installation are in accordance with the 2021 *International Building Code®* (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapter 15, as applicable.

The Carlisle EPDM, PVC and TPO Single-ply Roofing Membranes may be used in the construction of new buildings located in any Fire Hazard Severity Zone within a State Responsibility Areas or any Wildland-Urban Interface Fire Area, provided installation is in accordance with the 2021 *International Building Code®* (IBC) provisions noted in the evaluation report and the additional requirements of Sections 701A.3 and 705A of the CBC.

2.1.1 OSHPD: The applicable OSHPD Sections of the CBC are beyond the scope of this supplement.

2.1.2 DSA: The applicable DSA Sections of the CBC are beyond the scope of this supplement.

2.2 CRC:

The Carlisle EPDM, PVC and TPO single-ply roofing membranes, described in Sections 2.0 through 7.0 of the evaluation report ESR-1463, comply with CRC Chapter 95, provided the design and installation are in accordance with the 2021 *International Residential Code®* (IRC) provisions noted in the evaluation report and the additional requirements of CRC Chapter 9, as applicable.

The Carlisle EPDM, PVC and TPO Single-ply Roofing Membranes may be used in the construction of new buildings located in any Fire Hazard Severity Zone within a State Responsibility Areas or any Wildland-Urban Interface Fire Area, provided installation is in accordance with the 2021 *International Residential Code®* (IRC) provisions noted in the evaluation report and the additional requirements of Sections R337.1.3 and R337.5 of the CRC.

This supplement expires concurrently with the evaluation report, reissued October 2023 and revised January 18, 2024.

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ISSUE	DATE	DESCRIPTION
1	08/02/2024	PZA SUBMISSION #1
2	08/30/2024	PZA SUBMISSION #2
2	08/30/2024	AHRF SUBMISSION #2
3	09/16/2024	PZA SUBMISSION #3
4	11/08/2024	HOLD LETTER SUBMISSION
5	05/29/2025	AHRF SUBMITTAL #3
6	06/20/2025	AHRF SUBMITTAL #4
7	06/27/2025	PC SUBMITTAL #1

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ICC-ES Evaluation Report

ESR-1757

Reissued March 2024. *This report also contains:*

Subject to renewal March 2026 - **CBC Supplement**
- **FBC Supplement**

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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION

Section: 07 18 13—Pedestrian Traffic Coatings

REPORT HOLDER:

CROSSFIELD PRODUCTS CORP.

EVALUATION SUBJECT:

DEX-O-TEX WEATHERWEAR ROOF DECK COVERING

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2021, 2018, 2015, 2012, 2009 and 2006 *International Building Code*® (IBC)
- 2021, 2018, 2015, 2012, 2009 and 2006 *International Residential Code*® (IRC)
- 1997 *Uniform Building Code*™ (UBC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)†

†The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

- Durability
- Wind resistance
- Fire classification
- Fire resistance

2.0 USES

Dex-O-Tex Weatherwear Roof Deck Covering is a walking deck and Class A roof system for use over plywood, steel or concrete decks. The system is also used as a component of a one-hour fire-resistance-rated roof assembly.

3.0 DESCRIPTION

Dex-O-Tex Weatherwear roof deck covering is a multilayered, trowel-applied, waterproof roof coating that is subjected only to normal foot traffic. The system consists of a series of troweled coatings that form, successively, an elastic latex membrane, an integral composition flashing, and a flexible rubber cement traffic surface, made of Resistite paste, Resistite powder, Neobond II membrane liquid, N-38 paste, and Standard Neotex powder. A base sheet separates the Dex-O-Tex application from the surface it covers, permitting it to "float" over normal building cracks and movement. Dex-O-Tex Weatherwear components are all combinations

of liquid rubber latex polymers incorporating dehydrating powders, vulcanizers, and special aggregates. The total thickness of the material is 5/16 inch to 1/4 inch (4.8 mm to 6.4 mm).

4.0 INSTALLATION

4.1 General:

Installation of the Dex-O-Tex Weatherwear must be in accordance with the manufacturer's published installation instructions, the applicable code and this report. The manufacturer's installation instructions must be available on the jobsite during application. Liquid components have a shelf life of one year and must be stored at temperatures above 32°F (0°C). The system must be installed only when the ambient temperature is above 32°F (0°C). Materials must not be applied if precipitation is occurring or expected.

4.2 Preparation of Substrates:

Structurally sound, clean, dry substrates listed above must be prepared, as described below, prior to the application of the finish material.

4.2.1 Structural Concrete: The surfaces must be clean and free of standing water. All holes, joints and cracks must be pointed flush with portland cement mortar, and all high spots cut or ground off to provide a smooth, even surface. Before the material is applied, the substrate must be carefully swept, or blown clean by high-pressure air to remove all dust or foreign material. Special care must be taken in the preparation and cleaning of all corners and edges. Foreign materials such as paint, grease and oil must be removed by either grinding or sandblasting, with new concrete surfaces acid-etched. Large areas to be covered are required to have control joints at maximum intervals not to exceed 20 feet (6096 mm) on center, with the control joint system worked out to meet all known deck stress–concentration points. The control joints must be cut in the same manner as for standard concrete construction, and then caulked.

4.2.2 Plywood Base Material: Plywood substrates must be minimum 5/8-inch-thick (15.9 mm) exterior-grade plywood, having a maximum span of 16 inches (406 mm), and with tongue-and-groove edges and ends blocked or all edges blocked, and face grain perpendicular to supports. The plywood must be supported along all edges, and adequately fastened to all bearings by means of countersunk wood screws, or screw nails equivalent to 8d ring shank nails spaced at 6 inches (152 mm) on center, or as otherwise required by the applicable code. The nails must have a minimum penetration into the beams or joists supporting the plywood as required by the applicable code. The plywood surface must be clean, dry and free of all foreign materials such as paint, grease, oil and dust. Cracks in the plywood and all panel butt joints are to be sealed using a caulking compound.

4.2.3 Steel: Steel surfaces, having sufficient rigidity to avoid excessive deflections or being solidly backed by a rigid substrate, must be cleaned of all dust, grease, oil, silicone, loose paint, etc. The surface must be sufficiently roughened to assure a good bond by sanding, grinding, etc., and the resultant dust must be carefully removed.

4.3 Class A Roof Covering over Plywood Deck:

a. The plywood is described and installed as set forth in Section 4.2.2, at a maximum slope of 1/12 (2.1%). Plywood panel joints must be filled with joint compound consisting of one part Resistite paste to three parts Resistite powder, mixed by weight. Total minimum thickness is 5/16 inch (7.1 mm).

b. One layer of Type IV, asphalt-coated, fiberglass base sheet complying with ASTM D 2178 must be applied to the plywood. The sheets must be nominally 36 inches (919 mm) wide by 56 yards (51.2 m) long and must weigh a minimum of 10.5 pounds per 100 square feet (0.5 kg/m²). The base sheet must terminate 2 inches (51 mm) from the perimeter; protrusions and other flashing areas, and must be lapped 2 inches (51 mm) at joints.

c. Metal flashing must not be less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant steel and must be degreased before installation. The base sheet must lap over the horizontal flange of installed vents.

d. A mixture of one part Resistite paste and 2.25 parts Resistite powder, by weight, must be applied to all exposed surfaces and extend 4 inches (102 mm) onto the adjacent base sheet. Coverage must be a minimum of 19 pounds per 100 square feet (0.9 kg/m²).

e. Perimeter and flashing areas must receive a coating of Neobond II membrane liquid at a minimum rate of

f. Flat (field) areas must receive a coat of Neobond II membrane liquid at a rate of 21 pounds per square (1 kg/m²). Random strands of fiberglass mat, weighing 1½ ounce per square foot (76 g/m²), must be embedded into the wet Neobond II. The combined thickness of Neobond II and fiberglass must be approximately 0.050 inch (1.3 mm). Each coating must be dry (this normally requires 12 to 16 hours) before recoating.

g. An additional coat of Neobond II is applied, to fill voids in the jute and fiberglass fabrics, at the rate, respectively, of 6 pounds and 5 pounds per square foot (29 kg/m² and 24 kg/m²). Thickness of the membrane system must be 0.085 inch (2.1 mm) at perimeter and flashing areas and 0.062 inch (1.6 mm) in the field area. About six hours are needed for cure.

h. A mixture of one part N-38 paste and five parts Standard Neotex powder, by weight, must cover the surface at a rate of 80 pounds per 100 square feet (3.9 kg/m²). The approximate dry thickness must be 0.090 inch (2.3 mm). After curing for a minimum of 12 hours, a second application at a rate of 52 pounds per 100 square feet (2.5 kg/m²) yields a dry thickness of 0.060 inch (1.5 mm). The total application is 132 pounds per 100 square feet (6.4 kg/m²), for a total dry thickness of 0.150 inch (3.8 mm).

i. After the Standard Neotex has cured for a minimum of 12 hours, a topping mixture of one part Resistite paste and 2.75 parts Resistite powder, by weight, must be troweled on at a rate of 18.5 pounds per 100 square feet (0.9 kg/m²), yielding a minimum dry thickness of 0.016 inch (0.4 mm). After curing to a dry state for a minimum of three hours, another topping is applied using one part Resistite paste to 2.1 parts Resistite powder, at a rate of 12 pounds per 100 square feet (0.6 kg/m²), yielding a minimum dry thickness of 0.010 inch (0.25 mm). Total topping application must yield a minimum dry thickness of 0.026 inch (0.71 mm).

j. After the topping application has cured to a dry state for a minimum of three hours, two coats of AJ-44 dressing must be roller-applied, at a rate of 150 square feet per gallon (3.7 m²/L), yielding a minimum dry thickness of 0.005 inch (0.13 mm). The first coat must be cured dry (this normally requires two to four hours) before application of the second coat. Total thickness of Items e through j of Section 4.3, excluding base sheet and perimeter/flashing bond coating, must be a minimum 0.245 inch (6.2 mm) at flat areas and 0.268 inch (6.8 mm) at perimeter areas.

4.4 Class A Roof Covering Over Concrete and Steel Decks:

The roof deck must be concrete or steel prepared as noted in Section 4.2 of this report, with a minimum slope of 1/12 (4%). For concrete substrates, the base sheet must be bonded to metal flashing at the perimeter. For steel decks, the base sheet is optional. If a base sheet is used on steel decks, it must be bonded directly to the steel deck at the perimeter or installed with a metal flashing as for the concrete surface. The roof covering must be installed in accordance with items b through j of Section 4.3, above.

4.5 One-hour Fire-resistance-rated Construction:

The Dex-O-Tex Weatherwear Roof Deck covering installed as described in this report over 5/8-inch-thick (15.9 mm) exterior-grade plywood with 2-inch-by-8-inch (51 mm by 203 mm) joists spaced 16 inches (406 mm) on center, with all plywood joints blocked, may be substituted for the double wood floor described in Footnote 13 of Table 7-C of the UBC and Item 13 and footnote m of Table 721.1(3) of the 2021, 2018, 2015 and 2012 IBC [Item 13 and footnote n of Table 720.1(3) of the 2009 and 2006 IBC]. When installation is over nominally 2-by-8-joists, the design bending stress assigned to the joists must be limited to 78 percent of the code-prescribed design values.

5.0 CONDITIONS OF USE:

The Dex-O-Tex Weatherwear Roof Deck Covering described in this report complies with, or is a suitable alternative to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 Materials must be manufactured and applied in accordance with this report and the manufacturer's instructions. In the event of conflict between this report and the manufacturer's installation instructions, this report must govern.

5.2 Applications must be by applicators authorized by Crossfield Products.

5.3 Fire classification must be as described in Sections 4.3 and 4.4.

5.4 Under the 2021, 2018, 2015 IBC and IRC, and 2012 IBC, installation must be limited to areas subject to an ultimate design wind speed (V_{ult}) of 130 mph (209 km/h) on structures with a maximum height of 40 feet (12,192 mm) in Exposure B areas.

Under the 2012 IRC, 2009 IBC, 2009 IRC, 2006 IBC and 2006 IRC, installation must be limited to areas subject to a maximum 3-second gust basic wind speed (V_{3s}) of 100 mph (161 km/h) on structures with a maximum height of 40 feet (12,192 mm) in Exposure B areas.

Under the UBC, installation must be limited to areas subject to a maximum fastest-mile basic wind speed of 80 mph (129 km/h) on structures with a maximum height of 40 feet (12,192 mm) in Exposure B areas.

5.5 Materials are manufactured by Crossfield Products Corporation, in Rancho Dominguez, California, under a quality control program with inspections by ICC-ES.

6.0 EVIDENCE SUBMITTED

6.1 Data in accordance with the ICC-ES Acceptance Criteria for Walking Decks (AC39), dated June 2017 (editorially revised November 2020).

6.2 Reports of reduced-scale fire-resistive-rated assembly tests.

7.0 IDENTIFICATION

7.1 Product labeling shall include, the name of the report holder, and the ICC-ES mark of conformity. The listing or evaluation report number (ICC-ES ESR-1757) may be used in lieu of the mark of conformity. All containers, except for those of the fiberglass base sheet and loose woven jute fabric, are identified with the report holders name and the manufacturing address, the product name, the date of manufacture, the shelf life and the lot number or production number. In addition to the above, the materials listed in this report are identified with the ICC-ES report number (ESR-1757).

7.2 The report holder's contact information is the following:

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ES ICC EVALUATION SERVICE, LLC

ICC-ES Evaluation Report | **ESR-1757 CBC and CRC Supplement**

Reissued March 2024

This report is subject to renewal March 2026.

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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 18 13—Pedestrian Traffic Coatings

REPORT HOLDER:

CROSSFIELD PRODUCTS CORP.

EVALUATION SUBJECT:

DEX-O-TEX WEATHERWEAR ROOF DECK COVERING

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that the Dex-O-Tex Weatherwear Roof Deck Covering, described in ICC-ES evaluation report ESR-1757, has also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2019 *California Building Code*–CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) and Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

- 2019 *California Residential Code* (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The Dex-O-Tex Weatherwear Roof Deck Covering, described in Sections 2.0 through 7.0 of the evaluation report ESR-1757, complies with CBC Chapter 15, provided the design and installation are in accordance with the 2018 *International Building Code*® (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapters 15, 16 and 17, as applicable.

2.1.1 OSHPD:

The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.

2.1.2 DSA:

The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.

2.2 CRC:

The Dex-O-Tex Weatherwear Roof Deck Covering, described in Sections 2.0 through 7.0 of the evaluation report ESR-1757, complies with CRC Chapter 5, provided the design and installation are in accordance with the 2018 *International Residential Code*® (IRC) provisions noted in the evaluation report and additional requirements of CRC Chapter 9, as applicable.

This supplement expires concurrently with the evaluation report, reissued March 2024.

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DEX-O-TEX®

Standard Color Chart for AJ-44 & ColorPax LIP

ALSO AVAILABLE IN BLACK, WHITE, SAFETY RED AND SAFETY YELLOW.

Color charts approximate actual color. Final color appearance is affected by lighting, surface texture and method of application. Final color approval should be made from physical sample. Individual products may not be available in both gloss and matte finishes. Consult your Representative for other colors and combinations. Depending on product selection, a Clear Gloss or Clear Matte top coat may be required to achieve the desired look.

Contact us today for more information!

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File Code L-335

DEX-O-TEX®

System Description Sheet

Weatherwear

Promenade and Roof Deck Waterproofing Surfacing System

1. PRODUCT DESCRIPTION

A. COMPOSITION:

Weatherwear promenade and roof deck covering system is a multi-layered troweled applied waterproofing and wearing surface. It is designed for use as waterproof promenade decks and roof surfaces, such as sun decks, play roofs, observation decks, etc., which are subject to normal foot traffic, roof furniture and rubber-tired window washing rigs.

The material is applied in a series of troweled coatings, which form an elastic latex membrane with integral composition flashing and a flexible rubber-cement traffic surface. A unique "slip-sheet" divorces the system from the surface and permits it to "float" over normal building cracks and isolated element movement.

Weatherwear components consist of a combination of dehydrated polymeric liquid rubber-latex in powder form and vulcanizers, as well as special pre-engineered aggregates.

The total thickness of the material is 3/16" (4.75mm) to 1/4" (6.35mm). It can be applied over plywood or concrete. After suitable preparation it may be installed over existing promenade surfaces of various types, such as quarry tile, flagstone, etc. Direct bond application may be substituted for the slip-sheet feature, contact Crossfield for recommendations. It is available in a wide range of colors.

Weatherwear is a fire retardant system, with a One Hour Fire-resistive Construction Rating and it is approved by the following agencies:

1. International Code Council (ICC), Class A
   Fire Retardant Roof Covering, Report No. ESR-1757.
2. City of Los Angeles Research Report No. 2360.

B. TYPICAL USES

Promenade decks, condominium roofs, sun decks, play decks, office roofs where window washing equipment is used, etc.

C. ADVANTAGES AND LIMITATIONS

ADVANTAGES:

1. Monolithic, including integral flashing.
2. Slip-sheet permits "float" over cracks in substrate.
3. Installed only by Professional Factory Trained Dex-O-Tex Contractors.

LIMITATIONS:

1. Substrates must be dry when material is applied.
2. Not suitable for use when subjected to heavy steel wheeled traffic.
3. Material subject to vapor damage upon water leakage underneath stemming from adjacent areas.
4. Residual moisture content of plywood substrates must be less than 15% when measured with an electric resistance type moisture meter (Delmhorst BD-10 or functional equivalent).
5. Concrete substrates shall be fully cured and dried. Concrete that exhibits indications of high levels of residual moisture shall be tested in accordance with ASTM D4264 and an electric resistance type moisture meter. In general, minor evidence of moisture (light misting or fogging under the plastic sheet) and electric relative meter reading under 60% are acceptable. If higher levels of moisture are detected a vapor control primer shall be applied before proceeding with the application of the Weatherwear system.
6. Vapor control primers, sloping, smoothing or leveling compounds, crack repair or isolation, or other supplementary items may be required for proper installation at an additional cost. Consult with Crossfield Products Corp. for specific recommendations.

2. TYPICAL PHYSICAL PROPERTIES at 75°F (24°C)

A. Weight ..... 2.5 lbs. psf

B. Accelerated Weathering ASTM G23**
(Atlas Twin-Arc Weatherometer, 2500 hours) Cycle102
mains. Dry at 140°F, 18 mins. Wet at 60° (2,000 hours) Under 5x Magnification. No cracking, blistering, chalking, crazing or color change.
Note: Exposure, as above is generally considered equivalent of 6 years natural weathering.

C. Accelerated Aging ASTM D756* ..... No effect
Procedure D & E, 8 cycles (No chalking, crazing, cracking, blistering, delaminating, etc.)

D. Freeze-Thaw ASTM C67 ..... No Breakage
(50 cycles) ..... Weight loss <5%

E. Chemical Resistance ASTM D2299*

Industrial Detergent (20%)	No color change or change in texture
Salt 20% solution	No color change or change in texture
Ammonia	No color change or change in texture
Solution (5%)	
Muriatic Acid (0%	No color change or change in texture
Chlorine (10%)	No color change or change in texture
Kerosene	No color change or change in texture
Turpentine	Slight softening of surface
Paint Thinner	Slight softening of surface

F. Percolation ICC Test
No moisture on underside; Max. drop in water column 0.10" Complies ICC Standard for this test.

G. Water Absorption MIL-D-3134 & ASTM D570.... 6.09%
(No warping, cracking, crazing under 5X magnification)

H. Wind Uplift Factory Mutual 1-52, Qualifying
Wind Velocity with a 3 Safety Factor – 131 m.p.h.
complies ICC requirement.

I. Fire Safety ASTM E108, UL 790, NFPA 256

Intermittent Flame Exposure	Class A
Spread of Flame	Class A
Burning Brand	Class A

3. OVERVIEW OF INSTALLATION STEPS

A. On suitably pitched sub-surfaces apply Dex-O-Tex Slip Sheet.

B. Apply Elastomeric rubber composition membrane with fabric reinforcement.

C. Apply Dex-O-Tex integral flashing of similar construction as above.

Weatherwear

System Description Sheet

Promenade and Roof Deck Waterproofing Surfacing System

D. Apply two trowel coats of liquid rubber and aggregate composition traffic surfacing over entire deck. Sand to remove trowel ridges.

E. Apply two grout-smoothing coats of rubber-cement composition to smooth surface.

F. Roller apply two coats of surface dressing to achieve uniform color.

For Substrate Preparation: See Weatherwear Architectural Information Sheet and its Detail Drawings for particulars. **Note:** Generally all Special Dex-O-Tex drains are available from major roofing manufacturers. Consult Crossfield for current listings and plumbing couplings.

4. PRODUCT CAVAILABILITY

Crossfield Products Corp. maintains offices and/or factories at all addresses listed below. Factory Trained Contractors are established in all major trading areas in the United States, Canada and various European, Latin American and Far East nations.

5. SKID RESISTANCE and CLEANABILITY

In general, the more aggressive the finished surface the greater the coefficient of friction and corresponding skid resistance, the more difficult to clean. The smoother the finished texture the easier the surface is to clean, but there is a loss of skid resistant properties.

6. CLEANING

Cleaning and disinfecting compounds and cleaning techniques can affect the color, gloss, texture and performance of the system. As a precautionary step, Crossfield recommends that the end-user test their cleaning and disinfecting compounds on a sample or on a small, out of the way finished area, utilizing the intended cleaning technique prior to cleaning the entire surface area. If no deleterious effects are observed, the procedure can be continued. If the cleaning and disinfecting compounds or cleaning techniques damage the system, modification of the cleaning material or techniques will be required. Contact your Representative for additional information.

7. SPECIFICATION ASSISTANCE

Consult Crossfield for specification assistance, detailing, etc. This consultation is highly recommended prior to specification.

8. TESTING

The technical data contained herein is the result of tests made in Crossfield's laboratories or in independent laboratories using small scale equipment, following generally accepted trade practices. Although this information is believed to be true and accurate, the use of different equipment for testing under dissimilar conditions or the testing of samples produced under dissimilar conditions may develop substantially different results.

LIMITED WARRANTY

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Crossfield Products Corp. warrants to the purchaser of its products that such products will be manufactured free from defects in material and workmanship and guarantees the workmanship performed by any persons or firms installing its products. Crossfield's obligation under this warranty is limited solely to the original purchaser and solely to the remedy of replacement in kind of any product which Crossfield sold which may prove defective in manufacture within one year from date of installation, provided said product was stored correctly and installed within the product's shelf life, by the original purchaser and that Crossfield examination shall disclose to Crossfield's satisfaction to be thus defective.

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CAUTION: ALWAYS KEEP OUT OF THE REACH OF CHILDREN.

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COMPARISON OF SOLAR REFLECTANCE
Between AJ44 SR and AJ44 XL:

Product Name	SRI	Difference
304 Sandpiper Beige XL	46	23
304 Sandpiper Beige SR	**69**	
431 Bright Gray XL	17	32
431 Bright Gray SR	**49**	
413 Speedway Gray XL	36	29
413 Speedway Gray SR	**65**	
3305 Dodge City Tan XL	32	26
3305 Dodge City Tan SR	**58**	
2101 Toffee XL	20	36
2101 Toffee SR	**56**	
503 Adobe XL	14	32
503 Adobe SR	**46**	
3304 Provincial Tan XL	43	23
3304 Provincial Tan SR	**66**	
2102 Copper Kettle AJ44 XL	23	27
2102 Copper Kettle SR	**50**	
4413 Dolphin Gray XL	29	27
4413 Dolphin Gray SR	**56**	
0110 White XL	70	10
0110 White SR	**80**	

LADBS STAMP

1 NO SCALE — SPEC SHEETS - DEX-O-TEX WEATHERWEAR

2 NO SCALE — ICC-ESR REPORT - DEX-O-TEX WEATHERWEAR

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PROJECT:
38-UNIT MULTIFAMILY BUILDING

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Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/02/2024	PZA SUBMISSION #1
2	08/30/2024	PZA SUBMISSION #2
3	09/16/2024	AHRF SUBMISSION #2
4	11/08/2024	PZA SUBMISSION #3
5	05/29/2025	HOLD LETTER SUBMISSION
6	06/20/2025	AHRF SUBMITTAL #3
7	06/27/2025	AHRF SUBMITTAL #4
		PC SUBMITTAL #1

ISSUE	DATE	DESCRIPTION

STAMP

LICENSED ARCHITECT — AARON BRUMER — No. C-30005 — REN. 11-30-2025 — STATE OF CALIFORNIA

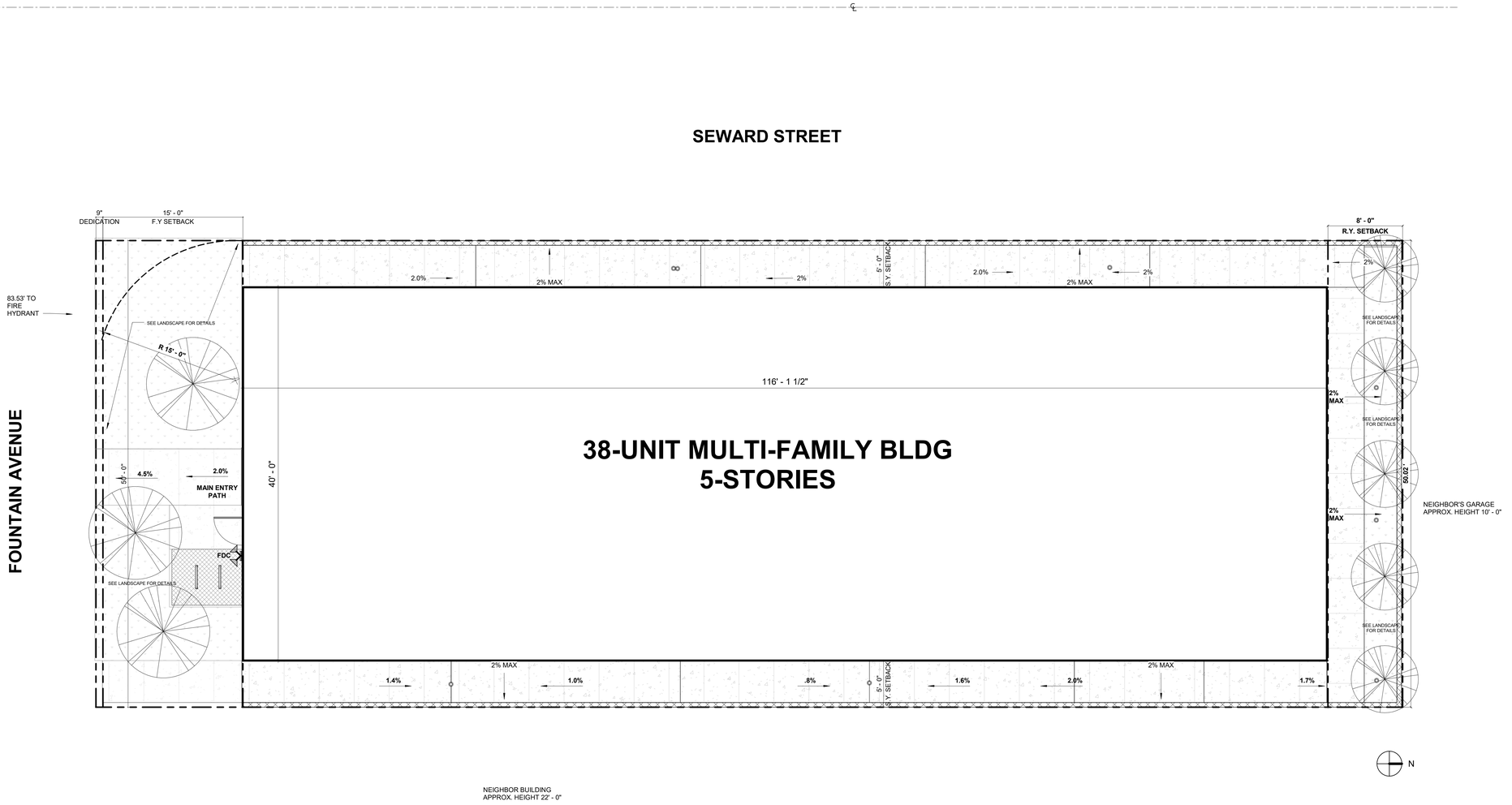
DRAWING TITLE

ICC ESR - DEX-O-TEX WEATHERWEAR

T072

6575 FOUNTAIN

PROPERTY OF AARON BRUMER ARCHITECT



1 SITE PLAN
3/16" = 1'-0"

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38-UNIT MULTIFAMILY BUILDING

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3	09/16/2024	PZA SUBMISSION #3
4	11/08/2024	HOLD LETTER SUBMISSION
5	05/29/2025	AHRF SUBMITTAL #3
6	06/20/2025	AHRF SUBMITTAL #4
7	06/27/2025	PC SUBMITTAL #1

ISSUE	DATE	DESCRIPTION

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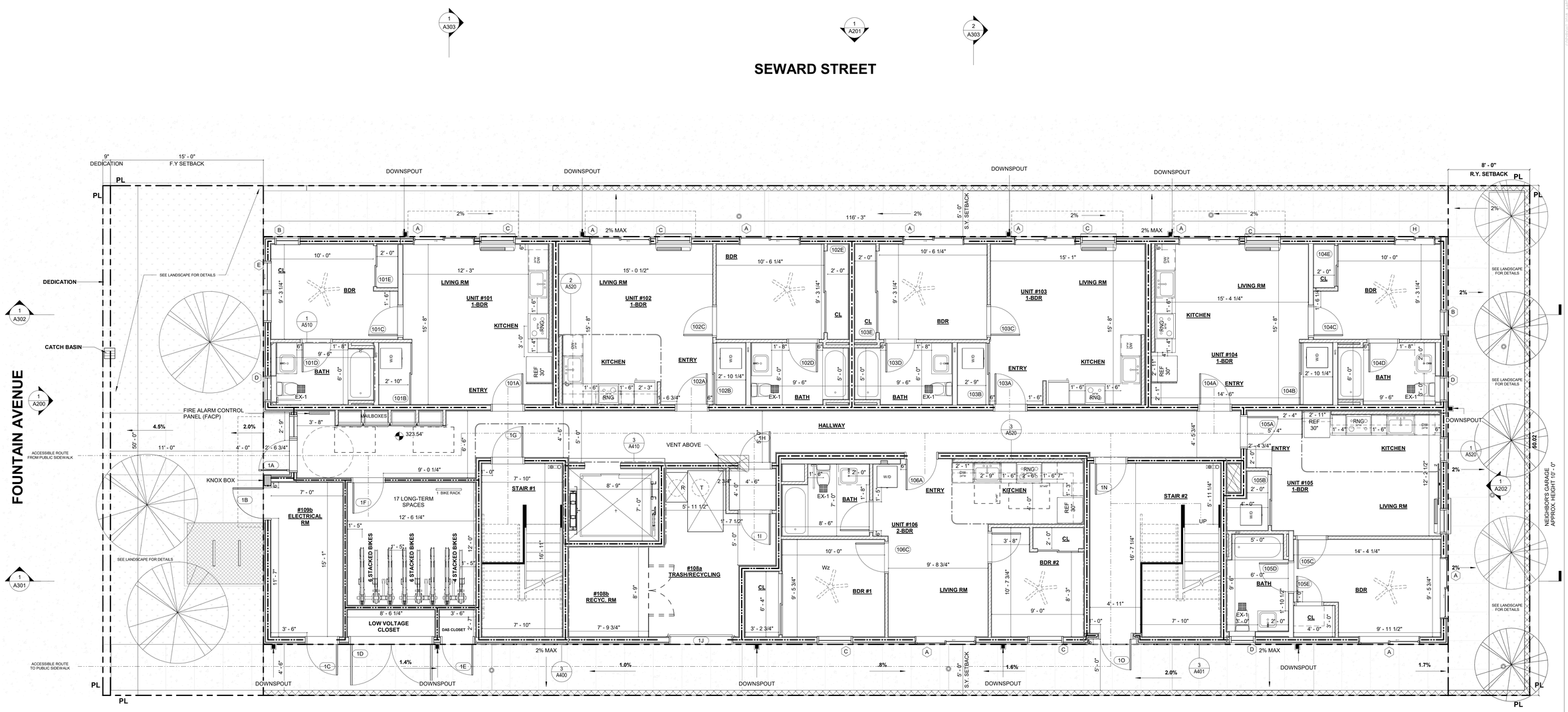
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
SITE PLAN

A000

6575 FOUNTAIN



1 A303 · 1 A201 · 2 A303 · 1 A302 · 1 A200 · 1 A301 · 1 A203 · 2 A520 · 3 A410 · 3 A520 · 1 A510 · 3 A400 · 3 A401 · 1 A520 · 1 A202

1 T.O. FIRST FLOOR SLAB
1/4" = 1'-0"

KEYNOTES

LEGEND

- 6" CMU WALL- SEE STRUCTURAL DRAWINGS
- 2 X 6 WD STUD WALL- SEE STRUCTURAL DRAWINGS
- 2 X 4 WD STUD WALL- SEE STRUCTURAL DRAWINGS
- 1-HR RATED CONSTRUCTION SEE SHEET A700 DETAIL
- 2-HR RATED CONSTRUCTION SEE SHEET A700 DETAILS
- FLOOR DRAIN
- OUTDOOR DRAIN - SEE CIVIL PLANS

SEE ENLARGED BATHROOM & KITCHEN DETAIL FOR SPECIFICATIONS ON SHEETS A510-A511 (BATHS) & A520-A521 (KITCHENS)

- EX1 "ENERGY STAR" COMPLIANT EXHAUST FAN CONTROLLED BY HUMIDISTAT-HUMIDITY CONTROLLED; MIN 50 CFM; DUCTED TO TERMINATE OUTSIDE OF THE BUILDING
- S SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR
- ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
- SMART THERMOSTAT SEE T061 FOR SPECS
- F1 LIGHT FIXTURE
- F4 SCONCE LIGHT FIXTURE
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- CEILING FAN ABOVE (CEILING FANS IN EVERY BEDROOM)
- S WALL SWITCH MOUNTED @ 48" AFF, UON
- S3 3-WAY WALL SWITCH MOUNTED @ 48" AFF, UON
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SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING, CENTERLINE OF STRUCTURAL POST, OR EDGE OF SLAB U.O.N.
2. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPENCIES BETWEEN THESE PLANS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
3. AT ALL INTERIOR WALLS, INSTALL 1 LAYER 5/8" GWB BOTH SIDES. AT WET LOCATION, INSTALL CEMENT BOARD ON WET SIDE OF WALL.
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7. SEE INTERIORS PACKAGE FOR ALL INTERIOR MATERIALS, FIXTURES, AND FINISHES.
8. 1/2" MAX THRESHOLD @ ALL ACCESSIBLE DOOR LANDINGS.
9. MAX CROSS SLOPE @ OF ALL ACCESSIBLE DOORS.
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PROJECT:
38-UNIT MULTIFAMILY BUILDING
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1	08/02/2024	PZA SUBMISSION #1
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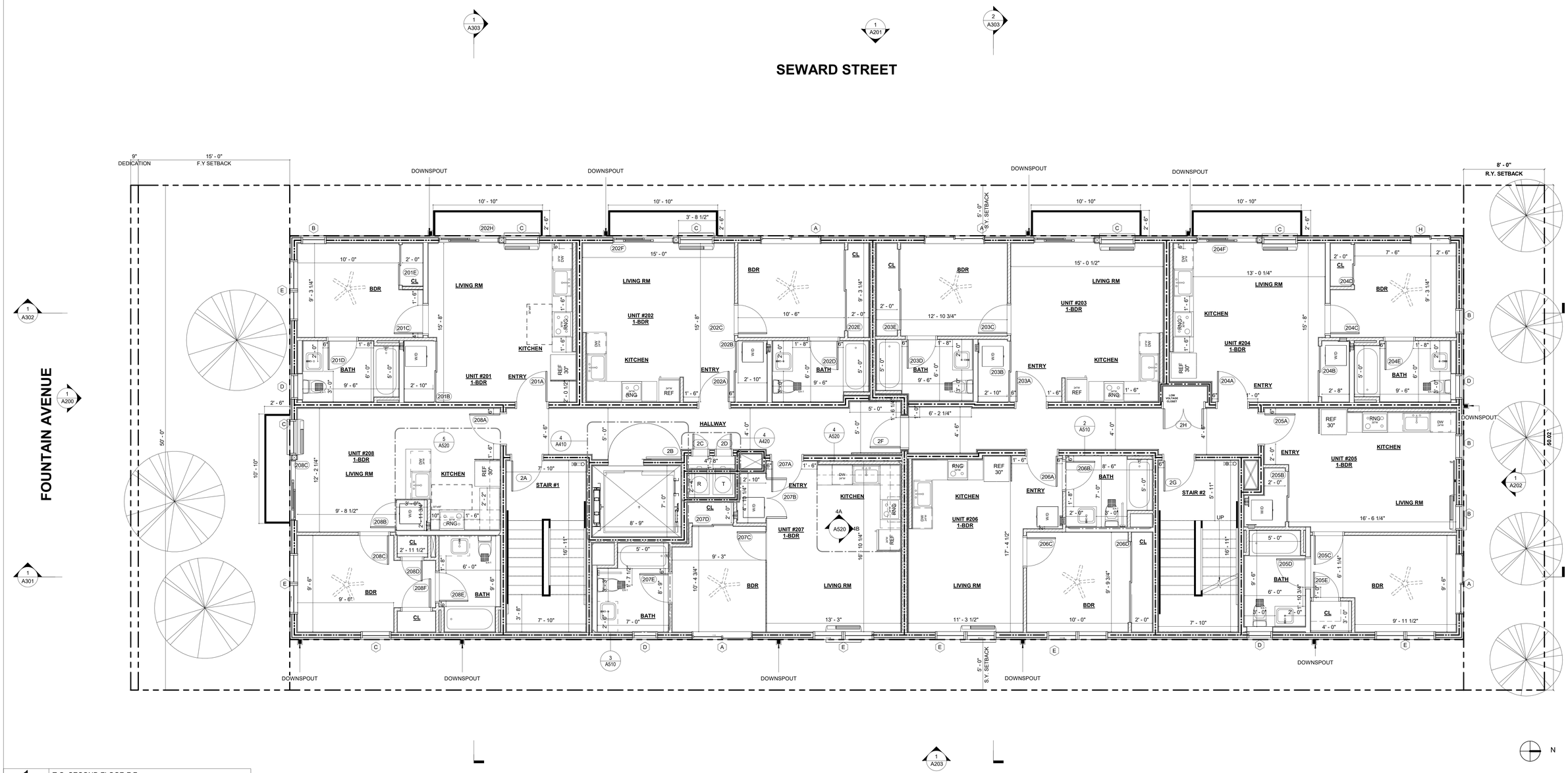
STAMP: LICENSED ARCHITECT · AARON BRUMER · NO. C-30005 · REN. 11-30-2025 · STATE OF CALIFORNIA

DRAWING TITLE: FIRST FLOOR PLAN

A111

6575 FOUNTAIN



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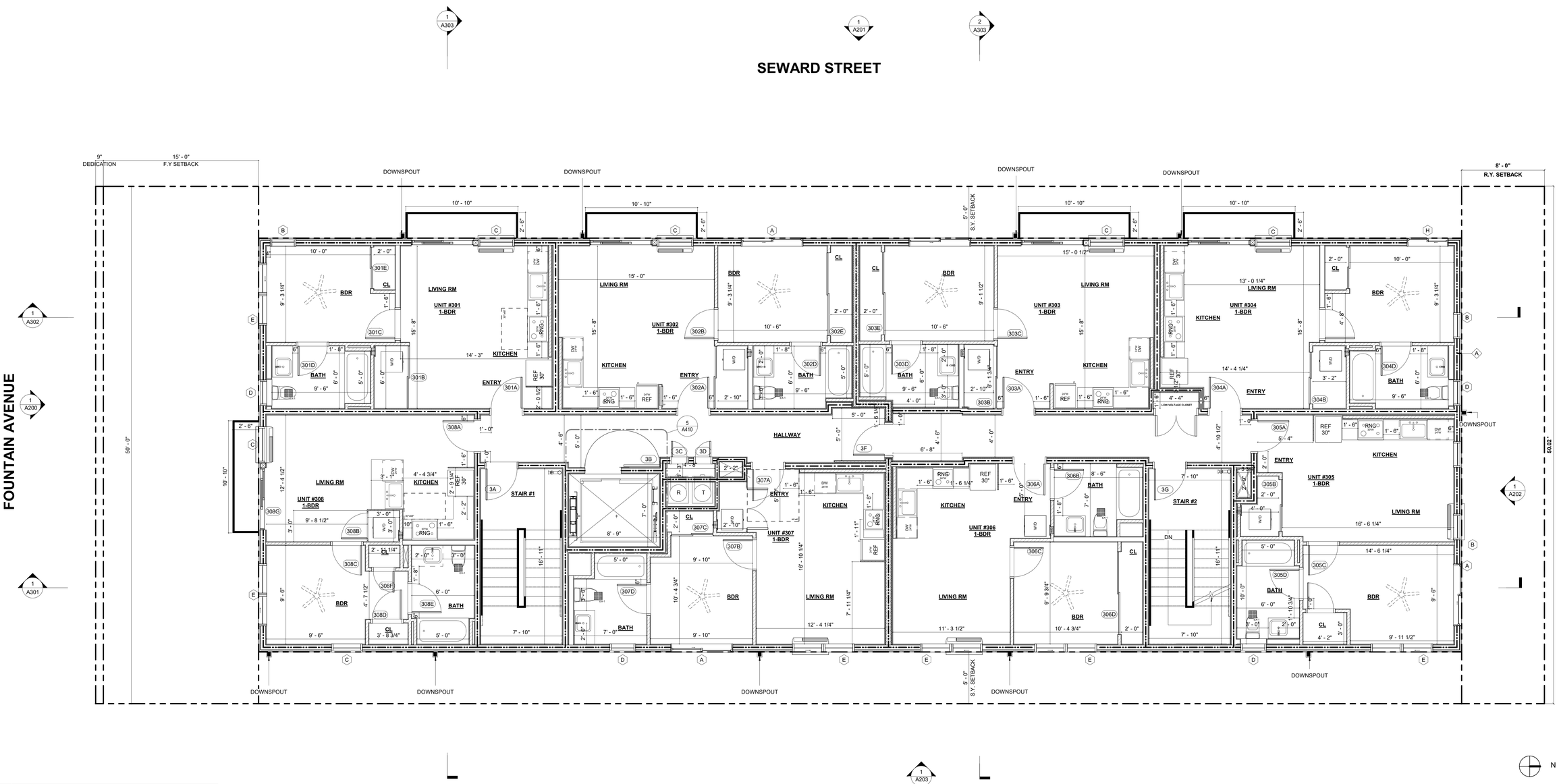

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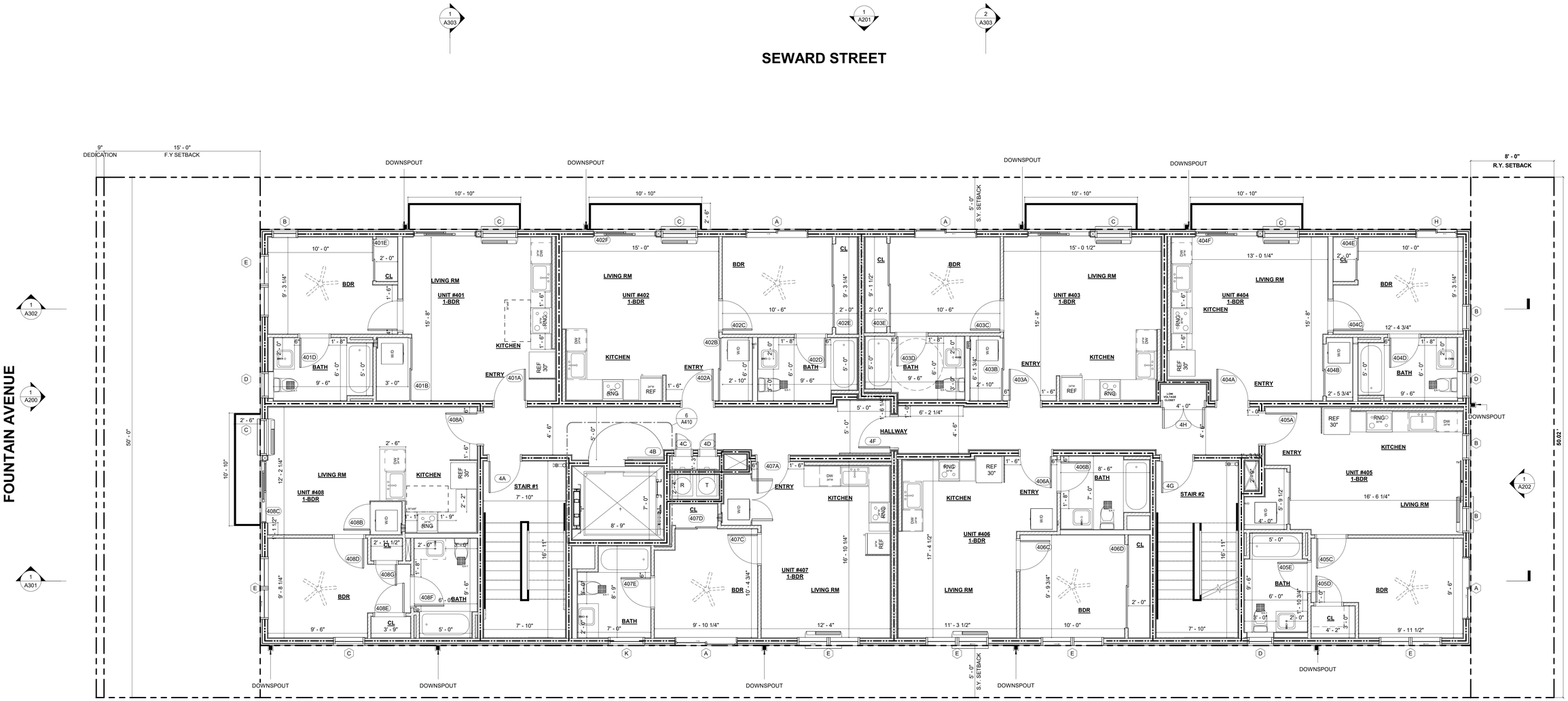

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No. C-30005
REN. 11-30-2025
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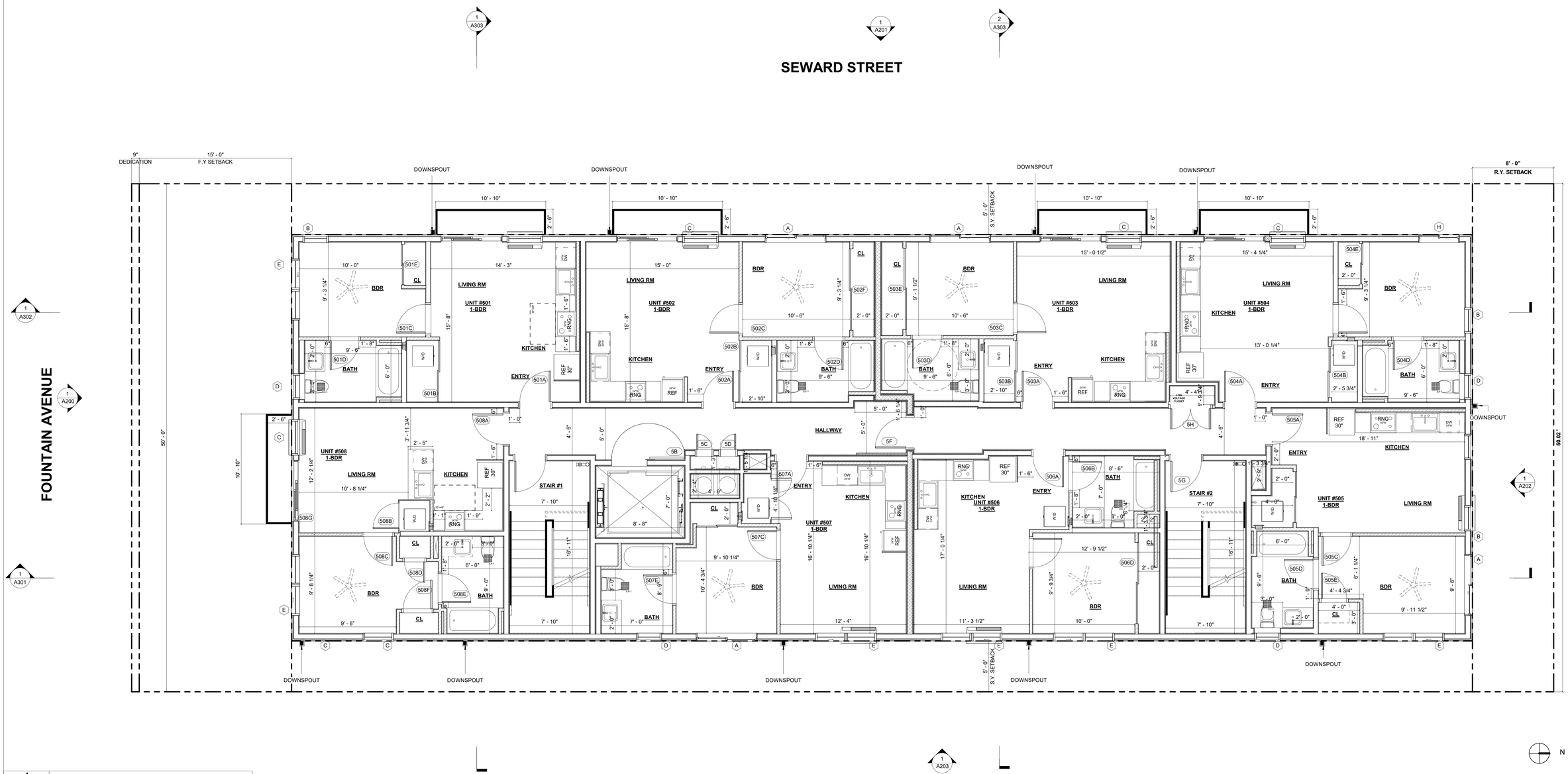
DRAWING TITLE
FOURTH FLOOR PLAN

A114

6575 FOUNTAIN



1	T.O. FIFTH FLOOR F.F.
1/4" = 1'-0"	

KEYNOTES

LEGEND

- 6" CMU WALL- SEE STRUCTURAL DRAWINGS
- 2 X 6 WD STUD WALL- SEE STRUCTURAL DRAWINGS
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- 1-HR RATED CONSTRUCTION SEE SHEET A700 DETAIL
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SEE ENLARGED BATHROOM & KITCHEN DETAIL FOR SPECIFICATIONS ON SHEETS A510-A511 (BATHS) & A520-A521 (KITCHENS)

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- LIGHT FIXTURE
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- CEILING FAN ABOVE (CEILING FANS IN EVERY BEDROOM)
- WALL SWITCH MOUNTED @ 48" AFF, UON
- 3-WAY WALL SWITCH MOUNTED @ 48" AFF, UON
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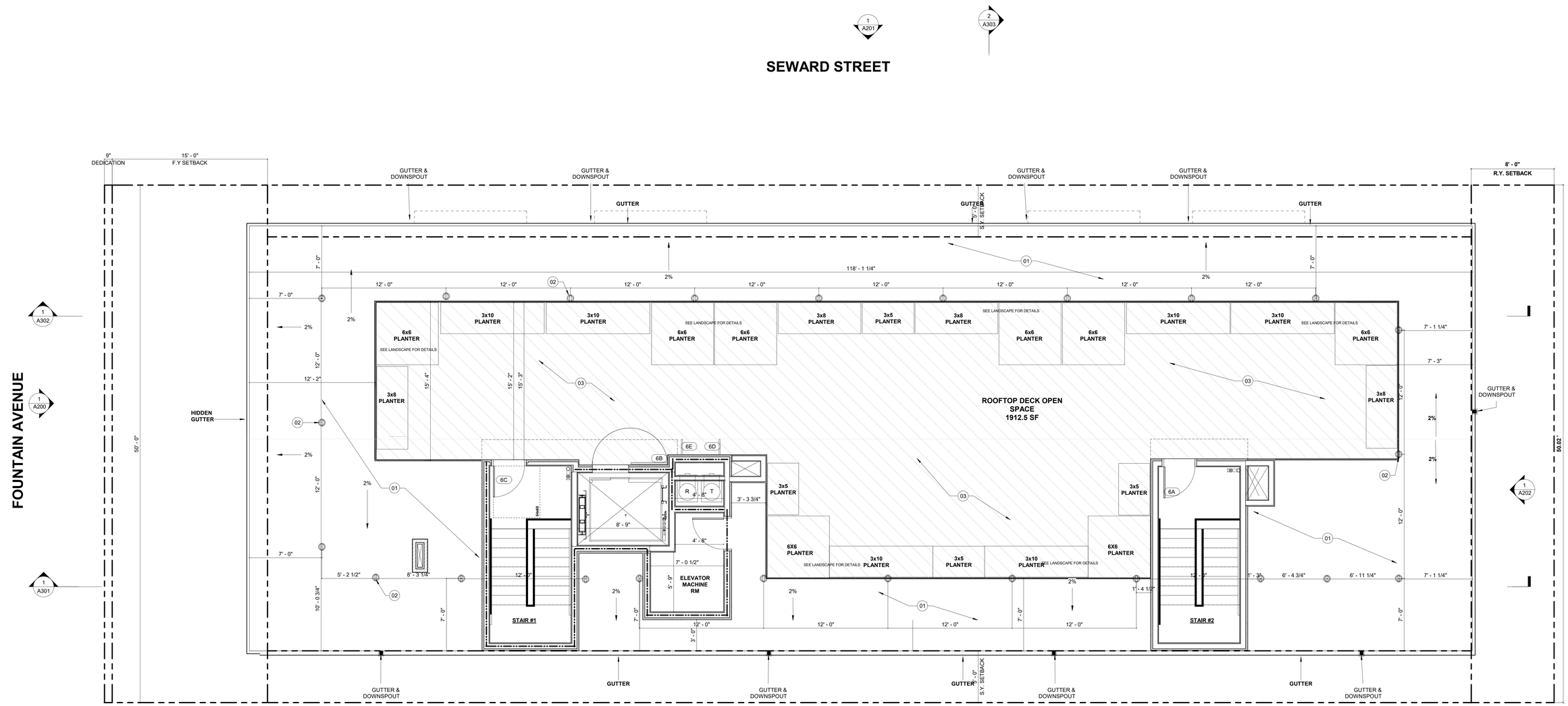
LICENSED ARCHITECT — AARON BRUMER — No. C-30005 — REN. 11-30-2025 — STATE OF CALIFORNIA

DRAWING TITLE

FIFTH FLOOR PLAN

A115

6575 FOUNTAIN



1 ROOFTOP DECK
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KEYNOTES

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SEE SHEET FOR SPECIFICATIONS

02 PERMANENT FLUSH MOUNT FALL ARREST ANCHORAGE CONNECTOR.
INSTALL PER ASSE Z359.1, TYP.; SEE STRUCT.

03 SECTION OF ROOFING TO BE DEX-O-TEX WEATHERWEAR, SEE SHEET T072

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A116

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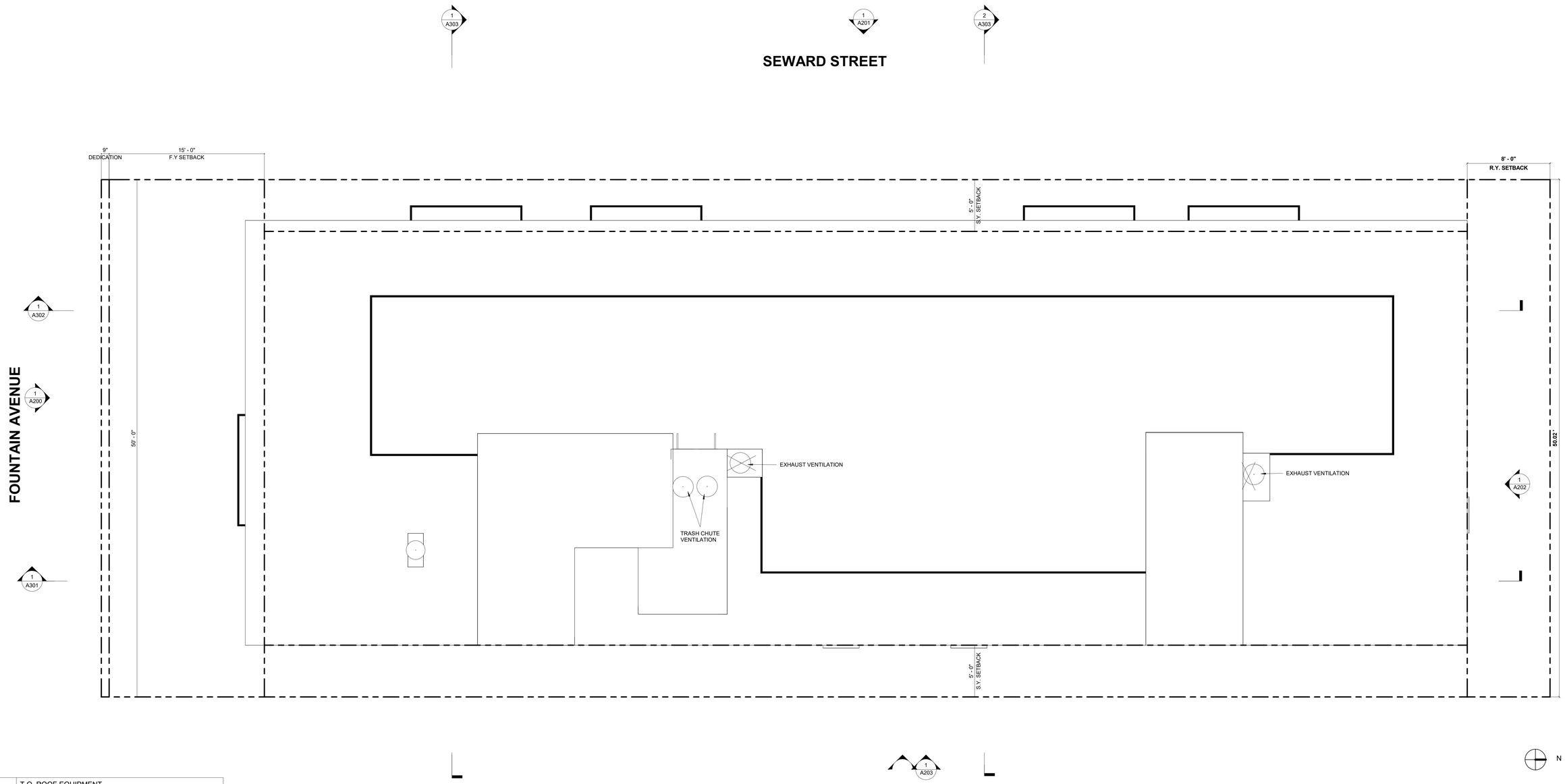

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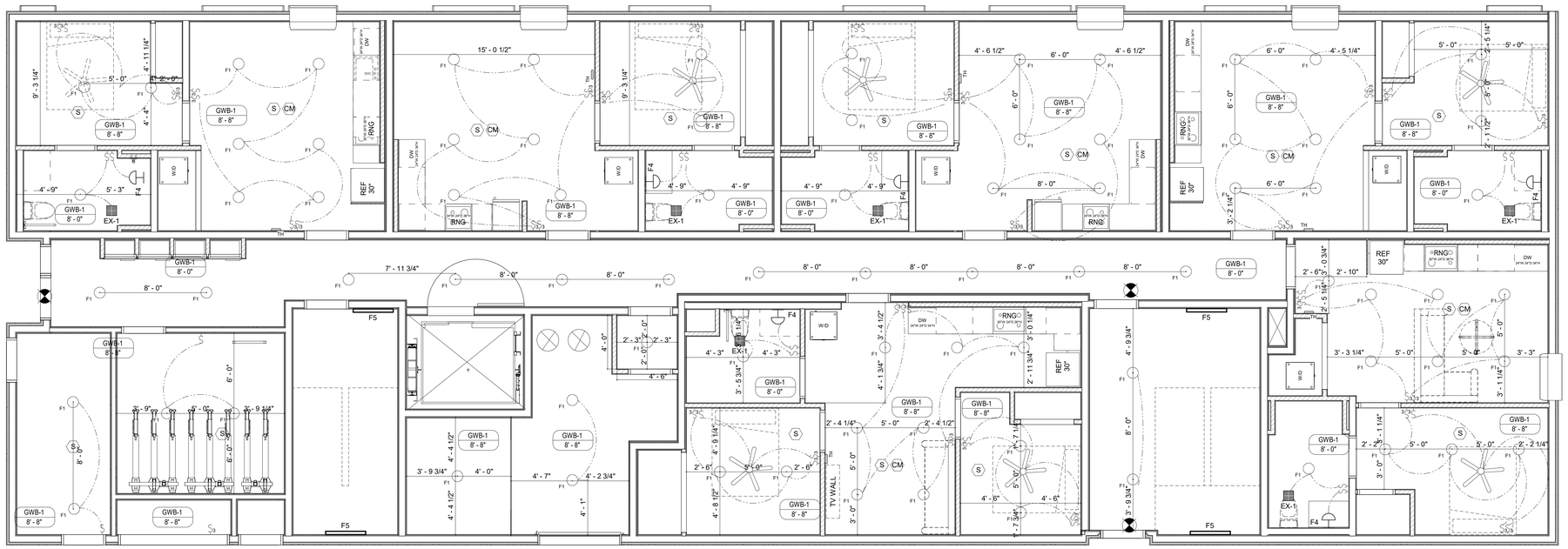
STAMP
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
TOP OF STAIRWELL PLAN

A117

6575 FOUNTAIN



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1/4" = 1'-0"

KEYNOTES

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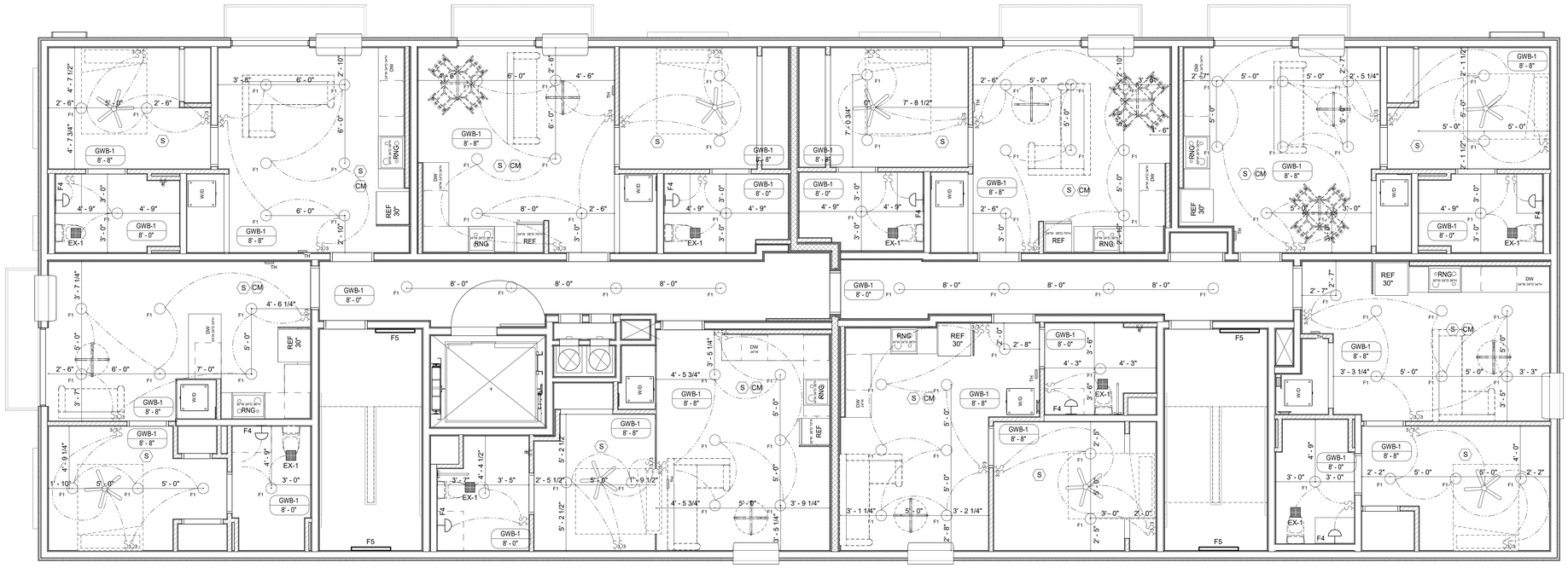
A118

6575 FOUNTAIN



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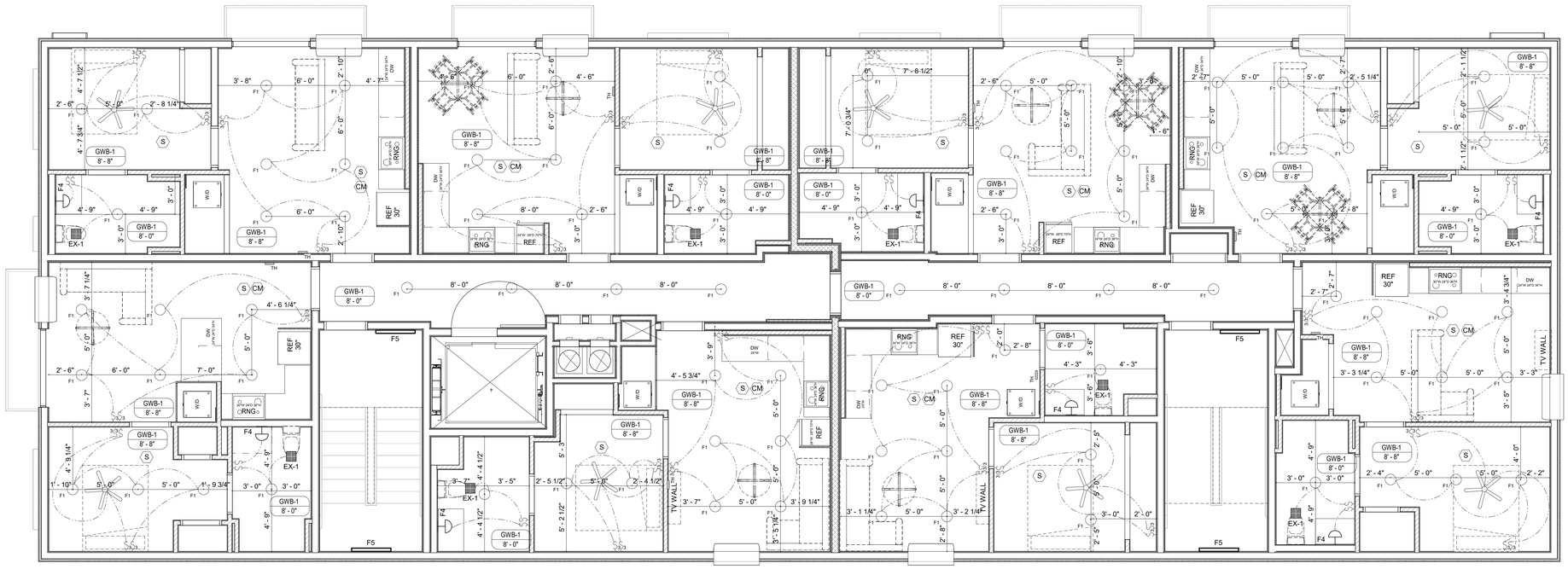
SECOND FLOOR RCP

A119

6575 FOUNTAIN



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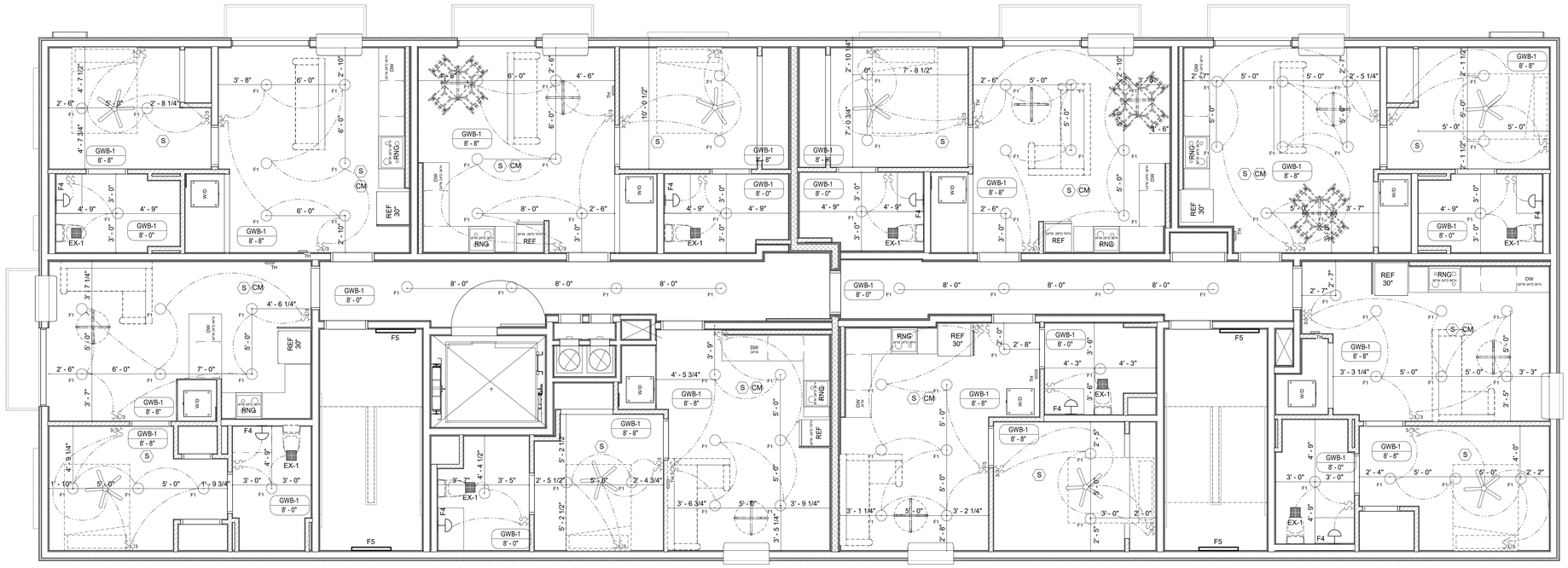

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SEE ENLARGED BATHROOM & KITCHEN DETAIL FOR SPECIFICATIONS ON SHEETS A510-A511 (BATHS) & A520-A521 (KITCHENS)

- "ENERGY STAR" COMPLIANT EXHAUST FAN CONTROLLED BY HUMIDISTAT-HUMIDITY CONTROLLED; MIN 50 CFM; DUCTED TO TERMINATE OUTSIDE OF THE BUILDING
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
- SMART THERMOSTAT SEE T061 FOR SPECS
- LIGHT FIXTURE
- SCONCE LIGHT FIXTURE
- LIGHT FIXTURE
- CEILING FAN ABOVE (CEILING FANS IN EVERY BEDROOM)
- WALL SWITCH MOUNTED @ 48" AFF, UON
- 3-WAY WALL SWITCH MOUNTED @ 48" AFF, UON
- EXIT SIGN

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING, CENTERLINE OF STRUCTURAL POST, OR EDGE OF SLAB U.O.N.
2. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPENCIES BETWEEN THESE PLANS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
3. AT ALL INTERIOR WALLS, INSTALL 1 LAYER 5/8" GWB BOTH SIDES. AT WET LOCATION, INSTALL CEMENT BOARD ON WET SIDE OF WALL.
4. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING AND FOUNDATION INFORMATION.
5. ALL DOORS TO BE FRAMED 6" FROM THE ADJACENT PERPENDICULAR WALL TO THE THROAT OF THE HINGE SIDE OF THE DOOR, U.O.N.
6. ALL EXTERIOR DOORS SHALL OPEN ONTO A LANDING IN THE DIRECTION OF THE DOORSWING THAT IS NO MORE THAN 1/2" BELOW THE DOOR THRESHOLD ELEVATION.
7. SEE INTERIORS PACKAGE FOR ALL INTERIOR MATERIALS, FIXTURES, AND FINISHES.
8. 1/2" MAX THRESHOLD @ ALL ACCESSIBLE DOOR LANDINGS.
9. MAX CROSS SLOPE @ OF ALL ACCESSIBLE DOORS.
10. MAX CROSS SLOPE @ OF ALL ACCESSIBLE DOORS.
11. THE SERVICE PANEL OR SUBPANEL CURCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSED AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.
12. EXTERIOR WALLS SHALL HAVE A FIRE-RESISTANCE NOT LESS THAN (1) HOUR. (CBC 603.1)
13. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF (2) - HR. NUMBER OF STORIES CONNECTED INCLUDES ALL BASEMENTS BUT NOT ANY MEZZANINES. (CBC 713.4)
14. SHAFT ENCLOSURES THAT DO NOT EXTEND TO THE BOTTOM OF THE BUILDING SHALL COMPLY WITH A CONDITION IN CBC 713.11. (CBC 713.11)
15. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LOS ANGELES FIRE CODE SECTION 510 FOR MORE DETAILS.
16. ALL ROOF RUNOFF TO DRAIN TO STORMWATER PLANTERS PER CIVIL PLANS.
17. ALL LIGHTS USED TO ILLUMINATE A PARKING AREA SHALL BE DESIGNED, LOCATED AND ARRANGED SO AS TO REFLECT THE LIGHT AWAY FROM ANY STREET AND ANY ADJACENT PREMISES (LAMC 12.21.A5(K)).
18. ALL PARKING STALLS, OTHER THAN THOSE SERVING A ONE-FAMILY DWELLING, SHALL BE STRIPED SUBSTANTIALLY IN ACCORDANCE WITH THE ILLUSTRATIONS SET FORTH ON CHART NO. 5 OF LAMC SEC. 12.21 (LAMC 12.21.A5(L)).
19. ALL NEW DEVELOPMENT PROJECTS SHALL BE PROVIDED WITH AN ADEQUATE RECYCLING AREA OR ROOM, AS DEFINED IN SECTION 12.03 OF THE LAMC, FOR THE COLLECTION AND LOADING OF RECYCLABLE MATERIALS. SEE LAMC SECTION 12.21 A19(C) THROUGH 12.21.A19(12)(IV) LOCATED ON SHEET T-11 "LAMC RECYCLING AREA NOTES" FOR REFERENCE.
20. LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8
21. SWITCHES, OUTLETS AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
22. ALL FLOORING MUST BE FINISHED WITH SLIP RESISTANT FLOOR FINISH
23. BATHROOM OUTLET AND SWITCH WHEN OVER COUNTER REQUIRED WITHIN OBSTRUCTED REACH RANGE. REF 1138.A.3.1.2 AND 1138A.3.2.2 CABINET WITH FRONT APPROACH WITH KNEE AND TOE CLEARANCE CANNOT BE MORE THAN 25" and 24" FOR SIDE REACH. REF 1138A.3.1 AND 1138A.3.2.2
24. KITCHEN OUTLET AND SWITCH WHEN OVER COUNTER REQUIRED WITHIN OBSTRUCTED REACH RANGE. REF 1138.A.3.1.2 AND 1138A.3.2.2 CABINET WITH FRONT AND SIDE APPROACH WITH KNEE AND TOE CLEARANCE CANNOT BE MORE THAN 25". REF 1136A, 1136A.2.
25. KITCHEN SINK KNEE AND TOE CLEARANCE CANNOT ENCROACHED BY THE GARBAGE DISPOSAL.

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PROJECT:
38-UNIT MULTIFAMILY BUILDING

6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/02/2024	PZA SUBMISSION #1
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6	06/20/2025	AHRF SUBMITTAL #4
7	06/27/2025	PC SUBMITTAL #1

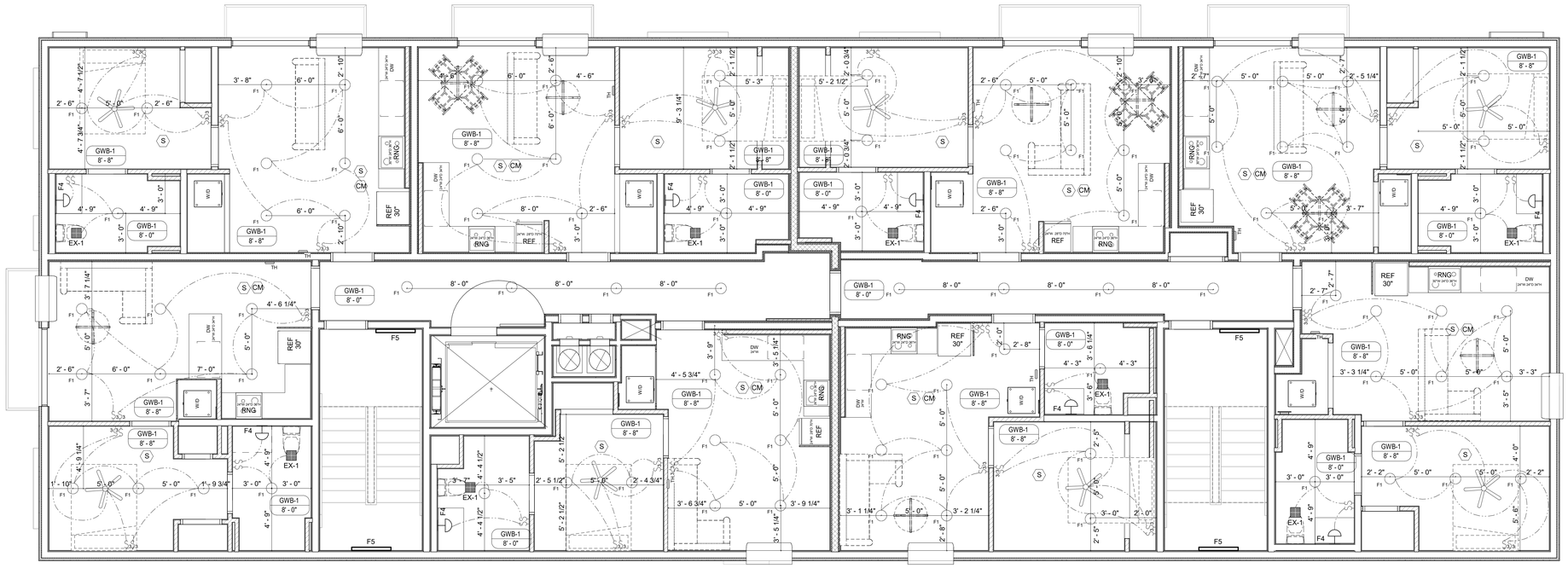
ISSUE	DATE	DESCRIPTION

STAMP
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
FOURTH FLOOR RCP

A121

6575 FOUNTAIN



1 FIFTH FLOOR RCP
1/4" = 1'-0"

KEYNOTES

LEGEND

- 6" CMU WALL- SEE STRUCTURAL DRAWINGS
- 2 X 6 WD STUD WALL- SEE STRUCTURAL DRAWINGS
- 2 X 4 WD STUD WALL- SEE STRUCTURAL DRAWINGS
- 1-HR RATED CONSTRUCTION SEE SHEET A700 DETAIL
- 2-HR RATED CONSTRUCTION SEE SHEET A700 DETAILS
- FLOOR DRAIN
- OUTDOOR DRAIN - SEE CIVIL PLANS

SEE ENLARGED BATHROOM & KITCHEN DETAIL FOR SPECIFICATIONS ON SHEETS A510-A511 (BATHS) & A520-A521 (KITCHENS)

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cwhiting@seachange-re.com

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7	06/27/2025	PC SUBMITTAL #1

ISSUE	DATE	DESCRIPTION

STAMP
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
FIFTH FLOOR RCP

A122

6575 FOUNTAIN

STU-1
LAHABRA COLOR COLLECTION
20/30 FINISH STUCCO; EGG SHELL (76)

ALBEDO APPROX.: 55%

STU-2
LAHABRA COLOR COLLECTION
20/30 FINISH STUCCO; CHARLESTON (34)

ALBEDO APPROX.: 40%

FCW-1
FIBERON COMPOSITE CLADDING
EDEN COLLECTION; KOA

ALBEDO APPROX.: 15%

1 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

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AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
SOUTH ELEVATION

A200

6575 FOUNTAIN

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1 WEST EXTERIOR ELEVATION
1/4" = 1'-0"

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AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
WEST ELEVATION

A201

6575 FOUNTAIN

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STU-1
LAHABRA COLOR COLLECTION
16/20 FINISH STUCCO; EGG SHELL (76)

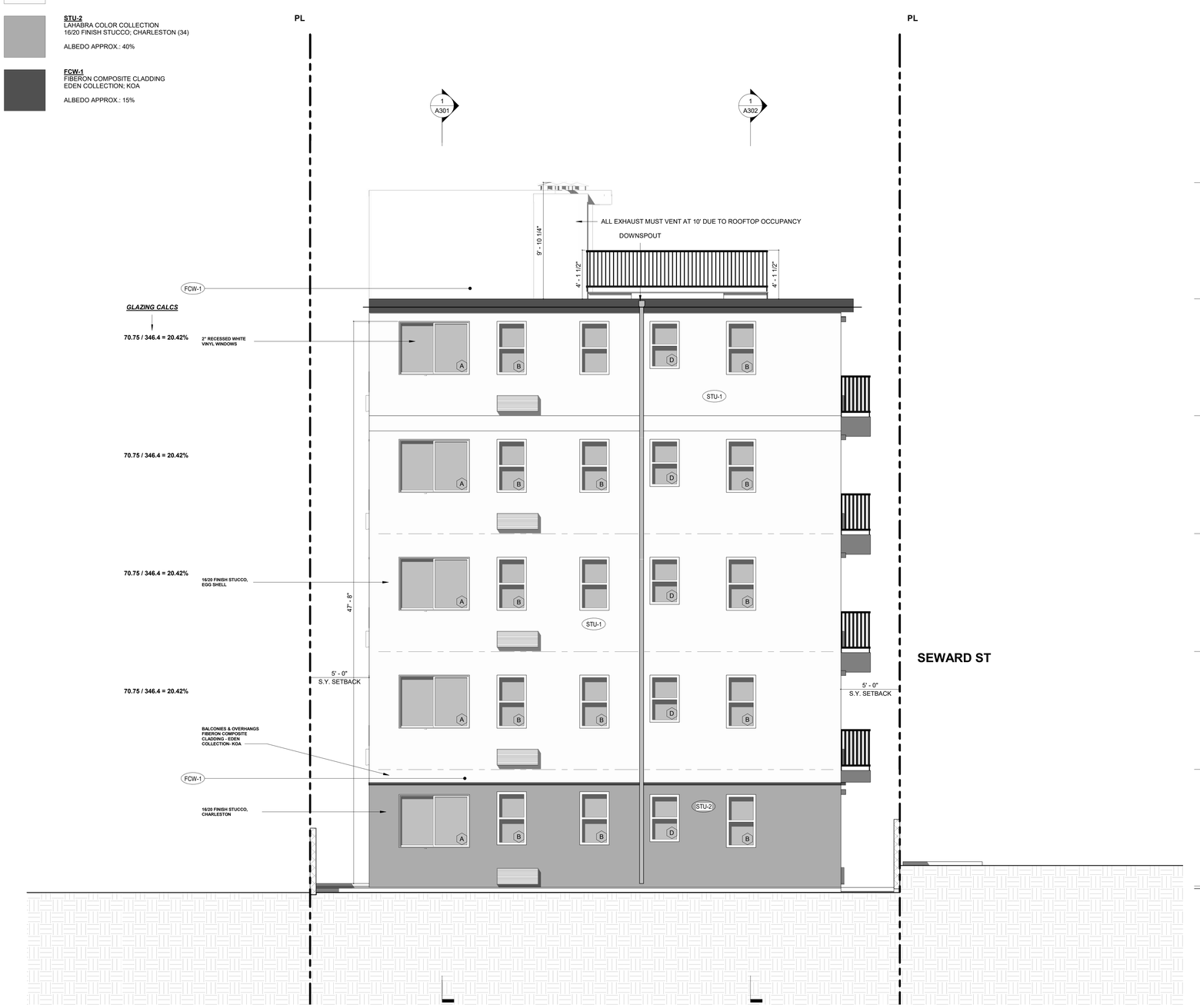
ALBEDO APPROX.: 55%

STU-2
LAHABRA COLOR COLLECTION
16/20 FINISH STUCCO; CHARLESTON (34)

ALBEDO APPROX.: 40%

FCW-1
FIBERON COMPOSITE CLADDING
EDEN COLLECTION; KOA

ALBEDO APPROX.: 15%



1 NORTH EXTERIOR ELEVATION
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AARON BRUMER
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REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
NORTH ELEVATION

A202

6575 FOUNTAIN

STU-1
LAHABRA COLOR COLLECTION
20/30 FINISH STUCCO; EGG SHELL (76)

ALBEDO APPROX.: 55%

STU-2
LAHABRA COLOR COLLECTION
20/30 FINISH STUCCO; CHARLESTON (34)

ALBEDO APPROX.: 40%

FCW-1
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ALBEDO APPROX.: 15%

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No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
EAST ELEVATION

A203

6575 FOUNTAIN

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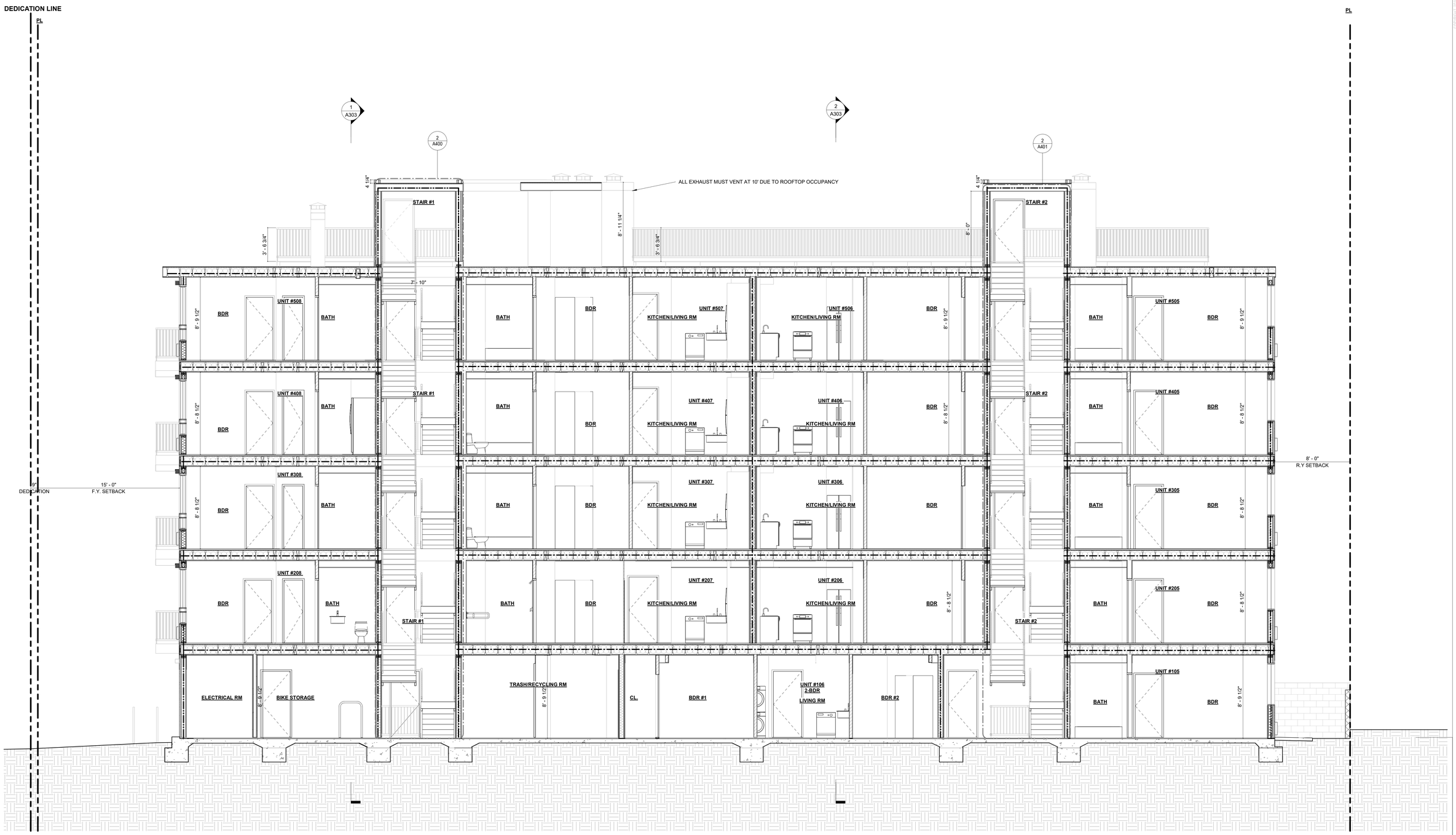

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DRAWING TITLE
SECTION

A301

6575 FOUNTAIN

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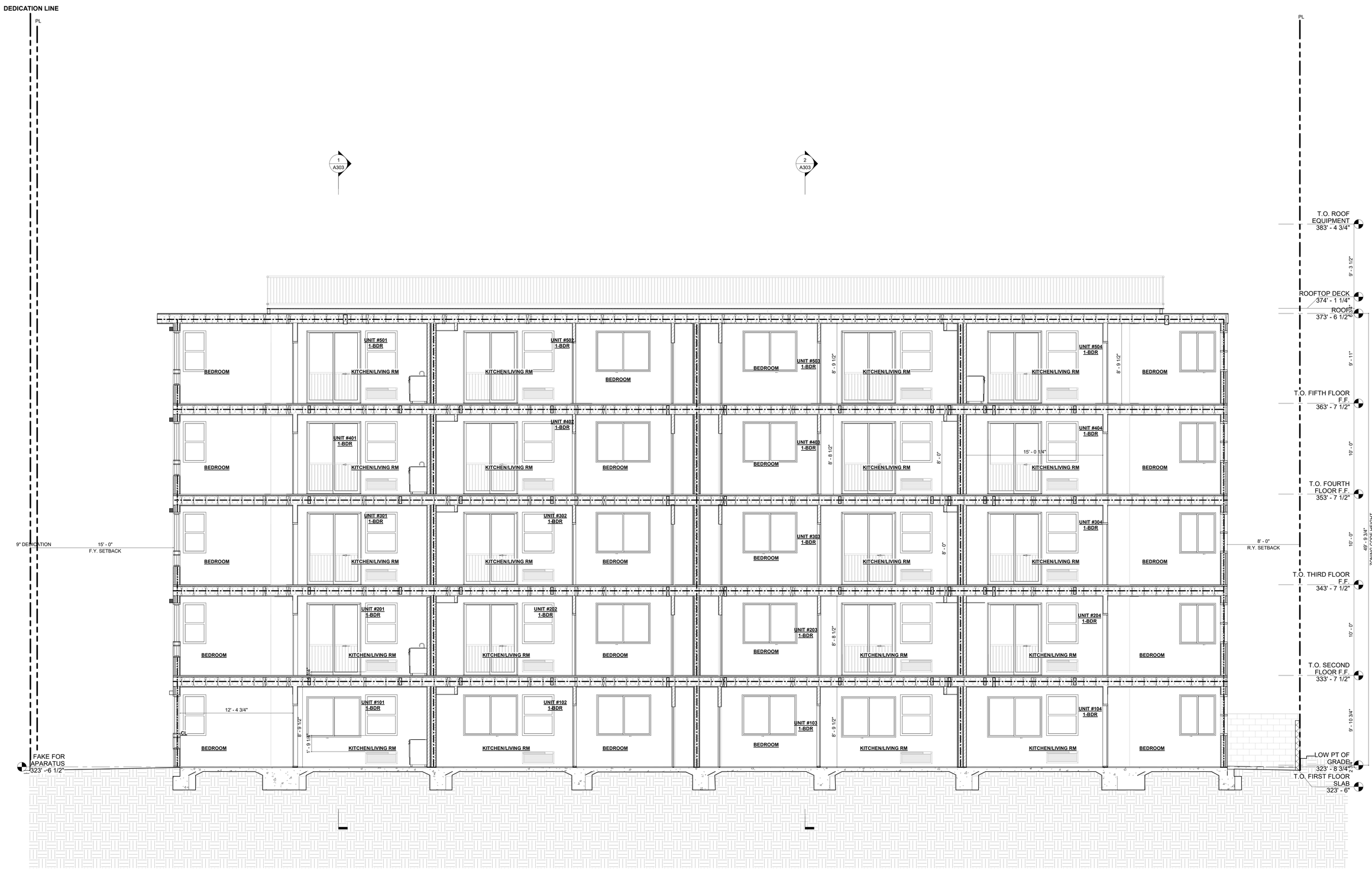

1 SECTION 2
1/4" = 1'-0"

ARCHITECT:
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3330 Cahuenga Blvd W, Suite 507
Los Angeles, CA 90068
(310) 422-9234
aaron@aaronbrumer.com

STRUCTURAL:

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kyle@pacificconstultinginc.com

LANDSCAPE:
Savage Land Design
680 Langsdorf Drive, Suite 202B
Fullerton, CA 92831
(714) 878-0335

MEP:
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21550 Oxnard St, #300
Woodland Hills, CA 91367
(818) 758-0087

SOILS:

OWNER:
Seachange Partners REG LLC
12690 Sandhill Lane, Unit 1
Los Angeles, CA 90094
kjenkins@seachange-re.com
cwhiting@seachange-re.com

PROJECT:
38-UNIT MULTIFAMILY BUILDING

6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/02/2024	PZA SUBMISSION #1
2	08/30/2024	PZA SUBMISSION #2
2	08/30/2024	AHRF SUBMISSION #2
3	09/16/2024	PZA SUBMISSION #3
4	11/08/2024	HOLD LETTER SUBMISSION
5	05/29/2025	AHRF SUBMITTAL #3
6	06/20/2025	AHRF SUBMITTAL #4
7	06/27/2025	PC SUBMITTAL #1

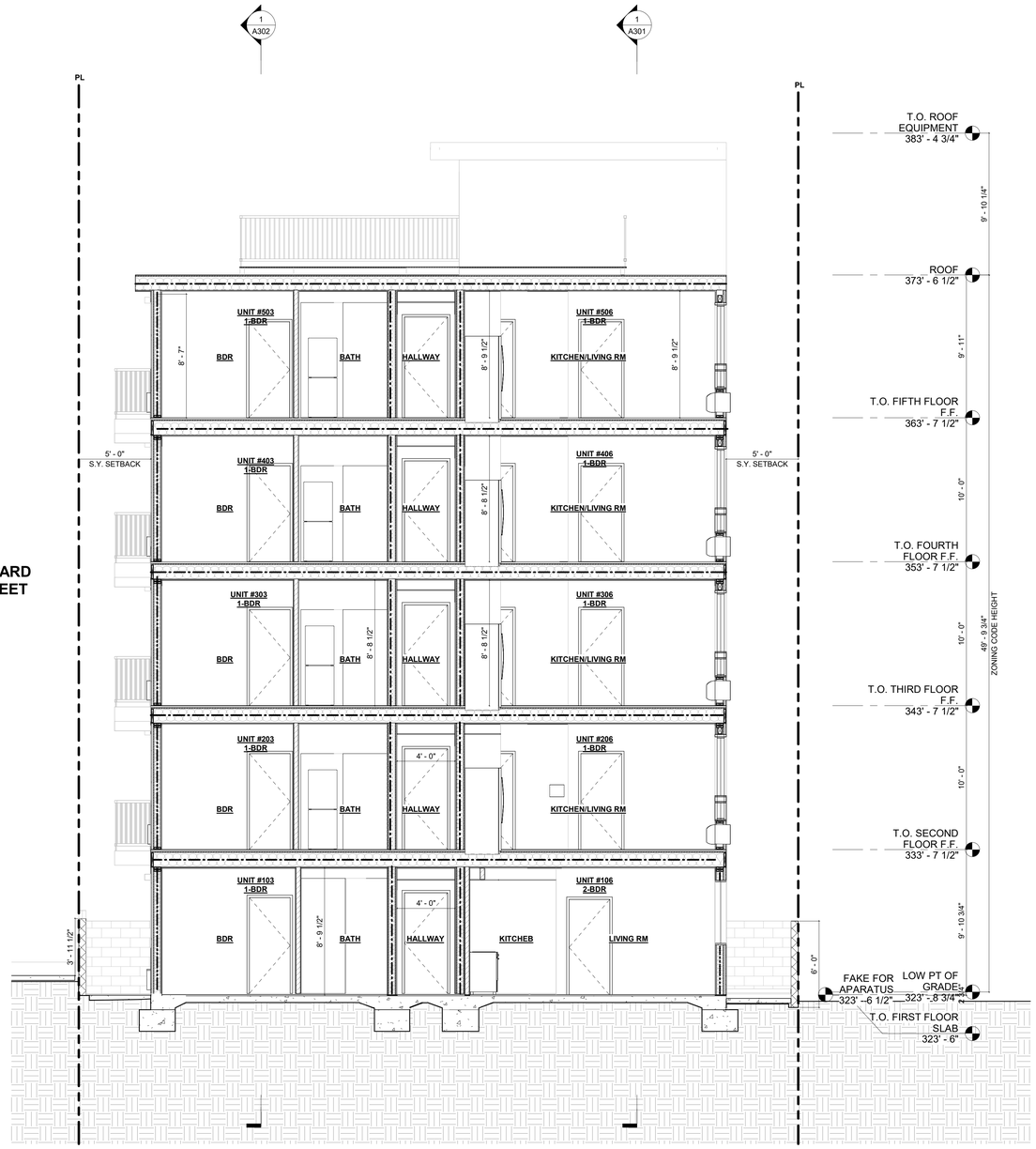
ISSUE	DATE	DESCRIPTION

STAMP
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

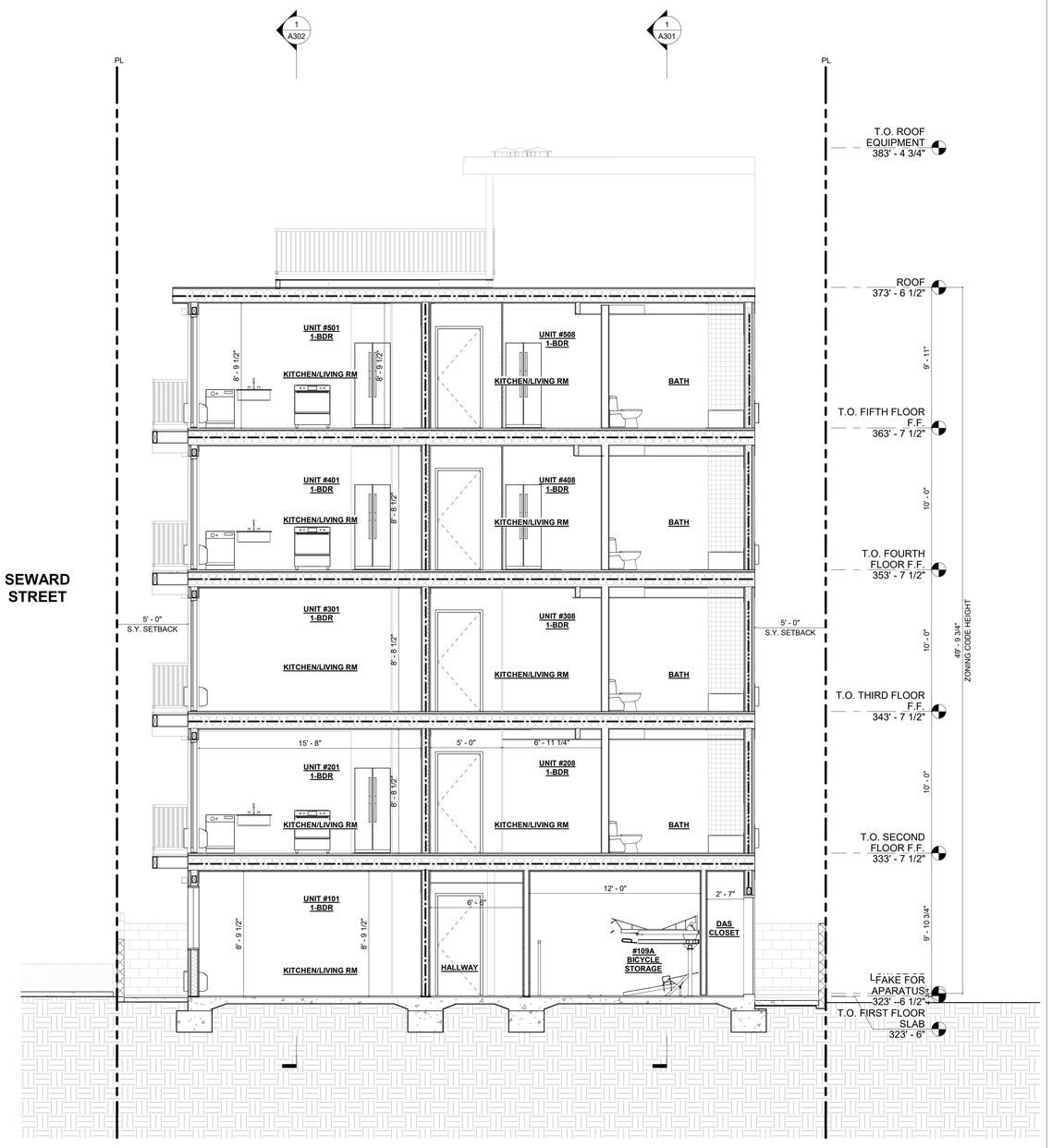
DRAWING TITLE
SECTION

A302

6575 FOUNTAIN



2 SECTION 4
1/4" = 1'-0"



1 SECTION 3
1/4" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc, Architects
3330 Cahuenga Blvd W, Suite 507
Los Angeles, CA 90068
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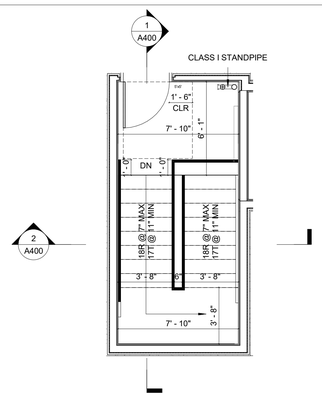
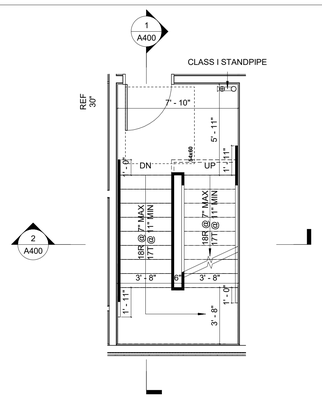
DRAWING TITLE
SECTIONS

A303
6575 FOUNTAIN

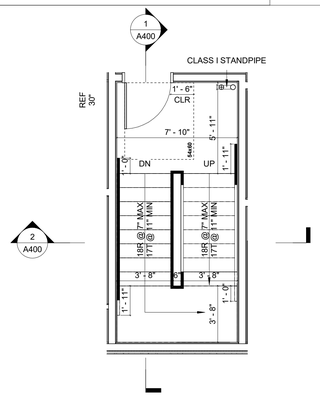
DRAWINGS AS AN INSTRUMENT OF SERVICE



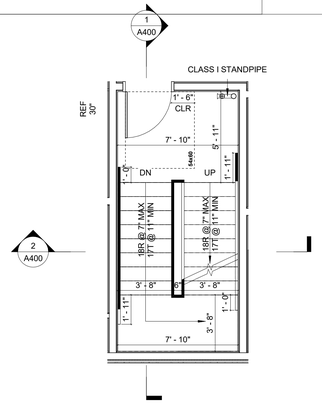
8 ENLARGED STAIR #1 - ROOF
1/4" = 1'-0"



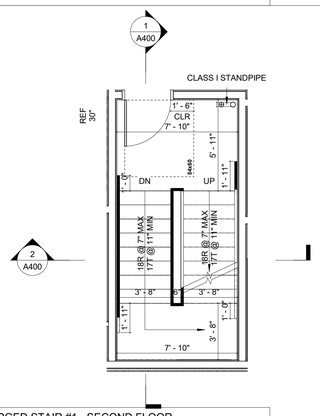
7 ENLARGED STAIR #1 - FIFTH FLOOR
1/4" = 1'-0"



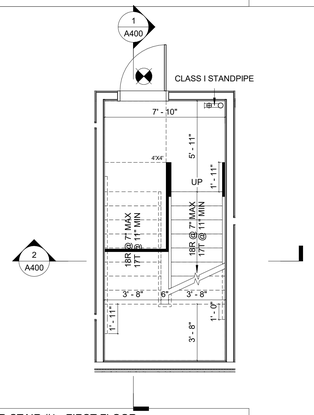
6 ENLARGED STAIR #1 - FOURTH FLOOR
1/4" = 1'-0"



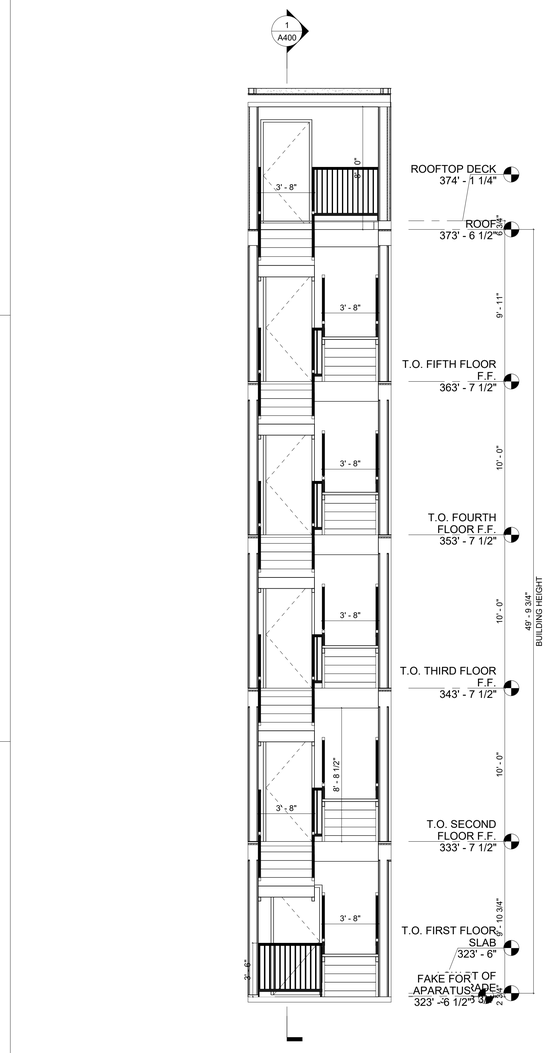
5 ENLARGED STAIR #1 - THIRD FLOOR
1/4" = 1'-0"



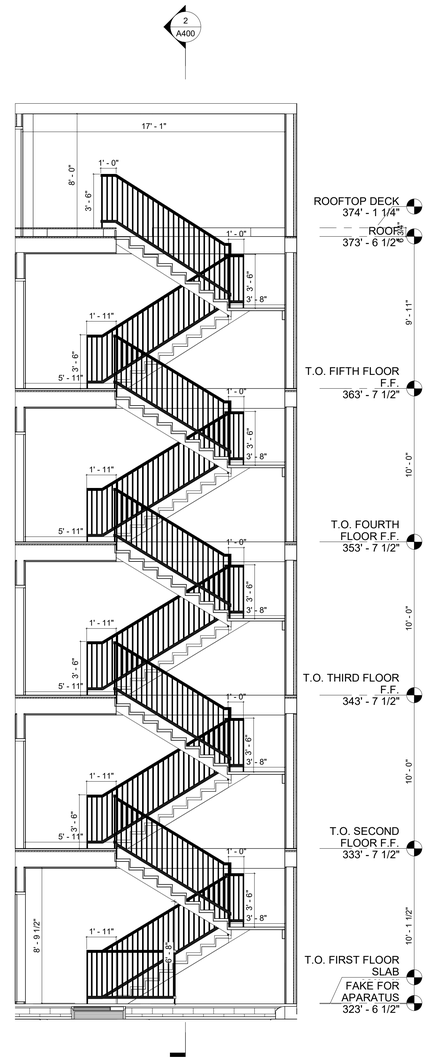
4 ENLARGED STAIR #1 - SECOND FLOOR
1/4" = 1'-0"



3 ENLARGED STAIR #1 - FIRST FLOOR
1/4" = 1'-0"



2 ENLARGED STAIR #1 - SECTION 02
1/4" = 1'-0"



1 ENLARGED STAIR #1 - SECTION 01
1/4" = 1'-0"

KEYNOTES

LEGEND

- 6" CMU WALL- SEE STRUCTURAL DRAWINGS
- 2 X 6 WD STUD WALL- SEE STRUCTURAL DRAWINGS
- 2 X 4 WD STUD WALL- SEE STRUCTURAL DRAWINGS
- 1-HR RATED CONSTRUCTION SEE SHEET A700 DETAIL
- 2-HR RATED CONSTRUCTION SEE SHEET A700 DETAILS
- FLOOR DRAIN
- OUTDOOR DRAIN - SEE CIVIL PLANS

SEE ENLARGED BATHROOM & KITCHEN DETAIL FOR SPECIFICATIONS ON SHEETS A510-A511 (BATHS) & A520-A521 (KITCHENS)

- EXT "ENERGY STAR" COMPLIANT EXHAUST FAN CONTROLLED BY HUMIDISTAT-HUMIDITY CONTROLLED, MIN 50 CFM; DUCTED TO TERMINATE OUTSIDE OF THE BUILDING
- S SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR
- ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
- SMART THERMOSTAT SEE T061 FOR SPECS
- F1 LIGHT FIXTURE
- F4 SCONCE LIGHT FIXTURE
- F5 LIGHT FIXTURE
- CEILING FAN ABOVE (CEILING FANS IN EVERY BEDROOM)
- S WALL SWITCH MOUNTED @ 48" AFF, UON
- S/3 3-WAY WALL SWITCH MOUNTED @ 48" AFF, UON
- EXIT SIGN

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING, CENTERLINE OF STRUCTURAL POST, OR EDGE OF SLAB U.O.N.
2. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPENCIES BETWEEN THESE PLANS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
3. AT ALL INTERIOR WALLS, INSTALL 1 LAYER 5/8" GWB BOTH SIDES. AT WET LOCATION, INSTALL CEMENT BOARD ON WET SIDE OF WALL.
4. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING AND FOUNDATION INFORMATION.
5. ALL DOORS TO BE FRAMED 6" FROM THE ADJACENT PERPENDICULAR WALL TO THE THROAT OF THE HINGE SIDE OF THE DOOR, U.O.N.
6. ALL EXTERIOR DOORS SHALL OPEN ONTO A LANDING IN THE DIRECTION OF THE DOORSWING THAT IS NO MORE THAN 1/2" BELOW THE DOOR THRESHOLD ELEVATION.
7. SEE INTERIORS PACKAGE FOR ALL INTERIOR MATERIALS, FIXTURES, AND FINISHES.
8. 1/2" MAX THRESHOLD @ ALL ACCESSIBLE DOOR LANDINGS.
9. MAX CROSS SLOPE @ OF ALL ACCESSIBLE DOORS.
10. MAX CROSS SLOPE @ OF ALL ACCESSIBLE DOORS.
11. THE SERVICE PANEL OR SUBPANEL CURCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSED AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.
12. EXTERIOR WALLS SHALL HAVE A FIRE-RESISTANCE NOT LESS THAN (1) HOUR. (CBC 603.1)
13. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF (2) - HR. NUMBER OF STORIES CONNECTED INCLUDES ALL BASEMENTS BUT NOT ANY MEZZANINES. (CBC 713.4)
14. SHAFT ENCLOSURES THAT DO NOT EXTEND TO THE BOTTOM OF THE BUILDING SHALL COMPLY WITH A CONDITION IN CBC 713.11. (CBC 713.11)
15. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LOS ANGELES FIRE CODE SECTION 510 FOR MORE DETAILS.
16. ALL ROOF RUNOFF TO DRAIN TO STORMWATER PLANTERS PER CIVIL PLANS.
17. ALL LIGHTS USED TO ILLUMINATE A PARKING AREA SHALL BE DESIGNED, LOCATED AND ARRANGED SO AS TO REFLECT THE LIGHT AWAY FROM ANY STREET AND ANY ADJACENT PREMISES (LAMC 12.21.A5(K)).
18. ALL PARKING STALLS, OTHER THAN THOSE SERVING A ONE-FAMILY DWELLING, SHALL BE STRIPED SUBSTANTIALLY IN ACCORDANCE WITH THE ILLUSTRATIONS SET FORTH ON CHART NO. 5 OF LAMC SEC. 12.21 (LAMC 12.21.A5(L)).
19. ALL NEW DEVELOPMENT PROJECTS SHALL BE PROVIDED WITH AN ADEQUATE RECYCLING AREA OR ROOM, AS DEFINED IN SECTION 12.03 OF THE LAMC, FOR THE COLLECTION AND LOADING OF RECYCLABLE MATERIALS. SEE LAMC SECTION 12.21.A19(C) THROUGH 12.21.A19(12)(IV) LOCATED ON SHEET T-11 "LAMC RECYCLING AREA NOTES" FOR REFERENCE.
20. LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8
21. SWITCHES, OUTLETS AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
22. ALL FLOORING MUST BE FINISHED WITH SLIP RESISTANT FLOOR FINISH
23. BATHROOM OUTLET AND SWITCH WHEN OVER COUNTER REQUIRED WITHIN OBSTRUCTED REACH RANGE. REF 1138.A.3.1.2 AND 1138A.3.2.2 CABINET WITH FRONT APPROACH WITH KNEE AND TOE CLEARANCE CANNOT BE MORE THAN 25" and 24" FOR SIDE REACH. REF 1138A.3.1 AND 1138A.3.2.2
24. KITCHEN OUTLET AND SWITCH WHEN OVER COUNTER REQUIRED WITHIN OBSTRUCTED REACH RANGE. REF 1138.A.3.1.2 AND 1138A.3.2.2 CABINET WITH FRONT AND SIDE APPROACH WITH KNEE AND TOE CLEARANCE CANNOT BE MORE THAN 25". REF 1136A, 1136A.2.
25. KITCHEN SINK KNEE AND TOE CLEARANCE CANNOT ENCROACHED BY THE GARBAGE DISPOSAL.

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STAMP
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN.11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
ENLARGED STAIR #1

A400

6575 FOUNTAIN

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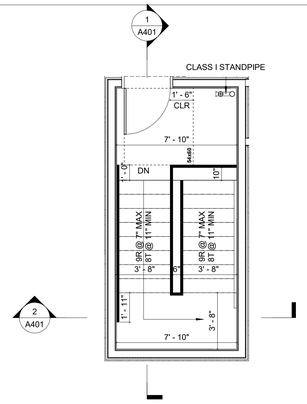
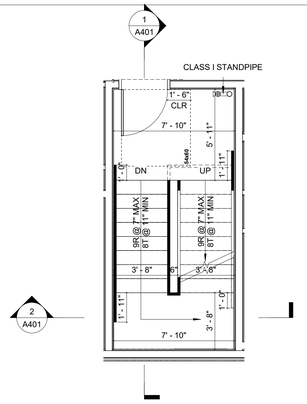
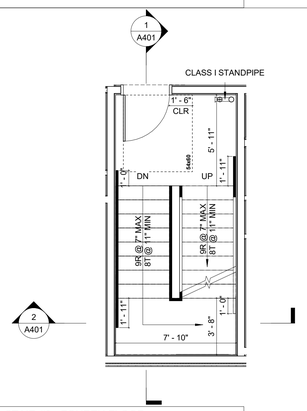


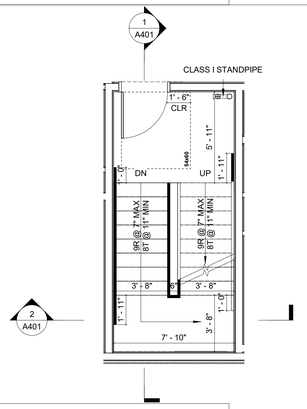
8 ENLARGED STAIR #2 - ROOF DECK
1/4" = 1'-0"



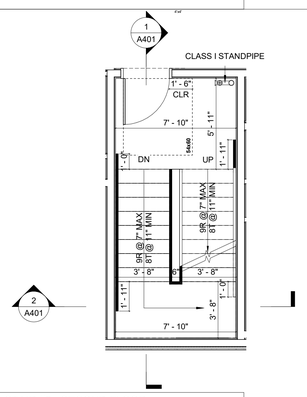
7 ENLARGED STAIR #2 - FIFTH FLOOR
1/4" = 1'-0"



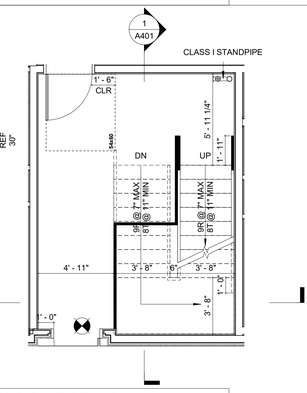
6 ENLARGED STAIR #2 - FOURTH FLOOR
1/4" = 1'-0"



5 ENLARGED STAIR #2 - THIRD FLOOR
1/4" = 1'-0"



4 ENLARGED STAIR #2 - SECOND FLOOR
1/4" = 1'-0"



3 ENLARGED STAIR #2 - FIRST FLOOR
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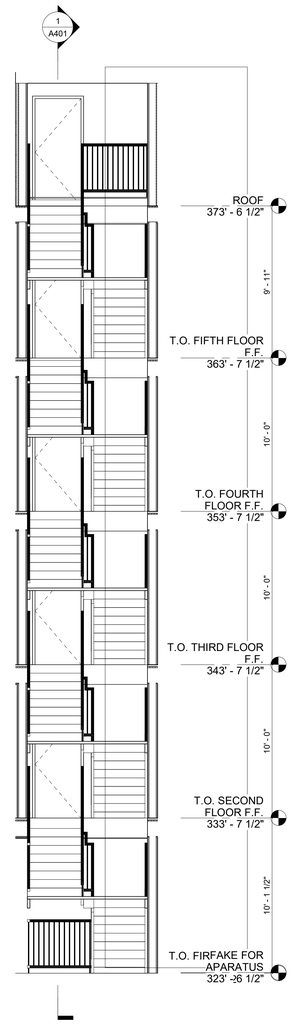

2 ENLARGED STAIR #2 - SECTION 02
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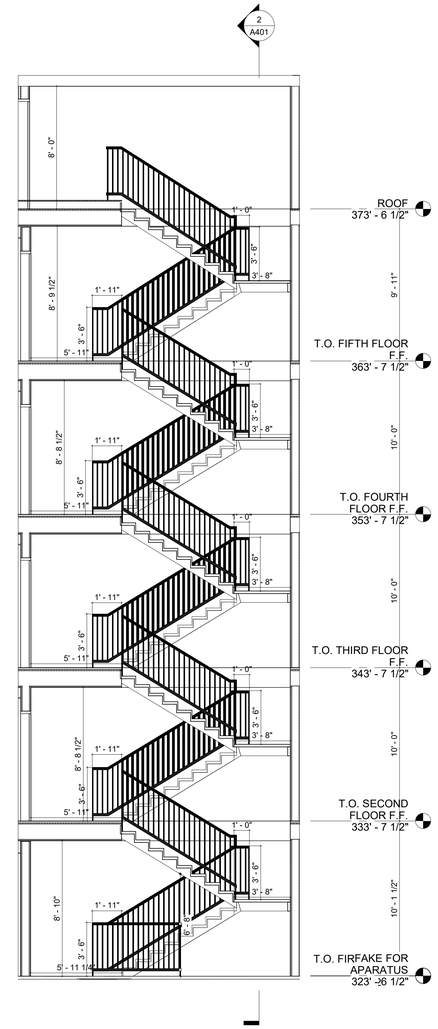

1 ENLARGED STAIR #2 - SECTION 01
1/4" = 1'-0"

KEYNOTES

LEGEND

- 6" CMU WALL- SEE STRUCTURAL DRAWINGS
- 2 X 6 WD STUD WALL- SEE STRUCTURAL DRAWINGS
- 2 X 4 WD STUD WALL- SEE STRUCTURAL DRAWINGS
- 1-HR RATED CONSTRUCTION SEE SHEET A700 DETAIL
- 2-HR RATED CONSTRUCTION SEE SHEET A700 DETAILS
- FLOOR DRAIN
- OUTDOOR DRAIN - SEE CIVIL PLANS

SEE ENLARGED BATHROOM & KITCHEN DETAIL FOR SPECIFICATIONS ON SHEETS A510-A511 (BATHS) & A520-A521 (KITCHENS)

- "ENERGY STAR" COMPLIANT EXHAUST FAN CONTROLLED BY HUMIDISTAT-HUMIDITY CONTROLLED; MIN 50 CFM; DUCTED TO TERMINATE OUTSIDE OF THE BUILDING
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
- SMART THERMOSTAT SEE T061 FOR SPECS
- LIGHT FIXTURE
- SCONCE LIGHT FIXTURE
- LIGHT FIXTURE
- CEILING FAN ABOVE (CEILING FANS IN EVERY BEDROOM)
- WALL SWITCH MOUNTED @ 48" AFF, UON
- 3-WAY WALL SWITCH MOUNTED @ 48" AFF, UON
- EXIT SIGN

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING, CENTERLINE OF STRUCTURAL POST, OR EDGE OF SLAB U.O.N.
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3. AT ALL INTERIOR WALLS, INSTALL 1 LAYER 5/8" GWB BOTH SIDES. AT WET LOCATION, INSTALL CEMENT BOARD ON WET SIDE OF WALL.
4. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING AND FOUNDATION INFORMATION.
5. ALL DOORS TO BE FRAMED 6" FROM THE ADJACENT PERPENDICULAR WALL TO THE THROAT OF THE HINGE SIDE OF THE DOOR, U.O.N.
6. ALL EXTERIOR DOORS SHALL OPEN ONTO A LANDING IN THE DIRECTION OF THE DOORSWING THAT IS NO MORE THAN 1/2" BELOW THE DOOR THRESHOLD ELEVATION.
7. SEE INTERIORS PACKAGE FOR ALL INTERIOR MATERIALS, FIXTURES, AND FINISHES.
8. 1/2" MAX THRESHOLD @ ALL ACCESSIBLE DOOR LANDINGS.
9. MAX CROSS SLOPE @ OF ALL ACCESSIBLE DOORS.
10. MAX CROSS SLOPE @ OF ALL ACCESSIBLE DOORS.
11. THE SERVICE PANEL OR SUBPANEL CURCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSED AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.
12. EXTERIOR WALLS SHALL HAVE A FIRE-RESISTANCE NOT LESS THAN (1) HOUR. (CBC 603.1)
13. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF (2) - HR. NUMBER OF STORIES CONNECTED INCLUDES ALL BASEMENTS BUT NOT ANY MEZZANINES. (CBC 713.4)
14. SHAFT ENCLOSURES THAT DO NOT EXTEND TO THE BOTTOM OF THE BUILDING SHALL COMPLY WITH A CONDITION IN CBC 713.11. (CBC 713.11)
15. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LOS ANGELES FIRE CODE SECTION 510 FOR MORE DETAILS.
16. ALL ROOF RUNOFF TO DRAIN TO STORMWATER PLANTERS PER CIVIL PLANS.
17. ALL LIGHTS USED TO ILLUMINATE A PARKING AREA SHALL BE DESIGNED, LOCATED AND ARRANGED SO AS TO REFLECT THE LIGHT AWAY FROM ANY STREET AND ANY ADJACENT PREMISES (LAMC 12.21.A5(K)).
18. ALL PARKING STALLS, OTHER THAN THOSE SERVING A ONE-FAMILY DWELLING, SHALL BE STRIPED SUBSTANTIALLY IN ACCORDANCE WITH THE ILLUSTRATIONS SET FORTH ON CHART NO. 5 OF LAMC SEC. 12.21 (LAMC 12.21.A5(L)).
19. ALL NEW DEVELOPMENT PROJECTS SHALL BE PROVIDED WITH AN ADEQUATE RECYCLING AREA OR ROOM, AS DEFINED IN SECTION 12.03 OF THE LAMC, FOR THE COLLECTION AND LOADING OF RECYCLABLE MATERIALS. SEE LAMC SECTION 12.21.A19(C) THROUGH 12.21.A19(12)(V) LOCATED ON SHEET T-11 "LAMC RECYCLING AREA NOTES" FOR REFERENCE.
20. LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8
21. SWITCHES, OUTLETS AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
22. ALL FLOORING MUST BE FINISHED WITH SLIP RESISTANT FLOOR FINISH
23. BATHROOM OUTLET AND SWITCH WHEN OVER COUNTER REQUIRED WITHIN OBSTRUCTED REACH RANGE. REF 1138.A.3.1.2 AND 1138A.3.2.2 CABINET WITH FRONT APPROACH WITH KNEE AND TOE CLEARANCE CANNOT BE MORE THAN 25" and 24" FOR SIDE REACH. REF 1138A.3.1 AND 1138A.3.2.2
24. KITCHEN OUTLET AND SWITCH WHEN OVER COUNTER REQUIRED WITHIN OBSTRUCTED REACH RANGE. REF 1138.A.3.1.2 AND 1138A.3.2.2 CABINET WITH FRONT AND SIDE APPROACH WITH KNEE AND TOE CLEARANCE CANNOT BE MORE THAN 25". REF 1136A, 1136A.2.
25. KITCHEN SINK KNEE AND TOE CLEARANCE CANNOT ENCROACHED BY THE GARBAGE DISPOSAL.

ARCHITECT:
Aaron Brumer & Assoc, Architects
3330 Cahuenga Blvd W, Suite 507
Los Angeles, CA 90068
(310) 422-9234
aaron@aaronbrumer.com

STRUCTURAL:

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SOILS:

OWNER:
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12690 Sandhill Lane, Unit 1
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kjenkins@seachange-re.com
cwhiting@seachange-re.com

PROJECT:
38-UNIT MULTIFAMILY BUILDING

6575 Fountain Avenue
Los Angeles, CA 90028

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7	06/27/2025	PC SUBMITTAL #1

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STAMP
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
ENLARGED STAIR #2

A401

6575 FOUNTAIN

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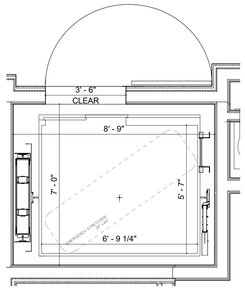
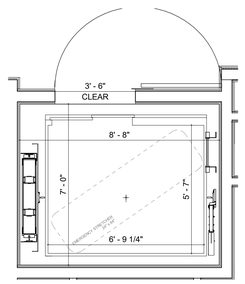
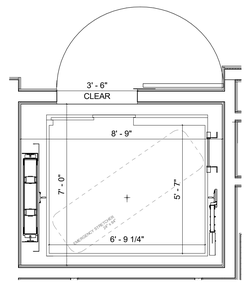


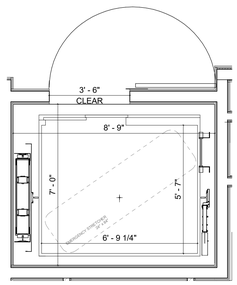
8 ENLARGED ELEVATOR ROOFTOP DECK PLAN
3/8" = 1'-0"



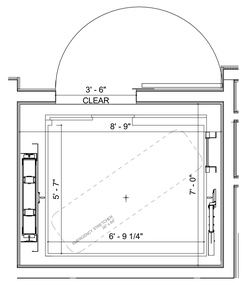
7 ENLARGED ELEVATOR FIFTH FLOOR PLAN
3/8" = 1'-0"



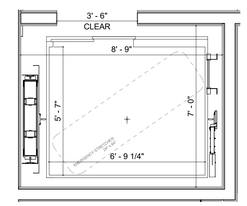
6 ENLARGED ELEVATOR FOURTH FLOOR PLAN
3/8" = 1'-0"



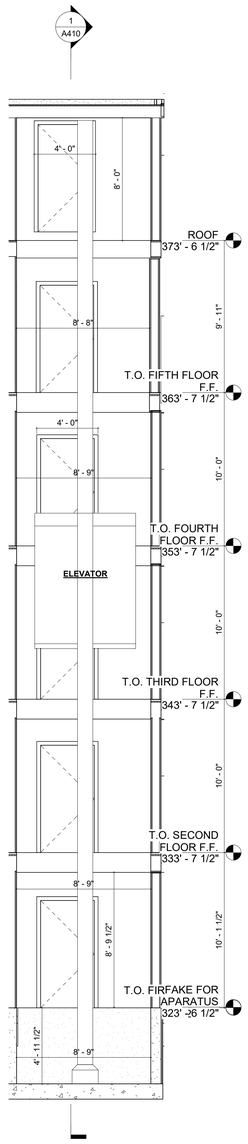
5 ENLARGED ELEVATOR THIRD FLOOR PLAN
3/8" = 1'-0"



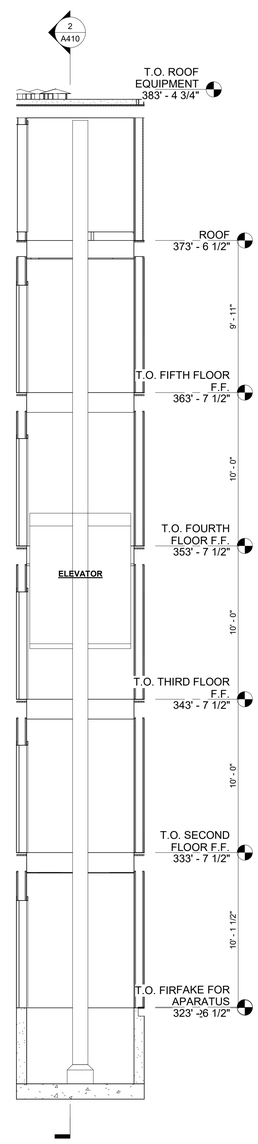
4 ENLARGED ELEVATOR SECOND FLOOR PLAN
3/8" = 1'-0"



3 ENLARGED ELEVATOR FIRST FLOOR PLAN
3/8" = 1'-0"



2 ENLARGED ELEVATOR SECTION #2
1/4" = 1'-0"



1 ENLARGED ELEVATOR SECTION #1
1/4" = 1'-0"

KEYNOTES

LEGEND

- 6" CMU WALL- SEE STRUCTURAL DRAWINGS
- 2 X 6 WD STUD WALL- SEE STRUCTURAL DRAWINGS
- 2 X 4 WD STUD WALL- SEE STRUCTURAL DRAWINGS
- 1-HR RATED CONSTRUCTION SEE SHEET A700 DETAIL
- 2-HR RATED CONSTRUCTION SEE SHEET A700 DETAILS
- FLOOR DRAIN
- OUTDOOR DRAIN - SEE CIVIL PLANS

SEE ENLARGED BATHROOM & KITCHEN DETAIL FOR SPECIFICATIONS ON SHEETS A510-A511 (BATHS) & A520-A521 (KITCHENS)

- EXT "ENERGY STAR" COMPLIANT EXHAUST FAN CONTROLLED BY HUMIDISTAT-HUMIDITY CONTROLLED; MIN 50 CFM; DUCTED TO TERMINATE OUTSIDE OF THE BUILDING
- S SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR
- ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
- TH SMART THERMOSTAT SEE T061 FOR SPECS
- F1 LIGHT FIXTURE
- F4 SCONCE LIGHT FIXTURE
- F5 LIGHT FIXTURE
- CEILING FAN ABOVE (CEILING FANS IN EVERY BEDROOM)
- S WALL SWITCH MOUNTED @ 48" AFF, UON
- S3 3-WAY WALL SWITCH MOUNTED @ 48" AFF, UON
- EXIT SIGN

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING, CENTERLINE OF STRUCTURAL POST, OR EDGE OF SLAB U.O.N.
2. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPENCIES BETWEEN THESE PLANS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
3. AT ALL INTERIOR WALLS, INSTALL 1 LAYER 5/8" GWB BOTH SIDES. AT WET LOCATION, INSTALL CEMENT BOARD ON WET SIDE OF WALL.
4. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING AND FOUNDATION INFORMATION.
5. ALL DOORS TO BE FRAMED 6" FROM THE ADJACENT PERPENDICULAR WALL TO THE THROAT OF THE HINGE SIDE OF THE DOOR, U.O.N.
6. ALL EXTERIOR DOORS SHALL OPEN ONTO A LANDING IN THE DIRECTION OF THE DOORSWING THAT IS NO MORE THAN 1/2" BELOW THE DOOR THRESHOLD ELEVATION.
7. SEE INTERIORS PACKAGE FOR ALL INTERIOR MATERIALS, FIXTURES, AND FINISHES.
8. 1/2" MAX THRESHOLD @ ALL ACCESSIBLE DOOR LANDINGS.
9. MAX CROSS SLOPE @ OF ALL ACCESSIBLE DOORS.
10. MAX CROSS SLOPE @ OF ALL ACCESSIBLE DOORS.
11. THE SERVICE PANEL OR SUBPANEL CURCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSED AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.
12. EXTERIOR WALLS SHALL HAVE A FIRE-RESISTANCE NOT LESS THAN (1) HOUR. (CBC 603.1)
13. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF (2) - HR. NUMBER OF STORIES CONNECTED INCLUDES ALL BASEMENTS BUT NOT ANY MEZZANINES. (CBC 713.4)
14. SHAFT ENCLOSURES THAT DO NOT EXTEND TO THE BOTTOM OF THE BUILDING SHALL COMPLY WITH A CONDITION IN CBC 713.11. (CBC 713.11)
15. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LOS ANGELES FIRE CODE SECTION 510 FOR MORE DETAILS.
16. ALL ROOF RUNOFF TO DRAIN TO STORMWATER PLANTERS PER CIVIL PLANS.
17. ALL LIGHTS USED TO ILLUMINATE A PARKING AREA SHALL BE DESIGNED, LOCATED AND ARRANGED SO AS TO REFLECT THE LIGHT AWAY FROM ANY STREET AND ANY ADJACENT PREMISES (LAMC 12.21.A5(K)).
18. ALL PARKING STALLS, OTHER THAN THOSE SERVING A ONE-FAMILY DWELLING, SHALL BE STRIPED SUBSTANTIALLY IN ACCORDANCE WITH THE ILLUSTRATIONS SET FORTH ON CHART NO. 5 OF LAMC SEC. 12.21 (LAMC 12.21.A5(L)).
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20. LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8
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23. BATHROOM OUTLET AND SWITCH WHEN OVER COUNTER REQUIRED WITHIN OBSTRUCTED REACH RANGE. REF 1138.A.3.1.2 AND 1138A.3.2.2 CABINET WITH FRONT APPROACH WITH KNEE AND TOE CLEARANCE CANNOT BE MORE THAN 25" and 24" FOR SIDE REACH. REF 1138A.3.1 AND 1138A.3.2.2
24. KITCHEN OUTLET AND SWITCH WHEN OVER COUNTER REQUIRED WITHIN OBSTRUCTED REACH RANGE. REF 1138.A.3.1.2 AND 1138A.3.2.2 CABINET WITH FRONT AND SIDE APPROACH WITH KNEE AND TOE CLEARANCE CANNOT BE MORE THAN 25". REF 1136A, 1136A.2.
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STAMP

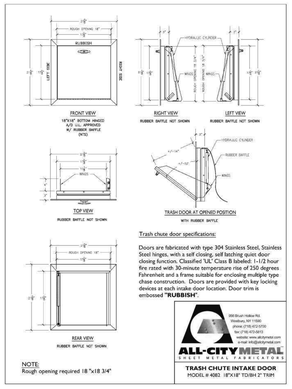
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
ENLARGED ELEVATOR

A410

6575 FOUNTAIN

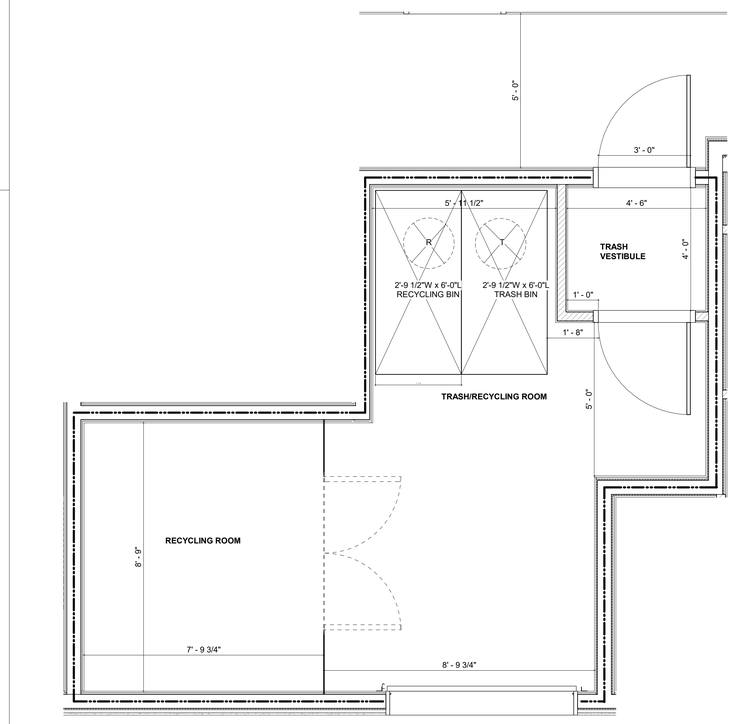
DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT



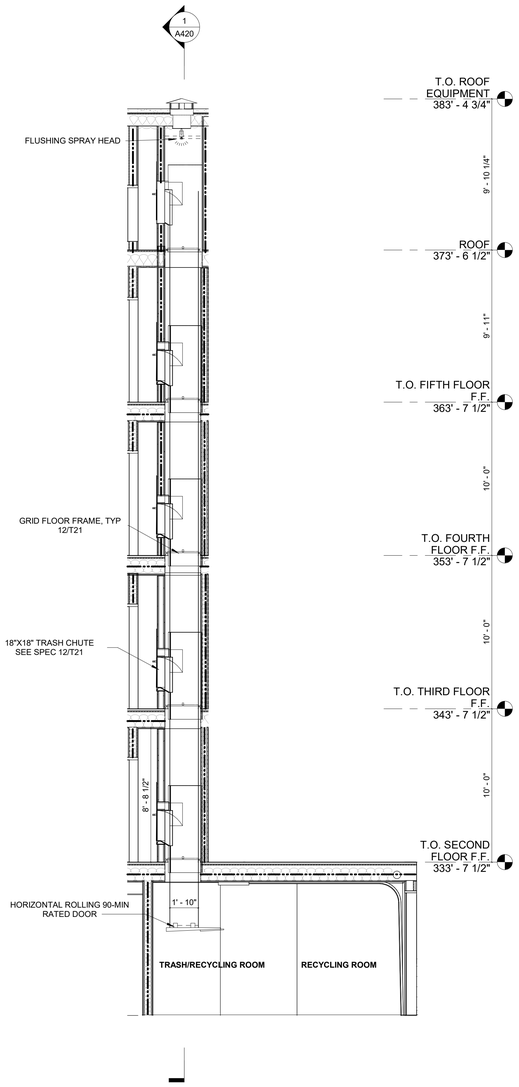
Trash chute door specifications:

Doors are fabricated with type 304 Stainless Steel, Stainless Steel hinges, with a self closing, self latching quiet door closing function. Classified 'UL' Class B labeled. 1-1/2 hour fire rated with 30-minute temperature rise of 250 degrees Fahrenheit and a frame suitable for enclosing multiple type chase construction. Doors are provided with key locking devices at each inside door location. Door trim is embossed **"RUBBISH"**.

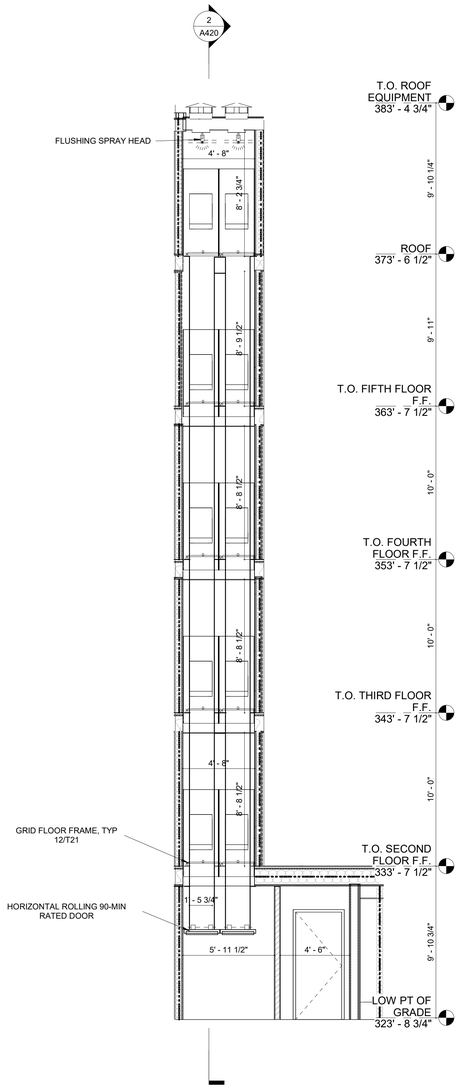
4 TRASH CHUTE@ 2ND/3RD/4TH/5TH FLOORS
1/2" = 1'-0"



3 TRASH ROOM FIRST FLOOR
1/2" = 1'-0"



2 ENLARGED TRASH CHUTE #1 - SECTION 02
1/4" = 1'-0"



1 ENLARGED TRASH CHUTE #1 - SECTION 01
1/4" = 1'-0"

KEYNOTES

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- EXIT SIGN

SEE ENLARGED BATHROOM & KITCHEN DETAIL FOR SPECIFICATIONS ON SHEETS A510-A511 (BATHS) & A520-A521 (KITCHENS)

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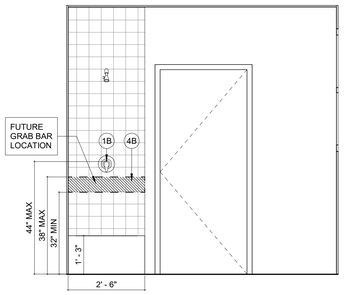
No. C-30005
REN.11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
ENLARGED TRASH CHUTE

A420

6575 FOUNTAIN

DRAWINGS & WRITTEN MATERIAL APPROVED



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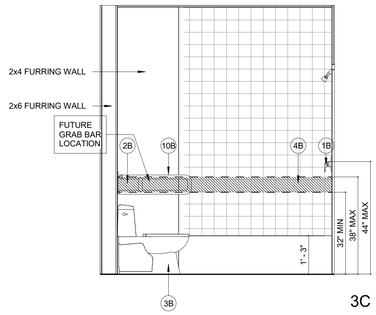

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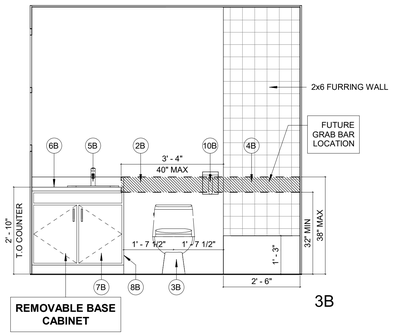

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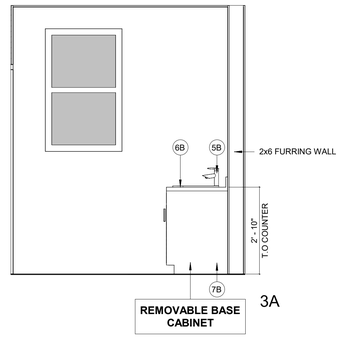
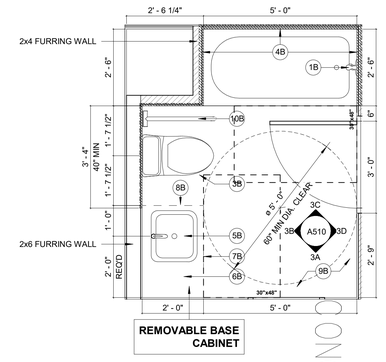
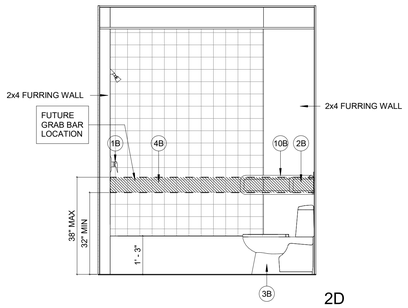


3A

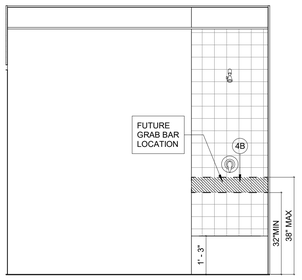
TYP. BATH 3:
UNITS #'s: 207, 307, 407, 507



3 TYP BATH #3
1/2" = 1'-0"



2D



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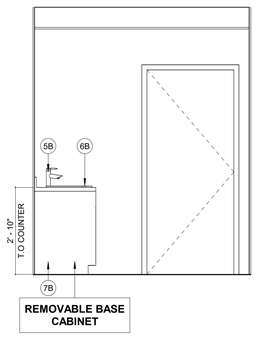

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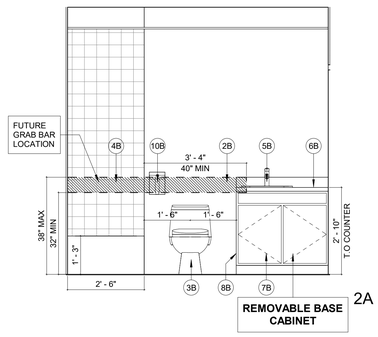
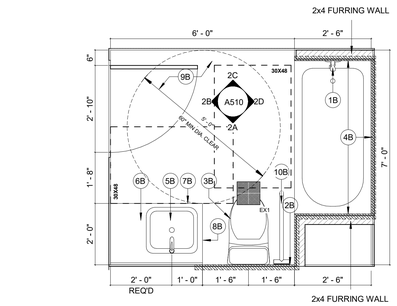


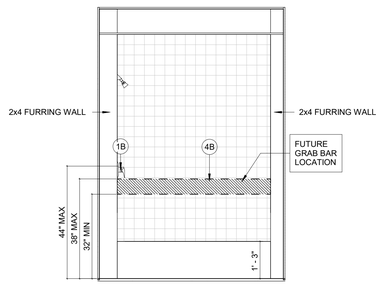
2A

TYP. BATH 2:
UNITS #'s: 106, 206, 306, 406, 506



2 TYP BATH #2
1/2" = 1'-0"

TYP. BATH 1:
UNITS #'s: 101, 102, 201, 202, 301, 302, 401, 402, 501, 502 **MIRRORED** UNITS #'s: 103, 104, 105, 203, 204, 205, 208, 303, 304, 305, 308, 403, 404, 405, 408, 503, 504, 505, 508



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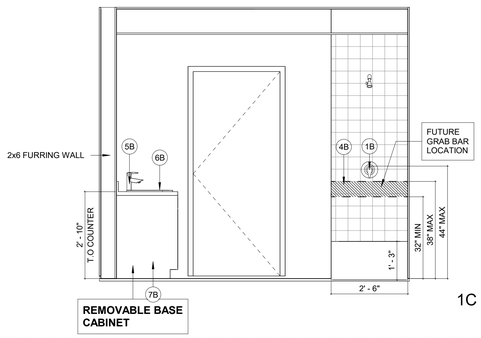

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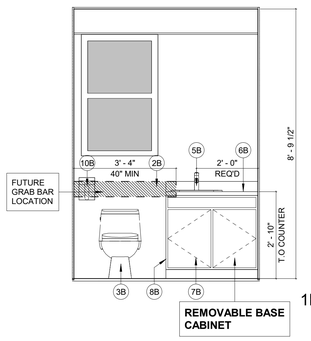

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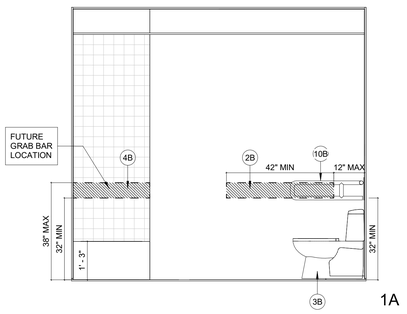

1A

1 TYP BATH #1
1/2" = 1'-0"

KEYNOTES

- 1B CONTROLS
- 2B GRAB BAR BACKING
- 3B WATER CLOSET
- 4B SHOWER SPACE GRAB BAR BACKING
- 5B BATHROOM LAVATORY; STANDARD UNDERMOUNT OR FLOATING SINK
- 6B 34" HIGH MAXIMUM STONE COUNTER TOP @ BATHROOMS
- 7B BASE CABINETS. REMOVABLE. MIN 30" WIDE BASE CABINET UNDER LAVATORY COUNTER REMOVABLE OR OPENABLE WITHOUT SPECIAL KNOWLEDGE AND SKILL TO PROVIDE CLEARANCE FOR KNEE AND TOE. INSULATE PIPES. EXTEND FINISH FLOOR TO THE WALL. SEE DETAILS 1 & 2 SHEET T-20.
- 8B SIDE PANEL TO BE REMOVABLE
- 9B SLIP RESISTANT FLOOR FINISH
- 10B BACKING FOR FUTURE FOLDABLE GRAB BAR WHERE SIDE WALL BLOCKING NOT POSSIBLE

LEGEND

- 6" CMU WALL- SEE STRUCTURAL DRAWINGS
- 2 X 6 WD STUD WALL- SEE STRUCTURAL DRAWINGS
- 2 X 4 WD STUD WALL- SEE STRUCTURAL DRAWINGS
- 1-HR RATED CONSTRUCTION SEE SHEET A700 DETAIL
- 2-HR RATED CONSTRUCTION SEE SHEET A700 DETAILS
- FLOOR DRAIN
- OUTDOOR DRAIN - SEE CIVIL PLANS

SEE ENLARGED BATHROOM & KITCHEN DETAIL FOR SPECIFICATIONS ON SHEETS A510-A511 (BATHS) & A520-A521 (KITCHENS)

- EXT "ENERGY STAR" COMPLIANT EXHAUST FAN CONTROLLED BY HUMIDISTAT-HUMIDITY CONTROLLED; MIN 50 CFM; DUCTED TO TERMINATE OUTSIDE OF THE BUILDING
- S SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR
- ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
- SMART THERMOSTAT SEE T061 FOR SPECS
- F1 LIGHT FIXTURE
- F4 SCONCE LIGHT FIXTURE
- F5 LIGHT FIXTURE
- CEILING FAN ABOVE (CEILING FANS IN EVERY BEDROOM)
- S WALL SWITCH MOUNTED @ 48" AFF, UON
- S3 3-WAY WALL SWITCH MOUNTED @ 48" AFF, UON
- EXIT SIGN

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING, CENTERLINE OF STRUCTURAL POST, OR EDGE OF SLAB U.O.N.
2. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPENCIES BETWEEN THESE PLANS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
3. AT ALL INTERIOR WALLS, INSTALL 1 LAYER 5/8" GWB BOTH SIDES. AT WET LOCATION, INSTALL CEMENT BOARD ON WET SIDE OF WALL.
4. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING AND FOUNDATION INFORMATION.
5. ALL DOORS TO BE FRAMED 6" FROM THE ADJACENT PERPENDICULAR WALL TO THE THROAT OF THE HINGE SIDE OF THE DOOR, U.O.N.
6. ALL EXTERIOR DOORS SHALL OPEN ONTO A LANDING IN THE DIRECTION OF THE DOORSWING THAT IS NO MORE THAN 1/2" BELOW THE DOOR THRESHOLD ELEVATION.
7. SEE INTERIORS PACKAGE FOR ALL INTERIOR MATERIALS, FIXTURES, AND FINISHES.
8. 1/2" MAX THRESHOLD @ ALL ACCESSIBLE DOOR LANDINGS.
9. MAX CROSS SLOPE @ OF ALL ACCESSIBLE DOORS.
10. MAX CROSS SLOPE @ OF ALL ACCESSIBLE DOORS.
11. THE SERVICE PANEL OR SUBPANEL CURCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSED AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.
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21. SWITCHES, OUTLETS AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
22. ALL FLOORING MUST BE FINISHED WITH SLIP RESISTANT FLOOR FINISH
23. BATHROOM OUTLET AND SWITCH WHEN OVER COUNTER REQUIRED WITHIN OBSTRUCTED REACH RANGE. REF 1138.A.3.1.2 AND 1138A.3.2.2 CABINET WITH FRONT APPROACH WITH KNEE AND TOE CLEARANCE CANNOT BE MORE THAN 25" and 24" FOR SIDE REACH. REF 1138A.3.1 AND 1138A.3.2.2
24. KITCHEN OUTLET AND SWITCH WHEN OVER COUNTER REQUIRED WITHIN OBSTRUCTED REACH RANGE. REF 1138.A.3.1.2 AND 1138A.3.2.2 CABINET WITH FRONT AND SIDE APPROACH WITH KNEE AND TOE CLEARANCE CANNOT BE MORE THAN 25". REF 1136A, 1136A.2.
25. KITCHEN SINK KNEE AND TOE CLEARANCE CANNOT ENCROACHED BY THE GARBAGE DISPOSAL.

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kjenkins@seachange-re.com
cwhiting@seachange-re.com

PROJECT:
38-UNIT MULTIFAMILY BUILDING
6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/02/2024	PZA SUBMISSION #1
2	08/30/2024	PZA SUBMISSION #2
2	08/30/2024	AHRF SUBMISSION #2
3	09/16/2024	PZA SUBMISSION #3
4	11/08/2024	HOLD LETTER SUBMISSION
5	05/29/2025	AHRF SUBMITTAL #3
6	06/20/2025	AHRF SUBMITTAL #4
7	06/27/2025	PC SUBMITTAL #1

ISSUE	DATE	DESCRIPTION

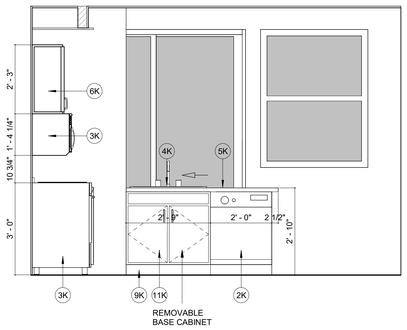
STAMP
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN.11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
ENLARGED BATHROOMS

A510

6575 FOUNTAIN

PROPERTY OF THE ARCHITECT AARON BRUMER & ASSOC. ARCHITECTS



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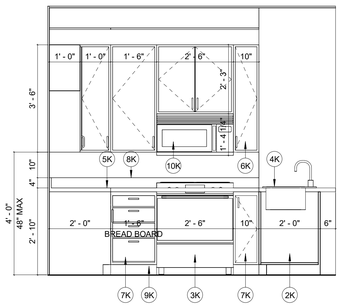

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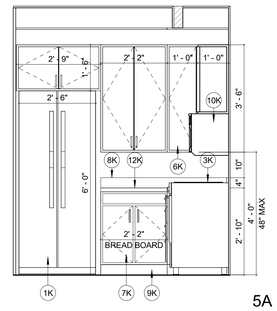

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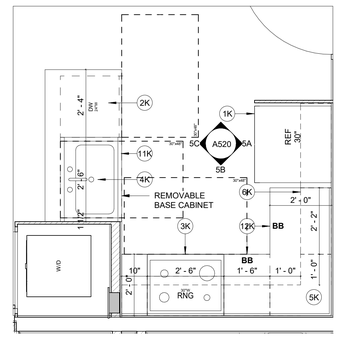
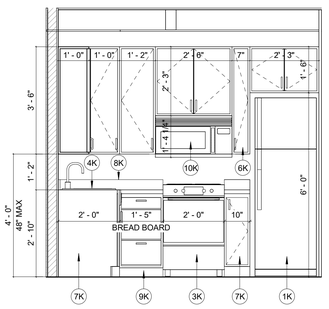


TYP. KITCHEN 2:
UNITS #s: 208, 308, 408, 508

5 ENLARGED KITCHEN #5
1/2" = 1'-0"



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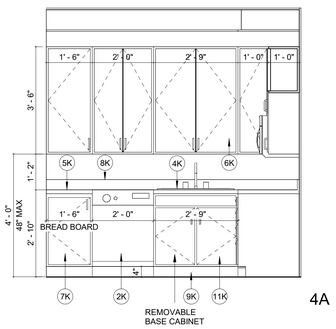

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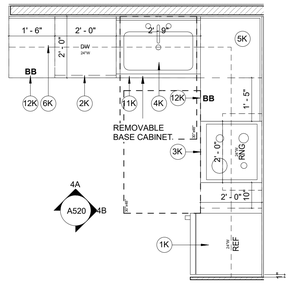
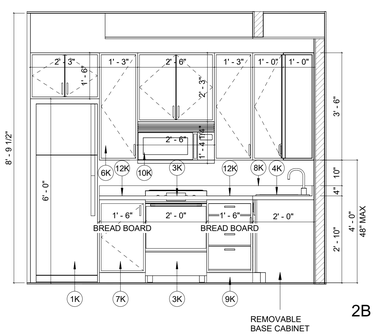


4 ENLARGED KITCHEN #4
1/2" = 1'-0"

TYP. KITCHEN 1:
UNITS #s: 207, 307, 407, 507



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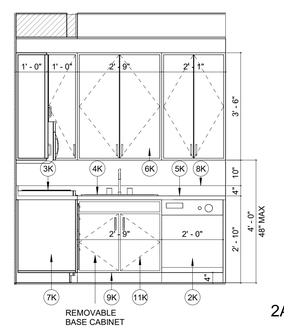

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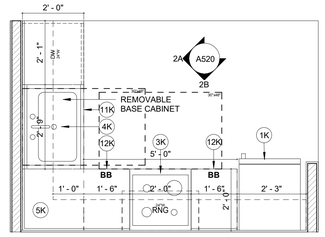
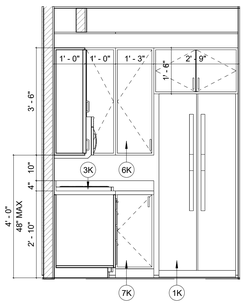


2 ENLARGED KITCHEN #2
1/2" = 1'-0"



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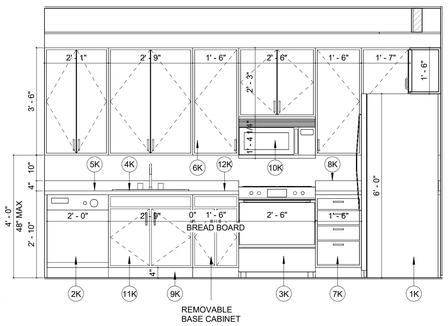

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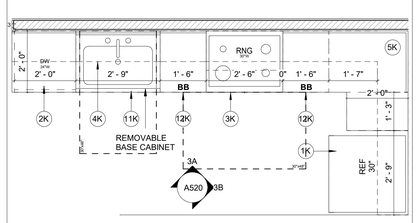
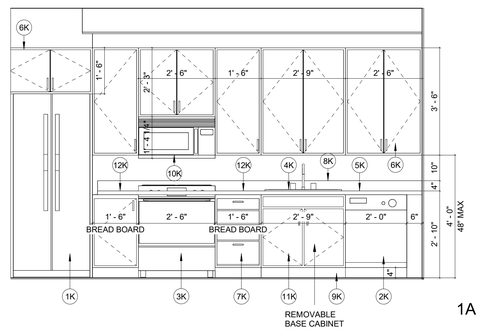


3 ENLARGED KITCHEN #3
1/2" = 1'-0"

TYP. KITCHEN 3:
UNITS #s: 106

TYP. KITCHEN 1:
UNITS #s: 102, 202, 302, 402, 502 **MIRRORED** UNITS #'s: 103, 203, 206, 303, 306, 403, 406, 503, 506



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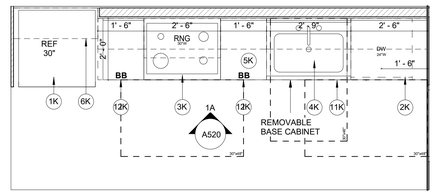

1 ENLARGED KITCHEN #1
1/2" = 1'-0"

TYP. KITCHEN 3:
UNITS #s: 104, 105, 204, 205, 304, 305, 404, 405, 504, 505 **MIRRORED** UNITS #'s: 101, 201, 301, 401, 501

KEYNOTES

1K ENERGY STAR REFRIGERATOR SEE T061 FOR CUT SHEETS
2K ENERGY STAR DISHWASHER SEE T061 FOR CUT SHEETS
3K COOKTOP
4K KITCHEN SINK WITH DISPOSAL
5K 36" HIGH GRANITE COUNTERTOP TYPICAL AT KITCHENS
6K UPPER CABINET
7K BASE CABINET
8K BACKSPLASH 6" HEIGHT
9K TOE KICK 4" HEIGHT
10K MICROWAVE
11K **SINK COUNTER:** BASE CABINETS DIRECTLY UNDER THE KITCHEN SINK COUNTER AREA, INCLUDING TOEBOARD AND SHELVING, SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE IN ORDER TO PROVIDE CLEARANCE FOR A WHEELCHAIR. INSULATE PIPES. THE FINISH FLOOR BENEATH THE KITCHEN SINK COUNTER AREA SHALL BE EXTENDED TO THE WALL (2013 CBC 1133A.3). KITCHEN SINK KNEE & TOE CLEARANCE CANNOT BE ENCROACHED BY THE GARBAGE DISPOSAL.

A MINIMUM LINEAR LENGTH OF 30 INCHES OF COUNTERTOP SHALL BE PROVIDED FOR THE KITCHEN SINK INSTALLATION (2013 CBC 1133A.4.1).

12K **WORK COUNTER:** PROVIDE MINIMUM TWO 15" WIDE BREADBOARDS OR 30" WIDE WORK SPACE @ EACH KITCHEN (2013 CBC 1134A.2)

NOTE: PROVIDE TRASH AND RECYCLING 13 GA. RECEPTACLES AT KITCHENS.

LEGEND

6" CMU WALL- SEE STRUCTURAL DRAWINGS
2 X 6 WD STUD WALL- SEE STRUCTURAL DRAWINGS
2 X 4 WD STUD WALL- SEE STRUCTURAL DRAWINGS
1-HR RATED CONSTRUCTION SEE SHEET A700 DETAIL
2-HR RATED CONSTRUCTION SEE SHEET A700 DETAILS
FLOOR DRAIN
OUTDOOR DRAIN - SEE CIVIL PLANS

SEE ENLARGED BATHROOM & KITCHEN DETAIL FOR SPECIFICATIONS ON SHEETS A510-A511 (BATHS) & A520-A521 (KITCHENS)

"ENERGY STAR" COMPLIANT EXHAUST FAN CONTROLLED BY HUMIDISTAT-HUMIDITY CONTROLLED; MIN 50 CFM; DUCTED TO TERMINATE OUTSIDE OF THE BUILDING
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CARBON MONOXIDE DETECTOR
ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
SMART THERMOSTAT SEE T061 FOR SPECS
LIGHT FIXTURE
SCONCE LIGHT FIXTURE
LIGHT FIXTURE

CEILING FAN ABOVE (CEILING FANS IN EVERY BEDROOM)
WALL SWITCH MOUNTED @ 48" AFF, UON
3-WAY WALL SWITCH MOUNTED @ 48" AFF, UON
EXIT SIGN

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4. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING AND FOUNDATION INFORMATION.
5. ALL DOORS TO BE FRAMED 6" FROM THE ADJACENT PERPENDICULAR WALL TO THE THROAT OF THE HINGE SIDE OF THE DOOR, U.O.N.
6. ALL EXTERIOR DOORS SHALL OPEN ONTO A LANDING IN THE DIRECTION OF THE DOORSWING THAT IS NO MORE THAN 1/2" BELOW THE DOOR THRESHOLD ELEVATION.
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21. SWITCHES, OUTLETS AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
22. ALL FLOORING MUST BE FINISHED WITH SLIP RESISTANT FLOOR FINISH
23. BATHROOM OUTLET AND SWITCH WHEN OVER COUNTER REQUIRED WITHIN OBSTRUCTED REACH RANGE. REF 1138.A.3.1.2 AND 1138A.3.2.2 CABINET WITH FRONT APPROACH WITH KNEE AND TOE CLEARANCE CANNOT BE MORE THAN 25" and 24" FOR SIDE REACH. REF 1138A.3.1 AND 1138A.3.2.2
24. KITCHEN OUTLET AND SWITCH WHEN OVER COUNTER REQUIRED WITHIN OBSTRUCTED REACH RANGE. REF 1138.A.3.1.2 AND 1138A.3.2.2 CABINET WITH FRONT AND SIDE APPROACH WITH KNEE AND TOE CLEARANCE CANNOT BE MORE THAN 25". REF 1136A, 1136A.2.
25. KITCHEN SINK KNEE AND TOE CLEARANCE CANNOT ENCROACHED BY THE GARBAGE DISPOSAL.

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PROJECT:
38-UNIT MULTIFAMILY BUILDING
6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/02/2024	PZA SUBMISSION #1
2	08/30/2024	PZA SUBMISSION #2
2	08/30/2024	AHRF SUBMISSION #2
3	09/16/2024	PZA SUBMISSION #3
4	11/08/2024	HOLD LETTER SUBMISSION
5	05/29/2025	AHRF SUBMITTAL #3
6	06/20/2025	AHRF SUBMITTAL #4
7	06/27/2025	PC SUBMITTAL #1

ISSUE	DATE	DESCRIPTION

STAMP: LICENSED ARCHITECT — AARON BRUMER — No. C-30005 — REN. 11-30-2025 — STATE OF CALIFORNIA

DRAWING TITLE
ENLARGED KITCHENS

A520

6575 FOUNTAIN

Drawings & Specifications as instruments of service

DOOR SCHEDULE

DOOR NO.	DOORS DOOR SIZE WIDTH	HEIGHT	THICKNESS	FIRE RATING	DOORS DOOR DESCRIPTION TYPE	MATERIAL	FINISH	LABEL	FRAMES MATERIAL	LABEL	DETAILS HEAD	SILL	JAMB	HW SET	REMARKS
T.O. FIRST FLOOR SLAB															
1A	5' - 8"	9' - 0"	0"												
1B	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
1C	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
1D	8' - 0"	7' - 0"	2"	90 MIN											AUTOMATIC CLOSING
1E	3' - 0"	7' - 0"	1 3/8"	90 MIN											
1F	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
1G	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
1H	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
1I	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
1J	6' - 0"	8' - 0"	2"	90 MIN											AUTOMATIC CLOSING
1K	2' - 10"	6' - 8"	1 3/8"												
1M	4' - 0"	6' - 8"	1 3/8"												
1N	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
1O	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
101A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
101B	6' - 0"	6' - 8"	1 3/8"												
101C	2' - 10"	6' - 8"	1 3/8"												
101D	2' - 10"	6' - 8"	1 3/8"												
101E	4' - 0"	6' - 8"	1 3/8"												
102A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
102B	6' - 0"	6' - 8"	1 3/8"												
102C	2' - 10"	6' - 8"	1 3/8"												
102D	2' - 10"	6' - 8"	1 3/8"												
102E	8' - 0"	6' - 8"	1 3/8"												
103A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
103B	6' - 0"	8' - 0"	1 3/8"												
103C	2' - 10"	6' - 8"	1 3/8"												
103D	2' - 10"	6' - 8"	1 3/8"												
103E	8' - 0"	6' - 8"	1 3/8"												
104A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
104B	6' - 0"	6' - 8"	1 3/8"												
104C	2' - 10"	6' - 8"	1 3/8"												
104D	2' - 10"	6' - 8"	1 3/8"												
104E	4' - 0"	6' - 8"	1 3/8"												
105A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
105B	5' - 0"	6' - 8"	1 3/8"												
105C	2' - 10"	6' - 8"	1 3/8"												
105D	2' - 6"	6' - 8"	1 3/8"												
105E	2' - 10"	6' - 8"	1 3/8"												
106A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
106C	2' - 10"	6' - 8"	1 3/8"												
106D	2' - 10"	6' - 8"	1 3/8"												
106E	6' - 0"	6' - 8"	1 3/8"												
T.O. SECOND FLOOR F.F.															
2A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
2B	3' - 6"	7' - 0"	2"	90 MIN											3'-6" HOLLOW METAL DOORS;180 DEGREE HINGE; MAGNETIC HOLD OPEN; CONNECTED TO FIRE ALARM SYSTEM; SMOKE AND DRAFT CONTROLLED, AUTOMATIC CLOSING
2C	1' - 6"	6' - 8"	1 3/8"	45 MIN											
2D	1' - 6"	6' - 8"	1 3/8"	45 MIN											
2F	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
2G	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
2H	4' - 0"	7' - 10"	2"												
201A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
201B	6' - 0"	6' - 8"	1 3/8"												
201C	2' - 10"	6' - 8"	1 3/8"												
201D	2' - 10"	6' - 8"	1 3/8"												
201E	4' - 0"	6' - 8"	1 3/8"												
202A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
202B	6' - 0"	6' - 8"	1 3/8"												
202C	2' - 10"	6' - 8"	1 3/8"												
202D	2' - 10"	6' - 8"	1 3/8"												
202E	8' - 0"	6' - 8"	1 3/8"												
202F	6' - 0"	8' - 0"	1 3/8"												
202H	6' - 0"	8' - 0"	1 3/8"												
203A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
203B	6' - 0"	6' - 8"	1 3/8"												
203C	2' - 10"	6' - 8"	1 3/8"												
203D	2' - 10"	6' - 8"	1 3/8"												
203E	8' - 0"	6' - 8"	1 3/8"												
204A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
204B	5' - 0"	6' - 8"	1 3/8"												
204C	2' - 10"	6' - 8"	1 3/8"												
204D	4' - 0"	6' - 8"	1 3/8"												
204E	2' - 10"	6' - 8"	1 3/8"												
204F	6' - 0"	8' - 0"	1 3/8"												
205A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
205B	5' - 0"	6' - 8"	1 3/8"												
205C	2' - 10"	6' - 8"	1 3/8"												
205D	2' - 6"	6' - 8"	1 3/8"												
205E	2' - 10"	6' - 8"	1 3/8"												
206A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
206B	2' - 10"	6' - 8"	1 3/8"												
206C	2' - 10"	6' - 8"	1 3/8"												
206D	8' - 0"	6' - 8"	1 3/8"												
207A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
207B	4' - 0"	7' - 10"	2"												
207C	2' - 10"	6' - 8"	1 3/8"												
207D	4' - 0"	6' - 8"	1 3/8"												
207E	2' - 10"	6' - 8"	1 3/8"												
208A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
208B	2' - 6"	8' - 0"	1 3/8"												
208C	2' - 10"	6' - 8"	1 3/8"												
208C	6' - 0"	8' - 0"	1 3/8"												
208D	2' - 0"	6' - 8"	1 3/8"												
208E	2' - 10"	6' - 8"	1 3/8"												
208F	2' - 10"	7' - 0"	1 3/4"												
307F	6' - 0"	8' - 0"	1 3/8"												

DOOR SCHEDULE

DOOR NO.	DOORS DOOR SIZE WIDTH	HEIGHT	THICKNESS	FIRE RATING	DOORS DOOR DESCRIPTION TYPE	MATERIAL	FINISH	LABEL	FRAMES MATERIAL	LABEL	DETAILS HEAD	SILL	JAMB	HW SET	REMARKS
T.O. THIRD FLOOR F.F.															
3A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
3B	3' - 6"	7' - 0"	2"	90 MIN											3'-6" HOLLOW METAL DOORS;180 DEGREE HINGE; MAGNETIC HOLD OPEN; CONNECTED TO FIRE ALARM SYSTEM; SMOKE AND DRAFT CONTROLLED, AUTOMATIC CLOSING
3C	1' - 6"	6' - 8"	1 3/8"	45 MIN											
3D	1' - 6"	6' - 8"	1 3/8"	45 MIN											
3F	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
3G	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
202I	6' - 0"	8' - 0"	1 3/8"												
202J	6' - 0"	8' - 0"	1 3/8"												
301A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
301B	6' - 0"	6' - 8"	1 3/8"												
301C	2' - 10"	6' - 8"	1 3/8"												
301D	2' - 10"	6' - 8"	1 3/8"												
301E	4' - 0"	6' - 8"	1 3/8"												
302A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
302B	6' - 0"	6' - 8"	1 3/8"												
302D	2' - 10"	6' - 8"	1 3/8"												
302E	8' - 0"	6' - 8"	1 3/8"												
303A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
303B	6' - 0"	6' - 8"	1 3/8"												
303C	2' - 10"	6' - 8"	1 3/8"												
303D	2' - 10"	6' - 8"	1 3/8"												
303E	8' - 0"	6' - 8"	1 3/8"												
304A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
304B	5' - 0"	6' - 8"	1 3/8"												
304C	2' - 10"	6' - 8"	1 3/8"												
304D	2' - 10"	6' - 8"	1 3/8"												
304E	4' - 0"	6' - 8"	1 3/8"												
305A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
305B	5' - 0"	6' - 8"	1 3/8"												
305C	2' - 10"	6' - 8"	1 3/8"												
305D	2' - 10"	6' - 8"	1 3/8"												
306A	3' - 0"	7' - 0"	1 3/8"	90 MIN											
306B	2' - 10"	6' - 8"	1 3/8"												AUTOMATIC CLOSING
306C	2' - 10"	6' - 8"	1 3/8"												
306D	8' - 0"	6' - 8"	1 3/8"												
307A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
307B	2' - 10"	6' - 8"	1 3/8"												
307C	4' - 0"	6' - 8"	1 3/8"												
307D	2' - 10"	6' - 8"	1 3/8"												
308A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
308B	2' - 6"	6' - 8"	1 3/8"												
308C	2' - 10"	6' - 8"	1 3/8"												
308D	2' - 10"	7' - 0"	1 3/4"												
308E	2' - 10"	6' - 8"	1 3/8"												
308F	2' - 0"	6' - 8"	1 3/8"												
308G	6' - 0"	8' - 0"	1 3/8"												
403G	2' - 6"	6' - 8"	1 3/8"												
502O	2' - 10"	6' - 8"	1 3/8"												
502S	4' - 0"	7' - 10"	2"												
502T	6' - 0"	8' - 0"	1 3/8"												
502Z	6' - 0"	8' - 0"	1 3/8"												
T.O. FOURTH FLOOR F.F.															
4A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
4B	3' - 6"	7' - 0"	2"	90 MIN											3'-6" HOLLOW METAL DOORS;180 DEGREE HINGE; MAGNETIC HOLD OPEN; CONNECTED TO FIRE ALARM SYSTEM; SMOKE AND DRAFT CONTROLLED, AUTOMATIC CLOSING
4C	1' - 6"	6' - 8"	1 3/8"	45 MIN											
4D	1' - 6"	6' - 8"	1 3/8"	45 MIN											
4F	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
4G	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
4H	4' - 0"	7' - 10"	2"												
202K	6' - 0"	8' - 0"	1 3/8"												
202L	6' - 0"	8' - 0"	1 3/8"												
401A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
401B	6' - 0"	6' - 8"	1 3/8"												
401C	2' - 10"	6' - 8"	1 3/8"												
401D	2' - 10"	6' - 8"	1 3/8"												
401E	4' - 0"	6' - 8"	1 3/8"												
402A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
402B	6' - 0"	6' - 8"	1 3/8"												
402C	2' - 10"	6' - 8"	1 3/8"												
402D	2' - 10"	6' - 8"	1 3/8"												
402E	8' - 0"	6' - 8"	1 3/8"												
402F	6' - 0"	8' - 0"	1 3/8"												
403A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
403B	6' - 0"	6' - 8"	1 3/8"												
403C	2' - 10"	6' - 8"	1 3/8"												
403D	2' - 10"	6' - 8"	1 3/8"												
403E	8' - 0"	6' - 8"	1 3/8"												
404A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
404B	5' - 0"	6' - 8"	1 3/8"												
404C	2' - 10"	6' - 8"	1 3/8"												
404D	2' - 10"	6' - 8"	1 3/8"												
404E	4' - 0"	6' - 8"	1 3/8"												
404F	6' - 0"	8' - 0"	1 3/8"												
405A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
405B	5' - 0"	6' - 8"	1 3/8"												
405C	2' - 10"	6' - 8"	1 3/8"												
405D	2' - 6"	6' - 8"	1 3/8"												
405E	2' - 10"	6' - 8"	1 3/8"												
406A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
406B	2' - 10"	6' - 8"	1 3/8"												
406C	2' - 10"	6' - 8"	1 3/8"												
406D	8' - 0"	6' - 8"	1 3/8"												
407A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
407C	2' - 10"	6' - 8"	1 3/8"												
407D	4' - 0"	6' - 8"	1 3/8"												

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2	08/30/2024	AHRF SUBMISSION #2
3	09/16/2024	PZA SUBMISSION #3
4	11/08/2024	HOLD LETTER SUBMISSION
5	05/29/2025	AHRF SUBMITTAL #3
6	06/20/2025	AHRF SUBMITTAL #4
7	06/27/2025	PC SUBMITTAL #1

ISSUE	DATE	DESCRIPTION

STAMP

LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE
DOOR SCHEDULE

A600

6575 FOUNTAIN

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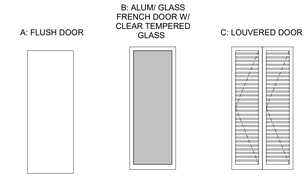
DOOR SCHEDULE

DOOR NO.	DOORS DOOR SIZE WIDTH	HEIGHT	THICKNESS	FIRE RATING	DOORS DOOR DESCRIPTION TYPE	MATERIAL	FINISH	LABEL	FRAMES MATERIAL	LABEL	DETAILS HEAD	SILL	JAMB	HW SET	REMARKS
407E	2' - 10"	6' - 8"	1 3/8"												
408A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
408B	2' - 6"	6' - 8"	1 3/8"												
408C	6' - 0"	8' - 0"	1 3/8"												
408D	2' - 10"	6' - 8"	1 3/8"												
408E	2' - 10"	7' - 0"	1 3/4"												
408F	2' - 10"	6' - 8"	1 3/8"												
408G	2' - 0"	6' - 8"	1 3/8"												
T.O. FIFTH FLOOR F.F.															
5B	3' - 6"	7' - 0"	2"	90 MIN											3'-6" HOLLOW METAL DOORS;180 DEGREE HINGE; MAGNETIC HOLD OPEN; CONNECTED TO FIRE ALARM SYSTEM; SMOKE AND DRAFT CONTROLLED, AUTOMATIC CLOSING
5C	1' - 6"	6' - 8"	1 3/8"	45 MIN											
5D	1' - 6"	6' - 8"	1 3/8"	45 MIN											
5F	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
5G	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
5H	4' - 0"	7' - 10"	2"												
202M	6' - 0"	8' - 0"	1 3/8"												
202N	6' - 0"	8' - 0"	1 3/8"												
305I	5' - 0"	6' - 8"	1 3/8"												
307E	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
501A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
501B	6' - 0"	6' - 8"	1 3/8"												
501C	2' - 10"	6' - 8"	1 3/8"												
501D	2' - 10"	6' - 8"	1 3/8"												
501E	4' - 0"	6' - 8"	1 3/8"												
502A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
502B	6' - 0"	8' - 0"	1 3/8"												
502BB	6' - 0"	8' - 0"	1 3/8"												
502C	2' - 10"	6' - 8"	1 3/8"												
502D	2' - 10"	6' - 8"	1 3/8"												
502F	8' - 0"	6' - 8"	1 3/8"												
502V	6' - 0"	8' - 0"	1 3/8"												
503A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
503B	6' - 0"	8' - 0"	1 3/8"												
503C	2' - 10"	6' - 8"	1 3/8"												
503D	2' - 10"	6' - 8"	1 3/8"												
503E	8' - 0"	6' - 8"	1 3/8"												
504A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
504B	5' - 0"	6' - 8"	1 3/8"												
504C	2' - 10"	6' - 8"	1 3/8"												
504D	2' - 10"	6' - 8"	1 3/8"												
504E	4' - 0"	6' - 8"	1 3/8"												
505A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
505C	2' - 10"	6' - 8"	1 3/8"												
505D	2' - 10"	6' - 8"	1 3/8"												
505E	2' - 6"	6' - 8"	1 3/8"												
506A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
506B	2' - 10"	6' - 8"	1 3/8"												
506C	2' - 10"	6' - 8"	1 3/8"												
506D	8' - 0"	6' - 8"	1 3/8"												
507A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
507C	2' - 10"	6' - 8"	1 3/8"												
507D	4' - 0"	6' - 8"	1 3/8"												
507E	2' - 10"	6' - 8"	1 3/8"												
508A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
508B	2' - 6"	6' - 8"	1 3/8"												
508C	2' - 10"	6' - 8"	1 3/8"												
508D	2' - 0"	6' - 8"	1 3/8"												
508E	2' - 10"	6' - 8"	1 3/8"												
508F	2' - 10"	7' - 0"	1 3/4"												
508G	6' - 0"	8' - 0"	1 3/8"												
ROOF															
1Q	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
6A	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
6C	3' - 0"	7' - 0"	1 3/8"	90 MIN											AUTOMATIC CLOSING
ROOFTOP DECK															
6B	3' - 6"	7' - 0"	2"	90 MIN											3'-6" HOLLOW METAL DOORS;180 DEGREE HINGE; MAGNETIC HOLD OPEN; CONNECTED TO FIRE ALARM SYSTEM; SMOKE AND DRAFT CONTROLLED, AUTOMATIC CLOSING
6D	1' - 6"	3' - 6"	1 3/8"												
6E	1' - 6"	3' - 6"	1 3/8"												

1. DOOR DIMENSIONS INDICATED ARE NOMINAL. PROVIDE UNDERCUT AS REQUIRED TO CLEAR ALL FLOOR FINISHES.
2. ALL EXTERIOR GLASS DOORS TO HAVE TEMPERED LOW-E DOUBLE PANED GLASS AND THERMALLY BROKEN FRAMES.
3. ALL DOOR HARDWARE TO BE SATIN NICKEL FINISH, AND LATCHED DOORS TO HAVE LEVER-TYPE HANDLES.
4. SEE T-24 SHEETS FOR U-FACTOR AND SHGC FACTOR FOR ALL EXTERIOR GLASS DOORS.
5. DOOR BETWEEN CARPORT AND THE DWELLING UNIT SHALL BE SELF-CLOSING AND SELF-LATCHING, SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8" THICK, OR HAVE A MINIMUM RATING OF 20 MINUTES.
6. ALL EXTERIOR ENTRY/EXIT DOORS SHALL SWING OVER A LANDING NOT MORE THAN 1/2" BELOW THE TRESHOLD.
7. LANDINGS AT A DOOR SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL NO LESS THAN 36".
8. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED PER CBC 2406.3:
   A. INGRESS AND EGRESS DOORS
   B. PANELS IN SLIDING OR SWINGING DOORS
   C. DOORS AND ENCLOSURE FOR BATHTUBS AND SHOWERS. ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5'-0" OF STANDING SURFACE
   D. IF WITHIN 2'-0" OF VERTICAL EDGE OF CLOSED DOOR AND LESS THAN 5'-0" OF WALKING SURFACE
   E. IN WALL ENCLOSING STAIRWAY LANDING
   F. GUARDS AND HANDRAILS
9 PROVIDE CUT SHEETS, SPECS, AND SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING.

DOOR TYPES



NOTE: SEE PLANS FOR DIRECTION OF DOOR SWING

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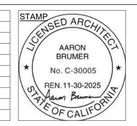
PROJECT:
38-UNIT MULTIFAMILY BUILDING

6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/02/2024	PZA SUBMISSION #1
2	08/30/2024	PZA SUBMISSION #2
2	08/30/2024	AHRF SUBMISSION #2
3	09/16/2024	PZA SUBMISSION #3
4	11/08/2024	HOLD LETTER SUBMISSION
5	05/29/2025	AHRF SUBMITTAL #3
6	06/20/2025	AHRF SUBMITTAL #4
7	06/27/2025	PC SUBMITTAL #1

ISSUE	DATE	DESCRIPTION

STAMP



DRAWING TITLE

DOOR SCHEDULE CONT.

A601

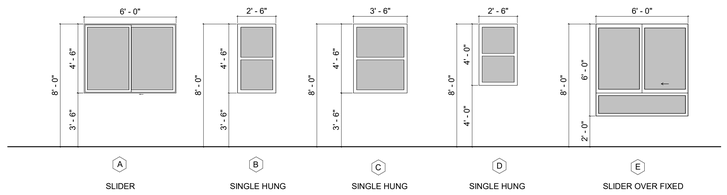
6575 FOUNTAIN

WINDOW SCHEDULE

TYPE	PRODUCT NO.	SIZE WIDTH	SIZE HEIGHT	DETAILS HEAD	DETAILS SILL	DETAILS JAMB	QTY	RATING	REMARKS
A		6' - 0"	4' - 6"				25		
B		2' - 6"	4' - 6"				20		
C		<varies>	4' - 6"				30		
D		2' - 6"	4' - 0"				18		
E		6' - 0"	6' - 0"				25		
H		4' - 0"	4' - 6"				5		
K		3' - 6"	4' - 6"				1		

1. ALL DIMENSIONS ARE NOMINAL AND SHOWN TO OUTSIDE OF FRAME. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO PLACING WINDOW ORDER.
2. ALL WINDOW AND EXTERIOR DOORS TO HAVE THERMALLY BROKEN FRAMES, AND ALL GLASS TO BE CLEAR LOW-E DOUBLE-PANED INSULATED GLASS UNLESS OTHERWISE NOTED.
3. BEDROOMS SHALL HAVE AT LEASE ONE OPENABLE ESCAPE WINDOW. THESE WINDOWS MUST HAVE A MIN. OPENABLE AREA OF 5.7 SF, A MIN. CLEAR OPENABLE HEIGHT OF 24", A MIN. NET CLEAR OPENABLE WIDTH OF 20", AND A SILL HEIGHT NOT OVER 44" AFF. (SECTION 310.4 2001 CBC)
4. WINDOW MANUFACTURER SUBSTITUTION WILL BE PERMITTED UPON REVIEW BY ARCHITECT OF CUT SHEETS, SPECS, AND DETAILS OF PROPOSED MANUFACTURER.
5. WHITE VINYL FINISH WITH INTERIOR INSECT SCREEN (AT OPERABLE WINDOWS), THERMALLY IMPROVED CLEAR GLASS, AND CLEAR OPERATING HARDWARE.
6. SEE T-24 SHEETS FOR U-FACTOR AND SHGC FACTOR FOR ALL WINDOWS AND SKYLIGHTS.
7. PROVIDE CUT SHEETS, SPECS, AND SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING.

WINDOW TYPES



4 WINDOW SCHEDULE

Ceiling Flush Mounted Fan:

Brand: Carro - Osborn 44 in. Indoor Black 10-Speed DC Motor Flush Mount Ceiling Fan with Remote Control
Finish: Black/Dark Walnut Wood

FLOORING:

LVT Vinyl Flooring

30"x60" STANDARD FIT ALCOVE BATH AND SHOWER FIT WHITE

3 INTERIOR FINISHES

FAUX WOOD RAFTERS FOR STREET FACING FACADES:

5 7/8" x 7 7/8" DARK WALNUT MODERN FAUX WOOD BEAM OR SIMILAR

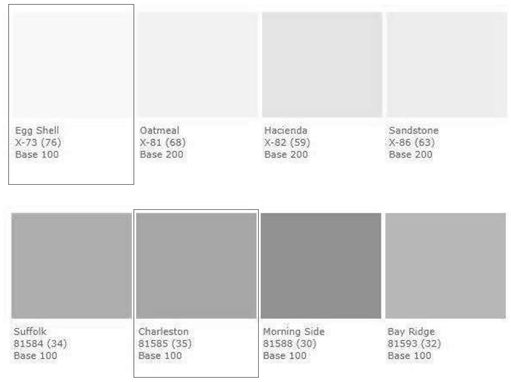
2 EXTERIOR BEAM FINISHES

STUCCO STREET FACING FACADES:

20/30 FINISH STUCCO

STUCCO SIDE AND REAR FACADE:

16/20 FINISH STUCCO



1 EXTERIOR STUCCO FINISHES

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ISSUE	DATE	DESCRIPTION

STAMP

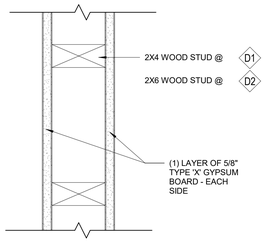
LICENSED ARCHITECT
AARON BRUMER
No. C-30005
REN. 11-30-2025
STATE OF CALIFORNIA

DRAWING TITLE

WINDOW & FINISH SCHEDULES

A602

6575 FOUNTAIN



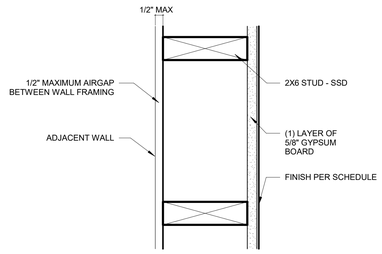
TYPE	DESCRIPTION	FIRE RATING	STC	ASSEMBLY #
J1	2x4 WOOD STUD	1 HR		GA WP 3614
J2	2x4 WOOD STUD W/ SHEAR	1 HR		GA WP 3614
J3	2x6 WOOD STUD	1 HR		GA WP 3614
J4	2x6 WOOD STUD W/ SHEAR	1 HR		GA WP 3614

FIRE DESIGN:
ONE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2" x 4" WOOD STUDS 16" O.C WITH 1-1/4" TYPE W SCREWS 12" O.C

JOINTS STAGGERED 16" ON OPPOSITE SIDES. **(LOAD-BEARING)**

1-HR RATED INTERIOR WALL

J1 J2 J3 J4



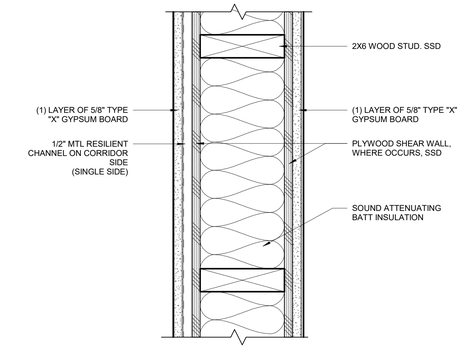
TYPE	DESCRIPTION	FIRE RATING	STC	ASSEMBLY #
I1	2x4 WOOD STUD			
I2	2x4 WOOD STUD W/ SHEAR			
I3	2x6 WOOD STUD			
I4	2x6 WOOD STUD W/ SHEAR			

NON-RATED INTERIOR FURRING WALL

I1 I2 I3 I4

I1 - NO SHEAR WALL
I2 - SHEAR WALL

I1 - NO SHEAR WALL
I2 - SHEAR WALL



TYPE	DESCRIPTION	FIRE RATING	STC	ASSEMBLY #
F	WOOD STUD	1 HR	50-54	GA WP 3243

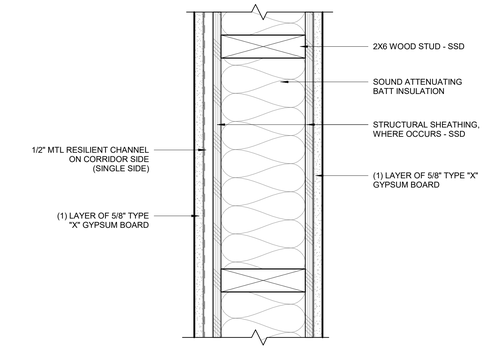
NOTE:
BASE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2x6 WOOD STUDS 16" OC WITH 1 1/4" TYPE W DRYWALL SCREWS 12" OC. FACE LAYER 5/8" GYPSUM WALLBOARD OR VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE WITH 1 7/8" TYPE W DRYWALL SCREWS 12" OC AND OFFSET 6" FROM SCREWS IN BASE LAYER.
JOINTS STAGGERED 16" EACH LAYER AND SIDE. (LOAD-BEARING)

1HR RTD INTERIOR 2X6 PARTITION/ CORRIDOR WALL

F1 F2

F1 - NO SHEAR WALL
F2 - SHEAR WALL

*** ALL INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN TABLE 803.3 FOR THE R-2 SPRINKLERED OCCUPANCIES. THE FINISHES SHALL NOT HAVE A FLAME SPREAD INDEX GREATER THAN CLASS C.**



TYPE	DESCRIPTION	FIRE RATING	STC	ASSEMBLY #
E1	WOOD STUD	1 HR	50-54	GA WP 3243
E2	WOOD STUD SHEAR	1 HR	50-54	GA WP 3243

FIRE DESIGN:
RESILIENT CHANNELS 24" O.C. ATTACHED AT RIGHT ANGLES TO ONE SIDE OF 2x WOOD STUDS 24" O.C. W/ 1-1/4" TYPE S SCREWS. ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO CHANNELS W/ 1" TYPE S SCREWS 8" O.C. W/ VERTICAL JOINTS LOCATED MIDWAY BETWEEN STUDS. 3" MINERAL OR GLASS FIBER INSULATION IN STUD SPACE.

OPPOSITE SIDE: ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS W/ 6d CEMENT COATED NAILS, 1-7/8" LONG, 0.0915" SHANK, 15/64" HEADS, 7" O.C.

VERTICAL JOINTS STAGGERED 24" ON OPPOSITE SIDES. **(LOAD-BEARING)**

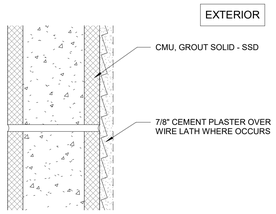
NOTE:

COORDINATE SHEAR WALL LOCATIONS W/ STRUCT DRAWINGS. ADDT'L PLYWD SHEATHING OF THE SAME THICKNESS SHALL BE ADDED ADJACENT TO THE SHEAR WALLS AS REQUIRED TO MAINTAIN A CONTINUOUS FINISH SURFACE.

1-HR RATED INTERIOR DEMISING / CORRIDOR WALL

E

INTERIOR EXTERIOR

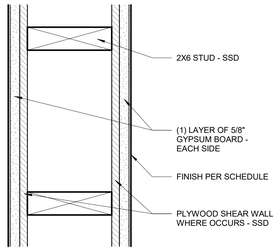


TYPE	DESCRIPTION	FIRE RATING	STC	ASSEMBLY #
I1	UNFINISHED			
I2	PLASTER FINISH			

6" CMU WALL

H1 H2

H1 - UNFINISHED
H2 - PLASTER FINISH

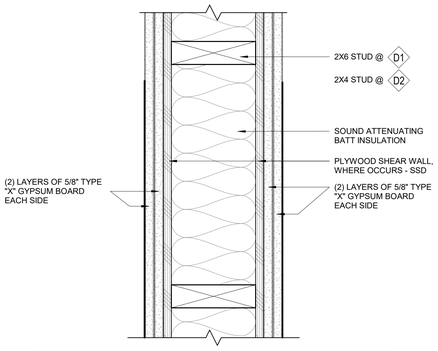


TYPE	DESCRIPTION	FIRE RATING	STC	ASSEMBLY #
G1	2X4 WOOD STUD			GA WP 3614
G2	2x4 WOOD STUD W/ SHEAR			GA WP 3614
G3	2x6 WOOD STUD			GA WP 3614
G4	2x6 WOOD STUD W/ SHEAR			GA WP 3614

NON-RATED INTERIOR WALL

G1 G2 G3 G4

G1 - NO SHEAR WALL
G2 - SHEAR WALL



TYPE	DESCRIPTION	FIRE RATING	STC	ASSEMBLY #
D1	2X4 WOOD STUD	2HR	40-44	GA WP 4135
D2	2X4 WOOD STUD W/ SHEAR	2HR	40-44	GA WP 4135
D3	2x6 WOOD STUD	2HR	40-44	GA WP 4135
D4	2x6 WOOD STUD W/ SHEAR	2HR	40-44	GA WP 4135

FIRE DESIGN:

BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF 2X6 WOOD STUDS 16" O.C. WITH 6D COATED NAILS, 1-7/8" LONG, 0.85" SHANK, 1/4" HEADS , 24" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD
OR VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8D COATED NAILS, 2-3/8" LONG JOINTS STAGGERED 24" EACH LAYER AND SIDE. **(LOAD-BEARING)**

NOTE:

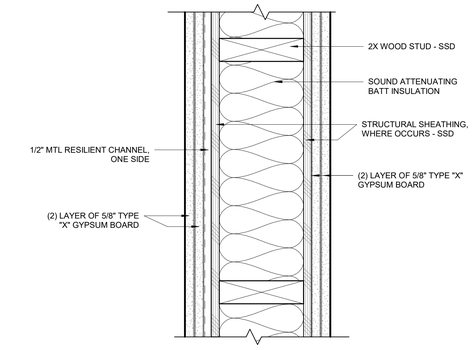
COORDINATE SHEAR WALL LOCATIONS W/ STRUCT DRAWINGS. ADDT'L PLYWD SHEATHING OF THE SAME THICKNESS SHALL BE ADDED ADJACENT TO THE SHEAR WALLS AS REQUIRED TO MAINTAIN A CONTINUOUS FINISH SURFACE.

2-HR RATED INTERIOR PARTITION / SHAFT WALL

D1 D2 D3 D4

D1 - NO SHEAR WALL
D2 - SHEAR WALL

D3 - NO SHEAR WALL
D4 - SHEAR WALL



TYPE	DESCRIPTION	FIRE RATING	STC	ASSEMBLY #
8	WOOD STUD	2 HR	55 to 59	GA WP 3825

FIRE DESIGN:
BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED PARALLEL TO EACH SIDE OF 2 X WOOD STUDS 16" O.C. WITH 1-1/4" TYPE W SCREWS 8" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED PARALLEL TO EACH SIDE WITH 1-7/8" TYPE W SCREWS 8" O.C.

SOUND DESIGN:
SOUND TESTED WITH RESILIENT CHANNELS 24" O.C. ON ONE SIDE AND 3-1/2" GLASS FIBER INSULATION IN THE STUD CAVITY.

VERTICAL JOINTS STAGGERED 24" ON EACH LAYER AND SIDE. **(LOAD-BEARING)**

NOTE:

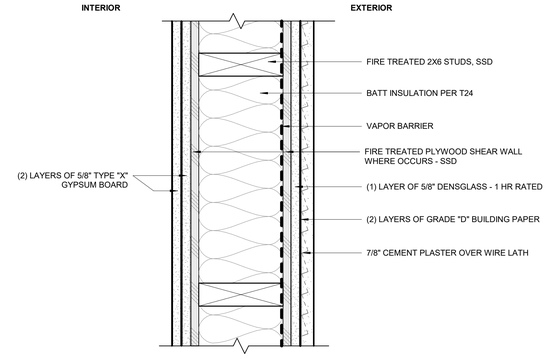
COORDINATE SHEAR WALL LOCATIONS W/ STRUCT DRAWINGS. ADDT'L PLYWD SHEATHING OF THE SAME THICKNESS SHALL BE ADDED ADJACENT TO THE SHEAR WALLS AS REQUIRED TO MAINTAIN A CONTINUOUS FINISH SURFACE.

2-HR RATED INTERIOR FIRE BARRIER

C1 C2

C1 - NO SHEAR WALL
C2 - SHEAR WALL

INTERIOR EXTERIOR



TYPE	DESCRIPTION	FIRE RATING	STC	ASSEMBLY #
B	WOOD STUD	2 HR		GA WP 8420

FIRE DESIGN:

EXTERIOR SIDE: BASE LAYER 5/8' TYPE X GYPSUM SHEATHING APPLIED PARALLEL TO 2x6 FIRE RETARDANT TREATED WOOD STUDS 16" OC WITH 6d COATED NAILS, 1-7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 12" OC AND COVERED WITH A SINGLE LAYER FIRE RESISTANT PROTECTIVE WEATHER RETARDER PAPER STAPLED ALONG EACH EDGE AT 16" OC. GALVANIZED SELF-FURRING WIRE MESH APPLIED OVER SHEATHING WITH 8d GALVANIZED ROOFING NAILS, 2-3/8" LONG, 0.113" SHANK, 9/32" HEADS, 6" OC. CEMENT-STUCCO APPLIED OVER WIRE MESH IN TWO 1/2" THICK COATS WITH BONDING AGENT APPLIED BETWEEN COATS.

INTERIOR SIDE: BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL TO STUDS WITH 6d COATED NAILS, 1-7.8" LONG, 0.0915" SHANK, 1/4" HEADS, 12" OC. FACE LAYER
5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO STUDS WITH 8d COATED NAILS, 2-3/8" LONG, 0.113" SHANK, 9/32" HEADS, 8" OC AT EDGES AND 12" OC AT INTERMEDIATE STUDS. **(LOAD-BEARING)**

NOTE:

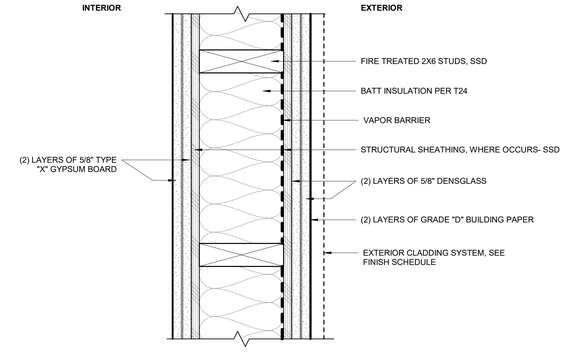
COORDINATE SHEAR WALL LOCATIONS W/ STRUCT DRAWINGS. ADDT'L PLYWD SHEATHING OF THE SAME THICKNESS SHALL BE ADDED ADJACENT TO THE SHEAR WALLS AS REQUIRED TO MAINTAIN A CONTINUOUS FINISH SURFACE.

2-HR RATED EXTERIOR WALL - STUCCO FINISH

B1 B2 B3

B1 - NO SHEAR WALL
B2 - SHEAR WALL
B3 - DBL STUCCO

INTERIOR EXTERIOR



TYPE	DESCRIPTION	FIRE RATING	STC	ASSEMBLY #
A	WOOD STUD	2 HR		GA WP 8415

FIRE DESIGN:

EXTERIOR SIDE: ONE LAYER 48" WIDE 5/8" TYPE X GYPSUM SHEATHING APPLIED PARALLEL TO WOOD STUDS 24" O.C. WITH 1-3/4" GALVANIZED ROOFING NAILS 4" O.C. AT VERTICAL JOINTS AND 7" O.C. AT INTERMEDIATE STUDS AND TOP AND BOTTOM PLATES. JOINTS OF GYPSUM SHEATHING MAY BE LEFT UNTREATED. EXTERIOR CLADDING TO BE ATTACHED THROUGH SHEATHING TO STUDS.

INTERIOR SIDE: ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD, WATER-RESISTANT GYPSUM BACKING BOARD, OR GYSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6D COATED NAILS, 1-7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. **(LOAD-BEARING)**

NOTE:

COORDINATE SHEAR WALL LOCATIONS W/ STRUCT DRAWINGS. ADDT'L PLYWD SHEATHING OF THE SAME THICKNESS SHALL BE ADDED ADJACENT TO THE SHEAR WALLS AS REQUIRED TO MAINTAIN A CONTINUOUS FINISH SURFACE.

2-HR RATED EXTERIOR WALL - CLADDING SYSTEM

A1 A2

A1 - NO SHEAR WALL
A2 - SHEAR WALL

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CIVIL:

LANDSCAPE:

OWNER:

PROJECT:
38-UNIT MULTIFAMILY BUILDING
6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	07/26/2024	PZA SUBMISSION #1

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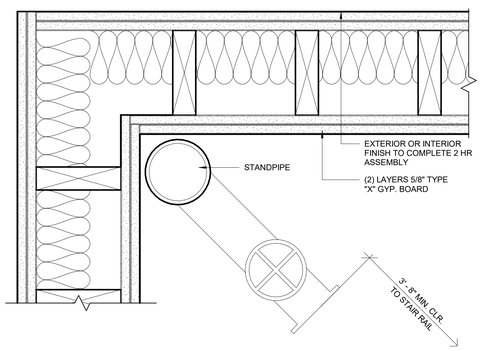
No. C-30005
REN.11-30-2025
STATE OF CALIFORNIA

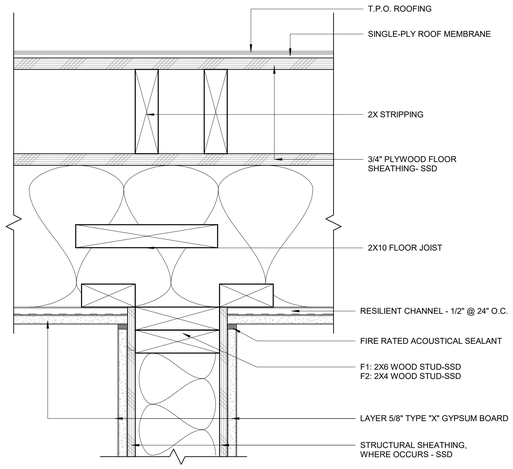
DRAWING TITLE
WALL PARTITION DETAILS (TYPE III-A)

A700

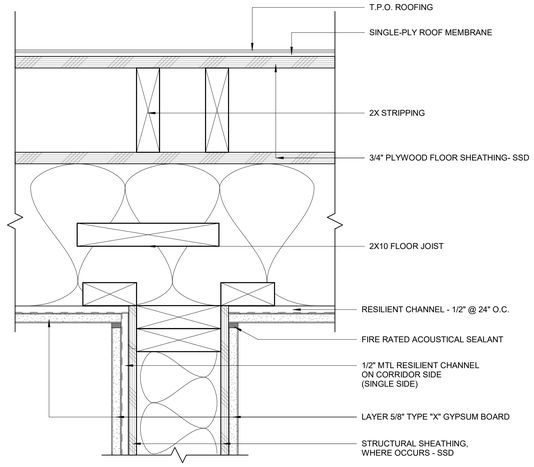
6575 FOUNTAIN



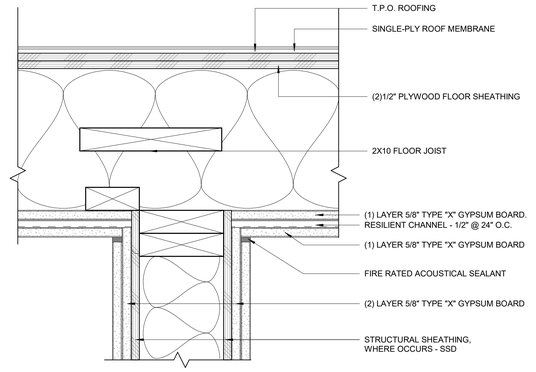
9 | 3" = 1'-0" | STANDPIPE



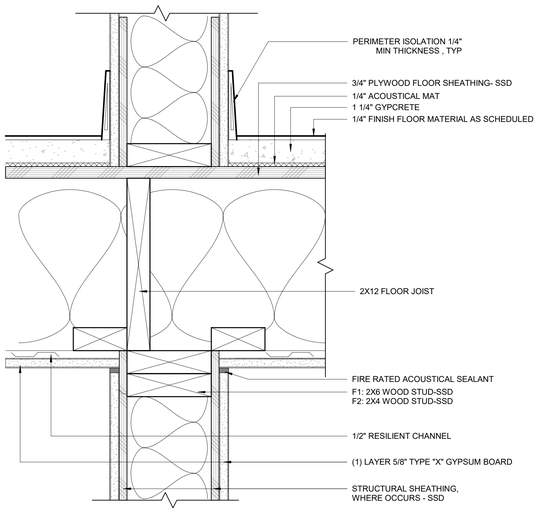
8 | 3" = 1'-0" | 1HR ROOF DECK/ NON RATED INTERIOR WALL @ INTERSECTION



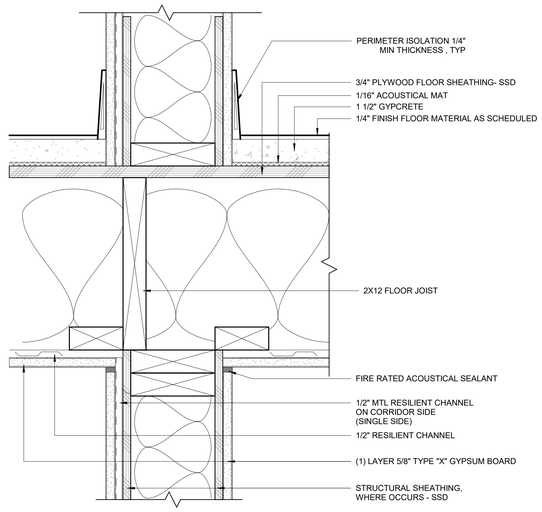
7 | 3" = 1'-0" | 1HR ROOF DECK/ 1-HR RATED INTERIOR DEMISING / CORRIDOR WALL @ INTERSECTION



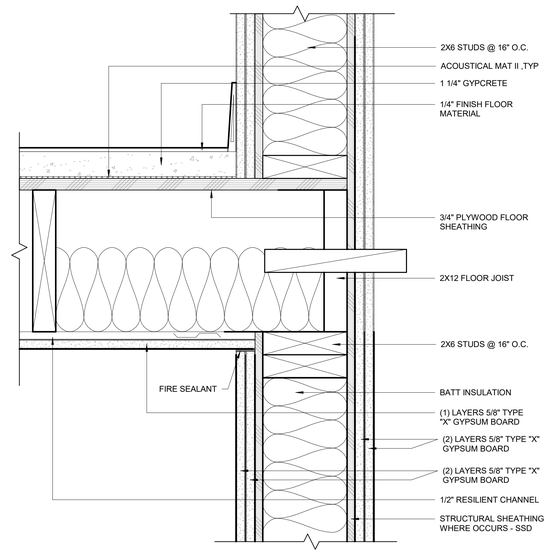
6 | 3" = 1'-0" | 2HR ROOF/ 2-HR RATED INTERIOR SHAFT WALL @ INTERSECTION



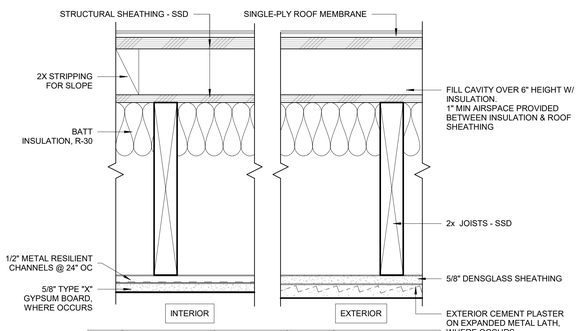
5 | 3" = 1'-0" | 1HR FLOOR / NON-RATED INTERIOR WALL @ INTERSECTION



4 | 3" = 1'-0" | 1HR FLOOR / 1-HR RATED INTERIOR DEMISING / CORRIDOR WALL @ INTERSECTION

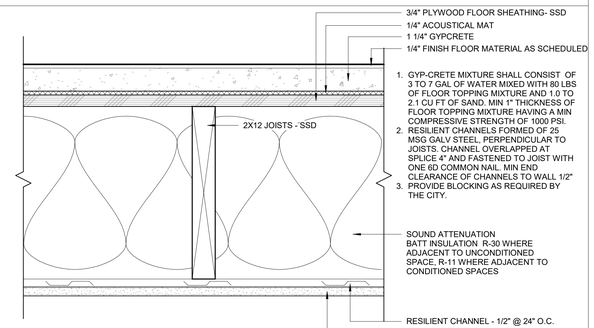


3 | 3" = 1'-0" | 1 HR FLOOR / 2 HR INTERIOR SHAFT WALL INTERSECTION



TYPE	DESCRIPTION	FIRE RATING	STC	ASSEMBLY #
ROOF	WOOD JOIST	1 HR		GA RC 2601

2 | 3" = 1'-0" | TYPICAL 1-HR ROOF ASSEMBLY



TYPE	DESCRIPTION	FIRE RATING	STC / IIC	ASSEMBLY #
FLOOR	WOOD JOIST	1 HR	54/50	GA FC 5120, P/BC 2017-069

NOTE:
SEE STRUCTURAL FOR FRAMING MEMBER SIZES

1 | 3" = 1'-0" | TYPICAL 1-HR UNIT FLOOR ASSEMBLY

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ASSEMBLY DETAILS

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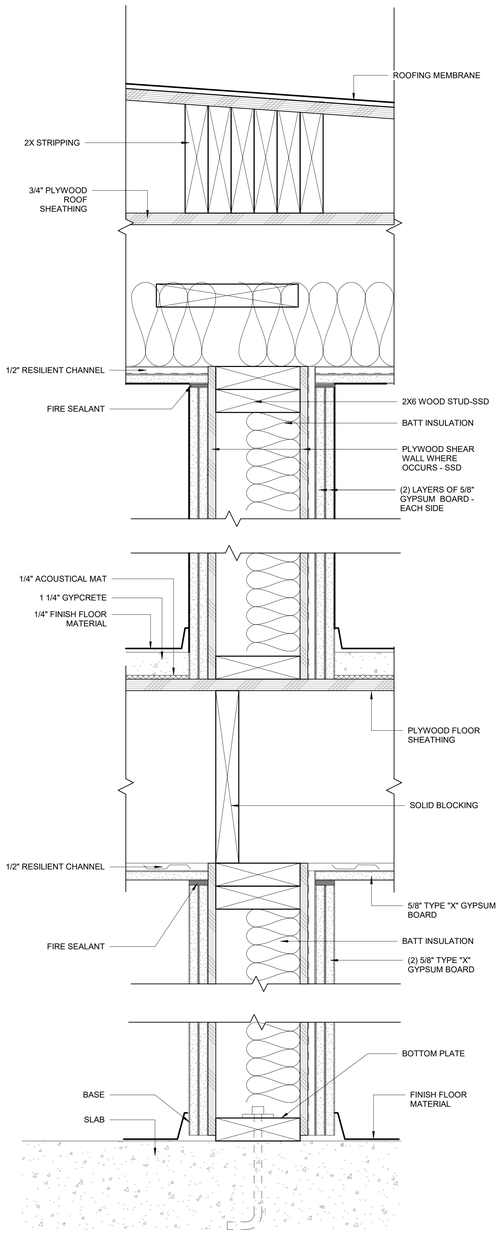
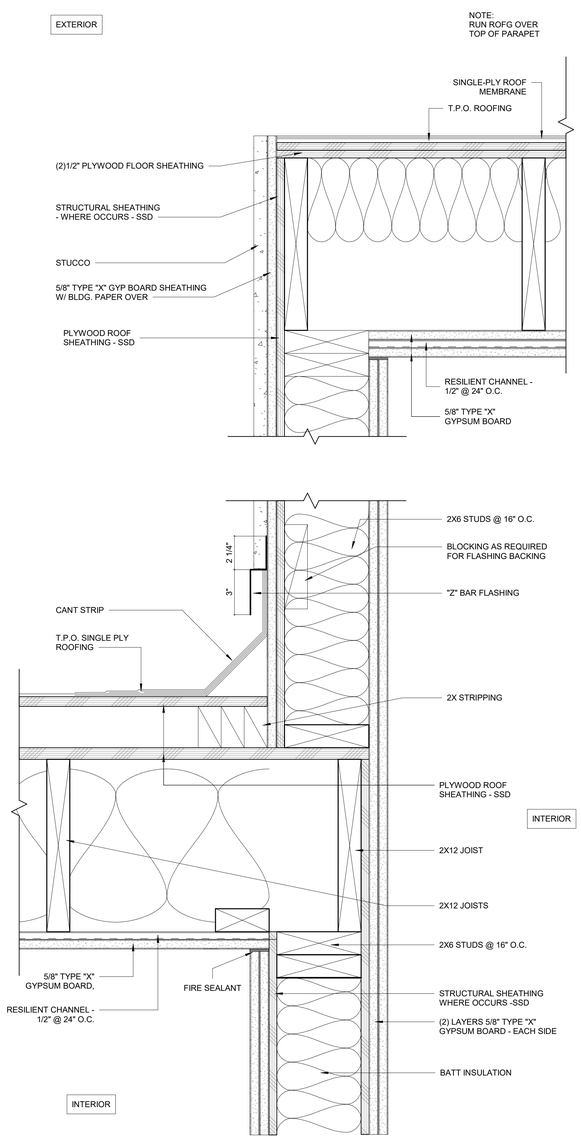
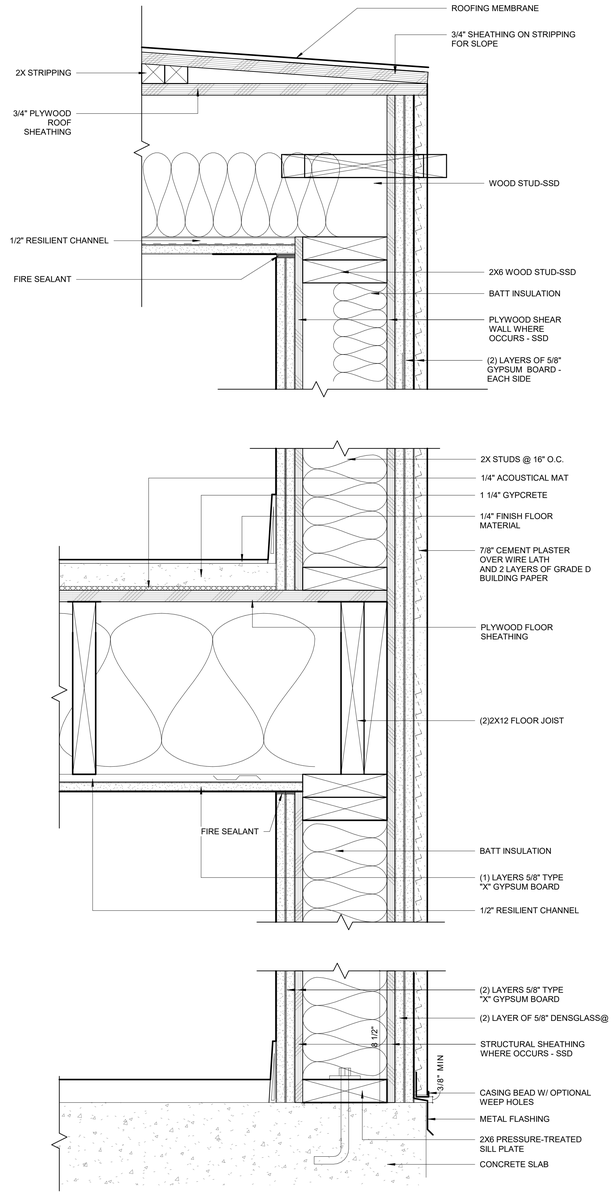


3 — 3" = 1'-0" — 2-HR FIRE BARRIER INTERSECTION



2 — 3" = 1'-0" — 1HR ROOF DECK / 2HR INTERIOR SHAFT WALL INTERSECTION



1 — 3" = 1'-0" — 2HR EXTERIOR WALL @ INTERSECTION

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ASSEMBLY DETAILS

A702

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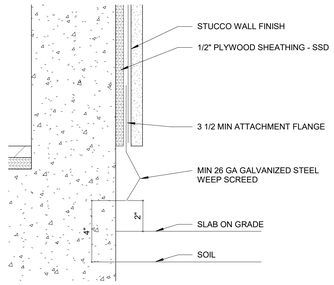
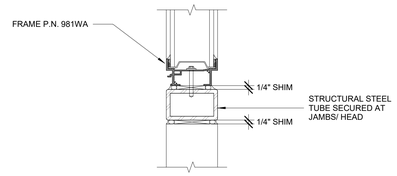
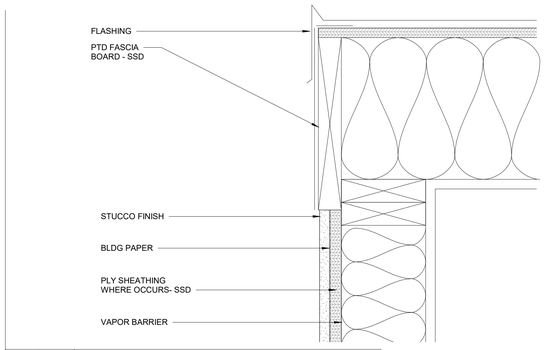


14 TYP WEEP SCREED DETAILS3
3" = 1'-0"

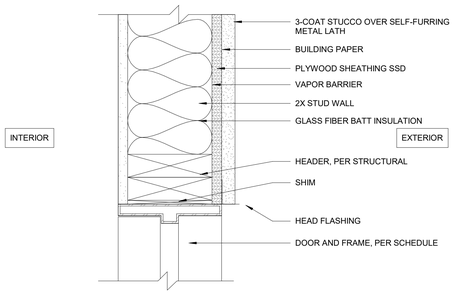


10 DOOR HEAD/JAMB IN CHANNEL GLASS WALL
3" = 1'-0"

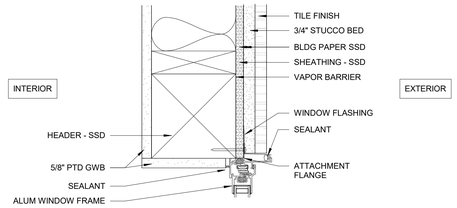
6 TYP WINDOW HEAD/JAMB DETAIL STUCCO FINISH3
3" = 1'-0"



3 TYP FASCIA DETAIL3
3" = 1'-0"

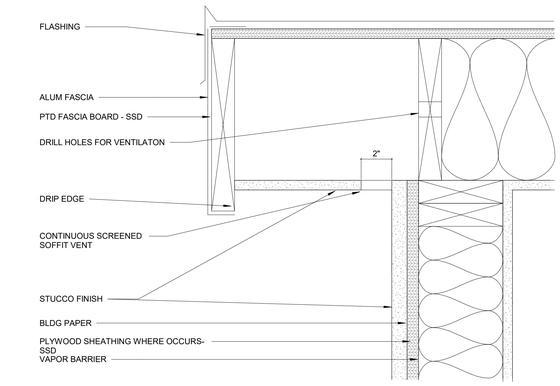


13 TYP EXTERIOR DOOR HEADER IN STUCCO WALL3
3" = 1'-0"



9 TYP WINDOW HEAD/JAMB DETAIL TILE FINISH3
3" = 1'-0"

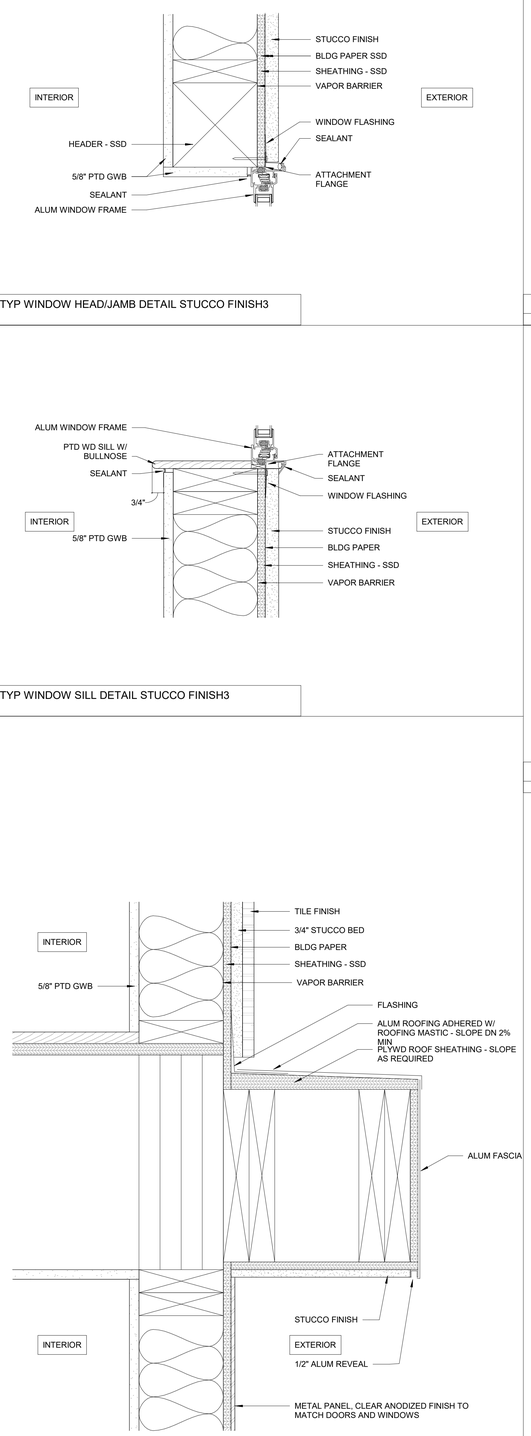
5 TYP WINDOW SILL DETAIL STUCCO FINISH3
3" = 1'-0"



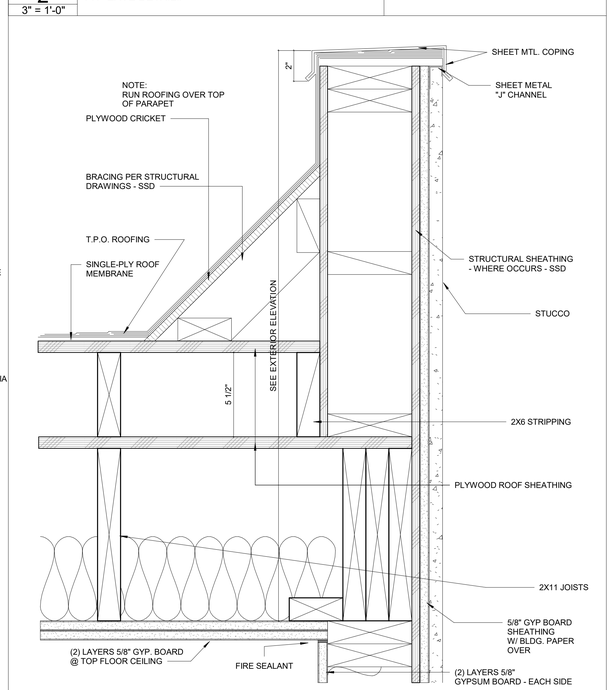
2 TYP EAVE DETAIL3
3" = 1'-0"

12 TYP EXTERIOR DOOR SILL AT GRADE3
3" = 1'-0"

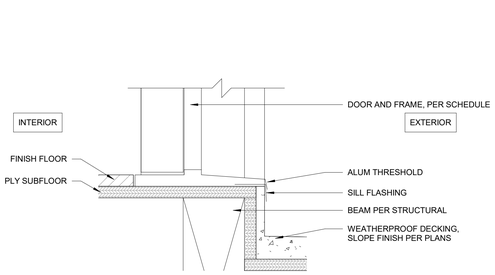
8 TYP WINDOW SILL DETAIL TILE FINISH3
3" = 1'-0"



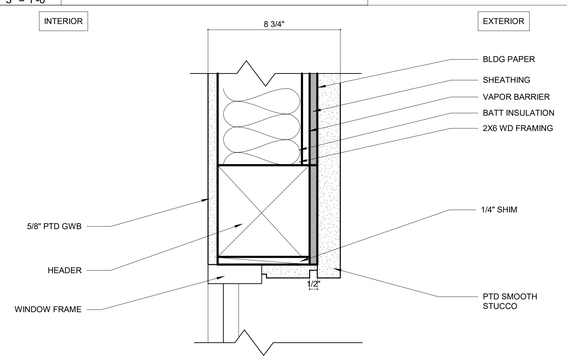
4 OVERHANG @ UNIT
3" = 1'-0"



1 PARAPET EXTERIOR WALL2
3" = 1'-0"



11 TYP EXTERIOR DOOR SILL IN STUCCO WALL3
3" = 1'-0"



7 TYP. RECESSED WINDOW DETAIL
3" = 1'-0"

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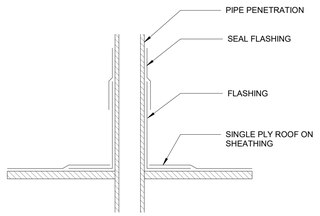
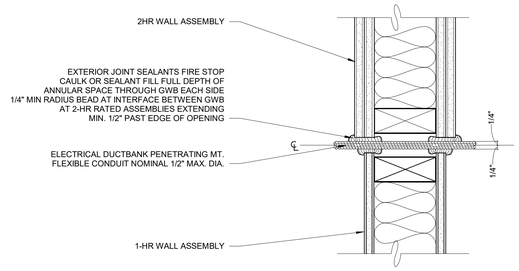
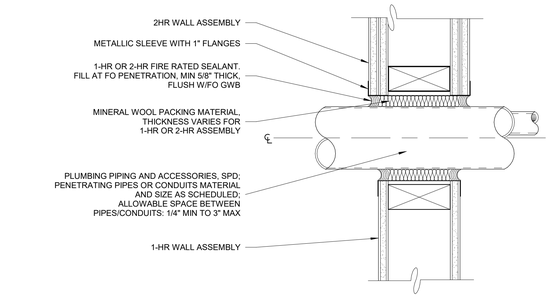


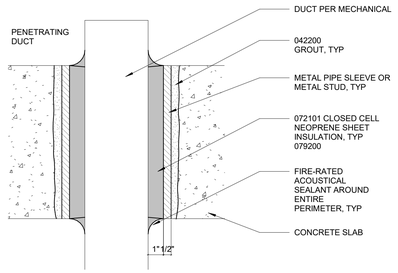
6 PIPE PENETRATION @ ROOF2
3" = 1'-0"



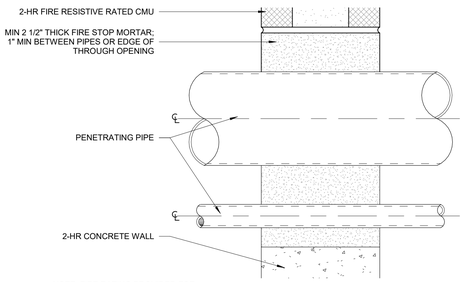
4 FLEXIBLE CONDUITS PENETRATION
3" = 1'-0"



2 IRON AND STEEL PIPE/CONDUIT PENETRATION
3" = 1'-0"

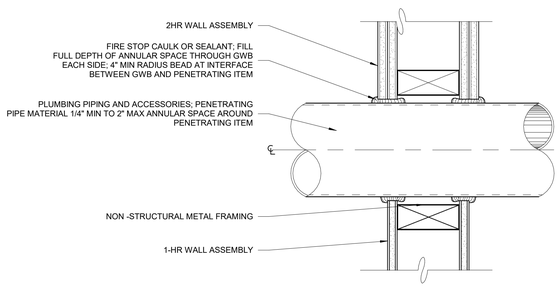


5 PENETRATIONS AT CONC SLAB1
3" = 1'-0"



NOTE: FIRE RATING PROVIDED FOR THROUGH PENETRATION ASSEMBLY = 3HR. FIRE RATING AT CMU WALL MAY BE LESS THAN PENETRATION ASSEMBLY FIRE RATING BASED ON PROJECT SPECIFIC REQUIREMENTS.

3 IRON, STEEL AND COPPER PIPE/CONDUIT PENETRATION
3" = 1'-0"



1 PIPE/CONDUIT PENETRATION
3" = 1'-0"

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A704

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STAIRWAYS NOTE:

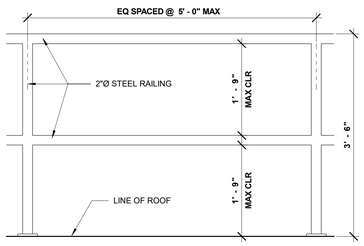
A. MIN CLEAR WIDTH OF 44". {CBC 1011.2}
B. Headroom clearance of {CBC 1011.3}
C. Riser heights shall be 7" max and 4" min. Tread depths shall be 11" min. {CBC 1011.5.2}
D. Provide a floor or landing at the top and bottom of each stairway. Width and length of the landing shall not be less than the width of stairway served. {CBC 1011.6}
E. Stairways shall be built of materials consistent with the type of construction. {CBC 1011.7}
F. Walls and soffits of enclosed usable spaces under stairways shall be protected by 1-hr fire-resistance-rated construction or the fire-resistance rating of the stairway, whichever is greater. The open space under exterior stairways shall not be used for any purpose. {CBC 1011. 7.3-4}
G. A flight of stairs shall have a vertical rise <=12' between floor landings. {CBC 1011.8}
H. Stairs shall have handrails on each side. {CBC 1011.11}
I. One stairway shall extend to the roof surface in buildings >3 stories above grade plane. Access to the roof shall be provided through a penthouse. Where roof hatch opening is located within 10' of the roof edge, access shall be protected by guards. {CBC 1011.12-13}

HANDRAILS:

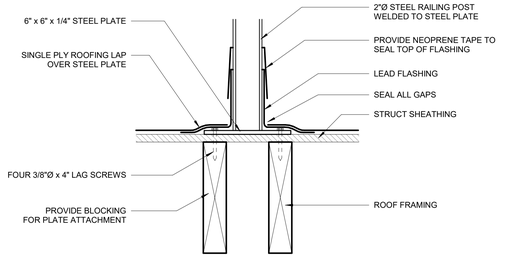
A. HEIGHT BETWEEN 34"-38". {CBC 1014.2}
B. EXTEND HORIZONTALLY >= 12" BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. {CBC 1014.6}
C. INTERMEDIATE HANDRAILS REQUIRED SUCH ALL PORTIONS OF REQUIRED WIDTH ARE WITHIN 30". {CBC 1014.9}

GUARDS:

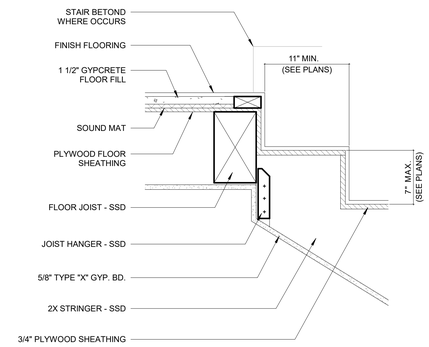
A. REQUIRED ALONG OPEN-SIDED WALKING SURFACES LOCATED >30" TO THE FLOOR BELOW. {CBC 1015.2}
B. GUARDS SHALL BE >= 42" IN HEIGHT. HAVE INTERMEDIATE RAILS OR BALUSTERS SPACED AT 4" MAXIMUM. IT SHALL BE DESIGNED PER SECTION 1607.8. {CBC 1015.2}
C. NO OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER FROM WALKING SURFACE TO GUARD HEIGHT. {CBC 1015.4}
D. WHERE ROOF HATCH OPENING IS WITHIN 10' OF ROOF EDGE. {CBC 1015.7}



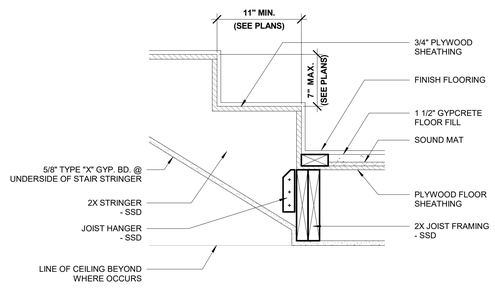
10 | 3" = 1'-0" | TYP. ROOF GUARDRAIL



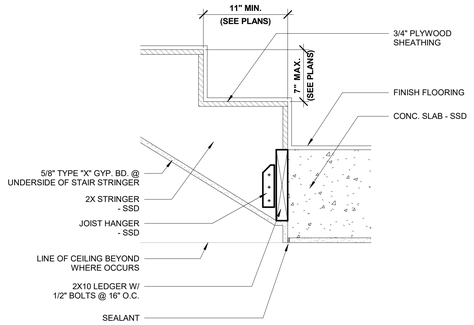
9 | 3" = 1'-0" | RAILING ATTACHMENT @ ROOF1



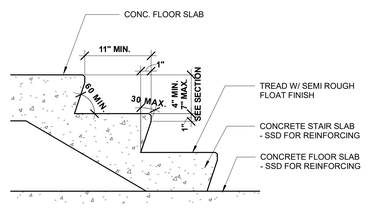
8 | 1 1/2" = 1'-0" | STAIR @LANDING @EXIT STAIRS - B



7 | 1 1/2" = 1'-0" | WOOD STAIR BASE CONNECTION @ LANDING @ EXIT STAIRS - A



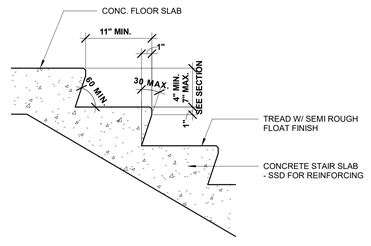
6 | 1 1/2" = 1'-0" | WOOD STAIR BASE CONNECTION @ CONC. SLAB EDGE



NOTE:

SCORE TOP AND BOTTOM RISERS AT INTERIOR STAIR RUNS, AND ALL RISERS AT EXTERIOR STAIR RUN WITH CONTRASTING COLOR. PER CBC CHAPTER 11A STAIR STRIPING REQUIREMENTS. SEE STAIR STRIPING DETAIL # 9 AT SHEET A5-02

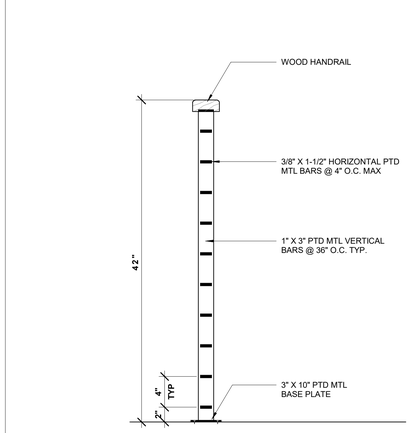
5 | 1 1/2" = 1'-0" | CONC. STAIR BASE & CONC. FLOOR SLAB CONNECTION



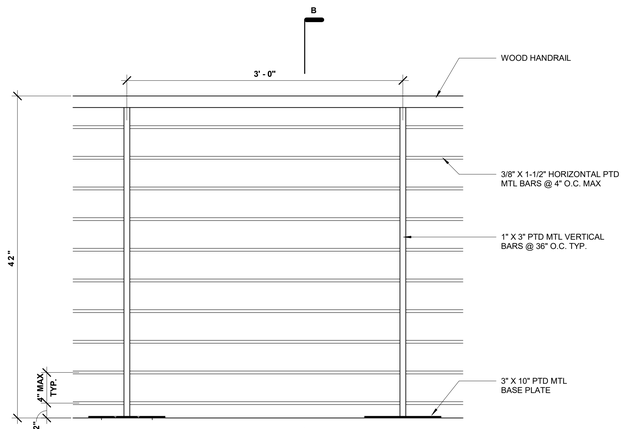
NOTE:

SCORE TOP AND BOTTOM RISERS AT INTERIOR STAIR RUNS, AND ALL RISERS AT EXTERIOR STAIR RUN WITH CONTRASTING COLOR. PER CBC CHAPTER 11A STAIR STRIPING REQUIREMENTS. SEE STAIR STRIPING DETAIL # 9 AT SHEET A5-02

4 | 1 1/2" = 1'-0" | CONCRETE STAIR

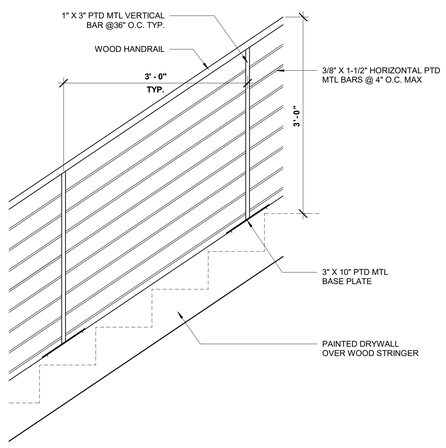


B : TYPICAL GUARDRAIL SECTION

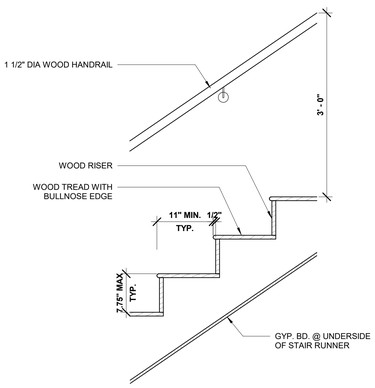


A : TYPICAL GUARDRAIL ELEVATION

3 | 1 1/2" = 1'-0" | TYP. GUARDRAIL SECTION & ELEVATION



2 | 1" = 1'-0" | TYP. STAIRCASE ELEVATION @ INTERIOR UNITS



1 | 1" = 1'-0" | TYP. STAIRCASE SECTION @ INTERIOR UNITS

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PROJECT:
38-UNIT MULTIFAMILY BUILDING

6575 Fountain Avenue
Los Angeles, CA 90028

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No. C-30005
REN. 11-30-2025
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DRAWING TITLE

TYP. STAIRCASE & GUARDRAIL DETAILS

A705

6575 FOUNTAIN

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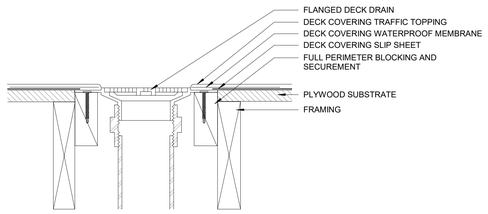
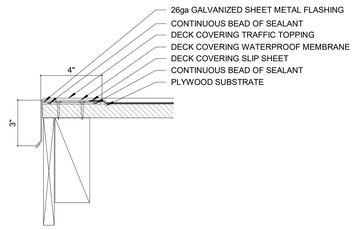
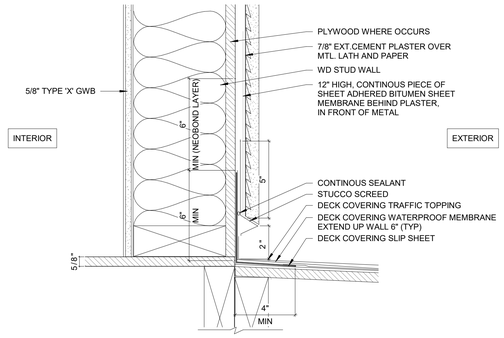


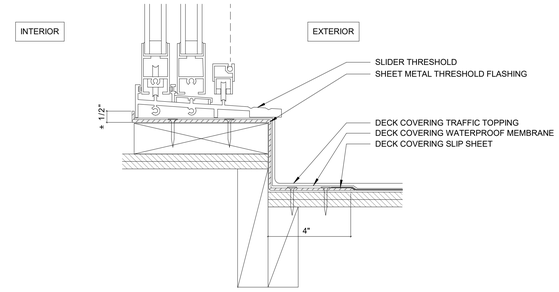
4 — 3" = 1'-0" — DEX-O-TEX DECK DRAIN DETAIL



3 — 3" = 1'-0" — DEX-O-TEX PLYWOOD DECK EDGE METAL DETAIL



2 — 3" = 1'-0" — DEX-O-TEX DECK TO WALL 2 PIECE FLASHING DETAIL WOOD FRAMING



1 — 3" = 1'-0" — DEX-O-TEX DOOR THRESHOLD

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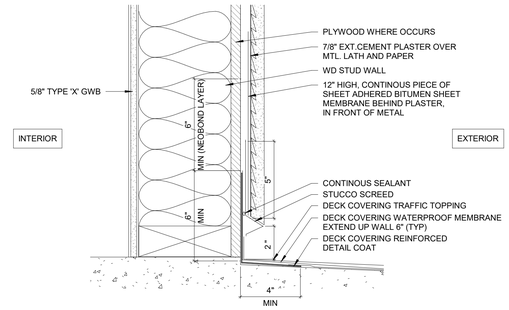
DRAWING TITLE: DEX-O-TEX WOOD FRAMING

A706

6575 FOUNTAIN



1	DEX-O-TEX DECK TO WALL 2 PIECE FLASHING DETAIL CONCRETE
3" = 1'-0"	

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DRAWING TITLE

DEX-O-TEX CONCRETE FRAMING

A707

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RENDERING

A800

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DRAWING TITLE

RENDERING

A801

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RENDERING

A802

6575 FOUNTAIN

GENERAL NOTES

1. The contractor shall verify all dimensions prior to starting construction and the architect and the engineer shall be notified of any discrepancies or inconsistencies.
2. Notes and details on drawings shall take precedence over general notes and typical details.
3. All phases of work shall conform to the latest edition of the California Building Code.
4. See architectural drawings for the following:
   * Door and window openings
   * Interior non-bearing partitions
   * Concrete curb, floor drains, slopes, depressed areas, etc.
   * Floor and roof openings and scuppers
   * Floor and roof finishes
   * Stair framing details
5. The contractor shall provide all measures necessary to protect the structure, workmen or other persons during construction.
6. All A.S.T.M. specifications noted on these drawings shall be of the latest revisions.
7. Construction materials shall be spread out if placed on framed floor and or roof. Load shall not exceed design live load for each particular level.
8. The building is type **IIIA** construction in two stories.
9. Contractor responsible for the construction of a wind or seismic force resisting system/component in the "statement of special inspection" shall submit a written statement of responsibility to the LADBS inspector and the owner prior to the commencement of work on such sysytem. or component per Sec 1704.4.
10. A copy of the los angeles research report and/or conditions of listing shall be made available at the job site
11. If adverse soil conditions are encountered, a soils investigation report may be required.
12. Hold-down connector bolts into wood framing require approved plate washers; and hold-downs shall be finger tight and 1/2 wrench turn just prior to covering the wall framing. Connector bolts into wood framing require steel plate washers on the opposite side of the anchorage device. Plate size shall be a minimum of 0.299 inch by 3 inches by 3 inches
13. Roof diaphragm nailing to be inspected before covering". Face grain of plywood shall be Perpendicular to supports. Floor shall have tongue and groove or blocked panel edges. Plywood spans shall conform with Table 2304.7.
14. All diaphragm and shear wall nailing shall utilize common nails or galvanized box.
15. All bolt holes shall be drilled 1/32 to 1/16" oversized.
16. Hold-down hardware must be secured in place prior to foundation inspection.

FOUNDATION

1. Foundation design based on soil investigation report
   by : Irvine Geotechnical Inc. dated : Nov.30.2015
2. Contractor to provide for de-watering of excavations from all surface water, ground water or seepage.
3. Contractors shall provide and install all cribing, sheathing and shoring required to safely retain the earth banks.
4. All excavations shall be properly backfilled, but not before concrete has attained full design strength.
5. In no case shall bottom of footing be placed less than 2'-0" below the adjcent grade and with 2'-0" minimum penetration into recommended bearing material.
6. Soil bearing value: 3000~4000 psf.
7. All foundation excavations must be observed and approved by the project soil engineer prior to placement of reinforcing steel and excavations shal be made in compliance with CAL/OSHA regulations.
8. Foundation sill shall be naturaly durable or preservative-tread wood

MASONRY

1. Block masonry units shall conform A.S.T.M. C-90, latest revision. Minimum compressive strength of block shall be 1500 psi.
2. Mortar shall have a minimum compressive strength of 1800 psi.
3. Grout shall have a minimum compressive strength of 2000 psi at 28 days.
4. Minimum lap of reinforcing steel shall be 40 bar diameters or 2'-0" min.
5. High lift grouting of block masonry: Provide clean-out openings at the bottom of the wall in every cell to be filled.
6. Minimum grouting: Fill all cells.
7. Provide 3/4" clearance min. to the masonry cell for all reinforcing in block walls.

CONCRETE

1. Concrete mixes shall be designed by a recognized testing laboratory and copies of the design shall be sent to the architect and the engineer.
2. The maximum aggregate size in foundation and mass concrete work shall be 1-1/2".
3. The maximum aggregate size in slab on grade, walls and slabs greater than 8" shall be 1".
4. The maximum aggregate size in walls and slabs less than 8" small shall be 1".
5. Portland cement shall conform to A.S.T.M. C-150, Type **I**, Type **II** or Type **III** low Alkali.
6. Aggregate for concrete shall conform to A.S.T.M. C-33.
7. Concrete mixing operations, etc. shall conform to A.S.T.M. C-94.
8. Slump: The maximum slump shall not exceed 4" for footings, slabs on grade and mass concrete, and 5" for the concrete.
9. Ultimate compressive strength of the concrete at 28 days shall be as follows:
   Columns, beams & deck, & walls 4000 psi
   All footings 3000 psi
   All other concrete 2500 psi

REINFORCING STEEL

1. Reinforcing bars shall be deformed bars conforming to A.S.T.M. A-615 Grade 60 except as noted below:
   A. Welded wire fabric shall conform to A.S.T.M. A-185.
2. Clear coverage of concrete over outer reinforcing bars shall be as follows:
   A. Concrete poured against earth, 3" clear.
   B. Structural slabs, 3/4" clear top to bottom
   C. Concrete formed against earth, 2" clear.
   D. Walls: Interior face - 3/4" clear
      Exterior face - 2" clear for #6 and larger
      1-1/2" clear for #5 and smaller
   E. Columns: 1-1/2" clear to face of tie.
   F. Beams: 1-1/2" clear to face of stirrup.
3. All reinforcing bar bends shall be made cold.
4. Minimum lap of welded wire fabric shall be 6" or one full mesh plus 2".
5. Bars maybe in contact when forming a lapped splice.
6. Tension lap splices shall be type B or C lap splice.

STRUCTURAL STEEL

1. All structural steel shall be detailed, fabricated and erected in accordance with the latest edition of the american institute of steel construction specification for the design, fabrication and erection of structural steel for buildings.
2. Structural steel rolled sections and plate used in the work shall conform to ASTM A36. All wide -flange steel members comprising the seismic-resisiting system shall conform to ASTM A992 or ASTM A913. Shapes of ASTM A572, grade 50, mill-certified to AISC technical bulletin NO.3 requirements may be substituted for A992 with the engineers approval.
3. Steel pipe sections used in the work shall be welded seamless pipe conforming to ASTM A53 Grade B, Unless specifically noted otherwise.
4. Square or rectangular tubes used in the work shall be welded seamless sections confirming to ASTM A500 Grade B, unless specifically noted otherwise.
5. All bolts for structural steel work shall be high strength conforming to ASTM A325 with threads excluded from shear planes, unless noted otherwise.
6. All structural steel except that portion to be embeded in concrete or to receive sprayed on fireproofing shall receive one shop coat paint as described in the project manual, unless otherwise noted. Structural steel below grade shall be protected against corrosion by at least 4" of structural concrete cover. Such concrete shall be reinforced with wire mesh or minimum bar to control cracking.
7. Arc welding electrodes shall conform to A.S.T.M. A-233.
8. All tension butt welds shall be inspected by the ultrasonic method.
9. All structural steel shall be fabricated by a licensed fabricator.
10. Field welding to be done by welders certified by the LADBS for (structural steel) (reinforcing steel)(light gauge steel). Continuous inspection by a deputy inspector is required.
11. Shop welds must be performed in LADBS licenced fabricator's shop.
12. LADBS licenced fabricator is required for (Trusses),(Strutural Steel) ....

WOOD

1. All lumber shall be grade marked Douglas Fir construction grade as follows:

2 X 4 Studs	Standard	Joist & Rafters	No. 1 & better
2 X 6 Studs	No. 2	4 X Beams	No. 1 & better
Posts	No. 1	6 X Beams	No. 1

2. Structural steel rolled sections and plate used in the work shall conform to ASTM A36. All wide -flange steel members comprising the seismic-resisiting system shall conform to ASTM A992 or ASTM A913. Shapes of ASTM A572, grade 50, mill-certified to AISC technical bulletin NO.3 requirements may be substituted for A992 with the engineers approval.
3. Joists and rafters shall be spliced at supports only. Block solid at all supports.
4. Place double floor joists under all partitions.
5. Minimum lap of double plate shall be 4'-0" with 20-16d nails.
6. Shop drawings of glued laminated members shall be approved by the architect and engineer before fabrication. They shall be of combination 24F-V8 with industrial appearance and shall be fabricated by a L.A. City licensed fabricator. Fabrication certificate shall be present at the construction site.
7. Drill bolt holes with the same diameter as that of the bolt. Provide washer plates under all nuts bearing on wood.
8. Joist hangers and metal hardwares shall be manufactured by the Simpson company. RR# 25293, 25720, 25759, 25713, 25814, 25716, 25304
9. Only common nails shall be used for all plywood shear walls & diaphragms and nail guns using "clipped head" or "sinker" nails are not allowed.
10. All bolt holes to be drilled 1/32" min. to 1/16" max. oversized.
11. Douglas Fir (group **II** lumber) pressure treated sill plates shall be used. Engineer shall be notified for redesign if other species sills are delivered to the construction site (or are part of existing bldg).
12. The following applies to all shear walls with a listed design load greater than 300 pounds per linear foot:
    a). provide 3x sill plates for sills that rest on concrete or masonry.
    b). provide 3x studs between adjacent panels.If it is necessary to use 2- 2x members between panels, the members shall be nailed together with 16d nails @ 4" on center staggered.
    c). provide 1/2" edge distance for the plywood boundary nailing.
    d). plate washers are to be used with the anchor bolts and holdown connectors as follows:
    1/2" bolts 3" x 3" x 3/16" washers
    5/8" bolts 3" x 3" x 1/4" washers
    3/4" bolts 3" x 3" x 5/16" washers
    7/8" bolts 3" x 3" x 3/8" washers
13. Holdown anchor nut to be tighten prior to covering the wall framing. Holdown connector bolts require approved washer plate.
14. Deputy inspection is required per table 26-E and 91.0306(a)2 for holdown anchor bolts.
15. GLB must be fabricated in LA City Bldg. Dept. licensed shop.
16. ANSI A208.1-1989. Moisture Protection is required
17. Provide lead hole 40%-70% of threaded shank Dia. for smooth shank protection.
18. LADBS licensed fabricator is required for GLB.
19. Use full height studs on exterior walls of rooms with vaulted ceiling.
20. Plywood roof panels shall be bonded with intermediate or exterior glue and bonded with exterior glue where exposed to the weather.
21. Glued-laminated timbers must be fabricated in LADBS licenced shop. Identify grade symbol and lamination species per 2015 NDS supplement Table 5-A
22. Fasteners in preservative treated wood or fire retardant treaded wood shall be of hot dipped zinc coated galvanized steel or stainless steel.

FOOTING ON EXPANSIVE SOIL

1. Depth of footing below the natural and finish grades shall not be less than 24 inches for exterior and 18 inches for interior footings.
2. Exterior walls and interior bearing walls shall be supported on continuous footings.
3. Footings shall be reinforced with four 1/2-inch-diameter deformed reinforcing. bars. Two bars shall be placed 4 inches of the bottom of the footing and two bars within 4 inches of the top of the footings.
4. Concrete floor slabs on grade shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3 1/2 inches thick and shall be reinforced with 1/2-inch-diameter deformed reinforcing bars. Reinforcing bars shall be spaced at intervals not exceeding 16 inches each way.
5. The soil below an interior concrete slab shall be saturated with moisture to a depth of 18 inches prior to placing the concrete.
6. Provide rain gutter and convey rain water to the street.

USE OF SIMPSON EPOXY IN EXISTING FOOTING

A) Epoxy type anchors shall not be installed into or used to support any fire-resistive construction.
B) Before installing of threaded rod or reinforcing bar, concrete or grout shall have reached its design strength.
C) Installation of the threaded rod or reinforcing bar shall be in accordance with the manufacturer's instruction shall be provided at each job site.
D) Use A307 quality or better threaded rods and deformed reinforcing bars of grade 60 or better.
E) The threaded rod or reinforcing bar shall not be installed in overhead applications such as in the soffit of a beam or arch or smilar locations.
F) These are not approved for use where supports will be subjected to vibratory or impact loads, such as supports for reciprocating engines or crane rails.
G) Special inspection is required by deputy inspector for controlled activity in drilled in anchor bolts into reinforced concrete, steel, or reinforced masonry.

NAILING SCHEDULE

CONNECTION	NAILING[1]
1. Joist to sill or girder, toenail	3-8d
2. Bridging to joist, toenail each end	2-8d
3. 1" x 6" (25 mm x 125 mm) subfloor to each joist, face nail	2-8d
4. Wider than 1" x 6" (25 mm x 152 mm subfloor to each joist, face nail	3-8d
5. 2" (51 mm) subfloor to joist or girder, blind and face nail	2-16d
6. Sole plate to joist or blocking, typical face nail Sole plate to joist or blocking, at braced wall panels	16d at 16" (406 mm) o.c. 3-16d per 16" (406 mm)
7. Top plate to stud, end nail	2-16d
8. Stud to sole plate	4-8d, toenail or 2-16d, end nail
9. Double studs, face nail	16d at 24" (610 mm) o.c.
10. Doubled top plates, typical face nail Double top plates, lap splice	16d at 16" (406 mm) o.c. 8-16d
11. Blocking between joists or rafters to top plate, toenail	3-8d
12. Rim joist to top plate, toenail	8d at 6" (152 mm) o.c.
13. Top plates, laps and intersections, face nail	2-16d
14. Continuous header, two pieces	16d at 16" (406 mm) o.c. along each edge
15. Ceiling joist to plate, toenail	3-8d
16. Continuous header to stud, toenail	4-8d
17. Ceiling joists, laps over partitions, face nail	3-16d
18. Ceiling joists to parallel rafters, face nail	3-16d
19. Rafter to plate, toenail	3-8d
20. 1" (25 mm) brace to each stud and plate, face nail	2-8d
21. 1" x 8" (25 mm x 203 mm) sheathing or less to each bearing, face nail	2-8d
22. Wider than 1" x 8" (25 mm x 203 mm) sheathing to each bearing, face nail	3-8d
23. Built-up corner studs	16d at 24" (610 mm) o.c.
24. Built-up girder and beams	20d at 32" (813 mm) o.c. at top and bottom and staggered 2-20d at ends and at each splice
25. 2" (51 mm) planks	2-16d at each bearing
26. Wood structural panels and particleboard:[2] Subfloor and wall sheathing (to framing) 1/2" (12.7 mm) and less 19/32" - 3/4" (15 mm-19 mm) 7/8" - 1" (22 mm-25 mm) 1 1/8" - 1 1/4" (29 mm-32 mm) Combination subfloor-underlayment (to framing): 3/4" (19 mm) and less 7/8" - 1" (22 mm-25 mm) 1 1/8" - 1 1/4" (29 mm-32 mm)	 6d[3] 8d or 6d[5] 8d[3] 10d or 8d[5] 6d[5] 8d[5] 10d or 8d[5]
27. Panel siding (to framing):[2] 1/2" (12.7 mm) or less 5/8" (16mm)	 6d[6] 8d[6]
28. Fiberboard sheathing:[7] 1/2" (12.7 mm) 25/32" (20 mm) 	 No. 11 ga[8] 6d[4] No. 16 ga[9] No. 11 ga[8] 8d[4] No. 16 ga[9]
29. Interior paneling 1/4" (6.4 mm) 3/8" (9.5 mm)	 4d[10] 6d[11]

1. Common or box nails may be used except where otherwise stated.
2. Nails spaced at 6 inches (152 mm) on center at edges, 12" inches (305 mm) at intermediate supports except 6 inches (152 mm) at all supports where spans are 48 inches (1219 mm) or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2315.4 Nails for wall sheathing may be common, box or casing.
3. Common or deformed shank.
4. Common.
5. Deformed shank.
6. Corrosion-resistant siding or casing nails conforming to the requirements of Section 2304.3.
7. Fasteners spaced 3 inches (76 mm) on center at exterior edges and 6 inches (152 mm) on center at intermediate supports.
8. Corrosion-resistant roofing nails with 7/16 inch (11 mm) head and 1 1/2 inch (38 mm) length for 1/2 inch (12.7 mm) sheathing and 1 3/4 inch (44 mm) length for 25/32 inch (20 mm) sheathing conforming to the requirements of Section 2304.3.
9. Corrosion -resistant staples with nominal 7/16 inch (11 mm) crown and 1 1/8 inch (29 mm) length for 1/2 inch (12.7 mm) sheathing and 1 1/2 inch (38 mm) length for 25/32 inch (20 mm) sheathing conforming to the requirements of Section 2304.3.
10. Panel supports at 16 inches (406 mm) [20 inches (508 mm) if strength axis in the long direction of the panel, unless otherwise marked]. Casing or finish nails spaced 6 inches (152 mm) on panel edges, 12 inches (305 mm) at intermediate supports.
11. Panel supports at 24 inches (610 mm). casing or finish nails spaced 6 inches (152 mm) on panel edges 12 inches (305 mm) at intermediate supports.
12. If local building and safety code differs from the above schedule and notes, then contractor shall comply w/ local building and safety codes.

SPECIAL INSPECTION

Special inspection by a registered deputy inspector licensed by the local building department shall be provided for the following:

A. All concrete work with compressive strength of more than 2500 psi.
B. All field welding.
C. Installation of high strength bolts.
D. Installation of epoxy bolts.
E. Block walls if specifically specified on plans.
F. All piles and caissons.

NOTE:

1. Periodic special inspection is required for wood shear wall, shear panels, and diaphragms, including nailing, bolting, anchoring and other fastening components of the seismic force resisiting system. Special inspection by a deputy inspector is required where the fstener spacing of the sheating is 4 inches on center or less
2. Continuous special inspection by a registered deputy inspector is required for field welding, concrete strenght F'c>2500 psi, high strength bolting, sprayed-o fireproofing engineered masonry, high-lift grouting, pre-stressed concrete, High load diaphragms.

EARTHQUAKE INFORMATION DATA

Earthquake information data are as follow:

a. Sds=1.402 Sd1=0.851 Sm1=1.277
   Sms=2.103
b. R=6.5 Cd=4 I=1 Cs=0.216
c. Site Class D
d. Seismic Design Catogary: E
e. Total Wt. of building: 196 psf
f. Total seismic force: 39.31 psf
g. Seismic Design Procedure: Equivalant Force System

WIND INFORMATION DATA

Wind information data are as follow:

a. Kz=1 Ps30=12.7
b. λ=1.56 I=1
c. Ps=19.81
d. Basic wind speed: 110 mph
e. Exposure B.

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SHEAR WALL SCHEDULE

MARK	PLYWOOD AND NAILING	PLATE	FRAMING ANCHORS @FLOOR & ROOF	EARTHBOUND SYSTEM @ FLOOR OR CONC. LEVEL	COM - PRESSION STUD	CAPACITY FOR REGULAR PLYWOOD	CAPACITY FOR TREATED PLYWOOD	ANCHOR BOLTS	REQ'D EDGE DISTANCE FOR A.B.'S
1	1/2" W/8d @ 6" EDGE 12" FIELD	1/4" x 8" @ 12" O.C SDS LAG SCREWS W/ 2x PLATE & W / 2 X BLK'G	A35 @ 24" O.C.	R4	2-2x4 OR 2-2x6	280 LBS. PER FT.	233 LBS. PER FT.	5/8"Ø x 12" @ 48" O.C.	6x DIAMETER
2	1/2" W/10d @ 4" EDGE 12" FIELD	1/4" x 8" @ 8" O.C SDS LAG SCREWS W/ 3x PLATE & W / 2 X BLK'G	A35 @ 12" O.C.	R8	3-2x6 OR 4-3x4	510 LBS. PER FT.	425 LBS. PER FT.	5/8"Ø x 12" @ 24" O.C.	6x DIAMETER
3	1/2" W/10d @ 3" EDGE 12" FIELD	1/4" x 8" @ 6" O.C SDS LAG SCREWS W/ 3x PLATE & W / 3 X BLK'G	A35 @ 10" O.C.	R10	4-2x6 OR 5-3x4	665 LBS. PER FT.	554 LBS. PER FT.	5/8"Ø x 12" @ 24" O.C.	6x DIAMETER
4	1/2" W/10d @ 2" EDGE 12" FIELD	1/4" x 8" @ 4" O.C SDS LAG SCREWS W/ 3x PLATE & W / 3 X BLK'G	A35 @ 8" O.C.	R8 H.S.	5-2x6 OR 4-4x4	870 LBS. PER FT.	725 LBS. PER FT.	5/8"Ø x 12" @ 16" O.C.	6x DIAMETER
5	1/2" EA. FACE w/10d @ 4" EDGE 12" FIELD	1/4" x 8" @ 4" O.C SDS LAG SCREWS W/ 3x PLATE & W / 3 X BLK'G	A35 @ 6" O.C.	R8 H.S.	6-2x6 OR 5-4x4	1020 LBS. PER FT.	850 LBS. PER FT.	5/8"Ø x 12" @ 16" O.C.	6x DIAMETER
6	1/2" EA. FACE w/10d @ 3" EDGE 12" FIELD	1/4" x 8" @ 3" O.C SDS LAG SCREWS W/ 3x PLATE & W / 3 X BLK'G	A35 @ 5" O.C.	R10 H.S.	8-2x6 OR 4-4x6	1330 LBS. PER FT.	1108 LBS. PER FT.	3/4"Ø x 12" @ 16" O.C.	6x DIAMETER
7	1/2" EA. FACE w/10d @ 2" EDGE 12" FIELD	3/8" x 8" @ 4" O.C LAG BOLTS W/ 3x BLK'G	A35 @ 4" O.C.	R12 H.S.	11-2x6 OR 6-4x6	1740 LBS. PER FT.	1450LBS. PER FT.	3/4"Ø x 12" @ 12" O.C.	6x DIAMETER
	COMMON NAILS	LAG BOLTS							

NOTES:

1. All boundary members shall be 3x with staggered nailing. Except @ type 1 2x boundary members could be used.
2. Provide 3x members at all plywood edges.
3. All plywood shall be structural I w/min. of 5 ply lamination or "OSB" struc.1
4. Design of holdown anchor bolts includes reduced edge distance. Deputy inspection req.
5. When bolting to an existing footing, provide a copy of the research report approval for the type of bolt, allowable design loads and required edge distance. Deputy inspection is generally req.

REBAR DEVELOPMENT LENGTHS AND LAP SPLICES IN TENSION

REBAR DEVELOPMENT LENGTHS & LAP SPLICES - IN TENSION (INCHES)

STRENGTH (PSI)	BAR SIZE	BAR DIA. (INCHES)	DEVELOPMENT LENGTH			LAP SPLICE LENGTH	
			TYPE "B"	TYPE "A"	HOOKED	TYPE "B"	TYPE "A"
f'c = 3,000	#3	0.375	22	16	8	28	22
	#4	0.500	28	22	12	36	28
	#5	0.625	36	28	14	46	36
	#6	0.750	42	32	16	54	42
	#7	0.875	60	48	20	78	60
fy = 60,000	#8	1.000	70	54	22	90	70
	#9	1.128	78	60	24	102	78
	#10	1.270	88	68	28	114	88
	#11	1.410	98	76	30	126	98
f'c = 4,000	#3	0.375	20	16	8	26	20
	#4	0.500	26	20	10	34	26
	#5	0.625	32	24	12	42	32
	#6	0.750	38	30	16	50	38
	#7	0.875	54	42	18	72	54
fy = 60,000	#8	1.000	62	48	20	82	62
	#9	1.128	70	54	22	92	70
	#10	1.270	80	62	26	102	80
	#11	1.410	88	68	28	114	88

STRUCTURAL OBSERVATION PROGRAM

AND DESIGNATION OF THE

STRUCTURAL OBSERVER

PROJECT ADDRESS: 6575 FOUNTAIN AVENUE LOS ANGELES, CA, 90028 PERMIT APPL. NO.:

Description of Work: 5-Stories Multi-Family BLDG

Owner: Seachange partners REG LLC Architect: Aaron brumer & assoc, architects Engineer: AMIR PIRBADIAN, INC.

STRUCTURAL OBSERVATION
(only checked items are required)

Firm or Individual to be responsible for the Structural Observation:
Name: AMIR PIRBADIAN,INC. Phone: (818) 990 - 6425 Calif. Registration: C72413

FOUNDATION	WALL	FRAME	DIAPHRAGM
☒ Footing, Stem Walls, Piers	☐ Concrete	☐ Steel Moment Frame	☐ Concrete
☐ Mat Foundation	☐ Masonry	☐ Steel Braced Frame	☐ Steel Deck
☐ Caisson, Piles, Grade Beams	☒ Wood	☐ Concrete Moment Frame	☒ Wood
☐ Stepp'g/Retain'g Foundation,	☐ Others:	☐ Masonry Wall Frame	☐ Others:
☐ Others:		☐ Others:	

DECLARATION BY OWNER

I, the Owner of the project, declare that the above listed firm or individual is hired **by me** to be the Structural Observer.

Signature Date

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (required if the Structural Observer is different from the Architect or Engineer of Record)

I, the Architect or Engineer of record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation.

Signature License No. Date

AMIR PIRBADIAN, INC.
17514 VENTURA BLVD., #206
ENCINO, CA. 91316
Phone (818)990-6425
Email: aandgstreng@gmail.com

6575 FOUNTAIN AVENUE
LOS ANGELES , CA, 90028

REGISTERED PROFESSIONAL ENGINEER AMIR PIRBADIAN No. C72413 Exp. 06/30/2026 CIVIL STATE OF CALIFORNIA

REVISIONS	DATE
SUBMITTAL	09.19.25

Scale: N.T.S.

DRAWN BY: A.P.

Sheet
S - 1

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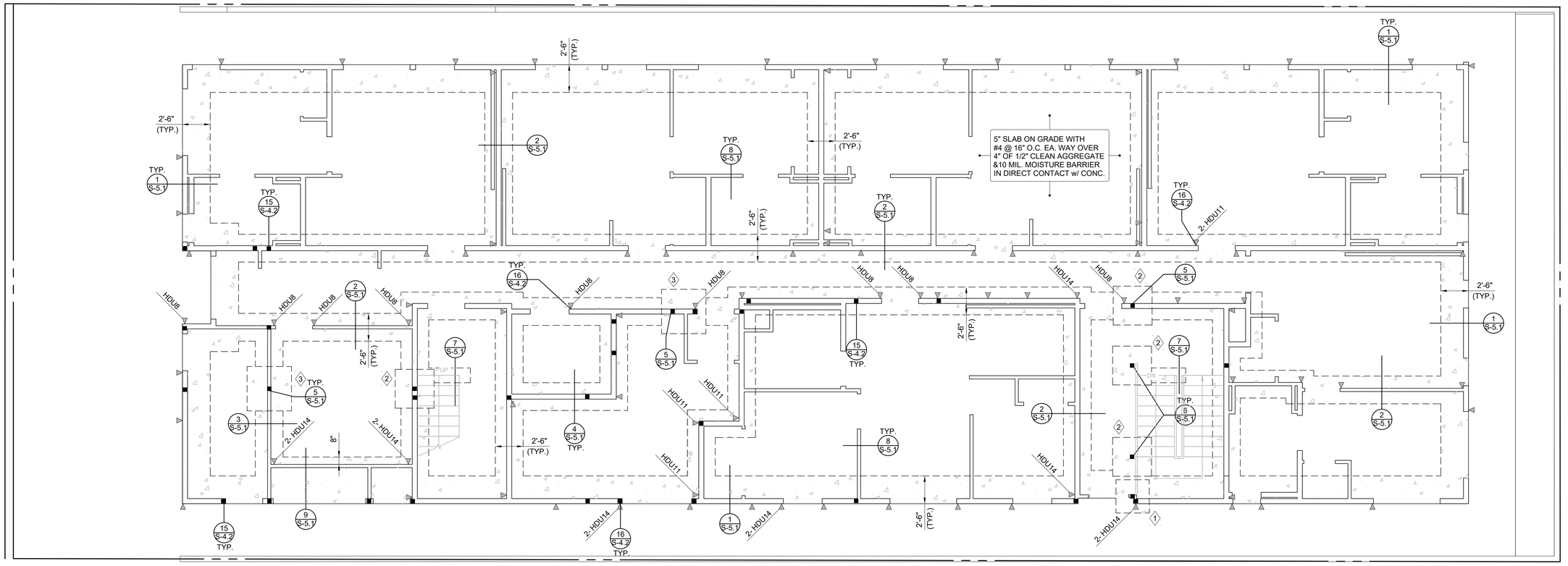

FOUNDATION PLAN

N

PAD FOOTING SCHEDULE (F'c=3000 psi.)		
MARK	SIZE	REBAR
1	3'-0" SQ. x 27" THK.	6- #5 @ BOT. EA. WAY
2	3'-6" SQ. x 27" THK.	7- #5 @ BOT. EA. WAY
3	4'-0" SQ. x 27" THK.	8- #5 @ BOT. EA. WAY

NOTES :

1. ⚠ DENOTES HOLDOWN AS NOTED ON THE PLAN OR EARTHBOUND SYSTEM PER SHEAR WALL SCHEDULE & SHEET EB-1 (RR#: 25404)
2. ALL PLATES & JOISTS @ FIRST TWO FRAMED FLOORS SHALL BE KILN DRIED
3. PLUMBING WALLS SHALL NOT BE COMBINED w/ SHEAR WALLS
4. USE 2 x 6 STUD WALLS @ 16" O.C. FOR ALL THE WALLS BETWEEN 10'-0" & 13'-0" HT.
5. USE 2- 2 x 6 STUD WALLS @ 16" O.C. FOR ALL THE WALLS MORE THAN 13'-0" HT.
6. ALL THE WALLS SUPPORTING MORE THAN ROOF & ONE LEVEL SHALL BE 2 x 6 OR 3 x 4 @ 16" O.C.
7. ALL THE EXTERIOR PLYWOOD, RIM JOISTS, STUDS, POSTS, TOP PLATES, BOTTOM PLATES, EXTERIOR FLOOR JOISTS, EXTERIOR ROOF RAFTERS AND BEAMS HAVE TO BE FIRE TREATED.

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REGISTERED PROFESSIONAL ENGINEER
AMIR PIRBADIAN
No. C72413
Exp. 06/30/2026
CIVIL
STATE OF CALIFORNIA

REVISIONS	DATE
SUBMITTAL	09.19.25

Scale: 1/4" = 1'-0"

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S-2.1

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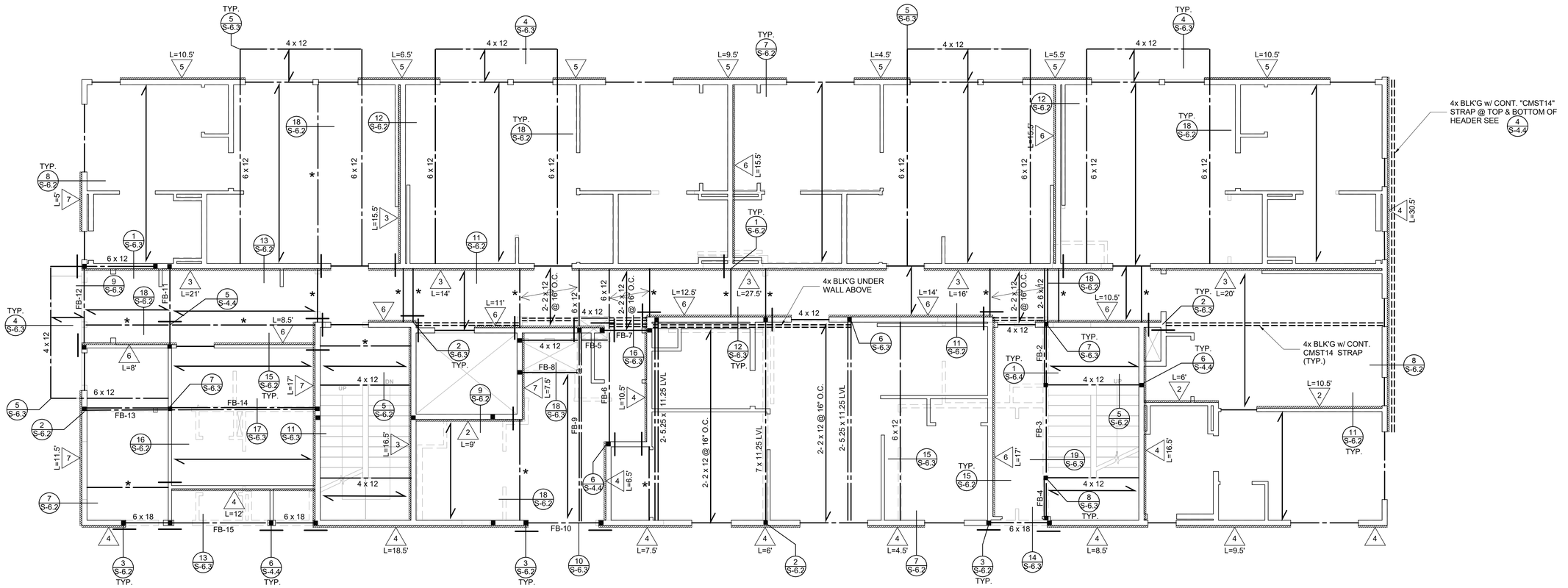

SECOND FLOOR FRAMING PLAN

OVER FIRST FLOOR WALLS

NOTES :

1. ⟵⟶ DENOTES 2 x 12 F.J. @ 16" O.C. (TYP.) U.N.O.
2. FLOOR SHT'G. :
   1 1/2" LT.WT. OVER 3/4" T& G PLYWOOD w/ 10d @ 4",4", 12"
3. —— DENOTES SIMPSON "MST60" STRAP (HORIZONTAL)
4. * DENOTES 4 x 12 DRAG MEMBER w/BOUNDARY NAILING
5. USE DOUBLE JOIST UNDER ALL PARALLEL PARTITION WALLS
6. ALL THE EXTERIOR WALL OF THE BUILDING SHALL HAVE A PLYWOOD SHEATHING IF THEY ARE NOT PART OF SEISMIC RESISTING SYSTEM OF THE BUILDING
7. ALL THE EXTERIOR PLYWOOD, RIM JOISTS, STUDS, POSTS, TOP PLATES, BOTTOM PLATES, EXTERIOR FLOOR JOISTS, EXTERIOR ROOF RAFTERS AND BEAMS HAVE TO BE FIRE TREATED.
8. ALL THE WALLS SUPPORTING MORE THAN ROOF & ONE LEVEL SHALL BE 2 x 6 OR 3 x 4 @ 16" O.C.

NOTE: USE 6 x POST @ 2 X 6 STUD WALLS

POST & BEAM SCHEDULE		
SIZE	MARK	POST UNDER
4 x 12	FB-5, FB-11	4 x 4
6 x 12	FB-6, FB-10	4 x 6
6 x 14	FB-12	4 x 6
6 x 18	FB-15	4 x 8
5.25 x 11.25 LVL 2900 Fb-2.0E	FB-3, FB-7, FB-8	4 x 6
2- 5.25 x 11.25 LVL 2900 Fb-2.0E	FB-2, FB-4, FB-9, FB-13	4 x 8
2- 7 x 11.875 LVL 2900 Fb-2.0E	FB-14	4 x 10

NOTE: USE 6 x HEADERS @ 2 X 6 STUD WALLS

FLOOR HEADER SCHEDULE	
SPAN	SIZE
UP TO 3'-0"	4 x 4
3'-1" TO 4'-0"	4 x 6
4'-1" TO 5'-0"	4 x 8
5'-1" TO 6'-0"	4 x 10
6'-1" TO 7'-0"	4 x 12

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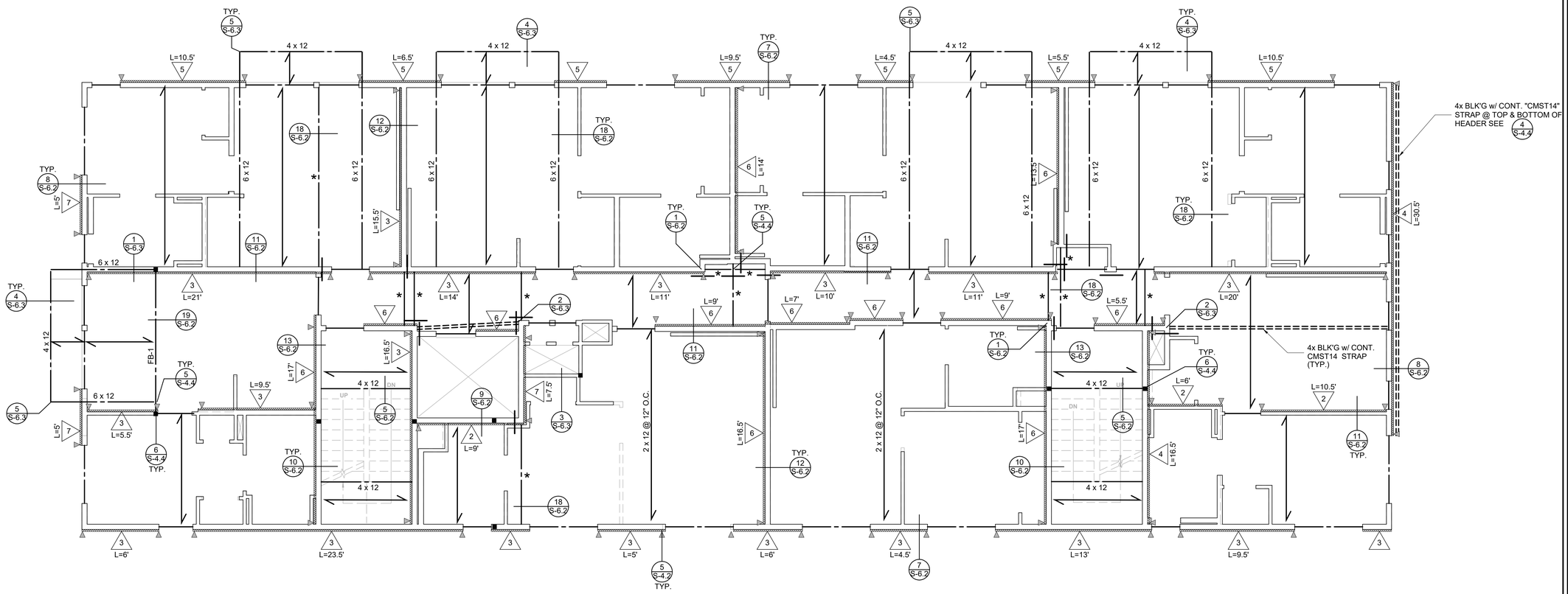

THIRD FLOOR FRAMING PLAN

OVER SECOND FLOOR WALLS

NOTES :

1. ⟵⟶ DENOTES 2 x 12 F.J. @ 16" O.C. (TYP.) U.N.O.
2. FLOOR SHT'G. :
   1 1/2" LT.WT. OVER 3/4" T& G PLYWOOD w/ 10d @ 4",4", 12"
3. —— DENOTES SIMPSON "MST60" STRAP (HORIZONTAL)
4. * DENOTES 4 x 12 DRAG MEMBER w/BOUNDARY NAILING
5. △ DENOTES EARTHBOUND SYSTEM PER SHEAR WALL SCHEDULE & SHEET EB-1 (RR#: 25404)
6. USE DOUBLE JOIST UNDER ALL PARALLEL PARTITION WALLS
7. ALL THE EXTERIOR WALL OF THE BUILDING SHALL HAVE A PLYWOOD SHEATHING IF THEY ARE NOT PART OF SEISMIC RESISTING SYSTEM OF THE BUILDING
8. ALL THE EXTERIOR PLYWOOD, RIM JOISTS, STUDS, POSTS, TOP PLATES, BOTTOM PLATES, EXTERIOR FLOOR JOISTS, EXTERIOR ROOF RAFTERS AND BEAMS HAVE TO BE FIRE TREATED.
9. ALL THE WALLS SUPPORTING MORE THAN ROOF & ONE LEVEL SHALL BE 2 x 6 OR 3 x 4 @ 16" O.C.

NOTE: USE 6 x HEADERS @ 2 X 6 STUD WALLS

FLOOR HEADER SCHEDULE	
SPAN	SIZE
UP TO 3'-0"	4 x 4
3'-1" TO 4'-0"	4 x 6
4'-1" TO 5'-0"	4 x 8
5'-1" TO 6'-0"	4 x 10
6'-1" TO 7'-0"	4 x 12

NOTE: USE 6 x POST @ 2 X 6 STUD WALLS

POST & BEAM SCHEDULE		
SIZE	MARK	POST UNDER
4 x 12	FB-1	4 x 4

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SUBMITTAL	09.19.25

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S-3.2

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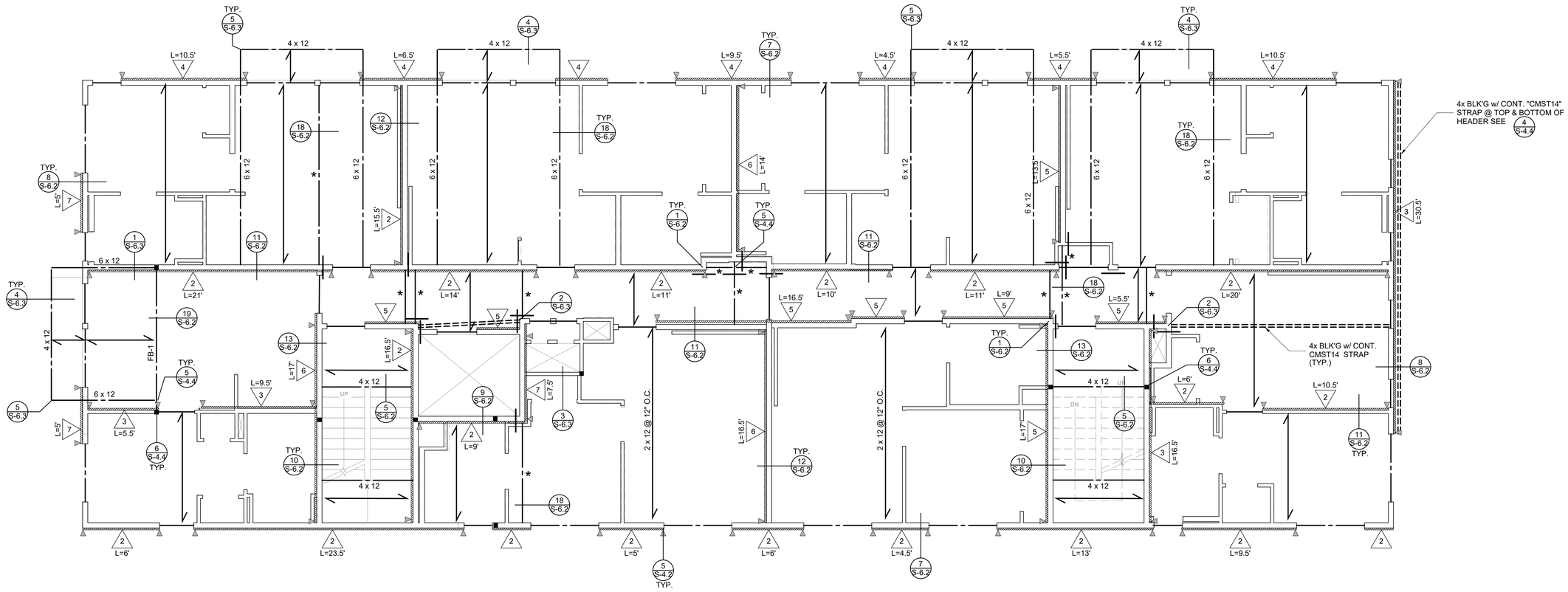

FOURTH FLOOR FRAMING PLAN

OVER THIRD FLOOR WALLS

NOTES :

1. ⟋⟍ DENOTES 2 x 12 F.J. @ 16" O.C. (TYP.) U.N.O.
2. FLOOR SHT'G. :
   1 1/2" LT.WT. OVER 3/4" T& G PLYWOOD w/ 10d @ 4",4", 12"
3. —— DENOTES SIMPSON "MST60" STRAP (HORIZONTAL)
4. * DENOTES 4 x 12 DRAG MEMBER w/BOUNDARY NAILING
5. △ DENOTES EARTHBOUND SYSTEM PER SHEAR WALL SCHEDULE & SHEET EB-1 (RR#: 25404)
6. USE DOUBLE JOIST UNDER ALL PARALLEL PARTITION WALLS
7. ALL THE EXTERIOR WALL OF THE BUILDING SHALL HAVE A PLYWOOD SHEATHING IF THEY ARE NOT PART OF SEISMIC RESISTING SYSTEM OF THE BUILDING
8. ALL THE EXTERIOR PLYWOOD, RIM JOISTS, STUDS, POSTS, TOP PLATES, BOTTOM PLATES, EXTERIOR FLOOR JOISTS, EXTERIOR ROOF RAFTERS AND BEAMS HAVE TO BE FIRE TREATED.
9. ALL THE WALLS SUPPORTING MORE THAN ROOF & ONE LEVEL SHALL BE 2 x 6 OR 3 x 4 @ 16" O.C.

NOTE: USE 6 x HEADERS @ 2 X 6 STUD WALLS

FLOOR HEADER SCHEDULE	
SPAN	SIZE
UP TO 3'-0"	4 x 4
3'-1" TO 4'-0"	4 x 6
4'-1" TO 5'-0"	4 x 8
5'-1" TO 6'-0"	4 x 10
6'-1" TO 7'-0"	4 x 12

NOTE: USE 6 x POST @ 2 X 6 STUD WALLS

POST & BEAM SCHEDULE		
SIZE	MARK	POST UNDER
4 x 12	FB-1	4 x 4

AMIR PIRBADIAN, INC.
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Email: aandgstreng@gmail.com

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LOS ANGELES , CA, 90028

REGISTERED PROFESSIONAL ENGINEER — AMIR PIRBADIAN — No. C72413 — Exp. 06/30/2026 — CIVIL — STATE OF CALIFORNIA

REVISIONS	DATE
SUBMITTAL	09.19.25

Scale: 1/4" = 1'-0"

DRAWN BY: A.P.

Sheet

S-3.3

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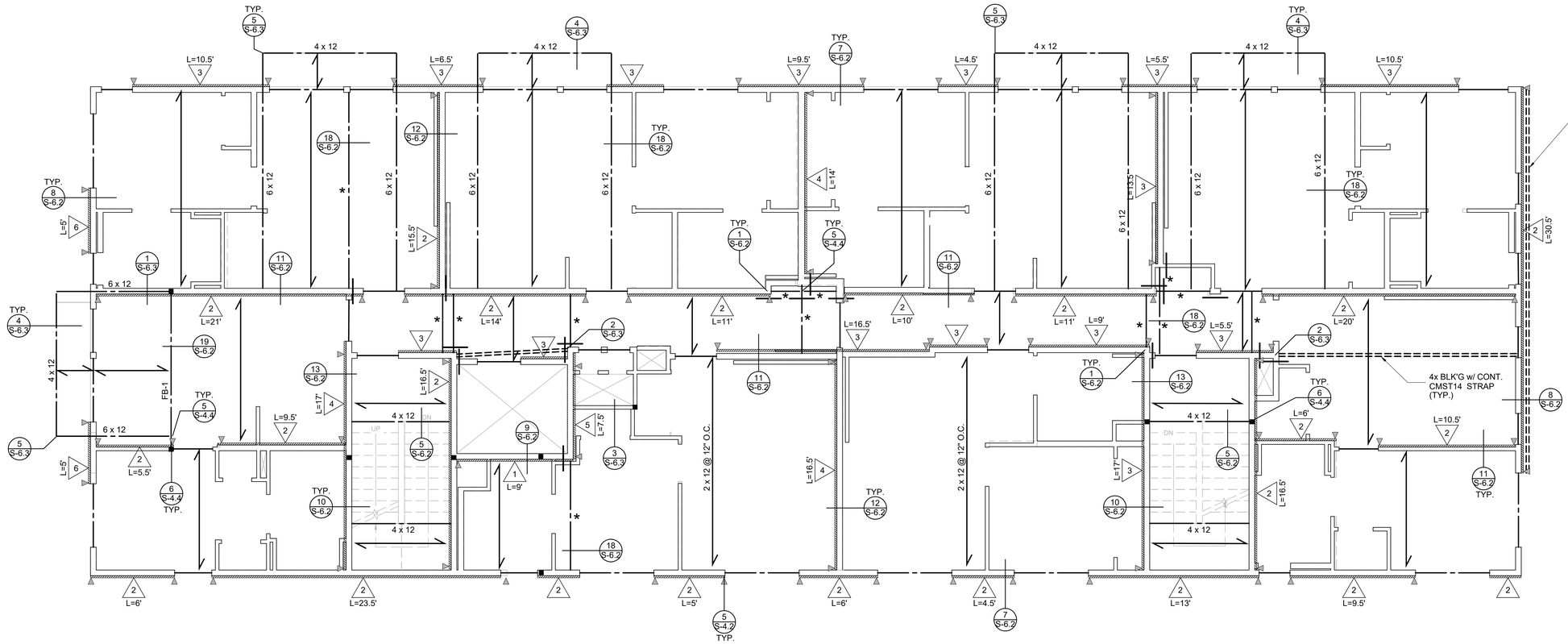
LADBS APPROVAL STAMP



FIFTH FLOOR FRAMING PLAN

OVER FOURTH FLOOR WALLS

NOTES :

1. ⟵⟶ DENOTES 2 x 12 F.J. @ 16" O.C. (TYP.) U.N.O.
2. FLOOR SHT'G. :
   1 1/2" LT.WT. OVER 3/4" T& G PLYWOOD w/ 10d @ 4",4", 12"
3. —— DENOTES SIMPSON "MST60" STRAP (HORIZONTAL)
4. * DENOTES 4 x 12 DRAG MEMBER w/BOUNDARY NAILING
5. △ DENOTES EARTHBOUND SYSTEM PER SHEAR WALL SCHEDULE & SHEET EB-1 (RR#: 25404)
6. USE DOUBLE JOIST UNDER ALL PARALLEL PARTITION WALLS
7. ALL THE EXTERIOR WALL OF THE BUILDING SHALL HAVE A PLYWOOD SHEATHING IF THEY ARE NOT PART OF SEISMIC RESISTING SYSTEM OF THE BUILDING
8. ALL THE EXTERIOR PLYWOOD, RIM JOISTS, STUDS, POSTS, TOP PLATES, BOTTOM PLATES, EXTERIOR FLOOR JOISTS, EXTERIOR ROOF RAFTERS AND BEAMS HAVE TO BE FIRE TREATED.

NOTE: USE 6 x HEADERS @ 2 X 6 STUD WALLS

FLOOR HEADER SCHEDULE	
SPAN	SIZE
UP TO 3'-0"	4 x 4
3'-1" TO 4'-0"	4 x 6
4'-1" TO 5'-0"	4 x 8
5'-1" TO 6'-0"	4 x 10
6'-1" TO 7'-0"	4 x 12

NOTE: USE 6 x POST @ 2 X 6 STUD WALLS

POST & BEAM SCHEDULE		
SIZE	MARK	POST UNDER
4 x 12	FB-1	4 x 4

AP INC.

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STATE OF CALIFORNIA

REVISIONS	DATE
SUBMITTAL	09.19.25

Scale: 1/4" = 1'-0"

DRAWN BY: A.P.

Sheet

S-3.4

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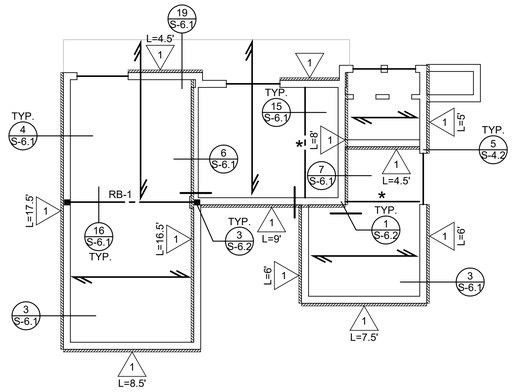
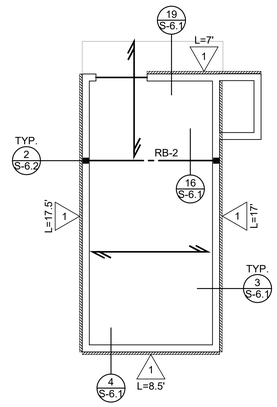
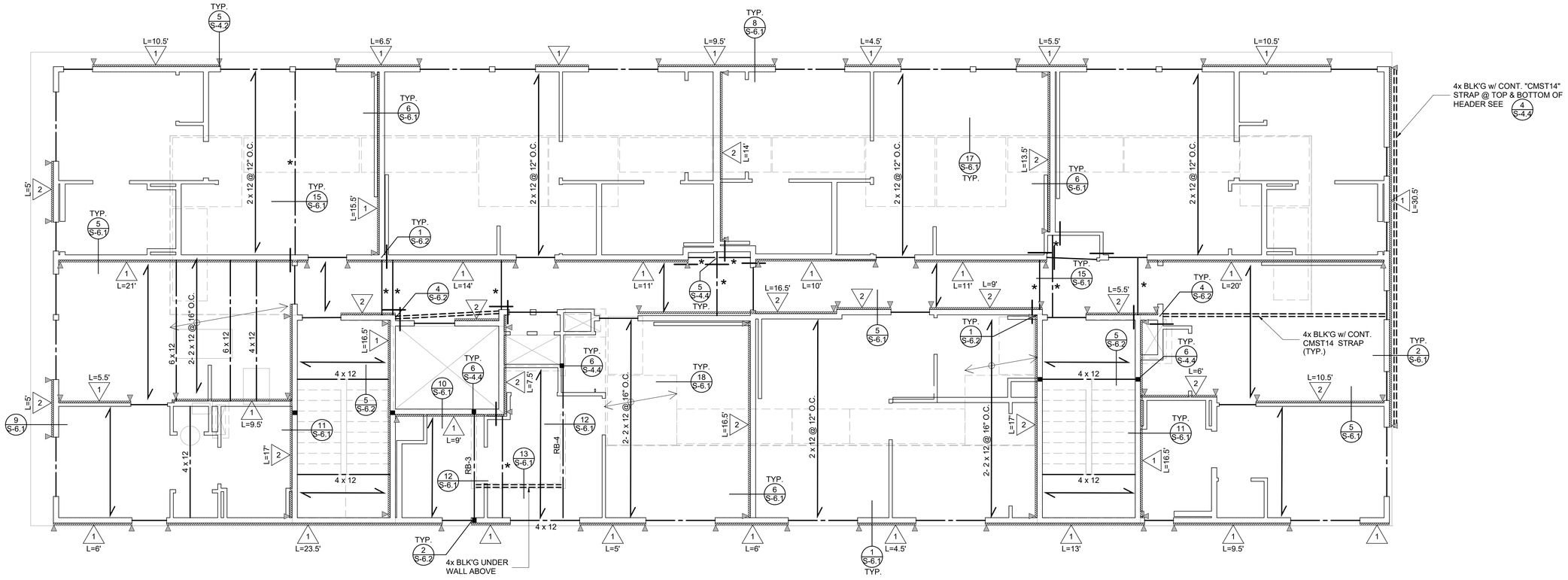
LADBS APPROVAL STAMP





HIGHER ROOF FRAMING PLAN



ROOF FRAMING PLAN
OVER FIFTH FLOOR WALLS

NOTE: USE 6 x POST @ 2 X 6 STUD WALLS

POST & BEAM SCHEDULE		
SIZE	MARK	POST UNDER
4 x 10	RB-1, RB-2	4 x 4
4 x 12	RB-3	4 x 4
6 x 12	RB-4	4 x 6

NOTE: USE 6 x HEADERS @ 2 X 6 STUD WALLS

ROOF HEADER SCHEDULE	
SPAN	SIZE
UP TO 4'-0"	4 x 4
4'-1" TO 6'-0"	4 x 6
6'-1" TO 8'-0"	4 x 8
8'-1" TO 10'-0"	4 x 10

NOTES :

1. DENOTES 2 x 12 R.R. @ 16" O.C. (TYP.) U.N.O.
   DENOTES 2 x 10 R.R. @ 16" O.C. (TYP.) U.N.O.
2. ROOF SHT'G. :
   3/4" "CDX" PLYWOOD w/ 10d @ 4" ,4" ,12"
3. DENOTES SIMPSON "MST60" STRAP (HORIZONTAL)
4. * DENOTES 4 x 12 DRAG MEMBER w/BOUNDARY NAILING
5. DENOTES EARTHBOUND SYSTEM PER SHEAR WALL SCHEDULE & SHEET EB-1 (RR#: 25404)
6. ALL THE EXTERIOR WALL OF THE BUILDING SHALL HAVE A PLYWOOD SHEATHING IF THEY ARE NOT PART OF SEISMIC RESISTING SYSTEM OF THE BUILDING
7. ALL THE EXTERIOR PLYWOOD, RIM JOISTS, STUDS, POSTS, TOP PLATES, BOTTOM PLATES, EXTERIOR FLOOR JOISTS, EXTERIOR ROOF RAFTERS AND BEAMS HAVE TO BE FIRE TREATED.

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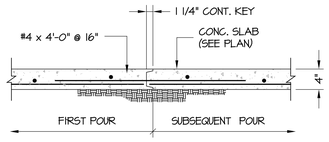
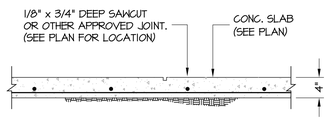


TYPICAL SLAB CONSTRUCTION JOINT

1



TYPICAL SLAB CONTROL JOINT

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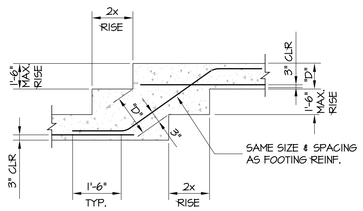
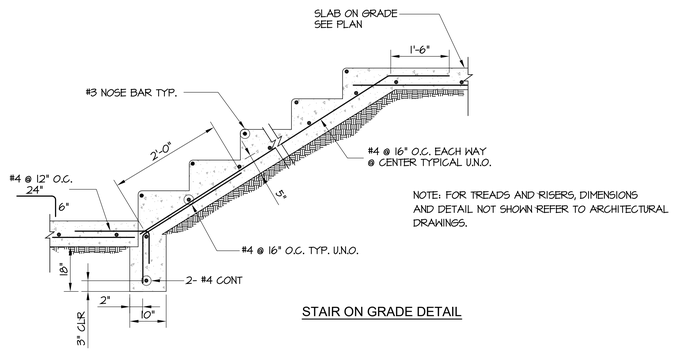


TYPICAL STEPPED FOOTING DETAIL

3



STAIR ON GRADE DETAIL

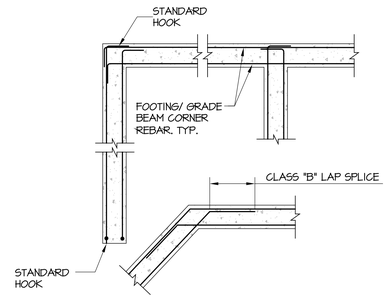
4

LADBS APPROVAL STAMP

TYPICAL LAP SPLICES

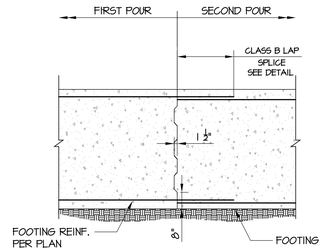
COMPRESSION LAP SPLICE ONLY

6



FOOTING / GRADE BEAM CORNER DETAIL -PLAN VIEW

7



FOOTING COLD JOINT DETAIL

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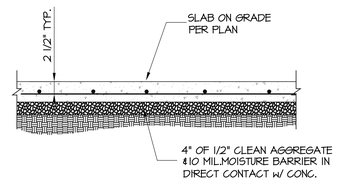
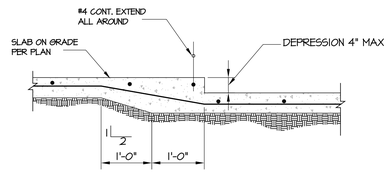
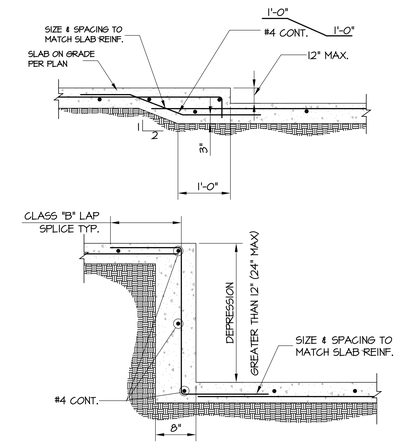


SLAB ON GRADE DETAIL

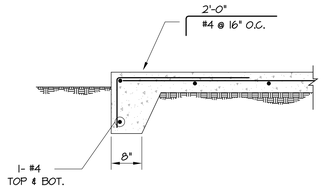
9





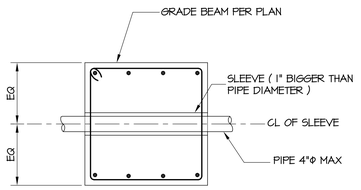
SLAB ON GRADE DEPRESSION

14



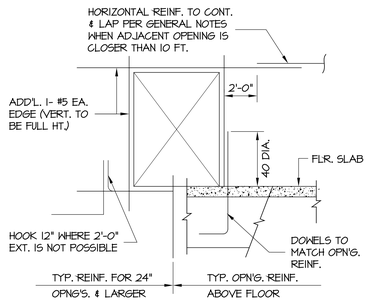
SLAB ON GRADE EDGE DETAIL

10



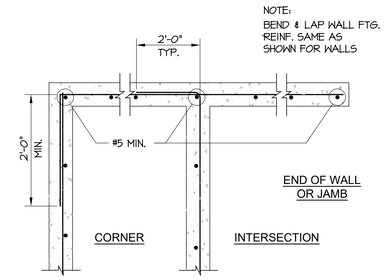
PIPE THRU GRADE BEAM DETAIL

11



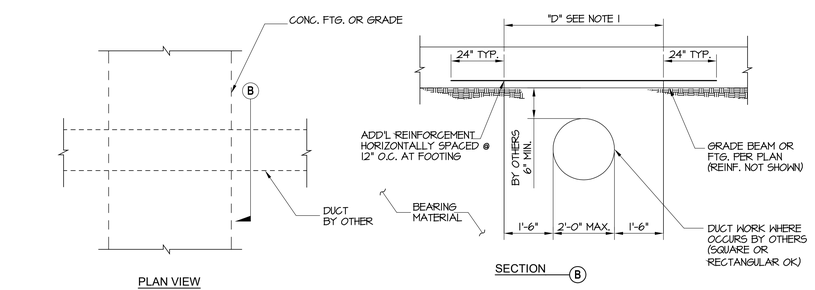
TYPICAL REINFORCING AROUND OPENINGS IN MASONRY WALL

12



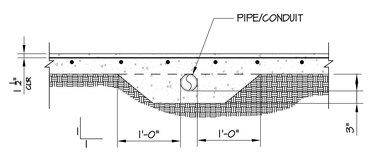
TYPICAL MASONRY /CONCRETE WALL CORNER DETAIL

13



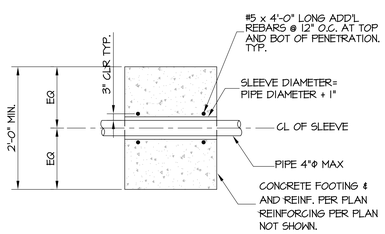
TYP. DUCT BELOW FOOTING OR GRADE BEAM

15



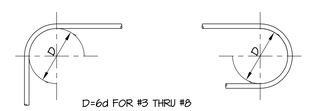
TYP. PIPE THRU SLAB ON GRADE

16



TYP. PIPE THRU FOOTING

17



TYPICAL REINFORCING BAR BENDING DETAIL

5

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REVISIONS	DATE
SUBMITTAL	09.19.25

Scale: N.T.S.

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S-4.1

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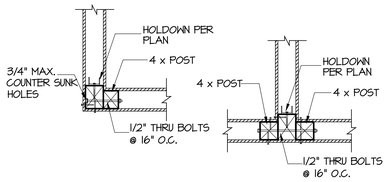
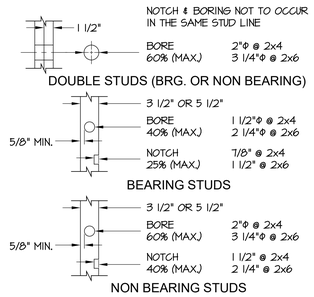


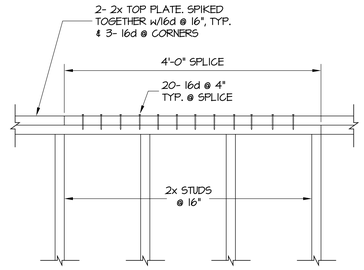
TYPICAL SHEAR WALL PLAN DETAILS

1



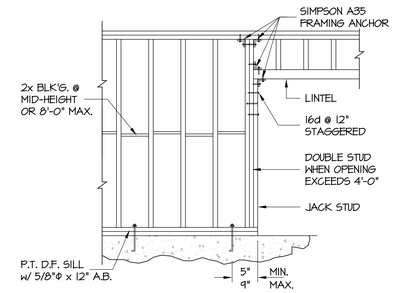
TYPICAL CUTTING AND BORING OF STUDS

2



TYPICAL TOP PLATE SPLICE

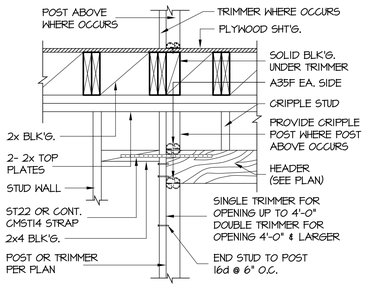
3



TYPICAL STUD WALL FRAMING

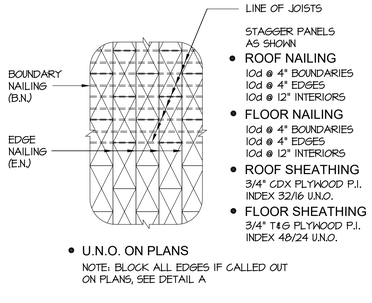
4

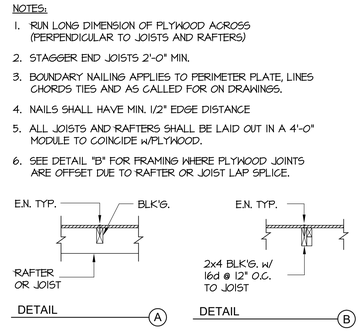
LADBS APPROVAL STAMP



TYPICAL JOIST TO WOOD BEAM

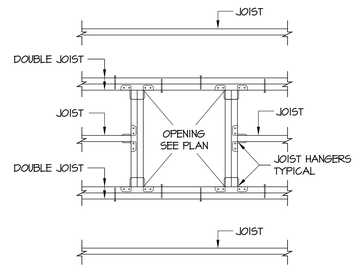
5





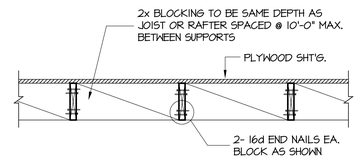
PLYWOOD DIAPHRAGM DETAIL

6



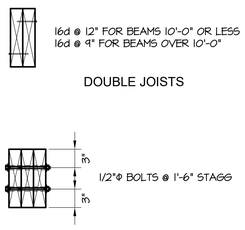
TYPICAL FLOOR AND ROOF OPENING

7



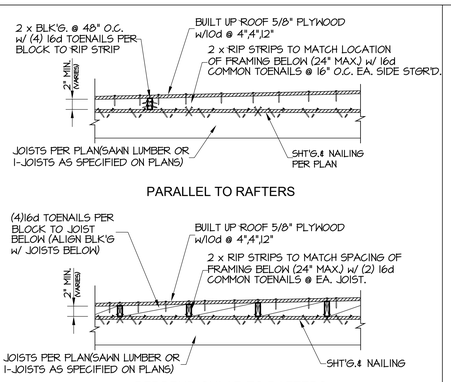
TYPICAL BLOCKING DETAIL

8



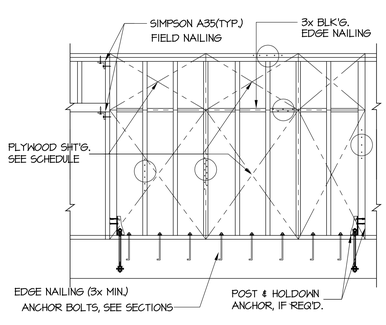
BUILT UP MEMBERS

9



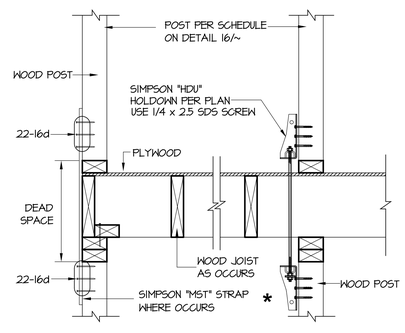
TYPICAL FLAT ROOF STRIPPING DETAIL

10



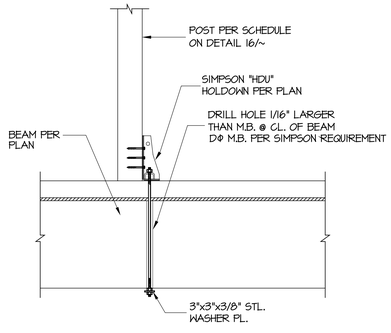
TYPICAL PLYWOOD SHEAR PANEL

11



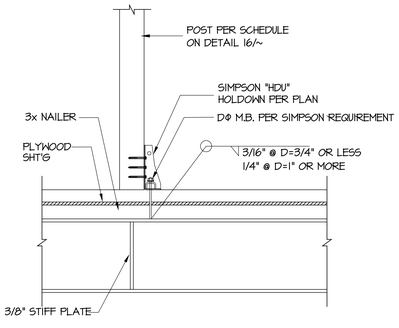
WALL TO WALL HOLDOWN DETAIL

12



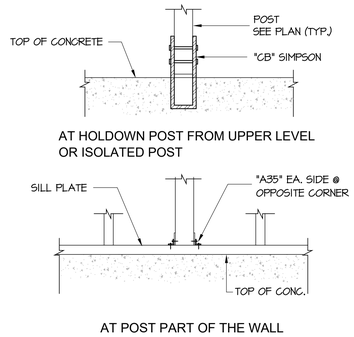
HOLDOWN TO WOOD BEAM DETAIL

13



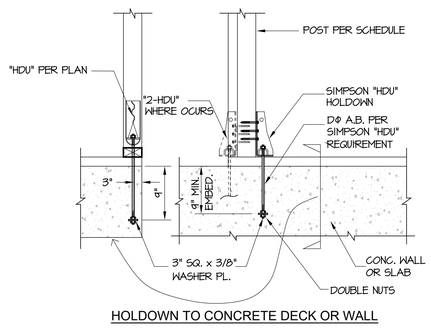
HOLDOWN TO STEEL BEAM DETAIL

14

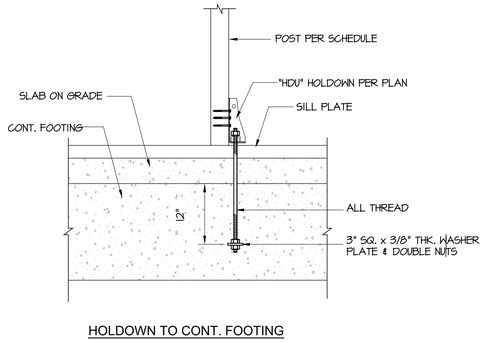


POST TO SLAB DETAIL

15



HOLDOWN TO CONCRETE DECK OR WALL



HOLDOWN TO CONT. FOOTING

HOLEDOWNS	ANCHOR BOLT DIA	POST (@ 2x4 WALL)	POST (@ 2x6 WALL)
HDU2	5/8"	4 x 4	6 x 4
HDU4	5/8"	4 x 4	6 x 4
HDU5	5/8"	4 x 4	6 x 4
HDU8	7/8"	4 x 6	6 x 4
HDU11	1"	4 x 8	6 x 6
HDU14	1"	4 x 8	6 x 6
2-HDU11	1"	4 x 10	6 x 8
2-HDU14	1"	4 x 10	6 x 8

RR # 25120

16

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STATE OF CALIFORNIA

REVISIONS	DATE
SUBMITTAL	09.19.25

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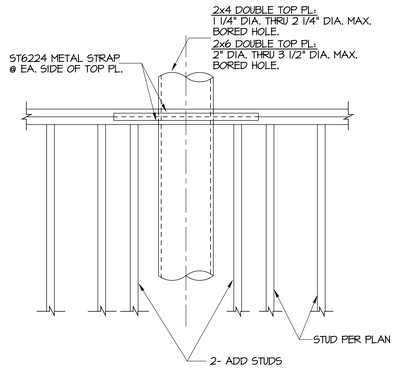
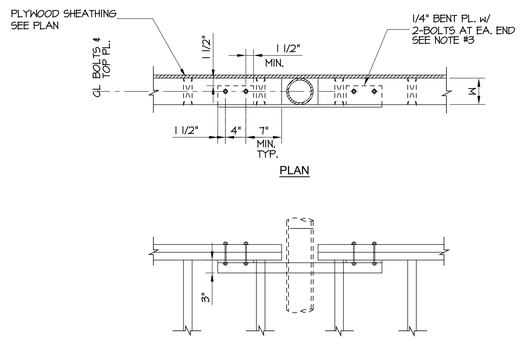


SHEAR WALL WITH PIPE DETAIL

NOTE:

WHERE WALL IS PARALLEL TO JOIST PROVIDE BLOCKING ON EA. SIDE OF TOP PL. SPLICE & BOTH SIDE OF WALL

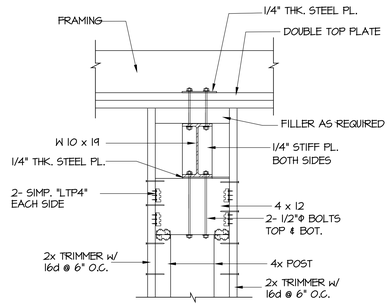


TOP/BOTT. PLATE SPLICE

NOTE:

1. NO TOP PLATE SPLICE TO OCCUR WITHIN 6'-0" OF PIPE.
2. DETAIL APPLIES WHERE DRILLED HOLE EXCEEDS 2/3 W OR TOP PLATE IS INTERRUPTED.
3. AT 2x4 TOP PLATE USE 3/4"Φ BOLTS. AT 2x6 TOP PLATE USE 1"Φ BOLTS.
4. USE SIMILAR SPLICE FOR SPLICE OF INTERRUPTED BOTTOM PLATE.

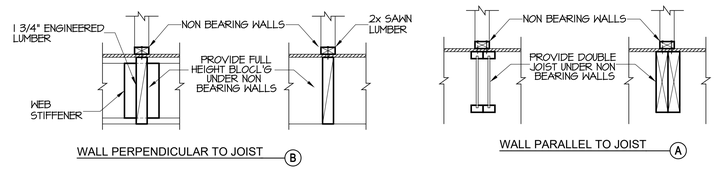
1



HOIST BEAM TO FRAMING TYPICAL DETAIL

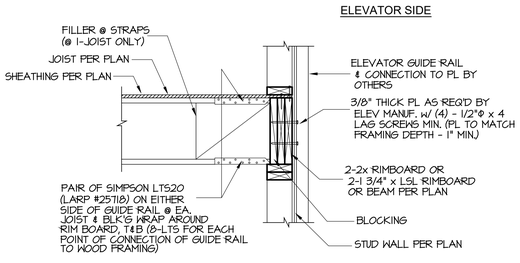
2

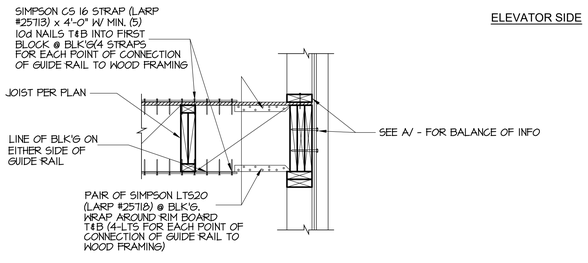
LADBS APPROVAL STAMP

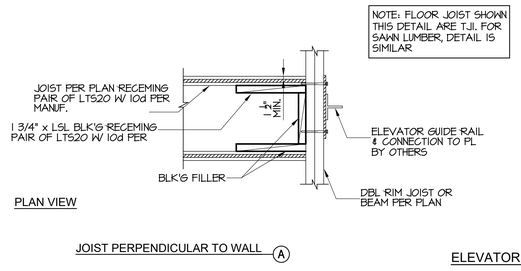


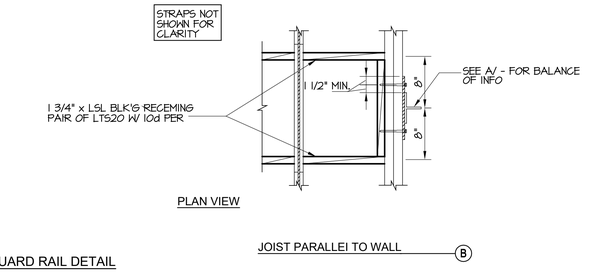
FRAMING AT NON BEARING WALLS

3









ELEVATOR GUARD RAIL DETAIL

4

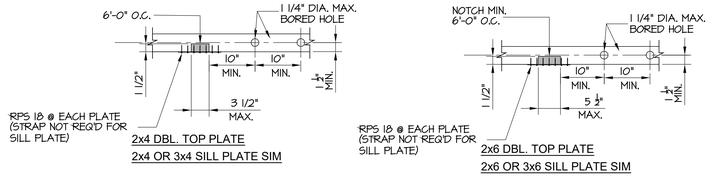
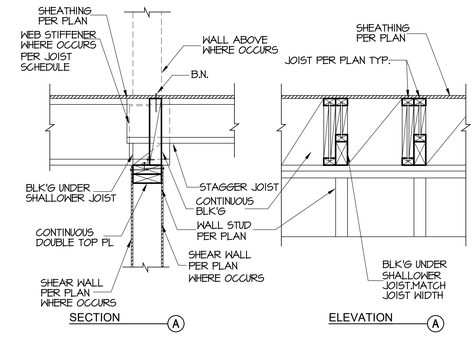


PLATE NOTCHING & BORING

5



JOIST WITH DIFFERENT DEPTH

6

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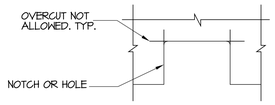
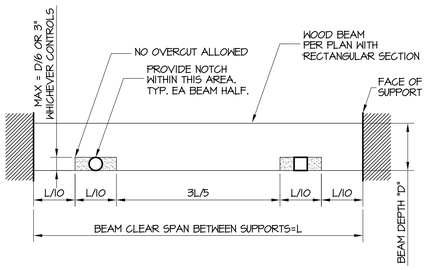


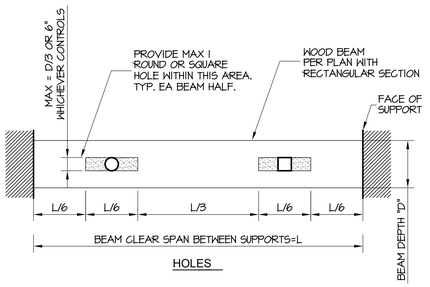
NOTCH / HOLE CUT

FOR EACH HALF OF BEAM SPAN, A NOTCH OR HOLE IS ALLOWED.
COMBINATION ON THE SAME HALF OF SPAN REQUIRES ENGINEER APPROVAL.

NOTCH / HOLE COMB.



NOTCH

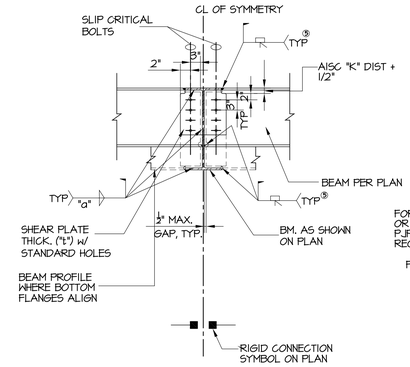


HOLES

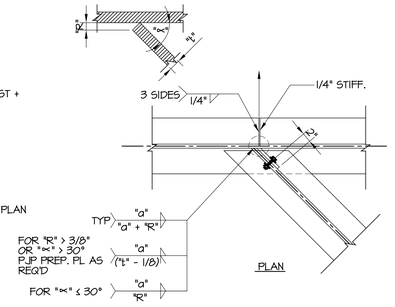
NOTE:
1- HOLES AND NOTCHES SHOWN ON THIS SKETCH ARE PERMITTED ONLY FOR SIMPLY SUPPORTED BEAMS WITH UNIFORM DISRIBUTED LOAD.
2- OBTAIN ENGINEER'S APPROVAL IF CONCENTRATED LOADS ARE APPLIED TO THE BEAM (LIKE COLUMN ABOVE THE BEAM, OR OTHER BEAMS FRAMING INTO THE BEAM TO BE PERFORATED).
3- THIS DETAIL APPLIES TO RECTANGULAR SECTION. FOR I-JOIST CONSTRUCTION REFER TO MANUFACTURER'S SPECIFICATION.
4- DO NOT OVERCUT HOLES OR NOTCHES.

HOLE / NOTCH IN WOOD MEMBERS

1



BEAM TO BEAM RIGID CONN.



NOTES:
1. SEE TYP. BEAM TO BEAM CONNECTIONS FOR INFO. NOT SHOWN.
2. FOR "a" SEE BEAM CONN. SCHEDULE PER I/-

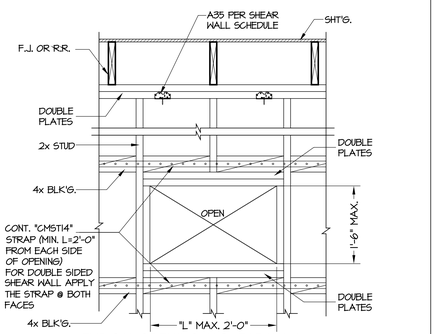
SKEWED BEAM TO BEAM CONN.

BEAM CONNECTION SCHEDULE				
BEAM/GIRDER	CONNECTION BOLT - A325X			
	NO. OF BOLTS	SIZE OF BOLTS	PLATE THICK. "t"	WELD SIZE "a","b"
W 6	2	5/8"ø	3/8"	5/16"
W 8 , W 10	2	7/8"ø	3/8"	5/16"
W 12 , W 14	3	7/8"ø	3/8"	3/8"
W 16 , W 18	4	7/8"ø	1/2"	3/8"
W 21	5	7/8"ø	1/2"	3/8"
W 24	6	7/8"ø	1/2"	3/8"
W 27	7	7/8"ø	1/2"	3/8"
W 30	8	7/8"ø	5/8"	3/8"
W 33	9	7/8"ø	5/8"	3/8"
W 36	10	7/8"ø	5/8"	3/8"

NOTES:
1. ALL FILLET WELD SIZES SHOWN ARE MINIMUM WELD SIZE. WHERE WELD SIZE SHOWN ARE SMALLER THAN AMS MINIMUM WELD SIZE, AMS MINIMUM WELD SIZE SHALL BE USED.
2. FULL PENETRATION WELD REQUIRED ONLY IF RIGID CONNECTION HAS BEEN CALLED OUT ON THE PLANS

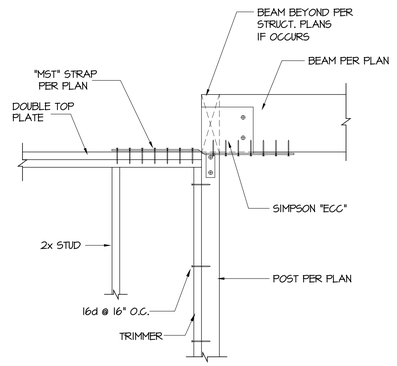
STEEL BEAM CONNECTION DETAIL

2



TYPICAL OPENING IN SHEAR WALL

4



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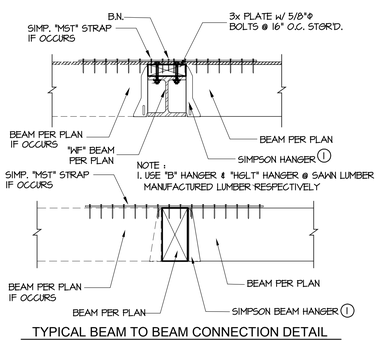
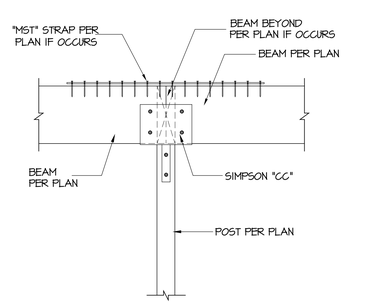
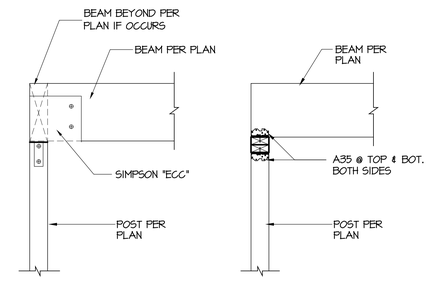


TYPICAL BEAM TO BEAM CONNECTION DETAIL

5



TYPICAL WOOD BEAM TO WOOD POST CONNECTION DETAIL

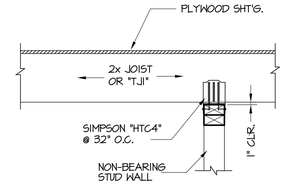


AT ISOLATED POST OR DOUBLE BEAM

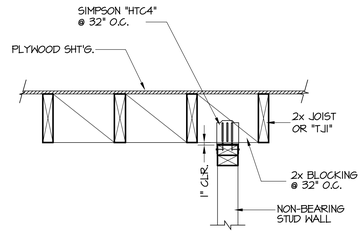
POST PART OF THE WALL

6

LADBS APPROVAL STAMP



JOIST PERPENDICULAR TO WALL



JOIST PARALLEL TO WALL

NON-BEARING WALL TOP CONNECTION DETAIL

3

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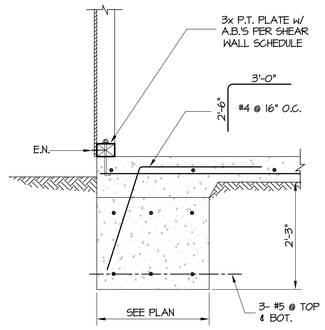
AT BEARING WALLS (NO SHEAR WALLS)



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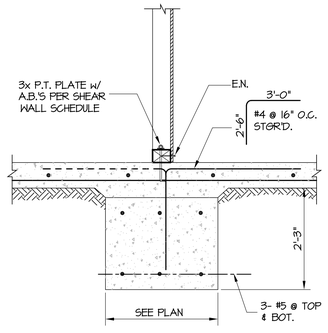

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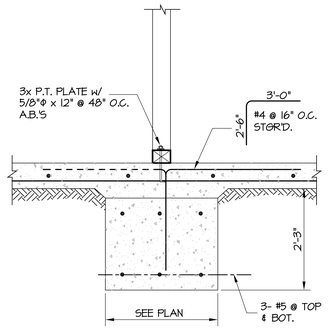

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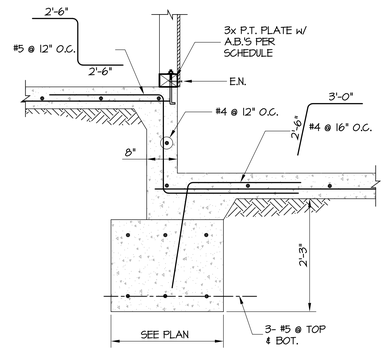

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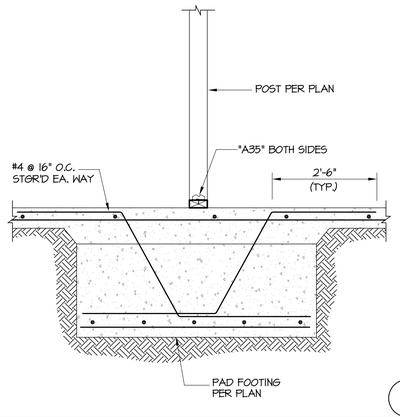
LADBS APPROVAL STAMP



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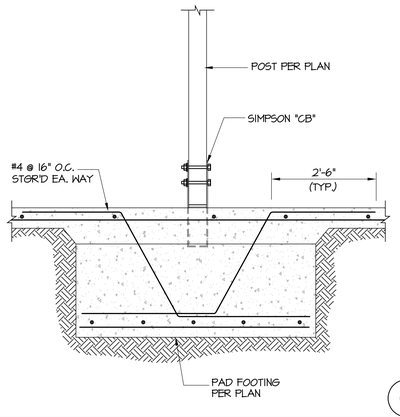

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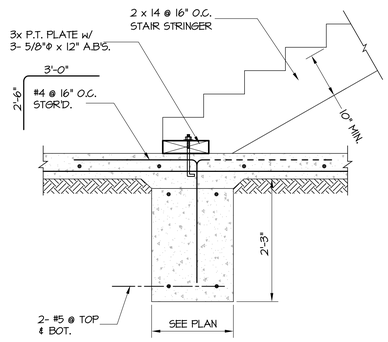

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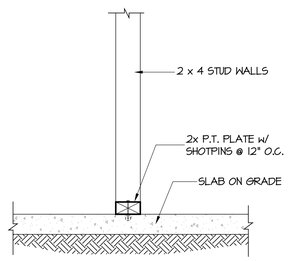

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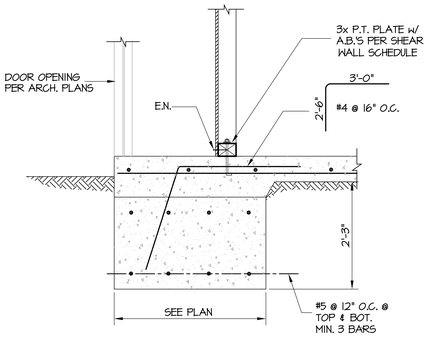

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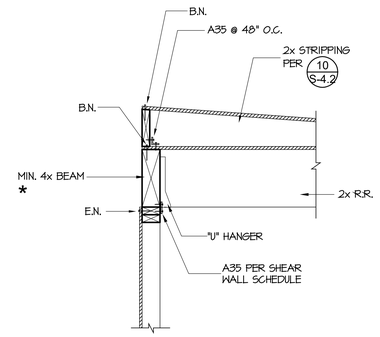
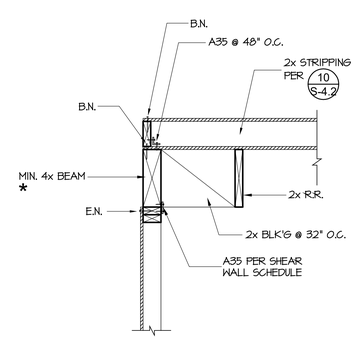


* MATCH WITH THE THICKNESS OF THE WALL

1



* MATCH WITH THE THICKNESS OF THE WALL

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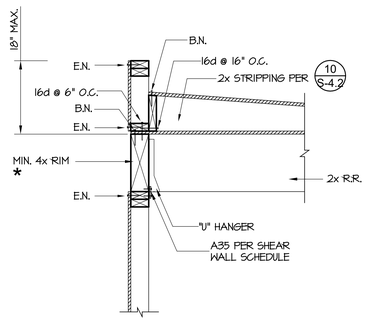
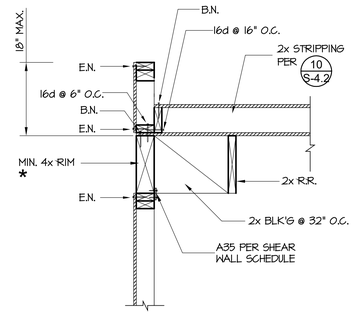


* MATCH WITH THE THICKNESS OF THE WALL

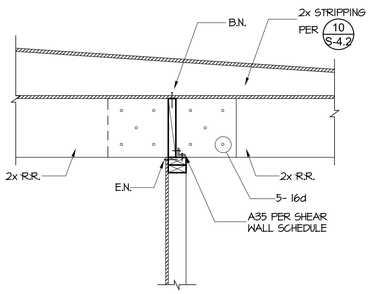
3



* MATCH WITH THE THICKNESS OF THE WALL

4

LADBS APPROVAL STAMP



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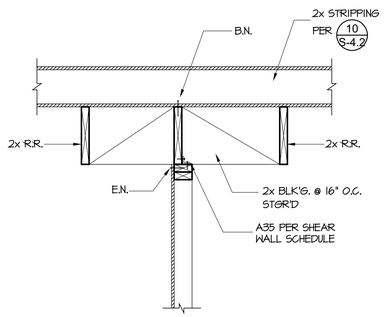

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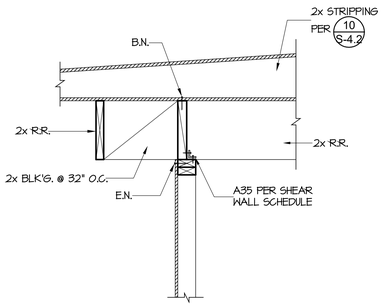

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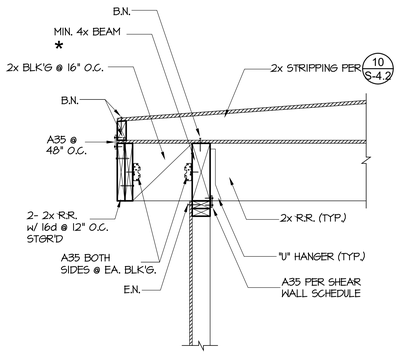

* MATCH WITH THE THICKNESS OF THE WALL

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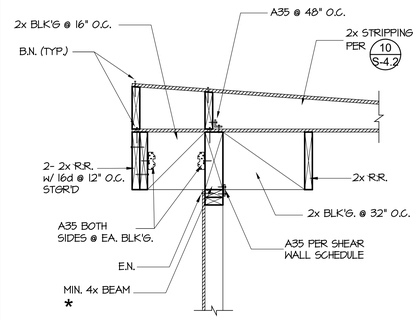

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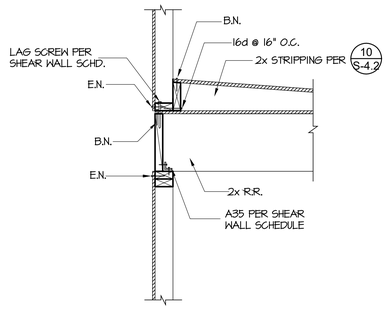

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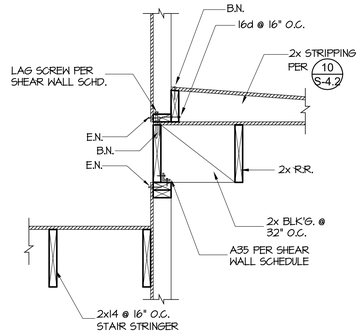

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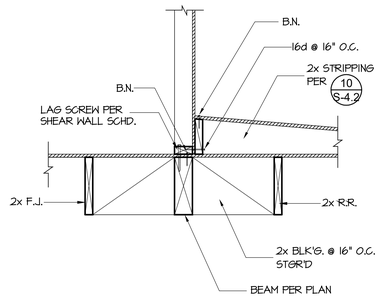

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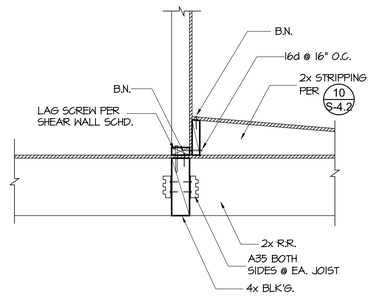

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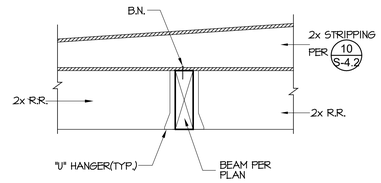

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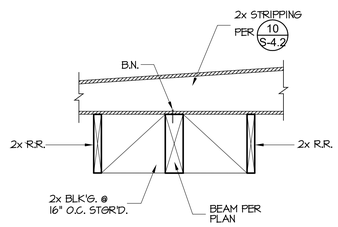

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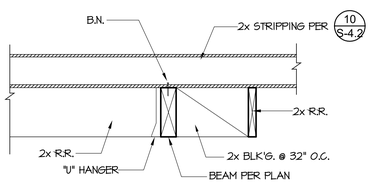

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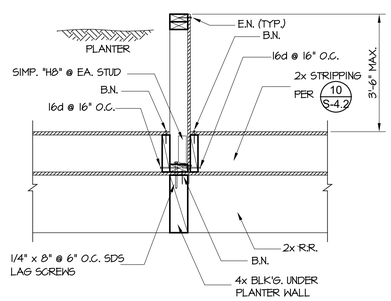
* MAX. HEIGHT OF LIGHT DIRT HAVE TO BE 8"



PLANTER @ ROOF TYPICAL DETAIL
(JOIST PERPENDICULAR TO PLANTER WALL)

17

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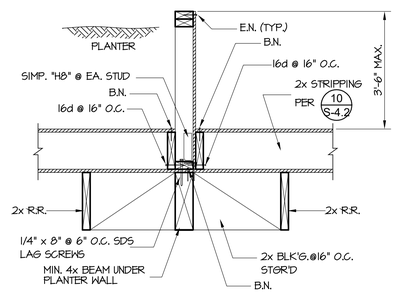
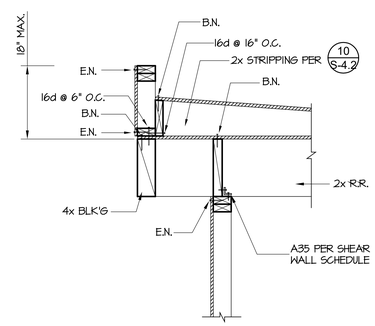


PLANTER @ ROOF TYPICAL DETAIL
(JOIST PARALLEL TO PLANTER WALL)

18



19

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REGISTERED PROFESSIONAL ENGINEER AMIR PIRBADIAN No. C72413 Exp. 06/30/2026 CIVIL STATE OF CALIFORNIA

REVISIONS	DATE
SUBMITTAL	09.19.25

Scale: N.T.S.

DRAWN BY: A.P.

Sheet

S-6.1

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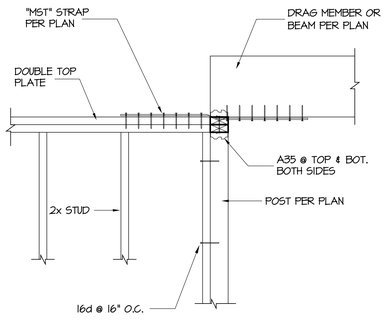

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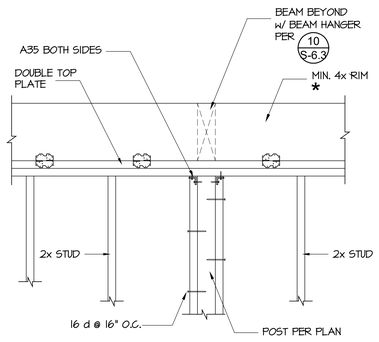
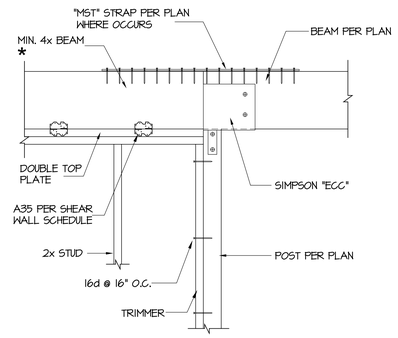


* MATCH WITH THE THICKNESS OF THE WALL

2



* MATCH WITH THE THICKNESS OF THE WALL

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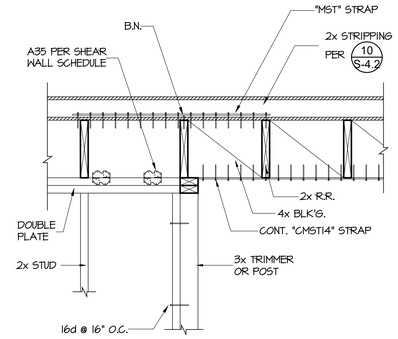

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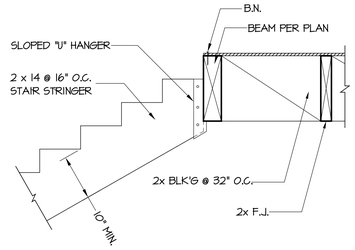
LADBS APPROVAL STAMP



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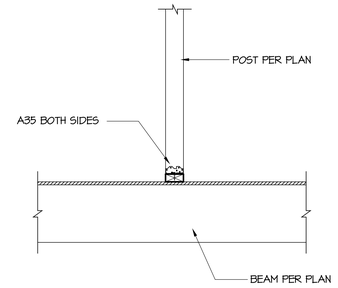

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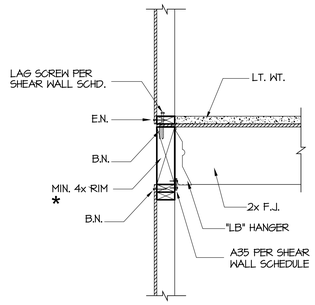

* MATCH WITH THE THICKNESS OF THE WALL

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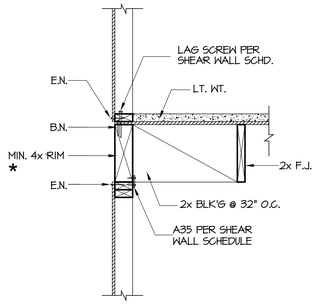

* MATCH WITH THE THICKNESS OF THE WALL

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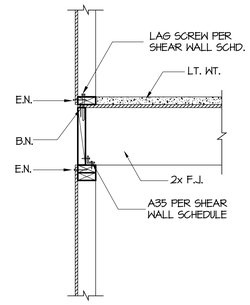

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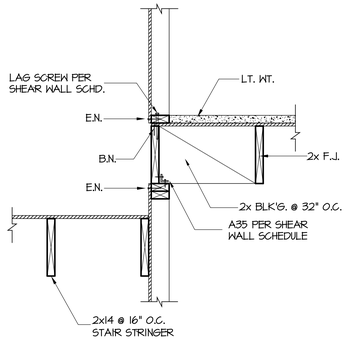

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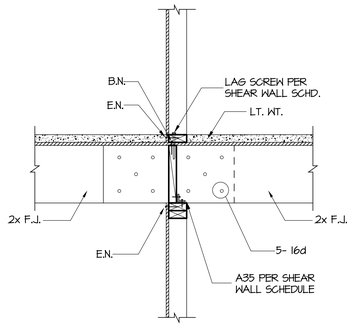

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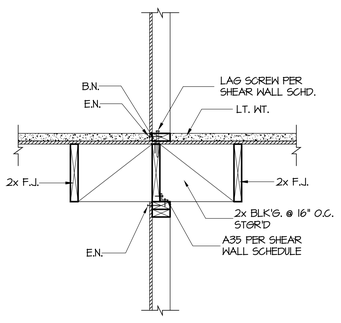

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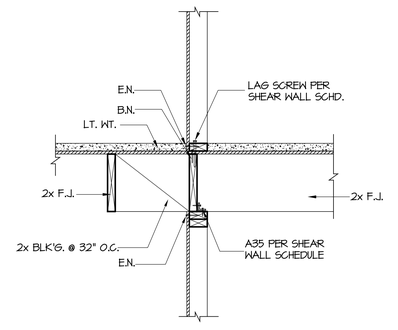

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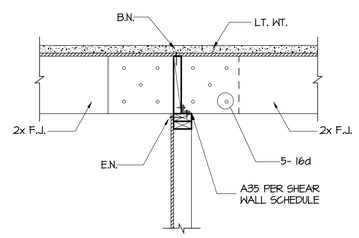

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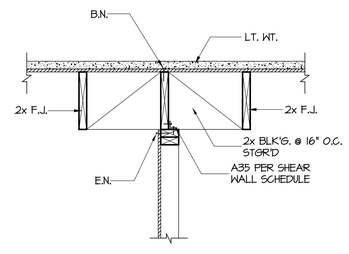
AT BEARING WALLS (NO SHEAR WALLS)



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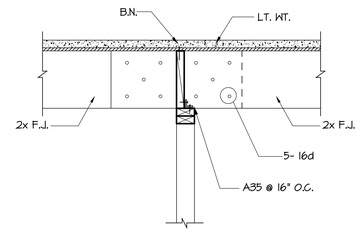

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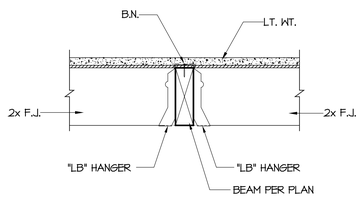

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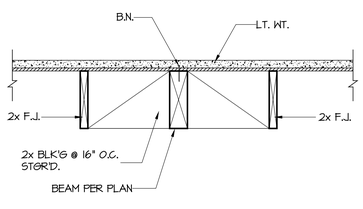

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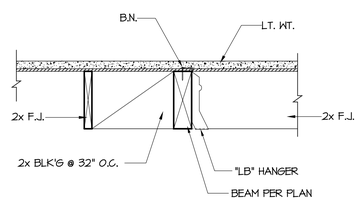

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REGISTERED PROFESSIONAL ENGINEER
AMIR PIRBADIAN
No. C72413
Exp. 06/30/2026
CIVIL
STATE OF CALIFORNIA

REVISIONS	DATE
SUBMITTAL	09.19.25

Scale: N.T.S.

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Sheet

S-6.2

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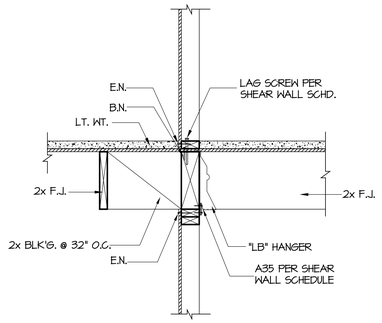

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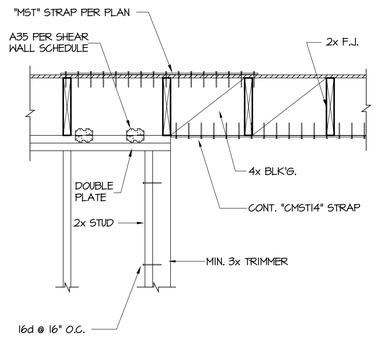

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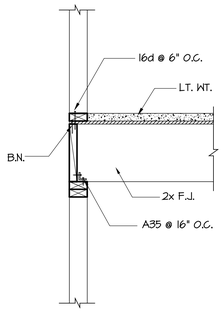

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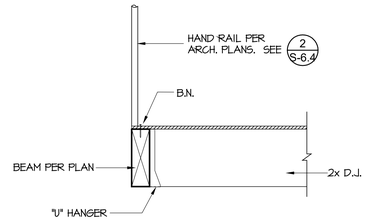

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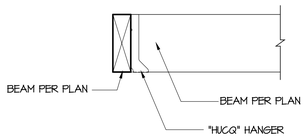
LADBS APPROVAL STAMP



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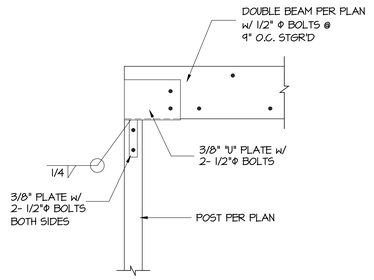

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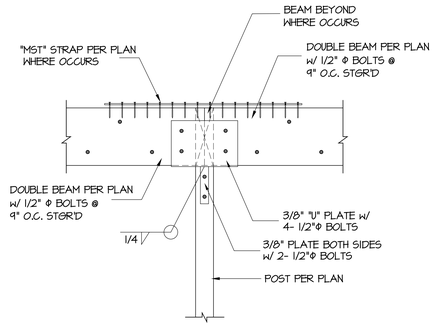

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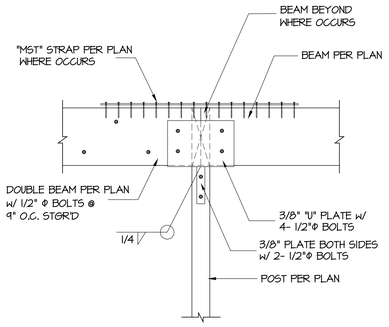

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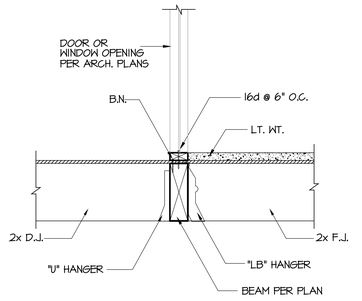

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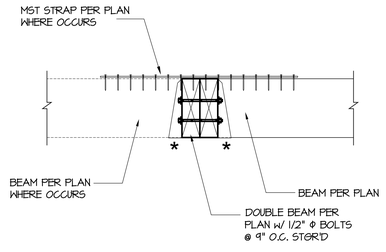
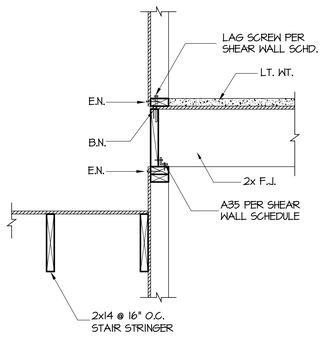


* "B" HANGER @ SAWN LUMBER TO SAWN LUMBER OR GLB. OR PSL CONN.
* "HSLT" HANGER @ PSL TO PSL OR "GLB" TO "PSL" OR "GLB" CONN.
* "HHGU" HANGER @ DOUBLE BEAM CONN.

10



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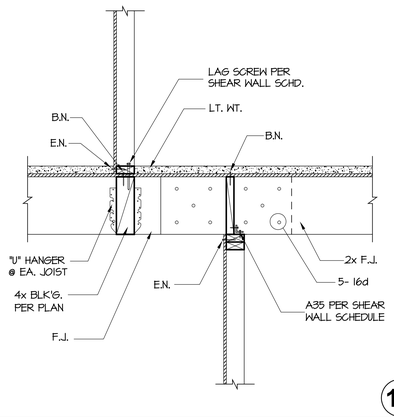

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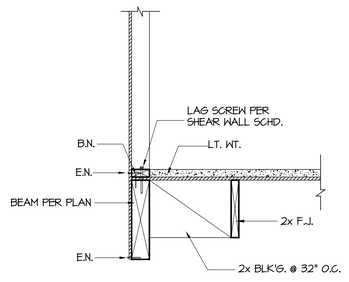

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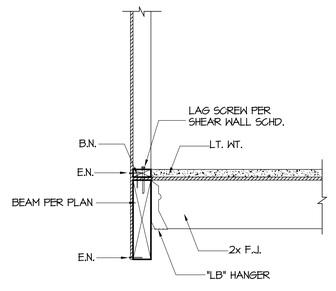

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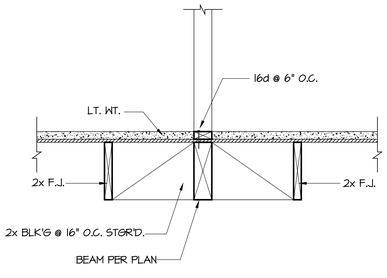

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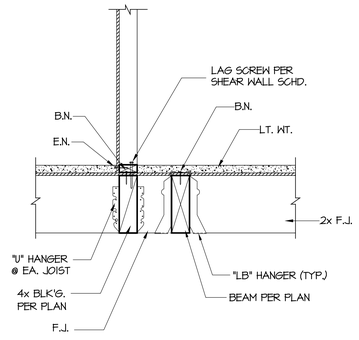

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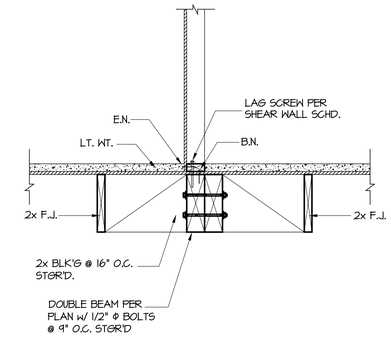

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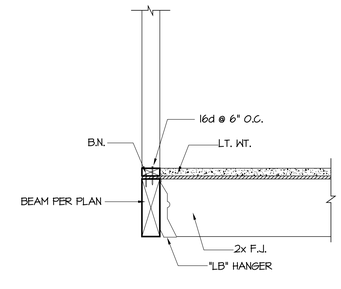
AT BEARING WALLS (NO SHEAR WALLS)



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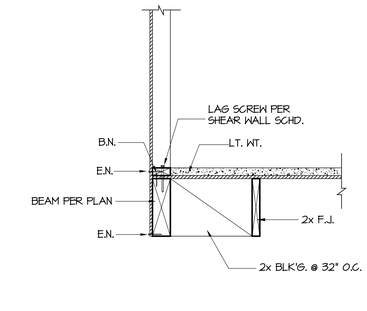

19

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REGISTERED PROFESSIONAL ENGINEER
AMIR PIRBADIAN
No. C72413
Exp. 06/30/2026
CIVIL
STATE OF CALIFORNIA

REVISIONS	DATE
SUBMITTAL	09.19.25

Scale: N.T.S.

DRAWN BY: A.P.

Sheet

S-6.3

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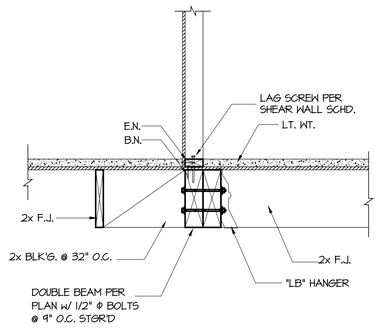

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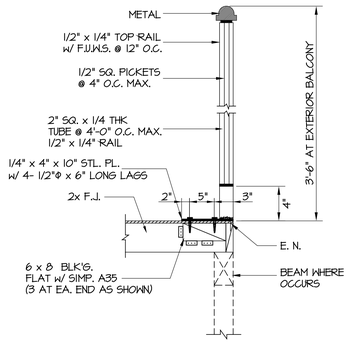

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LADBS APPROVAL STAMP

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COMPONENT SELECTION SCHEDULES

EARTHBOUND THREADED ROD CAPACITIES (IBC 2006-09)

ROD SIZE	ROD SIZE (INCHES)	ALLOWABLE TENSION LOAD IBC 2006	ROD REMARKS	SLACKJACK SIZE
R4	1/2" DIA.	4,470 LBS	ASTM A 36 (UNC)	SJA 214, 224, 414, 424
R5	5/8" DIA.	7,120 LBS	ASTM A 36 (UNC)	SJA 215, 225, 415, 425
R6	3/4" DIA.	10,540 LBS	ASTM A 36 (UNC)	SJA 216, 226, 416, 426
R7	7/8" DIA.	14,540 LBS	ASTM A 36 (UNC)	SJA 217, 227, 417, 427
R8	1" DIA.	19,080 LBS	ASTM A 36 (UNC)	SJA 218, 228, 418, 428
R9	1 1/8" DIA.	24,040 LBS	ASTM A 36 (UNC)	SJA 219, 229, 419, 429
R10	1 1/4" DIA.	30,530 LBS	ASTM A 36 (UNC)	SJA 2110, 2210, 4110, 4210, SJS 4110, 4210
R12	1 1/2" DIA.	44,270 LBS	ASTM A 36 (UNC)	SJS 4112, 4212
R14	1 3/4" DIA.	59,830 LBS	ASTM A 36 (UNC)	----
R4HS	1/2" DIA.	9,310 LBS	ASTM A193 B7 (UNC)	SJA 214, 224, 414, 424
R5HS	5/8" DIA.	14,830 LBS	ASTM A193 B7 (UNC)	SJA 215, 225, 415, 425
R6HS	3/4" DIA.	21,950 LBS	ASTM A193 B7 (UNC)	SJA 216, 226, 416, 426
R7HS	7/8" DIA.	30,300 LBS	ASTM A193 B7 (UNC)	SJA 217, 227, 417, 427
R8HS	1" DIA.	39,750 LBS	ASTM A193 B7 (UNC)	SJA 218, 228, 418, 428
R9HS	1 1/8" DIA.	50,090 LBS	ASTM A193 B7 (UNC)	SJA 219, 229, 419, 429
R10HS	1 1/4" DIA.	63,600 LBS	ASTM A193 B7 (UNC)	SJA 2110, 2210, 4110, 4210, SJS 4110, 4210
R12HS	1 1/2" DIA.	92,220 LBS	ASTM A193 B7 (UNC)	SJS 4112, 4212
R14HS	1 3/4" DIA.	124,650 LBS	ASTM A193 B7 (UNC)	----

EARTHBOUND BEARING PLATE CAPACITIES

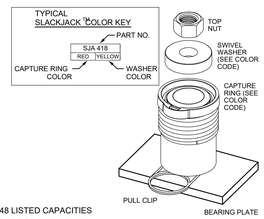
PLATE SIZE	DIFFERENTIAL LOAD	COLOR CODE	PLATE DIMENSIONS (INCHES) WIDTH	LENGTH	THICK.
P4	4,000 LBS	ORANGE	3"	3"	1/4"
P8	8,000 LBS	BLACK	3-1/4"	5"	1/4"
P10	10,000 LBS	BLUE	3-1/4"	5"	3/8"
P12	12,000 LBS	GRAY	3-1/4"	6"	5/8"
P14	14,000 LBS	RED	3-1/4"	7"	3/4"
P18	18,000 LBS	YELLOW	3-1/2"	9"	1"
P20	20,000 LBS	GREEN	3-1/2"	10"	1"
P22	22,000 LBS	WHITE	3-1/2"	11"	1 1/4"
P24	24,000 LBS	GOLD	3-1/2"	11"	1 1/2"

SJA ROD SIZE CODES

PART NO.	ROD DIAMETER	ROD SIZE	WASHER COLOR
SJA 2x4 or 4x4	1/2"	R4	PURPLE
SJA 2x5 or 4x5	5/8"	R5	BLACK
SJA 2x6 or 4x6	3/4"	R6 or RBHS	GRAY
SJA 2x7 or 4x7	7/8"	R7 or R7HS	BLUE
SJA 2x8 or 4x8	1"	R8 or RBHS	YELLOW
SJA 2x9 or 4x9	1 1/8"	R9 or RBHS	WHITE
SJA 2x10, 4x10, SJS 4x10	1 1/4"	R10 or R10HS	GREEN
SJS 4x12	1 1/2"	R12 or R12HS	RED

"x" = SLACKJACK TRAVEL IN "INCHES"

NOTES:
1. TENSION LOAD WAS CALCULATED FROM THE FOLLOWING EQUATION:
   A. A36 /A 307 Threaded Rod Capacities are Fu = 60,000 psi. UNC thread pitch
      HS Rods are based on ASTM A193 B7, Fu = 125,000 Ksi
   B. The IBC 2006 column is calculated in accordance to AISC 13th Edition.
2. PLATE STEEL SHALL BE ASTM A36: Fu = 60,000 PSI.
3. SUBSTITUTIONS OF DESIGNATED BEARING PLATE SHALL NOT BE PERMITTED, OBTAIN WRITTEN APPROVAL FROM THE ENGINEER.
4. SLACKJACK SELECTION NOTES:
   THE SIZES SHOWN ABOVE ARE FOR BOTH ONE AND TWO INCH TRAVEL ("SJA 4xy")
   (x = TRAVEL HEIGHT IN INCHES, y = ROD SIZE). TWO INCH TRAVEL SLACKJACKS ARE REQUIRED ON FOURTH WOOD FRAME LEVELS AND HIGHER.
5. THIS TABLE IS FOR REFERENCE OF FULL PRODUCT LINE, SOME ROD AND PLATE SIZES MAY NOT BE IN USE. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVE CAPACITIES.

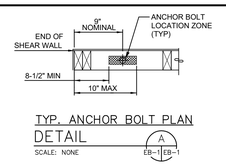


SLACKJACK™ - ICC ESR-2848 LISTED CAPACITIES
COLOR CODE AND PART CROSS REFERENCE

SLACKJACK PART NO.	THREADED ROD DIAMETER	DIFFERENTIAL CAPACITY	TRAVEL COMPENSATION AMOUNT	CAPTURE RING COLOR	SWIVEL WASHER COLOR
SJA 214	1/2"	7,360 LBS	1-INCH	BLUE	PURPLE
SJA 215	5/8"	7,360 LBS	1-INCH	BLUE	BLACK
SJA 216	3/4"	7,360 LBS	1-INCH	BLUE	GRAY
SJA 217	7/8"	7,360 LBS	1-INCH	BLUE	BLUE
SJA 218	1"	7,360 LBS	1-INCH	BLUE	YELLOW
SJA 219	1 1/8"	7,360 LBS	1-INCH	BLUE	WHITE
SJA 2110	1 1/4"	7,360 LBS	1-INCH	BLUE	GREEN
SJA 414	1/2"	14,000 LBS	1-INCH	RED	PURPLE
SJA 415	5/8"	14,000 LBS	1-INCH	RED	BLACK
SJA 416	3/4"	14,000 LBS	1-INCH	RED	GRAY
SJA 417	7/8"	14,000 LBS	1-INCH	RED	BLUE
SJA 418	1"	14,000 LBS	1-INCH	RED	YELLOW
SJA 419	1 1/8"	14,000 LBS	1-INCH	RED	WHITE
SJA 4110	1 1/4"	14,000 LBS	1-INCH	RED	GREEN
SJT 414	1/2"	9,000 LBS	1-INCH	ORANGE	PURPLE
SJT 415	5/8"	9,000 LBS	1-INCH	ORANGE	BLACK
SJT 416	3/4"	9,000 LBS	1-INCH	ORANGE	GRAY
SJT 417	7/8"	9,000 LBS	1-INCH	ORANGE	BLUE
SJT 418	1"	9,000 LBS	1-INCH	ORANGE	YELLOW
SJT 419	1 1/8"	9,000 LBS	1-INCH	ORANGE	WHITE
SJT 4110	1 1/4"	9,000 LBS	1-INCH	ORANGE	GREEN
SJS 4110	1 1/4"	22,000 LBS	1-INCH	BLUE	GREEN
SJS 4112	1 1/2"	22,000 LBS	1-INCH	BLUE	RED

SLACKJACK PART NO.	THREADED ROD DIAMETER	DIFFERENTIAL CAPACITY	TRAVEL COMPENSATION AMOUNT	CAPTURE RING COLOR	SWIVEL WASHER COLOR
SJA 224	1/2"	7,730 LBS	2-INCH	YELLOW	PURPLE
SJA 225	5/8"	7,730 LBS	2-INCH	YELLOW	BLACK
SJA 226	3/4"	7,730 LBS	2-INCH	YELLOW	GRAY
SJA 227	7/8"	7,730 LBS	2-INCH	YELLOW	BLUE
SJA 228	1"	7,730 LBS	2-INCH	YELLOW	YELLOW
SJA 229	1 1/8"	7,730 LBS	2-INCH	YELLOW	WHITE
SJA 2210	1 1/4"	7,730 LBS	2-INCH	YELLOW	GREEN
SJA 424	1/2"	14,000 LBS	2-INCH	GREEN	PURPLE
SJA 425	5/8"	14,000 LBS	2-INCH	GREEN	BLACK
SJA 426	3/4"	14,000 LBS	2-INCH	GREEN	GRAY
SJA 427	7/8"	14,000 LBS	2-INCH	GREEN	BLUE
SJA 428	1"	14,000 LBS	2-INCH	GREEN	YELLOW
SJA 429	1 1/8"	14,000 LBS	2-INCH	GREEN	WHITE
SJA 4210	1 1/4"	14,000 LBS	2-INCH	GREEN	GREEN
SJA 614	1/2"	20,340 LBS	1-INCH	TAN	PURPLE
SJA 615	5/8"	20,340 LBS	1-INCH	TAN	BLACK
SJA 616	3/4"	20,340 LBS	1-INCH	TAN	GRAY
SJA 617	7/8"	20,340 LBS	1-INCH	TAN	BLUE
SJA 618	1"	20,340 LBS	1-INCH	TAN	YELLOW
SJA 619	1 1/8"	20,340 LBS	1-INCH	TAN	WHITE
SJA 4110	1 1/4"	20,340 LBS	1-INCH	TAN	GREEN
SJS 4210	1 1/4"	22,000 LBS	2-INCH	YELLOW	GREEN
SJS 4212	1 1/2"	22,000 LBS	2-INCH	YELLOW	RED

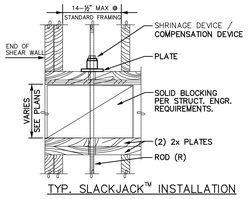
SLACKJACK™ COLOR CODE TABLE
TRAVEL HEIGHT AND ROD SIZE COORDINATION



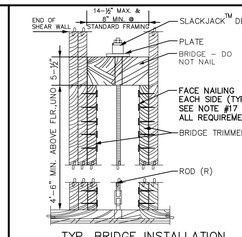
TYP. ANCHOR BOLT PLAN
DETAIL A
SCALE: NONE EB-1 EB-1

ANCHOR BOLT NOTES:
1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WALL TYPE AND FRAMING LAYOUT BEFORE LOCATING ANCHOR BOLTS IN CONCRETE.
2. ALL DIMENSIONS ARE TYPICAL U.N.O.

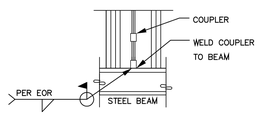
NOTE: SOLID BLOCKING, PROVIDE ENOUGH SOLID BLOCKING IN JOIST SPACE TO MATCH WIDTH OF ALL COMPRESSION STUDS OR POSTS OF THE WALL BELOW.



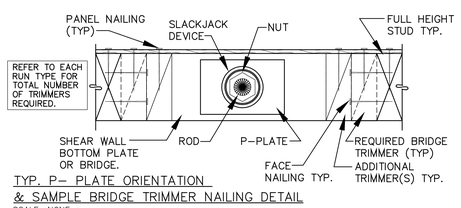
TYP. SLACKJACK™ INSTALLATION
DETAIL 5
SCALE: NONE EB-1 EB-1



TYP. BRIDGE INSTALLATION
DETAIL 1
SCALE: NONE EB-1 EB-1



TYP. ANCHOR BOLT INSTALLATION
STEEL BEAM OPTION
DETAIL 6
SCALE: NONE EB-1 EB-1



TYP. P- PLATE ORIENTATION
& SAMPLE BRIDGE TRIMMER NAILING DETAIL
SCALE: NONE

COLLECTOR STUD CAPACITY SCHEDULES

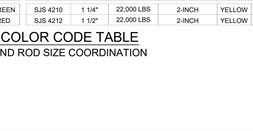
TOTAL STUDS REQUIRED QTY.	PLAN VIEW	COLLECTOR STUD CAPACITIES FOR DOUG FIR STUDS ON DOUG FIR PLATES 9"-0" CAPACITY ** 2x4 STUDS	2x6 STUDS	3x4 STUDS	4x4 POSTS	4x6 POSTS	4x8 POSTS	4'-6"/6'-0" CAPACITY BRIDGE TRIMMERS ONLY NO. OF BRIDGE TRIMMERS	2x4s	2x6s
SINGLE CAPACITY:		2,338#	5,156#	3,896#	6,391#	10,015#	13,161#		3,281#	5,156#
2				7,793#	12,781#	20,030#	26,322#	2*	6,563#	10,313#
3		7,013#	15,469#	11,689#	19,172#	30,045#	39,484#			
4		9,351#	20,625#	15,585#	25,563#	40,059#	52,645#	4*	13,125#	20,625#
5		11,689#	25,781#	19,482#	31,953#	50,074#	65,806#			
6		14,027#	30,938#	23,378#	38,344#	60,089#	78,967#	6*	19,688#	30,938#
7		16,365#	36,094#	27,274#	44,735#	70,104#	92,128#			
8		18,702#	41,250#	31,171#	51,125#	80,119#	105,289#	8*	26,250#	41,250#
9		21,040#	46,406#	35,067#	57,516#	90,134#	118,451#			
10		23,378#	51,563#	38,963#	63,906#	100,149#	131,612#			

NOTES: 1) STUDS SHOWN ARE THE MINIMUM COMPRESSION MEMBERS REQUIRED FOR THE EARTHBOUND SYSTEM.
2) DOUG FIR CALCULATION NOTES: (BASED ON 2005 NDS)
2x4s, 2x6s, 3x4s (STUD GRADE): F'c PARALLEL = 850 PSI
4x4s AND LARGER (NO. 2 GRADE): F'c PARALLEL = 1350 PSI
F'c PERPENDICULAR = 625 PSI FOR DOUG FIR PLATES.
3) * DENOTES NO. OF BRIDGE TRIMMERS UNDER COMPRESSION BRIDGE.
4) ** DENOTES THAT FINAL POST HEIGHT SUBTRACTS 4 1/2" FOR 2x TOP PLATES AND 2x BOTTOM PLATE.

ROD HOLE SCHEDULE THROUGH TOP/BOTTOM PLATES AND BRIDGES

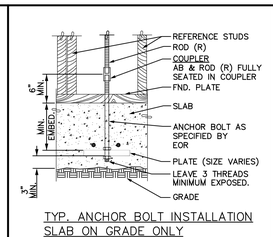
ROD SIZE		MIN HOLE SIZE	MAX HOLE SIZE
R4	1/2"Ø	1"Ø	1-1/8"Ø
R5	5/8"Ø	1"Ø	1-1/8"Ø
R6	3/4"Ø	1"Ø	1-1/8"Ø
R7	7/8"Ø	1-1/8"Ø	1-1/4"Ø
R8	1"Ø	1-1/4"Ø	1-3/8"Ø
R9	1-1/8"Ø	1-3/8"Ø	* 1-1/2"Ø
R10	1-1/4"Ø	* 1-1/2"Ø	* 1-5/8"Ø

* HOLE SIZES INTENDED FOR 6" WALL TYPES ONLY. ENGINEER OF RECORD SHALL APPROVE THE USE OF THESE HOLE SIZES FOR 4" WALL TYPES.

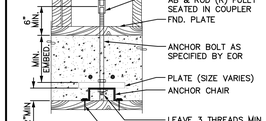


ALLOWABLE ROD OFFSET
DETAIL 2
SCALE: NONE EB-2 EB-2

TYP. ANCHOR BOLT INSTALLATION
WOOD BEAM OPTION
DETAIL 7
SCALE: NONE EB-1 EB-1

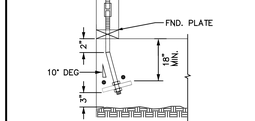


TYP. ANCHOR BOLT INSTALLATION
SLAB ON GRADE ONLY
DETAIL 3
SCALE: NONE EB-1 EB-1

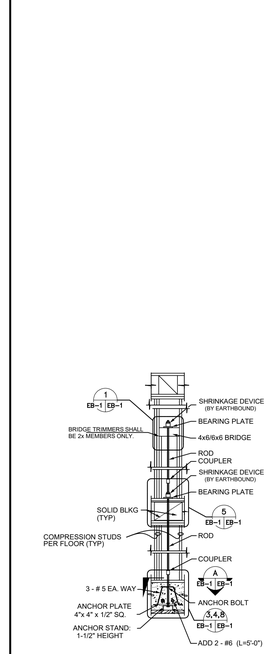


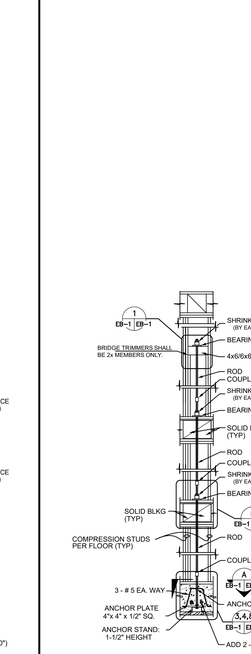
TYP. ANCHOR BOLT INSTALLATION
P.T. DECK ONLY
DETAIL 8
SCALE: NONE EB-1 EB-1

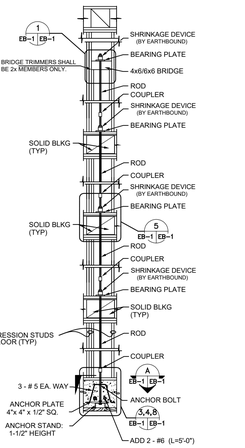
TYP. ANCHOR BOLT INSTALLATION
THRU-BOLT OPTION
DETAIL 4
SCALE: NONE EB-1 EB-1

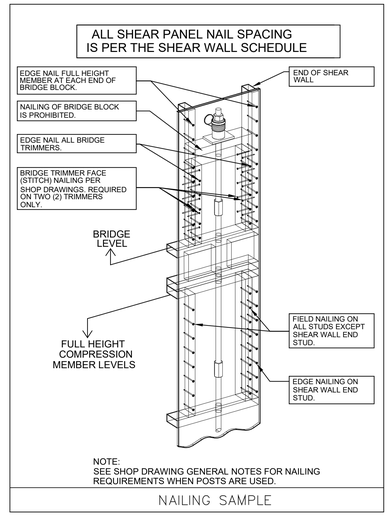


TYP. ANCHOR BOLT INSTALLATION
SLAB EDGE CONDITIONS ONLY
DETAIL 9
SCALE: NONE EB-1 EB-1









NAILING SAMPLE

LADBS APPROVAL STAMP

CONTINUOUS ROD SYSTEM NOTE:

Self-Tightening Holdown System shall be designed by the manufacturer for the loads and conditions shown on the drawings and shall be furnished and installed in conformance with the manufacturer's instructions. Self-Tightening System shall be designed to accomodate 3/8" of shrinkage per floor.

Shop Drawings and calculations shall be provided as a deferred submittal to the architect and structural engineer of record.

Shop drawings shall indicate load capacities and self-tightening device(s) of each holdown run. These products shall be as follows:

Earthbound Seismic Holdown System using the "SlackJack®" shrinkage compensating device manufactured by Earthbound Corporation (ICC-ES Report No. ESR-2848). www.slackjack.com (800) 944-5669

AMIR PIRBADIAN, INC.
17514 VENTURA BLVD., #206
ENCINO, CA. 91316
Phone (818)990-6427 Fax (818)990-6427
Email: aandgstreng@gmail.com

6575 FOUNTAIN AVENUE
LOS ANGELES , CA, 90028

REGISTERED PROFESSIONAL ENGINEER AMIR PIRBADIAN No. C72413 Exp. 06/30/2026 CIVIL STATE OF CALIFORNIA

REVISIONS	DATE
SUBMITTAL	09.19.25

Scale: N.T.S.

DRAWN BY: A.P.

Sheet

EB-1

THESE DRAWINGS AND SPECIFICATIONS, AS NOTED INSTRUMENTS OF ENGINEERING DESIGN, ARE AND SHALL REMAIN THE PROPERTY OF AMIR PIRBADIAN, INC. WHETHER THE PROJECTS FOR WHICH THEY ARE INTENDED, MADE AND EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY, COPIED, DUPLICATED, DISCLOSED, USED WITH ANY OTHER WORK OR PROJECT OTHER THEN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED FOR, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF AMIR PIRBADIAN, INC. VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONTSTITUTE ACCEPTANCE OF THESE RESTRICTIONS.

6575 FOUNTAIN AVE.
CIVIL PLANS

GENERAL

1. ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", AND CITY OF LOS ANGELES LOCAL ORDINANCES AS APPLICABLE.
2. ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY A.G.I. GEOTECHNICAL, INC. DATED OCTOBER 30, 2024.
3. EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A SURVEY BY CALVADA SURVEYING, INC., DATED MAY 23, 2023.
4. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
5. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
6. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
7. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
8. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
9. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
10. IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
11. THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
12. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
13. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
14. ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
15. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
16. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
17. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
18. THRUST BLOCKS SHALL BE INSTALLED AT WATERLINE HORIZONTAL AND VERTICAL BENDS, TEES, CAPPED ENDS AND REDUCERS ACCORDING TO THE DETAILS PROVIDED ON THESE PLANS.
19. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR. CONSTRUCTION STAKING SURVEYOR SHALL BE RESPONSIBLE FOR COORDINATION OF THESE PLANS WITH SOURCE DRAWINGS PREPARED BY ARCHITECT, LANDSCAPE ARCHITECT, STRUCTURAL ENGINEER, MEP CONSULTANT AND ANY OTHER DISCIPLINE PRIOR TO START OF STAKING AND CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED.
20. THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
21. CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800-227-2600) PRIOR TO EXCAVATION.
22. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
23. ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.
24. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
25. WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING CONSTRUCTION OPERATIONS.
26. CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF LOS ANGELES FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
27. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
28. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.

CITY OF LOS ANGELES GRADING NOTES

1. a. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED. (7012.1)
   b. STANDARD 12" HIGH BERM IS REQUIRED AT THE TOP OF ALL GRADED SLOPES.
   c. NO FILL TO BE PLACED UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
   d. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISHED GRADE AND 93% OF MAX DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
   e. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES. (>200CY) (7007.1)
2. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS.
3. REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON GRADING AND FOUNDATION EARTHWORK WHERE (SITE EXCEEDS 60,000 SF) (CUT OR FILL SLOPES EXCEED 2:1) (CUTS EXCEED 40 FT IN HEIGHT AND WITHIN 20 FT OF A PROPERTY LINE) (FOUNDATION EXCAVATION BELOW A 1:1 PLANE FROM PROPERTY LINE) (PROJECT INVOLVE UNUSUAL HAZARDS) (SHORING WORK INCLUDING SLOT-CUTS) (1704).
4. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.

LEGEND

SITE

- CURB/BACK OF CURB/GUTTER
- RETAINING WALL/SITE WALL
- PROPERTY LINE/RIGHT OF WAY
- CENTER LINE
- FENCE

EROSION CONTROL

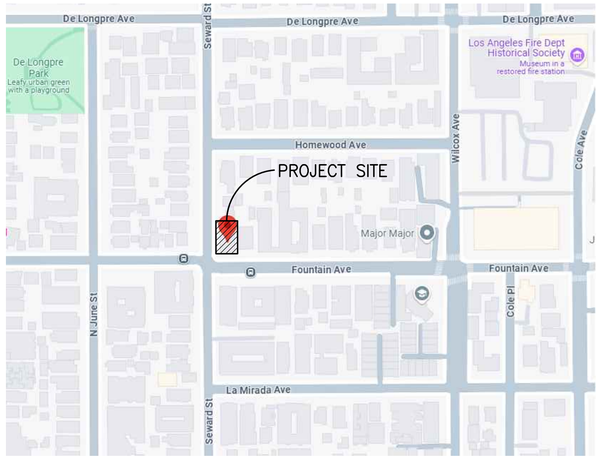
- GRAVEL DBAGS
- FIBER ROLL
- PROPOSED BUILDING EXCAVATION OUTLINE
- EXISTING DRAINAGE DIRECTION OF FLOW

GRADING

- 100 — PROPOSED MAJOR CONTOUR
- 102 — PROPOSED MINOR CONTOUR
- FLOW LINE
- GB — GRADE BREAK LINE
- R — RIDGE LINE
- EARTHEN SWALE
- SAWCUT
- TOP — LIMITS OF GRADING
- TOE — GRADING BENCH
- GRADED SLOPE (HORIZONTAL:VERTICAL)
- 4" SD — STORM DRAIN
- STORM DRAIN INLET

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	FL	FLOW LINE	(s)	SOUTH
BCR	BEGIN CURVE RETURN	FT	FOOT OR FEET	S=	SLOPE EQUALS
BW	BACK OF WALK	FU	FIXTURE UNITS	SD	STORM DRAIN
BLDG	BUILDING	FW	FIRE WATER	SSMH	SANITARY SEWER MANHOLE
BM	BENCH MARK	GPM	GALLONS PER MINUTE	SS	SANITARY SEWER
BOS	BOTTOM OF STAIRS	GV	GATE VALVE	STD	STANDARD
BMP	BEST MANAGEMENT PRACTICES	HDPE	HIGH DENSITY POLYETHYLENE	SDMH	STORM DRAIN MANHOLE
CB	CATCH BASIN	HP	HIGH POINT	TC	TOP OF CURB
CI	CAST IRON	INV.	INVERT	TEL	TELEPHONE
CL	CENTER LINE	LP	LOW POINT	TG	TOP OF GRATE
CMU	CONCRETE MASONRY UNIT	MAX	MAXIMUM	TOS	TOP OF STAIRS
CO	CLEANOUT	MIN	MINIMUM	TW	TOP OF WALL
CONC	PORTLAND CEMENT CONCRETE	MH	MANHOLE	TS	TRAFFIC SIGNAL
CF	CURB FACE	(N)	NORTH	TSB	TRAFFIC SIGNAL BOX
DW	DOMESTIC WATER	NTS	NOT TO SCALE	TYP	TYPICAL
(E)	EAST	PA	PLANTER AREA	TV	TELEVISION
ECR	END CURVE RETURN	POC	POINT OF CONNECTION	VIF	VERIFY IN FIELD
EG	EDGE OF GUTTER	PIV	POST INDICATOR VALVE	VLT	VAULT
EL. OR ELEV	ELEVATION	PCC	POINT OF COMPOUND CURVE	VCP	VITRIFIED CLAY PIPE
ELEC	ELECTRIC, ELECTRICAL	PRC	POINT OF REVERSE CURVE	(S)	WEST
EX. OR EXIST.	EXISTING	PRV	PRESSURE REDUCING VALVE	W	WATER
FDC	FIRE DEPARTMENT CONNECTION	PVC	POLYVINYL CHLORIDE	WM	WATER METER
FF	FINISHED FLOOR	R	RADIUS	WV	WATER VALVE
FG	FINISHED GRADE (LANDSCAPE)	RCIP	RECTANGULAR CAST IRON PIPE		
FS	FINISHED SURFACE (HARDSCAPE)	RD	ROOF DRAIN		
FH	FIRE HYDRANT	RW	RIGHT-OF-WAY		



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOT 147 OF TRACT 7616, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 88, PAGES 24 THRU 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4334-009-017

GEOTECHNICAL ENGINEER'S STATEMENT

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS GEOTECHNICAL ENGINEERING REPORT PREPARED BY A.G.I. GEOTECHNICAL, INC. DATED OCTOBER 30, 2024.

SIGNATURE _____ DATE _____ STAMP

ESTIMATED EARTHWORK QUANTITIES

CUT:	**478** CUBIC YARDS
FILL:	**0** CUBIC YARDS
NET (CUT/EXPORT):	**478** CUBIC YARDS (CUT)

EARTHWORK CALCULATION NOTES:

1. THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.
2. ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, FOOTINGS, CLEARING AND GRUBBING, OVER EXCAVATION AND RECOMPACTION, AND CONSTRUCTION MEANS AND METHODS.
3. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.
4. THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK.
5. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, REPLACEMENT.

STORM WATER POLLUTION CONTROL NOTE

LA DBS DEPARTMENT OF BUILDING AND SAFETY

STORM WATER POLLUTION CONTROL (2023 Los Angeles Green Building Code)

FORM GRN 1

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 – Part 5: Definitions)

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction –related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

(Rev. 01/01/20) Page 1 of 1 www.ladbs.org

SHEET INDEX

C000	TITLE SHEET
C010	SOILS APPROVAL LETTERS
C100	EROSION CONTROL PLAN
C200	ROUGH GRADING PLAN
C201	GRADING SECTIONS
C210	PRECISE GRADING PLAN
C211	GRADING DETAILS
C300	DRAINAGE PLAN
C400	UTILITY PLAN
C500	A-PERMIT PLAN

PROJECT DIRECTORY

OWNER:
SEACHANGE PARTNERS REG, LLC
12690 SANDHILL LANE, UNIT 1
LOS ANGELES, CA 90094

CIVIL ENGINEER:
PACIFIC CONSULTING GROUP, INC.
KYLE PROUTY
2239 STATE AVE, #B
COSTA MESA, CA 92627
TEL: 818.800.6991

ARCHITECT:
AARON BRUMER & ASSOCIATES
10999 RIVERSIDE DRIVE, STE 302
NORTH HOLLYWOOD, CA 91602
TEL: 310.422.9234

GEOTECHNICAL ENGINEER:
A.G.I. GEOTECHNICAL, INC.
16555 SHERMAN WAY, STE A
VAN NUYS, CA 91406
TEL: 818.785.5244

STRUCTURAL ENGINEER:
KURT FISCHER STRUCTURAL ENGINEERING
17547 VENTURA BLVD, STE 305
ENCINO, CA 91316
TEL: 818.874.1445

MEP ENGINEER:
A&N DESIGN GROUP INC.
21550 OXNARD ST, #300
WOODLAND HILLS, CA 91367
TEL: 818.288.4361

1-800-227-2600
CALL USA/SC FOR UNDERGROUND LOCATING 48 HOURS BEFORE YOU DIG!

IMPORTANT NOTICE

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIGALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG

PACIFIC CONSULTING GROUP
2239 STATE AVE, #B
COSTA MESA, CA 92627
T: 818 800 6991
E: Kyle@pacificconsultinginc.com
PCG JOB NO. 24128

6575 FOUNTAIN AVE
6575 FOUNTAIN AVE.
LOS ANGELES, CA 90028

REGISTERED PROFESSIONAL ENGINEER KYLE JARDINE PROUTY C 95048 EXP. 09/30/25 CIVIL STATE OF CALIFORNIA
SIGN DATE 06/27/2025

NOT FOR CONSTRUCTION

REVISIONS:

CITY SUBMITTAL	12.05.2024

JOB NO.: 24128
DATE: 06.27.2025
SCALE: AS NOTED
SHEET TITLE: TITLE SHEET
SHEET NUMBER: C000

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIELOS PRESIDENT

VACANT VICE PRESIDENT

JOSELYN GEAGA-ROSSEL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ
ELVIN W. MOON

CITY OF LOS ANGELES

CALIFORNIA

ERIC GARCETTI MAYOR

DEPARTMENT OF BUILDING AND SAFETY 201 N. FIGUEROA ST., LOS ANGELES, CA 90012

FRANK M. BUSH GENERAL MANAGER SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E. EXECUTIVE OFFICER

SOILS REPORT APPROVAL LETTER

December 23, 2019

LOG # 111348
SOILS/GEOLOGY FILE - 2

6575 Fountain, LLC
6575 Fountain Ave.
Los Angeles, CA 92026

TRACT: TR 3533
LOT(S): 36
LOCATION: 6575 W. Fountain Ave. (aka 1302, 1304 & 1314 N. Seward St.)

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Soils Report	19-5411-00	11/26/2019	AGI Geotechnical, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed 12-unit 4-story apartment building over one level of subterranean parking. The subterranean parking is expected to be about 10 feet below existing grade. The earth materials at the subsurface exploration locations consist of native soils.

The consultant's recommend to support the proposed structure(s) on conventional foundations bearing on native undisturbed soils or properly placed compacted fill a minimum of 3 feet thick.

Groundwater was not encountered during exploration to a depth of 51.5 feet below the existing grade and the historically highest groundwater level in the area is approximately 40 feet below the ground surface, according to the consultants.

As of January 1, 2020 the City of Los Angeles will adopt the new 2020 Los Angeles Building Code (LABC). The 2020 LABC requirements will apply to all projects where the permit application submittal date is after January 1, 2020.

The referenced report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable section of the 2017 City of LA Building Code. LABC numbers refer the applicable information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

1. Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Development Services and Permits Program for the proposed removal of support and/or retaining of slopes adjoining to public way (3307.3.2).

   201 N. Figueroa Street 3rd Floor, LA (213) 482-7045

2. In the event tie-back anchors are proposed for shoring purposes, provide a notarized letter from all adjoining property owners allowing tie-back anchors on their property (7006.6).

3. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer; and, that the plans included the recommendations contained in their reports (7006.1).

4. All recommendations of the report that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

5. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.

6. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).

7. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.

8. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department; and, obtained approval (7008.2).

9. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet whichever is greater (7011.3).

10. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).

11. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).

12. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).

    201 N. Figueroa Street 3rd Floor, LA (213) 482-7045

13. All loose foundation excavation material shall be removed prior to commencement of framing (7005.3).

14. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).

15. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring or constructed using ABC slot cuts, as recommended. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)

16. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. Shoring recommendations shall include the maximum allowable lateral deflection of shoring system to prevent damage to adjacent structures, properties and/or public ways. Report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)

17. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).

18. The soils engineer shall review and approve the shoring plans prior to issuance of the permit (3307.3.2).

19. Prior to the issuance of the permits, the soils engineer and the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.

20. Unsurcharged temporary excavation may be cut vertical up to 5 feet, as recommended.

21. Shoring shall be designed for the lateral earth pressures specified in the section titled "Construction Cuts" starting on page 8 of the 11/26/2019 report; all surcharge loads shall be included into the design.

22. Shoring shall be designed for a maximum lateral deflection of ½ inch where a structure is within a 1:1 plane projected up from the base of the excavation, and for a maximum lateral deflection of 1 inch provided there are no structures within a 1:1 plane projected up from the base of the excavation, as recommended.

23. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.

24. Surcharged ABC slot-cut method may be used for temporary excavations with each slot-cut not exceeding 12 feet in height and not exceeding 8 feet in width, as recommended. The surcharge load shall not exceed the value given in the report. The soils engineer shall determine the clearance between the excavation and the existing foundation. The soils engineer shall verify in the field if the existing earth materials are stable in the slot-cut excavation. Each slot shall be inspected by the soils engineer and approved in writing prior to any worker access.

25. All foundations shall derive entire support from native undisturbed soils, or properly placed compacted fill a minimum of 3 feet thick, as recommended and approved by the soils engineer by inspection.

26. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.

27. The foundation/slab design shall satisfy all requirements of the Information Bulletin P/BC 2014-116 "Foundation Design for Expansive Soils" (1803.5.3).

28. Slabs placed on approved compacted fill shall be at least 4 inches thick as recommended and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.

29. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 4 inches thick as recommended and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.

30. The seismic design shall be based on a Site Class D as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.

31. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Lateral Loads" starting on page 7 of the 11/26/2019 report. Note: All surcharge loads shall be included into the design.

32. Retaining walls/basement walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 7 of the 11/26/2019 report (1803.5.12).

    Note: Lateral earth pressure due to earthquake motions shall be in addition to static lateral earth pressures and other surcharge pressures.

33. Basement walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure as specified on page 7 of the 11/26/2019 report (1610.1). All surcharge loads shall be included into the design.

34. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).

35. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind

the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).

36. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).

37. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).

38. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.

39. Where the ground water table is lowered and maintained at an elevation not less than 6 inches below the bottom of the lowest floor, or where hydrostatic pressures will not occur, the floor and basement walls shall be damp-proofed. Where a hydrostatic pressure condition exists, and the design does not include a ground-water control system, basement walls and floors shall be waterproofed. (1803.5.4, 1805.1.3, 1805.2, 1805.3)

40. The structure shall be connected to the public sewer system per P/BC 2014-027.

41. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works (7013.10).

42. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.

43. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).

44. The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).

45. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

46. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; shoring; ABC slot cuts; protection fences; and, dust and traffic control will be scheduled (108.9.1).

47. Installation of shoring and slot cutting shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).

48. The installation and testing of tie-back anchors shall comply with the recommendations included in the report or the standard sheets titled "Requirement for Tie-Back Earth Anchors", whichever is more restrictive. Research Report #25835

49. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.4).

50. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

CEEA [JAAT]
Structural Engineering Associate II

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213-482-0480

cc: Applicant
AGI Geotechnical Inc., Project Consultant
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SIGN DATE 06/27/2025

NOT FOR CONSTRUCTION

REVISIONS:	
CITY SUBMITTAL	12.05.2024

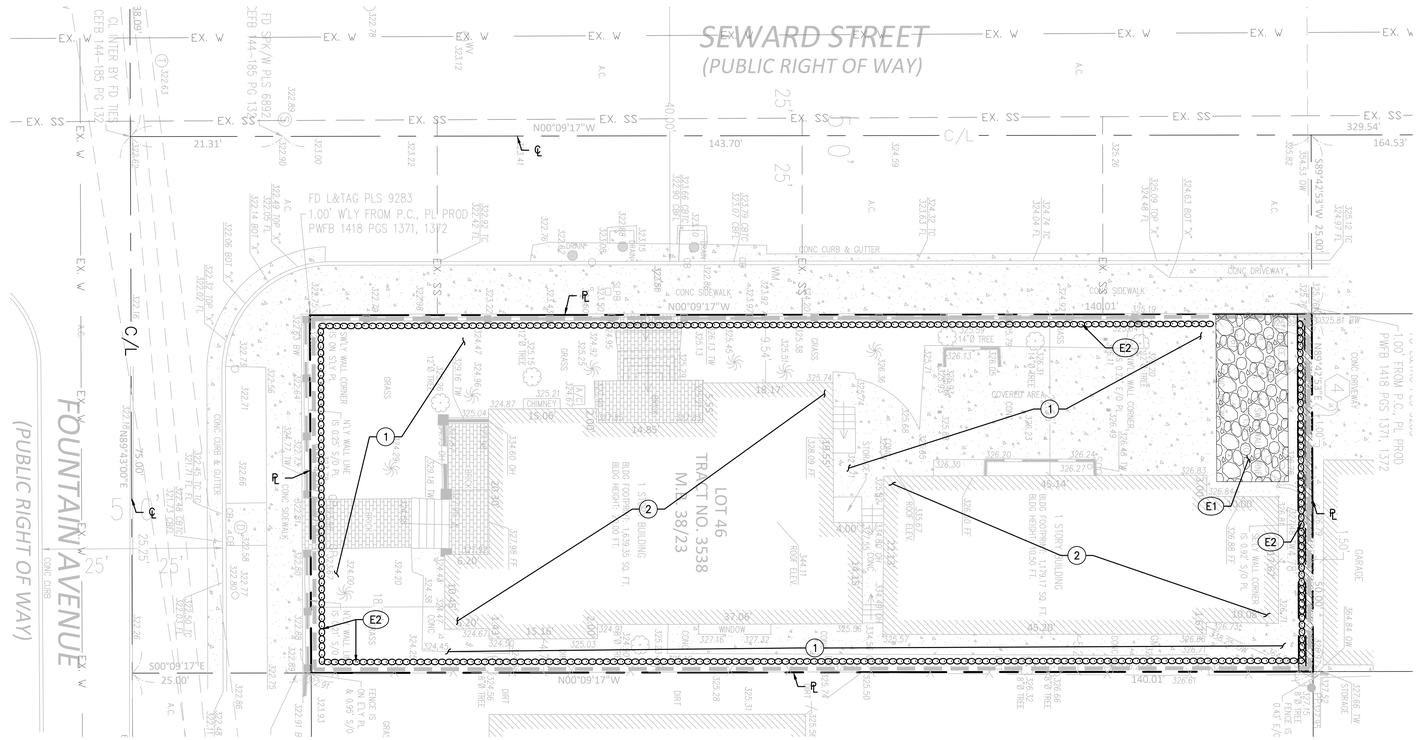
JOB NO.: 24128

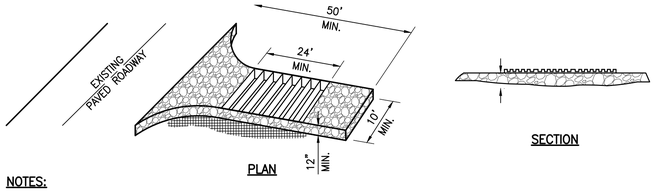
DATE: 06.27.2025

SCALE: AS NOTED

SHEET TITLE: SOILS APPROVAL LETTERS

SHEET NUMBER: C010



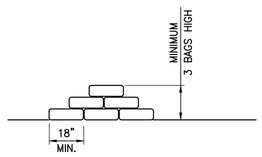


NOTES:

1. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
3. IF A WASH RACK IS INCLUDED, A SEDIMENT TRAP OF SOME KIND MUST ALSO BE PROVIDED TO COLLECT WASH WATER RUNOFF.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE.

1 STABILIZED CONSTRUCTION ENTRANCE

C100 N.T.S.



NOTES:

1. BAG MATERIAL: BAGS SHOULD BE WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MINIMUM UNIT WEIGHT OF 4 OUNCES/YD², MULLEN BURST STRENGTH EXCEEDING 300 LB/IN² IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D3786, AND ULTRAVIOLET STABILITY EXCEEDING 70% IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D4355.
2. BAG SIZE: EACH GRAVEL-FILLED BAG SHOULD HAVE A LENGTH OF 18 IN., WIDTH OF 12 IN., THICKNESS OF 3 IN., AND MASS OF APPROXIMATELY 33 LBS. BAG DIMENSIONS ARE NOMINAL, AND MAY VARY BASED ON LOCALLY AVAILABLE MATERIALS.
3. FILL MATERIAL: FILL MATERIAL SHALL BE 0.5 TO 1.0 INCH CRUSHED ROCK, CLEAN AND FREE OF CLAY, ORGANIC MATTER, AND OTHER DELETERIOUS MATERIAL, OR OTHER SUITABLE OPEN-GRADED, NON-COHESIVE, POROUS GRAVEL.
4. TURN THE ENDS OF GRAVEL BAG BARRIER UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND BARRIER.
5. USE PYRAMID APPROACH WHEN STACKING BAGS.

2 GRAVEL BAG BARRIER

C100 N.T.S.

LEGEND

- LIMIT LINE OF EROSION CONTROL
- PROPERTY LINE
- STORM DRAIN INLET PROTECTION
- DIRECTION OF FLOW

EROSION CONTROL NOTES

(E1) POSSIBLE STABILIZED CONSTRUCTION ENTRANCE LOCATIONS PER DETAIL 1, HEREON.

(E2) PLACE GRAVEL BAG BARRIER PER DETAIL 1, SHEET C110.

DEMOLITION NOTES

(1) SEE GENERAL DEMOLITION NOTES HEREON.

(2) SEE ARCHITECTURAL PLAN FOR LIMITS OF STRUCTURE DEMOLITION.

N

0 5' 10'

SCALE: 1"=10'

NOTES:

1. CONTRACTOR TO REFERNCE ARCHITECTURAL DEMOLITION PLAN PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCY SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO DEMOLITION.
2. POTHOLING OF EXISTING UTILITIES MAY BE REQUIRED. CONTRACTOR SHALL POTHOLE AND VERIFY POINT OF CONNECTIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

DUST CONTROL NOTES

1. DUST SHALL BE CONTROLLED BY WATERING AND/OR APPLYING A DUST PALLIATIVE. THE DUST PALLIATIVE SHALL BE APPLIED IN THE AMOUNT AT THE LOCATIONS AS DIRECTED BY THE ENGINEER.
2. WATER FOR DUST CONTROL SHALL BE APPLIED BY MEANS OF PRESSURE TYPE DISTRIBUTORS OR PIPE LINES EQUIPPED WITH A SPRAY SYSTEM OR HOSES WITH NOZZLES THAT WILL INSURE A UNIFORM APPLICATION OF WATER.
3. UNLESS WATER IS APPLIED BY MEANS OF PIPE LINES, AT LEAST ONE MOBILE UNIT WITH A MINIMUM CAPACITY OF 100 GALLONS SHALL BE AVAILABLE FOR APPLYING WATER.
4. ALL SOIL MATERIALS OR DEBRIS TRUCKED FROM THE SITE SHALL BE COVERED AND SPRINKLED PRIOR TO ENTERING PUBLIC STREETS.
5. PROVIDE FOR WET SUPPRESSION OR CHEMICAL STABILIZING OF EXPOSED SOILS.
6. PROVIDE FOR RAPID CLEAN-UP OF SEDIMENTS DEPOSITED ON THE PAVED ROADS.
7. LIMIT THE AMOUNT OF AREAS DISTURBED BY CLEARING & EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES.

EROSION CONTROL NOTES

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR
3. WHEN THE INSPECTOR SO DIRECTS, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
4. STORM AND SEWER DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS.
5. EXCEPT WHEN THE INSPECTOR DIRECTS OTHERWISE, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS FORECAST, AND SHALL BE MAINTAINED DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15).
6. SANDBAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECAST, OR WHEN THE INSPECTOR SO DIRECTS.
7. A "STANDBY EMERGENCY CREW" SHALL BE ALERTED BY THE PERMITTEE OR THE CONTRACTOR TO PERFORM EMERGENCY WORK DURING RAINSTORMS. THE PARTY TO BE CONTACTED IS:
   NAME: _____ (TO BE FILLED IN BY CONTRACTOR)
   PHONE NUMBER: _____

GENERAL DEMOLITION NOTES

1. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
2. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
6. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
8. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
9. DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
11. DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

BMP NOTES

THE FOLLOWING BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JULY 2012, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS):

EROSION CONTROL

EC1-SCHEDULING
EC2-PRESERVATION OF EXISTING VEGETATION
EC3-HYDRAULIC MULCH
EC4-HYDROSEEDING
EC5-SOIL BINDERS
EC6-STRAW MULCH
EC7-GEOTEXTILES AND MATS
EC8-WOOD MULCHING
EC9-EARTH DIKES AND DRAINAGE SWALES
EC10-VELOCITY DISSIPATION DEVICES
EC11-SLOPE DRAINS
EC12-STREAMBANK STABILIZATION
EC13-RESERVED
EC14-COMPOST BLANKET
EC15-SOIL PREPARATION/ROUGHENING
EC16-NON-VEGETATIVE STABILIZATION

TEMPORARY SEDIMENT CONTROL

SE1-SILT FENCE
SE2-SEDIMENT BASIN
SE3-SEDIMENT TRAP
SE4-CHECK DAM
SE5-FIBER ROLLS
SE6-GRAVEL BAG BERM
SE7-STREET SWEEPING AND VACUUMING
SE8-SANDBAG BARRIER
SE9-STRAW BALE BARRIER
SE10-STORM DRAIN INLET PROTECTION
SE11-ACTIVE TREATMENT SYSTEMS
SE12-MANUFACTURED LINEAR SEDIMENT CONTROLS
SE13-COMPOST SOCKS AND BERMS
SE14-BIOFILTER BAGS

EQUIPMENT TRACKING CONTROL

TC1-STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC2-STABILIZED CONSTRUCTION ROADWAY
TC3-ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL

WE1-WIND EROSION CONTROL

NON-STORMWATER MANAGEMENT

NS1-WATER CONSERVATION PRACTICES
NS2-DEWATERING OPERATIONS
NS3-PAVING AND GRINDING OPERATIONS
NS4-TEMPORARY STREAM CROSSING
NS5-CLEAR WATER DIVERSION
NS6-ILLICIT CONNECTION/DISCHARGE
NS7-POTABLE WATER/IRRIGATION
NS8-VEHICLE AND EQUIPMENT CLEANING
NS9-VEHICLE AND EQUIPMENT FUELING
NS10-VEHICLE AND EQUIPMENT MAINTENANCE
NS11-PILE DRIVING OPERATIONS
NS12-CONCRETE CURING
NS13-CONCRETE FINISHING
NS14-MATERIAL OVER WATER
NS15-DEMOLITION ADJACENT TO WATER
NS16-TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIALS POLLUTION CONTROL

WM1-MATERIAL DELIVERY AND STORAGE
WM2-MATERIAL USE
WM3-STOCKPILE MANAGEMENT
WM4-SPILL PREVENTION AND CONTROL
WM5-SOLID WASTE MANAGEMENT
WM6-HAZARDOUS WASTE MANAGEMENT
WM7-CONTAMINATED SOIL MANAGEMENT
WM8-CONCRETE WASTE MANAGEMENT
WM9-SANITARY/SEPTIC WASTE MANAGEMENT
WM10-LIQUID WASTE MANAGEMENT

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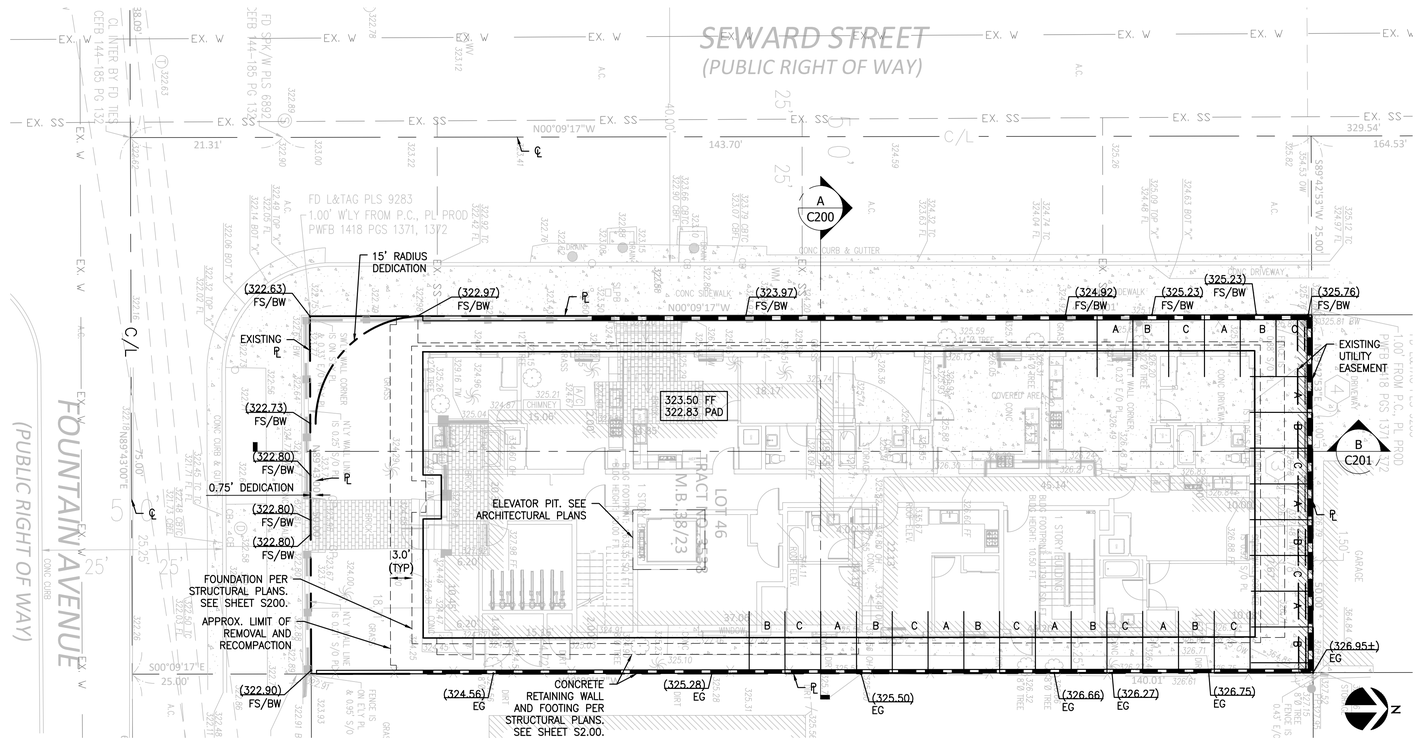
STATE OF CALIFORNIA

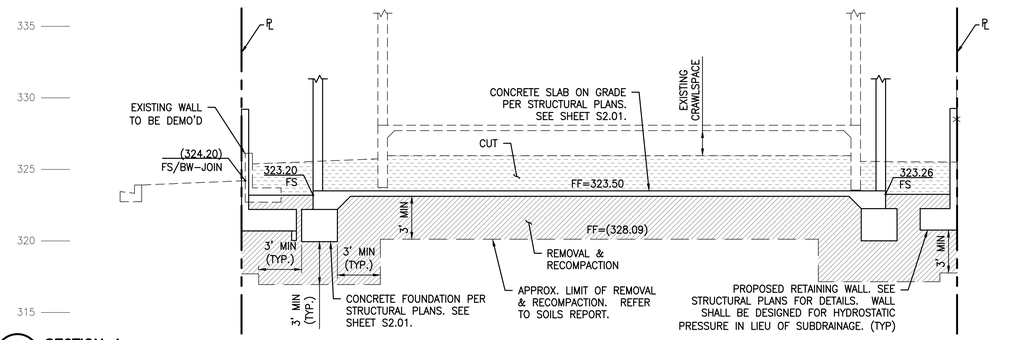
SIGN DATE 06/27/2025

NOT FOR CONSTRUCTION

REVISIONS:	
CITY SUBMITTAL	12.05.2024

JOB NO.: 24128
DATE: 06.27.2025
SCALE: AS NOTED
SHEET TITLE: EROSION & SEDIMENT CONTROL PLAN
SHEET NUMBER: C100





A C200 **SECTION A**
1"=5'

LEGEND

PROPERTY LINE

CONTRUCTION NOTES

D1 INSTALL FOUNDATION DRAIN PER DETAIL 1, SHOWN HEREON.

D2 INSTALL FOUNDATION DRAIN PER DETAIL 2, SHOWN HEREON.

NOTES

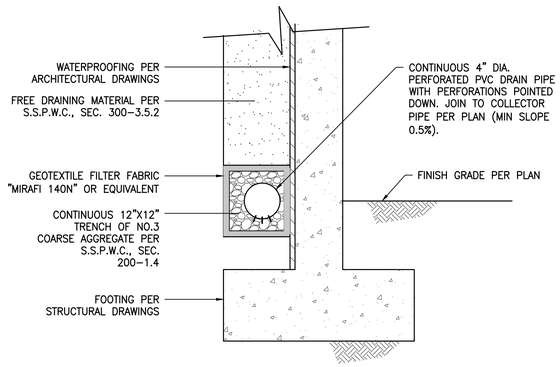
1. SEE SLAB PLAN FOR SLAB SLOPES AND ELEVATIONS. SLAB ELEVATIONS AND SLOPES NOTED FOR REFERENCE ONLY HEREON.

2. REMOVAL AND RECOMPACTION SHALL BE PERFORMED TO THE RECOMMENDATIONS NOTED IN THE PROJECT GEOTECHNICAL REPORT.

3. ROUGH GRADE ASSUMES PAD IS 8" BELOW FINISH FLOOR (4" SLAB, + 4" BASE). SEE ARCHITECTURAL PLANS AND STRUCTURAL PLANS FOR FINAL SLAB ELEVATIONS AND FOUNDATION DETAILS.

4. SEE PROJECT GEOTECHNICAL REPORT PREPARED BY A.G.I GEOTECHNICAL, INC. FOR ANY DEWATERING THAT MAY BE NECESSARY FOR GRADING ACTIVITIES.

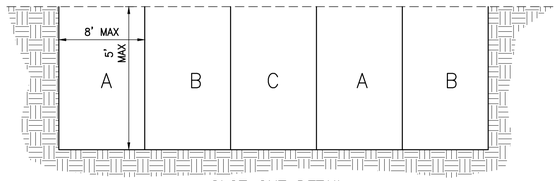
5. TEMPORARY EXCAVATIONS AND REMOVAL AND RECOMPACTION SHALL BE PERFORMED IN CONFORMANCE OF THE PROJECT GEOTECHNICAL REPORT PREPARED BY A.G.I GEOTECHNICAL, INC. DATED 11.26.2019.



1 C200 **FOUNDATION DRAIN TYPICAL DETAIL**
N.T.S.

CONSTRUCTION SEQUENCING:

EXCAVATIONS MAY BE MADE BY THE SLOT-CUTTING METHOD. THIS METHOD EMPLOYS THE USE OF THE EARTH AS A BUTTRESS AND ALLOWS THE EXCAVATION TO PROCEED IN PHASES. THE INITIAL EXCAVATION IS MADE AT A SLOPE OF 1:1 (H:V). SLOTS ARE CUT, USING THE ABC METHOD, IN WHICH ALL SLOTS ARE OF THE SAME WIDTH. THE INITIAL SLOT "A" IS CUT 8 FEET IN WIDTH, LEAVING THE "B" AND "C" SLOTS TO BUTTRESS THE EXCAVATION. THE "A" SLOT IS BACKFILLED; THE SAME PROCEDURE IS USED FOR THE "B" SLOTS; THEN THE "C" SLOTS.



SLOT CUT DETAIL

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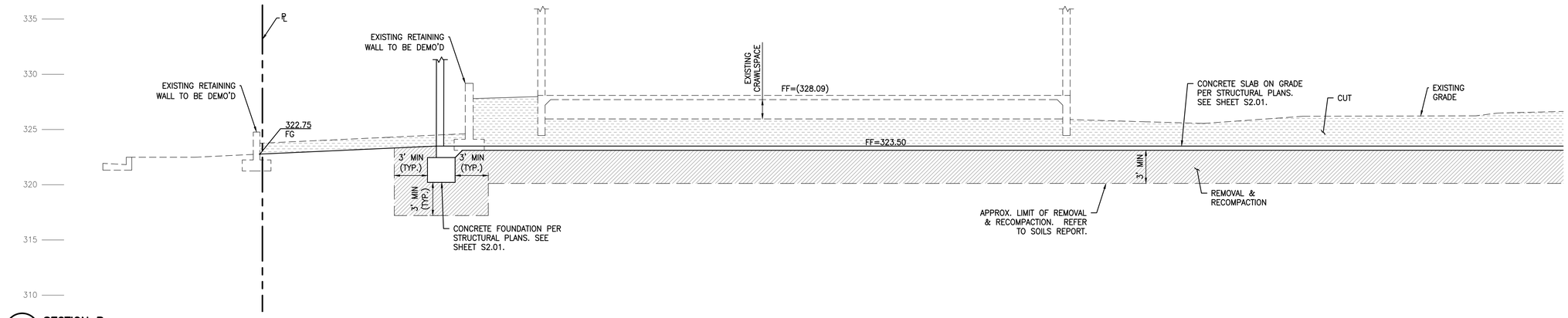
SIGN DATE 06/27/2025

NOT FOR CONSTRUCTION

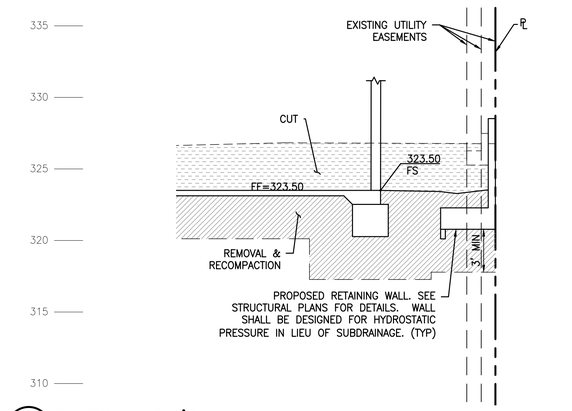
REVISIONS:	
CITY SUBMITTAL	12.05.2024

JOB NO.: 24128
DATE: 06.27.2025
SCALE: AS NOTED
SHEET TITLE: ROUGH GRADING PLAN
SHEET NUMBER: C200



B C200 **SECTION B**

1"=5'



B C200 **SECTION B CONT'D**

1"=5'

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C 95048
EXP. 09/30/25
CIVIL
STATE OF CALIFORNIA

SIGN DATE 06/27/2025

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REVISIONS:

CITY SUBMITTAL	12.05.2024

JOB NO.: **24128**

DATE: **06.27.2025**

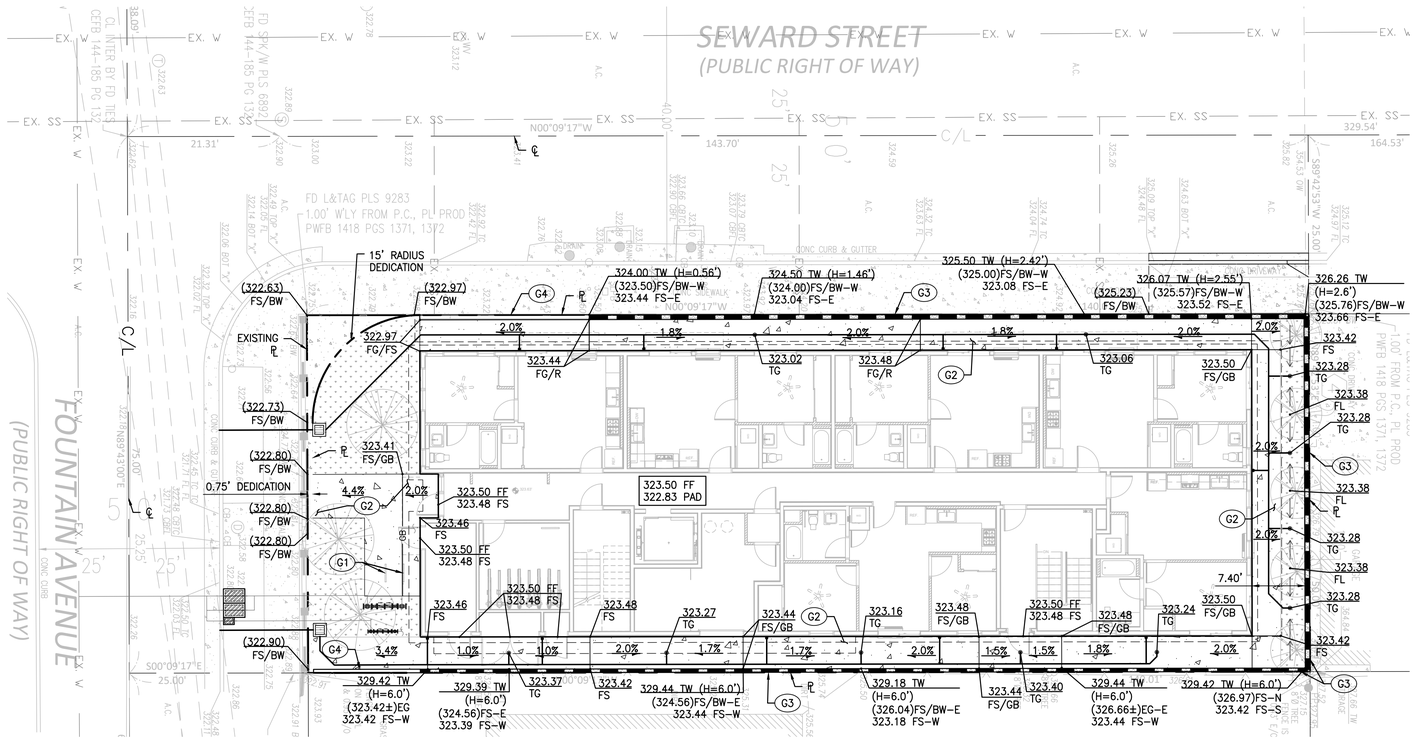
SCALE: **AS NOTED**

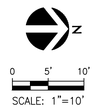
SHEET TITLE:

GRADING SECTIONS

SHEET NUMBER:

C201





LEGEND

- LANDSCAPE AREA BY OTHERS
- SITE CONCRETE
- PAVERS BY OTHER
- RETAINING WALL
- PROPERTY LINE
- GB — GRADE BREAK
- R — RIDGE LINE
- FLOW LINE
- CATCH BASIN
- AREA DRAIN

CONTRUCTION NOTES

(G1) BIKE PARKING BY OTHERS.

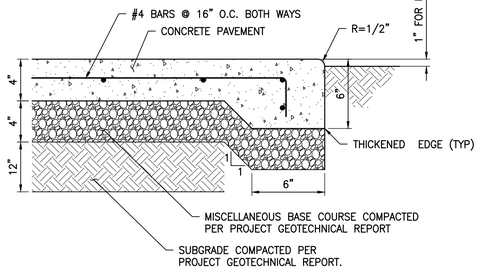
(G2) INSTALL CONCRETE WALKWAY PAVING PER DETAIL 1, HEREON.

(G3) RETAINING WALL. SEE STRUCTURAL PLANS FOR DETAILS AND SPECIFICATIONS.

(G4) SITE WALL SHOWN FOR REFERENCE ONLY.

NOTES

1. SEE SLAB PLAN FOR SLAB SLOPES AND ELEVATIONS. SLAB ELEVATIONS AND SLOPES NOTED FOR REFERENCE ONLY HEREON.
2. REMOVAL AND RECOMPACTION SHALL BE PERFORMED TO THE RECOMMENDATIONS NOTED IN THE PROJECT GEOTECHNICAL REPORT.
3. SEE STRUCTURAL PLANS FOR RETAINING AND SITE WALL DETAILS.



NOTES:

1. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
2. REFER TO ARCHITECTURAL DRAWINGS FOR COLOR, PATTERN, TEXTURE, AND FINISH.
3. SEE PLAN FOR LOCATION OF CONTROL JOINTS.

1 / C210 **PEDESTRIAN CONCRETE PAVING DETAIL**
N.T.S.

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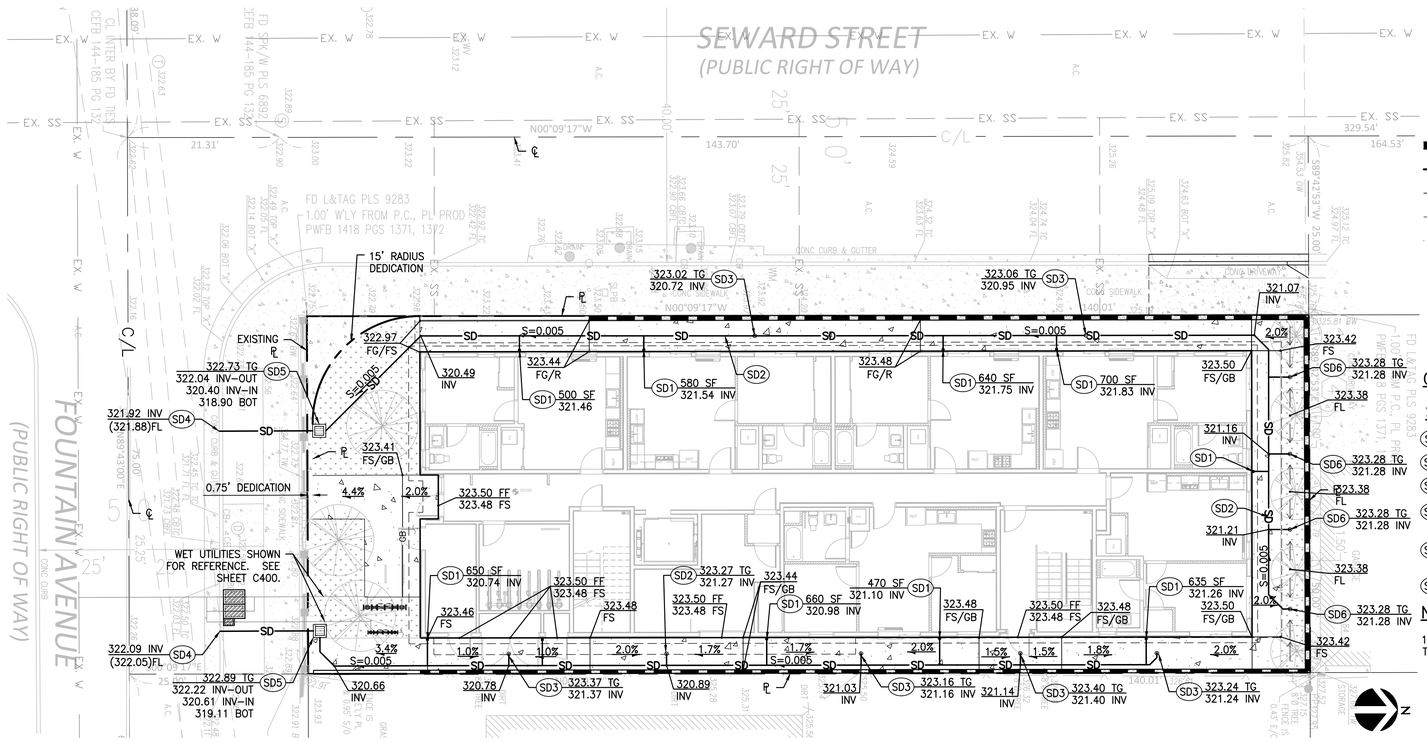
DATE: **06.27.2025**

SCALE: **AS NOTED**

SHEET TITLE:
PERCISE GRADING PLAN

SHEET NUMBER:
C210



LEGEND

- LANDSCAPE AREA BY OTHERS
- SITE CONCRETE
- PAVERS BY OTHERS
- RETAINING WALL
- PROPERTY LINE
- GB — GRADE BREAK
- R — RIDGE LINE
- FLOW LINE
- CATCH BASIN
- AREA DRAIN

PROJECT SITE CHARACTERISTICS	
SITE AREA (S.F.)	7,000
TOTAL SITE AREA POST DEDICATION (S.F.)	6,914
TOTAL PROJECT AREA (S.F.)	6,914>50%
PROPOSED PERVIOUS AREA AT GRADE (S.F.)	614
PROPOSED PERVIOUS AREA AT ROOF (S.F.)	624
TOTAL PERVIOUS AREA (S.F.)	1,238
PROPOSED BUILDING (S.F.)	4,010
PROPOSED HARDSCAPE (S.F.)	1,666
TOTAL IMPERVIOUS AREA (S.F.)	5,676
IMPERVIOUS %	82%

CONSTRUCTION NOTES

STORM DRAIN

(SD1) 3" DOWNSPOUT BY OTHERS. SEE PLUMBING PLANS FOR CONTINUATION.

(SD2) INSTALL PVC STORM DRAIN PIPE.

(SD3) INSTALL 4" AREA DRAIN ADA COMPLIANT GRATE.

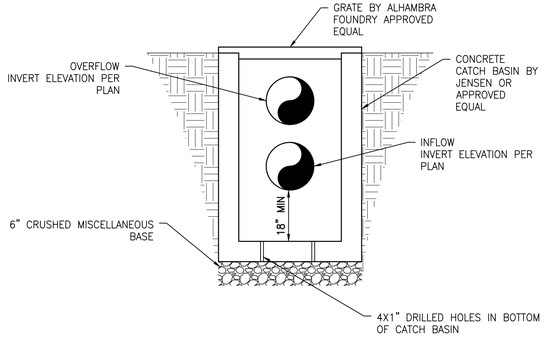
(SD4) INSTALL CURB DRAIN PER APWA STD PLAN 151-3. SEE DETAIL 3, SHEET C310.

(SD5) INSTALL 12"X12" PRECAST CONCRETE BUBBLER BOX PER DETAIL 1, HEREON.

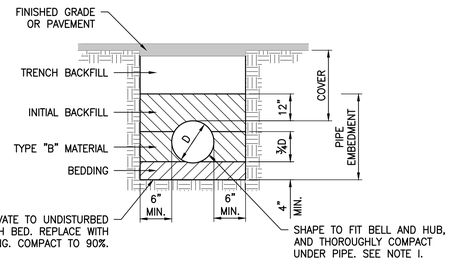
(SD6) INSTALL 4" PLANTER DRAIN.

NOTES

1. ALL FLEXIBLE PIPE SHALL BE INSTALLED PER THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT AND DETAIL 2, NOTED HEREON.



1 C300 BUBBLER BOX TYPICAL DETAIL
N.T.S.



PIPE	FOR GRAVITY FLOW SAN. SEWERS AND DRAINAGE P.V.C. CONFORMING TO A.S.T.M. D-3034 MAXIMUM SDR 35, GASKETED JOINTS FOR 4" TO 15" DIA PIPE AND ASTM F-679 FOR 18" DIA AND LARGER.
BEDDING	CLEAN COARSE SAND. CONFORMING TO "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" SECTION 217-2.4
INITIAL BACKFILL	NATIVE MATERIAL – MAXIMUM SIZE NOT TO EXCEED 1 1/2".
TRENCH BACKFILL	NATIVE MATERIAL – 90% COMPACTION MIN. (95% COMPACTION IN UPPER 3.0' OF PAVED AREAS). UP TO CLASS IV SOILS, TYPE ML,CL. FINE GRAINED, LL<50, MEDIUM TO NO PLASTICITY. NOTE, IF CLASS IV SOIL, TYPE MH OR ALL CLASS V SOILS THEN USE CLEAN COURSE SAND.
CLEAN COURSE SAND	SHALL CONFORM TO THE REQUIREMENTS OF SAND FOR PORTLAND CEMENT CONCRETE AS SPECIFIED IN SECTION 200-1.5.5 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
"TYPE" B MATERIAL	SHALL BE ONE OF THE FOLLOWING: 1. NATIVE FREE DRAINING MATERIAL OR CRUSHED ROCK CONFORMING TO SUBSECTION 200-1.2 AND TABLE 201-1.2.1(A) OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION". FOR PIPES UP TO AND INCLUDING 15" MAXIMUM ROCK GRADATION SHALL BE ½". FOR PIPES OVER 15", MAXIMUM ROCK GRADATION SHALL BE ¾". 2. CLEAN COARSE SAND.

NOTES:

1. EXCAVATE FOR BELLS OR HUBS SO FULL LOAD IS CARRIED BY PIPE BARRELS.
2. TYPE "B" MATERIAL SHALL BE PLACED IN A MANNER SUCH AS SLICING SHOVEL-SPADING, OR SHOVEL RODDING TO INSURE COMPLETE FILLING OF THE "HAUNCH AREAS" BELOW THE PIPE. (JETTING OF TYPE "B" MATERIAL IS NOT AUTHORIZED UNLESS PREVIOUSLY APPROVED).
3. TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 306-1.3 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION. WATER DENSIFIED BACKFILL SHALL NOT BE USED.

2 C300 FLEXIBLE PIPE INSTALLATION TYPICAL DETAIL
N.T.S.

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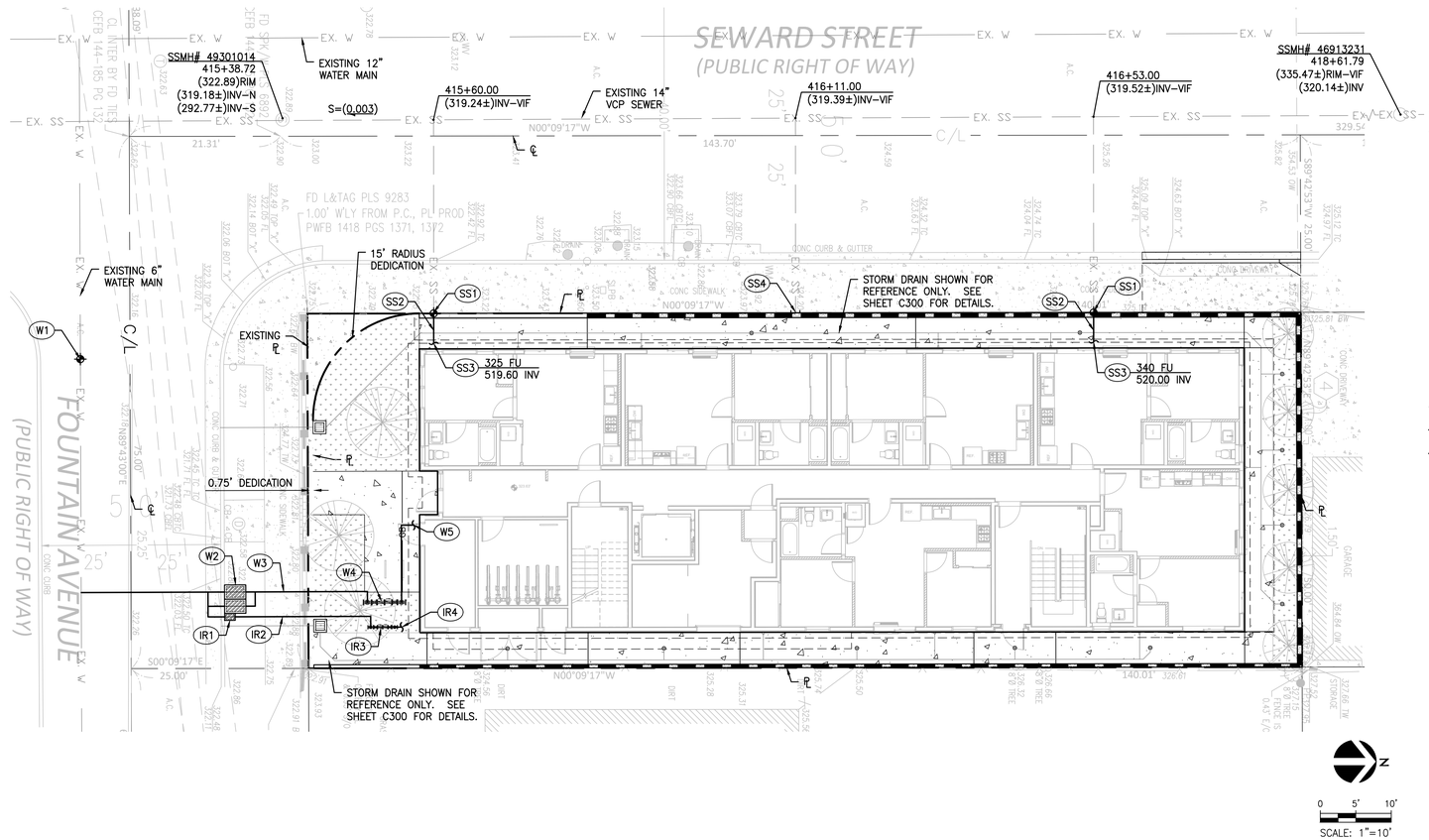
REVISIONS:	
CITY SUBMITTAL	12.05.2024

JOB NO.: 24128
DATE: 06.27.2025
SCALE: AS NOTED
SHEET TITLE: DRAINAGE PLAN
SHEET NUMBER: C300



N

0 5' 10'

SCALE: 1"=10'

LEGEND

- LANDSCAPE AREA BY OTHERS
- PEDESTRIAN CONCRETE
- PAVERS BY OTHERS
- RETAINING WALL
- PROPERTY LINE
- GB — GRADE BREAK
- R — RIDGE LINE
- FLOW LINE
- CATCH BASIN
- AREA DRAIN
- POINT OF CONNECTION
- COORDINATION POINT
- BACKFLOW ASSEMBLY
- WATER METER VAULT
- FIRE DEPARTMENT CONNECTION (FDC)
- SD — STORM DRAIN SHOWN FOR REFERENCE
- W — WATER PIPING
- SS — SEWER PIPING

CONSTRUCTION NOTES

SANITARY SEWER

(SS1) CONTRACTOR TO LOCATE AND CONNECT TO EXISTING SEWER LATERAL. IF UNAVAILABLE OR INSUFFICIENT SIZE, INSTALL HOUSE CONNECTION PER APWA STANDARD PLAN 222–1. TYPE A.

(SS2) INSTALL 6" PVC, SDR–35 SANITARY SEWER PIPE. MIN. SLOPE = 2%.

(SS3) POINT OF CONNECTION 5' OUTSIDE BUILDING ENVELOPE. SEE PLUMBING DRAWINGS FOR CONTINUATION.

(SS4) EXISTING LATERAL TO BE ABANDONED IN PLACE. CONTRACTOR TO CUT AND CAP EXISTING SERVICE LATERAL PER CITY OF LOS ANGELES REQUIREMENTS.

DOMESTIC WATER

(W1) CONTRACTOR TO ORDER AND COORDINATE NEW COMBINATION DOMESTIC WATER SERVICE CONNECTION FROM LADWP

(W2) 3" DOMESTIC WATER METER. CONTRACTOR TO COORDINATE WATER SERVICE CONNECTION WITH LADWP.

(W3) INSTALL 3" PVC WATER PIPE OR APPROVED EQUAL.

(W4) INSTALL APPROVED 3" REDUCED PRESSURE BACKFLOW PREVENTOR IN BASEMENT. SEE PLUMBING PLANS FOR DETAILS.

(W5) POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION, DETAIL AND SPECIFICATION.

IRRIGATION WATER

(IR1) 1.5" IRRIGATION WATER METER. CONTRACTOR TO COORDINATE WATER SERVICE CONNECTION WITH LADWP.

(IR2) INSTALL 2" SCHEDULE 40 PVC WATER PIPE.

(IR3) INSTALL LADWP APPROVED 2" REDUCED PRESSURE BACKFLOW PREVENTOR IN BUILDING. SEE PLUMBING PLANS FOR DETAILS.

(IR4) POINT OF CONNECTION TO IRRIGATION SYSTEM. SEE IRRIGATION PLANS FOR CONTINUATION, DETAIL AND SPECIFICATION.

ELECTRICAL

(E1) PROPOSED TRANSFORMER AND SWITCHGEAR. SEE ELECTRICAL PLANS.

NOTES:

1. SEE METHANE DRAWINGS FOR UTILITY TRENCH DAM FOR ALL UTILITY PENETRATIONS OF THE BUILDING.
2. BACKFLOWPRVENTORS SHOWN HEREON, ARE FOR COORDINATION PURPOSES ONLY.
3. ALL FLEXIBLE PIPE SHOWN HEREON SHALL BE INSTALLED PER DETAIL 1.

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JOB NO.: **24128**

DATE: **06.27.2025**

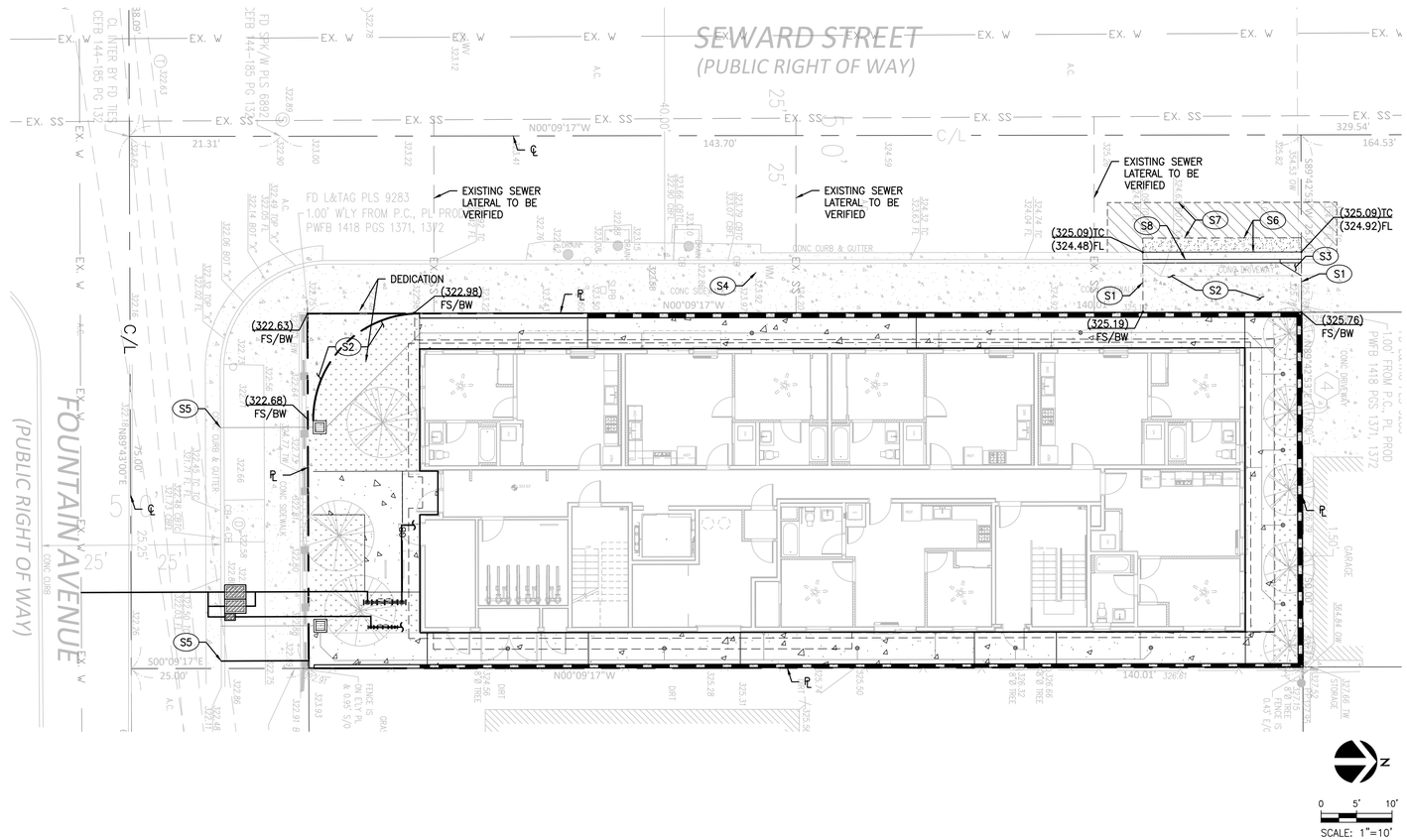
SCALE: **AS NOTED**

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C400



LEGEND

- LANDSCAPE AREA BY OTHERS
- PEDESTRIAN CONCRETE
- ASTROTURF
- PERMEABLE PAVEMENT BY OTHERS
- RETAINING WALL
- PROPERTY LINE
- GB — GRADE BREAK
- R — RIDGE LINE
- FLOW LINE
- CATCH BASIN
- AREA DRAIN
- GARDEN WALL

CONTRUCTION NOTES

- (S1) SAWCUT. APPROX. LIMIT AS SHOWN.
- (S2) INSTALL CONCRETE SIDEWALK PER CITY OF LA STD PLAN S-444-0.
- (S3) INSTALL NEW DRIVEWAY APRON "X" PER CITY OF LA STD PLAN S-440-4. MATCH EXISTING.
- (S4) REMOVE EXISTING WATER METER.
- (S5) CURB OUTLET PER APWA STD PLAN 151-3.
- (S6) 2' FULL DEPTH ASPHALT REPLACEMENT.
- (S7) 5' WIDTH, ASPHALT COLDPANE AND MILL.
- (S8) INSTALL NEW INTERGAL CURB AND GUTTER TO MATCH EXISTING. REFER TO CITY OF LA STD PLAN S-410-2.

NOTES

1. ALL ON-SITE IMPROVEMENTS ARE TO BE PERFORMED UNDER SEPARATE PERMIT.
2. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED TO THE STANDARDS AND REQUIREMENTS OF CITY OF LOS ANGELES.

QUANTITY TAKE-OFF

DESCRIPTION	QUANTITY
REMOVAL OF SIDEWALK (S.F.)	156
CONSTRUCTION OF SIDEWALK (S.F.)	268
REMOVAL OF EXISTING DRIVEWAY APRON (S.F.)	156
CONSTRUCTION OF NEW DRIVEWAY APRON (S.F.)	15
REMOVAL OF CURB AND GUTTER (L.F.)	23
CONSTRUCTION OF CURB AND GUTTER (L.F.)	23
SAWCUT (L.F.)	42
ASPHALT CONSTRUCTION (S.F.)	45
COLDPLAN AND MILL (S.F.)	181
CURB DRAIN (L.S.)	2

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JOB NO.: **24128**

DATE: **06.27.2025**

SCALE: **AS NOTED**

SHEET TITLE:

A-PERMIT PLAN

SHEET NUMBER:

C500

38-UNIT MIXED USE BLDG

6575 FOUNTAIN AVE LOS ANGELES, CA 90028

APN 5547-028-026

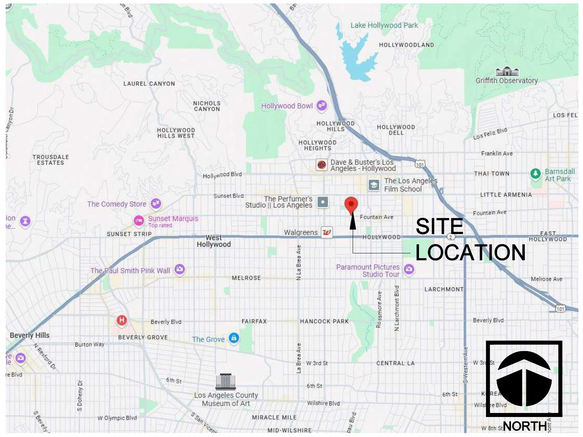
LANDSCAPE ARCHITECT

SAVAGE LAND DESIGN
680 LANGSDORF DRIVE, SUITE 202B
FULLERTON, CA 92831

CONTACT: MICHAEL SAVAGE, RLA #4397

714-878-0335
MICHAEL@SAVAGELANDDESIGN.COM

VICINITY MAP



SHEET INDEX

CS-0	COVERSHEET	1 OF 10
LC-1	CONSTRUCTION LAYOUT PLAN	2 OF 10
LC-2	CONSTRUCTION DETAILS	3 OF 10
LI-1	IRRIGATION NOTES AND CALCULATIONS	4 OF 10
LI-2	IRRIGATION HYDROZONES	5 OF 10
LI-3	IRRIGATION LAYOUT PLAN	6 OF 10
LI-4	IRRIGATION DETAILS	7 OF 10
LI-5	IRRIGATION DETAILS	8 OF 10
LP-1	PLANTING LAYOUT PLAN	9 OF 10
LP-2	PLANTING DETAILS	10 OF 10

GENERAL NOTES

1. ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
2. ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ALL DISCREPANCIES REPORTED TO THE OWNER.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
4. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE DIFFERENCES WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IN WRITING. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
5. A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5 FEET AND FOR SHORING AND UNDERPINNING.
6. A LICENSED SURVEYOR SHALL PROVIDE MONITORING OF SHORING AND IMPROVEMENTS ON ADJACENT PROPERTIES AND SUBMIT RESULTS WITH A REPORT TO THE SHORING DESIGN ENGINEER AND TO THE BUILDING INSPECTOR ON A DAILY BASIS DURING EXCAVATION AND SHORING AND ON A WEEKLY BASIS THEREAFTER. WHERE DEWATERING IS REQUIRED, MONITORING SHALL CONTINUE UNTIL DEWATERING IS STOPPED.
7. IN LIEU OF SPECIAL INSPECTION BY THE DEPUTY BUILDING INSPECTOR, THE GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTIONS DURING SHORING AND EXCAVATION OPERATIONSAND DURING REMOVAL OF SHORING.
8. THE CONTRACTOR SHALL NOTIFY ADJACENT PROPERTY OWNERS BY CERTIFIED MAIL 0 DAYS PRIOR TO STARTING THE SHORING AND EXCAVATION WORK

LANDSCAPE POINT SYSTEM	
SQUARE FOOTAGE OF SITE	6,998.8 SF
POINTS REQUIRED	10 POINTS
FEATURES/TECHNIQUES	
USE CLASS I OR CLASS II COMPOST PRODUCED USING CITY ORGANIC MATERIALS (TOPGRO) IN A MAJORITY OF LANDSCAPE AREAS	5
MAIN FINISH ELEVATION OF STRUCTURE, AT AN ELEVATION OR ABOVE OR BELOW THE FINISH ELEVATION OF THE SIDEWALK, SUCH THAT A STRAIGHT LINE PERPENDICULAR TO A STRAIGHT STREET OR RADIALLY TO A CURVED STREET, LEADING DIRECTLY TO THE MAIN PEDESTRIAN ENTRANCE OF THE STRUCTURE, IS HANDICAP ACCESSIBLE.	5
TOTAL POINTS PROVIDED	10
WATER MANAGEMENT POINT SYSTEM	
SQUARE FOOTAGE OF SITE	6,998.8 SF
POINTS REQUIRED	100 POINTS
POINTS PROVIDED	
DRIP IRRIGATION WITH FLOW CONTROL (2)	10
AUTOMATIC IRRIGATION CONTROLLER	5
PLANTS:	
33 SALVIA GREGGII	66
14 SALVIA 'CLEVELANDII'	28
26 AGAVE 'BLUE GLOW'	52
TOTAL POINTS PROVIDED	161

SITE AREA:	6,998.8 SF
BUILDING FOOTPRINT:	4,630.6 SF
POTENTIAL LANDSCAPE AREA:	2,368.2 SF
LANDSCAPE PROVIDED:	1,242.5 SF

TOTAL LANDSCAPE AREA = 1,242.5 SF

(GROUND LEVEL AND ROOFTOP)

TOTAL COMMON OPEN SPACE AREA = 1,912.5 SF
TOTAL COMMON OPEN SPACE LANDSCAPE AREA REQUIRED (25%) = 478.125 SF
TOTAL COMMON OPEN SPACE LANDSCAPE AREA PROVIDED = 544.11 SF

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38-UNIT MIXED-USE BLDG
6575 FOUNTAIN AVE
LOS ANGELES, CA 90028

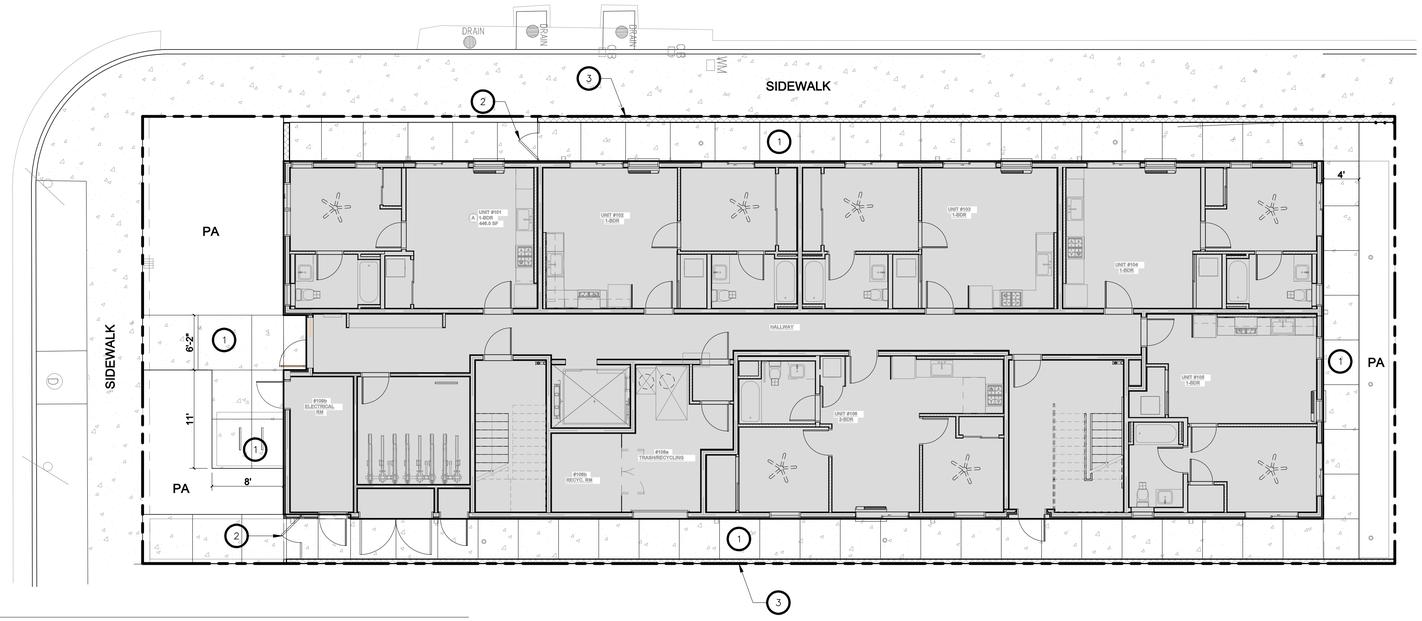
No.	Revision / Issue	Date

LICENSED LANDSCAPE ARCHITECT
Michael Savage, Lic No. 4397
Signature
06/19/25
Date
Exp. Date: 5/31/27
STATE OF CALIFORNIA

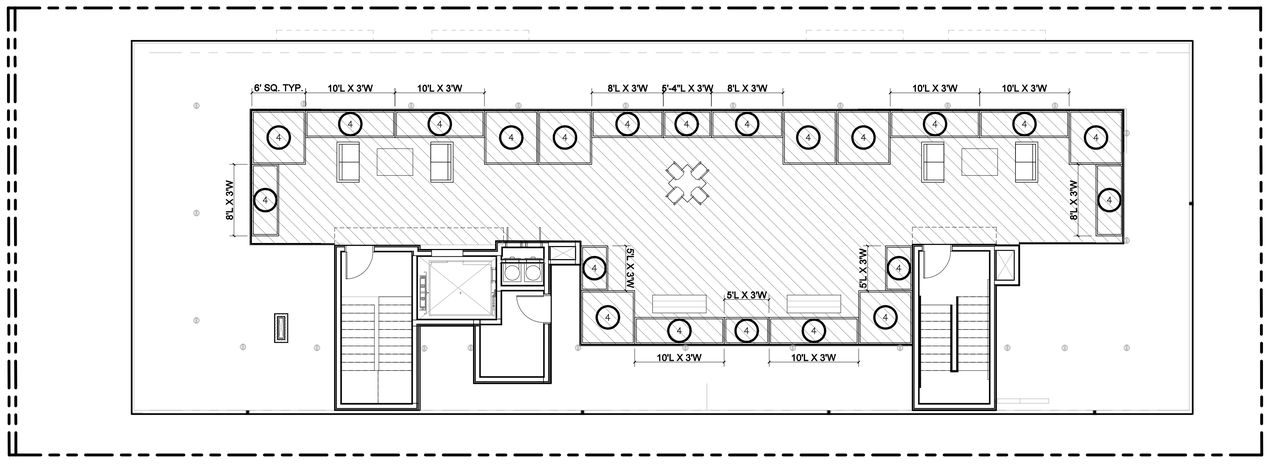
COVERSHEET

Date: 06-19-25
Scale:
Sheet: 1 of 10
Sheet: CS-0

CONSTRUCTION LEGEND		
ITEM NO.	DESCRIPTION	SHEET / DETAIL
1	CONCRETE PAVING TO BE NATURAL GRAY (UNCOLORED) WITH MED BROOM FINISH	LC-2 / A, B, C
2	TUBULAR STEEL GATE	LC-2 / E
3	CMU WALL	---
4	WOOD PLANTER	LC-2 / D



GROUND FLOOR PLAN



ROOF PLAN

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38-UNIT MIXED-USE BLDG

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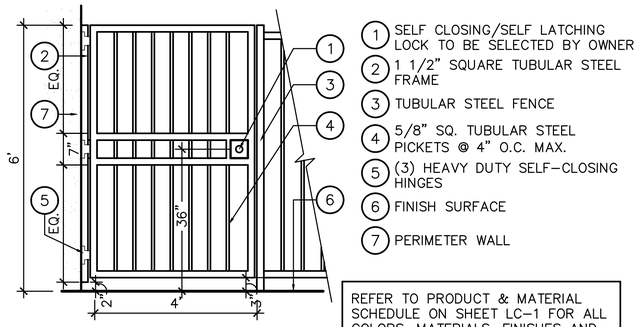
LICENSED LANDSCAPE ARCHITECT
Michael Savage, Lic.No. 4397
Signature
06/19/25
Date
Exp. Date: 5/31/27
STATE OF CALIFORNIA

CONSTRUCTION LAYOUT PLAN

Date: 06-19-25	Sheet: LC-1
Scale: 1/8"=1'-0"	
Sheet: 2 of 10	

NORTH

0 4' 8' 16'
SCALE: 1/8"=1'-0"



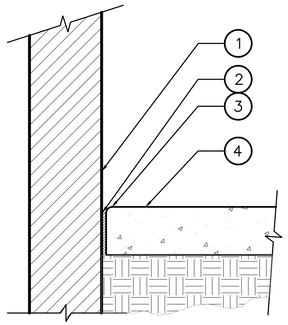
1. SELF CLOSING/SELF LATCHING LOCK TO BE SELECTED BY OWNER
2. 1 1/2" SQUARE TUBULAR STEEL FRAME
3. TUBULAR STEEL FENCE
4. 5/8" SQ. TUBULAR STEEL PICKETS @ 4" O.C. MAX.
5. (3) HEAVY DUTY SELF-CLOSING HINGES
6. FINISH SURFACE
7. PERIMETER WALL

REFER TO PRODUCT & MATERIAL SCHEDULE ON SHEET LC-1 FOR ALL COLORS, MATERIALS, FINISHES AND SPECIFICATIONS.

NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
2. CONTRACTOR SHALL SUBMIT SHOP DWGS. WITH HARDWARE SPEC. AND WALL THICKNESS TO OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
3. ALL WELDS SHALL BE CONTINUOUS 1/8" FILLET. GRIND ALL WELDS SMOOTH.
4. ALL TUBULAR STEEL MEMBERS AND METAL HARDWARE SHALL BE ZINC METALIZED & PAINTED WITH ONE (1) COAT CORROSION RESISTANT PRIMER & TWO (2) COATS FINISH. CONTRACTOR SHALL SUBMIT THREE (3) 6"X6" SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

TUBULAR STEEL GATE — E

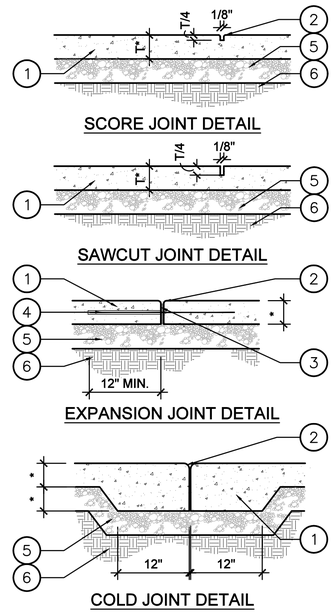


SECTION

1. ARCHITECTURAL WALL
2. 3/8" THICK ASPHALT IMPREGNATED FIBER EXPANSION JOINT WITH H-CAP. FILL JOINT FLUSH WITH POLYSULFIDE IMPREGNATED CAULKING. CAULKING COLOR TO MATCH ADJACENT PAVING. RECESS 1/8" FROM FINISH SURFACE.
3. 1/4" RADIUS
4. ADJACENT CONCRETE PAVING

NOTE:
REFER TO SHEET LC-1 FOR ALL COLORS, MATERIALS, FINISHES AND SPECIFICATIONS.

PAVING JOINTS — C



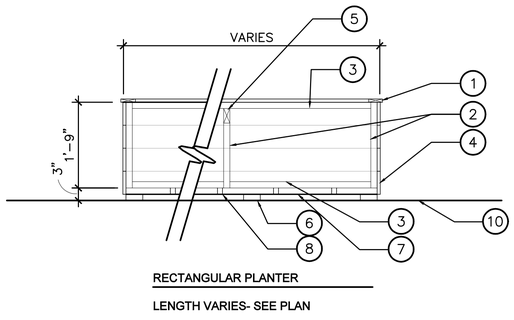
1. CONCRETE PAVING - REFER TO PRODUCT AND MATERIALS SCHEDULE SHEET LC-1 FOR SPECIFICATION.
2. 1/4" RADIUS NOSE ALL EDGES (TYP.)
3. 3/8" THICK ASPHALT IMPREGNATED FIBER EXPANSION JOINT WITH H-CAP. FILL JOINT WITH POLYSULFIDE IMPREGNATED CAULKING. CAULKING COLOR TO MATCH ADJACENT PAVING. RECESS 1/8" FROM FINISH SURFACE.
4. #4 SLIP DOWEL @ 18" O.C. EMBED 12" EACH WAY. SLEEVE ONE END ONLY.
5. SUBBASE PER GEOTECHNICAL REPORT
6. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

NOTES:

1. SAMPLES OF EXPANSION JOINTS & SCORE LINES SHALL BE REPRESENTED IN ON-SITE FLAT WORK SAMPLES.
2. FINAL STEEL REINFORCING PER GEOTECHNICAL REPORT.
3. CONTROL/SCORE JOINTS, COLD JOINTS AND EXPANSION JOINTS OCCUR AS INDICATED ON PLANS.
4. DEPTH OF SCORE LINES & SAW CUT JOINTS SHALL BE 1" MIN. AND T/4 (THICKNESS OF CONCRETE DIVIDED BY 4) TYPICAL.

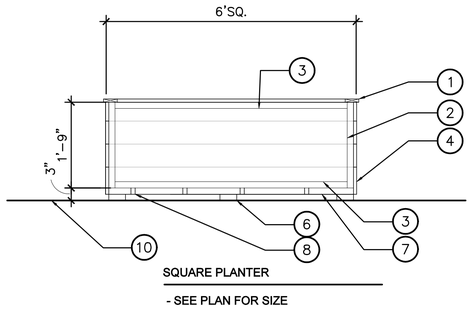
* REFER TO GEOTECHNICAL REPORT FOR THICKNESS.

PAVING JOINTS — A



RECTANGULAR PLANTER

LENGTH VARIES- SEE PLAN



SQUARE PLANTER

- SEE PLAN FOR SIZE

1. 1X4 CAP CAP
2. 2 X 2 POST
3. 2 X 2 TOP AND BOTTOM RAIL
4. 1 X 6 CEDAR SIDING - NAIL SPACED
5. 2X4 MID BRACE @ 5' O.C. MIN. EQ. SPACED
6. 2X4X4 SQUARE PLANTER FOOT @ 30" O.C.
7. 2X6 BASE
8. DRAIN HOLE AT 12" O.C.
9. WATERPROOF MEMBRANE
10. FINISH SURFACE

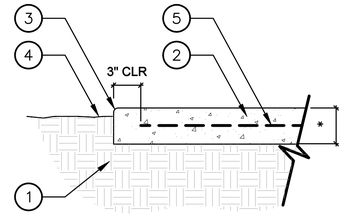
NOTE:

1. ALL WOOD SHALL BE CEDAR (NO.1)
2. EASE ALL EDGES
3. STAIN TO BE VARATHANE 'EARLY AMERICAN' UNLESS OTHERWISE SPECIFIED BY OWNER. APPLYCLEAR WATERPROOF SEALER. CONTRACTOR SHALL PROVIDE STAIN SAMPLES TO OWNER FOR APPROVAL PRIOR TO APPLICATION.

WOOD PLANTERS — D

1. COMPACTED SUBGRADE- REFER TO THE GEOTECHNICAL REPORT FOR SUBBASE REQUIREMENTS
2. INTEGRAL COLOR CONCRETE PAVING WITH TOPCAST 03 FINISH
3. 1/4" RADIUS ON ALL EDGES
4. FINISH GRADE, 1" @ TURF AREAS, 2" @ SHRUB AREAS
5. STEEL REINFORCING (IF REQUIRED IN THE GEOTECHNICAL REPORT)

NOTE: SEE LC-1 FOR MATERIALS AND FINISHES



* 3 1/2" THICK IN PEDESTRIAN AREAS, 5 1/2" THICK IN VEHICULAR AREAS UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT FOR THICKNESS

CONCRETE PAVING — B

SAVAGE LAND DESIGN
Landscape Architecture • Land Planning • Design
680 Langsdorf Drive, Suite 202B, Fullerton, CA 92831
PHONE: 714-878-0335
EMAIL: michael@savagelanddesign.com

38-UNIT MIXED-USE BLDG

6575 FOUNTAIN AVE
LOS ANGELES, CA 90028

No.	Revision / Issue	Date

LICENSED LANDSCAPE ARCHITECT
Michael Savage, Lic.No. 4397
Signature
06/19/25
Date
Exp. Date: 5/31/27
STATE OF CALIFORNIA

CONSTRUCTION DETAILS

Date: 06-19-25
Scale:
Sheet: 3 of 10
Sheet: LC-2

GENERAL IRRIGATION NOTES

1. ALL CITY AND STATE LAWS, RULES AND REGULATION GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES, AND PAVING, ETC.

3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.

4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

5. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE MAIN LINE PIPE SHALL BE INSTALLED AND ROUTED TO AVOID UNFORESEEN BELOW GRADE CONDITIONS. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.

6. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO EACH CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY

7. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

8. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.

9. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE AND TO PREVENT OVER SPRAY ONTO WALKS, STREETS, WALLS, ETC. THIS SHALL INCLUDE USE OF RAIN-BIRD "PCS", SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH REMOTE CONTROL VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

10. 120 VAC POWER SOURCE FOR THE CONTROLLER SHALL BE PROVIDED UNDER THE ELECTRICAL SECTION OF THE SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE ELECTRICAL SERVICE WITH THE GENERAL CONTRACTOR AND SHALL MAKE THE FINAL CONNECTION FORM THE ELECTRICAL SOURCE TO THE CONTROLLER.

11. ALL MAIN LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN LINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

12. ALL LATERAL LINE PIPING UNDER PAVING WITHOUT A SLEEVE SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.

13. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS NO SUBSTITUTIONS OF SMALLER PIPE SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.

14. FINAL LOCATION OF THE AUTOMATIC CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

15. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB AND GROUND COVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS 1-INCH ABOVE FINISH GRADE.

16. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN LAWN AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEADS ARE FLUSH WITH ADJACENT SIDEWALK OR CURB.

17. AFTER RECEIVING NOTIFICATION BY THE OWNER'S AUTHORIZED REPRESENTATIVE, THE IRRIGATION CONTRACTOR, WITHIN TEN (10) DAYS SHALL ADJUST ALL LAWN HEADS SO THAT THE TOP OF THE SPRINKLER HEAD IS 1/4-INCH ABOVE FINISH GRADE.

18. ALL EQUIPMENT INSTALLED IN VALVE BOXES SHALL BE INSTALLED PER DETAIL DRAWINGS WITHOUT CUTTING SIDE WALLS OF THE VALVE BOX. CUT VALVE BOXES WILL BE REPLACED WITH NEW VALVE BOXES AS INSPECTED BY THE OWNERS AUTHORIZED REPRESENTATIVE AT THE CONTRACTOR'S OWN EXPENSE.

19. ALL LEAD WIRES SHALL BE #14 GAUGE AND BLACK IN COLOR. ALL COMMON WIRES SHALL BE #14 GUAGE AND WHITE IN COLOR. TWO (2) EXTRA WIRES SHALL BE PROVIDED FOR EACH GROUP OF FIVE (5) VALVES AND LOOPED IN A NEARBY VALVE BOX WITH A 2' MIMIMUM COIL.

20. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

21. TREE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCHING FOR PIPE.

22. THE CONTRACTOR SHALL ALLOW FOR AN ASSORTMENT OF VARIABLE ADJUSTABLE NOZZLES (VAN) TO BE INSTALLED IN AREAS WHERE STANDARD PATTERN NOZZLES ARE NOT APPLICABLE.

23. REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.

24. "HEAT BRAND" THE TOPS OF THE VALVE BOX LIDS WITH THE APPROPRIATE IDENTIFICATION. REFER TO THE IRRIGATION SPECIFICATIONS.

25. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

26. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

27. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

28. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

29. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

30. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

31. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

32. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

WATER CONSERVATION STATEMENT

THE SYSTEM IS DESIGNED TO ACHEIVE CONSERVATION AND EFFICIENCY IN WATER USE BY PROVIDING ANTI-DRAIN DEVICES TO PREVENT LOW HEAD DRAINAGE, RAIN SENSOR/ INTERRUPT SWITCH THAT PREVENTS THE SYSTEM FROM ACTIVATING DURING RAIN EVENTS, PRESSURE COMPESATING DEVICES AND LOW VOLUME HEADS TO REDUCE WATER CONSUMPTION.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

I AGREE WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

X_____
LANDSCAPE ARCHITECT

Appendix B – Sample Water Efficient Landscape Worksheet.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

SECTION A. HYDROZONE INFORMATION TABLE

Please complete the hydrozone table(s) for each hydrozone. Use as many tables as necessary to provide the square footage of landscape area per hydrozone.

Hydrozone*	Zone / Valve	Irrigation Method**	Area (sq ft.)	% of LA
A - IRRIGATED LANDSCAPE	A2, A4, B1	D	1016	81.77%
B - TREES	A1, A3	B	226.5	18.23%
	Total		1242.5	100%

* Hydrozone
HW = High Water Use Plants
MW = Moderate Water Use Plants
LW = Low Water Use Plants

** Irrigation Method
B = Bubbler MS = Microspray
D = Drip S = Spray
O = Other R = Rotor

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	460.19
Total Area	1242.5
Average ETAF	0.37

All Landscape Areas	
Total ETAF x Area	460.19
Total Area	1242.5
Average ETAF	0.37

MAWA
(Eto)(0.62)((0.55 x LA) + (0.45 x SLA))

MAWA =	50.10	*0.62*0.55 *	1242.5
	50.10	* 0.62 *	683.38
TOTAL =	21226.99		

ETWU TOTAL
(Eto)(0.62)(ETAFxLA)

ETWU =	50.10	* 0.62 *	460.19
TOTAL =	14294.27		

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE
"I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date	
Name (print) MICHAEL SAVAGE	Telephone No. 714-878-0335	
	Fax No.	
Title PRESIDENT	Email Address MICHAEL@SAVAGELANDDESIGN.COM	
License No. or Certification No. RLA 4397		
Company SAVAGE LAND DESIGN	Street Address 680 LANGSDORF DR, STE 202B	
City FULLERTON	State CALIFORNIA	Zip Code 92831

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

PART 3. IRRIGATION SCHEDULING
Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE
Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT
Attach Landscape Irrigation Audit Report per ordinance Section 492.12.

PART 6. SOIL MANAGEMENT REPORT
Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.5.
Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.5.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (Eto) 50.10 LOS ANGELES

Regular Landscape Areas	Hydrozone # / Planting Description (a)	Plant Factor (PF)	Irrigation Method (b)	Irrigation Efficiency (IE) (c)	ETAF (PF/IE)	Landscape Area (sqft)	ETAF x Area	Estimated Total Water Use (ETWU) (d)
IRRIGATED LANDSCAPE	A	0.3	DRIP	0.81	0.37	1016	376.3	11688.52
TREES	B	0.3	BUBBLER	0.81	0.37	226.5	83.9	2605.76
				TOTAL	0.74	1242.5	460.19	14294.27
						ETWU TOTAL		14294.27
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)*		21226.99

[a]Hydrozone # / Planting Description
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b]Irrigation Method
overhead, spray, or drip

[c]Irrigation Efficiency
0.75 for spray head
0.81 for drip

[d]ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

eMAWA (Annual Gallons Allowed) =
(Eto)(0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per year to gallons per square foot per year, LA is the total landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

Appendix C – Sample Certificate of Completion.

CERTIFICATE OF COMPLETION

This certificate is filled out by the project applicant upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

Date		
Project Name 38-UNIT MIXED-USE BLDG		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address 6575 FOUNTAIN AVE		Parcel, tract or lot number, if available.
City LOS ANGELES		Latitude/Longitude (optional)
State CALIFORNIA	Zip Code 90028	

Property Owner or his/her designee:

Name MICHAEL SAVAGE	Telephone No. 714-878-0335	
	Fax No.	
Title PRESIDENT	Email Address MICHAEL@SAVAGELANDDESIGN.COM	
Company SAVAGE LAND DESIGN	Street Address 680 LANGSDORF DR, STE 202B	
City FULLERTON	State CALIFORNIA	Zip Code 92831

Property Owner
"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

_____
Property Owner Signature Date

Please answer the questions below:
1. Date the Landscape Documentation Package was submitted to the local agency_____
2. Date the Landscape Documentation Package was approved by the local agency_____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor_____

IRRIGATION SCHEDULING DATA

THE FOLLOWING, BASED ON HISTORICAL DATA, IS FOR REFERENCE ONLY. PERFORMANCE VALUES ARE ACCURATE FOR CONTROLLER PROGRAMMING. ACTUAL WATERING TIMES MUST BE ADJUSTED FOR SOIL TYPE, EXPOSURE, MATURITY OF PLANT MATERIAL, AND SEASONAL WATERING CONDITIONS.

SYSTEM DATA REFERENCE INFORMATION:

SYSTEM DESIGN RATE OF APPLICATION:	1.5 IN./WEEK	(PEAK)
HISTORICAL SEASONAL Eto:	50.10 IN./ YEAR	
PEAK MONTHLY Eto:	6.2 IN./ MO.	
PEAK DAILY ETo (JULY) REQUIREMENT:	0.20 IN./ DAY	
PEAK WEEKLY ETo (JULY) REQUIREMENT:	1.40 IN./WK.	
Peak Week ETo (1 WEEK OF TIME WITHIN 6 DAYS OF JULY):	0.24 IN./DAY	
IRRIGATION SYSTEM EFFICIENCY RATING (IE) - DRIPLINE/ BUBBLER:	0.81 81%	
PRECIPITATION RATE - DRIPLINE:	0.6 IN./HR.	
LOW SHRUB WATER USE PLANT FACTOR:	0.3 LOW	
MODERATE SHRUB WATER USE PLANT FACTOR:	0.4 (LOW)	
TREE WATER USE PLANT FACTOR:	0.3 (LOW)	
TREE WATER USE PLANT FACTOR:	0.4 (MODERATE)	
VINES WATER USE PLANT FACTOR:	0.4 (MODERATE)	

EVAPOTRANSPIRATION ADJUSTMENT FACTOR

LANDSCAPE COEFFICIENT - LOW SHRUB SPRAY (PLANT WATER USE/ IE (.3/.75))	0.4	
LANDSCAPE COEFFICIENT - LOW SHRUB DRIPLINE (PLANT WATER USE/ IE (.3/.81))	0.37	
LANDSCAPE COEFFICIENT - MODERATE SHRUB DRIPLINE (PLANT WATER USE/ IE (.4/.81))	0.49	
LANDSCAPE COEFFICIENT - LOW TREE BUBBLER (PLANT WATER USE/ IE (.3/.81))	0.37	
LANDSCAPE COEFFICIENT - MODERATE TREE BUBBLER (PLANT WATER USE/ IE (.4/.81))	0.49	
LANDSCAPE COEFFICIENT - HIGH TURF SPRAY (PLANT WATER USE/ IE (.75/.75)	1.00	
LANDSCAPE COEFFICIENT - MODERATE VINES BUBBLER (PLANT WATER USE/ IE (.4/.81))	0.49	
ADJUSTED - LOW SHRUB SPRAY PEAK (JULY) WEEK Eto:	0.08 IN./DAY	0.56 IN./WK.
ADJUSTED - LOW SHRUB DRIPLINE PEAK (JULY) WEEK Eto:	0.07 IN./DAY	0.52 IN./WK.
ADJUSTED - MODERATE SHRUB DRIPLINE PEAK (JULY) WEEK Eto:	0.10 IN./DAY	0.69 IN./WK.
ADJUSTED - LOW TREE BUBBLER PEAK (JULY) WEEK Eto:	0.07 IN./DAY	0.52 IN./WK.
ADJUSTED - MODERATE TREE BUBBLER PEAK (JULY) WEEK Eto:	0.10 IN./DAY	0.69 IN./WK.
ADJUSTED - HIGH TURF SPRAY PEAK (JULY) WEEK Eto:	0.20 IN./DAY	1.40 IN./WK.
ADJUSTED - MODERATE VINES BUBBLER PEAK (JULY) WEEK Eto:	0.10 IN./DAY	0.69 IN./WK.

AS A GENERAL RULE, WATER IRRIGATION TIMES ARE APPROXIMATELY 30% OF PEAK SUMMER SCHEDULE. SPRING AND FALL ARE APPROXIMATELY 70% OF PEAK SUMMER SCHEDULE. REFER TO MONTHLY WEATHER DATA BELOW.

ETo REPLACEMENT VALUES

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
2.2	2.7	3.7	4.7	5.5	5.8	6.2	5.9	5	3.9	2.6	1.9	50.1

DAILY Eto VALUES:

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	
0.071	0.096	0.119	0.157	0.177	0.193	0.200	0.190	0.167	0.126	0.087	0.061	

MONTHLY PERCENTAGE (OF TOTAL YEAR)

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
4.4%	5.4%	7.4%	9.4%	11.0%	11.6%	12.4%	11.8%	10.0%	7.8%	5.2%	3.8%	100.0%

MONTHLY PERCENTAGE (OF PEAK JULY)

JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
35.5%	43.5%	59.7%	75.8%	88.7%	93.5%	100.0%	95.2%	80.6%	62.9%	41.9%	30.6%

IRRIGATION MAINTENANCE SCHEDULE:

1. LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT; RESETTING REPLENISHING MULCH; FERTILIZING; PRUNING; AND WEEDING IN ALL LANDSCAPE AREAS.

2. WHENEVER POSSIBLE, REPAIR OF THE IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR EQUIVALENT SPECIFICATION.

IRRIGATION AUDIT SCHEDULE:

1. AT A MINIMUM, AUDITS SHALL BE IN ACCORDANCE WITH THE STATE OF CALIFORNIA LANDSCAPE AUDITOR HANDBOOK.

2. AUDITS SHALL BE CONDUCTED BY A STATE CERTIFIED LANDSCAPE IRRIGATION AUDITOR AT LEAST ONCE EVERY FIVE YEARS AND SUBMITTED TO THE LOCAL WATER PURVEYOR.

SOIL SPECIFICATION / ANALYSIS SAMPLE:

1. PROVIDE SOIL SPECIFICATIONS IF IMPORT SOIL OR PROVIDE SOIL ANALYSIS IF USING ON SITE SOIL. THE SOIL INFORMATION MUST INCLUDE: SOIL TEXTURE (% OF ORGANIC MATTER), INFILTRATION RATE (OR ESTIMATED RANGE), PH & TOTAL SOLUBLE SALTS, INDICATE IF MULCH, SOIL AMENDMENTS OR OTHER MATERIAL WILL BE USED OR REQUIRED.

HOLD HARMLESS AND INDEMNIFICATION CLAUSE

CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.

sn/indemnify

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38-UNIT MIXED-USE BLDG
6575 FOUNTAIN AVE
LOS ANGELES, CA 90028

No.	Revision / Issue	Date

LICENSED LANDSCAPE ARCHITECT
Michael Savage, Lic No. 4397
Signature
06/19/25
Date
Exp. Date: 5/31/27
STATE OF CALIFORNIA

IRRIGATION NOTES AND CALCULATIONS

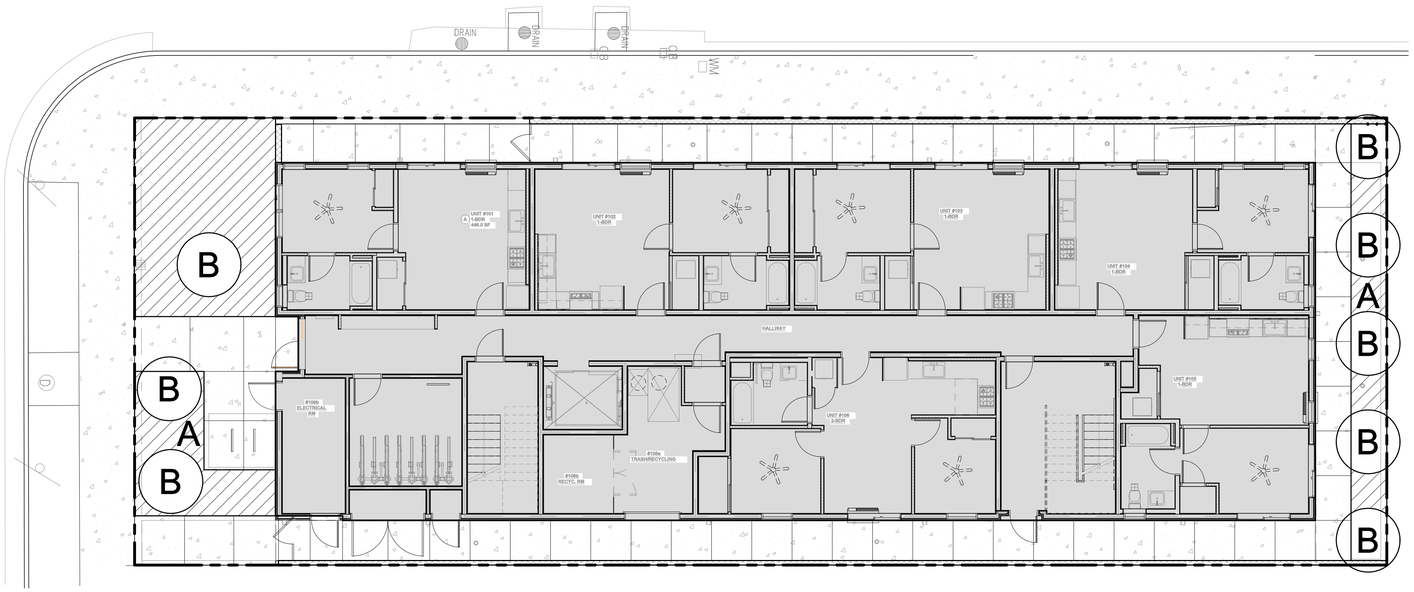
Date 06-19-25
Scale
Sheet 4 of 10
Sheet LI-1

HYDROZONE # / PLANTING DESCRIPTION	UNIT AREA (SF)	% OF TOTAL LANDSCAPE AREA	WATER USE CLASSIFICATION	HYDROZONE BASIS	EXPOSURE	HYDROZONE DESCRIPTION	IRRIGATION METHOD	IRRIGATION DEVICE MANUFACTURER	ZONE PRESSURE (PSI)	ZONE FLOW (GPM)	PRECIP. RATE	VALVE NUMBER	NUMBER AND TYPE OF OUTLET
A - IRRIGATED LANDSCAPE	1016	81.77%	L	PL	SUN/PART SUN	SHRUBS	D	HUNTER	30	12	1.14	A2, A4, B1	1177 LF DRIPLINE
B - TREES	226.5	18.23%	L	PL	SUN/PART SUN	TREES	B	HUNTER	30	8	3.40	A1, A3	16 BUBBLERS
TOTAL	1242.5	100%											

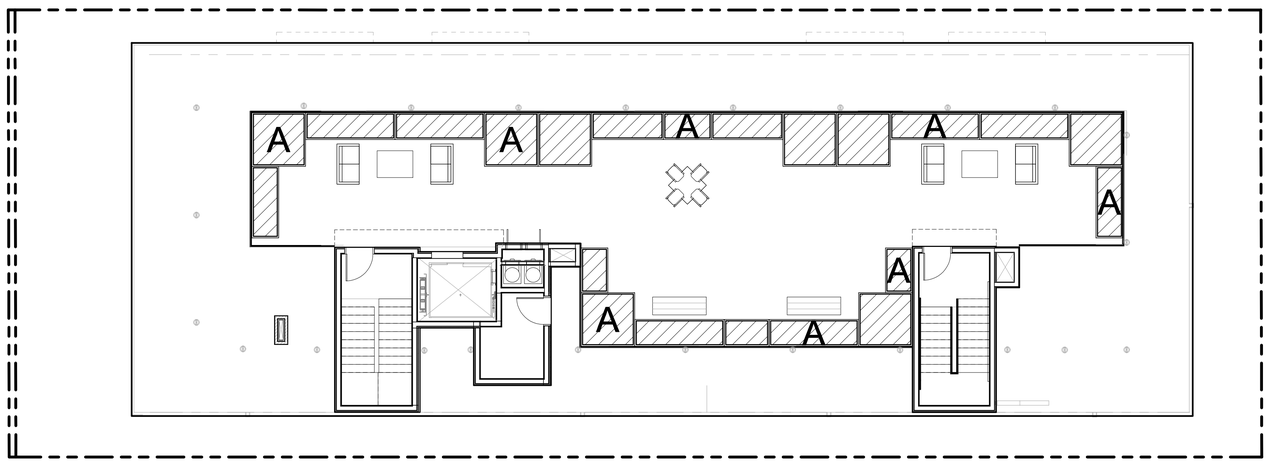
WATER USE CLASSIFICATION	
T	TURF
H	HIGH
M	MODERATE
L	LOW
O	OTHER

BASED ON WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) PUBLISHED BY THE STATE OF CALIFORNIA DEPARTMENT OF WATER RESOURCES

HYDROZONE BASIS		IRRIGATION METHOD	
PL	PLANT TYPE	D	DRIP
IR	IRRIGATION METHOD	R	SMALL ROTOR
SU	SUN EXPOSURE	B	BUBBLER
SL	SLOPE	SP	SPRAY
O	OTHER	O	OTHER



GROUND FLOOR PLAN



ROOF PLAN

NORTH

0 4' 8' 16'

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

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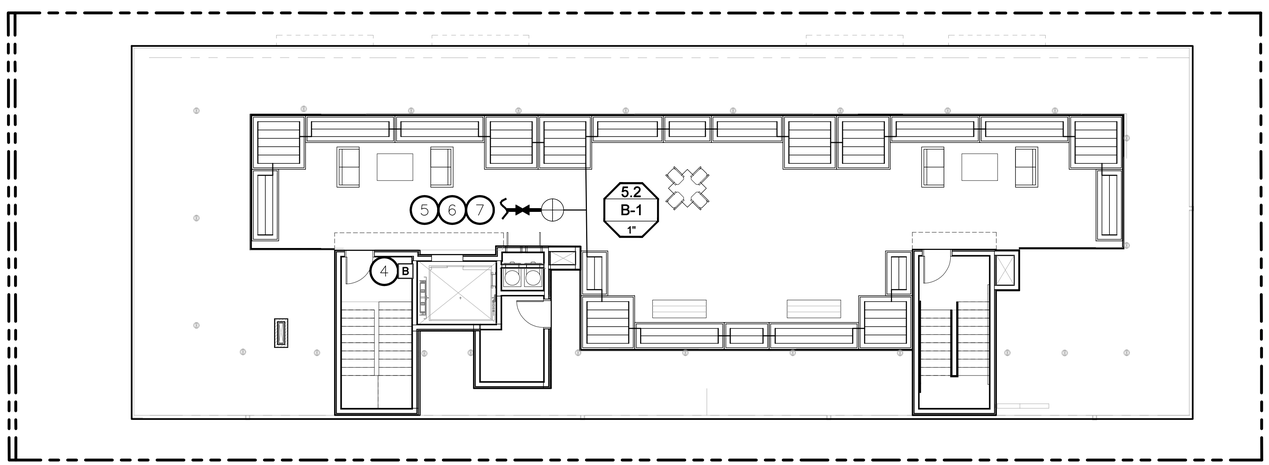
IRRIGATION HYDROZONES

Date	06-19-25
Scale	1/8" = 1'-0"
Sheet	5 of 10

Sheet: LI-2

GROUND FLOOR PLAN



ROOF PLAN

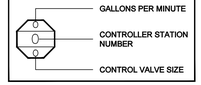
IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	RAD.	P.S.I.	G.P.M.
●	RAINBIRD	1806-SAM-PRS-PA80-1402	POP-UP BUBBLER	2'	25	.50
	HUNTER	HDL-06-12-CV	ON SURFACE DRIPLINE - INLET PRESSURE 30 PSI			
	HUNTER	ECO-MAT-17	BELOW GRADE DRIPLINE - INLET PRESSURE 30 PSI			
	APPROVED	PVC SCH 40	IRRIGATION SLEEVE (SEE NOTES FOR SIZE)			
	APPROVED	PVD CLASS 200	LATERAL LINE PIPE			
	APPROVED	PVC SCH 40	MAIN LINE PIPE (1")			
	HUNTER	PGV-101-ASV	1" ANTI-SIPHON VALVE W/ FLOW CONTROL			
	HUNTER	ACZ-101-40	1" ACZ GLOBE VALVE W/ 1" H1100 FILTER SYSTEM			
	HUNTER	PCZ-101-40	1" PCZ VALVE W/ 1" H1100 FILTER SYSTEM			
	HUNTER	PGV-101G	1" GLOBE VALVE W/ FLOW CONTROL			
3 A	HUNTER	CONTROLLER ASSEMBLY	REFER TO IRRIGATION NOTES FOR INFORMATION			
4 B	HUNTER	CONTROLLER ASSEMBLY	REFER TO IRRIGATION NOTES FOR INFORMATION			
	NIBCO	T-113-K	ISOLATION GATE VALVE (LINE SIZE)			
		FLUSH VALVE ASSEMBLY	SEE DETAIL C, SHEET LI-4			
DW	NEW	3/4" DOMESTIC	WATER METER FOR LANDSCAPE USE ONLY			
	FEBCO	825YA	3/4" REDUCED PRESSURE BACKFLOW ASSEMBLY IN LOCKING ENCLOSURE			
	RAINBIRD	100-PEB	1" MASTER VALVE			
F	RAINBIRD	FS100P	FLOW SENSOR			
	NELSON	7642	QUICK COUPLER VALVE (LINE SIZE)			
PR	ZURN WILKINS	1-70XL	1" WATER PRESSURE REDUCING VALVE (FNPT) - 45 PSI			

IRRIGATION NOTES

1. DESIGN PRESSURE: 30 PSI
   ACTUAL STATIC PRESSURE: 115 / 81 PSI
2. CONTRACTOR SHALL PROVIDE BALL VALVE BETWEEN POINT OF CONNECTION AND CONTROL VALVE MANIFOLD. PRESSURIZED MAINLINE FROM POINT OF CONNECTION TO CONTROL VALVE SHALL BE PVC SCHEDULE 80.
3. CONTRACTOR SHALL PROVIDE (1) HUNTER PRO-C P2C-400 4 STATION OUTDOOR CONTROLLER WITH (1) PCM-900 EXPANSION MODULE, (1) WSS-SEN WIRELESS SOLAR SYNC SENSOR AND (1) FLOW-CLIK FCT-100 SENSOR. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. CONTRACTOR SHALL PROVIDE (1) HUNTER PC-400-STATION OUTDOOR CONTROLLER. CONTRACTOR SHALL PROVIDE (1) WSS-SEN WIRELESS SOLAR SYNC SENSOR. INSTALL PER MANUFACTURE'S INSTRUCTIONS.
5. CONTRACTOR SHALL PROVIDE 3/4" COPPER MAIN LINE WITH BALL VALVE.
6. ALL LATERAL LINES SHALL BE 3/4" COPPER FOR ROOF TOP LANDSCAPE.
7. CONTRACTOR SHALL PROVIDE DRAIN CONNECTIONS FROM PLANTERS TO ROOF DRAIN SYSTEM.

CONTROLLER VALVE CALL-OUT



CONSTRUCTION NOTES

1. THIS PROJECT WILL COMPLY WITH: 2007 CBC, CPC, AND 2007 CEC AND 2008 TITLE 24 ENERGY REGULATIONS AND ALL CITY ORDINANCES.
2. THE HOUSE STREET NUMBER WILL BE VISABLE FROM THE STREET.
3. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GERNERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEMS.

NORTH

0 4' 8' 16'
SCALE: 1/8"=1'-0"

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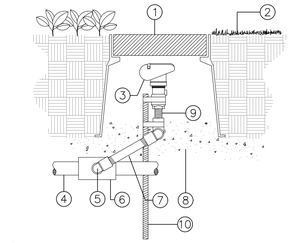
IRRIGATION LAYOUT PLAN

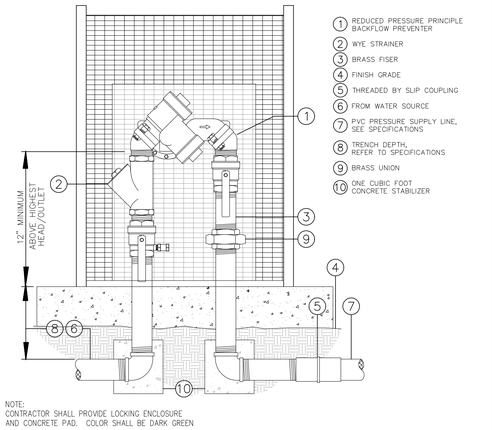
Date: 06-19-25
Scale: 1/8"=1'-0"
Sheet: 6 of 10
Sheet: LI-3



1. 10" ROUND VALVE BOX WITH LOCKING BOLT LID
2. FINISH GRADE
3. QUICK COUPLING VALVE
4. PRESSURE SUPPLY LINE
5. PVC STREET ELL (2 REQUIRED)
6. PVC ELL
7. 12" LONG PVC SCH. 80 THREADED NIPPLE
8. ONE (1) CU. FT. 3/4" CRUSHED ROCK SUMP
9. PVC SCH. 80 THREADED CLOSE NIPPLE
10. 36" #4 REBAR STAKE WITH (2) SPRINKLER TIES OR STAINLESS STEEL HOSE CLAMPS

NOTE: INSTALL 12" FROM HARDSCAPE.

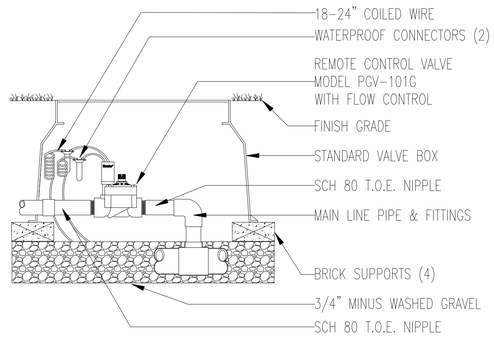
QUICK COUPLER VALVE | J



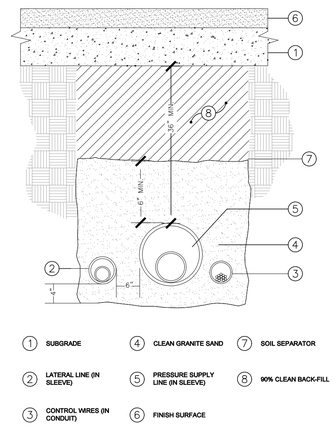
1. REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
2. WYE STRAINER
3. BRASS FISER
4. FINISH GRADE
5. THREADED BY SLIP COUPLING
6. FROM WATER SOURCE
7. PVC PRESSURE SUPPLY LINE, SEE SPECIFICATIONS
8. TRENCH DEPTH, REFER TO SPECIFICATIONS
9. BRASS UNION
10. ONE CUBIC FOOT CONCRETE STABILIZER

NOTE:
CONTRACTOR SHALL PROVIDE LOCKING ENCLOSURE AND CONCRETE PAD. COLOR SHALL BE DARK GREEN

REDUCED PRESSURE BACKFLOW ASSEMBLY | G

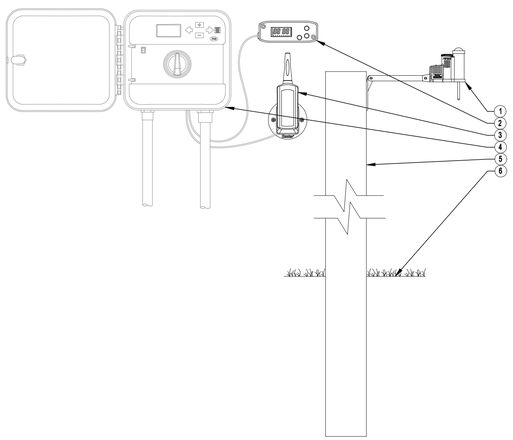


CONTROL VALVE ASSEMBLY | D



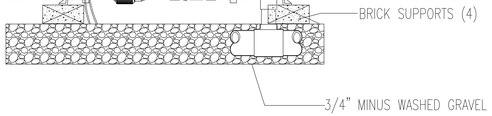
1. SUBGRADE
2. LATERAL LINE (IN SLEEVE)
3. CONTROL WIRES (IN CONDUIT)
4. CLEAN GRANITE SAND
5. PRESSURE SUPPLY LINE (IN SLEEVE)
6. FINISH SURFACE
7. SOIL SEPARATOR
8. 90% CLEAN BACK-FILL

TRENCHING UNDER HARDSCAPE | A

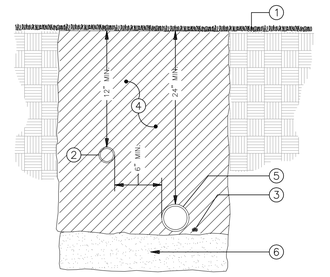


LEGEND:
1. SOLAR SYNC WIRELESS SENSOR
2. SOLAR SYNC MODULE
3. SOLAR SYNC WIRELESS RECEIVER
4. SOLAR SYNC COMPATIBLE CONTROLLER
5. POST OR SUITABLE MOUNTING SURFACE
6. FINISHED GRADE

WIRELESS SOLAR SYNC | H



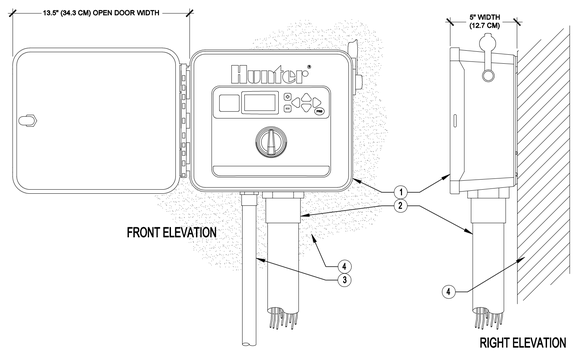
DRIP VALVE ASSEMBLY | E



1. FINISH GRADE
2. LATERAL LINE
3. CONTROL WIRES
4. CLEAN BACKFILL (REFER TO SPECIFICATIONS)
5. PRESSURE SUPPLY LINE
6. SAND BEDDING (REFER TO SPECIFICATIONS)

INSTALL ALL CONTROL WIRE ON THE UNDERSIED OF THE PRESSURE SUPPLY LINE

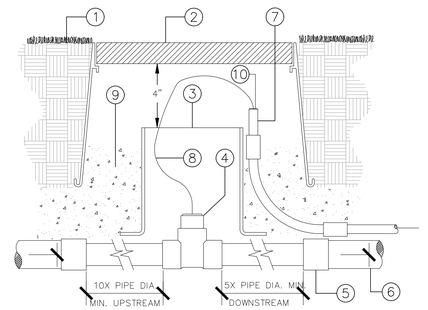
TRENCHING IN LANDSCAPE | B



LEGEND:
1. IRRIGATION CONTROLLER (I CORE) PER PLAN
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

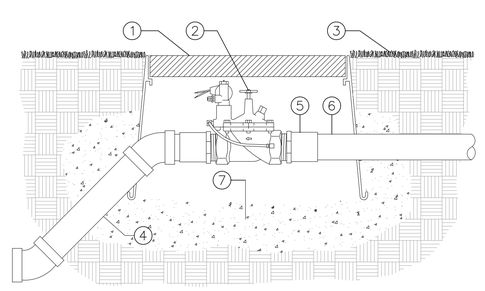
NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL.
CONTROLLER SHALL BE HARD-WIRED TO GROUNDED
110 VAC POWER SOURCE

IRRIGATION CONTROLLER AND SENSOR - WALL MOUNT | I



1. FINISH GRADE
2. RECTANGULAR VALVE BOX
3. 8" DIA. CL 160 PVC SLEEVE BOTTOM TO BE FLARED AND CONTACT TOP OF PRESSURE SUPPLY LINE
4. FLOW SENSOR, REFER TO PLANS FOR MODEL NUMBER AND SIZE
5. PVC REDUCING COUPLER (2 REQUIRED)
6. PVC PRESSURE SUPPLY LINE
7. 3/4" ELECTRICAL CONDUIT
8. BELDEN #9889 CABLE FROM SENSOR LEADS TO DATA DECODER, REFER TO PLANS FOR LOCATION
9. 3/4" GRAVEL SUMP 1 CU. FT.
10. CONDUIT BUSHING

FLOW SENSOR | F



1. RECTANGULAR PLANSTIC VALVE BOX GREEN IN COLOR WITH PURPLE RECYCLED LABEL ON LID
2. ELECTRIC REMOTE CONTROL VALVE
3. FINISH GRADE
4. PRESSURE SUPPLY LINE
5. PVC MALE ADAPTOR (2 REQUIRED)
6. PVC PRESSURE SUPPLY LINE FROM BASKET STRAINER
7. 3/4" CRUSHED ROCK SUMP (ONE CUBIC FOOT)

NOTE: VALVE SHALL HAVE A MINIMUM OF 4" CLEARANCE FROM THE BOTTOM OF THE VALVE BOX LID, AND 2" MINUMUM CLEARANCE FROM THE BOTTOM OF VALVE AND TOP OF GRAVEL SUMP.

NOTE: ALL PIPE AND FITTINGS USED WITH RECYCLED WATER SHALL BE PURPLE IN COLOR.

MASTER VALVE | C

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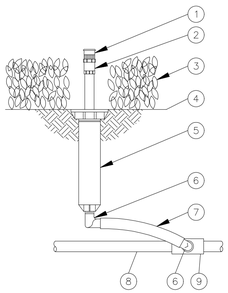
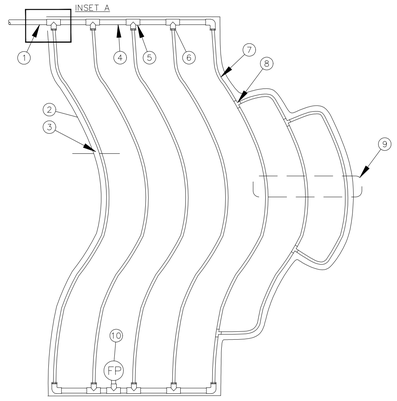
IRRIGATION DETAILS

Date: 06-19-25
Scale:
Sheet: 7 of 10
Sheet: LI-4



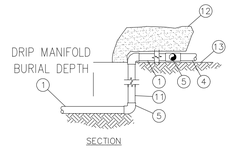
1. PRESSURE COMPENSATING FULL-CIRCLE BUBBLER: RAIN BIRD 1400
2. PLASTIC ADAPTER: RAIN BIRD MODEL PA-80
3. PLANT MATERIAL
4. FINISH GRADE/TOP OF MULCH
5. POP-UP SPRAY SPRINKLER: RAIN BIRD 1804
6. 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
7. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
8. PVC LATERAL PIPE
9. PVC SCH 40 TEE OR ELL

POP UP BUBBLER | I



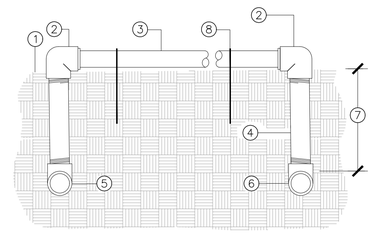
1. PVC SUPPLY PIPE FROM CONTROL VALVE (SIZEPER PLAN)
2. PERIMETER IF IRRIGATED AREA.
3. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
4. PVC SUPPLY MANIFOLD
5. PVC SCH 40 TEE OR EL (TYPICAL)
6. BARB X MALE FITTING:
7. ON-SURFACE DRIPLINE:
8. BARB X BARB INSERT TEE:
9. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
10. FLUSH VALVE LOCATION
11. PVC RISER PIPE
12. 2"-3" DEPTH OF MULCH
13. FINISH GRADE

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
4. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
5. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.



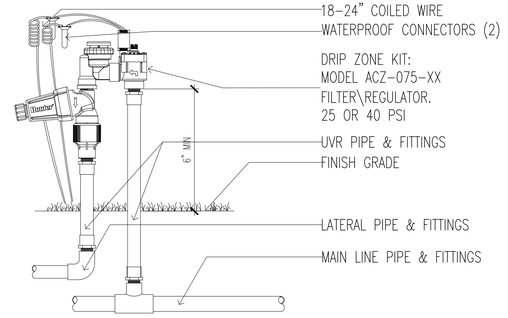
SECTION

INLINE DRIP TUBING ON GRADE - CURVED LAYOUTS | D



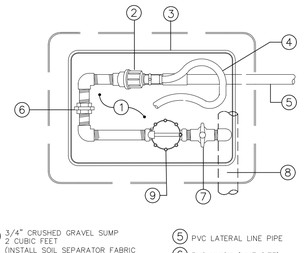
1. FINISH GRADE
2. THREAD X COMPERSSION ELBOW
3. SUBSURFACE TUBING, INSTALL ON GRADE AND STAKE AT 2' O.C. USING SALCO DTS-30-750 TUBING STAKES.
4. 10" THREADED PVC SCH. 40 RISER
5. PVC SCH. 40 TEE (S X S X T) IN EXHAUST HEADER TO FLUSH VALVE ASSEMBLY
6. PVC SCH. 40 TEE (S X S X T) IN INTAKE HEADER
7. HEADER DEPTH REFER TO SPECIFICATIONS
8. SALCO DTS-30-750 TUBING STAKES

INLINE DRIP TUBING ON GRADE | A



NOTE
ANTI-SIPHON VALVES SHOULD BE INSTALLED 6-12" ABOVE THE HIGHEST SPRINKLER HEAD WITHIN THE ZONE, OR, ACCORDING TO LOCAL CODE.

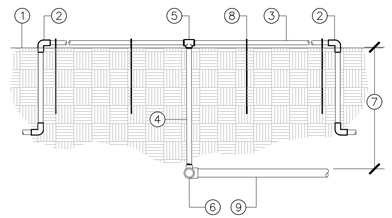
CONTROL VALVE ASSEMBLY (DRIP) | G



1. 3/4" CRUSHED GRAVEL SUMP 2 CUBIC FEET (INSTALL SOIL SEPARATOR FABRIC OVER SUMP)
2. AGRICULTURAL PRODUCTS INC. MODEL 4E-3/4-FILTER WITH 150 MESH SCREEN.
3. RECTANGULAR VALVE BOX, GREEN IN COLOR WITH PURPLE RECYCLED LABEL RIVETED ON THE LID. BRAND LID WITH CONTROLLER AND STATION NUMBER. VALVE BOX TO REST ON GRAVEL SUMP
4. 18" X 12" DIA. FLEX HOSE-CONNECT TO FILTER FLUSH PORT
5. PVC LATERAL LINE PIPE
6. PVC UNION (LINE SIZE)
7. PVC BALL VALVE (LINE SIZE)
8. PRESSURE SUPPLY LINE
9. ELECTRIC REMOTE CONTROL VALVE IRRITROL 700 ULTRA FLOW SERIES

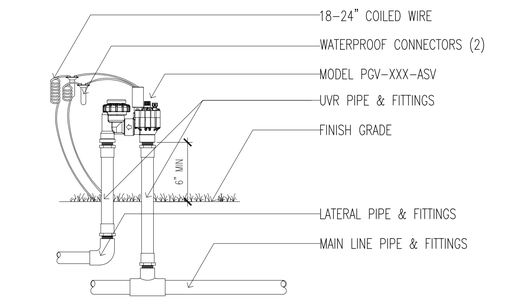
NOTE: ALL PIPE AND FITTINGS USED WITH RECYCLED WATER SHALL BE PURPLE IN COLOR.

DRIP VALVE ASSEMBLY | E



1. FINISH GRADE
2. 3/4" PVC SCH 40 COMPRESSION BY SLIP ELBOW TO 3/4" PVC NIPPLE TO FLUSH VALVE ASSEMBLY.
3. NETAFIM TECHLINE DRIPPER TUBE ON GRADE AND STAKE AT 4' O.C. USING NETAFIM TLS6 SOIL STAPLE.
4. 12" THREADED PVC SCH. 40 RISER
5. PVC SCH. 40 TEE (S X S X T) WITH COMPRESSION FITTINGS
6. PVC SCH. 40 TEE (S X S X T) IN LATERAL LINE PIPE
7. LATERAL LINE DEPTH, REFER TO SPECIFICATIONS
8. NETAFIM TLS6 SOIL STAPLE
9. LATERAL LINE PIPE

INLINE DRIP TUBING ON GRADE | B



NOTE
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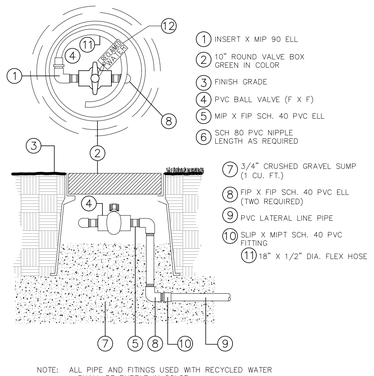
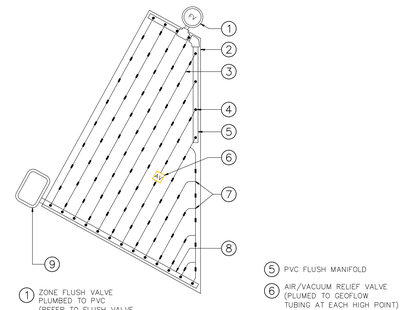
CONTROL VALVE ASSEMBLY | H



1. INSERT X MIP 90 ELL
2. 10" ROUND VALVE BOX GREEN IN COLOR
3. FINISH GRADE
4. PVC BALL VALVE (F X F)
5. MIP X FIP SCH. 40 PVC ELL
6. SCH 80 PVC NIPPLE LENGTH AS REQUIRED
7. 3/4" CRUSHED GRAVEL SUMP (1 CU. FT.)
8. FIP X FIP SCH. 40 PVC ELL (TWO REQUIRED)
9. PVC LATERAL LINE PIPE
10. SLIP X MIPT SCH. 40 PVC FITTING
11. 18" X 1/2" DIA. FLEX HOSE

NOTE: ALL PIPE AND FITINGS USED WITH RECYCLED WATER SHALL BE PURPLE IN COLOR.

FLUSH VALVE | F



1. ZONE FLUSH VALVE PLUMBED TO PVC (REFER TO FLUSH VALVE ASSEMBLY)
2. AREA PERIMETER
3. NETAFIM IRRIGATION TUBING. SEE IRRIGATION LEGEND FOR EMITTER SPACING
4. MANIFOLD CONNECTION (PVC TO ELBOW)
5. PVC FLUSH MANIFOLD
6. AIR/VACUUM RELIEF VALVE (PLUMED TO GEOFLOW TUBING AT EACH HIGH POINT)
7. COMPRESSION TEE
8. PVC SUPPLY MANIFOLD
9. REMOTE CONTROL VALVE (REFER TO DRIP VALVE ASSEMBLY DETAIL)

INLINE DRIP TUBING LAYOUT | C

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38-UNIT MIXED-USE BLDG

6575 FOUNTAIN AVE
LOS ANGELES, CA 90028

No.	Revision / Issue	Date

LICENSED LANDSCAPE ARCHITECT
Michael Savage, Lic. No. 4397
Signature
06/19/25
Date
Exp. Date: 5/31/27
STATE OF CALIFORNIA

IRRIGATION DETAILS

Date: 06-19-25	Sheet: LI-5
Scale:	
Sheet: 8 of 10	

GROUND PLANTING LEGEND

SYMBOL	DESCRIPTION		SIZE/SPACING	QTY.	W/UCOLS	MATURE SIZE (HXW)	TIME TO MATURITY	HYDROZN.
SHRUBS								
	SISYRINCHIUM BELLUM	BLUE EYED GRASS	1 GAL @ 12" O.C	158	L	12-18" X 1-2'	1-3 YRS	A
	SALVIA CLEVELANDII	BLUE SAGE	5 GAL @ 3' O.C.	14	L	3-4' X 4-6'	1-3 YRS	A
	SALVIA GREGGII	AUTUMN SAGE	5 GAL @ 30" O.C.	33	L	3' X 3'	1-3 YRS	A
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL @ 3' O.C.	13	L	4-5' X 3-4'	1-3 YRS	A
	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL @ 3' O.C.	4	L	4-6' X 4-6'	1-3 YRS	A
TREES								
	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	24" BOX	5	L	25-40' X 15-20'	10-15 YRS	B
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	3	L	15-30' X 10-20'	10-15 YRS	B

TREE CALCULATIONS

(1) 24" BOX TREE PER 4 DWELLING UNITS
NUMBER OF DWELLING UNITS: 38 UNITS

25% REDUCTION: 8 TREES REQUIRED

TREES REQUIRED: 8 TREES
TREES PROVIDED: 8 TREES
GROUND LEVEL: 8 TREES

(1) TREE PER 500 SF FRONT YARD LANDSCAPE AREA

FRONT YARD LANDSCAPE AREA: 514 SF
TREES REQUIRED: 2
TREES PROVIDED: 3

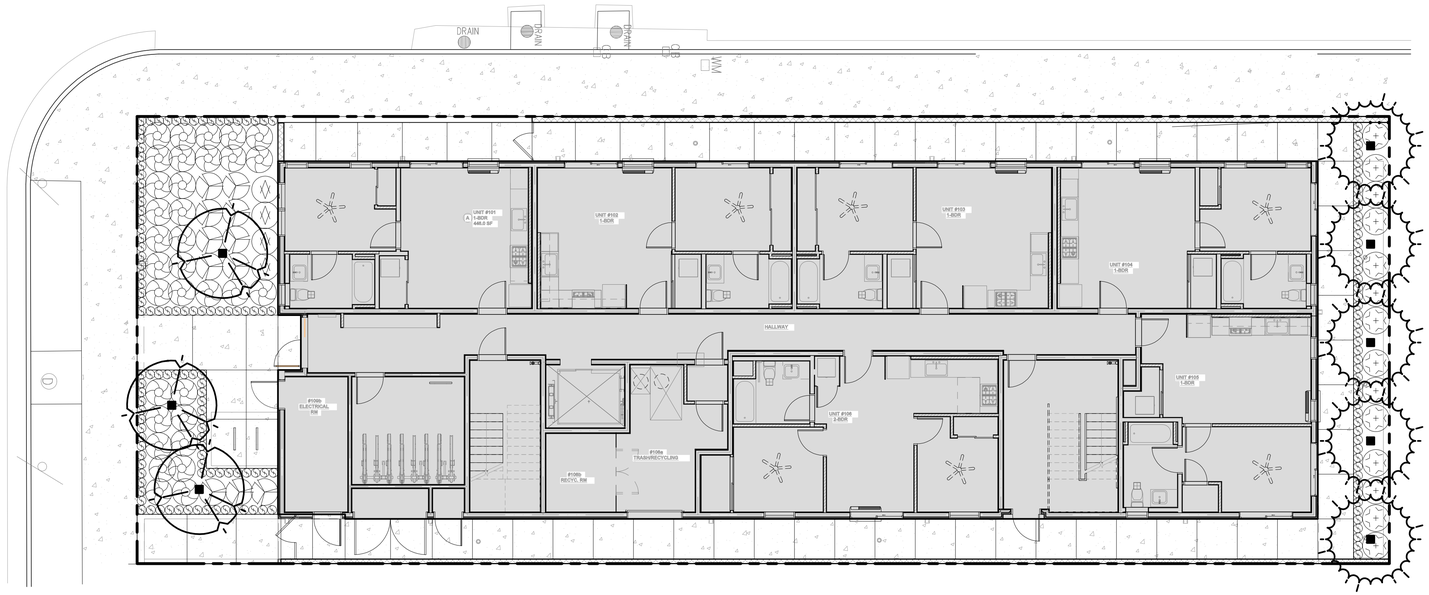
COMMON OPEN SPACE CALCULATIONS

MINIMUM REQUIRED COMMON OPEN SPACE
LANDSCAPE AREA: 25% OF COMMON OPEN SPACE

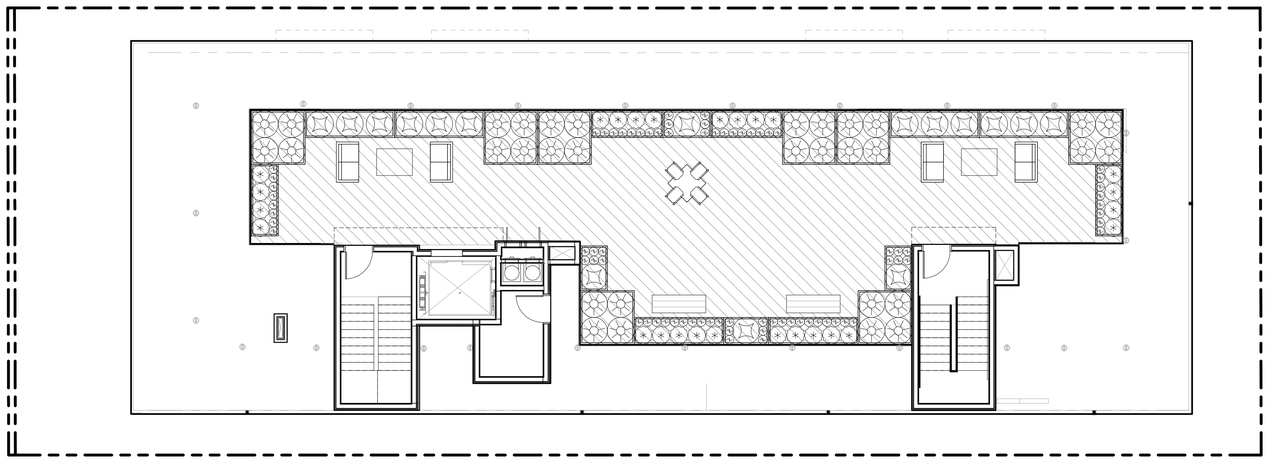
COMMON OPEN SPACE AREA: 1,912.5 SF
LANDSCAPE AREA REQUIRED: 478.125 SF
LANDSCAPE AREA PROVIDED: 544.11 SF

ROOF PLANTING LEGEND

SYMBOL	DESCRIPTION		SIZE/SPACING	QTY.	W/UCOLS	MATURE SIZE (HXW)	TIME TO MATURITY	HYDROZN.
SHRUBS								
	ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL @ 1' O.C.	76	L	1-2' X 1-2'	1-3 YRS	A
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	1 GAL @ 2' O.C.	26	L	1-2' X 2-3'	1-3 YRS	A
	AGAVE DESMETTIANA 'VARIEGATA' UNDERPLANT W/ SEDUM MORGANIANUM	VARIEGATED SMOOTH AGAVE	5 GAL @ 3' O.C.	32	L	1-2' X 2-3'	2-4 YRS	A
	AGAVE GEMINIFLORA	TWIN-FLOWERED AGAVE	5 GAL @ 3' O.C.	16	L	2-3' X 2-4'	2-4 YRS	A



GROUND FLOOR PLAN



ROOF PLAN

NORTH

0 4' 8' 16'
SCALE: 1/8"=1'-0"

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PLANTING PLAN

Date: 06-19-25
Scale: 1/8"=1'-0"
Sheet: 9 of 10
Sheet: LP-1

1. THE CONTRACTOR SHALL PROVIDE A WEED ABATEMENT PROGRAM TO ALL LANDSCAPE PLANTING AREAS PRIOR TO PLANTING, PER THE LANDSCAPE SPECIFICATIONS.

2. THE CONTRACTOR SHALL PROVIDE THE OWNER'S AUTHORIZED REPRESENTATIVE WITH PHOTOGRAPHS OF ALL PLANT MATERIALS NOT PROVIDED BY THE OWNER FOR APPROVAL PRIOR TO PURCHASE AND DELIVERY.

3. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

4. EXACT LOCATIONS OF PLANT MATERIALS SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.

5. ALL PLANT MATERIAL, UPON INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE, SHALL BEAR LABELS VERIFYING SPECIES AND VARIETY TO MATCH THOSE ON THE PLANT LIST. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY MATERIAL DEEMED TO BE UNACCEPTABLE BOTH AT THE TIME OF DELIVERY OR AFTER DELIVERY IF THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE IS NOT ON SITE AT THE TIME OF DELIVERY.

6. ALL SHRUB AREAS SHALL BE COVERED EVENLY WITH A THREE INCH (3") MIN. LAYER OF "0-2 FOREST FLOOR" AVAILABLE THRU: AGUINAGA FERTILIZER INC. OR APPROVED EQUAL. CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

7. NO SHRUB PLANTING SHALL TAKE PLACE UNTIL INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETE, FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS PROPERLY GRADED/PREPARED AND THE WORK APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. TREES SHALL BE SET PRIOR TO IRRIGATION SYSTEM INSTALLATION. CONTRACTOR IS RESPONSIBLE TO VERIFY APPROPRIATE FINAL GRADES PRIOR TO SETTING TREES.

8. TOP OF ROOTBALL FOR TREES AND SHRUBS SHALL BE A MIN. 2" ABOVE THE FINISH GRADE AT THE ORIGINAL PLACE OF GROWTH. REFER TO PLANTING SPECIFICATIONS.

9. THE CONTRACTOR SHALL PROVIDE MATCHING FORMS AND SIZES FOR ALL PLANT MATERIALS WITHIN EACH TYPE AND SIZE DESIGNATED ON THE DRAWINGS.

10. THE CONTRACTOR SHALL PROVIDE A 90 DAY MAINTENANCE PERIOD AFTER COMPLETION AND OWNER ACCEPTANCE OF PLANTING AND IRRIGATION WORK.

11. THE CONTRACTOR SHALL NOT BEGIN SAID MAINTENANCE PERIOD WITHOUT RECEIVING WRITTEN CONSENT FROM THE OWNER AND/OR HIS AUTHORIZED REPRESENTATIVE.

12. ALL WATERING BASINS SHALL BE REMOVED AT THE END OF THE MAINTENANCE PERIOD UNLESS OTHERWISE NOTED.

13. QUANTITIES LISTED ON THE CONSTRUCTION DRAWINGS OR THE PLANTING LEGEND ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE QUANTITIES LISTED ON THE PLANS.

14. WHERE POSSIBLE TREES SHALL BE KEPT A MINIMUM OF 5'-0" FROM WALLS, FENCES, SIDEWALKS, CONCRETE CURBS AND ANY HARDSCAPE IN GENERAL. IF NOT POSSIBLE CONTACT THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE FOR EXACT PLACEMENT.

15. FINISH GRADE IN SHRUB AREAS SHALL BE 2" BELOW PAVED SURFACES, 3" WHERE BARK MULCH IS TO BE USED, AND LAWN AREAS SHALL BE 1" BELOW PAVED SURFACES. ALL PLANTING AREAS SHALL DRAIN AT 2% MINIMUM UNLESS OTHERWISE NOTED ON THE GRADING PLANS.

16. INSTALL LINEAR ROOT BARRIERS FOR ALL TREES WITHIN 5' OF ANY CONCRETE FLAT WORK, CURB, GUTTER, UTILITY, STRUCTURES, ETC. ROOT BARRIER SHALL BE AS SPECIFIED WITHIN THE PROJECT SPECIFICATIONS AND INSTALLED PER DETAIL THIS SHEET.

17. CONTRACTOR SHALL ADHERE TO ANY SPECIAL WORKING CONDITIONS, IE. NOISE, TIME OF WORK, LIMIT OF WORK, ETC. SET FORTH BY THE COUNTY OF ORANGE, AND/OR OTHER GOVERNING AGENCIES, AND TO COORDINATE WITH THE GENERAL CONTRACTOR FOR ADDITIONAL INFORMATION/REQUIREMENTS.

18. AGRONOMIC SOIL ANALYSIS WILL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. SOIL TEST SHALL INCLUDE A PERCOLATION TEST AND DRAINAGE RECOMMENDATIONS.

19. SOIL PREPARATION AND BACKFILL FOR PLANTING PITS SHALL BE AS RECOMMENDED BY THE AGRONOMIC SOILS REPORT. CONTRACTOR SHALL INCLUDE COST FOR BACKFILL AND SOIL PREPARATION IN HIS BID.

20. SOIL AMENDMENTS SHALL BE APPLIED PER AGRONOMIC SOIL REPORT SPECIFICATIONS.

21. ON-GRADE TREES 24" BOX SIZE OR LARGER SHALL RECEIVE AN AUGURED SUMP AS DESCRIBED IN THE TREE PLANTING DETAILS, OR OTHER DRAINAGE METHOD AS RECOMMENDED BY THE AGRONOMIC SOILS REPORT.

22. APPLY PRE-EMERGENT HERBICIDE ("EPTAM" OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS TO SHRUB AREAS ONLY. APPLY 1"-2" WATER FOLLOWING APPLICATION. CONTACT HERBICIDE ("RAD-E-CATE 35" OR EQUAL) SHALL BE APPLIED TO LAWN AREAS ONLY FOLLOWING A 14 DAY MOISTENING PERIOD TO ENCOURAGE WEED GERMINATION. REMOVE ALL WEEDS AND RESIDUE FROM SITE.

23. ALL ROOTBALLS SHALL BE THOROUGHLY WATERED PRIOR TO INSTALLATION.

24. ALL PLANTING SHALL CONFORM WITH ALL LOCAL CODES AND REGULATIONS.

25. FINAL LOCATION OF ALL TREES SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION/ PIT EXCAVATION.

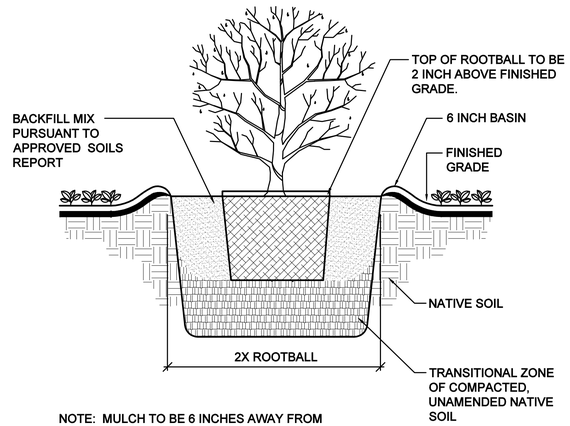
26. CONTRACTOR SHALL LIST ANY DOLLAR AMOUNT FOR ADDITIONAL PLANT MATERIALS THAT ARE TO BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.

27. THE CONTRACTOR SHALL INCLUDE IN HIS BID COSTS AS NECESSARY FOR PENETRATING THROUGH HARD PAN LAYER WHEN IT IS ENCOUNTERED UNDER TREE AND PALM PLANTING PITS. THE PENETRATION THROUGH THE CALICHE OR HARD PAN LAYER SHALL ALLOW WATER TO DRAIN OUT OF THE PLANTING PIT. SHOULD THE HARD PAN LAYER BE TOO DEEP FOR AUGERING, THE LANDSCAPE CONTRACTOR SHALL DEVISE A DRAINAGE SYSTEM APPROVED BY THE LANDSCAPE ARCHITECT THAT WILL ENSURE PROPER DRAINAGE FROM PLANTING PITS. THE LANDSCAPE CONTRACTOR WILL SUBMIT A UNIT COST FOR ANY SPECIAL DRAINAGE SYSTEM.

28. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

29. PLANT MATERIAL SIZES SPECIFIED IN THE PLANTING LEGEND SHALL MEET THE GENERAL SIZE STANDARDS OF HEIGHT, SPREAD, AND OTHER RELEVANT DATA FOR THE ACCORDING CONTAINER SIZES AS SPECIFIED BY THE PLANT SIZE SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).

GENERAL PLANTING NOTES

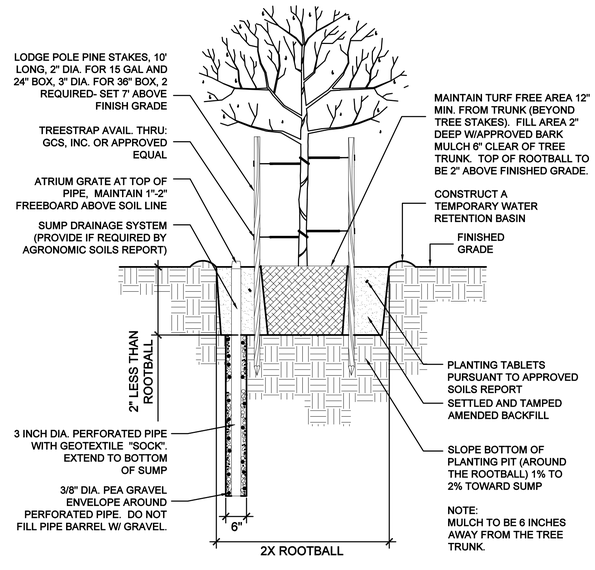


NOTE: MULCH TO BE 6 INCHES AWAY FROM THE SHRUB STEM.

ALTERNATE SOLUTION: ONLY EXCAVATE TO NATIVE SOIL TO MINIMIZE COMPACTION AND HELP PREVENT THE ROOTBALL FROM SINKING, IT IS RECOMMENDED THAT THE ROOTBALL EITHER BE PLACED ON GRADE WITHIN THE PLANTING PIT OR THAT THE PLANTING PIT BE DUG 2" SHALLOWER THAN THE ROOTBALL. FINISH GRADE TO BE MOUNDED/CROWNED UP OVER ROOTBALL.

SHRUB PLANTING

A



TREE STAKING

B

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PLANTING DETAILS

Date: 06-19-25
Scale:
Sheet: 10 of 10
Sheet: LP-2

PACKAGE TERMINAL AIR CONDITIONER UNIT SCHEDULE

EQUIP. TAG	MAKE	MODEL	COOLING				HEATING			ELECTRICAL DATA						DIMENSION WALL SLEEVES			QTY.	WEIGHT (lbs)	REFRIGERANT	CHARGE (lbs)	ACCESSORIES
			BTU	WATTS	EER	CFM HIGH/LOW	BTU	WATTS	COP	V	PH	Hz	AMPS	MCA	MCA	DEPTH (in)	WIDTH (in)	HEIGHT (in)					
PTAC 1	ISLANDAIRE	EZ4212L231S46AA	12,200	1035	12.0	340/240	10,400	840	3.5	208	60	1	8.2	20	20	15	42	16	38	150	R32	1.34	(1)(2)
PTAC 2	ISLANDAIRE	EZ4207L231S46AA	6,800	525	13.0	340/240	6,300	520	3.6	208	60	1	4.0	20	20	15	42	16	1	150	R32	1.1	(1)(2)

ACCESSORIES:

(1) PROVIDE WALL MOUNTED NEST THERMOSTAT.

(2) CONDENSATE REMOVAL KIT.

Multi, Single CAC Outdoor Unit

Tag	Manufacturer	Model Name	Type	Quantity	Total Capacity(BTU/h)		Corrected Capacity(BTU/h)		Rated Power Input (kW)		Corrected Power Input(kW)		Outdoor Temperature(°F)			Refrigerant	Power Supply	Sound Pressure Level (dB(A))	Refrigerant	Charge (lbs)	Weight (lbs)	Dimension (inch)
					Cooling	Heating	Cooling	Heating	Cooling	Heating	Cooing	Heating	Cooling DBT	Cooling WBT	Heating DBT							W x H x D
HP-M	LG	KUSAC241A	Single Zone High Wall	1	21200.00	22000.00	21406.59	20551.02	1.72	1.89	1.66	1.87	82.9	68.0	41.0	R32	1/208~230/60	55/55	R32	4.08	92.6	34-1/4x25-19/32x13

Multi, Single CAC Indoor Unit

System	Tag	Room Name	Manufacturer	Model Name	Type	Quantity	Nominal Capacity(BTU/h)		Corrected Capacity(BTU/h)			Room Design Temp.(Return Air Temp.)(°F)			Piping Connections(inch)		Power Supply	Weight (lbs)	Dimension (inch)			Sound Pressure Level (dB(A))
							Cooling	Heating	Cooling	Sensible Cooling	Heating	Cooling DBT	Cooling WBT	Heating DBT	Liquid	Gas			W x H x D			
HP-M	FC-M	Elev Room	LG	KNSAC241A	Wall Mounted	1	24000.00	24000.00	21280.04	15322.10	20429.53	80.6	67.1	68.0	1/4	1/2	1/208~230/60	26	39-9/32x13-19/32x8-9/32			48/43/38

AIR DEVICE SCHEDULE

EQUIP. TAG	MAKE	MODEL	TYPE	SIZE	CFM RANGE	ACCESORIES
SG-1	TITUS	300R	CEILING/WALL MOUNTED SUPPLY GRILLE	SEE PLANS	50-250	OBD
EG-1	TITUS	350R	CEILING MOUNTED EXHAUST GRILLE	SEE PLANS	50-250	OBD

FAN SCHEDULE

EQUIP. TAG	MAKE	MODEL	SERVICE	LOCATION	AIR FLOW (CFM)	EXT. STATIC PRESSURE (inWC)	REVOL./ MINUTE (RPM)	MOTOR HORSE-POWER (BHP)	MOTOR SIZE (HP)	ELECTRICAL DATA			WEIGHT (LBS.)	QTY	ACCESSORIES
										V	PH	Hz			
EF 1	PANASONIC	FV-05-11VKS1	BATHROOMS	CEILING	90	0.25	1,146	–	11.7W	115	60	1	5	SEE PLAN	(1)(2)(3)(4)(5)
EF 2	GREENHECK	SQ-90-VG	TRASH/ RECYCLE	IN-LINE	300	0.5	1,517	0.06	1/4	115	60	1	35	1	(1)(2)(8)
EF 3	GREENHECK	SQ-80-VG	BIKE STORAGE	IN-LINE	200	0.5	1,420	0.04	1/4	115	60	1	35	1	(1)(2)(7)
EF 4	GREENHECK	SQ-80-VG	ELECTRICAL ROOM	IN-LINE	200	0.5	1,420	0.04	1/4	115	60	1	35	1	(1)(2)(12)
EF 5	GREENHECK	USF-15-B6	CORRIDOR	ROOF	1,260	0.7	1,022	0.25	1/4	208	60	3	200	1	(1)(6)(8)(9)(11)
SF 1	GREENHECK	USF-15-B6	CORRIDOR	ROOF	1,260	1.0	1,149	0.33	1/3	208	60	3	200	1	(1)(6)(8)(9)(11)(10)

ACCESSORIES:

(1) BACKDRAFT DAMPER.

(2) FLEXIBLE DUCT CONNECTION.

(3) ENERGY STAR RATED.

(4) CONTINUOUSLY OPERATING ON LOW SPEED. WALL SWITCH SHALL ACTIVATE HIGH SPEED.

(5) CONDENSATION SENSOR.

(6) VIBRATION ISOLATORS.

(7) INTERLOCKED WITH LIGHT SWITCH.

(8) CONTROLLED WITH TIME CLOCK.

(9) DISCONNECT SWITCH.

(10) PROVIDE FILTER BOX WITH MER-13 RATED FILTERS.

(11) EF-2 AND SF-1 TO BE ELECTRICALLY INTERLOCKED.

(12) CONTROLLED BY THERMOSTAT.

ROOM TO ROOM FAN SCHEDULE

EQUIP. TAG	MAKE	MODEL	CFM	ELECTRICAL DATA					GRILLE SIZE	QTY	ACCESSORIES
				V	PH	Hz	W	A			
TF 1	TJERNLUND	AS1	60	115	60	1	20	0.26	15.75"x7.75"	8	(1)

ACCESSORIES:

(1) ELECTRICALLY INTERLOCKED WITH PTAC.

GENERAL NOTES

1. THE INSTALLATION SHALL COMPLY WITH THE FOLLOWING CODES ANY AND/OR ALL REQUIREMENTS OF THE LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION.
2. CONSTRUCTION TO CONFORM:
   –2022 CALIFORNIA BUILDING CODE, WITH LOCAL AMENDMENTS
   –2022 CALIFORNIA MECHANICAL CODE, WITH LOCAL AMENDMENTS
   –2022 CALIFORNIA PLUMBING CODE. WITH LOCAL AMENDMENTS
   –2022 CALIFORNIA ELECTRICAL CODE, WITH LOCAL AMENDMENTS
   –2022 CALIFORNIA FIRE CODE, WITH LOCAL AMENDMENTS
   –2022 CALIFORNIA ENERGY CODE, WITH LOCAL AMENDMENTS
3. PROVIDE ALL MATERIALS AND EQUIPMENT AND PERFORM ALL LABOR REQUIRED TO INSTALL COMPLETE AN OPERABLE MECHANICAL SYSTEMS AS INDICATED ON THE DRAWINGS.
4. CENTER OF THERMOSTATS, AND TEMPERATURE SENSORS MOUNTED AT 44" ABOVE FINISH FLOOR. HEIGHT OF CONTROLS TO MATCH ELECTRICAL SWITCHES.
5. CONTRACTOR SHALL COMPLY WITH ALL CONTRACT DOCUMENTS IN LAYING OUT HIS WORK AND EQUIPMENT OR SPECIALTIES REQUIRING READING, ADJUSTMENT, INSPECTION, REPAIRS, REMOVAL OR REPLACEMENT SHALL BE CONVENIENTLY AND ACCESSIBLY LOCATED WITH REFERENCE TO THE FINISHED BUILDING.
6. ALL FRESH AIR INTAKES SHALL BE LOCATED A MINIMUM OF 10'-0" FROM ANY SANITARY VENT, EXHAUST FAN DISCHARGE AND FLUE OF OTHER FURNACES. WHEN NECESSARY EXTEND VENT OR PROVIDE ADDITIONAL FRESH AIR INTAKE DUCTWORK AS DIRECTED BY THE ENGINEER.
7. WHERE ANCHORAGE DETAILS ARE NOT SHOWN ON THE DRAWINGS, THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER.
8. THE SIZES, WEIGHTS AND CAPACITIES OF ALL EQUIPMENT SCHEDULES ON THE DRAWING HAVE BEEN CAREFULLY COMPUTED. SHOULD EQUAL ITEMS BUT DIFFERENT MANUFACTURER'S BE SUBMITTED FOR APPROVAL, ALL SUCH SUBMITTALS SHALL INCLUDE 1/4" SCALE SHOP DRAWINGS SHOWING METHOD OF INSTALLATION, PROVIDE LOAD RATINGS AND SEISMIC CALCULATIONS AS APPROVED BY A REGISTERED STRUCTURAL ENGINEER WITH EACH SUBMITTAL.
9. AFTER ALL REQUIREMENT'S OF THE SPECIFICATIONS AND/OR THE DRAWINGS HAVE BEEN FULLY COMPLETED, REPRESENTATIVES OF THE OWNER WILL INSPECT THE WORK. THE CONTRACTOR SHALL PROVIDE COMPETENT PERSONNEL TO DEMONSTRATE THE OPERATION OF ANY ITEM OR SYSTEM, TO THE FULL SATISFACTION OF EACH REPRESENTATIVE. FINAL ACCEPTANCE OF THE WORK WILL BE MADE BY THE OWNER AFTER RECEIPT OF APPROVAL AND RECOMMENDATION OF ACCEPTANCE FROM EACH REPRESENTATIVE.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DO ALL CORING, SAW CUTTING, PATCHING AND REFINISHING OF EXISTING WALLS AND SURFACES WHEREVER IT IS NECESSARY FOR HIM TO PENETRATE FOR HIS WORK. ALL OPENING SHALL BE SEALED TO MEET THE FIRE RATING OF THE PARTICULAR WALL, FLOOR OR CEILING PENETRATED.
11. ALL MECHANICAL EQUIPMENT SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY.
12. MOTORS SHALL BE EQUIPPED WITH INTEGRAL THERMAL PROTECTION OR ELECTRONICALLY PROTECTED FROM OVERLOAD CONDITIONS TO COMPLY WITH NEC 430.32. CONTRACTOR TO VERIFY WITH THE EQUIPMENT MANUFACTURER AND PROVIDE EXTERNAL OVERLOAD PROTECTION PER THE MANUFACTURER'S RECOMMENDATION IF NEEDED
13. IF THE A1 REFRIGERANT SPECIFIED ON THE PLANS IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, THE PLANS WILL HAVE TO BE RESUBMITTED AND APPROVED TO ACCOMMODATE ANOTHER REFRIGERANT TYPE. THE CHANGE IN REFRIGERANT TYPE MAY SIGNIFICANTLY CHANGE THE DESIGN OF THE BUILDING AND IT WILL BE THE RESPONSIBILITY OF THE OWNER TO ENSURE FULL COMPLIANCE.
14. WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING OF NO LESS THAN 100 SQUARE INCHES FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY APPROVED MEANS.
15. EXHAUST FAN WILL BE CONTINUOUSLY RUNNING ON LOW SPEED. BAROMETRIC INTAKE LOUVER WILL BE PROVIDED. THE DOOR FROM THE BATHROOM TO THE LIVING SPACE HAS AN UNDERCUT.
16. CONTINUOUSLY OPERATING SUPPLY VENTILATION SYSTEMS, OR CONTINUOUSLY OPERATING EXHAUST VENTILATION SYSTEMS SHALL BE ALLOWED TO BE USED TO PROVIDE THE REQUIRED DWELLING UNIT VENTILATION AIRFLOW IF THE DWELLING–UNIT ENVELOPE LEAKAGE IS LESS THAN OR EQUAL TO 0.3 CUBIC FEET PER MINUTE AT 50 PA PER FT2 OF DWELLING UNIT ENVELOPE SURFACE AREA AS CONFIRMED BY FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.8.
17. ALL REFRIGERATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
18. ALL REFRIGERANT PIPING, FITTINGS, AND VALVES SHALL BE LISTED OR DEMONSTRATE COMPLIANCE WITH THE STANDARDS LISTED IN ASHRAE 15.2: SECTION 8

MECHANICAL SYMBOLS

SYMBOL & ABBREVIATION	DESCRIPTION
MECHANICAL SYMBOLS	
SA/SUP	SUPPLY AIR (RISE/DROP)
RA/RET	RETURN AIR DUCT (RISE/DROP)
EA/EXH	EXHAUST AIR DUCT (RISE/DROP)
CD/SR	CEILING DIFFUSER/SUPPLY REGISTER (ARROWHEAD REPRESENTS NUMBER OF THROW)
RR/RG	RETURN REGISTER/GRILLE
ER/EG	EXHAUST REGISTER/GRILLE
	RECTANGULAR DUCT ELBOW WITH TURNING VANES
FC	FLEXIBLE CONNECTION
MVD	MANUAL VOLUME DAMPER
FD	FIRE DAMPER
(L)	DUCT LINING (1" THICK UNLESS OTHERWISE NOTED)
	SINGLE LINE DUCT BRANCH TAKE–OFF
	DUCT TRANSITION (RECTANGULAR TO ROUND)
FLEX	FLEXIBLE DUCT (5'–0 MAXIMUM)
T	T–STAT PROGRAMABLE THERMOSTAT
CD	CONDENSATE DRAIN
DIA.	DIAMETER
DL	DOOR LOUVER
UC	DOOR UNDERCUT (3/4" MINIMUM)
M	FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR.
E	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
M/E	FURNISHED BY MECHANICAL CONTRACTOR AND INSTALLED BY ELECTRICAL CONTRACTOR.
SG–1 / 400	AIR OUTLET/INLET DEVICE DESIGNATION / AIR QUANTITY IN CFM
HP / 1	MECHANICAL EQUIPMENT DESIGNATION / DESIGNATED NUMBER
A/C , AC	AIR CONDITIONING
BDD	BACK DRAFT DAMPER
CB	CIRCUIT BREAKER
CLG.	CEILING
CONN.	CONNECT/CONNECTION
CONT.	CONTINUATION
CONT'R	CONTRACTOR
CFM	CUBIC FEET PER MINUTE
DET.	DETAIL
DISC.	DISCONNECT
DTR	DOWN THRU ROOF
EF	EXHAUST FAN
(E)	EXISTING
GA.	GAGE/GAUGE
GC	GENERAL CONTRACTOR
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
MFR.	MANUFACTURER
MECH.	MECHANICAL
(N)	NEW
OA/OSA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
S/S	STAINLESS STEEL
TYP.	TYPICAL
UTR	UP THRU ROOF
(R)	RELOCATED

NOTE: NOT ALL SYMBOLS AND ABBREVIATIONS ARE NECESSARILY USED IN THIS PROJECT.

DRAWING INDEX

M1.1	MECHANICAL EQUIPMENT SCHEDULES
M1.2	MECHANICAL NOTES
M1.3	ASHRAE 15 COMPLIANCE FORMS
M2.1	MECHANICAL GROUND FLOOR PLAN
M2.2	MECHANICAL SECOND FLOOR PLAN
M2.3	MECHANICAL THIRD FLOOR PLAN
M2.4	MECHANICAL FOURTH FLOOR PLAN
M2.5	MECHANICAL FOURTH FLOOR PLAN
M2.6	MECHANICAL ROOF PLAN
M3.1	MECHANICAL DETAILS
M3.2	MECHANICAL DETAILS
M3.3	MECHANICAL DETAILS
M4.1	TITLE 24 COMPLIANCE FORMS
M4.2	TITLE 24 COMPLIANCE FORMS
M4.3	TITLE 24 COMPLIANCE FORMS
M4.4	TITLE 24 COMPLIANCE FORMS
M4.5	TITLE 24 COMPLIANCE FORMS

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ISSUE	DATE	DESCRIPTION
1	08/14/2025	LADBS P.C.

ISSUE	DATE	DESCRIPTION

STAMP

REGISTERED PROFESSIONAL ENGINEER ARASH NAZARI No. M–34638 EXP. 12–31–25 STATE OF CALIFORNIA

DRAWING TITLE

MECHANICAL LEGEND, NOTES AND EQUIPMENT SCHEDULES

M1.1

6575 FOUNTAIN

MECHANICAL SPECIFICATIONS

DUCTWORK:

1. INSTALLATION OF DUCTWORK SHALL BE COORDINATED WITH OTHER TRADES. DUCTS INSTALLED IN LOCATIONS WHERE THEY ARE SUBJECT TO PHYSICAL DAMAGE SHALL BE PROTECTED BY SUITABLE GUARDS.
2. ALL AIR CONDITIONING DUCTS TO COMPLY WITH CHAPTER 6 (2022 EDITION) OF THE CALIFORNIA MECHANICAL CODE. ALL TRANSVERSE JOINTS TO BE SUBSTANTIALLY AIRTIGHT WITH TAPE, MASTIC, GASKETING OR OTHER MEANS; ALL LOW PRESSURE DUCTWORK SIZED EQUAL TO OR LESS THAN 0.1" W.G./100 FT. ALL DUCTS FOR VENTILATION SHALL COMPLY WITH 2022 THE CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA ENERGY EFFICIENCY STANDARD, 2022 CALIFORNIA GREEN BUILDING STANDARDS
3. DUCT SUPPORTS AND ANCHORAGE SHALL COMPLY WITH 2022 CMC 604.0 AND TABLE 6-7.
4. MANUAL VOLUME DAMPERS TO BE INSTALLED IN ALL BRANCH TAKE-OFFS. ALL DAMPERS TO HAVE LOCKING QUADRANTS.
5. DUCT SIZES SHOWN ARE NET SIZES REQUIRED. LINED DUCTS SHALL BE INCREASED IN SIZE TO ACCOMMODATE LINING WITHOUT LOSS OF AREA.
6. PROVIDE MASTIC OR DUCT TAPE JOINT SEALANT TO SEAL TRANSVERSE JOINTS ON AIR SUPPLY DUCTS INSTALLED IN LOCATIONS WHERE AIR LEAKAGE THROUGH THE JOINTS WOULD BE NON-BENEFICIAL TO THE OCCUPIED AREA TEMPERATURE REQUIREMENTS. AND, SEAL LONGITUDINAL JOINTS ON LOW-PRESSURE SUPPLY DUCTS WHERE INTERNAL STATIC PRESSURE EXCEED 0.75" OF WATER PRESSURE.
7. FLEX DUCT SHALL BE ATTACHED TO ALL REGISTERS, GRILLS, COLLARS AND FITTINGS ACCORDING TO ITS LISTINGS. I.E. A MINIMUM OF TWO WRAPS OF UL 181 TAPE AND A PANDUIT STRAP ON THE INSIDE LINER AND A MINIMUM OF TWO WRAP OF UL 181 TAPE OR A PANDUIT STRAP OR BOTH ON THE OUTSIDE COVER.
8. ALL FLEX DUCT SPLICES SHALL BE SLEEVED.
9. ALL AFD SPLICES SHALL BE SLEEVED.
10. MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED RATING OF NOT MORE THAN 50 PER CBC 2022
11. DUCTS TO BE GLASS-FLEX FOR STRAIGHT RUNS ONLY 5'-0", MAXIMUM IN LENGHT (CMC 603.4.1.) ALL ELBOWS AND TURNS SHALL BE SHEET METAL GALVANIZED.
12. PROVIDE DUCT LINING TO SUPPLY DUCT OF EACH AC UNIT FOR MINIMUM OF 10 FT. DUCT LINING TO BE EQUAL TO JOHNS-MANVILLE, 1" THICK x 1-1/2 PCF DENSITY DUCT LINER. DUCTWORK TO BE INCREASED IN EACH DIMENSION TO INCORPORATE THICKNESS OF LINING.
13. VOLUME DAMPERS IN ALL BRANCH DUCTS.
14. PROVIDE GALVANIZED SHEET METAL DUCTS FABRICATED AND INSTALLED TO UMC 2022 EDITION.

AIR DEVICES:

1. ARROWS AT CEILING DIFFUSERS INDICATE THE AIR THROW PATTERN.
2. COORDINATE WITH ARCHITECTURAL DRAWINGS AND REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL DIFFUSERS AND REGISTERS AND LOUVERS.
3. SUPPLY DIFFUSERS AND REGISTERS TO BE TITUS MODEL: TDX-AA, PAS-AA (KITCHEN ONLY) FOR CEILING INSTALLATION AND/OR TITUS FLOWBAR FOR SIDE-WALL INSTALLATION OR APPROVED EQUAL WITH KEY OPERATED OPPOSED BLADE DAMPER UNIT.
4. RETURN AND EXHAUST AIR REGISTERS TO BE TITUS MODEL: 50F-NT FOR CEILING INSTALLATION AND/OR TITUS FLOWBAR FOR SIDE-WALL INSTALLATION OR APPROVED EQUAL WITH KEY OPERATED OPPOSED BLADE DAMPER UNIT.
5. ALL REGISTERS AND GRILLS INSTALLED IN T-BAR CEILINGS SHALL BE ATTACHED AT EACH CORNER TO THE MAIN RUNNERS WITH APPROVED CLIPS OR SM SCREWS.

INSULATION:

1. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOINT SPACES WHENEVER A PLUMBING PIPE OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH PIPE OR DUCT PASSES THROUGH THE PLANE OF FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT.
2. COMBUSTION AIR, KITCHEN AND BATHROOM EXHAUST DUCTS WITHIN SOUND SEPARATION ASSEMBLIES SHALL BE WRAPPED WITH TYPE "C" INSULATION AS SHOWN IN TABLE NO. 6-4, UNIFORM MECHANICAL CODE.
3. CEILING CONCEALED SUPPLY AND RETURN DUCTS TO BE COVERED ALL SIDES WITH 2" THICK 3/4 LB./CU. FT. OR WITH 1" THICK 1.5 LB./CU. FT. DENSITY FIBERGLASS INSULATION, OR 1" THICK 3 LB./CU. FT. MINERAL FIBER BOARD, OR MATERIAL WITH A CONDUCTANCE OF 0.30 OR LESS, APPLIED WITH 2" LAPPED JOINTS SECURELY AND NEATLY WIRED AND FASTENED TO DUCT; THE INSULATION TO BE CERTIFIED BY CALIFORNIA ENERGY COMMISSION; (JOHN MANSVILLE IS ACCEPTED) WHEN DUCTWORK PENETRATE INSULATED WALLS OR ROOF, THE HOLE MUST BE SEALED WITH AN APPROVED POLY SEAL MATERIAL.
4. INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND BUILDER STATING THAT THE INSULATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2-53 AND THAT THE MATERIAL INSTALLED CONFORMS WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2, SUB-CHAPTER 4, ARTICLE 3.
6. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARD FOR INSULATION MATERIAL.
7. INSULATION APPLIED TO THE EXTERIOR SURFACE OF DUCTS LOCATED IN THE BUILDINGS SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 25 AND A SMOKE-DENSITY NOT EXCEEDING 50 PER CBC 2010.

PIPING:

1. PROVIDE A 3/4" MINIMUM CONDENSATE DRAIN FROM EACH AC UNIT TO AN APPROVED DISPOSAL AREA. CONDENSATE WATER SHALL NOT DRAIN OVER A PUBLIC WAY. THE DRAIN SHALL HAVE A SLOPE OF NOT LESS THAN 1/8 INCH PER FOOT AND SHALL BE OF APPROVED CORROSION-RESISTANT PIPE. (THIS WORK IS UNDER PLUMBING SECTION, REFER TO PLUMBING DRAWINGS).
2. FOR COOLING EQUIPMENT LOCATED IN AN ATTIC OR FURRED SPACE, AN ADDITIONAL WATER-TIGHT PAN OF CORROSION-RESISTANT METAL SHALL BE INSTALLED BENEATH THE COOLING COIL TO CATCH THE OVERFLOW CONDENSATE DUE TO CLOGGED PRIMARY CONDENSATE DRAIN. THE ADDITIONAL PAN SHALL BE PROVIDED WITH A DRAIN PIPE, 3/4 INCH NOMINAL PIPE SIZE, DISCHARGING AT A POINT WHICH CAN BE READILY OBSERVED. (THIS WORK IS UNDER PLUMBING SECTION REFER TO PLUMBING DRAWINGS).

CODE:

1. MOUNT WALL MOUNTED THERMOSTATS 4' - 0" ABOVE FINISHED FLOOR.
2. EACH SINGLE SYSTEM WITH ONE OR MORE AIR CONDITIONING UNITS PROVIDING HEATING OR COOLING IN EXCESS OF 2000 CFM OR AIR SERVING MORE THAN ONE OCCUPANCY, SHALL HAVE SMOKE DETECTORS (PRODUCT OF COMBUSTION) AND SHALL BE INSTALLED IN THE MAIN SUPPLY DUCT DOWNSTREAM OF THE FILTERS. ACTIVATION OF THE SMOKE SHALL CAUSE THE UNIT TO SHUT DOWN AND ACTIVATE THE FIRE ALARM SYSTEM. (WHERE FIRE DETECTION & ALARM SYSTEMS ARE PROVIDED) (2010 CMC, 609). IF THERE ARE A NUMBER OF AIR CONDITIONING UNITS SERVING ONE AREA, OR THERE IS A COMMON RETURN AIR PLENUM FOR A NUMBER OF AIR CONDITIONING UNITS, ALL SMOKE DETECTORS MUST BE INTERCONNECTED TO SHUT-OFF ALL EQUIPMENT EVEN WHEN SMOKE IS DETECTED BY ONLY ONE SMOKE DETECTOR. DUCT VELOCITY AND PRESSURE DIFFERENTIAL MAY HAVE TO BE VERIFIED FOR EACH DUCT SMOKE DETECTOR LOCATION IN ACCORDANCE WITH U.L. LISTING AND EC110-3(B). AUTOMATIC SHUTOFFS NEED NOT BE INSTALLED WHEN ALL ROOMS HAVE DIRECT EXIT TO THE EXTERIOR OF THE BUILDING.
3. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION. THIS CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, ADDITIONAL PLAN CHECK FEES, INSPECTIONS, ETC. AND FURNISH SIGNED, CERTIFIED AND ACCEPTABLE COPIES TO THE OWNER FOR HIS RECORD.
4. CONTRACTOR SHALL PROVIDE FIRE DAMPERS AT FIRE RATED PENETRATIONS.
5. DUCTS OPENING INTO CORRIDOR SHALL HAVE INSTALLED A COMBINATION FIRE/SMOKE DAMPER CONFORMING TO CBC STANDARD SECTION 716 (J) WITH A MINIMUM LEAKAGE CLASSIFICATION OF III. CBC, 4306. FIRE DAMPER DETAIL SHOWN IS FOR REFERENCE ONLY. FIRE DAMPERS SHALL BE OSHPD FIRE MARSHAL APPROVED AND INSTALLED STRICTLY PER MANUFACTURER'S PRINTED INSTRUCTIONS. MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE MADE AVAILABLE TO THE INSPECTING AUTHORITIES.
6. DUCT VELOCITY AND PRESSURE DIFFERENTIAL SHALL BE VERIFIED FOR EACH DUCT SMOKE DETECTOR LOCATION IN ACCORDANCE WITH U.L. LISTING AND EC110-3(B). DUCT SMOKE DETECTORS SHALL BE MAGNEHELIC TESTED TO THE LISTED SPECIFICATIONS IN THE PRESENCE OF THE CITY BUILDING INSPECTOR PRIOR TO FINAL APPROVAL.
7. ACCESS TO INSPECT, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION TO ALL EQUIPMENT SHALL BE PROVIDED. UNLESS OTHERWISE SPECIFIED, NOT LESS THAN 30 INCHES OF WORKING SPACE AND PLATFORM SHALL BE PROVIDED.
8. TOILET ROOMS WITHOUT WINDOWS OR WINDOW AREA LESS THAN 5% OF TOILET FLOOR AREA, SHALL HAVE A MECHANICALLY OPERATED EXHAUST SYSTEM CAPABLE OF PROVIDING A COMPLETE CHANGE OF AIR EVERY 10 MINUTES (6 AIR CHANGE PER HOUR). TOILET EXHAUST DUCTS SHALL BE DIRECTLY CONNECTED TO THE OUTSIDE AND SHALL BE OF SMOOTH, NON-ABSORBENT AND NON-COMBUSTIBLE SURFACE MATERIAL.
9. ALL OSA INTAKES MUST BE 10 FEET MINIMUM AWAY FROM ALL PLUMBING OR APPLIANCE VENTS (OR 3'-0" MINIMUM BELOW APPLIANCE VENTS). OSA INLETS SHALL BE COVERED WITH SCREEN HAVING 1/4" OPENING.
10. ENVIRONMENTAL EXHAUST, SUCH AS BATHROOM, DRYER VENT, ETC. SHALL TERMINATE AT LEAST 3 FEET FROM PROPERTY LINE, ANY OPERABLE WINDOW, AND 10 FEET AWAY FROM ANY FRESH AIR INTAKE. PRODUCT CONVEYING EXHAUST, SUCH AS GARAGE VENTILATION, COMMERCIAL KITCHEN HOOD, ETC. SHALL TERMINATE AT LEAST 10 FEET FROM PROPERTY LINE, OPENINGS INTO THE BUILDING, FRESH AIR INTAKE OPENING, ABOVE ADJOINING GRADE, AND 3 FEET FROM EXTERIOR WALL OR ROOF.
11. ALL PENETRATIONS IN FIRE WALLS AND FLOOR-AND ROOF-CEILING ASSEMBLIES REQUIRING PROTECTED OPENING SHALL BE FIRE-STOPPED PROVIDE FIRE STOPPING SPECIFICATIONS INCLUDING MANUFACTURER AND REPORT OF APPROVED TESTING AGENCY.
12. ALL PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, HEATING, VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS.
13. ALL RIGID DUCTS, PIPES, AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL. (EXCEPTION: GAS PIPING NEED NOT BE LINED).
14. CLOTHES DRYER EXHAUST DUCTS MUST BE OF METAL.
15. ALL GAS FIRED HEATING EQUIPMENT SHALL BE "IID" (PILOT-LESS) TYPE.
16. PROVIDE A 6" CLEARANCE ON FRONT, SIDES AND BACK OF THE FURNACE.
17. SEAL THE CEILING MOUNTED EXHAUST FAN HOUSING TO THE CEILING MEMBRANE. USE U.L. APPROVED FIRE STOPPING SEALANT.
18. THIS PROJECT SHALL COMPLY W/ THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (T-24), WHICH ADOPTS THE 2022 IBC, 2022 UMC, 2022 UPC.
19. WHEN MORE THAN ONE HEATING, COOLING, VENTILATING OR REFRIGERATING SYSTEM IS INSTALLED ON THE ROOF OF A BUILDING OR WITHIN A BUILDING, IT SHALL BE PERMANENTLY IDENTIFIED AS TO THE AREA OR SPACE SERVED BY THE EQUIPMENT. 2022 CALIFORNIA GREEN ENERGY CODE.

ENERGY:

1. BACK-DRAFT DAMPERS FOR ALL EXHAUST AND FAN SYSTEMS SHALL BE PROVIDED. EXCEPTION: NO BACK-DRAFT DAMPERS IN GREASE DUCTS.
2. ALL WATER HEATING AND AIR CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED.
3. AUTOMATIC TEMPERATURE CONTROL DEVICE FOR REGULATION OF SPACE TEMPERATURE SHALL BE EQUIPPED WITH NIGHT SET BACK AND HAVE THE ABILITY TO OPERATE THE HEATING AND THE COOLING IN SEQUENCE. CONTROL SHALL BE ADJUSTABLE TO PROVIDE A RANGE OF UP TO 10 DEGREES F BETWEEN FULL HEATING AND FULL COOLING AND HAVE A CAPABILITY OF TERMINATING ALL HEATING AT A TEMPERATURE NO MORE THAN 70 DEGREES F AND COOLING AT A TEMPERATURE NO LESS THAN 78 DEGREES F.
4. AT LEAST ONE AUTOMATIC SPACE TEMPERATURE CONTROL DEVICE (THERMOSTAT) SHALL BE PROVIDED FOR EACH ZONE AND/OR EACH SEPARATE HVAC SYSTEM. (NOT MORE THAN ONE FLOOR OF BUILDING SHALL BE INCLUDED).
5. ALL AIR CONDITIONING UNITS TO BE FURNISHED WITH MAINTENANCE MANUALS, SCHEDULES AND TAGS.
6. ALL AIR CONDITIONING UNITS TO BE EQUIPPED WITH A READILY ACCESSIBLE MANUALLY ADJUSTABLE AUTOMATIC MEANS OF REDUCING THE ENERGY USED FOR HVAC DURING PERIOD OF NON USE OR ALTERNATE USE OF THE BUILDING SPACE OR ZONES SERVED BY THE SYSTEM, SUCH AS A TIME CLOCK OR TIME SWITCH.
7. EACH MECHANICAL OR GRAVITY VENTILATING UNIT, EXCEPT ATTIC VENTILATORS SHALL BE EQUIPPED WITH AN AUTOMATIC TYPE NORMALLY CLOSED OUTSIDE AIR DAMPER TO SERVE AS A MEANS OF PROVIDING AIR VOLUME REDUCTION AND/OR SHUT-OFF WHEN VENTILATION IS NOT REQUIRED. (DOES NOT APPLY TO COMBUSTION AIR OPENINGS).

QUALITY CONTROL:

1. PROVIDE AS BUILT DRAWINGS AND SUBMIT COPIES TO THE OWNER.
2. CONTRACTOR SHOULD SUBMIT SHOP DRAWINGS. EQUIPMENT HANGERS, ANCHOR BOLTS AND METHODS OF INSTALLATION MUST HAVE CITY APPROVAL AND MAY BE SUPPLIED BY HILTI OR EQUAL.
3. IT IS THE SPECIFIC INTENT OF THIS DESIGN CONDITIONS THAT THE ENTIRE SYSTEM INCLUDING EQUIPMENT, DUCTWORK, AIR OUTLETS/INLETS AND ALL OTHER PARTS BE NOISELESS AND FREE OF VIBRATION TRANSMISSION. PROVIDE AND INSTALL VIBRATION ISOLATORS OR DAMPERS, SOUND INSULATION PADS, CONNECTORS AND SIMILAR MATERIAL AS REQUIRED. INSTALL VOLUME DAMPERS ON ALL DUCTS AS FAR AS POSSIBLE FROM AIR INLET/OUTLET. MAKE THE NECESSARY NOISE OR VIBRATION CORRECTIONS BY INSTALLING THESE ITEMS AT NO COST TO THE OWNER.

4. THE DRAWINGS ARE IN PART DIAGRAMMATIC AND ARE INTENDED TO CONVEY THE SCOPE OF THE WORK; THEY INDICATE THE GENERAL ARRANGEMENT AND APPROXIMATE SIZES OF EQUIPMENT, DUCTWORK, PIPING, OUTLETS, ETC. FOLLOW THE DRAWINGS AS CLOSELY AS PRACTICAL IN LAYING OUT THE WORK, BE GUIDED BY THE CONDITIONS AT THE JOB AND CONSULT THE CONSTRUCTION DRAWINGS OF THE OTHER TRADES TO BECOME FAMILIAR WITH ALL CONDITIONS AFFECTING THE WORK.
5. UPON COMPLETION OF AND AFTER CLEANING OF SYSTEM AND EQUIPMENT, CAREFULLY ADJUST FOR NORMAL OPERATION OF THE AUTOMATIC PARTS OF HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS.
6. EQUIPMENT AND DUCTWORK EXPOSED TO WEATHER MUST BE WEATHERPROOFED.
7. ROOF MOUNTED EQUIPMENT SHALL BE LABELED AS TO THE SPACE IT SERVES. (WHEN MORE THAN ONE HEATING OR COOLING UNIT SERVES DIFFERENT OCCUPANTS.)
8. CONTRACTOR SHALL BALANCE AIR SYSTEM TO THE CFM CAPACITY AS SHOWN ON FLOOR
9. ALL APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE PER 2022 CMC, 304.4 (FOR SECURED FASTENING AND SUPPORT OF APPLIANCES)
10. FURNISHING AND INSTALLATION OF ALL LOW VOLT. WIRING FOR MECHANICAL SYSTEMS SHALL BE BY THE MECHANICAL CONTRACTOR.
11. ALL NECESSARY EQUIPMENT CURBS, RUNNERS, PLATFORMS, ROOFING, PATCHING, CUTTING, RATING SHAFTS, FURRING, FLASHING AND PAINTING SHALL BE BY THE GENERAL CONTRACTOR.
12. ALL NECESSARY DRAINS, GAS, CONDENSATE DRAINS WITH TRAPS, MAKE-UP WATER, INCLUDING FINAL CONNECTIONS SHALL BE BY THE PLUMBING CONTRACTOR.
13. FURNISHING AND INSTALLATION OF ALL LINE VOLT. WIRING, ALL LOW AND LINE VOLT CONDUITS AND AUXILIARIES FOR MECHANICAL SYSTEMS SHALL BE BY THE ELECTRICAL CONTRACTOR. THE CONDUIT FOR LOW VOLTAGE WIRING OF MECHANICAL SYSTEM EXPOSED TO THE WEATHER SHALL BE APPROVED FOR EXTERIOR USE AND BE BY THE ELECTRICAL CONTRACTOR.
14. ALL COMBINATION SMOKE/ FIRE DAMPERS SHALL INTERLOCKED FOR GLOBAL SHUTDOWN WITH ALL DUCT SMOKE DETECTORS, SMOKE AREA DETECTORS, ALL AIR HANDLING EQUIPMENT AND THE ALARM SYSTEM IF PROVIDED.
15. ALL DUCT DETECTORS SHALL BE MAGNEHELIC TESTED TO THE MANUFACTURERS SPECIFICATIONS IN THE PRESENCE OF THE CITY OF LOS ANGELES BUILDING INSPECTOR PRIOR TO THE FINAL APPROVAL.
16. ALL EXTERIOR MOUNTED DUCT DETECTORS SHALL BE RATED AT 150 DEGRESS F. OR HIGHER AND BE MOUNTED IN A NEMA RATED ENCLOSURE OF 3-R OR HIGHER.
17. ALL ROOFTOP EQUIPMENT REQUIRES EXTERNAL DISCONNECTS.
18. ALL EQUIPMENT SHALL BE LABELED OR LISTED BY A RECOGNIZED APPROVAL AGENCY.
19. A RETURN AIR PLENUMS ARE NOT PERMITTED ON THIS JOB WITHOUT PLAN CHECK APPROVAL.
20. ALL MECHANICAL EQUIPMENT DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE. OTHER EQUIPMENT THAT IS OVER 5 FEET IN HEIGHT, IT SHALL BE SECURED IF ONE OF THE FOLLOWING APPLY: (T-16-P)
    a. EXCEEDS HEIGHT TO WIDTH RATIO OF 1-1/2 : 1.
    b. CENTER OF GRAVITY IS LOCATED ABOVE MID-HEIGHT.
21. ALL APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE PER BUILDING CODE REQUIREMENTS.
22. ROOF MOUNTED EQUIPMENT SHALL BE LABELED AS TO THE SPACE IT SERVES.
23. MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL HAVE FLAMESPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED RATING OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH CBC SECTION 703.4.2
24. NO ANALYSIS HAS BEEN MADE WITH REGARD TO SOURCES OR POTENTIAL SOURCES OF INDOOR OR OUTDOOR AIR CONTAMINANTS OR LEVELS OF CONTAMINATION.
25. IT IS THE RESPONSIBILITY OF THE GENERAL AND MECHANICAL CONTRACTOR TO INFORM THE TENANT'S REPRESENTATIVE, LANDLORD AND TENANT'S ARCHITECT IF ANY SOURCE OR POTENTIAL SOURCE OF INDOOR AIR CONTAMINATION IS IDENTIFIED.
26. PRIOR TO ENCLOSING SPACES SUCH AS PLUMBING CHASES, AIR SHAFTS AND RETURN AIR PLENUMS CLEAN ALL AREAS THOROUGHLY. THE CONTRACTOR SHALL GUARANTEE THAT THE PLENUM CHAMBER USED FOR RECIRCULATING OF AIR WILL BE OF TIGHT CONSTRUCTION AND THAT ALL SOURCES OF CONTAMINATION FROM TRAPS, SOIL STACKS, DOWNSPOUTS, VENTS, EXHAUST DISCHARGES AND OTHER SOURCES WILL BE ENCLOSED SO THAT NO CONTAMINATED AIR WILL BE RECIRCULATED.
27. PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES SHUT OFF THE HVAC SYSTEM, BLOCK OFF AIR GRILLS, DIFFUSERS AND OTHER OPENINGS OUTSIDE THE IMMEDIATE CONSTRUCTION AREA. OPENINGS TO ADJACENT TENANT SPACES SHALL BE COVERED WITH FILTER MEDIA TO PREVENT DUST AND OTHER AIRBORNE CONTAMINANTS FROM PASSING TO ADJOINING SPACES.
28. CONTRACTORS TO INSTALL TEMPORARY EXHAUST SYSTEM TO VENTILATE CONSTRUCTION SITE AND KEEP SITE UNDER SLIGHT NEGATIVE PRESSURE DURING ALL HOURS OF CONSTRUCTION, EVEN IF AFTER NORMAL BUSINESS HOURS.
29. CONTRACTORS TO INSTALL TEMPORARY BARRIERS TO PROTECT ADJACENT SPACES FROM DUST, PARTICULATES, VAPORS AND NOISE. WHERE TEMPORARY BARRIERS ARE INSTALLED ALWAYS MAINTAIN FIRE EXITS AND EXITWAYS.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH 2022 THE CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA ENERGY EFFICIENCY STANDARD, 2022 CALIFORNIA GREEN BUILDING STANDARDS AND ANY CITY OF LOS ANGELES AMENDMENTS TO THE CODES.
2. EXTERIOR LOUVERS (OR OTHER EXTERIOR FEATURES) MUST BE APPROVED BY ARCHITECTURAL COMMISSION AND SHOWN ON APPROVED ARCHITECTURAL PLANS.
3. ALL OCCUPIED AREAS OF THE BUILDING THAT ARE MECHANICALLY VENTILATED PROVIDE FILTERS FOR ALL OUTSIDE AND RETURN AIR HAVING A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF AT LEAST 8.
4. PROVIDE PROTETION FOR DUCTS EXPOSED TO MECHANICAL DAMAGE PER SECTION 604.3 OF THE CALIFORNIA MECHANICAL CODE.
5. EXHAUST FANS SHALL BE ENERGY RATED AND HAVE HUMIDISTAT CONTROLS.
6. DUCT SYSTEMS USED WITH BLOWER TYPE EQUIPMENT WHICH IS A PORTION OF A HEATING, COOLING, ABSORPTION, EVAPORATIVE COOLING OR OUTDOOR AIR VENTILATION SYSTEM SHALL BE SIZED IN ACCORDANCE WITH STANDARDS LISTED IN CHAPTER 17 OF THE 2022 CALIFORNIA MECHANICAL CODE.
7. PRIOR TO PERMIT BEING FINAL INSPECTION, HERS RATING AND OR A COMPLETE REPORT OF THE TESTING AND ADJUSTING SHALL BE PROVIDED TO THE OWNER/ OWNER'S REPRESENTATIVE AND TO THE INSPECTOR.
8. AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL START UP OF THE HEATING, COOLING, VENTILATION EQUIPMENT ALL DUCTS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTANCE METHODES TO REDUCE THE AMOUNT OF DUCT, WATER AND DEBRIES WHICH MAY ENTER THE SYSTEM. CGB 5.714.4.
9. REFRIGERANT SERVICE PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING TYPE RESISTANT CAPS AND SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS BY AN ACCEPTABLE MEANS.
10. ROOF EQUIPMENT MUST BE SCREENED FROM VIEW IN A HORIZONTAL PLANE. REQUIRED SCREENING MUST BE OF SAME MATERIAL AS EXTERIOR MATERIAL AS EXTERIOR WALLS OF BUILDING AND SHOWN, ALONG WITH EQUIPMENT PLAN, INCLUDING CURB.
11. ROOF EQUIPMENT MUST BE BELOW MAXIMUM ALLOWABLE HEIGHT OF BUILDING.
12. CONDENSERS OR OTHER MECHANICAL EQUIPMENT CANNOT BE LOCATED WITHIN REQUIRED SIDE OR FRONT YARDS.
13. MECHANICAL EQUIPMENT CANNOT GENERATE NOISE IN EXCESS OF 5dB ABOVE AMBIENT MEASURED AT ANY PROPERTY LINE.
14. PRIMARY CONDENSATE PIPING TO TERMINATE AT TAILPIECE OF LAVATORY/SINK IN THE UNIT IT SERVES, MOP/FLOOR SINK OR OTHER BUILDING DEPARTMENT APPROVED DEDICATED RECEPTOR.
15. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
    1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO
16. ACCA MANUAL J, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
    2. DUCT SYSTEMS ARE SIZED ACCORDING TO ACCA 29-D MANUAL D, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHOD.
    3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S MANUAL S OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
17. ALL AIR DISTRIBUTION SYSTEM DUCTS AND PLENUMS, INCLUDING, BUT NOT LIMITED TO, BUILDING CAVITIES, MECHANICAL CLOSETS, AIR-HANDLER BOXES AND SUPPORT PLATFORMS USED OR PLENUMS, SHALL BE INSTALLED, SEALED AND INSULATED TO MEET THE REQUIREMENTS OF THE 2022 CMC. SUPPLY-AIR AND RETURN-AIR DUCTS CONVEYING HEATED OR COOLED AIR SHALL BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-8 UNLESS DUCTS ARE IN CONDITIONED SPACE.
18. AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCTS AND OF RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS WHICH MAY ENTER THE SYSTEM.
19. CONTRACTOR AT THE TIME OF FINAL INSPECTION SHALL PLACE IN THE BUILDING A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA WHICH INCLUDES ALL OF THE FOLLOWING:
    1. DIRECTIONS TO THE OWNER OR OCUPANT THAT THE MANUAL SHALL REMAIN WITH THE FOLLOWING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
    2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
    3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS OR METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
    4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
    5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60% AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
    6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION ANT CONTROLLERS WHICH CONSERVE WATER.
    7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
    8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
    9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE (4.410.1)
20. ANY CHANGES MADE TO THE DESIGN IDENTIFIED ON THESE DRAWINGS AND/OR ASSOCIATED SPECIFICATIONS SHALL BE SUBMITTED TO THE ENGINEER/ARCHITECT OF RECORD FOR REVIEW AND APPROVAL PRIOR TO MAKING ANY MODIFICATIONS TO THE PROJECT. ANY LIABILITY AS A RESULT OF DESIGN MODIFICATIONS, AS WELL AS ANY COST ASSOCIATED WITH SUCH MODIFICATIONS, MADE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT OF RECORD SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR.
21. EC RESPOSIBLE TO VERIFY AND TO PROVIDE 120V J-BOX OR LOW-VOLTAGE POWER FOR ANY EXTERNAL DEVICE THAT INTEROLOCK WITH MEACHANICAL EQUIPMENT PER MANUFACTURER INSTRUCTION IF IS APPLICABLE.
22. THE SMOKE DETECTORS AS PART OF THE REQUIRED AUTOMATIC SHUT DOWN FOR THE HVAC UNITS SHALL BE MONITORED BY THE REQUIRED FIRE ALARM SYSTEM.
23. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FURNISH MAGNETIC FUSED COMBINATION DISCONNECT AND STARTER, WIRED TO EXHAUST FAN. PROVIDE 24" FLEXIBLE LOOP CONNECTION TO UNIT FOR HINGED ACCESS.
24. DISCONNECT AND STARTER FURNISHED AND INSTALLED BY MANUFACTURE, WIRED BY E.C.
25. CODES, RULES AND REGULATIONS- DESIGN OF SYSTEM
    A) ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH CITY OF LOS ANGELES REGULATIONS.
    B) WHEN THE DRAWINGS CALL FOR MATERIALS OR CONSTRUCTION OF A BETTER QUALITY OR LARGER SIZES THAN REQUIRED BY THE ABOVE MENTIONED CODES AND RULES, WORK SHALL BE AS SPECIFIED OR SHOWN RATHER THAN AS REQUIRED BY CODE. ALL ITEMS OR FEATURES OF THE MECHANICAL SYSTEMS REQUIRED BY CODE SHALL BE INCLUDED, EVEN THOUGH NOT SPECIFIED HEREIN.
    C) INSTALLATION OF THE SYSTEMS SHALL BE IN ACCORDANCE WITH THE ABOVE MENTIONED CODES AND REGULATIONS AND ALSO SHALL CONFORM TO GOOD, ACCEPTED MECHANICAL PRACTICES.
26. VOLUME DAMPERS IN ALL BRANCH DUCTS.
27. CONNECTIONS AT SUPPLY AND RETURN AIR OPENINGS OF ALL AIR CONDITIONING UNITS.
28. DUCTS TO BE GLASS-FLEX 5'-0", MAXIMUM IN LENGTH, WHERE APPLICABLE.
5. COORDINATE EXACT LOCATION OF ALL AIR OUTLETS AND INLETS (DIFFUSERS, REGISTERS AND GRILLES) WITH APPROPRIATE ARCHITECTURAL PLAN, AND VERIFY THEIR LOCATION WITH ARCHITECT ON THE JOB BEFORE INSTALLTION. COLOR AS DIRECTED BY ARCHITECT.
29. PROVIDE DUCT LINING TO SUPPLY & RETURN DUCTS OF EACH AC UNIT FOR MINIMUM OF 10 FT FROM AC INLETS DUCT LINING TO BE EQUAL TO JOHNS-MANVILLE, 1" THICK x 1-1/2 PCF DENSITY DUCT LINER. DUCTWORK TO BE INCREASED IN EACH DIMENSION TO INCORPORATE THICKNESS OF LINING.
30. DUCT INSULATION TO CONFORM TO CALIFORNIA ENERGY CONSERVATION STANDARDS (TITLE 24)
31. WIRING DIAGRAM IS INTENDED TO INDICATE SEQUENCE OF CONTROL AND DOES NOT NECESSARILY SHOW ALL CONNECTIONS REQUIRED BY LOCAL CODES.
32. AUTOMATIC TEMPERATURE CONTROL DEVICE FOR REGULATION OF SPACE TEMPERATURE SHALL BE CAPABLE OF BEING SET FROM 55 TO 85°F, AND HAVE THE ABILITY TO OPERATE THE HEATING AND COOLING IN SEQUENCE. CONTROL SHALL BE ADJUSTABLE TO PROVIDE A RANGE OF UP TO 5°F BETWEEN FULL HEATING AND FULL COOLING AND HAVE CAPABILITY OF TERMINATING ALL HEATING AT A TEMPERATURE NO MORE THAN 70°F, AND COOLING AT A TEMPERATURE NOT LESS THAN 78°F.
33. APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE FASTENED IN PLACE.
34. PROVIDE SEISMIC BRACING FOR ALL MECHANICAL EQUIPMENT STRUCTURE MOUNTED, 400 LBS. OR HEAVIER.
35. A MAINTENANCE LABEL SHALL BE AFFIXED TO MECHANICAL EQUIPMENT AND A MAINTENANCE MANUAL SHALL BE PROVIDED FOR THE OWNERS USE.
36. CONCEALED BUILDING SPACES USED AS RETURN AIR PLENUMS SHALL BE OF NON-COMBUSTIBLE MATERIAL.
37. PROVIDE ACCESS PANEL FOR ALL CEILING MOUNTED EQUIPMENT & VOLUME DAMPERS.
38. PROVIDE MIN. 10'-0" SEPARATION BETWEEN POINT OF EXHAUST AND ANY FRESH AIR INTAKE, OR A/C UNIT OSA INTAKE.
39. PROVIDE FIRE DAMPER OR SMOKE AND FIRE DAMPER WHERE DUCT PENETRATES FIRE RATED CEILING OR WALL IF APPLICABLE. CEILING OR WALL IF APPLICABLE.
40. PROVIDE GALVANIZED SHEET METAL DUCTS FABRICATED AND INSTALLED TO CMC CHAPTER 6, 2022 EDITION.
41. TRANSVERSE JOINTS FOR ALL AIR SUPPLY DUCTS INSTALLED WHERE AIR LEAKAGE WOULD BE NON-BENEFICIAL TO THE OCCUPIED AREA, TEMPERATURE REQUIREMENTS SHALL BE SEALED WITH APPROVED MASTIC OR TAPE.
19. RECTANGULAR DUCTS CAN BE SUBSTITUTED WITH EQUIVALENT ROUND DUCTS WHERE APPLICABLE PER FOLLOWING SCHEDULE:

CFM	DUCT SIZE
0-110	6"ø
110-240	8"ø
240-420	10"ø
420-675	12"ø
675-1050	14"ø
1050-1500	16"ø
1500-2000	18"ø
2000-2600	20"ø

42. THE MECHANICAL CONTRACTOR SHALL SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS AND FEES.
43. THE PROJECT SHALL BE AIR BALANCED AND A COPY OF THE FINAL REPORT SHALL BE PRESENTED TO THE TENANT AND OWNER.
44. MECHANICAL CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND VERIFY EXISTING LOCATION OF ALL EQUIPMENT AND THEIR WORKING CONDITION PRIOR TO WORK. ANY DISCREPANCY SHALL BE REPORTED TO ARCHITECT.
45. ALL DUCT SIZES SHOWN ON THE FLOOR PLANS ARE CLEAR INSIDE DIMENSIONS.CONTRACTOR SHALL ENLARGE THE DUCT IN ORDER TO ACCOMODATE LINING INSIDE OF DUCT IF REQUIRED.
46. ENERGY CONSERVATION STANDARDS FOR NEW RESIDENTIAL BUILDINGS HAVE BEEN REVIEWED AND DESIGN SUBSTANTIALLY CONFORMS TO THEM.
47. DUCT SHALL BE MADE OUT OF METAL OR POURED IN PLACE CONCRETE, DRY WALL IS NOT ACCEPTABLE.
48. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, PROVIDE RETURN FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8, BASED ON ASHRAE 52.2-1999, OR AN AVERAGE EFFICIENCY OF 30% BASED ON ASHRAE 52.1-1992. REPLACE ALL FILTERS PRIOR TO OCCUPANCY OR AT THE CONCLUSION OF CONSTRUCTION. (5.504.1)

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PROJECT:
38-UNIT MULTIFAMILY BUILDING
6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/14/2025	LADBS P.C.

ISSUE	DATE	DESCRIPTION

STAMP: REGISTERED PROFESSIONAL ENGINEER ARASH NAZARI No. M-34638 EXP. 12-31-25 MECHANICAL STATE OF CALIFORNIA

DRAWING TITLE
MECHANICAL NOTES

M1.2

6575 FOUNTAIN

ASHRAE 15 A2L PTAC–1 COMPLIANCE CHECK

CAUTION - GRAY CELLS HAVE FORMULAS

Zone Tag:	PTAC-1	
System Tag:	PTAC-1	
Refrigerant Type:	R32	
System Charge:	1.34	lbs
Unit Size:	P12	1.00 Tons
Institutional?	NO	
Mitigation Valve?	NO	
Mitigation Valve Distance:	0	Lineal Feet (from fan coil)
Liquid Line Size	1/4"	Enter - Not Auto Populated
Suction Line Size	1/2"	Enter - Not Auto Populated

Refrigerant Parameters:

Density Liquid	Density Gas	Molar Mass	LFL	RCL
64.908 lbs/cuft	1.8873 lbs/cuft	52.00 Relative	19.1 lbs/1000cuft	4.8 lbs/1000cuft

Space Name	Space Area (Ft^2)	Clg Height (Ft)	Atrium?	Volume	Connectivity?	Connectivety Via Adjacent Space Opening: Adjacent Space Name/Rm#	Adjacent Room Area (Ft^2)	Adjacent Room Ceiling Height (Ft)	Adjacent Space Volume	m-room (EDVC of Room)	Required Opening Size (Square Feet)
UNITS 207-507	406	9	NO	3654	None						
				0	None						
				0	None						
				0	None						
				0	None						
				0	None						
				0	None						
				0	None						
				0	None						
				0	None						

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3654 0 0.00

			tr1 (sec)	tclose (sec)	mr2 (lbs)	V-liq Pipe (cuft)	V-Coil (cuft)	V-gas Pipe (cuft)	mr3 (lbs)
Mrel	1.34	lbs	30	15	0.093	0.0000	0.0301	0.0000	1.95
EDVC	34.8957	lbs							

ZONE UNIT COMPLIANCE CHECK: OK

Duct Connectivity	OK
Low Opening Check	OK
Atrium Check	OK
Mitigation Valve Check	OK
No Connectivity Check	OK

PTAC–1

UNIT #	SPACE AREA (sq.ft.)
UNIT #101	433
UNIT #102	443
UNIT #103	447
UNIT #104	443
UNIT #105	446
UNIT #106	515
UNIT #201–501	130
UNIT #202–502	431
UNIT #203–503	442
UNIT #204–504	435
UNIT #205–505	447
UNIT #206–506	414
UNIT #207–507	406
UNIT #208–508	442

SMALLEST UNIT 207–507
406 sq.ft.

ASHRAE 15.2-2022 Figure 9.1 Compliance Report

1. Project/System Information
- Refrigerant Type: R-32
- Refrigerant Classification: A2L (Low Toxicity, Flammable)
- Refrigerant Charge per System: 1.34 lbs

2. Smallest Room Information
- Floor Area: 406 ft²
- Ceiling Height: 9 ft
- Room Volume: 3,654 ft³

3. Refrigerant Concentration Limit (RCL)
- RCL for R-32 (A2L): 0.026 lb/ft³
- Maximum Allowable Charge Based on Room Volume: 0.026 lb/ft³ × 3,654 ft³ = 95 lbs
- Actual System Charge: 1.34 lbs (Well below the limit)

4. Figure 9.1 Compliance Decision Path
- Is the refrigerant A2L, A3, B2L, or B3? → Yes (R-32 is A2L)
- Are refrigerant-containing parts in an occupied space? → No
- Is the total charge < RCL-based limit for the room volume? → Yes

5. Conclusion
The system is compliant with ASHRAE 15.2-2022 Figure 9.1.

ASHRAE 15 A2L SINGLE SPLIT SYSTEM HP–M/FC–M COMPLIANCE CHECK

CAUTION - GRAY CELLS HAVE FORMULAS

Zone Tag:	HP-M	
System Tag:	HP-M	
Refrigerant Type:	R32	
System Charge:	4.08	lbs
Unit Size:	P24	2.00 Tons
Institutional?	NO	
Mitigation Valve?	NO	
Mitigation Valve Distance:	0	Lineal Feet (from fan coil)
Liquid Line Size	3/8"	Enter - Not Auto Populated
Suction Line Size	5/8"	Enter - Not Auto Populated

Refrigerant Parameters:

Density Liquid	Density Gas	Molar Mass	LFL	RCL
64.908 lbs/cuft	1.8873 lbs/cuft	52.00 Relative	19.1 lbs/1000cuft	4.8 lbs/1000cuft

Space Name	Space Area (Ft^2)	Clg Height (Ft)	Atrium?	Volume	Connectivity?	Connectivety Via Adjacent Space Opening: Adjacent Space Name/Rm#	Adjacent Room Area (Ft^2)	Adjacent Room Ceiling Height (Ft)	Adjacent Space Volume	m-room (EDVC of Room)	Required Opening Size (Square Feet)
ELEVATOR MACHINE RM	58	9	NO	522	None						
				0	None						
				0	None						
				0	None						
				0	None						
				0	None						
				0	None						
				0	None						
				0	None						
				0	None						

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522 0 0.00

			tr1 (sec)	tclose (sec)	mr2 (lbs)	V-liq Pipe (cuft)	V-Coil (cuft)	V-gas Pipe (cuft)	mr3 (lbs)
Mrel	4.08	lbs	30	15	0.093	0.0000	0.0619	0.0000	4.02
EDVC	4.9851	lbs							

ZONE UNIT COMPLIANCE CHECK: OK

Duct Connectivity	OK
Low Opening Check	OK
Atrium Check	OK
Mitigation Valve Check	OK
No Connectivity Check	OK

ASHRAE 15.2-2022 Figure 9.1 Compliance Report

1. Project/System Information
- Refrigerant Type: R-32
- Refrigerant Classification: A2L (Low Toxicity, Flammable)
- Refrigerant Charge per System: 4.08 lbs

2. Smallest Room Information
- Floor Area: 58 ft²
- Ceiling Height: 9 ft
- Room Volume: 522 ft³

3. Refrigerant Concentration Limit (RCL)
- RCL for R-32 (A2L): 0.026 lb/ft³
- Maximum Allowable Charge Based on Room Volume: 0.026 lb/ft³ × 522 ft³ = 13.572 lbs
- Actual System Charge: 4.08 lbs (Well below the limit)

4. Figure 9.1 Compliance Decision Path
- Is the refrigerant A2L, A3, B2L, or B3? → Yes (R-32 is A2L)
- Are refrigerant-containing parts in an occupied space? → No
- Is the total charge < RCL-based limit for the room volume? → Yes

5. Conclusion
The system is compliant with ASHRAE 15.2-2022 Figure 9.1.

ASHRAE 15 A2L PTAC–1 COMPLIANCE CHECK

CAUTION - GRAY CELLS HAVE FORMULAS

Zone Tag:	PTAC-2	
System Tag:	PTAC-2	
Refrigerant Type:	R32	
System Charge:	1.1	lbs
Unit Size:	P06	0.50 Tons
Institutional?	NO	
Mitigation Valve?	NO	
Mitigation Valve Distance:	0	Lineal Feet (from fan coil)
Liquid Line Size	1/4"	Enter - Not Auto Populated
Suction Line Size	1/2"	Enter - Not Auto Populated

Refrigerant Parameters:

Density Liquid	Density Gas	Molar Mass	LFL	RCL
64.908 lbs/cuft	1.8873 lbs/cuft	52.00 Relative	19.1 lbs/1000cuft	4.8 lbs/1000cuft

Space Name	Space Area (Ft^2)	Clg Height (Ft)	Atrium?	Volume	Connectivity?	Connectivety Via Adjacent Space Opening: Adjacent Space Name/Rm#	Adjacent Room Area (Ft^2)	Adjacent Room Ceiling Height (Ft)	Adjacent Space Volume	m-room (EDVC of Room)	Required Opening Size (Square Feet)
BEDROOM UNIT 106	95	9	NO	855	None						
				0	None						
				0	None						
				0	None						
				0	None						
				0	None						
				0	None						
				0	None						
				0	None						
				0	None						

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855 0 0.00

			tr1 (sec)	tclose (sec)	mr2 (lbs)	V-liq Pipe (cuft)	V-Coil (cuft)	V-gas Pipe (cuft)	mr3 (lbs)
Mrel	1.10	lbs	30	15	0.093	0.0000	0.0156	0.0000	1.01
EDVC	8.16525	lbs							

ZONE UNIT COMPLIANCE CHECK: OK

Duct Connectivity	OK
Low Opening Check	OK
Atrium Check	OK
Mitigation Valve Check	OK
No Connectivity Check	OK

ASHRAE 15.2-2022 Figure 9.1 Compliance Report

1. Project/System Information
- Refrigerant Type: R-32
- Refrigerant Classification: A2L (Low Toxicity, Flammable)
- Refrigerant Charge per System: 1.1 lbs

2. Smallest Room Information
- Floor Area: 95 ft²
- Ceiling Height: 9 ft
- Room Volume: 855 ft³

3. Refrigerant Concentration Limit (RCL)
- RCL for R-32 (A2L): 0.026 lb/ft³
- Maximum Allowable Charge Based on Room Volume: 0.026 lb/ft³ × 855 ft³ = 22.2 lbs
- Actual System Charge: 1.1 lbs (Well below the limit)

4. Figure 9.1 Compliance Decision Path
- Is the refrigerant A2L, A3, B2L, or B3? → Yes (R-32 is A2L)
- Are refrigerant-containing parts in an occupied space? → No
- Is the total charge < RCL-based limit for the room volume? → Yes

5. Conclusion
The system is compliant with ASHRAE 15.2-2022 Figure 9.1.

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PROJECT:
38-UNIT MULTIFAMILY BUILDING

6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/14/2025	LADBS P.C.

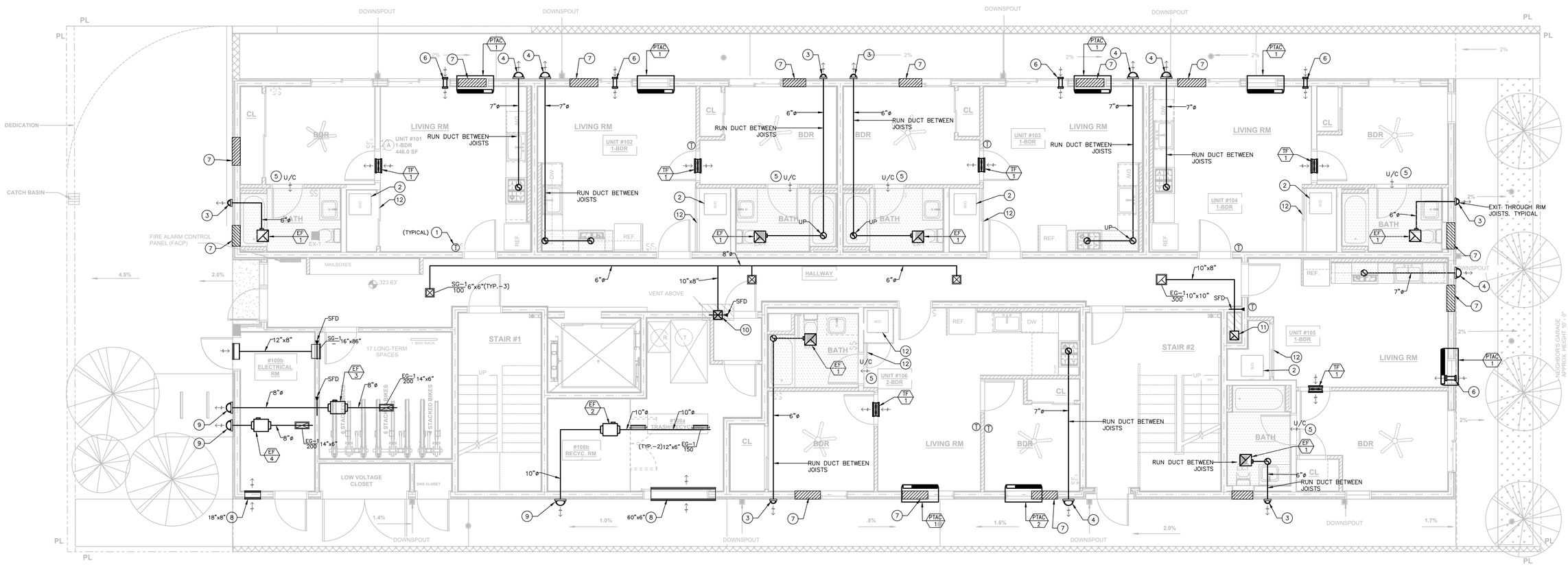
STAMP

REGISTERED PROFESSIONAL ENGINEER — ARASH VAZIRI — No. M–34638 EXP. 12–31–25 — CIVIL — STATE OF CALIFORNIA

DRAWING TITLE
ASHRAE 15 COMPLIANCE FORMS

M1.3

6575 FOUNTAIN



1 MECHANICAL FIRST FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

1. OUTSIDE AIR FOR HEATING AND COOLING SYSTEM SHALL NOT BE TAKEN FROM LESS THAN 10 FEET ABOVE THE SURFACE OF AN ABUTTING PUBLIC WAY, DRIVEWAY, SIDEWALK, STREET OR ALLEY.
2. ENVIRONMENTAL EXHAUST OUTLETS SHALL TERMINATE NO LESS THAN 3 FEET FROM PROPERTY LINE, 3 FEET FROM OPENINGS INTO THE BUILDING, 10 FEET FROM A FORCED AIR INLET, AND SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY.
3. ALL DEBRIS SHALL BE DISPOSED OF IN AN APPROVED MANNER.
4. REFRIGERANT PIPES AND CONTROL WIRING SHALL BE ROUTED IN THE FIELD. SUBMIT SHOP DRAWINGS. THE ROUTING SHALL BE APPROVED BY ARCHITECT AND ENGINEER.
5. ALL HVAC EQUIPMENT SHALL BE APPROVED PRIOR TO INSTALLATION BY NATIONALLY RECOGNIZED STANDARDS AND EVIDENCED BY THE LISTING AND LABEL OF AN APPROVED AGENCY (CMC 302.1)
6. ALL EXHAUST VENTS SHALL BE A MIN. OF 10'-0" FROM FRESH AIR INTAKES. EXTEND EXHAUST VENTS MINIMUM 3 FEET ABOVE ALL OUTSIDE INTAKES IF LESS THAN 10'-0" DISTANCE OR OFFSET AS SHOWN ON THE PLAN.
7. ALL PLUMBING VENTS AND THE DISCHARGE OUTLET OF EXHAUST FANS SHALL BE AT LEAST TEN (10 FEET IN A HORIZONTAL DIRECTION, OR THREE (3) FEET ABOVE THE OUTSIDE-AIR INTAKES FOR HVAC UNITS WITHIN 10 FEET).
8. PROVIDE FLEXIBLE SEISMIC CONNECTORS FOR PIPING AND DUCTWORK AT BUILDING SEPARATIONS.
9. REFER TO MECHANICAL DETAIL FOR DUCT SUPPORT AND GUARDS.
10. DUCT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 6 OF THE 2019 CMC AND SMACNA.
11. MECHANICAL CONTRACTOR SHALL SUBMIT COORDINATION SHOP DRAWINGS SHOWING COORDINATION WITH ARCHITECTURAL, STRUCTURAL, ELECTRICAL, PLUMBING, AND FIRE SPRINKLER TRADES FOR APPROVAL. SHOP DRAWINGS TO INCLUDE ROUTING FOR REFRIGERANT LINES WHICH ARE CODE PROHIBITED TO RUN THRU CORRIDORS. ROUTING OF ALL EQUIPMENT, DUCTS, AND PIPING SHALL BE APPROVED BY ENGINEER AND ARCHITECT VIA FORMAL SHOP DRAWINGS PRIOR TO INSTALLATION IN THE FIELD.
12. ALL DUCTWORK AND LOUVER EXPOSED TO WEATHER SHALL BE COATED WITH BAKED PHENOLIC EPOXY COATING OR EQUAL.
13. EXTEND INDIVIDUALLY FIBERGLASS INSULATED SUCTION & LIQUID REFRIGERANT PIPES FOR EACH HEATPUMP OUTDOOR UNIT TO IT'S ASSOCIATED INDOOR FANCOIL UNIT, PROVIDE LONG LINE KITS AS NEEDED. REFRIGERANT PIPES SHALL BE BASED ON MANUFACTURER'S RECOMMENDED PIPE SIZES FOR THE TOTAL DEVELOPED LENGTH COMPLY WITH PIPE PENETRATION DETAIL THRU ROOF. POWER WIRING AND CONTROL WIRING PER MANUFACTURERS INSTALLATION INSTRUCTIONS. ALL PIPING EXPOSED TO WEATHER SHALL BE COVERED IN ALUMINUM CLADDING. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF PIPE AND POWER ROUTING FOR APPROVAL.
14. A TEST SHALL BE CONDUCTED TO VERIFY THAT THE DWELLING UNIT ENVELOPE LEAKAGE IS LESS THAN OR EQUAL TO 0.3 CUBIC FEET PER MINUTE AT 50 Pa (0.2 INCH WATER) PER SQ.FT. OF DWELLING UNIT ENVELOPE SURFACE AREA AS CONFIRMED BY FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH REFERENCE NONRESIDENTIAL APPENDIX NA7.18.2.
15. CONTINUOUSLY OPERATING EXHAUST VENTILATION SYSTEMS SHALL BE ALLOWED TO BE USED TO PROVIDE THE REQUIRED DWELLING UNIT VENTILATION AIRFLOW IF THE DWELLING--UNIT ENVELOPE LEAKAGE IS LESS THAN OR EQUAL TO 0.3 CUBIC FEET PER MINUTE AT 50 PA PER FT2 OF DWELLING UNIT ENVELOPE SURFACE AREA AS CONFIRMED BY FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.8"
16. WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING OF NO LESS THAN 100 SQUARE INCHES FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY APPROVED MEANS.
17. KITCHEN RANGE INSTALLED IN DWELLING UNITS SHALL BE ELECTRIC TYPE.

SHEET NOTES

1. WALL MOUNTED THERMOSTAT AT 48"A.F.F. TYPICAL.
2. VENTLESS COMBO WASHER/DRYER. SEE #2/M3.2 FOR SPECIFICATION.
3. 6"ø EXHAUST DUCT TERMINATE AT EXTERIOR WALL WITH SEIHO #SFX-N6 WALL LOUVER WITH INTEGRAL BACKDRAFT DAMPER AND INSECT SCREEN. VERIFY EXACT LOCATION WITH ARCHITECT.
4. 7"ø RIGID KITCHEN EXHAUST AIR DUCT THRU WALL. PROVIDE SEIHO #SFXN-7 WITH INTEGRAL BACKDRAFT DAMPER AND 1/4" OPENING INSECT SCREEN. VERIFY EXACT SIZE AND LOCATION WITH THE ARCHITECT. 160 CFM MINIMUM AIRFLOW. PROVIDE BACKDRAFT DAMPER THAT AUTOMATICALLY SHUTS WHEN THE SYSTEM IS NOT IN USE.
5. PROVIDE 1" UNDER CUT DOOR. MINIMUM AIR GAP 18 SQ.IN.
6. WALL VENT INTAKE. PS VENT.
7. NON-OPERABLE WINDOW OR PART.
8. HIGH WALL MOUNTED MAKE UP AIR LOUVER WITH INSECT SCREEN. VERIFY EXACT LOCATION WITH THE ARCHITECT. (MINIMUM 50% FREE AREA).
9. 8"ø RIGID EXHAUST DUCT TERMINATE THROUGH EXTERIOR WALL WITH SEIHO VENT CAP #SFX-N8. VERIFY EXACT LOCATION WITH ARCHITECT.
10. 10"x10" OUTSIDE AIR DUCT UP.
11. 10"x10" EXHAUST AIR DUCT UP.
12. PROVIDE LOUVERED DOOR AT LAUNDRY CLOSET.

PLAN CHECK NOTES

A. A PLACARD SHALL BE DISPLAYED ON THE WALL BEHIND THE UNIT STATING THAT THE CLOTHES DRYER SHALL BE OF A CONDENSING (VENTLESS) TYPE.

B. INSTALL A DUCT TYPE SMOKE DETECTOR WITHIN 5 FEET OF EACH SMOKE DAMPER (LABC 717 3.3.2 (1)).

C. RESIDENTIAL RANGE HOOD EXHAUST AIRFLOW RATE IN MULTIFAMILY BUILDINGS SHALL COMPLY WITH TABLE 160.2-G

KITCHEN HOOD MINIMUM EXHAUST AIRFLOW CBEES 160.2(b)2Avic2

UNIT #	FLOOR AREA Afloor (sqft)	MINIMUM AIRFLOW REQUIRED, (CFM)	AIRFLOW PROVIDED (CFM)
101	433	160	160
102	443	160	160
103	447	160	160
104	443	160	160
105	446	160	160
106	515	160	160

TITLE 24, TABLE 160.2-G

DWELLING UNIT FLOOR ARE (sq.ft)	HOOD OVER ELECTR. RANGE
> 1500	50% CE OR 110 CFM
> 1000-1500	50% CE OR 110 CFM
750-1000	55% CE OR 130 CFM
< 750	60% CE OR 160 CFM
CE- CAPTURE EFFICENCY	

CORRIDOR VENTILATION CALCULATION-FIRST FLOOR

CMC 2022 TABLE 402.1 : 0.15 CFM/SQFT

TOTAL FLOOR AREA: 558 SQ.FT

MINIMUM VENTILATION REQUIRED (0.15 x 558 SQ.FT) 84 CFM

ACTUAL VENTILATION PROVIDED: 300 CFM

ASHRAE 62.2 MINIMUM VENTILATION CALCULATION

UNIT #	FLOOR AREA Afloor (sqft)	Nbr NUMBER OF BEDROOMS	Qfan MINIMUM VENTILATION (cfm)	PROVIDED VENTILATION (cfm)	NOTES
101	433	1.0	27.9	40	1
102	443	1.0	28.3	40	1
103	447	1.0	28.3	40	1
104	443	1.0	28.3	40	1
105	446	1.0	28.3	40	1
106	515	2.0	37.9	40	1

Qfan = 0.03 x Afloor + 7.5(Nbr + 1)

NOTES:

EF-1 = 40 CFM PROVIDED (2 SPEED CONTINUOUS EXHAUST FAN WITH MINIMUM CFM SET TO 40 CFM) / 40 CFM PROVIDED VIA 6"ø OSA DUCT FROM OUTDOOR

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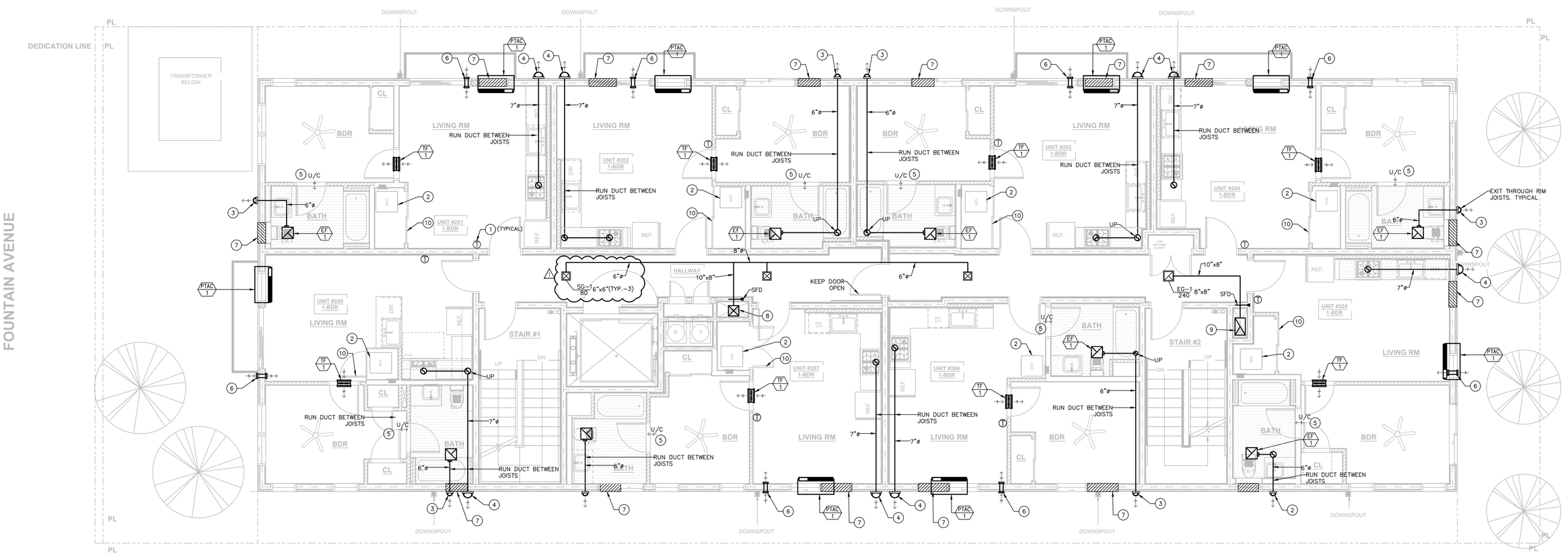
STAMP: REGISTERED PROFESSIONAL ENGINEER ARASH NOJAN No. M-34638 EXP: 12-31-25 MECHANICAL STATE OF CALIFORNIA

DRAWING TITLE: MECHANICAL FIRST FLOOR PLAN

M2.1

6575 FOUNTAIN



1 MECHANICAL SECOND FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

1. OUTSIDE AIR FOR HEATING AND COOLING SYSTEM SHALL NOT BE TAKEN FROM LESS THAN 10 FEET ABOVE THE SURFACE OF AN ABUTTING PUBLIC WAY, DRIVEWAY, SIDEWALK, STREET OR ALLEY.
2. ENVIRONMENTAL EXHAUST OUTLETS SHALL TERMINATE NO LESS THAN 3 FEET FROM PROPERTY LINE, 3 FEET FROM OPENINGS INTO THE BUILDING, 10 FEET FROM A FORCED AIR INLET, AND SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY.
3. ALL DEBRIS SHALL BE DISPOSED OF IN AN APPROVED MANNER.
4. REFRIGERANT PIPES AND CONTROL WIRING SHALL BE ROUTED IN THE FIELD. SUBMIT SHOP DRAWINGS. THE ROUTING SHALL BE APPROVED BY ARCHITECT AND ENGINEER.
5. ALL HVAC EQUIPMENT SHALL BE APPROVED PRIOR TO INSTALLATION BY NATIONALLY RECOGNIZED STANDARDS AND EVIDENCED BY THE LISTING AND LABEL OF AN APPROVED AGENCY (CMC 302.1)
6. ALL EXHAUST VENTS SHALL BE A MIN. OF 10'-0" FROM FRESH AIR INTAKES. EXTEND EXHAUST VENTS MINIMUM 3 FEET ABOVE ALL OUTSIDE INTAKES IF LESS THAN 10'-0" DISTANCE OR OFFSET AS SHOWN ON THE PLAN.
7. ALL PLUMBING VENTS AND THE DISCHARGE OUTLET OF EXHAUST FANS SHALL BE AT LEAST TEN (10 FEET IN A HORIZONTAL DIRECTION, OR THREE (3) FEET ABOVE THE OUTSIDE-AIR INTAKES FOR HVAC UNITS WITHIN 10 FEET).
8. PROVIDE FLEXIBLE SEISMIC CONNECTORS FOR PIPING AND DUCTWORK AT BUILDING SEPARATIONS.
9. REFER TO MECHANICAL DETAIL FOR DUCT SUPPORT AND GUARDS.
10. DUCT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 6 OF THE 2019 CMC AND SMACNA.
11. MECHANICAL CONTRACTOR SHALL SUBMIT COORDINATION SHOP DRAWINGS SHOWING COORDINATION WITH ARCHITECTURAL, STRUCTURAL, ELECTRICAL, PLUMBING, AND FIRE SPRINKLER TRADES FOR APPROVAL. SHOP DRAWINGS TO INCLUDE ROUTING FOR REFRIGERANT LINES WHICH ARE CODE PROHIBITED TO RUN THRU CORRIDORS. ROUTING OF ALL EQUIPMENT, DUCTS, AND PIPING SHALL BE APPROVED BY ENGINEER AND ARCHITECT VIA FORMAL SHOP DRAWINGS PRIOR TO INSTALLATION IN THE FIELD.
12. ALL DUCTWORK AND LOUVER EXPOSED TO WEATHER SHALL BE COATED WITH BAKED PHENOLIC EPOXY COATING OR EQUAL.
13. EXTEND INDIVIDUALLY FIBERGLASS INSULATED SUCTION & LIQUID REFRIGERANT PIPES FOR EACH HEATPUMP OUTDOOR UNIT TO IT'S ASSOCIATED INDOOR FANCOIL UNIT, PROVIDE LONG LINE KITS AS NEEDED. REFRIGERANT PIPES SHALL BE BASED ON MANUFACTURER'S RECOMMENDED PIPE SIZES FOR THE TOTAL DEVELOPED LENGTH COMPLY WITH PIPE PENETRATION DETAIL THRU ROOF. POWER WIRING AND CONTROL WIRING PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL PIPING EXPOSED TO WEATHER SHALL BE COVERED IN ALUMINUM CLADDING. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF PIPE AND POWER ROUTING FOR APPROVAL.
14. A TEST SHALL BE CONDUCTED TO VERIFY THAT THE DWELLING UNIT ENVELOPE LEAKAGE IS LESS THAN OR EQUAL TO 0.3 CUBIC FEET PER MINUTE AT 50 Pa (0.2 INCH WATER) PER SQ.FT. OF DWELLING UNIT ENVELOPE SURFACE AREA AS CONFIRMED BY FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH REFERENCE NONRESIDENTIAL APPENDIX NA7.18.2.
15. CONTINUOUSLY OPERATING EXHAUST VENTILATION SYSTEMS SHALL BE ALLOWED TO BE USED TO PROVIDE THE REQUIRED DWELLING UNIT VENTILATION AIRFLOW IF THE DWELLING-UNIT ENVELOPE LEAKAGE IS LESS THAN OR EQUAL TO 0.3 CUBIC FEET PER MINUTE AT 50 PA PER FT2 OF DWELLING UNIT ENVELOPE SURFACE AREA AS CONFIRMED BY FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.8"
16. WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING OF NO LESS THAN 100 SQUARE INCHES FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY APPROVED MEANS.
17. KITCHEN RANGE INSTALLED IN DWELLING UNITS SHALL BE ELECTRIC TYPE.

SHEET NOTES

1. WALL MOUNTED THERMOSTAT AT 48"A.F.F. TYPICAL.
2. VENTLESS COMBO WASHER/DRYER. SEE #2/M3.2 FOR SPECIFICATION.
3. 6"ø EXHAUST DUCT TERMINATE AT EXTERIOR WALL WITH SEIHO #SFX-N6 WALL LOUVER WITH INTEGRAL BACKDRAFT DAMPER AND INSECT SCREEN. VERIFY EXACT LOCATION WITH ARCHITECT.
4. 7"ø RIGID KITCHEN EXHAUST AIR DUCT THRU WALL. PROVIDE SEIHO #SFXN-7 WITH INTEGRAL BACKDRAFT DAMPER AND 1/4" OPENING INSECT SCREEN. VERIFY EXACT SIZE AND LOCATION WITH THE ARCHITECT. 160 CFM MINIMUM AIRFLOW. PROVIDE BACKDRAFT DAMPER THAT AUTOMATICALLY SHUTS WHEN THE SYSTEM IS NOT IN USE.
5. PROVIDE 1" UNDER CUT DOOR. MINIMUM AIR GAP 18 SQ.IN.
6. WALL VENT INTAKE. PS VENT.
7. NON-OPERABLE WINDOW OR PART.
8. 12"x12" OUTSIDE AIR DUCT UP.
9. 12"x12" EXHAUST AIR DUCT UP.
10. PROVIDE LOUVERED DOOR AT LAUNDRY CLOSET.

PLAN CHECK NOTES

A. A PLACARD SHALL BE DISPLAYED ON THE WALL BEHIND THE UNIT STATING THAT THE CLOTHES DRYER SHALL BE OF A CONDENSING (VENTLESS) TYPE.

B. INSTALL A DUCT TYPE SMOKE DETECTOR WITHIN 5 FEET OF EACH SMOKE DAMPER (LABC 717 3.3.2 (1)).

C. RESIDENTIAL RANGE HOOD EXHAUST AIRFLOW RATE IN MULTIFAMILY BUILDINGS SHALL COMPLY WITH TABLE 160.2-G

KITCHEN HOOD MINIMUM EXHAUST AIRFLOW CBEES 160.2(b)2Avic2

UNIT #	FLOOR AREA Afloor (sqft)	MINIMUM AIRFLOW REQUIRED. (CFM)	AIRFLOW PROVIDED (CFM)
201	431	160	160
202	443	160	160
203	442	160	160
204	435	160	160
205	447	160	160
206	414	160	160
207	406	160	160
208	442	160	160

TITLE 24, TABLE 160.2-G

DWELLING UNIT FLOOR ARE (sq.ft)	HOOD OVER ELECTR. RANGE
> 1500	50% CE OR 110 CFM
> 1000-1500	50% CE OR 110 CFM
750-1000	55% CE OR 130 CFM
< 750	60% CE OR 160 CFM

CE= CAPTURE EFFICENCY

CORRIDOR VENTILATION CALCULATION-SECOND FLOOR
CMC 2022 TABLE 402.1 : 0.15 CFM/SQFT

TOTAL FLOOR AREA:	408	SQ.FT
MINIMUM VENTILATION REQUIRED	(0.15 x 408 SQ.FT) 61	CFM
ACTUAL VENTILATION PROVIDED:	240	CFM

ASHRAE 62.2 MINIMUM VENTILATION CALCULATION

UNIT #	FLOOR AREA Afloor (sqft)	Nbr NUMBER OF BEDROOMS	Qfan MINIMUM VENTILATION (cfm)	PROVIDED VENTILATION (cfm)	NOTES
201	431	1.0	27.9	40	1
202	443	1.0	28.3	40	1
203	442	1.0	28.2	40	1
204	435	1.0	28	40	1
205	447	1.0	28.4	40	1
206	414	1.0	27.4	40	1
207	406	1.0	27.2	40	1
208	442	1.0	28.2	40	1

Qfan = 0.03 x Afloor + 7.5(Nbr + 1)
NOTES:
EF-1 = 40 CFM PROVIDED (2 SPEED CONTINUOUS EXHAUST FAN WITH MINIMUM CFM SET TO 40 CFM) / 40 CFM PROVIDED VIA 6"ø OSA DUCT FROM OUTDOOR

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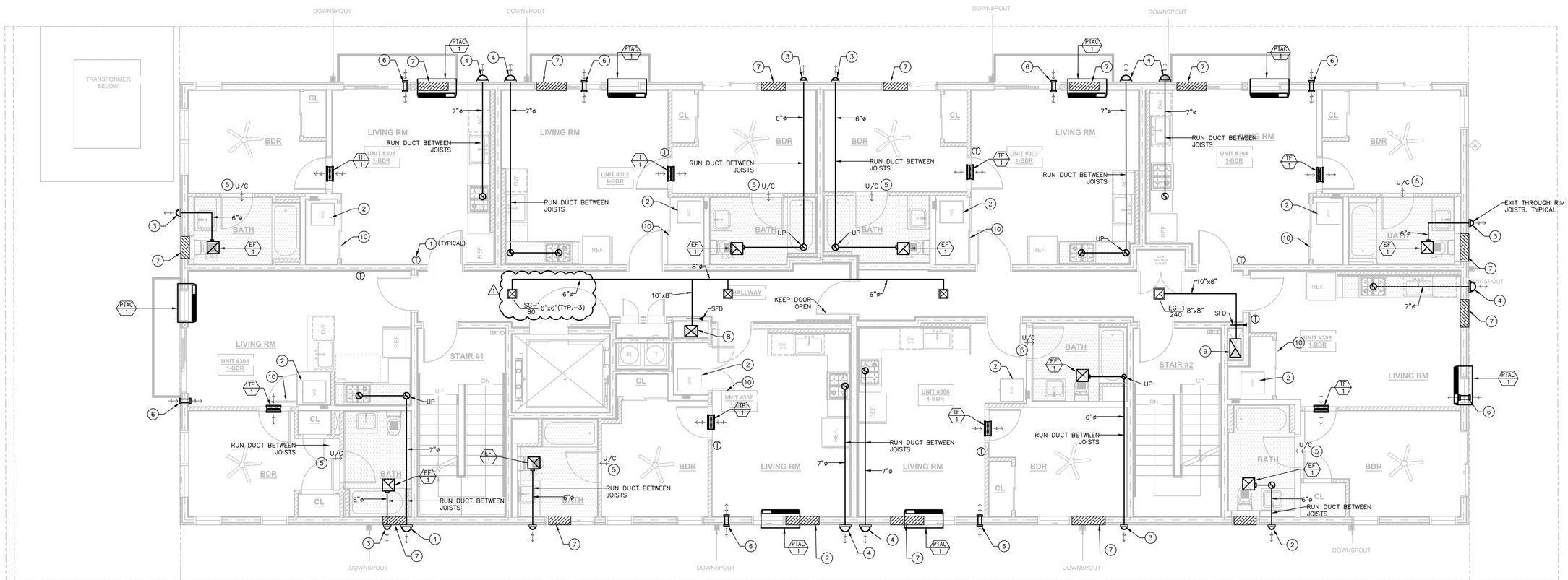
STAMP: REGISTERED PROFESSIONAL ENGINEER ARASH NAZARI No. M-34638 EXP. 12-31-25 STATE OF CALIFORNIA

DRAWING TITLE
MECHANICAL SECOND FLOOR PLAN

M2.2
6575 FOUNTAIN

FOUNTAIN AVENUE



1 MECHANICAL THIRD FLOOR PLAN
1/4" = 1'-0"

N

GENERAL NOTES

1. OUTSIDE AIR FOR HEATING AND COOLING SYSTEM SHALL NOT BE TAKEN FROM LESS THAN 10 FEET ABOVE THE SURFACE OF AN ABUTTING PUBLIC WAY, DRIVEWAY, SIDEWALK, STREET OR ALLEY.
2. ENVIRONMENTAL EXHAUST OUTLETS SHALL TERMINATE NO LESS THAN 3 FEET FROM PROPERTY LINE, 3 FEET FROM OPENINGS INTO THE BUILDING, 10 FEET FROM A FORCED AIR INLET, AND SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY.
3. ALL DEBRIS SHALL BE DISPOSED OF IN AN APPROVED MANNER.
4. REFRIGERANT PIPES AND CONTROL WIRING SHALL BE ROUTED IN THE FIELD. SUBMIT SHOP DRAWINGS. THE ROUTING SHALL BE APPROVED BY ARCHITECT AND ENGINEER.
5. ALL HVAC EQUIPMENT SHALL BE APPROVED PRIOR TO INSTALLATION BY NATIONALLY RECOGNIZED STANDARDS AND EVIDENCED BY THE LISTING AND LABEL OF AN APPROVED AGENCY (CMC 302.1)
6. ALL EXHAUST VENTS SHALL BE A MIN. OF 10'-0" FROM FRESH AIR INTAKES. EXTEND EXHAUST VENTS MINIMUM 3 FEET ABOVE ALL OUTSIDE INTAKES IF LESS THAN 10'-0" DISTANCE OR OFFSET AS SHOWN ON THE PLAN.
7. ALL PLUMBING VENTS AND THE DISCHARGE OUTLET OF EXHAUST FANS SHALL BE AT LEAST TEN (10 FEET IN A HORIZONTAL DIRECTION, OR THREE (3) FEET ABOVE THE OUTSIDE-AIR INTAKES FOR HVAC UNITS WITHIN 10 FEET).
8. PROVIDE FLEXIBLE SEISMIC CONNECTORS FOR PIPING AND DUCTWORK AT BUILDING SEPARATIONS.
9. REFER TO MECHANICAL DETAIL FOR DUCT SUPPORT AND GUARDS.
10. DUCT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 6 OF THE 2019 CMC AND SMACNA.
11. MECHANICAL CONTRACTOR SHALL SUBMIT COORDINATION SHOP DRAWINGS SHOWING COORDINATION WITH ARCHITECTURAL, STRUCTURAL, ELECTRICAL, PLUMBING, AND FIRE SPRINKLER TRADES FOR APPROVAL. SHOP DRAWINGS TO INCLUDE ROUTING FOR REFRIGERANT LINES WHICH ARE CODE PROHIBITED TO RUN THRU CORRIDORS. ROUTING OF ALL EQUIPMENT, DUCTS, AND PIPING SHALL BE APPROVED BY ENGINEER AND ARCHITECT VIA FORMAL SHOP DRAWINGS PRIOR TO INSTALLATION IN THE FIELD.
12. ALL DUCTWORK AND LOUVER EXPOSED TO WEATHER SHALL BE COATED WITH BAKED PHENOLIC EPOXY COATING OR EQUAL.
13. EXTEND INDIVIDUALLY FIBERGLASS INSULATED SUCTION & LIQUID REFRIGERANT PIPES FOR EACH HEATPUMP OUTDOOR UNIT TO IT'S ASSOCIATED INDOOR FANCOIL UNIT, PROVIDE LONG LINE KITS AS NEEDED. REFRIGERANT PIPES SHALL BE BASED ON MANUFACTURER'S RECOMMENDED PIPE SIZES FOR THE TOTAL DEVELOPED LENGTH COMPLY WITH PIPE PENETRATION DETAIL THRU ROOF. POWER WIRING AND CONTROL WIRING PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL PIPING EXPOSED TO WEATHER SHALL BE COVERED IN ALUMINUM CLADDING. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF PIPE AND POWER ROUTING FOR APPROVAL.
14. A TEST SHALL BE CONDUCTED TO VERIFY THAT THE DWELLING UNIT ENVELOPE LEAKAGE IS LESS THAN OR EQUAL TO 0.3 CUBIC FEET PER MINUTE AT 50 Pa (0.2 INCH WATER) PER SQ.FT. OF DWELLING UNIT ENVELOPE SURFACE AREA AS CONFIRMED BY FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH REFERENCE NONRESIDENTIAL APPENDIX NA7.18.2.
15. CONTINUOUSLY OPERATING EXHAUST VENTILATION SYSTEMS SHALL BE ALLOWED TO BE USED TO PROVIDE THE REQUIRED DWELLING UNIT VENTILATION AIRFLOW IF THE DWELLING-UNIT ENVELOPE LEAKAGE IS LESS THAN OR EQUAL TO 0.3 CUBIC FEET PER MINUTE AT 50 PA PER FT2 OF DWELLING UNIT ENVELOPE SURFACE AREA AS CONFIRMED BY FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.8"
16. WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING OF NO LESS THAN 100 SQUARE INCHES FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY APPROVED MEANS.
17. KITCHEN RANGE INSTALLED IN DWELLING UNITS SHALL BE ELECTRIC TYPE.

SHEET NOTES

1. WALL MOUNTED THERMOSTAT AT 48"A.F.F. TYPICAL.
2. VENTLESS COMBO WASHER/DRYER. SEE #2/M3.2 FOR SPECIFICATION.
3. 6"ø EXHAUST DUCT TERMINATE AT EXTERIOR WALL WITH SEIHO #SFX-N6 WALL LOUVER WITH INTEGRAL BACKDRAFT DAMPER AND INSECT SCREEN. VERIFY EXACT LOCATION WITH ARCHITECT.
4. 7"ø RIGID KITCHEN EXHAUST AIR DUCT THRU WALL. PROVIDE SEIHO #SFXN-7 WITH INTEGRAL BACKDRAFT DAMPER AND 1/4" OPENING INSECT SCREEN. VERIFY EXACT SIZE AND LOCATION WITH THE ARCHITECT. 160 CFM MINIMUM AIRFLOW. PROVIDE BACKDRAFT DAMPER THAT AUTOMATICALLY SHUTS WHEN THE SYSTEM IS NOT IN USE.
5. PROVIDE 1" UNDER CUT DOOR. MINIMUM AIR GAP 18 SQ.IN.
6. WALL VENT INTAKE. PS VENT.
7. NON-OPERABLE WINDOW OR PART.
8. 14"x12" OUTSIDE AIR DUCT UP.
9. 14"x12" EXHAUST AIR DUCT UP.
10. PROVIDE LOUVERED DOOR AT LAUNDRY CLOSET.

PLAN CHECK NOTES

A. A PLACARD SHALL BE DISPLAYED ON THE WALL BEHIND THE UNIT STATING THAT THE CLOTHES DRYER SHALL BE OF A CONDENSING (VENTLESS) TYPE.

B. INSTALL A DUCT TYPE SMOKE DETECTOR WITHIN 5 FEET OF EACH SMOKE DAMPER (LABC 717 3.3.2 (1)).

C. RESIDENTIAL RANGE HOOD EXHAUST AIRFLOW RATE IN MULTIFAMILY BUILDINGS SHALL COMPLY WITH TABLE 160.2-G

KITCHEN HOOD MINIMUM EXHAUST AIRFLOW CBEES 160.2(b)2Avic2

UNIT #	FLOOR AREA Afloor (sqft)	MINIMUM AIRFLOW REQUIRED. (CFM)	AIRFLOW PROVIDED (CFM)
301	431	160	160
302	443	160	160
303	442	160	160
304	435	160	160
305	447	160	160
306	414	160	160
307	406	160	160
308	442	160	160

TITLE 24, TABLE 160.2-G

DWELLING UNIT FLOOR ARE (sq.ft)	HOOD OVER ELECTR. RANGE
> 1500	50% CE OR 110 CFM
> 1000-1500	50% CE OR 110 CFM
750-1000	55% CE OR 130 CFM
< 750	60% CE OR 160 CFM

CE= CAPTURE EFFICENCY

CORRIDOR VENTILATION CALCULATION-THIRD FLOOR

CMC 2022 TABLE 402.1 : 0.15 CFM/SQFT

TOTAL FLOOR AREA: 408 SQ.FT

MINIMUM VENTILATION REQUIRED (0.15 x 408 SQ.FT) 61 CFM

ACTUAL VENTILATION PROVIDED: 240 CFM

ASHRAE 62.2 MINIMUM VENTILATION CALCULATION

UNIT #	FLOOR AREA Afloor (sqft)	Nbr NUMBER OF BEDROOMS	Qfan MINIMUM VENTILATION (cfm)	PROVIDED VENTILATION (cfm)	NOTES
301	431	1.0	27.9	40	1
302	443	1.0	28.3	40	1
303	442	1.0	28.2	40	1
304	435	1.0	28	40	1
305	447	1.0	28.4	40	1
306	414	1.0	27.4	40	1
307	406	1.0	27.2	40	1
308	442	1.0	28.2	40	1

Qfan = 0.03 x Afloor + 7.5(Nbr + 1)

NOTES:

EF-1 = 40 CFM PROVIDED (2 SPEED CONTINUOUS EXHAUST FAN WITH MINIMUM CFM SET TO 40 CFM) / 40 CFM PROVIDED VIA 6"ø OSA DUCT FROM OUTDOOR

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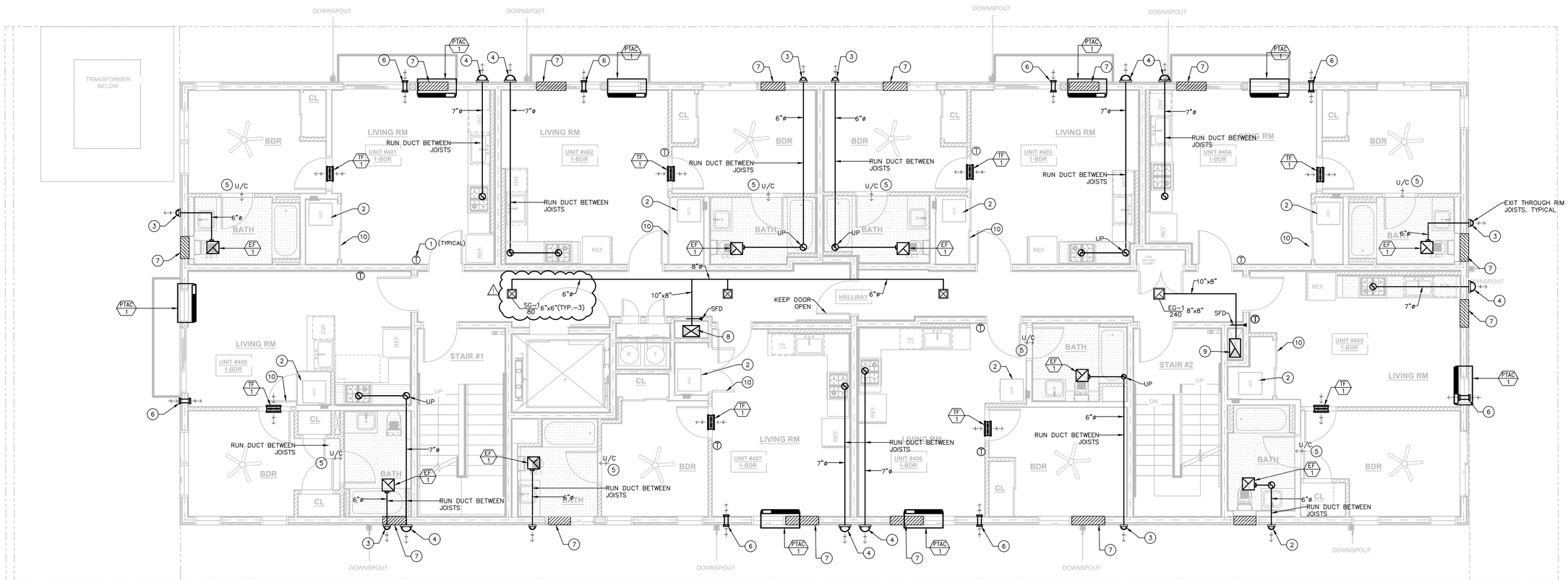
STAMP: REGISTERED PROFESSIONAL ENGINEER ARASH NAZARI No. M-34638 EXP. 12-31-25 STATE OF CALIFORNIA

DRAWING TITLE: MECHANICAL THIRD FLOOR PLAN

M2.3

6575 FOUNTAIN



1 MECHANICAL FOURTH FLOOR PLAN
1/4" = 1'-0"

N

GENERAL NOTES

1. OUTSIDE AIR FOR HEATING AND COOLING SYSTEM SHALL NOT BE TAKEN FROM LESS THAN 10 FEET ABOVE THE SURFACE OF AN ABUTTING PUBLIC WAY, DRIVEWAY, SIDEWALK, STREET OR ALLEY.
2. ENVIRONMENTAL EXHAUST OUTLETS SHALL TERMINATE NO LESS THAN 3 FEET FROM PROPERTY LINE, 3 FEET FROM OPENINGS INTO THE BUILDING, 10 FEET FROM A FORCED AIR INLET, AND SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY.
3. ALL DEBRIS SHALL BE DISPOSED OF IN AN APPROVED MANNER.
4. REFRIGERANT PIPES AND CONTROL WIRING SHALL BE ROUTED IN THE FIELD. SUBMIT SHOP DRAWINGS. THE ROUTING SHALL BE APPROVED BY ARCHITECT AND ENGINEER.
5. ALL HVAC EQUIPMENT SHALL BE APPROVED PRIOR TO INSTALLATION BY NATIONALLY RECOGNIZED STANDARDS AND EVIDENCED BY THE LISTING AND LABEL OF AN APPROVED AGENCY (CMC 302.1)
6. ALL EXHAUST VENTS SHALL BE A MIN. OF 10'-0" FROM FRESH AIR INTAKES. EXTEND EXHAUST VENTS MINIMUM 3 FEET ABOVE ALL OUTSIDE INTAKES IF LESS THAN 10'-0" DISTANCE OR OFFSET AS SHOWN ON THE PLAN.
7. ALL PLUMBING VENTS AND THE DISCHARGE OUTLET OF EXHAUST FANS SHALL BE AT LEAST TEN (10 FEET IN A HORIZONTAL DIRECTION, OR THREE (3) FEET ABOVE THE OUTSIDE-AIR INTAKES FOR HVAC UNITS WITHIN 10 FEET).
8. PROVIDE FLEXIBLE SEISMIC CONNECTORS FOR PIPING AND DUCTWORK AT BUILDING SEPARATIONS.
9. REFER TO MECHANICAL DETAIL FOR DUCT SUPPORT AND GUARDS.
10. DUCT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 6 OF THE 2019 CMC AND SMACNA.
11. MECHANICAL CONTRACTOR SHALL SUBMIT COORDINATION SHOP DRAWINGS SHOWING COORDINATION WITH ARCHITECTURAL, STRUCTURAL, ELECTRICAL, PLUMBING, AND FIRE SPRINKLER TRADES FOR APPROVAL. SHOP DRAWINGS TO INCLUDE ROUTING FOR REFRIGERANT LINES WHICH ARE CODE PROHIBITED TO RUN THRU CORRIDORS. ROUTING OF ALL EQUIPMENT, DUCTS, AND PIPING SHALL BE APPROVED BY ENGINEER AND ARCHITECT VIA FORMAL SHOP DRAWINGS PRIOR TO INSTALLATION IN THE FIELD.
12. ALL DUCTWORK AND LOUVER EXPOSED TO WEATHER SHALL BE COATED WITH BAKED PHENOLIC EPOXY COATING OR EQUAL.
13. EXTEND INDIVIDUALLY FIBERGLASS INSULATED SUCTION & LIQUID REFRIGERANT PIPES FOR EACH HEATPUMP OUTDOOR UNIT TO IT'S ASSOCIATED INDOOR FANCOIL UNIT, PROVIDE LONG LINE KITS AS NEEDED. REFRIGERANT PIPES SHALL BE BASED ON MANUFACTURER'S RECOMMENDED PIPE SIZES FOR THE TOTAL DEVELOPED LENGTH COMPLY WITH PIPE PENETRATION DETAIL THRU ROOF. POWER WIRING AND CONTROL WIRING PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL PIPING EXPOSED TO WEATHER SHALL BE COVERED IN ALUMINUM CLADDING. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF PIPE AND POWER ROUTING FOR APPROVAL.
14. A TEST SHALL BE CONDUCTED TO VERIFY THAT THE DWELLING UNIT ENVELOPE LEAKAGE IS LESS THAN OR EQUAL TO 0.3 CUBIC FEET PER MINUTE AT 50 Pa (0.2 INCH WATER) PER SQ.FT. OF DWELLING UNIT ENVELOPE SURFACE AREA AS CONFIRMED BY FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH REFERENCE NONRESIDENTIAL APPENDIX NA7.18.2.
15. CONTINUOUSLY OPERATING EXHAUST VENTILATION SYSTEMS SHALL BE ALLOWED TO BE USED TO PROVIDE THE REQUIRED DWELLING UNIT VENTILATION AIRFLOW IF THE DWELLING-UNIT ENVELOPE LEAKAGE IS LESS THAN OR EQUAL TO 0.3 CUBIC FEET PER MINUTE AT 50 PA PER FT2 OF DWELLING UNIT ENVELOPE SURFACE AREA AS CONFIRMED BY FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.8"
16. WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING OF NO LESS THAN 100 SQUARE INCHES FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY APPROVED MEANS.
17. KITCHEN RANGE INSTALLED IN DWELLING UNITS SHALL BE ELECTRIC TYPE.

SHEET NOTES

1. WALL MOUNTED THERMOSTAT AT 48"A.F.F. TYPICAL.
2. VENTLESS COMBO WASHER/DRYER. SEE #2/M3.2 FOR SPECIFICATION.
3. 6"ø EXHAUST DUCT TERMINATE AT EXTERIOR WALL WITH SEIHO #SFX-N6 WALL LOUVER WITH INTEGRAL BACKDRAFT DAMPER AND INSECT SCREEN. VERIFY EXACT LOCATION WITH ARCHITECT.
4. 7"ø RIGID KITCHEN EXHAUST AIR DUCT THRU WALL. PROVIDE SEIHO #SFXN-7 WITH INTEGRAL BACKDRAFT DAMPER AND 1/4" OPENING INSECT SCREEN. VERIFY EXACT SIZE AND LOCATION WITH THE ARCHITECT. 160 CFM MINIMUM AIRFLOW. PROVIDE BACKDRAFT DAMPER THAT AUTOMATICALLY SHUTS WHEN THE SYSTEM IS NOT IN USE.
5. PROVIDE 1" UNDER CUT DOOR. MINIMUM AIR GAP 18 SQ.IN.
6. WALL VENT INTAKE. PS VENT.
7. NON-OPERABLE WINDOW OR PART.
8. 18"x12" OUTSIDE AIR DUCT UP.
9. 18"x12" EXHAUST AIR DUCT UP.
10. PROVIDE LOUVERED DOOR AT LAUNDRY CLOSET.

PLAN CHECK NOTES

A. A PLACARD SHALL BE DISPLAYED ON THE WALL BEHIND THE UNIT STATING THAT THE CLOTHES DRYER SHALL BE OF A CONDENSING (VENTLESS) TYPE.

B. INSTALL A DUCT TYPE SMOKE DETECTOR WITHIN 5 FEET OF EACH SMOKE DAMPER (LABC 717 3.3.2 (1)).

C. RESIDENTIAL RANGE HOOD EXHAUST AIRFLOW RATE IN MULTIFAMILY BUILDINGS SHALL COMPLY WITH TABLE 160.2-G

KITCHEN HOOD MINIMUM EXHAUST AIRFLOW CBEES 160.2(b)2Avic2

UNIT #	FLOOR AREA Afloor (sqft)	MINIMUM AIRFLOW REQUIRED. (CFM)	AIRFLOW PROVIDED (CFM)
401	431	160	160
402	443	160	160
403	442	160	160
404	435	160	160
405	447	160	160
406	414	160	160
407	406	160	160
408	442	160	160

TITLE 24, TABLE 160.2-G

DWELLING UNIT FLOOR ARE (sq.ft)	HOOD OVER ELECTR. RANGE
> 1500	50% CE OR 110 CFM
> 1000-1500	50% CE OR 110 CFM
750-1000	55% CE OR 130 CFM
< 750	60% CE OR 160 CFM

CE= CAPTURE EFFICENCY

CORRIDOR VENTILATION CALCULATION-FOURTH FLOOR
CMC 2022 TABLE 402.1 : 0.15 CFM/SQFT

TOTAL FLOOR AREA:	408	SQ.FT
MINIMUM VENTILATION REQUIRED	(0.15 x 408 SQ.FT) 61	CFM
ACTUAL VENTILATION PROVIDED:	240	CFM

ASHRAE 62.2 MINIMUM VENTILATION CALCULATION

UNIT #	FLOOR AREA Afloor (sqft)	Nbr NUMBER OF BEDROOMS	Qfan MINIMUM VENTILATION (cfm)	PROVIDED VENTILATION (cfm)	NOTES
401	431	1.0	27.9	40	1
402	443	1.0	28.3	40	1
403	442	1.0	28.2	40	1
204	435	1.0	28	40	1
405	447	1.0	28.4	40	1
406	414	1.0	27.4	40	1
407	406	1.0	27.2	40	1
408	442	1.0	28.2	40	1

Qfan = 0.03 x Afloor + 7.5(Nbr + 1)
NOTES:
EF-1 = 40 CFM PROVIDED (2 SPEED CONTINUOUS EXHAUST FAN WITH MINIMUM CFM SET TO 40 CFM) / 40 CFM PROVIDED VIA 6"ø OSA DUCT FROM OUTDOOR

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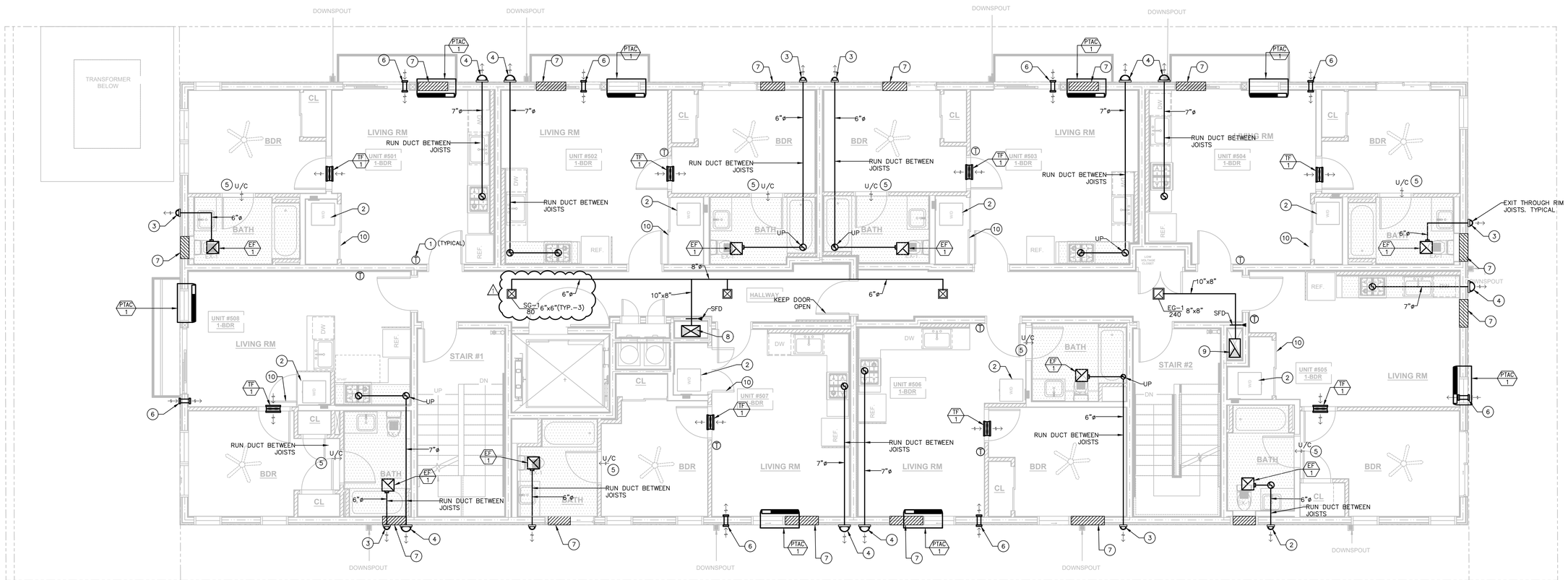
DRAWING TITLE: MECHANICAL FOURTH FLOOR PLAN

M2.4

6575 FOUNTAIN

FOUNTAIN AVENUE



1 MECHANICAL FIFTH FLOOR PLAN
1/4" = 1'-0"

N

GENERAL NOTES

1. OUTSIDE AIR FOR HEATING AND COOLING SYSTEM SHALL NOT BE TAKEN FROM LESS THAN 10 FEET ABOVE THE SURFACE OF AN ABUTTING PUBLIC WAY, DRIVEWAY, SIDEWALK, STREET OR ALLEY.
2. ENVIRONMENTAL EXHAUST OUTLETS SHALL TERMINATE NO LESS THAN 3 FEET FROM PROPERTY LINE, 3 FEET FROM OPENINGS INTO THE BUILDING, 10 FEET FROM A FORCED AIR INLET, AND SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY.
3. ALL DEBRIS SHALL BE DISPOSED OF IN AN APPROVED MANNER.
4. REFRIGERANT PIPES AND CONTROL WIRING SHALL BE ROUTED IN THE FIELD. SUBMIT SHOP DRAWINGS. THE ROUTING SHALL BE APPROVED BY ARCHITECT AND ENGINEER.
5. ALL HVAC EQUIPMENT SHALL BE APPROVED PRIOR TO INSTALLATION BY NATIONALLY RECOGNIZED STANDARDS AND EVIDENCED BY THE LISTING AND LABEL OF AN APPROVED AGENCY (CMC 302.1)
6. ALL EXHAUST VENTS SHALL BE A MIN. OF 10'-0" FROM FRESH AIR INTAKES. EXTEND EXHAUST VENTS MINIMUM 3 FEET ABOVE ALL OUTSIDE INTAKES IF LESS THAN 10'-0" DISTANCE OR OFFSET AS SHOWN ON THE PLAN.
7. ALL PLUMBING VENTS AND THE DISCHARGE OUTLET OF EXHAUST FANS SHALL BE AT LEAST TEN (10 FEET IN A HORIZONTAL DIRECTION, OR THREE (3) FEET ABOVE THE OUTSIDE-AIR INTAKES FOR HVAC UNITS WITHIN 10 FEET).
8. PROVIDE FLEXIBLE SEISMIC CONNECTORS FOR PIPING AND DUCTWORK AT BUILDING SEPARATIONS.
9. REFER TO MECHANICAL DETAIL FOR DUCT SUPPORT AND GUARDS.
10. DUCT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 6 OF THE 2019 CMC AND SMACNA.
11. MECHANICAL CONTRACTOR SHALL SUBMIT COORDINATION SHOP DRAWINGS SHOWING COORDINATION WITH ARCHITECTURAL, STRUCTURAL, ELECTRICAL, PLUMBING, AND FIRE SPRINKLER TRADES FOR APPROVAL. SHOP DRAWINGS TO INCLUDE ROUTING FOR REFRIGERANT LINES WHICH ARE CODE PROHIBITED TO RUN THRU CORRIDORS. ROUTING OF ALL EQUIPMENT, DUCTS, AND PIPING SHALL BE APPROVED BY ENGINEER AND ARCHITECT VIA FORMAL SHOP DRAWINGS PRIOR TO INSTALLATION IN THE FIELD.
12. ALL DUCTWORK AND LOUVER EXPOSED TO WEATHER SHALL BE COATED WITH BAKED PHENOLIC EPOXY COATING OR EQUAL.
13. EXTEND INDIVIDUALLY FIBERGLASS INSULATED SUCTION & LIQUID REFRIGERANT PIPES FOR EACH HEATPUMP OUTDOOR UNIT TO IT'S ASSOCIATED INDOOR FANCOIL UNIT, PROVIDE LONG LINE KITS AS NEEDED. REFRIGERANT PIPES SHALL BE BASED ON MANUFACTURER'S RECOMMENDED PIPE SIZES FOR THE TOTAL DEVELOPED LENGTH COMPLY WITH PIPE PENETRATION DETAIL THRU ROOF. POWER WIRING AND CONTROL WIRING PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL PIPING EXPOSED TO WEATHER SHALL BE COVERED IN ALUMINUM CLADDING. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF PIPE AND POWER ROUTING FOR APPROVAL.
14. A TEST SHALL BE CONDUCTED TO VERIFY THAT THE DWELLING UNIT ENVELOPE LEAKAGE IS LESS THAN OR EQUAL TO 0.3 CUBIC FEET PER MINUTE AT 50 Pa (0.2 INCH WATER) PER SQ.FT. OF DWELLING UNIT ENVELOPE SURFACE AREA AS CONFIRMED BY FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH REFERENCE NONRESIDENTIAL APPENDIX NA7.18.2.
15. CONTINUOUSLY OPERATING EXHAUST VENTILATION SYSTEMS SHALL BE ALLOWED TO BE USED TO PROVIDE THE REQUIRED DWELLING UNIT VENTILATION AIRFLOW IF THE DWELLING-UNIT ENVELOPE LEAKAGE IS LESS THAN OR EQUAL TO 0.3 CUBIC FEET PER MINUTE AT 50 PA PER FT2 OF DWELLING UNIT ENVELOPE SURFACE AREA AS CONFIRMED BY FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.8"
16. WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING OF NO LESS THAN 100 SQUARE INCHES FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY APPROVED MEANS.
17. KITCHEN RANGE INSTALLED IN DWELLING UNITS SHALL BE ELECTRIC TYPE.

SHEET NOTES

1. WALL MOUNTED THERMOSTAT AT 48"A.F.F. TYPICAL.
2. VENTLESS COMBO WASHER/DRYER. SEE #2/M3.2 FOR SPECIFICATION.
3. 6"ø EXHAUST DUCT TERMINATE AT EXTERIOR WALL WITH SEIHO #SFX-N6 WALL LOUVER WITH INTEGRAL BACKDRAFT DAMPER AND INSECT SCREEN. VERIFY EXACT LOCATION WITH ARCHITECT.
4. 7"ø RIGID EXHAUST DUCT TERMINATE THROUGH EXTERIOR WALL WITH SEIHO VENT CAP #SFX-N10. VERIFY EXACT LOCATION WITH ARCHITECT. 160 CFM MINIMUM AIRFLOW. SEE TABLE.
5. PROVIDE 1" UNDER CUT DOOR. MINIMUM AIR GAP 18 SQ.IN.
6. WALL VENT INTAKE. PS VENT.
7. NON-OPERABLE WINDOW OR PART.
8. 20"x12" OUTSIDE AIR DUCT UP.
9. 20"x12" EXHAUST AIR DUCT UP.
10. PROVIDE LOUVERED DOOR AT LAUNDRY CLOSET.

PLAN CHECK NOTES

A. A PLACARD SHALL BE DISPLAYED ON THE WALL BEHIND THE UNIT STATING THAT THE CLOTHES DRYER SHALL BE OF A CONDENSING (VENTLESS) TYPE.

B. INSTALL A DUCT TYPE SMOKE DETECTOR WITHIN 5 FEET OF EACH SMOKE DAMPER (LABC 717 3.3.2 (1)).

C. RESIDENTIAL RANGE HOOD EXHAUST AIRFLOW RATE IN MULTIFAMILY BUILDINGS SHALL COMPLY WITH TABLE 160.2-G

KITCHEN HOOD MINIMUM EXHAUST AIRFLOW CBEES 160.2(b)2Avic2

UNIT #	FLOOR AREA Afloor (sqft)	MINIMUM AIRFLOW REQUIRED. (CFM)	AIRFLOW PROVIDED (CFM)
501	431	160	160
502	443	160	160
503	442	160	160
504	435	160	160
505	447	160	160
506	414	160	160
507	406	160	160
508	442	160	160

TITLE 24, TABLE 160.2-G

DWELLING UNIT FLOOR ARE (sq.ft)	HOOD OVER ELECTR. RANGE
> 1500	50% CE OR 110 CFM
> 1000-1500	50% CE OR 110 CFM
750-1000	55% CE OR 130 CFM
< 750	60% CE OR 160 CFM

CE= CAPTURE EFFICENCY

CORRIDOR VENTILATION CALCULATION-FIFTH FLOOR

CMC 2022 TABLE 402.1 : 0.15 CFM/SQFT

TOTAL FLOOR AREA:	408 SQ.FT
MINIMUM VENTILATION REQUIRED	(0.15 x 408 SQ.FT) 61 CFM
ACTUAL VENTILATION PROVIDED:	240 CFM

ASHRAE 62.2 MINIMUM VENTILATION CALCULATION

UNIT #	FLOOR AREA Afloor (sqft)	Nbr NUMBER OF BEDROOMS	Qfan MINIMUM VENTILATION (cfm)	PROVIDED VENTILATION (cfm)	NOTES
501	431	1.0	27.9	40	1
502	443	1.0	28.3	40	1
503	442	1.0	28.2	40	1
504	435	1.0	28	40	1
505	447	1.0	28.4	40	1
506	414	1.0	27.4	40	1
507	406	1.0	27.2	40	1
508	442	1.0	28.2	40	1

Qfan = 0.03 x Afloor + 7.5(Nbr + 1)

NOTES:

EF-1 = 40 CFM PROVIDED (2 SPEED CONTINUOUS EXHAUST FAN WITH MINIMUM CFM SET TO 40 CFM) / 40 CFM PROVIDED VIA 6"ø OSA DUCT FROM OUTDOOR

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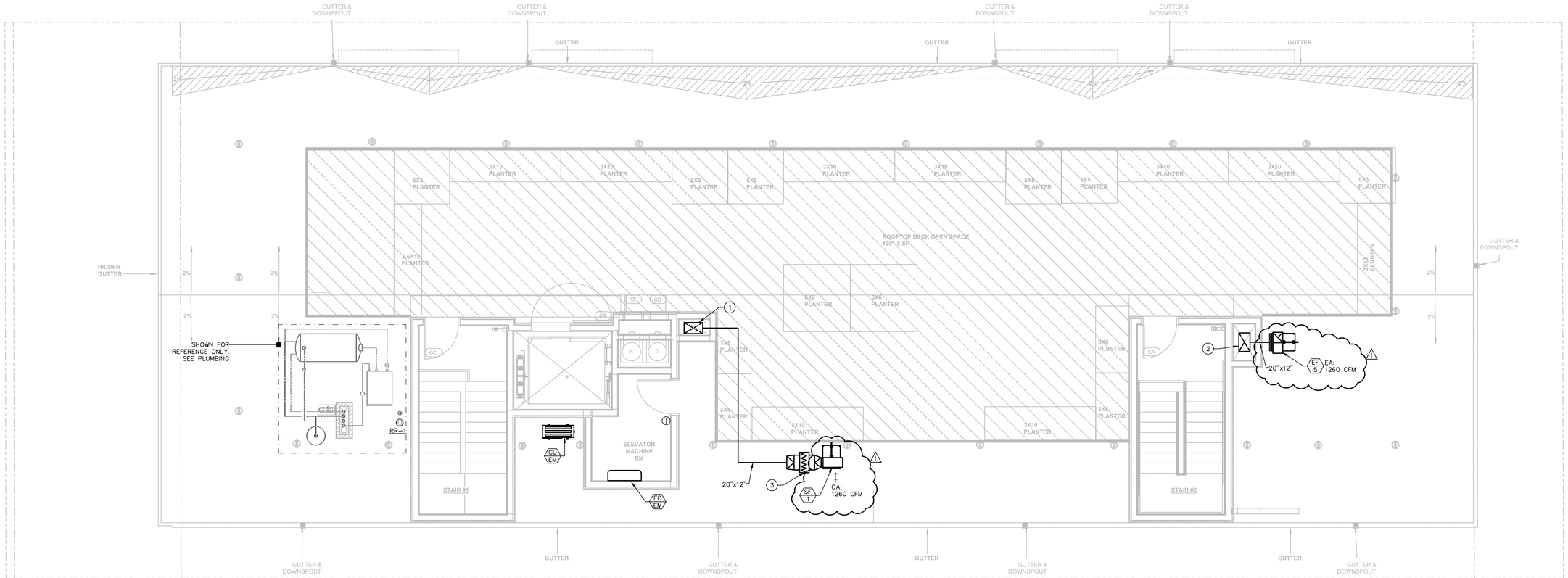
DRAWING TITLE: MECHANICAL FIIFTH FLOOR PLAN

M2.5

6575 FOUNTAIN

FOUNTAIN AVENUE



1 MECHANICAL ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES

SHEET NOTES

1. 20"x12" OUTSIDE AIR DUCT DN.
2. 20"x12" EXHAUST AIR DUCT DN.
3. FILTER BOX. PROVIDE MER-13 RATED FILTERS.

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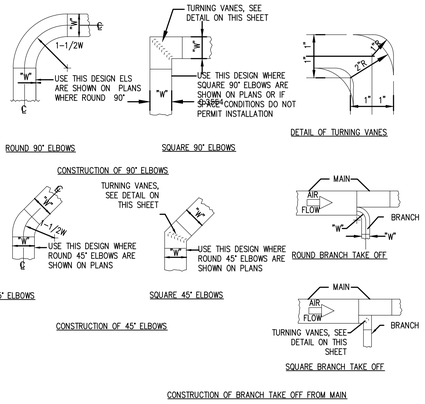
REGISTERED PROFESSIONAL ENGINEER ARASH NAZARI No. M-34638 EXP. 12-31-25 STATE OF CALIFORNIA

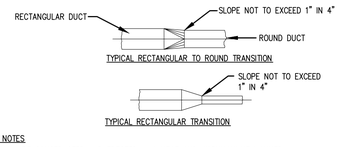
DRAWING TITLE

MECHANICAL ROOF FLOOR PLAN

M2.6

6575 FOUNTAIN

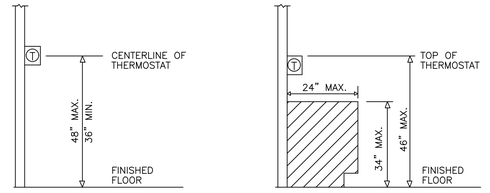




INSTALLATION NOTES

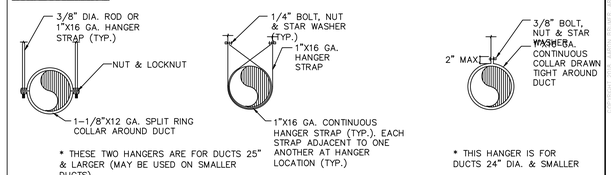
1. ALL DUCTS SHALL BE CONSTRUCTED AND ERECTED IN A NEAT AND WORKMANLIKE MANNER.
2. DUCT SHALL BE CONSTRUCTED OF THE WEIGHTS, GAGES AND MATERIAL SHOWN IN THE SCHEDULE ON THESE DRAWINGS.
3. THE DIMENSIONS SHOWN FOR ALL DUCTS SHOWN IN PLAN GIVE THE WIDTH FIRST AND THEN THE HEIGHT.
4. DUCT RISERS SHOULD BE SUPPORTED BY ANGLES AT EVERY FLOOR.
5. AIR TURN SHALL BE INSTALLED IN ALL ABRUPT ELBOWS TO PREVENT TURBULENCE.
6. DUCTS SHALL BE SECURELY ATTACHED TO THE BUILDING CONSTRUCTION IN AN APPROVED MANNER.
7. DIVERGING TRANSITION PIECES SHALL BE MADE AS GRADUAL AS POSSIBLE.
8. INSTALL FIRE DAMPERS IN ACCORDANCE WITH UL 555.
9. ACCESS PANELS SHOULD BE PLACED BEFORE AND/OR AFTER EQUIPMENT INSTALLED IN THE DUCT.
10. DUCT AREA SHOULD NOT BE DECREASED MORE THAN 10% WHEN OBSTRUCTIONS CANNOT BE AVOIDED, AND THEN A STREAMLINED FITTING SHOULD BE USED.
11. FLEXIBLE FABRIC CONNECTIONS (OR EQUAL) SHOULD BE USED ON BOTH INLETS AND OUTLETS OF ALL FANS AND AIR HANDLING UNITS.
12. JOINTS AND SEAMS OF SUPPLY DUCTS SHALL BE FASTENED SECURELY AND MADE AIR TIGHT.

DUCT CONSTRUCTION DETAILS | N.T.S. | 7

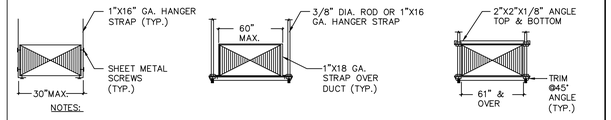


SUPPLY AIR GRILLE | N.T.S. | 4

ROUND DUCT HANGER



OVAL/RECTANGULAR DUCT HANGER



NOTES:

1. REFER TO SPECIFICATIONS FOR HANGER SPACINGS.
2. ATTACHMENTS TO OVERHEAD STRUCTURE SHALL BE MADE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S REQUIREMENTS AND WEIGHT LIMITATIONS. ALL ATTACHMENT METHODS TO STRUCTURE AHALL BE SUBMITTED.

DUCT SUPPORT DETAILS | N.T.S. | 1

COMBINATION FIRE/SMOKE DAMPER

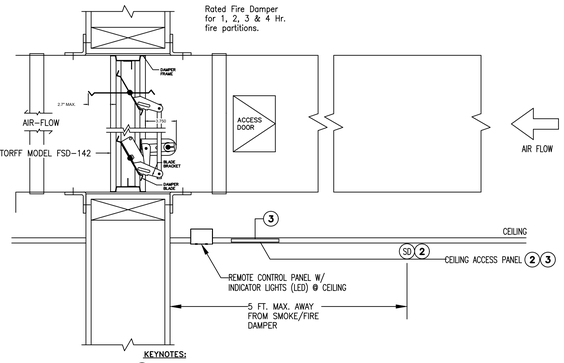
OPENING TO BE SINGLE HEADER FRAMING FOR WOOD OR STEEL. WOOD FRAMED OPENINGS MUST BE LINED WITH MINIMUM 5/8" TYPE X GYP. BOARD. LINING NOT REQUIRED AT STEEL STUD, CONCRETE, OR MASONRY. SUGGESTED CLEARANCE BETWEEN SLEEVE AND OPENING 1/8" FOR EACH 12" DAMPER WIDTH AND HEIGHT FOR EXPANSION.
DAMPER TO BE HELD IN PLACE BY RETAINING ANGLES ATTACHED TO SLEEVE ON BOTH SIDES OF PARTITION, AND AROUND ENTIRE PERIMETER OF THE SLEEVE. ANGLES TO BE MIN. 16 GA. 1-1/2" X 1-1/2" OR LARGER AS REQUIRED TO PROVIDE A MIN. 1" OVERLAP OF THE OPENING. ANGLES MAY BE MITERED, BUTTED OR OVERLAPPED AT THE CORNERS. ATTACH ANGLES TO THE SLEEVE (NOT THE PARTITION) WITH SHEET METAL SCREWS, BOLTS OR WELDS AS PER MANUFACTURERS INSTRUCTIONS.
CONNECT DUCT TO SLEEVE WITH "S" TYPE SLIP CONNECTIONS.
DO NOT USE MECHANICAL FASTENERS.

FIRE/SMOKE DAMPER SPECIFICATIONS:

ALL FIRE DAMPERS SHALL BE LABELED AND LISTED BY CALIFORNIA STATE FIRE MARSHAL AND/OR UNDERWRITERS LABORATORIES. ALL DAMPERS MUST ALSO BE LEAKAGE RATED AND LABELED UNDER UNDERWRITER LABORATORIES STD. 555S. WITH METAL SEALS ALLOWING NO MORE THAN 10 CFM/SQ.FT. AT 1" W.G. TO 350° F FOR A FULL 30 MIN. CAN BE MOTOR OPERATED. TORQUE REQ'D. TO MAINTAIN LEAKAGE RATE NOT TO EXCEED 0 LBS. TORQUE. DAMPERS SHALL BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND/OR STATE FIRE MARSHAL LISTING NO. 03225. POTTORFF COMPANY, INC. (NO RUBBER SEALS ALLOWED) (LISTING # 03225:0368:110 AND 03230:0368:111)
PROVIDE NON STALL SOLENOID MOTOR ; 64 VA. MAXIMUM.
TESTED FOR 1 YEAR CONTINUOUS POWER APPLICATIONS SUCH AS INVENSYS, SIEMENS AND HONEYWELL.
OR APPROVED EQUAL.

NOTE

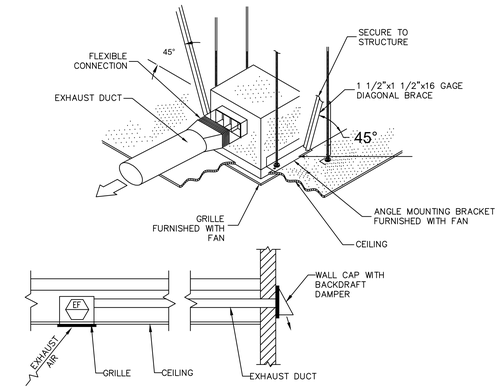
ACCESS POINTS SHALL BE PERMANENTLY IDENTIFIED ON THE EXTERIOR BY A LABEL WITH LETTERS NOT LESS THAN 1/2" INCH IN HEIGHT READING: "SMOKE DAMPER, FIRE DAMPER OR SMOKE/FIRE DAMPER."



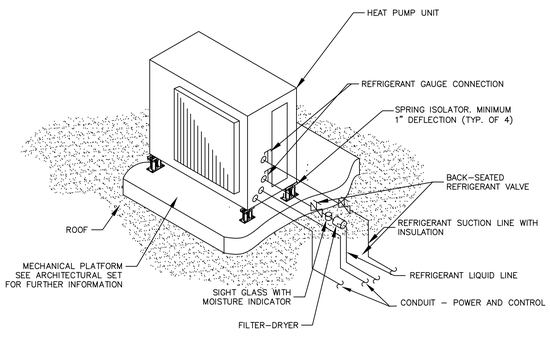
KEYNOTES:

1. USE RATED CORRIDOR DAMPER AND AREA SMOKE DAMPER WHERE ALLOWED BY STATE FIRE MARSHALL
2. IN THIS PROJECT USE AREA SMOKE DETECTORS
3. WHERE POSSIBLE INSTALL ACTUATOR TOWARD ACCESSIBLE CEILING TO AVOID THE NEED FOR ACCESS PANEL.

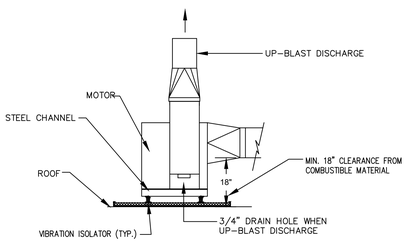
FSD DETAIL | N.T.S. | 8



CEILING EXHAUST FAN DETAIL | N.T.S. | 5



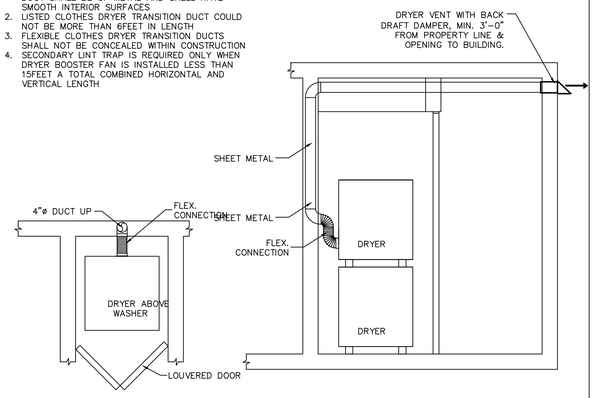
OUTDOOR UNIT INSTALLATION DETAIL | N.T.S. | 2



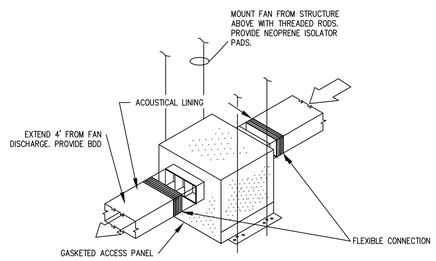
UTILITY TYPE EXHAUST FAN | N.T.S. | 10

NOTES:

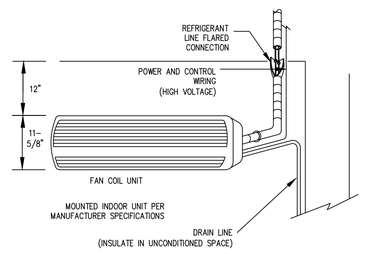
1. DOMESTIC CLOTHES DRYER MOISTURE EXHAUST DUCT SHALL BE OF METAL AND SHELL HAVE SMOOTH INTERIOR SURFACES
2. LISTED CLOTHES DRYER TRANSITION DUCT COULD NOT BE MORE THAN 6FEET IN LENGTH
3. FLEXIBLE CLOTHES DRYER TRANSITION DUCTS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION
4. SECONDARY LINT TRAP IS REQUIRED ONLY WHEN DRYER BOOSTER FAN IS INSTALLED LESS THAN 15FEET A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH



DRYER EXHAUST DETAIL | N.T.S. | 9



IN-LINE FAN DETAIL | N.T.S. | 6



WALL MOUNTED FAN COIL INSTALLATION | N.T.S. | 3

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Fullerton, CA 92831
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MEP:
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Woodland Hills, CA 91367
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WEB: www.an-dg.com

OWNER:
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Los Angeles, CA 90094
kjwnkins@seachane-re.com

PROJECT:
38-UNIT MULTIFAMILY BUILDING

6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/14/2025	LADBS P.C.

ISSUE	DATE	DESCRIPTION

STAMP

REGISTERED PROFESSIONAL ENGINEER ARASH NOZARI No. M-34638 EXP. 12-31-25 MECHANICAL STATE OF CALIFORNIA

DRAWING TITLE
MECHANICAL DETAILS

M3.1

6575 FOUNTAIN

PFQ97HSPVDS

GE Profile™ 4.8 cu. ft. Capacity UltraFast Combo with Ventless Heat Pump Technology Washer/Dryer

DIMENSIONS AND INSTALLATION INFORMATION (IN INCHES)

ELECTRIC RATING	
120V	11.0A, 60Hz

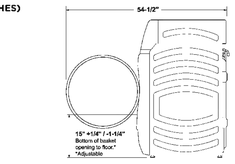
INSTALLATION INFORMATION: For complete information, see installation instructions packed with your Combo.

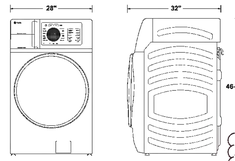
CIRCUIT REQUIREMENTS: An individual, properly grounded branch circuit, protected by a 15-amp circuit breaker or a time-delay fuse, is required.

NOTE: Combo wall outlet must be located within 36" of service cord entry and accessible when combo is mounted in position.

INCLUDED POWER CORD LENGTH - Up to 66"

INCLUDED DRAIN HOSE LENGTH - Up to 60"





Listed by Underwriters Laboratories

Specification Created 9/23

GE APPLIANCES

For answers to your Monogram, Café™, GE Profile™ or GE Appliances product questions, visit our website at geappliances.com or call GE Answer Center® Service, 800.626.2000.

PFQ97HSPVDS

GE Profile™ 4.8 cu. ft. Capacity UltraFast Combo with Ventless Heat Pump Technology Washer/Dryer

ALCOVE OR CLOSET INSTALLATION:
- Approved for closet installation. Closet doors must be louvered or otherwise ventilated and have at least 60 square inches (387.1 cm2) of open area.

-No Venting Required.

- Minimum clearances between Combo cabinet and adjacent walls or other surfaces are: 0" all sides and top.*

MINIMUM CLEARANCE OTHER THAN ALCOVE OR CLOSET INSTALLATIONS:
- Minimum clearances to combustible surfaces 0" all sides and top.*

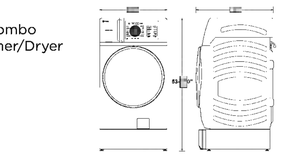
WEIGHT
- Carton weight 323 lbs
- Product weight 302 lbs

ACCESSORIES**

GFR0728PTDS	7" Right-Height™ Riser/Carbon Graphite
WX14X10011	Washer Hoses – 6' Stainless Steel 90° Elbows, 2-pack
PM14X10002	Washer Hoses – 4' Rubber, 2-pack
WH1X2267	Washer Hoses – Filter Screen, 1-per
WH4X36697	Washer Hose – Unicoupler (sink faucet hook-up)
WX14X10014	1' Hose Splitter 2-way (Short Hose with Y-Adapter)
WH49X316	Drain Hose Extension Kit – Approx. 44"
GFAPC120V	4-Prong 240V to 120V Plug Adapter
PM14X10056	Filter - Appliance Brush Set (Internal Area of Combo)
WH01X35719	Filter Foam Pad
WX08X10070	4" Duct Vent Cap
WR97X27706	Touch-Up Paint – 0.6 oz
PM7X2	Floor Plan – Low-Profile Pan with Drain (White)

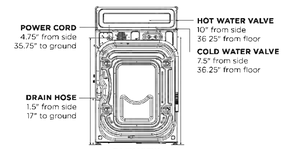
WARRANTY

Labor Warranty	Limited 1-year entire appliance
Parts Warranty	Limited 1-year entire appliance Limited 5-year sealed system Limited 10-year motor



RISER DIMENSIONS (IN INCHES)
GFR0728PTDS - CARBON GRAPHITE

This optional 7" riser raises the door opening and height of the Combo unit. On a riser this unit is no longer ADA compliant. Not suggested for installation on a 16" pedestal.



*For improved performance, a 1/2" clearance is suggested on each side.
**Accessories sold separately.

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Specification Created 9/23

PFQ97HSPVDS

GE Profile™ 4.8 cu. ft. Capacity UltraFast Combo with Ventless Heat Pump Technology Washer/Dryer

FEATURES AND BENEFITS

2-in-1 Washer/Dryer - Wash & Dry a large load of laundry in about 2 hours without the hassle of transferring clothes from the washer to the dryer.*

High-Airflow Ventless Drying System - Recirculated high-speed filtered airflow lets you gently dry activewear, denim and other delicate items so you don't have to hang dry.

Easy Installation & Space-Saving Solutions - Rethink your laundry space and location with a 120V, all-in-one Ventless Combo design that takes up half the space of two separate units.

Greater Energy Savings - 50% more energy efficient dryer** with Ventless Heat Pump.

Adaptive SmartDispense™ Technology - Save time and effort with an intelligent dispenser that holds enough detergent and softener for up to 32 loads. Plus, scan the barcode on the detergent or softener bottle with the SmartHQ™ app and the washer will dispense the right amount based on the type of product used.

Pet Hair Removal - Offers a unique, sustainable solution for pet hair removal. By using filtered high-speed air before the wash cycle, the Combo requires 65%* less water and 50%* less energy than other laundry systems, as it effectively vacuums and captures dry pet hair in the EZ Access two-stage lint filter.

Microban™ Antimicrobial Technology - Provides antimicrobial protection on the gasket, dispenser, and drawing system, to help prevent odors and ensuring your Combo stays fresh and clean load after load.

Smart Features Powered by SmartHQ™ - When connected to the SmartHQ™ app, the Combo allows you to select detergents, download specialty cycles, receive cycle status notifications, and initiate updates.

Large Wash Capacity - Large, 4.8-cu.-ft. capacity lets you clean large sized loads, even clean a king-size comforter.

Limited Warranty - Rest assured knowing your unit is backed by a 10-year limited warranty on the motor and a 5-year limited warranty on the sealed drying system.

EZ Access Lint Filter System - An exclusive, easy-to-reach lint filter system allows you to remove lint and micro particles, ensuring your Combo operates at the highest levels of efficiency.

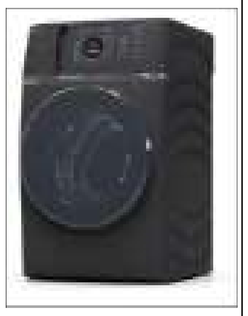
Sanitize with Oxi - Remove 99% of bacteria with a dedicated cycle that uses an Oxi additive to boost your detergent's cleaning power, while keeping fabrics looking and feeling their best.

Eco Cool™ Cycle - Save energy with a specially designed cold-water wash and efficient Dry cycle that delivers comparable cleaning performance to the normal warm water wash cycle

My Setting - Store preferred wash and dry cycle settings for later use, maximize time and alleviate adjusting cycle preferences with every load. Cycle preferences are stored, selected and deselected with a touch of a button; a heart symbol appears to indicate the setting has been stored and in-use.

Dewrinkle - Dewrinkle helps save time by minimizing ironing. If clothes are slightly wrinkled from sitting in the dryer too long, this setting helps remove wrinkles from 1-8 garments with steam vapor for approximately 35 minutes during the dry cycle.

Wrinkle Care - Prevents wrinkles by extending the tumble without heat.



* Based on completing the Normal Wash + Dry cycle with Eco Dry on using a 10- b DOE or Mixed Load in about 2 hours. See Use & Care Manual for details.

** Efficiency rating as compared to the requirements for ENERGY STAR qua ification for standard electric dryers.

Specification Created 9/23

POTTORFF®

1½ hour • **UL class 1** — combination fire smoke damper round blade

model **FSD-125R**

Application

The FSD-125R combination fire smoke damper employs a single round blade for point-of-origin control of fire and smoke in static and dynamic smoke management systems. This unique damper comes standard with mounting plates for interface to round or square openings in masonry, metal stud, or wood stud assemblies and is ideal for all round duct applications. The FSD-125R, standard construction, is qualified to 2000 fpm (10.2 m/s) and 4 in. wg. (1.0 kPa) at 250° F (121°C). Optional construction is qualified to 3000 fpm (15.3 m/s) and 4 in.wg. (1.0 kPa) at 350° F (177°C) and may be installed in vertical walls or partitions, or horizontally in floors or assemblies with fire resistance ratings up to 2 hours.

Standard Construction

Sleeve/Frame: Integral 16" x 20 gauge (406 x 1.0) galvanized steel with reinforcing beads.

Retaining Plates: Dual sided system suitable for round or square penetrations.

Blade: 14 gauge (2.0) equivalent galvanized steel — round.

Axles: ½" (13) diameter plated steel, D<8" (203), ½" (19), D>8" (203).

Linkage: In the air-stream.

Bearings: Bronze oilite, sleeve-type.

Seal: Silicone blade edge seal.

Actuator: 120 VAC, power-open, spring-close, external mount.

Fire Closure Device: HS-10 (electric actuators)
PSV (pneumatic actuators)

Fire Closure Temperature: 165°F (75°C).

Minimum Size: 6" Ø (152 Ø)

Maximum Size: 24" Ø (610 Ø)

Options

☐ Alternate actuator:
☐ 24 VAC ☐ 230 VAC ☐ Pneumatic

☐ DRS-30 — Two temperature fire closure device. (Includes actuator with auxiliary switches)

☐ Alternate sleeve/frame length:
☐ 20" (508) ☐ 24" (610)

☐ Single-sided mounting plate.

☐ Duct access door factory mounted to sleeve/frame.

☐ Alternate fire closure temperature:
☐ 212°F (100°C) ☐ 250°F (121°C)
☐ 350°F (177°C)

☐ Remote control stations:
☐ RCP-1 (single) ☐ RCP-1K (single, key controlled)
☐ RCP-1M (single, momentary switch)

☐ Type - 304 stainless steel construction.

Ratings

UL 555 Fire Resistance Rating: 1½ hour (vertical and horizontal)

UL 555S Leakage Class: 1 [8 cfm/sq.ft. @ 4 in.wg.] [(0.04 m³/s/m² @ 1.0 kPa)]

Maximum Dynamic Closure Velocity: 3,000 fpm (15.3 m/s)

Maximum UL555S Rated Pressure: 4 in.wg. (1.0 kPa)

Maximum Temperature: 350°F (177°C)

Listings

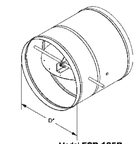
UL 555 and 555S listing: R11767

CSFM listing: 3225-0368:112 and 3230-0368:113

New York City MEA listing: 295-98-E

Meets NFPA Standards: 90A, 92A, 92B and 101

Meets Building Code Standards: IBC, NBC, NFPA, SBC and UBC



Fire Smoke Damper FSD125R (10) August 2011

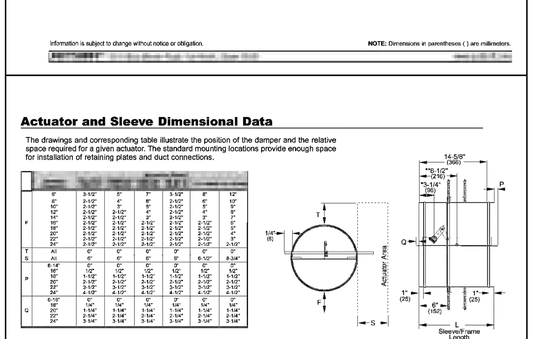
Information is subject to change without notice or obligation.

NOTE: Dimensions in parentheses ( ) are millimeters.

Actuator and Sleeve Dimensional Data

The drawings and corresponding table illustrate the position of the damper and the relative space required for a given actuator. The standard mounting locations provide enough space for installation of retaining plates and duct connections.

P	6"	3-1/2"	5"	7"	3-1/2"	8"	12"
	8"	2-1/2"	4"	6"	2-1/2"	6"	10"
	10"	2-1/2"	3-1/2"	5"	2-1/2"	5"	8"
	12"	2-1/2"	3-1/2"	4"	2-1/2"	4"	6"
	14"	2-1/2"	3-1/2"	3"	2-1/2"	3"	7"
	16"	2-1/2"	2-1/2"	2-1/2"	2-1/2"	2-1/2"	5"
	18"	2-1/2"	2-1/2"	2-1/2"	2-1/2"	2-1/2"	4"
	20"	2-1/2"	2-1/2"	2-1/2"	2-1/2"	2-1/2"	3"
	22"	2-1/2"	2-1/2"	2-1/2"	2-1/2"	2-1/2"	2-1/2"
	24"	2-1/2"	2-1/2"	2-1/2"	2-1/2"	2-1/2"	2-1/2"
T	All	6"	6"	6"	9"	6"	9"
S	All	6"	6"	6"	9"	6-1/2"	8-3/4"
P	6-1/4"	0"	0"	0"	0"	0"	0"
	18"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
	20"	2-1/2"	2-1/2"	2-1/2"	2-1/2"	2-1/2"	2-1/2"
	22"	3-1/2"	3-1/2"	3-1/2"	3-1/2"	3-1/2"	3-1/2"
	24"	4-1/2"	4-1/2"	4-1/2"	4-1/2"	4-1/2"	4-1/2"
Q	6-1/2"	5"	5"	5"	9"	5"	9"
	18"	1-1/4"	1-1/4"	1-1/4"	1-1/4"	1-1/4"	1-1/4"
	20"	2-1/4"	2-1/4"	2-1/4"	2-1/4"	2-1/4"	2-1/4"
	24"	3-1/4"	3-1/4"	3-1/4"	3-1/4"	3-1/4"	3-1/4"

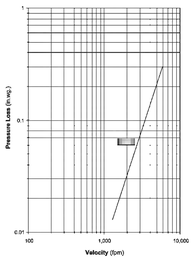
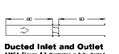


*3-3/4" (95) D<8"(203)
**8-5/8" (219) D>8"(203)

NOTE:
1. Standard length "L" = wall/floor thickness + 10" (254). Standard sleeve length "L" = 16" (406).
2. The entire damper sleeve/frame is not required to be installed within the wall, partition or floor. However, the closed plane of the damper blade must be inside the wall, partition or floor.
3. Dimensions for MLA115MLB115 apply to MS4209MS8209.
4. See Installation Instructions for complete installation details.

Pressure Drop Performance Data

Pressure drop testing was performed in accordance with AMCA Standard 500-D. All data has been corrected to represent air density of 0.075 lb/ft. Actual pressure drop in any ducted HVAC system is a combination of many elements. This information, along with analysis of other system influences, should be used to estimate actual pressure losses for a damper installed in a given HVAC system.



Ducted Inlet and Outlet
AMCA Figure 5.3 Illustrates a fully ducted damper. This configuration represents the lowest pressure drop because entrance and exit losses are minimized by straight duct runs upstream and downstream of the damper.

Fire Smoke Damper FSD125R (10) August 2011

Information is subject to change without notice or obligation.

NOTE: Dimensions in parentheses ( ) are millimeters.

POTTORFF®

Application

The FSD-142 combination fire smoke damper employs triple-V blades for point-of-origin control of fire and smoke in static and dynamic smoke management systems. The FSD-142 is qualified to 2,500 ft/min (10.2 m/s) and 4 in.wg. (1.0 kPa) and may be installed in vertical walls or partitions, or horizontally in floors or assemblies with fire resistance ratings up to 2 hours.

Standard Construction

Frame: 5" x 1" (127 x 25) galvanized steel hat channel with interlocking corner gusset. Equivalent to 13 gauge (2.4) channel frame. Low profile head and sill are used on sizes less than 13" (330) high.

Blades: 6" x 16 gauge (152 x 1.6) galvanized steel — triple-V.

Sleeve: 16" x 20 gauge (406 x 1.0) galvanized steel.

Axles: ½" (13) diameter plated steel hex.

Linkage: Concealed in frame.

Bearings: Stainless steel oilite, sleeve-type.

Seals: Silicone blade edge seals and flexible metal jamb seals.

Actuator: 120 VAC, power-open, spring-close, external mount.

Fire Closure Device: HS-10 (electric actuators)
PSV (pneumatic actuators)

Fire Closure Temperature: 165°F (75°C).

Minimum Size: 6" x 6" (152 x 152)

Maximum Size: Single section: 36" x 48" (914 x 1219)
Vertical mount: 144" x 96" (3658 x 2438)
Horizontal mount: 108" x 48" (2743 x 1219)
Stainless steel (vertical/horizontal): 36" x 48" (914 x 1219)

Options

☐ Alternate actuator:
☐ Internal mount (actuator in air-stream).
☐ 24 VAC ☐ 24 VDC** ☐ 230 VAC ☐ Pneumatic

☐ DRS-30 — Two temperature fire closure device. (Includes PI-50 switch package)

☐ PI-50 — Dual position indicator switch package.

☐ Alternate factory installed sleeve:
Gauge: ☐ 18 (1.3) ☐ 16 (1.6) ☐ 14 (2.0) ☐ 10 (3.5)
Length: ☐ 20" (508) ☐ 24" (610) ☐ Other ____
☐ Side Plate ☐ No Sleeve (Actuator must be internally mounted)

☐ Transitions: ☐ Flanged
☐ Round ☐ Oval
☐ Duct connections: ☐ 1" (25) S-dip
☐ DM25 ☐ DM35 ☐ S & Drive ☐ Ward

☐ Retaining angle systems:
Gauge: ☐ 20 (1.0) ☐ 16 (1.6)
Picture frame: ☐ SSPF (single-side) ☐ DSPF (2-sided)
Individual angle sets: ☐ SS (single-side) ☐ DS (2-sided)

☐ Alternate fire closure temperature:
☐ 212°F (100°C) ☐ 250°F (121°C)
☐ 350°F (177°C)

☐ Duct smoke detector factory mounted and wired:
☐ D4120 (100-4,000 fpm [0.5-20.3 m/s])
☐ 2151 (0-3,000 fpm [0-15.2 m/s])

☐ Duct access door factory mounted in common sleeve.

☐ Remote control stations:
☐ RCP-1 (single) ☐ RCP-1K (single, key controlled)
☐ RCP-1M (single, momentary switch)

☐ Generic mullion for oversized masonry or concrete wall openings.

☐ Type-304 stainless steel construction.

** Maximum Temperature: 250°F (121°C)

Ratings

UL 555 Fire Resistance Rating: 1½ hour (vertical and horizontal)

UL 555S Leakage Class: 2 [20 cfm/sq.ft. @ 4 in.wg.] [(0.10 m³/s/m² @ 1.0 kPa)]

UL HNLJ.V-5: Ventilation Duct Assemblies

Maximum Dynamic Closure Velocity: 2,000 fpm (10.2 m/s)

Maximum UL555S Rated Pressure: 4 in.wg. (1.0 kPa)

Maximum Temperature: 350°F (177°C)

Listings

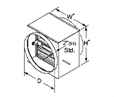
UL 555 and 555S listing: R11767

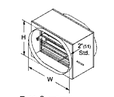
CSFM listing: 3225-0368:110 and 3230-0368:111

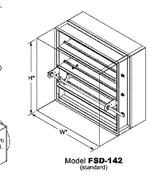
New York City MEA listing: 295-98-E

Meets NFPA Standards: 90A, 92A, 92B and 101

Meets Building Code Standards: IBC, NBC, NFPA, SBC and UBC







*Damper dimensions furnished approximately 1/4" (6) undersize. (sleeve thickness not included)

Air Performance
Potorff certifies that the model FSD-142 shown herein is licensed to bear the AMCA seal. The ratings shown are based on tests and procedures performed in accordance with AMCA publication 511 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA Certified Ratings Seal applies to air performance ratings only.

Fire Smoke Damper FSD142 (07) February 2020

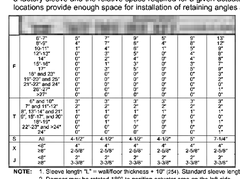
Information is subject to change without notice or obligation.

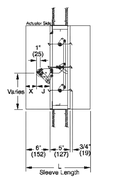
NOTE: Dimensions in parentheses ( ) are millimeters.

Actuator and Sleeve Dimensional Data

The drawings and corresponding table illustrate the position of the damper when mounted in a factory sleeve and the relative space required for a given actuator. The standard mounting locations provide enough space for installation of retaining angles and duct connections.

F	6"-7"	5"	7"	9"	5"	9"	13"
	8"-9"	4"	6"	8"	4"	8"	12"
	10"-11"	3"	5"	7"	3"	7"	11"
	12"-13"	2"	4"	6"	2"	6"	10"
	14"	1"	3"	5"	1"	5"	9"
	15"	1"	3"	5"	1"	5"	9"
	16" and 17"	1"	3"	5"	1"	5"	9"
	18"-20" and 22"	1"	3"	5"	1"	5"	9"
	24"-26" and 28"	1"	3"	5"	1"	5"	9"
	30"-32"	1"	3"	5"	1"	5"	9"
	34"	1"	3"	5"	1"	5"	9"
S	All	4-1/2"	4-1/2"	4-1/2"	3"	7-1/4"	
X	<6"	4"	4"	4"	4"	4"	4"
X	6"-24"	2-5/8"	2-5/8"	2-5/8"	2-5/8"	2-5/8"	2-5/8"
Z	<6"	2"	3-3/8"	3-3/8"	3-3/8"	3-3/8"	3-3/8"
Z	6"-24"	3-3/8"	3-3/8"	3-3/8"	3-3/8"	3-3/8"	3-3/8"

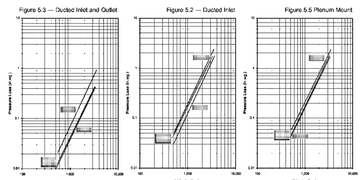




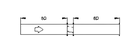
NOTE:
1. Sleeve length "L" = wall/floor thickness + 10" (254). Standard sleeve length "L" = 16" (406).
2. Damper may be rotated 180° to position actuator area on the left side.
3. The entire damper frame is not required to be installed within the wall, partition or floor. However, the closed plane of the damper blades must be inside the wall, partition or floor.
4. Dimensions for FSXF100 apply to FSYF100.
5. Dimensions for FSNF12GR/SNF24 apply to FSAF12GR/SAF24.
6. Dimensions for MLA115MLB115 apply to MS4209/MS8209.
7. For dimensions on actuators not shown above, contact factory.

Airflow Performance Data

Pressure Loss vs. Velocity



Air Performance
Potorff certifies that the model FSD-142 shown herein is licensed to bear the AMCA seal. The ratings shown are based on tests and procedures performed in accordance with AMCA publication 511 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA Certified Ratings Seal applies to air performance ratings only.

Pressure drop testing was performed in accordance with AMCA Standard 500-D using the three configurations shown. All data has been corrected to represent air density of 0.075 lb/ft. Actual pressure drop in any ducted HVAC system is a combination of many elements. This information, along with analysis of other system influences, should be used to estimate actual pressure losses for a damper installed in a given HVAC system.

Ducted Inlet and Outlet
AMCA Figure 5.3 Illustrates a fully ducted damper. This configuration represents the lowest pressure drop because entrance and exit losses are minimized by straight duct runs upstream and downstream of the damper.

Ducted Inlet
AMCA Figure 5.2 Illustrates a ducted damper introducing air into an open area. This configuration has a lower pressure drop than Figure 5.3 because minimal losses are encountered by a straight duct run upstream of the damper.

Plenum Mount
AMCA Figure 5.5 Illustrates a plenum mounted damper. This configuration has the highest pressure drop because of entrance, high velocity and exit losses due to the sudden changes of area in the system.

Fire Smoke Damper FSD142 (07) February 2020

Information is subject to change without notice or obligation.

NOTE: Dimensions in parentheses ( ) are millimeters.

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ISSUE	DATE	DESCRIPTION
1	08/14/2025	LADBS P.C.

ISSUE	DATE	DESCRIPTION

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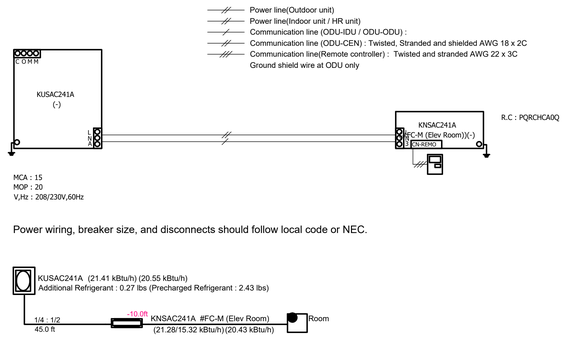
REGISTERED PROFESSIONAL ENGINEER ARASH NAZARI No. M– 34638 EXP. 12-31-25 STATE OF CALIFORNIA

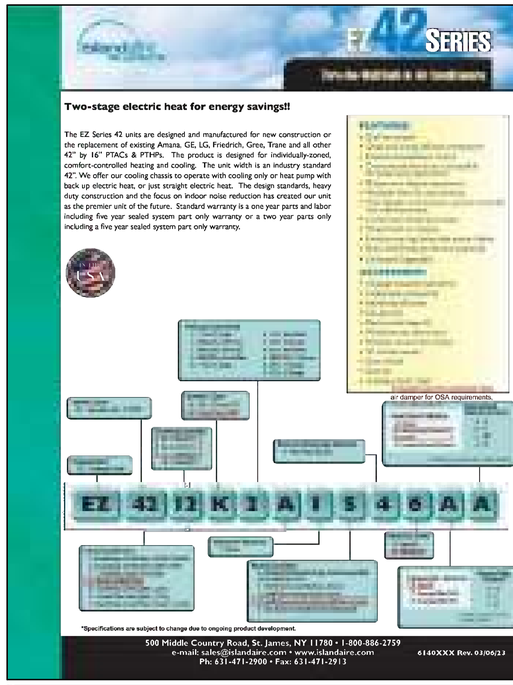
DRAWING TITLE
MECHANICAL DETAILS

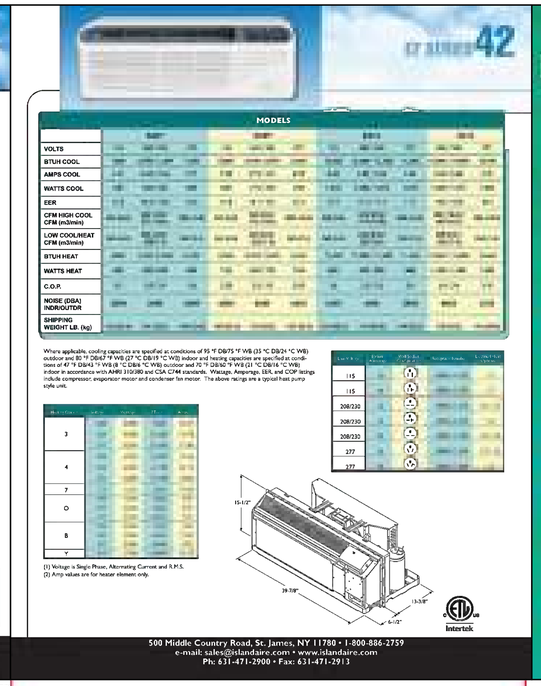
M3.2

6575 FOUNTAIN



PIPING AND WIRING HP–M | N.T.S. | 2





Islandaire *The perfect fit.*

Packaged Terminal Heat Pumps

Intertek 4004987

Model	EZ4207L231S46AA	Part No.	9600003
Rated Volts	208/230V~60Hz,1Ph	Compressor RLA/LRA	2.4/13.4A
Electric shock protection class	I	Condenser motor FLA/HP	0.62A/3/40HP
Indoor discharge air-flow	≥280CFM	Evaporator motor FLA/HP	0.46A/1/25HP
Cooling capacity	7100/7200Btu/h	Min.Circuit Amps	20A
Cooling power input	510/515W	Maximum Overcurrent Protection	20A
Cooling current input	2.6/2.3A	Rated Power Input	700W
EER	13.9/13.9	Rated Current Input	4.0A
Heating capacity	5900/6000Btu/h	Operating pressure (High)	3.4MPa(495PSIG)
Heating power input	420/435W	Operating pressure (Low)	1.6MPa(240PSIG)
Heating current input	2.2/2.0A	Maximum Allowable Pressure	4.3MPa(623PSIG)
COP	4.1/4.0	Outdoor resistance class	IPX4
Weight	45.2kg	Refrigerant	R32/0.5kg(17.6ozs)
Rated electrical heater power input	2820/3440W 2090/2540W 780/940W	Rated electrical heater current input	13.7/15.0A 10.0/11.1A 3.9/4.2A

CONFORMS TO UL STD.60335-1 & UL STD.60335-2-40 CERTIFIED TO CSA STD. C22.2 NO.60335-1 & CSA STD. C22.2 No.60335-2-40

AHRI CERTIFIED® www.ahridirectory.org Packaged Terminal AC AHRI Standard 310/380

A2L

Islandaire *The perfect fit.*

Packaged Terminal Heat Pumps

Intertek 4004987

Model	EZ4212L231S46AA	Part No.	9600005
Rated Volts	208/230V~60Hz,1Ph	Compressor RLA/LRA	4.51/23.9A
Electric shock protection class	I	Condenser motor FLA/HP	0.62A/3/40HP
Indoor discharge air-flow	≥320CFM	Evaporator motor FLA/HP	0.46A/1/25HP
Cooling capacity	12200/12400Btu/h	Min.Circuit Amps	20A
Cooling power input	1015/1035W	Maximum Overcurrent Protection	20A
Cooling current input	5.2/4.8A	Rated Power Input	1500W
EER	12.0/12.0	Rated Current Input	8.2A
Heating capacity	10200/10400Btu/h	Operating pressure (High)	3.4MPa(495PSIG)
Heating power input	840/860W	Operating pressure (Low)	1.6MPa(240PSIG)
Heating current input	4.4/4.2A	Maximum Allowable Pressure	4.3MPa(623PSIG)
COP	3.5/3.5	Outdoor resistance class	IPX4
Weight	50.9kg	Refrigerant	R32/0.61kg(21.5ozs)
Rated electrical heater power input	2820/3440W 2090/2540W 780/940W	Rated electrical heater current input	13.7/15.0A 10.0/11.1A 3.9/4.2A

CONFORMS TO UL STD.60335-1 & UL STD.60335-2-40 CERTIFIED TO CSA STD. C22.2 NO.60335-1 & CSA STD. C22.2 No.60335-2-40

AHRI CERTIFIED® www.ahridirectory.org Packaged Terminal AC AHRI Standard 310/380

A2L

PTAC CUT SHEET | N.T.S. | 1

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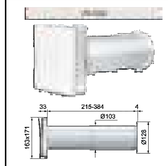
DRAWING TITLE
MECHANICAL DETAILS

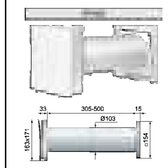
M3.3

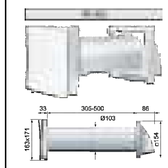
6575 FOUNTAIN

PASSIVE VENTILATION

PS WALL VENT







Description Wall vent is intake ventilation unit for constant ventilation and designed for supplying of fresh air to residential or nonresidential premises. Wall vent can fill the room with fresh air is not opening windows and not letting the dust, street noise, dust to the premises. And also eliminates the leakage of heat in the winter time through an open window or window vent and, thus, reduce the cost of additional heating of the room. You can safely leave the room, tightly closed all the windows and window vents, allowing the wall vent to perform their functions during your absence. Wall vent is installed in the outer wall of premises, cottages, office buildings, etc. above or near a window.

Features Special designed construction of internal grille and air flow regulation provided smooth intake of air flow and its distribution that guarantees lack of draughts. Smooth mixing of warm and cold air in winter time prevents of extra humidity and provides the self-regulation of the climate in premises.

Constuction and design Wall vent consist of 2 ventilation grilles (internal and external) and telescopic pipe.

Internal grille is made of high-quality ABS plastic and supplied with dust filter (G3). It is possible to adjust or close the volume of air flow intake with in-build regulator.

PVC telescope of adjustable length

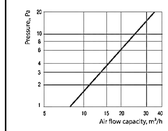
External grille is made of high-quality ABS plastic.

Ventilation Systems, JSC, Kiev, Ukraine,
tel.: +380 44 496 36 25, fax: +380 44 401 62 59
E-mail: export@vents.kiev.ua
www.ventilation-system.com

VENTS®
www.ventilation-system.com
2021-03

Intensity of the air flow

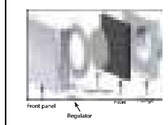
Air flow distribution Construction of internal grille and regulation of the air flow provides the smooth air flow intake and distribution in premises. You can also regulate intensity of the air flow.



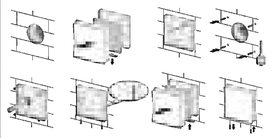
Pressure lost diagram

Air flow distribution at different regulator position

Construction of the internal grille



Installation



Colors of external grille

White
Beige
Grau
Braun

Order code

PS | model | color

10 – internal grille
100 – set with round external grille
101 – set with rectangular external grille
102 – set with external ventilation cowl

White
Grey
Beige
Brown

Packaging: color carton box or PE bag with carton header

Ventilation Systems, JSC, Kiev, Ukraine,
tel.: +380 44 496 36 25, fax: +380 44 401 62 59
E-mail: export@vents.kiev.ua
www.ventilation-system.com

VENTS®
www.ventilation-system.com
2021-03

PS WALL VENT | N.T.S. | 1

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OWNER:
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kjwnkins@seachane-re.com

PROJECT:
38-UNIT MULTIFAMILY BUILDING

6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/14/2025	LADBS P.C.

ISSUE	DATE	DESCRIPTION

STAMP

REGISTERED PROFESSIONAL ENGINEER
ARASH NAZARI
No. M- 34638
EXP: 12-31-25
STATE OF CALIFORNIA

DRAWING TITLE
MECHANICAL DETAILS

M3.3

6575 FOUNTAIN

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 1 of 40)
Project Name: Residential Building	Date Prepared: 2025-08-15

A. General Information

1	Project Name	Residential Building			
2	Run Title	Title 24 Analysis			
3	Project Location	6575 Fountain Ave			
4	City	Los Angeles	5	Standards Version	Compliance 2022
6	Zip code	90028	7	Compliance Software (version)	EnergyPro 9.4
8	Climate Zone	9	9	Building Orientation (deg)	0
10	Building Type(s)	• High-Rise Residential	11	Weather File	LOS-ANGELES-USC_STYP20.epw
12	Project Scope	• New complete scope	13	Number of Dwelling Units	38
14	Total Conditioned Floor Area in Scope (ft^2)	20410	15	Total # of hotel/motel rooms	0
16	Total Unconditioned Floor Area (ft^2)	0	17	Fuel Type	Natural gas
18	Nonresidential Conditioned Floor Area	0	19	Total # of Stories (Habitable Above Grade)	5
20	Residential Conditioned Floor Area	20410			

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 2 of 40)

B. PROJECT SUMMARY

Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within the permit application.

Building Components Complying via Performance					Building Components Complying Prescriptively	
Envelope (See Table G)	Nonres	Not Included	Solar Thermal Water Heating (See Table I3)	☐ Performance	The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).	
	MultiFam	Performance		☒ Not Included		
Mechanical (See Table H)	Nonres	Not Included	Covered Process: Commercial Kitchens (see Table J)	☐ Performance	Indoor Lighting (Unconditioned) 140.6 & 170.2(e)	NRCC-LTI-E is required
	MultiFam	Performance		☒ Not Included	Outdoor Lighting 140.7 & 170.2(e)	NRCC-LTO-E is required
Domestic Hot Water (See Table I)	Nonres	Not Included	Covered Process: Laboratory Exhaust (see Table J)	☐ Performance	Sign Lighting 140.8 & 170.2(e)	NRCC-LTS-E is required
	MultiFam	Performance		☒ Not Included	**Building Components Complying with Mandatory Measures**	
Lighting (Indoor Conditioned, see Table K)	Nonres	Not Included	Photovoltaics (see Table F)	☐ Performance	Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should be documented on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E.)	
	MultiFam	Performance		☒ Not Included	Electrical Power Distribution 110.11	NRCC-ELC-E is required
			Battery (see Table F)	☐ Performance	Commissioning 120.8	NRCC-CXR-E is required
				☒ Not Included	Solar and Battery 110.10	NRCC-SAB-E is required

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 3 of 40)

C1. COMPLIANCE SUMMARY

COMPLIES[1]			
	Time Dependent Valuaton (TDV)		Source Energy Use
	Efficiency[1] (kBtu/ft^2 - yr)	Total[2] (kBtu/ft^2 - yr)	Total[2] (kBtu/ft^2 - yr)
Standard Design	96.48	96.48	16.59
Proposed Design	91.57	91.57	15.27
Compliance Margins	**4.91**	**4.91**	**1.32**
	Pass	**Pass**	**Pass**

[1] Efficiency measures include improvements like a better building envelope and more efficient equipment
[2] Compliance Totals include efficiency, photovoltaics and batteries
[3] New Construction, Complete Addition Scope: Building complies when all efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded
Existing, Addition and Alteration Scope: Building complies when efficiency compliance margin is greater than or equal to zero and unmet load hour limits are not exceeded

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 4 of 40)

C2. TDV ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft^2 - yr)

COMPLIES[2]			
Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Space Heating	0.02	0.23	-0.21
Space Cooling	22.49	28.53	-6.04
Indoor Fans	14.68	9.44	5.24
Heat Rejection	0	0	0
Pumps & Misc.	0.12	0	0.12
Domestic Hot Water	59.17	53.37	5.8
Indoor Lighting	0	0	0
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**96.48**	**91.57**	**4.91 (5.1%)**
Photovoltaics	---	---	---
Batteries	---	---	---
TOTAL COMPLIANCE	**96.48**	**91.57**	**4.91 (5.1%)**

[1] Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 5 of 40)

C3. TDV ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]

Non-Regulated Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Receptacle	68.38	68.38	---
Process	75.83	75.6	0.23
Other Ltg	10.62	10.62	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**251.31**	**246.17**	**5.14 (2%)**

[1] Notes: This table is not used for Energy Code Compliance.

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 6 of 40)

C4. SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual SOURCE Energy Use, kBtu/ft^2 /yr)

COMPLIES[2]			
Energy Component	Standard Design (SOURCE)	Proposed Design (SOURCE)	Compliance Margin (SOURCE)[1]
Space Heating	0	0.03	-0.03
Space Cooling	1.05	1.35	-0.3
Indoor Fans	1.16	0.9	0.26
Heat Rejection	0	0	0
Pumps & Misc.	0.02	0	0.02
Domestic Hot Water	14.36	12.99	1.37
Indoor Lighting	0	0	0
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**16.59**	**15.27**	**1.32 (8%)**
Photovoltaics	---	---	---
Batteries	---	---	---
TOTAL COMPLIANCE	**16.59**	**15.27**	**1.32 (8%)**

[1] Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 7 of 40)

C5. SOURCE ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]

Non-Regulated Energy Component	Standard Design (SOURCE)	Proposed Design (SOURCE)	Compliance Margin (SOURCE)[1]
Receptacle	6.72	6.72	---
Process	6.41	6.38	0.03
Other Ltg	1.13	1.13	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**30.85**	**29.5**	**1.35 (4.4%)**

[1] Notes: This table is not used for Energy Code Compliance.

C6. 'ABOVE CODE' QUALIFICATIONS

☐ This project is pursuing CalGreen Tier 1 ☐ This project is pursuing CalGreen Tier 2

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 8 of 40)

C7. ENERGY USE SUMMARY

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	0	0.2	-0.2	---	---	---
Space Cooling	12.5	14.9	-2.4	---	---	---
Indoor Fans	10.2	7.2	3	---	---	---
Heat Rejection	---	---	---	---	---	---
Pumps & Misc.	0.1	---	---	---	---	---
Domestic Hot Water	0.5	0.4	0.1	338.2	305.8	32.4
Indoor Lighting	---	---	---	---	---	---
Flexibility	---	---	---	---	---	---
EFFICIENCY TOTAL	**23.3**	**22.7**	**0.6**	**338.2**	**305.8**	**32.4**
Photovoltaics	---	---	---	---	---	---
Batteries	---	---	---	---	---	---
ENERGY USE SUBTOTAL	**23.3**	**22.7**	**0.6**	**338.2**	**305.8**	**32.4**
Receptacle	50.7	50.7	0	---	---	---
Process	58.5	58.3	0.2	---	---	---
Other Ltg	7.4	7.4	0	---	---	---
Process Motors	---	---	---	---	---	---
ENERGY USE TOTAL	**139.9**	**139.1**	**0.8**	**338.2**	**305.8**	**32.4**

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 9 of 40)

C8. ENERGY USE INTENSITY (EUI)

	Standard Design (kBtu/ft^2 / yr)	Proposed Design (kBtu/ft^2 / yr)	Margin (kBtu/ft^2 / yr)	Margin Percentage
GROSS EUI[1]	39.96	38.24	1.72	4.3
NET EUI[1]	39.96	38.24	1.72	4.3

[1] Notes: Gross EUI is Energy Use Total (not including PV)/Total Building Area. Net EUI is Energy Use Total (including PV)/Total Building Area.

D1. EXCEPTIONAL CONDITIONS

• Required minimum PV capacity limited by SARA.

D2. MULTIFAMILY REQUIRED SPECIAL FEATURES

• Indoor air quality, balanced fan
• IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual
• IAQ Ventilation System: fault indicator display
• Cool roof
• Multifamily: Recirculating with no control (continuous pumping)

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kjwnkins@seachane-re.com

PROJECT:
38-UNIT MULTIFAMILY BUILDING
6575 Fountain Avenue
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ISSUE	DATE	DESCRIPTION
1	08/14/2025	LADBS P.C.

ISSUE	DATE	DESCRIPTION

STAMP
REGISTERED PROFESSIONAL ENGINEER ARASH NAZARI No. M-34638 EXP. 12-31-25 CIVIL STATE OF CALIFORNIA

DRAWING TITLE
TITLE 24 COMPLIANCE FORMS

M4.1

6575 FOUNTAIN

F3. DWELLING UNIT INFORMATION

01	02	03	04
Dwelling Unit Name	Dwelling Unit Type	Zone	Zone Group Multiplier
DDU-1-(1/6)	DU-1	S-1-1st FLOOR	1
DDU-1-(2/6)	DU-1	S-1-1st FLOOR	1
DDU-1-(3/6)	DU-1	S-1-1st FLOOR	1
DDU-1-(4/6)	DU-1	S-1-1st FLOOR	1
DDU-1-(5/6)	DU-1	S-1-1st FLOOR	1
DDU-1-(6/6)	DU-1	S-1-1st FLOOR	1
DDU-2-(1/8)	DU-2	S-2-2nd FLOOR	1
DDU-2-(2/8)	DU-2	S-2-2nd FLOOR	1
DDU-2-(3/8)	DU-2	S-2-2nd FLOOR	1
DDU-2-(4/8)	DU-2	S-2-2nd FLOOR	1
DDU-2-(5/8)	DU-2	S-2-2nd FLOOR	1
DDU-2-(6/8)	DU-2	S-2-2nd FLOOR	1
DDU-2-(7/8)	DU-2	S-2-2nd FLOOR	1
DDU-2-(8/8)	DU-2	S-2-2nd FLOOR	1
DDU-3-(1/8)	DU-3	S-3-3rd FLOOR	1
DDU-3-(2/8)	DU-3	S-3-3rd FLOOR	1
DDU-3-(3/8)	DU-3	S-3-3rd FLOOR	1
DDU-3-(4/8)	DU-3	S-3-3rd FLOOR	1
DDU-3-(5/8)	DU-3	S-3-3rd FLOOR	1
DDU-3-(6/8)	DU-3	S-3-3rd FLOOR	1
DDU-3-(7/8)	DU-3	S-3-3rd FLOOR	1
DDU-3-(8/8)	DU-3	S-3-3rd FLOOR	1
DDU-4-(1/8)	DU-4	S-4-4th FLOOR	1
DDU-4-(2/8)	DU-4	S-4-4th FLOOR	1
DDU-4-(3/8)	DU-4	S-4-4th FLOOR	1
DDU-4-(4/8)	DU-4	S-4-4th FLOOR	1

F3. DWELLING UNIT INFORMATION

01	02	03	04
Dwelling Unit Name	Dwelling Unit Type	Zone	Zone Group Multiplier
DDU-4-(5/8)	DU-4	S-4-4th FLOOR	1
DDU-4-(6/8)	DU-4	S-4-4th FLOOR	1
DDU-4-(7/8)	DU-4	S-4-4th FLOOR	1
DDU-4-(8/8)	DU-4	S-4-4th FLOOR	1
DDU-5-(1/8)	DU-5	S-5-5th FLOOR	1
DDU-5-(2/8)	DU-5	S-5-5th FLOOR	1
DDU-5-(3/8)	DU-5	S-5-5th FLOOR	1
DDU-5-(4/8)	DU-5	S-5-5th FLOOR	1
DDU-5-(5/8)	DU-5	S-5-5th FLOOR	1
DDU-5-(6/8)	DU-5	S-5-5th FLOOR	1
DDU-5-(7/8)	DU-5	S-5-5th FLOOR	1
DDU-5-(8/8)	DU-5	S-5-5th FLOOR	1

F4. DWELLING UNIT TYPES

01	02	03	04	05	06	07
Name	CFA (ft²)	Number of Bedrooms	Number in Building	Space Conditioning Systems Assigned	DHW System Name	IAQ Vent Fan Name
DU-1	680.33	1	6	DU-1 | :Heat Pump System 1:::2:3	MF0-Raypak XFIIRE 300B1	Default Minimum Balanced IAQ Fan
DU-2	510.25	1	8	DU-2 | :Heat Pump System 2:::2:3	MF0-Raypak XFIIRE 300B1	Default Minimum Balanced IAQ Fan
DU-3	510.25	1	8	DU-3 | :Heat Pump System 3:::2:3	MF0-Raypak XFIIRE 300B1	Default Minimum Balanced IAQ Fan
DU-4	510.25	1	8	DU-4 | :Heat Pump System 4:::2:3	MF0-Raypak XFIIRE 300B1	Default Minimum Balanced IAQ Fan
DU-5	510.25	1	8	DU-5 | :Heat Pump System 5:::2:3	MF0-Raypak XFIIRE 300B1	Default Minimum Balanced IAQ Fan

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

01	02	03	04
Opaque Surfaces & Orientation	Total Gross Surface Area (ft²)	Total Fenestration Area (ft²)	Window to Wall Ratio (%)
North-Facing[1]	1800	365	20.28
East-Facing[2]	5900	937.5	15.89
South-Facing[3]	1800	767.5	42.64
West-Facing[4]	5900	847.5	14.36
Total	**15400**	**2917.5**	**18.94**
Roof	4082	0	0

Notes
[1]North-Facing is oriented to within 45 degrees of true north, including 45 00'00" east of north (NE), but excluding 45 00'00" west of north (NW),
[2]East-Facing is oriented to within 45 degrees of true east, including 45 00'00" south of east (SE), but excluding 45 00'00" north of east (NE),
[3]South-Facing is oriented to within 45 degrees of true south, including 45 00'00" west of south (SW), but excluding 45 00'00" east of south (SE),
[4]West-Facing is oriented to within 45 degrees of true west, including 45 00'00" north of west (NW), but excluding 45 00'00" south of west (SW),

G2B. ROOFING PRODUCT SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06
Name	Roof Pitch	Roof Rise (x in 12)	Aged Solar Reflectance	Thermal Emittance	SRI
Roof	Low slope	0	0.45	0.85	N/A

G5. OPAQUE SURFACE ASSEMBLY SUMMARY

01	02	03	04	05	06		07	08	09	10
Surface Name	Construction Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value Interior	Continuous R-Value Exterior	Units	Value	Description of Assembly Layers	Status[1]
R-19 Wall	Exterior Walls	15,400	Wood Framed Wall	19	0	0	U-factor	0.0719	Inside Finish: Gypsum Board Cavity / Frame: R-19 / 2x6 Exterior Finish: 3 Coat Stucco	N
R-19 Floor-int	Interior Floors	16,328	Wood Framed Floor	18	0	0	U-factor	0.0492	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Ceiling Below Finish: Gypsum Board	N
R-38 Roof	Cathedral Ceilings	4,082	Wood Framed Ceiling	38	0	0	U-factor	0.03	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board	N

[1] Status: N - New, A - Altered, E - Existing

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft²)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
Window D	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall	270	1	22.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window F	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall	270	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Glass Door F	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall	270	1	48	0.41	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall	270	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window F 2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall	270	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window F 3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall	270	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window F 4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall	270	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N

[1] Status: N - New, A - Altered, E - Existing

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft²)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
Window B 2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall	270	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall	270	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall	270	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window K	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall	180	1	42	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window F 5	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall	180	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window K 2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall	180	1	42	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window E	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall	180	1	8	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N

[1] Status: N - New, A - Altered, E - Existing

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft²)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
Glass Door C	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall	180	1	48	0.41	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window C	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall	0	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window H	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall	0	1	10	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 5	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall	0	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window A	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall	0	1	27	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 6	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall	0	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 7	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N

[1] Status: N - New, A - Altered, E - Existing

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft²)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
Window B 8	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 9	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 10	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 11	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 12	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window H 2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall	90	1	10	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window H 3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall	90	1	10	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N

[1] Status: N - New, A - Altered, E - Existing

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft²)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
Window J	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall	90	1	16	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window G	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall	90	1	42	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window G 2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall	90	1	42	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 13	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 2	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 14	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 2	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 15	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 2	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 16	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 2	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N

[1] Status: N - New, A - Altered, E - Existing

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DRAWING TITLE
TITLE 24 COMPLIANCE FORMS

M4.2

6575 FOUNTAIN

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft^2)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
Window B 17	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 2	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 18	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 2	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window H 4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 2	90	1	10	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window H 5	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 2	90	1	10	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window J 2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 2	90	1	16	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window G 3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 2	90	1	42	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window G 4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 2	90	1	42	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft^2)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
Window C 2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 2	0	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window H 6	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 2	0	1	10	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 19	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 2	0	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window A 2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 2	0	1	27	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 20	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 2	0	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window K 3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 2	180	1	42	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window F 6	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 2	180	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft^2)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
Window K 4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 2	180	1	42	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window E 2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 2	180	1	8	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Glass Door C 2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 2	180	1	48	0.41	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window D 2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 2	270	1	22.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window F 7	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 2	270	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Glass Door F 2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 2	270	1	48	0.41	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 21	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 2	270	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N

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G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft^2)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
Window F 8	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 2	270	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window F 9	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 2	270	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window F 10	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 2	270	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 22	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 2	270	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 23	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 2	270	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 24	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 2	270	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 25	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 3	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N

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G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft^2)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
Window B 26	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 3	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 27	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 3	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 28	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 3	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 29	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 3	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 30	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 3	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window H 7	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 3	90	1	10	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window H 8	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 3	90	1	10	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N

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G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft^2)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
Window J 3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 3	90	1	16	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window G 5	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 3	90	1	42	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window G 6	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 3	90	1	42	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window C 3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 3	0	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window H 9	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 3	0	1	10	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 31	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 3	0	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window A 3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 3	0	1	27	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N

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G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft^2)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
Window B 32	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 3	0	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window K 5	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 3	180	1	42	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window F 11	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 3	180	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window K 6	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 3	180	1	42	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window E 3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 3	180	1	8	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Glass Door C 3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 3	180	1	48	0.41	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window D 3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 3	270	1	22.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft^2)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
Window F 12	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 3	270	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Glass Door F 3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 3	270	1	48	0.41	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 33	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 3	270	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window F 13	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 3	270	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window F 14	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 3	270	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window F 15	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 3	270	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 34	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 3	270	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N

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G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft^2)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
Window B 35	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 3	270	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 36	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 3	270	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 37	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 4	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 38	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 4	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 39	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 4	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 40	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 4	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 41	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 4	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

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DRAWING TITLE
TITLE 24 COMPLIANCE FORMS

M4.3

6575 FOUNTAIN

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft²)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
Window B 42	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 4	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window H 10	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 4	90	1	10	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window H 11	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 4	90	1	10	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window J 4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 4	90	1	16	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window G 7	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 4	90	1	42	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window G 8	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 4	90	1	42	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window C 4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 4	0	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft²)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
Window H 12	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 4	0	1	10	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 43	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 4	0	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window A 4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 4	0	1	27	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 44	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 4	0	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window K 7	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 4	180	1	42	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window F 16	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 4	180	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window K 8	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 4	180	1	42	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft²)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
Window E 4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 4	180	1	8	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Glass Door C 4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 4	180	1	48	0.41	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window D 4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 4	270	1	22.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window F 17	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 4	270	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Glass Door F 4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 4	270	1	48	0.41	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 45	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 4	270	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window F 18	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 4	270	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft²)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
Window F 19	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 4	270	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window F 20	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 4	270	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 46	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 4	270	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 47	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 4	270	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 48	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 4	270	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 49	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 5	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 50	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 5	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft²)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
Window B 51	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 5	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 52	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 5	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 53	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 5	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 54	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 5	90	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window H 13	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 5	90	1	10	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window H 14	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 5	90	1	10	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window J 5	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 5	90	1	16	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft²)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
Window G 9	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 5	90	1	42	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window G 10	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 5	90	1	42	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window C 5	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 5	0	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window H 15	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 5	0	1	10	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 55	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 5	0	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window A 5	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 5	0	1	27	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 56	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 5	0	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft²)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
Window K 9	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 5	180	1	42	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window F 21	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 5	180	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window K 10	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 5	180	1	42	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window E 5	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 5	180	1	8	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Glass Door C 5	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 5	180	1	48	0.41	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window D 5	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 5	270	1	22.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window F 22	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 5	270	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft²)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
Glass Door F 5	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 5	270	1	48	0.41	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 57	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 5	270	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window F 23	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 5	270	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window F 24	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 5	270	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window F 25	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 5	270	1	13.5	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 58	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 5	270	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N
Window B 59	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 5	270	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01 Fenestration Name	02 Fenestration Type/ Product Type / Frame Type	03 Parent Surface	04 Azimuth	05 Multiplier	06 Area (ft²)	07 Overall U-factor	08 U-factor Source	09 Overall SHGC	10 SHGC Source	11 Overall VT	12 Exterior Shading	13 Status[1]
Window B 60	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 5	270	1	11.25	0.39	NFRC	0.2	NFRC	N/A	Standard bug screens	N

[1] *Status: N - New, A - Altered, E - Existing*

H2. DWELLING UNIT HVAC HEATING AND COOLING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13
						Heating				Cooling		
Dwelling Unit Type	Equipment Name	Equipment Type	Quantity	Air Distribution System Name	Fan System name	Heat Output at 47	Heat Output at 17	Efficiency Unit	Efficiency	Total Cooling Output	Efficiency Unit	Efficiency
DU-1	Heat Pump System 1	Package Terminal Heat Pump N/A	6	N/A	N/A	11,400	N/A	COP	3.5	N/A	EER	11.7
DU-2	Heat Pump System 2	Package Terminal Heat Pump N/A	8	N/A	N/A	11,400	N/A	COP	3.5	N/A	EER	11.7
DU-3	Heat Pump System 3	Package Terminal Heat Pump N/A	8	N/A	N/A	11,400	N/A	COP	3.5	N/A	EER	11.7
DU-4	Heat Pump System 4	Package Terminal Heat Pump N/A	8	N/A	N/A	11,400	N/A	COP	3.5	N/A	EER	11.7
DU-5	Heat Pump System 5	Package Terminal Heat Pump N/A	8	N/A	N/A	11,400	N/A	COP	3.5	N/A	EER	11.7

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PROJECT:
38-UNIT MULTIFAMILY BUILDING

6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/14/2025	LADBS P.C.

ISSUE	DATE	DESCRIPTION

STAMP

REGISTERED PROFESSIONAL ENGINEER ARASH NAZARI No. M-34638 EXP. 12-31-25 CIVIL STATE OF CALIFORNIA

DRAWING TITLE
TITLE 24 COMPLIANCE FORMS

M4.4

6575 FOUNTAIN

H10. MULTIFAMILY DWELLING UNIT TYPE CENTRAL / INDIVIDUAL VENTILATION

01	02	03	04	05	06	07	08	09	10	11	12	13
		Central Fan (if applicable)					Individual Fan (if applicable)					
Dwelling Unit Type	IAQ Option	IAQ Fan Type Type	Supply Airflow CFM	Supply Fan Efficacy W/CFM	Exhaust CFM	Exhaust Fan Efficacy W/CFM	IAQ Fan Type	Count	Airflow CFM	Fan Efficacy W/CFM	Recovery Efficiency SRE	Recovery Efficiency ASRE
DU-1	Default Minimum Balanced IAQ Fan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	35.41	N/A	N/A	N/A
DU-2	Default Minimum Balanced IAQ Fan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30.31	N/A	N/A	N/A
DU-3	Default Minimum Balanced IAQ Fan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30.31	N/A	N/A	N/A
DU-4	Default Minimum Balanced IAQ Fan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30.31	N/A	N/A	N/A
DU-5	Default Minimum Balanced IAQ Fan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30.31	N/A	N/A	N/A

I1. WATER HEATER EQUIPMENT SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heater Element Type	Tank Type	Qty	Tank Vol (gal)	Rated Input	Rated Input Unit	Efficiency	Efficiency Unit	Tank Insulation R-value Int/Ext	Standby Loss Fraction	1st Hr. Rating or Flow Rate (gal)	Heat Pump Type	Tank Location or Ambient Condition
Raypak XFIIRE 300B10	Natural Gas	Storage	1	189	N/A	N/A	0.96	UEF	N/A	N/A	80	N/A	N/A

I2. MULTI-FAMILY WATER HEATING SYSTEM DETAIL

01	02	03	04	05	06	07	08
System Name	Configuration	Type	Qty in System	Dwelling Unit Distribution Type	Water Heater Name	Solar Heating System	Is Compact Distribution
MF0-Raypak XFIIRE 300B1	Domestic Hot Water (DHW)	Central	1	Standard Distribution System	Raypak XFIIRE 300B10	N/A	N/A

I5. RECIRCULATION LOOPS

01	02	03	04	05	06
Water Heating System Name	Number of Recirculation Loops	Loop Insulation Thickness (in)	Recirculation Loop Location	Recirculation Pump Power	Recirculation Pump Power Units
MF0-Raypak XFIIRE 300B1	1	2	Semi-conditioned	45	Watts

K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROL

Building Level Controls

01	02
Mandatory Demand Response 110.12(c)	Shut-Off Controls 130.1(c) & 160.5(b)4C
Required	Required

Area Level Controls (includes all lighting controls installed in conditioned space to meet mandatory requirements per 130.1)

03	04	05	06	07	08	09
Area Description	Area Category Primary Function Area	Area Controls 130.1(a) & 160.5(b)4A	Multi-Level Controls 130.1(b) & 160.5(b)4B	Shut-Off Controls 130.1(c) & 160.5(b)4C	Primary Daylighting 130.1(d) & 160.5(b)4D	Secondary Daylighting 140.5(d) & 160.5(b)4D
Whole Building	All Other Space Types	Required	Required	Required	Required	Required

L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections made by Documentation Author indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

Building Component	Form/Title
Envelope	NRCI-ENV-E - Envelope (for all buildings)

L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections made by Documentation Author indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

Building Component	Form/Title
Mechanical	NRCI-MCH-E - For all buildings with Mechanical Systems
Plumbing	NRCI-PLB-E - For all buildings with Plumbing Systems
Indoor Lighting	NRCI-LTI-E - Indoor Lighting (for all buildings)

M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections made by Documentation Author indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP).

Building Component	Form/Title & System Name(s)
Indoor Lighting	NRCA-LTI-02-A - Occupancy Sensors and Automatic Time Switch Controls.
Indoor Lighting	NRCA-LTI-03-A - Automatic Daylight Controls.
Indoor Lighting	NRCA-LTI-04-A - Demand Responsive Lighting Controls.

N. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

Selections made by Documentation Author indicate which Certificates of Verification must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

Building Component	Form/Title
Mechanical	NRCV-MCH-27 Indoor Air Quality & Mechanical Ventilation
Mechanical	NRCV-MCH-32 Local Mechanical Exhaust

Documentation Author's Declaration Statement

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Arash Nazari	Documentation Author Signature:
Company: A & N Design Group Inc	Signature Date:
Address: 21500 Oxnard St #300	CEA/HERS Certification Identification (if applicable): 50240
City/State/Zip: Woodland Hills, CA 91367	Phone: 818-288-4361

Responsible Person's Declaration statement

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections, and I will take the necessary steps to accomplish this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy, and I will take the necessary steps to accomplish these requirements.

Responsible Designer Name: A. Nazari, PE	Responsible Designer Signature:	
Company: A & N Design Group		
Address: 21550 Oxnard Street #300	Date Signed:	
City/State/Zip: Woodland Hills, CA 91367	License #: M34638	
Phone: (818) 288-4361	Title:	Scope:

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-PLB-E

This document is used to demonstrate compliance for nonresidential occupancies with requirements in 110.1, 110.3, 120.3, and 140.5, and with requirements in 141.0 for additions and alterations, for domestic water heating scopes using the prescriptive path. For high-rise residential and hotel/motel occupancies compliance is demonstrated with requirements in 110.1, 110.3, 160.4 and 170.2(d), and with requirements 180.1 for additions and 180.2 for alterations.

Project Name:	38 Units	**Report Page:**	**(Page 1 of 3)**
Project Address:	6575 Fountain Ave	**Date Prepared:**	8/15/2025

[redacted]	Los Angeles
	9

● High-Rise Residential

☐ New system (DHW system being installed for the first time)		☐ Equipment	☐ Distribution ☐ Controls
☐ System Alteration (equipment, distribution or controls)		☐ Equipment	☐ Distribution ☐ Controls

[1] *FOOTNOTES: Point of use water heaters, or other non-central systems used to serve nonresidential spaces, are considered individual systems.*
[2] *Dwelling units refers to hotel/motel guest rooms and units in a multifamily residential occupancy.*
[3] *DHW systems serving 2 or more dwelling units are considered "Central Systems" for multifamily occupancies*

Table C will indicate if the project data input into the compliance document is compliant with water heating requirements. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. or the table indicated as not compliant for guidance.

Yes	Yes	Yes	COMPLIES

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

Generated Date/Time: — Documentation Software: EnergyPro

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-PLB-E

Project Name:	38 Units	**Report Page:**	**(Page 2 of 3)**
		Date Prepared:	8/15/2025

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

This section does not apply to this project.

This section does not apply to this project.

This section does not apply to this project.

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

NRCI-PLB-E - Must be submitted for all buildings

There are no forms required for this project.

There are no forms required for this project.

Generated Date/Time: — Documentation Software: EnergyPro

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-PLB-E

Project Name:	38 Units	**Report Page:**	**(Page 3 of 3)**
Project Address:	6575 Fountain Ave	**Date Prepared:**	8/15/2025

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Arash Nazari	Documentation Author Signature:
Company: A & N Design Group Inc	Signature Date: 2025-08-15
Address: 21500 Oxnard St #300	CEA/ HERS Certification Identification (if applicable): 50240
City/State/Zip: Woodland Hills CA 91367	Phone: 818-288-4361

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: A. Nazari, PE	Responsible Designer Signature:
Company: A & N Design Group	Date Signed: 2025-08-15
Address: 21550 Oxnard Street #300	License: M34638
City/State/Zip: Woodland Hills CA 91367	Phone: (818) 288-4361

Generated Date/Time: — Documentation Software: EnergyPro

Missing or invalid reference
File: .\T-24\6575 Fountain Ave-T24.pdf
Sheet: 46

Missing or invalid reference
File: .\T-24\6575 Fountain Ave-T24.pdf
Sheet: 47

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PROJECT:
38-UNIT MULTIFAMILY BUILDING
6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/14/2025	LADBS P.C.

STAMP: REGISTERED PROFESSIONAL ENGINEER — ARASH NAZARI — No. M-34638 — EXP. 12-31-25 — STATE OF CONNECTICUT — STATE OF CALIFORNIA

DRAWING TITLE: TITLE 24 COMPLIANCE FORMS

M4.5

6575 FOUNTAIN

GENERAL NOTES

1. GREEN INSULATED COPPER GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL BRANCH CIRCUITS AND FEEDERS.
2. ALL LIGHTING CONTROL DEVICES SHALL BE CALIFORNIA ELECTRICAL CODE CERTIFIED.
3. PROJECT SPECIFICATIONS ARE AN INTEGRAL PART OF THESE DRAWINGS.
4. UNLESS LISTED OTHERWISE, THE AMPACITY OF 600V OR LESS CONDUCTOR SHALL BASED ON THE TERMINALS NOT TO EXCEED 60°C(140°F) FOR CONDUCTOR SIZE 14 THROUGH 1AWG OR 75°C(167°F) FOR CONDUCTOR SIZES OVER 1AWG.
5. A SINGLE RECEPTACLES INSTALLED ON AN INDIVIDUAL BRANCH CIRCUIT SHALL HAVE AN AMPERE RATING OF NOT LESS THAN THAT OF THE BRANCH CIRCUIT. INDICATE THE RECEPTACLES RATING.
6. MINIMUM SIZE OF CONDUIT SHALL BE 3/4". MINIMUM SIZE OF NEUTRAL CONDUCTOR SHALL BE #10 AWG, U.O.N. MINIMUM SIZE OF CONDUCTOR SHALL BE #12 AWG, U.O.N. MINIMUM CONDUCTOR SIZE AT 120 VOLTS AND OVER 100FT CIRCUIT LENGTH SHALL BE #10 AWG, U.O.N. MINIMUM CONDUCTOR SIZE AT 277 VOLTS AND OVER 200FT. CIRCUIT LENGTH SHALL BE #10AWG U.O.N.
7. PROVIDE DEDICATED NEUTRALS FOR ALL BRANCH CIRCUITRY.
8. THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORKING CONDITION AND THE EXACT NATURE AND EXTENT OF THE WORK TO BE PERFORMED. ELECTRICAL CONTRACTOR IS TO TAKE INTO CONSIDERATION SPECIAL OR UNUSUAL FEATURES PECULIAR TO THIS JOB.
9. CONTACT UTILITY COMPANIES AND PROVIDE ALL SERVICES, WORK, INSTALLATION AND COORDINATION REQUIRED FOR THEIR USE. PAY ANY CHARGES MADE BY THEM.
10. MAINTAIN CLEARANCES PER AHJ REQUIREMENTS FOR ALL ELECTRICAL EQUIPMENT INSTALLED.
11. OBTAIN AND PAY FOR ALL ELECTRICAL PERMITS, INSPECTION FEES, ETC.
12. CONDUIT STUBS SHALL BE TERMINATED IN ACCESSIBLE LOCATIONS, SECURELY CAPPED AND IDENTIFIED BY VISIBLE MARKER.
13. INSTALL APPROVED GROUNDING BUSHING AT EACH TERMINATION OF RIGID CONDUIT, AND AS OTHERWISE REQUIRED BY CODE.
14. PROVIDE A MINIMUM OF 12" SEPARATION BETWEEN POWER AND TELEPHONE CONDUITS WHERE THEY ARE INSTALLED IN THE SAME TRENCH OR CROSS, U.O.N.
15. CONDUITS SHALL BE CLEAN OF WATER DEBRIS AND OTHER FOREIGN MATERIAL PRIOR TO PULLING CABLES.
16. ALL CONDUITS FOR FUTURE USE SHALL HAVE PULL ROPE LEFT IN PLACE.
17. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND MARKING THE CORRECT PHASING OF THE BRANCH CIRCUIT OF THE ELECTRICAL PANELS AND BRANCH CIRCUITS.
18. ALL ELECTRICAL OUTLETS READILY ACCESSIBLE LOCATED IN THE BATHROOMS AND KITCHEN SHALL BE EQUIPPED WITH GROUND FAULT CIRCUIT INTERRUPTIVE DEVICE U.O.N.
19. ALL COLORS AND FINISHES OF ELECTRICAL EQUIPMENT AND LIGHTING FIXTURES TO BE VERIFIED WITH OWNER AND/OR ARCHITECT PRIOR TO ORDERING.
20. ELECTRICAL CONTRACTOR TO SIZE ALL J-BOXES AS PER TABLE 370-16A. ALL J-BOXES TO BE SQUARE 4"X 2-1/8" MINIMUM. ALL J-BOXES TO BE READILY ACCESSIBLE.
21. ALL PANELBOARDS, SWITCHBOARDS, ETC. SHALL BE RATED AT 75 DEGREES CELSIUS.
22. THE MAXIMUM LENGTH OF SOLAR EXPOSED CONDUITS SHALL NOT EXCEED 4 FEET.
23. ALL CIRCUIT BREAKER (400A AND ABOVE) TRIP SHALL BE OF A TYPE TO BE ADJUSTED BY A QUALIFIED PERSON ONLY.
24. FOR EXACT LIGHTING FIXTURE SPECIFICATIONS SEE LIGHTING AND ARCHITECTURAL DRAWINGS.
25. REFER TO ARCHITECTURAL OR SPACE PLANNING DRAWINGS FOR EXACT LOCATION OF LIGHTING FIXTURES, FURNITURE AND OTHER EQUIPMENT. IN CASE OF ANY DISCREPANCY BETWEEN THE ARCHITECTURAL OR ELECTRICAL DRAWINGS, THE FORMER TAKES PRECEDENCE. ELECTRICAL CONTRACTOR TO INFORM THE ENGINEER IMMEDIATELY.
26. FUSES SPECIFIED FOR MOTORS AND AIR CONDITIONING EQUIPMENT 600A AND UNDER SHALL BE TIME DELAY DUAL ELEMENT TYPE FRN-R (250V) AND FRS-R (600V) CLASS "L" U.O.N.
27. FUSES SPECIFIED IN SWITCHBOARDS 600A AND UNDER SHALL BE FAST ACTING TYPE KTN-R (250V) AND KTS-R (600V) CLASS RKI. FOR 601A AND ABOVE USE TYPE KTU (600V) CLASS "L" U.O.N.
28. WHERE VERIFICATION OF EXISTING CONDITIONS REQUIRE SIGNIFICANT CONSUMPTION OF TIME AND LABOR, AN ASSUMPTION WAS MADE BASED ON THE EXISTING DRAWINGS SUBMITTED BY THE CLIENT. ELECTRICAL CONTRACTOR IS TO VERIFY THIS INFORMATION IN FIELD AND PERFORM ACCORDING TO EXISTING CONDITIONS.
29. ALL ELECTRICAL MATERIALS SHALL BEAR THE UNDERWRITERS (OR EQUIVALENT TESTING AGENCY) LABEL. ELECTRICAL EQUIPMENT SHALL BE LISTED BY A CITY OF **LOS ANGELES** RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.
30. UNLESS INFORMED OTHERWISE IN WRITING, THIS PROJECT HAS BEEN DETERMINED TO REQUIRE THE LOCAL CITY AUTHORITIES PLAN CHECK APPROVAL AND VALID PERMIT IN ACCORDANCE WITH THE LAW. ALL DESIGN WORK INDICATED ON PLANS AND SPECIFICATIONS IS SUBJECT TO REVIEW AND CHANGES BY SAID PLAN CHECK AUTHORITIES.
31. DO NOT ORDER ANY EQUIPMENT OR PERFORM ANY WORK OVER $500 IN TOTAL VALUE ON THE JOB UNTIL THE COMPLETION OF THE PLAN CHECK APPROVAL PROCESS AND OBTAINING OF ALL REQUIRED PERMITS. INSTALLATION OF ANY EQUIPMENT WITHOUT VALID PERMITS, WHEN REQUIRED, IS A VIOLATION OF THE CODE.
32. UNDER THE STATE OF CALIFORNIA CONTRACTORS STATE LICENSE BOARD REGULATIONS, ALL CONTRACTORS ARE REQUIRED TO ADHERE TO THE LOCAL CODES AND LAWS WITHOUT EXCEPTION.
33. ELECTRICAL CONTRACTOR TO OBTAIN ARCHITECTURAL APPROVAL OF ALL LIGHTING FIXTURES SPECIFIED FOR THE PROJECT PRIOR TO ORDERING.
34. ELECTRICAL CONTRACTOR SHALL PROVIDE CLEARANCES FOR ALL ELECTRICAL EQUIPMENT PER TABLE 110.26 (A) (1) CEC 2022.
35. PROVIDE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION ON RECEPTACLE(S) LOCATED IN THE FOLLOWING AREAS:
    a. KITCHEN, BATHROOM, GARAGES, OUTDOORS, CRAWL SPACES, AND UNFINISHED BASEMENTS OF DWELLING UNITS.
    b. WITHIN 6 FEET OF LAUNDRY, UTILITY AND WET BAR SINK IN DWELLING UNITS.
    c. OUTDOOR SPACES.
36. THESE ELECTRICAL PLAN ARE SAID TO BE FINAL WHEN STAMPED AND APPROVED BY CITY OF **LOS ANGELES** BUILDING & SAFETY DEPARTMENT. PLAN CHECK REVISIONS (IF ANY) WILL BE ISSUED AT A LATER DATE AS AN ADDENDUM.
37. ALL UNDERGROUND CONDUITS SHALL BE AS SPECIFIED.
38. BONDING OF PIPING SYSTEMS IN ACCORDANCE WITH NEC ART. 250.90 SHALL INCLUDE BONDING OF ALL WATER, GAS, FIRE SPRINKLER, COMPRESSED AIR AND/OR ANY OTHER METALLIC PIPING.
39. THE WORK SHALL COMPLY WITH AND BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING LEGALLY CONSTITUTED AUTHORITIES AND CODES HAVING JURISDICTION.
    a. 2022 CALIFORNIA ELECTRICAL CODE (CEC)
    b. 2020 NATIONAL ELECTRICAL CODE (NEC)
    c. 2022 CALIFORNIA BUILDING CODE (CBC)
    d. 2022 CALIFORNIA MECHANICAL CODE (CMC)
    e. 2022 CALIFORNIA PLUMBING CODE (CPC)
    f. 2022 CALIFORNIA ENERGY CODE (CEnC)
    g. 2023 LOS ANGELES ELECTRICAL CODE (LAEC)
40. (A) ALL EXPOSED CONDUITS (NOT SUBJECT TO THE MOISTURE) SHALL BE ELECTRIC METALLIC TUBING (EMT). (B) EXPOSED RACEWAYS SHALL BE RIGID STEEL CONDUIT (RSC). (C). ALL VIBRATING MOTORIZED EQUIPMENT FINAL CONNECTION SHALL BE PROVIDED WITH LIQUID TIGHT FLEXIBLE CONDUIT. LENGTH SHALL NOT EXCEED 6-FT.
41. CONDUCTOR SIZING SHALL BE IN ACCORDANCE WITH ARTICLE 110.14(C) AND ARTICLE 310.15.
42. NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.
43. 120 VOLT SMOKE DETECTORS AND COMBINATION SMOKE & CO DETECTORS SHALL BE FURNISHED & INSTALLED BY ELECTRICAL CONTRACTOR WITH ALL REQUIRED LABOR, MATERIALS, CONDUITS, WIRING, BOXES AND 120 VOLT POWER FROM DEDICATED LOCK-ON CIRCUIT BREAKER.
44. ALL 125V, 15 AND 20 AMPERE RECEPTACLE AS REQUIRED IN CEC SECTION 210.52 IN DWELLING UNITS SHALL BE TAMPER-RESISTANCE.
45. FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDERS.
46. OBTAIN APPROVAL AND PERMIT VIA SEPARATE SUBMITTAL FOR ANY ELECTRICAL SUBSYSTEM WITH LOW VOLTAGE POWER SUPPLY OF MORE THAT 50VA AND/ OR 25V. (SECURITY SYSTEM, TELE/DATA, AUDIO/VISUAL AND HVAC DDS CONTROL, ETC.)
47. LOW VOLTAGE COMMUNICATION SYSTEMS SUCH AS TELEPHONE, CABLE TV, FIRE ALARM, SECURITY SYSTEMS ARE NOT PART OF THIS SCOPE OF WORK. CONTRACTOR SHALL COORDINATE WITH EACH SYSTEM INSTALLER AND PROVIDE REQUIRED CONDUITS WITH PULL WIRE AND 120 VOLT POWER.
48. ELECTRICAL CONTRACTOR IS TO COMPLY WITH THE LATEST ADA REQUIREMENTS RELATED TO THE HEIGHT OF THE OUTLETS, SWITCHES AND OTHER EQUIPMENT (NOT TO EXCEED 48" TO CENTER AND NOT BELOW 15" TO BOTTOM OF OUTLET BOX U.O.N.).
49. ALL EXTERIOR ELECTRICAL EQUIPMENT SHALL BE WEATHERPROOF. ALL OUTDOOR RECEPTACLES SHALL BE GFCI PROTECTED AND PROVIDED WITH EXTRA-DUTY RATED "WEATHERPROOF-WHILE-IN-USE"COVER. RECEPTACLES WITHIN 6' OF SINK SHALL BE GFCI TYPE RECEPTACLE.
50. PROVIDE ALL EQUIPMENT, MATERIAL, LABOR, SUPERVISION, COSTS, AND SERVICES REQUIRED TO INSTALL COMPLETE AND WORKING SYSTEMS INCLUDING ITEMS REQUIRED BUT NOT NORMALLY SHOWN, SUCH AS LAMPS, HANGERS, BRACKETS, CLAMPS, COUPLINGS, BOXES, CONNECTORS AND HARDWARE EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY SPECIFIED OR SHOWN.
51. THE CONTRACTOR SHALL EXAMINE THE COMPLETE SET OF CONTRACT DOCUMENTS FOR ALL TRADES, AS ISSUED BY THE ARCHITECT AND REVIEW DIMENSIONS, SPACE REQUIREMENTS AND POINT OF CONNECTIONS TO ALL EQUIPMENT. MAKE ANY MINOR ADJUSTMENTS NECESSARY TO AVOID CONFLICTS WITH THE BUILDING STRUCTURE AND THE WORK OF OTHER TRADES.
52. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATIONS OF ALL FIRE RATED PARTITIONS, BUILDING EXPANSION JOINTS AND MOUNTING HEIGHTS OF EQUIPMENT.
53. ALL CONDUIT PENETRATIONS THROUGH WALL MUST BE SEALED, SLEEVED, AND PROPERLY SUPPORTED ON EACH SIDE OF THE WALL.
54. COORDINATE CONDUIT ROUTE IN FIELD WITH OTHER TRADES, EQUIPMENT, AND OWNER. VERIFY EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT PRIOR TO INSTALLATION.
55. THE DRAWINGS INDICATE, IN A DIAGRAMMATIC MANNER, THE DESIRED LOCATIONS AND ARRANGEMENT OF THE COMPONENTS OF THE ELECTRICAL WORK. DETERMINE EXACT CONDUIT ROUTING, CONDUIT BENDS, AUXILIARY JUNCTION BOXES, SUPPORTS, AND UNDEFINED CONSTRUCTION DETAILS, AS A JOB CONDITION TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS. DO NOT SCALE THE ELECTRICAL DRAWINGS FOR LOCATIONS OF ANY ELECTRICAL, ARCHITECTURAL, STRUCTURAL, CIVIL, OR MECHANICAL ITEMS OR FEATURES, REFER TO ARCHITECTURAL AND STRUCTURAL DIMENSIONAL DRAWINGS.
56. ALL CONDUCTORS SHALL BE COPPER TYPE THWN INSULATION.
57. FOR EQUIPMENT REQUIRING SPECIAL RECEPTACLE, PROVIDE RECEPTACLE WITH NEMA CONFIGURATION TO MATCH EQUIPMENT PLUG. VERIFY WITH EQUIPMENT MANUFACTURER.
58. WHERE MULTI-HOMERUNS ARE INDICATED ON DRAWINGS INDICATING THE SAME PANEL BOARD CIRCUIT NUMBER, PROVIDE JUNCTION BOX ABOVE ACCESSIBLE CEILING AND ROUTE ONE SET OF WIRES TO CIRCUIT BREAKERS.
59. ALL GROUNDING ELECTRODES THAT ARE PRESENT AT EACH BUILDING OR STRUCTURE SHALL BE BONDED TOGETHER.
60. FOR SMALL AC MOTORS NOT HAVING BUILT-IN THERMAL OVERLOAD PROTECTION, PROVIDE MANUAL MOTOR STARTERS WITH OVERLOAD HEATER ELEMENTS SIZED TO THE NAMEPLATE CURRENT RATING OF THE MOTOR. SMALL AC MOTORS WITH BUILT-IN THERMAL OVERLOAD PROTECTION, PROVIDE ELEMENTS SIZED TO THE NAMEPLATE CURRENT RATING OF THE MOTOR. SMALL AC MOTORS WITH BUILT-IN THERMAL OVERLOAD PROTECTION, PROVIDE A HORSEPOWER RATED TOGGLE TYPE DISCONNECT SWITCH.
61. ALL PANELBOARDS SHALL BE MARKED WITH IDENTIFYING NAMEPLATES TO INDICATE THE DESIGNATIONS USED ON THESE DRAWINGS. PROVIDE NEW TYPEWRITTEN PANELBOARD SCHEDULE, CORRECTLY FILLED OUT BASED ON FINAL AS-BUILT RECORD DRAWING CONDITION, FOR EVERY PANELBOARD.
62. OUTLETS SHALL BE INSTALLED AT 15" TO BOTTOM ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED ON THE ARCHITECTURAL DRAWINGS OR LOCATED AT MILLWORK. VERIFY EXACT MOUNTING HEIGHT OF ALL OUTLETS WITH ARCHITECT PRIOR TO INSTALLATION.
63. VERIFY THE EXACT LOCATION OF MECHANICAL AND PLUMBING EQUIPMENT AND OTHER EQUIPMENT REQUIRING ELECTRICAL CONNECTION, PRIOR TO ROUGH IN. REFER TO MECHANICAL AND PLUMBING DRAWINGS. WHERE INDICTED ON MECHANICAL AND PLUMBING DRAWINGS AS PART OF THE DRAWING PACKAGE AND NOT COVERED IN THIS PLAN, PROVIDE NECESSARY POWER, CONDUIT AND CONTROL WIRING (IF LOW VOLTAGE, PROVIDE TRANSFORMERS AS REQUIRED) INCLUDING CONDUIT AND CONTROL WIRING BETWEEN INDOOR AND OUTDOOR UNITS. COORDINATE EXACT POWER REQUIREMENTS INCLUDING BREAKER, DISCONNECT AND FEEDER SIZES WITH EQUIPMENT SUBMITTALS PRIOR TO INSTALLATION.
64. VERIFY ACTUAL MOTOR AND APPLIANCE RATINGS AND LOADS WITH EQUIPMENT SUBMITTALS AND EQUIPMENT MANUFACTURER IN ORDER TO PROVIDE CORRECTLY SIZED BREAKERS, FEEDERS, DISCONNECTS AND OUTLETS. SUBMIT TO ARCHITECT ANY NECESSARY REVISIONS NECESSARY PRIOR TO INSTALLATION. ALL CHANGES SHALL BE SHOWN ON RECORD DRAWINGS.
65. ELECTRICAL OUTLETS AND LIGHTING CIRCUITS SHALL BE PROPERLY IDENTIFIED. OUTLETS SHALL BE LABELED ON BACKSIDE OF COVER-PLATES WITH THE ELECTRICAL, PANEL/CIRCUIT SUPPLYING THE OUTLETS. CIRCUITS IN CONDUITS SHALL BE IDENTIFIED BY CIRCUIT NUMBER, VOLTAGE AND PANEL.
66. PROVIDE FIRE RATED BOX FOR ALL RECESSED JUNCTION BOXES AND PANELS LOCATED IN FIRE RATED WALLS AND CEILINGS. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF FIRE RATED WALLS AND CEILINGS.
67. FLOOR STANDING ELECTRICAL EQUIPMENT SHALL BE MOUNTED ON MINIMUM 4" HOUSEKEEPING PAD

ABBREVIATIONS

-#-	
1P	SINGLE POLE
1PH	SINGLE-PHASE
2/C	TWO-CONDUCTOR
3/C	THREE-CONDUCTOR
3PH	THREE-PHASE
4/C	FOUR-CONDUCTOR
-A-	
A/E	ARCHITECT/ENGINEER
AC	ALTERNATING CURRENT
ACC	ACCESSIBLE
ADA	AMERICANS DISABILITIES ACT
ADDL	ADDITIONAL
ADDM	ADDENDUM
AH	AMPERE HOUR
AHJ	AUTHORITY HAVING JURISDICTION
AMP	AMPERE
ANN	ANNUNCIATOR
ANT	ANTENNA
APPD	APPROVED
APPX	APPENDIX
ARCH	ARCHITECT
ATS	AUTOMATIC TRANSFER SWITCH
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO VISUAL
AVG	AVERAGE
AWG	AMERICAN WIRE GAUGE
-B-	
BAS	BUILDING AUTOMATION SYSTEM
BAT	BATTERY
BC	BUILDING CODE
BFF	BELOW FINISH FLOOR
BKGD	BACKGROUND
BLDG	BUILDING
BLW	BELOW
BRKR	BREAKER
BRZ	BRONZE
BSMT	BASEMENT
BSTR	BOOSTER
BTWN	BETWEEN
BX	INTERLOCKED ARMORED CABLE
-C-	
CAB	CABINET
CAP	CAPACITOR
CATW	CATWALK
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CD	CONSTRUCTION DOCUMENT
CERT	CERTIFY
CF	CONTRACTOR FURNISHED
CG	COMMON GROUND
CHK	CHECK
CKT	CIRCUIT
CKT BRKR	CIRCUIT BREAKER
CL	CENTER LINE / CLOSE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
C	CONDUIT
CO	CONDUIT ONLY
COAX	COAXIAL CABLE
COL	COLUMN
COM	COMMON
COMPR	COMPRESSOR
COMM	COMMUNICATION
CONC	CONCRETE
CONST	CONSTRUCTION
CORR	CORRIDOR
CP	CONTROL PANEL
CSI	CONSTRUCTION SPECIFICATION INSTITUTE
CT	CURRENT TRANSFORMER
CTRL	CONTROL
CATV	CABLE TELEVISION
-D-	
DC	DIRECT CURRENT
DEF	DEFINITION
DEG	DEGREE
DEMO	DEMOLITION
DET	DETAIL
DGTL	DIGITAL
DIA	DIAMETER
DIAG	DIAGRAM
DIM	DIMENSION
DIR	DIRECTION
DISC	DISCONNECT
DISCH	DISCHARGE
DISTR PNL	DISTRIBUTION PANEL
DIV	DIVISION
DMR	DIMMER
DS	DISCONNECT SWITCH
DWG	DRAWING
DX	DUPLEX
-E-	
EA	EACH
EL	ELEVATION
ELEC	ELECTRIC
EMER	EMERGENCY
EMR	ELEVATOR MACHINE ROOM
EMS	ENERGY MANAGEMENT SYSTEM
EMT	ELECTRICAL METALLIC TUBING
ENGR	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESR	ELECTRICAL SERVICE REQUIREMENT
ETR	EXISTING TO BE RELOCATED
EX	EXAMPLE
EXH FN	EXHAUST FAN
EXIST	EXISTING
EXT	EXTERNAL
EXT LT	EXIT LIGHT

-F-	
F	FAHRENHEIT
FA	FIRE ALARM
FC	FOOTCANDLE
FDR	FEEDER
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE
FLMT	FLUSH MOUNT
FLR	FLOOR
FLUOR	FLUORESCENT
FR	FIRE RATING
FREQ	FREQUENCY
FT	FOOT
FU	FUSE
FU SW	FUSED SWITCH
FUT	FUTURE
-G-	
G	GROUND
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFR	GROUND FAULT RELAY
GRD OUT	GROUNDED OUTLET
-H-	
HP	HORSEPOWER
HZ	HERTZ
-J-	
JB	JUNCTION BOX
-L-	
LED	LIGHT EMITTING DIODE
LM	LUMEN
LT	LIGHT
LTG	LIGHTING
LTG PNL	LIGHTING PANEL
LV	LOW VOLTAGE
-M-	
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MECH	MECHANICAL
MIN	MINIMUM
-N-	
NEUT	NEUTRAL
NTS	NOT TO SCALE
-P-	
P	POLE
PB	PULL BOX
PH	PHASE
PNL	PANEL
PWR	POWER
-R-	
R	REMOVE
RE	RELOCATED EXISTING
REC	RECESSED
RECPT	RECEPTACLE
REQD	REQUIRED
RM	ROOM
-S-	
SD	SMOKE DETECTOR
SPEC	SPECIFICATION
SPKR	SPEAKER
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
-T-	
TC	TIME CLOCK
TEL	TELEPHONE
TELCOM	TELECOMMUNICATIONS
THRU	THROUGH
TV	TELEVISION
TVSS	TRANSIENT VOLTAGE SURGE SUPRESSOR
TYP	TYPICAL
-U-	
UC	UNDERCOUNTER
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORIES
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
UGPS	UNDERGROUND PULL SECTION
-V-	
V	VOLTAGE
VA	VOLT AMPERE
VD	VOLTAGE DROP
VFD	VARIABLE FREQUENCY DRIVE
VIF	VERIFY IN FIELD
-W-	
W	WATT OR WIRE
W/	WITH
W/O	WITHOUT
WP	WEATHERPROOF
WR	WEATHER RESISTANT
-X-	
XFER	TRANSFER
XFMR	TRANSFORMER

SYMBOL LEGENDS

POWER OUTLETS (FLOOR / WALL / CEILING)

- DUPLEX
- QUADRUPLEX
- DUPLEX - VOICE - DATA
- GFCI DUPLEX
- SIMPLEX
- EMERGENCY DUPLEX
- EMERGENCY QUADRUPLEX
- EMERGENCY SIMPLEX
- DUPLEX-VOICE
- DUPLEX-DATA
- QUAD-VOICE
- QUAD-VOICE-DATA
- QUAD-DATA
- JUNCTION BOX
- POKE THRU
- SPLIT WIRE
- SPECIAL OUTLET
- MULTI OUTLET SURFACE RACEWAY

WIRING

- 3/4" CONDUIT WITH 2#12 WIRES, UON. GROUND WIRE NOT SHOWN.
- 3/4" CONDUIT WITH 3#12 WIRES, UON. GROUND WIRE NOT SHOWN.
- 3/4" CONDUIT WITH 4#12 WIRES, UON. GROUND WIRE NOT SHOWN.
- 1LA-1,3,5 — CONDUIT HOMERUN TO PANEL BOARD 1LA WITH CIRCUIT 1,3,5
- CAPPED CONDUIT
- CONDUIT RUN UNDERGROUND OR UNDER THE FLOOR SLAB
- CONDUIT TURNING DOWN
- CONDUIT TURNING UP
- CONDUIT BREAK

LIGHTING (FLOOR / WALL / CEILING)

- RECESSED DOWNLIGHT
- 1X4 SURFACE MOUNTED LIGHT
- 2X4 SURFACE MOUNTED LIGHT
- 4FT WALL MOUNTED LIGHT
- 1X4 EMERGENCY LIGHT
- 2X4 EMERGENCY LIGHT
- 2X4 RECESSED LIGHT
- EXIT SIGN 1 FACE
- EXIT SIGN 1 FACE LEFT ARROW

ANNOTATION

- 1 / E-201 SYMBOLS SCALE: NOT TO SCALE — TITLE MARK DETAIL OR PLAN NUMBER - 1 DETAIL OR PLAN REFE LOCATION FOUND IN E-201
- 1 / E-501 — DETAIL REFERENCE DETAIL NUMBER - 1 DETAIL FOUND IN E-501
- 1 / E-501 — SECTION MARK A2T SECTION NUMBER - 1 SECTION FOUND IN E-501
- 1 — SHEET KEYNOTE
- 1 — REVISION CLOUD (DELTA 1)
- 2 / E-201 — DETAIL BOUNDARY B DETAIL NUMBER - 2
- LP4:12 — PANEL:CIRCUIT
- A1 LP4:12 — LIGHTING FIXTURE TYPE PANEL:CIRCUIT

SWITCHES/CONTROLS (FLOOR / WALL / CEILING)

- $T — LIGHT SWITCH - TIME OPERATED
- $a — LIGHT SWITCH - SINGLE POLE SUBSCRIPT INDICATES CONTROLLING SWITCH LEG.
- $3 — LIGHT SWITCH - THREE WAY
- $K — LIGHT SWITCH - KEY OPERATED
- $P — LIGHT SWITCH - WITH PILOT LIGHT
- $OS — OCCUPANCY SENSOR SWITCH SUBSCRIPT INDICATES CONTROLLING SWITCH LEG.
- $D a — DIMMER SWITCH SUBSCRIPT INDICATES CONTROLLING SWITCH LEG.
- $VS a — VACANCY SENSOR SWITCH SUBSCRIPT INDICATES CONTROLLING SWITCH LEG.
- OS — OCCUPANCY SENSOR
- PC — PHOTOCELL
- PP — OCCUPANCY SENSOR POWER PACK
- OR — OVERRIDE SWITCH

POWER

- DISTRIBUTION BOARD
- 480/277V OR 208/120V RECESSED PANEL
- 480/277V OR 208/120V SURFACE MOUNTED PANEL
- T — TRANSFORMER
- DISCONNECT SWITCH
- $M — SWITCH - MOTOR RATED
- FUSED DISCONNECT SWITCH
- MAGNETIC MOTOR STARTER - NEMA SIZE 1 INDICATED
- STARTER - DISCONNECT SWITCH
- M — MOTOR
- VFD — VARIABLE FREQUENCY DRIVE
- PB — PULL BOX
- MH — MANHOLE

FIRE ALARM DEVICES

- CO — CARBON MONOXIDE SENSOR
- SD — SMOKE DETECTOR
- SC — COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE SENSOR

SINGLE LINE DIAGRAM

- CIRCUIT BREAKER SWITCH
- SWITCHGEAR BUSWAY
- GFR — GROUND FAULT RELAY
- M — DIGITAL METER U.O.N.
- TRANSFORMER - DELTA WYE-GROUNDED
- G — GENERATOR
- XXXXX XXXXX XXXXX XXXXX — PANEL
- 2000-5 — 2000 = AMPACITY 3-NO, 4-SINGLE, 5-DOUBLE = NEUTRAL (+) = ADDITIONAL INFO AS REQUIRED

SHEET INDEX

E001	GENERAL NOTES SHEET INDEX AND SYMBOLS LIST
E002	TITLE-24 INDOOR
E003	TITLE-24 OUTDOOR
E004	TITLE-24 POWER DISTRIBUTION
E101	ELECTRICAL SPECIFICATIONS
E201	SINGLE LINE DIAGRAM
E202	ELECTRICAL LOAD CALC AND ELEVATIONS
E301	PANEL SCHEDULES
E302	PANEL SCHEDULES
E401	SITE ELECTRICAL PLAN
E501	FIRST FLOOR POWER PLAN
E502	SECOND FLOOR POWER PLAN
E503	THIRD FLOOR POWER PLAN
E504	FORTH FLOOR POWER PLAN
E505	FIFTH FLOOR POWER PLAN
E506	ROOF POWER PLAN
E601	FIRST FLOOR LIGHTING PLAN
E602	SECOND FLOOR LIGHTING PLAN
E603	THIRD FLOOR LIGHTING PLAN
E604	FORTH FLOOR LIGHTING PLAN
E605	FIFTH FLOOR LIGHTING PLAN
E606	ROOF LIGHTING PLAN
E801	FIRST FLOOR EGRESS PHOTOMETRIC
E802	2ND TO 5TH FLOOR EGRESS PHOTOMETRIC
E803	ROOF EGRESS PHOTOMETRIC
Grand total: 25	

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SCOPE OF WORK

NEW 5-STORY, 38 UNIT APARTMENT BUILDING. ELECTRICAL SUBMITTAL FOR ENERGY AND POWER REQUIREMENTS.

NEW 1000A, 120/240V, 3PH, 4WIRE, DELTA ELECTRICAL SERVICE FROM LADWP.

BUILDING APPLICATION: 24010-10000-03245 (B24LA16440)

SOLAR PV DESIGN IS NOT PART OF THIS SUBMITTAL AND SHALL BE UNDER SEPARATE PERMIT IF REQUIRED.

FIRE ALARM NOTES

1. THE CONTRACTOR (LIFE SAFETY VENDOR) SHALL BE RESPONSIBLE FOR SUBMITTING COMPLETE FIRE ALARM PLANS, REQUIRED CONNECTION DIAGRAMS, WIRING DIAGRAMS, BATTERY CALCULATIONS AND WORST CASE VOLTAGE DROP CALCULATIONS TO THE CITY FIRE DEPARTMENT FOR REVIEW AND OBTAIN APPROVAL FROM THE CITY PRIOR TO INSTALLING THE SYSTEM.
2. AN APPROVED MANUAL AND AUTOMATIC FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CFC, SECTION 907 AND CALIFORNIA BUILDING CODE.
3. VARIANCE FOR THE FIRE ALARM SYSTEM SHALL BE SEPARATE. ELECTRICAL CONTRACTOR TO PAY SEPARATE FEE FOR VARIANCE/MODIFICATION UPON PLAN CHECK RESUBMITTAL.

LIGHTING FIXTURE SCHEDULE

FIXTURE	MANUFACTURER	MOUNTING	LAMP	TOTAL VA	VOLTAGE	MODEL	DESCRIPTION
F1	JUNO LIGHTING	SURFACE	LED	12.5 VA	120 V	JSF-7IN-10LM-35K-90CRI-120 OR EQUAL	7" LED DOWNLIGHTS, 1100 LUMENS, 3500K. DIMMABLE.
F3	LITHONIA LIGHTING	SURFACE	LED	28.2 VA	120 V	WL4-30L-120V-GZ1-LP835-MSD7-DIM50 OR EQUAL	4'-0" LINEAR LED FIXTURE. 3000 LUMENS, 3500K, DIMMABLE PROVIDE BUILT-IN OCCUPANCY SENSOR. PROVIDE BATTERY PACK WITH 90-MINUTE RUNTIME FOR EM FIXTURES.
FX1	LITHONIA LIGHTING	SURFACE	LED	17 VA	120 V	ARC1 LED - P2-30K-MVOLT-PE OR EQUAL	EXTERIOR LED FIXTURE. 2000 LUMENS, 3000K PROVIDE 90 MINUTE BATTERY BACK UP FOR EM FIXTURES
U1	JUNO LIGHTING	SURFACE	LED	12.5 VA	120 V	JSF-7IN-10LM-35K-90CRI-120 OR EQUAL	7" LED DOWNLIGHTS, 1100 LUMENS, 3500K. DIMMABLE. WET LOCATION LISTED FOR BATHROOM AND EXTERIOR.
U2	LITHONIA LIGHTING	SURFACE	LED	18 VA	120 V	FMVCSLS-24IN-MVOLT-35K	BATHROOM VANITY FIXTURE, 1550 LUMENS, 3500K
UF	WAC LIGHTING	CEILING	LED	20 VA	120 V	F-037L-MB-MB	CEILING FAN WITH INTEGRAL LED LIGHT, 1600 LUMENS, DIMMABLE BLUETOOTH WALL CONTROL WC20-WT
UX	WAC LIGHTING	SURFACE	LED	15 VA	120 V	W4R-N-3000K-BK	EXTERIOR WALL SCONCES. 1060 LUMENS, 3000K. WET LOCATION LISTED.
X1	LITHONIA LIGHTING	SURFACE	LED	5 VA	120 V	EDGR-W-1-R-EL OR EQUAL	EXIT SIGN, PROVIDE 90 MINUTE BATTERY BACK UP
X2-BG	LITHONIA LIGHTING	SURFACE	LED	10.6 VA	120 V	ELM6L OR EQUAL	EMERGENCY BUG EYE, PROVIDE 90 MINUTE BATTERY BACK UP

NOTES:
1. ALL FIXTURES SHALL BE COORDINATED WITH THE ARCHITECT AND WITH THE OWNER PRIOR TO PURCHASING.
2. ALL FIXTURE SHALL BE UL LISTED AND/OR ETL LISTED.
3. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIXTURE LOCATIONS, MOUNTING REQUIREMENTS INCLUDING MOUNTING CLIPS, HARDWARE, ETC AS REQUIRED FOR A COMPLETE INSTALLATION AND U.L. LABELING OF THE FIXTURE PRIOR TO ORDERING.
4. VERIFY ALL LIGHTING FIXTURE CONNECTED CIRCUIT VOLTAGE PRIOR TO ORDERING.
5. ALL LIGHTS WITH "EXTERNAL" POWER SUPPLIES OR LED DRIVERS (SUCH AS TAPE LIGHTS OR LED STRIPS) SHALL ONLY BE CONNECTED TO LISTED AND CLASS 2 POWER SUPPLIES. "RECOGNIZED" COMPONENTS OR "CLASS 1" POWER SUPPLIES / LED DRIVERS ARE NOT ACCEPTABLE.

ARCHITECT:
Aaron Brumer & Assoc, Architects
10999 Riverside Drive, Suite 302
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

LANDSCAPE:

MEP:
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PROJECT:
38-UNIT MULTIFAMILY BUILDING
6575 W Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION

STAMP: REGISTERED PROFESSIONAL ENGINEER SAURABH JAGDISH PANDYA E-23194 EXP. 6-30-26 ELECTRICAL STATE OF CALIFORNIA

DRAWING TITLE
GENERAL NOTES SHEET INDEX AND SYMBOLS LIST

E001

6575 FOUNTAIN

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.0(b)2 for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e) and 180.2(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.		
Project Name: 6575 Fountain	**Report Page:**	**(Page 1 of 8)**
Project Address: 6575 Fountain Ave	**Date Prepared:**	7/5/2025

A. GENERAL INFORMATION

01	Project Location (city)	LOS ANGELES	04 Total Conditioned Floor Area (ft²)	80
02	Climate Zone	9	05 Total Unconditioned Floor Area (ft²)	3,957
03	Occupancy Types Within Project (select all that apply):		06 # of Stories (Habitable Above Grade)	1

● Support Areas

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b)2 / 180.2(b)4 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☒ New Lighting System	Area Category Method	80	Area Category Method	3957
☐ New Lighting System - Parking Garage				
Total Area of Work (ft²)	80		3957	

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: 6575 Fountain	**Report Page:**	**(Page 2 of 8)**
	Date Prepared:	7/5/2025

C. COMPLIANCE RESULTS

If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)1 / 170.2(e)	Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts)						Adjusted Lighting Power per 140.6(a) / 170.2(e) (Watts)				Compliance Results
	01	02	03	04		05	06	07		08	09
	Complete Building 140.6(c)1	Area Category 140.6(c)2 / 170.2(e)4	Area Category Additional 140.6(c)2G / 170.2(e)4Av (+)	Tailored 140.6(c)3 / 170.2(e)4B (+)	=	**Total Allowed** (Watts)	≥	Total Designed (Watts)	Adjustments PAF Lighting Control Credits 140.6(a)2 / 170.2(e)1B (-)	=	**Total Adjusted** (Watts) *Includes Adjustments	**05 must be >= 08 140.6 / 170.2(e)**
	(See Table I)	(See Table I)	(See Table J)	(See Table K)				(See Table F)	(See Table P)		
Conditioned		32	0		=	32	≥	28	0	=	28	COMPLIES
Unconditioned		1,941.3	0		=	1,941	≥	1,324	0	=	1324	COMPLIES
Controls Compliance (See Table H for Details)												COMPLIES
Rated Power Reduction Compliance (See Table Q for Details)												

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: 6575 Fountain	**Report Page:**	**(Page 3 of 8)**
	Date Prepared:	7/5/2025

F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all planned permanent and portable lighting other than dwelling unit/ hotel/ motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table T. If using Table T to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)3 / 170.2(e)2C	Design Watts	Field Inspector	
									Pass	Fail
F3	F3 - 4'-0" LED STRIP	No	NA	28.2	Mfr. Spec	1	No	28.2	☐	☐
						Total Designed Watts: CONDITIONED SPACES		28		

Designed Wattage: Unconditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)3 / 170.2(e)2C	Design Watts	Field Inspector	
									Pass	Fail
F1	F1 - 7" LED DOWNLIGHT	No	NA	12.5	Mfr. Spec	54	No	675	☐	☐
F3	F3 - 4'-0" LED STRIP	No	NA	28.2	Mfr. Spec	23	No	648.6	☐	☐
						Total Designed Watts: UNCONDITIONED SPACES		1,324		

[1]FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)4B / 170.2(e)2D is adjusted to be 75% /80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.

[2]Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.

G. MODULAR LIGHTING SYSTEMS

This section does not apply to this project.

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: 6575 Fountain	**Report Page:**	**(Page 4 of 8)**
	Date Prepared:	7/5/2025

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

01	02	03	
		Field Inspector	
Mandatory Demand Response 110.12(c)	Shut-off controls 130.1(c) / 160.5(b)4C	Pass	Fail
NA < 4,000W subject to multilevel	See Area/Space Level Controls	☐	☐

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Manual Area Controls 130.1(a) / 160.5(b)4A	Multi-Level Controls 130.1(b) / 160.5(b)4B	Shut-Off Controls 130.1(c) // 160.5(b)4C	Primary/Sky lit Daylighting 130.1(d) / 160.5(b)4D	Secondary Daylighting 130.1(d) / 160.5(b)4D	Interlocked Systems 140.6(a)1/ 170.2(e)2A	Field Inspector	
								Pass	Fail
MAIN LOBBY	Main Entry Lobby	Auth. Personnel	Dimmer	Occupancy Sensor	NA: General Ltg < 120W	NA: General Ltg < 120W	No	☐	☐
TRASH/RECYCLE	All Other Space Types	Readily Accessible	NA: General Ltg <= 0.5W/SF	Occupancy Sensor	NA: Rm < 24sf Glazing	NA: Rm < 24sf Glazing	No	☐	☐
STAIRWELL	Stairwell	Auth. Personnel	Dimmer	Occupancy Sensor	NA: Rm < 24sf Glazing	NA: Rm < 24sf Glazing	No	☐	☐
CORRIDOR	Corridor	Auth. Personnel	Dimmer	Occupancy Sensor	NA: Rm < 24sf Glazing	NA: Rm < 24sf Glazing	No	☐	☐
ELEV MACHINE ROOM	Electrical Mechancial Telephone Room	Readily Accessible	NA: Enclosed area <100SF	NA: Elec. equip. rm	NA: Rm < 24sf Glazing	NA: Rm < 24sf Glazing	No	☐	☐
ELECTRICAL ROOM	Electrical Mechancial Telephone Room	Readily Accessible	NA: General Ltg <= 0.5W/SF	NA: Elec. equip. rm	NA: Rm < 24sf Glazing	NA: Rm < 24sf Glazing	No	☐	☐
BIKE ROOM	All Other Space Types	Readily Accessible	NA: General Ltg <= 0.5W/SF	Occupancy Sensor	NA: Rm < 24sf Glazing	NA: Rm < 24sf Glazing	No	☐	☐
LOW VOLTAGE / DAS	Electrical Mechancial Telephone Room	Readily Accessible	NA: Enclosed area <100SF	Occupancy Sensor	NA: Rm < 24sf Glazing	NA: Rm < 24sf Glazing	No	☐	☐

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: 6575 Fountain	**Report Page:**	**(Page 5 of 8)**
	Date Prepared:	7/5/2025

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

	13
	Plan Sheet Showing Daylit Zones:
	E601 TO E606

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(a) are being used .

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category	PAF
ELEV MACHINE ROOM	Electrical Mechancial Telephone Room	0.4	80	32	No	No
		TOTALS:	80	32	See Tables J, or P for detail	

Unconditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category	PAF
BIKESTORAGE	All Other Space Types	0.4	150	60	No	No
LOBBY	Main Entry Lobby	0.7	115	80.5	No	No
TRASH/RECYCLE	All Other Space Types	0.4	240	96	No	No
STAIRS	Stairwell	0.6	1,620	972	No	No
CORRIDOR	Corridor	0.4	1,660	664	No	No
ELEC / IDF/ DAS	Electrical Mechancial Telephone Room	0.4	172	68.8	No	No
		TOTALS:	3,957	1,941.3	See Tables J, or P for detail	

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This section does not apply to this project.

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: 6575 Fountain	**Report Page:**	**(Page 6 of 8)**
	Date Prepared:	7/5/2025

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE /SPECIAL EFFECTS

This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS

This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: 6575 Fountain	**Report Page:**	**(Page 7 of 8)**
	Date Prepared:	7/5/2025

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

T. DWELLING UNIT LIGHTING

This section does not apply to this project.

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTI-E - Must be submitted for all buildings

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	MAIN LOBBY; TRASH/RECYCLE; STAIRWELL; CORRIDOR; BIKE ROOM; LOW VOLTAGE / DAS;

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: 6575 Fountain	**Report Page:**	**(Page 8 of 8)**
Project Address: 6575 Fountain Ave	**Date Prepared:**	7/5/2025

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Saurabh Pandya	Documentation Author Signature:
Company: A & N Design Group Inc.	Signature Date: 2025-07-05
Address: 21550 Oxnard Street #300	CEA/ HERS Certification Identification (if applicable): E-23194
City/State/Zip: Woodland Hills CA 91367	Phone: 818-288-4361

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: SAURABH PANDYA	Responsible Designer Signature:
Company: A&N DESIGN GROUP	Date Signed: 2025-07-05
Address: 21550 OXNARD ST, #300	License: E-23194
City/State/Zip: WOODLAND HILLS CA 91367	Phone: 818-288-4361

ARCHITECT:
Aaron Brumer & Assoc, Architects
10999 Riverside Drive, Suite 302
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

LANDSCAPE:

MEP:
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FAX: +1.818.758.0087
EMAIL: arash@an-dg.com
WEB: www.an-dg.com

PROJECT:
38-UNIT MULTIFAMILY BUILDING
6575 W Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION

STAMP
REGISTERED PROFESSIONAL ENGINEER ARASH JAGDISH PANDYA E-23194 EXP. 6-30-26 ELECTRICAL STATE OF CALIFORNIA

DRAWING TITLE
TITLE-24 INDOOR

E002

6575 FOUNTAIN

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STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)2I for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)6, 180.1(a) and 180.2(b)4Bv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.	
Project Name: 6575 Fountain	**Report Page:** (Page 1 of 7)
Project Address: 6575 Fountain Ave	**Date Prepared:** 7/5/2025

A. GENERAL INFORMATION

01	Project Location (city)	LOS ANGELES	04	Total Illuminated Hardscape Area (ft²)	3491
02	Climate Zone	9			
03	Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Urban Clusters	☐	LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
☐	LZ-1: Low - Rural Areas	☒ LZ-3: Moderately High - Urban Areas			
05	Occupancy Types within Project				
●	Support Areas				

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)6 or 141.0(b)2I. / 180.2(b)4Bv for alterations.

My Project Consists of:

01	02		
☒	New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)6	
☐	Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	○ Yes ○ No

03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%		

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] *FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.*

STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: 6575 Fountain	**Report Page:** (Page 2 of 7)
	Date Prepared: 7/5/2025

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6 or 141.0(b)2I / 180.2(b)4Bv													Compliance Results		
01		02		03		04		05		06			07		08	09
General Hardscape Allowance 140.7(d)1 / 170.2(e)6 (See Table I)	+	Per Application 140.7(d)2 / 170.2(e)6 (See Table J)	+	Sales Frontage 140.7(d)2 (See Table K)	+	Ornamental 140.7(d)2 / 170.2(e)6 (See Table L)	+	Per Specific Area 140.7(d)2 / 170.2(e)6 (See Table M)	OR	Existing Power Allowance 141.0(b)2I. / 180.2(b)4Bv (See Table N)	=		**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 must be >= 08**
493	+	---	+	---	+	---	+	---	OR	---	=		493	≥	340	COMPLIES

Shielding Compliance (See Table G for Details)	N/A
Controls Compliance (See Table H for Details)	COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: 6575 Fountain	**Report Page:** (Page 3 of 7)
	Date Prepared: 7/5/2025

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1, 2]	How is Wattage determined	Total Number Luminaires [2]	Luminaire Status[3]	Excluded per 140.7(a) / 170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output 130.2(b) / 160.5(c)1[4]	Field Inspector	
										Pass	Fail
F2	FX1 - LED WALL PACK	☐ Linear	17	Mfr. Spec	20	New	☐	340	NA: < 6200 lumens	☐	☐
							Total Design Watts:	340			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)*
[2] *For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.*
[3] *Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.*
[4] *Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b)/ 160.5(c)*

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: 6575 Fountain	**Report Page:** (Page 4 of 7)
	Date Prepared: 7/5/2025

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off 130.2(c)1 / 160.5(c)	Auto-Schedule 130.2(c)2 / 160.5(c)	Motion Sensor 130.2(c)3 / 160.5(c)	Field Inspector	
				Pass	Fail
EXTERIOR WALKWAY	Photocontrol	Provided	NA: Each Luminaire <= 40 Watts	☐	☐
ROOF DECK	Photocontrol	Provided	NA: Each Luminaire <= 40 Watts	☐	☐

[1] *FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.*
[2] *Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.*
[3] *Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.*

STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: 6575 Fountain	**Report Page:** (Page 5 of 7)
	Date Prepared: 7/5/2025

I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.
Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

	01				
	"Use it or lose it" Allowance (select all that apply) (select all that apply)				
☒ General Hardscape Allowance Table I (below)	☐ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M	

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

02	03	04	05	06	07	08	09
Area Description	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
EXTERIOR WALKWAY @ 1ST FLR	1590	0.021	33.4	580	0.2	116	149
ROOF DECK	1901	0.021	39.9	270	0.2	54	94
					Initial Wattage Allowance for Entire Site (Watts):		250
					Instances of Initial Wattage Allowance (LZ 0 only)[1]		
					Total General Hardscape Allowance (Watts):		493

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: 6575 Fountain	**Report Page:** (Page 6 of 7)
	Date Prepared: 7/5/2025

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	EXTERIOR WALKWAY; ROOF DECK;

STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: 6575 Fountain	**Report Page:** (Page 7 of 7)
Project Address: 6575 Fountain Ave	**Date Prepared:** 7/5/2025

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Saurabh Pandya	Documentation Author Signature:
Company: A & N Design Group Inc.	Signature Date: 2025-07-05
Address: 21550 Oxnard Street #300	CEA/ HERS Certification Identification (if applicable): E-23194
City/State/Zip: Woodland Hills CA 91367	Phone: 818-288-4361

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: SAURABH PANDYA	Responsible Designer Signature:
Company: A&N DESIGN GROUP	Date Signed: 2025-07-05
Address: 21550 OXNARD ST, #300	License: E-23194
City/State/Zip: WOODLAND HILLS CA 91367	Phone: 818-288-4361

ARCHITECT:
Aaron Brumer & Assoc, Architects
10999 Riverside Drive, Suite 302
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

LANDSCAPE:

MEP:
A&N DESIGN GROUP INC MEP Engineering
21550 Oxnard Street, Suite #300
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TEL: +1.818.288.4361
FAX: +1.818.758.0087
EMAIL: arash@an-dg.com
WEB: www.an-dg.com

PROJECT:
38-UNIT MULTIFAMILY BUILDING
6575 W Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION

STAMP
REGISTERED PROFESSIONAL ENGINEER JASDISH PANDYA E-23194 EXP. 6-30-26 ELECTRICAL STATE OF CALIFORNIA

DRAWING TITLE
TITLE-24 OUTDOOR

E003

6575 FOUNTAIN

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STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-E

This document is used to demonstrate compliance with mandatory requirements in 130.5, for electrical systems in newly constructed nonresidential and hotel/motel occupancies and 160.6 and 160.9 for electrical systems in newly constructed multifamily occupancies. Additions and alterations to electrical service systems in nonresidential and hotel/motel occupancies will also use this document to demonstrate compliance per 141.0(a) or 141.0(b)2P for alterations. For multifamily addition or alterations compliance will be documented per 180.1(a) or 180.2 (b)4Bvii

Project Name: 6575 Fountain	Report Page: (Page 1 of 6)
Project Address: 6575 Fountain Ave	Date Prepared: 7/5/2025

A. GENERAL INFORMATION

01	Project Location (city)	LOS ANGELES	02	Climate Zone	9
			03	Occupancy Types Within Project:	Support Areas

B. PROJECT SCOPE

This table includes electrical systems that are within the scope of the permit application.

01	02	03	04	05	06	07
Electrical Service Designation/ Description	Scope of Work[1]	Rating[2] (kVA)	Utility Provided Metering System Exception to 130.5(a)/ 160.6(a)[3]	System subject to CA Elec Code Article 517 Exception to 130.5(a)and (b)	Demand Response Controls	Provides power to dwelling units/common living areas only in multifamily occupancy
MSB	New electrical service equipment and meter	415	☒	☐	Where required, demand response controls must be specified which are capable of receiving and automatically responding to at least one standards based messaging protocol which enables demand response after receiving a demand response signal. Sections 120.2/ 160.3, 130.1/ 160.5, and 130.3/ 160.5, and mechanical, indoor lighting, and sign lighting Certificate of Compliance documents will indicate when demand response controls are required.	☐

[1] FOOTNOTES: Adding only new feeders and branch circuits triggers Voltage Drop 130.5(c)/160.6(c), no other requirements from 130.5/160.6 are required.
[2] If common use areas in a multifamily are submetered, rating is for submeter size serving common use areas.
[3] Applicable if the utility company is providing a metering system that indicates instantaneous kW demand and kWh for a utility-defined period.

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-E
Project Name: 6575 Fountain	Report Page: (Page 2 of 6)
	Date Prepared: 7/5/2025

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through I. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

01		02		03		04	05	06
Service Electrical Metering 130.5(a)/ 160.6(a) (See Table F)	AND	Separation for Monitoring 130.5(b)/ 160.6(b) (See Table G)	AND	Voltage Drop 130.5(c)/ 160.6(c) (See Table H)	AND	Controlled Receptacles 130.5(d)/ 160.6(d) (See Table I)	Electric Ready 160.9 (See Table J)	**Compliance Results**
Yes	AND	Yes	AND	Yes	AND			COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-E
Project Name: 6575 Fountain	Report Page: (Page 3 of 6)
	Date Prepared: 7/5/2025

G. SEPARATION OF ELECTRICAL CIRCUITS FOR ENERGY MONITORING

This table includes entirely new or complete replacement electrical power distribution systems to demonstrate compliance with 130.5(b)/ 160.6(b). Any load types that are not included in the service do not need to be shown. For multifamily occupancies, submetered systems that provide power to dwelling units do not need to meet these separation requirements and therefore load types on those submetered systems also do not need to be shown.

01	02	03	04	05	
Load Type per Table 130.5-B[1]	Minimum Required Separation of Load per Table 130.5-B	Compliance Method[2]	Location of Requirements in Construction Documents	Field Inspector	
				Pass	Fail
MSB					
Lighting including exit, egress and exterior	All lighting disaggregated by floor, type or area	Method 3: Branch circuits serve load types individually & provisions for adding future branch curcuit monitoring	E201,E301	☐	☐
HVAC systems and components	All HVAC in aggregate and each HVAC load rated at least 50 kVA	Method 3: Branch circuits serve load types individually & provisions for adding future branch curcuit monitoring	E201,E301	☐	☐
Plug Loads and appliances less than 25kVA	All plug loads separated by floor, type or area Groups of plug loads exceeding 25 kVA connected load in an area less than 5000 sf	Method 3: Branch circuits serve load types individually & provisions for adding future branch curcuit monitoring	E201,E301	☐	☐
Elevators, escalators, moving walkways	All loads in aggregate	Method 3: Branch circuits serve load types individually & provisions for adding future branch curcuit monitoring	E201,E301	☐	☐

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-E
Project Name: 6575 Fountain	Report Page: (Page 4 of 6)
	Date Prepared: 7/5/2025

G. SEPARATION OF ELECTRICAL CIRCUITS FOR ENERGY MONITORING

This table includes entirely new or complete replacement electrical power distribution systems to demonstrate compliance with 130.5(b)/ 160.6(b). Any load types that are not included in the service do not need to be shown. For multifamily occupancies, submetered systems that provide power to dwelling units do not need to meet these separation requirements and therefore load types on those submetered systems also do not need to be shown.

01	02	03	04	05	
Load Type per Table 130.5-B[1]	Minimum Required Separation of Load per Table 130.5-B	Compliance Method[2]	Location of Requirements in Construction Documents	Field Inspector	
				Pass	Fail

** NOTES: If "Other*" is selected under Compliance Method above, please indicate how compliance has been achieved in the space provided below.*

[1] FOOTNOTES: For each separate load type, up to 10% of the connected load may be of any type.
[2] Method 1: Switchboards/ motor control centers/ panelboard loads disaggregated for each load type.
Method 2: Switchboards/ motor control centers/ panelboard supply other distribution equipment with loads disaggregated for each load type.
Method 3: Branch circuits serve load types individually and provisions for adding future branch circuit monitoring.
Method 4: Complete metering system measures and reports loads by type.
See Chapter 8 of the Nonresidential Compliance Manual for more detail on Compliance Methods.

H. VOLTAGE DROP

This table includes entirely new or complete replacement electrical power distribution systems, or alterations that add, modify or replace both feeders and branch circuits to demonstrate compliance with 130.5(c)/ 160.6(c). For alterations, only the altered circuits must demonstrate compliance per 141.0(b)2Pii/ 180.2(b)4Bviic.

01	02			03	04	05	
Electrical Service Designation/Description	Combined Voltage Drop on Installed Feeder/Branch Circuit Conductors Compliance Method			Location of Voltage Drop Calculations[1]	Sheet Number for Voltage Drop Calculations in Construction Documents	Field Inspector	
						Pass	Fail
MSB	☒	Voltage drop less than 5%	☐	Permitted by CA Elec Code (Exception to 130.5(c))*	In construction documents	E201, E202	☐	☐

** NOTES: If "Permitted by CA Elec Code *" is selected under Compliance Method above, please indicate where the exception applies in the space provided below.*

[1] FOOTNOTES: Voltage drop calculations may be attached to the permit application outside the construction documents if allowed by the Authority Having Jurisdiction. Select "attached" if applicable. If calculations will be the responsibility of the installing contractor, select "Contractor Responsible".

J. ELECTRIC READY BUILDINGS

This section does not apply to this project.

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-E
Project Name: 6575 Fountain	Report Page: (Page 5 of 6)
	Date Prepared: 7/5/2025

K. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-ELC-E - Must be submitted for all buildings

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-E
Project Name: 6575 Fountain	Report Page: (Page 6 of 6)
Project Address: 6575 Fountain Ave	Date Prepared: 7/5/2025

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Saurabh Pandya	Documentation Author Signature:
Company: A & N Design Group Inc.	Signature Date: 2025-07-05
Address: 21550 Oxnard Street #300	CEA/ HERS Certification Identification (if applicable): E-23194
City/State/Zip: Woodland Hills CA 91367	Phone: 818-288-4361

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: SAURABH PANDYA	Responsible Designer Signature:
Company: A&N DESIGN GROUP	Date Signed: 2025-07-05
Address: 21550 OXNARD ST, #300	License: E-23194
City/State/Zip: WOODLAND HILLS CA 91367	Phone: 818-288-4361

ARCHITECT:
Aaron Brumer & Assoc, Architects
10999 Riverside Drive, Suite 302
North Hollywood, CA 91602
(310) 422-9234

STRUCTURAL:

CIVIL:

LANDSCAPE:

MEP:
A&N DESIGN GROUP INC MEP Engineering
21550 Oxnard Street, Suite #300
Woodland Hills, CA 91367
TEL: +1.818.288.4361
FAX: +1.818.758.0087
EMAIL: arash@an-dg.com
WEB: www.an-dg.com

PROJECT:
38-UNIT MULTIFAMILY BUILDING
6575 W Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION

STAMP
REGISTERED PROFESSIONAL ENGINEER
JAGDISH ARASH ANSARI
E-23194
EXP. 6-30-26
ELECTRICAL
STATE OF CALIFORNIA

DRAWING TITLE
TITLE-24 POWER DISTRIBUTION

E004

6575 FOUNTAIN

PART 1 - GENERAL

1.0 GENERAL

THE "GENERAL CONDITIONS OF THE CONTRACT" ARE A PART OF THIS SECTION AND SHALL BE AS BINDING AS IF REPRODUCED HEREIN.

1.1 SCOPE

A. THE WORK UNDER THIS SECTION SHALL INCLUDE FURNISHING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT REQUIRED FOR THE COMPLETE INSTALLATION OF ALL ELECTRICAL WORK AS INDICATED ON THE ELECTRICAL DRAWINGS AND AS HEREINAFTER SPECIFIED, TOGETHER WITH OTHER ITEMS OF MISCELLANEOUS WORK SO INDICATED, EXCEPTING ONLY WORK CLEARLY INDICATED TO BE DONE UNDER OTHER SECTIONS OF THESE SPECIFICATIONS OR UNDER OTHER CONTRACTS.

1.2 CONTRACT DRAWINGS

A. IN GENERAL, THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE LOCATION OF OUTLETS AND EQUIPMENT AND THEIR INTERCONNECTION; AND THOUGH NOT NECESSARILY INDICATING THE ACTUAL PROPER COORDINATION WITH THE WORK OF THEIR TRADES AND IN SPACE AVAILABLE WILL PERMIT. THE DRAWINGS ARE NOT INTENDED TO BE SCALED. REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND LIMITATIONS OF THE BUILDING STRUCTURE OR FINISH, AND TO THE MECHANICAL DRAWINGS FOR THE LOCATION OF EQUIPMENT OF THOSE TRADES REQUIRING ELECTRICAL SERVICE CONNECTIONS. ANY DISCREPANCY, CONFLICT, OR QUESTIONABLE POINT SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT.

B. "PROVIDE" MEANS FURNISH, INSTALL, AND CONNECT UNLESS OTHERWISE NOTED.

1.3 RECORD DRAWINGS

A. DURING THE PROGRESS OF THE WORK, MAINTAIN ONE COMPLETE SET OF RECORD DRAWINGS AS OUTLINED UNDER GENERAL NOTE 1.2 AS THE WORK IS INSTALLED, NEATLY AND CLEARLY MARK ON THESE PRINTS THE FOLLOWING INFORMATION:

1. ALL DEVIATIONS FROM ORIGINAL CONTRACT DRAWINGS.
2. INFORMATION CONTAINED ON CHANGE ORDERS.
3. DIMENSIONED LOCATIONS OF CONCEALED CONDUITS.
4. DIAGRAMS OF EQUIPMENT CONNECTIONS.

AT THE CONCLUSION OF THE JOB, THESE PRINTS SHALL BE DELIVERED TO THE ARCHITECT.

1.4 CODES, PERMITS, AND INSPECTIONS

A. NOTHING IN THESE SPECIFICATIONS OR ON THE DRAWINGS SHALL BE INTERPRETED AS PERMISSION TO VIOLATE CODES OR ORDINANCES. ELECTRICAL WORK SHALL CONFORM TO THE LATEST REVISIONS OF THE FOLLOWING CODES AND STANDARDS:

1. NATIONAL ELECTRICAL MANUFACTURERS' ASSOCIATION.
2. UNDERWRITERS' LABORATORIES
3. LOCAL CODES AND INSPECTION AUTHORITIES.
4. NATIONAL ELECTRICAL CODE FOR ALL ITEMS NOT SPECIFICALLY COVERED BY STATE OR LOCAL ORDINANCES.

B. INSPECT THE JOB SITE PRIOR TO SUBMITTING A BID AND MAKE ALLOWANCE FOR EXISTING CONDITIONS WHICH MAY AFFECT THE WORK AND ARRANGE FOR AND PAY FOR TESTS AND INSPECTIONS, AND GIVE NOTICES REQUIRED BY ANY AND ALL LAWS, RULES, REGULATIONS, AND ORDINANCES WHICH PERTAIN TO THIS WORK. WHERE ADDITIONS OR ALTERATIONS ARE REQUIRED IN OR AT EXISTING ELECTRICAL INSTALLATION AS INDICATED.

1. INFORMATION GIVEN ON THE DRAWINGS REGARDING EXISTING INSTALLATIONS OR CONDITIONS HAS BEEN OBTAINED FROM THE BEST SOURCES AVAILABLE BUT CANNOT BE GUARANTEED ACCURATE IN ALL RESPECTS. VERIFY ALL SUCH INFORMATION BEFORE PROCEEDING WITH ANY NEW WORK THAT MAY BE AFFECTED. INCLUDE AS A PART OF THE CONTRACT ALL WORK REQUIRED TO PRODUCE THE INDICATED RESULT.

2. RELOCATE AND/OR RECONNECT EXISTING CIRCUITS WHERE CONTINUITY HAS BEEN AFFECTED OR AS MAY BE REQUIRED TO PROVIDE FOR NEW CONSTRUCTION.

1.5 SUBMITTALS

A. CONTRACTOR SHALL SUBMIT ELECTRONIC FORMAT OF SHOP DRAWINGS AND TECHNICAL DATA SHEETS FOR EQUIPMENT AND MATERIALS SPECIFIED. THE ENGINEER SHALL REVIEW SHOP DRAWINGS AND TECHNICAL DATA SHEETS FOR CONFORMANCE WITHE THE CONTRACT DOCUMENTS AND WILL ISSUE A WRITTEN ASSESSMENT TO THE OWNER PRIOR TO COMMENCEMENT OF WORK.

B. CONTRACTOR SHALL IDENTIFY DEVIATIONS IN SHOP DRAWINGS FROM THE DESIGN DOCUMENTS.

C. SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT AND/OR ENGINEER FOR CONSIDERATION PRIOR TO BIDDING. SUBSTITUTIONS SHALL BE PRE-APPROVED IN WRITING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING REQUIREMENTS ASSOCIATED WITH THE SUBSTITUTED EQUIPMENT OR MATERIALS WITH OTHER BUILDING TRADES INCLUDING MECHANICAL, STRUCTURAL, AND ARCHITECTURAL ELEMENTS. CONTRACTOR SHALL IDENTIFY AND ANNOTATE REVISED REQUIREMENTS PER BUILDING TRADE DRAWINGS. CONTRACTOR SHALL ALSO IDENTIFY COST DEBITS OR CREDITS IN WRITING FOR THE PROPOSED CHANGES PRE BUILDING TRADE.

D. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ENGINEERING FEES NECESSARY TO CHANGE PERMIT DOCUMENTS BASED ON ALTERNATE SUBMITTAL PACKAGES / EQUIPMENT SUBSTITUTIONS.

E. PROVIDE ELECTRONIC FORMAT OF SHOP DRAWING SUBMITTAL WITH 1/4" SCALE LAYOUT DRAWINGS OF ROOMS WITH ELECTRICAL EQUIPMENT AND TRANSFORMERS. LAYOUT SHALL SHOW LOCATIONS OF AND SHALL BE COORDINATED WITH MECHANICAL EQUIPMENT AND SHALL BE DRAWN TO SCALE. ALTHOUGH MORE THAN ONE EQUIPMENT MANUFACTURER IS LISTED FOR USE ON THIS PROJECT, IF THAT MANUFACTURER CANNOT MEET THE PHYSICAL CONSTRAINTS OF THIS PROJECT, THEIR EQUIPMENT IN TOTAL IS NOT ACCEPTABLE. DRAWINGS SHALL INDICATE BY DIMENSION THAT CLEARANCE REQUIRED BY CODE ARE PROVIDED.

F. PRESENT SHOP DRAWING SUBMITTAL DATA AT ONE TIME, IN ELECTRONIC FORMAT. PARTIAL SUBMITTALS WILL NOT BE ACCEPTED. SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO: LIGHTING FIXTURES, SWITCHGEAR, PANELBOARDS, WIRING DEVICES, DISCONNECT SWITCHES, FUSES, MOTOR STARTERS, LAMPS, CONDUIT FITTINGS AND TRANSFORMERS.

G. THE CONTRACTOR SHALL INSTALL ALL CONDUITS AND WIRES WITH A MINIMUM NUMBER OF BENDS AND IN SUCH A MANNER AS TO CONFORM TO THE STRUCTURE. AVOID OBSTRUCTIONS, PRESERVE HEAD ROOM, KEEP OPENINGS AND PASSAGEWAYS CLEAR AND MEET ALL STRUCTURAL CODE REQUIREMENTS.

1.6 DRAWINGS

A. CONTRACTOR SHALL MAINTAIN TWO (2) SETS OF WHITE PRINTS OR DRAWINGS PERTAINING TO THE WORK, ONE (1) SET OF PRINTS SHALL BE KEPT ON SITE AND CHANGES OR DEVIATIONS FROM THE CONTRACT DRAWINGS SHALL BE CAREFULLY NOTED AS CHANGES OR DEVIATIONS ARE MADE. AT THE COMPLETION OF THE PROJECT AND BEFORE FINAL ACCEPTANCE TESTING OF THE WORK, COPY THE CHANGES, DEVIATIONS, AND COMPLIMENTARY INFORMATION ON THE OTHER SET OF PRINTS AND RETURN IT TO THE OWNER. THE COST OF PRINTS AND COST INVOLVED IN THE PREPARATION OF THESE RECORD DRAWINGS HALL BE BORNE BY THE CONTRACTOR.

1.7 OPERATING AND MAINTENANCE INSTRUCTIONS

A. CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF MANUFACTURER'S OPERATING AND MAINTENANCE INSTRUCTIONS FOR EACH PIECE OF EQUIPMENT AND SYSTEM. COPIES SHALL BE COMPILED IN SETS AND PLACED IN A HARD COVER THREE RING BINDER WITH INDEX PAGE AND INDEX TABS. ALL NAME TAG INFORMATION SUCH AS MANUFACTURER, TYPE, SIZE, CAPACITY, SERIAL NUMBER, ETC. SHALL BE INCLUDED AS PART OF THIS MANUAL.

B. PROVIDE WRITTEN OPERATING INSTRUCTIONS WITH DIAGRAMS FOR ELECTRICAL EQUIPMENT.

C. OPERATING & MAINTENANCE (O&M) MANUALS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW.

PART 2 - PRODUCTS

2.1 GENERAL

A. ALL MATERIALS USED IN THE ELECTRICAL WORK HEREIN SPECIFIED SHALL BE NEW AND SUITED TO THE USE INTENDED AND SHALL BE LISTED BY THE 'UNDERWRITERS' LABORATORIES, INC., AND SHALL MEET THEIR REQUIREMENTS AND BEAR THEIR LABEL WHENEVER STANDARDS HAVE BEEN ESTABLISHED AND LABEL SERVICE IS REGULARLY FURNISHED BY THAT AGENCY. THE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIAL WHICH IN HIS OPINION IS NOT IN COMPLIANCE WITH THIS SPECIFICATION, EITHER BEFORE OR AFTER INSTALLATION. ALL MATERIALS SHALL BE OF THE TYPES OR MAKES HEREINAFTER SPECIFIED, AND NO SUBSTITUTIONS WILL BE PERMITTED WITHOUT SUBMITTAL FOR REVIEW BY THE ARCHITECT. "PRODUCTS" AND "MATERIALS" ARE USED INTERCHANGEABLY AND MEAN MATERIALS, FIXTURES AND EQUIPMENT.

2.2 RACEWAYS AND FITTINGS

A. PROVIDE ONLY NEW CONDUIT WITH UL LISTING OR LABEL AND DELIVER TO THE SITE IN STANDARD LENGTHS. UNLESS OTHERWISE INDICATED, PROVIDE CONDUITS FOR ALL TYPES OF CONDUCTORS OR CABLES OF ALL SYSTEMS AND VOLTAGES.

1. RIGID STEEL CONDUIT AND COUPLINGS: HOT-DIPPED GALVANIZED OR SHERARDIZED INSIDE AND OUT, WITH GALVANIZED THREADS. PROVIDE INSULATED METALLIC BUSHINGS EXCEPT THAT SIZES 1 INCH AND SMALLER MAY BE NONMETALLIC TYPE.

2. ELECTRICAL METALLIC STEEL TUBING: HOT-DIPPED GALVANIZED OR SHERARDIZED INSIDE AND OUT. PROVIDE INSULATED AND BUSHED TAP-ON TYPE CONNECTORS AND COUPLINGS AS MADE BY TOMIC OR T & B, OR WRENCH TIGHTENED COMPRESSION TYPE.

3. FLEXIBLE CONDUIT: MANUFACTURED FROM ALUMINUM OR SINGLE STRIP GALVANIZED STEEL. PROVIDE INSULATED DIE-CAST CONNECTORS WITH RIDGES THAT THREAD INTO THE INSIDE OF THE CONDUIT TO INSURE A FORCE FIT AS MADE BY O & H ELECTRICAL COMPANY OR EQUAL.

4. LIQUIDTIGHT FLEXIBLE CONDUIT: IDENTICAL TO FLEXIBLE STEEL CONDUIT BUT WITH OVERALL POLYVINYL CHLORIDE PLASTIC JACKET. PROVIDE INSULATING CONNECTORS, APPLETON STN SERIES OR EQUAL.

5. RIGID PLASTIC CONDUIT: EXTRUDE FROM VIRGIN POLYVINYL CHLORIDE COMPOUND, SCHEDULE 40 HEAVY WALL, IN 10-0" LENGTHS WITH COUPLINGS.

6. ALL WIRING SHALL BE INSTALLED IN LISTED METALLIC RACEWAYS. RACEWAYS IN SLAB-ON-GRADE OR BELOW SHALL BE SCHEDULE 40 PVC. TRANSITIONS FROM BELOW TO ABOVE GRADE SHALL BE WITH RIGID STEEL ELBOWS WITH PVC JACKET OR APPROVED EQUIVALENT PROTECTION. EMT FITTINGS SHALL BE STEEL. CONNECTORS SHALL BE INSULATED THROAT TYPE.

7. RACEWAYS IN SLAB-ON-GRADE OR BELOW CONTAINING SERVICE ENTRANCE FEEDERS OR DISTRIBUTION FEEDERS 600V SHALL BE SCHEDULE 80 PVC, CONCRETE ENCASED.

8. ALL EXPOSED CONDUITS SHALL BE RIGID METAL CONDUIT (RMC).

9. ALL CONDUIT FITTINGS SHALL BE COMPRESSION TYPE FITTINGS. NO SET-SCREW FITTINGS ARE ACCEPTABLE.

10. ALL CONDUIT SHALL BE MINIMUM 3/4".

2.3 WIRE AND CABLE

A. ALL WIRE AND CABLE SHALL BE ANNEALED COPPER WITH 98% CONDUCTIVITY AND 600-VOLT INSULATION. 75° RATED FOR GENERAL USE.

B. CONDUCTORS NO. 10 AWG AND SMALLER SHALL BE SOLID TYPE THWN OR THW INSULATION: NO.8 AWG AND LARGER SHALL BE STRANDED TYPE THHN OR THW INSULATION. USE TYPE THW IN WET LOCATIONS. IN CONDUITS INSTALLED WITHIN OR JUST UNDER ROOFING MATERIALS AND FOR ALL AREAS EXTERIOR TO BUILDINGS.

C. 600V STABILOY 8030 SERIES ALUMINUM WIRE AND CABLE (OR EQUIVALENT) IN SIZES #1/0 AND LARGER MAY BE SUBSTITUTED FOR COPPER ON SERVICES AND FEEDERS IF AMPACITY IS EQUAL TO OR GREATER THAN COPPER AND VOLTAGE DROP IS EQUAL TO OR LESS THAN COPPER. THIS WOULD ONLY BE APPLICABLE FOR FACILITIES THAT ACCEPT THE USE OF ALUMINUM CONDUCTORS. THE USE OF ALUMINUM CONDUCTORS SHALL BE COORDINATED WITH FACILITIES ENGINEER AND/OR BUILDING OWNER PRIOR TO SUBMITTING.

D. STEEL TYPE METAL CLAD (MC) CABLE MAY BE USED FOR BRANCH CIRCUITS #8AWG OR SMALLER, WHERE PERMITTED BY CODE.

E. UNLESS NOTED OTHERWISE, ALL WIRE SHALL BE STRANDED COPPER, ALL WIRE SHALL BE UL LISTED, RATED FOR 600 VOLTS, TYPE THHN/THWN INSULATION, NO. 12 MINIMUM SIZE EXCEPT FOR CONTROLS.

2.4 LIGHTING FIXTURES

A. RECESSED FIXTURES INSTALLED INDOORS SHALL BE THERMALLY PROTECTED.

B. FIXTURES INDICATED AS BEING EMERGENCY SHALL BE PROVIDED WITH BATTERY POWERED INVERTER UNIT FOR MOUNTING IN, ON OR ADJACENT TO FIXTURE. PROVIDE UNIT WITH FULLY AUTOMATIC TWO RATE CHARGER, NICKEL CADIUM BATTERY, AC "ON" PILOT LIGHT, AND TEST SWITCH. DESIGN AND WIRE UNIT TO AUTOMATICALLY TRANSFER TO BATTERY SUPPLY ON LOSS OF NORMAL AC POWER AND TO OPERATE AT 1300 LUMENS MINIMUM FOR RECESSED FIXTURES AND MINIMUM 700 LUMENS FOR RECESSED DOWNLIGHTS.

C. PROVIDE RECESSED, SURFACE AND PENDANT MOUNTED LIGHTING FIXTURES, COMPLETE WITH LAMPS, AND BALLASTS WHERE REQUIRED, AS SHOWN OF THE DRAWINGS AS SPECIFIED.

1. FLUORESCENT BALLASTS OF PROPER TYPE AND CHARACTERISTICS FOR THE LAMPS IN THE FIXTURE AND WITH VOLTAGE RATING AS REQUIRED BY THE CIRCUIT WHICH THE FIXTURE IS CONNECTED.

2. PROVIDE LAMPS AS INDICATED ON THE DRAWINGS.

2.5 WIRING DEVICES

A. WIRING DEVICES SHALL BE OF THE MOLDED COMPOSITION SPECIFICATION GRADE. ALL DEVICES SHALL BE FLUSH MOUNTED UNLESS OTHERWISE NOTED AND WITH FINISH MATCHING DEVICE PLATES. LOCAL SWITCHES SHALL HAVE ALTERNATING CURRENT RATINGS EQUAL TO FULL NOMINAL CAPACITY.

1. RECEPTACLES: PROVIDE TYPE IN ACCORDANCE WITH NEMA STANDARD CONFIGURATION AS SHOWN.

2. SWITCHES: SINGLE POLE, 3-WAY AND 4-WAY AS SHOWN, FINISH AS SELECTED.

3. PROVIDE PLATES FOR ALL OUTLET BOXES AND FITTINGS OF ALL SYSTEMS EXCEPT AT OUTLETS WHERE FIXTURE CANOPIES ARE USED.

2.6 NAMEPLATES

A. PROVIDE A NAMEPLATE FOR EACH PANELBOARD, DISCONNECT SWITCH, AND FOR ANY OTHER CONTROL DEVICE OR MAJOR ITEM OF ELECTRICAL EQUIPMENT, AS FOLLOWS:

1. PROVIDE BLACK-ON-WHITE LAMINATED PLASTIC NAMEPLATES ENGRAVED IN 1/4" HIGH LETTERS TO CORRESPOND WITH THE DESIGNATIONS ON THE DRAWINGS. PROVIDE OTHER OR ADDITIONAL INFORMATION ON NAMEPLATES WHERE INDICATED.

2. ATTACH NAMEPLATES TO EQUIPMENT WITH RIVETS, BOLTS, OR APPLICABLE SHEET METAL SCREWS. GLUE-ON TYPES AND POPRIVET TYPES ARE NOT ACCEPTABLE.

3. PROVIDE DYMO TYPE PLASTIC TAPE FOR EACH RECEPTACLE AND J-BOX INDICATING CIRCUIT NUMBERS AND PANEL. PROVIDE ADDITIONAL INFORMATION AS INDICATED ON THE DRAWINGS. THE COLOR CODE FOR THE TAPES SHALL BE AS FOLLOWS:
   a. ORANGE FOR ISOLATED GROUND CIRCUITS.
   b. GREEN FOR STANDARD 120V CIRCUITS.\

2.7 BOXES

A. OUTLET AND JUNCTION BOXES USED IN CONCEALED WORK, SHALL BE GALVANIZED OR SHERARDIZED ONE-PIECE, PRESSED STEEL, KNOCK-OUT TYPE SIZED IN ACCORDANCE WITH THE CODE FOR THE NUMBER OF CONDUCTORS OR THE NUMBER AND SIZE OF CONDUITS ENTERING THE BOX, BUT SHALL NOT BE LESS THAN 4" SQUARE AND 1-1/2" DEEP. PLASTER RINGS SHALL BE PROVIDED FOR ALL FLUSH MOUNTED BOXES.

B. PULL-BOXES, CABINETS, ETC. MOUNTED ON THE EXTERIOR AT GRADE LEVEL, SHALL BE WEATHER-PROOF TYPE WITH HINGED, LOCKABLE COVERS SECURED WITH TAMPER-PROOF SCREWS.

C. JUNCTION BOXES SHALL BE SIZED PER NATIONAL ELECTRICAL CODE (NEC), ARTICLE 314-OUTLET, DEVICE, PULL AND JUNCTION BOXES; CONDUIT BODIES; FITTINGS' AND HAND-HOLE ENCLOSURES. REFERENCE NEC, ARTICLE 314, TABLE 314.16(A).

D. BOXES SHALL BE MINIMUM 4" SQUARE WITH REQUIRED EXTENSIONS AND PLASTER OR TILE RINGS.

E. COMBINATION POWER & DATA RECESSED FLOOR BOXES (RFB) SHALL BE HUBBELL SYSTEMONE SERIES, 2-GANG, WITH 1"C. AND 2"C. KNOCK-OUTS FOR POWER AND DATA, RESPECTIVELY. PROVIDE HUBBELL SYSTEMONE 2-GANG FLOOR BOX, CFB2G30R SERIES WITH CFBHUB2 AND FLUSH-SURFACE ROUND COVER, CATALOG NO. CFB2G30R (FLOOR-BOX) WITH FLUSH SURFACE-ROUND COVER, CATALOG NO. CFBS1R0CVRBLK BLACK POWDER-COATED ROUND COVER). COORDINATE FINISHES WITH ARCHITECT PRIOR TO PURCHASE.

F. COMBINATION POWER & DATA POKE-THROUGH DEVICES SHALL BE HUBBELL SYSTEMONE SERIES, WITH 3/4"C. AND 1-1/2"C. KNOCK-OUTS FOR POWER AND DATA/COMMUNICATION DEVICES, RESPECTIVELY. PROVIDE HUBBELL SYSTEMONE, 4" CORE POKE-THROUGH DEVICE, CATALOG NO. S1PT3IMBLJ (BLACK FINISH WITH JUNCTION BOX). COORDINATE FINISHES WITH ARCHITECT.

2.8 DISTRIBUTION EQUIPMENT

A. SWITCHBOARDS, DISTRIBUTION BOARDS, PANELBOARDS, DISCONNECT SWITCHES, MOTOR CONTROL CENTERS, ETC. SHALL BE MANUFACTURED BY EATON CUTLER-HAMMER, GENERAL ELECTRIC (GE), SIEMENS OR SCHNEIDER ELECTRIC (SQUARE D). CUSTOM EQUIPMENT SHALL BE MANUFACTURED BY INDUSTRIAL ELECTRIC MFG. (IEM). BOLT FREE-STANDING EQUIPMENT TO 4" HIGH CONCRETE HOUSEKEEPING PADS.

B. DRY-TYPE TRANSFORMERS SHALL BE 115° RISE WITH 220° INSULATION MINIMUM WITH COPPER WINDINGS. MOUNT ON RUBBER-IN-SHEAR ISOLATORS. MANUFACTURERS SHALL BE BY EATON CUTLER-HAMMER, GENERAL ELECTRIC (GE), SIEMENS OR SCHNEIDER ELECTRIC (SQUARE D). CUSTOM EQUIPMENT SHALL BE MANUFACTURED BY INDUSTRIAL ELECTRIC MFG. (IEM). BOLT FREE-STANDING EQUIPMENT TO 4" HIGH CONCRETE HOUSEKEEPING PADS.

C. PROVIDE ENGRAVED NAMEPLATES ON SWITCHBOARDS, PANELBOARDS, DISCONNECT SWITCHES, MOTOR CONTROL CENTERS, TRANSFORMERS, ETC. INDICATING EQUIPMENT DESIGNATION AND POWER SOURCE OF WHERE IT IS FED FROM (OR DESIGNATION OF EQUIPMENT SERVED) AND VOLTAGE. EXAMPLE: "PANEL HP-1, FED FROM SWITCHBOARD MSA, CIRCUITS 1,3,5 480/277V, 3PH, 4W."

D. DISCONNECT SWITCHES SHALL BE SINGLE-THROW, HEAVY-DUTY TYPE. FUSIBLE SWITCHES SHALL ACCEPT CLASS 'R' FUSES ONLY AND REJECT OTHERS. INSTALL DISCONNECT SWITCH ON TWO (2)-24" LONG UNI-STRUT CHANNELS DRILLED AND BOLTED TO HVAC UNIT FRAME WHERE POSSIBLE (COORDINATE LOCATION WITH HVAC MANUFACTURER TO AVOID ANY WARRANTY INFRACTIONS AND UL LISTINGS). SILICONE SEAL ALL PENETRATIONS INTO UNIT.

E. CIRCUIT BREAKERS SHALL BE BOLT-ON TYPE AND FUSES SHALL BE BUSSMAN OR APPROVED EQUIVALENT.

F. WIRE TERMINATION PROVISIONS FOR PANELBOARDS, CIRCUIT BREAKERS, DISCONNECT SWITCHES AND ALL OTHER ELECTRICAL APPARATUS SHALL BE LISTED SUITABLE FOR 75°C.

G. ALL EQUIPMENT SUCH AS SWITCHBOARDS, DISTRIBUTION BOARDS, DISCONNECT SWITCHES, TRANSFORMERS AND PANELBOARDS SHALL BE BY THE SAME MANUFACTURER. ALL FUSES PROVIDED SHALL BE BUSSMAN.

H. PROVIDE HANDLE-TIES OR MULTI-POLE CIRCUIT BREAKERS FOR SIMULTANEOUS OPERATION OF ALL MULTI-WIRE BRANCH CIRCUITS.

I. PROVIDE ARC FLASH LABELING ON ALL NEW DISTRIBUTION EQUIPMENT. UPDATE EXISTING ARC FLASH STUDY IF ADDING NEW EQUIPMENT (I.E. PANELBOARDS, TRANSFORMERS) TO EXISTING ELECTRICAL DISTRIBUTION SYSTEM AS REQUIRED. COORDINATE WITH FACILITIES ELECTRICAL ENGINEER AND/OR BUILDING OWNER FOR ADDITIONAL REQUIREMENTS.

J. PROVIDE NEATLY TYPED CIRCUIT DIRECTORY CARD, CLEARLY IDENTIFYING ALL CIRCUITS, MOUNTED IN A CARD HOLDER.

2.9 FIRE ALARM (ONLY APPLICABLE IF FIRE ALARM SCOPE EXISTS FOR PROJECT)

A. FIRE ALARM SYSTEM. CONTRACTOR SHALL PROVIDE DEVICES, CONDUITS, WIRES, CABLE, PROGRAMMING AND TESTING AS DIRECTED BY EQUIPMENT MANUFACTURER AND FIRE DEPARTMENT FOR A CODE COMPLIANT FIRE ALARM SYSTEM. MATERIALS, EQUIPMENT AND WORKMANSHIP SHALL BE COMPLETE AND OPERABLE IN EVERY RESPECT. SUBMIT SINGLE LINE OF SYSTEM WITH SHOP DRAWINGS. THIS SINGLE LINE DIAGRAM SHALL SHOW DEVICES, CONDUIT, WIRE, CABLE SIZES AND BATTERY CALCULATIONS TO BE USED AND SHALL BE STAMPED AND SIGNED BY LOCAL FIRE DEPARTMENT. SYSTEM CALIBRATION AND TESTING SHALL BE BY FACTORY CERTIFIED TECHNICIAN. SUBMIT TO ENGINEER PRIOR TO SUBMITTAL TO FIRE ALARM DEPARTMENT.

B. FIRE ALARM (CONTINUED-ONLY APPLICABLE IF FIRE ALARM SCOPE EXISTS FOR PROJECT)

C. DUCT DETECTORS (WHERE REQUIRED OR WHEN GREATER THAN 2000CFM SUPPLIED BY AN HVAC EQUIPMENT) SHALL BE PHOTOELECTRIC TYPE FURNISHED BY ELECTRICAL CONTRACTOR, INSTALLED IN THE SUPPLY DUCTS BY MECHANICAL CONTRACTOR AND CONNECTED TO FIRE ALARM SYSTEM BY DIVISION 26-ELECTRICAL. DUCT DETECTOR SHALL BE CONNECTED TO SHUT-OFF AIR HANDLING UNITS LOCATED WITHIN THE SAME PLENUM. DUCT DETECTORS SHALL NOT BE MOUNTED IN AN ENVIRONMENT WHICH EXCEEDS 122°F. PROVIDE ZERO VELOCITY TYPE DETECTORS WHERE REQUIRED. INSTALLATION SHALL BE COORDINATED WITH MECHANICAL CONTRACTOR TO MAINTAIN AIR FLOW AND ACCESS.

D. ALL FIRE ALARM CONDUIT SHALL BE 3/4" MINIMUM AND FACTORY-PAINTED RED.

PART 3 - EXECUTION

3.1 MATERIALS AND WORKMANSHIP

A. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDDANCE WITH RECOMMENDATIONS OF THE MANUFACTURER TO CONFORM WITH THE CONTRACT DOCUMENTS. THE INSTALLATION SHALL BE ACCOMPLISHED IN CONFORMANCE WITH THE APPLICABLE RULES.

3.2 WIRE AND WIRING METHODS

A. ALL WIRING AND CABLE INCLUDING LOW VOLTAGE AND CONTROL CIRCUITS SHALL BE INSTALLED IN CONDUIT UNLESS OTHERWISE NOTED.

1. COLOR CODE ALL BRANCH CIRCUIT AND CONTROL CIRCUIT WIRING BY MEANS OF FACTORY COLOR CODED CONDUCTORS. EACH PHASE SHALL BE THE SAME COLOR THROUGHOUT THE SYSTEM AND SHALL BE A DIFFERENT COLOR FROM OTHER PHASES AND OTHER SYSTEMS THE IDENTIFIED NEUTRAL CONDUCTOR SHALL BE WHITE, AND GROUND WIRES SHALL BE GREEN.

3.3 CONDUIT AND TUBING

A. EXCEPT WHEN OTHERWISE INDICATED AS MORE STRINGENT, PROVIDE THE TYPE OF CONDUIT LEGALLY PERMITTED OR REQUIRED FOR EACH LOCATION OR CONDITION. UNLESS INDICATED OTHERWISE, CONDUITS SHALL BE CONCEALED WHERE POSSIBLE WITHIN OR BEHIND FINISHED WALLS OR CEILINGS.

1. ELECTRICAL METALLIC TUBING (EMT) MAY BE INSTALLED ONLY WITHIN BUILDINGS ABOVE GRADE IN DRY LOCATIONS AND WHERE NOT SUBJECT TO MECHANICAL INJURY OR OTHERWISE PROHIBITED.
2. USE FLEXIBLE CONDUIT ONLY AS FOLLOWS:
   a. WHERE INDICATED.
   b. CONCEALED RUNS IN DRY LOCATIONS WHERE STRUCTURAL CONDITIONS PREVENT THE USE OF OTHER TYPES OF CONDUIT.
   c. FINAL CONNECTION TO VIBRATING EQUIPMENT
   d. CONNECTION TO RECESSED LIGHT FIXTURES FROM NEARBY JUNCTION BOX.
3. RIGID PLASTIC CONDUITS MAY BE INSTALLED FOR UNDERGROUND WORK.
   a. USE RIGID METAL CONDUIT WHERE LEGALLY REQUIRED, WHERE EXPOSED TO THE WEATHER; ALSO WHERE SUBJECT TO MECHANICAL INJURY.

3.4 LIGHTING FIXTURES

A. FURNISH AND INSTALL FIXTURES COMPLETE IN CONFORMANCE WITH THE SPECIFICATION, THE REQUIREMENTS SPECIFIED BELOW, AND DETAILED ON THE DRAWINGS. DETAILS SHOWN ON THE DRAWINGS ARE INDICATIVE OF THE GENERAL TYPE DESIRED AND ARE NOT INTENDED TO RESTRICT SELECTION TO FIXTURES OF ANY PARTICULAR MANUFACTURER (SUBMIT FOR ARCHITECTS APPROVAL)

1. LIGHTING FIXTURES SHALL BE SET PLUMB, SQUARE, LEVEL, AND IN ALIGNMENT AND SHALL BE SECURED IN ACCORDANCE WITH THE MANUFACTURERS' DIRECTIONS AND SHOP DRAWINGS EXCEPT AS OTHERWISE NOTED. ACCESSORIES SUCH AS STEMS, MOUNTING PLATES, NIPPLES, OR BRACKETS SHALL BE PROVIDED FOR PROPER INSTALLATION.

2. FOR FLUORESCENT FIXTURES, THE CATALOG NUMBERS ARE THOSE FOR INDIVIDUAL UNITS. WHERE CONTINUOUS ROWS ARE INDICATED, PROVIDE ALL NECESSARY ACCESSORIES. WHERE SINGLE-LAMP FIXTURES ARE INDICATED IN CONTINUOUS ROWS PROVIDE TANDEM UNITS WITH 2-LAMP BALLASTS WHEREVER POSSIBLE.

3. LAMPS OF THE PROPER SIZE, TYPE, WATTAGE, AND VOLTAGE RATINGS AS INDICATED ON THE DRAWINGS SHALL BE DELIVERED TO THE PROJECT IN THE ORIGINAL CARTONS AND INSTALLED IN THE FIXTURES JUST PRIOR TO THE COMPLETION OF THE PROJECT. LAMPS THAT HAVE BEEN USED DURING THE CONSTRUCTION SHALL BE REPLACED WITH NEW UNITS SO AS TO ASSURE A NEW INSTALLATION AT THE TIME OF FINAL ACCEPTANCE.

3.5 EQUIPMENT CONNECTIONS

A. ALL WIRING FOR THE CONNECTION OF MOTORS AND CONTROL EQUIPMENT AS INDICATED ON THE DRAWING SHALL BE FURNISHED AND INSTALLED UNDER THIS SECTION OF THESE SPECIFICATIONS.

B. FLEXIBLE CONNECTIONS OF SHORT LENGTH SHALL BE PROVIDED FOR EQUIPMENT SUBJECT TO VIBRATION OR MOVEMENT AND FOR ALL MOTORS. LIQUID-TIGHT FLEXIBLY CONDUIT SHALL BE USED IN WET LOCATIONS. A SEPARATE GROUND CONDUCTOR SHALL BE PROVIDED ACROSS ALL FLEXIBLE CONNECTIONS.

3.6 TESTS

A. IN ADDITION TO TESTS REQUIRED BY OTHER SECTIONS, PERFORM OR CAUSE TO BE PERFORMED, ANY TESTS SPECIFIED FOR ELECTRICAL WORK WHEN THE WORK IS SUBSTANTIALLY COMPLETE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. UPON COMPLETION OF THE WORK AND ADJUSTMENT OF ALL EQUIPMENT, CONDUCT AN OPERATING TEST AND SUBMIT FOR APPROVAL AT SUCH TIME AS THE ARCHITECT DIRECTS. CONDUCT THE TEST IN THE PRESENCE OF AN AUTHORIZED REPRESENTATIVE OF THE ARCHITECT. DEMONSTRATE THAT ALL SYSTEMS AND EQUIPMENT ARE:
   a. OPERATING IN ACCORDANCE WITH ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS.
   b. FREE FROM ALL ELECTRICAL AND MECHANICAL DEFECTS.
   c. FREE FROM SHORT CIRCUITS AND GROUNDS OTHER THAN INTENTIONAL GROUNDS.
2. CONDUCT ALL OTHER AND ADDITIONAL TESTS THAT ARE REQUIRED BY AUTHORITIES HAVING JURISDICTION OR ARE REQUESTED BY THE ARCHITECT.
3. ALL COSTS INCURRED, INCLUDING REQUIRED INSTRUMENTS AND PERSONNEL FOR THE TESTS, SHALL BE PAID FOR BY THE CONTRACTOR.

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ISSUE	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION

STAMP
REGISTERED PROFESSIONAL ENGINEER
ARASH JAGDISH ARAM
E-23196
EXP. 6-30-26
ELECTRICAL
STATE OF CALIFORNIA

DRAWING TITLE
ELECTRICAL SPECIFICATIONS

E101

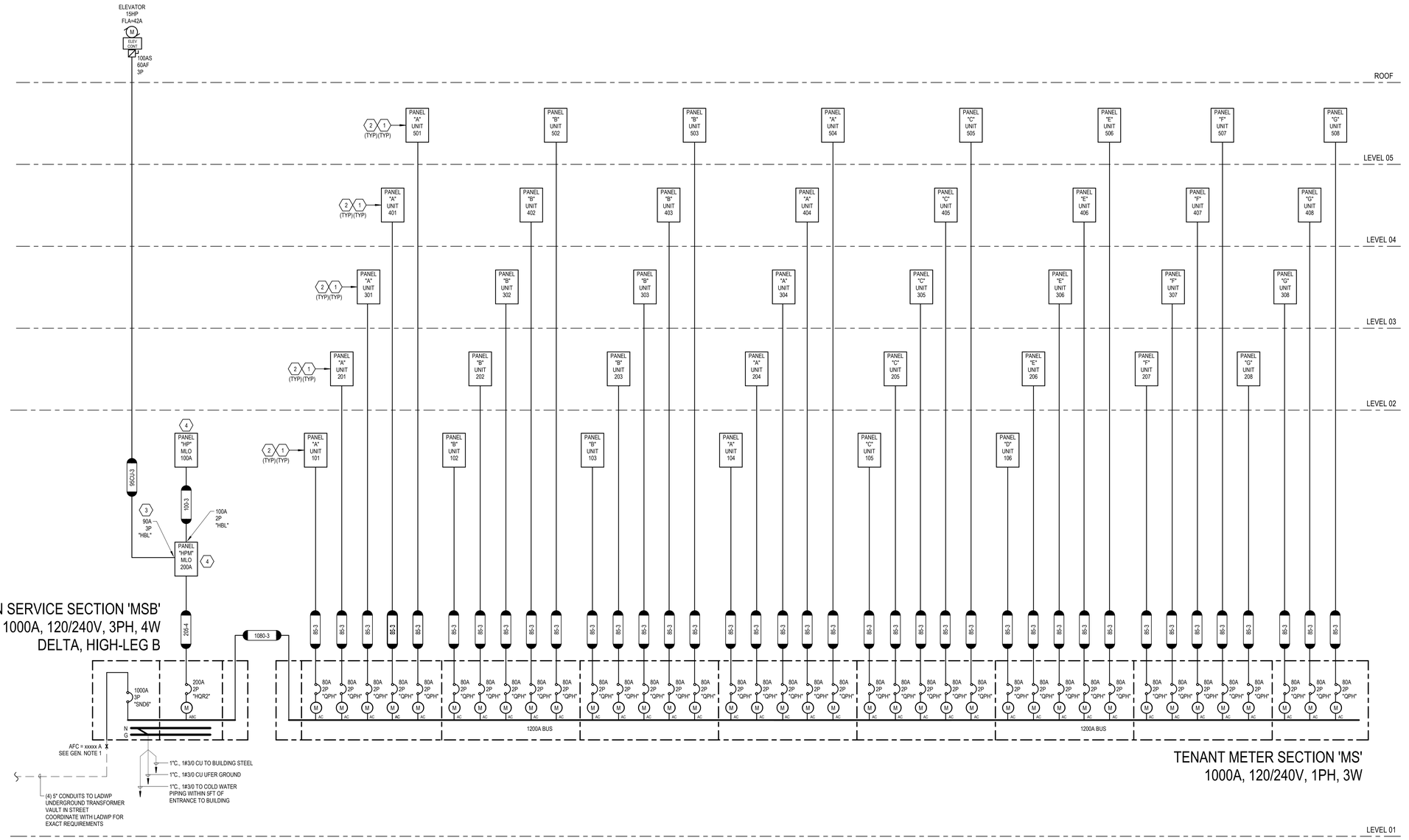
6575 FOUNTAIN

HOUSE SERIES RATED MAIN CIRCUIT BREAKER AND BRANCH BREAKER MODEL AND TYPE PER SIEMENS MANUFACTURER				
HOUSE SYSTEM SERIES RATING AIC	MAIN BREAKER		BRANCH BREAKER	
	MAX. AMPS	TYPE	MAX. AMPS	TYPE
65K @ 240V	100	HBL	100	BL
	225	HQR2	100	BL
	400	JXD2	100	BLH
	600	LXD6	100	BLH

PROVIDE CAUTIONARY LABEL TO THE SERIES RATED DEVICES COVER STATING "CAUTION - SERIES RATED SYSTEM: 65,000 AMPS AVAILABLE. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED."

RESIDENTIAL UNITS SERIES RATED MAIN CIRCUIT BREAKER AND BRANCH BREAKER MODEL AND TYPE PER SIEMENS MANUFACTURER						
RESIDENTIAL SYSTEM SERIES RATING AIC	SYSTEM MAIN BREAKER		TENANT MAIN BREAKER		TENANT BRANCH BREAKER	
	MAX. AMPS	TYPE	MAX. AMPS	TYPE	MAX. AMPS	TYPE
65K @ 240V	400	JXD2	125	QPH	100	QP
			200	QS		
	600	LXD6	125	QPH	100	QP
			200	QS		
	800	MXD6, NMG	125	QPH	100	QP
			200	QS		
	1000	NXD6, NNG	125	QPH	100	QP
			200	QS		
	1200	SND6	125	QPH	100	QP
			200	QS		

NOTE:
USE MXD6 & NXD6 WHEN SYSTEM MAIN BREAKER IS IN THE METER CENTER.
USE NMG & NNG WHEN SYSTEM MAIN BREAKER IS IN THE SWITCHBOARD.



GENERAL NOTES

1. AVAILABE FAULT CURRENT FROM LADWP UTILITY COMPANY IS: 40,000 AIC.
   AFC = 40,000 + MOTOR CONTRIBUTION = 40,000 + (6 X 565) = 43,390A
   SEE LADWP APPROVED DRAWINGS ON E901 FOR FAULT CURRENT INFORMATION.
2. ALL EQUIPMENT BUSSING AND GROUNDING ELECTRODE SHALL BE COPPER AND ALL WIRES SHALL BE COPPER, THWN/THHN UNLESS NOTED OTHERWISE.
3. THE MAIN SWITCHBOARD AND PANEL BOARDS SHALL BE BY ONE MANUFACTURER ONLY.
4. ALL FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDER.
5. MAIN SWITCHGEAR CIRCUIT BREAKERS TO BE FULLY RATED FOR THE FAULT CURRENT AVAILABLE. ALL OTHER DOWNSTREAM DEVICES TO BE SERIES RATED PER MANUFACTURERS RECOMMENDATIONS. PROVIDE CAUTIONARY LABEL TO THE SERIES RATED DEVICES COVER STATING "CAUTION - SERIES RATED SYSTEM: 65,000 AMPS AVAILABLE.
6. ALL CIRCUIT BREAKER SHALL BE LABELLED TO CLEARLY INDICATE AREA BEING SERVED.
7. UNDERGROUND CONDUIT SHALL BE MINIMUM OF PVC SCHEDULE 40. REFER TO 2019 CEC TABLE 300.5 FOR THE MINIMUM COVER REQUIREMENTS OF DIRECT BURIAL CABLE.
8. ALL METAL PIPING & STRUCTURES INCLUDING GAS PIPING THAT IS LIKELY TO BE ENERGIZED SHALL BE BONDED TO THE SERVICE GROUNDING POINT AS DESCRIBED IN CEC SECTION 250.104. FIELD VERIFY & PROVIDE BONDING JUMPERS AS REQUIRED.
9. ALL TERMINATIONS AND CIRCUIT BREAKERS SHALL BE RATED FOR 75 DEGREES CENTIGRADE.
10. ALL ELECTRICAL EQUIPMENT, PANELS, FEEDERS, ETC. ARE NEW UNLESS NOTED OTHERWISE.
11. ALL THE ELECTRICAL SERVICES AND REQUIREMENTS ARE SUBJECT TO THE APPROVAL BY THE UTILITY COMPANY AND THE DEPARTMENT OF BUILDING AND SAFETY. VERIFY EXACT REQUIREMENTS PRIOR TO ROUGH-INS.
12. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH LADWP SERVICE PLANNER FOR THE PRIMARY ELECTRICAL SERVICE PRIOR TO ANY WORK.
13. FEEDER LENGTH IS FOR CALCULATION ONLY NOT FOR BIDDING PURPOSES.
14. THE MAIN SERVICE SHALL BE TESTED BY A THIRD PARTY NRTL TESTING LABORATORY AND SHALL BE CERTIFIED FOR SERVICE GROUND FAULT PROTECTION. THE MAIN SERVICE SHALL NOT BE ENERGIZED PRIOR TO BUILDING INSPECTORS' RECEIPT OF THE THIRD PARTY TESTING REPORT.

REFERENCE NOTES

1. PROVIDE LISTED SURGE PROTECTION DEVICE AT THE EACH UNIT TENANT PANEL IN THE AVAILABLE 2 POLE SPACE PER NEC 230.67.
2. BRANCH BREAKERS SHALL BE TYPE 'QP'
3. PROVIDE SHUNT TRIP CIRCUIT BREAKER. COORDINATE WITH THE FIRE ALARM CONTRACTOR AND INTERCONNECT TO THE FIRE ALARM SYSTEM TO SHUT DOWN ELEVATOR UPON ACTIVATION OF HEAT/SMOKE DETECTOR IN ELEVATOR SHAFT OR MACHINE ROOM.
4. BRANCH BREAKERS SHALL BE TYPE 'BL'

FEEDER SCHEDULE (ALUMINUM)

ID	CONDUCTOR SIZE (4-WIRE)	GROUND WIRE SIZE	CONDUIT SIZE
35-4	# 8	# 8	1"C.
40-4	# 6	# 8	1"C.
55-4	# 4	# 8	1-1/4"C.
75-4	# 2	# 6	1-1/2"C.
85-4	# 1	# 6	1-1/2"C.
100-4	# 1/0	# 6	2"C.
135-4	# 2/0	# 4	2"C.
155-4	# 3/0	# 4	2"C.
205-4	# 250MCM	# 4	2-1/2"C.
230-4	# 300MCM	# 2	2-1/2"C.
410-4	2 SETS OF # 250MCM	2 SETS OF # 1	(2) 3"C.
620-4	2 SETS OF # 500MCM	2 SETS OF # 2/0	(2) 3"C.
810-4	3 SETS OF # 400MCM	3 SETS OF # 3/0	(3) 3"C.
1080-4	4 SETS OF # 400MCM	4 SETS OF # 4/0	(4) 3"C.
1240-4	4 SETS OF # 500MCM	4 SETS OF # 250MCM	(4) 3"C.

ID	CONDUCTOR SIZE (3-WIRE)	GROUND WIRE SIZE	CONDUIT SIZE
35-3	# 8	# 8	1"C.
40-3	# 6	# 8	1"C.
55-3	# 4	# 8	1-1/4"C.
75-3	# 2	# 6	1-1/2"C.
85-3	# 1	# 6	1-1/2"C.
100-3	# 1/0	# 6	2"C.
135-3	# 2/0	# 4	2"C.
155-3	# 3/0	# 4	2"C.
1080-3	4 SETS OF # 400MCM	4 SETS OF # 4/0	(4) 3"C.

FEEDER SCHEDULE (COPPER)

ID	CONDUCTOR SIZE (3-WIRE)	GROUND WIRE SIZE	CONDUIT SIZE
95CU-3	# 2	# 8	1-1/2"C.
155CU-3	# 1/0	# 6	2"C.

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PROJECT:
38-UNIT MULTIFAMILY BUILDING
6575 W Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION

STAMP
REGISTERED PROFESSIONAL ENGINEER — ARASH JAGDISH PANDEH — E-23194 — EXP. 6-30-26 — ELECTRICAL — STATE OF CALIFORNIA

DRAWING TITLE
SINGLE LINE DIAGRAM

E201

6575 FOUNTAIN

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6575 Fountain Ave Residential Load Summary	UNITS 101,201,301,401,501 104,204,304,404,504 (1 BED) (PANEL A)	UNITS 102, 202,302,402,502 103,203,303,403,503 (1 BED) (PANEL B)	UNITS 105,205,305,405,505 (1 BED) (PANEL C)	UNITS 106 (1 BED) (PANEL D)	UNITS 206,306,406,506 (1 BED) (PANEL E)	UNITS 207,307,407,507 (1 BED) (PANEL F)	UNITS 208,308,408,508 (1 BED) (PANEL G)	
SQ. FT	460	470	480	520	450	450	480	
GENERAL LIGHITNG	1,380	1,410	1,440	1,560	1,350	1,350	1,440	
TWO SMALL APPLIANCES	3,000	3,000	3,000	3,000	3,000	3,000	3,000	
GARBAGE DISPOSAL	756	756	756	756	756	756	756	
DISHWASHER	852	852	852	852	852	852	852	
MICROWAVE/HOOD	1,000	1,000	1,000	1,000	1,000	1,000	1,000	
SMOKE/SC DETECTORS	20	20	20	40	20	20	20	
WASHER (LAUNDRY CIRCUIT)	1,500	1,500	1,500	1,500	1,500	1,500	1,500	
ELECTRIC COOKING	8,000	8,000	8,000	8,000	8,000	8,000	8,000	
SUB-TOTAL	16,508	16,538	16,568	16,708	16,478	16,478	16,568	
DEMAND CALC. PER NEC 220.82(B)								
1ST 10000@100%	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
REM @ 40%	2,603	2,615	2,627	2,683	2,591	2,591	2,627	
TOTAL DEMAND LOAD	12,603	12,615	12,627	12,683	12,591	12,591	12,627	
EXHAUST FAN	11.7	11.7	11.7	11.7	11.7	11.7	11.7	
HVAC (PTAC UNIT+ TF-1)	1,100	1,100	1,100	1,100	1,100	1,100	1,100	
TOTAL DEMAND VA LOAD	13,715	13,727	13,739	13,795	13,703	13,703	13,739	
LOAD AMPS @ 240V, 1Ø	57	57	57	57	57	57	57	
SERVICE DISCONNECT SIZE	80-2P	80-2P	80-2P	80-2P	80-2P	80-2P	80-2P	
NUMBER OF TYPICAL UNITS	1	4	4	4	5	5	15	38
SUB-TOTAL W/O DEMAND	16,508	66,152	66,272	66,832	82,390	82,390	248,520	629,064
TOTAL HVAC	1,100	4,400	4,400	4,400	5,500	5,500	16,500	41,800
TOTAL EXHAUST FAN	11.7	46.8	46.8	46.8	58.5	58.5	175.5	445
TOTAL CONNECTED (NOT DEMAND LOAD)								671,309

DWELLING UNITS LOAD DEMAND CALCULATIONS (38 UNITS)		
MULTI FAMILY OPTION CALCULATIONS BASED ON NEC 220-84		
	DEMAND FACTOR	
TOTAL CONNECTED LOAD (VA)		671,309
LOAD DEMAND (VA) PER NEC 220-84	29%	194,679
TOTAL RESIDENTIAL DEMAND @ 240/120V, 1Ø, 3W		811

DELTA CALCULATION FOR MAIN SERVICE "MSB"

BUILDING SUPPLY VOLTAGE: 120/240V, 3Ø , 4W

LOAD NAME	DESCRIPTION	Ø A (L3-L1) (VA)	Ø B (L1-L2) (VA)	Ø C (L2-L3) L3-N (VA)	Ø C (L2-L3) N-L2 (VA)
PANEL "HP"	MISC. EQUIPMENT (3 PH LOAD)	9,605	7,469	7,469	
PANEL "HP"	MISC. EQUIPMENT (1 PH LOAD)			8,150	7,694
METER SECTION "MS"	RESIDENTIAL (38 UNITS)			97,340	97,340
	SUB TOTAL L-N LOAD :			105,490	105,034
	SUB TOTAL Ø LOAD :	9,605	7,469	7,469	
	LCL (LIGHTS) L-N LOAD :			1,312	1,312
	LML 3Ø LOADS :	5,813	5,813	5,813	
	TOTAL L-N W/LCL :			105,818	105,362
	TOTAL 3Ø W/LML :	11,058	8,922	8,922	

TOTAL PER PHASE AND LINE TO NEUTRAL LOADS			
I (L3-N) =	VA (L3-N) / 120 V =	882	A
I (L2-N) =	VA (L2-N) / 120 V =	878	A
I Ø A =	VA (Ø A) / 240 V =	46	A
I Ø B =	VA (Ø B) / 240 V =	37	A
I Ø C =	VA (Ø C) / 240 V =	37	A

LINE CURRENT LOADS
M1 = I Ø A / I Ø B
M1 = 1.24
M2 = [I Ø C + I (L2-N)] / I Ø B
M2 = 24.62
M3 = [I Ø C + I (L3-N)] / I Ø A
M3 = 19.95

LINE CURRENT MAGNITUDES	
IL1 = (I Ø A + I Ø B) X M1	
IL1 =	72
IL2 = (I Ø C + I (L2-N) + I Ø A) X M2	
IL2 =	923
IL3 = (I Ø C + I (L3-N) + I Ø B) X M1	
IL3 =	936

MULTIPLYING FACTORS	
M1 =	0.87
M2 =	0.96
M3 =	0.97

ELECTRICAL SERVICE SIZE

TOTAL BUILDING ELECTRICAL LOAD =	**936**	AMPS
RECOMMENDED SERVICE @ 120/240V, 3 Ø, 4 W DELTA =	**1000**	AMPS

VOLTAGE DROP SCHEDULE

DEVICE	FEEDER VOLTAGE DROP	FEEDER WIRE SIZE	FEEDER FEEDER LENGTH
MSB	0.00%		
HPM	0.23%	250kcmil AL	20'
HP	0.39%	1/0 AL	12'
TAP	0.14%	(4)350kcmil AL	14'
MS	0.30%	(4)350kcmil AL	16'
101(A)	0.93%	#1 AL	38'
102(B)	1.55%	#1 AL	75'
103(B)	1.94%	#1 AL	98'
104(A)	2.56%	#1 AL	136'
105(C)	2.12%	#1 AL	109'
106(D)	1.42%	#1 AL	67'
201(A)	1.10%	#1 AL	48'
202(B)	1.72%	#1 AL	85'
203(B)	2.11%	#1 AL	109'
204(A)	2.73%	#1 AL	146'
205(C)	2.29%	#1 AL	119'
206(E)	1.88%	#1 AL	95'
207(F)	1.36%	#1 AL	64'
208(G)	0.78%	#1 AL	29'
301(A)	1.27%	#1 AL	58'
302(B)	1.89%	#1 AL	95'
303(B)	2.28%	#1 AL	119'
304(A)	2.90%	#1 AL	156'
305(C)	2.45%	#1 AL	129'
306(E)	2.05%	#1 AL	105'
307(F)	1.53%	#1 AL	74'
308(G)	0.95%	#1 AL	39'
401(A)	1.44%	#1 AL	68'
402(B)	2.05%	#1 AL	105'
403(B)	2.44%	#1 AL	129'
404(A)	3.06%	#1 AL	166'
405(C)	2.62%	#1 AL	139'
406(E)	2.21%	#1 AL	115'
407(F)	1.69%	#1 AL	84'
408(G)	1.12%	#1 AL	49'
501(A)	1.60%	#1 AL	78'
502(B)	2.22%	#1 AL	115'
503(B)	2.61%	#1 AL	139'
504(A)	3.23%	#1 AL	176'
505(C)	2.79%	#1 AL	149'
506(E)	2.38%	#1 AL	125'
507(F)	1.86%	#1 AL	94'
508(G)	1.28%	#1 AL	59'

FAULT CURRENT SCHEDULE

DEVICE	FAULT AT DEVICE	AIC RATING	VOLTAGE	FEEDER SIZE	FEEDER LENGTH
MSB	!!! 42,331 !!!	65KAIC	240V		
HPM	!!! 28,155 !!!	65KAIC SERIES RATED	240V	250kcmil AL	20'
HP	!!! 19,188 !!!	65KAIC SERIES RATED	240V	1/0 AL	12'
TAP	39,774		240V	(4)350kcmil AL	14'
MS	!!! 37,073 !!!	65KAIC	240V	(4)350kcmil AL	16'
101(A)	!!! 10,391 !!!	65KAIC SERIES RATED	240V	#1 AL	38'
102(B)	!!! 5,766 !!!	65KAIC SERIES RATED	240V	#1 AL	75'
103(B)	!!! 4,493 !!!	65KAIC SERIES RATED	240V	#1 AL	98'
104(A)	!!! 3,322 !!!	65KAIC SERIES RATED	240V	#1 AL	136'
105(C)	!!! 4,086 !!!	65KAIC SERIES RATED	240V	#1 AL	109'
106(D)	!!! 6,358 !!!	65KAIC SERIES RATED	240V	#1 AL	67'
201(A)	!!! 8,538 !!!	65KAIC SERIES RATED	240V	#1 AL	48'
202(B)	!!! 5,137 !!!	65KAIC SERIES RATED	240V	#1 AL	85'
203(B)	!!! 4,100 !!!	65KAIC SERIES RATED	240V	#1 AL	109'
204(A)	!!! 3,103 !!!	65KAIC SERIES RATED	240V	#1 AL	146'
205(C)	!!! 3,759 !!!	65KAIC SERIES RATED	240V	#1 AL	119'
206(E)	!!! 4,656 !!!	65KAIC SERIES RATED	240V	#1 AL	95'
207(F)	!!! 6,692 !!!	65KAIC SERIES RATED	240V	#1 AL	64'
208(G)	!!! 12,846 !!!	65KAIC SERIES RATED	240V	#1 AL	29'
301(A)	!!! 7,249 !!!	65KAIC SERIES RATED	240V	#1 AL	58'
302(B)	!!! 4,635 !!!	65KAIC SERIES RATED	240V	#1 AL	95'
303(B)	!!! 3,773 !!!	65KAIC SERIES RATED	240V	#1 AL	119'
304(A)	!!! 2,911 !!!	65KAIC SERIES RATED	240V	#1 AL	156'
305(C)	!!! 3,482 !!!	65KAIC SERIES RATED	240V	#1 AL	129'
306(E)	!!! 4,239 !!!	65KAIC SERIES RATED	240V	#1 AL	105'
307(F)	!!! 5,868 !!!	65KAIC SERIES RATED	240V	#1 AL	74'
308(G)	!!! 10,179 !!!	65KAIC SERIES RATED	240V	#1 AL	39'
401(A)	!!! 6,295 !!!	65KAIC SERIES RATED	240V	#1 AL	68'
402(B)	!!! 4,223 !!!	65KAIC SERIES RATED	240V	#1 AL	105'
403(B)	!!! 3,495 !!!	65KAIC SERIES RATED	240V	#1 AL	129'
404(A)	!!! 2,742 !!!	65KAIC SERIES RATED	240V	#1 AL	166'
405(C)	!!! 3,243 !!!	65KAIC SERIES RATED	240V	#1 AL	139'
406(E)	!!! 3,891 !!!	65KAIC SERIES RATED	240V	#1 AL	115'
407(F)	!!! 5,224 !!!	65KAIC SERIES RATED	240V	#1 AL	84'
408(G)	!!! 8,410 !!!	65KAIC SERIES RATED	240V	#1 AL	49'
501(A)	!!! 5,560 !!!	65KAIC SERIES RATED	240V	#1 AL	78'
502(B)	!!! 3,877 !!!	65KAIC SERIES RATED	240V	#1 AL	115'
503(B)	!!! 3,255 !!!	65KAIC SERIES RATED	240V	#1 AL	139'
504(A)	!!! 2,592 !!!	65KAIC SERIES RATED	240V	#1 AL	176'
505(C)	!!! 3,035 !!!	65KAIC SERIES RATED	240V	#1 AL	149'
506(E)	!!! 3,596 !!!	65KAIC SERIES RATED	240V	#1 AL	125'
507(F)	!!! 4,707 !!!	65KAIC SERIES RATED	240V	#1 AL	94'
508(G)	!!! 7,156 !!!	65KAIC SERIES RATED	240V	#1 AL	59'

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PROJECT:
38-UNIT MULTIFAMILY BUILDING
6575 W Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION

STAMP
REGISTERED PROFESSIONAL ENGINEER ARASH DARYANI E-23194 EXP. 6-30-26 ELECTRICAL STATE OF CALIFORNIA

DRAWING TITLE
ELECTRICAL LOAD CALC AND ELEVATIONS

E202

6575 FOUNTAIN

DELTA CALCULATION FOR PANEL "HPM"

LOAD NAME	DESCRIPTION	Ø A (L3-L1) (VA)	Ø B (L1-L2) (VA)	Ø C (L2-L3) L3-N (VA)	Ø C (L2-L3) N-L2 (VA)
PANEL "HP"	MISC. EQUIPMENT (3PH LOAD)	9,605	7,469	7,469	
PANEL "HP"	MISC. EQUIPMENT (1PH LOAD)			8,150	7,694
	SUB TOTAL L-N LOAD :			8,150	7,694
	SUB TOTAL Ø LOAD :	9,605	7,469	7,469	
	LCL (LIGHTS) L-N LOAD :			1,312	1,312
	LML 3Ø LOADS :	5,813	5,813	5,813	
	TOTAL L-N W/LCL :			8,478	8,022
	TOTAL 3Ø W/LML :	11,058	8,922	8,922	

TOTAL PER PHASE AND LINE TO NEUTRAL LOADS

I (L3-N) =	VA (L3-N) / 120 V =	71	A
I (L2-N) =	VA (L2-N) / 120 V =	67	A
I Ø A =	VA (Ø A) / 240 V =	46	A
I Ø B =	VA (Ø B) / 240 V =	37	A
I Ø C =	VA (Ø C) / 240 V =	37	A

LINE CURRENT LOADS

M1 = I Ø A / I Ø B

M1 = 1.24

M2 = [I Ø C + I (L2-N)] / I Ø B

M2 = 2.80

M3 = [I Ø C + I (L3-N)] / I Ø A

M3 = 2.34

LINE CURRENT MAGNITUDES

IL1 = (I Ø A + I Ø B) X M1

IL1 = 72

IL2 = (I Ø C + I (L2-N) + I Ø A) X M2

IL2 = 132

IL3 = (I Ø C + I (L3-N) + I Ø B) X M1

IL3 = 135

MULTIPLYING FACTORS

M1 =	0.87
M2 =	0.88
M3 =	0.88

Branch Panel: HPM

Location:
Supply From: MSB
Mounting: SURFACE
Enclosure: NEMA 1

Volts: 120/240V Delta
Phases: 3
Wires: 4

A.I.C. Rating: 65KAIC SERIES RATED
Mains Type: MLO
Bus Rating: 200 A
MCB Rating: ----------

CKT	Circuit Description	Note	Trip	Poles	A	B	C	Poles	Trip	Note	Circuit Description	CKT
1					5813 VA	--		1	--		Space	2
3	ELEVATOR	[1]	90 A	3		5813 VA	--	1	--		Space	4
5							5813 VA 8150 VA	2	100 A		PANEL "HP"	6
7	CU-EM (ROOF)	[3]	30 A	2	1896 VA	7694 VA						8
9						1896 VA	--	1	--		Space	10
11	SF-1 (ROOF)	[3]	15 A	2			828 VA --	1	--		Space	12
13					828 VA	--		1	--		Space	14
15	EF-6 (ROOF)	[3]	15 A	2		828 VA	--	1	--		Space	16
17							828 VA --	1	--		Space	18
19	Space		--	1	--	--		1	--		Space	20
21	Space		--	1		--	--	1	--		Space	22
23	Space		--	1			-- --	1	--		Space	24
25	Space		--	1	--	--		1	--		Space	26
27	Space		--	1		--	--	1	--		Space	28
29	Space		--	1			-- --	1	--		Space	30
			Total Load:		16231 VA	8537 VA	15619 VA					
			Total...		135 A	71 A	130 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	8424 VA	100.00%	8424 VA		
Heating	600 VA	100.00%	600 VA	Total Conn. Load:	40387 VA
Lighting	2624 VA	125.00%	3281 VA	Total Est. Demand:	45403 VA
Motor	17438 VA	125.00%	21798 VA	Total Conn.:	97 A
Power	1400 VA	100.00%	1400 VA	Total Est. Demand:	109 A
Receptacle	9900 VA	100.00%	9900 VA		

Notes:
[1] PROVIDE SHUNT TRIP ON CIRCUIT BREAKERS FEEDING ELEVATOR ACTIVATED BY THE HEAT DETECTORS IN THE ELEVATOR MACHINE ROOM. [2] PROVIDE HACR TYPE BREAKER.

Branch Panel: HP

Location:
Supply From: HPM
Mounting: SURFACE
Enclosure: NEMA 1

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating: 65KAIC SERIES RATED
Mains Type: MLO
Bus Rating: 100 A
MCB Rating: ----------

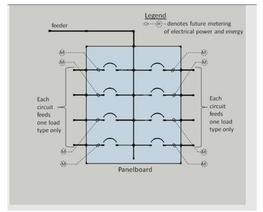
CKT	Circuit Description	Note	Trip	Poles	A	C	Poles	Trip	Note	Circuit Description	CKT
1	LIGHTING - LEVEL 01		20 A	1	343 VA 720 VA		1	20 A		RECEPTACLE - LEVEL 02	2
3	LIGHTING - LEVEL 02		20 A	1		162 VA 1260 VA	1	20 A		RECEPTACLE - LEVEL 01 LOBBY	4
5	LIGHTING - LEVEL 03		20 A	1	162 VA 720 VA		1	20 A		RECEPTACLE - LEVEL 03	6
7	LIGHTING - LEVEL 04		20 A	1		162 VA 720 VA	1	20 A		RECEPTACLE - LEVEL 04	8
9	LIGHTING - LEVEL 05		20 A	1	162 VA 720 VA		1	20 A		RECEPTACLE - LEVEL 05	10
11	LIGHTING - ROOF DECK		20 A	1		181 VA 360 VA	1	20 A		RECEPTACLE - ROOF	12
13	LIGHTING - STAIR#1		20 A	1	315 VA 200 VA		1	20 A		FIRE ALARM CONTROL PANEL	14
15	LIGHTING - STAIR#2		20 A	1		348 VA 200 VA	1	20 A		IRRIGATION CONTROLLER	16
17	LIGHTING - EXTERIOR		20 A	1	187 VA 180 VA		1	20 A		RECEPTACLE - ELEV MACHINE ROOM	18
19	LIGHTING - LANDSCAPE		20 A	1		200 VA 380 VA	1	20 A		ELEVATOR PIT RECPT, LIGHTING	20
21	LIGHTING - ELEVATOR CAB		20 A	1	200 VA 720 VA		1	20 A		RECEPTACLE - MPOE LV L01	22
23	SFD - LEVEL 01		20 A	1		200 VA 720 VA	1	20 A		RECEPTACLE - MPOE LV L01	24
25	SFD - LEVEL 02		20 A	1	200 VA 720 VA		1	20 A		RECEPTACLE - DAS CLOSET L01	26
27	SFD - LEVEL 03		20 A	1		200 VA 720 VA	1	20 A		RECEPTACLE - LOW VOLTAGE L02	28
29	SFD - LEVEL 04		20 A	1	200 VA 720 VA		1	20 A		RECEPTACLE - LOW VOLTAGE L03	30
31	SFD - LEVEL 05		20 A	1		200 VA 720 VA	1	20 A		RECEPTACLE - LOW VOLTAGE L04	32
33	EF-3 TRASH / RECYCLE	[3]	15 A	1	360 VA 720 VA		1	20 A		RECEPTACLE - LOW VOLTAGE L05	34
35	EF-4 BIKE ROOM	[3]	15 A	1		360 VA --	1	--		Space	36
37	EF-5 ELECTRICAL ROOM	[3]	15 A	1	360 VA --		1	--		Space	38
39	GWH - 1 (GAS WATER HEATER)		20 A	1		600 VA --	1	--		Space	40
41	CP-1/ CP-2 (CIRCULATING PUMP)		15 A	1	240 VA --		1	--		Space	42
43	Space		--	1		-- --	1	--		Space	44
45	Space		--	1	-- --		1	--		Space	46
47	Space		--	1		-- --	1	--		Space	48
49	Space		--	1	-- --		1	--		Space	50
51	Space		--	1		-- --	1	--		Space	52
53	Space		--	1	-- --		1	--		Space	54
			Total Load:		8150 VA	7694 VA					
			Total Amps:		68 A	64 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
HVAC	1320 VA	100.00%	1320 VA		
Lighting	2624 VA	125.00%	3281 VA	Total Conn. Load:	15844 VA
Motor	600 VA	125.00%	750 VA	Total Est. Demand:	16651 VA
Power	1400 VA	100.00%	1400 VA	Total Conn.:	66 A
Receptacle	9900 VA	100.00%	9900 VA	Total Est. Demand:	69 A

Notes:

SEPARATION OF ELECTRICAL CIRCUITS FOR ELECTRICAL ENERGY MONITORING NOTE:

PER 2022 TITLE 24, PART 6 CALIFORNIA ENERGY CODE, SECTION 130.5(B) SEPARATION OF ELECTRICAL CIRCUITS, THE SWITCHBOARDS AND PANELBOARDS SPECIFIED HEREIN CAN ACCOMMODATE THE FOLLOWING METERING SYSTEMS MANUFACTURES:
SCHNEIDER BCPM SERIES
EATON PX-BCM
EATON PX-MP
SIEMENS SEM3
GE MULTILIN EPM4600
VERIFY WITH MANUFACTURER



METHOD 3 - THIS METHOD ALLOWS A COMPLETE METERING SYSTEM TO BE USED TO MEET THE REQUIREMENTS OF §130.5(B), PROVIDED THAT AT A MINIMUM MEASURES AND REPORTS THE LOADS CALLED FOR IN TABLE 130.5-B OF THE ENERGY STANDARDS. SUCH AN INSTALLATION GOES BEYOND THE REQUIREMENT OF THE ENERGY STANDARDS AS IT METERS AND MEASURES THE POWER AND ENERGY USAGE OF EACH LOAD TYPE

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PROJECT:
38-UNIT MULTIFAMILY BUILDING
6575 W Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION

STAMP
REGISTERED PROFESSIONAL ENGINEER ARASH JAGDISH PATEL E-23196 EXP. 6-30-26 ELECTRICAL STATE OF CALIFORNIA

DRAWING TITLE
PANEL SCHEDULES

E301

6575 FOUNTAIN

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Branch Panel: 208(G)

RESIDENTIAL PANEL SCHEDULE

Location:
Supply From: MS
Mounting: RECESSED
Enclosure: NEMA 1

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating: 65KAIC SERIES RATED
Mains Type: MLO
Bus Rating: 100 A
MCB Rating: ----------

CKT	Circuit Description	Notes	Trip	Poles	A		B		Poles	Trip	Notes	Circuit Description	CKT
1	LIGHTING, EF, SD/SC	[1]	20 A	1	238 VA	1500 VA			1	20 A	[1]	SMALL APPLIANCES CKT-1	2
3	RECEPTACLE - BATHROOM GFI		20 A	1			180 VA	1500 VA	1	20 A	[1]	SMALL APPLIANCES CKT-2	4
5	RECEPTACLE - BEDROOM	[1]	20 A	1	1260 VA	756 VA			1	20 A	[2]	GARBAGE DISPOSAL	6
7	TRANSFER FAN	[3]	15 A	1			30 VA	1000 VA	1	20 A	[2]	MICROWAVE / HOOD	8
9	PTAC	[3]	20 A	2	535 VA	4000 VA			2	50 A	[2]	ELECTRIC RANGE	10
11							535 VA	4000 VA					12
13	Space		--	1	--	852 VA			1	20 A	[2]	DISHWASHER	14
15	Space		--	1			--	1500 VA	1	20 A	[2]	COMBINATION WASHER DRYER	16
17	Space		--	1	--	--			1	--		Space	18
19	Space		--	1			--	--	1	--		Space	20
21	***SURGE PROTECTION DEVICE***		--	2	--	--			1	--		Space	22
23							--	--	1	--		Space	24
					Total Load:	9141 VA		8745 VA					
					Total Amps:	76 A		73 A					

Notes:				Panel Totals
[1]	PROVIDE AFCI TYPE BREAKER.	[4]	PROVIDE GFCI TYPE BREAKER.	**Total Load:** 17886 VA
[2]	PROVIDE COMBINATION AFCI/GFCI TYPE BREAKER.			***Total Amps:** 75 A
[3]	PROVIDE HACR TYPE BREAKER.			***REFER TO THE DEMAND LOAD CALCULATIONS ON E202**

Branch Panel: 204(A)

RESIDENTIAL PANEL SCHEDULE

Location:
Supply From: MS
Mounting: RECESSED
Enclosure: NEMA 1

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating: 65KAIC SERIES RATED
Mains Type: MLO
Bus Rating: 100 A
MCB Rating: ----------

CKT	Circuit Description	Notes	Trip	Poles	A		B		Poles	Trip	Notes	Circuit Description	CKT
1	LIGHTING, EF, SD/SC	[1]	20 A	1	251 VA	1500 VA			1	20 A	[1]	SMALL APPLIANCES CKT-1	2
3	RECEPTACLE - BATHROOM GFI		20 A	1			180 VA	1500 VA	1	20 A	[1]	SMALL APPLIANCES CKT-2	4
5	RECEPTACLE - BEDROOM	[1]	20 A	1	900 VA	756 VA			1	20 A	[2]	GARBAGE DISPOSAL	6
7	RECEPTACLE - LIVING ROOM	[1]	20 A	1			540 VA	1000 VA	1	20 A	[2]	MICROWAVE / HOOD	8
9	TRANSFER FAN	[3]	15 A	1	30 VA	4000 VA			2	50 A	[2]	ELECTRIC RANGE	10
11	PTAC	[3]	20 A	2			535 VA	4000 VA					12
13					535 VA	852 VA			1	20 A	[2]	DISHWASHER	14
15	Space		--	1			--	1500 VA	1	20 A	[2]	COMBINATION WASHER DRYER	16
17	Space		--	1	--	--			1	--		Space	18
19	Space		--	1			--	--	1	--		Space	20
21	***SURGE PROTECTION DEVICE***		--	2	--	--			1	--		Space	22
23							--	--	1	--		Space	24
					Total Load:	8824 VA		9255 VA					
					Total Amps:	74 A		77 A					

Notes:				Panel Totals
[1]	PROVIDE AFCI TYPE BREAKER.	[4]	PROVIDE GFCI TYPE BREAKER.	**Total Load:** 18079 VA
[2]	PROVIDE COMBINATION AFCI/GFCI TYPE BREAKER.			***Total Amps:** 75 A
[3]	PROVIDE HACR TYPE BREAKER.			***REFER TO THE DEMAND LOAD CALCULATIONS ON E202**

Branch Panel: 201(A)

RESIDENTIAL PANEL SCHEDULE

Location:
Supply From: MS
Mounting: RECESSED
Enclosure: NEMA 1

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating: 65KAIC SERIES RATED
Mains Type: MLO
Bus Rating: 100 A
MCB Rating: ----------

CKT	Circuit Description	Notes	Trip	Poles	A		B		Poles	Trip	Notes	Circuit Description	CKT
1	LIGHTING, EF, SD/SC	[1]	20 A	1	226 VA	1500 VA			1	20 A	[1]	SMALL APPLIANCES CKT-1	2
3	RECEPTACLE - BATHROOM GFI		20 A	1			180 VA	1500 VA	1	20 A	[1]	SMALL APPLIANCES CKT-2	4
5	RECEPTACLE - BEDROOM	[1]	20 A	1	1440 VA	756 VA			1	20 A	[2]	GARBAGE DISPOSAL	6
7	TRANSFER FAN	[3]	15 A	1			30 VA	1000 VA	1	20 A	[2]	MICROWAVE / HOOD	8
9	PTAC	[3]	20 A	2	535 VA	4000 VA			2	50 A	[2]	ELECTRIC RANGE	10
11							535 VA	4000 VA					12
13	Space		--	1	--	852 VA			1	20 A	[2]	DISHWASHER	14
15	Space		--	1			--	1500 VA	1	20 A	[2]	COMBINATION WASHER DRYER	16
17	Space		--	1	--	--			1	--		Space	18
19	Space		--	1			--	--	1	--		Space	20
21	***SURGE PROTECTION DEVICE***		--	2	--	--			1	--		Space	22
23							--	--	1	--		Space	24
					Total Load:	9309 VA		8745 VA					
					Total Amps:	78 A		73 A					

Notes:				Panel Totals
[1]	PROVIDE AFCI TYPE BREAKER.	[4]	PROVIDE GFCI TYPE BREAKER.	**Total Load:** 18054 VA
[2]	PROVIDE COMBINATION AFCI/GFCI TYPE BREAKER.			***Total Amps:** 75 A
[3]	PROVIDE HACR TYPE BREAKER.			***REFER TO THE DEMAND LOAD CALCULATIONS ON E202**

Branch Panel: 106(D)

RESIDENTIAL PANEL SCHEDULE

Location:
Supply From: MS
Mounting: RECESSED
Enclosure: NEMA 1

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating: 65KAIC SERIES RATED
Mains Type: MLO
Bus Rating: 100 A
MCB Rating: ----------

CKT	Circuit Description	Notes	Trip	Poles	A		B		Poles	Trip	Notes	Circuit Description	CKT
1	LIGHTING, EF, SD/SC	[1]	20 A	1	248 VA	1500 VA			1	20 A	[1]	SMALL APPLIANCES CKT-1	2
3	RECEPTACLE - BATHROOM GFI		20 A	1			180 VA	1500 VA	1	20 A	[1]	SMALL APPLIANCES CKT-2	4
5	RECEPTACLE - BEDROOM 1	[1]	20 A	1	1080 VA	756 VA			1	20 A	[2]	GARBAGE DISPOSAL	6
7	RECEPTACLE - BEDROOM 2	[1]	20 A	1			1080 VA	1000 VA	1	20 A	[2]	MICROWAVE / HOOD	8
9	TRANSFER FAN	[3]	15 A	1	60 VA	4000 VA			2	50 A	[2]	ELECTRIC RANGE	10
11	PTAC	[3]	20 A	2			535 VA	4000 VA					12
13					535 VA	852 VA			1	20 A	[2]	DISHWASHER	14
15	Space		--	1			--	1500 VA	1	20 A	[2]	COMBINATION WASHER DRYER	16
17	Space		--	1	--	--			1	--		Space	18
19	Space		--	1			--	--	1	--		Space	20
21	***SURGE PROTECTION DEVICE***		--	2	--	--			1	--		Space	22
23							--	--	1	--		Space	24
					Total Load:	9031 VA		9795 VA					
					Total Amps:	75 A		82 A					

Notes:				Panel Totals
[1]	PROVIDE AFCI TYPE BREAKER.	[4]	PROVIDE GFCI TYPE BREAKER.	**Total Load:** 18826 VA
[2]	PROVIDE COMBINATION AFCI/GFCI TYPE BREAKER.			***Total Amps:** 78 A
[3]	PROVIDE HACR TYPE BREAKER.			***REFER TO THE DEMAND LOAD CALCULATIONS ON E202**

Branch Panel: 206(E)

RESIDENTIAL PANEL SCHEDULE

Location:
Supply From: MS
Mounting: RECESSED
Enclosure: NEMA 1

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating: 65KAIC SERIES RATED
Mains Type: MLO
Bus Rating: 100 A
MCB Rating: ----------

CKT	Circuit Description	Notes	Trip	Poles	A		B		Poles	Trip	Notes	Circuit Description	CKT
1	LIGHTING, EF, SD/SC	[1]	20 A	1	223 VA	1500 VA			1	20 A	[1]	SMALL APPLIANCES CKT-1	2
3	RECEPTACLE - BATHROOM GFI		20 A	1			180 VA	2250 VA	1	30 A	[1]	SMALL APPLIANCES CKT-2	4
5	RECEPTACLE - BEDROOM	[1]	20 A	1	1080 VA	756 VA			1	20 A	[2]	GARBAGE DISPOSAL	6
7	TRANSFER FAN	[3]	15 A	1			30 VA	1000 VA	1	20 A	[2]	MICROWAVE / HOOD	8
9	PTAC	[3]	20 A	2	535 VA	4000 VA			2	50 A	[2]	ELECTRIC RANGE	10
11							535 VA	4000 VA					12
13	Space		--	1	--	852 VA			1	20 A	[2]	DISHWASHER	14
15	Space		--	1			--	1500 VA	1	20 A	[2]	COMBINATION WASHER DRYER	16
17	Space		--	1	--	--			1	--		Space	18
19	Space		--	1			--	--	1	--		Space	20
21	***SURGE PROTECTION DEVICE***		--	2	--	--			1	--		Space	22
23							--	--	1	--		Space	24
					Total Load:	8946 VA		9495 VA					
					Total Amps:	75 A		79 A					

Notes:				Panel Totals
[1]	PROVIDE AFCI TYPE BREAKER.	[4]	PROVIDE GFCI TYPE BREAKER.	**Total Load:** 18441 VA
[2]	PROVIDE COMBINATION AFCI/GFCI TYPE BREAKER.			***Total Amps:** 77 A
[3]	PROVIDE HACR TYPE BREAKER.			***REFER TO THE DEMAND LOAD CALCULATIONS ON E202**

Branch Panel: 202(B)

RESIDENTIAL PANEL SCHEDULE

Location:
Supply From: MS
Mounting: RECESSED
Enclosure: NEMA 1

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating: 65KAIC SERIES RATED
Mains Type: MLO
Bus Rating: 100 A
MCB Rating: ----------

CKT	Circuit Description	Notes	Trip	Poles	A		B		Poles	Trip	Notes	Circuit Description	CKT
1	LIGHTING, EF, SD/SC	[1]	20 A	1	226 VA	1500 VA			1	20 A	[1]	SMALL APPLIANCES CKT-1	2
3	RECEPTACLE - BATHROOM GFI		20 A	1			180 VA	1500 VA	1	20 A	[1]	SMALL APPLIANCES CKT-2	4
5	RECEPTACLE - BEDROOM	[1]	20 A	1	1260 VA	756 VA			1	20 A	[2]	GARBAGE DISPOSAL	6
7	TRANSFER FAN	[3]	15 A	1			30 VA	1000 VA	1	20 A	[2]	MICROWAVE / HOOD	8
9	PTAC	[3]	20 A	2	535 VA	4000 VA			2	50 A	[2]	ELECTRIC RANGE	10
11							535 VA	4000 VA					12
13	Space		--	1	--	852 VA			1	20 A	[2]	DISHWASHER	14
15	Space		--	1			--	1500 VA	1	20 A	[2]	COMBINATION WASHER DRYER	16
17	Space		--	1	--	--			1	--		Space	18
19	Space		--	1			--	--	1	--		Space	20
21	***SURGE PROTECTION DEVICE***		--	2	--	--			1	--		Space	22
23							--	--	1	--		Space	24
					Total Load:	9129 VA		8745 VA					
					Total Amps:	76 A		73 A					

Notes:				Panel Totals
[1]	PROVIDE AFCI TYPE BREAKER.	[4]	PROVIDE GFCI TYPE BREAKER.	**Total Load:** 17874 VA
[2]	PROVIDE COMBINATION AFCI/GFCI TYPE BREAKER.			***Total Amps:** 74 A
[3]	PROVIDE HACR TYPE BREAKER.			***REFER TO THE DEMAND LOAD CALCULATIONS ON E202**

Branch Panel: 207(F)

RESIDENTIAL PANEL SCHEDULE

Location:
Supply From: MS
Mounting: RECESSED
Enclosure: NEMA 1

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating: 65KAIC SERIES RATED
Mains Type: MLO
Bus Rating: 100 A
MCB Rating: ----------

CKT	Circuit Description	Notes	Trip	Poles	A		B		Poles	Trip	Notes	Circuit Description	CKT
1	LIGHTING, EF, SD/SC	[1]	20 A	1	211 VA	1500 VA			1	20 A	[1]	SMALL APPLIANCES CKT-1	2
3	RECEPTACLE - BATHROOM GFI		20 A	1			180 VA	1500 VA	1	20 A	[1]	SMALL APPLIANCES CKT-2	4
5	RECEPTACLE - BEDROOM	[1]	20 A	1	1260 VA	756 VA			1	20 A	[2]	GARBAGE DISPOSAL	6
7	TRANSFER FAN	[3]	15 A	1			30 VA	1000 VA	1	20 A	[2]	MICROWAVE / HOOD	8
9	PTAC	[3]	20 A	2	535 VA	4000 VA			2	50 A	[2]	ELECTRIC RANGE	10
11							535 VA	4000 VA					12
13	Space		--	1	--	852 VA			1	20 A	[2]	DISHWASHER	14
15	Space		--	1			--	1500 VA	1	20 A	[2]	COMBINATION WASHER DRYER	16
17	Space		--	1	--	--			1	--		Space	18
19	Space		--	1			--	--	1	--		Space	20
21	***SURGE PROTECTION DEVICE***		--	2	--	--			1	--		Space	22
23							--	--	1	--		Space	24
					Total Load:	9114 VA		8745 VA					
					Total Amps:	76 A		73 A					

Notes:				Panel Totals
[1]	PROVIDE AFCI TYPE BREAKER.	[4]	PROVIDE GFCI TYPE BREAKER.	**Total Load:** 17859 VA
[2]	PROVIDE COMBINATION AFCI/GFCI TYPE BREAKER.			***Total Amps:** 74 A
[3]	PROVIDE HACR TYPE BREAKER.			***REFER TO THE DEMAND LOAD CALCULATIONS ON E202**

Branch Panel: 205(C)

RESIDENTIAL PANEL SCHEDULE

Location:
Supply From: MS
Mounting: RECESSED
Enclosure: NEMA 1

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating: 65KAIC SERIES RATED
Mains Type: MLO
Bus Rating: 100 A
MCB Rating: ----------

CKT	Circuit Description	Notes	Trip	Poles	A		B		Poles	Trip	Notes	Circuit Description	CKT
1	LIGHTING, EF, SD/SC	[1]	20 A	1	236 VA	1500 VA			1	20 A	[1]	SMALL APPLIANCES CKT-1	2
3	RECEPTACLE - BATHROOM GFI		20 A	1			180 VA	1500 VA	1	20 A	[1]	SMALL APPLIANCES CKT-2	4
5	RECEPTACLE - BEDROOM	[1]	20 A	1	900 VA	756 VA			1	20 A	[2]	GARBAGE DISPOSAL	6
7	RECEPTACLE - LIVING ROOM	[1]	20 A	1			900 VA	1000 VA	1	20 A	[2]	MICROWAVE / HOOD	8
9	TRANSFER FAN	[3]	15 A	1	30 VA	4000 VA			2	50 A	[2]	ELECTRIC RANGE	10
11	PTAC	[3]	20 A	2			535 VA	4000 VA					12
13					535 VA	852 VA			1	20 A	[2]	DISHWASHER	14
15	Space		--	1			--	1500 VA	1	20 A	[2]	COMBINATION WASHER DRYER	16
17	Space		--	1	--	--			1	--		Space	18
19	Space		--	1			--	--	1	--		Space	20
21	***SURGE PROTECTION DEVICE***		--	2	--	--			1	--		Space	22
23							--	--	1	--		Space	24
					Total Load:	8809 VA		9615 VA					
					Total Amps:	73 A		80 A					

Notes:				Panel Totals
[1]	PROVIDE AFCI TYPE BREAKER.	[4]	PROVIDE GFCI TYPE BREAKER.	**Total Load:** 18424 VA
[2]	PROVIDE COMBINATION AFCI/GFCI TYPE BREAKER.			***Total Amps:** 77 A
[3]	PROVIDE HACR TYPE BREAKER.			***REFER TO THE DEMAND LOAD CALCULATIONS ON E202**

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ISSUE	DATE	DESCRIPTION

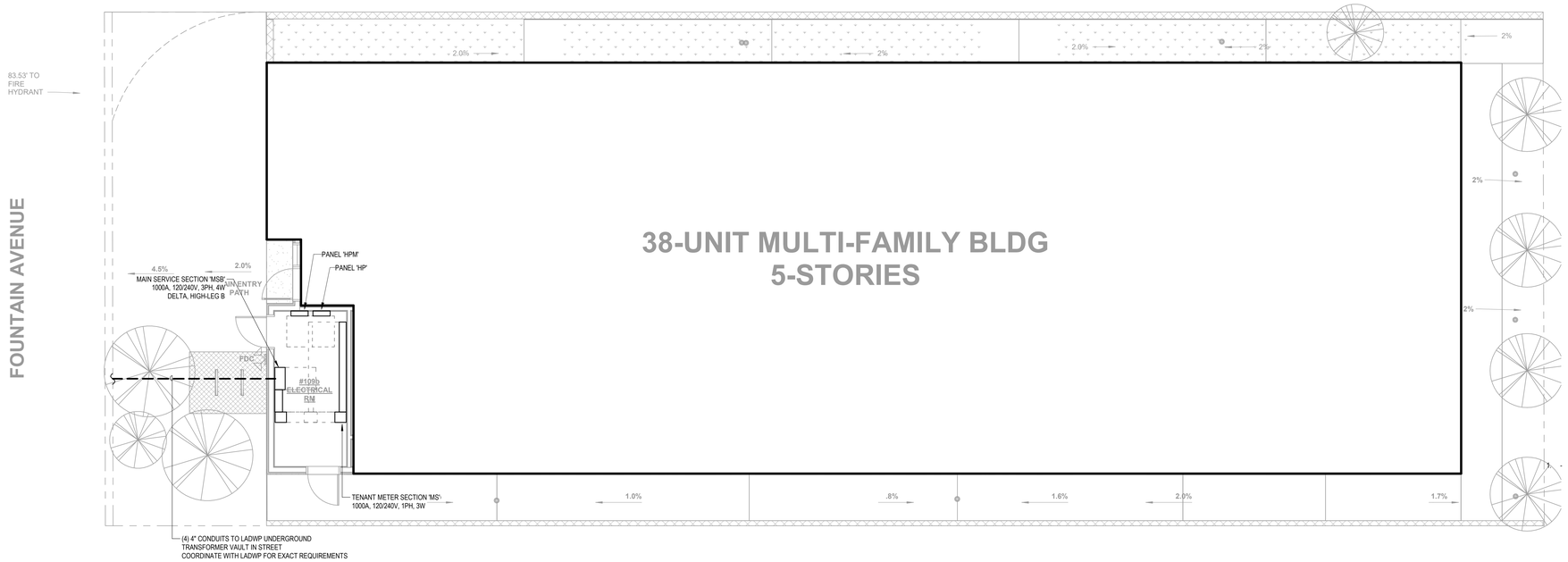
ISSUE	DATE	DESCRIPTION

STAMP
REGISTERED PROFESSIONAL ENGINEER
ARASH SAFAVI
E-23194
EXP. 6-30-26
ELECTRICAL
STATE OF CALIFORNIA

DRAWING TITLE
PANEL SCHEDULES

E302

6575 FOUNTAIN



1 ELECTRICAL SITE PLAN

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

GENERAL NOTES

1. ELECTRICAL CONTRACTOR TO CHECK ALL FEASIBLE ROUTING OF CONDUITS AND WIRES AT THE JOB SITE INCLUDING LOCATIONS OF ALL ADDITIONAL EQUIPMENT FOR A COMPLETE FUNCTIONAL CODE COMPLIANT ELECTRICAL SYSTEM.
2. COORDINATE ALL PRIMARY ELECTRICAL CONNECTION WITH THE LADWP SERVICE PLANNER PRIOR TO ANY PRIMARY POWER CONSTRUCTION.
3. CONTRACTOR SHALL VISIT SITE AND DETERMINE ALL CONDITIONS AFFECTING ELECTRICAL WORK AND INCLUDE COSTS THEREFORE IN THIS CONTRACT PRICE.
4. CONTACT UTILITY COMPANIES AND PROVIDE ALL SERVICES, WORK, INSTALLATION AND COORDINATION REQUIRED FOR THEIR USE.
5. CONDUITS STUBS SHALL BE TERMINATED IN ACCESSIBLE LOCATIONS, SECURELY CAPPED, AND LOCATED BY AN APPROVED VISIBLE MARKER.
6. INSTALL APPROVED GROUNDING BUSHING AT EACH TERMINATION OF RIGID CONDUIT.
7. ALL WORK REQUIRED FOR THE UTILITY SERVICES SHALL CONFORM TO THE REQUIREMENTS AND STANDARDS OF THE SERVING UTILITY COMPANIES.
8. LOCATION AND ROUTING OF ALL EXPOSED EQUIPMENT, PIPING, DUCTWORK, AND CONDUIT SHALL BE APPROVED BY THE ARCHITECT PRIOR TO START OF ANY WORK.
9. ALL UNDERGROUND ELECTRICAL CONDUITS SHALL BE PVC SCH. 40 MINIMUM.
10. ALL EXTERIOR CONDUITS SHALL BE INSTALLED AT LEAST 24" BELOW GRADE OR SHALL MEET THE REQUIREMENTS BASED ON 2022 CEC TABLE 300.5
11. CONDUIT RUNS ARE DIAGRAMMATIC ONLY. REFER TO DRY UTILITY DRAWINGS FOR THE EXACT CONDUIT ROUTING AND EQUIPMENT TERMINATION.
12. REFER TO 2022 CEC TABLE 300.5 FOR THE MINIMUM COVER REQUIREMENTS OF DIRECT BURIAL CABLE. PROVIDE 24" BURIAL DEPTH OF UNDERGROUND CABLES FOR CONDUITS AND CONDUCTORS AND PROVIDE ALL REQUIRED COVER MATERIALS FOR THE DIRECT BURIED CONDUCTOR AND THE TOP SURFACE OF FINISH GRADE, CONCRETE OR SIMILAR COVER.
13. OBSERVE CLEAN ELECTRICAL INSTALLATION ALL THROUGHOUT THE SPACE.

KEY NOTES

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PROJECT:
38-UNIT MULTIFAMILY BUILDING
6575 W Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION

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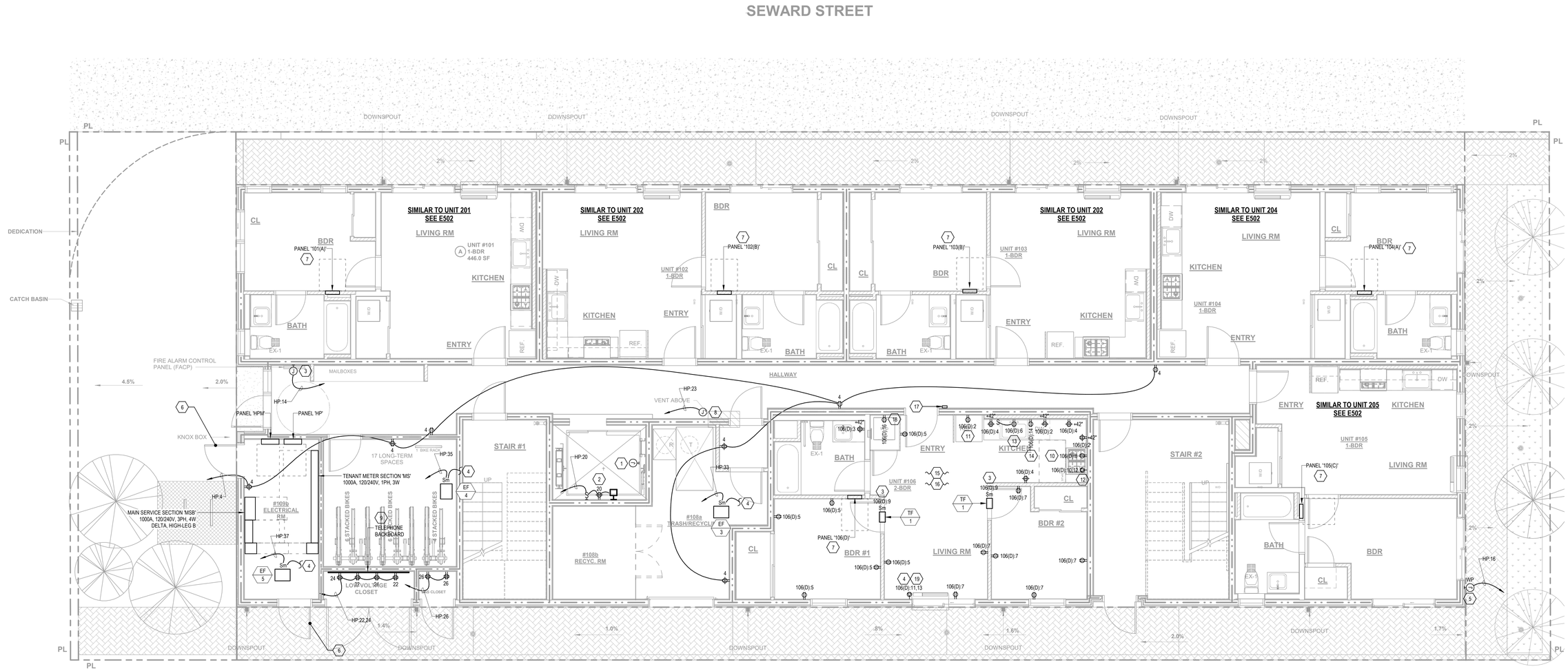
STAMP: REGISTERED PROFESSIONAL ENGINEER — ARASH GODJIGHIAN — E-23194 — EXP. 6-30-26 — ELECTRICAL — STATE OF CALIFORNIA

DRAWING TITLE: SITE ELECTRICAL PLAN

E401

6575 FOUNTAIN



1 ELECTRICAL POWER - LEVEL 1

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO MECHANICAL DRAWINGS FOR THE EXACT HVAC EQUIPMENT LOCATIONS.
2. REFER TO PLUMBING DRAWINGS FOR THE EXACT PLUMBING EQUIPMENT LOCATIONS.
3. ALL OUTDOOR LIGHTING FIXTURE EXPOSED TO WET LOCATIONS SHALL BE WEATHERPROOF RATED. OUTDOOR FIXTURES LOCATED ON THE COVERED CEILING SPACES SHALL BE DAMP RATED FIXTURES.
4. LIGHTING SPECIFICATIONS SHALL BE COORDINATED WITH THE LIGHTING DESIGNER AND WITH THE ARCHITECT PRIOR TO PURCHASING.
5. VERIFY EXACT SWITCH LOCATION AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.
6. LOWER CASE LETTER INDICATES THE SWITCHING DESIGNATION.
7. ALL DEDICATED RECEPTACLE OUTLET SHALL HAVE SEPARATE CIRCUIT.
8. COORDINATE ALL LOW VOLTAGE (COMMUNICATION, ACCESS, SECURITY, CCTV) CONDUIT AND WIRING REQUIREMENTS WITH LOW-VOLTAGE CONTRACTOR AND PROVIDE CONDUITS AND WIRES AS REQUIRED FOR COMPLETE INSTALLATION. PROVIDE ALL REQUIRED LOW VOLTAGE ELECTRICAL CONNECTION FOR A COMPLETE FUNCTIONAL SYSTEM.
9. COORDINATE WITH FIRE ALARM CONTRACTOR FOR THE FIRE ALARM DRAWINGS. FIRE ALARM SHALL BE DESIGN BUILD ON A SEPARATE PERMIT.
10. CONDUIT RUNS ARE DIAGRAMMATIC ONLY. E.C. TO VERIFY FEASIBLE CONDUIT ROUTING.
11. ALL 125V, 15 AND 20 AMPERE RECEPTACLE AS REQUIRED IN CEC SECTION 210.52 IN DWELLING UNITS SHALL BE TAMPER-RESISTANCE.
12. OBSERVE CLEAN ELECTRICAL INSTALLATION ALL THROUGHOUT THE SPACE.
13. NO CONDUIT AND FEEDER WILL BE INSTALLED EXPOSE ON THE UNIT AREA. CONDUIT SHALL BE INSTALLED ABOVE CEILING SPACE AND/OR CONCEALED TO WALL SPACES.
14. ALL HVAC CONTROLS SHALL BE PROVIDED AND PROGRAMMED BY THE MECHANICAL CONTRACTOR ELECTRICAL CONTRACTOR TO PROVIDE ALL REQUIRED CONDUIT AND WIRES UP TO THE CONTROL BOX COORDINATE WITH MECHANICAL DRAWINGS FOR THE CONTROLS AND INTERCONNECTION AS REQUIRED BY ALL TRADES.
15. ALL FEEDER WIRES SHALL BE ALUMINUM (AL), UNLESS NOTED OTHERWISE.
16. FOR 15A, 20A, 25 AND 30 AMPERE BRANCH CIRCUIT, THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE THE SAME AWG AS THE UNGROUNDED CONDUCTOR. (CEC 250.122 (A)(B)).
17. LOCATION AND ROUTING OF ALL EXPOSED EQUIPMENT, PIPING, DUCTWORK, AND CONDUIT SHALL BE APPROVED BY THE ARCHITECT PRIOR TO START OF ANY WORK.
18. NO PIPING, DUCTS, OR EQUIPMENT FOREIGN TO THE ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED ABOVE THE ELECTRICAL EQUIPMENT.
19. ALL EXTERIOR RECEPTACLES SHALL BE WEATHERPROOF, GFCI TYPE.
20. ALL RECEPTACLE DUPLEX OUTLET SHALL BE RECESSED OR FLUSH MOUNTED TO WALL. NO EXCEPTION.
21. ALL ELECTRICAL OUTLETS LOCATED ABOVE COUNTERTOP INCLUDING BATHROOM COUNTERTOP SHALL BE GFCI DUPLEX OUTLET. GFCI OUTLET SHALL BE SELF-TEST, SELF-DIAGNOSTIC TYPE HUBBELL AUTOGUARD SERIES OR EQUAL.
22. ALL STAIRWELL LIGHTING SHALL BE AUTOMATICALLY DIM TO 50% OUTPUT WHEN AREA IS UNOCCUPIED.
23. ALL THE BRANCH CIRCUITS SHALL BE (1)3/4"C. - 2#12 CU+1#12CU G. UNLESS OTHERWISE NOTED.
24. PROVIDE UNISTRUT FOR THE DISCONNECT SWITCHES AS REQUIRED.
25. PROVIDE 3'-0" CLEARANCE IN FRONT OF ALL DISCONNECT SWITCHES.

KEY NOTES

1. JUNCTION BOX FOR ELEVATOR TELEPHONE CONNECTION AND CAB LIGHTING. COORDINATE WITH THE ELEVATOR CONTRACTOR AND PROVIDE REQUIRED CONDUITS AND WIRING AS PER MANUFACTURER'S TYPICAL CONNECTION.
2. COORDINATE LOCATION, PROVIDE GFCI RECEPTACLE, MANUAL SWITCH AND GASKETED WALL MOUNTED LED IN THE ELEVATOR PIT AS REQUIRED. ALL UNDERGROUND WIRING SHALL BE SEALED FOR GAS PENETRATION.
3. FOR CONNECTION TO FIRE ALARM CONTROL PANEL. VERIFY EXACT LOCATION IN FIELD.
4. 1/2"C.O. TO THE HVAC CONTROL UNIT. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION.
5. FOR CONNECTION TO IRRIGATION CONTROLLER. VERIFY EXACT LOCATION IN FIELD AND CONNECTION REQUIREMENTS WITH MANUFACTURER PRIOR TO INSTALLATION.
6. ELECTRICAL ROOM DOOR SHALL OPEN IN DIRECTION OF EGRESS AND SHALL BE PROVIDED WITH APPROVED PANIC HARDWARE.
7. PROPOSED LOCATION OF ELECTRICAL PANEL.
8. FOR CONNECTION TO FIRE SMOKE DAMPERS. REFER TO THE MECHANICAL DRAWINGS FOR EXACT LOCATION. NO MORE THAN 10 FIRE SMOKE DAMPERS SHALL BE CONNECTION TO SINGLE 120V, 20A CIRCUIT.
9. PROVIDE 6'W X 8'H X 3/4" PLYWOOD BACKBOARD. PROVIDE 1/2"C.-1#6 CU TO THE GROUND BAR. VERIFY LOW VOLTAGE SERVICE POINT AND REQUIREMENTS WITH LOW VOLTAGE UTILITY COMPANY AND PROVIDE ALL CONDUITS, PULL BOXES AND RELATED ACCESSORIES TO PROVIDE COMPLETE OPERATIONAL SYSTEM.
10. FOR CONNECTION TO MICROWAVE/ HOOD. COORDINATE EXACT LOCATION IN FIELD.
11. FOR CONNECTION TO REFRIGERATOR . COORDINATE EXACT LOCATION IN FIELD.
12. FOR CONNECTION TO ELECTRIC RANGE/OVEN. COORDINATE EXACT LOCATION AND OUTLET NEMA REQUIREMENT WITH MANUFACTURER PRIOR TO INSTALLATION. PROVIDE 3/4"C - 3#6 CU + 1#10 CU G.
13. FOR CONNECTION TO GARBAGE DISPOSAL. COORDINATE EXACT LOCATION IN FIELD.
14. FOR CONNECTION TO DISHWASHER. COORDINATE EXACT LOCATION IN FIELD.
15. PROVIDE A LISTED COMBINATION TYPE ARC-FAULT INTERRUPTER PROTECTION FOR ENTIRE BRANCH CIRCUIT PROTECTION ON CIRCUIT BREAKER SUPPLYING OUTLETS OR DEVICES INSTALLED IN KITCHEN, FAMILY ROOMS, LAUNDRY ROOM, DINING ROOMS, LIVING ROOMS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS & CLOSET PER NEC 210.12(A).
16. ALL 125V, 15 AND 20 AMPERE RECEPTACLES AS REQUIRED IN SECTION 220.52 IN DWELLING UNITS, GUESTROOM/SUITES AND CHILD CARE FACILITIES SHALL BE TAMPER-RESISTANT.
17. COORDINATE DOOR BELL AND CHIME LOCATION IN FIELD WITH ARCHITECT/OWNER AND PROVIDE CONNECTION AS REQUIRED. PROVIDE LOW VOLTAGE TRANSFORMER IF REQUIRED AND INSTALL DOOR BELL AND LOW VOLTAGE TRANSFORMER PER MANUFACTURER WIRING DIAGRAM AND CONNECT THE NEAREST 120V GENERAL PURPOSE RECEPTACLE CIRCUIT INSIDE THAT PERTICULAR DWELLING UNIT.
18. FOR CONNECTION TO COMBINATION 120V ELECTRIC WASHER / DRYER.
19. FOR CONNECTION TO PTAC UNIT. COORDINATE EXACT LOCATION AND OUTLET NEMA REQUIREMENTS WITH MANUFACTURER PRIOR TO INSTALLATION.

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PROJECT:
38-UNIT MULTIFAMILY BUILDING
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Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION

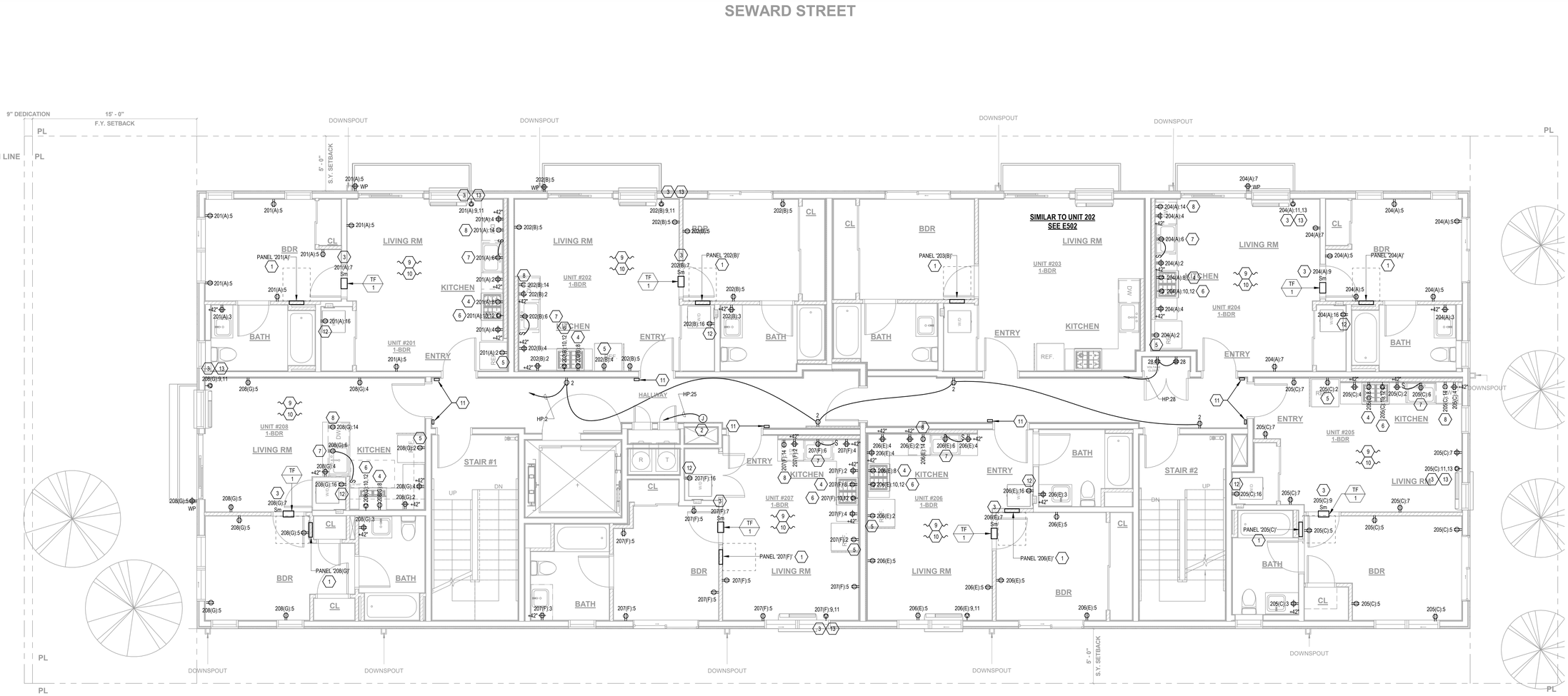
ISSUE	DATE	DESCRIPTION

STAMP
REGISTERED PROFESSIONAL ENGINEER ARASH JAGDISH PANDYA E-23194 EXP. 6-30-26 ELECTRICAL STATE OF CALIFORNIA

DRAWING TITLE
FIRST FLOOR POWER PLAN

E501

6575 FOUNTAIN



1 ELECTRICAL POWER - LEVEL 2

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO MECHANICAL DRAWINGS FOR THE EXACT HVAC EQUIPMENT LOCATIONS.
2. REFER TO PLUMBING DRAWINGS FOR THE EXACT PLUMBING EQUIPMENT LOCATIONS.
3. ALL OUTDOOR LIGHTING FIXTURE EXPOSED TO WET LOCATIONS SHALL BE WEATHERPROOF RATED. OUTDOOR FIXTURES LOCATED ON THE COVERED CEILING SPACES SHALL BE DAMP RATED FIXTURES.
4. LIGHTING SPECIFICATIONS SHALL BE COORDINATED WITH THE LIGHTING DESIGNER AND WITH THE ARCHITECT PRIOR TO PURCHASING.
5. VERIFY EXACT SWITCH LOCATION AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.
6. LOWER CASE LETTER INDICATES THE SWITCHING DESIGNATION.
7. ALL DEDICATED RECEPTACLE OUTLET SHALL HAVE SEPARATE CIRCUIT.
8. COORDINATE ALL LOW VOLTAGE (COMMUNICATION, ACCESS, SECURITY, CCTV) CONDUIT AND WIRING REQUIREMENTS WITH LOW-VOLTAGE CONTRACTOR AND PROVIDE CONDUITS AND WIRES AS REQUIRED FOR COMPLETE INSTALLATION. PROVIDE ALL REQUIRED LOW VOLTAGE ELECTRICAL CONNECTION FOR A COMPLETE FUNCTIONAL SYSTEM.
9. COORDINATE WITH FIRE ALARM CONTRACTOR FOR THE FIRE ALARM DRAWINGS. FIRE ALARM SHALL BE DESIGN BUILD ON A SEPARATE PERMIT.
10. CONDUIT RUNS ARE DIAGRAMMATIC ONLY. E.C. TO VERIFY FEASIBLE CONDUIT ROUTING.
11. ALL 125V, 15 AND 20 AMPERE RECEPTACLE AS REQUIRED IN CEC SECTION 210.52 IN DWELLING UNITS SHALL BE TAMPER-RESISTANCE.
12. OBSERVE CLEAN ELECTRICAL INSTALLATION ALL THROUGHOUT THE SPACE.
13. NO CONDUIT AND FEEDER WILL BE INSTALLED EXPOSE ON THE UNIT AREA. CONDUIT SHALL BE INSTALLED ABOVE CEILING SPACE AND/OR CONCEALED TO WALL SPACES.
14. ALL HVAC CONTROLS SHALL BE PROVIDED AND PROGRAMMED BY THE MECHANICAL CONTRACTOR ELECTRICAL CONTRACTOR TO PROVIDE ALL REQUIRED CONDUIT AND WIRES UP TO THE CONTROL BOX COORDINATE WITH MECHANICAL DRAWINGS FOR THE CONTROLS AND INTERCONNECTION AS REQUIRED BY ALL TRADES.
15. ALL FEEDER WIRES SHALL BE ALUMINUM (AL), UNLESS NOTED OTHERWISE.
16. FOR 15A, 20A, 25 AND 30 AMPERE BRANCH CIRCUIT, THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE THE SAME AWG AS THE UNGROUNDED CONDUCTOR. (CEC 250.122 (A)(B)).
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18. NO PIPING, DUCTS, OR EQUIPMENT FOREIGN TO THE ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED ABOVE THE ELECTRICAL EQUIPMENT.
19. ALL EXTERIOR RECEPTACLES SHALL BE WEATHERPROOF, GFCI TYPE.
20. ALL RECEPTACLE DUPLEX OUTLET SHALL BE RECESSED OR FLUSH MOUNTED TO WALL. NO EXCEPTION.
21. ALL ELECTRICAL OUTLETS LOCATED ABOVE COUNTERTOP INCLUDING BATHROOM COUNTERTOP SHALL BE GFCI DUPLEX OUTLET. GFCI OUTLET SHALL BE SELF-TEST, SELF-DIAGNOSTIC TYPE HUBBELL AUTOGUARD SERIES OR EQUAL.
22. ALL STAIRWELL LIGHTING SHALL BE AUTOMATICALLY D/M TO 50% OUTPUT WHEN AREA IS UNOCCUPIED.
23. ALL THE BRANCH CIRCUITS SHALL BE (1)3/4"C. - 2#12 CU+1#12/CU G. UNLESS OTHERWISE NOTED.
24. PROVIDE UNISTRUT FOR THE DISCONNECT SWITCHES AS REQUIRED.
25. PROVIDE 3'-0" CLEARANCE IN FRONT OF ALL DISCONNECT SWITCHES.

KEY NOTES

1. PROPOSED LOCATION OF ELECTRICAL PANEL.
2. FOR CONNECTION TO FIRE SMOKE DAMPERS. REFER TO THE MECHANICAL DRAWINGS FOR EXACT LOCATION. NO MORE THAN 10 FIRE SMOKE DAMPERS SHALL BE CONNECTION TO SINGLE 120V, 20A CIRCUIT.
3. 1/2"C.O. TO THE HVAC CONTROL UNIT. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION.
4. FOR CONNECTION TO MICROWAVE/ HOOD. COORDINATE EXACT LOCATION IN FIELD.
5. FOR CONNECTION TO REFRIGERATOR . COORDINATE EXACT LOCATION IN FIELD.
6. FOR CONNECTION TO ELECTRIC RANGE/OVEN. COORDINATE EXACT LOCATION AND OUTLET NEMA REQUIREMENT WITH MANUFACTURER PRIOR TO INSTALLATION. PROVIDE 3/4"C.- 3#6 CU + 1#10 CU G.
7. FOR CONNECTION TO GARBAGE DISPOSAL. COORDINATE EXACT LOCATION IN FIELD.
8. FOR CONNECTION TO DISHWASHER. COORDINATE EXACT LOCATION IN FIELD.
9. PROVIDE A LISTED COMBINATION TYPE ARC-FAULT INTERRUPTER PROTECTION FOR ENTIRE BRANCH CIRCUIT PROTECTION ON CIRCUIT BREAKER SUPPLYING OUTLETS OR DEVICES INSTALLED IN KITCHEN, FAMILY ROOMS, LAUNDRY ROOM, DINING ROOMS, LIVING ROOMS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS & CLOSET PER NEC 210.12(A).
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12. FOR CONNECTION TO COMBINATION 120V ELECTRIC WASHER / DRYER.
13. FOR CONNECTION TO PTAC UNIT. COORDINATE EXACT LOCATION AND OUTLET NEMA REQUIREMENTS WITH MANUFACTURER PRIOR TO INSTALLATION.

NOTE TO CONTRACTOR:
ELECTRICAL WIRING INSIDE THE UNITS ARE NOT SHOWN FOR CLARITY. CONTRACTOR TO PROVIDE ALL ELECTRICAL WIRING AS REQUIRED TO ALL INSTALLED LIGHT FIXTURES, RECEPTACLES, APPLIANCES, HVAC EQUIPMENT, AND ALL ITEMS WHICH REQUIRES AN ELECTRICAL CONNECTION.

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ISSUE	DATE	DESCRIPTION

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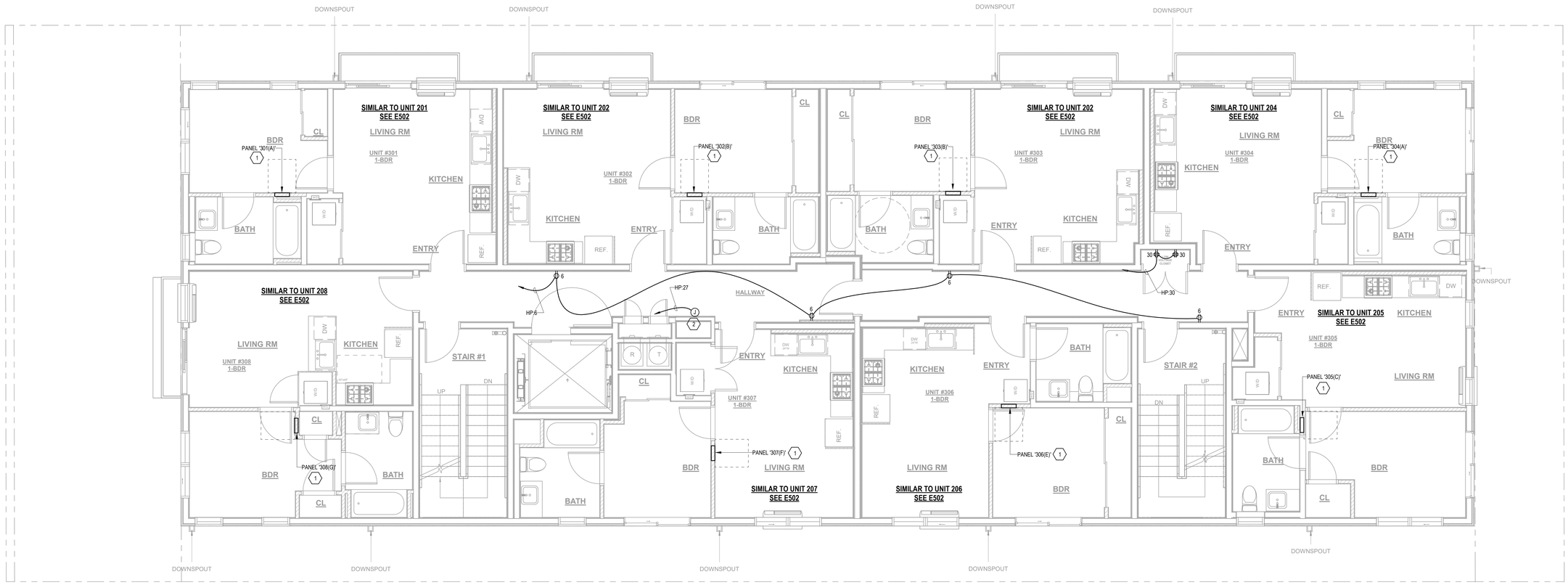
STAMP
REGISTERED PROFESSIONAL ENGINEER ARASH JAGDISH ANSARI E-23156 EXP. 6-30-26 ELECTRICAL STATE OF CALIFORNIA

DRAWING TITLE
SECOND FLOOR POWER PLAN

E502

6575 FOUNTAIN



1 ELECTRICAL POWER - LEVEL 3

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO MECHANICAL DRAWINGS FOR THE EXACT HVAC EQUIPMENT LOCATIONS.
2. REFER TO PLUMBING DRAWINGS FOR THE EXACT PLUMBING EQUIPMENT LOCATIONS.
3. ALL OUTDOOR LIGHTING FIXTURE EXPOSED TO WET LOCATIONS SHALL BE WEATHERPROOF RATED. OUTDOOR FIXTURES LOCATED ON THE COVERED CEILING SPACES SHALL BE DAMP RATED FIXTURES.
4. LIGHTING SPECIFICATIONS SHALL BE COORDINATED WITH THE LIGHTING DESIGNER AND WITH THE ARCHITECT PRIOR TO PURCHASING.
5. VERIFY EXACT SWITCH LOCATION AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.
6. LOWER CASE LETTER INDICATES THE SWITCHING DESIGNATION.
7. ALL DEDICATED RECEPTACLE OUTLET SHALL HAVE SEPARATE CIRCUIT.
8. COORDINATE ALL LOW VOLTAGE (COMMUNICATION, ACCESS, SECURITY, CCTV) CONDUIT AND WIRING REQUIREMENTS WITH LOW-VOLTAGE CONTRACTOR AND PROVIDE CONDUITS AND WIRES AS REQUIRED FOR COMPLETE INSTALLATION. PROVIDE ALL REQUIRED LOW VOLTAGE ELECTRICAL CONNECTION FOR A COMPLETE FUNCTIONAL SYSTEM.
9. COORDINATE WITH FIRE ALARM CONTRACTOR FOR THE FIRE ALARM DRAWINGS. FIRE ALARM SHALL BE DESIGN BUILD ON A SEPARATE PERMIT.
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22. ALL STAIRWELL LIGHTING SHALL BE AUTOMATICALLY D/M TO 50% OUTPUT WHEN AREA IS UNOCCUPIED.
23. ALL THE BRANCH CIRCUITS SHALL BE (1)3/4"C. - 2#12 CU+1#12CU G. UNLESS OTHERWISE NOTED.
24. PROVIDE UNISTRUT FOR THE DISCONNECT SWITCHES AS REQUIRED.
25. PROVIDE 3'-0" CLEARANCE IN FRONT OF ALL DISCONNECT SWITCHES.

KEY NOTES

1. PROPOSED LOCATION OF ELECTRICAL PANEL.
2. FOR CONNECTION TO FIRE SMOKE DAMPERS, REFER TO THE MECHANICAL DRAWINGS FOR EXACT LOCATION, NO MORE THAN 10 FIRE SMOKE DAMPERS SHALL BE CONNECTION TO SINGLE 120V, 20A CIRCUIT.

NOTE TO CONTRACTOR:
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STAMP
REGISTERED PROFESSIONAL ENGINEER ARASH JAGDISH ANAND E-23196 EXP. 6-30-26 ELECTRICAL STATE OF CALIFORNIA

DRAWING TITLE
THIRD FLOOR POWER PLAN

E503

6575 FOUNTAIN

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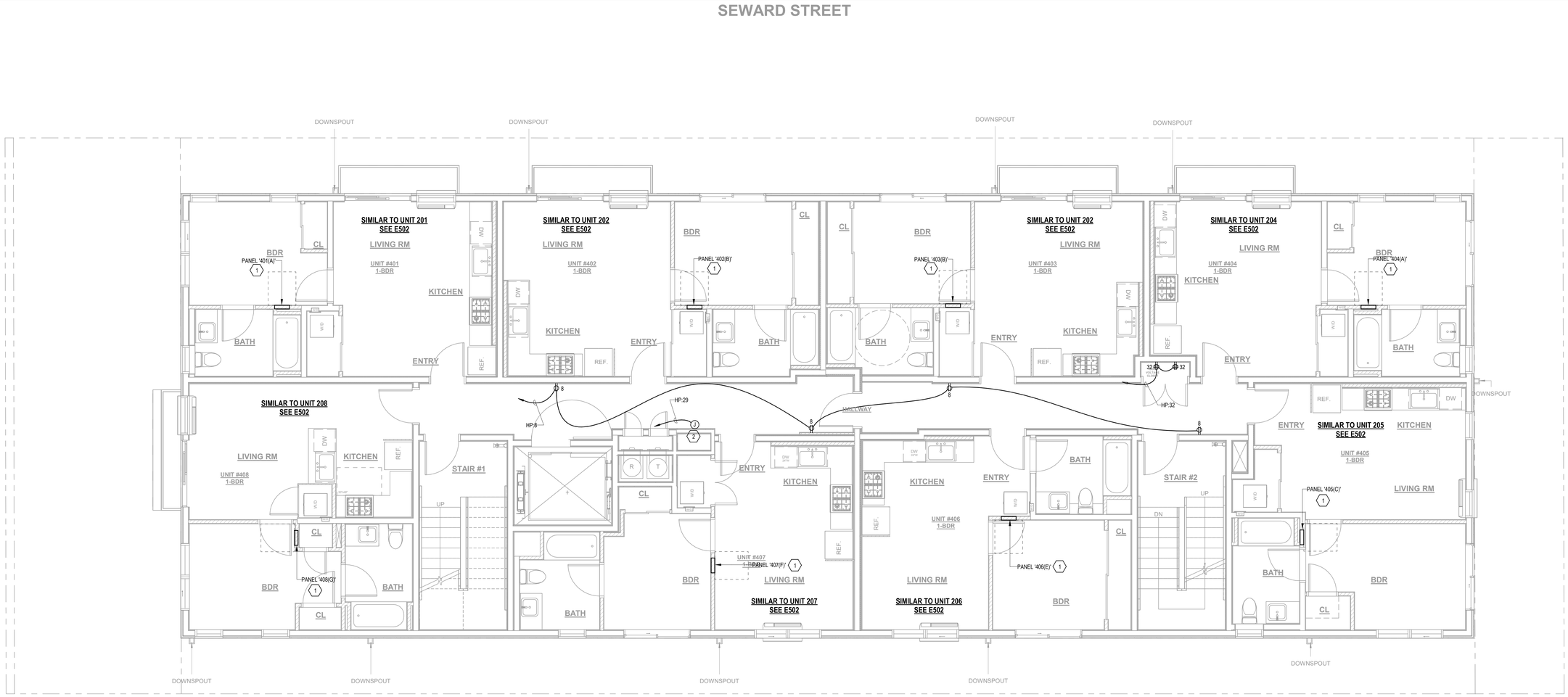

1 ELECTRICAL POWER - LEVEL 4

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO MECHANICAL DRAWINGS FOR THE EXACT HVAC EQUIPMENT LOCATIONS.
2. REFER TO PLUMBING DRAWINGS FOR THE EXACT PLUMBING EQUIPMENT LOCATIONS.
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6. LOWER CASE LETTER INDICATES THE SWITCHING DESIGNATION.
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9. COORDINATE WITH FIRE ALARM CONTRACTOR FOR THE FIRE ALARM DRAWINGS. FIRE ALARM SHALL BE DESIGN BUILD ON A SEPARATE PERMIT.
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KEY NOTES

1. PROPOSED LOCATION OF ELECTRICAL PANEL.
2. FOR CONNECTION TO FIRE SMOKE DAMPERS. REFER TO THE MECHANICAL DRAWINGS FOR EXACT LOCATION. NO MORE THAN 10 FIRE SMOKE DAMPERS SHALL BE CONNECTION TO SINGLE 120V, 20A CIRCUIT.

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ISSUE	DATE	DESCRIPTION

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STAMP
REGISTERED PROFESSIONAL ENGINEER
ARASH JAGDT/SR.
E-23194
EXP. 6-30-26
ELECTRICAL
STATE OF CALIFORNIA

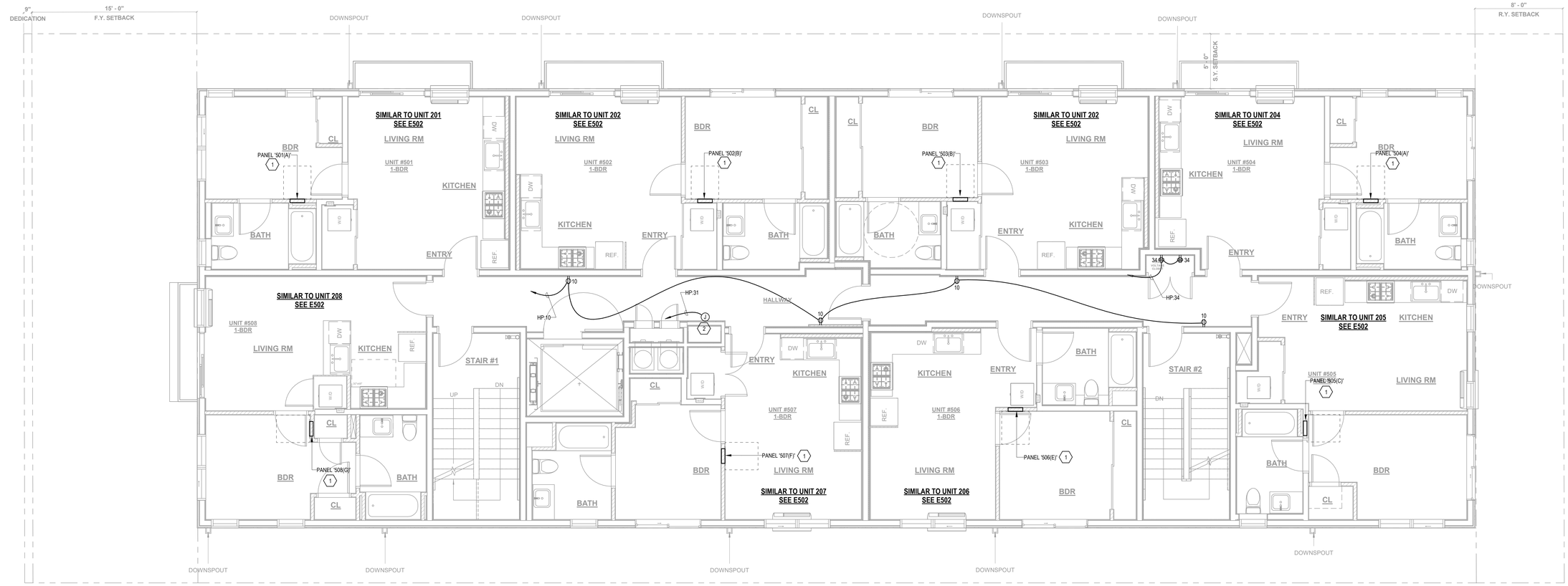
DRAWING TITLE
FORTH FLOOR POWER PLAN

E504

6575 FOUNTAIN

SEWARD STREET

FOUNTAIN AVENUE



1 ELECTRICAL POWER - LEVEL 5

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO MECHANICAL DRAWINGS FOR THE EXACT HVAC EQUIPMENT LOCATIONS.
2. REFER TO PLUMBING DRAWINGS FOR THE EXACT PLUMBING EQUIPMENT LOCATIONS.
3. ALL OUTDOOR LIGHTING FIXTURE EXPOSED TO WET LOCATIONS SHALL BE WEATHERPROOF RATED. OUTDOOR FIXTURES LOCATED ON THE COVERED CEILING SPACES SHALL BE DAMP RATED FIXTURES.
4. LIGHTING SPECIFICATIONS SHALL BE COORDINATED WITH THE LIGHTING DESIGNER AND WITH THE ARCHITECT PRIOR TO PURCHASING.
5. VERIFY EXACT SWITCH LOCATION AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.
6. LOWER CASE LETTER INDICATES THE SWITCHING DESIGNATION.
7. ALL DEDICATED RECEPTACLE OUTLET SHALL HAVE SEPARATE CIRCUIT.
8. COORDINATE ALL LOW VOLTAGE (COMMUNICATION, ACCESS, SECURITY, CCTV) CONDUIT AND WIRING REQUIREMENTS WITH LOW-VOLTAGE CONTRACTOR AND PROVIDE CONDUITS AND WIRES AS REQUIRED FOR COMPLETE INSTALLATION. PROVIDE ALL REQUIRED LOW VOLTAGE ELECTRICAL CONNECTION FOR A COMPLETE FUNCTIONAL SYSTEM.
9. COORDINATE WITH FIRE ALARM CONTRACTOR FOR THE FIRE ALARM DRAWINGS. FIRE ALARM SHALL BE DESIGN BUILD ON A SEPARATE PERMIT.
10. CONDUIT RUNS ARE DIAGRAMMATIC ONLY. E.C. TO VERIFY FEASIBLE CONDUIT ROUTING.
11. ALL 125V, 15 AND 20 AMPERE RECEPTACLE AS REQUIRED IN CEC SECTION 210.52 IN DWELLING UNITS SHALL BE TAMPER-RESISTANCE.
12. OBSERVE CLEAN ELECTRICAL INSTALLATION ALL THROUGHOUT THE SPACE.
13. NO CONDUIT AND FEEDER WILL BE INSTALLED EXPOSE ON THE UNIT AREA. CONDUIT SHALL BE INSTALLED ABOVE CEILING SPACE AND/OR CONCEALED TO WALL SPACES.
14. ALL HVAC CONTROLS SHALL BE PROVIDED AND PROGRAMMED BY THE MECHANICAL CONTRACTOR ELECTRICAL CONTRACTOR TO PROVIDE ALL REQUIRED CONDUIT AND WIRES UP TO THE CONTROL BOX COORDINATE WITH MECHANICAL DRAWINGS FOR THE CONTROLS AND INTERCONNECTION AS REQUIRED BY ALL TRADES.
15. ALL FEEDER WIRES SHALL BE ALUMINUM (AL). UNLESS NOTED OTHERWISE.
16. FOR 15A, 20A, 25 AND 30 AMPERE BRANCH CIRCUIT, THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE THE SAME AWG AS THE UNGROUNDED CONDUCTOR. (DEC 250.122 (A)(B)).
17. LOCATION AND ROUTING OF ALL EXPOSED EQUIPMENT, PIPING, DUCTWORK, AND CONDUIT SHALL BE APPROVED BY THE ARCHITECT PRIOR TO START OF ANY WORK.
18. NO PIPING, DUCTS, OR EQUIPMENT FOREIGN TO THE ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED ABOVE THE ELECTRICAL EQUIPMENT.
19. ALL EXTERIOR RECEPTACLES SHALL BE WEATHERPROOF, GFCI TYPE.
20. ALL RECEPTACLE DUPLEX OUTLET SHALL BE RECESSED OR FLUSH MOUNTED TO WALL. NO EXCEPTION.
21. ALL ELECTRICAL OUTLETS LOCATED ABOVE COUNTERTOP INCLUDING BATHROOM COUNTERTOP SHALL BE GFCI DUPLEX OUTLET. GFCI OUTLET SHALL BE SELF-TEST, SELF-DIAGNOSTIC TYPE HUBBELL AUTOGUARD SERIES OR EQUAL.
22. ALL STAIRWELL LIGHTING SHALL BE AUTOMATICALLY DIM TO 50% OUTPUT WHEN AREA IS UNOCCUPIED.
23. ALL THE BRANCH CIRCUITS SHALL BE (1)3/4"C. - 2#12 CU+1#12CU G. UNLESS OTHERWISE NOTED.
24. PROVIDE UNISTRUT FOR THE DISCONNECT SWITCHES AS REQUIRED.
25. PROVIDE 3'-0" CLEARANCE IN FRONT OF ALL DISCONNECT SWITCHES.

KEY NOTES

1. PROPOSED LOCATION OF ELECTRICAL PANEL.
2. FOR CONNECTION TO FIRE SMOKE DAMPERS. REFER TO THE MECHANICAL DRAWINGS FOR EXACT LOCATION. NO MORE THAN 10 FIRE SMOKE DAMPERS SHALL BE CONNECTION TO SINGLE 120V, 20A CIRCUIT.

NOTE TO CONTRACTOR:
ELECTRICAL WIRING INSIDE THE UNITS ARE NOT SHOWN FOR CLARITY. CONTRACTOR TO PROVIDE ALL ELECTRICAL WIRING AS REQUIRED TO ALL INSTALLED LIGHT FIXTURES, RECEPTACLES, APPLIANCES, HVAC EQUIPMENT, AND ALL ITEMS WHICH REQUIRES AN ELECTRICAL CONNECTION.

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PROJECT:
38-UNIT MULTIFAMILY BUILDING
6575 W Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION

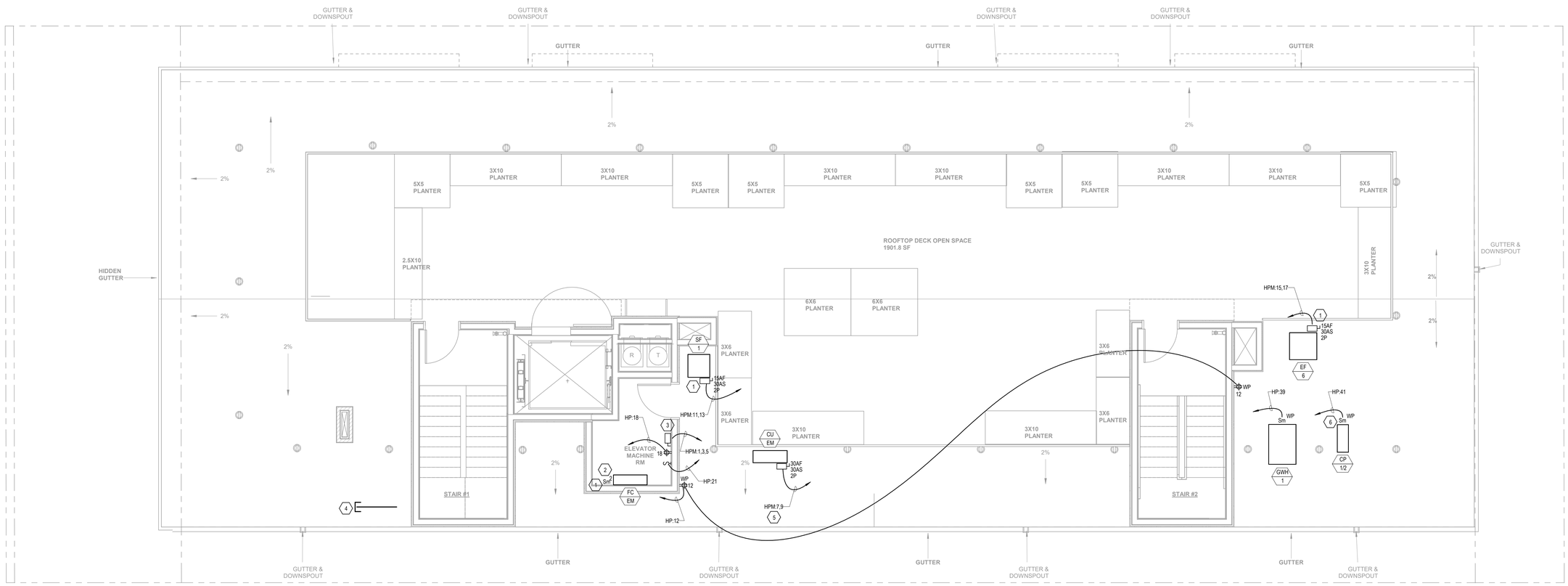
ISSUE	DATE	DESCRIPTION

STAMP
REGISTERED PROFESSIONAL ENGINEER ARASH JAGDT/SR E-23194 EXP. 6-30-26 ELECTRICAL STATE OF CALIFORNIA

DRAWING TITLE
FIFTH FLOOR POWER PLAN

E505

6575 FOUNTAIN



1 ELECTRICAL POWER - ROOF

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO MECHANICAL DRAWINGS FOR THE EXACT HVAC EQUIPMENT LOCATIONS.
2. REFER TO PLUMBING DRAWINGS FOR THE EXACT PLUMBING EQUIPMENT LOCATIONS.
3. ALL OUTDOOR LIGHTING FIXTURE EXPOSED TO WET LOCATIONS SHALL BE WEATHERPROOF RATED. OUTDOOR FIXTURES LOCATED ON THE COVERED CEILING SPACES SHALL BE DAMP RATED FIXTURES.
4. LIGHTING SPECIFICATIONS SHALL BE COORDINATED WITH THE LIGHTING DESIGNER AND WITH THE ARCHITECT PRIOR TO PURCHASING.
5. VERIFY EXACT SWITCH LOCATION AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.
6. LOWER CASE LETTER INDICATES THE SWITCHING DESIGNATION.
7. ALL DEDICATED RECEPTACLE OUTLET SHALL HAVE SEPARATE CIRCUIT.
8. COORDINATE ALL LOW VOLTAGE (COMMUNICATION, ACCESS, SECURITY, CCTV) CONDUIT AND WIRING REQUIREMENTS WITH LOW-VOLTAGE CONTRACTOR AND PROVIDE CONDUITS AND WIRES AS REQUIRED FOR COMPLETE INSTALLATION. PROVIDE ALL REQUIRED LOW VOLTAGE ELECTRICAL CONNECTION FOR A COMPLETE FUNCTIONAL SYSTEM.
9. COORDINATE WITH FIRE ALARM CONTRACTOR FOR THE FIRE ALARM DRAWINGS. FIRE ALARM SHALL BE DESIGN BUILD ON A SEPARATE PERMIT.
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22. ALL STAIRWELL LIGHTING SHALL BE AUTOMATICALLY DIM TO 50% OUTPUT WHEN AREA IS UNOCCUPIED.
23. ALL THE BRANCH CIRCUITS SHALL BE (1)3/4"C. - 2#12 CU+1#12CU G. UNLESS OTHERWISE NOTED.
24. PROVIDE UNISTRUT FOR THE DISCONNECT SWITCHES AS REQUIRED.
25. PROVIDE 3'-0" CLEARANCE IN FRONT OF ALL DISCONNECT SWITCHES.

KEY NOTES

1. 1/2"C.O. TO THE HVAC CONTROL UNIT. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION.
2. INDOOR FAN COIL UNIT IS POWERED FROM OUTDOOR UNIT. PROVIDE 1/2" CONDUIT TO THE OUTDOOR UNIT. WIRING PER MANUFACTURER'S RECOMMENDATION.
3. REFER TO SINGLE LINE DIAGRAM ON SHEET E201 FOR THE FUSE DISCONNECT AND FEEDER SIZE.
4. STUB-OUT 2" CONDUIT ONLY WITH PULL STRINGS FROM THE ELECTRICAL ROOM UPTO ROOF FOR FUTURE SOLAR PV CONNECTION. COORDINATE EXACT LOCATION IN FIELD WITH ARCHITECT/OWNER.
5. PROVIDE 3/4"C - 2#10CU + 1#10 CU G.
6. FOR CONNECTION TO CIRCULATING PUMPS.

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ISSUE	DATE	DESCRIPTION

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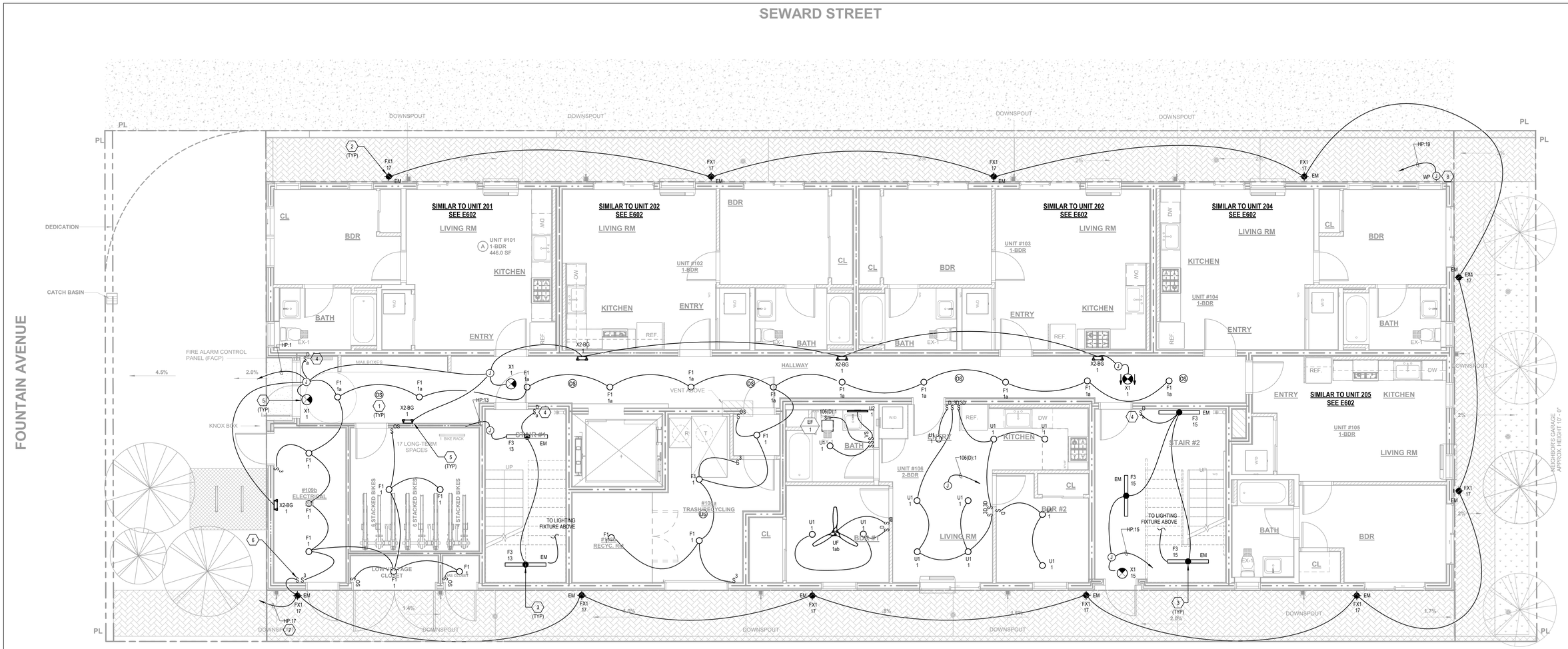
STAMP
REGISTERED PROFESSIONAL ENGINEER ARASH JAGDISH PAYDAR E-23194 EXP. 8-30-06 ELECTRICAL STATE OF CALIFORNIA

DRAWING TITLE
ROOF POWER PLAN

E506

6575 FOUNTAIN



1 ELECTRICAL LIGHTING - LEVEL 1

SCALE: 1/4" = 1'-0"

GENERAL NOTES

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3. ALL OUTDOOR LIGHTING FIXTURE EXPOSED TO WET LOCATIONS SHALL BE WEATHERPROOF RATED. OUTDOOR FIXTURES LOCATED ON THE COVERED CEILING SPACES SHALL BE DAMP RATED FIXTURES.
4. LIGHTING SPECIFICATIONS SHALL BE COORDINATED WITH THE LIGHTING DESIGNER AND WITH THE ARCHITECT PRIOR TO PURCHASING.
5. VERIFY EXACT SWITCH LOCATION AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.
6. LOWER CASE LETTER INDICATES THE SWITCHING DESIGNATION.
7. ALL DEDICATED RECEPTACLE OUTLET SHALL HAVE SEPARATE CIRCUIT.
8. COORDINATE ALL LOW VOLTAGE (COMMUNICATION, ACCESS, SECURITY, CCTV) CONDUIT AND WIRING REQUIREMENTS WITH LOW-VOLTAGE CONTRACTOR AND PROVIDE CONDUITS AND WIRES AS REQUIRED FOR COMPLETE INSTALLATION. PROVIDE ALL REQUIRED LOW VOLTAGE ELECTRICAL CONNECTION FOR A COMPLETE FUNCTIONAL SYSTEM.
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12. OBSERVE CLEAN ELECTRICAL INSTALLATION ALL THROUGHOUT THE SPACE.
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22. ALL STAIRWELL LIGHTING SHALL BE AUTOMATICALLY DIM TO 50% OUTPUT WHEN AREA IS UNOCCUPIED.
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24. PROVIDE UNISTRUT FOR THE DISCONNECT SWITCHES AS REQUIRED.
25. PROVIDE 3'-0" CLEARANCE IN FRONT OF ALL DISCONNECT SWITCHES.

KEY NOTES

1. PROVIDE CEILING MOUNTED OCCUPANCY SENSOR WITH A DIMMING CAPABILITY THAT SHALL DIM THE LIGHTING FIXTURE TO 50% OUTPUT WHEN AREA IS UNOCCUPIED.
2. HATCH/EM INDICATES EMERGENCY LIGHTING FIXTURE. PROVIDE EMERGENCY BATTERY PACK MINIMUM OF 90-MINUTES AS INDICATED ON THE PLAN.
3. STAIR LIGHTING SHALL BE PROVIDED WITH EMERGENCY BATTERY PACK AND FIXTURE SHALL HAVE OCCUPANCY SENSOR PER SECTION 130.1(C)(6).
4. PROVIDE COVER FOR PROTECTION AND/OR LOCKABLE SWITCH ACCESSIBLE TO BUILDING MANAGEMENT ONLY. VERIFY EXACT LOCATION IN FIELD.
5. EXIT SIGN / EMERGENCY BUG EYE LIGHT SHALL BE FED FROM UNSWITCHED CIRCUIT AND SHALL BE PROVIDED WITH 90 MINUTE BATTERY BACK UP.
6. MANUAL ON/OFF SWITCH FOR THE EXTERIOR LIGHT.
7. EXTERIOR LIGHT FIXTURES SHALL BE CONTROLLED VIA PHOTOCELL AND ASTRONOMICAL TIME-CLOCK.
8. FOR CONNECTION TO LANDSCAPE LIGHTING TRANSFORMER. VERIFY EXACT LOCATION IN FIELD.

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PROJECT:
38-UNIT MULTIFAMILY BUILDING
6575 W Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION

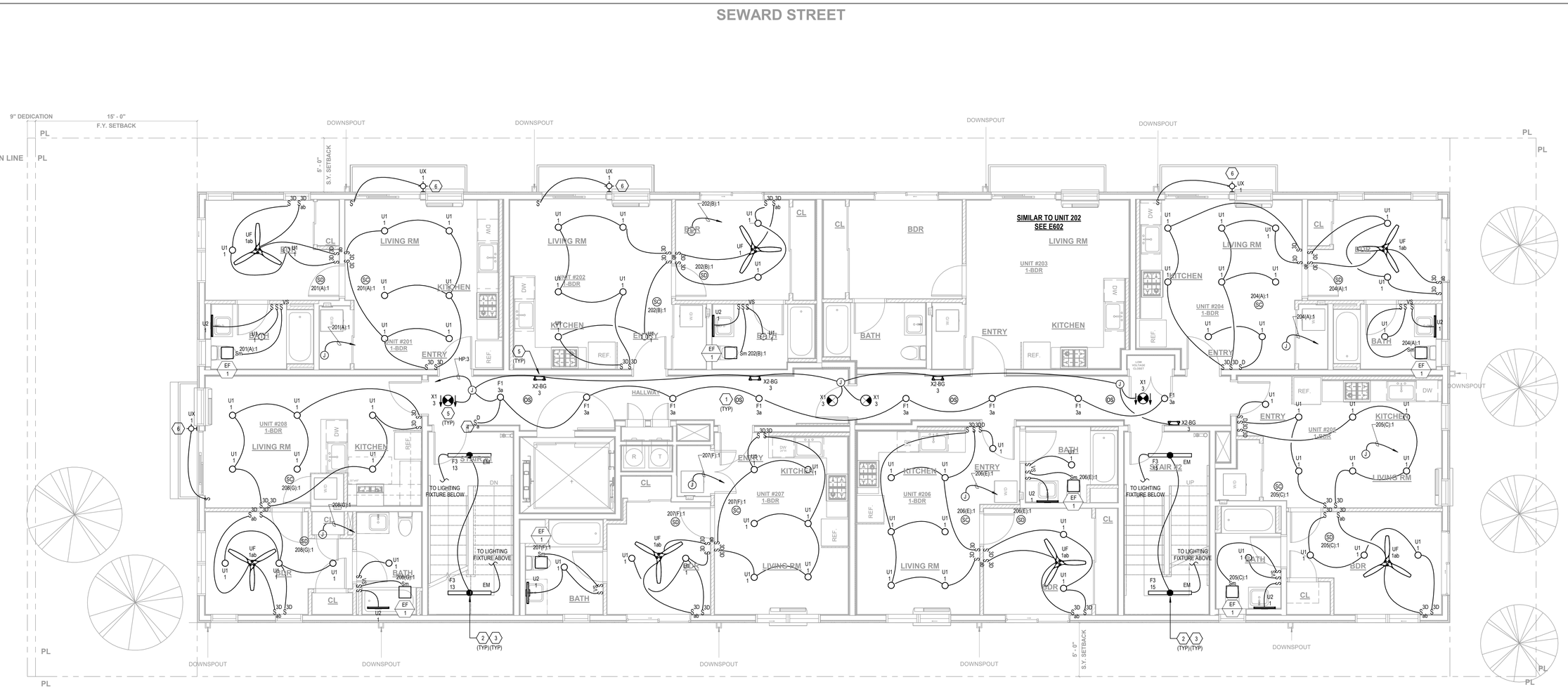
ISSUE	DATE	DESCRIPTION

STAMP
REGISTERED PROFESSIONAL ENGINEER
ARASH GHADIRI
E-23194
ELECTRICAL
EXP. 9-30-26
STATE OF CALIFORNIA

DRAWING TITLE
FIRST FLOOR LIGHTING PLAN

E601

6575 FOUNTAIN



1 ELECTRICAL LIGHTING - LEVEL 2

SCALE: 1/4" = 1'-0"

GENERAL NOTES

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STAMP
REGISTERED PROFESSIONAL ENGINEER
ARASH JAGDT/SR.
E-23194
EXP. 6-30-26
ELECTRICAL
STATE OF CALIFORNIA

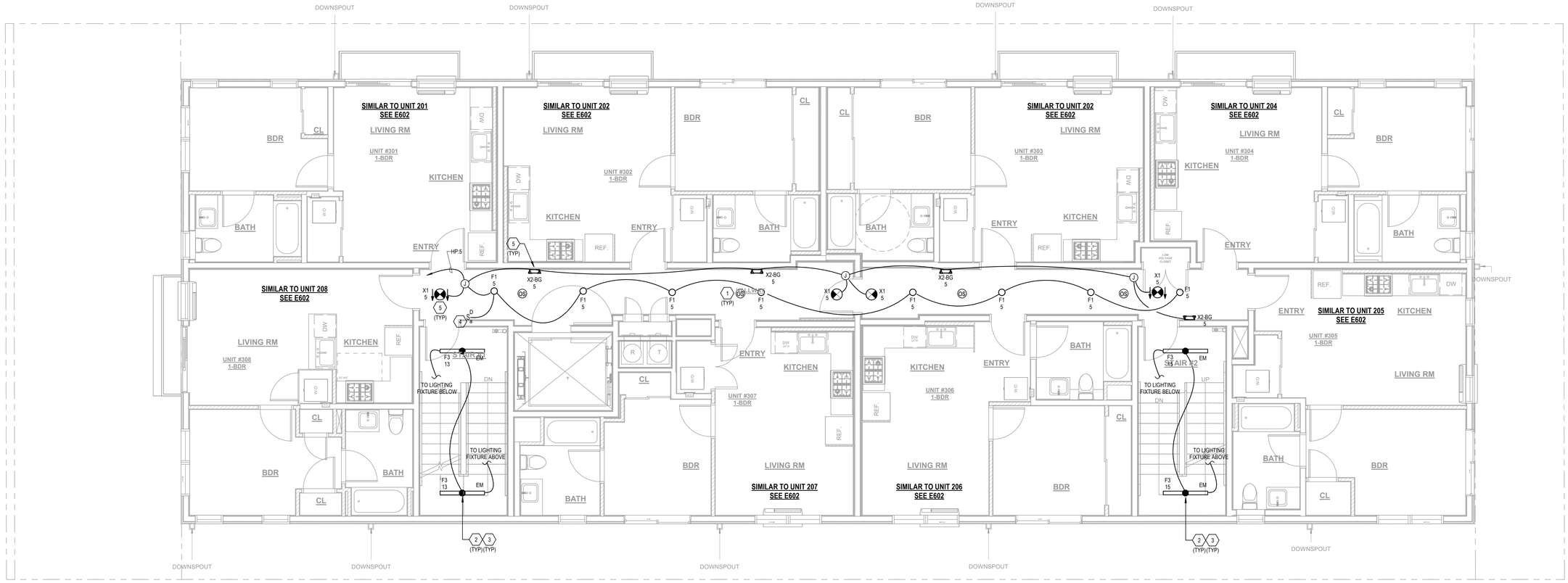
DRAWING TITLE
SECOND FLOOR LIGHTING PLAN

E602

6575 FOUNTAIN

SEWARD STREET

FOUNTAIN AVENUE



1 ELECTRICAL LIGHTING - LEVEL 3

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO MECHANICAL DRAWINGS FOR THE EXACT HVAC EQUIPMENT LOCATIONS.
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21. ALL ELECTRICAL OUTLETS LOCATED ABOVE COUNTERTOP INCLUDING BATHROOM COUNTERTOP SHALL BE GFCI DUPLEX OUTLET. GFCI OUTLET SHALL BE SELF-TEST, SELF-DIAGNOSTIC TYPE HUBBELL AUTOGUARD SERIES OR EQUAL.
22. ALL STAIRWELL LIGHTING SHALL BE AUTOMATICALLY DIM TO 50% OUTPUT WHEN AREA IS UNOCCUPIED.
23. ALL THE BRANCH CIRCUITS SHALL BE (1)3/4"C. - 2#12 CU+1#12CU G. UNLESS OTHERWISE NOTED.
24. PROVIDE UNISTRUT FOR THE DISCONNECT SWITCHES AS REQUIRED.
25. PROVIDE 3'-0" CLEARANCE IN FRONT OF ALL DISCONNECT SWITCHES.

KEY NOTES

1. PROVIDE CEILING MOUNTED OCCUPANCY SENSOR WITH A DIMMING CAPABILITY THAT SHALL DIM THE LIGHTING FIXTURE TO 50% OUTPUT WHEN AREA IS UNOCCUPIED.
2. HATCH/EM INDICATES EMERGENCY LIGHTING FIXTURE. PROVIDE EMERGENCY BATTERY PACK MINIMUM OF 90-MINUTES AS INDICATED ON THE PLAN.
3. STAIR LIGHTING SHALL BE PROVIDED WITH EMERGENCY BATTERY PACK AND FIXTURE SHALL HAVE OCCUPANCY SENSOR PER SECTION 130.1(C)(6).
4. PROVIDE COVER FOR PROTECTION AND/OR LOCKABLE SWITCH ACCESSIBLE TO BUILDING MANAGEMENT ONLY. VERIFY EXACT LOCATION IN FIELD.
5. EXIT SIGN / EMERGENCY BUG EYE LIGHT SHALL BE FED FROM UNSWITCHED CIRCUIT AND SHALL BE PROVIDED WITH 90 MINUTE BATTERY BACK UP.

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PROJECT:
38-UNIT MULTIFAMILY BUILDING
6575 W Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION

STAMP: REGISTERED PROFESSIONAL ENGINEER — ARASH JAGDIAN — E-23194 — EXP. 6-30-26 — ELECTRICAL — STATE OF CALIFORNIA

DRAWING TITLE: THIRD FLOOR LIGHTING PLAN

E603

6575 FOUNTAIN

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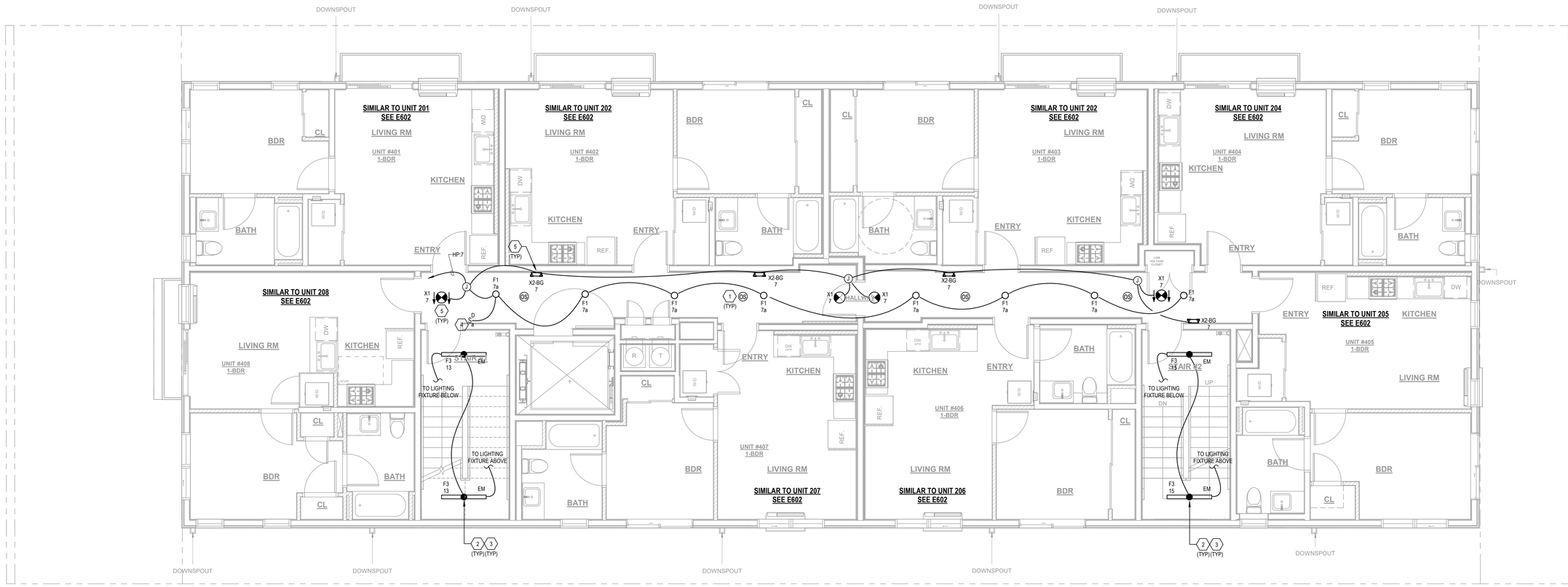
SEWARD STREET

FOUNTAIN AVENUE



1 ELECTRICAL LIGHTING - LEVEL 4

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO MECHANICAL DRAWINGS FOR THE EXACT HVAC EQUIPMENT LOCATIONS.
2. REFER TO PLUMBING DRAWINGS FOR THE EXACT PLUMBING EQUIPMENT LOCATIONS.
3. ALL OUTDOOR LIGHTING FIXTURE EXPOSED TO WET LOCATIONS SHALL BE WEATHERPROOF RATED. OUTDOOR FIXTURES LOCATED ON THE COVERED CEILING SPACES SHALL BE DAMP RATED FIXTURES.
4. LIGHTING SPECIFICATIONS SHALL BE COORDINATED WITH THE LIGHTING DESIGNER AND WITH THE ARCHITECT PRIOR TO PURCHASING.
5. VERIFY EXACT SWITCH LOCATION AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.
6. LOWER CASE LETTER INDICATES THE SWITCHING DESIGNATION.
7. ALL DEDICATED RECEPTACLE OUTLET SHALL HAVE SEPARATE CIRCUIT.
8. COORDINATE ALL LOW VOLTAGE (COMMUNICATION, ACCESS, SECURITY, CCTV) CONDUIT AND WIRING REQUIREMENTS WITH LOW-VOLTAGE CONTRACTOR AND PROVIDE CONDUITS AND WIRES AS REQUIRED FOR COMPLETE INSTALLATION. PROVIDE ALL REQUIRED LOW VOLTAGE ELECTRICAL CONNECTION FOR A COMPLETE FUNCTIONAL SYSTEM.
9. COORDINATE WITH FIRE ALARM CONTRACTOR FOR THE FIRE ALARM DRAWINGS. FIRE ALARM SHALL BE DESIGN BUILD ON A SEPARATE PERMIT.
10. CONDUIT RUNS ARE DIAGRAMMATIC ONLY. E.C. TO VERIFY FEASIBLE CONDUIT ROUTING.
11. ALL 125V, 15 AND 20 AMPERE RECEPTACLE AS REQUIRED IN CEC SECTION 210.52 IN DWELLING UNITS SHALL BE TAMPER-RESISTANCE.
12. OBSERVE CLEAN ELECTRICAL INSTALLATION ALL THROUGHOUT THE SPACE.
13. NO CONDUIT AND FEEDER WILL BE INSTALLED EXPOSE ON THE UNIT AREA. CONDUIT SHALL BE INSTALLED ABOVE CEILING SPACE AND/OR CONCEALED TO WALL SPACES.
14. ALL HVAC CONTROLS SHALL BE PROVIDED AND PROGRAMMED BY THE MECHANICAL CONTRACTOR ELECTRICAL CONTRACTOR TO PROVIDE ALL REQUIRED CONDUIT AND WIRES UP TO THE CONTROL BOX COORDINATE WITH MECHANICAL DRAWINGS FOR THE CONTROLS AND INTERCONNECTION AS REQUIRED BY ALL TRADES.
15. ALL FEEDER WIRES SHALL BE ALUMINUM (AL). UNLESS NOTED OTHERWISE.
16. FOR 15A, 20A, 25 AND 30 AMPERE BRANCH CIRCUIT, THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE THE SAME AWG AS THE UNGROUNDED CONDUCTOR. (DEC 250.122 (A)(B)).
17. LOCATION AND ROUTING OF ALL EXPOSED EQUIPMENT, PIPING, DUCTWORK, AND CONDUIT SHALL BE APPROVED BY THE ARCHITECT PRIOR TO START OF ANY WORK.
18. NO PIPING, DUCTS, OR EQUIPMENT FOREIGN TO THE ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED ABOVE THE ELECTRICAL EQUIPMENT.
19. ALL EXTERIOR RECEPTACLES SHALL BE WEATHERPROOF, GFCI TYPE.
20. ALL RECEPTACLE DUPLEX OUTLET SHALL BE RECESSED OR FLUSH MOUNTED TO WALL. NO EXCEPTION.
21. ALL ELECTRICAL OUTLETS LOCATED ABOVE COUNTERTOP INCLUDING BATHROOM COUNTERTOP SHALL BE GFCI DUPLEX OUTLET. GFCI OUTLET SHALL BE SELF-TEST, SELF-DIAGNOSTIC TYPE HUBBELL AUTOGUARD SERIES OR EQUAL.
22. ALL STAIRWELL LIGHTING SHALL BE AUTOMATICALLY DIM TO 50% OUTPUT WHEN AREA IS UNOCCUPIED.
23. ALL THE BRANCH CIRCUITS SHALL BE (1)3/4"C. - 2#12 CU+1#12CU G. UNLESS OTHERWISE NOTED.
24. PROVIDE UNISTRUT FOR THE DISCONNECT SWITCHES AS REQUIRED.
25. PROVIDE 3'-0" CLEARANCE IN FRONT OF ALL DISCONNECT SWITCHES.

KEY NOTES ⟨·⟩

1. PROVIDE CEILING MOUNTED OCCUPANCY SENSOR WITH A DIMMING CAPABILITY THAT SHALL DIM THE LIGHTING FIXTURE TO 50% OUTPUT WHEN AREA IS UNOCCUPIED.
2. HATCH/EM INDICATES EMERGENCY LIGHTING FIXTURE. PROVIDE EMERGENCY BATTERY PACK MINIMUM OF 90-MINUTES AS INDICATED ON THE PLAN.
3. STAIR LIGHTING SHALL BE PROVIDED WITH EMERGENCY BATTERY PACK AND FIXTURE SHALL HAVE OCCUPANCY SENSOR PER SECTION 130.1(C)(6).
4. PROVIDE COVER FOR PROTECTION AND/OR LOCKABLE SWITCH ACCESSIBLE TO BUILDING MANAGEMENT ONLY. VERIFY EXACT LOCATION IN FIELD.
5. EXIT SIGN / EMERGENCY BUG EYE LIGHT SHALL BE FED FROM UNSWITCHED CIRCUIT AND SHALL BE PROVIDED WITH 90 MINUTE BATTERY BACK UP.
6. EXTERIOR LIGHT FIXTURES SHALL BE CONTROLLED VIA PHOTOCELL AND ASTRONOMICAL TIME-CLOCK.

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ISSUE	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION

STAMP
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ARASH JAGDT/SR
E-23194
EXP. 6-30-26
ELECTRICAL
STATE OF CALIFORNIA

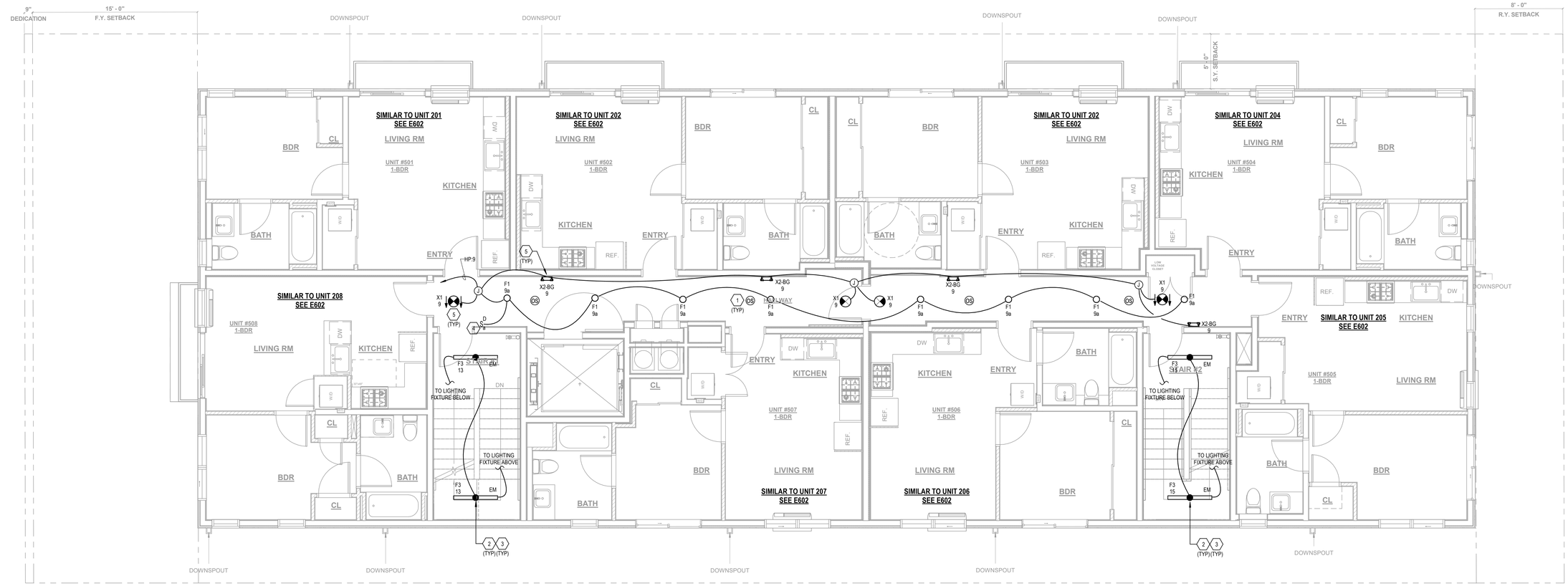
DRAWING TITLE
FORTH FLOOR LIGHTING PLAN

E604

6575 FOUNTAIN

SEWARD STREET

FOUNTAIN AVENUE



1 ELECTRICAL LIGHTING - LEVEL 5

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO MECHANICAL DRAWINGS FOR THE EXACT HVAC EQUIPMENT LOCATIONS.
2. REFER TO PLUMBING DRAWINGS FOR THE EXACT PLUMBING EQUIPMENT LOCATIONS.
3. ALL OUTDOOR LIGHTING FIXTURE EXPOSED TO WET LOCATIONS SHALL BE WEATHERPROOF RATED. OUTDOOR FIXTURES LOCATED ON THE COVERED CEILING SPACES SHALL BE DAMP RATED FIXTURES.
4. LIGHTING SPECIFICATIONS SHALL BE COORDINATED WITH THE LIGHTING DESIGNER AND WITH THE ARCHITECT PRIOR TO PURCHASING.
5. VERIFY EXACT SWITCH LOCATION AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.
6. LOWER CASE LETTER INDICATES THE SWITCHING DESIGNATION.
7. ALL DEDICATED RECEPTACLE OUTLET SHALL HAVE SEPARATE CIRCUIT.
8. COORDINATE ALL LOW VOLTAGE (COMMUNICATION, ACCESS, SECURITY, CCTV) CONDUIT AND WIRING REQUIREMENTS WITH LOW-VOLTAGE CONTRACTOR AND PROVIDE CONDUITS AND WIRES AS REQUIRED FOR COMPLETE INSTALLATION. PROVIDE ALL REQUIRED LOW VOLTAGE ELECTRICAL CONNECTION FOR A COMPLETE FUNCTIONAL SYSTEM.
9. COORDINATE WITH FIRE ALARM CONTRACTOR FOR THE FIRE ALARM DRAWINGS. FIRE ALARM SHALL BE DESIGN BUILD ON A SEPARATE PERMIT.
10. CONDUIT RUNS ARE DIAGRAMMATIC ONLY. E.C. TO VERIFY FEASIBLE CONDUIT ROUTING.
11. ALL 125V, 15 AND 20 AMPERE RECEPTACLE AS REQUIRED IN CEC SECTION 210.52 IN DWELLING UNITS SHALL BE TAMPER-RESISTANCE.
12. OBSERVE CLEAN ELECTRICAL INSTALLATION ALL THROUGHOUT THE SPACE.
13. NO CONDUIT AND FEEDER WILL BE INSTALLED EXPOSE ON THE UNIT AREA. CONDUIT SHALL BE INSTALLED ABOVE CEILING SPACE AND/OR CONCEALED TO WALL SPACES.
14. ALL HVAC CONTROLS SHALL BE PROVIDED AND PROGRAMMED BY THE MECHANICAL CONTRACTOR ELECTRICAL CONTRACTOR TO PROVIDE ALL REQUIRED CONDUIT AND WIRES UP TO THE CONTROL BOX COORDINATE WITH MECHANICAL DRAWINGS FOR THE CONTROLS AND INTERCONNECTION AS REQUIRED BY ALL TRADES.
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KEY NOTES ⬡

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4. PROVIDE COVER FOR PROTECTION AND/OR LOCKABLE SWITCH ACCESSIBLE TO BUILDING MANAGEMENT ONLY. VERIFY EXACT LOCATION IN FIELD.
5. EXIT SIGN / EMERGENCY BUG EYE LIGHT SHALL BE FED FROM UNSWITCHED CIRCUIT AND SHALL BE PROVIDED WITH 90 MINUTE BATTERY BACK UP.
6. EXTERIOR LIGHT FIXTURES SHALL BE CONTROLLED VIA PHOTOCELL AND ASTRONOMICAL TIME-CLOCK.

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38-UNIT MULTIFAMILY BUILDING
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ISSUE	DATE	DESCRIPTION

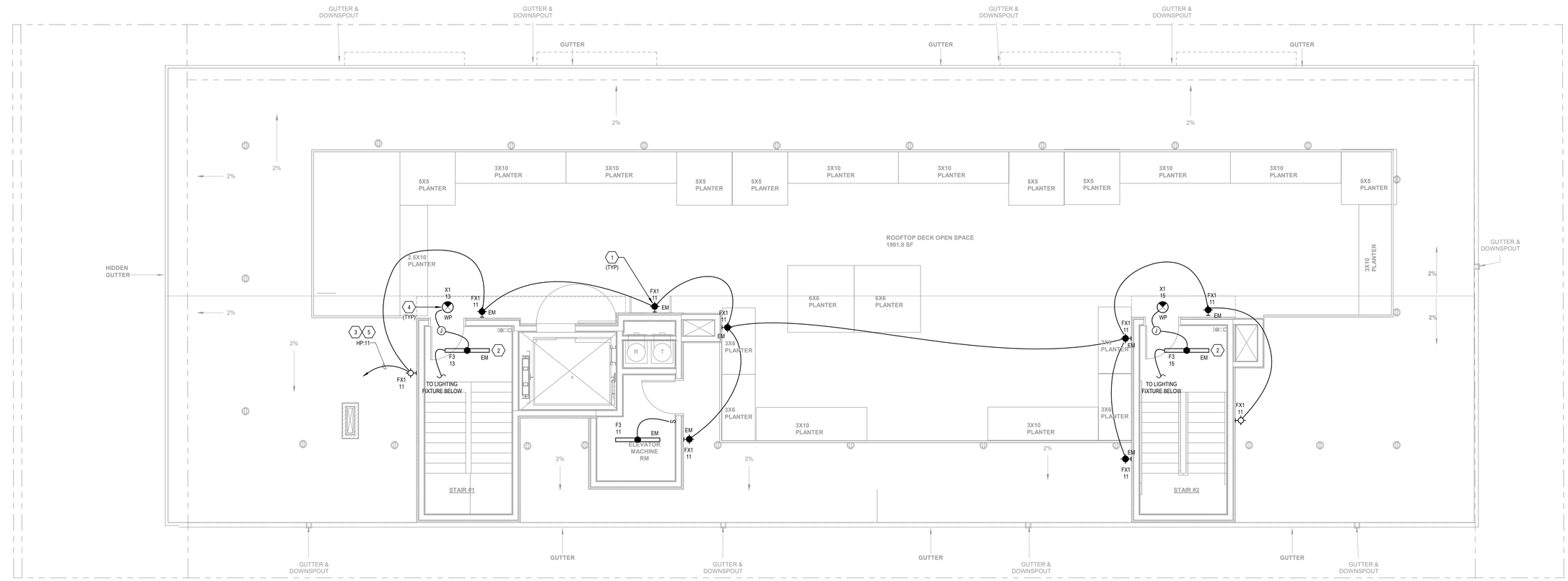
ISSUE	DATE	DESCRIPTION

STAMP
REGISTERED PROFESSIONAL ENGINEER JAGDISH ARASH E-23194 EXP. 6-30-26 ELECTRICAL STATE OF CALIFORNIA

DRAWING TITLE
FIFTH FLOOR LIGHTING PLAN

E605

6575 FOUNTAIN



1 ELECTRICAL LIGHTING - ROOF

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO MECHANICAL DRAWINGS FOR THE EXACT HVAC EQUIPMENT LOCATIONS.
2. REFER TO PLUMBING DRAWINGS FOR THE EXACT PLUMBING EQUIPMENT LOCATIONS.
3. ALL OUTDOOR LIGHTING FIXTURE EXPOSED TO WET LOCATIONS SHALL BE WEATHERPROOF RATED. OUTDOOR FIXTURES LOCATED ON THE COVERED CEILING SPACES SHALL BE DAMP RATED FIXTURES.
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12. OBSERVE CLEAN ELECTRICAL INSTALLATION ALL THROUGHOUT THE SPACE.
13. NO CONDUIT AND FEEDER WILL BE INSTALLED EXPOSE ON THE UNIT AREA. CONDUIT SHALL BE INSTALLED ABOVE CEILING SPACE AND/OR CONCEALED TO WALL SPACES.
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23. ALL THE BRANCH CIRCUITS SHALL BE (1)3/4"C. - 2#12 CU+1#12CU G. UNLESS OTHERWISE NOTED.
24. PROVIDE UNISTRUT FOR THE DISCONNECT SWITCHES AS REQUIRED.
25. PROVIDE 3'-0" CLEARANCE IN FRONT OF ALL DISCONNECT SWITCHES.

KEY NOTES

1. HATCH/EM INDICATES EMERGENCY LIGHTING FIXTURE. PROVIDE EMERGENCY BATTERY PACK MINIMUM OF 90-MINUTES AS INDICATED ON THE PLAN.
2. STAIR LIGHTING SHALL BE PROVIDED WITH EMERGENCY BATTERY PACK AND FIXTURE SHALL HAVE OCCUPANCY SENSOR PER SECTION 130.1(C)(6).
3. MANUAL ON/OFF SWITCH FOR THE ROOF DECK LIGHTING FIXTURES SHALL BE LOCATED IN THE ELECTRICAL ROOM.
4. EXIT SIGN / EMERGENCY BUG EYE LIGHT SHALL BE FED FROM UNSWITCHED CIRCUIT AND SHALL BE PROVIDED WITH 90 MINUTE BATTERY BACK UP.
5. EXTERIOR LIGHT FIXTURES SHALL BE CONTROLLED VIA PHOTOCELL AND ASTRONOMICAL TIME-CLOCK.

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ISSUE	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION

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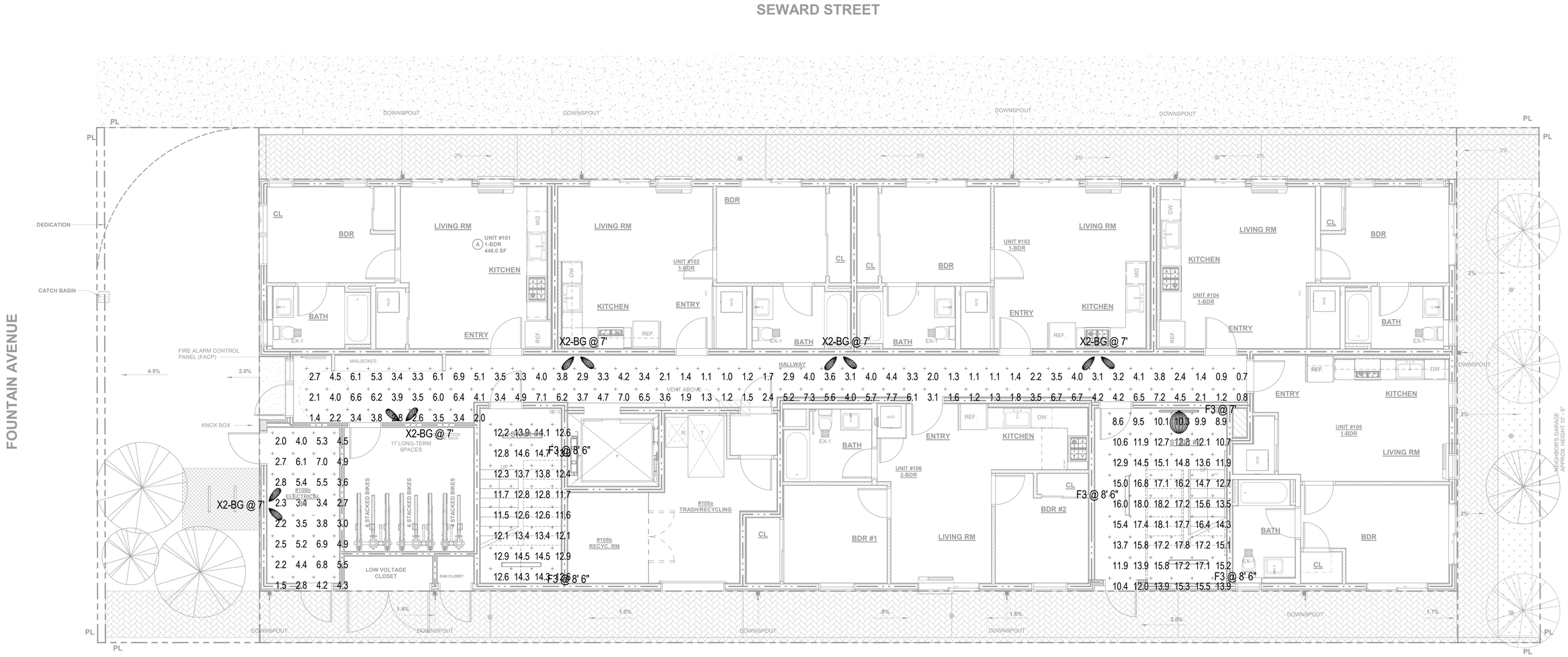
ARASH JAGDISH NAVEEN
E-22194
ELECTRICAL
EXP. 6-30-26
STATE OF CALIFORNIA

DRAWING TITLE
ROOF LIGHTING PLAN

E606

6575 FOUNTAIN



1 EGRESS LIGHTING CALC - LEVEL 1

SCALE: 1/4" = 1'-0"

N

Statistics						
Description	Symbol	Avg	Max	Max/Min	Avg/Min	Min
CORRIDOR	+	3.6 fc	7.7 fc	11.0:1	5.1:1	0.7 fc
ELECTRICAL ROOM	+	4.0 fc	7.0 fc	4.7:1	2.7:1	1.5 fc
STAIR #1	+	13.0 fc	14.7 fc	1.3:1	1.1:1	11.5 fc
STAIR # 2	+	14.3 fc	18.2 fc	2.1:1	1.7:1	8.6 fc

Schedule								
Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	Lumen Multiplier	LLF	Wattage
X2-BG	10	Lithonia Lighting	ELM6L	ELM6L SP1100L	1	564	1	0.7	10.44
F3	5	Lithonia Lighting	WL4 30L LP835	WL4 4ft 3000 NOMINAL LUMENS 3500K	1	3095	1	0.7	28.19

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STAMP
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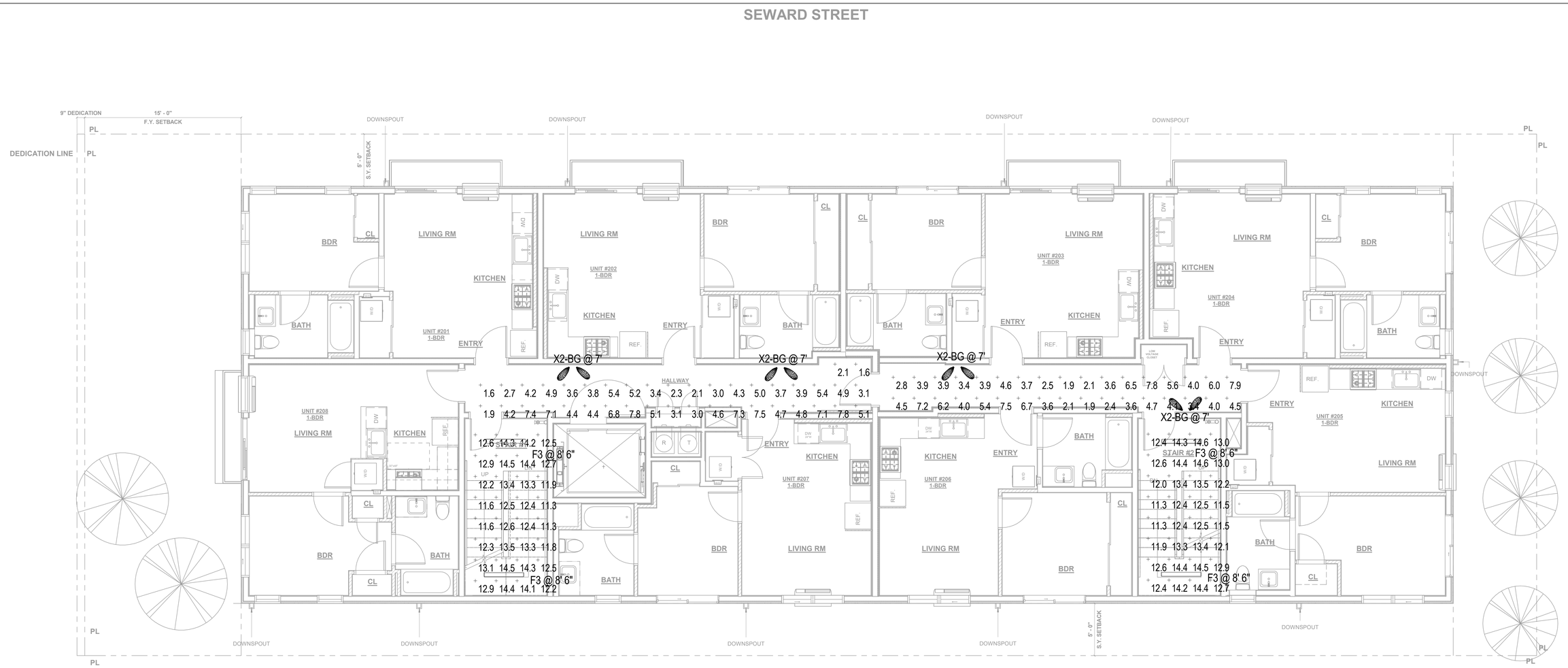
E-22194
EXP. 6-30-26
ELECTRICAL
STATE OF CALIFORNIA

DRAWING TITLE
FIRST FLOOR EGRESS PHOTOMETRIC

E801

6575 FOUNTAIN



1 EGRESS LIGHTING CALC - LEVEL 2 TO 5

SCALE: 1/4" = 1'-0"

N

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CORRIDOR RIGHT	+	4.4 fc	7.9 fc	1.9 fc	4.2:1	2.3:1
STAIR #1	+	12.9 fc	14.5 fc	11.3 fc	1.3:1	1.1:1
STAIR #2	+	12.9 fc	14.6 fc	11.3 fc	1.3:1	1.1:1
CORRIDOR LEFT	+	4.5 fc	7.8 fc	1.6 fc	4.9:1	2.8:1

Schedule

Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	Lumen Multiplier	LLF	Wattage
X2-BG	4	Lithonia Lighting	ELM6L	ELM6L SP1100L	1	564	1	0.7	10.44
F3	4	Lithonia Lighting	WL4 30L LP835	WL4 4ft 3000 NOMINAL LUMENS 3500K	1	3095	1	0.7	28.19

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ISSUE	DATE	DESCRIPTION

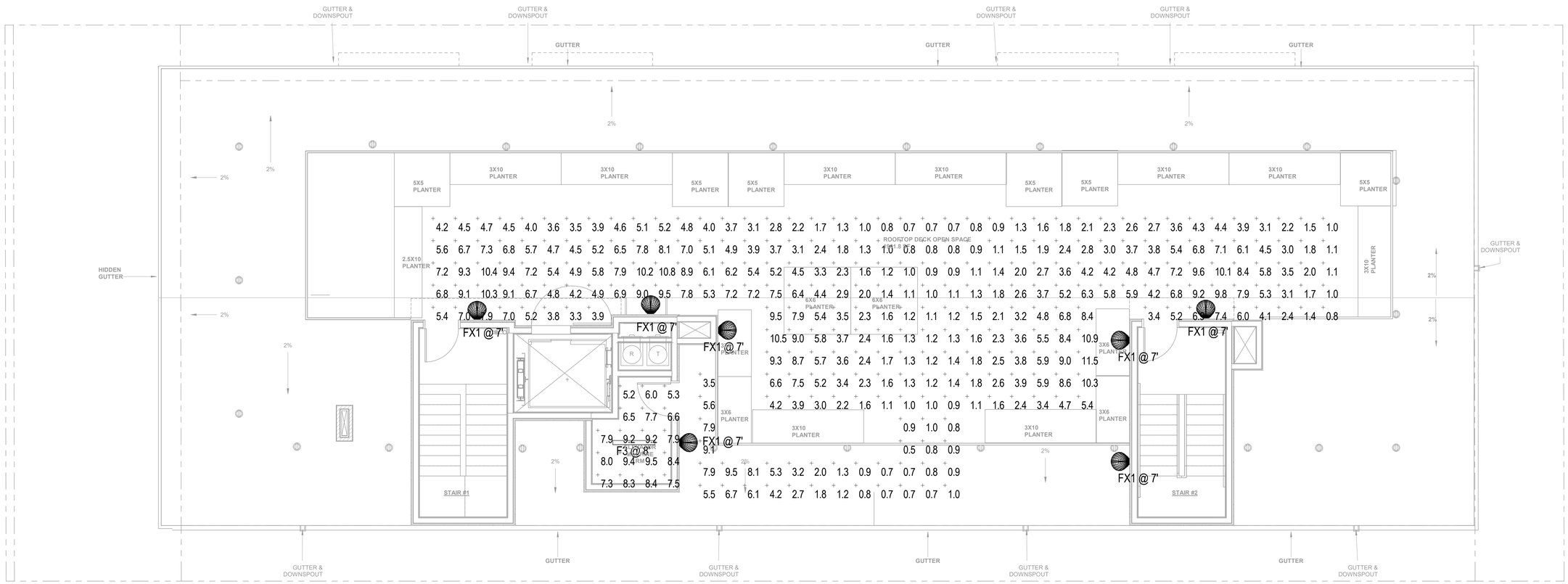
ISSUE	DATE	DESCRIPTION

STAMP
REGISTERED PROFESSIONAL ENGINEER ARASH JAGDISH E-23194 EXP. 8-30-06 ELECTRICAL STATE OF CALIFORNIA

DRAWING TITLE
2ND TO 5TH FLOOR EGRESS PHOTOMETRIC

E802

6575 FOUNTAIN



1 EGRESS LIGHTING CALC - ROOF

SCALE: 1/4" = 1'-0"

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ELEV MACHINE ROOM	+	7.7 fc	9.5 fc	5.2 fc	1.8:1	1.5:1
ROOF DECK	+	4.1 fc	11.5 fc	0.5 fc	23.0:1	8.2:1

Schedule

Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage
FX1	7	Lithonia Lighting	ARC1 LED P2 30K	ARC1 LED WITH P2 - PERFORMANCE PACKAGE, 3000K	1	2035	0.7	15.69
F3	1	Lithonia Lighting	WL4 30L LP835	WL4 4ft 3000 NOMINAL LUMENS 3500K	1	3095	0.7	28.19

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38-UNIT MULTIFAMILY BUILDING
6575 W Fountain Avenue
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ISSUE	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION

STAMP
REGISTERED PROFESSIONAL ENGINEER — JASON HWANG — E-20194 — ELECTRICAL — EXP. 6-30-26 — STATE OF CALIFORNIA

DRAWING TITLE
ROOF EGRESS PHOTOMETRIC

E803

6575 FOUNTAIN

PLUMBING FIXTURE SCHEDULE

FIXT. ID	DESCRIPTION	MANUFACTURER	MODEL	ROUGH-IN W	V	CW	HW	REMARKS
WC-1	WATER CLOSET	SELECT BY OWNER	–	3"	2"	3/4"	–	SELECTED BY ARCHITECT. TANK TYPE, FLOOR MOUNTED. 1.28 GPF. VERIFY FOR EXACT SPECIFICATION AND MODEL NUMBER OF PLUMBING FIXTURE WITH ARCHITECT AND OWNER PRIOR TO ORDERING AND INSTALLATION
LV-1	LAVATORY	SELECT BY OWNER	–	2"	2"	3/4"	3/4"	SELECTED BY ARCHITECT. 1.2 GPM @ 60 PSI MAX & 0.8 GPM @ 20 PSI MINIMUM. VERIFY FOR EXACT SPECIFICATION AND MODEL NUMBER OF PLUMBING FIXTURE WITH ARCHITECT AND OWNER PRIOR TO ORDERING AND INSTALLATION
BT-1	BATH TUB	SELECT BY ARCHITECT	–	2"	2"	3/4"	3/4"	SELECTED BY ARCHITECT. PROVIDE WITH PRESSURE BALANCE/THERMOSTATIC MIXING VALVE: "MOEN POSI-TEMP", OR EQUAL. HANDLE POSITION STOPS SHALL BE ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120°F WITH A DEVICE THAT CONFORMS TO ASSE 1016. 408.3. NON-SLIP-JOINT TRAP WILL BE USED. VERIFY FOR EXACT SPECIFICATION AND MODEL NUMBER OF PLUMBING FIXTURE WITH ARCHITECT AND OWNER PRIOR TO ORDERING AND INSTALLATION.
CW-1	CLOTH WASHER	SELECT BY ARCHITECT	–	2"	2"	3/4"	3/4"	SELECTED BY ARCHITECT. VERIFY FOR EXACT SPECIFICATION AND MODEL NUMBER OF PLUMBING FIXTURE WITH ARCHITECT AND OWNER PRIOR TO ORDERING AND INSTALLATION
KS-1 FWD-1	KITCHEN SINK W/ FOOD WASTE DISPOSER	SELECT BY ARCHITECT	–	2"	2"	3/4"	3/4"	SELECTED BY ARCHITECT. 1.5 GPM @ 60 PSI. VERIFY FOR EXACT SPECIFICATION AND MODEL NUMBER OF PLUMBING FIXTURE WITH ARCHITECT AND OWNER PRIOR TO ORDERING AND INSTALLATION. INSINK ERATOR FOOD WASTE DISPOSER, MODEL BADGER 5 OR APPROVED EQUAL, 120V, 1/2 HP, WITH POWER CORD, ON/OFF WALL. COMPLIANCE WITH ADA 4.24.
DW-1	DISHWASHER	SELECT BY ARCHITECT	–	2"	–	–	3/4"	SELECTED BY ARCHITECT. VERIFY FOR EXACT SPECIFICATION AND MODEL NUMBER OF PLUMBING FIXTURE WITH ARCHITECT AND OWNER PRIOR TO ORDERING AND INSTALLATION
TP-1	TRAP PRIMER	WATTS	LFTP300-DR	–	–	1/2"	–	WATTS DRAINAGE LFTP300-DR PRESSURE DROP ACTIVATED LEAD FREE*BRASS TRAP PRIMER WITH EPDM SEALS, INTEGRAL AIR GAP, AND 1/2"SWEAT OR NPT THREADED CONNECTIONS. OPERATING PRESSURE 25 PSI – 125 PSI. TESTED AND APPROVED IN CONFORMANCE WITH ASSE STANDARD 1018. SPECIFY MODEL LFTP300-DU-DR FOR DISTRIBUTION UNIT.
FCO	FLOOR CLEANOUT	WATTS	CO-200-S	PIPE SIZE	–	–	–	WATTS DRAINAGE CO-200-S EPOXY COATED CAST IRON FLOOR CLEANOUT WITH 5"X5" SQUARE ADJUSTABLE GASKETED NICKEL BRONZE TOP, REMOVABLE GAS TIGHT GASKETED BRASS CLEANOUT PLUG, AND NO HUB (STANDARD) OUTLET.
WCO	WALL CLEANOUT	WATTS	CO-380	PIPE SIZE	–	–	–	WATTS DRAINAGE CO-380 CAST IRON CLEANOUT WITH GASKETED BRASS COUNTERSUNK PLUG, AND NO HUB CONNECTION.
GCO	GRADE CLEANOUT	WATTS	CO-200-SX	PIPE SIZE	–	–	–	WATTS DRAINAGE CO-200-SX EPOXY COATED CAST IRON FLOOR CLEANOUT WITH 5"X5" SQUARE ADJUSTABLE GASKETED HEAVY DUTY NICKEL BRONZE TOP, REMOVABLE GAS TIGHT GASKETED BRASS CLEANOUT PLUG AND NO HUB (STANDARD) OUTLET.
WHA	WATER HAMMER ARRESTOR	WATTS	LF15M2	–	–	–	–	LEED FREE, OPERATING PRESSURE: DESIGNED TO OPERATE ON ALL DOMESTIC AND COMMERCIAL LINES @ 150PSI WORKING PRESSURE. TEMPERATURE RANGE: 33°F TO 180°F.
FD-1	FLOOR DRAIN	WATTS	FD-320-Y	2"	2"	–	–	WATTS DRAINAGE FD-320-Y EPOXY COATED CAST IRON AREA DRAIN WITH ANCHOR FLANGE, WEEPHOLES, 8"DIAMETER FIXED TOP WITH HEEL PROOF DUCTILE IRON GRATE, AND NO HUB (STANDARD) OUTLET
AD-1	AREA DRAIN	WATTS	FD-340-Y	–	–	–	–	WATTS DRAINAGE FD-340-Y EPOXY COATED CAST IRON AREA DRAIN WITH ANCHOR flANGE, WEEPHOLES, 12-1/2"(318) DIAMETER fIXED TOP WITH HEEL PROOF DUCTILE IRON GRATE, AND NO HUB (STANDARD) OUTLET
RR-1	ROOF RECEPTOR	WATTS	RD-400	3"	2"	–	–	WATTS DRAINAGE RD-400 EPOXY COATED CAST IRON ROOF RECEPTOR DRAIN WITH 2" HIGH RECEPTOR FLANGE, INTERNAL DOME STRAINER AND NO HUB (STANDARD) OUTLET.
HB-1	HOSE BIB	ACORN	8121	–	–	3/4"	–	3/4" HOSE BIB WITH VACUUM BREAKER.
WSM-1	WATER SUB-METER	BADGER	M35	–	–	–	–	WATER SUB-METER "BADGER M35" w/HR-LCD 4-20 REGISTER. THE RECORDALL DISC SERIES METERS MEET OR EXCEED THE MOST RECENT REVISION OF AWWA STANDARD C700 AND ARE AVAILABLE IN A LEAD-FREE BRONZE ALLOY. THE METERS COMPLY WITH THE LEAD-FREE PROVISIONS OF THE SAFE DRINKING WATER ACT, ARE CERTIFIED TO NSF/ANSI STANDARDS 61 AND 372 AND CARRY THE NSF-61 MARK ON THE HOUSING.
PRV-1	WATER PRESSURE REDUCING VALVE	ZURN / WILKINS	ZW209	–	–	3"	–	WATER PRESSURE REDUCING VALVE, ANSI/AWWA C530, NSF/ANSI 61. 3" SIZE
RPBP-1	REDUCE PRESSURE PRINCIPLE ASSEMBLY	ZURN / WILKINS	375A	–	–	3"	–	REDUCE PRESSURE PRINCIPLE ASSEMBLY, 3" SIZE
FAG-1	FIXED AIR GAP FITTING	JAY R. SMITH	3951	2"	2"	–	–	SANITARY DRAIN FIXED AIR GAPS DEVICE, 2" P-TRAP, NO-HUB, DUCO CAST IRON.

MATERIAL SPECIFICATIONS

SERVICES		CAST IRON NO-HUB	GALV. STEEL SCH 40	BLACK STEEL SCH 40	ABS PIPE ASTM D 2661, SCH 40	TYPE M COPPER	TYPE L COPPER	TYPE K COPPER	CPVC 41 SDR11	CPVC SCH.80	NAPCO PIPE & FITTINGS ASTM D1785/D2665 SCH. 40 PVC	NOTES
COLD WATER	ABOVE GROUND								•			UP TO 2"
	BELOW GROUND								•			
HOT/TEMPER WATER	ABOVE GROUND								•			UP TO 2"
	BELOW GROUND								•			
COLD WATER	ABOVE GROUND									•		2-1/2" AND BIGGER
	BELOW GROUND									•		
HOT/TEMPER WATER	ABOVE GROUND									•		2-1/2" AND BIGGER
	BELOW GROUND									•		
COLD WATER	ROOF EXPOSED						•					PIPING EXPOSED ON THE ROOF
HOT/TEMPER WATER	ROOF EXPOSED						•					
WASTE	ABOVE GROUND	•										
	BELOW GROUND				•							
VENT	ABOVE GROUND	•										
	BELOW GROUND				•							
INDIRECT WASTE	INDOOR						•					
	OUTDOOR						•					
NATURAL GAS	INDOOR			•								
	OUTDOOR		•									
STORM DRAIN	ABOVE GROUND	•										
	BELOW GROUND				•							

NOTE: INSTALLATION OF CPVC PIPE AND FITTINGS SHALL COMPLY WITH CONDITIONS OF APPROVALS AS INDICATED IN THE L.A. RESEARCH REPORT (LARR #5700)

DRAWING SCHEDULE

SHEET NUMBER	DESCRIPTION
P1.1	PLUMBING LEGEND, GENERAL NOTES & SCHEDULE
P1.2	PLUMBING SCHEDULES & CALCULATIONS
P1.3	PLUMBING SPECIFICATIONS
P2.1	SANITARY WASTE & VENT FIRST FLOOR PLUMBING PLAN
P2.2	SANITARY WASTE & VENT SECOND FLOOR PLUMBING PLAN
P2.3	SANITARY WASTE & VENT THIRD FLOOR PLUMBING PLAN
P2.4	SANITARY WASTE & VENT FOURTH FLOOR PLUMBING PLAN
P2.5	SANITARY WASTE & VENT FIFTH FLOOR PLUMBING PLAN
P2.6	PLUMBING ROOF PLAN
P3.1	DOMESTIC WATER & GAS FIRST FLOOR PLUMBING PLAN
P3.2	DOMESTIC WATER & GAS SECOND FLOOR PLUMBING PLAN
P3.3	DOMESTIC WATER & GAS THIRD FLOOR PLUMBING PLAN
P3.4	DOMESTIC WATER & GAS FOURTH FLOOR PLUMBING PLAN
P3.5	DOMESTIC WATER & GAS FIFTH FLOOR PLUMBING PLAN
P4.1	SANITARY WASTE & VENT RISER DIAGRAMS
P4.2	SANITARY WASTE & VENT AND STORM DRAIN RISER DIAGRAMS
P4.3	DOMESTIC WATER & GAS RISER DIAGRAMS
P5.1	PLUMBING DETAILS
P5.2	PLUMBING DETAILS
P5.3	PLUMBING DETAILS

PLUMBING LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
	CW	COLD WATER PIPING
	HW	HOT WATER PIPING (110-140°F)
	HWR	HOT WATER RETURN PIPING
FCW	FCW	FILTERED COLD WATER
	SS OR W	SOIL OR WASTE PIPING BELOW GRADE
	SS OR W	SOIL OR WASTE PIPING ABOVE GRADE
GW	GW	GREASE WASTE
GYW	GYW	GRAYWATER
CWV	CWV	COMBINATION WASTE & VENT
	V	VENT PIPING
CD	CD	CONDENSATE DRAIN PIPING
ID	ID	INDIRECT DRAIN
G	G	NATURAL GAS
MPG	MPG	MEDIUM PRESSURE GAS PIPING
RO	RO	REVERSE OSMOSIS
RD	RD	ROOF DRAIN
OFD	OFD	OVERFLOW ROOF DRAIN
	WHA	WATER HAMMER ARRESTOR
	P.O.C.	POINT-OF-CONNECTION
		GAS COCK WITH UNION
		CAPPED
		UNION
	UP	PIPE UP
	DN	PIPE DOWN
	DN	PIPE TEE DOWN
	BV	BALL VALVE
	SOV	SHUT-OFF VALVE
	GV	GATE VALVE
	GV	GLOBE VALVE
	CV	CHECK VALVE
	BFP	BACKFLOW PREVENTOR
	BFP	DOUBLE CHECK BACKFLOW PREVENTOR
	RED	REDUCER
	PUMP	PUMP
	FCO/GCO	FLOOR CLEANOUT OR GRADE CLEANOUT
	WCO (CO)	WALL CLEANOUT (PLUG CLEANOUT)
	VTR	VENT THRU ROOF
	FS	FLOOR SINK
	HD	HUB DRAIN (CASE & COIL DRAINS)
	FD	FLOOR DRAIN
		FIRE SPRINKLER RISER
	BV	BALANCING VALVE
		PRESSURE GAUGE
		PRESSURE REDUCING VALVE
		THERMOSTAT
		T & P RELIEF VALVE W/ PIPE TO DRAIN
		SOLENOID VALVE
	MX	MIXING VALVE
		FLEXIBLE CONNECTION
		STRAINER
M	M	METER

ABBREVIATION	
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
BFF	BELOW FINISHED FLOOR
BG	BELOW GROUND
(E)	EXISTING
(N)	NEW
NTS	NOT TO SCALE
IE	INVERT ELEVATION
QTY.	QUANTITY
V.I.F.	VERIFY IN FIELD
FU	FIXTURE UNIT
% / S	SLOPE
S.O.V.	SHUT OFF VALVE
TYP	TYPICAL
HD	HUB DRAIN
FS	FLOOR SINK
FD	FLOOR DRAIN
FFE	FINISHED FLOOR ELEVATION
MBH	THOUSAND BTUH'S/HOUR
BTU	BRITISH THERMAL UNIT
CFH	CUBIC FEET PER HOUR
ELV	ELEVATION

NOTE: THIS IS A STANDARD SYMBOL LIST AND NOT ALL ITEMS LISTED MAY BE USED.

GENERAL NOTES

1. SOIL AND WASTE PIPE SHALL SLOPE 2% MINIMUM, UNLESS OTHERWISE NOTED OR REQUIRED BY CODE.
2. ALL DRAIN, WATER & GAS LINES SHALL BE KEPT TIGHT TO THE UNDERSIDE OF EQUIPMENT & SECURED IN PLACE.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF THE SANITARY SEWER AT SITE AND SHALL REVISE THE SEWER SYSTEM AS REQUIRED.
4. PROVIDE TRAP PRIMERS FOR FLOOR DRAINS.
5. ALL CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT, CABINETS, ETC. AND THE ARCHITECT PRIOR TO ANY INSTALLATION.
6. ALL VALVES, TRAP PRIMERS, WATER HAMMERS ARRESTORS OR OTHER EQUIPMENT SHOWN IN WALLS OR ABOVE NON-ACCESSIBLE CEILING SHALL BE INSTALLED BEHIND AN ACCESS PANEL.
7. ALL PLUMBING FIXTURE VENTS TO TERMINATE A MINIMUM OF 12 INCHES FROM ANY VERTICAL SURFACE AND 10 FEET FROM ANY OUTSIDE AIR INTAKE.
8. CONTRACTOR SHALL PROVIDE CONDENSATE DRAINS FROM A/C UNITS TO APPROVED DRAIN POINT.
9. INSTALLATION SHALL CONFORM TO THE ENERGY CODE FOR NEW NON-RESIDENTIAL BUILDINGS.
10. PRIOR TO COMMENCING WORK ON THIS PROJECT, CONTRACTOR SHALL VERIFY DEPTH, SIZE, LOCATION AND CONDITION OF ALL EXISTING UTILITIES IN FIELD BEFORE STARTING WORK. SHOULD CONDITIONS EXIST OTHER THAN THOSE INDICATED WHICH WOULD CAUSE THE DESIGN TO BE ALTERED, CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY.
11. CONTRACTOR SHALL COORDINATE INSTALLATION OF PLUMBING WORK WITH ALL OTHER TRADES SO AS TO AVOID UNNECESSARY DELAY OR INTERFERENCES. CONTRACTOR TO REVIEW ARCHITECTURAL AND EQUIPMENT SHEETS.
12. ALL PLUMBING WORK AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STATE & LOCAL ORDINANCES & REGULATIONS HAVING JURISDICTION. CONTRACTOR SHALL OBTAIN ALL APPROVALS REQUIRED FROM REGULATING AGENCIES BEFORE STARTING WORK. ALL PLUMBING WORK & MATERIALS SHALL MEET THE REQUIREMENTS OF THE LATEST EDITIONS OF THE LOCAL PLUMBING CODE, UNLESS OTHERWISE REQUIRED BY THE DEPARTMENT OF BUILDING & SAFETY. OBTAIN & PAY FOR ALL PERMITS, FEES & INSPECTIONS REQUIRED BY GOVERNING AUTHORITIES. ALL PIPING TO BE CONCEALED UNLESS NOTED OTHERWISE.
13. THE EQUIPMENT ROUGH-INS AS SHOWN ARE BASED UPON AVAILABLE INFORMATION HOWEVER, IN SOME INSTANCES, THE OWNER OR SUPPLIER MAY SUBSTITUTE OR THE EQUIPMENT ITEM MAY VARY FROM WHAT IS SHOWN, THEREFORE, THE CONTRACTOR SHALL VERIFY ALL CRITICAL DIMENSIONS WITH THE OWNER PRIOR TO CONSTRUCTION. FAILURE OF THE CONTRACTOR TO VERIFY THESE DIMENSIONS SHALL PLACE THE RESPONSIBILITY FOR ANY SUBSEQUENT RELOCATION DIRECTLY ON THE CONTRACTOR.
14. CONTRACTOR SHALL PROVIDE GAS PIPING TO UNITS AND ALL FINAL CONNECTIONS REQUIRED FOR OPERATION.
15. INSTALL SHUT-OFF VALVES ON ALL HOT & COLD WATER LINES TO FIXTURE OR APPLIANCE.
16. PROVIDE A LEVER HANDLE GAS SHUTOFF VALVE IN THE BRANCH PIPING OF EACH APPLIANCE OR PIECE OF EQUIPMENT. FOR EACH APPLIANCE INSTALL QUICK DISCONNECT, FLEXIBLE PIPE AND RESTRAINING DEVICE FURNISHED BY OWNER. PROVIDE PRESSURE REDUCING VALVES AT EACH PIECE OF EQUIPMENT OR APPLIANCE IF GAS PRESSURE GREATER THAN 8" IS USED DOWNSTREAM FROM THE METER.
17. ALL VALVES, UNIONS, ETC. TO BE SAME SIZE AS PIPE UNLESS OTHERWISE INDICATED ON DRAWINGS.
18. ENSURE THAT ANY PENETRATIONS MADE THROUGH THE COOLER/FREEZER UNIT ARE TO BE SEALED PROPERLY TO PREVENT WATER INFLATION.
19. ENSURE THAT ALL JOINTS, GAPS AND SPACES ALONG THE PERIMETER OF PLUMBING FIXTURES ARE TO BE SEALED WITH NSF APPROVED SEALANT TO WITHIN 1/32".
20. SURFACE MOUNTED PIPING IS NOT ACCEPTABLE PIPING AND CONDUITS OF ALL TYPES MUST BE CONCEALED WITHIN WALLS, FLOORS AND CEILING, INCLUDING CONDENSATE DRAIN LINES, WATER HEATER PRESSURE RELIED LINES AND SODA LINES.
21. REFER TO STRUCTURAL DRAWINGS FOR PIPING AND EQUIPMENT SUPPORT DETAILS.
22. ALL FITTINGS AND FIXTURES IN CONTACT WITH POTABLE WATER SHALL BE LOW LEAD.
23. CONSTRUCTION TO CONFORM WITH:
    - 2022 CALIFORNIA GREEN BUILDING CODE.
    - 2022 CALIFORNIA BUILDING CODE, WITH LOCAL AMENDMENTS.
    - 2022 CALIFORNIA MECHANICAL CODE, WITH LOCAL AMENDMENTS.
    - 2022 CALIFORNIA PLUMBING CODE. WITH LOCAL AMENDMENTS.
    - 2022 CALIFORNIA ELECTRICAL CODE, WITH LOCAL AMENDMENTS.
    - 2022 CALIFORNIA FIRE CODE, WITH LOCAL AMENDMENTS.
    - TITLE 24 ENERGY EFFICIENCY STANDARDS, 2022 EDITION.
    - ALONG WITH ANY OTHER APPLICABLE LOCAL CODE AND STATE LAWS AND REGULATIONS.
24. FLOOR SINKS, TRAPS, AND SANITARY DRAIN PIPING WITHIN 10 FEET OF DRAIN RECEIVING CONDENSATE AND EQUIPMENT DRAIN WATER BELOW 60 DEGREE F SHALL BE INSULATED WITH 1" THICK DENSITY GLASS FIBER INSULATION.
25. ALL FIXTURES, EQUIPMENT, PIPING AND MATERIALS SHALL BE LISTED.
26. ALL PLUMBING FIXTURES SHALL MEET THE FLOW REQUIREMENTS SPECIFIED IN THE LOS ANGELES PLUMBING CODE.
27. SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL TEMPERING VALVES.
28. PRESSURE RELIEF VALVES FOR WATER HEATER INSTALLED INSIDE A BUILDING SHALL DISCHARGE TO A FLOOR DRAIN, FLOOR SINK OR SIMILAR FIXTURE.
29. WATER PIPE AND FITTINGS WITH A LEAD CONTENT WHICH EXCEEDS 0.25% SHALL BE PROHIBITED IN SYSTEMS CONVEYING POTABLE WATER
30. ALL FAUCETS IN PUBLIC RESTROOMS SHALL BE SELF-CLOSING OR SELF-CLOSING METERING FAUCETS
31. PUBLIC LAVATORIES SHALL HAVE CONTROLS TO LIMIT THE WATER TEMPERATURE TO 110°F
32. A PRESSURE VESSEL PERMIT SHALL BE REQUIRED FOR HOT WATER BOILER SYSTEMS WITH A CAPACITY IN EXCESS OF 120 GALLONS OR 400,000 BTU

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38-UNIT MULTIFAMILY BUILDING

6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/14/2025	LADBS P.C.

ISSUE	DATE	DESCRIPTION

STAMP

REGISTERED PROFESSIONAL ENGINEER ARASH NAZARI No. M-34638 EXP: 12-31-25 MECHANICAL STATE OF CALIFORNIA

DRAWING TITLE

PLUMBING LEGEND, GENERAL NOTES & SCHEDULE

P1.1

6575 FOUNTAIN

FIXTURE FLOW RATES BASED ON LA GREEN BUILDING CODE 5.303.2

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
SHOWERHEADS	1.8 GPM @ 80 PSI
LAVATORY FAUCETS – RESIDENTIAL	1.2 GPM @ 60 PSI [1,3]
LAVATORY FAUCETS – NON–RESIDENTIAL	0.4 GPM @ 60 PSI [1,3]
KITCHEN FAUCETS	1.5 GPM @ 60 PSI [2,4,5]
WASH FOUNTAINS	1.8 GPM FOR EVERY 20 in. OF RIM SPACE @ 60 PSI
METERING FAUCETS	0.2 GALLONS PER CYCLE
METERING FAUCETS FOR WASH FOUNTAINS	0.2 GPM FOR EVERY 20 in. OF RIM SPACE @ 60 PSI
GRAVITY TANK TYPE WATER CLOSETS	1.28 GALLONS/FLUSH [6]
FLUSHOMETER TANK WATER CLOSETS	1.28 GALLONS/FLUSH [6]
FLUSHOMETER VALVE WATER CLOSETS	1.28 GALLONS/FLUSH [6]
URINALS	0.125 GALLONS/FLUSH
CLOTHES WASHER	ENERGY–STAR CERTIFIED
DISHWASHER	ENERGY–STAR CERTIFIED

[1] Lavatory faucet shall not have a flow rates less than 0.8 gmp at 20 psi
[2] Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2 gpm @ 60 psi and must default to a maximum flow rate of 1.8 gpm @ 60 psi.
[3] Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
[4] Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.
[5] This requirement does not apply to faucets in commercial kitchens.
[6] Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets – The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
Dual Flush Toilets – The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

HOT WATER BRANCH PIPE LENGTH LIMITATION

THE MAXIMUM DISTANCE FROM THE FIXTURE TO THE MAIN HOT WATER SUPPLY LINE SHALL NOT EXCEED THE CALCULATED LENGTH BELOW. BRANCH PIPING LESS THAN THE MAXIMUM CALCULATED LENGTH BELOW FROM THE MAIN HOT WATER SUPPLY WILL PREVENT AN EXCESS OF 0.6 GAL (0.08 CUFT.) OF COLD WATER TO BE DELIVERED TO THE FIXTURE BEFORE HOT WATER ARRIVES.

: FOR 1/2" CPVC PIPE SHALL NOT EXCEED 25 FT.
A = 3.1415 x (0.0417/2)²
A = 0.00136 FT²
V = 0.00136 FT² x 60 FT. = 0.08 CUFT.
0.08 CUFT x 7.48 = 0.60 GAL.

: FOR 3/4" CPVC PIPE SHALL NOT EXCEED 25 FT.
A = 3.1415 x (0.0625/2)²
A = 0.0031 FT²
V = 0.0031 FT² x 25 FT. = 0.08 CUFT.
0.08 CUFT x 7.48 = 0.59 GAL.

: FOR 1" CPVC PIPE SHALL NOT EXCEED 14 FT.
A = 3.1415 x (0.0833/2)²
A = 0.0055 FT²
V = 0.0055 FT² x 14 FT. = 0.08 CUFT.
0.08 CUFT x 7.48 = 0.60 GAL.

: FOR 1–1/4" CPVC PIPE SHALL NOT EXCEED 9 FT.
A = 3.1415 x (0.1042/2)²
A = 0.0085 FT²
V = 0.0085 FT² x 9 FT. = 0.08 CUFT.
0.08 CUFT x 7.48 = 0.60 GAL.

: FOR 1–1/2" CPVC PIPE SHALL NOT EXCEED 6 FT.
A = 3.1415 x (0.125/2)²
A = 0.0123 FT²
V = 0.0123 FT² x 6 FT. = 0.08 CUFT.
0.08 CUFT x 7.48 = 0.60 GAL.

: FOR 2" CPVC PIPE SHALL NOT EXCEED 3.5 FT.
A = 3.1415 x (0.1667/2)²
A = 0.0218 FT²
V = 0.0218 FT² x 3.5 FT. = 0.08 CUFT.
0.08 CUFT x 7.48 = 0.60 GAL.

HPWH SYSTEM REQUIREMENTS

FOR HEAT PUMP WATER–HEATING SYSTEMS SERVING MULTIPLE DWELLING UNITS, THE WATER–HEATING SYSTEM SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S DESIGN AND INSTALLATION GUIDELINES AND MEET THE FOLLOWING REQUIREMENTS:

A. THE HOT WATER RETURN FROM THE RECIRCULATION LOOP SHALL CONNECT TO A RECIRCULATION LOOP TANK AND SHALL NOT DIRECTLY CONNECT TO THE PRIMARY HEAT PUMP WATER HEATER INLET OR THE PRIMARY THERMAL STORAGE TANKS.

B. THE FUEL SOURCE FOR THE RECIRCULATION LOOP TANK SHALL BE ELECTRICITY IF AUXILIARY HEATING IS NEEDED. THE RECIRCULATION LOOP HEATER SHALL BE CAPABLE OF MULTIPASS WATER–HEATING OPERATION.

C. FOR SYSTEMS WITH SINGLE PASS PRIMARY HEAT PUMP WATER HEATER, THE PRIMARY THERMAL STORAGE TANKS SHALL BE PIPED IN SERIES IF MULTIPLE TANKS ARE USED. FOR SYSTEMS WITH MULTI–PASS PRIMARY HEAT PUMP WATER HEATER, THE PRIMARY THERMAL STORAGE TANKS SHALL BE PIPED IN PARALLEL IF MULTIPLE TANKS ARE USED.

D. THE PRIMARY STORAGE TANK TEMPERATURE SETPOINT SHALL BE AT LEAST 135°F.

E. THE RECIRCULATION LOOP TANK TEMPERATURE SETPOINT SHALL BE AT LEAST 10°F LOWER THAN THE PRIMARY THERMAL STORAGE TANK TEMPERATURE SETPOINT SUCH THAT HOT WATER FROM THE RECIRCULATION LOOP TANK IS USED FOR THE TEMPERATURE MAINTENANCE LOAD BEFORE ENGAGING THE RECIRCULATION LOOP TANK HEATER.

F. THE MINIMUM HEAT PUMP WATER HEATER COMPRESSOR CUT–OFF TEMPERATURE SHALL BE EQUAL TO OR LOWER THAN 40°F AMBIENT AIR TEMPERATURE.

G. A RECIRCULATION SYSTEM. EXCEPTION TO SECTION 170.2(D)2G: BUILDINGS WITH EIGHT OR FEWER DWELLING UNITS.

H. DESIGN DOCUMENTATION SHALL BE PROVIDED IN ACCORDANCE WITH JA14.4.

HOT WATER HEATER SCHEDULE

SYMBOL	SERVICE	LOCATION	FUEL TYPE	MANUFACTURER & MODEL	MAX. NOX RATING	BTU INPUT (MBTU/H)	RECOVERY @ 80°F RISE GPH	THERMAL EFFICIENCY	ELECTRICAL DATA			OPER. WEIGHT (LBS)	W x L x H (IN)	NOTE
									VOLT	HEATER AMPS	PUMP HP			
GWH 1	DOMESTIC HOT WATER "BLDG A"	ROOF	NATURAL GAS	RAYPAK XFIIRE TYPE WH7–300B	20 PPM	300	437	96.5%	120V 1ø 60HZ	<7.5	1/4 MOUNTED	411	27X37X40	1

1. WATER CONTAINING SECTION SHALL BE OF A SINGLE–BANK, HORIZONTAL–GRID WITH EIGHT INTEGRAL CUPRO–NICKEL TUBES, EACH END OF WHICH IS ROLLED INTO AN ASME WATER HEATER QUALITY STEEL TUBE SHEET. ASME WH STAMPED WITH 160 PSIG RATED WORKING PRESSURE WITH BRASS HEADERS WITH HIGH TEMPERATURE SILICONE "O" RINGS, NATIONAL BOARD APPROVED.

DOMESTIC WATER STORAGE TANK SCHEDULE

SYMBOL	QTY.	SERVICE	LOCATION	MANUFACTURER & MODEL	CAPACITY (GALL)	TANK CONN. (IN)	RELIEF VENT (IN)	CONST. DESIGN (PSI)	WEIGHT (LBS)	OVERALL WEIGHT (LBS)	OAL (IN)	DIAMETER (IN)	ELECTRICAL DATA				NOTE
													VOLT	PH	HZ	KW	
ST 1	1	DOMESTIC HOT WATER	ROOF	RAYPAK 189	189	2	3/4	125	487	189 X 8.34 + 487 = 2,063	72	30	N/A	N/A	N/A	N/A	1
ET 1	1	EXPANSION TANK	ROOF	AMERICAN WHEATLEY BDT–040	40	1	–	MAX. 150	140	40 X 8.34 + 140 = 474	41	20	N/A	N/A	N/A	N/A	2,3

1. ASME APPROVED, GLASS LINED, W/ R–16 INSULATION; FACTORY INSULATED AND JACKETED, W/ T&P RELIEF VALVE, TWO SACRIFICIAL ANODES TANK STAT, THERMOMETER AND DRAIN PORT OPENINGS ON TANK. TANKS SHALL BE SEISMICALLY BRACED.
2. EXPANSION TANK SHALL BE SEISMICALLY BRACED
3. MUST HAVE CA CODE SIGHT GLASS

HOT WATER CIRCULATING PUMP SCHEDULE

SYMBOL	QTY.	SERVICE	LOCATION	TYPE	MANUFACTURER & MODEL	GPM	HEAD (FT)	MOTOR DATA				NOTE
								HP	VOLT	PHASE	RPM	
CP 1 CP 2	2	DOMESTIC HOT WATER	ROOF	CIRCULATOR	GRUNDFOS MAGNA3 32–120 GF N	15	20	1/6	115	1	3441	1,2,3

1. STAINLESS STEEL
2. SPEED CONTROLLER, INTEGRATED FREQUENCY CONVERTER
3. SPECIFICATION SUPPORT PROVIDED BY 'AIR TREATMENT' DANIELLE CRAWFORD, DCRAWFORD@AIRTREATMENT.COM, 818.665.9017

TABLE 120.3-A PIPE INSULATION THICKNESS

Fluid Operating Temperature Range (°F)	Insulation Conductivity: Conductivity (in Btu·in/h·ft²·°F)	Insulation Conductivity: Mean Rating Temperature (°F)		Nominal Pipe Diameter (in inches): <1	1 to <1.5	1.5 to <4	4 to <8	8 and larger
Space heating and Service Water Heating Systems (Steam, Steam Condensate, Refrigerant, Space Heating, Service Hot Water)				Minimum Pipe Insulation Required (Thickness in inches or R-value)				
Above 350	0.32-0.34	250	Inches	4.5	5.0	5.0	5.0	5.0
			R-value	R.37	R.41	R.37	R.27	R.23
251-350	0.29-0.32	200	Inches	3.0	4.0	4.5	4.5	4.5
			R-value	R.24	R.34	R.35	R.26	R.22
201-250	0.27-0.30	150	Inches	2.5	2.5	2.5	3.0	3.0
			R-value	R.21	R.20	R.17.5	R.17	R.14.5
141-200	0.25-0.29	125	Inches	1.5	1.5	2.0	2.0	2.0
			R-value	R.11.5	R.11	R.14	R.11	R.10
105-140	0.22-0.28	100	Inches	1.0	1.5	1.5	1.5	1.5
			R-value	R.7.7	R.12.5	R.11	R.9	R.8
				Nominal Pipe Diameter (in inches): <1	1 to <1.5	1.5 to <4	4 to <8	8 and larger
Space cooling systems (chilled water, refrigerant and brine)				Minimum Pipe Insulation Required (Thickness in inches or R-value)[1]				
40-60	0.21-0.27	75	Inches	Nonres 0.5 / Res 0.75	Nonres 0.5 / Res 0.75	1.0	1.0	1.0
			R-value	Nonres R.3 / Res R.6	Nonres R.3 / Res R.5	R.7	R.6	R.5
Below 40	0.20-0.26	50	Inches	1.0	1.5	1.5	1.5	1.5
			R-value	R.8.5	R.14	R.12	R.10	R.9

Footnote to TABLE 120.3-A:
1. These thickness are based on energy efficiency considerations only. Issues such as water vapor permeability or surface condensation sometimes require vapor retarders or additional insulation.

CONDENSATE DRAIN PIPE SIZING

CONDENSATE DRAIN SIZE (IN INCHES)	MAXIMUM EQUIPMENT CAPACITY IN TONS OF REFRIGERATION (SLOPE : 1/8" = 1'–0")	REMARK
3/4"	20	WITH PIPE RUNNING AT 3/4 FULL AND OUTSIDE AIR AT 90°F DB AND 73°F WB. 2022 CPC, TABLE 814.3.
1"	40	
1–1/4"	90	
1–1/2"	125	
2"	250	

AS PER 2022 CPC, TABLE 814.3.

RAIN WATER PIPE SIZING CHART

MAXIMUM RAINFALL RATE 2"/HR

ROOF DRAIN SIZE (IN INCHES)	MAXIMUM ALLOWABLE HORIZONTAL PROJECTED ROOF AREA FOR ROOF DRAIN, LEADERS & VERTICAL RAINWATER PIPING	MAXIMUM ALLOWABLE HORIZONTAL PROJECTED ROOF AREA FOR HORIZONTAL RAINWATER PIPING (SLOPE : 1/8" = 1'–0")	MAXIMUM ALLOWABLE HORIZONTAL PROJECTED ROOF AREA FOR HORIZONTAL RAINWATER PIPING (SLOPE : 1/4" = 1'–0")	MAXIMUM ALLOWABLE FOR GUTTERS (SLOPE : 1/8" = 1'–0")
3"ø = 7.06 SQ.IN.	4,400 SQ FT	1,644 SQ FT	2,320 SQ FT	340 SQ FT
4"ø = 12.56 SQ. IN.	9,200 SQ FT	3,760 SQ FT	5,300 SQ FT	720 SQ FT
5"ø = 19.63 SQ. IN.	17,300 SQ FT	6,680 SQ FT	9,440 SQ FT	1,250 SQ FT
6"ø = 28.26 SQ. IN.	27,000 SQ FT	10,700 SQ FT	15,100 SQ FT	1,920 SQ FT
8"ø = 45.34 SQ. IN.	58,000 SQ FT	23,000 SQ FT	32,600 SQ FT	3,980 SQ FT

AS PER 2022 CALIFORNIA PLUMBING CODE, TABLES 1101.8, 1101.11 & 1103.3

FIXTURE UNIT CALCULATION

FIXT. ID	QTY.	DESCRIPTION	WATER PIPING: CW: CW F.U. PER FIXTURE	CW: TOTAL CW F.U.	HW: HW F.U. PER FIXTURE	HW: TOTAL HW F.U.	SEWER PIPING: F.U.PER FIXTURE	SEWER PIPING: TOTAL SANITARY SEWER
WC–1	38	WATER CLOSET (F.T.)	2.5	95	–	–	3	114
LV–1	38	LAVATORY	1	38	1	38	1	38
BT–1	38	BATH TUB	4	152	4	152	2	76
KS–1	38	KITCHEN SINK	1.5	57	1.5	57	2	76
DW–1	38	DISHWASHER	1.5	57	1.5	57	2	76
CW–1	38	CLOTH WASHER	4	152	4	152	3	114
–	2	6"HD w/4"P–TRAP	–	–	–	–	80	160
FAG–1	1	FIXED AIR GAP FITTING	–	–	–	–	2	2
FD–1	1	FLOOR DRAIN	–	–	–	–	2	2
RR–1	1	ROOF RECEPTOR	–	–	–	–	3	3
HB–1	1	HOSE BIB	2.5	2.5	–	–	–	–
		TOTAL		553.5		456		661

NOTES:
1. WATER SUPPLY FIXTURE UNITS ARE BASED ON 2022 CPC, APPENDIX A, TABLE A103.1.
2. D.F.U. ARE BASED ON 2022 CPC, CHAPTER 7, TABLE 702.1.
3. D.F.U. FOR A TRAP ARE BASED ON 2022 CPC, CHAPTER 7, TABLE 702.2(1).
4. DOMESTIC WATER PIPE SIZING: BULLETIN P/PC 2023–009
5. 553.5 F.U. = 135 GPM

WATER CALCULATION

(A) PRESSURE AVAILABLE MINIMUM 81 PSI, MAXIMUM 115 PSI
(B) TOTAL FIXTURE UNIT FLUSH TANK 553.5 F.U.
(C) WATER DEMAND: 1. DOMESTIC 135 GPM
2. MAKE UP AIR UNITS. 0 GPM
3. TOTAL 135 GPM

(D) MINIMUM AVAILABLE STREET PRESSURE 81.0 PSI
(E) PRESSURE LOSS THRU 3" WATER METER 2.6 PSI
(F) PRESSURE LOSS THRU 3" BACK FLOW PREVENTER 12.0 PSI
(G) PRESSURE LOSS THRU 3" PRV (SET PRV AT 75 PSI) 1.0 PSI
(H) PRESSURE LOSS THRU 3/4" WATER SUB–METER 2.0 PSI
(I) PRESSURE LOSS THRU GAS WATER HEATER 5.0 PSI
(J) PRESSURE LOSS DUE TO HEIGHT 55 FT, X .433 23.8 PSI
(K) RESIDUAL PRESSURE REQUIRED AT FARTHEST OUTLET: 20.0 PSI
(L) PRESSURE AVAILABLE AFTER LOSSES D–(E THRU K) 14.6 PSI

(M) DEVELOPED PIPE LENGTH:
1. LENGTH OF RUN (MAIN/PRV TO LAST FIXTURE): 300 FT.
2. EQUIVALENT LENGTH FOR FITTINGS 20% 60 FT.
3. TOTAL DEVELOPED LENGTH: 360 FT.
(N) FRICTION LOSS PER ONE HUNDRED (100) FEET OF PIPE:
14.6 X 100 DIVIDED BY 360 = 4.0

COLD&HOT WATER SIZING – CPVC 41 SDR11

PIPE SIZES BASED ON CPVC 41 SDR11 @ 4.0 PSI/100 FT, 8 FPS MAXIMUM.

PIPE SIZE	1/2"	3/4"	1"	1–1/4"	1–1/2"	2"	
FIXTURE UNITS (F.T.)	0	4	10	20	34	111	

COLD&HOT WATER SIZING – CPVC SCH.80

PIPE SIZES BASED ON CPVC SCH.80 @ 4.0 PSI/100 FT, 8 FPS MAXIMUM.

PIPE SIZE	1/2"	3/4"	1"	1–1/4"	1–1/2"	2"	2–1/2"	3"	4"
FIXTURE UNITS (F.T.)	–	–	–	–	–	–	294	559	1,583

GAS CALCULATION

FIXT. ID	DESCRIPTION	QTY	GAS INPUT BTU/H	GAS PIPE SIZE (EACH)	GAS DEMAND
GWH–1	GAS WATER HEATER	1	300,000	1–1/4"	300,000
	TOTAL GAS METER			1–1/4"	300,000

1. DISTANCE FROM GAS METER TO THE MOST REMOTE FIXTURE IS APPROXIMATELY 150'.
2. VERIFY GAS CONNECTION SIZES & DISTANCES FROM GAS METER TO THE LAST FIXTURE ON SITE BEFORE ORDERING & INSTALLING PIPE.

2022 CPC, TABLE 1215.2(1) SCHEDULE 40 METALIC PIPE

GAS: NATURAL
INLET PRESSURE: LESS THAN 2 PSI
PRESSURE DROP: 0.5 IN. W.C.
SPECIFIC GRAVITY: 0.60

PIPE SIZE (IN.)	1/2	3/4	1	1–1/4	1–1/2	2	2–1/2	3	4
LENGTH (FT.)	CAPACITY IN CUBIC FEET OF GAS PER HOUR								
10	172	360	678	1,390	2,090	4,020	6,400	11,300	23,100
20	118	247	466	957	1,430	2,760	4,400	7,780	15,900
30	95	199	374	768	1,150	2,220	3,530	6,250	12,700
40	81	170	320	657	985	1,900	3,020	5,350	10,900
50	72	151	284	583	873	1,680	2,680	4,740	9,660
60	65	137	257	528	791	1,520	2,430	4,290	8,760
70	60	126	237	486	728	1,400	2,230	3,950	8,050
80	56	117	220	452	677	1,300	2,080	3,670	7,490
90	52	110	207	424	635	1,220	1,950	3,450	7,030
100	50	104	195	400	600	1,160	1,840	3,260	6,610
125	44	92	173	355	532	1,020	1,630	2,890	5,890
150	40	83	157	322	482	928	1,480	2,610	5,330
175	37	77	144	296	443	854	1,360	2,410	4,910
200	34	71	134	275	412	794	1,270	2,240	4,560
250	30	63	119	244	366	704	1,120	1,980	4,050
300	27	57	108	221	331	638	1,020	1,800	3,670

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PROJECT:
38-UNIT MULTIFAMILY BUILDING
6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/14/2025	LADBS P.C.

ISSUE	DATE	DESCRIPTION

STAMP
REGISTERED PROFESSIONAL ENGINEER ARASH NOORI No. M–34638 EXP. 12–31–25 MECHANICAL STATE OF CALIFORNIA

DRAWING TITLE
PLUMBING SCHEDULES & CALCULATIONS

P1.2

6575 FOUNTAIN

DWPWS EMAIL – WATER PRESSURE

From: "DWPWS.Western" <DWPWS.Western@ladwp.com>
Date: August 13, 2025 at 2:39:29 PM PDT
To: "Arash Nazari, P.E." <arash@an-dg.com>
Subject: 38 units 6575 Fountain Ave Los Angeles, CA 90028

Hello,

The requested static pressure Hi/Lo for the address below is:

6575 Fountain Ave = (115/81) on El: 324 METER SIZE: (See attached file).

This information is already sent to LADBS for your reference.

And is based on your request; valid only for 6 months.

Pressure is in pounds per square inch (psi) and elevation is feet above sea level.

Regards,

PV
Western District

PLUMBING SPECIFICATIONS (DIVISION 22 00 00)

1.00 – GENERAL

1.01 DESCRIPTION OF WORK

FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED FOR AND/OR REASONABLY INCIDENTAL TO THE COMPLETION OF THE FOLLOWING WORK.

A. SANITARY WASTE AND VENT PIPING SYSTEM INCLUDING CONNECTIONS TO BUILDING SEWER AS SHOWN.
B. DOMESTIC HOT AND COLD WATER SYSTEMS INCLUDING WATER HEATER, AND RELATED ACCESSORIES AND CONTROLS. CONNECTION TO BUILDING WATER AS SHOWN.
C. PLUMBING FIXTURES, TRIM AND ACCESSORIES INCLUDING INSTALLATION AND SUPPORT.
D. FLASHING AND SEALING OF ROOF AND EXTERIOR WALL PENETRATIONS FOR WATER TIGHTNESS.
E. CAULKING AND SEALING OF FLOOR AND WALL PENETRATIONS AND FORMED SHAFT PENETRATIONS.
F. BACKING FOR SECURING FIXTURES, TRIM AND PIPING.
G. ACCESS DOORS WHERE SHOWN OR REQUIRED BY CODE.
H. HANGERS, SUPPORTS, AND GUIDES.
I. CLEANUP OF DEBRIS AND FINAL CLEANUP OF DRAINS, FIXTURES AND EQUIPMENT.
J. RECORD DRAWINGS AND OPERATING MANUALS.
K. LICENSE, PERMITS AND ASSOCIATED FEES.
L. CUTTING, DRILLING AND PATCHING FOR ALL SURFACES IN RELATION TO PLUMBING WORK.
M. CONDENSATE DRAINS FROM HVAC EQUIPMENT, AND GAS PIPING

1.02 RELATED WORK INCLUDED UNDER OTHER DIVISIONS.

A. DIVISION 21 00 00– FIRE SUPPRESSION
B. DIVISION 23 00 00– HEATING, VENTILATING AND AIR CONDITIONING
C. DIVISION 26 00 00– ELECTRICAL

1.03 EXAMINATION OF SITE

A. VISIT SITE BEFORE SUBMITTING BID AND CHECK LOCATION OF ALL EXISTING CONDITIONS WHICH WILL AFFECT THIS WORK. VERIFY DIMENSIONS AND LOCATIONS SHOWN ON DRAWINGS AND COVER ALL COSTS. CONTRACTOR SHALL ASSUME REASONABLE VARIATIONS OR MINOR OMISSIONS AND SHALL COMPLETE PROPOSED WORK WITHOUT ADDITIONAL COST. FAILURE TO VISIT SITE WILL NOT LESSEN RESPONSIBILITY OR ENTITLE ADDITIONAL COMPENSATION FOR WORK NOT INCLUDED IN PROPOSAL.

1.04 DRAWINGS

THE ACCOMPANYING DRAWINGS SHALL BE CONSIDERED PART OF THESE SPECIFICATIONS. WORK AND MATERIALS SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS AND VICE VERSA SHALL BE EXECUTED AS IF SPECIFICALLY MENTIONED OR SHOWN IN BOTH. THE DRAWINGS SHALL BE CONSIDERED AS SCHEMATIC IN NATURE AND MINOR MODIFICATIONS OF THE WORK TO COMPLY WITH THE STRUCTURE AS FOUND SHALL BE MADE.

1.05 RULES AND REGULATIONS

A. ALL WORK AND MATERIAL SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE STATE FIRE MARSHAL AND OTHER APPLICABLE STATE AND LOCAL RULES AND REGULATIONS. NOTHING IN THESE DRAWINGS OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

B. FURNISH WITHOUT ANY EXTRA CHARGE ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED TO COMPLY WITH THESE LAWS, ORDINANCES AND CODES REGARDLESS OF WHETHER SHOWN OR MENTIONED IN THESE SPECIFICATIONS OF DRAWINGS.

1.06 SUBMITTALS

A. SUBMIT FOR REVIEW TO THE OWNER A COMPLETE AND ALL–INCLUSIVE LIST OF EQUIPMENT AND MATERIALS PROPOSED FOR USE (6 COPIES), ACCOMPANIED BY MANUFACTURER'S DATA SHEETS. DATA SHALL BE FORWARDED IN A SINGLE PACKAGE WRITTEN 15 DAYS AFTER AWARD OF CONTRACT. SUBMIT SIX BLUELINE PRINTS AND ONE REPRODUCIBLE SHOP DRAWING SHOWING PROPOSED PLUMBING INSTALLATION. INCLUDE SIZES, LOCATIONS AND OTHER REQUIRED INFORMATION TO COORDINATE INSTALLATION WITH OTHER TRADES.

B. WITHIN 5 DAYS AFTER AWARD OF CONTRACT, SUBMIT 6 COPIES OF A LETTER STATING ANY MATERIALS THAT CONTRACTOR WISHES TO SUBSTITUTE, TO THE OWNER FOR APPROVAL. INCLUDE SUCH INFORMATION AS MANUFACTURER'S NAME, TYPE OF MATERIAL, CERTIFIED RATINGS, OVERALL APPEARANCE, AND NECESSARY INFORMATION TO EXPLAIN FUNCTION AND OPERATION OF MATERIAL. ALL PROPOSED SUBSTITUTIONS SHALL BE EQUAL IN QUALITY, DESIGN, UTILITY AND APPEARANCE TO MATERIAL, EQUIPMENT OR METHOD SPECIFIED.

1.07 AS–BUILT DRAWINGS

A SET OF PLUMBING PLANS WILL BE FURNISHED TO THE CONTRACTOR ON WHICH HE SHALL INDICATE THE INSTALLATION "AS–BUILT" AS THE WORK PROGRESSES. UPON COMPLETION OF THE WORK, A SET OR REPRODUCIBLE DRAWINGS SHALL BE OBTAINED FROM THE OWNER AT COST, AND ALL CHANGES AS NOTED ON THE RECORD SET OF PRINTS SHALL BE INCORPORATED THEREON. THIS SET OF REPRODUCIBLES, ALONG WITH ONE SET OF BLUEPRINTS, SHALL BE DELIVERED TO THE OWNER UPON COMPLETION AND BEFORE FINAL ACCEPTANCE OF THE PROJECT.

1.08 GUARANTEE

THE CONTRACTOR SHALL LEAVE THE ENTIRE INSTALLATION IN COMPLETE WORKING ORDER FREE FROM ANY DEFECTIVE MATERIAL, WORKMANSHIP OR FINISH. HE SHALL GUARANTEE TO REPAIR OR REPLACE, WITHOUT CHARGE, DEFECTS DUE TO FAULTY WORKMANSHIP OR MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF FILING OF THE NOTICE OF COMPLETION.

1.09 OPERATION MANUALS AND OWNER INSTRUCTIONS

A. PROVIDE COMPLETE OPERATION AND MAINTENANCE MANUALS COVERING ALL PLUMBING SYSTEMS AND EQUIPMENT THAT HAVE BEEN INSTALLED. THREE (3) COPIES OF THE MANUAL SHALL BE BOUND IN HARDBACK BINDERS.
B. PROVIDE INSTRUCTIONS TO OWNER AS TO OPERATION OF ALL EQUIPMENT. INSTRUCTION PERIOD TO COMMENCE FOR MINIMUM OF (2) HOURS AND SHALL BE SCHEDULED AT OWNER'S CONVENIENCE.

1.10 CUTTING AND PATCHING

A. THE CONTRACTOR SHALL DO ALL CUTTING, DRILLING AND PATCHING WHICH MAY BE REQUIRED FOR THE INSTALLATION OF THE WORK UNDER THIS SECTION OF THE SPECIFICATIONS.
B. PATCHING SHALL BE OF THE SAME WORKMANSHIP, MATERIAL, AND FINISH AND SHALL MATCH ACCURATELY ALL SURROUNDING CONSTRUCTION IN A MANNER SATISFACTORY TO THE OWNER. NO CUTTING OF THE STRUCTURE SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE OWNER.

2.00 – MATERIALS

2.01 PIPING

A. HUBLESS CAST IRON SOIL PIPE AND FITTINGS:

1. PIPE AND FITTINGS FOR BOTH UNDERGROUND AND ABOVEGROUND INSTALLATION SHALL BE NO–HUB CAST IRON PIPE AND FITTINGS MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 888, AND CISPI 301 (CURRENT VERSION). ALL PIPE AND FITTINGS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS. PRODUCTS MUST BE MARKED WITH THE NAME OF THE USPTO REGISTERED TRADEMARK OF THE MANUFACTURER. ACCEPTABLE MANUFACTURERS ARE CHARLOTTE PIPE, STAR PIPE PRODUCTS, TYLER/AB&I OR APPROVED EQUAL.

2. STANDARD COUPLINGS SHALL BE USED FOR BRANCH AND MAIN PIPING AND SHALL CONFORM TO CISPI STANDARD 310, ASTM C 1227, AND ASTM C 564. COUPLINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S BAND TIGHTENING SEQUENCE AND TORQUE RECOMMENDATIONS. TIGHTEN BANDS WITH A PROPERLY CALIBRATED TORQUE LIMITING DEVICE.

3. THE SYSTEM SHALL BE HYDROSTATICALLY TESTED AFTER INSTALLATION TO 10 FEET OF HEAD, OR AIR TEST TO 4.3 PSI.

B. INTERIOR ABOVEGROUND SOIL, WASTE, VENT AND STORM DRAIN PIPING:
1. 3" AND LARGER – HUBLESS CAST–IRON PIPE AND FITTINGS.
2. 2" AND SMALLER – HUBLESS CAST–IRON PIPE AND FITTINGS.
3. USING APPROVED LISTED ABS OR PVC IS ACCEPTABLE

C. INTERIOR DOMESTIC WATER PIPING:
3" AND SMALLER – TYPE L HARD TEMPERED COPPER WITH SOLDER END FITTINGS.
95–5 TIN AND ANTIMONY SOLDER JOINTING (LEAD–FREE).
USE TYPE K FOR UNDERGROUND PIPING.

D. CONDENSATE DRAIN PIPING:
COPPER WATER TUBE ASTM B88, TYPE "M", SOLDER WITH 95–5 SOLDER, LEAD–FREE TYPE.
CONDENSATE DRAIN PIPE IN CEILING SPACE SHALL BE INSULATED WITH 1/2" THICK ARMSTRONG ARMAFLEX, AND SECTIONS BUTTED FIRMLY TOGETHER.

E. GAS PIPING: GALVANIZED STEEL, ASTM–120, SCHEDULE 40 AND FITTINGS OR BLACK SCHEDULE 40.

F. THE FIRE–TEST RESPONSE CHARACTERISTIC OF ANY PIPING INSULATION SHALL HAVE A FLAME–SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE–DEVELOPED INDES OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR BY A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, OR REQUIRED BY LOCAL CODES.

G. DOMESTIC HOT WATER, TEMPERED WATER AND HOT WATER RETURN PIPING SHALL BE INSULATED WITH 1" THICK DENSITY GLASS FIBER INSULATION, HAVING FACTORY–APPLIED, SELF–SEALING ALL–SERVICE JACKET, MOLDED TO CONFORM TO PIPING, K–VALUE AT 75 DEGREES F, MAXIMUM 0.23 BTU–IN/HR–SQ.FT. DEGREES F.

2.02 PIPE FLASHINGS
#4 LEAD WITH COUNTERFLASHING RING BY GLENCO, STONEMAN ENGINEERING OR APPROVED EQUAL.

2.03 VALVES
A. GATE VALVES: RED & WHITE 204 OR EQUAL, 3" AND SMALLER.
B. CHECK VALVES: RED & WHITE 238 OR EQUAL, 3" AND SMALLER.
C. BALL VALVES: BRASS OR BRONZE BODY WITH CHROME –PLATED BRONZE BALL, MSS SP–110, RED & WHITE VALVE 5044F OR EQUAL.

2.04 PLUMBING FIXTURES AND TRIM:
PLUMBING FIXTURES TO BE FURNISHED AND INSTALLED UNDER THIS CONTRACT. SEE PLUMBING FIXTURE SCHEDULE.

2.05 PIPE HANGERS AND SUPPORTS
A. SUPERSTRUT, GRINNELL, OR APPROVED EQUAL.
B. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.
C. ALL HANGERS BELOW DECK TO BE STAINLESS STEAL. ALL BOLTS AND THREADED ROLS SHALL HAVE DOUBLE NUTS FOR LOCKING.

3.00 – INSTALLATION AND EXECUTION

3.01 GENERAL

A. SUPPORT C.I. SOIL PIPING AT 5 FEET ON CENTER MAXIMUM AND EACH JOINT AND/OR FITTING. SUPPORT 1/2" AND 3/4" PIPING AT 6 FEET ON CENTER MAXIMUM. SUPPORT 1" TO 1–1/2" PIPING AT 8 FEET ON CENTERS. SUPPORT 2" AND LARGER PIPING AT 10 FEET ON CENTER MAXIMUM. STEEL PIPING 4" AND LARGER MAY BE SUPPORTED AT 12 FEET ON CENTER MAXIMUM EXCEPT FOR VICTAULIC FITTED PIPING WHICH SHALL BE SUPPORTED AT 10 FEET ON CENTER MAXIMUM.

3.02 SPECIAL REQUIREMENTS, RESPONSIBILITIES AND TESTING

A. INSTALL PIPING GENERALLY LEVEL, FREE OF TRAPS AND UNNECESSARY BENDS, TO CONFORM WITH BUILDING REQUIREMENTS. PIPE TO BE FREE OF DEFECTS, AND INSTALLED TO AVOID ANY POSSIBLE GALVANIC ACTION BY ISOLATING DISSIMILAR METALS.

B. TEST AND RECORD AVAILABLE DOMESTIC WATER PRESSURE IN STATIC AND DYNAMIC CONDITIONS FOR DYNAMIC TESTING RECORD PRESSURE AND FLOW RATE IN GALLONS PER MINUTE. TRANSMIT THIS INFORMATION TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

C. PROVIDE ALL TESTS SPECIFIED HEREINAFTER AND AS OTHERWISE REQUIRED. PROVIDE ALL TEST EQUIPMENT, INCLUDING TEST PUMPS, GAUGES, INSTRUMENTS AND OTHER EQUIPMENT REQUIRED. PRESSURE GAUGES USED SHALL BE GRADUATED IN INCREMENTS NOT GREATER THAN 5 POUNDS PER SQUARE INCH.. NO PLUMBING OR DRAINAGE SYSTEM OR PART THEREOF SHALL BE COVERED, CONCEALED, OR PUT INTO USE UNLESS IT HAS BEEN SPECIFIED. CONDUCT ALL TESTS IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, AND OBTAIN THE NECESSARY JURISDICTIONAL AUTHORITY INSPECTIONS.

D. APPLY A WATER TEST TO THE WASTE, AND VENT SYSTEMS WHETHER IN ITS ENTIRETY OR IN SECTIONS; IF APPLIED TO THE ENTIRE SYSTEM, TIGHTLY CLOSE ALL OPENINGS IN THE PIPING EXCEPT THE HIGHEST OPENING, AND FILL THE SYSTEM WITH WATER TO THE POINT OF OVERFLOW. IF THE SYSTEM IS TESTED IN SECTIONS, TIGHTLY PLUG EACH OPENING EXCEPT FOR THE HIGHEST OPENING OF THE SECTION UNDER TEST, AND FILL EACH SECTION WITH WATER, BUT TEST WITH NO LESS THAN A 10' HEAD OF WATER. IN TESTING SUCCESSIVE SECTIONS, TEST AT LEAST THE UPPER 10' OF THE NEXT PRECEDING SECTION SO THAT NO JOINT OR PIPE IN THE BUILDING (EXCEPT THE UPPERMOST 10' OF THE SYSTEM) SHALL HAVE BEEN SUBMITTED TO A TEST OF LESS THAN A 10' HEAD OF WATER. KEEP WATER IN THE SYSTEM OR IN THE PORTION UNDER TEST FOR AT LEAST 24 HOURS BEFORE INSPECTION STARTS, WITH THE SYSTEM TIGHT AT ALL POINTS.

E. DOMESTIC WATER SYSTEM SHALL BE TESTED AND PROVED TIGHT UNDER A PRESSURE OF NOT LESS THAN 150 PSI. PIPING MUST STAND THE TEST FOR A PERIOD OF 24 HOURS WITHOUT LEAKING.

F. CHLORINATION OF THE DOMESTIC COLD AND HOT WATER PIPING SYSTEMS IN ACCORDANCE WITH STANDARD TESTING PROCEDURES AND LOCAL HEALTH DEPARTMENT REQUIREMENTS. TESTING BY A FIRM SUCH AS BENNET–MARINE OR EQUAL. SUBMIT CERTIFICATE OF SATISFACTORY TEST RESULTS.

G. UPON COMPLETION OF TESTING, CERTIFY TO THE ARCHITECT, IN WRITING THAT THE SPECIFIED TESTS HAVE BEEN PERFORMED AND THAT THE INSTALLATION COMPLIES WITH THE SPECIFIED REQUIREMENTS.

H. GAS PIPING SYSTEM SHALL BE TESTED WITH 150 PSIG AIR FOR ONE HOUR.

3.03 PIPING INSTALLATION

A. MAKE CHANGES IN SIZE OF PIPE WITH REDUCING FITTINGS; BUSHINGS WILL NOT BE PERMITTED EXCEPT FOR BELL SHAPED COPPER BUSHINGS.
B. INSTALL DIELECTRIC INSULATING UNIONS IN WATER PIPING BETWEEN COPPER PIPING AND FERROUS PIPING OR EQUIPMENT – EPCO, OR EQUAL.
C. INSTALL EXPOSED POLISHED CHROME CONNECTIONS FROM FIXTURES OR EQUIPMENT WITH SPECIAL CARE. SHOW NO TOOL MARKS OR THREADS AT FITTINGS.
D. CAP OPENINGS IN PIPING DURING CONSTRUCTION.
E. PROVIDE 85% RED BRASS PIPE IPS, IN CONNECTION TO FAUCETS, FLUSH VALVES, HOSE BIBBS OR SIMILAR ITEMS REQUIRING RIGID PIPING. EXTEND BRASS PIPE FROM FIXTURE TO POINT WHERE PIPING CAN BE SECURELY FASTENED TO BUILDING CONSTRUCTION. ALL EXPOSED PIPING AND STOP VALVES IN CONNECTION TO FIXTURES SHALL BE CHROME PLATED BRASS.
F. INSTALL UNIONS ADJACENT TO VALVES AND WHERE NECESSARY TO FACILITATE DISASSEMBLY OF PIPING.
G. ESCUTCHEONS: FIT EXPOSED PIPES PASSING THROUGH FLOORS, WALLS OR CEILINGS WITH ESCUTCHEONS. MANUFACTURE SPECIAL SIZES OF ESCUTCHEONS FROM STEEL AND PRIME COAT SAME. CUT IN ROUND, RECTANGULAR OR SQUARE SPACE TO PROVIDE A CLEAN APPEARANCE ACCEPTABLE TO THE ARCHITECT.
H. SUPPORT PIPING INDEPENDENTLY OF EQUIPMENT TO WHICH IT IS CONNECTED.
I. MAKE COPPER SOLDER JOINTS WITH 95/5 SOLDER, OR SILFOS; CLEAN SURFACES TO BE JOINED FREE OF OIL, GREASE, RUST OR OXIDES AND APPLY FLUX TO EACH JOINT BEFORE HEATING ASSEMBLY.
J. ROUGH–IN AND MAKE FINAL CONNECTIONS TO ALL OTHER EQUIPMENT FURNISHED UNDER OTHER DIVISIONS, REQUIRING PLUMBING CONNECTIONS.

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38-UNIT MULTIFAMILY BUILDING

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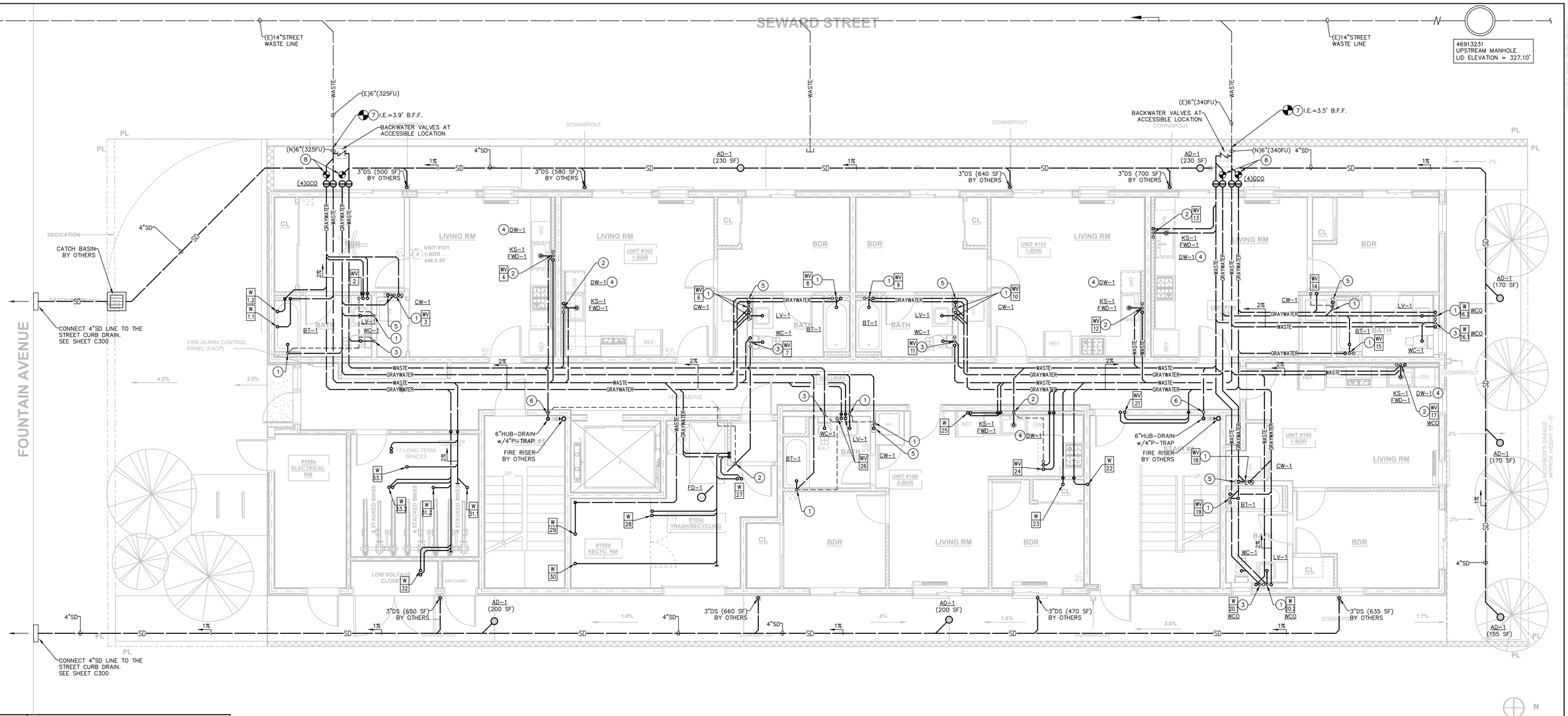
REGISTERED PROFESSIONAL ENGINEER
ARASH NAZARI
No. M– 34638
EXP. 12–31–25
MECHANICAL
STATE OF CALIFORNIA

DRAWING TITLE

PLUMBING SPECIFICATIONS

P1.3

6575 FOUNTAIN



1 SANITARY WASTE & VENT
1/4" = 1'-0" FIRST FLOOR PLUMBING PLAN

GENERAL NOTES

1. V.I.F. EXACT LOCATION, INVERT ELEVATION AND SIZE OF ALL EXISTING PIPING.
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2. OPEN GUTTERS AS A SOURCE OF ROOF OVERFLOW DRAIN
3. DOWNSPOUTS SHELL BE PROVIDED BY OTHERS. SEE ARCHITECTURAL PLANS. SHOWN ONLY FOR REFERENCE.

SHEET NOTES

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2. 2"WASTE DOWN & 2"VENT UP
3. 3"WASTE DOWN & 2"VENT UP
4. INDIRECT DRAIN FROM DISHWASHER TO BE TERMINATED INTO FOOD WASTE DISPOSER (FWD-1) THRU AN APPROVED DISHWASHER'S AIR GAP FITTING
5. WASHER UTILITY BOX. CLOTH WASHER SPILL INTO 2" STANDPIPE. STANDPIPE INSTALLATION SHALL COMPLY WITH SECTION 804.1 OF CPC
6. 4"WASTE DOWN & 3"VENT UP
7. (N)6" WASTE LINE TO BE CONNECTED INTO EXISTING WASTE LINE. VERIFY IN FIELD EXACT LOCATION, SIZE AND INVERT ELEVATION OF EXISTING WASTE LINE
8. THE POINT OF CONNECTION BETWEEN THE GRAYWATER PIPING AND OTHER WASTE PIPING SHALL BE ACCESSIBLE (AS DEFINED BY LAGC 2.202) AND PROVIDED WITH SIGNAGE THAT IS SATISFACTORY TO THE DEPARTMENT

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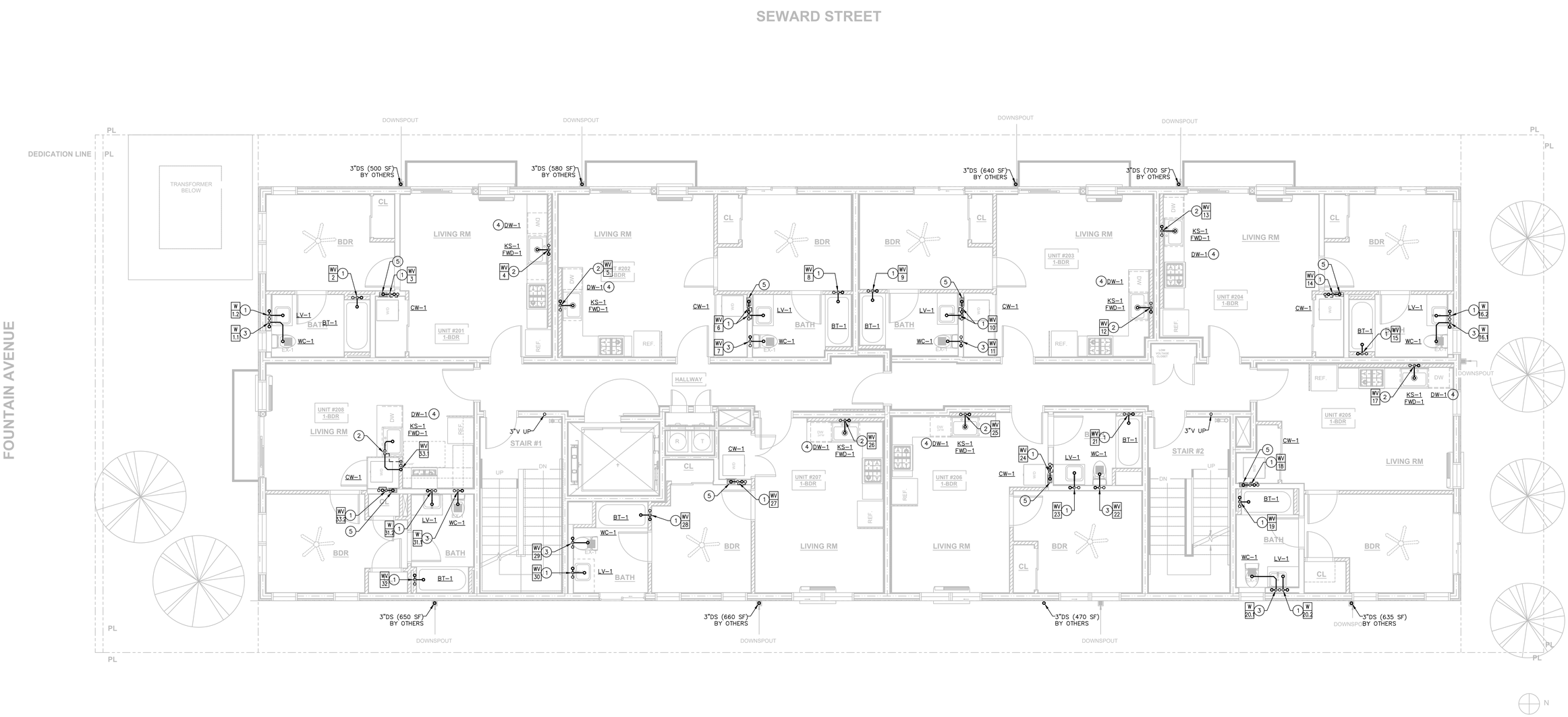
DRAWING TITLE
SANITARY WASTE & VENT
FIRST FLOOR PLUMBING PLAN

P2.1

6575 FOUNTAIN



1 SANITARY WASTE & VENT
1/4" = 1'-0" SECOND FLOOR PLUMBING PLAN

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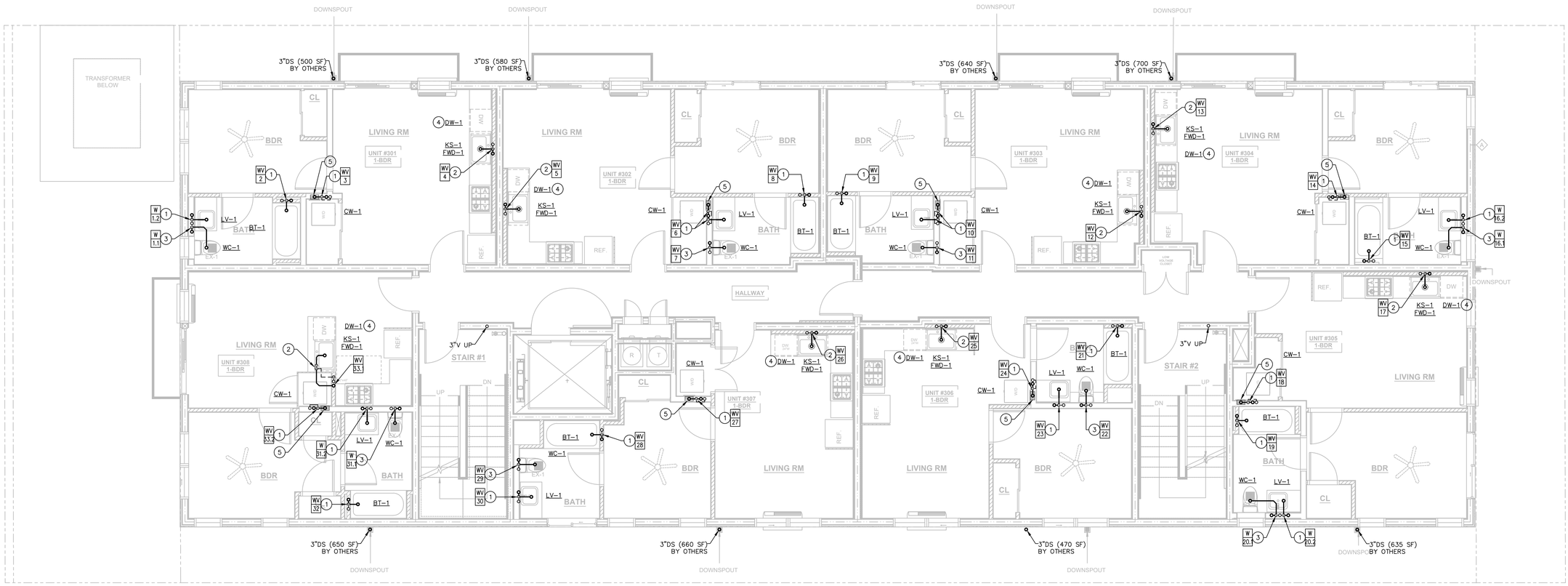
DRAWING TITLE
SANITARY WASTE & VENT
SECOND FLOOR PLUMBING PLAN

P2.2

6575 FOUNTAIN

FOUNTAIN AVENUE



N

1 SANITARY WASTE & VENT
1/4" = 1'-0" THIRD FLOOR PLUMBING PLAN

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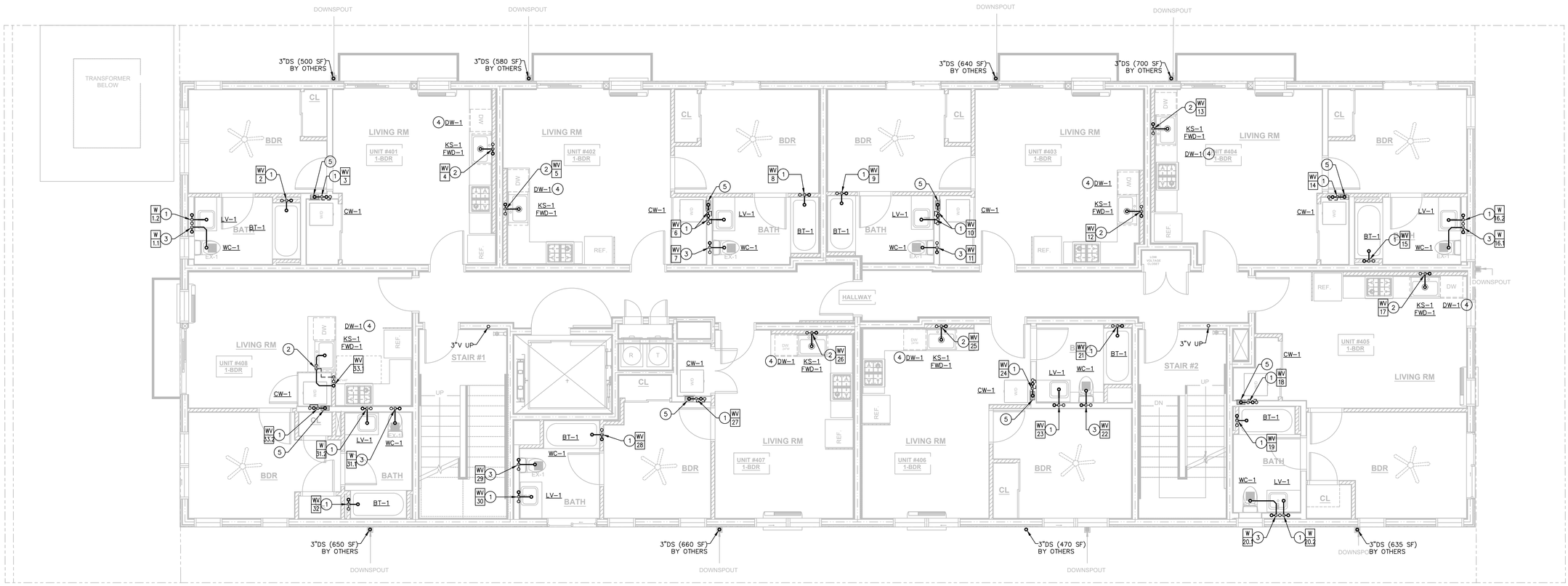
SANITARY WASTE & VENT
THIRD FLOOR PLUMBING PLAN

P2.3

6575 FOUNTAIN

SEWARD STREET

FOUNTAIN AVENUE



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1 SANITARY WASTE & VENT FOURTH FLOOR PLUMBING PLAN
1/4" = 1'-0"

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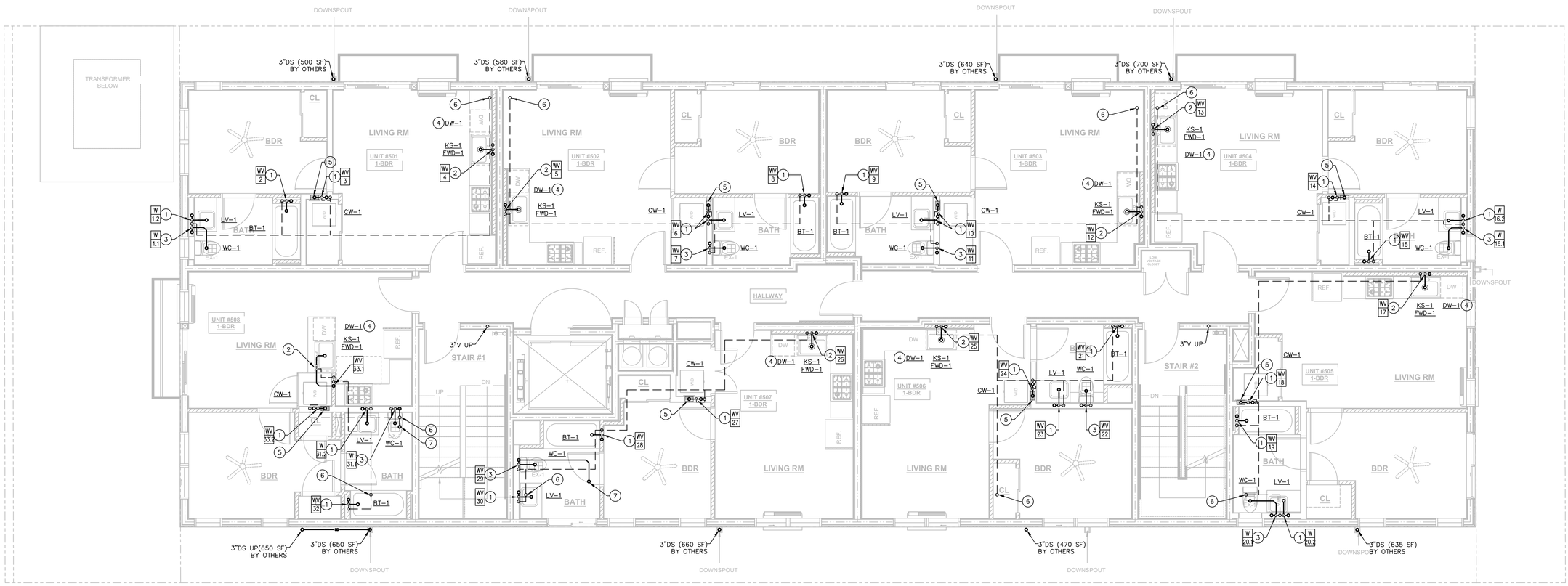
SANITARY WASTE & VENT
FOURTH FLOOR PLUMBING PLAN

P2.4

6575 FOUNTAIN

SEWARD STREET

FOUNTAIN AVENUE



N

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3. 3"WASTE DOWN & 2"VENT UP
4. INDIRECT DRAIN FROM DISHWASHER TO BE TERMINATED INTO FOOD WASTE DISPOSER (FWD-1) THRU AN APPROVED DISHWASHER'S AIR GAP FITTING
5. WASHER UTILITY BOX. CLOTH WASHER SPILL INTO 2" STANDPIPE. STANDPIPE INSTALLATION SHALL COMPLY WITH SECTION 804.1 OF CPC
6. VENT THRU ROOF
7. WASTE UP TO ROOF RECEPTOR

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PROJECT:
38-UNIT MULTIFAMILY BUILDING
6575 Fountain Avenue
Los Angeles, CA 90028

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1	08/14/2025	LADBS P.C.

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STAMP: REGISTERED PROFESSIONAL ENGINEER ARASH NAZARI No. M-34638 EXP. 12-31-25 STATE OF CALIFORNIA CIVIL

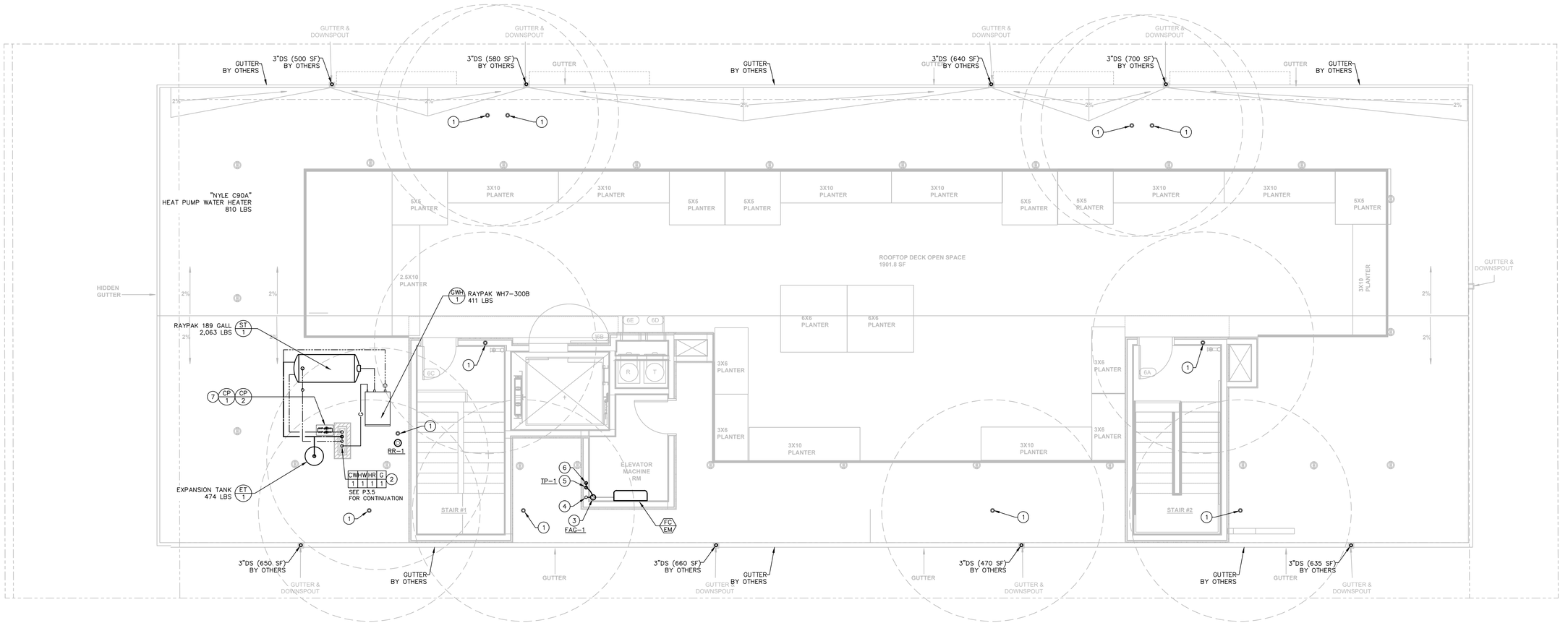
DRAWING TITLE
SANITARY WASTE & VENT
FIFTH FLOOR PLUMBING PLAN

P2.5

6575 FOUNTAIN

SEWARD STREET

FOUNTAIN AVENUE



1 PLUMBING ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES

1. V.I.F. EXACT LOCATION, INVERT ELEVATION AND SIZE OF ALL EXISTING PIPING.
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STORM DRAIN GENERAL NOTES

1. GUTTERS SHELL BE PROVIDED BY OTHERS. SEE ARCHITECTURAL PLANS. SHOWN ONLY FOR REFERENCE.
2. OPEN GUTTERS AS A SOURCE OF ROOF OVERFLOW DRAIN
3. DOWNSPOUTS SHELL BE PROVIDED BY OTHERS. SEE ARCHITECTURAL PLANS. SHOWN ONLY FOR REFERENCE.

SHEET NOTES

1. VENT THRU ROOF
2. COLD WATER, HOT WATER AND HOT WATER RETURN RISERS DOWN
3. PROVIDE 2" P-TRAP WITH FIXED AIR GAP FITTING FAG-1 (JAY R. SMITH, MODEL 3951). INSTALL FIXED AIR GAP FITTING AT ACCESSIBLE LOCATION. TERMINATE CONDENSATE DRAIN LINE INTO FIXED AIR GAP FITTING. PROVIDE WITH TRAP PRIMER CONNECTION
4. 2"WASTE DOWN AND 2"VENT UP THRU ROOF
5. 1/2" COLD WATER TO TRAP PRIMER. PROVIDE 10"X10" ACCESS PANEL FOR TRAP-PRIMING DEVICE. INSTALL TRAP PRIMING VALVE AT LEAST 12" ABOVE FINISHED FLOOR WITH BALL VALVE
6. 1/2"CW DOWN
7. HOT WATER CIRCULATING PUMPS "MAGNA3 32-120 GF N". PROVIDE OUTDOOR ENCLOSURE FOR HOW WATER CIRCULATING PUMPS "HUBBELL HB.75 Flip Top" OR EQUAL

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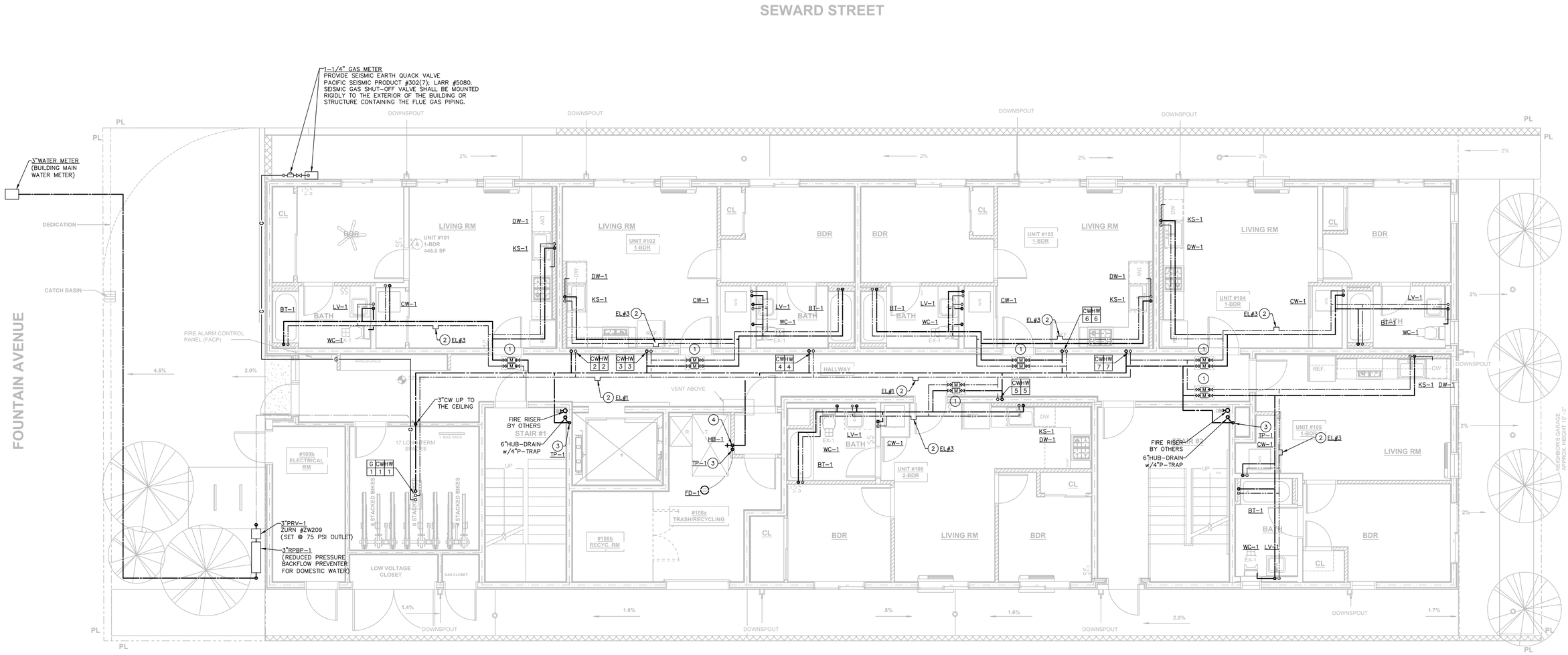
DRAWING TITLE
PLUMBING ROOF PLAN

P2.6

6575 FOUNTAIN



1 DOMESTIC WATER
1/4" = 1'-0" FIRST FLOOR PLUMBING PLAN

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SHEET NOTES

1. COLD AND HOT WATER SUB-METERS IN THE CORRIDOR CEILING. PROVIDE ACCESS PANEL IN CEILING.
2. EXPANSION LOOP, SEE 2/P5.2 DETAIL FOR THE SIZE
3. 1/2" COLD WATER TO TRAP PRIMER. PROVIDE 10"X10" ACCESS PANEL FOR TRAP-PRIMING DEVICE. INSTALL TRAP PRIMING VALVE AT LEAST 12" ABOVE FINISHED FLOOR WITH BALL VALVE
4. 3/4"CW DOWN

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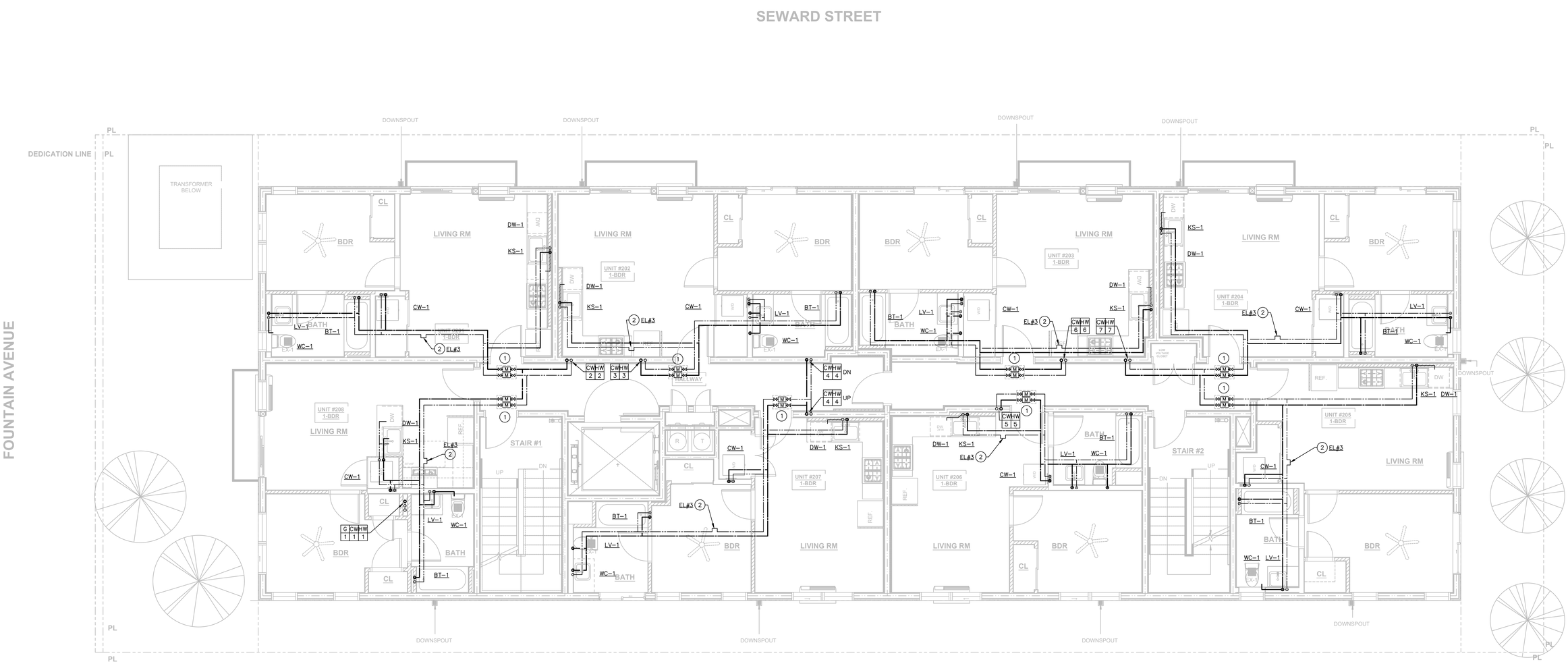
DRAWING TITLE
DOMESTIC WATER & GAS
FIRST FLOOR PLUMBING PLAN

P3.1

6575 FOUNTAIN



1 DOMESTIC WATER
1/4" = 1'-0" SECOND FLOOR PLUMBING PLAN

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SHEET NOTES

1. COLD AND HOT WATER SUB-METERS IN THE CORRIDOR CEILING. PROVIDE ACCESS PANEL IN CEILING.
2. EXPANSION LOOP, SEE 2/P5.2 DETAIL FOR THE SIZE

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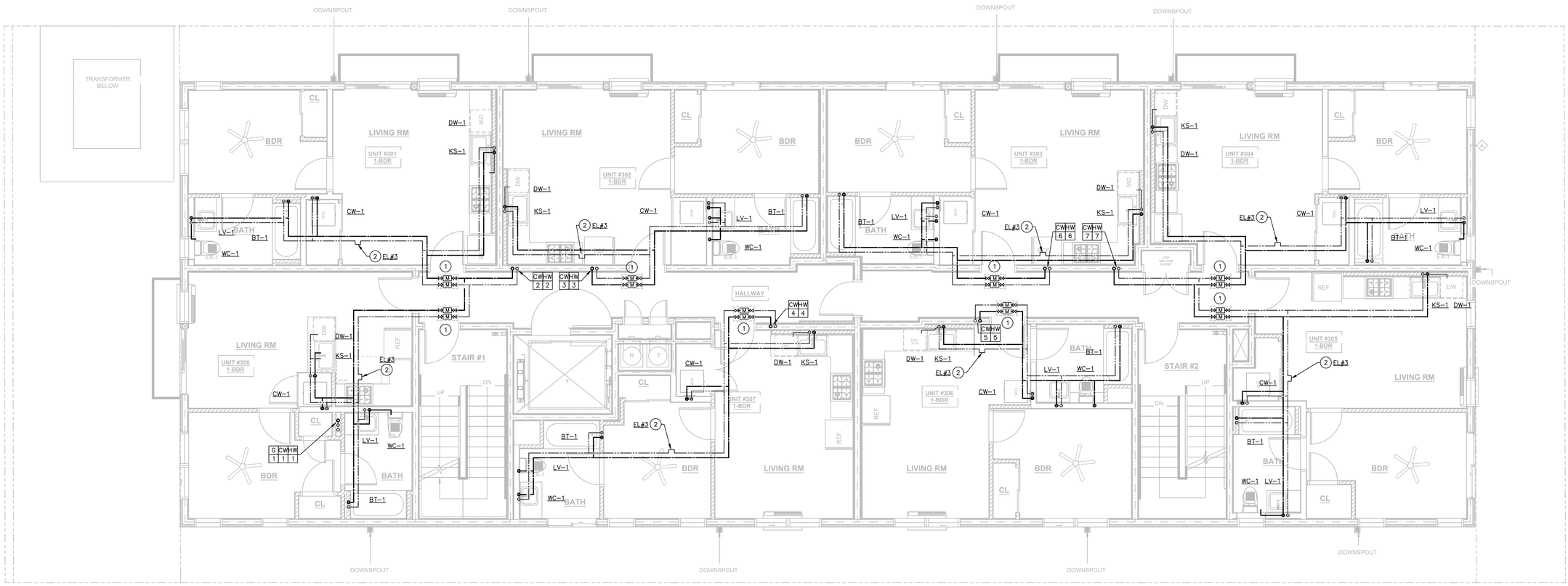
DRAWING TITLE
DOMESTIC WATER & GAS
SECOND FLOOR PLUMBING PLAN

P3.2

6575 FOUNTAIN

FOUNTAIN AVENUE



1 DOMESTIC WATER
1/4" = 1'-0" THIRD FLOOR PLUMBING PLAN

GENERAL NOTES

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SHEET NOTES

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2. EXPANSION LOOP, SEE 2/P5.2 DETAIL FOR THE SIZE

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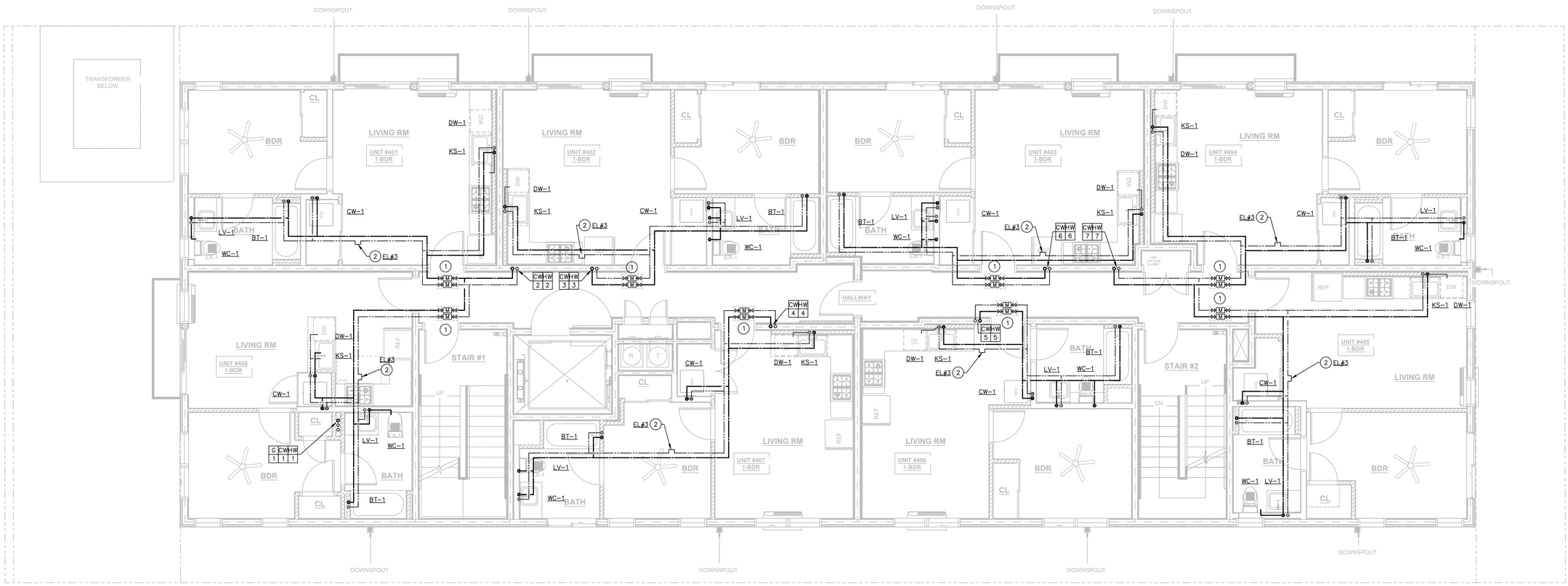
DRAWING TITLE
DOMESTIC WATER & GAS
THIRD FLOOR PLUMBING PLAN

P3.3

6575 FOUNTAIN

SEWARD STREET

FOUNTAIN AVENUE



N

1 DOMESTIC WATER
1/4" = 1'-0" FOURTH FLOOR PLUMBING PLAN

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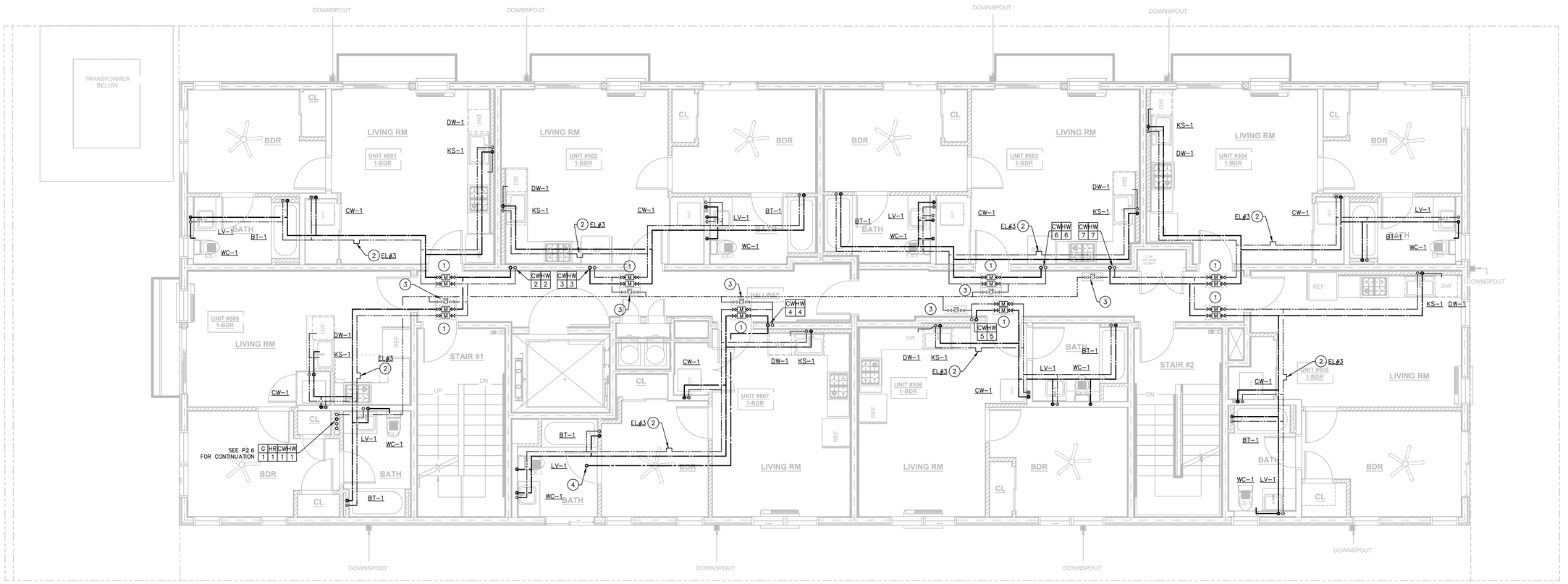
DRAWING TITLE
DOMESTIC WATER & GAS
FOURTH FLOOR PLUMBING PLAN

P3.4

6575 FOUNTAIN

SEWARD STREET

FOUNTAIN AVENUE



1 DOMESTIC WATER
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3. 3/4"BALANCING VALVE W/INTEGRATED CHECK VALVE & (2)BALL VALVES "CircuitSolver Union Assembly (CSUAS)"
4. 1/2"CW UP TO THE ROOF

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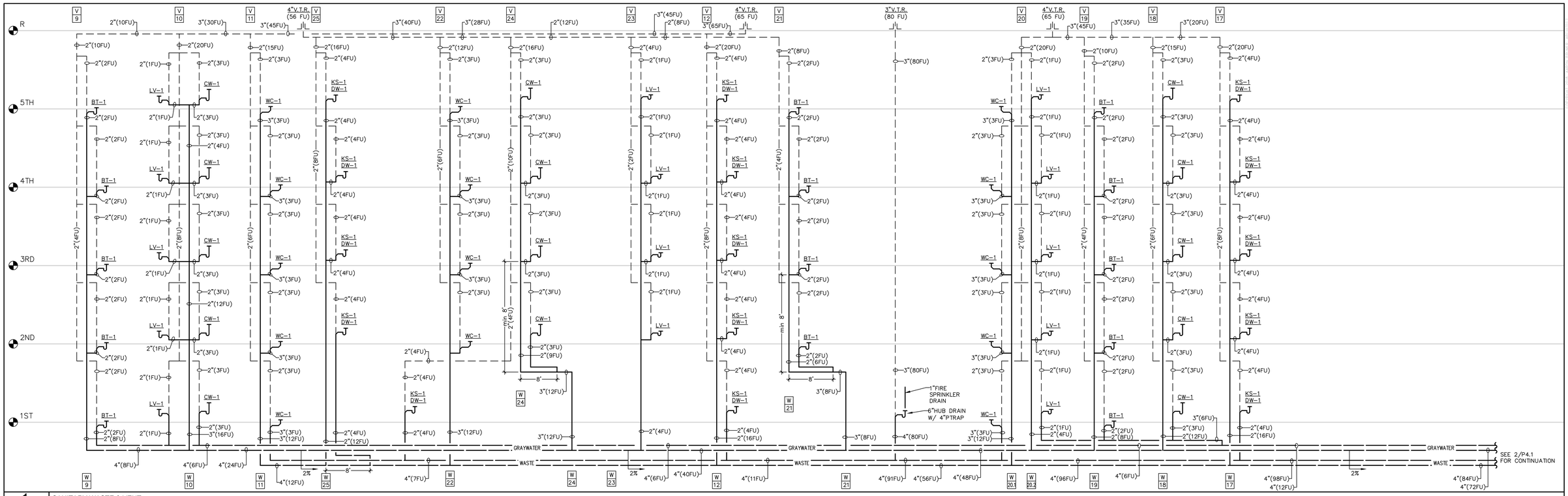
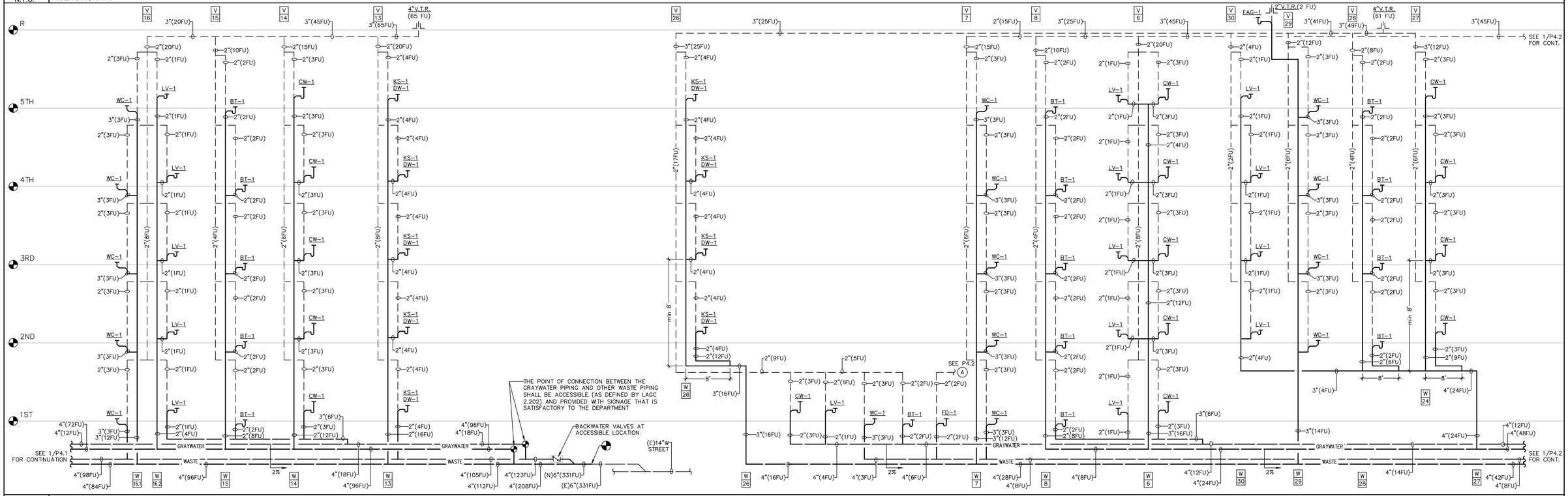
DOMESTIC WATER & GAS
FIFTH FLOOR PLUMBING PLAN

P3.5

6575 FOUNTAIN



1 N.T.S. SANITARY WASTE & VENT RISER DIAGRAMS



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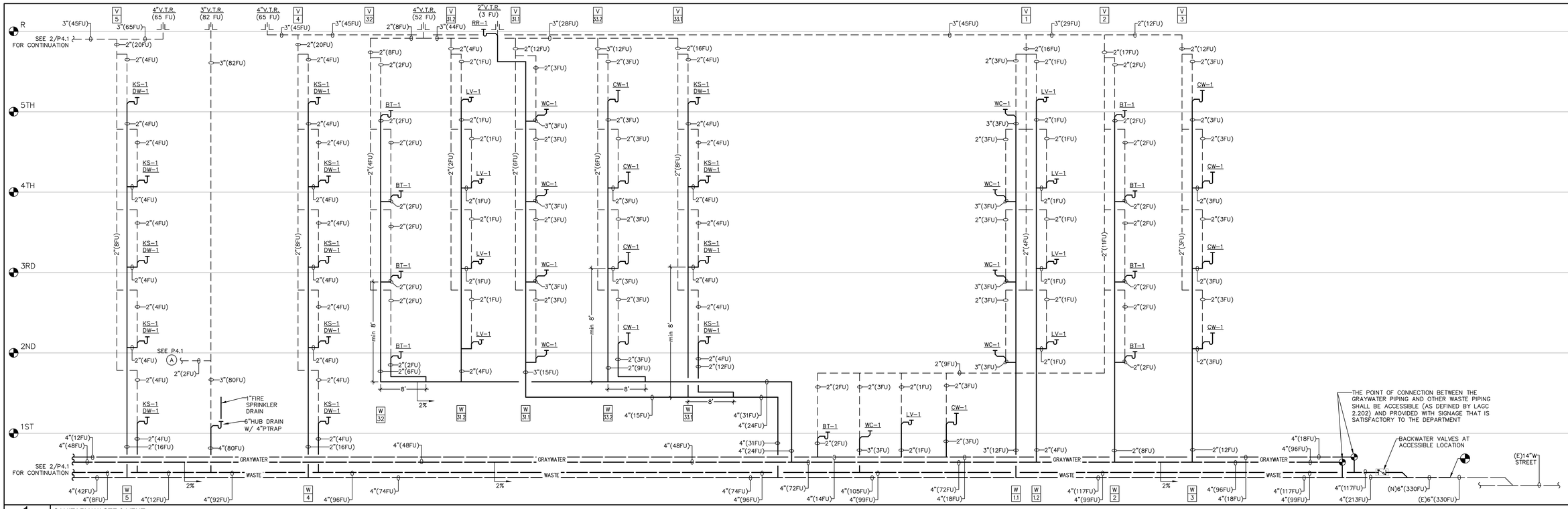
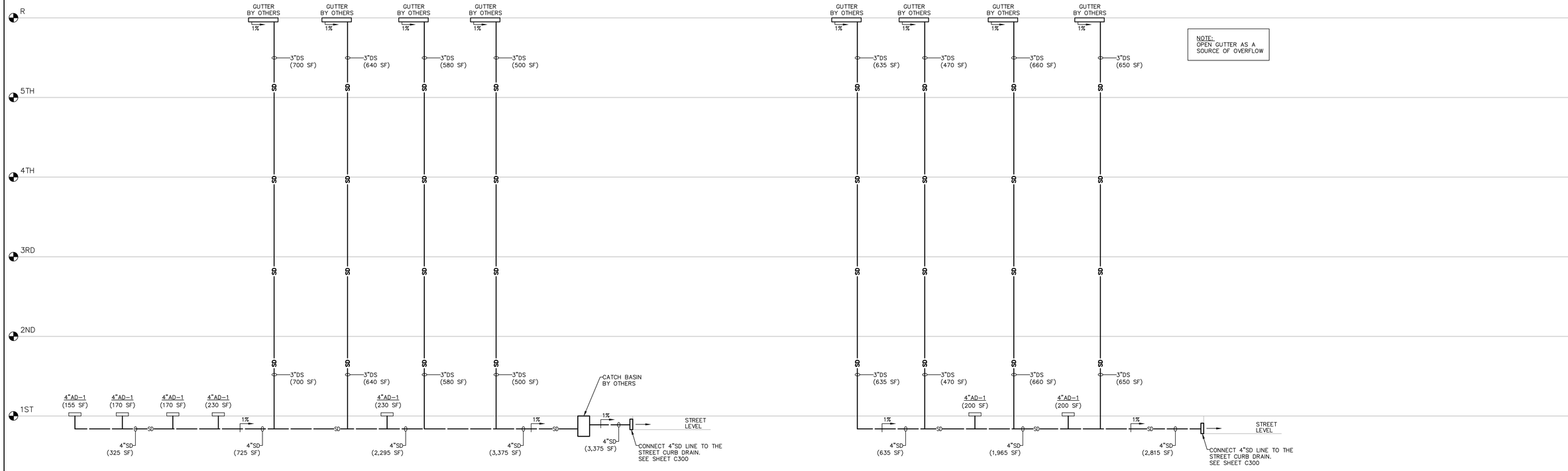
DRAWING TITLE: SANITARY WASTE & VENT RISER DIAGRAMS

P4.1

6575 FOUNTAIN



1 N.T.S. SANITARY WASTE & VENT RISER DIAGRAMS



2 N.T.S. STORM DRAIN RISER DIAGRAMS

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Los Angeles, CA 90094
kjwnkins@seachane-re.com

PROJECT:
38-UNIT MULTIFAMILY BUILDING
6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/14/2025	LADBS P.C.

ISSUE	DATE	DESCRIPTION

STAMP: REGISTERED PROFESSIONAL ENGINEER ARASH NAZARI No. M-34638 EXP. 12-31-25 CIVIL STATE OF CALIFORNIA

DRAWING TITLE
SANITARY WASTE & VENT AND STORM DRAIN RISER DIAGRAMS

P4.2

6575 FOUNTAIN

1 N.T.S. UNIT: 101, 201, 301, 401, 501, 104, 204, 304, 404, 504, 105, 205, 305, 405, 505

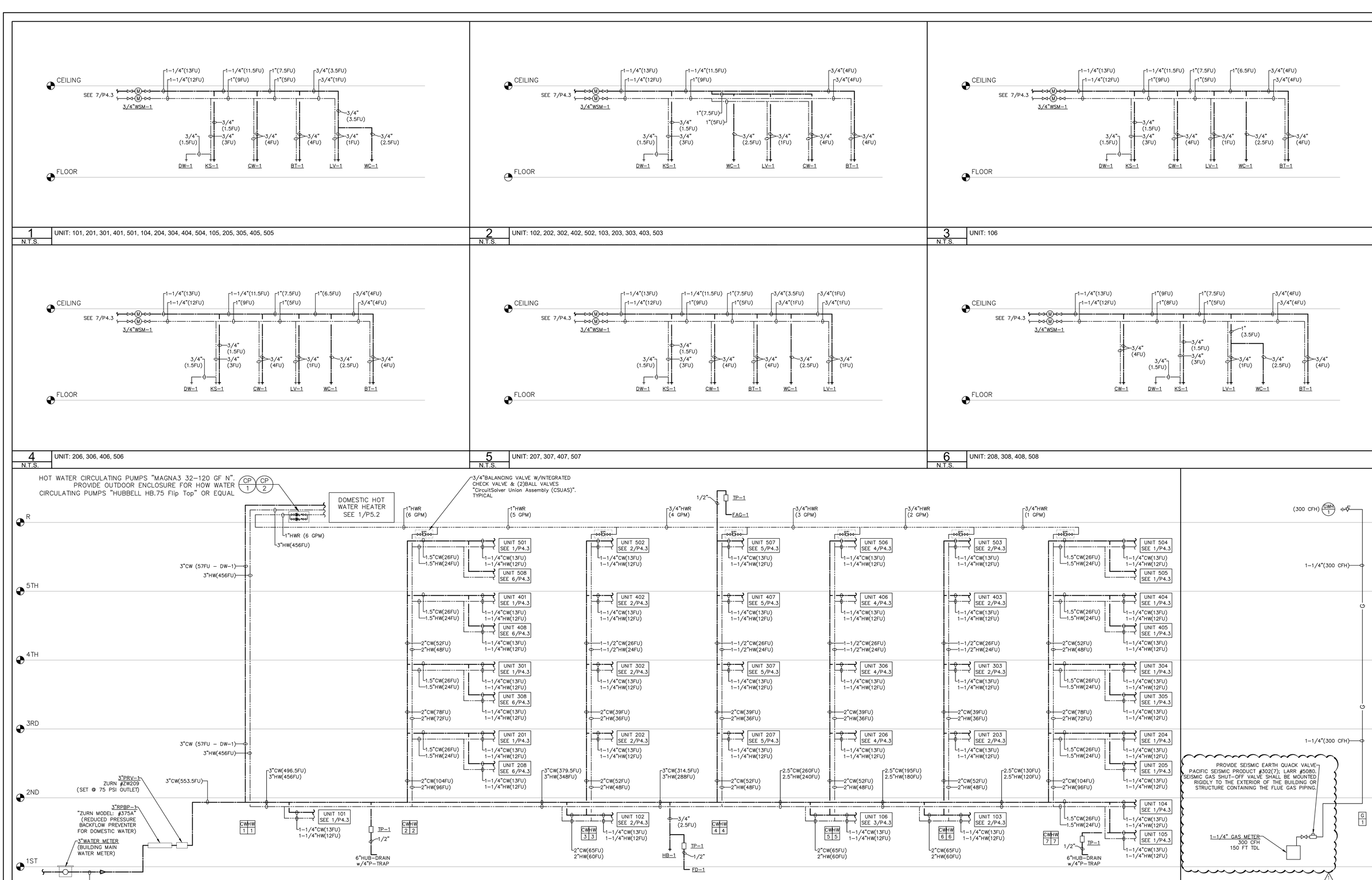
2 N.T.S. UNIT: 102, 202, 302, 402, 502, 103, 203, 303, 403, 503

3 N.T.S. UNIT: 106

4 N.T.S. UNIT: 206, 306, 406, 506

5 N.T.S. UNIT: 207, 307, 407, 507

6 N.T.S. UNIT: 208, 308, 408, 508



7 N.T.S. DOMESTIC WATER RISER DIAGRAMS

8 N.T.S. GAS RISER DIAGRAMS

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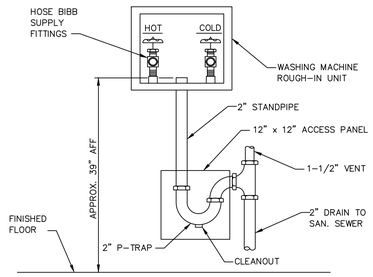
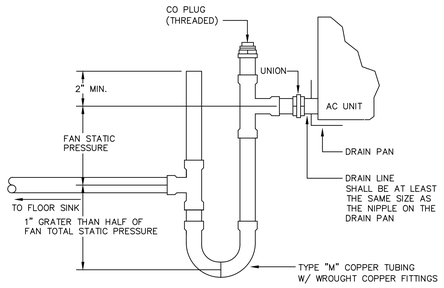
DRAWING TITLE
DOMESTIC WATER & GAS RISER DIAGRAMS

P4.3

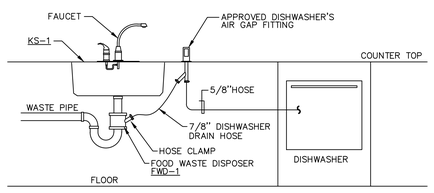
6575 FOUNTAIN



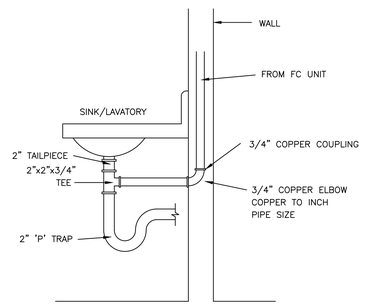
WASHING MACHINE BOX DETAIL | N.T.S. | 10



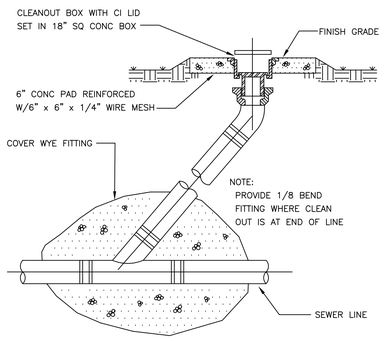
CONDENSATE DRAIN TRAP | N.T.S. | 11



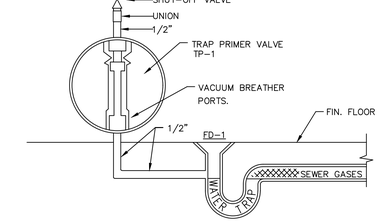
DISHWASHER DRAIN CONNECTION | N.T.S. | 12



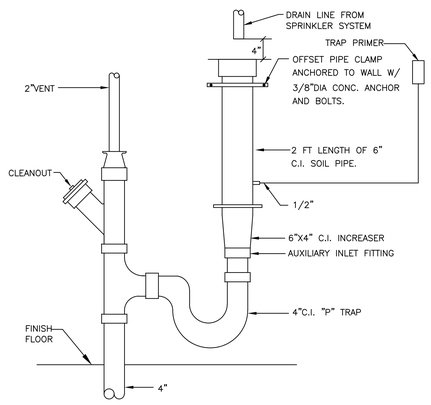
LAVATORY TAILPIECE DETAIL | N.T.S. | 13



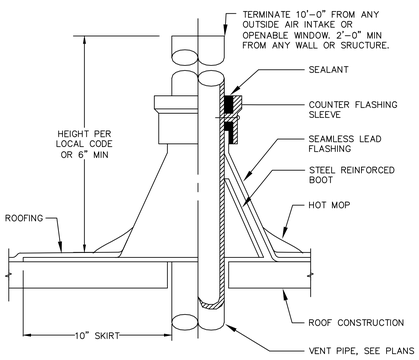
GRADE CLEANOUT DETAIL | N.T.S. | 7



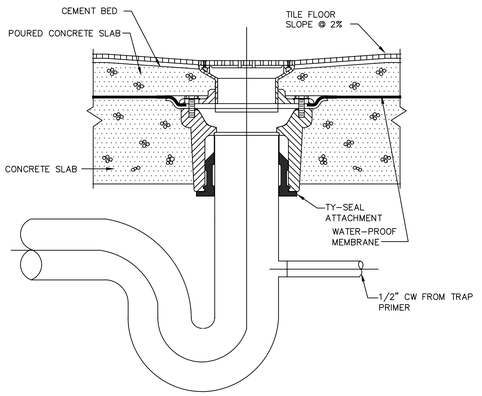
TRAP PRIMER DETAIL | N.T.S. | 8



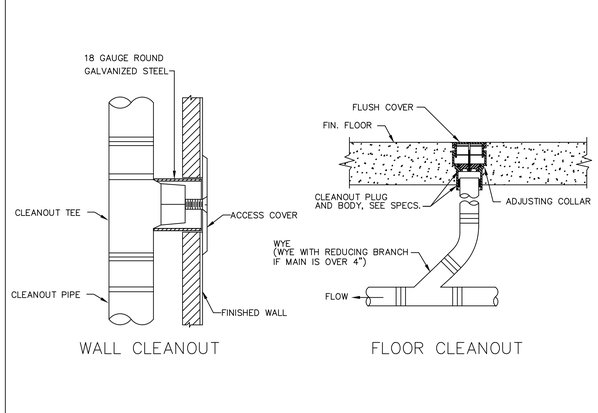
SPRINKLER HUB DRAIN | N.T.S. | 9



VENT THRU ROOF DETAIL | N.T.S. | 4



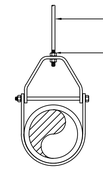
FLOOR DRAIN DETAIL | N.T.S. | 5



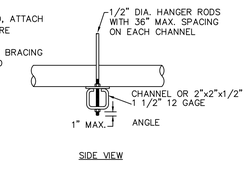
CLEANOUT DETAIL | N.T.S. | 6

TYPICAL PIPE HANGERS

MAXIMUM PIPE/TUBING SUPPORT SPACING, FEET								
NOM. SIZE	THRU 1"	1	11/4	11/2	2	21/2	3	4
PIPE	7 FT	7	7	9	10	11	12	14
TUBING	5 FT	6	7	8	8	9	10	12
NOTE: FOR TRAPEZE HANGER TAKE SPACING OF SMALLEST SIZE ON TRAPEZE.								

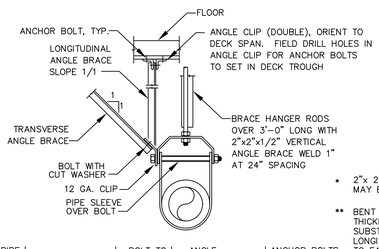


ADJUSTABLE CLEVIS HANGER TYPE 1 IN SPECIFICATIONS



TRAPEZE HANGER FOR UP TO 1000 LB. UNIFORM LOAD

PIPE HANGER DETAIL | N.T.S. | 1



PIPE SIZE	ANGLE BRACE *	BOLT TO ANGLE	ANGLE CLIP **	ANCHOR BOLTS OR INSERTS***
2"	2"x2" 16 GA.	1/2"	3"x3"x1/2"x1'-4"	1/2
3, 4	2"x2" 16 GA.	1/2"	3"x3"x1/2"x1'-4"	1/2
5, 6	2.5"x2.5" 16 GA.	1/2"	5"x3"x1/2"x1'-4"	1/2
8	3"x3" 12 GA.	1/2"	2-5x3x1/2x1'-4"	2
10	3"x3" 12 GA.	1"	2-5x3x1/2"x1'-4"	2

* 2"x 2"x12 GA. CHANNEL MAY BE USED

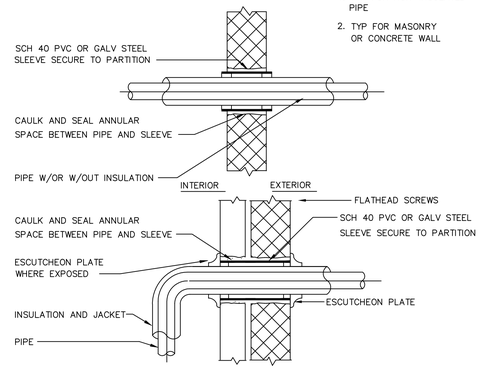
** BENT PLATE OF EQUAL THICKNESS MAY BE SUBSTITUTED FOR LONGITUDINAL ANGLE CLIP TO FACILITATE ANCHORAGE TO SLAB TROUGHS. PROVIDE EQUAL NUMBER OF ANCHOR BOLTS TO THAT SHOWN.

*** PROVIDE MINIMUM EMBEDMENT OF 1 1/2" ABOVE TOP OF METAL DECK FOR ALL ANCHOR BOLTS.

PIPE SUPPORT DETAIL | N.T.S. | 2

NOTE: WHERE PIPING IS EXPOSED AT FINISHED WALLS, FLUSH MOUNT SLEEVE AND PROVIDE ESCUTCHEON PLATE.

NOTES:
1. TYP FOR NON-INSULATED PIPE
2. TYP FOR MASONRY OR CONCRETE WALL



PIPE PENETRATION THRU WALLS | N.T.S. | 3

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DRAWING TITLE

PLUMBING DETAILS

P5.1

6575 FOUNTAIN

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF BUILDING AND SAFETY COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
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CORISSA HERNANDEZ
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MOSES SEDDIQILES

KAREN BASS
MAYOR

DEPARTMENT OF BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

Giovanny Martinez
Pacific Seismic Products, Inc.
233 East Ave. H-8
Lancaster, CA 93535

RESEARCH REPORT: RR 5080
EFFECTIVE DATE: 11/01/2024
EXPIRATION DATE: 11/01/2025
Telephone: 661-942-4499

GENERAL APPROVAL - Renewal - "California" Earthquake Activated Gas Shutoff Valves, manufactured by Pacific Seismic Products, Inc. See attached page for the list of approved models.

DETAILS

These products are seismically actuated gas shutoff valves. They are intended to be installed in a natural gas supply line outside of buildings and downstream of the utility's gas meter, or other locations approved by the Department.

The valve assembly consists of an aluminum body and an aluminum bonnet with sight glass. The trip mechanism consists of a ball located on a stationary post that has a seat formed by either (a) a conical depression with a certain angularity to the horizontal, or (b) a depression whose lower portion is cylindrical with a certain diameter (which is where the ball seats) and whose upper portion is chamfered at a certain angularity to the horizontal and has a certain diameter at the top, and that is encircled by a narrow horizontal rim whose outer circumference is the outer edge of the top of the post. Seismic activity causes the ball to move to the reacting cylinder, activating the valve to close. Manual resetting of the valve is done by using a five sixteenth inch (5/16") blade screwdriver, three thirty second inch (3/32") hexagonal socket wrench, or three eighth inch (3/8") box-end, open end, socket, or adjustable wrench, as appropriate.

The approval is subject to the following conditions:

1. These seismic gas shutoff valves (SGSOV) may be used in low-, medium-, or high-pressure gas systems in all occupancies whose maximum operating pressure does not exceed the pressure rating specified on the valve and may be installed to comply with Ordinance 171874 and Section 94.1217.0 of the Los Angeles Plumbing Code (LAPC), 2023 Edition.

2. The size of the SGSOV shall be such that each appliance is provided with sufficient gas pressure at full demand and subject to one of the following:

LADBS 0-Rev. 07/2020 AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Pacific Seismic Products, Inc.
RE: Seismically Activated Gas Shutoff Valves

APPENDIX A
PACIFIC SEISMIC PRODUCTS: RR-5080
List of Approved Models

A. Method of Directly Calculating the Flow Through the SGSOV

Model	Size (in.)	Maximum Gas Supply Pressure (psig)	Cv
**300	¾	0.5 or **7.0***	21
**301	1	0.5 or **7.0***	41
**302	1-1/4	0.5 or 7.0*	64
**303	1-1/2	0.5 or 7.0*	101
**310	¾	20 or 60*	21
**311	1	20 or 60*	41
**312	1-1/4	20 or 60*	64
**313	1-1/2	20 or 60*	101
**314	2	20 or 60*	164
**315	3	20 or 60*	336
**316	4	20 or 60*	480
**317(F)	6	60	1766
**318	2-1/2	60	236
**319(F)	8	60	3136

Note: **1.** Valve models without any suffix have Nominal Pipe Thread (N.P.T.) connection/joints. Suffix F indicates flanged connections.

***2.** Pacific Seismic Products, Inc., uses the same model numbers for twelve additional models that are rated to a higher maximum operating pressure. This chart shall not be used to determine the maximum pressure ratings of the valves. The ratings marked on the valves shall be the only method used to determine the maximum pressure rating of the valves.

****3.** Model numbers may be preceded by a VB or VT which indicates "vertical bottom" inlet or "vertical top" inlet, respectively. Model with a VB or VT have vertical up or vertical down gas flows. Models without a VB or VT prefix have horizontal gas flows.

4. Models 314, 315, 316, and 318 are available as NPT or flanged.

Flow through the valve may be calculated with the following formula:

Q= 1360 * Cv * ((DeltaP * P2)^0.5)/((G * Ta)^0.5)

Where:
Q = the flow in CFH at standard temperature and pressure
DeltaP = inlet pressure - outlet pressure in PSI (the pressure loss through the valve)
P2 = outlet absolute pressure of the valve in PSI (gage pressure + 14.6959 PSI) (also equal to the meter pressure - DeltaP)
G = specific gravity of gas (0.64)
Ta = absolute temperature of flowing gas in Rankine (deg F + 460)
Cv = valve flow coefficient from table

Note: Formula valid only when outlet pressure is greater than ½ of the inlet pressure and for supply pressures not greater than 5 PSI

RR-5080
Page 6 of 7

Modulus of Elasticity & Working Stress
Table 1

	ABS		PVC		CPVC	
	Modulus of Elasticity (psi)	Working Stress (psi)	Modulus of Elasticity (psi)	Working Stress (psi)	Modulus of Elasticity (psi)	Working Stress (psi)
73° F	250,000	N/A	420,000	2,000	370,000	2,000
90° F	240,000	N/A	380,000	1,500	360,000	1,820
100° F	230,000	N/A	350,000	1,240	350,000	1,640
120° F	215,000	N/A	300,000	800	340,000	1,300
140° F	195,000	N/A	200,000	400	325,000	1,000
160° F	N/A	N/A	N/A	N/A	310,000	800
180° F	N/A	N/A	N/A	N/A	290,000	500

Modulus Data is Modulus of Elasticity in Tension per ASTM D 638

Expansion Loop Formula

$$L = \sqrt{\frac{3\,E\,D\,(\Delta L)}{2S}}$$

Where:
L = Loop length (in.)
E = Modulus of elasticity at maximum temperature (psi) (Table 1)
S = Working Stress at maximum temperature (psi) (Table 1)
D = Outside diameter of pipe (in.) (pages 22-34)
ΔL = Change in length due to change in temperature (in.)

The amount of expansion or contraction can be calculated using the following formula:

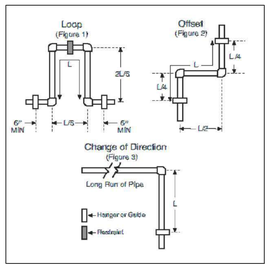
$$e = \frac{Y\,(T1\text{-}T2)}{10} \times \frac{Lp}{100}$$

e = Dimensional change due to thermal expansion or contraction (in.)

Y = Expansion coefficient (See table above.) (in./10°F/100 ft)

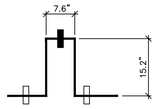
(T1-T2) = Temperature differential between the installation temperature and the maximum or minimum system temperature, whichever provides the greatest differential (°F).

Lp = Length of pipe run between changes in direction (ft)



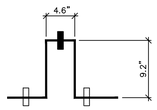
EXPANSION LOOP CALCULATION EL#1

Y=0.408 (CPVC PIPE)
T1=140°F
T2=70°F
Lp=200'
e=△L = 5.7"
D= 2"PIPE= 2" FREE AREA
L= 76" – USE 2xEL per 38"L



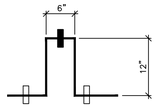
EXPANSION LOOP CALCULATION EL#2

Y=0.408 (CPVC PIPE)
T1=140°F
T2=70°F
Lp=200'
e=△L = 5.7"
D= 3/4"PIPE= 3/4" FREE AREA
L= 46" – USE 2xEL per 23"L



EXPANSION LOOP CALCULATION EL#3

Y=0.408 (CPVC PIPE)
T1=140°F
T2=70°F
Lp=60'
e=△L = 1.7"
D= 1"PIPE= 1" FREE AREA
L= 28.7" USE 30"



Raypak
Application Summary Date: 06 / 05 / 2025

Raypak, Inc.
SureSpec Administrator
2151 Eastman Ave
Oxnard, CA 93030

Project Information

Project Title: 6575 Fountain Ave
Specification Reference: app 10761
Title: Engineer
Company: A&N Design Group
Contact Name: Arash Nazari
City: Los Angeles
State: CA
Zip / Postal Code: 90016

Application Requirements

City Water Temperature: 60 °F
Stored Water Temperature: 140 °F
Water Hardness: Medium
Fuel Type: Natural Gas
Elevation: 0 ft
Fan Assisted: No
Heater Location: Indoor
Tank Orientation: Horizontal
Sizing Method: Water heater with tank 50% recovery 40% storage

Apartments/Condos

Qty	Fixture Name	Temp	Flow	Usage	Occupancy
36	Washing Machines, Residential	120	15 GPH		
36	1 Bath Units	105	1.6 GPM	14.5 GPD	1.5 Per Unit

Total Demand: 466 Gallons / 250 GPH
Demand: 2 Hours
Peak Delivery: 561GPH

Selected Water Heater

Heater qty: 1
Heater Model: XFIRE 300B
Low NOx: Yes
Fan Assisted: Yes
Heater Input: 300 MBTUH
Heater Output: 290 MBTUH
Heater Recovery: 438.64 GPH
Height Indoor Top: 40 1/4 in.
Height Outdoor Top: 40 1/4 in.
Cabinet Width: 27 in.
Cabinet Depth: 36 7/8 in.
HX Design: Dual Stainless

Standard Features:
Ignition Type: DSI
Heat Exchanger ASME H,W Stamped, ANSI certification Z21.10.3
Flow Switch
Rear Water, Gas Connection
D-2/1 TruSeal
Heat Exchanger ASME H,W Stamped, ANSI certification Z21.10.3
B-22 Pump Override
E-12 Dry Contacts Combustion Air damper

Options
Firing Mode: Xeff Electronic Modulation
Heat Exchanger: Stainless
Pressure Relief valve: 120 LB
B-1: Not Selected
S-2: Not Selected
M-1: Not Selected
M-10: Not Selected
M-16: Not Selected
PVC: Not Selected
F-10: Not Selected

Selected Tank

Tank Capacity: 189
Number of Tanks: 1
Orientation: Horizontal
Jacketed: Yes
Maintenance Access: Manhole
Allowed Special Fittings: No
Z-9 Thermometer: Yes

Type: Custom
Water Port size: 2 NPT
Tank Maximum PSI: 125
Lining Type: Glass Lined
Optional Max 150 PSI: No
Saddles: Yes
Z-4 T & P Valve: Yes

Before you begin please read disclaimer: The Raypak, Inc. SureSpec 4.0.0 web-based sizing application is a tool that can be used to estimate heating requirements for many common domestic hot water system types. It is not intended for use on hydronic systems or pool systems. SureSpec is intended to assist in selecting water heaters that best meet the specific job requirements. It is the sole responsibility of the system designer to select the correct products needed for the specific application. Raypak, inc. reserves the right to make changes to SureSpec without notice.

For hydronic system sizing, contact an engineer or HVAC supplier
For pool heat pump sizing, see Heat Pump Sizing chart here
For gas-fired pool heater sizing, contact your local Raypak representative

Raypak
A Rheem® Company

Product Submittal for XFIIRE™ - Type WH

Job: _____

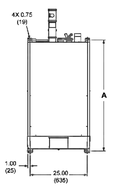
Flow and Pressure Loss Information

☐ 300B	300 (88)	289 (99)	16 (9)	37 (140)	10 (20)	14 (42)	28 (106)	6 (18)	21 (12)	38 (144)	10 (30)	15 (6)
☐ 400B	399 (117)	383 (112)	21 (12)	37 (140)	10 (20)	14 (42)	28 (106)	6 (18)	27 (15)	50 (189)	17 (51)	15 (5)
☐ 500B	500 (147)	486 (141)	22 (12)	44 (167)	11 (33)	15 (45)	33 (125)	6 (18)	29 (16)	62 (235)	20 (60)	15 (5)
☐ 550B	650 (191)	624 (183)	21 (12)	59 (223)	10 (30)	17 (51)	44 (154)	6 (18)	26 (16)	80 (303)	17 (51)	16 (9)
☐ 800B	850 (235)	798 (225)	21 (12)	74 (280)	11 (33)	22 (66)	55 (209)	7 (21)	28 (16)	90 (341)	16 (48)	17 (9)
☐ 1000B	1000 (294)	980 (281)	22 (12)	88 (333)	12 (36)	24 (72)	66 (250)	7 (21)	29 (16)	90 (341)	12 (36)	21 (12)

Maximum flow based on 15°F ΔT (8 °C) or 8 ft/s (2.4 m/s) velocity, whichever is less.
SHL = System Head Loss of water heater plus 100 equivalent feet (30 m) of pipe.
When water hardness is higher than 15 GPG, a softener MUST be used.

Footprint and Base Anchor Bolt Pattern

	A
☐ 300B-500B	35.33 (897)
☐ 650B-800B	43.75 (1111)
☐ 1000B	48.50 (1231)



DIMENSIONS ARE SHOWN IN INCHES (MM)

Pump Information

☐ 300B	0012	1/6	1.3	30@8.5'	19 (11)
☐ 400B	0012	1/6	1.3	30@8.5'	28 (14)
☐ 500B	0012	1/6	1.3	32@7.8'	30 (17)
☐ 650B	1611	1/4	5.7	55@14'	23 (13)
☐ 800B	1611	1/4	5.7	57@13'	27 (15)
☐ 1000B	1611	1/4	5.7	65@9.8'	30 (16)

☐ 300B	0012	1/6	1.3	30@8.5'	19 (11)
☐ 400B	1611	1/4	5.7	42@15.9'	18 (10)
☐ 500B	1630	1/2	7.0	53@20.1'	18 (10)
☐ 650B	1630	1/2	7.0	65@19'	19 (11)
☐ 800B	1630	1/2	7.0	70@18.9'	22 (12)
☐ 1000B	1630	1/2	7.0	85@16'	23 (13)

Part No.: 241906 Rev. 4 | Effective: 01-27-23 | Page 4 of 5

Raypak
A Rheem® Company

Product Submittal for ASME Storage Tank

Job: _____

Custom ASME Tanks (115 - 1794 Gallons)

1	24 X 68 (610 X 1727)	115 (435)		388 (175)			36
2	24 X 88 (610 X 2235)	139 (526)		428 (194)			43
3	30 X 72 (762 X 1829)	189 (715)	487 (221)	487 (221)			48
4	30 X 93 (762 X 2362)	235 (889)	506 (230)	506 (230)			58
5	30 X 101 (762 X 2565)	261 (987)	601 (273)	601 (273)			64
6	36 X 80 (914 X 2032)	274 (1037)	597 (271)	597 (271)	907 (411)		62*
7	36 X 93 (914 X 2362)	335 (1268)	645 (293)	645 (293)	1000 (454)		71
8	36 X 102 (914 X 2590)	379 (1434)	725 (329)	725 (329)	1125 (510)		80*
9	42 X 81 (1066 X 2057)	380 (1476)	770 (349)	770 (349)	1155 (524)		77*
10	42 X 101 (1066 X 2565)	499 (1889)	1599 (725)	1599 (725)	1704 (773)		92
11	42 X 117 (1066 X 2971)	606 (2293)	1000 (454)	1000 (454)	1560 (703)		105*
12	48 X 82 (1219 X 2082)	499 (1889)	1472 (668)	1472 (668)	1801 (817)	114 (52)	86
13	48 X 94 (1219 X 2388)	524 (1983)	1088 (493)	1088 (493)	1503 (682)	120 (54)	83*
14	48 X 98 (1219 X 2489)	610 (2309)	1155 (523)	1155 (523)	1675 (760)	134 (61)	104*
15	48 X 118 (1219 X 2997)	712 (2695)	1271 (577)	1271 (577)	1811 (821)	145 (66)	108*
16	48 X 122 (1219 X 3099)	806 (3051)	1370 (621)	1370 (621)	1970 (894)	158 (72)	120*
17	54 X 99 (1371 X 2515)	803 (3039)	1357 (616)	1357 (616)	1917 (870)	192 (87)	117*
18	54 X 111 (1371 X 2819)	922 (3490)	1478 (670)	1478 (670)	2108 (956)	211 (96)	126*
19	60 X 100 (1524 X 2540)	1017 (3850)	1945 (882)	1945 (882)	2610 (1184)	313 (142)	135*
20	60 X 114 (1524 X 2895)	1164 (4406)	2000 (907)	2020 (907)	2745 (1245)	329 (149)	149*
21	60 X 126 (1524 X 3200)	1311 (4962)	2146 (973)	2146 (973)	2976 (1350)	357 (162)	166*
22	60 X 138 (1524 X 3505)	1468 (5556)	2302 (1044)	2332 (1044)	3207 (1455)	385 (175)	182*
23	66 X 105 (1676 X 2667)	1260 (4769)	2088 (947)	2088 (947)	2838 (1287)	369 (167)	154*
24	66 X 129 (1676 X 3277)	1616 (6117)	2452 (1112)	2452 (1112)	3377 (1532)	439 (199)	194*
25	66 X 141 (1676 X 3581)	1794 (6791)	2638 (1183)	2638 (1183)	3658 (1659)	476 (216)	206*

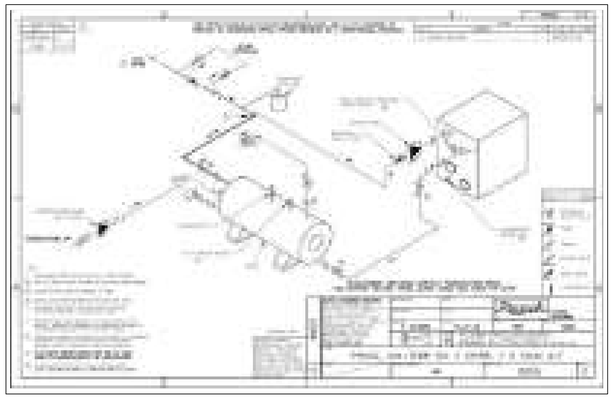
* Differ from our custom tank price list.

STANDARD FEATURES:
11"x15" Inspection opening or standard opening
Red primer coating
Vertical angle iron legs (max. 6")

NOTES:
1. ASME code certificate may be requested with order.
2. Anodes cannot be installed in epoxy lined-tanks.
3. Three (3) legs ok to 390 gal., use four (4) legs on larger on vertical tanks.
4. Larger tank sizes available. Consult factory for information.

OPTIONAL:
1. 150 PSI.
2. Saddles or feet on horizontal tanks (may be subject to MFG. discretion).

Part No.: 241916 Rev. 2 | Effective: 07-29-22 | Page 2 of 6



LARR #5080 | N.T.S. | 3

EXPANSION LOOP DETAIL | N.T.S. | 2

GAS WATER HEATER, STORAGE TANK AND SCHEMATIC DIAGRAM | N.T.S. | 1

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kjwnkins@seachane-re.com

PROJECT:
38-UNIT MULTIFAMILY BUILDING

6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/14/2025	LADBS P.C.

ISSUE	DATE	DESCRIPTION

STAMP
REGISTERED PROFESSIONAL ENGINEER ARASH NAZARI No. M-34638 EXP. 12-31-25 CIVIL STATE OF CALIFORNIA

DRAWING TITLE
PLUMBING DETAILS

P5.2

6575 FOUNTAIN

Badger Meter

Recordall® Industrial Meters

Nutating Disc Meter, Bronze and Thermoplastic

DESCRIPTION

The Badger Meter Recordall (RCDL) positive displacement meters are one of the most cost effective methods in metering industrial fluids. The RCDL meter has a simple, efficient design for high accuracy and repeatability over the entire meter flow range.

Available in five sizes, 1/2…2 in. for flows up to 170 gpm, these meters are extremely rugged and reliable. Maintenance is seldom required, but if necessary, takes only a few minutes. All parts are designed and built of materials that meet your application requirements and provide an enduring and a trouble-free, precision flow meter.

To complement the RCDL meter line, Badger Meter offers a complete line of accessories that includes totalizers, electromechanical and electronic transmitters, rate of flow indicators and batch/process controllers.

OPERATION

The metering principle, known as positive displacement, is based on the continuous filling and discharging of the measuring chamber. Controlled clearances between the disc and the chamber provide precise measurement of each volume cycle. As the disc nutates, the center spindle rotates a magnet. The movement of the magnet is sensed through the meter wall by a follower magnet or by various sensors. Each revolution of the magnet is equivalent to a fixed volume of fluid, which is converted to any engineering unit of measure for totalization, indication or process control.

Liquid flowing through the meter chamber (A) causes a disc (B) to nutate or wobble. This motion, in turn, results in the rotation of a spindle (C) and drive magnet (D). Rotation is transmitted through the wall of the meter to a second magnet (E) or varied style of sensor pickup.

LEAD-FREE MODELS AVAILABLE

The Recordall Disc Series meters meet or exceed the most recent revision of AWWA Standard C700 and are available in a lead-free bronze alloy. The meters comply with the lead-free provisions of the Safe Drinking Water Act, are certified to NSF/ANSI Standards 61 and 372 and carry the NSF-61 mark on the housing. All components of the lead-free bronze alloy meter (housing, measuring element, seals, and so on) comprise the certified system.

IDM-DS-00113-EN-06 (April 2017)

FEATURES

- Wide flow range
- Rugged bronze or thermoplastic housing
- Models 25 and 70—Bronze: 250° F option
- Easily maintained without removing from line
- Durable components for minimal maintenance
- Wide range of compatible accessories

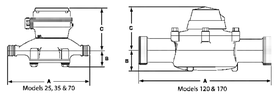
PERFORMANCE

- Accuracy: ± 1.5%
- Reperability: ± 0.5%
- Max. Operating Pressure: 150 psi
- Maximum Operating Temperature: Plastic housing: 100° F Bronze housing: 120° F

Product Data Sheet

Recordall® Industrial Meters, Nutating Disc Meter, Bronze and Thermoplastic

SPECIFICATIONS



Dimensions in Inches without Register					Flow Rate in Gallons	
Meter Model	Meter Size	Housing Material	A Meter Length	B Centerline to Base	Meter Length with Conn.	Cold Liquids 32…120° F	Chemicals & Oils 32…250° F (BZ) 32…100° F (PL)	Approx. Weight
M25	5/8 in.	BZ or PL	7-1/2 in.	1-3/8 in.	12-7/16 in.	1/2…25 gpm	1…25 gpm	5 lb
M25	3/4 in.	BZ or PL	7-1/2 in.	1-3/8 in.	12-5/8 in.	1/2…30 gpm	1…30 gpm	5 lb
M35	3/4 in.	BZ	9 in.	1-3/4 in.	14-1/8 in.	3/4…35 gpm	N/A	6 lb
M40	1 in.	PL	10-3/4 in.	2-1/4 in.	16-3/16 in.	3/4…50 gpm	N/A	5 lb
M70	1 in.	BZ	10-3/4 in.	2-1/4 in.	16-5/8 in.	1…70 gpm	5…70 gpm	12 lb
M120	1-1/2 in.	BZ	12-5/8 in.	2-5/8 in.	19-3/4 in.	2…120 gpm	*See Note	20 lb
M170	2 in.	BZ	15-1/4 in.	3-3/8 in.	22-7/8 in.	2…170 gpm	N/A	30 lb

BZ = Bronze; PL = Plastic
MPT connection set assemblies available.

*Note: Available for chemicals or fluids not to exceed 130° F (43° C)

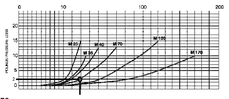
Height Dimensions in Inches with Register and Accessories						
Meter Size	With Non Resettable Register	With Transmitter	With ME-ER1 Transmitter	With ECA Transmitter	With 25B Register	With Series 76 Register
5/8 in. & 5/8 x 3/4 in.	6-3/4 in.	7-3/8 in.	11-1/4 in.	9-3/8 in.	8 in.	15-1/4 in.
3/4 in.	6-7/8 in.	7-3/4 in.	11-5/8 in.	9-3/8 in.	8-1/8 in.	15-5/8 in.
1 in.	7-1/2 in.	9-1/8 in.	13 in.	11-3/16 in.	9-3/4 in.	17 in.
1-1/2 in.	9-1/8 in.	10-3/8 in.	14-1/4 in.	12-3/4 in.	11 in.	18-1/4 in.
2 in.	10-3/4 in.	12-1/4 in.	16-1/8 in.	14-3/8 in.	12-7/8 in.	20-1/8 in.

MATERIALS OF CONSTRUCTION

	Cold Liquid Units	High Temp. and/or Chemical Units Models 25 & 70
Housing	BZ or PL	BZ: 250° F, PL: 100° F
Chamber	Noryl	LCP
Disc	SAN	LCP
Crossbar	Nylon	Ultem
Magnetic Assembly	Nylon	Ultem
Chamber Retainer	Polyethylene	Metal Clip
Screen	Polypropylene	None

PRESSURE LOSS CHART

Rate of Flow in Gallons Per Minute



Control. Manage. Optimize.

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www.badgermeter.com

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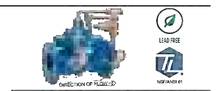
Legacy Document Number: TD-372

ZURN Model ZW209

Pressure Reducing Valve

Application
The Zurn Wilkins Model ZW209 Pilot Operated Pressure Reducing Valve is designed for many applications where the reduction of high inlet pressures to safe and stable outlet pressure is required. The pilot assembly reacts to changes in downstream pressure allowing the main valve to modulate between the closed and open position ensuring a constant downstream set pressure. Once the downstream pressure reaches the pilot setting, the main valve will seal shut preventing damage downstream. Pressure regulation is not dependent upon flow rate, resulting in minimal pressure loss through the valve. In addition the Model ZW209 comes standard with epoxy coating internally and externally for corrosion protection, as well as isolation valves and pressures gauges for quick and easy maintenance or repair.



LEAD FREE

NSF/ANSI 61

MAXIMUM INLET PRESSURE 10 PSI			
400 psi max.	1 3/4"-3"	n/a	1 1/4"-3"
ANSI Class 150, 250 psi max.	1 1/2"-10"	2"-10"	3 1/2"-10"
ANSI Class 300, 400 psi max.			
300 psi max.	3 1/2"-10"	n/a	1 1/2"-10"

Standards Compliance:
- ANSI/AWWA C530
- Meets the requirements of NSF/ANSI 61*
*0.25% MAX. WEIGHTED AVERAGE LEAD CONTENT)

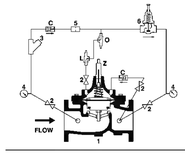
Materials

Main Valve Body	Ductile Iron ASTM A536
Main Valve Bonnet:	Ductile Iron ASTM A536
Disc Guide	Stainless Steel
Seat	Stainless Steel
Disc	Buna-N Rubber
Diaphragm	Nylon Reinforcec Buna-N
Stem	Stainless Steel
Spring	Stainless Steel

*The closing speed control (optional) on this valve should always be open at least three (3) turns off its seat.

Schematic Diagram

Item	Description of Standard Features
1	Main Valve
2	850XL Isolation Valve
3	SXL "Wye" Type Strainer
4	Pressure Gauge
5	Restriction Fitting
6	PRXL Pressure Reducing Control



TEMPERATURE RATING: ☐ Water 33°F to 140°F
PILOT SPRING RANGE: ☐ 15-150 psi

Standard Features
- ☐ Epoxy Coated, FDA Approved
- ☐ Pilot Assembly
  - "Wye" Type Strainer
  - Opening Speed Control (sizes 1 1/4" - 4")
  - Isolation Valves
- ☐ Inlet and Outlet Pressure Gauges
- ☐ ANSI Class 150 Flanges
- ☐ Copper Tubing and Brass Fittings

Options (Add suffix letters to ZW209)

Function
- ☐ C - 400LX2 Hydraulic Check with Isolation Valve
- ☐ L - SC1 Closing Speed Control*
- ☐ O - SC1 Opening Speed Control (Standard 1 1/4" -4")

Body
- ☐ A - Angle Style Body
- ☐ R - Reduced Port Body

Connections
- ☐ G - IPS Grooved
- ☐ TH - NPT Threaded
- ☐ V - ANSI Class 300 Flanges

Main Valve Options
- ☐ V - Viton Rubber Internals, rated 180°F (1-1/4"-6"; only available with "LP" or "HP" Option)
- ☐ Z - ZPI Visual Position Indicator

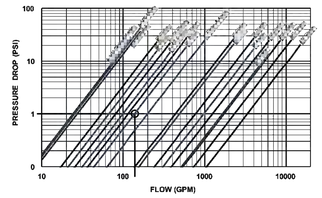
Pilot System
- ☐ LP - 5-25 psi Low Pressure Range PV-PRD Pilot (replaces PRXL)
- ☐ HP - 30-300 psi High Pressure Range PV-PRD Pilot (replaces PRXL)
- ☐ SP - All Stainless Steel Pilotry (replaces all brass fittings, pilot valve and copper tubing. "GL" Option included)
- ☐ SH - Stainless Steel Braided Hoses (only replaces Copper Tubing)
- ☐ RV - Pilot on Reverse Side
- ☐ GL - Liquid Filled Gauge
- ☐ SO - Limit Switch Open Trip
- ☐ SC - Limit Switch Closed Trip
- ☐ SD - Limit Switch Dual Trip

Zurn Industries, LLC | Wilkins
1747 Commerce Way, Paso Robles, CA U.S.A. 93446 Ph 855-663-9876, Fax 805-238-5766
In Canada | **Zurn Industries Limited**
7900 Goreway Drive, Unit 10, Brampton, Ontario L6T 5W6, 877-892-5215
www.zurn.com

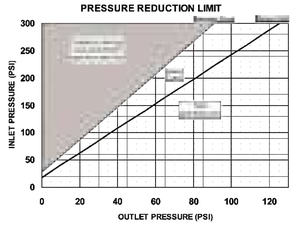
Rev. N
Date: 04/20
Document No. ACV-ZW209
Product No. Model ZW209

Flow Characteristics

BODY MINIMUM FRICTION LOSS



PRESSURE REDUCTION LIMIT



*** Notes for Body Minimum Friction Loss Chart:**
Minimum inlet pressure is 10 psi higher than set point or the additional bocy friction loss at intended flow, whichever is higher. (friction loss may be important at flows above 20 ft/s)
Example: A 6" valve intended to flow 2000 GPM at 150 psi has a friction loss of 20 psi at 2000 GPM. The minimum inlet pressure would be 150 + 20 = 170 psi. When inlet pressure is below set point, the outlet pressure will be the pressure at the inlet minus the friction loss.

Job Name _____ Contractor _____

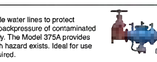
Job Location _____ Engineer _____

Zurn Industries, LLC | Wilkins
1747 Commerce Way, Paso Robles, CA U.S.A. 93446 Ph 855-663-9876, Fax 805-238-5766
In Canada | **Zurn Industries Limited**
7900 Goreway Drive, Unit 10, Brampton, Ontario L6T 5W6, 877-892-5215
www.zurn.com

ZURN Model 375A

Reduced Pressure Principle Assembly

Application
Designed for installation on potable water lines to protect against both backsphonage and backpressure of contaminated water into the potable water supply. The Model 375A provides protection where a potential health hazard exists. Ideal for use where Lead-Free* valves are required.


(with NRS gates)

LEAD FREE

Standards Compliance
- ASSE® Listed 1013
- AWWA Compliant C511 (with gates only), and C550
- IAPMO® Listed
- CSA® Certified
- UL® Classified
- C-UL® Classified
- FM® Approved
- Approved by the Foundation for Cross Connection Control and Hydraulic Research at the University of Southern California.
- NYC MEA 484-04-M
- Meets the requirements of NSF/ANSI/CAN 61* *(0.25% MAX. WEIGHTED AVERAGE LEAD CONTENT)

Materials

Main valve body	Ductile Iron ASTM A 536
Access covers	Ductile Iron ASTM A 536
Coatings	NSF Approved electrostatic epoxy
finish Internals	Stainless Steel, 300 Series
	NORYL™
Fasteners & Springs	Stainless Steel, 300 Series
Seal rings	EPDM (FDA approved)
O-rings	Buna Nitrile (FDA approved)
Sensing line	Stainless Steel, braided hose

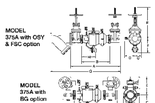
Features
Sizes: 2 1/2*****, 3*****, 4", 6", 8", 10"
Maximum working water pressure 175 PSI
Maximum working water temperature 140°F
Hydrostatic test pressure 350 PSI
End connections (Grooved for steel pipe) AWWA C606
(Flanged) ANSI B16.42 Class 150

*2 1/2 & 3" sizes use 4" body & reducer couplings

Options (Suffixes can be combined)
- ☐ - with flanged end NRS gate valves (standard)
- ☐ FSC - with epoxy coated wye type strainer (flanged only)
- ☐ G - with grooved end NRS gate valves
- ☐ GF - with grooved inlet gate connection and flanged outlet gate connection
- ☐ FG - with flanged inlet gate connection and grooved outlet gate connection
- ☐ L - less shut-off valves (grooved body connections)
- ☐ OSY - with flanged end OS&Y gate valves
- ☐ OSYG - with grooved end OS&Y gate valves
- ☐ PI - with Post Indicator gate vlve
- ☐ BG - with grooved end butterfly valves with integral supervisory switches
- ☐ BF - with flanged end butterfly valves with integral supervisory switches

***New Connected Products. Search ZCSM-PF or Zurn.com for details.**

Accessories
- ☐ Connected Pressure Monitor (Model ZCSM-PF)*
- ☐ Connected Flow Meter Option (Model ZCSM-BTM must be ordered with Model ZCSM-PF)*
- ☐ Repair kit (rubber only)
- ☐ Thermal expansion tank (Model XT)
- ☐ OS & Y Gate valve tamper switch (OSY-40)
- ☐ Air gap (Model AG)
- ☐ QT-SET Quick Test Fitting Set



Attention: Model 375A (grooved body) and Model 375 (flange body) have different lay lengths.

Dimensions & Weights (do not include pkg.)

2 1/2	65	13"	41	10½	8"	190	90	152	83	301	87	136	62	149	68		
3	80	96	42.5	311	86	337	96	255	91	307	64	145	66	514	70		
4	100	105	50	322	105	357	106	226	91	310	55	140	64	553	69		
6	150	145	76	392	151	422	167	158	148	360	155	126	56	240	109		
8	200	205	126	511	211	701	355	157	241	757	241	146	234	625	285		
10	250	269	187	665	347	1043	1,473	963	389	921	4161	374	260	832	287		

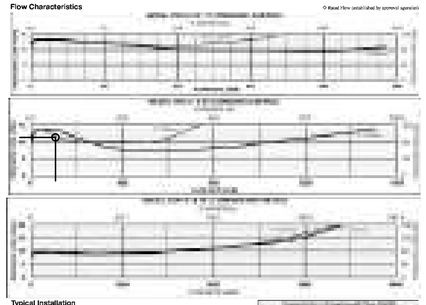
2 1/2	65	36 1/5	862	32 1/2	816	20 1/8	511	4 1/2	114	7 1/4	184	16 3/5	416	13 7/8	352	11 3/8	292	8 1/2	210	11	279	45 1/2	1150	9 5/8	247
3	80	36 1/5	918	33	838	20 1/8	511	4 1/2	114	7 1/4	184	16 7/8	429	13 7/8	352	11 3/8	314	8 1/2	216	11	279	45 7/8	1164	9 5/8	247
4	100	38 1/4	979	35 1/4	895	19 7/8	505	4 1/2	114	8	203	22 3/4	578	18 1/4	464	14 3/4	375	9	229	13	330	53 1/2	1359	9 7/8	327
6	150	47 1/4	1200	43 1/4	1100	25 7/8	657	5 1/2	140	10	254	30 1/8	765	23 3/4	603	lg	460	10 1/4	260	17 3/8	371	65 3/8	1661	13	330
8	200	62	1575	55	1397	31 1/2	813	10	254	11	279	37 3/4	959	29 1/4	743	22 1/2	572	12	305	18 3/8	397	85 3/8	2164	17 1/4	440
10	250	64 7/8	1641	58	1486	34 1/2	876	10	254	12	305	46 3/4	1187	35 3/8	898	29 1/2	1171	11	330	15 7/8	787	94 3/8	2396	17 1/8	435

Zurn Industries, LLC | Wilkins
1747 Commerce Way, Paso Robles, CA U.S.A. 93446 Ph 855-663-9875, Fax 805-238-5766
In Canada | **Zurn Industries Limited**
7900 Goreway Drive, Unit 10, Brampton, Ontario L6T 5W6, 877-892-5215
www.zurn.com

Rev. K
Date: 7/00
Document No. EF-375A
Product No. Model 375A

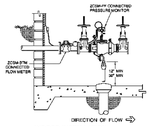
Flow Characteristics

© Read. Here. (established by approval agencies)

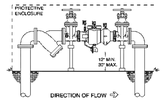


Typical Installation
Local codes shall govern installation requirements. Unless otherwise specified, the assembly shall be mounted at a minimum of 12" (305mm) and a maximum of 30" (762mm) above adequate drains with sufficient side clearance for testing and maintenance. The installation shall be made so that no part of the unit can be submerged.

2 1/2"	75	112	149	224
3"	115	173	230	346
4"	198	298	397	595
6"	450	675	900	1351
8"	780	1169	1559	3339
10"	1229	1843	2458	3687
12"	1763	2644	3525	5288



INDOOR INSTALLATION
(375AOSY with ZCSM-PF Connected Pressure Monitor and ZCSM-BTM Connected Flow Meter accessories)



OUTDOOR INSTALLATION (375A with FSC option)

Specifications
The Reduced Pressure Principle Backflow Prevention Assembly shall be certified to NSF/ANSI/CAN 61, ASSE® Listed 1013, and supplied with full port gate valves. The main body and access cover shall be epoxy coared ductile iron (ASTM A 536), the seat ring and check valve shall be NORYL™, the stem shall be stainless steel (ASTM A 276) and the seat disc elastomers shall be EPDM. The checks and the relief valve shall be accessible for maintenance without removing the device from the line. The Reduced Pressure Principle Backflow Prevention Assembly shall be a ZURN WILKINS Model 375A.

Zurn Industries, LLC | Wilkins
1747 Commerce Way, Paso Robles, CA U.S.A. 93446 Ph 855-663-9875, Fax 805-238-5766
In Canada | **Zurn Industries Limited**
7900 Goreway Drive, Unit 10, Brampton, Ontario L6T 5W6, 877-892-5215
www.zurn.com

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF **BUILDING AND SAFETY COMMISSIONERS**

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DEPARTMENT OF BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

Douglas Swingley
Spears Mfg. Co.
P. O. Box 9203
Sylmar, CA 91342

RESEARCH REPORT: RR 5700
EFFECTIVE DATE: 06/01/2024
EXPIRATION DATE: 06/01/2025
Telephone: 800-862-1499

GENERAL APPROVAL – Renewal – This product consists of Chlorinated Poly(Vinyl Chloride) (CPVC) tubing and fittings, manufactured by Spears Manufacturing Company. These tubes and fittings are for use in potable water systems. See attached list of approved models.

DETAILS

These tubes and fittings have been tested in accordance with ASTM D2846, ASTM F439, ASTM F441, NSF 14 and NSF 61. They are used for hot and cold potable water distribution systems within the interior of residential and commercial buildings.

The approval is subject to the following conditions:

1. This approval shall only apply to the provisions of the Plumbing Code.
2. This approval is not an authorization for use in fire protection systems. A separate approval or listing is required for CPVC tubing to be installed in fire protection systems.
3. CPVC tubes and fittings may be installed in cold and hot potable water systems.
4. Plans shall be submitted to Mechanical Plan Check and shall be approved prior to obtaining the plumbing permit.

   Exception: Systems requiring 1-½ inch or smaller supply and designed according to the attached Table A.
5. When sizing CPVC pipe systems according to Appendix A of the Los Angeles Plumbing Code, the Hazen and Williams formula shall be used to calculate the pressure losses. Hydraulic calculations shall be based on the actual inside diameter of the tubing and with a Hazen and Williams coefficient of C=150. Calculations shall demonstrate that the water velocity in the tubes and fittings does not exceed 8ft/s for cold and hot water distribution systems.

LADBS 0-5 (Rev. 07/23/2024) AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Spears Mfg. Co.
RE: CPVC Tubing and Fittings

WATER PIPE SIZING FOR CPVC 41 PLASTIC PIPES SDR11 WATER FIXTURE UNITS

psi per 100ft	Nominal Pipe Diameter, in	½	¾	1	1 ¼	1 ½	2
3.6	Flush Tank	0	3	8	18	32	103
	Flush Valve	0	0	0	0	0	35
3.8	Flush Tank	0	4	10	20	34	107
	Flush Valve	0	0	0	0	5	37
4	Flush Tank	0	4	10	20	34	111
	Flush Valve	0	0	0	0	5	39
4.2	Flush Tank	0	4	10	20	36	115
	Flush Valve	0	0	0	0	6	42
4.4	Flush Tank	0	4	10	21	36	123
	Flush Valve	0	0	0	0	6	46
4.6	Flush Tank	0	4	12	21	39	127
	Flush Valve	0	0	0	0	7	48
4.8	Flush Tank	0	4	12	21	42	130
	Flush Valve	0	0	0	0	8	50
5	Flush Tank	0	4	12	23	42	135
	Flush Valve	0	0	0	0	8	52
5.2	Flush Tank	0	4	12	23	44	141
	Flush Valve	0	0	0	0	9	54
5.4	Flush Tank	0	4	12	23	44	146
	Flush Valve	0	0	0	0	9	57
5.6	Flush Tank	0	4	13	24	46	151
	Flush Valve	0	0	0	0	10	60
5.8	Flush Tank	0	6	13	24	46	155
	Flush Valve	0	0	0	0	10	63
6	Flush Tank	0	6	13	24	49	155
	Flush Valve	0	0	0	0	11	63
6.2	Flush Tank	0	6	13	26	49	155
	Flush Valve	0	0	0	0	11	63
6.4	Flush Tank	1	6	13	26	51	155
	Flush Valve	0	0	0	0	12	63
6.6	Flush Tank	1	6	13	26	51	155
	Flush Valve	0	0	0	0	12	63
6.8	Flush Tank	1	6	15	28	54	155
	Flush Valve	0	0	0	0	13	63
7	Flush Tank	1	6	15	28	54	155
	Flush Valve	0	0	0	0	13	63
7.2	Flush Tank	1	6	15	28	56	155
	Flush Valve	0	0	0	0	14	63
7.4	Flush Tank	1	6	15	30	56	155
	Flush Valve	0	0	0	0	14	63
7.6	Flush Tank	1	6	15	30	58	155
	Flush Valve	0	0	0	0	15	63

ARCHITECT:
Aaron Brumer & Assoc, Architects
10999 Riverside Drive, Suite 302
North Hollywood, CA 91602
(310) 422-9234
aaron@aaronbrumer.com

STRUCTURAL:

CIVIL:
Pacific Consulting Group
2239 State Ave, #B
Costa Mesa, CA 92627
kyle@pacificconsultinginc.com

LANDSCAPE:
Savage Land Design
680 Langsdorf Drive, Suite 202B
Fullerton, CA 92831
(714) 878-0335

MEP:
A&N DESIGN GROUP INC
21550 Oxnard Street, Suite #300
Woodland Hills, CA 91367
TEL: +1.818.288.4361
FAX: +1.818.758.0087
EMAIL: arash@an-dg.com
WEB: www.an-dg.com

OWNER:
Seachange Partners REG LLC
12690 Sandhill Lane, Unit 1
Los Angeles, CA 90094
kjwnkins@seachane-re.com

PROJECT:
38-UNIT MULTIFAMILY BUILDING

6575 Fountain Avenue
Los Angeles, CA 90028

ISSUE	DATE	DESCRIPTION
1	08/14/2025	LADBS P.C.

ISSUE	DATE	DESCRIPTION

STAMP

REGISTERED PROFESSIONAL ENGINEER
ARASH NAZARI
No. M-34638
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

DRAWING TITLE
PLUMBING DETAILS

P5.3

6575 FOUNTAIN

March 27, 2026

Steve Sawicki
Executive Director
TPC Homes
2116 Arlington Ave, Ste 100, Los Angeles, CA 90018

RE: 26-01-112 - LACAHSA NOFA for Affordable Housing Production and Preservation: Preliminary Scoring Notification

Dear Steve Sawicki,

This letter serves as a formal notification regarding the preliminary scoring of your application submitted under the Los Angeles County Affordable Housing Solutions Agency (LACAHSA) Notice of Funding Availability #1 Affordable Housing Production and Preservation (NOFA) released on 12/16/25.

Your application has successfully undergone a complete technical review, including the assessment of all scoring components, possible negative points, bonus points, and any points tied to the LACAHSA Unit Cost benchmarks of all applications received under this NOFA. The preliminary score for each Financing Product you selected (and met threshold requirements) is set forth below (Preliminary Scoring breakdown included in Attachment 1):

Project Name	Financing Product	Scoring
Fountain Apartments	Subordinate B-Note	73.5
	Matching Capital Grant	67.0

You may submit an objection to LACAHSA's preliminary scoring. Any objection must be in writing and submitted to info@lacahsa.gov before April 03, 2026, 5:00 PM PST. Objections must state the basis for any error, inconsistency, or other flaws in the scoring and contain a sufficient description of the manner in which the preliminary scoring is not correct. Objections must be toward the actual scoring and not the criteria or methodology utilized.

LACAHSA will endeavor to select the highest scoring applications within each Zone for each Financing Product. A credit memo recommending projects for funding will be presented to the Investment Review Committee (IRC) on April 01, 2026. The IRC's action will be a recommendation to the Board. Final awarded projects will be reviewed and approved at the Board Approval meeting on April 15, 2026. Scoring is not a guarantee that a project will or will not receive funding. The final decision to select and fund projects is within the sole and absolute discretion of the Board, and the Board may select projects without strict adherence to the scoring.

Sincerely,

Claudia Lima
Managing Director, Strategic Initiatives
Los Angeles County Affordable Housing Solutions Agency (LACAHSA)

LACAHSA
THE AFFORDABLE
SOLUTIONS AGENCY

APPENDIX: PRELIMINARY SCORING

SUBORDINATE B-NOTE PRELIMINARY SCORING				
Section	**Item**	**Benchmark**	**Maximum Points**	**Final Score**
B. Eligibility	1. Projects	Add 5 points for New-Construction Projects.	5	5
	2. Owners	Add 5 points for projects 100% owned by one or more Eligible Nonprofits (501(c)(3) tax-exempt bond eligible).	5	5
	3. Readiness to Proceed	(i) Architectural drawings by licensed architect (1 point for schematic/conceptual plan set.	1	1
		(i) 1 additional point for construction document plan set).	1	1
		(ii) Preliminary environmental reports (e.g., Phase I) and a plan to complete necessary additional steps within the required timeframe (2 points).	2	2
		(iii) General contractor (a) has been engaged (1 point).	1	1
		(iii) General contractor (b) has helped develop the construction/rehab budget (1 additional point).	1	1
		(iii) General contractor is bound by a fully executed contract (1 additional point).	1	0
		(iv) All permits or permit-ready letters (subject only to payment of fees) in hand (3 points).	3	0
C. Loan Size and Structure	9. Repayment During the Term	Add 2 points for a model assuming at least 60% of net cash flow to be used to repay the LACAHSA loan. Add 2 additional points for a model assuming at least 70% of net cash flow to be used to repay the LACAHSA loan. Add 2 additional points for a model assuming at least 75% of net cash flow to be used to repay the LACAHSA loan.	6	6
E. Public Benefit Requirements	1. Affordability Restrictions	Add 1 point for every 1% of additional discount to market based on LACAHSA affordability standards under Option 1, up to a maximum of 10 points.	10	10
		Add 6 points for a 99-year affordability election.	6	6
	5. Resident Services	Add points for providing services consistent with LACAHSA standards as follows: 1 point for each Service Category listed in the LACAHSA Services Standards, up to a maximum of 5 points.	5	4
F. Credit Risk	1a. Sponsor Experience/Track Record	Add 2 points for at least 7 years of development experience in California.	2	2
		Add 2 points for at least 5 completed projects in Los Angeles County in the past 15 years.	2	2
		(ii) Add 2 points for sponsors that can demonstrate positive average net cash flow after first-mortgage debt service for the portfolio of properties referenced in (i) above. Financial track record may be related to sponsor projects or sponsor partner projects.	2	2
		Deduct -1 points for each compliance/reporting violation with LA County, CDLAC, or TCAC in the past 5 years, up to -5 points.	0	0
		Deduct -1 point for each portfolio project with DSCR below 1.0x, up to -5 points.	0	0
	1b. Sponsor Financial Strength	Add 0.5 points for sponsor with at least (i) $15 million of net worth for private entities and $5 million for Eligible Nonprofit entities.	0.5	0.5
		Add 0.5 points for sponsor with at least (ii) $6 million of liquidity for private entities and $1.5 million for Eligible Nonprofit entities.	0.5	0
	1c. Sponsor Contribution	Add 1 point for every 5% of total development costs contributed to the project by sponsor (e.g., cash, equity contributions), up to a maximum of 4 points.	4	3
	5a. Max. Loan-to-Cost (LTC) Ratio	For Senior Permanent Loan LTC, add 0.5 points for every 5 percentage points below the threshold requirement up to a maximum of 1 point.	1	1

F. Credit Risk Standards	5b. Max. Loan-to-Value (LTV) Ratio	For Senior Permanent Loan LTV, add 2 points for every 2.5 percentage points below the threshold requirement, up to a maximum of 8 points.	8	8
	6c. Income Trending	Add 6 points for 2% annual income trending and 3% annual expense trending.	6	6
	8a. Senior Coverage	Add 1 point for every 0.05x coverage over the requirement above, up to a maximum of 4 points.	4	2
	10a. Manager Experience	(i) Add points as follows: 3 point for at least 7 years of income restricted property management experience in California.	3	3
		(i) Add points as follows: 3 point for at least 5 income restricted projects managed in California in the past 15 years.	3	0
		(ii) Deduct points as follows: -1 point for less than 3 years of income restricted property management experience in California.	0	0
		(ii) Deduct points as follows: -1 point for less than 2 income restricted projects managed in California in the past 15 years.	0	0
	10b. Service Provider Experience	(i) Add points as follows: 1 point for at least 7 years of services experience in California.	1	1
		(i) Add points as follows: 1 point for at least 5 projects served in Los Angeles County in the past 15 years.	1	1
		(ii) Deduct points as follows: -1 point for less than 3 years of services experience in California.	0	0
		(ii) Deduct points as follows: -1 point for less than 2 projects served in Los Angeles County in the past 15 years.	0	0
G. Efficiency Standards	1. Sponsor/Related Party Capital	Where sponsor or a related party is contributing capital in the form of a loan, is the cost of such capital consistent with a publicly supported project? Deduct points as follows: -1 points for every percentage point of interest rate on such a loan above 9%.	0	0
	3. Cost Containment	Add points as follows: 2.5 points for every 5% by which a project's Adjusted Total Development Cost per square foot is lower than the LACAHSA Unit Cost Benchmark, up to a maximum of 15 points.	15	0
SUBTOTAL SCORE			100	73.5
BONUS POINTS			5	0
TOTAL SCORE			105	73.5

LACAHSA
THE AFFORDABLE SOLUTIONS AGENCY

MATCHING CAPITAL GRANT PRELIMINARY SCORING				
Section	**Item**	**Benchmark**	**Maximum Points**	**Final Score**
B. Eligibility	1. Projects	Add 10 points for New-Construction Projects.	10	10
	2. Owners	Add 3 points for projects 100% owned by one or more Eligible Nonprofits (501(c)(3) tax-exempt bond eligible).	3	3
	3. Readiness to Proceed	(i) Architectural drawings by licensed architect (1 point for schematic/conceptual plan set.	1	1
		(i) 1 additional point for construction document plan set).	1	1
		(ii) Preliminary environmental reports (e.g., Phase I) and a plan to complete necessary additional steps within the required timeframe (2 points).	2	2
		(iii) General contractor (a) has been engaged (1 point).	1	1
		(iii) General contractor (b) has helped develop the construction/rehab budget (1 additional point).	1	1
		(iii) General contractor is bound by a fully executed contract (1 additional point).	1	0
		(iv) All permits or permit-ready letters (subject only to payment of fees) in hand (3 points).	3	0
E. Public Benefit Requirements	1. Affordability Restrictions	Add 1 point for every 1% of additional discount to market based on LACAHSA affordability standards under Option 1, up to a maximum of 10 points.	10	10
		Add 8 points for a 99-year affordability election.	8	8
	5. Resident Services	Add points for providing services consistent with LACAHSA standards as follows: 1 point for each Service Category listed in the LACAHSA Services Standards, up to a maximum of 5 points.	5	4
F. Credit Risk Standards	1a. Sponsor Experience/Track Record	Add 2 points for at least 7 years of development experience in California.	2	2
		Add 2 points for at least 5 completed projects in Los Angeles County in the past 15 years.	2	2
		Deduct -1 points for each compliance/reporting violation with LA County, CDLAC, or TCAC in the past 5 years, up to -5 points.	0	0
		Deduct -1 point for each portfolio project with DSCR below 1.0x, up to -5 points.	0	0
	1b. Sponsor Financial Strength	Add 1 point for sponsor with at least (i) $15 million of net worth for private entities and $5 million for Eligible Nonprofit entities.	1	1
		Add 1 point for sponsor with at least (ii) $6 million of liquidity for private entities and $1.5 million for Eligible Nonprofit entities.	1	0
	1c. Sponsor Contribution	Add 1 point for every 2.5% of total development costs contributed to the project by sponsor (e.g., cash, equity contributions), up to a maximum of 12 points.	12	7
	10b. Service Provider Experience	(ii) Deduct points as follows: -1 point for less than 3 years of services experience in California.	0	0
		(ii) Deduct points as follows: -1 point for less than 2 projects served in Los Angeles County in the past 15 years.	0	0
G. Efficiency Standards	1. Sponsor/Related Party Capital	Where sponsor or a related party is contributing capital in the form of a loan, is the cost of such capital consistent with a publicly supported project? Deduct points as follows: -3 points for every percentage point of interest rate on such a loan above 8%.	0	0
	2. Developer Fee	Add 1 point for every $150k by which cash developer fee is lower than the maximum allowed for the project under the Subordinate Must-Pay Loan or Residual Receipts Loan threshold requirements, up to a maximum of 9 points.	9	9
	3. Cost Containment	Add points as follows: 3 points for every 5% by which a project's Adjusted Total Development Cost per square foot is lower than the LACAHSA Unit Cost Benchmark, up to a maximum of 12 points.	12	0

	4. Public Funds Leveraging	Add 2 point for every $500,000 of non-LACAHSA public support in the project, up to a maximum of 10 points.	10	0
	5. Total LACAHSA Subsidy	Add 1 point for every percentage point of total development costs by which the sum of the requested Residual Receipts Loan and any Matching Capital Grant funding is less than 20%, up to a maximum of 5 points.	5	5
SUBTOTAL SCORE			100	67
BONUS POINTS			5	0
TOTAL SCORE			105	67

The People Concern

Financial Narrative (2022 through 2025)

Introduction

The People Concern ("TPC" or the "Organization") is a Los Angeles-based nonprofit organization that provides comprehensive services to individuals and families experiencing homelessness, domestic violence, and other challenges. Formed in 2016 through the merger of Ocean Park Community Center (OPCC) and Lamp Community, the Organization delivers integrated services including outreach, interim housing, mental and medical health care, domestic violence services, life skills programming, and permanent supportive housing throughout Los Angeles County.

This financial analysis reviews the audited consolidated financial statements of The People Concern for the fiscal years ended June 30, 2022, June 30, 2023, and June 30, 2024, a draft audit for June 30, 2025, as well as unaudited unconsolidated financial information for the period ending November 30, 2025. The analysis evaluates the Organization's financial position, operating performance, liquidity, leverage, and overall financial sustainability.

The consolidated financial statements for the fiscal year ended June 30, 2022, 2023 and 2024 were audited by Green Hasson & Janks LLP, an independent certified public accounting firm. The auditors issued an unqualified opinion, stating that the financial statements present fairly, in all material respects, the financial position of The People Concern and the changes in its net assets and cash flows in accordance with accounting principles generally accepted in the United States of America (GAAP).

BALANCE SHEET

Balance Sheet	Audited Consolidated 6/30/2022	% of Assets	Audited Consolidated 6/30/2023	% of Assets	Audited Consolidated 6/30/2024	% of Assets	Audited Consolidated 6/30/2025	% of Assets	Unaudited Unconsolidated 11/30/2025	% of Assets
Cash & cash equivalents	$ 5,021,242	*6%*	$ 1,880,811	2%	$ 247,197	0%	$ 890,349	1%	$ 2,289,535	2%
Other Current Assets	$ 22,409,156	*27%*	$ 30,800,441	26%	$ 32,348,987	26%	$ 25,878,926	21%	$ 29,977,858	23%
Long-Term Assets	$ 54,907,294	*67%*	$ 84,448,081	72%	$ 92,352,079	74%	$ 97,236,125	78%	$ 97,599,154	75%
Total Assets	**$ 82,337,692**	*100%*	**$ 117,129,333**	**100%**	**$ 124,948,263**	**100%**	**$ 124,005,400**	**100%**	**$ 129,866,547**	**100%**
Current Liabilities	$ 8,261,580	*22%*	$ 15,119,644	*20%*	$ 21,988,006	*29%*	$ 20,686,742	*30%*	$ 24,078,974	*32%*
Long-Term Liabilities	$ 29,060,441	*78%*	$ 60,763,376	*80%*	$ 54,106,894	*71%*	$ 48,758,597	*70%*	$ 52,241,769	*68%*
Total Liabilities	**$ 37,322,021**	*100%*	**$ 75,883,020**	***100%***	**$ 76,094,900**	***100%***	**$ 69,445,339**	***100%***	**$ 76,320,743**	***100%***
Net Assets w/o Restrictions	$ 17,772,524	39%	$ 14,624,801	35%	$ 25,493,786	52%	$ 21,982,950	40%	$ (1,474,015)	-3%
Other Net Assets	$ 27,243,147	61%	$ 26,621,512	65%	$ 23,359,577	48%	$ 32,577,111	60%	$ 55,019,818	103%
Total Net Assets	**$ 45,015,671**	100%	**$ 41,246,313**	**100%**	**$ 48,853,363**	**100%**	**$ 54,560,061**	**100%**	**$ 53,545,803**	**100%**

Financial Condition and Trends

The People Concern's financial position reflects growth in total assets and continued expansion of operations over the review period, alongside increasing liabilities and variability in operating performance. Total assets increased from approximately $82.3 million as of June 30, 2022, to $117.1 million as of June 30, 2023, $124.9 million as of June 30, 2024, and $124.0 million as of June 30, 2025, before moderating slightly to approximately $129.9 million as of November 30, 2025 (unaudited, unconsolidated).

Asset growth has been driven primarily by grants & contracts, investment in property and equipment and the recognition of right-of-use assets, reflecting continued expansion in housing and program infrastructure. Fixed assets increased from approximately 63% of total assets in 2022 to approximately 73% in the most recent period, indicating a significant concentration in long-term, illiquid assets. Current assets declined as a percentage of total assets from approximately 33% in 2022 to approximately 25% in the most recent period, reflecting reduced liquidity relative to total asset growth.

Total liabilities increased from approximately $37.3 million in 2022 to approximately $76.3 million in the most recent period. As of November 30, 2025, the current portion of notes payable totaled approximately $252,602, compared to approximately $255,009 in the prior period, indicating that only a limited portion of debt is due within one year.

Net assets increased from approximately $45.0 million in 2022 to $54.6 million in 2025, before declining to approximately $53.5 million as of November 30, 2025. The Organization maintains a strong overall equity position. However, unrestricted net assets weakened and turned negative in the most recent period, indicating reduced financial flexibility.

Financial performance has been variable over the period. The Organization reported positive changes in net assets of approximately $9.8 million in 2022, $7.6 million in 2024, and $5.7 million in 2025, but experienced declines of approximately $3.8 million in 2023 and approximately $3.5 million in the most recent year to date provided. Revenue growth was modest in 2023, increased significantly in 2024 and 2025, and declined slightly in the most recent period, while expense growth outpaced revenue in certain periods.

Overall, the Organization demonstrates a growing asset base and continued operational expansion; however, reported current liabilities and variability in operating results indicate modest pressure on financial condition, with liquidity metrics requiring adjustment for proper interpretation.

Liquidity, Leverage, and Long-Term Sustainability

Reported liquidity metrics have declined over the review period; however, these measures are materially impacted by the classification of notes payable within current liabilities. Days cash on hand declined from approximately 24 days in 2022 to 8 days in 2023 and 1 day in 2024, before improving modestly to approximately 7 days in the most recent period. While cash reserves remain limited, liquidity is supported by approximately $22 million in receivables from government contracts, which are expected to convert to cash through the normal reimbursement cycle. Operating cash flow has been mixed during the periods analyzed, going from approximately $9.8 million in 2022 to $5.7 million at 2024 and a loss of $1.6 million based on the latest annualized interim financial statement provided.

Leverage increased over the period, with the debt-to-net-worth ratio rising from 0.83x in 2022 to 1.84x in 2023, before improving to approximately 1.56x in 2024 but declined to 1.27x in 2025 and showing a small uptick to 1.43x in the interim financial statement of November 2025.. While elevated relative to earlier periods, the improvement indicates stabilization in the Organization's capital structure.

The Organization's funding structure remains heavily dependent on government grants and contracts, which provide a stable but reimbursement-based revenue stream. Combined with increasing personnel and occupancy costs, this dynamic continues to place pressure on working capital and liquidity.

Despite these factors, long-term sustainability is supported by a substantial asset base, continued investment in program infrastructure, and established access to government funding sources. Improved operating cash flow and moderate leverage provide additional support to the Organization's overall financial profile.

STATEMENT OF ACTIVITIES / INCOME STATEMENT

Statement of Activities	Audited Consolidated 6/30/2022	*% of Revenues*	Audited Consolidated 6/30/2023	*% of Revenues*	Audited Consolidated 6/30/2024	*% of Revenues*	Audited Consolidated 6/30/2025	*% of Revenues*	Annualized Unconsolidated 11/30/2025	*% of Revenues*
Income										
Government grants and contracts	$ 64,933,464	*76%*	$ 71,035,983	84%	$ 89,649,122	86%	$ 106,079,265	90%	$ 101,414,527	91%
Contributions	$ 12,887,194	*15%*	$ 10,771,871	13%	$ 9,847,729	9%	$ 7,611,908	6%	$ -	0%
Rental Income	$ 1,197,119	*1%*	$ 1,491,696	2%	$ 3,024,001	3%	$ 2,759,190	2%	$ 4,267,891	4%
Other Income	$ 6,574,091	*8%*	$ 1,336,308	2%	$ 1,317,173	1%	$ 1,152,802	1%	$ 5,827,517	5%
Total Income	**$ 85,591,868**	*100%*	**$ 84,635,858**	100%	**$ 103,838,025**	100%	**$ 117,603,165**	100%	**$ 111,509,935**	100%
Expenses										
Salaries	$ 36,627,057	*48%*	$ 43,578,559	*49%*	$ 50,632,891	*53%*	$ 60,098,843	*54%*	$ 64,693,891	*57%*
Payroll taxes and benefits	$ 7,477,042	*10%*	$ 8,885,333	*10%*	$ 11,552,914	*12%*	$ 14,127,611	*13%*	$ 13,345,207	*12%*
Program services	$ 8,299,377	*11%*	$ 9,594,826	*11%*	$ 8,724,570	*9%*	$ 10,677,317	*10%*	$ 10,620,252	*9%*
Other Expenses	$ 23,347,498	*31%*	$ 26,346,498	*30%*	$ 25,320,600	*26%*	$ 26,992,696	*24%*	$ 24,476,141	*22%*

Total Expenses	**$ 75,750,974**	*100%*	**$ 88,405,216**	**100%**	**$ 96,230,975**	**100%**	**$ 111,896,467**	**100%**	**$ 113,135,491**	**100%**
Change In Net Assets (Operating Activities)	$ 9,840,894	11%	$ (3,769,358)	-4%	$ 7,607,050	7%	$ 5,706,698	5%	$ (1,625,556)	-1%
Change In Net Assets (Restricted Income/Expenses)	$ -	*0%*	$ -	0%	$ -	0%	$ -	0%	$ (1,912,080)	0%
Total Change in Net Assets	**$ 9,840,894**	*11%*	**$ (3,769,358)**	**-4%**	**$ 7,607,050**	**7%**	**$ 5,706,698**	**5%**	**$ (3,537,636)**	**-1%**

The People Concern's operating performance reflects variability over the review period, driven by fluctuations in government funding, expense growth, and non-recurring items. Total revenue remained relatively stable from $85.6 million in 2022 to $84.6 million in 2023, before increasing to $103.8 million in 2024 and $117.6 million in 2025 (audited, consolidated). Revenue totaled approximately $111.5 million for the annualized period ending November 30, 2025 (unaudited, consolidated).

Revenue composition is heavily concentrated in government grants and contracts, which increased from approximately 76% of total revenue in 2022 to 84% in 2023, 86% in 2024, and approximately 90% in 2025, reaching approximately 91% in the most recent period. Contributions declined as a percentage of revenue from approximately 15% in 2022 to 6% in 2025 and were not reflected in the most recent period. Rental income increased from approximately $1.2 million in 2022 to approximately $2.8 million in 2025 and $4.3 million in the most recent period, reflecting continued expansion of real estate operations. Other income remained limited in earlier periods but increased to approximately $5.8 million in the most recent period.

Total expenses increased from approximately $75.8 million in 2022 to $88.4 million in 2023, $96.2 million in 2024, and $111.9 million in 2025, with further growth to approximately $113.1 million in the most recent period. Expense growth exceeded revenue growth in 2023 and in the most recent period, contributing to operating deficits.

Personnel costs remain the largest expense category, increasing from approximately 48% of total expenses in 2022 to approximately 54% in 2025 and approximately 57% in the most recent period, reflecting the labor-intensive nature of the Organization's service model. Occupancy costs also increased in line with expansion in permanent supportive housing and facility operations. Other operating expenses declined as a percentage of total expenses, indicating some cost discipline outside of personnel and occupancy-related costs.

The Organization reported positive operating results in 2022, 2024, and 2025, with operating margins of approximately 11%, 7%, and 5%, respectively. However, operating performance weakened in 2023 and in the most recent period, with negative margins of approximately (4%) and (1%), respectively. Results in 2022 were partially supported by non-recurring items, including approximately $5.7 million in debt forgiveness.

The deficit in the most recent period reflects both operating and non-operating factors. During the most recent period, operating activities generated a loss of approximately $1.6 million, while capital expenditures and other non-operating items contributed to a total change in net assets of approximately $(3.5) million.

Overall, revenue growth, particularly from government sources, has supported expansion; however, the Organization's cost structure has increased at a faster pace in certain periods, resulting in variability in operating performance and modest pressure on margins.

CASH FLOW STATEMENT

Cash Flow Statement	Audited Consolidated 6/30/2022	Audited Consolidated 6/30/2023	Audited Consolidated 6/30/2024	Audited Consolidated 6/30/2025
Operating Activities	$ 3,429,439	$ (6,577,798)	$ 12,504,449	$ 8,964,820
Investing Activities	$ (1,979,879)	$ (2,563,045)	$ (15,749,761)	$ (9,667,287)
Financing Activities	$ (120,023)	$ 5,976,796	$ 1,230,632	$ 1,367,252
Net Increase (decrease) in Cash	**$ 1,329,537**	**$ (3,164,047)**	**$ (2,014,680)**	**$ 664,785**

Cash flow performance reflects variability over the review period, consistent with fluctuations in operating results and capital investment activity. Net cash provided by operating activities totaled approximately $3.4 million in 2022, decreased to negative $6.6 million in 2023, improved to $12.5 million in 2024, and remained strong at approximately $9.0 million in 2025 (audited, consolidated).

The negative operating cash flow in 2023 was driven primarily by changes in working capital, including increases in receivables and reductions in contract-related balances. In contrast, operating cash flow in 2024 and 2025 reflects improved operating performance and favorable working capital movements, including timing of receivables and contract advances.

Investing activities consistently represented a significant use of cash, totaling approximately $(2.0) million in 2022, $(2.6) million in 2023, $(15.7) million in 2024, and $(9.7) million in 2025. This reflects continued capital investment in property and equipment, consistent with the Organization's expansion in housing and program infrastructure.

Financing activities provided incremental support to cash flow, with approximately $(0.1) million in 2022, $6.0 million in 2023, $1.2 million in 2024, and $1.4 million in 2025. This activity was primarily driven by borrowings on the line of credit, partially offset by scheduled debt repayments.

Overall, net change in cash was positive at approximately $1.3 million in 2022, negative in 2023 and 2024 at approximately $(3.2) million and $(2.0) million, respectively, and returned to positive at approximately $0.7 million in 2025. As a result, cash balances declined significantly through 2023 before stabilizing and improving modestly in 2025.

Cash and cash equivalents totaled approximately $0.6 million as of June 30, 2025 and increased to approximately $2.3 million as of November 30, 2025.

Overall, cash flow trends reflect the Organization's expansion strategy, including significant capital investment and reliance on external financing, while improved operating cash flow in recent periods indicates stabilization in core operations. However, continued investment activity and working capital demands underscore the importance of active cash management.

STRENGTHS, WEAKNESSES & MITIGATING FACTORS

Strengths

The People Concern benefits from a strong organizational foundation supported by a large and growing asset base, established government funding relationships, and continued expansion of programmatic operations. Total assets increased from approximately $82.3 million in 2022 to $124.0 million in 2025, reflecting sustained investment in housing and service infrastructure.

The Organization maintains a solid equity position, with total net assets of approximately $53.5 million as of November 30, 2025, providing a meaningful financial cushion to support ongoing operations. Despite recent variability in operating performance, the Organization has demonstrated the ability to generate positive operating results in multiple years, including operating margins of approximately 11% in 2022, 7% in 2024, and 5% in 2025.

Revenue is supported by stable government grants and contracts, which accounted for approximately 76% to 91% of total revenue over the review period, providing a predictable and recurring funding base. In addition, the Organization has expanded its real estate platform, contributing to increasing rental income and supporting long-term program delivery capacity.

Operating cash flow has strengthened in recent periods, with positive cash flow from operations of approximately $12.5 million in 2024 and $9.0 million in 2025. This improvement reflects stabilization in operating performance and working capital trends and provides support to liquidity despite limited cash reserves.

Leverage remains moderate and has improved following a peak in 2023, with the debt-to-net-worth ratio declining from 1.84x in 2023 to approximately 1.43x in 2025. This

trend indicates improved balance sheet stability and capacity to support ongoing operations. However, liquidity remains very low.

Overall, the Organization's scale, asset base, improving operating cash flow, and established funding relationships position it well to continue serving its target population and maintaining long-term financial stability.

Weaknesses and Mitigating Factors

Reported liquidity metrics have declined over the review period; however, these measures are materially impacted by the classification of notes payable within current liabilities. The Organization's liquidity position is supported by approximately $22 million in receivables from government contracts, which are expected to convert to cash through the normal reimbursement cycle.

Cash reserves remain limited, with days cash on hand declining to low levels in recent periods before improving modestly, but still only at 7 days for the latest interim period reported. This reflects the Organization's reliance on reimbursement-based funding and the timing of cash inflows, which continues to place pressure on working capital and requires active cash management.

Operating performance has exhibited variability, with operating deficits reported in 2023 and in the most recent period. While the Organization generated positive operating results in 2022, 2024, and 2025, expense growth has exceeded revenue growth in certain periods, including the most recent period, contributing to pressure on operating margins and financial flexibility.

The Organization's funding structure remains highly concentrated in government grants and contracts, which accounted for approximately 90% to 91% of total revenue in the most recent periods. While this provides a stable funding base, it also exposes the Organization to risks related to funding availability, reimbursement timing, and regulatory changes.

Leverage increased during the review period, peaking in 2023 before improving in subsequent periods. While current leverage levels are moderate, the Organization continues to maintain a material debt position associated with program expansion and capital investment.

These risks are partially mitigated by the Organization's strong net asset base, and significant receivables from government contracts. In addition, the Organization's essential role in providing housing and supportive services supports continued demand for its programs and ongoing access to public funding sources.

Conclusion

Overall, The People Concern demonstrates a strong organizational and financial foundation supported by a growing revenue base, substantial asset base, and strong alignment with government-funded programs. Over the review period, total assets increased from approximately $82.3 million as of June 30, 2022, to $124.0 million as of June 30, 2025, before moderating slightly to approximately $129.9 million as of November 30, 2025, reflecting continued investment in program infrastructure and supportive housing operations. The Organization also maintains a meaningful net asset position of approximately $53.5 million, providing a financial cushion to support ongoing operations.

The Organization's operating performance has generally tracked the expansion of its services, with revenues increasing from $85.6 million in 2022 to $117.6 million in 2025 but dipping to $111.5 on an annualized basis as of November 30, 2025. While operating results have fluctuated, including deficits in certain periods, recent performance reflects stabilization, with positive operating results in 2024 and 2025.

The Organization's reliance on government funding and reimbursement-based revenue continues to place pressure on working capital; however, this risk is mitigated by established funding relationships, the essential nature of services provided, and continued demand for programs.

In conclusion, The People Concern demonstrates sufficient financial capacity to support its ongoing operations and mission-driven programs. The Organization's scale, improving operating cash flow, moderate leverage, and strong net asset base support its long-term financial sustainability, subject to continued management of liquidity and operating performance.

The People Concern

Parent Entity Balance Sheet, Liquidity and Net Worth Analysis

The People Concern is a nonprofit organization whose consolidated financial statements reflect the overall financial position of the parent entity and its affiliated operations. Based on the draft audited consolidated financial statements for the year ending June 30, 2025, the Organization reported total assets of approximately $124.0 million, total liabilities of approximately $69.4 million, and total net assets of approximately $54.6 million.

Based on the most recent unaudited consolidated financial information as of November 30, 2025, total net assets were approximately $53.5 million, indicating continued overall balance sheet strength despite a modest decline during the period.

Liquidity at the parent entity level consists primarily of cash and cash equivalents, which totaled approximately $2.3 million as of November 30, 2025, while total liabilities totaled approximately $76.3 million and net assets reported at $53.5 million.

Under the applicable sponsor financial requirements, eligible nonprofit sponsors must demonstrate a minimum net worth of $1.0 million and minimum liquidity of $500,000. Based on the financial information reviewed, The People Concern meets both thresholds. The Organization’s net worth of approximately $53.5 million is well above the minimum requirement, and its liquidity of approximately $2.3 million also exceeds the required threshold.

Approval is subject to review and acceptance of the June 30, 2025, audited financial statements and March 31, 2026, unaudited financial statements, demonstrating no material deterioration in financial condition.

The People Concern

Balance Sheet

	Audited Consolidated 6/30/2022	*% of Assets*	Audited Consolidated 6/30/2023	*% of Assets*	Audited Consolidated 6/30/2024	*% of Assets*	Audited Consolidated 6/30/2025	*% of Assets*	Unaudited Consolidated 11/30/2025	*% of Assets*
Current Assets										
Cash & cash equivalents	$ 5,021,242	*6%*	$ 1,880,811	*2%*	$ 247,197	*0%*	$ 890,349	*1%*	$ 2,289,535	*2%*
Restricted cash	$ 771,265	*1%*	$ 747,649	*1%*	$ 366,583	*0%*	$ 388,216	*0%*	$ 575,001	*0%*
Grants, contracts and other receivables	$ 16,389,436	*0%*	$ 24,015,192	*21%*	$ 25,584,585	*20%*	$ 18,316,474	*15%*	$ 22,318,340	*17%*
Receivables from affiliates	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ -	*0%*
Investments	$ 3,769,667	*5%*	$ 3,962,845	*3%*	$ 4,317,578	*3%*	$ 4,620,970	*4%*	$ 4,648,492	*4%*
Deposits and other assets	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ 266,027	*0%*
Prepaid expenses	$ 1,478,788	*2%*	$ 2,074,755	*2%*	$ 2,080,241	*2%*	$ 2,553,266	*2%*	$ 2,169,998	*2%*
Total Current Assets	$ 27,430,398	*33%*	$ 32,681,252	*28%*	$ 32,596,184	*26%*	$ 26,769,275	*22%*	$ 32,267,393	*25%*
Long-Term Assets										
Deferred rent	$ 3,295,455	*4%*	$ 3,204,545	*3%*	$ 3,113,636	*2%*	$ 3,022,727	*2%*	$ 3,022,727	*2%*
Total Long-Term Assets	$ 3,295,455	*4%*	$ 3,204,545	*3%*	$ 3,113,636	*2%*	$ 3,022,727	*2%*	$ 3,022,727	*2%*
Fixed Assets										
Right-of-use asset	$ -	*0%*	$ 29,410,069	*25%*	$ 23,180,207	*19%*	$ 20,507,092	*17%*	$ 20,507,092	*16%*
Property and equipment,net	$ 51,611,839	*63%*	$ 51,833,467	*44%*	$ 66,058,236	*53%*	$ 73,706,306	*59%*	$ 73,719,335	*57%*
Donated Real Estate	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ 350,000	*0%*
Total Fixed Assets	$ 51,611,839	*63%*	$ 81,243,536	*69%*	$ 89,238,443	*71%*	$ 94,213,398	*76%*	$ 94,576,427	*73%*
TOTAL ASSETS	**$ 82,337,692**	*100%*	**$ 117,129,333**	*100%*	**$ 124,948,263**	*100%*	**$ 124,005,400**	*100%*	**$ 129,866,547**	*100%*
LIABILITIES										
Current Liabilities										
Accounts payable and accrued expenses	$ 3,157,943	*4%*	$ 3,595,461	*3%*	$ 9,305,629	*7%*	$ 6,534,094	*5%*	$ 10,344,832	*8%*
Accrued liabilities	$ 4,332,372	*5%*	$ 4,676,534	*4%*	$ 4,859,934	*4%*	$ 4,555,919	*4%*	$ -	*0%*
Funds held	$ 771,265	*1%*	$ 747,649	*1%*	$ 366,583	*0%*	$ 388,216	*0%*	$ 361,052	*0%*
Line of credit	$ -	*0%*	$ 6,100,000	*5%*	$ 7,455,860	*6%*	$ 8,955,911	*7%*	$ -	*0%*
Deferred revenue	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ 11,934,682	*9%*
Contract reserves	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ 1,183,399	*1%*
Notes payable	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ 252,602	*0%*	$ 255,009	*0%*
Total Current Liabilities	$ 8,261,580	*10%*	$ 15,119,644	*13%*	$ 21,988,006	*18%*	$ 20,686,742	*17%*	$ 24,078,974	*19%*
Long-Term Liabilities										
Contract advances	$ 4,788,521	*6%*	$ 6,859,325	*6%*	$ 7,127,667	*6%*	$ 5,313,058	*4%*	$ -	*0%*
Contract reserves	$ 1,246,039	*2%*	$ 1,057,766	*1%*	$ 630,000	*1%*	$ 88,087	*0%*	$ -	*0%*
Lease liability	$ -	*0%*	$ 30,075,106	*26%*	$ 23,815,816	*19%*	$ 21,321,982	*17%*	$ -	*0%*
Notes payable	$ 23,025,881	*28%*	$ 22,771,179	*19%*	$ 22,533,411	*18%*	$ 22,035,470	*18%*	$ 30,919,787	*24%*
Right of use liability	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ 21,321,982	*16%*
Total Long-Term Liabilities	$ 29,060,441	*35%*	$ 60,763,376	*52%*	$ 54,106,894	*43%*	$ 48,758,597	*39%*	$ 52,241,769	*40%*
TOTAL LIABILITIES	**$ 37,322,021**	*45%*	**$ 75,883,020**	*65%*	**$ 76,094,900**	*61%*	**$ 69,445,339**	*56%*	**$ 76,320,743**	*59%*
Net Assets										
With donor restrictions	$ 27,243,147	*33%*	$ 26,621,512	*23%*	$ 25,493,786	*20%*	$ 21,982,950	*18%*	$ 55,019,818	*42%*
Without donor restrictions	$ 17,772,524	*22%*	$ 14,624,801	*12%*	$ 23,359,577	*19%*	$ 32,577,111	*26%*	$ (1,474,015)	*-1%*
NET ASSETS	**$ 45,015,671**	*55%*	**$ 41,246,313**	*35%*	**$ 48,853,363**	*39%*	**$ 54,560,061**	*44%*	**$ 53,545,803**	*41%*
TOTAL LIABILITIES & NET ASSETS	**$ 82,337,692**	*100%*	**$ 117,129,333**	*100%*	**$ 124,948,263**	*100%*	**$ 124,005,400**	*100%*	**$ 129,866,546**	*100%*

Ratios					
Current Ratio	3.32	2.16	1.48	1.29	1.34
Acid Ratio	0.61	0.12	0.01	0.04	0.10
Days Cash	24	8	1	3	7
Debt to Net Worth	0.83	1.84	1.56	1.27	1.43

The People Concern

Statement Of Activities

	Audited Consolidated 6/30/2022	% of Revenues	Audited Consolidated 6/30/2023	% of Revenues	Audited Consolidated 6/30/2024	% of Revenues	Audited Consolidated 6/30/2025	% of Revenues	Annualized Consolidated 11/30/2025	% of Revenues
Rental Income										
Contributions	$ 12,887,194	*15%*	$ 10,771,871	*13%*	$ 9,847,729	*9%*	$ 7,611,908	*6%*	$ -	*0%*
Contributions In-Kind	$ 1,225,279	*1%*	$ 954,072	*1%*	$ 815,320	*1%*	$ 693,126	*1%*	$ -	*0%*
Rental Income	$ 1,197,119	*1%*	$ 1,491,696	*2%*	$ 3,024,001	*3%*	$ 2,759,190	*2%*	$ 4,267,891	*4%*
Investments	$ (397,228)	*0%*	$ 250,738	*0%*	$ 389,313	*0%*	$ 347,136	*0%*	$ -	*0%*
Forgiveness of debt	$ 5,746,040	*7%*	$ 131,498	*0%*	$ 112,540	*0%*	$ 112,540	*0%*	$ -	*0%*
Government grants and contracts	$ 64,933,464	*76%*	$ 71,035,983	*84%*	$ 89,649,122	*86%*	$ 106,079,265	*90%*	$ 101,414,527	*91%*
Miscellaneous	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ 5,827,517	*5%*
TOTAL REVENUES	**$ 85,591,868**	*100%*	**$ 84,635,858**	*100%*	**$ 103,838,025**	*100%*	**$ 117,603,165**	*100%*	**$ 111,509,935**	*100%*
Expenses										
Salaries	$ 36,627,057	*43%*	$ 43,578,559	*51%*	$ 50,632,891	*49%*	$ 60,098,843	*51%*	$ 64,693,891	*58%*
Payroll taxes and benefits	$ 7,477,042	*9%*	$ 8,885,333	*10%*	$ 11,552,914	*11%*	$ 14,127,611	*12%*	$ 13,345,207	*12%*
Program services	$ 8,299,377	*10%*	$ 9,594,826	*11%*	$ 8,724,570	*8%*	$ 10,677,317	*9%*	$ 10,620,252	*10%*
Professional fees	$ 6,455,054	*8%*	$ 6,676,618	*8%*	$ 8,286,771	*8%*	$ 8,338,456	*7%*	$ 2,768,522	*2%*
Occupancy	$ 7,923,640	*9%*	$ 8,899,245	*11%*	$ 9,609,248	*9%*	$ 10,132,985	*9%*	$ 14,781,792	*13%*
Subcontractor expenses	$ 5,540,604	*6%*	$ 5,193,291	*6%*	$ 1,483,557	*1%*	$ 1,337,849	*1%*	$ 1,099,512	*1%*
Office expenses	$ 2,026,920	*2%*	$ 2,405,782	*3%*	$ 3,194,369	*3%*	$ 3,239,982	*3%*	$ 3,705,271	*3%*
Depreciation	$ 864,136	*1%*	$ 2,344,268	*3%*	$ 1,480,713	*1%*	$ 2,040,519	*2%*	$ -	*0%*
Miscellaneous	$ 537,144	*1%*	$ 827,294	*1%*	$ 1,265,942	*1%*	$ 1,902,905	*2%*	$ 2,121,043	*2%*
Total Expenses	**$ 75,750,974**	*89%*	**$ 88,405,216**	*104%*	**$ 96,230,975**	*93%*	**$ 111,896,467**	*95%*	**$ 113,135,491**	*101%*
Change In Net Assets (Operating Activities)	**$ 9,840,894**	*11%*	**$ (3,769,358)**	*-4%*	**$ 7,607,050**	*7%*	**$ 5,706,698**	*5%*	**$ (1,625,556)**	*-1%*
Capital expenses	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ (2,584,147)	*-2%*
Discretionary Fund	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ 7,454	*0%*
Realized/Unrealized gains	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ 664,613	*1%*
Total Change in Net Assets	**$ 9,840,894**	*11%*	**$ (3,769,358)**	*-4%*	**$ 7,607,050**	*7%*	**$ 5,706,698**	*5%*	**$ (3,537,636)**	*-3%*
Net Assets, beginning of year	$ 35,174,777		$ 45,015,671		$ 41,246,313		$ 48,853,363		$ 54,560,061	
Net Assets, end of year	**$ 45,015,671**		**$ 41,246,313**		**$ 48,853,363**		**$ 54,560,061**		**$ 51,022,425**	

Ratios					
Profit Margin	11%	-4%	7%	5%	-3%
Growth in Total Revenue		-1%	23%	13%	-5%
Growth in Total Expenses		17%	9%	16%	1%

The People Concern

Cash Flow Statement

	Audited Consolidated 6/30/2022	Audited Consolidated 6/30/2023	Audited Consolidated 6/30/2024	Audited Consolidated 6/30/2025	Unaudited 11/30/2025
Operating Activities					
Change in net assets	$ 9,840,894	$ (3,769,358)	$ 7,607,050	$ 5,706,698	$ -
Grants,contracts and other receivables	$ 617,021	$ (8,597,388)	$ (441,247)	$ 6,712,491	$ -
Depreciation and amortization	$ 864,136	$ 2,344,268	$ 1,480,713	$ 2,040,519	$ -
Realized and Unrealized (Gain) Loss on investments	$ 478,821	$ (196,029)	$ (310,454)	$ (324,696)	$ -
Foregiveness of notes payable	$ (5,746,040)	$ (131,498)	$ (112,540)	$ (112,540)	$ -
Donated Stock	$ (49,262)	$ (92,585)	$ (59,093)	$ (228,449)	$ -
Amortization of deferred rent	$ 90,909	$ 90,910	$ 90,909	$ 90,909	$ -
Proceeds from sale of donated stock	$ 50,410	$ 92,824	$ 58,045	$ 225,092	$ -
Realized Gain on sale of donated stock	$ (1,148)	$ (239)	$ 1,048	$ 3,359	$ -
Funds held	$ (533,716)	$ 110,397	$ (381,066)	$ 21,633	$ -
Contract advances	$ (662,782)	$ 2,070,804	$ 268,342	$ (1,814,609)	$ -
Contract reserves	$ (571,615)	$ (188,273)	$ (427,766)	$ (541,913)	$ -
Receivables	$ -	$ 971,632	$ (1,128,146)	$ 555,620	$ -
Right of use assets	$ -	$ 2,558,916	$ 6,229,862	$ 2,673,115	$ -
Lease liabilities	$ -	$ (1,893,879)	$ (6,259,290)	$ (2,493,834)	$ -
Accounts payable	$ 50,903	$ 437,518	$ 5,710,168	$ (2,771,535)	$ -
Prepaid expenses and other assets	$ 145,890	$ (595,967)	$ (5,486)	$ (473,025)	$ -
Accrued liabilities	$ (1,144,982)	$ 210,149	$ 183,400	$ (304,015)	$ -
Net cash provided by (used in) operating activities	**$ 3,429,439**	**$ (6,577,798)**	**$ 12,504,449**	**$ 8,964,820**	**$ -**
Investing Activities					
Investments in property and equipment	$ (2,827,060)	$ (2,770,118)	$ (15,844,675)	$ (10,840,143)	$ -
Interests and Dividends	$ (52,811)	$ (58,454)	$ (65,180)	$ (82,295)	$ -
Proceeds on sale of investments	$ 899,992	$ 265,527	$ 160,094	$ 1,255,151	$ -
Net cash used in investing activities	**$ (1,979,879)**	**$ (2,563,045)**	**$ (15,749,761)**	**$ (9,667,287)**	**$ -**
Financing Activities:					
Net borrowings on line of credit	$ -	$ 6,100,000	$ 1,355,860	$ 1,500,051	$ -
Payments on notes payable	$ (120,023)	$ (123,204)	$ (125,228)	$ (132,799)	$ -
Net cash provided by financing activities	**$ (120,023)**	**$ 5,976,796**	**$ 1,230,632**	**$ 1,367,252**	**$ -**
Net increase (decrease) in cash	**$ 1,329,537**	**$ (3,164,047)**	**$ (2,014,680)**	**$ 664,785**	**$ -**
Cash, beginning of year	$ 4,462,970	$ 5,792,507	$ 2,628,460	$ 613,780	
Cash, end of year	**$ 5,792,507**	**$ 2,628,460**	**$ 613,780**	**$ 1,278,565**	**$ -**
Cash, cash equivalents, and restricted cash:					
Cash and cash equivalents	$ 5,021,242	$ 1,880,811	$ 247,197	$ 890,349	$ -
Restricted reserves and deposits	$ 771,265	$ 747,649	$ 366,583	$ 388,216	$ -
	$ 5,792,507	**$ 2,628,460**	**$ 613,780**	**$ 1,278,565**	**$ -**