Appendix A.1

Conceptual Site Plans and Elevations



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P2.11	Level 01 Plumbing Pressure - West	
P2.12	Level 01 Plumbing Pressure - East	
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Sheet Number	Sheet Name	Current Revision

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75% Construction Document 02/28/2023

SET ISSUE

Number	Issue	Date
1	Pre-Submittal	02.11.2022
2	100% Schematic Design	03.11.2022
3	25% PDPP Submission	04.15.2022
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Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Sheet Index Cont.

g0.00b

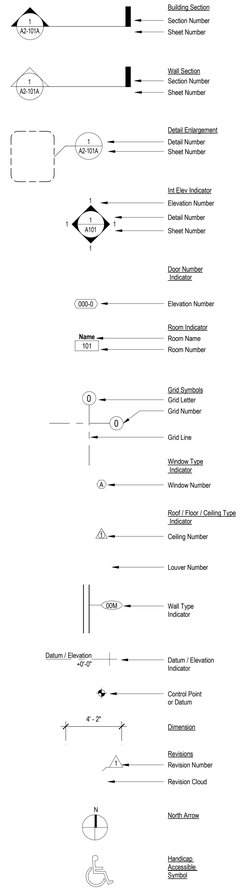
Abbreviations

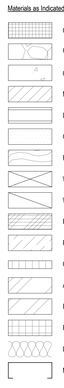
AB	Anchor Bolt
ABV	Above
ACT	Acoustical Ceiling Tile
AC	Architectural Concrete
A/C	Asphaltic Concrete
AD	Area Drain
ADD	Addendum
ADJ	Adjacent
AF	Access Floor
AFF	Above Finish Floor
AFP	Acoustical Fiberglass Panel
AFG	Above Finish Grade
AGG	Aggregate
AHU	Air Handling Unit
ALT	Alternate
ALUM	Aluminum
AMT	Amount
APPROX	Approximate
ARCH	Architect(ural)
AUTO	Automatic
BC	Bottom of Curb
BD	Board
BFF	Below Finish Floor
BLDG	Building
BLK	Block
BLKG	Blocking
BM	Beam
BO	Bottom of
BOD	Bottom of Deck
BOR	Bottom of Reveal
BOT	Bottom
BRG	Bearing
BRK	Brick
BSMT	Basement
CAB	Cabinetry
CB	Catch Basin
CEM	Cement
CEN PT	Center Point
CG	Corner Guard
CH	Baby Care Center
CHK	Clothes Hook
CIP	Cast-in-Place
CL	Center Line
CLG	Ceiling
CLR	Clear
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONT	Continuous
CORR	Corridor
COV PL	Cover Plate
CPT	Carpet
CPTT	Carpet Tile
CR	Curtain Rod
CRT	Critical
CTR	Center
DBL	Double
DET	Detail
DF	Drinking Fountain
DIA	Diameter
DIFF	Diffuser
DIM	Dimension
DL	Dead Load
DN	Down
DR	Door
DRN	Drain
DS	Downspout
DWG	Drawing
E	East
EA	Elevator Annunciator
EB	Expansion Bolt
EC	Elevator Call Station
EJ	Expansion Joint
ELEC	Electrical
ELEV	Elevation
EMER	Emergency
ENCL	Enclosure
ENGR	Engineer
EP	Electrical Panel
EPNT	Epoxy Paint
EQ	Equal
EQUIP	Equipment
EXH	Exhaust
(E)	Existing
EXP	Expansion
EXT	Exterior
FA	Fire Alarm
FAA	Fire Alarm Visual Device And Annunciator
FACP	Fire Alarm Control Panel
FAP	Fire Alarm Pull Station
FAV	Fire Alarm Visual Device
FB	Flat Bar
FD	Floor Drain
FDN	Foundation
FE	Fire Extinguisher
FEC	Fire Extinguisher Cabinet
FF	Finish Floor
FIN	Finish(ed)
FLR	Floor
FLUOR	Fluorescent
FO	Face of
FOC	Face of Concrete
FOF	Face of Finish
FOM	Face of Masonry
FOS	Face of Studs
FPRF	Fireproofing
FRAP	Fire Resistive
FRP	Fiberglass Reinforced Panel
FSD	Feminine Supplies Dispenser
FT	Foot or Feet
FTG	Footing
FV	Field Verify
GA	Gauge
GALV	Galvanized
GB	Grab Bar
GC	General Contractor
GL	Glass
GND	Ground
GSM	Galvanized Sheet Metal
GWB	Gypsum Wall Board

HB	Hose Bibb
HD	Hand Dryer
HDR	Header
HDW	Hardware
HDWD	Hardwood
HGT	Height
HM	Hollow Metal
HNDRL	Handrail
HORIZ	Horizontal
HP	High Performance
HR	Hour
HSTL	Hollow Steel
HT	Height
HTG	Heating
HTR	Heater
HV	Hose Valve
HVAC	Heating, Ventilating & Air Conditioning
ID	Inside Diameter/Dimension
IN	Inch
INCL	Include(d)
INFO	Information
INSUL	Insulation
INT	Interior
INV	Invert
JB	Junction Box
JST	Joist
JT	Joint
KO	Knockout
KP	Kick Plate
L	Length
LAM	Laminate
LAV	Lavatory
LB	Pound or Lag Bolt
LF	Linear Foot or Feet
LH	Left Hand
LIN	Linoleum
LL	Live Load
LT	Light
LVR	Louver
M	Metric
MACH	Machine
MAS	Masonry
MATL	Material
MAX	Maximum
MB	Marker Board
MDF	Medium Density Fiberboard
MDO	Medium Density Overlay
MECH	Mechanical
MEMB	Membrane
MFR	Manufacturer
MH	Manhole
MH	Mop Hook
MIN	Minimum
MI	Mirror
MISC	Miscellaneous
MO	Masonry Opening
MR	Mirror
MRG	Moisture Resistant Gyp. Board
MTD	Mounted
MTL	Metal
(N)	New
N	North
NA	Not Applicable
NIC	Not In Contract
NO.	Number
NOM	Nominal
NTS	Not to Scale
OA	Outside Air
OC	On Center
OD	Outside Diameter/Dimension
OFCI	Owner Furnished-Contractor Installed
OFOI	Owner Furnished-Owner Installed
OPNG	Opening
OPP	Opposite
OPP HD	Opposite Hand
OPT	Optional
ORIG	Original
OVHD	Overhead
PAV	Paving or Pavers
PC	Precast Concrete
PCF	Pounds Per Cubic Foot
PD	Paper Towel Dispenser
PD/WR	Paper Towel Dispenser/Waste Receptacle
PERF	Perforated
P/L	Property Line
PL	Plate
PLAM	Plastic Laminate
PLAS	Plaster
PLUMB	Plumbing
PLYWD	Plywood
PNL	Panel
P.#	Paint
PRELIM	Preliminary
PS	Projection Screen
PSI	Pounds Per Cubic Inch
PT	Pressure Treated
PTD	Painted
QT	Quarry Tile
QTR	Quarter
(R)	Remain
R-#	Thermal Resistance (R-Value)
RA	Return Air
RAD	Radius
RB	Rubber Base
RD	Roof Drain
REC	Recessed
REF	Reference
REFR	Refrigerator
REINF	Reinforce (d) (ing) (ment)
REQD	Required
REV	Revision
RF	Resilient Flooring
RFL	Reflected
RM	Room
RND	Round
RO	Rough Opening
RSR	Riser
RV	Roof Vent
R/W	Right of Way

S	South
SC	Solid Core
SC	Shower Curtain
SD	Soap Dispenser
SCHED	Schedule
SECT	Section
SF	Square Foot (feet)
SH	Shower Head
SHTHG	Sheathing
SHT	Sheet
SIM	Similar
SLR	Sealer
SOG	Slab on Grade
SPEC	Specification
SND	Sanitary Napkin Disposal
SNV	Sanitary Napkin Vendor
SQ	Square
SS	Stainless Steel
ST	Street
STC	Stucco
STD	Standard
STL	Steel
STN	Stain (ed)
STAG	Staggered
STOR	Storage
STR	Structural
STUC	Stucco
SURF	Surface
SUSP	Suspended
SWS	See Wall Sections
SYM	Symmetrical
SYS	System
TB	Tackboard
TEMP	Temporary
TEMP GL	Tempered Glass
T&B	Top & Bottom
T&G	Tongue & Groove
THK	Thick
THRSH	Threshold
THRU	Through
T.I.	Tenant Improvement
TO	Top of
TOC	Top of Concrete or Curb
TOS	Top of Steel
TOT	Total
TPD	Toilet Paper Dispenser
TRD	Tread
TSD	Toilet Seat Cover Dispenser
TYP	Typical
UNFIN	Unfinished
UNO	Unless Noted Otherwise
UR	Urinated
V	Voltage
VB	Vapor Barrier
VENT	Ventilation
VERT	Vertical
VEST	Vestibule
VFY	Verify
VIF	Verify In Field
VNR	Veneer
W	West
W	With
WD	Wood
WD ACT	Acoustical Wood Panel
WDW	Window
WLD	Weld (ed)
WOC	Walk Off Carpet
WOM	Walk Off Mat
WGL	Wire Glass
W/O	Without
WP	Waterproofing
WR	Waste Receptacle
WSCT	Wainscot
WSTL	Weathered Steel
WT	Weight
WTR	Water
WW	Wall to Wall
WWF	Welded Wire Fabric
XFR	Transfer
XFRMR	Transformer
YD	Yard

Symbols



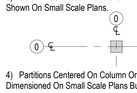


Dimensions:

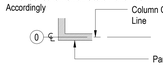
1) In Many Of The Interior Spaces The Actual Dimensions May Be Less Important Than If The Two Elements In The Building Were To Be Equal. In These Cases, The Word "Equal" Or "Eq" Is Used In Lieu Of The Actual Dimensions.

2) When A Room Centerline Is Indicated Only One Side Of The Rooms Elements May Be Dimensioned.

3) Column Identification: Details Will Govern All Dimensions Not Shown On Small Scale Plans.



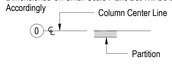
4) Partitions Centered On Column Or Grid Lines Will Not Be Dimensioned On Small Scale Plans But Will Be Drawn Accordingly



5) Partitions With A Finished Face Flush With Finish Face Of Column Will Not Be Dimensioned On Small Scale Plans But Will Be Drawn Accordingly. (See Note 11)



6) Partitions Faced On Column or Grid Line Will Not Be Dimensioned On Small Scale Plans But Will Be Drawn Accordingly



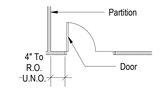
7) Openings Occurring In Partitions Or Walls:

A. When A Jamb Occurs At A Column Or Grid Line, Dimensions Will Not Be Shown On The Small Scale Plans. The Opening Width Will Be Governed By The Door Schedule

B. When A Jamb Occurs At Neither A Column Line Nor A Grid Line And Does Not Follow Typical Offsets, Then The Jamb Will Be Dimensioned.

8) Doors Are Located By One Of The Following:

A. One Jamb Face Located By A Partition At Right Angle. Typical Unless Noted Otherwise In Plan.

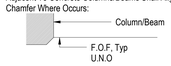


B. As Dimensioned

9) Partitions Are Dimensioned To Face of Finish Unless Noted Otherwise.

10) Dimensions Are Indicated In The Documents. The Drawings Shall Not Be Scaled For Dimensions.

11) Partitions Between Concrete Columns/Beams And Adjacent To Concrete Columns/Beams Shall Align with the Chamfer Where Occurs:



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Fire Department General Notes:

RESIDENTIAL R-2

1. 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}
2. Group R-2.2 shall be equipped throughout with an automatic fire alarm system and shall have a manual fire alarm pull station at the 24-hour staff watch office.{CBC 907.2.9}
3. 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. {LAFC 915.4.2/4}

INTERIOR FINISHES

1.
2. 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}
3. 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}
4. 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}**
5. 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}**

GENERAL NOTES

1. New and existing building shall have approved address numbers placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be in Arabic numbers or alphabetical letters. Numbers shall be a min. of [12 inches high for commercial and 6 inches high for residential] with a minimum stroke of 0.5 inch. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. {CFC 505.1}
2. Fire detection and alarm systems, emergency alarm systems, gas detection systems, fire extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed. {CFC 901.6}
3. An automatic sprinkler system shall be installed at the top of rubbish 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}
4. A fire alarm system shall annunciate at the fire alarm control unit and shall initiate occupant notification upon activation. It shall be activated by: {CBC 907.5}
   I. Automatic fire detectors.
   II. Automatic sprinkler system waterflow devices.
   III. Manual fire alarm boxes.
   IV. Automatic fire-extinguishing systems.
5. "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}
6. Provide emergency responder radio coverage in accordance with LAFC 510. {CBC 916.1}
7. 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}
8. 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 of .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.
   Electrical equipment rooms.
   Fire command centers.
   Fire pump rooms .
   Generator rooms.
   Public restrooms >300 SF.
9. Where two or more elevators are controlled by a common operating system, all elevators shall automatically transfer to standby power within 60 seconds after failure of normal power where the standby power source is of sufficient capacity to operate all elevators at the same time. Where the standby power source is not of sufficient capacity to operate all elevators at the same time, all elevators shall transfer to standby power in sequence, return to the designated landing and disconnect from the standby power source. After all elevators have been returned to the designated level, not less than one elevator shall remain operable from the standby power source. {CBC 1009.4}
10. 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}**
11. The force for pushing or pulling open interior swinging egress doors, other than fire doors, shall not exceed 5pounds (22 N). These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door in a closed position. For other swinging doors, as well as sliding and folding doors, the door latch shall release when subjected to a 15-pound (67 N) force. The door shall be set in motion when subjected to a 30-pound (133 N) force. The door shall swing to a full-open position when subjected to a 15-pound (67 N) force. {CBC 1010.1.3}
12. Exit signs shall be internally or externally illuminated" {CBC 1013.3}**
13. 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.
14. Exit signs shall be illuminated at all times. {CBC 1013.5}
15. The face of an exit sign illuminated from an external source shall have an intensity of >5 footcandles. {CBC 1013.6.2}
16. In case of primary power loss, the sign illumination means shall be connected to an emergency power system for a duration of hot <90 minutes. {CBC 1013.6.3}**
17. 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 the availability of roof access for the fire department. The sign shall be located 5' above the floor landing. {CBC 1023.9}
18. Min. egress court width shall be gradual by a guard >36" and not create an angle of >30 degrees. {CBC 1028.4.1}
19. Egress courts <10' wide shall have walls ≥ 1 Hr. for a distance of 10' above the floor. {CBC 1028.4.2}**
20. Interior spaces intended for human occupancy shall be provided with active or passive space heating systems capable of maintaining an indoor temperature of not less than 68°F (20°C) at a point 3 feet (914 mm) above the floor on the design heating day. {CBC 1203.1}

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02/28/2023

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Sepulveda

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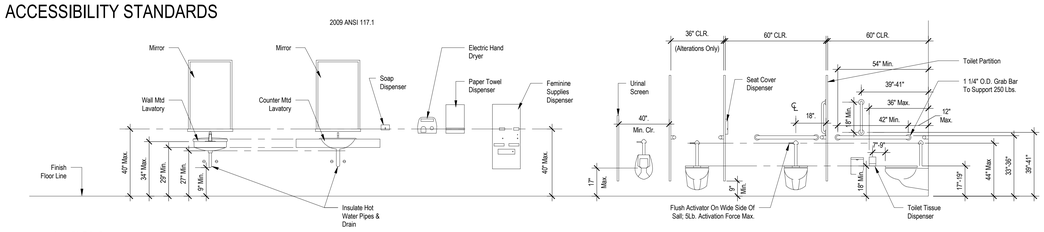
Symbols &
Abbreviations

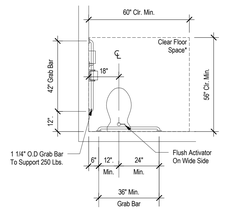
g0.01

ACCESSIBILITY STANDARDS

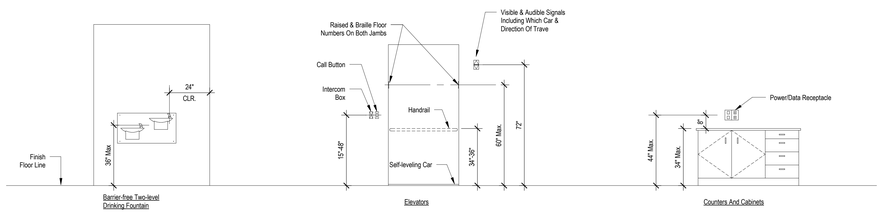
2009 ANSI 117.1



Accessible Toilet Rooms



Accessible Toilet Plan

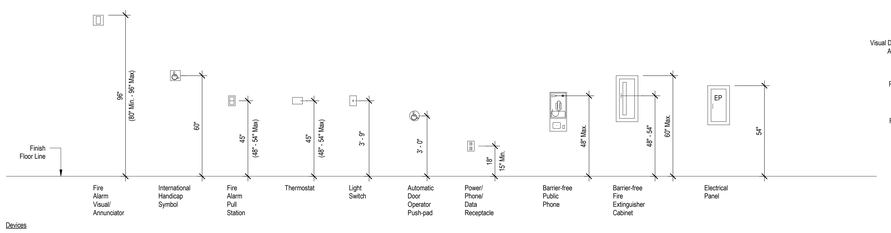


Barrier-free Two-level Drinking Fountain

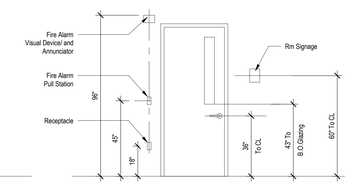
Elevators

Counters And Cabinets

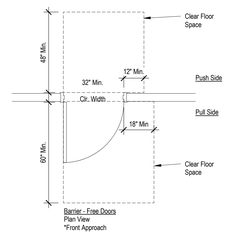
Accessible Shower Compartment



Devices



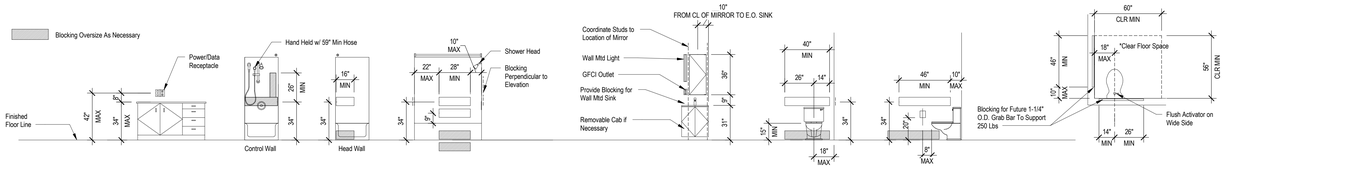
Barrier - Free Doors & Hardware



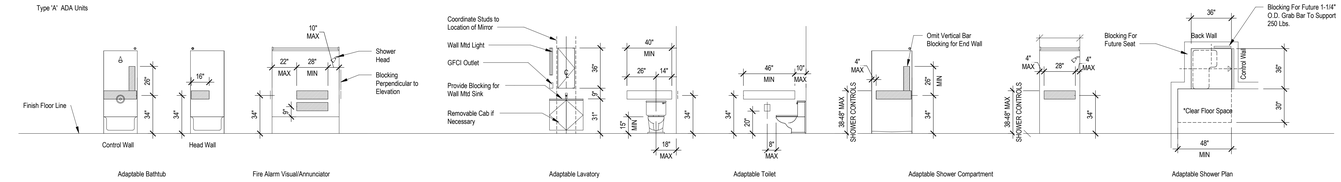
Barrier - Free Doors
Plan View
*Front Approach

ACCESSIBILITY STANDARDS

(2009 ANSI 117.1)



Type 'A' ADA Units



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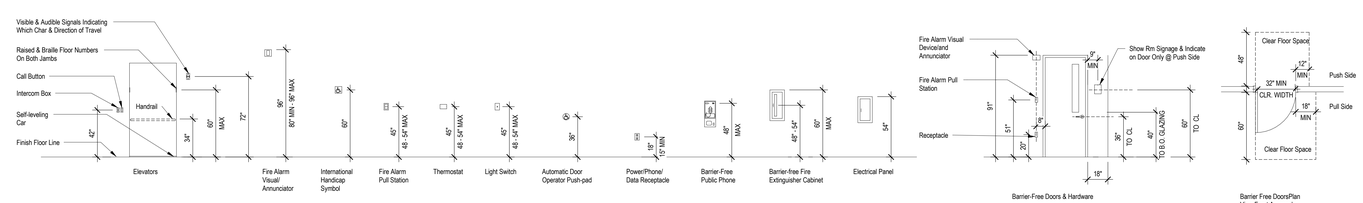

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75% Construction Document

02/28/2023

SET ISSUE

Number	Issue	Date	Number	Issue	Date
1	Pre-Submittal	02.11.2022	8	100% Design Development	07.01.2022
2	100% Schematic Design	03.11.2022	9	25% PDPP Submission	08.19.2022
3	25% PDPP Submission	04.15.2022			
4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Accessibility Requirements

g0.02

O. PARKING WALL HEIGHT

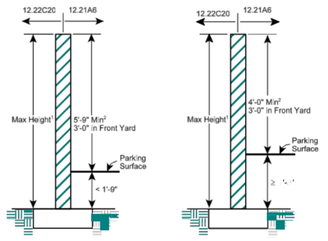

FIGURE 4

[1] Wall cannot exceed the height limitation as specified in 12.22C20(f) for "A" or "R" zones.

[2] Minimum height for parking wall is measured from the finished grade of the parking surface.

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P. DRIVEWAY AND TURNING AREAS

FIGURE 5 - FOR PARALLEL PARKING

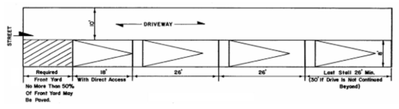

FIGURE 6 - CIRCULATION DRIVEWAYS FOR VARIOUS PARKING ANGLES

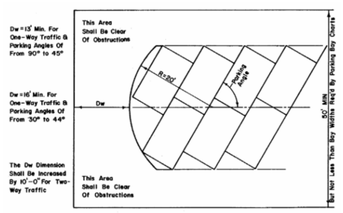

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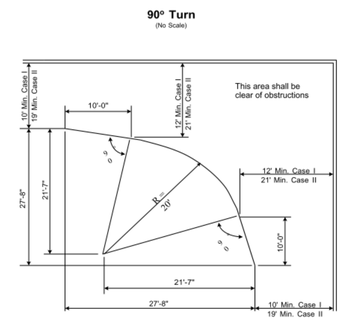
FIGURE 7 - CIRCULATION DRIVEWAYS



Case I - One-way traffic or two-way traffic where no more than 25 cars go around the turn.

Case II - Two-way traffic and more than 25 cars go around the turn.

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FIGURE 8 -MINIMUM ACCESS AISLE PER TABLES 1 THROUGH 6

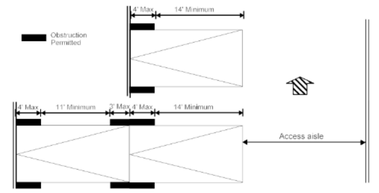
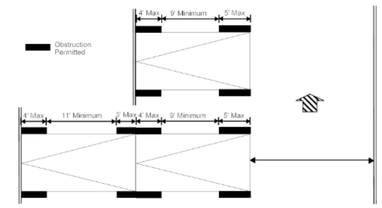


FIGURE 9 - MINIMUM ACCESS AISLE OF 28'-0" REQUIRED APARTMENTS AND CONDOMINIUM UNITS ONLY



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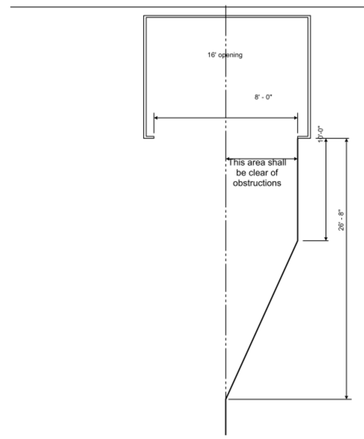

FIGURE 10: RESIDENTIAL GARAGE - TURNING CLEARANCE (FOR SINGLE FAMILY WELLINGS)

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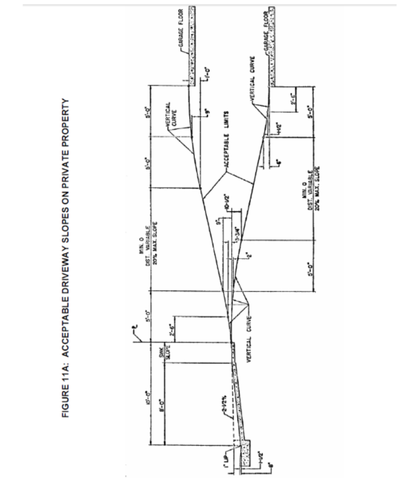

AIRCRAFT FLOOR
VERTICAL CURVE
ACCEPTABLE LIMITS
VERTICAL CURVE
GARAGE FLOOR
MIN. 0 20% MAX SLOPE
MIN. 0 20% MAX SLOPE
6'-0"
6'-0"
4'-0"
4'-0"
5'-0"
5'-0"
4'-0"
4'-0"
5'-0"
5'-0"
6'-0"
6'-0"
20%
20%
4'-0"
4'-0"
6'-0"
6'-0"
4"
4"
4

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 *11B-208.2.3*.

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.

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 96 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.

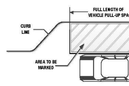


FIGURE 11B-503.3
PASSENGER DROP-OFF AND LOADING ZONE ACCESS AISLE

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.

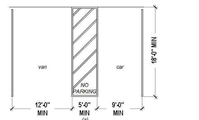
Medical care and long-term care facilities. At least one passenger loading zone complying with Section 11B-503 shall be provided at an accessible entrance to licensed medical care and licensed long-term care facilities where the period of stay may exceed twenty-four hours.

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.

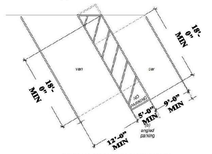
Mechanical access parking garages. Mechanical access parking garages shall provide at least one passenger loading zone complying with Section 11B-503 at vehicle drop-off and vehicle pick-up areas.

PARKING SPACES

General. Car and van parking spaces shall comply with Section 11B-502. Where parking spaces are provided 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.



(a) PERPENDICULAR PARKING



(b) PARALLEL PARKING

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.

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 the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in letters a minimum of 12 inches (1 foot) in height and located to be visible from the adjacent vehicular way. Access aisles 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 90 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."

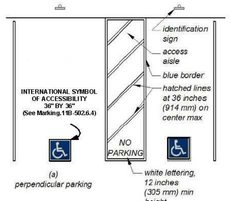
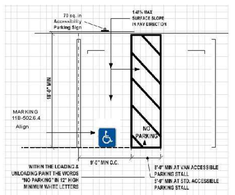


FIGURE 11B-502.3.1
PERPENDICULAR PARKING IDENTIFICATION



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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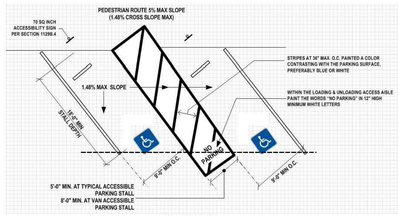

FIGURE 11B-502.3.3
ANGLED PARKING IDENTIFICATION

Location. A parking space identification sign shall be visible from each parking space it identifies. 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 of 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-602.7.1 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-602.7.2 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-602.8 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-602.8.1 Size. The additional sign shall not be less than 17 inches wide by 22 inches high.

11B-602.8.2 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)

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.

ACCESSIBLE PARKING SIGN INSTALLED AT EACH SPACE



THE ADDITIONAL " TOW-AWAY" SIGN SHALL BE 17" MIN. X 22" MIN., LETTERS SHALL HAVE A MINIMUM HEIGHT OF 1"

TOWING COMPANY'S NAME " AND TELEPHONE NOS." MUST BE PROVIDED ON SIGN



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.

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 1133A-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.

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.

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.

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*	MINIMUM NUMBER (by type) OF EVCS REQUIRED TO COMPLY WITH SECTION 11B-812*		
	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.

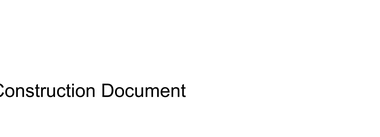

FIGURE 11B-812.9.
SURFACE MARKING

Vehicle spaces. Vehicle spaces serving van accessible, standard accessible, ambulatory and drive-up EVCS shall be 216 inches (5486 mm) long minimum and shall com ply 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.

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.

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SET ISSUE

Number	Issue	Date	Number	Issue	Date
1	Pre-Submittal	02.11.2022	8	100% Design Development	07.01.2022
2	100% Schematic Design	03.11.2022	9	25% PDPP Submission	08.19.2022
3	25% PDPP Submission	04.15.2022			
4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Accessible Parking Bulletin

g0.02c

PAR-2021-7889-TOC

REFERRAL FORMS:

TRANSIT-ORIENTED COMMUNITIES - REFERRAL FORM

LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to the Department of City Planning Development Services Center for Affordable Housing case filing purposes (in addition to the required Department of City Planning Application and any other necessary documentation) and as a referral to HCIDLA, CRA, Building and Safety, or other City agency for project status and entitlement need purposes. This form shall be completed by the applicant and reviewed and signed by Department of City Planning staff prior to filing an application for a case or building permit. Any modifications to the content(s) of this form after its authorization by the Department of City Planning staff is prohibited. The Department of City Planning reserves the right to require an updated form for the project if more than **180** days have transpired since the approval date, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.

CITY STAFF USE ONLY

Referral To: ☒ Planning DSC - Filing ☐ HCIDLA ☐ DBS ☐ Funding ☐ SB35 ☐ Other:

NOTES:

Planning Staff Name and Title: Ulises Gonzalez	Planning Staff Signature: Ulises A Gonzalez
Date Approved: 3/31/2022	Expiration Date: 9/27/22

I. Project Information – To be completed by applicant

1. PROJECT LOCATION/ ZONING

Project Address: 6728 N Sepulveda Blvd. & 6715 N Columbus Ave.
Applicant Name and Phone/Email: Uncommon Developers c/o Alix Wisner / 310-254-9055 / alix@aqd-landuse.com
Assessor Parcel Number(s): 2235-004-010
Community Plan: Van Nuys - North Sherman Oaks Number of Lots: 1 Lot Size: 94,950.56 s.f.
Existing Zone: [Q]R4-1-RIO Land Use Designation: General Commercial
☐ Specific Plan ☐ HPOZ ☐ DRB ☐ Enterprise Zone ☐ CRA ☐ CPIO
☒ Q-condition/ D-limitation/ T-classification *(please specify)*: Ordinance No. 170,031 and Ordinance No. 143,733
☒ Other pertinent zoning information *(please specify)*: RIO
☒ Location of Major Transit Stop (please specify the intersection or metro stop)[1]: Sepulveda Blvd. and Vanowen St.

II. Project Eligibility – To be completed by DCP Housing Services Unit Staff

2. TRANSPORTATION QUALIFIERS

Qualifier #1 (rail name & stop, ferry terminal or bus #): Local Metro 165
Service Interval # 1: 420 / 30 = 14 EB [420 min / # of trips][2]
Service Interval # 2: 420 / 34 = 12.35 WB [420 min / # of trips]

Qualifier #2 (rail name & stop, ferry terminal or bus #): Next Gen Road 234
Service Interval # 1: 420 / 42 = 10 NB [420 min / # of trips]
Service Interval # 2: 420 / 42 = 10 SB [420 min / # of trips]

TOC Tier[3]: ☐ Tier 1 ☐ Tier 2 ☒ Tier 3 ☐ Tier 4 **Planning Staff Initials:** UG

[1] Per AB 744, A Major Transit Stop means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan.
[2] This figure (420 minutes) is based on the total number of minutes during the peak hours of 6 am to 9 am as well as 3 pm to 7 pm.
[3] If project is 100% affordable, it is eligible for the designated Tier to be increased by one.

III. Project Information (If applicant is requesting additional incentives) – To be completed by applicant

3. DESCRIPTION OF PROPOSED PROJECT

The Project includes demolition of the existing building and new construction of a 263,666 sf, 405-unit apartment development in a 6-story, 66 ft. in height building with 2.78 to 1 FAR, 32,813 sf of open space, 513 vehicular spaces, and 193 bicycle spaces.

4. EXISTING USE

A. Describe Existing Development: Senior care facility

Characteristic of existing use Dwelling Unit (DU), Commercial/ Industrial, or Other	Existing # of Units or Non-Residential SF	Existing # of Units or Non-Residential SF To Be Demolished	Proposed[4] # of Units or Non-Residential SF
Guest Rooms			
Studio			94
One Bedroom			195
Two Bedrooms			115
Three Bedrooms			1
____ Bedrooms			
Non-Residential Square Feet	53,368 sf	53,368 sf	
Other:			

B. Previous Cases Filed (1) (2) (3)

Case Number(s):
Date Filed:
Date Approved:
End of Appeal Period:
Environmental No.

5. TYPE OF APPLICATION

☒ Transit-Oriented Communities (per TOC Guidelines) with **Base Incentives** filed in conjunction with another discretionary approval.
☒ Transit-Oriented Communities (per TOC Guidelines) with **Additional Incentives** *(please specify, max of three)*:
1) Reduction of open space by up to 25% to provide 32,813 sf of open space in lieu of 43,750 sf
2) Height increase of up to 22 feet for a total height of 66 feet
3)
☐ If applicable, projects adhering to the Labor Standards in LAMC 11.5.11 may be granted two more **Additional Incentives** as listed in the TOC Guidelines *(please specify)*:
4)
5)
☒ Site Plan Review per LAMC Sec. 16.05
☐ Specific Plan Project Permit Compliance per LAMC Sec. 11.5.7.C
☐ Community Design Overlay per LAMC Sec. 13.08
☐ Coastal Development Permit per LAMC Sec. 12.20.2 or 12.20.2.1
☐ Tract or Parcel Map per LAMC Sec. 17.00 or 17.50
☐ Other entitlements requested (please specify):

[4] Replacement units, per AB 2556, shall be equivalent to the number of units and number of bedrooms of the existing development.

6. ENVIRONMENTAL REVIEW

☐ Environmental Review Not Required – Project is Ministerial.[5] Please Explain:
☒ Not filed
☐ Filed (indicate case number):

7. HOUSING DEVELOPMENT PROJECT TYPE *(please check all that apply)*:

☐ For Sale ☐ Moderate Income ☐ Other (please describe):
☒ For Rent ☒ Market Rate
☒ Extremely Low Income ☐ Mixed Use
☐ Very Low Income ☐ Senior
☐ Low Income ☐ Chronically Homeless

8. DENSITY CALCULATION

A. Base Density: Maximum density allowable per zoning
Lot size 94,950.56 s.f. *(a)*
Minimum area per dwelling unit 400 s.f. of lot area per unit *(b)*
Units allowed by right (per LAMC) 237 units *(c) [c = a/b, round down to whole number]*
Base Density 238 units *(d) [d = a/b, round up to whole number]*

B. Maximum Allowable Density Bonus: 405 units *(e)*
[e = d x 1.5 (Tier 1), 1.6 (Tier 2), 1.7 (Tier 3), or 1.8 (Tier 4); in RD Zones d x 1.35 (Tiers 1 and 2), 1.4 (Tier 3) or 1.45 (Tier 4); round up to whole number]

C. Proposed Project: Please indicate total number of Units requested as well as breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or hcidla.lacity.org.[6]

	Total	HCD (State)	HUD (TCAC)
Market Rate	364	N/A	N/A
Managers Unit(s) - Market Rate		N/A	N/A
Extremely Low Income	41	41	
Very Low Income			
Low Income			
Moderate Income			

TOTAL # of Units Proposed 405 *(f)*
TOTAL # of Affordable Housing Units 41 *(g)*

Number of Density Increase Units 168 *(h) [If f>c, then h=f-c; if f<c, then h= 0]*
Percent Density Increase Requested 70% *(i) [i = 100 x (f/d – 1)]*
Percent of Affordable Set Aside 10% *(j)[g/f, round down to a whole number]*

Other Notes on Units:

[5] Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals.
[6] HCD (State) = Published affordability levels per California Department of Housing and Community Development. HUD (TCAC) = Published affordability levels per the United States Department of Housing and Urban Development.

9. SITE PLAN REVIEW CALCULATION An application for Site Plan Review may be required for projects that meet any of the Site Plan Review thresholds as outlined in LAMC Section 16.05.C. unless otherwise exempted per Section 16.05.D. For Transit Oriented Communities projects involving bonus units, please use the formula provided below to determine if the project meets the Site Plan Review threshold for unit count. If project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's DSC Housing Unit.

237 units allowed by right (permitted by LAMC) – 0 existing units = 237 units

☒ YES, Site Plan Review is required, if proposed by right units minus existing units is equal to or greater than 50[7]
☐ NO, Site Plan Review is not required, if Base Density units minus existing units is less than 50
☐ Exempt *(please specify)*:

10. INCENTIVES

A. Base Incentives *(Please check all that apply)*

☐ (1) Floor Area Ratio[8]:

	FAR (whichever is greater)
Tier 1	40% or 2.75:1 in commercial zone
Tier 2	45% or 3.25:1 in commercial zone
Tier 3	50% or 3.75:1 in commercial zone
Tier 4	55% or 4.25:1 in commercial zone
RD Zones or Specific Plans/Overlay Districts that Regulate FAR	45%, unless Tier 1
If Base FAR < 1.25:1	2.75:1
Greater Downtown Housing Incentive Area[9]	40%

Final Floor Area Ratio[10] — Required (per LAMC): 3 to 1 — Proposed (per TOC): 2.78 to 1

☒ (2) Parking Reductions Allowed

	Minimum Parking Requirements	
	Residential	**Ground Floor Commercial**
Tier 1	0.5 spaces per bedroom	10% Reduction
Tier 2	1 space per unit	20% Reduction
Tier 3	0.5 space per unit	30% Reduction
Tier 4	No parking requirements	40% Reduction
100% Affordable Housing	No parking requirements	

Total number of bedrooms 522
Total number of residential units 405
Non-residential Parking per code 0

	Required (per LAMC)	Proposed (per TOC)
Final Residential Parking	624	513
Final Non-Residential Parking	0	0

Other Parking Notes:

[7] Site Plan Review may also be required if other characteristics of the project exceeds the thresholds listed in Sec. 16.05 of the LAMC.
[8] Refer to TOC Guidelines Section VI.1.b. for exceptions
[9] Calculated per LAMC 12.22 A.29(c)(1)
[10] Refer to TOC Guidelines Section VI.1.b. for exceptions

B. Qualification for Additional Incentives: *(Please check only one)*
Minimum Required Restricted Affordable Housing Units, calculated as a percentage of the base density allowed on the date of the application.

Incentives	% Extremely Low Income	% Very Low Income	% Low Income
One	☐ 4%	☐ 5%	☐ 10%
Two	☒ 7%	☐ 10%	☐ 20%
Three	☐ 11%	☐ 15%	☐ 30%

C. Additional Incentives *(Please check selected incentives as qualified according to Section 9B)*

Required (per LAMC) / Proposed (per TOC)

☐ (1) Yard/Setback *(each yard counts as 1 incentive in Tiers 1 and 2; two yards count as 1 in Tiers 3 and 4)*
☐ RAS 3 Yards (only for commercial zones – please specify numbers below, but only check this box)
☐ Front
☐ Rear
☐ Side (1)
☐ Side (2)

	Side and Rear Yards
Tier 1	25%
Tier 2	30%
Tier 3	30% or depth of two yards
Tier 4	35% or depth of two yards
When Abutting R1 or More Restrictive Zones	No Reductions Allowed

☐ (2) Lot Coverage
☐ (3) Lot Width
☒ (4) Height/ # of Stories — Required: 45 feet — Proposed: 66 feet / 6

	Height
Tier 1	11 feet for one story
Tier 2	11 feet for one story
Tier 3	22 feet for two stories
Tier 4	33 feet for three stories
Lots with Height Limits of 45 feet or less	Second and third additional stories must be stepped-back at least 15 feet from any frontage

Transitional Height (check one): ☐ Per LAMC ☐ Per TOC Guidelines[11] ☒ Not Applicable

☒ (5) Open Space — Required: 43,750 sf — Proposed: 32,813 sf
☐ (6) Density Calculation
☐ (7) Averaging *(all count as 1 incentive – mark as many as needed)*
FAR ☐
Density ☐
Parking ☐
Open Space ☐
Vehicular Access ☐
☐ (8) Public Facility Zone

TOTAL # of Additional Incentives Requested: 2

Other Incentive Notes:

[11] Please provide elevations that show the 45 degree angle as allowed by the TOC guidelines to determine the allowed height.

11. COVENANT:
All Transit Oriented Communities projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing and Community Investment Department's Occupancy Monitoring Unit **before** a building permit can be issued. Please contact the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or hcidla.lacity.org

12. REPLACEMENT UNITS:
AB 2222, as amended by AB 2556, requires that density bonus eligible projects replace any pre-existing affordable housing units on the project site. Replacement units include the following: *(Answer the following with "yes" if any of these items apply to what is **currently existing** on the site or "no" if they do not. Write in N/A if the item is not applicable to your project)*
A. Units subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income? 0
B. Units occupied by lower or very low income households below 80% AMI per California Department of Housing and Community Development Department levels not already listed above? 0
C. Units subject to the Rent Stabilization Ordinance not already listed above? 0
D. Units that have been vacated or demolished in the last 5 years? 0
E. Per AB 2556, are the number of replacement units and number of bedrooms equivalent to that being demolished (as shown on Existing Development Table on page 2 above)? 0

Disclaimer: This review is based on the information and plans provided by the applicant at the time of submittal of this form. Applicants are advised to verify any zoning issues such as height, parking, setback, and any other applicable zoning requirements with Building and Safety.

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SET ISSUE

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6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Approved TOC Tier Verification Form

g0.03a

Records Research Request Form

LA DBS — DEPARTMENT OF BUILDING AND SAFETY

Visit LADBS.ORG for a list of the records available online

DATE: 5/11/2022 **Q-MATIC TICKET #:** _____ (office use only)

NAME: Alix Wisner **COMPANY NAME:** _____

TELEPHONE #: (310)254-9055 **FAX #:** _____

EMAIL: alix@agd-landuse.com

FAXING OPTIONS: Fax to one of the offices below.

(213) 482-6862
Metro Office
201 N. Figueroa St., 1st Floor, Rm. 110
Los Angeles, CA 90012

(818) 374-5013
Van Nuys Office
6262 Van Nuys Blvd., 2nd Floor, Rm. 251
Van Nuys, CA 91401

PROPERTY ADDRESS(ES): 6728 Sepulveda Blvd.
(IN PERSON: One address submitted at a time. FAXING: Up to 3 addresses per request.)

Use of Existing Building: Senior Living

COMMENTS: Reason for Records Research Request:

LADBS Plan Checker requested a copy of the affidavit during PZA review

Information Requested

Copies of documents are $0.10 cents per page.
Select from the following by checking the box next to it – for further clarification of request, use comments box.

			For Office Use Only:
☐ BUILDING PERMITS ☐ PLOT PLAN	☐ CERTIFICATES OF OCCUPANCY	☐ GRADING DOCUMENTS	____ PCIS
☐ MECHANICAL PERMITS ☐ ELECTRICAL PERMITS 1985-1990 and 1997-Present	☐ VIOLATIONS	☐ MODIFICATIONS/ BOARD FILES	____ IDIS
☒ AFFIDAVITS/Z.I. NO. AFF 35814			____ Microfilm
			____ Manual Search

☐ BLUEPRINTS **May require additional time for processing.**

No plans available for Single Family Dwellings and Commercial buildings 3 stories and under, prior to 1978.

To obtain copies of blueprints, all of the following requirements must be satisfied before the request can be processed.

1. An **original** release letter from the current owner.
2. A copy of the current owner's Grant Deed.
3. An original release letter from the architect and engineer whose stamp is on the plans. Letters must be on letterhead and have engineer and/or architect's stamp and signature.

LADBS -REQ.FRM.A (Rev. 2/5/20) Page 1 of 2 www.ladbs.org

COPY of Document Recorded on NOV 27 1968 as 2290 — 1725 0 9 7 0 0 0 5 2 — Has not been compared with original — LOS ANGELES COUNTY RECORDER

DM 7447

AGREEMENT AND AGREEMENT FOR COMMUNITY DRIVEWAY

(We are)

The undersigned hereby certify that ~~they are~~ the owner(s) of the hereinafter legally described real property located in the City of Los Angeles, County of Los Angeles, State of California:

Parcel No. 1 (Lot 1 Tr.24409) (legal description), in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 777, Page 51/52 of Maps in the office of the County Recorder of said County, which property is located at and known as 6728 Sepulveda Blvd. (Street Address).

Parcel No. 2 (Lot 2 Tr.24409) (legal description), in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 777, Page 51/52 of Maps in the office of the County Recorder of said County, which property is located at and known as 6730 Sepulveda Blvd. Van Nuys, Ca. (Street Address).

That Parcel# 1 and Parcel# 2 are adjoining lots.

For the purpose of complying with the requirements of Los Angeles City Council Ordinance No. 111,049, effective May 2, 1959, amending Subdivision 4 of Subsection A of Section 12.21 of the Los Angeles Municipal Code, the undersigned hereby covenant and agree with the City of Los Angeles that the above legally described Parcels # 1 and # 2 of real property shall have established on and between them a common or community driveway described as follows: (legal description of easement). The 24 southerly feet of Lot 1, Tract 24409

That in the event the undersigned owner(s) shall sell or convey either Parcel # 1 or Parcel# 2 it is further covenanted and agreed said owners shall also grant to the grantee of the portion conveyed, for so long as this covenant shall remain in effect, the right to the joint use of that portion of the common or community driveway located upon the parcel which is retained in ownership and said owners shall reserve in said grantors, their successors, heirs, and assigns for so long as this covenant shall remain in effect the right to the use of that portion of the common or community driveway which is located upon the parcel so conveyed.

This covenant and agreement shall run with the land and shall be binding upon ourselves, any future owners, encumbrancers, their successors, heirs, assignees and shall continue in effect until such time that the Los Angeles Municipal Code unconditionally permits the use or purpose herein above referred to or unless otherwise released by authority of the Superintendent of Building of the City of Los Angeles.

Date: This _____ day of _____ 19___.

(sign)

Vienna Stonecraft, Inc.
By William Jerrold Levy
Secretary
Dennis Newkirth, President

Currey Construction Company
By Robert H. Currey
Robert H. Currey, President
Alfred D. Currey, Secretary
OWNERS OF PARCEL 1

Norma Traub
Norma Traub

Irvgard Traub
Irvgard Traub
OWNERS OF PARCEL 1

E. R. Blavin
E. R. Blavin
Owner of Parcel 2

AFF 35814

REFERRAL FORMS:

Preliminary Zoning Assessment Referral

Department of City Planning (DCP) and Department of Building & Safety (DBS)

This form is to serve as an inter-agency referral for City Planning applications associated with a Housing Development Project. As a part of a City Planning application, this completed form shall be accompanied by architectural plans stamped and signed by DBS Plan Check staff following the completion of a zoning Plan Check. Review of the referral form by City staff is intended to identify and determine compliance with City zoning and land use requirements necessary to achieve the proposed project and to ascertain if any zoning issues or necessary approvals are associated with the project and site that need to be resolved through a discretionary City Planning action.

INSTRUCTIONS: Preliminary Zoning Assessment Referral

1. Complete the Preliminary Zoning Assessment:
   a. Section I: Project Information: **This section is to be completed by a member of the project team and verified by City staff.**
   b. Section II: Housing Development Project Determination: Projects proposing the development of two or more units are screened to determine whether a project is a Housing Development Project and therefore qualifies for completion of Section III of this form and verified plans through a zoning Plan Check with DBS. The determination on Section II will be made by City Planning staff in the PARP unit prior to completion of a zoning Plan Check with DBS. A set of architectural plans, including a site plan and floor plans, are required to complete the determination.
   c. Section III: Zoning Plan Check: Applicants will submit for a zoning Plan Check with DBS to ascertain if any zoning issues or necessary approvals associated with the project and site need to be resolved through a discretionary City Planning action. This completed form shall be accompanied by architectural plans stamped and signed by a DBS Plan Check staff following the completion of a zoning Plan Check. DBS Plan Check staff will sign Section III of the Preliminary Zoning Assessment Form once the zoning plan check verifications are complete.
2. File application with City Planning: Following the completion of the Preliminary Zoning Assessment Referral Form and receipt of architectural plans stamped and signed by DBS Plan Check staff, a City Planning application may be filed. Filing appointments may be made online: https://planning.lacity.org/development-services/appointment/form.
3. Contact Information:

DOWNTOWN OFFICES:	Department of Building and Safety, Affordable Housing Section 201 N. Figueroa St., Ste 830 Los Angeles, CA 90012 Phone: (213) 482-0455 Web: https://ladbs.org/services/special-assistance/affordable-housing Email: LADBS.AHS@lacity.org	Department of City Planning, Preliminary Application Review Program 201 N. Figueroa St., 5th Floor Los Angeles, CA 90012 Web: https://planning.lacity.org/development-services/preliminary-application-review-program Email: Planning.PARP@lacity.org

Section I. Project Information - To be completed by applicant[1]

1. **PROJECT LOCATION, ZONING & LAND USE JURISDICTION**
   Project Address: 6728 N Sepulveda Blvd. & 6715 N Columbus Ave.
   Project Name (if applicable): Uncommon Sepulveda
   Assessor Parcel Number(s): 2235-004-010
   Legal Description (Lot, Block, Tract): Lot 1, Block None, Tract TR 24408
   Community Plan: Van Nuys - North Sherman Oaks Number of Parcels: 1.00 Site Area: 94,950.56 s.f.
   Current Zone(s) & Height District(s): [Q]R4-1-RI Land Use Designation: General Commercial
   Alley in rear …… ☐Yes ☑No
   Coastal Zone …… ☐Yes ☑No
   Downtown Design Guide Area …… ☐Yes ☑No
   Enterprise Zone …… ☐Yes ☑No
   Greater Downtown Housing Incentive Area …… ☐Yes ☑No
   Hillside Area (Zoning) …… ☐Yes ☑No
   Site contains Historical features …… ☐Yes ☑No
   Special Grading Area (BOE) Area …… ☐Yes ☑No
   Very High Fire Hazard Severity Zone …… ☐Yes ☑No
   ☐ Specific Plan:
   ☐ Historic Preservation Overlay Zone (HPOZ):
   ☐ Design Review Board (DRB):
   ☐ Redevelopment Project Area:
   ☐ Overlay Zone (CPIO/CDO/POD/NSO/RIO/CUGU/etc.):
   ☑ Q-condition/ D-limitation/ T-classification *(ordinance + subarea)*: No vehicular access via Columbus; Landscape reqs.
   ☐ Legal (Lot Cut Date)
   ☐ Related City Planning Cases
   ☑ ZIs ZI-2498 & ZI-2358
   ☑ Affidavits AFF-35814
   ☐ Easements
   ☑ TOC Tier[2] (if applicable to project) Tier 3
2. **PROJECT DESCRIPTION**
   Project Description/Proposed Use The Project includes new construction of a 268,229 sf, 405-unit apartment development in a 6-story, 66 ft. in height building with 2.83 to 1 FAR, 32,813 sf of 32,813 sf of open 556 vehicular spaces, and 194 bicycle spaces.
   No. of Stories: 6 No. of Dwelling Units: 405 Floor Area (Zoning): 268,229 sf
   Existing Use/No. of Units: Senior care facility
3. **APPLICANT INFORMATION[3]**
   Name: Uncommon Developers c/o Leon Benrimon
   Phone: (310) 980-7206
   Email: leon@uncommondevelopers.com
4. **REPRESENTATIVE INFORMATION**
   Name: Armbruster Goldsmith & Delvac LLP c/o Alix Wisner
   Phone: (310) 254-9055
   Email: alix@agd-landuse.com

[1] All fields in this form must be completed. If an item is not applicable, write N/A.
2 Must be verified by City Planning, Housing Services Unit
[3] An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing a case on behalf of a client (i.e. usually not the agent/representative)

Section II. Housing Development Project determination - To be completed by DCP staff

If a project meets any one (1) of the following categories, then the project is a Housing Development Project. Therefore, completion of Section III of this form and receipt of architectural plans stamped and signed by DBS Plan Check staff would be required for filing a City Planning application. If none of the criteria below applies, then the project is not a Housing Development Project and is not required to continue beyond this section in the Preliminary Zoning Assessment process prior to filing a City Planning application.

Housing Development Project categories (to be determined by DCP staff)	Determination: Yes or No
(a) A residential-only housing development project that creates two units or more	Yes
(b) A mixed-use development consisting of residential and nonresidential uses with at least two-thirds of the Building Area designated for residential use[1]	No
(c) Transitional Housing[2]	No
(d) Supportive Housing[3]	No

NOTES: 6728 N. Sepulveda Blvd. Plans sent via Email on 9/16/21

DCP Staff Name and Title	DCP Staff Signature	Date
Maritsa Lee, City Planning Associate	[signature]	09 / 16 / 21

[1] "Building Area" as defined in California Building Code. Mixed-use projects may be subject to an analysis to determine whether two-thirds of the Building Area is residential.
[2] "Transitional Housing" as defined in California Government Code Section 65582(j)
[3] "Supportive Housing" as defined in California Government Code Section 65582(g)

Section III. Preliminary Zoning Assessment - To be completed by DBS Plan Check Staff[4]

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No.[5]	Comments and Additional Information
1	Use			☐YES ☐NO		☐Conditional Use (LAMC Sec. 12.24) for
2	Height			☐YES ☐NO ☐N/A		☐Transitional Height applies (12.21.1-A.10) ☐Commercial Corner Development/Mini-Shopping Center height applies (12.22-A.23(a)(1))
3	No. of Stories			☐YES ☐NO ☐N/A	12.21.1 (if code prevails)	
4	FAR (Floor Area Ratio)			☐YES ☐NO ☐N/A		
5	RFAR (Residential Floor Area Ratio)			☐YES ☐NO ☐N/A		

4 DBS Plan Check staff will sign Section III of the Preliminary Zoning Assessment form and provide stamped and signed architectural plans once the zoning Plan Check verifications are complete.
5 Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No.[6]	Comments and Additional Information
6	Density			☐YES ☐NO ☐N/A		Density Ratio: ☐ Site Plan Review (16.05) / Major Project CUP (12.24-U.14)
7	Setback (Front)			☐YES ☐NO		Lot Line Location (Street): Lot Line Location (Street):
8	Setback (Side)			☐YES ☐NO		☐ Offset/plane break met (if applicable)
9	Setback (Rear)			☐YES ☐NO ☐N/A		
10	Building Line			☐YES ☐NO ☐N/A	Ordinance No.:	

[6] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No.[7]	Comments and Additional Information
11	Parking (automobile)	Residential: Non-Residential:	Residential: Non-Residential:	☐YES ☐NO ☐N/A		Design standards met: ☐YES ☐NO
12	Parking (bicycle)	Long-term: Short-term:	Long-term: Short-term:	☐YES ☐NO ☐N/A		Facility standards met: ☐YES ☐NO Location standards met: ☐YES ☐NO
13	Open Space	Total (s.f.): Common (s.f.): Private (s.f.):	Total: Common: Private:	☐YES ☐NO ☐N/A	12.21-G (if code prevails)	Units/Habitable Room <3: =3: >3: Dimensions met: ☐YES ☐NO
14	Retaining Walls in Special Grading Areas	Max Height: Max Quantity:	Max Height: Max Quantity:	☐YES ☐NO ☐N/A	12.21-C.8 (if code prevails)	

7 Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No.[8]	Comments and Additional Information
15	Grading (Zoning & Planning limitations)			☐YES ☐NO ☐N/A		
16	Lot Coverage			☐YES ☐NO ☐N/A		
17	Lot Width			☐YES ☐NO ☐N/A		
18	Space between Buildings			☐YES ☐NO ☐N/A	12.21-C.2(a) (if code prevails)	
19	Passageway			☐YES ☐NO ☐N/A	12.21-C.2(b) (if code prevails)	
20	Location of Accessory Buildings			☐YES ☐NO ☐N/A	12.21-C.5 (if code prevails)	

[8] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No.[9]	Comments and Additional Information
21	Loading Area			☐YES ☐NO ☐N/A		
22	Trash & Recycling			☐YES ☐NO ☐N/A		
23	Landscape	*Conformance determined by Los Angeles City Planning*				
24	Private Street	☐YES ☐NO ☐N/A	☐YES ☐NO ☐N/A	☐YES ☐NO ☐N/A		
	Other (e.g. ground floor transparency, lighting, utilities, signage, walls, lot area, minimum frontage, etc.)	*See additional sheets, if applicable*				Additional Sheet(s) attached: ☐YES ☐NO
Plan Check Application No.[10]				Notes		
DBS Plan Check Staff Name and Title			DBS Plan Check Staff Signature[11]			Date

[9] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.
[10] This completed form shall be accompanied by plans stamped and signed by a DBS Plan Check staff following the completion of a zoning Plan Check.
[11] LADBS Plan Check staff will sign Section III of the Preliminary Zoning Assessment Form once the zoning plan check verifications are complete.

ADDITIONAL ZONING AND LAND USE STANDARDS REVIEWED - to be completed by DBS Plan Check Staff

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No.	Comments and Additional Information
				☐YES ☐NO		
				☐YES ☐NO		
				☐YES ☐NO		
				☐YES ☐NO		
				☐YES ☐NO		
				☐YES ☐NO		

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(503) 234-2945
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SET ISSUE

Number	Issue	Date	Number	Issue	Date
1	Pre-Submittal	02.11.2022	8	100% Design Development	07.01.2022
2	100% Schematic Design	03.11.2022	9	25% PDPP Submission	08.19.2022
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6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Signed Preliminary Zoning Assessment Referral

g0.03d

B

CITY OF LA DBS DEPARTMENT OF BUILDING AND SAFETY

APPLICATION FOR BUILDING PERMIT OR GRADING & CERTIFICATE OF OCCUPANCY

FOR OFFICE USE ONLY

PCAM #: _____ Q-Matic #: _____

PCIS #: _____

LADBS Express Permit may be obtained online at LADBS.ORG

PROJECT ADDRESS

6728 N Sepulveda Blvd. & 6715 N Columbus Ave. (Number & Street Name) | Los Angeles (City) | 91411 (Zip Code) | _____ (Unit No.)

WORK DESCRIPTION Briefly describe the scope of work:

The Project includes demolition of the existing building and new construction of a 245,737 sf, 357-unit apartment development in a 5-story, 56 ft. in height building with 30,740 sf of open space, 484 vehicular spaces and 180 bicycle spaces.

Number of Buildings on property and their use: _____

PROJECT VALUATION: $ 72,914,000.00 (OF)

USE OF BUILDING:

Existing Use:
☐ Single Family Dwelling ☐ Duplex
☐ Apartment/Condo ☐ Commercial
☒ Other: Senior Care Facility

Proposed Use:
☐ Single Family Dwelling ☐ Duplex
☒ Apartment/Condo ☐ Commercial
☐ Other: _____

PDPP:
☒ Zoning ☐ Life Safety ☐ Structural
☐ Other: _____

APPLICANT

Uncommon Developers (Name) | jason@uncommondevelopers.com (Email) @ | 20000 Prairie St. (Number & Street Name) | Chatsworth 91311 (City & Zip Code) | (310) 980-7206 (Phone Number)

☐ **Agent for Owner/Builder**. Original authorization letter and Owner-Builder Declaration will be required at the time the permit is issued.
☐ **Agent for Contractor**. A current, original notarized authorization letter dated within the past year will be required at the time the permit is issued.
☐ Architect ☐ Contractor ☒ Developer ☐ Engineer ☐ Owner ☐ Owner-Builder ☐ Tenant

PROPERTY OWNER

6728 Sepulveda QOZB, LLC (Name) | 9220 Winnetka Ave. (Number & Street Name) | Chatsworth 91311 (City & Zip Code) | (310) 980-7206 (Phone Number)

CONTRACTOR

Name | Number & Street Name | City & Zip Code | Phone Number

City of L.A. Business Tax Number | State License Number | Class | Waste Hauler

Worker's Compensation Carrier | Policy Number | Expiration Date

ARCHITECT

Works Progress Architecture (Name) | C-33063 (State License Number) | 03/31/2023 (Expiration Date)
1330 Factory Place, Building D (Number & Street) | Los Angeles 90013 (City & Zip Code) | (323) 603-2680 (Phone Number)

ENGINEER

Name | State License Number | Expiration Date

Number & Street | City & Zip Code | Phone Number

TENANT

Name | Phone Number

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.

GRADING PRE-INSPECTION INFORMATION

Hillside Grading: ☐ Yes ☒ No

☒ The site is accessible by the Department Inspector at all times.
☐ The site is not accessible by the Department Inspector at all times (i.e. loose dogs, locked gates, etc.).
If not accessible, please provide the name and phone number of a contact person for grading Inspector to call to obtain access to the property:

Name: _____ Phone: _____

Is the site larger than one acre: ☒ Yes ☐ No

PLEASE NOTE that a $65.00 re-inspection fee will be charged if the inspector cannot access the site on the first visit and delays in the plan review may result.

FOR OFFICE USE ONLY

☐ Single Family Dwelling/Duplex ☐ Apartment/Condo ☐ Commercial
☐ Earthquake (Retrofit Only) ☐ Major Structure

☐ Building – New ☐ Grading Permit ☐ Non-Building – Addition
☐ Building – Addition ☐ Sign Permit ☐ Non-Building – Alter/Repair
☐ Building – Alter/Repair ☐ Swimming – Pool/Spa ☐ Non-Building – Demolition
☐ Building – Demolition ☐ Non-Building – New ☐ Building – Use of Land

DOCUMENT CHECKLIST:

Sets of Plans: ☐ Structural Plan Check ☐ Grading Pre-Inspection (GPI) ☐ Disabled Access Plan ☐ Green Building (Mandatory) (Tier 1) (Tier 2)

☐ Structural Calculation ☐ Joint Referral Form ☐ Methane Report
☐ Soil/Geology Report ☐ Mulholland Referral Form ☐ LAHD Checklist
☐ Energy Calculation ☐ City Planning Case(s) ☐ Modification(s)
☐ Hillside Referral Form ☐ GPI Report/Posting ☐ TOC Application Form
☐ Slope Band Analysis ☐ Lateral Support Review Acknowledgment
☐ Others: _____

PROJECT VALUATION & FEE INFORMATION:

Fee Period: ☐ Submittal Fees ☐ Submittal 2 Fees ☐ Handicap Surcharge ☐ Energy Surcharge ☐ Green Building Fee

D A C AR AD AC RW G SP S X

☐ REGULAR P.C. ☐ ECPC ☐ OTC
☐ EXPEDITE ☐ APC

Engineer: _____ **Hours:** _____

Pre-Inspection Reports:
☐ DPI ☐ SPI ☐ GPI
☐ Posting Required ☐ Oak Tree (OTPI)

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Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Application for Building Permit with Valuation

g0.03e



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.

©2021



Downtown Rack

FINISH OPTIONS

Galvanized

Stainless

Powder Coat

White · Black · Light Gray RAL 7042 · Deep Red RAL 3003 · Yellow RAL 1023
CNH Bright Yellow · Orange RAL 2004 · Beige RAL 1001 · Iron Gray RAL 7011 · Hunter Green RAL 6009
Light Green RAL 6018 · Green RAL 6016 · Sepia Brown RAL 8014 · Blue RAL 5005 · Sky Blue RAL 5015
Dark Purple · Flat Black · Wine Red RAL 3005 · Bronze · Silver RAL 9007

MOUNT OPTIONS

Surface · In-Ground

Tamper-resistant fasteners available upon request

Rail

OPTIONAL LEAN BAR

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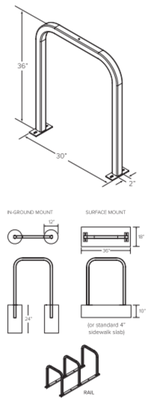
DERO | Downtown Rack — **Submittal Sheet**



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 ☐ **PVC Dip** Black PVC ☐ **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 base. 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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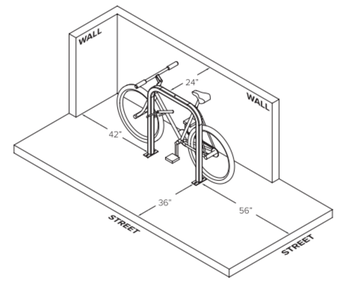
DERO | Downtown Rack — **Setbacks**



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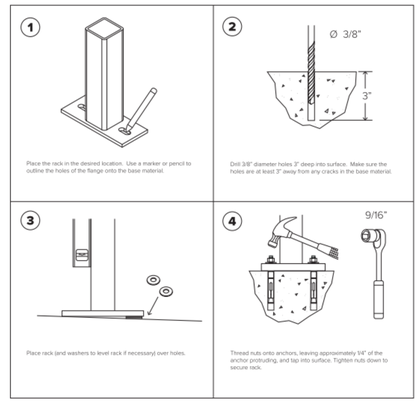
DERO | Downtown Rack — **Installation** Surface Mount

TOOLS NEEDED

Tape Measure
Marker or Pencil
Masonry Drill Bit
Drill (Hammer drill recommended)
Hammer
Wrench 9/16"
Level

RECOMMENDED BASE MATERIAL

Solid concrete is the best base material for installation. To ensure the proper anchors are shipped with your rack, ask your Dero Rack representative which anchor is appropriate for your application. Be sure nothing is underneath the base material that could be damaged by drilling.



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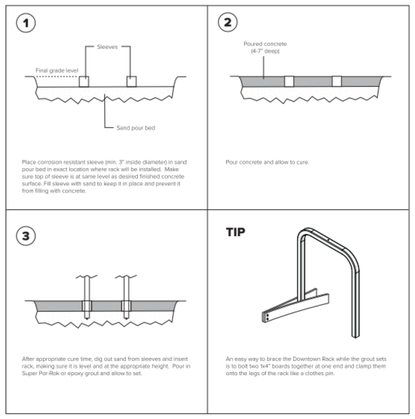
DERO | Downtown Rack — **Installation** In-Ground Mount : New Concrete

TOOLS NEEDED

Level
Cement mixing tub
Shovel
Trowel
Corrosion-Resistant Sleeve (min. 3" inside diameter)
Materials to build brace (see "Install Tip" at bottom of page)



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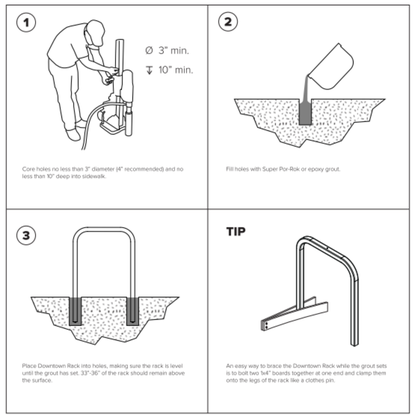
DERO | Downtown Rack — **Installation** In-Ground Mount : Existing Concrete

TOOLS NEEDED

Level
Cement mixing tub
Shovel
Access to water hose
Trowel
Hole coring machine with 4" bit
Materials to build brace (see "Install Tip" at bottom of page)



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DERO | Downtown Rack — **Rail Mounted Option**

RAIL MOUNTED OPTIONS

Rail mounted Downtown Racks are standard foot mounted Downtown Racks attached with bolts to a rail as in the diagram at left. Rail mounted racks provide more flexibility than other mounting options while providing the same degree of security.

Rail mounted Downtown Racks can be left freestanding, or they can be anchored to the ground using several anchors. This option allows for easier snow removal and sweeping. Installation of Rail mounted Hoops is also much less expensive than embedding the racks into the ground.

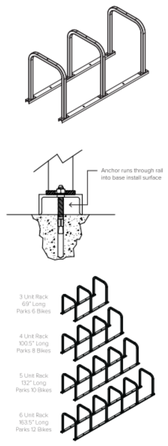
* Note: Though racks may be painted, the rails will remain with only a galvanized finish

ADVANTAGES:

- Easier and inexpensive installation
- Can be left freestanding or anchored to the ground
- Easier to remove for sweeping and snow removal

APPLICATIONS:

- Installation to pavers
- Asphalt Installations
- Ground, dirt, or mulch
- Situations where the rack needs to be moved occasionally



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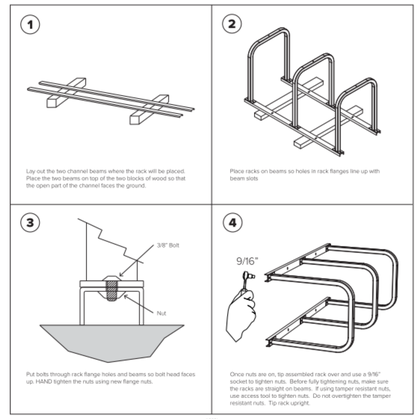
DERO | Downtown Rack — **Installation** Rail Mount

TOOLS NEEDED

9/16" Socket set
Two 4" x 4" x .28" (or larger)-blocks
4 bolts, nuts and washers for every rack (included). If using a tamper resistant nuts, install two tamper resistant nuts with each rack.

ANCHORING THE RAILS

To anchor the rails to concrete, place 3.75" wedge anchor through holes in the rail into the concrete. Secure with nut.



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DERO | Downtown Rack — **Installation** Footing Diagrams

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Ultra Space Saver Single





Ultra Space Saver Single

When you can't park your bike horizontally, on the floor or on the ceiling, The Ultra Space Saver Single is your parking solution. A smaller version of our Space Saver Modular System, the Single parks your bike vertically and mounts onto nearly any wall type (except metal studs). U-lock capabilities make this rack great for property managers as well for home storage use. Quick installation only requires 4 anchors drilled into the wall. Save room today with the Ultra Space Saver Single, or check out the whole modular system if you need to park many bikes.

©2021

FINISH OPTIONS

Powder Coat

White · Black · Deep Red RAL 3003 · Yellow RAL 1023
CNH Bright Yellow · Orange RAL 2004 · Beige RAL 1001 · Hunter Green RAL 6009
Light Green RAL 6018 · Green RAL 6016 · Sky Blue RAL 5015 · Blue RAL 5005
Dark Purple · Flat Black · Wine Red RAL 3005 · Iron Gray RAL 7011
Light Gray RAL 7042 · Silver RAL 9007 · Sepia Brown RAL 8014 · Bronze

TUBE OPTIONS

Round · Square

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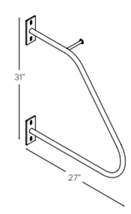
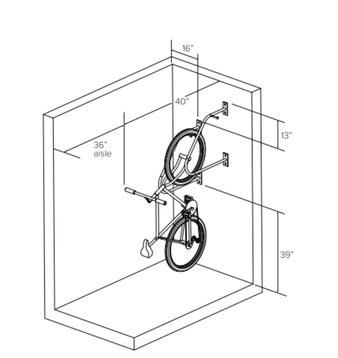
DERO | Ultra Space Saver Single — **Submittal Sheet**



CAPACITY	1 Bike
MATERIALS	**Body:** 1" OD 11 gauge tube with ½" steel round bar hanger **Mounting flanges:** 1/4" plate
FINISHES	☐ **Powder Coat (Interior Use)** Our interior powder coat finish assures a high level of adhesion and durability for indoor use by following these steps: 1. Sandblast 2. Final thick TGIC polyester powder coat ☐ **Powder Coat (Exterior Use)** Additional Cost Our exterior powder coat finish assures a high level of adhesion and durability for outdoor or exposed air use by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat
MOUNT OPTIONS	**Wall only** Wall mount has two 2.5" x 6" foot plates set 25" apart (centerline to centerline) with 4 fasteners. Can be set into concrete block, solid concrete, bricks, wood studs and other base materials. Tamper-resistant fasteners available upon request.
TUBE OPTIONS	☐ **Round** ☐ **Square**

©2021

DERO | Ultra Space Saver Single — **Setbacks**



* Not recommended for placement between vehicle parking stalls

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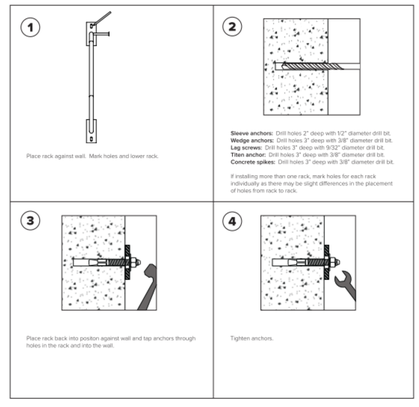
DERO | Ultra Space Saver Single — **Installation**

TOOLS NEEDED

9/16" socket or wrench
Hammer
Drill (Hammer drill works best)
Level
Marker or Pencil



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7	75% Design Development	06.03.2022			

Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Bike Racks
Specifications

g0.03f

CITY LA DBS — DEPARTMENT OF BUILDING AND SAFETY

2020 Los Angeles Green Building Code

FORM GRN 18R

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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CITY LA DBS — DEPARTMENT OF BUILDING AND SAFETY

2020 Los Angeles Green Building Code

FORM GRN 14

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)

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CITY LA DBS — DEPARTMENT OF BUILDING AND SAFETY

PLUMBING FIXTURE FLOW RATES

FORM GRN 16

Residential Occupancies

2020 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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CITY LA DBS — DEPARTMENT OF BUILDING AND SAFETY

VOC AND FORMALDEHYDE LIMITS

FORM GRN 11

2020 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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CITY LA DBS — DEPARTMENT OF BUILDING AND SAFETY

STORM WATER POLLUTION CONTROL

(2020 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.

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75% Construction Document

02/28/2023

SET ISSUE

Number	Issue	Date	Number	Issue	Date
1	Pre-Submittal	02.11.2022	8	100% Design Development	07.01.2022
2	100% Schematic Design	03.11.2022	9	25% PDPP Submission	08.19.2022
3	25% PDPP Submission	04.15.2022			
4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Code Summary - Green Forms

g0.03g

LA DBS DEPARTMENT OF BUILDING AND SAFETY

2020 Los Angeles Green Building Code

FORM GRN 5

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
30	5.410.1	Recycling by occupants	a6.12, a6.13, a6.14	See Trash Plans
31	5.410.2	Commissioning (> 10,000 sq. ft.)	g0.03i	GRN 20-23
32	5.410.2.1	– Owner's Project Requirements (OPR)	g0.03i	GRN 20
33	5.410.2.2	– Basis of Design (BOD)	g0.03i	GRN 21
34	5.410.2.3	– Commissioning plan	g0.03i	GRN 22
35	5.410.2.4	– Functional performance testing	a2.01	General Notes
36	5.410.2.5.1	– Systems manual	a2.01	General Notes
37	5.410.2.5.2	– Systems operations training	a2.01	General Notes
38	5.410.2.6	– Commissioning report	a2.01	General Notes
39	5.410.4	Testing and adjusting (< 10,000 sq. ft.)	N/A	> 10,000 SF
40	5.410.4.2	– Systems	N/A	> 10,000 SF
41	5.410.4.3	– Procedures	N/A	> 10,000 SF
42	5.410.4.4	– Reporting	N/A	> 10,000 SF
43	5.410.4.5	– Operation and maintenance manual	N/A	> 10,000 SF
44	5.410.4.5.1	– Inspections and reports	N/A	> 10,000 SF
		ENVIRONMENTAL QUALITY		
45	5.503.1	Fireplace and Woodstoves	N/A	N/A
46	5.504.1.3	Temporary ventilation	g0.02h	GRN 15 - #17
47	5.504.3	Covering of duct openings and protection of mechanical equipment during construction	g0.03h	GRN 15 - #18
48	5.504.4	Finish material pollutant control	g0.02h	GRN 15 - #19
49	5.504.4.1	– Adhesives, sealants, and caulks		
50	5.504.4.3	– Paints and coatings		
51	5.504.4.3.1	– Aerosol paints and coatings		
52	5.504.4.3.2	– Verification	g0.03h	GRN 15 - #20
53	5.504.4.4	Carpet systems	g0.02h	GRN 15 - #21
54	5.504.4.4.1	Carpet cushion	g0.02h	GRN 15 - #22
55	5.504.4.5	Composite wood products	g0.03h	GRN 15 - #23
56	5.504.4.6	Resilient flooring systems	g0.02h	GRN 15 - #25
57	5.504.5.3	Filters	g0.03h	GRN 15 - #26
58	5.504.7	Environmental tobacco smoke (ETS) control	g0.02h	GRN 15 - #27
59	5.505.1	Indoor moisture control	g0.03h	GRN 15 - #28
60	5.506.2	Carbon dioxide (CO_2) monitoring	g0.02h	GRN 15 - #29
61	5.507.4.1	Exterior noise transmission prescriptive method	g0.17	Acoustic Report
62		– Exterior noise transmission for roof	g0.17	Acoustic Report
63		– Exterior noise transmission for walls	g0.17	Acoustic Report
64		– Exterior noise transmission for windows	g0.17	Acoustic Report
65	5.507.4.2	Exterior noise transmission performance method	g0.17	Acoustic Report
66	5.507.4.3	Interior sound transmission	g0.17	Acoustic Report

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LA DBS DEPARTMENT OF BUILDING AND SAFETY

2020 Los Angeles Green Building Code

FORM GRN 5

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
67	5.508.1	Ozone depletion and greenhouse gas reductions	g0.03	GRN 15 - #30
68	5.508.2	Supermarket refrigerant leak reduction	N/A	No Occurances

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LA DBS DEPARTMENT OF BUILDING AND SAFETY

2020 Los Angeles Green Building Code

FORM GRN 5

MANDATORY REQUIREMENTS CHECKLIST

NEWLY CONSTRUCTED NON-RESIDENTIAL BUILDINGS

(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Permit # 21010 _ 10000 _ 04987 Date: 12-07-2022

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
		PLANNING AND DESIGN		
1	5.106.1	Storm water pollution prevention	g0.03g	GRN 1
2	5.106.4.1.1	Short-term bicycle parking	g0.04, g0.24	Parking Analysis
3	5.106.4.1.2	Long-term bicycle parking	g0.04, g0.24	Parking Analysis
4	5.106.5.2	Designated parking	g0.04, g0.24	Parking Analysis
5	5.106.5.3	Electric vehicle charging	g0.04, g0.24	Parking Analysis
6	5.106.8	Light pollution reduction	g0.03i	GRN 21 BOD
7	5.106.10	Grading and paving	c200, c210, c300	Civil Drawings
8	5.106.11	Hardscape alternatives	L2's	Landscape Hardscape Drawings
		ENERGY EFFICIENCY		
9	5.211.1	Solar ready buildings	a2.03, a2.24	Roof Plan; See Notes
		WATER EFFICIENCY & CONSERVATION		
10	5.303.1.1	New buildings in excess of 50,000 sq. ft.	g0.03h	GRN 18N - #1
11	5.303.1.2	Excess consumption	g0.03h	GRN 18N - #1
12	5.303.2	Water reduction	g0.03h	GRN 18N - #2; GRN 17
13	5.303.3	Water conserving plumbing fixtures and fittings	g0.03h	GRN 15 - #3
14	5.303.3.3	Showerheads	g0.03h	GRN 17
15	5.304.1	Outdoor water use in landscape areas	L1's	Landscape Hydrozone Drawings
16	5.304.3	Irrigation controller and sensor application	L1's	Landscape Irrigation Drawings
17	5.304.4	Outdoor water use meters	g0.03h	GRN 18N - #4
18	5.304.5	Exterior faucets	g0.03h	GRN 18N - #6
19	5.305.1	Graywater ready	g0.03h	GRN 18N - #7
20	5.305.2	Recycled water supply to fixtures	N/A	Not Available in Area
21	5.305.3	Cooling towers	N/A	No Occurance
22	5.305.4	Groundwater discharge	N/A	No Occurance
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
23	5.407.1	Weather protection	WP's	Weatherproofing Drawings
24	5.407.2.1	Sprinklers	L1's	Landscape Irrigation Notes
25	5.407.2.2.1	Nonabsorbent floor and wall finishes	a2.01	See Notes
26		Exterior door protection	a5.00's	Entry Doors Covered
27	5.407.2.2.2	Flashing	a5.00's	See Architectural Details
28	5.408.1	Construction waste reduction	g0.03h	GRN 15 - #12
29	5.408.3	Excavated soil and land clearing debris	g0.03h	GRN 15 - #13

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LA DBS DEPARTMENT OF BUILDING AND SAFETY

2020 Los Angeles Green Building Code

FORM GRN 18N

WATER CONSERVATION ORDINANCE NOTES

NON-RESIDENTIAL BUILDINGS

1. For new buildings or additions exceeding 50,000 ft², install a separate water meter or sub-meter for the following areas:
   A. For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gpd (380 L/day).
   B. Where potable water is used for industrial/process uses, for water supplied to the following subsystems:
      a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
      b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
      c. Steam and hot-water boilers with energy input more than 500,000 Btu/h (147 kW).
   C. For each building that uses more than 100 gpd on a parcel containing multiple buildings. (5.303.1.1)
2. Provide a 20% reduction in the overall potable water use for each building. The reduction shall be based on the maximum allowable water use per plumbing fixture and fittings as required by the Los Angeles Plumbing Code. New projects having a water supply of 2"or less and additions and alterations projects may use the prescriptive method outlined in this section. (5.303.2)
3. 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 sqft 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. (5.304.1, 5.304.2)
4. New buildings on a site with 1,000 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (5.304.4)
5. Additions and alterations on a site with 1,000 square feet of cumulative landscape area which require water service upgrade shall have separate meters or submeters for outdoor water use. (5.304.4)
6. Locks shall be installed on all publicly accessible exterior faucets and hose bibs. (5.304.5)
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 (5.305.1)
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. (5.305.2)
9. Cooling towers shall comply with one of the following:
   A. Shall have a minimum of 6 cycles of concentration (blowdown)
   B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (5.305.3)
10. Develop and construct a system for onsite reuse of the groundwater where groundwater is being extracted and discharged. Alternatively, the groundwater may be discharged to the sewer. (5.305.4)
11. Provide a hot water system complying with one of the following:
    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. (Los Angeles Plumbing Code Section 610.4.1)

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LA DBS DEPARTMENT OF BUILDING AND SAFETY

2020 Los Angeles Green Building Code

FORM GRN 15

GREEN BUILDING CODE PLAN CHECK NOTES

NON-RESIDENTIAL BUILDINGS

1. State on plans that the outdoor lighting systems shall be designed and installed to comply with all of the following: (5.504.4.1, 5.504.4.3)
   a. The minimum requirements in California Energy Code for Lighting Zones 1-4
   b. Backlight, Uplight and Glare (BUG) ratings as defined in IESNA TM-15-11
   c. Allowable BUG ratings not exceeding those shown in on Table 5.106.8. (5.106.8)
2. Separate submeters shall be installed in any building or new space within a building that is projected to consume more than 1,000 gal/day. (5.303.1.2)
3. New plumbing fixtures and fittings shall not exceed the maximum allowable flow rate specified in Section 5.303.3. (5.303.3)
4. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets 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. (5.303.3.3)
5. 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)
6. Installed automatic irrigation system controllers are weather- or soil-based controllers. (MWELO, § 492.7)
7. Weather-resistant exterior wall and foundation envelope shall be detailed in conformance with Los Angeles Building Code Section 1403.2 and California Energy Code Section 150. (5.407.1)
8. Automatic landscape irrigators shall be installed such that it doesn't spray on the structure. (5.407.2.1)
9. New exterior entries and openings subject to foot traffic shall be protected against water intrusion using features such as overhangs, awnings and/or recesses for a combined depth over the entry of at least 4 feet. (5.407.2.2.1)
10. Nonabsorbent interior floor and wall finishes shall be used within at least two feet around and perpendicular to new exterior entries and/or opening subject to foot traffic. (5.407.2.2.1)
11. Exterior entries shall have flashing integrated with the drainage plane. (5.407.2.2.2)
12. Only a City of Los Angeles certified hauler will be used for hauling of construction waste. (5.408.1)
13. 100% of excavated soil and vegetation resulting from land clearing shall be reused or recycled. (5.408.3)
14. A final report for the testing and adjusting of all new systems shall be completed and provided to the field inspector prior to final approval. This report shall be signed by the individual responsible for performing these services. (5.410.4.4)
15. For all new equipment, an *Operation & Systems Manual* shall be provided to the owner and the field inspector at the time of final inspection. (5.410.4.5)
16. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (5.503.1, AQMD Rule 445)
17. If the new HVAC system is used during construction, use return air filters with a MERV of 8. Replace all filters immediately prior to occupancy. (5.504.1.3)
18. All new ducts and other new related air distribution components openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (5.504.3)
19. Architectural paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 5.504.4.1-5.504.4.3. (5.504.4.1 - 5.504.4.3)
20. The *VOC Content Verification Checklist*, Form GRN 2, shall be completed and certified 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. (5.504.4.3.2)
21. All new carpet installed in the building interior meets the testing and product requirements of one of the following:
    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 (5.504.4.4)
22. All new carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. (5.504.4.4.1)
23. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the interior or exterior of the building shall meet the formaldehyde limits. (5.504.4.5, 10.504.4.5)
24. The *Formaldehyde Emissions Verification Checklist*, Form GRN 3, shall be completed prior to final inspection approval. The manufacturer's specifications showing formaldehyde content for all applicable wood products shall be readily available at the job site and be provided to the field inspector for verification. (5.504.4.5)
25. 80% of the total area receiving new resilient flooring shall comply with one or more of the following:
    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 (5.504.4.6)
26. Mechanically ventilated buildings shall have air filter with a Minimum Efficiency Reporting Value (MERV) of 13 or higher. 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. (5.504.5.3)
27. Designated outdoor smoking area shall be at least 25 feet from an outdoor air intake or openable windows. (5.504.7)
28. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2 Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2. (5.505.1)
29. Buildings that use Demand Control Ventilation shall have CO_2 sensors and ventilation controls installed in accordance with the requirements of the current edition of the California Energy Code, CCR, Title 24, Part 6, Section 121(c). (5.506.2)
30. The HVAC, refrigeration, and fire suppression equipment shall not contain CFC or Halons. (5.508.1)
31. Retail food stores of 8,000 sq. ft. or more of conditioned area that have a commercial refrigeration system with a global warming potential (GWP) of 150 or greater shall have leak reduction measures in accordance with LAGBC Section 5.508.2. Separate mechanical plan check is required. (5.508.2)

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75% Construction Document 02/28/2023

SET ISSUE

Number	Issue	Date	Number	Issue	Date
1	Pre-Submittal	02.11.2022	8	100% Design Development	07.01.2022
2	100% Schematic Design	03.11.2022	9	25% PDPP Submission	08.19.2022
3	25% PDPP Submission	04.15.2022			
4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Code Summary - Green Forms

g0.03h

Commissioning Plan Compliance Form

FORM GRN 23

2020 Los Angeles Green Building Code
and 2019 California Energy Code

COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS

Project Address: _____ Permit Number: _____ - _____ - _____

ITEM #	COMMISSIONING PLAN ITEMS	PAGE NUMBER IN COMMISSIONING PLAN DOCUMENT
	GENERAL PROJECT INFORMATION	
1	Project name, owner, location, building type and building area	
2	Definitions	
3	Overall project commissioning schedule	
4	Contact information for individual/company providing commissioning services	
	COMMISSIONING GOALS	
5	Meeting the Los Angeles Green Building code and California Energy Code requirements for commissioning	
6	Meeting OPR and BOD requirements	
7	Carrying out requirements for commissioning activities as specified in plans and specifications	
	SYSTEMS TO BE COMMISSIONED	
8	Explanation of the original design intent (refer to OPR and BOD documents)	
9	Requirements for execution and documentation of installation, checkout and start up, including controls point-to-point checks and calibrations	
10	Equipment and systems to be tested*, functions and modes to be tested, conditions under which the test shall be performed, measurable criteria for acceptable performance, and example test forms	
	COMMISIONING TEAM INFORMATION	
11	List of all team members and contact information (i.e. owner, owner's representative, architect, engineers, designated commissioning representative, and (if available): general contractor, sub-contractors, vendors, and construction manager)	
	COMMISSIONING PROCESS ACTIVITIES, SCHEDULES, AND RESPONSIBILITIES	
12	Prescribed commissioning process steps and activities to be accomplished by the Cx team throughout the design to occupancy	
13	Roles and responsibilities for each member of the Cx team for each phase of the work (including who writes checklists and tests, who reviews and approves test forms, who directs tests, who executes tests, who documents tests results and who approves completed tests)	
14	Required Cx deliverables, reports, forms, and verifications expected at each stage of the commissioning effort	
15	Confirmation, development and approval process for the O&M manual, systems manual and the facility operator and maintenance staff training	

**At a minimum, the following systems shall be tested: HVAC & controls, indoor lighting system & controls, water heating system, landscape irrigation systems, covered processes, renewable energy systems, and water reuse systems.*

Owner/Owner Representative Acknowledgement

The commissioning plan includes the items listed above and have been approved by the Owner or Owner Representative:

Name: _____ ☐ Owner ☐ Owner Representative

Company Name (if applicable): _____

Signature: _____ Date: _____

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	performance, efficiency, savings, other)	
20	Description of how the system meets requirements in OPR	
21	Reasons for system selection, as opposed to alternatives (e.g. performance, efficiency, reliability, flexibility, simplicity, expandability, cost, payback period, utility company incentives, owner preference, etc.)	
22	Sequence of Operation (e.g. operating schedules, setpoints, storage capacity, etc..)	
	RENEWABLE ENERGY SYSTEMS (IF ANY)	
23	Narrative description of system (i.e. system type(s), location, inverter type, control type, performance, efficiency, energy savings, payback period, other)	
24	Description of how the system meets requirements listed in OPR	
25	Reasons for system selection, as opposed to alternatives (e.g. performance, efficiency, reliability, flexibility, simplicity, expandability, cost, payback period, etc.)	
26	Renewable energy system generation calculations: sizing calculation method, assumptions, and results	
	WATER REUSE SYSTEM (IF ANY)	
27	Narrative description of system (i.e. system type(s), location, space requirements, equipment requirements, control type, performance, efficiency, potable water savings, payback period, other)	
28	Description of how the system meets requirements in OPR	
29	Reasons for system selection, as opposed to alternatives (e.g. performance, efficiency, reliability, flexibility, simplicity, cost, payback period, etc.)	
30	Water reuse system calculations: sizing calculation method, assumptions, and results	

Architect/Engineer/Designer Acknowledgement

I hereby acknowledge the Basis of Design (BOD) document has been completed and meets the Owner's Project Requirements (OPR).

	Name	License Number	Signature	Date
Architect of Record				
Mechanical Designer				
Electrical Designer				
Plumbing Designer				
Landscape Architect				
Renewable Energy System Designer				
Others (specify):				

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	EQUIPMENT AND SYSTEMS EXPECTATIONS	
19	Level of quality, reliability, equipment type, flexibility, maintenance, and complexity desired	
20	Specific efficiency targets, desired technologies, or preferred manufacturers for building systems, acoustics and vibration	
21	Degree of system integration, automation, and functionality for controls (i.e. load shedding, demand response, energy management)	
	BUILDING OCCUPANT AND O&M PERSONNEL EXPECTATIONS	
22	Description of how the building will be operated and by whom	
23	Level of training and orientation required to understand, operate and use the building systems for building operation and maintenance staff, as well as occupants	
24	Building operation and maintenance staff location and capabilities	
	COMMISSIONING AGENT INFORMATION	
25	Name of Commissioning Agency:	
26	Address of Agency:	
27	Contact person(s) Name(s):	

Owner/Owner Representative Acknowledgement

Owner's Project Requirements (OPR). The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. The OPR includes the elements listed above and have been approved by the Owner or Owner Representative.

Name: _____ ☐ Owner ☐ Owner Representative

Company Name (if applicable): _____

Signature: _____ Date: _____

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Basis of Design (BOD) Compliance Form

FORM GRN 21

2020 Los Angeles Green Building Code
and 2019 California Energy Code

Commissioning Agent Acknowledgement

I have reviewed the Basis of Design (BOD) and verified that it meets the Owner's Project Requirements (OPR):

Name: _____

Company Name (if applicable): _____

Agent's Signature: _____ Date: _____

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Basis of Design (BOD) Compliance Form

FORM GRN 21

2020 Los Angeles Green Building Code
and 2019 California Energy Code

COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS

Project Address: _____ Permit Number: _____ - _____ - _____

ITEM #	BOD ITEMS	PAGE NUMBER IN BOD DOCUMENT
	HVAC SYSTEMS AND CONTROLS	
1	Narrative description of system (i.e. system type(s), location, control type, efficiency features, outdoor air ventilation strategy, indoor air quality features, noise reduction features, environmental benefits, other features)	
2	Description of how the system meets requirements in OPR	
3	Reasons for system selection, as opposed to alternatives (e.g. comfort performance, efficiency, reliability, cost, acoustics, etc.)	
4	Load calculations (i.e. method/software, summer outdoor conditions, winter outdoor conditions, indoor design conditions, assumptions, other)	
5	Sequence of Operations (i.e. operating schedules, setpoints, other)	
	INDOOR LIGHTING SYSTEM	
6	Narrative Description of system (e.g. fixture type(s), lamp & ballast type, control type, etc.)	
7	Description of how the system meets requirements in OPR	
8	Reasons for system selection, as opposed to alternatives (e.g. visual comfort performance, efficiency, reliability, flexibility, simplicity, cost, etc.)	
9	Lighting Design Criteria (i.e. space ID, space type, illumination design target, source of target, light calculation assumptions, other)	
10	Lighting Power Design Target (i.e. space type, Title 24-Energy Code lighting power allowance, lighting power design target, other)	
	WATER HEATING SYSTEM	
11	Narrative description of system (i.e. system type, location, control type, efficiency features, environmental benefits, other)	
12	Description of how the system meets requirements in OPR	
13	Reasons for system selection, as opposed to alternatives (e.g. performance, efficiency, reliability, space constraints, cost, ease of maintenance, other)	
14	Water heating load calculations: sizing calculation method, assumptions, and results	
	LANDSCAPE IRRIGATION SYSTEMS	
15	Narrative description of system (i.e. system type(s), location, control type, performance, efficiency, water savings, other)	
16	Description of how the system meets requirements in OPR	
17	Reasons for system selection, as opposed to alternatives (e.g. performance, efficiency, reliability, flexibility, cost, utility company incentives, other)	
18	Landscape irrigation system calculations: sizing calculation method, assumptions, and results	
	COVERED PROCESSES	
19	Narrative description of system (i.e. system type(s), location, control type,	

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Owner's Project Requirements (OPR) Compliance Form

FORM GRN 20

2020 Los Angeles Green Building Code
and 2019 California Energy Code

COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS

Project Address: _____ Permit Number: _____ - _____ - _____

ITEM #	OPR ITEMS	PAGE NUMBER IN OPR DOCUMENT
	PROJECT PROGRAM	
1	General building information (size, stories, construction type, occupancy type and number)	
2	Intended uses and schedules	
3	Future expandability and flexibility of spaces	
4	Quality and/or durability of materials and desired building lifespan	
5	Budget or operation constraints	
	ENVIRONMENTAL AND SUSTAINABILITY GOALS	
6	Level of compliance with the Los Angeles Green Building Code: Mandatory, Tier 1, or Tier 2	
7	Specific environmental or sustainability goals (e.g. water efficiency, water reuse, CO_2 monitoring, xeriscaping, etc.)	
	ENERGY EFFICIENCY GOALS	
8	Overall efficiency of building: meet California Energy Code or exceed by (%)	
9	Lighting system efficiency: meet California Energy Code or exceed by (%)	
10	HVAC equipment efficiency and characteristics	
11	Other measures affecting energy efficiency desired by owner (e.g. building orientation, shading, envelope and fenestration, roof, renewable power, net-zero energy use, etc.)	
	INDOOR ENVIRONMENTAL QUALITY REQUIREMENTS	
12	Lighting	
13	Temperature and Humidity	
14	Acoustics	
15	Air quality, ventilation, and filtration	
16	Desired adjustability of system controls	
17	Accommodations for after-hours use	
18	Other owner requirements (e.g. natural ventilation, daylight, views, etc.)	

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02/28/2023

SET ISSUE

Number	Issue	Date	Number	Issue	Date
1	Pre-Submittal	02.11.2022	8	100% Design Development	07.01.2022
2	100% Schematic Design	03.11.2022	9	25% PDPP Submission	08.19.2022
3	25% PDPP Submission	04.15.2022			
4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Code Summary - Green Sheets

g0.03i

Project Contacts:

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Project Manager: Mike H. Sukazi
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Project Manager: Mike H. Sukazi
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Glendale, CA 91311
818.219.2039
Mikes@rffire.com

PROJECT INFORMATION

SEPULVEDA. 6728 SEPULVEDA BLVD
LOS ANGELES, CA 91411

OWNER: 6728 Sepulveda QOZB LLC

PROJECT DESCRIPTION:

THE NEW CONSTRUCTION OF 405 DWELLING UNITS, 556 PARKING SPACES, AND AMENITIES WITHIN A MAIN RESIDENTIAL BUILDING.

Base Request Incentives:

1. Density Bonus of 70% Per Tier 3 TOC
2. 50% FAR Bonus for R4 in Tier 3 TOC
3. Reduction of 0.5 Parking Per Tier 3 TOC

Additional Request Incentives:

1. + 22' to height per TOC Tier 3
2. 25% reduction in Open Space

CONSTRUCTION TYPE: TYPE III OVER TYPE I PODIUM (NEW CONSTRUCTION)

ZONING: (Q)R4-1-RIO

FLOOD ZONE: OUTSIDE FLOOD ZONE

SITE AREA: 94,951 SF

SETBACKS:
- **Front (Sepulveda)**: Required: 15' I Proposed: 18'-7"
- **Rear* (Columbus)**: Required: 15' I Proposed: 18'
- **Side**: Required: 9' I Proposed: 9'

Note: Per (Q) R5-1: No.2 That vehicular access to Columbus Avenue shall be prohibited.

REQUIRED DENSITY: A residential project in the R4 Zone is calculated as 1 dwelling unit per 400 square feet.
- By right Allowence: 238 Units

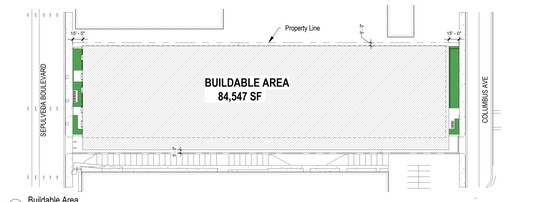
PROJECT DENSITY: Tier 3 TOC + 70% of By Right Units,
Added to By Right total: 405 Units. Affordable: 41 Units (10% ELI)

REQUIRED BUILDING HEIGHT:
- The Van Nuys - North Sherman Oaks Community Plan restricts the maximum height of the parcel to 45 feet (5 Story)
- Tier 3 TOC with any height increases over 11 feet to be stepped-back at least 15 feet from the exterior face of the Ground Floor of the building located along any street frontage.

PROPOSED BUILDING HEIGHT: 66' (6 story) Per Tier 3 TOC

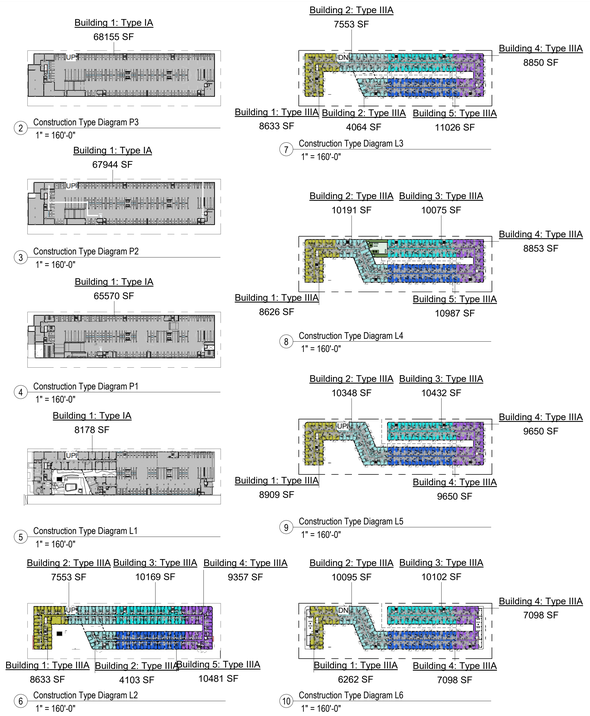
BUILDABLE AREA

BUILDABLE AREA = ALL PORTION OF THE A LOT, EXCLUDING THOSE PORTIONS OF THE LOT WHICH MUST BE RESERVED FOR YARD SPACES, BUILDING LINE SETBACK SPACE, OR WHICH MAY ONLY BE USED FOR ACCESSORY BUILDINGS OR USES PER LAMC 12.03



1 Buildable Area
1" = 80'-0"

CONSTRUCTION TYPE DIAGRAMS & FIRE SEPERATION ON TYPE IIIA



UNIT COUNTS

FLOOR	STUDIO	1 BED	1 BED+DEN	2 BED	3 BED	SUB-TOTAL
2ND FLOOR	19	41	1	24	-	85
3RD FLOOR	19	40	1	25	-	85
4TH FLOOR	19	35	3	24	-	81
5TH FLOOR	19	37	3	23	-	82
6TH FLOOR	18	31	3	19	1	72
SUB- TOTAL	**94**	**184**	**11**	**115**	**1**	
	23.2%	**45.4%**	**2.8%**	**28.4%**	**0.2%**	
					TOTAL:	**405**

TYPICAL UNITS (SF)

UNIT TYPE	SF
STUDIO	+/- 365
1 BED + 1 BATH	+/- 495
1 BED + DEN	+/- 620
2 BED + 2 BATH	+/- 910
3 BED + 2 BATH	+/- 1185

AFFORDABLE UNITS

UNIT TYPES	TOTAL UNITS	MIX %	10% ELI	AFFORDABLE UNIT
STUDIO	94	23.2%	9.4	**9**
1 BED	195	48.2%	19.5	**20**
2 BED	115	28.4%	11.5	**12**
3 BED	1	0.2%	0.1	**0**
	405	100%	40.5	**41**

BIKE PARKING CALCULATIONS

NOTES

REQUIRED BIKE PARKING:

PER LAMC 12.21 A16(a)(1)(i) FOR ALL RESIDENTIAL BUILDINGS OTHER THAN HOTELS AND MOTELS CONTAINING MORE THAN THREE DWELLING UNITS, LONG- AND SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED ACCORDING TO THE RATIOS SPECIFIED FOR EACH MARGINAL INCREMENT OF DWELLING UNITS SPECIFIED IN TABLE 12.21 A.16(A)(1)(i).

REQUIRED BIKE PARKING

	UNITS	SHORT TERM REQUIRED	LONG TERM REQUIRED
BIKE PARKING	405	18	176
GRAND TOTAL			194

Bike Parking Schedule

Level	Comments

Project Grade	Short Term Vertical Bike Stall
18	
Project Grade: 18	
Level P1	Long Term Vertical Bike Stall
189	
Level P1: 189	
Grand total: 207	

AUTOMOBILE PARKING

NOTES

REQUIRED PARKING

<3 habitable rooms = 1 parking space; 3 habitable rooms = 1.5 parking spaces;
>3 habitable rooms = 2 parkings spaces; per LAMC 12.21.4(a)

94 - studios x 1 stall = 94 stalls
183 - 1 beds x 1.5 stalls = 274 stalls
12 - 1 bed + den = 2 stalls = 24 stalls
116 - 2+3 beds x 2 stalls = 232 stalls

Required = 624 stalls
Tier 3 TOC reduction of .5 = 203 stalls Required

PROVIDED PARKING

TYPE	P1	P2	P3	L1	TOTAL
COMPACT	30	31	38	24	123
ADA CAR	5	-	-	1	6
ADA VAN	1	-	-	-	1
TANDEM COMPACT	7	4	4	7	22
TANDEM	9	14	7	3	33
STANDARD	44	59	95	6	204
EV	24	36	-	44	104
EVCS	12	22	22	-	56
EVCS ADA Aisle	3	-	-	1	4
EVCS VAN Aisle	1	-	-	-	1
EVCS Aisle	-	1	1	-	2
GRAND TOTAL	136	167	167	86	556

203 RESIDENTIAL STALLS REQUIRED
556 RESIDENTIAL STALLS PROVIDED

OPEN SPACE

NOTES

REQUIRED COMMON OPEN SPACE:

OPEN SPACE REQUIREMENTS PER LAMC 12.21 G 2:

100 SF/UNIT < 3 HABITABLE ROOMS (STUDIO & 1 BR UNITS)
125 SF/UNIT > 3 HABITABLE ROOMS (2 BR & 1 BR+DEN UNITS)
175 SF/UNIT > 3 HABITABLE ROOMS (3 BR UNITS)

NOTE:
1. A KITCHEN IS NOT CONSIDERED A HABITABLE ROOM FOR PURPOSES OF CALCULATING OPEN SPACE. (PER FOURTH PARA. ADDED BY ORD. NO. 171,753, EFF. 1117/97)

REQUIRED OPEN SPACE

TYPE	# OF HABITABLE ROOMS	# OF UNITS	REQUIRED OPEN SPACE
1 BR	2	184	18,400
1 BR + DEN	3	11	1,375
2 BR	3	115	14,375
3 BR	4	1	175
STUDIO	1	94	9,400
GRAND TOTAL			43,725

REQUIRED INDOOR AREA FOR OPEN SPACE

PER LAMC 12.21 G.2(a)(4)(i) REC ROOMS MUST BE AT LEAST 600 SF FOR DEVELOPMENT OF MORE THAN 16 UNITS AND MUST NOT EXCEED 25% OF TOTAL REQUIRED OPEN SPACE.
MAX REQUIRED: 43,725 X 25% = MAX 10,932 SF

REQUIRED LANDSCAPED OPEN SPACE

PER LAMC 12.21 G.2(a)(4)(ii) ROOF DECKS IN DEVELOPMENTS BUILT AT AN R4, RAS4, AND/OR R5 DENSITY, REGARDLESS OF THE UNDERLYING ZONE, **MAY BE USED IN THEIR ENTIRETY AS COMMON OPEN SPACE.**

A MINIMUM OF 25% OF THE COMMON OPEN SPACE AREA SHALL BE PLANTED WITH GROUND COVER, SHRUBS OR TREES.

MIN REQUIRED OPEN SPACE AREA = 32,793 SF
(25% Decreased Per TOC Tier 3 Incentives)
Menu of Incentives: Open Space. See LAMC 12.22A.25(f)(6)
i. Tiers 1&2 - Up to a 20% decrease in required open space
ii. Tiers 3&4 - Up to a 25% decrease in required open space

TOTAL OPEN SPACE	
OPEN SPACE:	**AREAS:**
GYM / RECREATION	2,464 SF
COMMUNITY ROOM	765 SF
AMENITY / RECREATION	3,591 SF
POOL DECK	9,924 SF
EAST ROOF TERRACE	736 SF
WEST ROOF TERRACE	733 SF
4TH LEVEL ROOF DECK	1,815 SF
BALCONIES / PATIOS (TOTAL 151)	7,550 SF
ROOF DECK	5,288 SF
TOTAL:	**32,866 SF**
REQUIRED:	**32,793 SF**
NEED:	**0 SF**

SITE AREA SUMMARY

Property/ Lot Area:	**94,951 sf**
Building Footprint:	69,441 sf
Building Coverage:	73.1% *not incl. rear deck*
Impervious Area:	
Total Impervious Area: 74,240 sf	
Total Pervious Area: 20,711 sf	

TOTAL AREA	94,951 SF
IMPERVIOUS AREA	74,240 SF
LANDSCAPE AREA	20,711 SF
IMPERVIOUS PERCENTAGE	78%
REQ'D LID PLANTER AREA	6,965 SF
REQ'D PERMAVOID AREA	4,981 SF
MIN. PV PLANT FACTOR	0.34
PERMAVOID AREA ON PLAN	4,719 SF
TREATED TRIBUTARY AREA	85,189 SF

GRADING QUANTITIES	
AVERAGE EXISTING GRADE	XX
BUILDING PAD GRADE	XX
AVERAGE EXCAVATION DEPTH	XX FT
EXCAVATION FOOTPRINT	XX SF
CUT	XX CY
TOTAL ROUND	XX CY

GROSS FLOOR AREA

Gross Floor Areas per LADBS Standard of Measure

Level	Area	Area Type
Level P3	69152 SF	Floor Area
Level P2	69128 SF	Floor Area
Level P1	69126 SF	Floor Area
Level L1	58963 SF	Floor Area
Level L2	52897 SF	Floor Area
Level L3	52848 SF	Floor Area
Level L4	51154 SF	Floor Area
Level L5	51156 SF	Floor Area
Level L6	46618 SF	Floor Area
Grand total: 9	520642 SF	

MEASUREMENT PER CBC 202:
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. THE FLOOR AREA OF A BUILDING, OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE THE USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. THE GROSS FLOOR AREA SHALL NOT INCLUDE SHAFTS WITH NO OPENINGS OR INTERIOR COURTS.

FAR CALCULATIONS

Area Schedule (FAR Diagrams)

Area	OccGroup

Not Placed

0 SF	

FAR

0 SF	

FAR Diagram
Corridor

0 SF	Corridor

Level P1
FAR Diagram
Trash

1081 SF	Trash

Level L1
FAR
Mail Room

1167 SF	Mail Room

FAR Diagram
Corridor

2720 SF	Corridor

Gym

2664 SF	Gym

Lobby

1309 SF	Lobby

Office

1552 SF	Office

Open Space

2098 SF	Open Space

Rec. Room

1187 SF	Rec. Room

Storage

8308 SF	Storage

Trash

219 SF	Trash

Level L2
FAR Diagram
Corridor

5482 SF	Corridor

Residential

44084 SF	Residential

Trash

266 SF	Trash

Area Schedule (FAR Diagrams)

Area	OccGroup

Level L3
FAR Diagram
Corridor

5490 SF	Corridor

Residential

44153 SF	Residential

Trash

260 SF	Trash

Level L4
FAR Diagram
Corridor

5683 SF	Corridor

Residential

42130 SF	Residential

Trash

272 SF	Trash

Level L5
FAR Diagram
Corridor

5400 SF	Corridor

Residential

42679 SF	Residential

Trash

271 SF	Trash

Level L6
FAR Diagram
Corridor

5411 SF	Corridor

Open Space

4596 SF	Open Space

Residential

37894 SF	Residential

Trash

272 SF	Trash
266839 SF	

MEASUREMENT PER LAMC 12.03:
AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF THE 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, SPACES FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

ALLOWABLE FAR:

R4 ZONE: 3.00
TOC INCENTIVE: TOC TIER 3 ALLOWS A 50% INCREASE

TOTAL ALLOWED: 4.50

84,547 SITE AREA X 4.50 FAR

380,461.5 SF ALLOWABLE

268,770 SF PROPOSED (3.18 FAR)

PARCEL KEY MAP



6728 Sepulveda Blvd
Van Nuys, CA 91411

AERIAL MAP



6728 Sepulveda Blvd

N

ZONING SUMMARY

APPLICABLE CODES: City of Los Angeles Municipal Code (LAMC Planning & Zoning Code)			
Site Address: 6728 Sepulveda Blvd, Van Nuys CA 91411			Property Size: 94,951 SF
Tract: TR 24408	Assessor Parcel Number: 2235004010		Note: Lot Area Per Survey
Neighborhood Council: Van Nuys - North Sherman Oaks Community Plan			
Base Zone: (Q)R4-1-RIO	Overlay(s): (RIO) River Implementation Overlay, TOC - Tier 3	Height District: 1	District: Modified Parking Requirements District.
Residential Zone Primary Uses (Table 120-1):			
Primary Proposed Uses: Residential	Allowed: Residential		Limited: NA
Development Agreement - N/A			
FAR: As per entitlements	Max. Height: 66 Ft.		Max. Coverage: Per Entitlements
Density: As per entitlements	Ground Floor Window Std Apply: No		
Setbacks:	Front: (West): Street Lot Line - Sepuvelda. - 15 ft.		Side: (North): Street Lot Line - 9 ft.
	Rear*: (East): Street Lot Line - Columbus - 15 ft. *Refer to the "Q" Qualified classification. No.2 That vehicular access to Columbus Avenue shall be prohibited. Security Power Operated Gates Per LAFD Security Gate Access Requirements (LAMC 57.503.4.2) For Fire Apparatus and Fire Personnel Access Only		
	Side: (South): 28 ft. (Fire Apparatus Access Road)		
Open Space - LAMC 12.21.G.2			
	Required Open Space: 100 sf Open-Space Required per 1-BR Unit 125 sf Open-Space Required per 1-BR + Den Unit 125 sf Open-Space Required per 2-BR Unit 175 sf Open-Space Required per 3-BR Unit	**Common Open Space:** Per LAMC 12.21.G.2(a)(4)(i) Rec room (gym) must be at least 600 sf for development of more than 16 units and must not exceed 25% of total open space.	Per LAMC 12.21.G.2(a)(4)(ii) Roof decks in developments built at an R4, RAS4, and/or R5 density, regardless of the underlying zone, may be used in their entirety as common open space.

Accessible Dwelling Units

Type A Units Required	Units Required:	Units Provided:

LEGAL DESCRIPTION OF PROPERTY

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

LOT 1 OF TRACT NO. 24408, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1396 PAGES 1 THROUGH 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID PROPERTY LYING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE THEREOF, PROVIDED, HOWEVER, THAT GRANTOR, ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER, TO ENTER UPON, INTO OR, THROUGH THE SURFACE OF THE PROPERTY GRANTED HEREIN, OR ANY PART THEREOF, LYING BETWEEN SAID SURFACE AND 500 FEET BELOW SAID SURFACE, AS EXCEPTED IN DEED EXECUTED BY SOUTHERN PACIFIC INDUSTRIAL DEVELOPMENT COMPANY, A TEXAS CORPORATION, RECORDED DECEMBER 27, 1979 AS INSTRUMENT NO. 79-1448356.

ALSO EXCEPT FROM THAT PORTION OF SAID LAND INCLUDED WITHIN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 16 WEST, ALL OIL, GAS, WATER, AND MINERALS RIGHTS NOW VESTED IN THE CITY OF LOS ANGELES, WITHOUT, HOWEVER, THE RIGHT TO USE THE SURFACE OF THE LAND OR ANY PORTION THEREOF, TO A DEPTH OF 500 FEET BELOW THE SURFACE, FOR THE EXTRACTION OF SUCH OIL, GAS, WATER, OR MINERALS, AS RESERVED BY THE CITY OF LOS ANGELES, BY DEED
RECORDED JULY 3, 1980 AS INSTRUMENT NO. 80-639622.

SUMMARY OF WORK

The new construction of 405 dwelling units and 556 parking spaces, within a main residential building with the amenities include, but are not limited to; common residential amenities such as a pool, roof deck, gym and amenity lounge.

W.PA
works progress architecture

811 SE Stark Street, Suite 210
Portland OR, 97214
(503) 234-2945
www.worksarchitecture.net

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75% Construction Document

02/28/2023

SET ISSUE

Number	Issue	Date	Number	Issue	Date
1	Pre-Submittal	02.11.2022	8	100% Design Development	07.01.2022
2	100% Schematic Design	03.11.2022	9	25% PDPP Submission	08.19.2022
3	25% PDPP Submission	04.15.2022			
4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

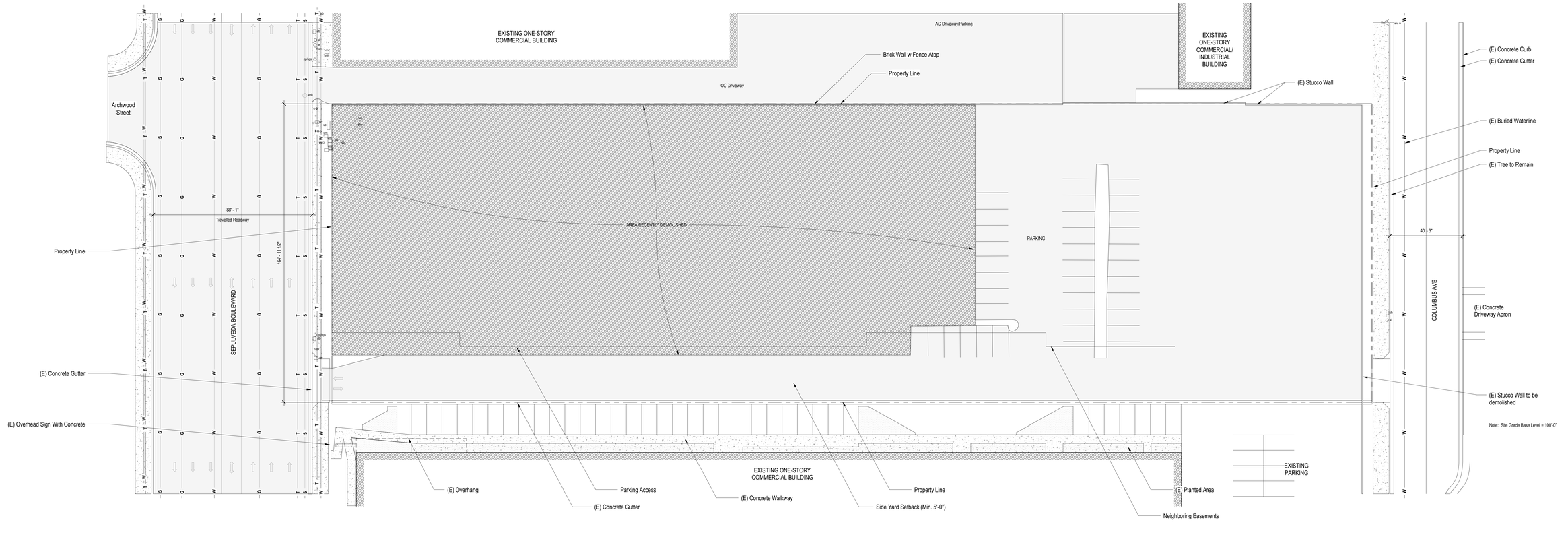
Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Project Location & Code Summary

g0.04



1 Site - Existing
1" = 20'-0"

Property Info:

Project Address:
6728 Sepulveda Blvd,
Van Nuys, CA 91411

Legal Description
Lot: 1
Block: None
Tract: TR 24408

Base Zone: (Q)R4-1-RIO

Property/ Lot Area: **94,951 sf**
Building Footprint: 69,441 sf
Building Coverage: 73.1% *not incl. rear deck*

Impervious Area:

Total Impervious Area: 74,240 sf
Total Pervious Area: 20,711 sf

Site Plan General Notes:

1. Contractor To Verify Existing Utility Locations Prior To Construction. Typ.
2. Provide erosion control per civil.
3. Reference Roof Plan For Storm Drain Locations
4. Reference Foundation Plan For Under Slab Utility Locations
5. Water Meter and Connections to Main To Be Coordinate with LADWP
6. Gas Meter Placement by Plumbing Engineer
7. Re: Civil for Stormwater Management Systems
8. The fence walls on the North and South side of the property is not required.

On the North side of building:
-12.21.A6(d)(3), which states that no wall shall be required along a lot line abutting an alley, public parking area, or a P, PB, C, or M zones. The parcels located on the North sides are in C and P zones.

On the South side of building:
-Refer to sheet g0.03c for the community Driveway Covenant.
-There is a community driveway covenant in place, and is therefore a necessary driveway per 12.21.A6(d)(1)
- Section 12.21.A6(d) refers to parking area not driveways
- The driveway is a fire lane and we can't construct anything in that area. Refer to g0.03b for the approved hydrant & Access Concept Plan.

Site Description:

Area
Existing Building Area: **53,368 sf *per ZIMAS***
Proposed Building Area: **206,563 sf Below Grade Parking Garage**
312,439 sf Above Grade Multi Family Building
Total: **519,002 sf**

Dwelling Units
Existing Number of Dwelling Units: **100**
Total Proposed Number of Dwelling Units: **405**

Vehicular Parking
Required

94 - studios x 1 stall= 94 stalls
183 - 1 beds x 1.5 stalls= 274 stalls
12 - 1 bed + den x 2 stalls= 24 stalls
116 - 2+3 beds x 2 stalls= 232 stalls

Required= 624 stalls
Tier 3 TOC reduction of .5= 203 stalls Required

Proposed:		
ADA Stalls		**= 12**
Electrical Vehicle		**= 162**
Standard		**= 204**
Tandem		**= 55**
Compact		**= 123**
Total		**= 556**

Bike Parking
Required per LAMC 12.21 A.16.(a)(1)
Short Term = 18 Short Term Stalls
Long Term = 176 Long Term Stalls

Provided
Short Term = 18 Short Term Stalls
Long Term = 176 Long Term Stalls

Open Space
Required

< 3 Rooms 277 Units x 100 sf =		**27,700 sf**
= 3 Rooms 127 Units x 125 sf =		**15,875 sf**
> 3 Rooms 1 Units x 175 sf =		**175 sf**
Total:		**43,750 sf**
with 25% reduction per: LAMC Section	**=**	**32,813 sf**
Proposed		**32,813 sf**

Landscape
Area Required: 32,813 sf
Area Proposed: 32,813 sf

Legend: Site Plan Symbols

- Property Line
- Fence
- Building / Wall to Be Demolished
- Curb Line
- W — Water Line
- SS — Combined Storm/Sewer
- S — Storm Line
- STM — Sanitary Sewer Line
- G — Underground Gas Line
- OH — Overhead Power Line
- P — Underground Power Line
- Storm Catch Basin
- Manhole
- Power Pole / Light Pole
- Light Pole
- Sign
- Fire Hydrant
- Water Meter
- EM — Electric Meter
- GM — Gas Meter
- Property Corner

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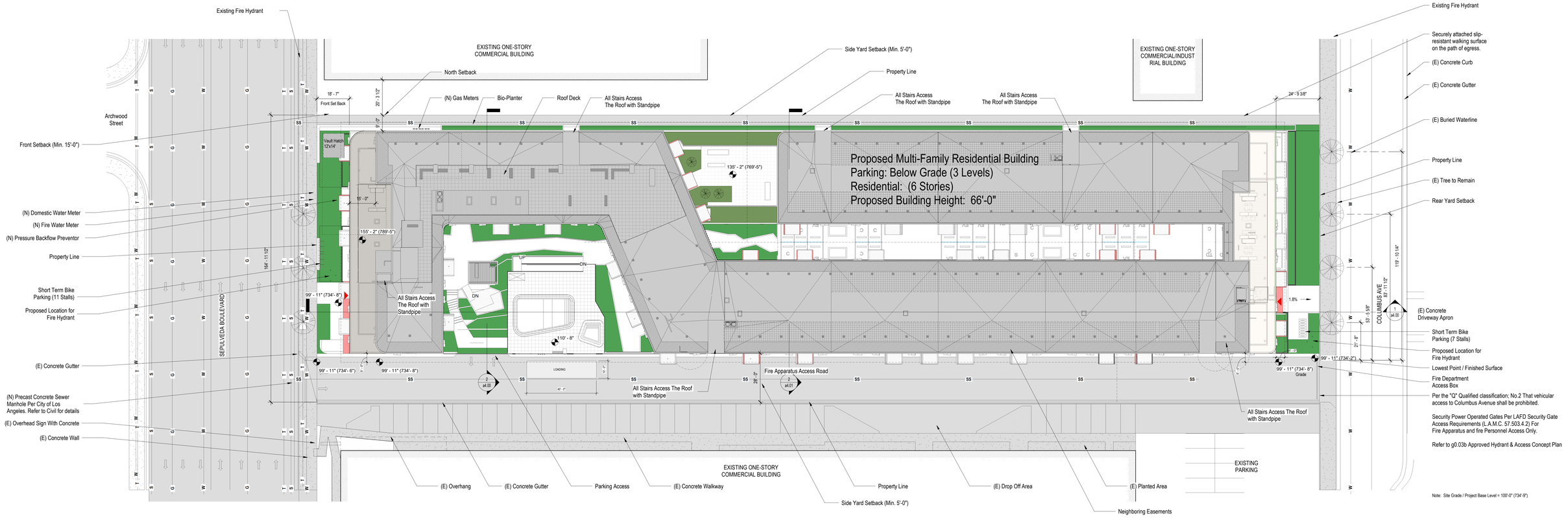
W.PA Job Number 1339

Architectural Site Plan - Existing

g0.05



20 0 20 40
1" = 20'-0" SCALE FEET

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	Manhole
	Power Pole / Light Pole
	Light Pole
	Sign
	Fire Hydrant
	Water Meter
EM	Electric Meter
GM	Gas Meter
	Property Corner

Note: Site Grade / Project Base Level = 100'-0" (734'-9")

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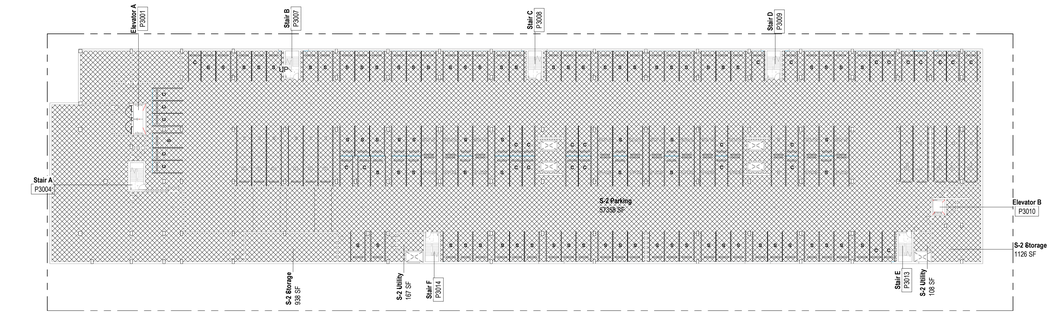
Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

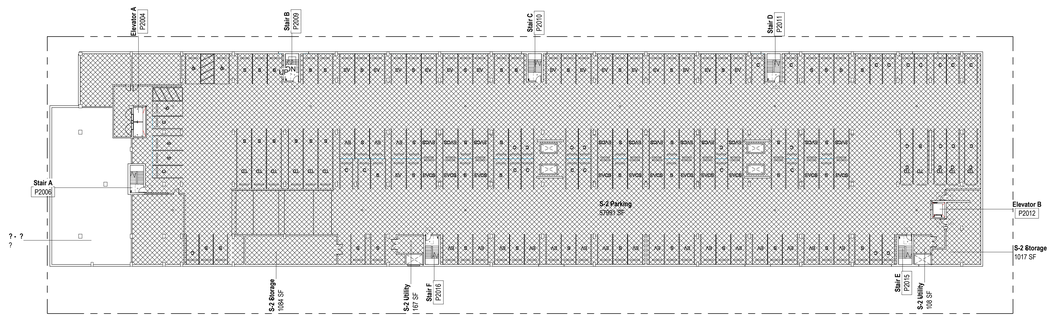
W.PA Job Number 1339

Architectural Site Plan - Proposed

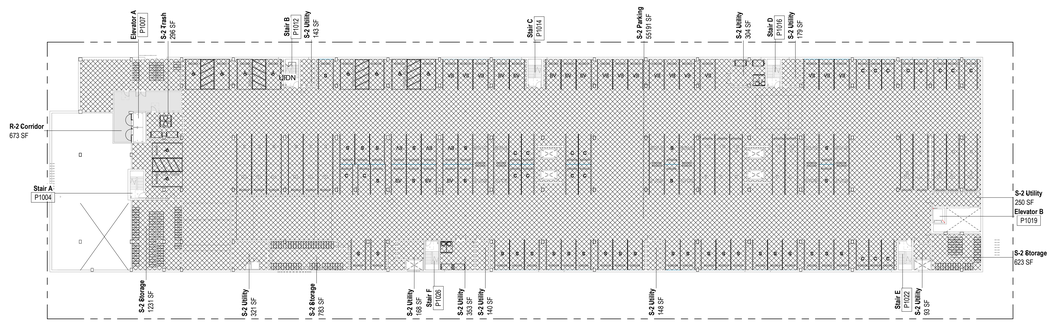
g0.06



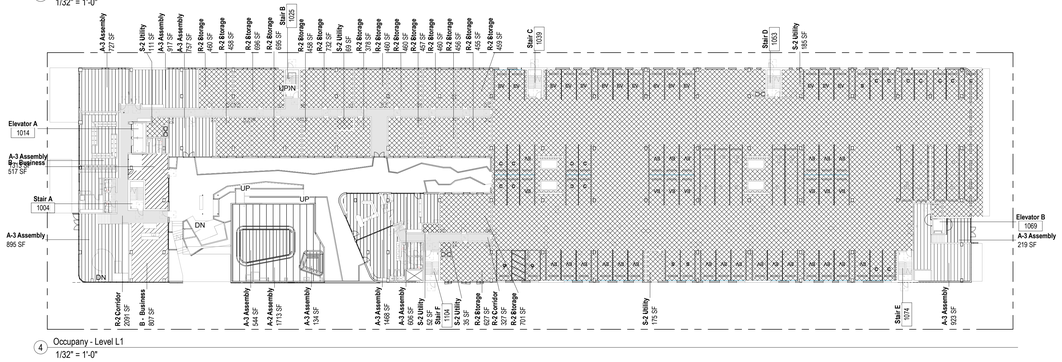
2 Occupancy - Level P3
1/32" = 1'-0"



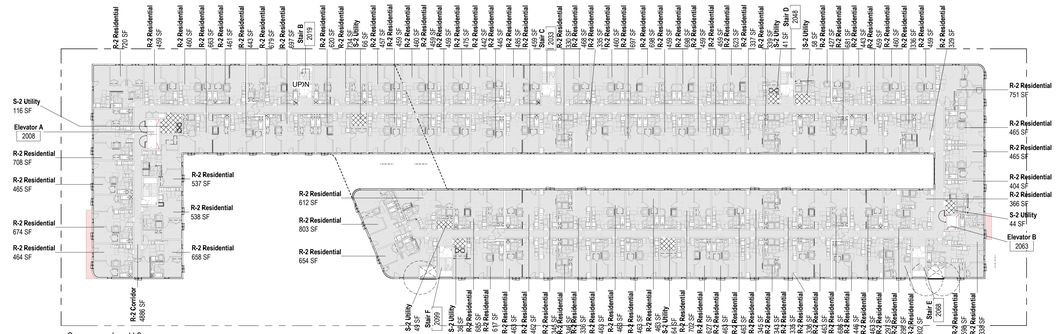
1 Occupancy - Level P2
1/32" = 1'-0"



3 Occupancy - Level P1
1/32" = 1'-0"



4 Occupancy - Level L1
1/32" = 1'-0"


R-2 Residential 707 SF
R-2 Residential 459 SF
R-2 Residential 460 SF
R-2 Residential 468 SF
R-2 Residential 461 SF
R-2 Residential 679 SF
R-2 Residential 468 SF
Stair B 2019
R-2 Residential 475 SF
R-2 Residential 442 SF
R-2 Residential 468 SF
R-2 Residential 468 SF

Building Occupant Load - Proposed

	Occupancy	Floor Area: (Gross of Net per ____)	OccLoadFactor	Occ. Load	Comments
Not Placed					
A-3	Corridor	Not Placed			
R-2	Corridor	Not Placed			
R-2	Corridor	Not Placed			
R-2	Residential	Not Placed	200		
R-2	Residential	Not Placed	200	3	
R-2	Residential	Not Placed	200	2	
R-2	Residential	Not Placed	300	1	
R-2	Residential	Not Placed	300		
R-2	Residential	Not Placed	200	4	
S-2	Storage	Not Placed	300	1	
S-2	Utility	Not Placed	300	1	
S-2	Trash	Not Placed	300	1	
S-2	Lobby	Not Placed	300	41	
S-2	Parking	Not Placed	200	174	
S-2	Utility	Not Placed		6	
S-2	Utility	Not Placed	300	1	
S-2	Utility	Not Placed			
S-2	Storage	Not Placed	300	1	
S-2	Corridor	Not Placed			
S-2	Storage	Not Placed	300	6	
S-2	Storage	Not Placed	300	4	
S-2	Utility	Not Placed	300	6	
S-2	Corridor	Not Placed			
S-2	Utility	Not Placed			
S-2	Storage	Not Placed	300	1	
S-2	Utility	Not Placed	300	1	
S-2	Utility	Not Placed	300	2	
S-2	Utility	Not Placed			
S-2	Trash	Not Placed	300	1	
S-2	Storage	Not Placed	15	41	
S-2	Parking	Not Placed			
S-2	Utility	Not Placed			
S-2	Utility	Not Placed	300	1	
S-2	Utility	Not Placed	300	1	
S-2	Utility	Not Placed	300	1	
S-2	Utility	Not Placed	300	1	
S-2	Trash	Not Placed	300	1	
S-2	Utility	Not Placed	300		
Trash	-	Not Placed			
		0 SF		303	
Level P3					
S-2	Parking	57358 SF	200	301	
S-2	Storage	938 SF	300	4	
S-2	Storage	1126 SF	300	4	
S-2	Utility	108 SF	300	1	
S-2	Utility	167 SF	300	1	
S-2	Utility	813 SF	300	2	
S-2	Storage	529 SF	300	2	
S-2	Utility	4194 SF	300	13	
S-2	Utility	57 SF	300	1	
S-2	Utility	1760 SF	300	5	
S-2	Utility	33 SF	300	1	
		67083 SF		335	
Level P2					
S-2	Parking	57991 SF	200	301	
S-2	Storage	1084 SF	300	4	
S-2	Storage	1017 SF	300	4	
S-2	Utility	1278 SF	300	2	
S-2	Utility	167 SF	300	1	
S-2	Utility	108 SF	300	1	
S-2	Utility	811 SF	300	2	
S-2	Storage	531 SF	300	1	
		62988 SF		316	
Level P1					
R-2	Corridor	673 SF			
S-2	Parking	55191 SF	200	276	
S-2	Storage	1231 SF	300	4	
S-2	Storage	783 SF	300	3	
S-2	Utility	168 SF	300	1	
S-2	Storage	623 SF	300	3	
S-2	Utility	250 SF	300	1	
S-2	Utility	179 SF	300	1	
S-2	Trash	296 SF	300	1	
S-2	Utility	143 SF	300	1	
S-2	Utility	353 SF	300	2	
S-2	Utility	140 SF	300	1	
S-2	Utility	148 SF	300	1	
S-2	Utility	93 SF	300	1	
S-2	Utility	304 SF	300	1	
S-2	Utility	321 SF	300	1	
S-2	Utility	63 SF	300	1	
S-2	Utility	803 SF	300	2	
S-2	Storage	529 SF	300	1	
		62289 SF		302	
Level L1					
A-2	Assembly	1713 SF	15	115	
A-2	Assembly	Redundant Area	15	115	
A-3	Assembly	727 SF	15	48	
A-3	Assembly	219 SF	15	17	
A-3	Assembly	606 SF	15	38	
A-3	Assembly	1468 SF	15	98	
A-3	Assembly	896 SF	15	52	
A-3	Assembly	1313 SF	15	84	
A-3	Assembly	544 SF	50	11	
A-3	Assembly	134 SF	50	3	
A-3	Assembly	917 SF	15	61	
A-3	Assembly	757 SF	15	50	
A-3	Exercise Room	Redundant Area	150	2	
A-3	Lobby	Redundant Area	150	1	
A-3	Assembly	Redundant Area	15	41	
A-3	Assembly	Redundant Area	15	69	
A-3	Lobby	Redundant Area	15	43	
A-3	Assembly	Redundant Area			
A-3	Assembly	Redundant Area	50	11	
A-3	Assembly	Redundant Area	50	3	
A-3	Exercise Room	Redundant Area			
A-3	Exercise Room	Redundant Area		1	
A-3	Assembly	923 SF	15	62	
B	Business	807 SF	15	54	
B	Business	517 SF	15	38	
B	Business	Redundant Area			
B	Business	Redundant Area	15	36	
R-2	Storage	460 SF	200	2	
R-2	Storage	627 SF	200	3	
R-2	Storage	701 SF	200	4	
R-2	Storage	456 SF	200	2	
R-2	Storage	460 SF	200	2	
R-2	Storage	695 SF	200	3	
R-2	Storage	696 SF	200	3	
R-2	Storage	458 SF	200	2	
R-2	Storage	458 SF	200	2	
R-2	Storage	378 SF	200	2	
R-2	Storage	732 SF	200	4	
R-2	Storage	460 SF	200	2	
R-2	Storage	460 SF	200	2	
R-2	Storage	459 SF	200	2	
R-2	Storage	457 SF	200	2	
R-2	Storage	455 SF	200	2	
R-2	Corridor	2091 SF			
R-2	Corridor	327 SF			
S-2	Utility	52 SF	300	1	
S-2	Utility	69 SF	300	1	
S-2	Utility	35 SF	300	1	
S-2	Storage	Redundant Area	200	2	
S-2	Storage	Redundant Area	200	2	
S-2	Utility	Redundant Area	300	1	
S-2	Storage	Redundant Area	15	41	
S-2	Storage	Redundant Area	15	41	
S-2	Storage	Redundant Area	15	41	
S-2	Storage	Redundant Area			
S-2	Storage	Redundant Area			
S-2	Storage	Redundant Area			
S-2	Storage	Redundant Area			
S-2	Storage	Redundant Area			
S-2	Storage	Redundant Area			
S-2	Storage	Redundant Area			
S-2	Utility	Redundant Area			
S-2	Trash	Redundant Area			
S-2	Storage	Redundant Area			
S-2	Storage	Redundant Area			
S-2	Utility	175 SF	300	1	
S-2	Utility	185 SF	300	1	
S-2	Parking	34166 SF	200	173	
S-2	Utility	111 SF	300	1	
S-2	Utility	45 SF	300	1	

Building Occupant Load - Proposed

	Occupancy	Floor Area: (Gross of Net per ____)	OccLoadFactor	Occ. Load	Comments
R-2	Residential	708 SF	200	2	
R-2	Residential	697 SF	200		
R-2	Residential	462 SF	200	1	
R-2	Residential	463 SF	200	2	
R-2	Residential	459 SF	200		
R-2	Residential	734 SF	200		
R-2	Residential	457 SF	200		
R-2	Residential	460 SF	200		
R-2	Residential	329 SF	200	1	
R-2	Residential	475 SF	200		
R-2	Residential	442 SF	200		
R-2	Residential	485 SF	200		
R-2	Residential	468 SF	200		
R-2	Residential	460 SF	200		
R-2	Residential	443 SF	200		
R-2	Residential	460 SF	200		
R-2	Residential	459 SF	200		
R-2	Residential	623 SF	200		
R-2	Residential	698 SF	200		
R-2	Residential	698 SF	200		
R-2	Residential	427 SF	200		
R-2	Residential	750 SF	200		
R-2	Residential	462 SF	200	3	
R-2	Residential	335 SF	200	1	
R-2	Residential	366 SF	200	4	
R-2	Residential	297 SF	200	4	
R-2	Residential	336 SF	200	2	
R-2	Residential	336 SF	200		
R-2	Residential	459 SF	200		
R-2	Residential	460 SF	200		
R-2	Residential	461 SF	200		
R-2	Residential	679 SF	200		
R-2	Residential	459 SF	200		
R-2	Residential	459 SF	200		
R-2	Corridor	4911 SF	0		
S-2	Utility	49 SF	300	1	
S-2	Utility	58 SF	300	1	
S-2	Utility	66 SF	300	1	
S-2	Utility	36 SF	300	1	
S-2	Utility	41 SF	300	1	
S-2	Utility	44 SF	300	1	
S-2	Utility	64 SF	300	1	
S-2	Utility	113 SF	300	1	
		47364 SF		122	
Level L4					
R-2	Residential	707 SF	200	4	
R-2	Residential	665 SF	200	4	
R-2	Residential	681 SF	200	4	
R-2	Residential	330 SF	200	2	
R-2	Residential	673 SF	200	3	
R-2	Residential	298 SF	200	2	
R-2	Residential	302 SF	200	2	
R-2	Residential	627 SF	200	4	
R-2	Residential	463 SF	200	3	
R-2	Residential	345 SF	200	2	
R-2	Residential	685 SF	200	4	
R-2	Residential	694 SF	200	4	
R-2	Residential	466 SF	200	2	
R-2	Residential	537 SF	200	3	
R-2	Residential	443 SF	200	3	
R-2	Residential	475 SF	200	3	
R-2	Residential	459 SF	200	3	
R-2	Residential	330 SF	200	2	
R-2	Residential	335 SF	200	2	
R-2	Residential	697 SF	200	4	
R-2	Residential	459 SF	200	3	
R-2	Residential	341 SF	200	2	
R-2	Residential	334 SF	200	2	
R-2	Residential	465 SF	200	2	
R-2	Residential	404 SF	200	3	
R-2	Residential	463 SF	200	3	
R-2	Residential	459 SF	200	3	
R-2	Residential	463 SF	200	3	
R-2	Residential	459 SF	200	3	
R-2	Residential	623 SF	200	4	
R-2	Residential	698 SF	200	4	
R-2	Residential	427 SF	200	3	
R-2	Residential	754 SF	200	4	
R-2	Residential	465 SF	200	3	
R-2	Residential	338 SF	200	2	
R-2	Residential	307 SF	200	2	
R-2	Residential	297 SF	200	2	
R-2	Residential	336 SF	200	2	
R-2	Residential	336 SF	200	2	
R-2	Residential	459 SF	200	3	
R-2	Residential	460 SF	200	3	
R-2	Residential	461 SF	200	3	
R-2	Residential	679 SF	200	4	
R-2	Residential	681 SF	200	4	
R-2	Residential	459 SF	200	3	
R-2	Corridor	5029 SF	0		
R-2	Residential	584 SF	200	3	
R-2	Residential	466 SF	200	3	
S-2	Utility	112 SF	300	1	
S-2	Utility	49 SF	300	1	
S-2	Utility	58 SF	300	1	
S-2	Utility	63 SF	300	1	
S-2	Utility	38 SF	300	1	
S-2	Utility	41 SF	300	1	
S-2	Utility	50 SF	300	1	
S-2	Utility	64 SF	300	1	
		45931 SF		254	
Level L5					
R-2	Residential	707 SF	200	4	
R-2	Residential	665 SF	200	4	
R-2	Residential	681 SF	200	4	
R-2	Residential	330 SF	200	2	
R-2	Residential	673 SF	200	3	
R-2	Residential	298 SF	200	2	
R-2	Residential	302 SF	200	2	
R-2	Residential	627 SF	200	4	
R-2	Residential	463 SF	200	3	
R-2	Residential	345 SF	200	2	
R-2	Residential	685 SF	200	4	
R-2	Residential	463 SF	200	3	
R-2	Residential	683 SF	200	4	

Building Occupant Load - Proposed

	Occupancy	Floor Area: (Gross of Net per ____)	OccLoadFactor	Occ. Load	Comments
		57209 SF		1440	
Level L2					
R-2	Residential	720 SF	200	4	
R-2	Residential	663 SF	200	4	
R-2	Residential	459 SF	200		
R-2	Residential	445 SF	200		
R-2	Residential	681 SF	200	4	
R-2	Residential	336 SF	200	2	
R-2	Residential	598 SF	200	4	
R-2	Residential	298 SF	200	4	
R-2	Residential	302 SF	200	4	
R-2	Residential	627 SF	200	4	
R-2	Residential	463 SF	200	4	
R-2	Residential	345 SF	200	4	
R-2	Residential	685 SF	200	3	
R-2	Residential	463 SF	200	3	
R-2	Residential	612 SF	200	3	
R-2	Residential	465 SF	200	2	
R-2	Residential	537 SF	200	2	
R-2	Residential	443 SF	200		
R-2	Residential	620 SF	200		
R-2	Residential	459 SF	200		
R-2	Residential	459 SF	200		
R-2	Residential	330 SF	200		
R-2	Residential	335 SF	200		
R-2	Residential	697 SF	200		
R-2	Residential	459 SF	200		
R-2	Residential	459 SF	200		
R-2	Residential	337 SF	200		
R-2	Residential	339 SF	200		
R-2	Residential	465 SF	200	3	
R-2	Residential	404 SF	200	2	
R-2	Residential	463 SF	200	2	
R-2	Residential	686 SF	200	2	
R-2	Residential	335 SF	200	2	
R-2	Residential	345 SF	200	2	
R-2	Residential	463 SF	200	2	
R-2	Residential	702 SF	200	2	
R-2	Residential	463 SF	200	2	
R-2	Residential	463 SF	200	2	
R-2	Residential	336 SF	200	2	
R-2	Residential	346 SF	200	2	
R-2	Residential	343 SF	200	2	
R-2	Residential	463 SF	200	2	
R-2	Residential	446 SF	200	2	
R-2	Residential	617 SF	200	2	
R-2	Residential	654 SF	200	3	
R-2	Residential	803 SF	200	4	
R-2	Residential	464 SF	200	3	
R-2	Residential	698 SF	200	3	
R-2	Residential	538 SF	200	3	
R-2	Residential	672 SF	200	2	
R-2	Residential	708 SF	200	3	
R-2	Residential	459 SF	200	3	
R-2	Residential	462 SF	200	2	
R-2	Residential	463 SF	200	3	
R-2	Residential	459 SF	200	3	
R-2	Residential	459 SF	200	3	
R-2	Residential	623 SF	200	4	
R-2	Residential	698 SF	200	4	
R-2	Residential	698 SF	200	4	
R-2	Residential	427 SF	200	3	
R-2	Residential	755 SF	200	4	
R-2	Residential	469 SF	200	3	
R-2	Residential	335 SF	200	2	
R-2	Residential	367 SF	200	2	
R-2	Residential	297 SF	200	2	
R-2	Residential	336 SF	200	2	
R-2	Residential	336 SF	200	2	
R-2	Residential	459 SF	200	3	
R-2	Residential	460 SF	200	3	
R-2	Residential	461 SF	200	3	
R-2	Residential	679 SF	200	4	
R-2	Residential	451 SF	200	3	
R-2	Residential	459 SF	200	3	
R-2	Corridor	4843 SF	0		
R-2	Residential	576 SF	200	3	
R-2	Residential	466 SF	200	3	
R-2	Residential	441 SF	200	3	
S-2	Utility	49 SF	300	1	
S-2	Utility	58 SF	300	1	
S-2	Utility	69 SF	300	1	
S-2	Utility	36 SF	300	1	
S-2	Utility	41 SF	300	1	
S-2	Utility	50 SF	300	1	
S-2	Utility	64 SF	300	1	
S-2	Utility	112 SF	300	1	
		45940 SF		255	
Level L6					
A-3	Assembly	1091 SF	15	61	
A-3	Assembly	1137 SF	15	76	
R-2	Residential	467 SF	200	4	
R-2	Residential	537 SF	200	2	
R-2	Residential	538 SF	200	3	
R-2	Residential	335 SF	200	1	
R-2	Residential	841 SF	200		
R-2	Residential	367 SF	200	4	
R-2	Residential	665 SF	200		
R-2	Residential	681 SF	200		
R-2	Residential	330 SF	200		
R-2	Residential	298 SF	200	4	
R-2	Residential	302 SF	200	4	
R-2	Residential	627 SF	200	4	
R-2	Residential	463 SF	200	4	
R-2	Residential	345 SF	200	4	
R-2	Residential	685 SF	200	3	
R-2	Residential	463 SF	200	3	
R-2	Residential	683 SF	200	3	
R-2	Residential	443 SF	200		
R-2	Residential	476 SF	200		
R-2	Residential	459 SF	200		
R-2	Residential	330 SF	200		
R-2	Residential	335 SF	200		
R-2	Residential	697 SF	200		
R-2	Residential	459 SF	200		
R-2	Residential	459 SF	200		
R-2	Residential	341 SF	200		
R-2	Residential	334 SF	200		
R-2	Residential	463 SF	200	2	
R-2	Residential	686 SF	200	2	
R-2	Residential	335 SF	200	2	
R-2	Residential	345 SF	200	2	
R-2	Residential	463 SF	200	2	
R-2	Residential	702 SF	200	2	
R-2	Residential	463 SF		2	
R-2	Residential	463 SF	200	2	
R-2	Residential	336 SF	200	2	
R-2	Residential	463 SF	200	2	
R-2	Residential	344 SF	200	2	
R-2	Residential	343 SF	200	2	
R-2	Residential	463 SF	200	2	
R-2	Residential	446 SF	200	2	
R-2	Residential	617 SF	200	2	
R-2	Residential	741 SF	200	3	
R-2	Residential	704 SF	200	4	
R-2	Residential	1124 SF	200	3	
R-2	Residential	459 SF	200		
R-2	Residential	462 SF	200	1	
R-2	Residential	463 SF	200	2	
R-2	Residential	459 SF	200		
R-2	Residential	731 SF	200		
R-2	Residential	611 SF	200		
R-2	Residential	480 SF	300		
R-2	Residential	468 SF	300		
R-2	Residential	460 SF	300		
R-2	Residential	443 SF	200		
R-2	Residential	460 SF	200		
R-2	Residential	623 SF	200		
R-2	Residential	698 SF	200		
R-2	Residential	698 SF	200		
R-2	Residential	427 SF	200		
R-2	Residential	297 SF	200	4	
R-2	Residential	336 SF	200	2	
R-2	Residential	336 SF			
R-2	Residential	868 SF	200		
R-2	Residential	460 SF	200		
R-2	Residential	461 SF	200		
R-2	Residential	679 SF	200		
R-2	Residential	451 SF	200		
R-2	Residential	459 SF	200		
R-2	Corridor	4832 SF			
R-2	Residential	576 SF			
R-2	Residential	466 SF			
R-2	Residential	441 SF			
S-2	Utility	49 SF	300	1	
S-2	Utility	58 SF	300	1	
S-2	Utility	69 SF	300	1	
S-2	Utility	36 SF	300	1	
S-2	Utility	41 SF	300	1	
S-2	Utility	61 SF	300	1	
S-2	Utility	64 SF	300	1	
S-2	Utility	115 SF	300	1	
		43785 SF		237	
Roof Deck					
A-3	Assembly	4962 SF	15	330	
		4962 SF		330	
Occupant Load All Floors		484938 SF		4046	

General Notes

1. Areas measured per _____
2. Refer to _____ for Life Safety

W.PA
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75% Construction Document

02/28/2023

SET ISSUE

Number	Issue	Date
1	Pre-Submittal	02.11.2022
2	100% Schematic Design	03.11.2022
3	25% PDPP Submission	04.15.2022
4	25% Design Development	04.15.2022
5	Pre-Submittal Rev 01	05.16.2022
6	50% Design Development	05.16.2022
7	75% Design Development	06.03.2022
8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

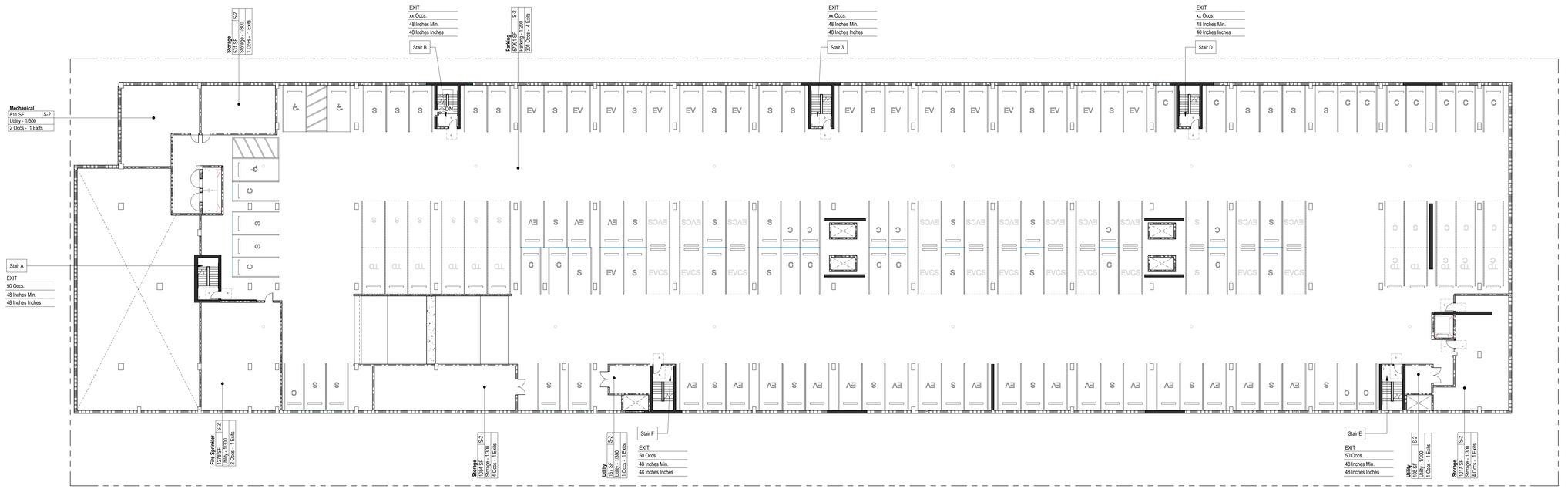
W.PA Job Number 1339

Occupant Load Summary

g0.08



2 Level P3
1/16" = 1'-0"



1 Level P2
1/16" = 1'-0"

General Notes

1) All Exit Signs, Egress & Emergency Lighting Per Deferred Design-build Submittal.
2) All Fire Detection, Sprinkler And Alarm Systems Per Deferred Design Build Submittal
3) Refer To Specifications For Deferred Bidder Design Submittal Requirements For Sprinkler And Standpipe Systems, Emergency Lighting, Exit Signs And Fire Detection Systems.
4) A Tactile Sign Stating EXIT and complying with ICC A117.1 Shall be Provided Adjacent to Each Door to an Egress Stairway, an Exit Passageway and the Exit Discharge
5) Live loads to be posted in common dining & retail.
6) Reference sheet g0.03 for occupancy plans and occupant load summary.
7) Reference sheet a0.06 for door schedule and opening requirements
8) General Contractor shall schedule a pre-installation conference with the building inspector to review proposed fire stopping products for the project. Prior to the scheduled meeting the general contractor shall assemble product data for each firestopping assembly with UL test report for each proposed assembly.

Fire Rated Seperations

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier

Symbols Legend

Room Data

Area Name
150 SF — B — Room Name & Number
Net Room Area & Occupancy Classification
Business - 1/100 — Use & Load Factor
28 Occs - 2 Exits — # of Occupants & Required Number of Exits
Occupancy Load (actual)
10 — Occupants Per Room
10' — Travel Distance
Path of Egress
Illuminate with 1 Footcandle / SI Min At The Floor
Level Along Path, Typical
20 — Cumulative Occ. Load / Direction of Travel

Exiting Data

Exit Discharge

EXIT
Occs. — Occupants
32 Inches Min. — Exit Width Required
36 Inches Inches — Exit Width Provided

Area Designation

Path of Egress
Lighting with emergency power is required at the egress system. The egress path will be provided with egress lighting with backup power, providing 1 foot candle of light at floor level. The lighting level will be verified through a field test.

2 Hour Rated Ceiling *(Other Than Typical Assembly)*

FE — Fire Extinguisher

Note: See Door Schedule For Fire Rated Doors

*Note: "Total Floor Circulation" Calculations Do Not Include Shafts and Are Calculated With The Load Factor of The Largest Assumed Occupancy Classification for Each Floor.

Fire Areas - Building Occupant Load - Level P2

Level	Name		Occupancy	Floor Area: (Gross of Net per ____)	OccLoadFactor	Occ. Load	Location
Level P2							
Level P2	Fire Sprinkler	S-2	Utility	1278 SF	300	2	
Level P2	Mechanical	S-2	Utility	811 SF	300	2	
Level P2	Parking	S-2	Parking	57991 SF	200	301	
Level P2	Storage	S-2	Storage	2632 SF	300	9	
Level P2	Utility	S-2	Utility	275 SF	300	2	
				62988 SF		316	
				62988 SF		316	
Occupant Load				62988 SF		316	

Fire Areas - Building Occupant Load - Level P3

Level	Name		Occupancy	Floor Area: (Gross of Net per ____)	OccLoadFactor	Occ. Load	Location
Level P3							
Level P3	Electrical	S-2	Utility	1760 SF	300	5	
Level P3	Mechanical	S-2	Utility	903 SF	300	4	
Level P3	Parking	S-2	Parking	57358 SF	200	301	
Level P3	Storage	S-2	Storage	2593 SF	300	10	
Level P3	Transformer	S-2	Utility	4194 SF	300	13	
Level P3	Utility	S-2	Utility	275 SF	300	2	
				67083 SF		335	
				67083 SF		335	
Occupant Load				67083 SF		335	

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5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

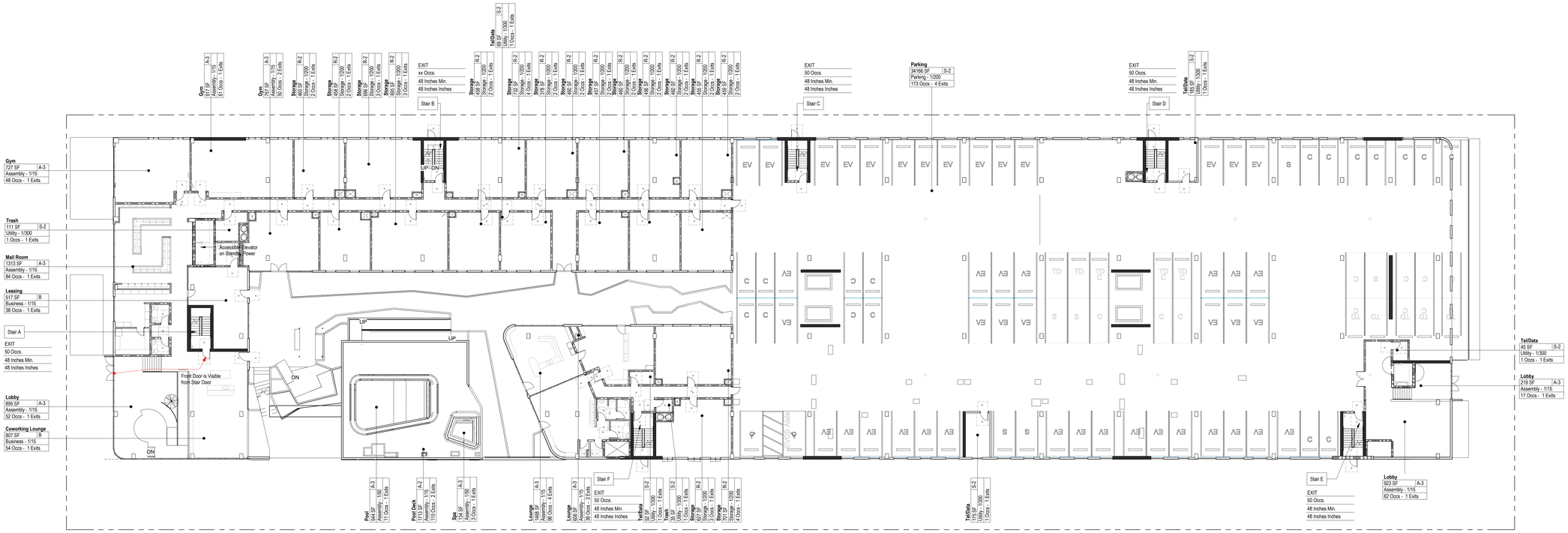
Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Egress Plans Level
P03 & P02

g0.09



2 Level L1
1/16" = 1'-0"



1 Level P1
1/16" = 1'-0"

General Notes

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3) Refer To Specifications For Deferred Bidder Design Submittal Requirements For Sprinkler And Standpipe Systems, Emergency Lighting, Exit Signs And Fire Detection Systems.
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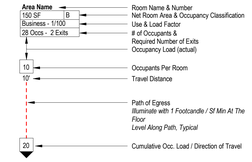
5) Live loads to be posted in common dining & retail.
6) Reference sheet g0.03 for occupancy plans and occupant load summary.
7) Reference sheet a0.06 for door schedule and opening requirements
8) General Contractor shall schedule a pre-installation conference with the building inspector to review proposed fire stopping products for the project. Prior to the scheduled meeting the general contractor shall assemble product data for each firestopping assembly with UL test report for each proposed assembly.

Fire Rated Seperations

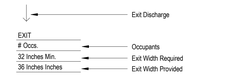
- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier

Symbols Legend

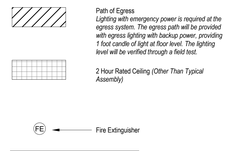
Room Data



Exiting Data



Area Designation



Note: See Door Schedule For Fire Rated Doors

*Note: "Total Floor Circulation" Calculations Do Not Include Shafts and Are Calculated With The Load Factor of The Largest Assumed Occupancy Classification for Each Floor.

Fire Areas - Building Occupant Load - Level 1

Level	Name		Occupancy	Floor Area: (Gross of Net per____)	OccLoadFactor	Occ. Load	Location
Level L1							
Level L1	Area			0 SF		0	
Level L1	Business Lounge	A-3	Exercise Room	0 SF	150	2	
Level L1	Coworking Lounge	B	Business	807 SF	15	54	
Level L1	Gym			2402 SF		159	
Level L1	Leasing	B	Business	517 SF	15	38	
Level L1	Lobby	A-3		2038 SF		175	
Level L1	Lounge			2074 SF	15	446	
Level L1	Mail Room	A-3	Assembly	1313 SF		84	
Level L1	Parking	S-2	Parking	34166 SF	200	173	
Level L1	parking	R-2	Corridor	2418 SF		0	
Level L1	Pool	A-3	Assembly	544 SF	50	22	
Level L1	Pool Deck	A-2	Assembly	1713 SF	15	230	
Level L1	Spa	A-3	Assembly	134 SF	50	6	
Level L1	Storage	R-2	Storage	8411 SF	200	39	
Level L1	Tel/Data	S-2	Utility	525 SF	300	5	
Level L1	Trash	S-2	Utility	146 SF	300	2	
Level L1	Unit	S-2	Storage	0 SF	200	4	
Level L1	Utility	S-2	Utility	0 SF	300	1	
				57209 SF		1440	
				57209 SF		1440	
Occupant Load				57209 SF		1440	

Fire Areas - Building Occupant Load - Level P1

Level	Name		Occupancy	Floor Area: (Gross of Net per____)	OccLoadFactor	Occ. Load	Location
Level P1							
Level P1	Area	R-2	Corridor	573 SF		0	
Level P1	Bike Parking	S-2	Storage	783 SF	300	3	
Level P1	Bike Storage	S-2	Storage	2383 SF	300	8	
Level P1	Electrical	S-2	Utility	860 SF	300	5	
Level P1	Irrigation Skid	S-2	Utility	63 SF	300	1	
Level P1	Mechanical	S-2	Utility	1064 SF	300	4	
Level P1	Parking	S-2	Parking	55191 SF	200	276	
Level P1	Pool Equipment	S-2	Utility	321 SF	300	1	
Level P1	Trash	S-2		953 SF	300	4	
				62289 SF		302	
				62289 SF		302	
Occupant Load				62289 SF		302	

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6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

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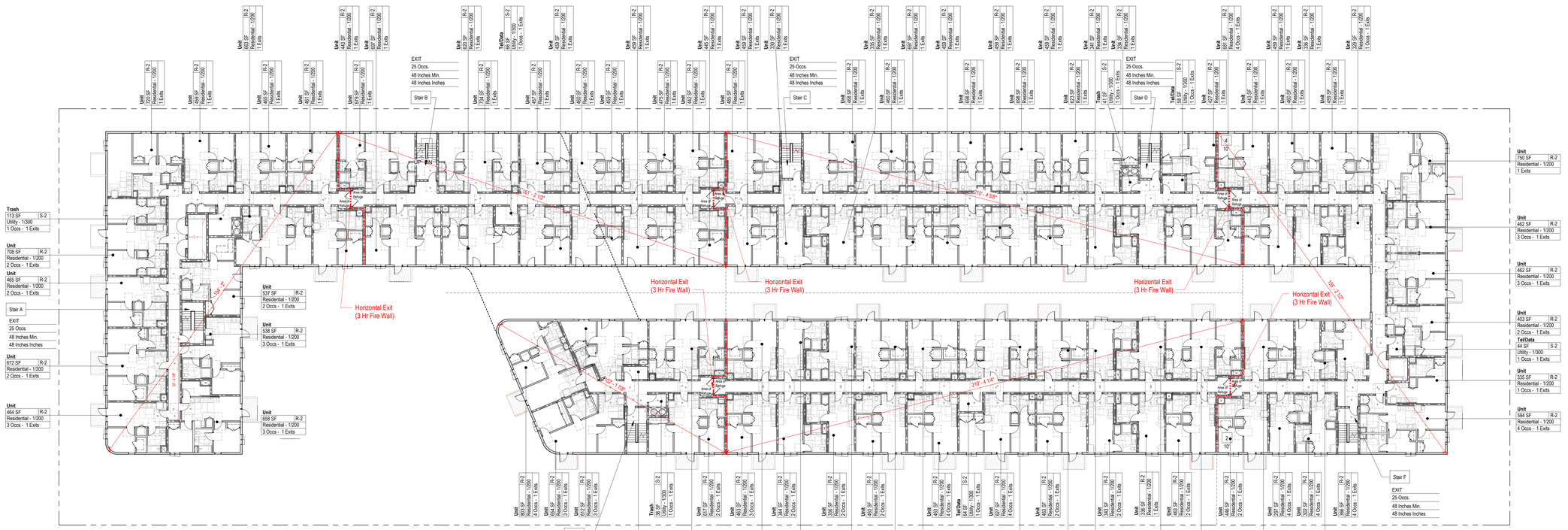
Egress Plans Level P1 & L1

g0.10



2 Level L3
1/16" = 1'-0"



1 Egress - Level L2
1/16" = 1'-0"

Note: See Door Schedule For Fire Rated Doors

*Note: "Total Floor Circulation" Calculations Do Not Include Shafts and Are Calculated With The Load Factor of The Largest Assumed Occupancy Classification for Each Floor.

General Notes

1) All Exit Signs, Egress & Emergency Lighting Per Deferred Design-build Submittal.
2) All Fire Detection, Sprinkler And Alarm Systems Per Deferred Design Build Submittal
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5) Live loads to be posted in common dining & retail.
6) Reference sheet g0.03 for occupancy plans and occupant load summary.
7) Reference sheet a0.06 for door schedule and opening requirements
8) General Contractor shall schedule a pre-installation conference with the building inspector to review proposed fire stopping products for the project. Prior to the scheduled meeting the general contractor shall assemble product data for each firestopping assembly with UL test report for each proposed assembly.

Fire Rated Seperations

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier

Symbols Legend

Room Data

Area Name — Room Name & Number
150 SF | B — Net Room Area & Occupancy Classification
Business - 1/100 — Use & Load Factor
28 Occs - 2 Exits — # of Occupants & Required Number of Exits
Occupancy Load (actual)
10 — Occupants Per Room
10' — Travel Distance
Path of Egress *Illuminate with 1 Footcandle / SI Min At The Floor Level Along Path, Typical*
20 — Cumulative Occ. Load / Direction of Travel

Exiting Data

Exit Discharge
EXIT
Occs. — Occupants
32 Inches Min. — Exit Width Required
36 Inches Inches — Exit Width Provided

Area Designation

Path of Egress *Lighting with emergency power is required at the egress system. The egress path will be provided with egress lighting with backup power, providing 1 foot candle of light at floor level. The lighting level will be verified through a field test.*

2 Hour Rated Ceiling *(Other Than Typical Assembly)*

FE — Fire Extinguisher

Fire Areas - Building Occupant Load - Level 2

Level	Name		Occupancy	Floor Area: (Gross of Net per____)	OccLoadFactor	Occ. Load	Occ Load Round Up	Location
Level L2								
Level L2	Corridor	R-2	Corridor	4886 SF	0	0	0 SF	
Level L2	Tel/Data	S-2	Utility	281 SF	300	3	0 SF	
Level L2	Trash	S-2	Utility	193 SF	300	3	0 SF	
Level L2	Unit	R-2	Residential	42000 SF	200	145	0 SF	
Level L2	Utility	S-2	Trash	25 SF	300	1	0 SF	
				47386 SF		152	0 SF	
				47386 SF		152	0 SF	
Occupant Load				47386 SF		152	0 SF	

Fire Areas - Building Occupant Load - Level 3

Level	Name		Occupancy	Floor Area: (Gross of Net per____)	OccLoadFactor	Occ. Load	Occ Load Round Up	Location
Level L3								
Level L3	Corridor	R-2	Corridor	4911 SF	0	0		
Level L3	Tel/Data	S-2	Utility	281 SF	300	5		
Level L3	Trash	S-2	Utility	190 SF	300	3		
Level L3	Unit	R-2	Residential	41982 SF	200	114		
				47364 SF		122		
				47364 SF		122		
Occupant Load				47364 SF		122		

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8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

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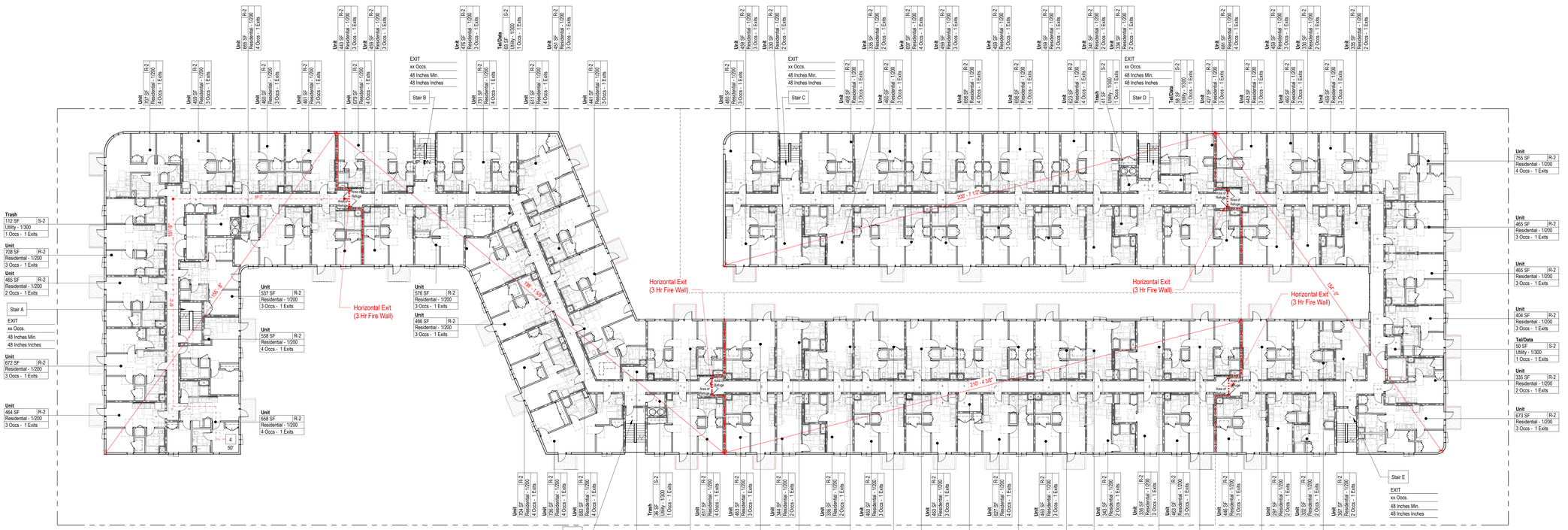
W.PA Job Number 1339

Egress Plans Level L2 & L3

g0.11



2 Level L5
1/16" = 1'-0"



1 Level L4
1/16" = 1'-0"

Note: See Door Schedule For Fire Rated Doors

*Note: "Total Floor Circulation" Calculations Do Not Include Shafts and Are Calculated With The Load Factor of The Largest Assumed Occupancy Classification for Each Floor.

Fire Areas - Building Occupant Load - Level 4

Level	Name		Occupancy	Floor Area: (Gross of Net per ____)	OccLoadFactor	Occ. Load	Location
Level L4							
Level L4	Corridor	R-2	Corridor	5029 SF	0	0	
Level L4	TelData	S-2	Utility	284 SF	300	5	
Level L4	Trash	S-2	Utility	189 SF	300	3	
Level L4	Unit	R-2	Residential	40429 SF	200	246	
				45931 SF		254	
				45931 SF		254	
Occupant Load				45931 SF		254	

Fire Areas - Building Occupant Load - Level 5

Level	Name		Occupancy	Floor Area: (Gross of Net per ____)	OccLoadFactor	Occ. Load	Location
Level L5							
Level L5	Corridor	R-2	Corridor	4843 SF	0	0	
Level L5	TelData	S-2	Utility	291 SF	300	5	
Level L5	Trash	S-2	Utility	189 SF	300	3	
Level L5	Unit	R-2	Residential	40617 SF	200	247	
				45940 SF		255	
				45940 SF		255	
Occupant Load				45940 SF		255	

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7) Reference sheet a0.06 for door schedule and opening requirements
8) General Contractor shall schedule a pre-installation conference with the building inspector to review proposed fire stopping products for the project. Prior to the scheduled meeting the general contractor shall assemble product data for each firestopping assembly with UL test report for each proposed assembly.

Fire Rated Seperations

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier

Symbols Legend

Room Data

Area Name
150 SF B
Business - 1/100
28 Occs - 2 Exits

- Room Name & Number
- Net Room Area & Occupancy Classification
- Use & Load Factor
- # of Occupants & Required Number of Exits
- Occupancy Load (actual)

10 — Occupants Per Room
10' — Travel Distance
Path of Egress *Illuminate with 1 Footcandle / Sf Min At The Floor Level Along Path, Typical*
20 — Cumulative Occ. Load / Direction of Travel

Exiting Data

- Exit Discharge

EXIT
Occs.
32 Inches Min.
36 Inches Inches

- Occupants
- Exit Width Required
- Exit Width Provided

Area Designation

- Path of Egress *Lighting with emergency power is required at the egress system. The egress path will be provided with egress lighting with backup power, providing 1 foot candle of light at floor level. The lighting level will be verified through a field test.*
- 2 Hour Rated Ceiling *(Other Than Typical Assembly)*

FE — Fire Extinguisher

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9	25% PDPP Submission	08.19.2022

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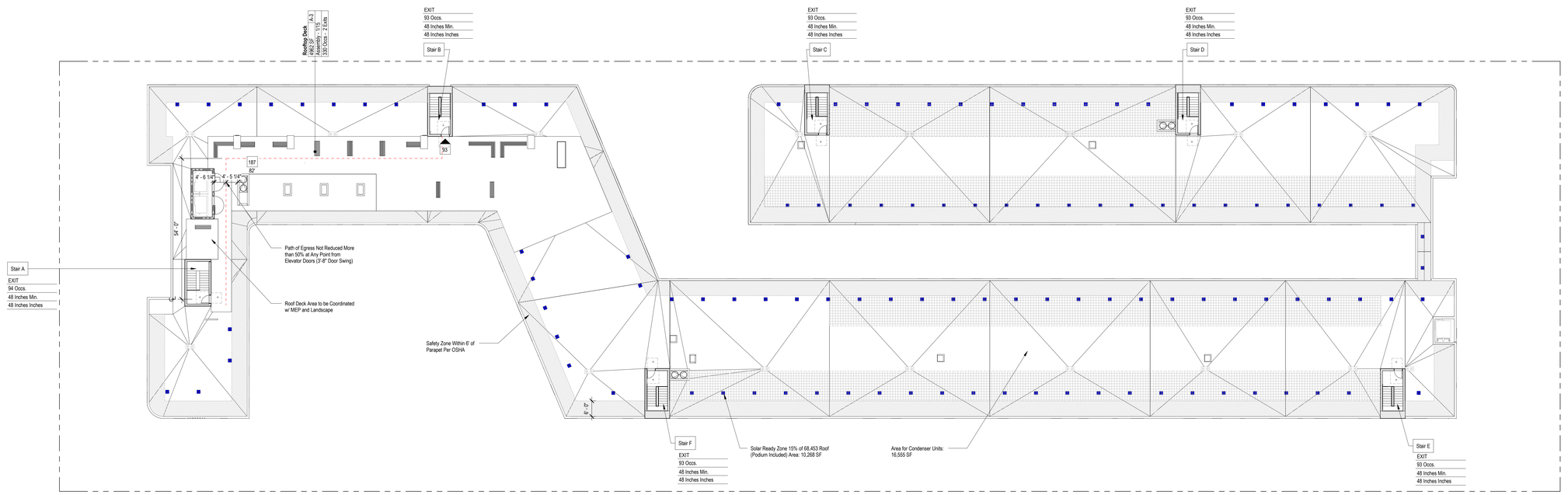
Egress Plan Level L4 & L5

g0.12



3 Roof Deck
1/16" = 1'-0"



1 Level L6
1/16" = 1'-0"

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- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier

Symbols Legend

Room Data

Area Name
150 SF B — Room Name & Number, Net Room Area & Occupancy Classification
Business - 1/100 — Use & Load Factor
28 Occs - 2 Exits — # of Occupants & Required Number of Exits
Occupancy Load (actual)
10 — Occupants Per Room
10' — Travel Distance
Path of Egress *Illuminate with 1 Footcandle / SF Min At The Floor Level Along Path, Typical*
20 — Cumulative Occ. Load / Direction of Travel

Exiting Data

Exit Discharge

EXIT
Occs. — Occupants
32 Inches Min. — Exit Width Required
36 Inches Inches — Exit Width Provided

Area Designation

Path of Egress
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2 Hour Rated Ceiling *(Other Than Typical Assembly)*

FE — Fire Extinguisher

Note: See Door Schedule For Fire Rated Doors

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Fire Areas - Building Occupant Load - Level 6

Level	Name		Occupancy	Floor Area: (Gross of Net per ____)	Occ.LoadFactor	Occ. Load	Location
Level L6							
Level L6	parking	R-2		6315 SF		0	
Level L6	Roof Deck (East)	A-3	Assembly	1137 SF	15	76	
Level L6	Roof Deck (West)	A-3	Assembly	1091 SF	15	61	
Level L6	Tel/Data	S-2	Utility	301 SF	300	5	
Level L6	Trash	S-2	Utility	192 SF	300	3	
Level L6	Unit	R-2	Residential	34749 SF		92	
				43785 SF		237	
				43785 SF		237	
Occupant Load				43785 SF		237	

Fire Areas - Building Occupant Load -Roof Deck

Level	Name		Occupancy	Floor Area: (Gross of Net per ____)	Occ.LoadFactor	Occ. Load	Location
Roof Deck							
Roof Deck	Rooftop Deck	A-3	Assembly	4962 SF	15	330	
				4962 SF		330	
				4962 SF		330	
Occupant Load				4962 SF		330	

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9	25% PDPP Submission	08.19.2022

Sepulveda

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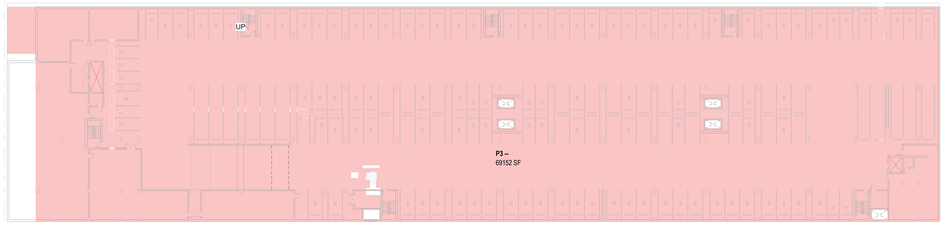
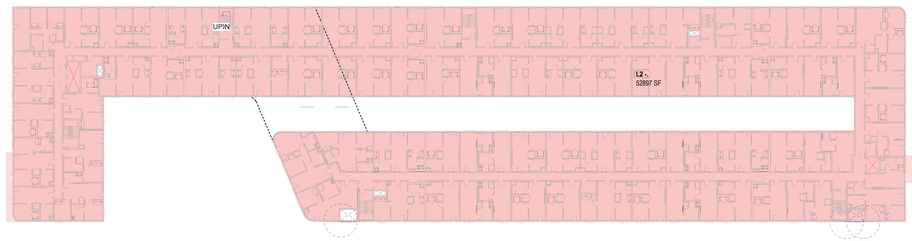
Egress Plan Level
L6 & Roof

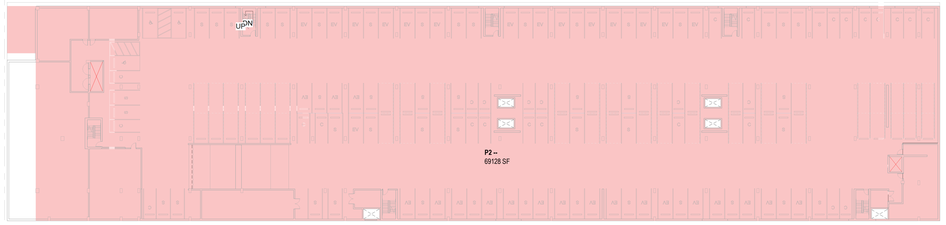
g0.13



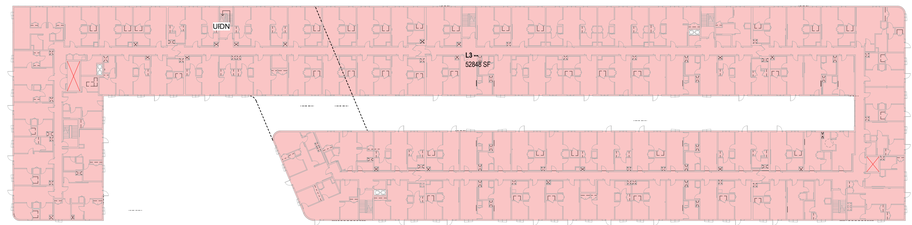
7 Level P3
1/32" = 1'-0"



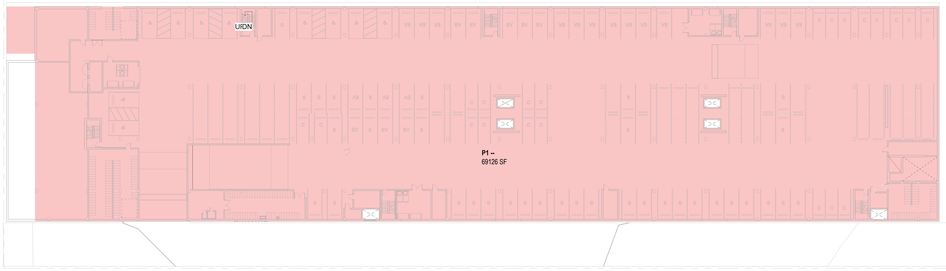
9 Level L2
1/32" = 1'-0"



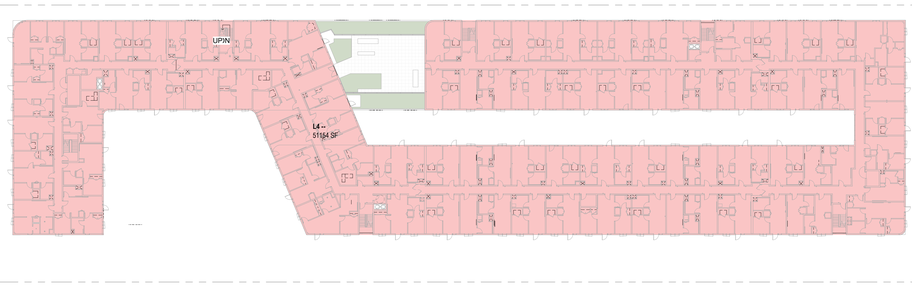
8 Level P2
1/32" = 1'-0"



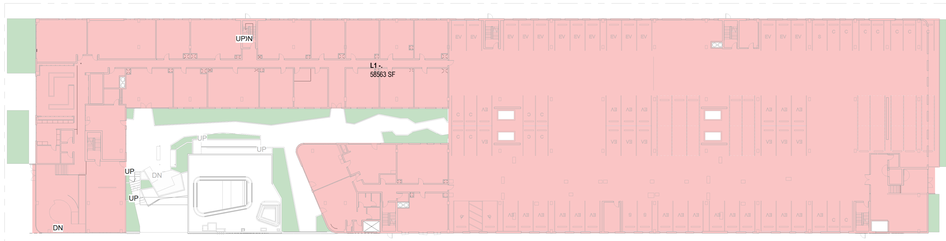
3 Level L3
1/32" = 1'-0"



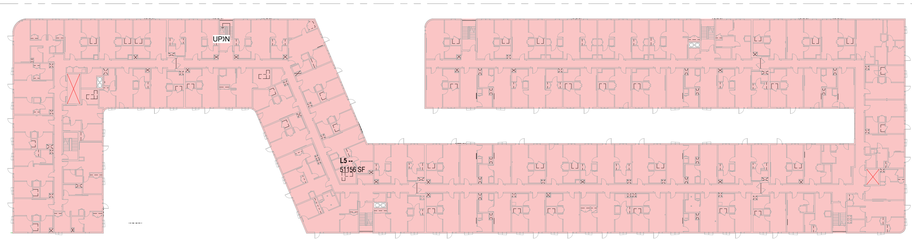
6 Level P1
1/32" = 1'-0"



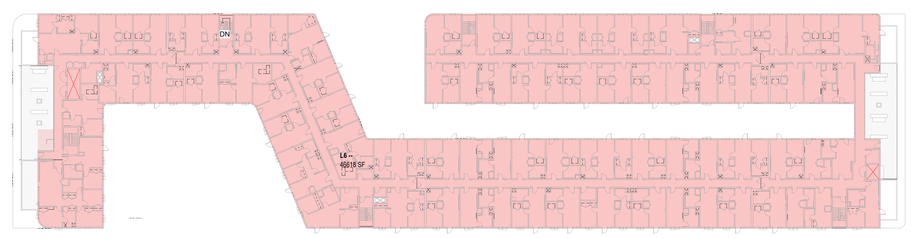
4 Level L4
1/32" = 1'-0"



1 Level L1
1/32" = 1'-0"



5 Level L5
1/32" = 1'-0"



2 Level L6
1/32" = 1'-0"

Building Area Shaded

Area

New Color Scheme Entry

GROSS FLOOR AREA

Gross Floor Areas per LADBS Standard of Measure		
Level	Area	Area Type
Level P3	69152 SF	Floor Area
Level P2	69128 SF	Floor Area
Level P1	69126 SF	Floor Area
Level L1	58563 SF	Floor Area
Level L2	52897 SF	Floor Area
Level L3	52848 SF	Floor Area
Level L4	51154 SF	Floor Area
Level L5	51156 SF	Floor Area
Level L6	46618 SF	Floor Area
Grand total: 9	520642 SF	

MEASUREMENT PER CBC 202: 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. THE FLOOR AREA OF A BUILDING, OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE THE USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. THE GROSS FLOOR AREA SHALL NOT INCLUDE SHAFTS WITH NO OPENINGS OR INTERIOR COURTS.

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3	25% PDPP Submission	04.15.2022			
4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

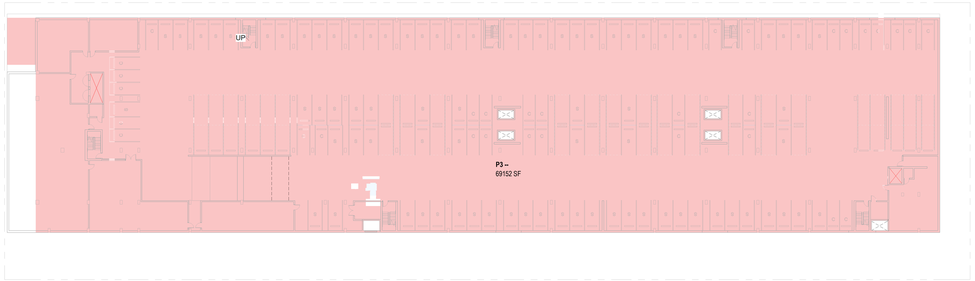
Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

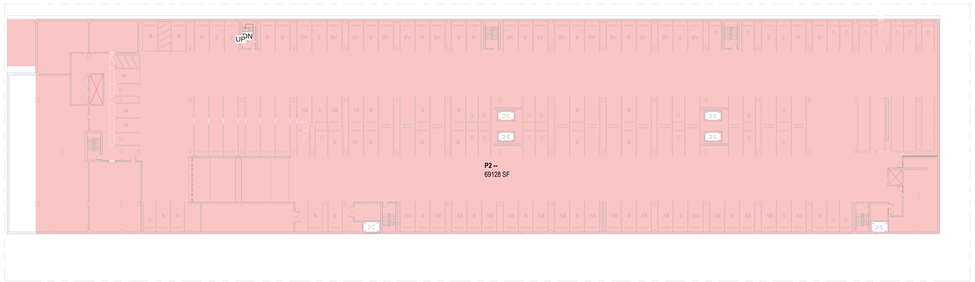
W.PA Job Number 1339

Gross Building Area Diagrams

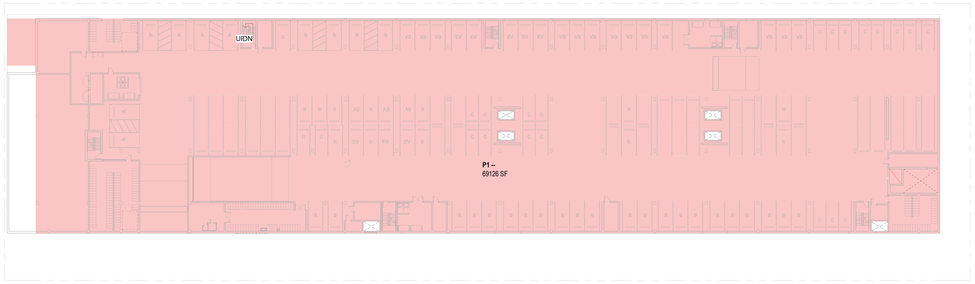
g0.14



1 Level P3 Building Area 69,088 sf
1/32" = 1'-0"



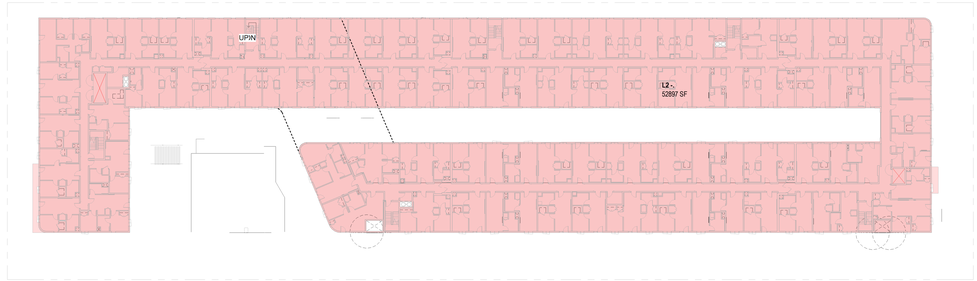
2 Level P2 Building Area 69,088 sf
1/32" = 1'-0"



3 Level P1 Building Area 69,088 sf
1/32" = 1'-0"



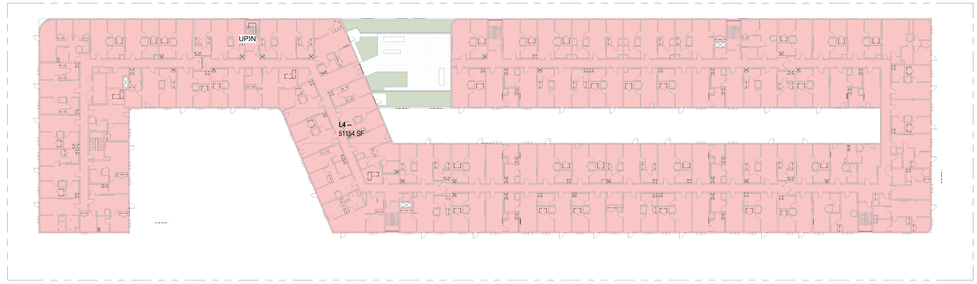
4 Level L1 Building Area 58,443 sf
1/32" = 1'-0"



5 Level L2 Building Area 53,022 sf
1/32" = 1'-0"



6 Level L3 Building Area 52,830 sf
1/32" = 1'-0"



7 Level L4 Building Area 51,142 sf
1/32" = 1'-0"



8 Level L5 Building Area 51,138 sf
1/32" = 1'-0"



9 Level L6 Building Area 46,602 sf
1/32" = 1'-0"

BUILDING AREA ANALYSIS CALCULATIONS

Building Area Analysis per Housing Crisis Act

Level	Area	Area Type
Level P3	69152 SF	Floor Area
Level P2	69128 SF	Floor Area
Level P1	69126 SF	Floor Area
Level L1	58563 SF	Floor Area
Level L2	52897 SF	Floor Area
Level L3	52848 SF	Floor Area
Level L4	51154 SF	Floor Area
Level L5	51156 SF	Floor Area
Level L6	46618 SF	Floor Area
Grand total: 9	520642 SF	

BUILDING AREA ANALYSIS DETERMINED THE TOTAL BUILDING AREA OR "SQUARE FOOTAGE OF CONSTRUCTION" OF A HOUSING DEVELOPMENT PROJEC TIN ORDER TO VEST PURSUANT TO THE HOUSING CRISIS ACT.

THE AREA INCLUDED WITHIN SURROUDING EXTERIOR WALLS (OR EXTERIOR WALLS AND FIRE WALLS) EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREA ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE PER CALIFORNIA GOVERNMENT CODE SECTION 65941.1(C)

Building Area Shaded

Area

New Color Scheme Entry

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8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

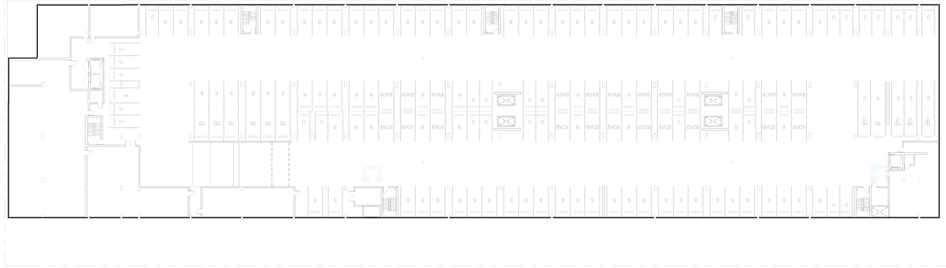
Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

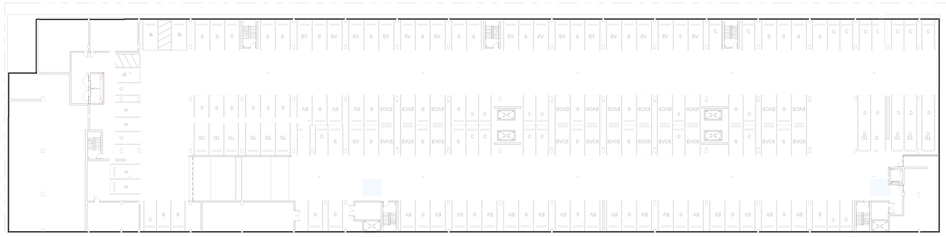
W.PA Job Number 1339

Building Area Analysis

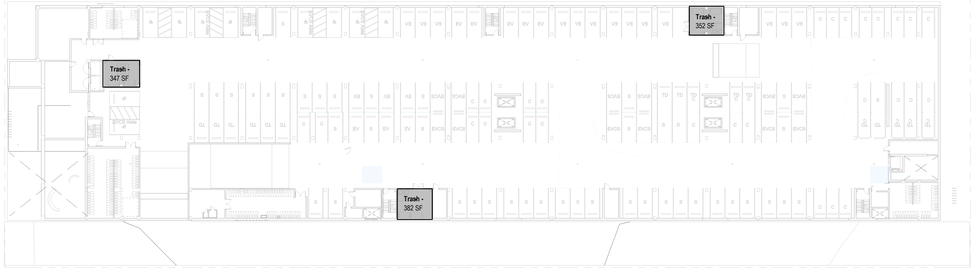
g0.14a



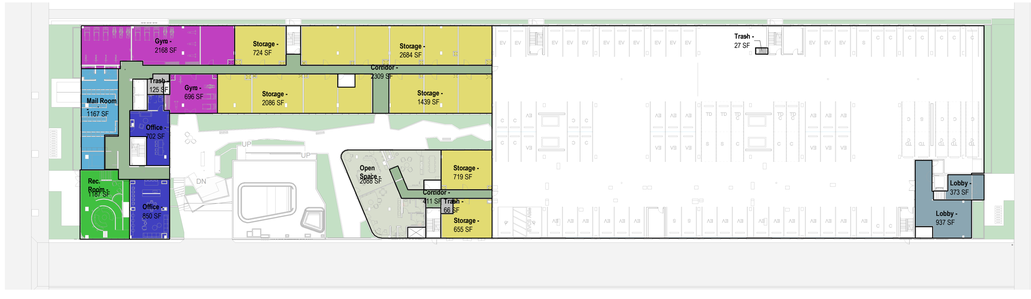
7 Level P3
1/32" = 1'-0"



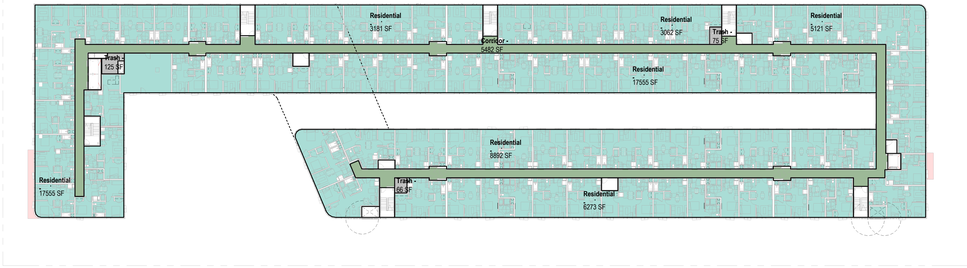
8 Level P2
1/32" = 1'-0"



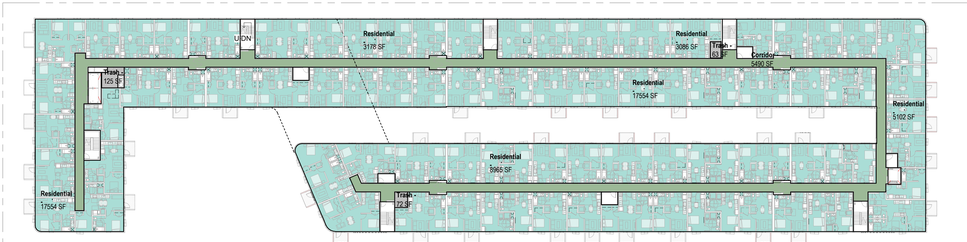
9 Level P1
1/32" = 1'-0"



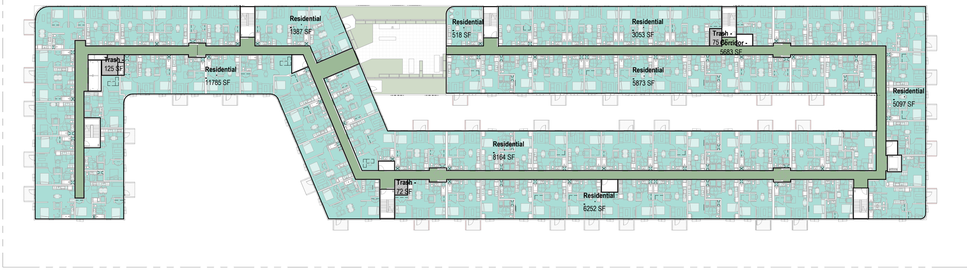
5 Level L1
1/32" = 1'-0"



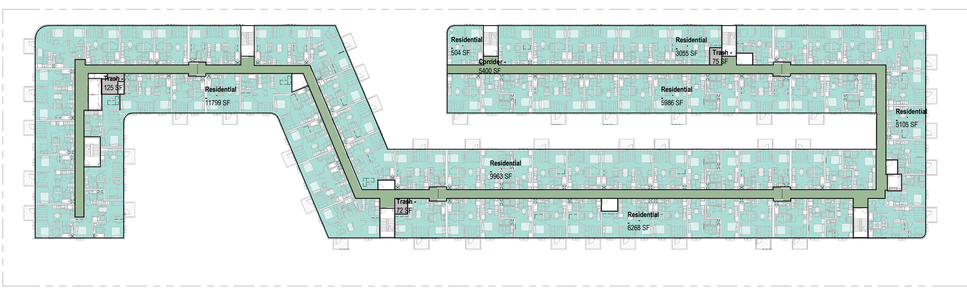
4 Level L2
1/32" = 1'-0"



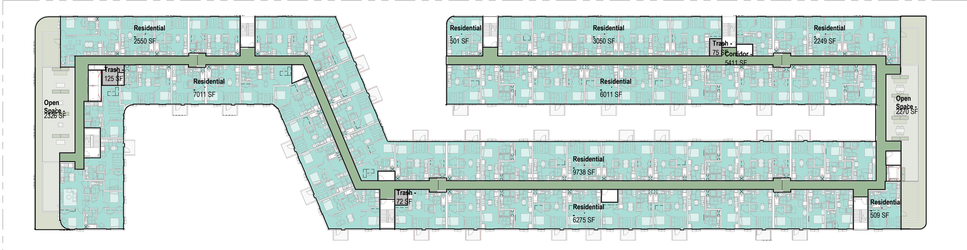
3 Level L3
1/32" = 1'-0"



2 Level L4
1/32" = 1'-0"



1 Level L5
1/32" = 1'-0"



6 Level L6
1/32" = 1'-0"

Legend

- Corridor
- Gym
- Lobby
- Mail Room
- Office
- Open Space
- Rec. Room
- Residential
- Storage
- Trash

FAR CALCULATIONS

Area Schedule (FAR Diagrams)	
Area	OccGroup
Not Placed	
0 SF	
FAR	
0 SF	
FAR Diagram	
Corridor	
0 SF	Corridor
Level P1	
FAR Diagram	
Trash	
1081 SF	Trash
Level L1	
FAR	
Mail Room	
1167 SF	Mail Room
FAR Diagram	
Corridor	
2720 SF	Corridor
Gym	
2864 SF	Gym
Lobby	
1309 SF	Lobby
Office	
1552 SF	Office
Open Space	
2088 SF	Open Space
Rec. Room	
1197 SF	Rec. Room
Storage	
8308 SF	Storage
Trash	
219 SF	Trash
Level L2	
FAR Diagram	
Corridor	
5482 SF	Corridor
Residential	
44084 SF	Residential
Trash	
266 SF	Trash

Area Schedule (FAR Diagrams)	
Area	OccGroup
Level L3	
FAR Diagram	
Corridor	
5490 SF	Corridor
Residential	
44153 SF	Residential
Trash	
260 SF	Trash
Level L4	
FAR Diagram	
Corridor	
5683 SF	Corridor
Residential	
42130 SF	Residential
Trash	
272 SF	Trash
Level L5	
FAR Diagram	
Corridor	
5400 SF	Corridor
Residential	
42679 SF	Residential
Trash	
271 SF	Trash
Level L6	
FAR Diagram	
Corridor	
5411 SF	Corridor
Open Space	
4596 SF	Open Space
Residential	
37894 SF	Residential
Trash	
272 SF	Trash
266839 SF	

MEASUREMENT PER LAMC 12.03: AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF THE 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, SPACES FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

ALLOWABLE FAR:

R4 ZONE: 3.00
TOC INCENTIVE: TOC TIER 3 ALLOWS A 50% INCREASE

TOTAL ALLOWED: 4.50

84,547 SITE AREA X 4.50 FAR

380,461.5 SF ALLOWABLE

268,770 SF PROPOSED (3.18 FAR)

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9	25% PDPP Submission	08.19.2022

Sepulveda

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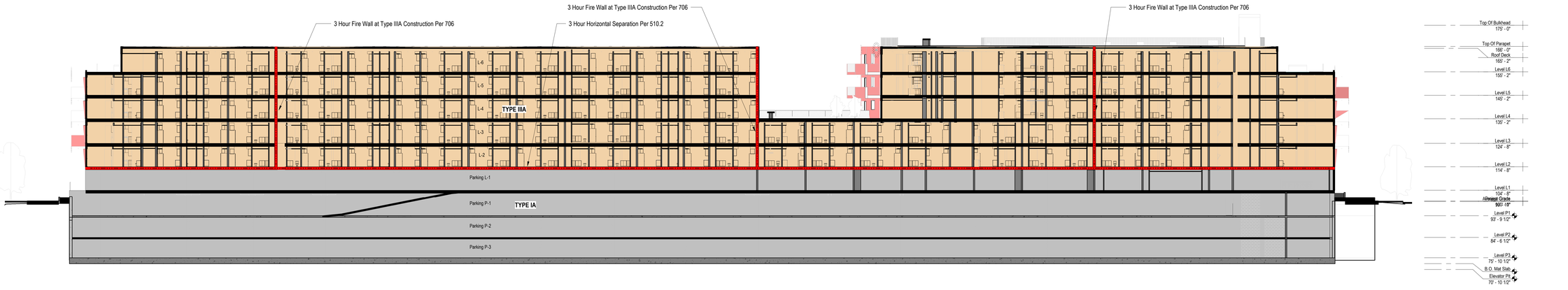
FAR Diagrams

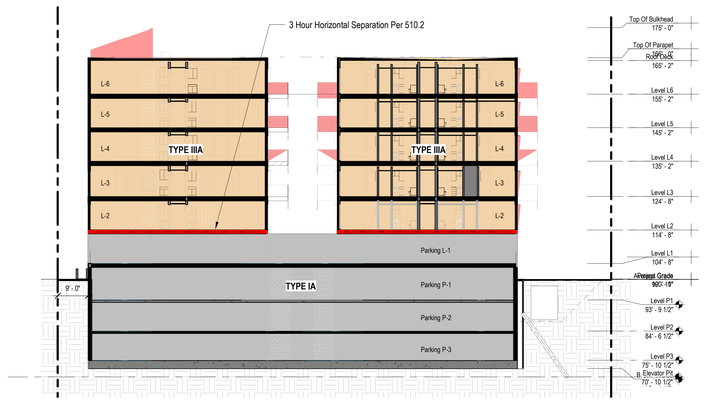
g0.15



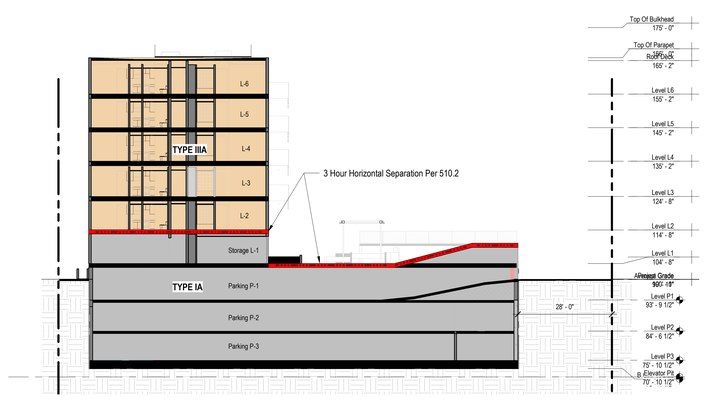
2 Building Section E/W Copy 1
1/16" = 1'-0"



1 Building Section E/W Construction Type Diagram
1/16" = 1'-0"



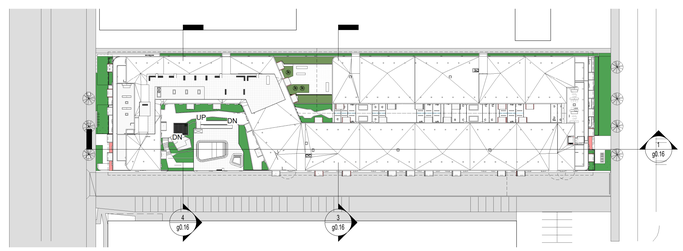
3 Building Section N/S Copy 1
1/16" = 1'-0"



4 Building Section N/S - Pool Deck Copy 1
1/16" = 1'-0"

503.1 General
Unless otherwise specifically modified in Chapter 4 and this chapter, building height, number of stories and building area shall not exceed the limits specified in Sections 504 and 506 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter. Building height, number of stories and building area provisions shall be applied independently. **For the purposes of determining area limitations, height limitations and type of construction, each portion of a building separated by one or more fire walls complying with Section 706 shall be considered to be a separate building.**

510.2 Horizontal Building Separation Allowance
A building shall be considered as separate and distinct buildings for the purpose of determining area limitations, continuity of fire walls, limitation of number of stories and type of construction where all of the following conditions are met:
1. The buildings are separated with a horizontal assembly having a fire-resistance rating of not less than 3 hours. Where vertical offsets are provided as part of a horizontal assembly, the vertical offset and the structure supporting the vertical offset shall have a fire-resistance rating of not less than 3 hours.
2. The building below, including the horizontal assembly, is of Type IA construction.
3. Shaft, stairway, ramp and escalator enclosures through the horizontal assembly shall have not less than a 2-hour fire-resistance rating with opening protectives in accordance with Section 716.
4. The building or buildings above the horizontal assembly shall be permitted to have multiple Group A occupancy uses, each with an occupant load of less 300, or Group B, M, R or S occupancies.
5. The building below the horizontal assembly shall be protected throughout by an approved automatic sprinkler system in accordance with Section 903.3.1.1, and shall be permitted to be any occupancy allowed by this code except Group H.
6. The maximum building height in feet (mm) shall not exceed the limits set forth in Section 504.3 for the building having the smaller allowable height as measured from the grade plane.



5 Construction Types - Key Map
1" = 60'-0"

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Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Construction Type Sections

g0.16

August 1, 2022

Uncommon Developers
9220 Winnetka Avenue
Los Angeles, California

Attention: Carlos Sanchez | Senior Project Managers

Subject: **6728 Sepulveda Boulevard**
Van Nuys, California
Exterior Noise and Exterior Façade Acoustical Analysis
Veneklasen Project No. 5822-009

Dear Carlos,

Veneklasen Associates, Inc. (Veneklasen) has completed our review of the 6728 Sepulveda Boulevard project located in Van Nuys, California. This report predicts the exterior noise level at the site using measurements and computer modeling. Using this information, interior noise levels were calculated based on the exterior noise exposure and the construction types proposed. From this, the exterior façade design was determined. This report represents the results of our findings.

1.0 INTRODUCTION

This study was conducted to determine the impact of the exterior noise sources on the 6728 Sepulveda Boulevard project in Van Nuys, California. Veneklasen's scope of work included calculating the exterior noise levels impacting the site and determining the method, if any, required to reduce the interior and exterior sound levels to meet the applicable code requirements of the State of California and the City of Van Nuys.

The project consists of a 5-story, multifamily building over 3 levels of below grade parking and 1 level of on-grade parking with a total of 477 residential units. The project includes a lobby, roof decks, business lounge, gym, pool deck and other amenities. The project is bounded by Sepulveda to the west, existing buildings to the south, Columbus Ave to the east, and existing buildings and Vanowen St to the north.

2.0 NOISE CRITERIA

CNEL (Community Noise Equivalent Level) is the 24-hour equivalent (average) sound pressure level in which the evening (7 pm–10 pm) and nighttime (10 pm – 7 am) noise is weighted by adding 5 and 10 dB, respectively, to the hourly level. Since this is a 24-hour metric, short-duration noise events (truck pass-by's, buses, trains, etc.) are not as prominent in the analysis.

Leq (equivalent continuous sound level) is defined as the steady sound pressure level which, over a given period of time, has the same total energy as the actual fluctuating noise.

2.1 Interior Noise Levels - Residential

The State of California Building Code (Section 1206, "Sound Transmission") and the City of Los Angeles Noise Element state that interior CNEL values for residential land uses are not to exceed 45 CNEL in any habitable room.

If the windows must be closed to meet an interior level of 45 CNEL, then a mechanical ventilating system or other means of natural ventilation may be required.

Although not a regulatory requirement, Veneklasen suggests that the maximum noise level from short-duration noise events during the night not exceed 55 dBA. This criterion is based on sleep disturbance research and our experience with similar projects.

2.2 CALGreen – Non-residential

Section 5.507.4.2 of the California Green Building Code stipulates that for buildings exposed to a noise level of 65 dB or more when measured as a 1-hour Equivalent Sound Level (Leq), the building façade, including walls, windows, and roofs, shall provide enough sound insulation so that the interior sound level from exterior sources does not exceed 50 dBA during any hour of operation. This applies to non-residential spaces such as retail space, leasing, and amenities.

3.0 EXTERIOR NOISE ENVIRONMENT

3.1 Noise Measurements

3.2 Traffic on Sepulveda Blvd was the primary source of noise affecting the site. Veneklasen visited the site on Thursday, May 2, 2022 and placed meters around the perimeter of the site and along major roads to capture the hourly sound levels on the site for a 4-hour period. Table 1 and Computer Modeling

Veneklasen has utilized the Traffic Noise Model computer software program developed by the FHWA (Federal Highway Administration TNM 2.5) in order to predict vehicular noise levels at various locations. The primary purpose of the computer model was to determine how the noise environment will change due to traffic and site changes.

Traffic counts for local streets were obtained from the Los Angeles Department of Transportation. Figure 1 show the location and summary of the noise measurements. Note there was construction on Sepulveda Boulevard at the time of the measurements, so the traffic volumes were lower than normal.

Table 1 – Measured Sound Levels

Location	LAeq, dBA	Event, dBA
S1	69	76
S2	63	66
S3	59	69
S4	72	80

3.3 Computer Modeling

Veneklasen has utilized the Traffic Noise Model computer software program developed by the FHWA (Federal Highway Administration TNM 2.5) in order to predict vehicular noise levels at various locations. The primary purpose of the computer model was to determine how the noise environment will change due to traffic and site changes.

Traffic counts for local streets were obtained from the Los Angeles Department of Transportation.

Figure 1 – Aerial View of Project Site Showing Measurement Locations



3.4 Overall Exterior Exposure

Based on the computer model and measurements, Veneklasen calculated the noise level at different locations across the project site. To simplify the presentation of the exterior noise levels, Veneklasen has separated the site into locations based on the sound exposure and required mitigation. The predicted sound levels at each zone, shown in Figure 2 and Figure 3, are listed in Table 2 below.

Table 2 – Exterior Noise Levels

Location	Floor	Exterior Noise Level, CNEL	Event Level, dBA	Loudest Hourly Leq, dBA
Zone A	All	73	80	–
Zone B	All	<69	76	–
Zone C	L1	–	–	74
Zone D	L1	–	–	74
Remaining Units	All	< 60	<70	<65

Figure 2– Noise Zones – L1-L3

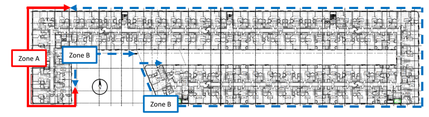


Figure 3 – Noise Zones – L4-Roof

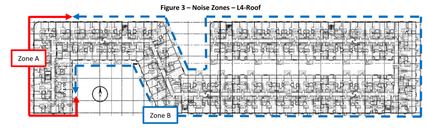
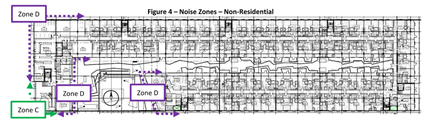


Figure 4 – Noise Zones – Non-Residential



4.0 INTERIOR NOISE CALCULATION

4.1 Exterior Facade Construction

Calculations were based on the 100% SD plans dated March 11, 2021 the plans do not show exterior wall construction. Plans show that the exterior finish will consist of will consist of stucco. Veneklasen assumes a construction of 3-coat stucco over sheathing on wood studs with a single layer of gypsum board on the interior and batt insulation in the cavity.

Veneklasen's calculations included the roof path, but this was insignificant in the interior noise level calculated.

Veneklasen utilized the glazing ratings (glass, frame and seals) shown in Appendix I.

4.2 Interior Average Noise Level (CNEL) – Residential

Veneklasen calculated the interior level within the residential units given the measured noise environment and the exterior facade construction described above. Table 3 shows the predicted interior CNEL noise levels based on the windows and doors with STC ratings as shown and glazing construction as described in Appendix I.

Table 3 – Calculated Interior CNEL Noise Levels

Location	Floor	Exterior Noise Level, CNEL	Window/ Door Rating	Interior Noise Level, CNEL
Zone A	All	73	STC 37	44
Zone B	All	<69	STC 30	44
Remaining Units	All	< 60	No STC Requirement. STC 30 recommended.	

Where the noise level does not exceed 60, sound-rated assemblies are not required. However, Veneklasen recommends specifying a window with a minimum rating of STC 30 to maintain a consistent level of acoustical quality.

4.3 Interior Short-duration Noise Event – Veneklasen Recommended Glazing (Optional)

In a similar manner Veneklasen calculated the interior noise levels from the single-event noise sources such as heavy truck pass-by's. As described in Section 2.1, Veneklasen's recommended interior nighttime noise level criterion is 55 dBA. Analysis showed that the recommendations shown in Table 3 provide sufficient attenuation for short-duration noise events.

4.4 Mechanical Ventilation - Residential

Because the windows and doors must be kept closed to meet the noise requirements, mechanical or other means of ventilation shall be provided for all units in all zones. The ventilation system shall not compromise the sound insulation capability of the exterior facade assembly.

4.5 CALGreen – Non-Residential

In a similar manner, Veneklasen calculated the noise level within non-residential spaces. CALGreen is based on the loudest hourly Leq. Veneklasen utilized a statistical methodology to determine this level from the measurements[1]. The results are shown in Table 4 below. Hourly noise level summaries and sample calculations are included in the appendices.

[1] LoVerde, John; Dong, Wayland; Rawlings, Samantha. "Noise Prediction of Traffic on Freeways and Arterials from Measured Data." Noise-Con 2014. Fort Lauderdale, Florida.

Table 4 – Calculated Interior Average Noise Levels at Non-Residential Areas

Location	Exterior Leq, dBA Loudest hour	Minimum Glazing	Interior Leq
Zone C	74	STC 35	49
Zone D	69	STC 28	< 49
Remaining Non-Residential Units	< 65	CALGreen Analysis not required.	

5.0 SUMMARY

The following summarizes the acoustical items required to satisfy the noise criteria as described in this report.

Residential

- Exterior wall assembly is acceptable as described in Section 4.1.
- The roof assembly was included in our calculations and is not a significant path of sound and can remain as designed.
- Windows and glass doors with minimum STC ratings as shown in Table 3 and defined in Appendix I are required.
- Analysis showed that the recommendations shown in Table 3 provide sufficient attenuation for short-duration noise events.
- Residential mechanical ventilation, or other means of natural ventilation, shall be provided for all units in all zones

Non-Residential

- At retail, amenity, and other non-residential spaces, windows and glass doors as shown in Table 4 are required to meet the CALGreen interior noise criterion.

Various noise mitigation methods may be utilized to satisfy the noise criteria described in this report. Alteration of mitigation methods that deviate from requirements should be reviewed by the acoustical consultant.

If you have any questions or comments regarding this report, please do not hesitate to contact us.

Sincerely,
Veneklasen Associates, Inc.

Liz Haggar
Associate

Wayland Dong
Principal Associate

APPENDIX I – GLAZING REQUIREMENTS

In order to meet the predicted interior noise levels described in Section 4.0, the glazing shall meet the following requirements:

Table 5– Acoustical Glazing Requirements: Minimum Octave Band Transmission Loss and STC Rating

Nominal Thickness	Minimum Transmission Loss Octave Band Center Frequency (Hz)						Min. STC Rating
	125	250	500	1000	2000	4000	
Storefront	25	25	30	34	26	31	**28**
1" dual	21	19	28	34	37	33	**30**
Storefront	23	22	32	37	38	38	**35**
1" dual	24	27	35	39	40	42	**37**

The transmission loss values in the table above can likely be met with the following glazing assemblies:

1. STC 28: 1/8" monolithic – 3/4" airspace – 1/8" monolithic
2. STC 30: 1/8" monolithic – 3/4" airspace – 1/8" monolithic
3. STC 35: 1/4" monolithic – 1/2" airspace – 1/4" monolithic
4. STC 37: 7/16" laminated – 3/8" airspace – 3/16" monolithic

An assembly's frame and seals may limit the performance of the overall system. Therefore, the window and door systems selected for the project shall not be selected on the basis of the STC rating of the glass alone, but on the entire assembly including frame and seals. Additionally, the assemblies given above are provided as a basis of design, but regardless of construction, the octave band Transmission Loss (TL) and STC value of the system selected must meet the minimum values in Table 5 above.

Independent laboratory acoustical test reports should be submitted for review by the design team to ensure compliance with glazing acoustical performance requirements. Laboratories shall be accredited by the Department of Commerce National Voluntary Laboratory Accreditation Program (NVLAP). Labs shall be pre-approved by Veneklasen Associates. Tests shall be required to be performed in North America. Lab tests and lab reports shall be in compliance with ASTM standard E90 and be no more than 10 years old from the date of submission for this project.

If test reports are not available for a proposed assembly, the assembly, including frame, seals and hardware, shall be tested at an independent pre-approved NVLAP accredited laboratory to demonstrate compliance with the requirements of this report. Veneklasen shall be invited to witness acoustical testing completed and reserves the right to exclude test reports from laboratories that are not pre-approved by Veneklasen.

APPENDIX II – MEASURED HOURLY NOISE LEVELS

Location	Start Time	Duration	LAeq	LAFmax
S1	11:20am	20:00	68.7	82.1
	12:30pm	20:00	68.5	81.4
	1:30pm	20:00	69.9	92.8
	2:30pm	20:00	67.7	82.9
S2	12pm	20:00	58.5	71.0
	1pm	20:00	62.5	74.1
	2pm	20:00	67.0	85.9
S3	12pm	20:00	59.0	76.5
	1pm	20:00	58.5	78.5
	2pm	20:00	60.7	81.5
	3pm	20:00	59.4	79.1
S4	11:30am	20:00	72.6	92.5
	12:30pm	20:00	72.2	92.8
	1:30pm	20:00	72.1	87.4
	2:30pm	20:00	71.7	89.3

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02/28/2023

SET ISSUE

Number	Issue	Date	Number	Issue	Date
1	Pre-Submittal	02.11.2022	8	100% Design Development	07.01.2022
2	100% Schematic Design	03.11.2022	9	25% PDPP Submission	08.19.2022
3	25% PDPP Submission	04.15.2022			
4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

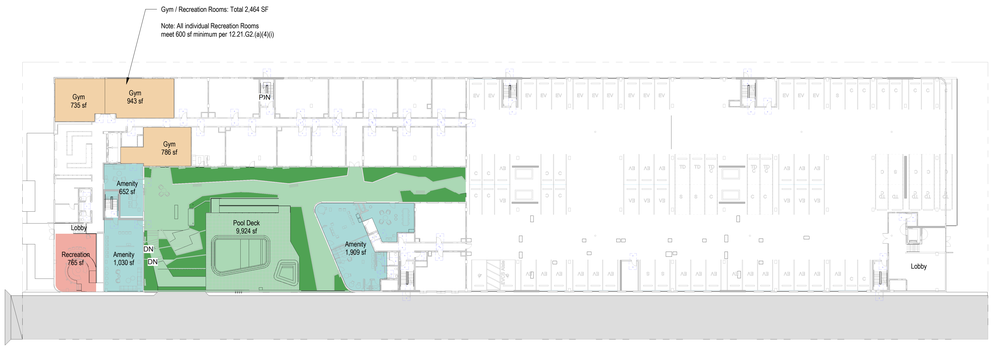
Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Acoustic Report

g0.17



1 Level L1
1/32" = 1'-0"



7 Level L2
1/32" = 1'-0"



3 Level L3
1/32" = 1'-0"



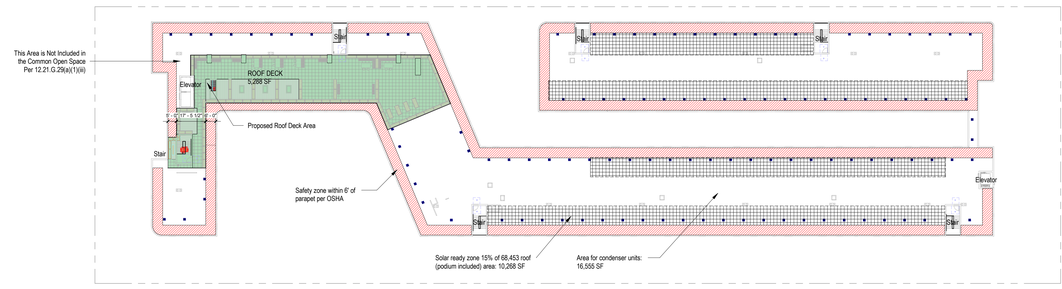
4 Level L4
1/32" = 1'-0"



5 Level L5
1/32" = 1'-0"



6 Level L6
1/32" = 1'-0"



2 Open Space Plan
1/32" = 1'-0"

Area:

- Open Space
- Amenity
- Community Room
- Gym

TOTAL OPEN SPACE	
OPEN SPACE:	**AREAS:**
GYM / RECREATION	2,466 SF
RECREATION	765 SF
AMENITY / RECREATION	3,591 SF
POOL DECK	9,924 SF
EAST ROOF TERRACE	736 SF
WEST ROOF TERRACE	733 SF
4TH LEVEL ROOF DECK	1,815 SF
BALCONIES / PATIOS (TOTAL 151)	7,550 SF
ROOF DECK	5,288 SF
TOTAL:	**32,868 SF**
REQUIRED:	**32,813 SF**
NEED:	**0 SF**

10,938 SF MAX, REC ROOMS (25% of required open space)

COMMON OPEN SPACE MUST:

(iv) CONSTITUTE AT LEAST 50% OF THE TOTAL REQUIRED USABLE OPEN SPACE IN DEVELOPMENTS BUILT AT AN R3, RAS3, R4, RAS4, AND/OR R5 DENSITY REGARDLESS OF THE UNDERLYING ZONE.

(2) COMMON OPEN SPACE AREAS SHALL INCORPORATE RECREATIONAL AMENITIES SUCH AS SWIMMING POOLS, SPAS, PICNIC TABLES, BENCHES, CHILDREN'S PLAY AREAS, BALL COURTS, BARBECUE AREAS AND SITTING AREAS.

(III) ROOF DECKS IN DEVELOPMENTS BUILT AT AN R4, RAS4, AND/OR R5 DENSITY, REGARDLESS OF THE UNDERLYING ZONE, MAY BE USED IN THEIR ENTIRETY AS COMMON OPEN SPACE.

(III) HAVE A MINIMUM AREA OF 400 SQ. FT. WITH NO HORIZONTAL DIMENSION LESS THAN 15 FEET WHEN MEASURED PERPENDICULAR FROM ANY POINT ON EACH OF THE BOUNDARIES OF THE OPEN SPACE AREA.

RECREATION ROOMS AT LEAST 600 SQUARE FEET IN AREA FOR A DEVELOPMENT OF 16 OR MORE DWELLING UNITS MAY QUALIFY AS COMMON OPEN SPACE, BUT SHALL NOT QUALIFY FOR MORE THAN 25 PERCENT OF THE TOTAL REQUIRED USABLE OPEN SPACE. (8,151 SF)

PRIVATE OPEN SPACE MUST:

(I) CONTAIN A MINIMUM OF 50 SQUARE FEET OF WHICH NO MORE THAN 50 SQUARE FEET PER DWELLING UNIT SHALL BE ATTRIBUTABLE TO THE TOTAL REQUIRED USABLE OPEN SPACE;

(II) HAVE NO HORIZONTAL DIMENSION LESS THAN SIX FEET WHEN MEASURED PERPENDICULAR FROM ANY POINT ON EACH OF THE BOUNDARIES OF THE OPEN SPACE AREA; AND

OPEN SPACE

NOTES

REQUIRED COMMON OPEN SPACE:

OPEN SPACE REQUIREMENTS PER LAMC 12.21 G 2:

100 SF/UNIT < 3 HABITABLE ROOMS (STUDIO & 1 BR UNITS)
125 SF/UNIT = 3 HABITABLE ROOMS (2 BR & 1 BR+DEN UNITS)
175 SF/UNIT > 3 HABITABLE ROOMS (3 BR UNITS)

NOTE:
1. A KITCHEN IS NOT CONSIDERED A HABITABLE ROOM FOR PURPOSES OF CALCULATING OPEN SPACE. (PER FOURTH PARA. ADDED BY ORD. NO. 171,753, EFF. 1/17/97)

REQUIRED OPEN SPACE

TYPE	# OF HABITABLE ROOMS	# OF UNITS	REQUIRED OPEN SPACE
1 BR	2	184	18,400
1 BR + DEN	3	11	1,375
2 BR	3	115	14,375
3 BR	4	1	175
STUDIO	1	94	9,400
GRAND TOTAL			43,725

REQUIRED INDOOR AREA FOR OPEN SPACE

PER LAMC 12.21.G.2(a)(4)(i) REC ROOMS MUST BE AT LEAST 600 SF FOR DEVELOPMENT OF MORE THAN 16 UNITS AND MUST NOT EXCEED 25% OF TOTAL REQUIRED OPEN SPACE.
MAX REQUIRED: 43,725 X 25% = MAX 10,932 SF

REQUIRED LANDSCAPED OPEN SPACE

PER LAMC 12.21.G.2(a)(4)(iii) ROOF DECKS IN DEVELOPMENTS BUILT AT AN R4, RAS4, AND/OR R5 DENSITY, REGARDLESS OF THE UNDERLYING ZONE, **MAY BE USED IN THEIR ENTIRETY AS COMMON OPEN SPACE.**

A MINIMUM OF 25% OF THE COMMON OPEN SPACE AREA SHALL BE PLANTED WITH GROUND COVER, SHRUBS OR TREES.

MIN REQUIRED OPEN SPACE AREA = 32,793 SF
(25% Decreased Per TOC Tier 3 Incentives)
Menu of Incentives: Open Space. See LAMC 12.22A.25(f)(6)
i. Tiers 1&2 - Up to a 20% decrease in required open space
ii. Tiers 3&4 - Up to a 25% decrease in required open space

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7	75% Design Development	06.03.2022			

Sepulveda

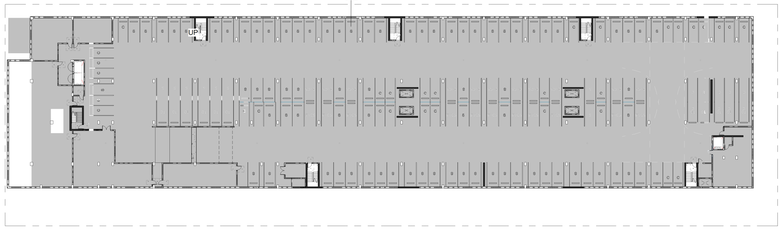
6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Open Space

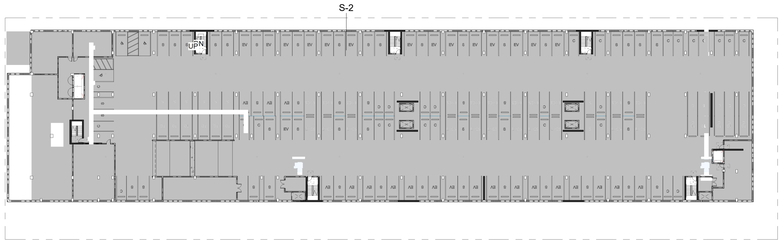
g0.20

Building 1: Type IA
67008 SF
S-2



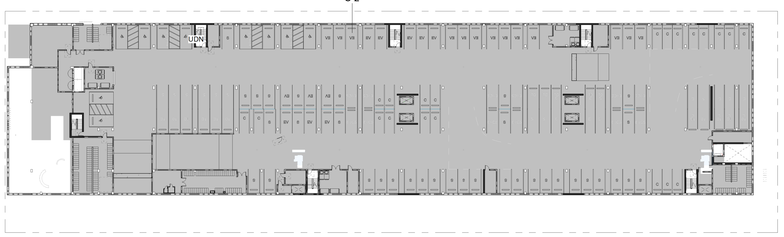
6 Level P3 Allowable Area Plan
1" = 40'-0"

Building 1: Type IA
67016 SF
S-2



9 Level P2 Allowable Area Plan
1" = 40'-0"

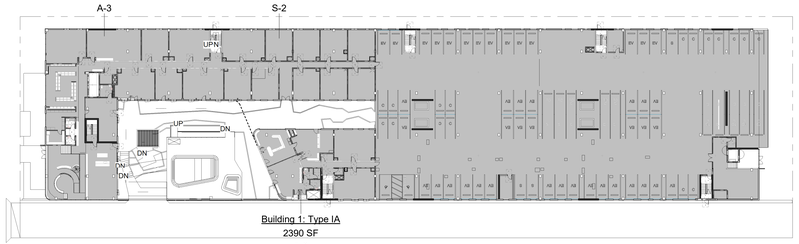
Building 1: Type IA
65529 SF
S-2



5 Level P1 Allowable Area Plan
1" = 40'-0"

Building 1: Type IA
8053 SF
A-3

Building 1: Type IA
8178 SF
S-2



Building 1: Type IA
2390 SF
A-3

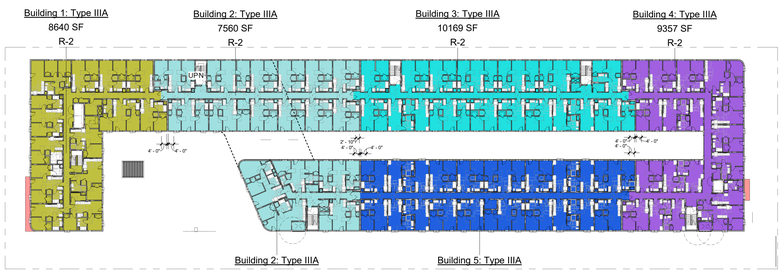
2 Level L1 Allowable Area Plan
1" = 40'-0"

Building 1: Type IIIA
8640 SF
R-2

Building 2: Type IIIA
7560 SF
R-2

Building 3: Type IIIA
10169 SF
R-2

Building 4: Type IIIA
9357 SF
R-2



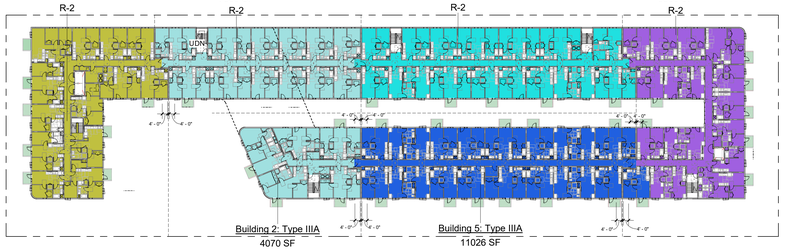
1 Level L2 Allowable Area Plan
1" = 40'-0"

Building 1: Type IIIA
8640 SF
R-2

Building 2: Type IIIA
7560 SF
R-2

Building 3: Type IIIA
10169 SF
R-2

Building 4: Type IIIA
8850 SF
R-2



Building 2: Type IIIA
4070 SF
R-2

Building 5: Type IIIA
11026 SF
R-2

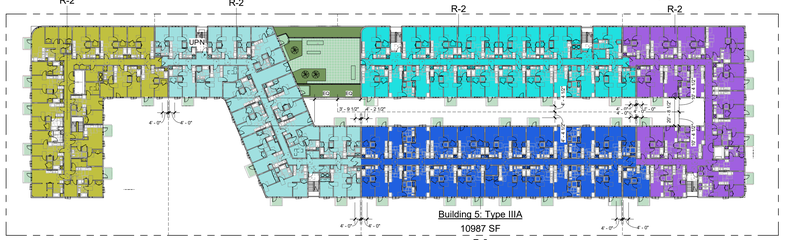
4 Level L3 Allowable Area Plan
1" = 40'-0"

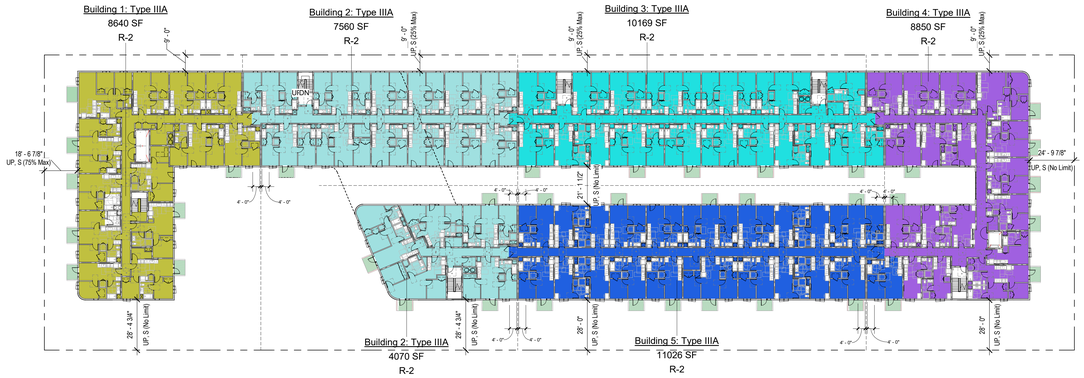
Building 1: Type IIIA
8634 SF
R-2

Building 2: Type IIIA
10201 SF
R-2

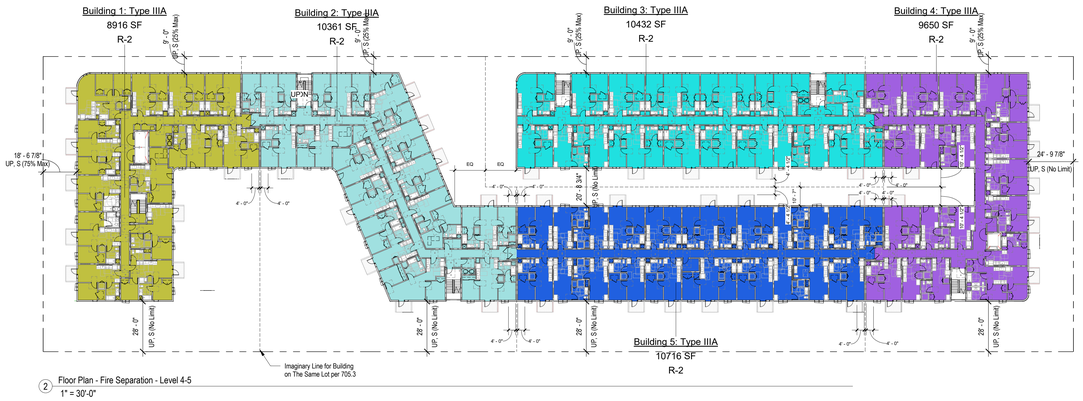
Building 3: Type IIIA
10112 SF
R-2

Building 4: Type IIIA
8853 SF
R-2

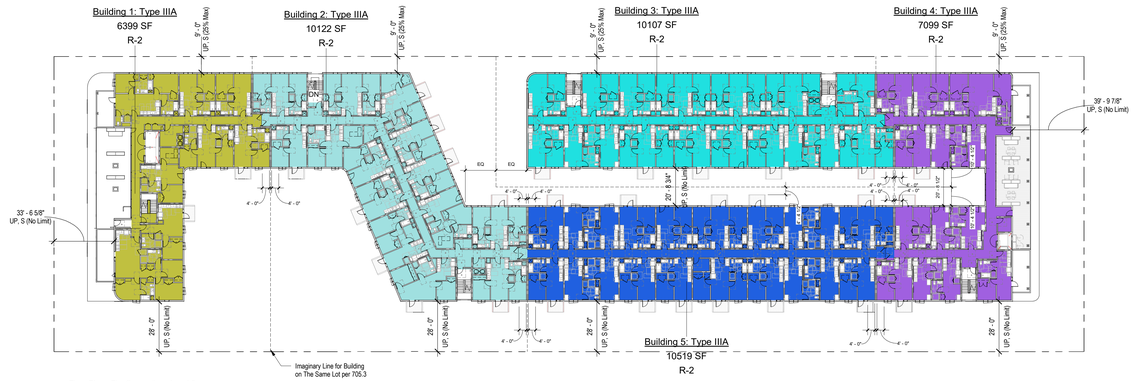

UPN
A2
A2
A2



1 Floor Plan - Fire Separation - Level 2-3
1" = 30'-0"



2 Floor Plan - Fire Separation - Level 4-5
1" = 30'-0"



3 Floor Plan - Fire Seperation - Level 6
1" = 30'-0"

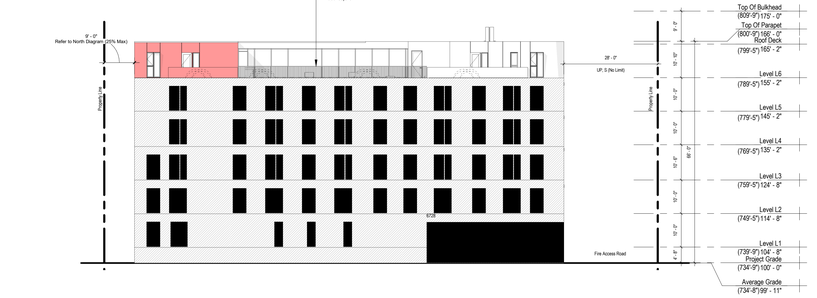
Project to have automatic sprinkler system installed in accordance with Section 903.3.1.1

TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA*
0 to less than 3' [a, b, c]	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S)	Not Permitted
	Protected (P)	Not Permitted
3 to less than 5' [c]	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S)	10%
	Protected (P)	15%
5 to less than 10' [c, i]	Unprotected, Nonsprinklered (UP, NS)	15%
	Unprotected, Sprinklered (UP, S)	25%
	Protected (P)	25%
10 to less than 15' [c, e, i]	Unprotected, Nonsprinklered (UP, NS)	15%
	Unprotected, Sprinklered (UP, S)	45%
	Protected (P)	45%
15 to less than 20' [c, i]	Unprotected, Nonsprinklered (UP, NS)	25%
	Unprotected, Sprinklered (UP, S)	75%
	Protected (P)	75%
20 to less than 25' [c, i]	Unprotected, Nonsprinklered (UP, NS)	45%
	Unprotected, Sprinklered (UP, S)	No Limit
	Protected (P)	No Limit
25 to less than 30' [c, i]	Unprotected, Nonsprinklered (UP, NS)	75%
	Unprotected, Sprinklered (UP, S)	No Limit
	Protected (P)	No Limit
30 or greater	Unprotected, Nonsprinklered (UP, NS)	No Limit
	Unprotected, Sprinklered (UP, S)	No Limit
	Protected (P)	No Limit

For SI: 1 foot = 304.8 mm.
UP, NS = Unprotected, Nonsprinklered
UP, S = Unprotected, Sprinklered
P = Protected

a. Varies between and for openings 4'-0" in area of the exterior wall assembly.
b. Not to be permitted for the walls of buildings with different fire ratings as described in Table 6.
c. For the purposes of this table, openings shall include doors, windows and skylights.
d. The maximum percentage of unprotected and unrated openings shall be 25 percent for Group R-3 occupancies.
e. Unprotected openings shall not be permitted for openings 4'-0" or less in area in the exterior wall assembly where the fire separation distance is greater than 3'-0" but less than 5'-0" and in R occupancies.
f. The maximum percentage of unprotected and unrated openings shall be 10 percent for Group R-3 occupancies, not to be applied to the allowance of 25 percent.
g. The area of openings in an open parking structure with a fire separation distance of 5'-0" (1524 mm) or greater shall not be limited.
h. Includes building appurtenances for Group R-3.
i. Not permitted in Group H-1, H-2 and H-3 occupancies.
j. The area of openings in a building containing only a Group U occupancy private garage is not limited with a fire separation distance of 3'-0" (914 mm) or greater shall not be limited.
k. For buildings less than 30 feet (9144 mm) in height and Group R-3 and U, see Section 705.5 (Exception 2).



4 West - Diagram (75% Max)
1/16" = 1'-0"

Maximum Area of Exterior Wall openings Based on Fire Separation Distance and Degree of Opening Protection Table 705.8:

The allowable area on the West Exterior Wall is below 75% unprotected in a sprinklered building per Table 705.8

Level P1:
Total Exterior Wall Area: 597.15 SF
Total Opening: 187.31 SF
31.4%

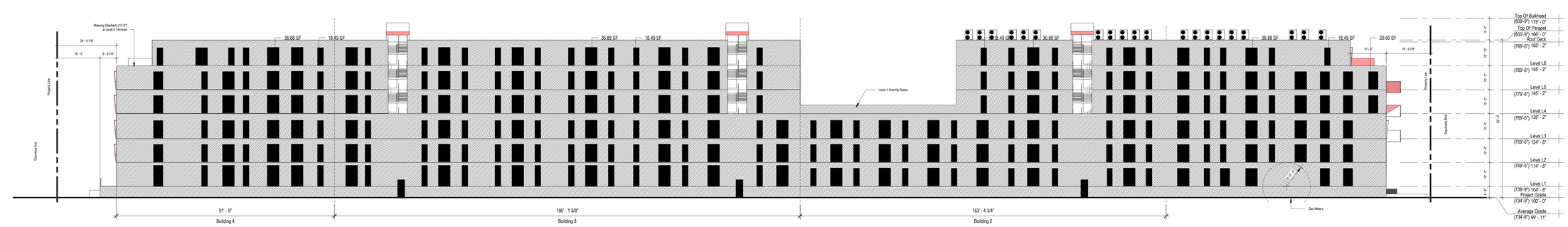
Level L1:
Total Exterior Wall Area: 1,279.57 SF
Total Opening: 428.41 SF
33.5%

Level L2:
Total Exterior Wall Area: 1,279.57 SF
Total Opening: 399.87 SF
31.6%

Level L3:
Total Exterior Wall Area: 1,279.57 SF
Total Opening: 389.86 SF
30.5%

Level L4:
Total Exterior Wall Area: 1,343.55 SF
Total Opening: 360.36 SF
26.8%

Level L5:
Total Exterior Wall Area: 1,279.57 SF
Total Opening: 360.36 SF
28.2%



5 North - Diagram (25% Max)
1/16" = 1'-0"

Maximum Area of Exterior Wall openings Based on Fire Separation Distance and Degree of Opening Protection Table 705.8:

The allowable area on the North Exterior Wall is below 25% unprotected in a sprinklered building per Table 705.8

Level P1:
Total Exterior Wall Area: 2,515.12 SF
Total Opening: 42 SF
1%

Level L1:
Total Exterior Wall Area: 5,321.31 SF
Total Opening: 1,327.61 SF
24.9%

Level L2:
Total Exterior Wall Area: 5,321.31 SF
Total Opening: 1,242.72 SF
23.4%

Level L3:
Total Exterior Wall Area: 5,587.37 SF
Total Opening: 1,242.72 SF
22.2%

Level L4:
Total Exterior Wall Area: 4,656.61 SF
Total Opening: 1,028.89 SF
22.1%

Level L5:
Total Exterior Wall Area: 4,421.22 SF
Total Opening: 1,028.89 SF
23.3%

Level L6:
Total Exterior Wall Area: 4,449.88 SF
Total Opening: 910.89 SF
20.5%

W.PA
works progress architecture

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75% Construction Document

02/28/2023

SET ISSUE

Number	Issue	Date
1	Pre-Submittal	02.11.2022
2	100% Schematic Design	03.11.2022
3	25% PDPP Submission	04.15.2022
4	25% Design Development	04.15.2022
5	Pre-Submittal Rev 01	05.16.2022
6	50% Design Development	05.16.2022
7	75% Design Development	06.03.2022
8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Architectural Elevations - Fire Separation Distance

g0.23

Parking Schedule - Day One

	Mark	Comments
Level L1		ADA CAR
1		
Level L1		COMPACT
24		
Level L1		EV
44		
Level L1		EVCS ADA Aisle
1		
Level L1		STANDARD
6		
Level L1		TANDEM
3		
Level L1		TANDEM Compact
7		
Level L1: 86		
Level P1		ADA CAR
6		
Level P1		ADA VAN
1		
Level P1		COMPACT
28		
Level P1		EV
24		
Level P1		EVCS
12		
Level P1		EVCS ADA Aisle
2		
Level P1		EVCS VAN Aisle
1		
Level P1		STANDARD
45		
Level P1		TANDEM
9		
Level P1		TANDEM Compact
7		
Level P1: 135		
Level P2		ADA CAR
3		
Level P2		COMPACT
32		
Level P2		EV
34		
Level P2		EVCS
22		
Level P2		STANDARD
56		
Level P2		TANDEM
7		
Level P2		TANDEM Compact
4		
Level P2: 158		
Level P3		COMPACT
35		
Level P3		EVCS
22		
Level P3		STANDARD
89		
Level P3		TANDEM
7		
Level P3		TANDEM Compact
4		
Level P3: 157		
Grand total: 536		

Parking Schedule - Required Parking

Stall Provided	Required ADA	Required ADA Van	Required Standard Stalls	Required EV	Required EVCS	Required EVCS 8' Aisle	Required Bikes (Long Term)	Required Bikes (Short-Term)
556	10	2	203	104	56	7	176	18

Parking Schedule - Provided

	Mark	Comments
		ADA CAR
ADA CAR: 10		
Level P1		ADA VAN
ADA VAN: 1		
		COMPACT
COMPACT: 119		
		EV
EV: 102		
		EVCS
EVCS: 56		
		EVCS ADA Aisle
EVCS ADA Aisle: 3		
Level P1		EVCS VAN Aisle
EVCS VAN Aisle: 1		
		STANDARD
STANDARD: 196		
		TANDEM
TANDEM: 26		
		TANDEM Compact
TANDEM Compact: 22		

Bike Parking Schedule

Level	Comments
Project Grade	Short Term Vertical Bike Stall
18	
Project Grade: 18	
Level P1	Long Term Vertical Bike Stall
189	
Level P1: 189	
Grand total: 207	

AUTOMOBILE PARKING

NOTES

REQUIRED PARKING

<3 habitable rooms = 1 parking space; 3 habitable rooms = 1.5 parking spaces;
>3 habitable rooms = 2 parkings spaces; per LAMC 12.21.4(a)

94 - studios x 1 stall = 94 stalls
183 - 1 beds x 1.5 stalls = 274 stalls
12 - 1 bed + den x 2 stalls = 24 stalls
116 - 2+3 beds x 2 stalls = 232 stalls

Required = 624 stalls
Tier 3 TOC reduction of .5 = 203 stalls Required

PROVIDED PARKING

TYPE	P1	P2	P3	L1	TOTAL
COMPACT	30	31	38	24	123
ADA CAR	5	-	-	1	6
ADA VAN	1	-	-	-	1
TANDEM COMPACT	7	4	4	7	22
TANDEM	9	14	7	3	33
STANDARD	44	59	95	6	204
EV	24	36	-	44	104
EVCS	12	22	22	-	56
EVCS ADA Aisle	3	-	-	1	4
EVCS VAN Aisle	1	-	-	-	1
EVCS Aisle	-	1	1	-	2
	136	167	167	86	556

GRAND TOTAL

203 RESIDENTIAL STALLS REQUIRED
556 RESIDENTIAL STALLS PROVIDED

BIKE PARKING CALCULATIONS

NOTES

REQUIRED BIKE PARKING:

PER LAMC 12.21.A16(a)(1)(i) FOR ALL RESIDENTIAL BUILDINGS OTHER THAN HOTELS AND MOTELS CONTAINING MORE THAN THREE DWELLING UNITS, LONG- AND SHORT-TERM BICYCLE PARKING SHALL BE PROVIDED ACCORDING TO THE RATIOS SPECIFIED FOR EACH MARGINAL INCREMENT OF DWELLING UNITS SPECIFIED IN TABLE 12.21 A.16(A)(1)(i).

REQUIRED BIKE PARKING

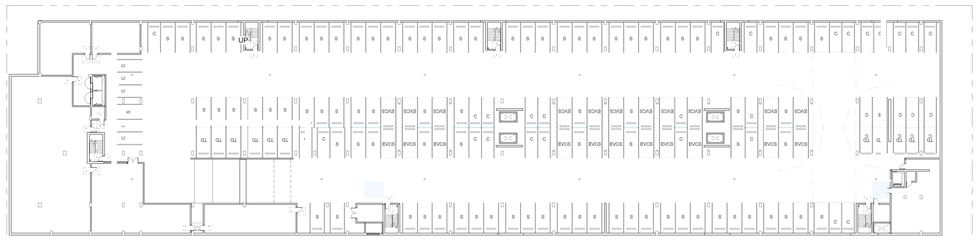
	UNITS	SHORT TERM REQUIRED	LONG TERM REQUIRED
BIKE PARKING	405	18	176
GRAND TOTAL			194

Bike Parking Schedule

Level	Comments
Project Grade	Short Term Vertical Bike Stall
18	
Project Grade: 18	
Level P1	Long Term Vertical Bike Stall
189	
Level P1: 189	
Grand total: 207	

Parking Notes

1. Minimum Stall Dimensions:
   A. Standard Stall: 8'-0" x 18'-0"
   B. Compact Stall: 7'-6" x 15'-0"
   C. EV Stall: 9'-0" x 18'-0"
   D. EVCS Stall: 9'-0" x 18'-0"
2. Minimum Width of Parking Stall to be Increased By 10" on The Side of an Obstruction (Fence, Wall, Partition, Column) (LAMC 12.21.A.5.i.ii)
3. For New Multi-Family Dwellings and R Occupancies 30% of the Total Parking Spaces, But Not Less Than One, shall be Electric Vehicle Charging Spaces (EV Spaces), and 10% of the Total Number of Parking Spaces Provided Shall be EV Charging Stations. EV Spaces shall be Capable of Supporting Future Electric Vehicle Supply Equipment (EVSE). Calculations for the Required Number of EV Spaces shall be Round Up to the Nearest Whole Number.
4. The Electrical System Shall Have Sufficient Capacity to Simultaneously Charge All Designated EV Spaces At Full Rated Amperage of the EVSE. Plan Design Shall be Based Upon a 40-Ampere Minimum Branch Circuit. A Separate Electrical Permit is Required to verify the raceway method(s), wiring schematics and electrical calculations for the electrical charging system. (2020 LAGBC)
5. 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. (2020 LAGBC)
6. 2019 CalGreen 4.106.4.2 requires 10% of residential parking to be EVSE.
7. 2019 CalGreen 4.106.4.2.2 requires 1 in 25 EV spaces to be van accessible.
8. 2019CalGreen Table 5.106.5.3.3 requires 6% of all public spaces (Commercial & Retail) to be EVSE compliant. Of those 6% CBC table 11B-228.3.2.1 requires 1 van and 1 standard accessible space.


UP
UP
UP

A.L.T.A. / N.S.P.S. Land Title Survey

Date of Plan:
APRIL 23, 2021 (UPDATED PER CURRENT SITE IMPROVEMENTS, FIELD VERIFIED)
MARCH 10, 2021 (UPDATED PER NEW PTR AND NEW CLIENT INFORMATION, NOT FIELD VERIFIED)
AUGUST 10, 2020 (ORIGINAL)

Date of Field Survey:
APRIL 16, 2021 (UPDATE TO CURRENT SITE IMPROVEMENTS)
JULY 28, 2020 (ORIGINAL)

Site Address:
6728 SEPULVEDA BLVD., LOS ANGELES, CA 91411

Adjoining Addresses and Owner's Information:
THE ADJOINING ADDRESSES AND OWNER'S INFORMATION SHOWN ON THIS MAP ARE PER DATATREE.COM AND L.A. COUNTY TAX ASSESSOR.

Assessor's Parcel Number (APN):
2235-004-010

General:
ALL EASEMENT DESCRIPTIONS SHOWN HEREON ARE PER PRELIMINARY REPORTS STATED HEREON AND MAY BE SHORTENED OR ABBREVIATED. ORIGINAL DOCUMENT MUST BE USED FOR COMPLETE VERBIAGE AND INTERPRETATION. OTHER EASEMENTS MAY EXIST WITHIN SUBJECT PROPERTY, NOT INCLUDED WITHIN SAID PRELIMINARY REPORTS. HAHN AND ASSOCIATES, INC. DID NOT PERFORM A TITLE SEARCH FOR THIS PROJECT. PROPERTY LINE CLEARS ARE ORIENTED IN PLAN VIEW, PERPENDICULAR TO PROPERTY LINE. FENCING IS DEPICTED TO CENTER OF FENCE.

NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK OR BUILDING ADDITIONS.

THERE IS EVIDENCE OF RECENT DEMOLITION WORK ON SUBJECT PROPERTY.

NO OBSERVED EVIDENCE OF SUBJECT PROPERTY BEING USED AS CEMETERY.

Basis of Bearings:
THE BEARING OF S00°00'16"E EAST OF THE CENTERLINE OF SEPULVEDA STREET AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 237, PAGE 4 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

Boundary and Easements:
ESTABLISHED PER PTR LEGAL DESCRIPTION AND EXCEPTIONS, ADJUSTED TO FOUND CITY CENTERLINE MONUMENTS, USING STANDARD SURVEYING PROCEDURES.

Bench Mark:
THE ELEVATION OF 732.457 ON BENCH MARK NO. 07-00560 (WIRE SPK IN S CURB LEMAY ST; 7FT W OF EC CURB RET W OF SEPULVEDA BLVD; WEST ROADWAY) NAVD 1988 DATUM, 2000 ADJUSTMENT, AS SHOWN IN CITY OF LOS ANGELES NAVIGATE L.A. DATABASE WAS USED AS ELEVATION DATUM FOR THIS SURVEY.

IT IS THE RESPONSIBILITY OF THE CONSTRUCTION SURVEYOR AND/OR CONTRACTOR TO VERIFY AND CONFIRM AN ELEVATION DATUM THAT IS CONSISTENT WITH THE ELEVATIONS SHOWN ON THIS SURVEY BEFORE ANY CONSTRUCTION STAKING IS PERFORMED. THIS BENCH MARK SHALL BE USED FOR REFERENCE ONLY.

Area:
94,951 SQUARE FEET, 2.18 ACRES - GROSS

Flood Zone:
THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FIRM MAP COMMUNITY PANEL NUMBER OF 06037C1305F DATED SEPTEMBER 26, 2008. AREA OF MINIMAL FLOOD HAZARD.

Existing Parking:
REGULAR: 34 SPACES
TOTAL PARKING: 34 SPACES

Utilities:
IF UNDERGROUND PUBLIC UTILITIES, OTHER SUBSTRUCTURES OR ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IT IS ADVISED TO CALL UNDERGROUND SERVICE ALERT, (800) 227-2600, BEFORE DIGGING ON THIS SITE.

BURIED UTILITIES SHOWN HEREON ARE PER L.A. CITY SUBSTRUCTURE MAP 97A, SEWER RYE MAP 180B145 INDIVIDUAL UTILITY COMPANIES HAVE NOT BEEN CONTACTED AS PART OF THIS SURVEY. BURIED UTILITIES THAT MAY EXIST ON-SITE HAVE NOT BEEN DETERMINED AS PART OF THIS SURVEY.

Surveyor's Notices:

(1) ENCROACHMENT BY SUBJECT PROPERTY ONTO OTHERS.

(2) ENCROACHMENT ONTO SUBJECT PROPERTY BY OTHERS.

(3) STORM WATER DRAINS FROM THE SUBJECT PROPERTY SOUTHERLY ONTO THE ADJACENT PROPERTY. THE SUBJECT PTR DOES NOT ADDRESS THIS SITUATION.

(4) INSTRUMENT 2465, O.R., RECORDED DEC. 17, 1968 IS A COVENANT AND AGREEMENT THAT REQUIRES THERE TO BE A "YARD", "CLEAR AND FREE OF ANY BUILDING OR STRUCTURE FROM THE GROUND UP" OF 58'5" (DOCUMENT STATES 38'5" ON FIRST PAGE BUT MAP DEPICTS 58'5" ON SECOND PAGE; WE BELIEVE 38'5" IS WRITTEN IN ERROR AND SHOULD BE 58'5", AS ALSO REFERENCED ON ANOTHER DOCUMENT). WE INTERPRET THIS BUILDING SETBACK REQUIREMENT TO BE BETWEEN BUILDINGS, INCLUDING OVERHANGS. IT APPEARS THAT THIS DOCUMENT WAS RECORDED DURING THE PERMITTING/APPROVAL PROCESS FOR THE BUILDING LOCATED IN LOT 2 OF TRACT 24408 (6700 SEPULVEDA).

(5) INSTRUMENT 2544, O.R., RECORDED JULY 27, 1972 IS A COVENANT AND AGREEMENT THAT REQUIRES TO "MAINTAIN A YARD OF 30'5" IN WIDTH, UNOBSTRUCTED FROM GROUND TO SKY" (DOCUMENT ORIGINALLY STATED 58'5" ON FIRST PAGE BUT WAS CROSSED OUT AND REPLACED WITH 30'5". THE MAP ON THE SECOND PAGE APPEARS TO DEPICT 58'5" BETWEEN STRUCTURES, BEING 30'5" FOR LOT 1 OF TRACT 24408 (6728 SEPULVEDA) AND LOT 2 OF TRACT 24408 (6700 SEPULVEDA)). WE INTERPRET THIS BUILDING SETBACK REQUIREMENT TO BE BETWEEN BUILDINGS, INCLUDING OVERHANGS AND TO BE A DISTANCE OF 58'5", JUST LIKE THE PREVIOUS DOCUMENT RECORDED AS INSTRUMENT 2465 DID. IT APPEARS THAT THIS DOCUMENT WAS RECORDED DURING THE PERMITTING/APPROVAL PROCESS FOR THE BUILDING LOCATED IN LOT 1 OF TRACT 24408 (6728 SEPULVEDA). FURTHER, SAID INSTRUMENT 2544 CONTAINS A RESTRICTIVE REAR YARD OF 58'5" TO BE UNOBSTRUCTED FROM REAR OF BUILDING AND A 30' TO BE UNOBSTRUCTED FROM FRONT OF BUILDING TO PROPERTY LINE.

Preliminary Title Report (PTR):
PREPARED BY OLD REPUBLIC TITLE COMPANY, ORDER NO.: 2676018767-52, DATED FEBRUARY 22, 2021.

Legal Description Per PTR:
THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF LOS ANGELES, CITY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 1 OF TRACT NO. 24408, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 777 PAGES 51 AND 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 2235-004-010

Exceptions per PTR:

△1. NOT A SURVEY MATTER.

△2. NOT A SURVEY MATTER.

△3. NOT A SURVEY MATTER.

△4. PERPETUAL INTOXICATING LIQUOR RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS PROVIDED IN THE

DEED FROM : (AS SET FORTH THEREIN)
RECORDED : IN BOOK 5619 OF DEEDS, PAGE 158

SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

NOTE: "IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.2 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS."

⬠5. MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT,

ENTITLED: COVENANT AND AGREEMENT FOR COMMUNITY DRIVEWAY
EXECUTED BY: VIENNA STONECRAFT, INC. AND CURREY CONSTRUCTION COMPANY
RECORDED: NOVEMBER 27, 1968 IN OFFICIAL RECORDS AS INSTRUMENT NO. 2290

④ ⬠6. COVENANT AND AGREEMENT,

EXECUTED BY: CURREY CONSTRUCTION COMPANY AND VIENNA STONECRAFT, INC.
IN FAVOR OF: CITY OF LOS ANGELES
RECORDED: DECEMBER 17, 1968 IN OFFICIAL RECORDS AS INSTRUMENT NO. 2465

⬠7. RELEASE AND RELINQUISHMENT OF ABUTTER'S OR ACCESS RIGHTS TO COLUMBUS AVENUE, OVER THE ADJACENT BOUNDARY LINE OF PREMISES, AS SET FORTH ON THE FILED MAP OF SAID LAND.

NOTE: SAID LAND, HOWEVER, ABUTS ON A PUBLIC THOROUGHFARE OVER WHICH RIGHTS OF VEHICULAR INGRESS AND EGRESS HAVE NOT BEEN RELINQUISHED. THIS ITEM APPLIES TO COLUMBUS AVENUE.

⑤ ⬠8. COVENANT AND AGREEMENT,

EXECUTED BY: E. R. SLAVIK
IN FAVOR OF: CITY OF LOS ANGELES
DATED: JUNE 20, 1972
RECORDED: JULY 27, 1972 IN OFFICIAL RECORDS AS INSTRUMENT NO. 2544 WHICH AMONG OTHER
THINGS PROVIDES: (AS SET FORTH THEREIN)

△9. DEED OF TRUST TO SECURE AN INDEBTEDNESS OF THE AMOUNT STATED BELOW AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF,

AMOUNT: $160,000.00
TRUSTOR/BORROWER: CALIFORNIA VILLA, INC., A CALIFORNIA CORPORATION
TRUSTEE: TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY/LENDER: CLUB DEVELOPMENT AND MANAGEMENT CORPORATION, A CALIFORNIA CORPORATION
DATED: JANUARY 21, 1980
RECORDED: JANUARY 30, 1980 IN OFFICIAL RECORDS AS INSTRUMENT NO. 80-105714

NOTE: TO AVOID DELAYS AT THE TIME OF CLOSING, PLEASE SUBMIT THE ORIGINAL NOTE, DEED OF TRUST AND THE (PROPERLY EXECUTED) REQUEST FOR RECONVEYANCE TO THIS OFFICE AT LEAST ONE WEEK PRIOR TO THE CLOSE OF ESCROW.

IF A "SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE" IS ANTICIPATED, THIS COMPANY WILL REQUIRE THE ORIGINAL NOTE ALONG WITH AN AFFIDAVIT FOR US TO SUBMIT FOR APPROVAL TO THE UNDERWRITING DEPT. AT LEAST ONE WEEK PRIOR TO CLOSING. CONTACT OUR OFFICE FOR SAID AFFIDAVIT FORM.

△10. INTENTIONALLY DELETED

△11. COVENANT AND AGREEMENT,
EXECUTED BY: HAGOP SARGISIAN
IN FAVOR OF: CITY OF LOS ANGELES
DATED: MAY 10, 2007
RECORDED: JULY 11, 2007 IN OFFICIAL RECORDS AS INSTRUMENT NO. 20071644135
WHICH AMONG OTHER THINGS PROVIDES: (AS SET FORTH THEREIN)

△12. COVENANT AND AGREEMENT,

EXECUTED BY: HAGOP SARGISIAN
IN FAVOR OF: CITY OF LOS ANGELES
DATED: JULY 12, 2007
RECORDED: AUGUST 16, 2007 IN OFFICIAL RECORDS AS INSTRUMENT NO. 20071927424
WHICH AMONG OTHER THINGS PROVIDES: (AS SET FORTH THEREIN)

△13. CLAIM OF LIEN FOR LABOR MATERIALS AND/OR SERVICES FURNISHED AS FOLLOWS:

BY: HABA TECHNOLOGIES, INC.
AMOUNT: $1,400.00
FOR: LABOR, SERVICES, EQUIPMENT AND MATERIALS AND A REG4 TEST
AT REQUEST OF OR CONTRACT WITH: CALIFORNIA VILLA
DATED: JULY 10, 2020
RECORDED: OCTOBER 9, 2020 IN OFFICIAL RECORDS AS INSTRUMENT NO. 20201254561

△14. ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF OR REFLECTED BY THE FACTS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 237 OF RECORD OF SURVEY, PAGE 4.

△15. ANY RIGHT OF THE UNITED STATES TO RECOVER FUNDS FROM THE OWNER OR FROM ANY TRANSFEREE OF SAID LAND, OR OF ANY PORTION THEREOF, BY REASON OF THE ADVANCE OF FEDERAL FUNDS SUBJECT TO RECOVERY PROVISION.

△16. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

△17. ANY UNRECORDED AND SUBSISTING LEASES.

△18. TERMS AND CONDITIONS CONTAINED IN THE SHEA REVOCABLE LIVING TRUST DATED MAY 30, 1991 AS DISCLOSED BY QUITCLAIM DEED.

DATED: DECEMBER 12, 2001
RECORDED: DECEMBER 20, 2001 IN OFFICIAL RECORDS AS INSTRUMENT NO. 01-2436875

THE REQUIREMENT THAT:

A CERTIFICATION OF TRUST BE FURNISHED IN ACCORDANCE WITH PROBATE CODE SECTION 18100.5; AND

IF THE ACTING TRUSTEE IS A SUCCESSOR TRUSTEE THE ADDITIONAL REQUIREMENT THE COMPANY IS PROVIDED A COMPLETE COPY OF THE TRUST, WITH ALL AMENDMENTS AND ANY INTERVENING TRUSTEE IS NO LONGER ACTING IN THAT CAPACITY BY PROVIDING COPIES OF RESIGNATION LETTERS, ETC.

THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS UPON REVIEW OF THE ABOVE.

△19. THE EFFECT OF INSTRUMENTS, PROCEEDINGS, LIENS, DECREES OR OTHER MATTERS WHICH DO NOT SPECIFICALLY DESCRIBE SAID LAND BUT WHICH, IF ANY DO EXIST, MAY AFFECT THE TITLE OR IMPOSE LIENS OR ENCUMBRANCES THEREON. THE NAME SEARCH NECESSARY TO ASCERTAIN THE EXISTENCE OF SUCH MATTERS HAS NOT BEEN COMPLETED AND, IN ORDER TO DO SO, WE REQUIRE A SIGNED CONFIDENTIAL STATEMENT OF INFORMATION FROM OR ON BEHALF OF JUDY A. SHEA.

Exceptions Legend:
△ = NOT PLOTTABLE (SEE TITLE REPORT AND ACTUAL DOCUMENTS FOR DETAILS)
⬠ = PLOTTED HEREON (SEE TITLE REPORT AND ACTUAL DOCUMENTS FOR DETAILS)

TEXT IS COPIED EXACTLY FROM PTR
BOLD TEXT, IF ANY, ARE SURVEYOR COMMENTS

Surveyor's Certificate:

TO: BEDROCK PROPERTIES GROUP, AND OLD REPUBLIC 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 2016 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, 8, 9, 11, 13, 14, 16, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 16, 2021.

DATE OF PLAT OR MAP: APRIL 23, 2021

NAME: BRANDON M. HAHN

DATE OF SIGNATURE: APRIL 23, 2021

REGISTRATION NO.: PLS 7582

LICENSED LAND SURVEYOR · BRANDON M. HAHN · NO. LS 7582 · STATE OF CALIFORNIA

Survey Prepared For:

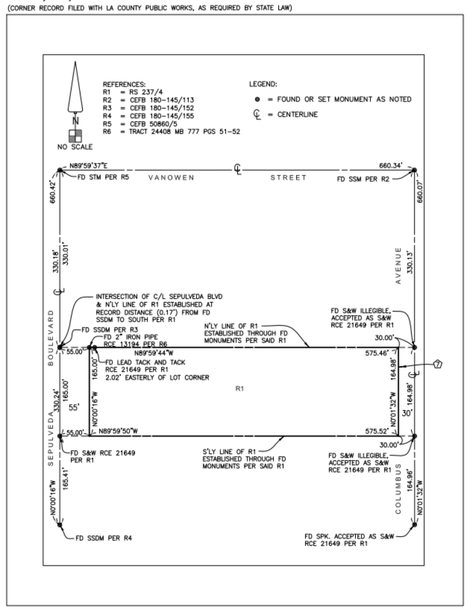
Bedrock Properties Group
9200 Winnetka Blvd.
Chatsworth, CA 91311

Survey Prepared By:

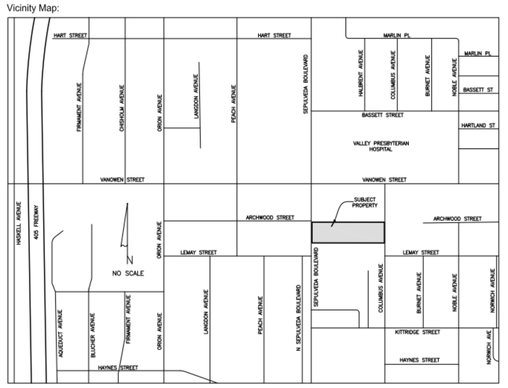
Hahn and Associates, Inc.
28368 Constellation Road, Suite 300
Santa Clarita, CA 91355
(661) 775-9500

HAHN AND ASSOCIATES, INC.

Boundary Analysis:
(CORNER RECORD FILED WITH LA COUNTY PUBLIC WORKS, AS REQUIRED BY STATE LAW)



Vicinity Map:



HAHN JOB NO.: 8016-20-2

W.PA
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75% Construction Document 02/28/2023

SET ISSUE

Number	Issue	Date	Number	Issue	Date
1	Pre-Submittal	02.11.2022	8	100% Design Development	07.01.2022
2	100% Schematic Design	03.11.2022	9	25% PDPP Submission	08.19.2022
3	25% PDPP Submission	04.15.2022			
4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

Sepulveda

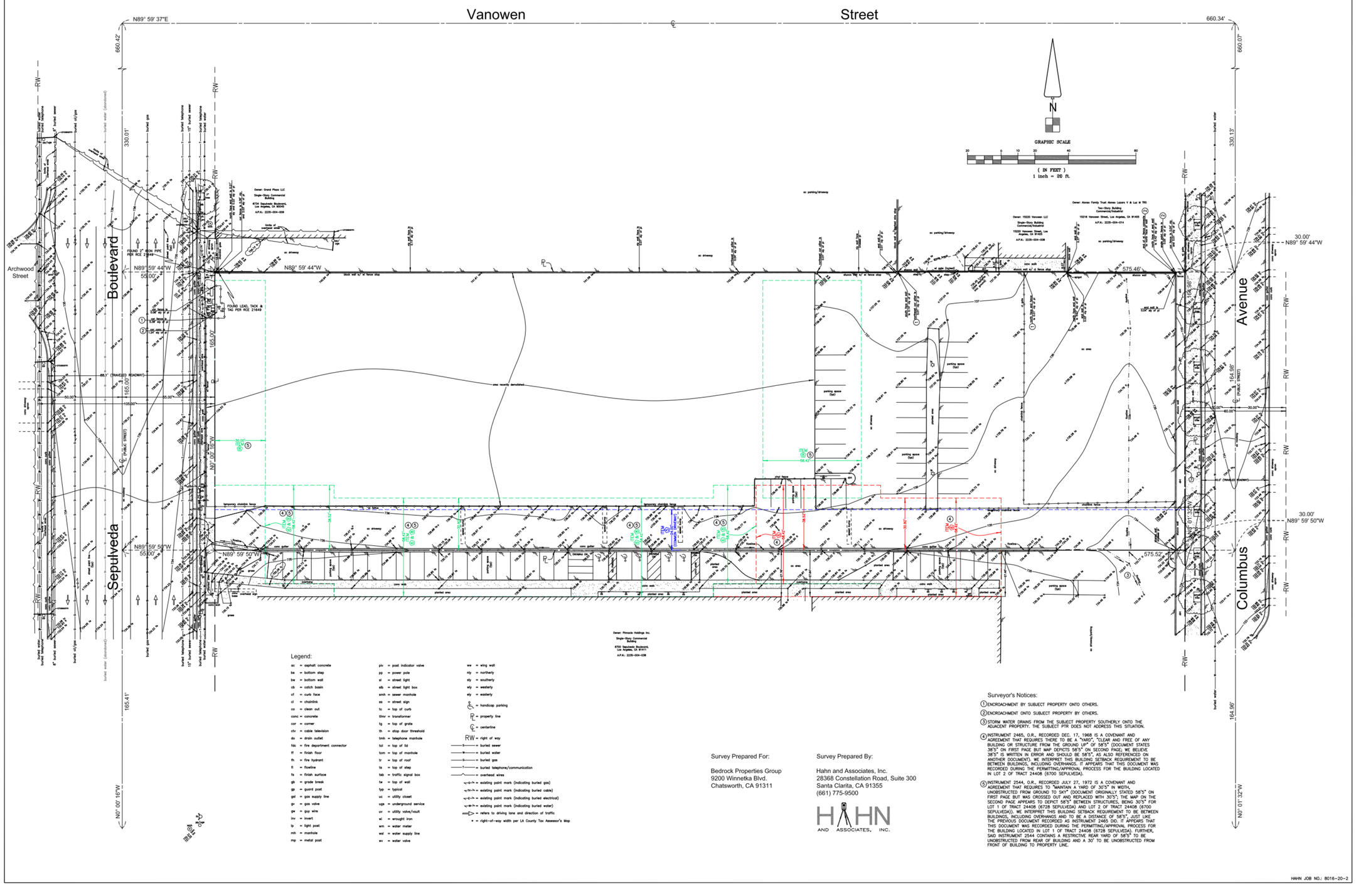
6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Survey

g0.28

A.L.T.A. / N.S.P.S. Land Title Survey



Surveyor's Notices:

1. ENCROACHMENT BY SUBJECT PROPERTY ONTO OTHERS.
2. ENCROACHMENT ONTO SUBJECT PROPERTY BY OTHERS.
3. STORM WATER DRAINS FROM THE SUBJECT PROPERTY SOUTHERLY ONTO THE ADJACENT PROPERTY. THE SUBJECT PTR DOES NOT ADDRESS THIS SITUATION.
4. INSTRUMENT 2465, O.R., RECORDED DEC. 17, 1968 IS A COVENANT AND AGREEMENT THAT REQUIRES THERE TO BE A "YARD", "CLEAR AND FREE OF ANY BUILDING OR STRUCTURE FROM THE GROUND UP" OF 58'5" (DOCUMENT STATES 36'5" ON FIRST PAGE BUT MAP DEPICTS 58'5" ON SECOND PAGE; WE BELIEVE 36'5" IS WRITTEN IN ERROR AND SHOULD BE 58'5"; AS ALSO REFERENCED ON ANOTHER DOCUMENT). WE INTERPRET THIS BUILDING SETBACK REQUIREMENT TO BE BETWEEN BUILDINGS, INCLUDING OVERHANGS. IT APPEARS THAT THIS DOCUMENT WAS RECORDED DURING THE PERMITTING/APPROVAL PROCESS FOR THE BUILDING LOCATED IN LOT 2 OF TRACT 24408 (6700 SEPULVEDA).
5. INSTRUMENT 2544, O.R., RECORDED JULY 27, 1972 IS A COVENANT AND AGREEMENT THAT REQUIRES TO "MAINTAIN A YARD OF 30'5" IN WIDTH, UNOBSTRUCTED FROM GROUND TO SKY" (DOCUMENT ORIGINALLY STATED 58'5" ON FIRST PAGE BUT WAS CROSSED OUT AND REPLACED WITH 30'5"; THE MAP ON THE SECOND PAGE APPEARS TO DEPICT 58'5" BETWEEN STRUCTURES, BEING 30'5" FOR LOT 1 OF TRACT 24408 (6728 SEPULVEDA) AND LOT 2 OF TRACT 24408 (6700 SEPULVEDA)). WE INTERPRET THIS BUILDING SETBACK REQUIREMENT TO BE BETWEEN BUILDINGS, INCLUDING OVERHANGS AND TO BE A DISTANCE OF 58'5", JUST LIKE THE PREVIOUS DOCUMENT RECORDED AS INSTRUMENT 2465 DID. IT APPEARS THAT THIS DOCUMENT WAS RECORDED DURING THE PERMITTING/APPROVAL PROCESS FOR THE BUILDING LOCATED IN LOT 1 OF TRACT 24408 (6728 SEPULVEDA). FURTHER, SAID INSTRUMENT 2544 CONTAINS A RESTRICTIVE REAR YARD OF 58'5" TO BE UNOBSTRUCTED FROM REAR OF BUILDING AND A 30' TO BE UNOBSTRUCTED FROM FRONT OF BUILDING TO PROPERTY LINE.

Survey Prepared For:

Bedrock Properties Group
9200 Winnetka Blvd.
Chatsworth, CA 91311

Survey Prepared By:

Hahn and Associates, Inc.
28368 Constellation Road, Suite 300
Santa Clarita, CA 91355
(661) 775-9500

HAHN AND ASSOCIATES, INC.

HAHN JOB NO.: 8016-20-2

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W.PA Job Number 1339

Survey

g0.29

General Notes

1. See Structural Stud Wall Schedule X/S4.01 for Framing and Sheathing Sizes, Requirements and Additional Information.
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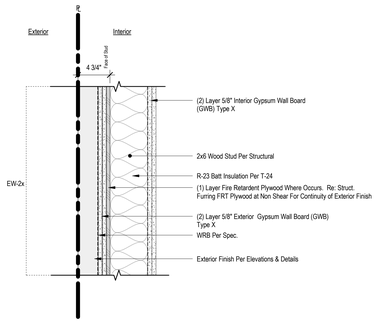
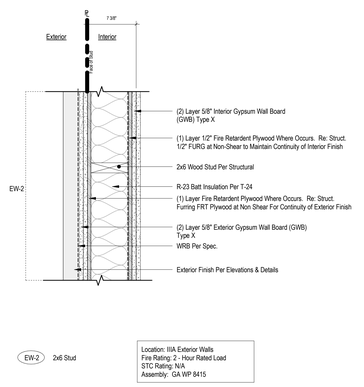
3. Where Draft Stopping is Required Across the Studs, the Draft Stopping Shall Be Mineral Wool or Fiberglass Batt Insulation Stapled to the Studs. No Material, like Gypsum Board, will be Accepted.
4. See Specifications Manual for Referenced Test Assemblies.
5. All Insulation Materials Shall have Identification Marks and those Marks to Be Readily Observable During Inspection.
6. The Completed Building Shall be Tested and the Air Leakage Rate of the Building Envelope Shall Not Exceed 0.40 cfm/ft2 at Pressure Differential of 0.3 Inches Water Gauge at the Upper 95% Confidence Interval in Accordance with ASTM E 779 or Equivalent.
7. Project Closet Out Documentation is Required Including Applicable WSEC Envelope Compliance Forms and Calculations, and Fenestration NFRC Rating Certificates.



Location: IIIA Exterior Walls
Fire Rating: 2 Hr Interior Exposure
1 Hr Exterior Exposure
STC Rating: N/A
Assembly: GA WP 8415

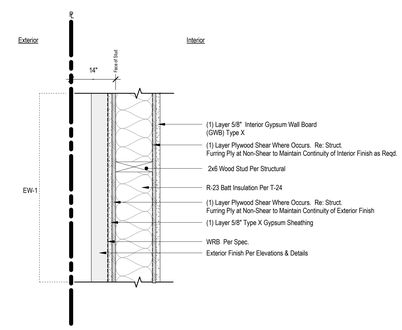
2-HR Rated, Load Bearing Wood Stud Wall



EW-2 2x6 Stud

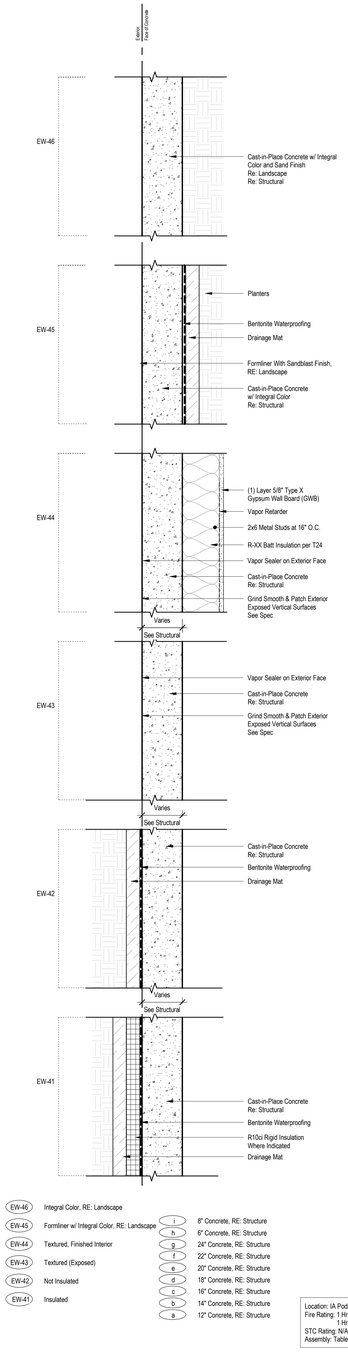
Location: IIIA Exterior Walls
Fire Rating: 2 - Hour Rated Load
STC Rating: N/A
Assembly: GA WP 8415

2HR Rated, Non-Load Bearing Wood Stud Wall



Location: IIIA Exterior Walls at Interior Lot Line
Fire Rating: 1- Hour Rated Load
STC Rating: N/A
Assembly: CBC 721.1(2) 15-1.3

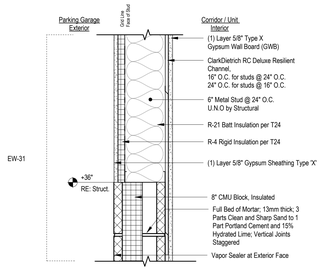
1HR Rated, Non-Load Bearing Wood Stud Wall



EW-46	Integral Color, RE: Landscape	i	8" Concrete, RE: Structure
EW-45	Formliner w/ Integral Color, RE: Landscape	h	6" Concrete, RE: Structure
EW-44	Textured, Finished Interior	g	24" Concrete, RE: Structure
EW-43	Textured (Exposed)	f	22" Concrete, RE: Structure
EW-42	Not Insulated	e	20" Concrete, RE: Structure
EW-41	Insulated	d	18" Concrete, RE: Structure
		c	16" Concrete, RE: Structure
		b	14" Concrete, RE: Structure
		a	12" Concrete, RE: Structure

Location: IA Podium
Fire Rating: 1 Hr Interior Exposure
1 Hr Exterior Exposure
STC Rating: N/A
Assembly: Table 721.1(2) 3-1.1

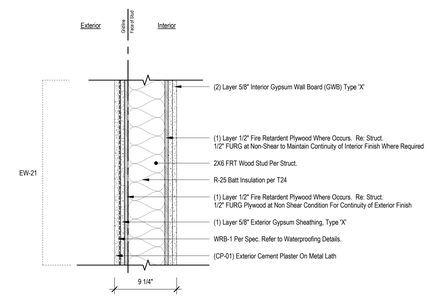
Exterior Wall Type EW-01



EW-31 0-Hour Rated Non Load Bearing 6" CFMF Wall

Location: IA Parking Garage
Fire Rating: 1 Hour
STC Rating: 32-36
Acoustic Test: N/A
Assembly: UL U415

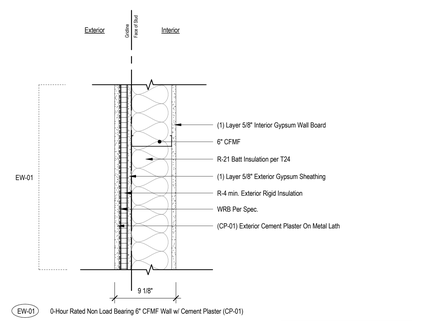
Exterior 1 Hour Podium Parking Garage Wall



EW-21 2-Hour Rated Load Bearing 2x6 Wood Stud Wall Cement Plaster

Location: IIIA Exterior Walls
Fire Rating: 2 Hr
STC Rating: N/A
Assembly: GA WP 8420

2 Hour Rated, Load Bearing Wood Stud Wall



EW-01 0-Hour Rated Non Load Bearing 6" CFMF Wall w/ Cement Plaster (CP-01)

Location: IA Exterior Walls
Fire Rating: 0 Hr
STC Rating: N/A
Assembly:

1 Hour Rated, Load Bearing Wood Stud Wall

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7	75% Design Development	06.03.2022			

Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Exterior Wall Types

a0.01

General Notes

1. See Structural Stud Wall Schedule X/S4.01 for Framing and Sheathing Sizes, Requirements and Additional Information.
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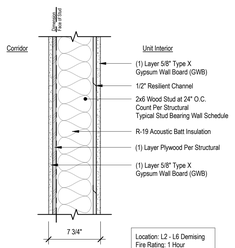
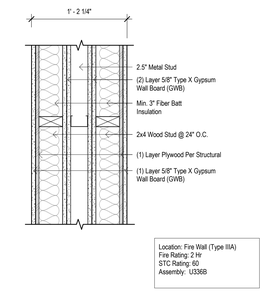
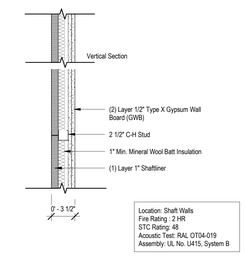


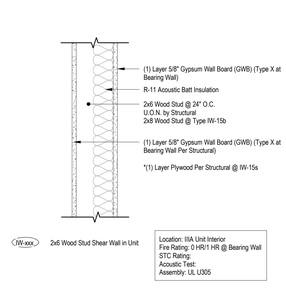
9 Interior 1-Hour Wood Stud Corridor Wall
1 1/2" = 1'-0"



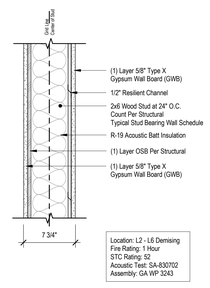
6 2-Hour Fire Wall
1 1/2" = 1'-0"



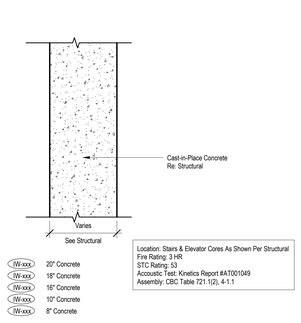
3 Interior 2-Hour Shaft Wall
1 1/2" = 1'-0"



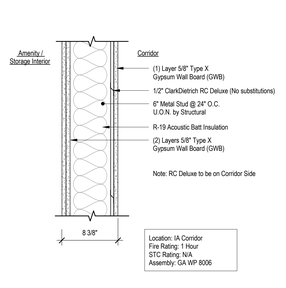
10 Interior 2x6 Wood Stud Partition
1 1/2" = 1'-0"



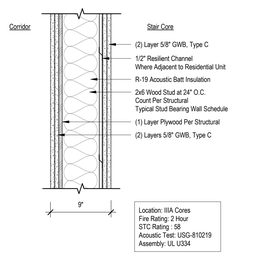
8 Interior 1-Hour Wood Stud Demising Wall
1 1/2" = 1'-0"



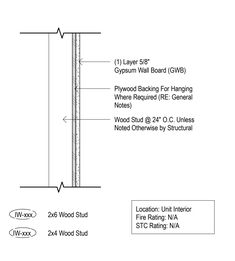
5 Concrete Walls
1 1/2" = 1'-0"



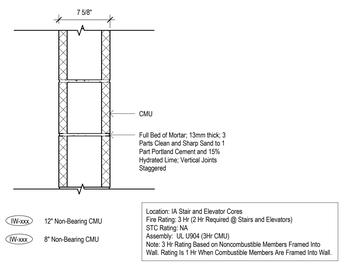
2 Interior 1-Hour Podium Corridor Wall
1 1/2" = 1'-0"



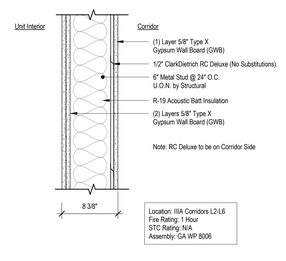
11 Interior 2-Hour Wood Stud Wall
1 1/2" = 1'-0"



7 Furr Out Wall
1 1/2" = 1'-0"



4 CMU Wall
1 1/2" = 1'-0"



1 Interior 1-Hour Metal Stud Corridor Wall
1 1/2" = 1'-0"

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W.PA Job Number 1339

Interior Wall Types

a0.02

General Notes

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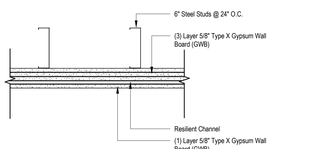
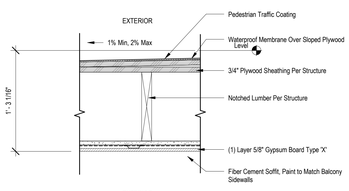


Location: Where Noted
Fire Rating: 2 Hr
Assembly: GA HM 7202
STC Rating: NA
IIC Rating: NA

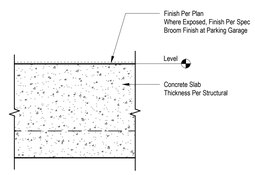
9 2 Hr Ceiling
1 1/2" = 1'-0"

(Refer to Waterproofing Details)



Location: Typical Balcony Assembly
Fire Rating: 1 Hr
STC Rating: 35-39
IIC Rating
Assembly: GA FC 5420

6 Horiz Type 6 - Typical Projecting Balcony - 1HR
1 1/2" = 1'-0"



Location: Type I Transfer Slab
Fire Rating: 3 Hour
STC Rating: 58
Acoustic Test: RAL TL 76-77
Assembly: CBC 4-1.1, Table 721.1(3)

3 Horiz Type 3 - P1 Concrete
1 1/2" = 1'-0"

Location: Soffits within Units
Fire Rating: Not Rated

8 Mechanical Soffit - Not Rated
1 1/2" = 1'-0"

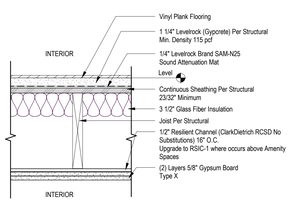
(Refer to Waterproofing Details)

Location: Typical Roof
Fire Rating: 1 Hour
STC Rating: 58
Acoustic Test: RAL TL 76-77
IIC Rating: N/A
Assembly: WSBC 1-1.1, Table721.1(3)
Class A Roof Covering per UL R8992

5 Horiz Type 5 - PVC Roof - 1 HR
1 1/2" = 1'-0"

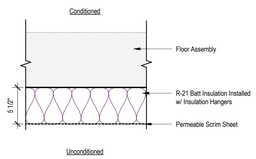
Location: Type I CIP Concrete
Fire Rating: 3 Hour
STC Rating: 58
Acoustic Test: RAL TL 76-77
Assembly: CBC 4-1.1, Table 721.1(3)

2 Horiz Type 2 - Typical PT Concrete
1 1/2" = 1'-0"



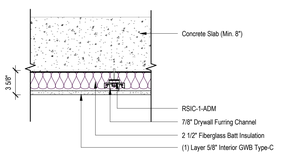
Location: IIIA Residential
Fire Rating: 1 Hr
STC Rating: 63 (RAL OT03-07)
IIC Rating Re: 57 (RAL OT03-06)
Assembly: UL L570

10 Typical Residential Floor-Ceiling - 1 HR.
1 1/2" = 1'-0"



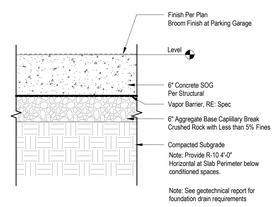
Location: Garage Ceiling
Fire Rating: Per Floor Assembly
STC Rating: Per Floor Assembly
Acoustic Test: RAL TL 76-77
Assembly: Per Floor Assembly

7 Garage Ceiling at PT
1 1/2" = 1'-0"



Location: IA Residential
Fire Rating: Per Floor Assembly
STC Rating: 63
IIC Rating: 55
Acoustic Test: J3155.19 & J3155.04
Assembly: Per Floor Assembly

4 Horiz Type 4 - Gypsum Ceiling w/ Resilient Clips
1 1/2" = 1'-0"



1 Horiz Type 1 - Slab on Grade
1 1/2" = 1'-0"

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02/28/2023

SET ISSUE

Number	Issue	Date	Number	Issue	Date
1	Pre-Submittal	02.11.2022	8	100% Design Development	07.01.2022
2	100% Schematic Design	03.11.2022	9	25% PDPP Submission	08.19.2022
3	25% PDPP Submission	04.15.2022			
4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

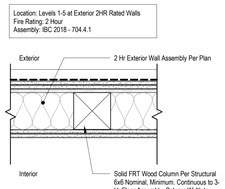
W.PA Job Number 1339

Floor & Ceiling Types

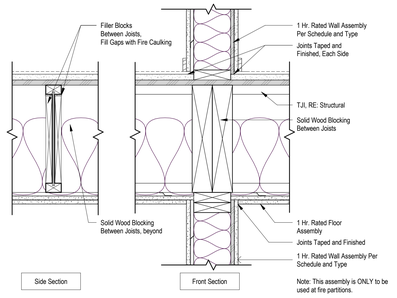
a0.03

General Notes

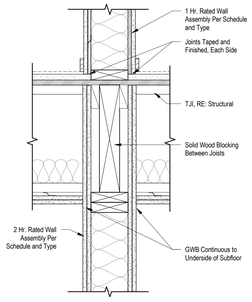
1. See Structural Stud Wall Schedule X/S4.01 for Framing and Sheathing Sizes, Requirements and Additional Information.
2. The General Contractor Shall Schedule a Firestopping Meeting with the Building Inspector and All Subcontractors That Will be Installing Firestopping Materials. Each Subcontractor Will Provide a List of Firestop Materials and Assemblies to be Used; the Type of Penetrations Where Each Material and Assembly Will be Used; and the Listing and Approved Information (i.e. UL, ICC, or Approved Report / Listing Numbers). This Information Must be Submitted to, and Approved by, the Building Inspector Prior to Any Installation.
3. Where Draft Stopping is Required Across the Studs, the Draft Stopping Shall Be Mineral Wool or Fiberglass Batt Insulation Stapled to the Studs. No Material, like Gypsum Board, will be Accepted.
4. See Specifications Manual for Referenced Test Assemblies.
5. All Insulation Materials Shall have Identification Marks and those Marks to Be Readily Observable During Inspection.
6. The Completed Building Shall be Tested and the Air Leakage Rate of the Building Envelope Shall Not Exceed 0.40 cfm/ft2 at Pressure Differential of 0.3 Inches Water Gauge at the Upper 95% Confidence Interval in Accordance with ASTM E 779 or Equivalent.
7. Project Closet Out Documentation is Required Including Applicable WSEC Envelope Compliance Forms and Calculations, and Fenestration NFRC Rating Certificates.



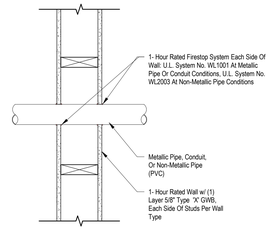
12 2 HR Wood Column Within 2 HR Exterior Wall - Plan
1 1/2" = 1'-0"



9 1HR Rated Fire Partition to 1HR Rated Floor
1 1/2" = 1'-0"



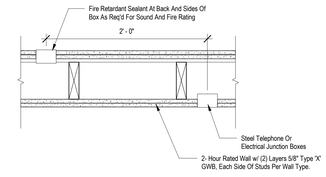
6 2 HR Rated Wall to 1 HR Rated Floor
1 1/2" = 1'-0"



Note: Caulking And Related Materials Specified In U.L. Systems Must Be Approved Materials To Meet The Required Fire Rating

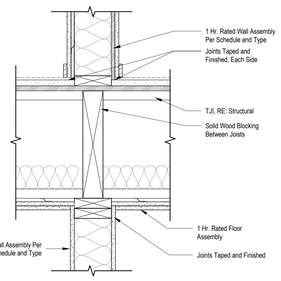
Note: Reference Construction Assemblies For Additional Information (Spacing Req'd. For Resilient Channels Or Plywood)

3 Plumbing Penetration at 1 Hour Rated
1 1/2" = 1'-0"

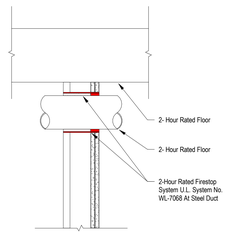


NOTE: FIRE RESISTIVE WALLS MAY HAVE OPENINGS FOR STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQ. INCHES FOR ANY 100 SQ. FT. OF WALL AREA

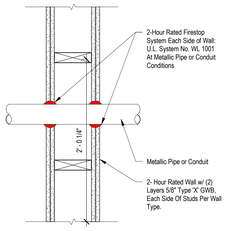
11 Junction Box at 2 Hour Rated Assembly
1 1/2" = 1'-0"



8 1 HR Rated Wall to 1HR Rated Floor
1 1/2" = 1'-0"



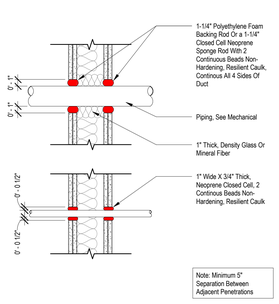
5 Penetration at 2 Hour Rated Shaft
1 1/2" = 1'-0"



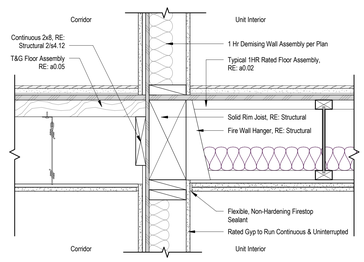
NOTE: CAULKING AND RELATED MATERIALS SPECIFIED IN U.L. SYSTEMS MUST BE APPROVED MATERIALS TO MEET THE REQUIRED FIRE RATING

NOTE: REFERENCE CONSTRUCTION ASSEMBLIES FOR ADDITIONAL INFORMATION (SPACING REQ'D. FOR RESILIENT CHANNELS OR PLYWOOD)

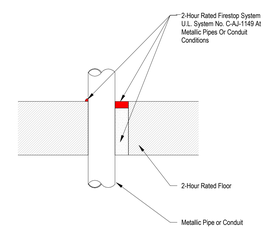
2 Penetration at 2 Hour Rated Wall
1 1/2" = 1'-0"



10 Acoustic Detail - Pipe/Conduit Wall Penetration
1 1/2" = 1'-0"



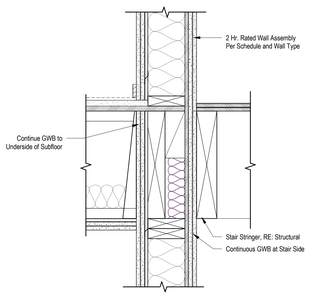
7 Corridor / Unit Seperation
1 1/2" = 1'-0"



NOTE: CAULKING AND RELATED MATERIALS SPECIFIED IN U.L. SYSTEMS MUST BE APPROVED MATERIALS TO MEET THE REQUIRED FIRE RATING

NOTE: REFERENCE CONSTRUCTION ASSEMBLIES FOR ADDITIONAL INFORMATION (SPACING REQ'D. FOR RESILIENT CHANNELS OR PLYWOOD)

4 Penetration at 2 HR Floor Assembly
1 1/2" = 1'-0"



1 2 HR Rated Wall at Stair and Elevator - Wood
1 1/2" = 1'-0"

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02/28/2023

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7	75% Design Development	06.03.2022
8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

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W.PA Job Number 1339

Floor & Ceiling Types

a0.04

General Notes

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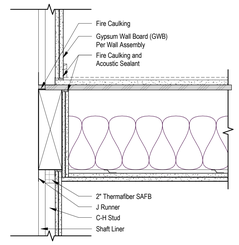
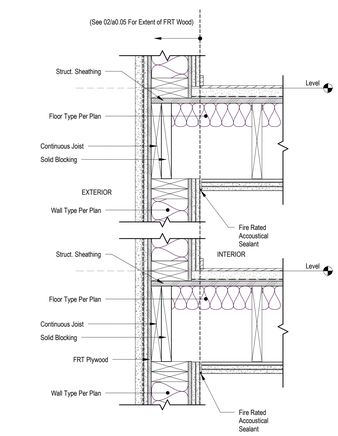
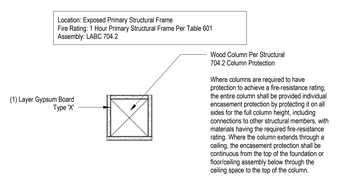


2 Shaft Wall Section Detail
1 1/2" = 1'-0"



3 1 HR Floor to 2 HR Exterior Wall
1 1/2" = 1'-0"



1 Structural Column - Load Bearing
1 1/2" = 1'-0"

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9	25% PDPP Submission	08.19.2022

Sepulveda

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Van Nuys, CA 91411

W.PA Job Number 1339

Fire Rating Details

a0.05

WPA - Common Door Schedule

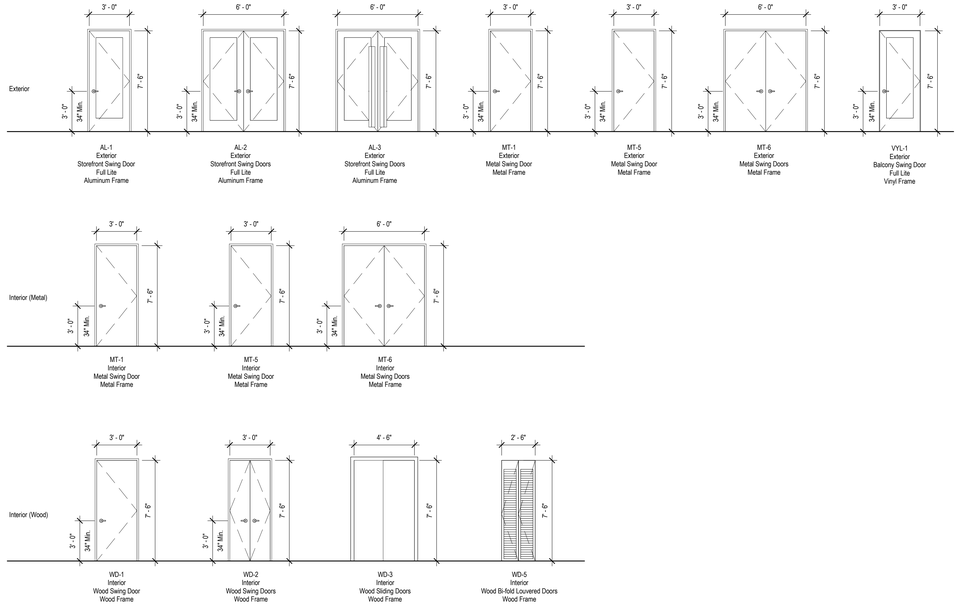
Location		Door			Door										
Door #	Room Name	Door Type	Door Material	Door Finish	Width (Clear)	Height (Clear)	Glass Type	Frame Material	Frame Finish	Fire Rating	Hardware Group	Notes	Head Detail	Jamb Detail	Sill Detail
Level P3															
P3000-a	Transformer Station	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P3000-b	Transformer Station	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P3000-c	Transformer Station	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P3001-a	Elevator A	MT-5	MTL	PTD	3' - 6"	7' - 0"		MTL	PTD				6/a6.09	5/a6.09	6/a6.09
P3001-b	Elevator A	MT-5	MTL	PTD	3' - 6"	7' - 0"		MTL	PTD				6/a6.09	5/a6.09	6/a6.09
P3002	Elev. Control	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P3003-a		MT-6	MTL	PTD	6' - 0"	7' - 6"		MTL	PTD				13/a0.18	1/a0.17	1/a0.18
P3003-b		MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P3003-b		MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P3004	Stair A	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
P3005	MPOE	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P3006		MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P3007	Stair B	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P3008	Stair C	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
P3009	Stair D	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
P3010	Elevator B	MT-5	MTL	PTD	3' - 6"	7' - 0"		MTL	PTD				6/a6.09	5/a6.09	6/a6.09
P3011-a	Storage	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P3011-b	Storage	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P3012	Mech.	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P3013	Stair E	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
P3014	Stair F	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
P3015	Mech.	MT-6	MTL	PTD	6' - 0"	7' - 6"		MTL	PTD				13/a0.18	1/a0.17	1/a0.18
P3016-a	Storage	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P3018	Elev. Control	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
Level P2															
P2004-a	Elevator A	MT-5	MTL	PTD	3' - 6"	7' - 0"		MTL	PTD			Mag. Hold Open	6/a6.09	5/a6.09	6/a6.09
P2004-b	Elevator A	MT-5	MTL	PTD	3' - 6"	7' - 0"		MTL	PTD			Mag. Hold Open	6/a6.09	5/a6.09	6/a6.09
P2005	Parking	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P2006	Stair A	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
P2007	MPOE	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P2008	Parking	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P2009	Stair B	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
P2010	Stair C	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
P2011	Stair D	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
P2012	Elevator B	MT-5	MTL	PTD	3' - 6"	7' - 0"		MTL	PTD			Mag. Hold Open	6/a6.09	5/a6.09	6/a6.09
P2013-a	Storage	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P2013-b	Storage	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P2014	Mech.	MT-6	MTL	PTD	6' - 0"	7' - 6"		MTL	PTD				13/a0.18	1/a0.17	1/a0.18
P2015	Stair E	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
P2016	Stair F	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
P2017	Mech.	MT-6	MTL	PTD	6' - 0"	7' - 6"		MTL	PTD				13/a0.18	1/a0.17	1/a0.18
P2018	Generator	MT-6	MTL	PTD	6' - 0"	7' - 6"		MTL	PTD				13/a0.18	1/a0.17	1/a0.18
Level P1															
P1004	Stair A	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
P1005	Parking	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P1006-a	Parking	OVHD-1	MTL	PTD	10' - 0"	8' - 4"							3/a0.19	1/a0.19	
P1006-b	Trash Room A	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
P1007-a	Elevator A	MT-5	MTL	PTD	3' - 6"	7' - 0"		MTL	PTD			Mag. Hold Open	6/a6.09	5/a6.09	6/a6.09
P1007-b	Elevator A	MT-5	MTL	PTD	3' - 6"	7' - 0"		MTL	PTD			Mag. Hold Open	6/a6.09	5/a6.09	6/a6.09
P1008	Parking	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
P1009	Parking	AL-2	AL	FF	6' - 0"	7' - 6"	CTG	AL	FF				16/a0.15	3/a0.15	16/a0.15
P1010	Long-Term Bike Parking A.1	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
P1012	Stair B	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
P1013	Elec.	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P1014	Stair C	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
P1015	Trash Room B	MT-6	MTL	PTD	6' - 0"	7' - 6"		MTL	PTD				13/a0.18	1/a0.17	1/a0.18
P1016	Stair D	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
P1017	Elec.	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P1018	Elec.	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P1019	Elevator B	MT-5	MTL	PTD	3' - 6"	7' - 0"		MTL	PTD			Mag. Hold Open	6/a6.09	5/a6.09	6/a6.09
P1020	Long-Term Bike Parking A.4	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P1021	Mech.	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P1022	Stair E	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
P1023	Elec.	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P1024	Elec.	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P1025	Trash Room C	MT-6	MTL	PTD	6' - 0"	7' - 6"		MTL	PTD				13/a0.18	1/a0.17	1/a0.18
P1026	Stair F	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
P1027	Mechanical	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P1028	Long-Term Bike Parking A.3	MT-6	MTL	PTD	6' - 0"	7' - 6"		MTL	PTD				13/a0.18	1/a0.17	1/a0.18
P1029-a	Pool Equipment	MT-6	MTL	PTD	6' - 0"	7' - 6"		MTL	PTD				13/a0.18	1/a0.17	1/a0.18
P1029-b	Pool Equipment	MT-1	MTL	PTD	2' - 0"	7' - 0"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
P1029-c	Pool Equipment	MT-1	MTL	PTD	2' - 0"	7' - 0"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
Average Grade															
1069-b		MT-5	MTL	PTD	3' - 6"	7' - 0"		MTL	PTD			Mag. Hold Open	6/a6.09	5/a5.09	6/a6.09
Average Grade															
1069-b		MT-5	MTL	PTD	3' - 6"	7' - 0"		MTL	PTD			Mag. Hold Open	6/a6.09	5/a5.09	6/a6.09
Project Grade															
1000		AL-2	AL	FF	5' - 9 1/2"	7' - 0 3/4"	CTG	AL	FF				7/a0.16	8/a0.16	9/a0.16
1025-b		MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.15
1039-b		MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.15
1053-b		MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.15
1070-a		AL-2	AL	FF	5' - 9 1/2"	7' - 2 1/4"	CTG	AL	FF				7/a0.16	8/a0.16	9/a0.16
1074-b		MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.15
1104-b		MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.15
Level L1															
1001	Rec Room	AL-2	AL	FF	6' - 0"	7' - 6"	CTG	AL	FF				16/a0.15	3/a0.15	16/a0.15
1001		MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.15
1002-a	Leasing Office	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD		W-13		1/a0.17	3/a0.17	1/a0.20
1002-b	Leasing Office	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.15
1004	Stair A	MT-1			3' - 0"	7' - 6"				90 min.		Provide Panic Hardware			
1005	Packages	WD-1	WD	PTD	3' - 0"	7' - 0"		WD	PTD				14/a0.18	4/a0.17	2a/0.18
1005	Restroom	WD-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD		W-13		14/a0.18	1/a0.17	2a/0.18
1006-a	Amenity	AL-1	AL	FF	3' - 0"	7' - 6"	CTG	AL	FF				16/a0.15	3/a0.15	16/a0.15
1014-a	Elevator A	MT-5	MTL	PTD	3' - 6"	7' - 0"		MTL	PTD	20 min.		Mag. Hold Open	6/a6.09	5/a5.09	6/a6.09
1014-b	Elevator A	MT-5	MTL	PTD	3' - 6"	7' - 0"		MTL	PTD			Mag. Hold Open	6/a6.09	5/a5.09	6/a6.09
1016	Trash Room A	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
1017	Gym A.1	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
1018	Gym A.2	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
1019-a	Gym A.3	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
1019-b	Gym A.3	AL-1	AL	FF	3' - 4"	7' - 6"	CTG	AL	FF				9/a0.16	8/a0.16	7/a0.16
1025-a	Stair B	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
1039-a	Stair C	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
1052	Tel/Data	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	20 min.			1/a0.17	3/a0.17	1/a0.20
1053-a	Stair D	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
1055	Tel/ Data	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
1068	Tel/Data	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
1069-a	Elevator B	MT-5	MTL	PTD	3' - 6"	7' - 0"		MTL	PTD			Mag. Hold Open	6/a6.09	5/a6.09	6/a6.09
1070-b	Tel/Data	AL-2	AL	FF	6' - 0"	7' - 6"	CTG	AL	FF				16/a0.15	3/a0.15	16/a0.15
1074-a	Stair E	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	1/a0.17	3/a0.17	1/a0.15
1088	Tel/Data	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
1102	Trash	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
1103	Tel/Data	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
1104-a	Stair F	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	1/a0.17	3/a0.17	1/a0.15
1105-a	Amenity	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
1105-b	Amenity	AL-1	AL	FF	3' - 3 1/2"	7' - 1"	CTG	AL	FF				9/a0.16	8/a0.16	7/a0.16
1108-b	Lounge	AL-1	AL	FF	3' - 3 1/2"	7' - 1"	CTG	AL	FF				9/a0.16	8/a0.16	7/a0.16
1108-a	Lounge	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
1108-b	Lounge	AL-1	AL	FF	3' - 1 1/2"	7' - 1"	CTG	AL	FF				9/a0.16	8/a0.16	7/a0.16
1109	Restroom	WD-1	WD	PTD	3' - 0"	7' - 0"		WD	PTD				14/a0.18	4/a0.17	2a/0.18
1110	Restroom	WD-1	WD	PTD	3' - 0"	7' - 0"		WD	PTD				14/a0.18	4/a0.17	2a/0.18
1111	Lounge	WD-1	WD	PTD	3' - 0"	7' - 0"		WD	PTD				14/a0.18	4/a0.17	2a/0.18
1115	Tel/Data	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD			L1 Parking Variation	1/a0.17	3/a0.17	1/a0.15
1116	Tel/Data	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
Level L2															
2004	Corridor 1	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
2008-a	Elevator A	MT-5	MTL	PTD	3' - 6"	7' - 0"		MTL	PTD			Mag. Hold Open	6/a6.09	5/a5.09	6/a5.09
2008-b	Elevator A	MT-5	MTL	PTD	3' - 6"	7' - 0"		MTL	PTD			Mag. Hold Open	6/a6.09	5/a5.09	6/a5.09
2011	Trash Room	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
2019	Stair B	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
2022	Tel/Data	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	20 min.			1/a0.17	3/a0.17	1/a0.20
2033	Stair C	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
2046	Trash	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
2048	Stair D	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15

WPA - Common Door Schedule

Location		Door			Door										
Door #	Room Name	Door Type	Door Material	Door Finish	Width (Clear)	Height (Clear)	Glass Type	Frame Material	Frame Finish	Fire Rating	Hardware Group	Notes	Head Detail	Jamb Detail	Sill Detail
2049	Tel/Data	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
2062	Tel/Data	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
2063	Elevator B	MT-5	MTL	PTD	3' - 6"	7' - 0"		MTL	PTD			Mag. Hold Open	6/a6.09	5/a6.09	6/a6.09
2068	Stair E	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				7/a0.15	3/a0.15	7/a0.15
2083	Tel/Data	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
2096	Trash	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
2097	Tel/Data	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
2099	Stair F	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
2102-a	Corridor 1	WD-2	WD	PTD	2' - 10"	7' - 6"		WD	PTD				2/a0.18	14/a0.18	4/a0.17
2102-b	Corridor 1	WD-2	WD	PTD	2' - 10"	7' - 6"		WD	PTD				2/a0.18	14/a0.18	4/a0.17
2102-c	Corridor 1	MT-6	MTL	PTD	6' - 0"	7' - 6"		MTL	PTD				6/a0.17	1/a0.17	1/a0.18
2103-a	Corridor 2	MT-6	MTL	PTD	6' - 0"	7' - 6"		MTL	PTD				6/a0.17	1/a0.17	1/a0.18
2104	Corridor 3	MT-6	MTL	PTD	6' - 0"	7' - 6"		MTL	PTD				6/a0.17	1/a0.17	1/a0.18
2106	Corridor 4	MT-6	MTL	PTD	6' - 0"	7' - 6"		MTL	PTD				6/a0.17	1/a0.17	1/a0.18
2107	Corridor 6	MT-6	MTL	PTD	6' - 0"	7' - 6"		MTL	PTD				6/a0.17	1/a0.17	1/a0.18
Level L3															
3004	Stair A	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	20 min.			1/a0.17	3/a0.17	1/a0.20
3008-a	Elevator A	MT-5	MTL	PTD	3' - 6"	7' - 0"		MTL	PTD			Mag. Hold Open	6/a6.09	5/a6.09	6/a6.09
3008-b	Elevator A	MT-5	MTL	PTD	3' - 6"	7' - 0"		MTL	PTD			Mag. Hold Open	6/a6.09	5/a6.09	6/a6.09
3010	Trash Room A	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
3019	Stair B	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
3021	Tel/Data	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
3033	Stair C	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
3046	Trash	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
3047	Stair D	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
3048	Tel/Data	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
3062	Tel/Data	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
3063	Elevator B	MT-5	MTL	PTD	3' - 6"	7' - 0"		MTL	PTD			Mag. Hold Open	6/a6.09	5/a6.09	6/a6.09
3066	Stair E	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
3096	Trash	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
3097	Stair F	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
3098	Tel/Data	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
3102-a	Corridor 1	WD-2	WD	PTD	2' - 10"	7' - 6"		WD	PTD				2/a0.18	14/a0.18	4/a0.17
3102-b	Corridor 1	WD-2	WD	PTD	2' - 10"	7' - 6"		WD	PTD				2/a0.18	14/a0.18	4/a0.17
3102-c	Corridor 1	MT-7	MTL	PTD	6' - 0"	7' - 6"		MTL	PTD				4/a.018	1/a0.17	1/a0.18
3103	Corridor 2	MT-6	MTL	PTD	6' - 0"	7' - 6"		MTL	PTD				6/a0.17	1/a0.17	1/a0.18
3104	Corridor 3	MT-6	MTL	PTD	6' - 0"	7' - 6"		MTL	PTD				6/a0.17	1/a0.17	1/a0.18
3106	Corridor 4	MT-6	MTL	PTD	6' - 0"	7' - 6"		MTL	PTD				6/a0.17	1/a0.17	1/a0.18
3107	Corridor 6	MT-6	MTL	PTD	6' - 0"	7' - 6"		MTL	PTD				6/a0.17	1/a0.17	1/a0.18
Level L4															
4004	Stair A	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
4009-a	Elevator A	MT-5	MTL	PTD	3' - 6"	7' - 0"		MTL	PTD			Mag. Hold Open	6/a6.09	5/a6.09	6/a6.09
4009-b	Elevator A	MT-5	MTL	PTD	3' - 6"	7' - 0"		MTL	PTD			Mag. Hold Open	6/a6.09	5/a6.09	6/a6.09
4010	Trash Room A	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
4020	Stair B	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
4024	Tel/Data	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
4031	Stair F	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
4032	Tel/Data	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
4033	Trash	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
4063	Stair E	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
4066	Elevator B	MT-5	MTL	PTD	3' - 6"	7' - 0"		MTL	PTD			Mag. Hold Open	6/a6.09	5/a6.09	6/a6.09
4067	Tel/Data	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
4080	Tel/Data	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
4081	Stair D	MT-1	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD	90 min.		Provide Panic Hardware	7/a0.15	3/a0.15	7/a0.15
4082	Trash	MT-5	MTL	PTD	3' - 0"	7' - 6"		MTL	PTD				1/a0.17	3/a0.17	1/a0.20
4095	Stair

WPA - Door Schedule (Unit)

Type Mark	Type	Door			Door										
		Door Type	Door Material	Door Finish	Width (Clear)	Height (Clear)	Glass Type	Frame Material	Frame Finish	Fire Rating	Hardware Group	Notes	Head Detail	Jamb Detail	Sill Detail
U-01	Unit Entry Door (3-0 x 7-6)	WD-1	WD	PTD	3' - 0"	7' - 6"		WD	PTD	20 Min.			2/a0.16	4/a0.16	
U-02	Unit Bedroom (3-0 x 7-6)	WD-1	WD	PTD	3' - 0"	7' - 6"		WD	PTD				2/a0.16	4/a0.16	
U-03	Unit Bathroom (3-0 x 7-6)	WD-1	WD	PTD	3' - 0"	7' - 6"		WD	PTD				2/a0.16	4/a0.16	
U-04	Unit Closet Doors (3-6 x 7-6)	WD-2	WD	PTD	3' - 6"	7' - 6"		WD	PTD				2/a0.17	4/a0.17	
U-05	Unit Closet Door (2-6 x 7-6)	WD-1	WD	PTD	2' - 6"	7' - 6"		WD	PTD				2/a0.17	4/a0.17	
U-06	Unit Bifold (2-6 x 7-6)	WD-5	WD	PTD	2' - 6"	7' - 6"		WD	PTD				8/a0.17	9/a0.17	
U-07	Unit Bifold (3-0 x 7-0)	WD-5	WD	PTD	3' - 0"	7' - 6"		WD	PTD				8/a0.17	9/a0.17	
U-08	Unit Closet Doors (1-2 x 7-6)	WD-2	WD	PTD	2' - 4"	7' - 6"		WD	PTD				2/a0.17	4/a0.17	
U-09	Unit Closet Doors (1-6 x 7-6)	WD-2	WD	PTD	3' - 0"	7' - 6"		WD	PTD				2/a0.17	4/a0.17	
U-10	Unit Closet Doors (2-10 x 7-6)	WD-2	WD	PTD	2' - 10"	7' - 6"		WD	PTD				2/a0.17	4/a0.17	
U-11	Unit Closet Doors (2-2 x 7-6)	WD-2	WD	PTD	4' - 4"	7' - 6"		WD	PTD				2/a0.17	4/a0.17	
U-12	Unit Sliding Closet Doors (4-6 x 7-6)	WD-3	WD	PTD	4' - 6"	7' - 6"		WD	PTD				7/a0.17	10/a0.17	
U-13	Unit Sliding Closet Doors (6-0 x 7-6)	WD-3	WD	PTD	6' - 0"	7' - 6"		WD	PTD				7/a0.17	10/a0.17	
U-14	Unit Closet Door (1-4 x 7-6)	WD-1	WD	PTD	1' - 4"	7' - 6"		WD	PTD				2/a0.17	4/a0.17	
U-33	Unit Projecting Balcony, In (3-0 x 7-6)	VYL-1	VYL	FF	3' - 0"	7' - 6"		VYL	FF				9/a0.15	8/a0.15	6/a0.15
U-34	Unit Projecting Balcony, Out (3-0 x 7-6)	VYL-1	VYL	FF	3' - 0"	7' - 6"		VYL	FF				9/a0.15	8/a0.15	



Door Types

General Notes

1. All Rated Doors Must Recieve Automatic Closing Devices: LCN4111.
2. Closer: Closer Pressure Set to 5lbf.
3. All Latchsets and Locksets to be ADA Compliant Lever Handles.
4. All Stairwell Doors Must Have a Minimum Rating of 90 Minutes.
5. Signage Installed at Door Which States Stair Continues to Roof. And/Or Rooms Containing Fire Protection Equipment (Fire Sprinkler Risers and Valves or Other Fire Detection, Suppression or Control Elements) Shall be Identified with Signage at Doors. See Signage Details for More Information.
6. RE a0.01 & a0.02 Wall Types.
7. RE Spec for Additional Entrance Door and Glazing Info.
8. All Egress Doors to Remain Unlocked From Egress Side and Allow Egress at All Times.
9. Door handles, pulls, latches, locks, and other operating devices shall be installed 34" min. and 48" max above the finished floor. (CBC 1010.1.7)
10. Doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. (CBC 1010.1.9.12)
11. See Window Details for Aluminum Storefront Systems.
12. Restroom Doors to Have Automatic Closers Unless Noted Otherwise.

Material Key

CG	Clear Plate Glass
CTG	Clear Tempered Glass
CTIG	Clear Tempered Insulated Glazing Unit
FP	Fixed Panel
SF	Thermally Broken Aluminum Storefront Assembly
FG	Fiberglass

Key

X	Operable Slide Panel
O	Fixed Panel

XX — Window Tag

XX — STC Rating (When Exceeding 30), Refer to Elevations

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7	75% Design Development	06.03.2022			

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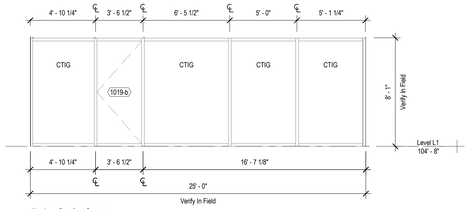
6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

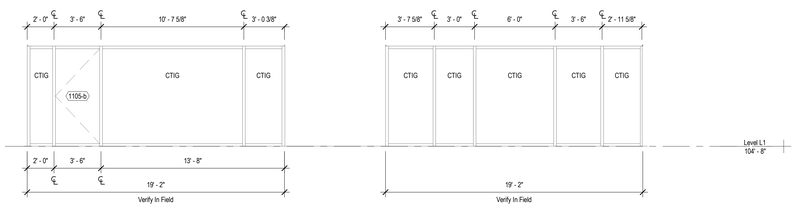
Unit Door Schedule
& Door Types

a0.11



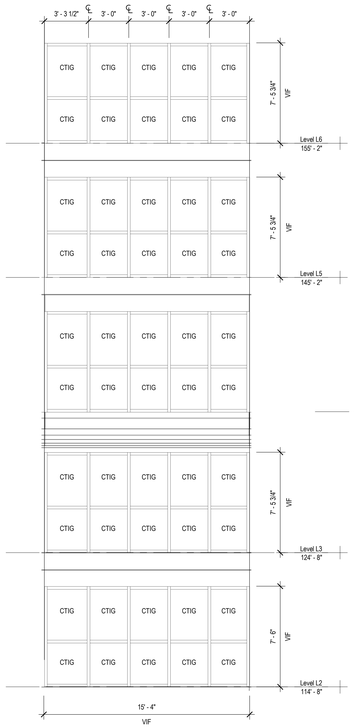
Aluminum Storefront System
Basis of Design:
Color:
U-Factor:
SHGC:
VT:
NFRC:
STC:

6 Storefront - Gym
1/4" = 1'-0"



Aluminum Storefront System
Basis of Design:
Color:
U-Factor:
SHGC:
VT:
NFRC:
STC:

3 Storefront - Amenity 3
1/4" = 1'-0"

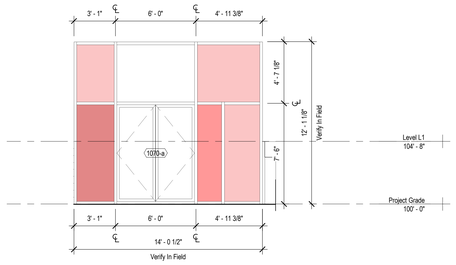


9 Storefront - Canyon
1/4" = 1'-0"

General Notes
12" = 1'-0"

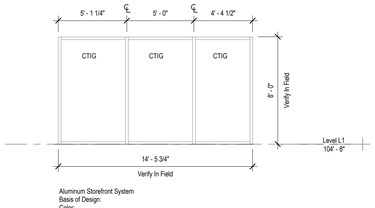
1. G.C. To Verify Window Heights In Field
2. Deflection Heads At All Glazed Openings
3. Typial Window Systems Re: Spec
4. Refer to Elevations for Storefront Configurations
5. Refer to Specification for Additional and Related Information.

Material Key	
CG	Clear Plate Glass
CTG	Clear Tempered Glass
CTIG	Clear Tempered Insulated Glazing Unit
FP	Fixed Panel
SF	Thermally Broken Aluminum Storefront Assembly
FG	Fiberglass
Key	
X	Operable Slide Panel
O	Fixed Panel
XX	Window Tag
XX	STC Rating (When Exceeding 30), Refer to Elevations



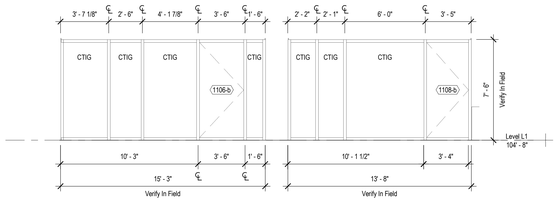
Aluminum Storefront System
Basis of Design:
Color:
U-Factor: 0.41
SHGC: 0.26
VT:
NFRC: Rated
STC: Min.

4 Storefront - Columbus Lobby
1/4" = 1'-0"



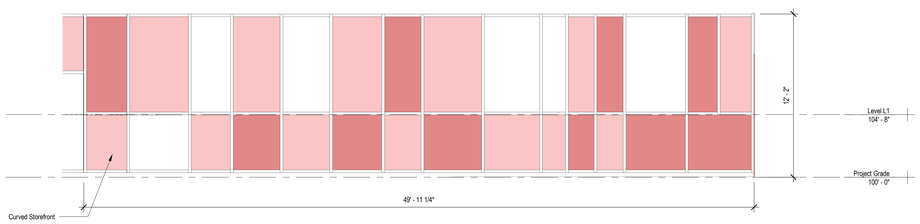
Aluminum Storefront System
Basis of Design:
Color:
U-Factor: 0.41
SHGC:
VT:
NFRC: Rated
STC: Min.

2 Storefront - Amenity 2
1/4" = 1'-0"

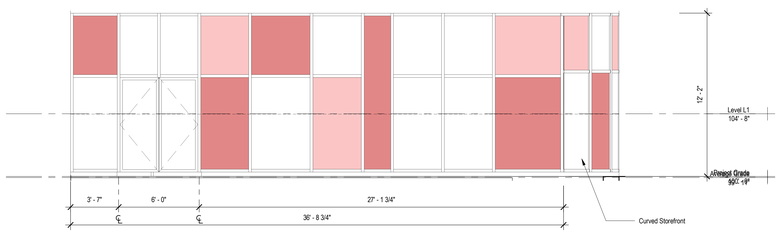


Aluminum Storefront System
Basis of Design:
Color:
U-Factor: 0.41
SHGC: 0.26
VT:
NFRC: Rated
STC: Min.

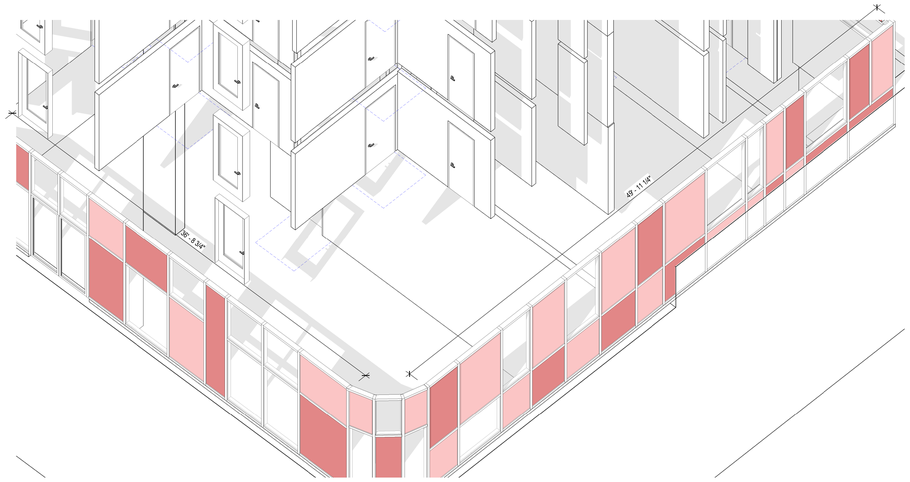
1 Storefront - Amenity
1/4" = 1'-0"



5 Storefront - Fire Road
1/4" = 1'-0"



7 Storefront - Sepulveda Entry
1/4" = 1'-0"



8 Storefront - Sepulveda 3D Curve

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Van Nuys, CA 91411

W.PA Job Number 1339

Glazing Types

a0.13

General Notes

1. Refer to spec
2. Refer to Elevations for Storefront Configurations.

Material Key	
CG	Clear Plate Glass
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FP	Fixed Panel
SF	Thermally Broken Aluminum Storefront Assembly
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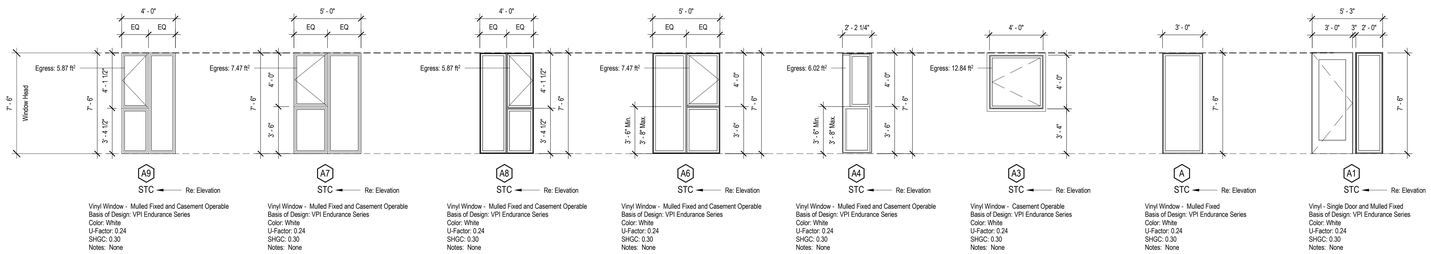
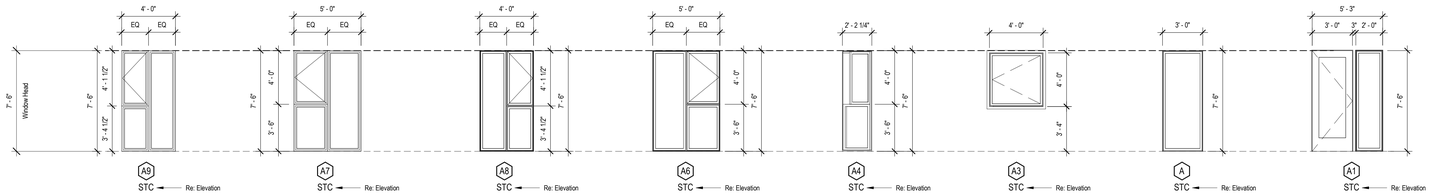
Key	
X	Operable Slide Panel
O	Fixed Panel
XX —	Window Tag
XX —	STC Rating (When Exceeding 30), Refer to Elevations

Construction Type III Construction



Window Elevations Type I
1/4" = 1'-0"

Type I Construction



Window Elevations Type III
1/4" = 1'-0"

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9	25% PDPP Submission	08.19.2022

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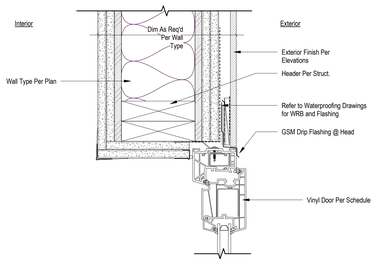
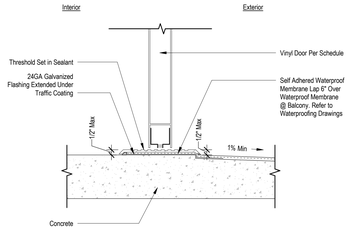
Window Types

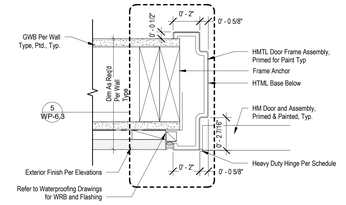
a0.14



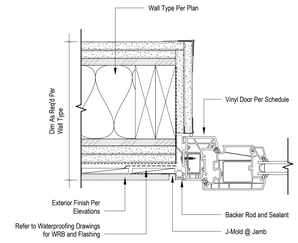
9 Typical Exterior Balcony Door Head Detail
3" = 1'-0"



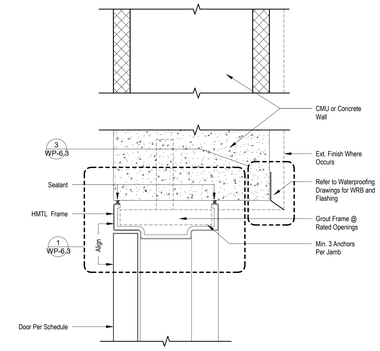
6 Typical Exterior Balcony Door Sill Detail @ Concrete Floor
3" = 1'-0"



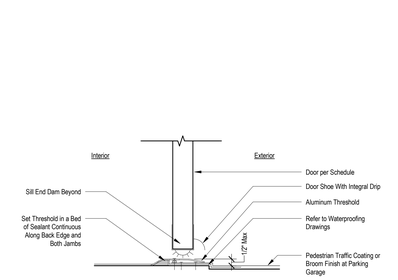
3 Typical Exterior Door Jamb Detail
3" = 1'-0"



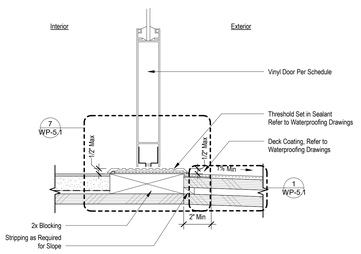
8 Typical Exterior Balcony Door Jamb Detail
3" = 1'-0"



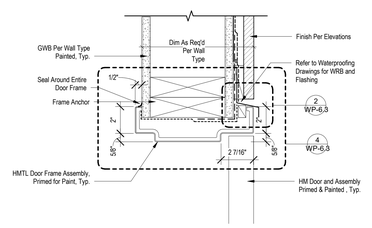
5 Typical Exterior Hollow Metal Head/Jamb Detail in Concrete Wall
3" = 1'-0"



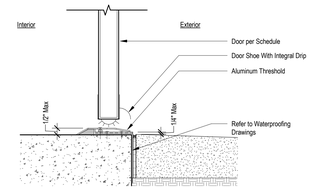
2 Typical Exterior Door Sill Detail
3" = 1'-0"



7 Typical Exterior Balcony Door Sill Detail @ Wood Floor
3" = 1'-0"



4 Typical Exterior Door Head Detail
3" = 1'-0"



1 Typical Exterior Hollow Metal Sill Detail @ Slab on Grade
3" = 1'-0"

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9	25% PDPP Submission	08.19.2022

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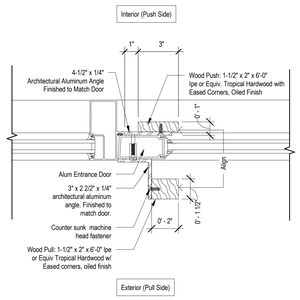
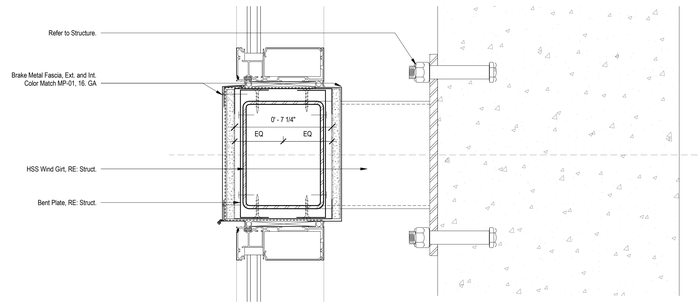
W.PA Job Number 1339

Typical Exterior Door Details

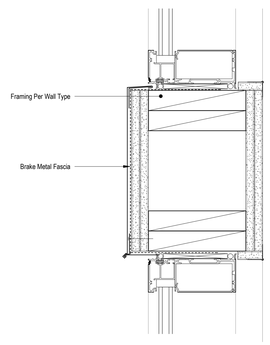
a0.15



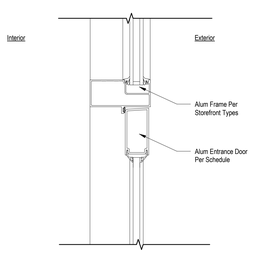
8 Custom Storefront Hardware
3" = 1'-0"



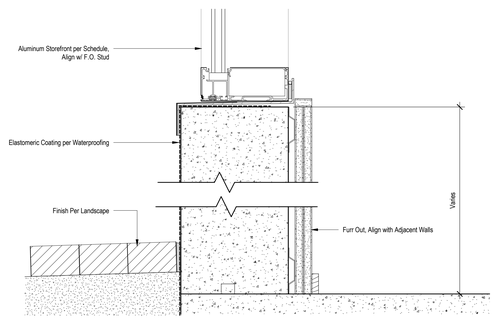
3 Section Detail - Storefront Head/Sill at Wind Girt
3" = 1'-0"



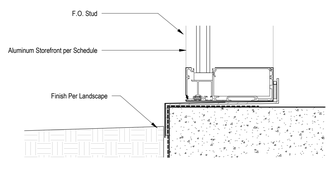
10 Storefront Head/Sill
3" = 1'-0"



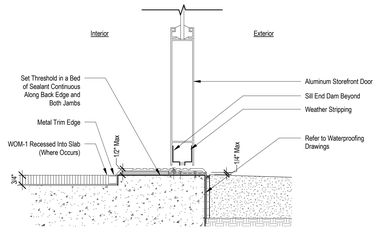
7 Exterior Storefront Head @ Transom (Jamb Sim)
3" = 1'-0"



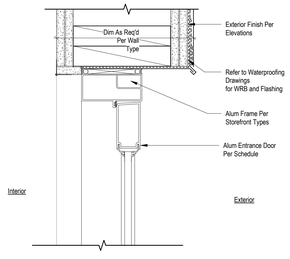
5 Section Detail - Storefront Sill Setback at Concrete Curb
3" = 1'-0"



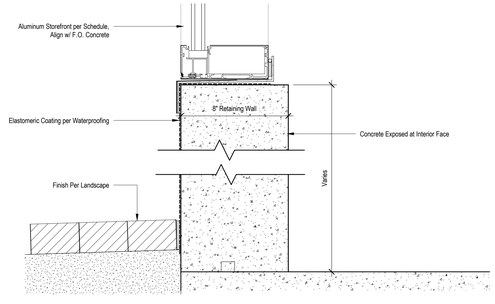
2 Section Detail - Storefront Sill Setback
3" = 1'-0"



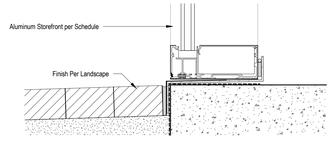
9 Typical Storefront Door Sill @ Slab on Grade with Slab Depression
3" = 1'-0"



6 Exterior Storefront Head @ Wall (Jamb Sim)
3" = 1'-0"



4 Section Detail - Storefront Sill on Concrete Curb
3" = 1'-0"



1 Section Detail - Storefront Sill
3" = 1'-0"

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02/28/2023

SET ISSUE

Number	Issue	Date
1	Pre-Submittal	02.11.2022
2	100% Schematic Design	03.11.2022
3	25% PDPP Submission	04.15.2022
4	25% Design Development	04.15.2022
5	Pre-Submittal Rev 01	05.16.2022
6	50% Design Development	05.16.2022
7	75% Design Development	06.03.2022
8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

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Van Nuys, CA 91411

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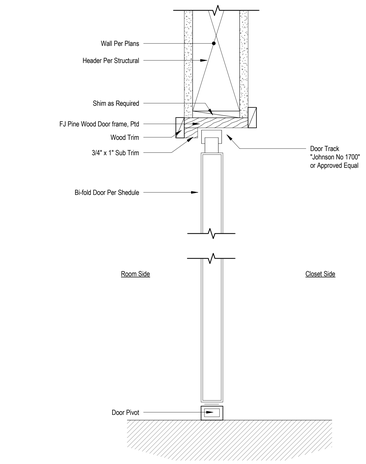
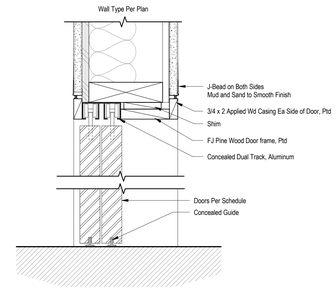
Typical Exterior Door Details - Storefront

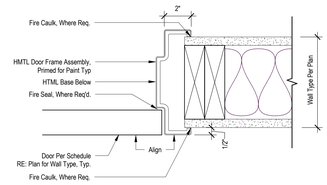
a0.16



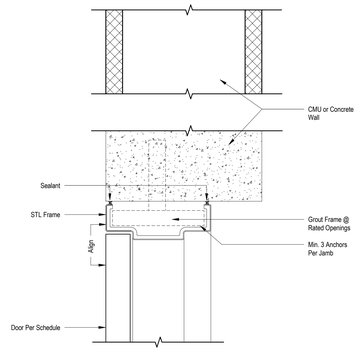
8 Typical Bi-Fold Door Head/Threshold
3" = 1'-0"



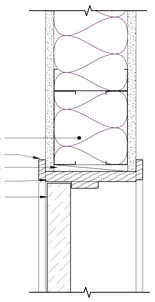
7 Typical Bypass Door Head
3" = 1'-0"



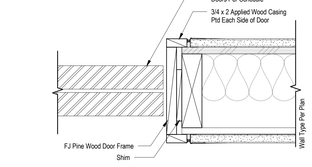
3 Typical Metal Door Frame Jamb
3" = 1'-0"



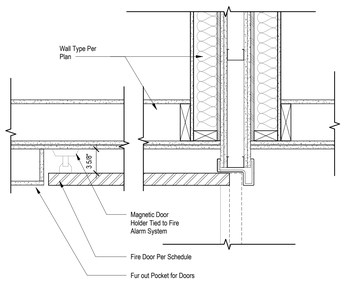
5 Typical Metal Door Frame Head @ CMU or Concrete Wall
3" = 1'-0"

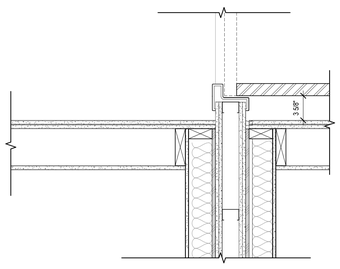


2 Typical Wood Door Frame Head
3" = 1'-0"

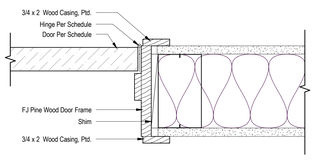


10 Typical Bypass Door Jamb
3" = 1'-0"

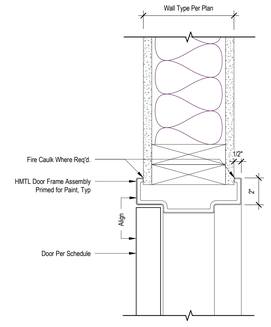




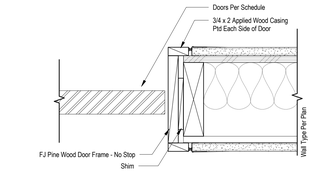
6 Double Egress Fire Door
1 1/2" = 1'-0"



4 Typical Wood Door Frame Jamb
3" = 1'-0"



1 Typical Metal Door Frame Head
3" = 1'-0"



9 Typical Bi-Fold Door Jamb
3" = 1'-0"

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SET ISSUE

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1	Pre-Submittal	02.11.2022	8	100% Design Development	07.01.2022
2	100% Schematic Design	03.11.2022	9	25% PDPP Submission	08.19.2022
3	25% PDPP Submission	04.15.2022			
4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

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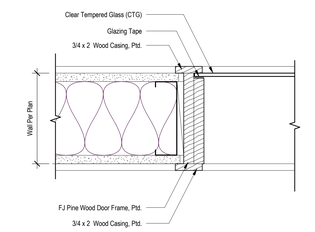
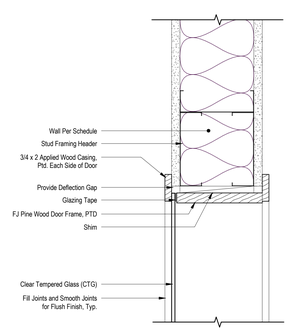
W.PA Job Number 1339

Typical Interior
Door Details -
Head and Jamb

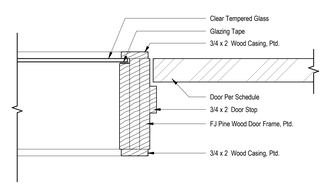
a0.17



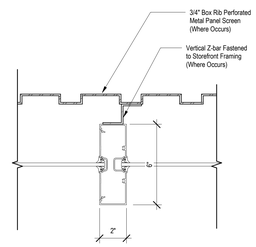
3 Wood Frame Glass Partition Jamb Detail
3" = 1'-0"



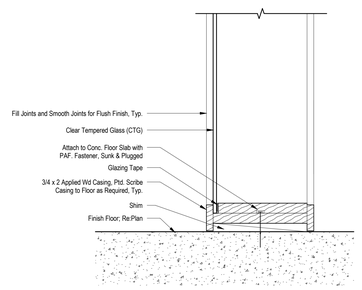
5 Wood Frame Relite Head Detail
3" = 1'-0"



2 Wood Door Jamb at Glass Partition Detail
3" = 1'-0"



4 Intermediate Vertical Detail @ Wood Stud Wall
3" = 1'-0"



1 Wood Frame Relite Sill Detail
3" = 1'-0"

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9	25% PDPP Submission	08.19.2022

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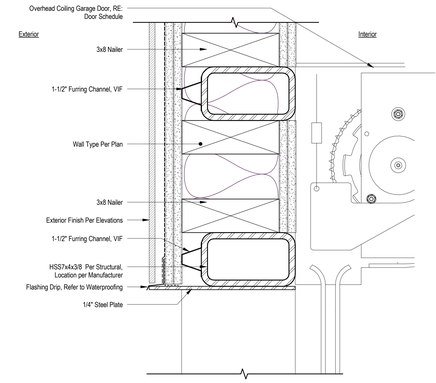
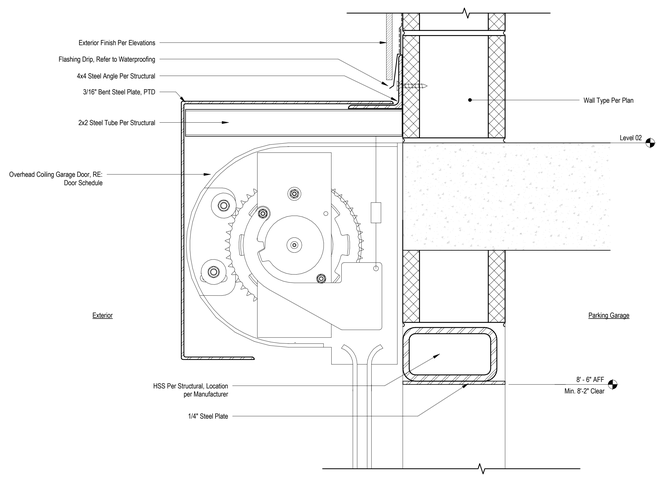
W.PA Job Number 1339

Typical Interior Door Details - Storefront

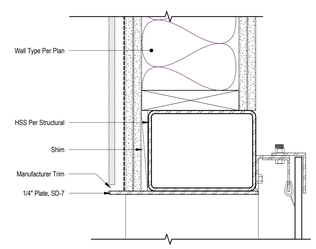
a0.18



2 Door Head @ Overhead Loading
3" = 1'-0"



3 Door Head at Overhead Ceiling Entry
3" = 1'-0"



1 Door Jamb - Overhead Loading
3" = 1'-0"

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4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

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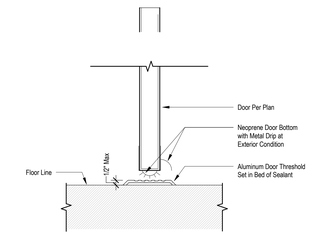
Typical Interior
Door Details -
Overhead Doors

a0.19



1 Typical Steel Door Threshold
3" = 1'-0"

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5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

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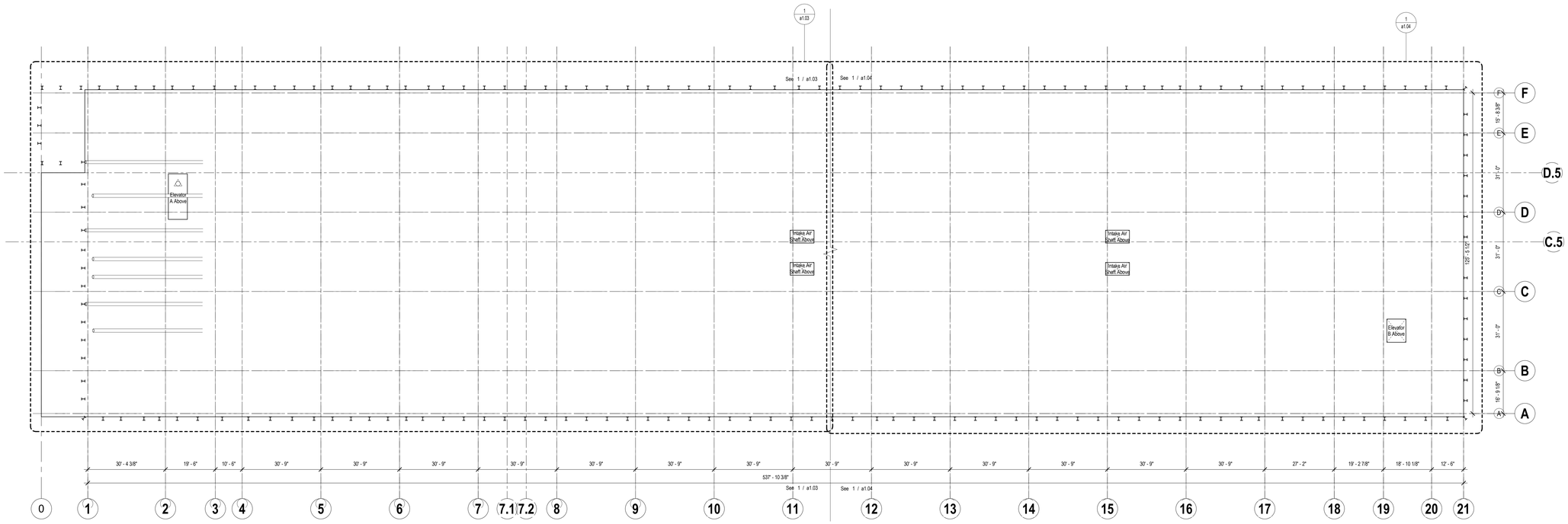
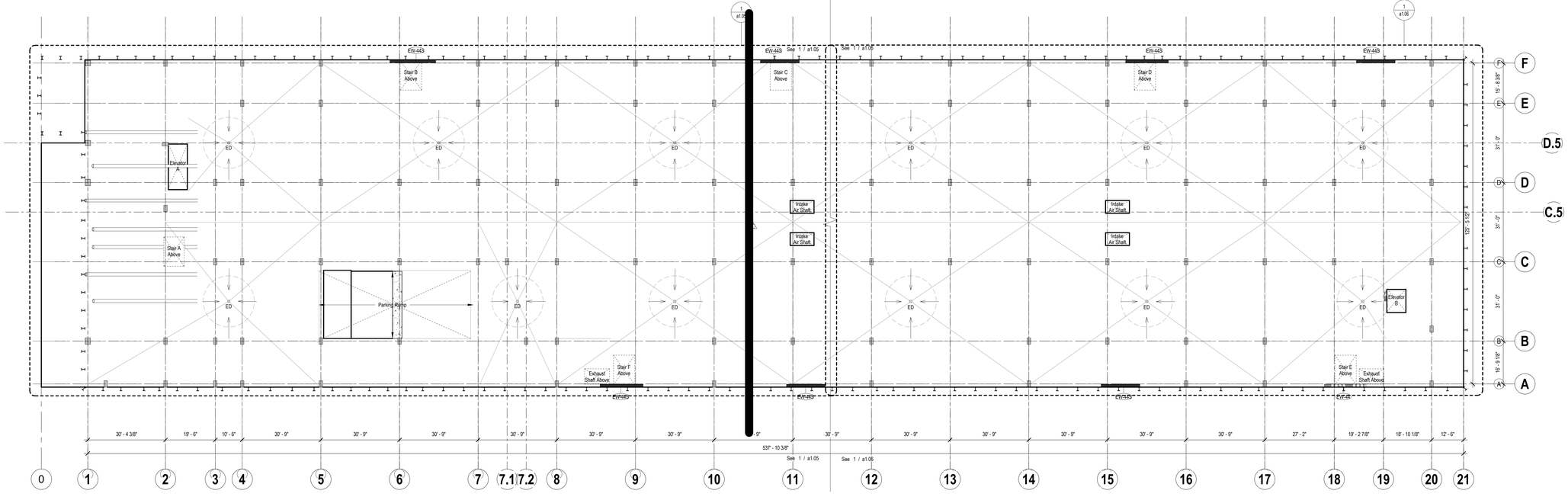
Typical Interior
Door Details - Sills

a0.20



1 Overall Slab Plan - Elevator Pit
1/16" = 1'-0"



2 Overall Slab Plan - P3
1/16" = 1'-0"

General Notes - Slab

1. Contractor to notify Architect of any discrepancies prior to start of work.
2. Reference Specs for Product Information and Installation Requirements.
3. Verify all dimensions with Structural Drawings and Specification regarding dimensional tolerances. Contractor to notify Architect of any discrepancies.
4. Reference Sheet g0.01 for Dimensioning Standards & Abbreviations.
5. Reference Sheet a0.01 & a0.02 for Wall Types.
6. Reference Sheet a0.03 & a0.04 for Floor & Ceiling Types.
7. Where Structural Slab will be Finished Floor in Interior Space, protect slabs during construction.
8. Reference Civil Drawings for door elevations, exterior slope information, & area drain locations. Notify Architect of any discrepancies.
9. Provide Radon Mitigation below Residential Slabs-On-Grade where required by local code.
10. Reference Structural Drawings for additional information.
11. Verify Switchpad Foundation and Below Grade Services with LADWP and coordinate with Sewerline and Footings.
12. Where slab edges appear to fall along a grid line and there is no dimension called out, the slab can be assumed to fall along the grid.

Legend

- Structural Slab; Refer to Structure for Slab Depths
- Topping Slab Sloped Per Plan Typical (Slope)
- Topping Slab Walking Surface at Balconies Sloped to Edge Typical (Slope)
- Rigid Insulation o/ Structural Slab Sloped Drain Typical (Slope)
- Wood Framing
- Coordinate Embeds With Screen

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4	25% Design Development	04.15.2022
5	Pre-Submittal Rev 01	05.16.2022
6	50% Design Development	05.16.2022
7	75% Design Development	06.03.2022
8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

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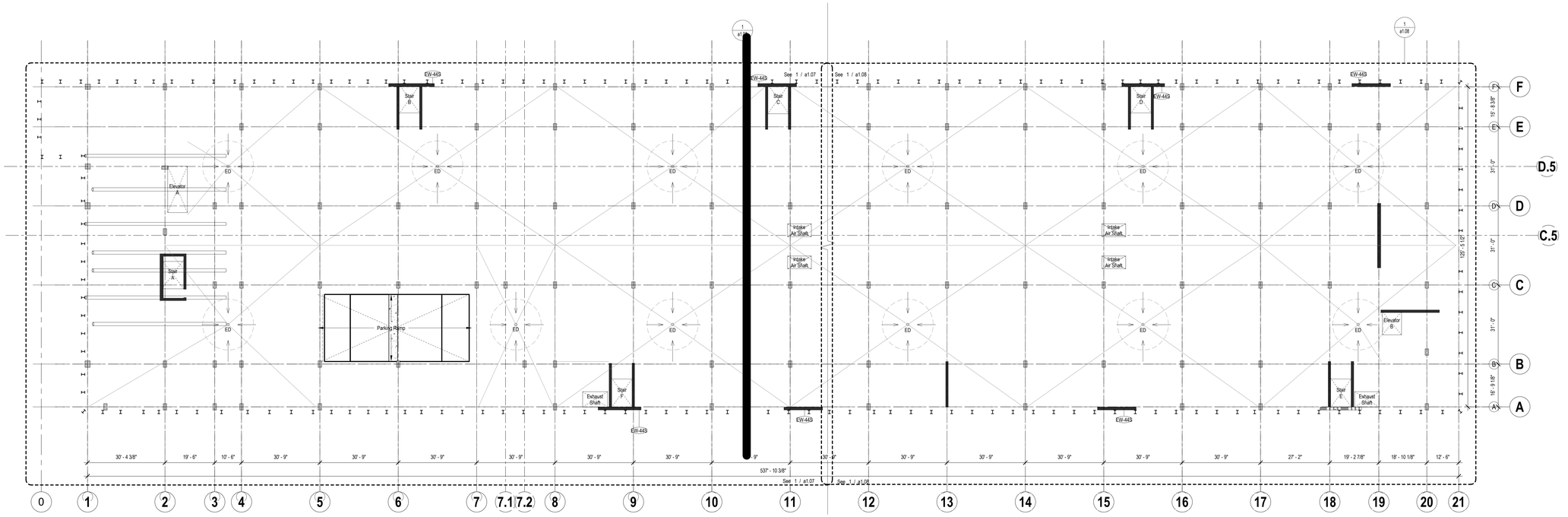
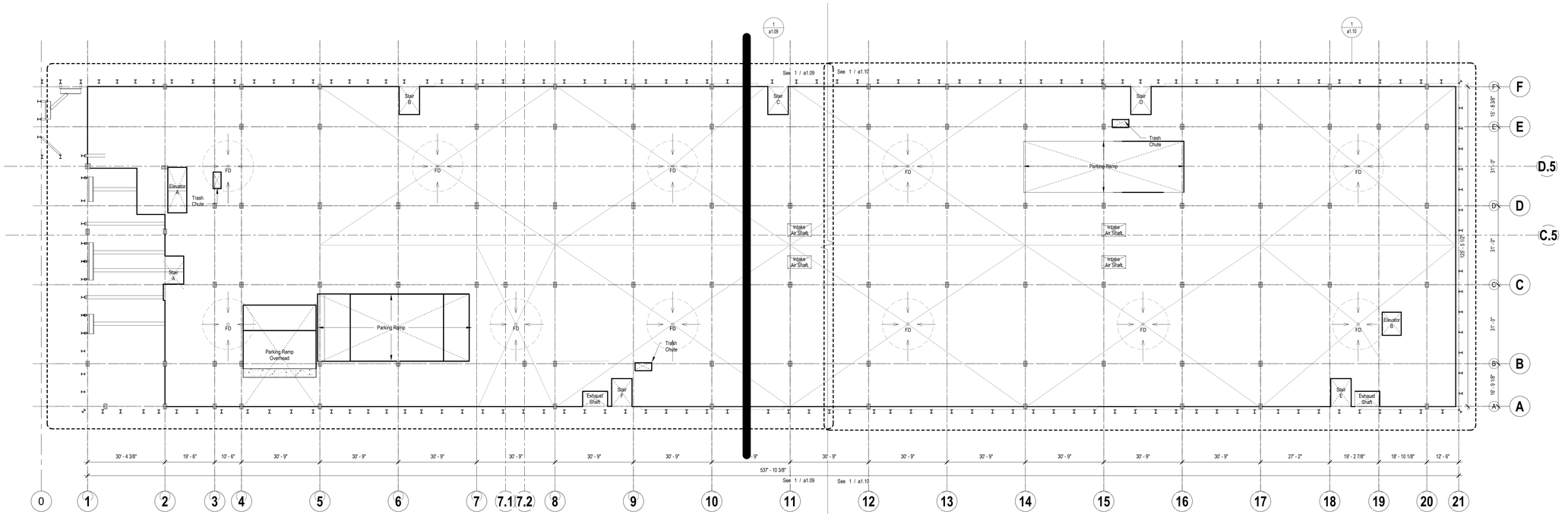
W.PA Job Number 1339

Slab Plan Overall - Parking Level P3 & Elevator Pit

a1.00



2 Overall Slab Plan - P2
1/16" = 1'-0"



1 Overall Slab Plan - P1
1/16" = 1'-0"

General Notes - Slab

1. Contractor to notify Architect of any discrepancies prior to start of work.
2. Reference Specs for Product Information and Installation Requirements.
3. Verify all dimensions with Structural Drawings and Specification regarding dimensional tolerances. Contractor to notify Architect of any discrepancies.
4. Reference Sheet g0.01 for Dimensioning Standards & Abbreviations.
5. Reference Sheet a0.01 & a0.02 for Wall Types.
6. Reference Sheet a0.03 & a0.04 for Floor & Ceiling Types.
7. Where Structural Slab will be Finished Floor in Interior Space, protect slabs during construction.
8. Reference Civil Drawings for door elevations, exterior slope information, & area drain locations. Notify Architect of any discrepancies.
9. Provide Radon Mitigation below Residential Slabs-On-Grade where required by local code.
10. Reference Structural Drawings for additional information.
11. Verify Switchpad Foundation and Below Grade Services with LADWP and coordinate with Sewerline and Footings.
12. Where slab edges appear to fall along a grid line and there is no dimension called out, the slab can be assumed to fall along the grid.

Legend

- Structural Slab; Refer to Structure for Slab Depths
- Topping Slab Sloped Per Plan Typical
- Topping Slab Walking Surface at Balconies Sloped to Edge Typical
- Rigid Insulation o/ Structural Slab Sloped Drain Typical
- Wood Framing
- Coordinate Embeds With Screen

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4	25% Design Development	04.15.2022
5	Pre-Submittal Rev 01	05.16.2022
6	50% Design Development	05.16.2022
7	75% Design Development	06.03.2022
8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

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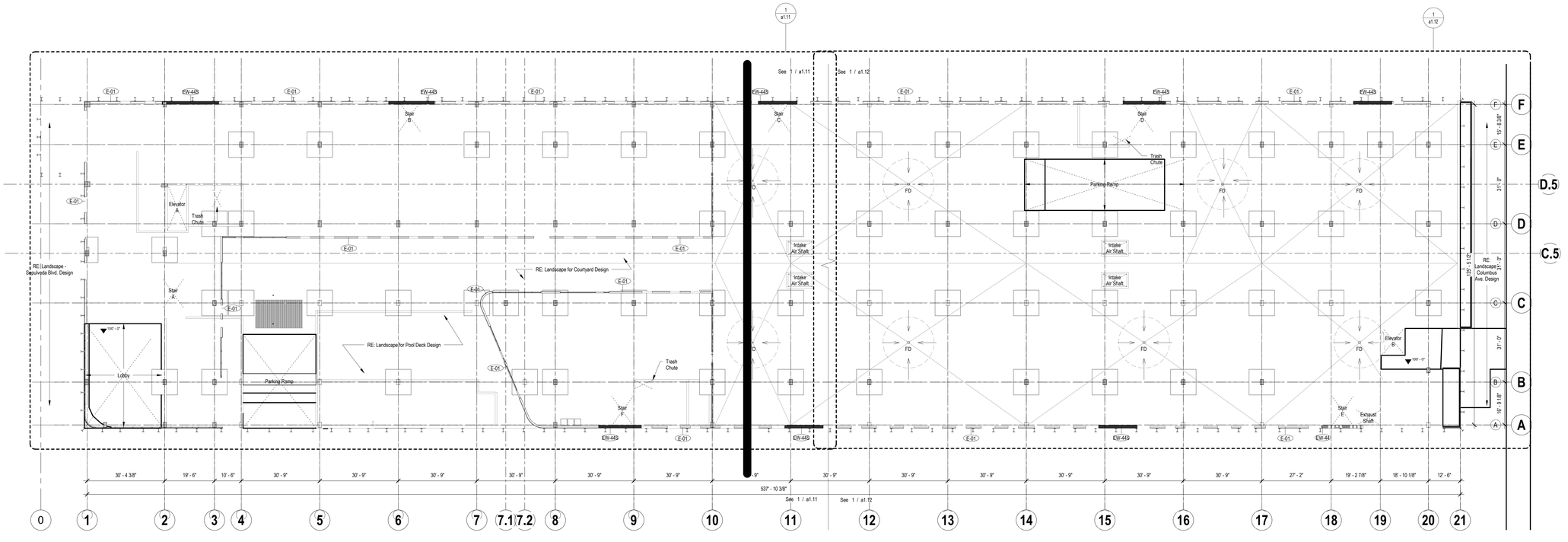
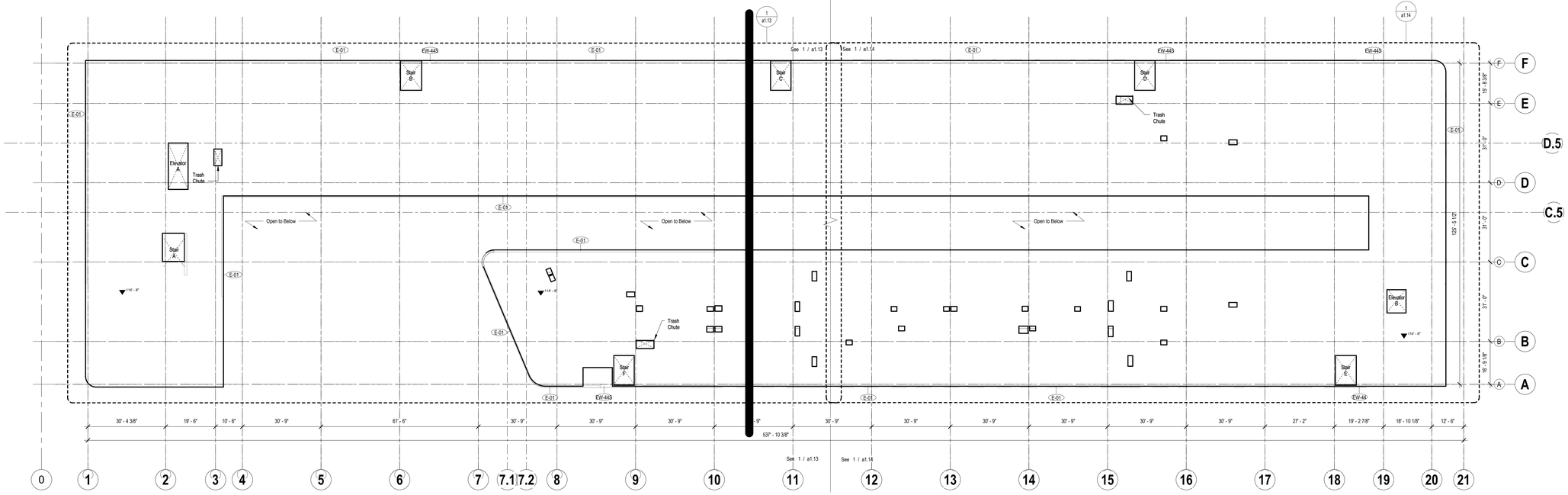
Slab Plan Overall - Parking Level P2 & P1

a1.01



2 Overall Slab Plan - L1
1/16" = 1'-0"



1 Overall Slab Plan - L2
1/16" = 1'-0"

General Notes - Slab

1. Contractor to notify Architect of any discrepancies prior to start of work.
2. Reference Specs for Product Information and Installation Requirements.
3. Verify all dimensions with Structural Drawings and Specification regarding dimensional tolerances. Contractor to notify Architect of any discrepancies.
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6. Reference Sheet a0.03 & a0.04 for Floor & Ceiling Types.
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9. Provide Radon Mitigation below Residential Slabs-On-Grade where required by local code.
10. Reference Structural Drawings for additional information.
11. Verify Switchpad Foundation and Below Grade Services with LADWP and coordinate with Sewerline and Footings.
12. Where slab edges appear to fall along a grid line and there is no dimension called out, the slab can be assumed to fall along the grid.

Legend

- Structural Slab; Refer to Structure for Slab Depths
- Topping Slab Sloped Per Plan Typical
- Topping Slab Walking Surface at Balconies Sloped to Edge Typical
- Rigid Insulation o/ Structural Slab Sloped Drain Typical
- Wood Framing
- Coordinate Embeds With Screen

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5	Pre-Submittal Rev 01	05.16.2022			
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7	75% Design Development	06.03.2022			

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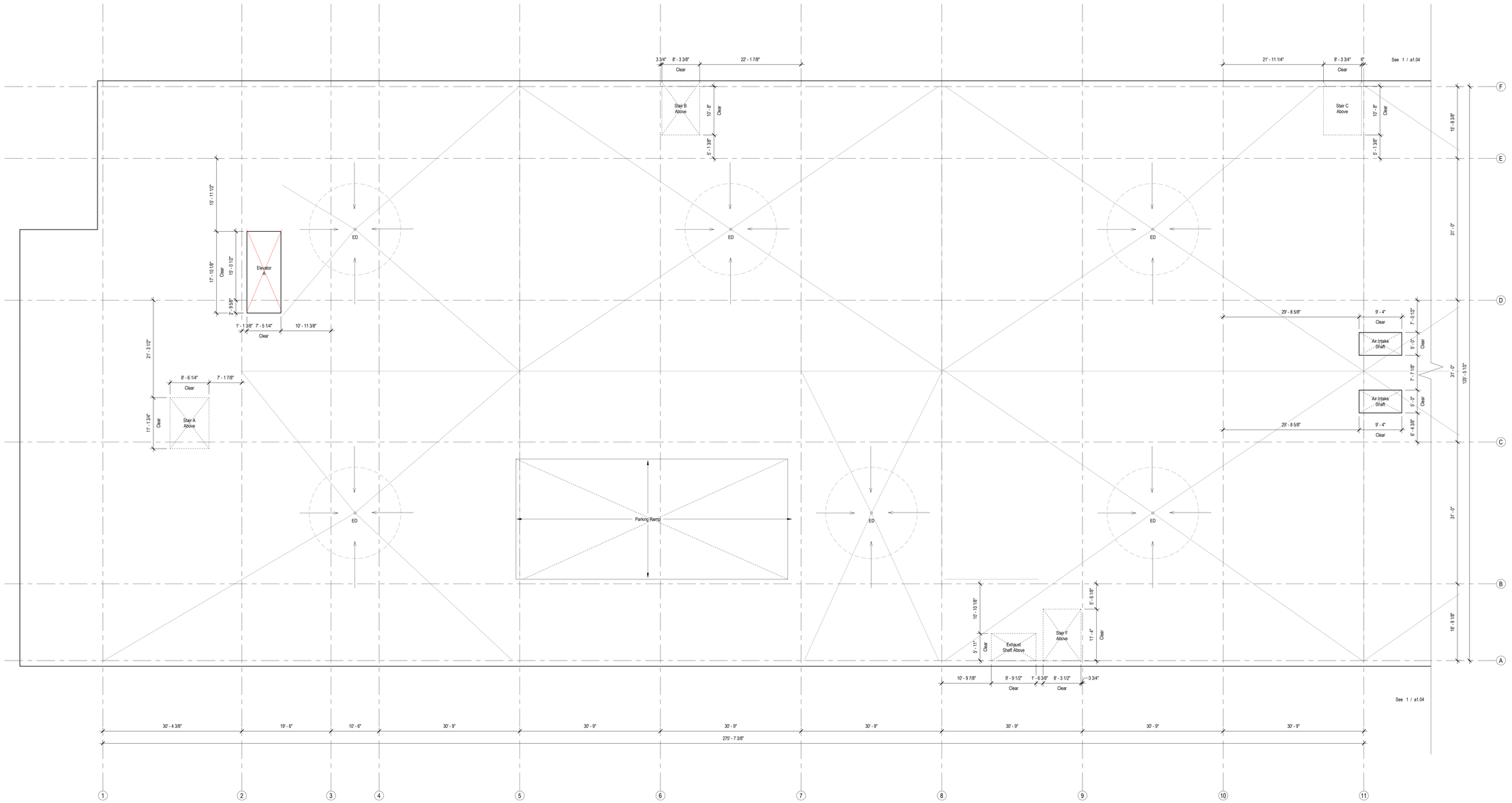
Slab Plan Overall - Level L1 & L2

a1.02



1 Enlarged Slab Plan - Elevator Pit West
1/8" = 1'-0"

General Notes - Slab

1. Contractor to notify Architect of any discrepancies prior to start of work.
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4. Reference Sheet g0.01 for Dimensioning Standards & Abbreviations.
5. Reference Sheet a0.01 & a0.02 for Wall Types.
6. Reference Sheet a0.03 & a0.04 for Floor & Ceiling Types.
7. Where Structural Slab will be Finished Floor in Interior Space, protect slabs during construction.
8. Reference Civil Drawings for door elevations, exterior slope information, & area drain locations. Notify Architect of any discrepancies.
9. Provide Radon Mitigation below Residential Slabs-On-Grade where required by local code.
10. Reference Structural Drawings for additional information.
11. Verify Switchpad Foundation and Below Grade Services with LADWP and coordinate with Sewerline and Footings.
12. Where slab edges appear to fall along a grid line and there is no dimension called out, the slab can be assumed to fall along the grid.

Legend

- Structural Slab; Refer to Structure for Slab Depths
- Topping Slab Sloped Per Plan Typical
- Topping Slab Walking Surface at Balconies Sloped to Edge Typical
- Rigid Insulation o/ Structural Slab Sloped Drain Typical
- Wood Framing
- Coordinate Embeds With Screen

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SET ISSUE

Number	Issue	Date	Number	Issue	Date
1	Pre-Submittal	02.11.2022	8	100% Design Development	07.01.2022
2	100% Schematic Design	03.11.2022	9	25% PDPP Submission	08.19.2022
3	25% PDPP Submission	04.15.2022			
4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

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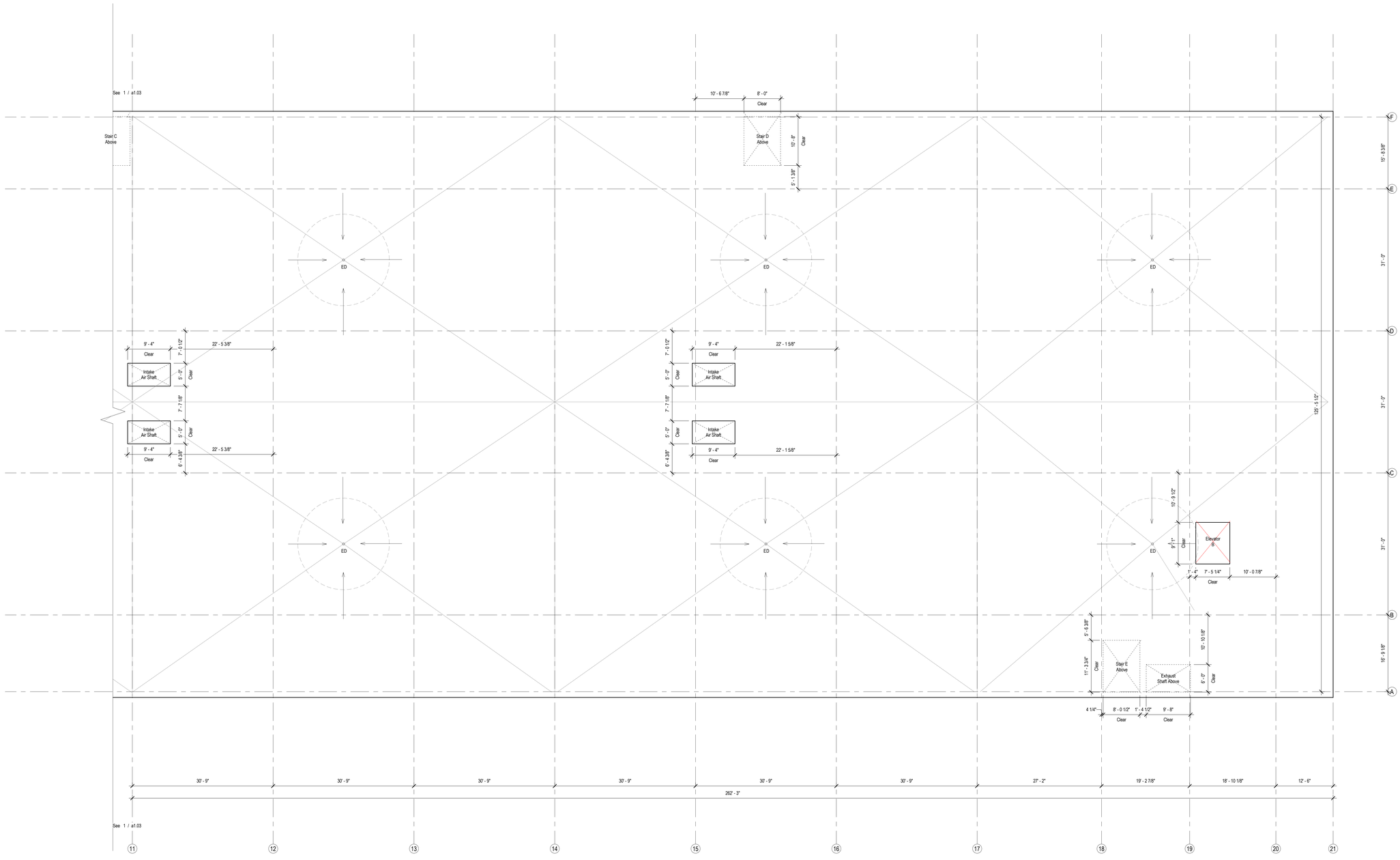
Slab Plan Enlarged
- Level P3 -
Elevator Pit West

a1.03



1 Enlarged Slab Plan - Elevator Pit East
1/8" = 1'-0"

General Notes - Slab

1. Contractor to notify Architect of any discrepancies prior to start of work.
2. Reference Specs for Product Information and Installation Requirements.
3. Verify all dimensions with Structural Drawings and Specification regarding dimensional tolerances. Contractor to notify Architect of any discrepancies.
4. Reference Sheet g0.01 for Dimensioning Standards & Abbreviations.
5. Reference Sheet a0.01 & a0.02 for Wall Types.
6. Reference Sheet a0.03 & a0.04 for Floor & Ceiling Types.
7. Where Structural Slab will be Finished Floor in Interior Space, protect slabs during construction.
8. Reference Civil Drawings for door elevations, exterior slope information, & area drain locations. Notify Architect of any discrepancies.
9. Provide Radon Mitigation below Residential Slabs-On-Grade where required by local code.
10. Reference Structural Drawings for additional information.
11. Verify Switchpad Foundation and Below Grade Services with LADWP and coordinate with Sewerline and Footings.
12. Where slab edges appear to fall along a grid line and there is no dimension called out, the slab can be assumed to fall along the grid.

Legend

- Structural Slab; Refer to Structure for Slab Depths
- Topping Slab Sloped Per Plan Typical (Slope)
- Topping Slab Walking Surface at Balconies Sloped to Edge Typical (Slope)
- Rigid Insulation o/ Structural Slab Sloped Drain Typical (Slope / Drain)
- Wood Framing
- Coordinate Embeds With Screen

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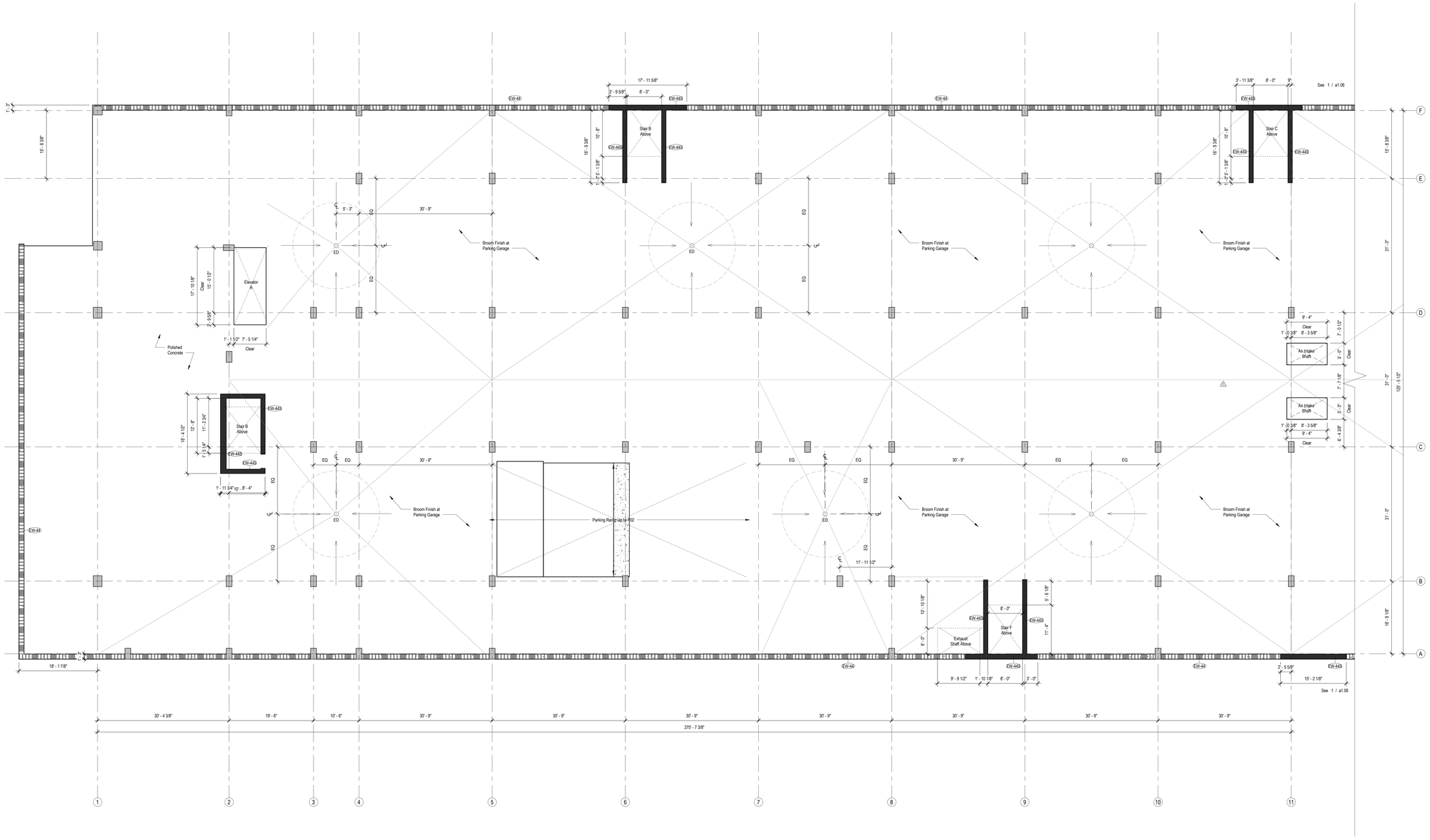
Slab Plan Enlarged
- Level P3 -
Elevator Pit East

a1.04



1 Enlarged Slab Plan - P3 West
1/8" = 1'-0"

General Notes - Slab

1. Contractor to notify Architect of any discrepancies prior to start of work.
2. Reference Specs for Product Information and Installation Requirements.
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8. Reference Civil Drawings for door elevations, exterior slope information, & area drain locations. Notify Architect of any discrepancies.
9. Provide Radon Mitigation below Residential Slabs-On-Grade where required by local code.
10. Reference Structural Drawings for additional information.
11. Verify Switchyard Foundation and Below Grade Services with LADWP and coordinate with Sewerline and Footings.
12. Where slab edges appear to fall along a grid line and there is no dimension called out, the slab can be assumed to fall along the grid.

Legend

- Structural Slab; Refer to Structure for Slab Depths
- Topping Slab Sloped Per Plan Typical
- Topping Slab Walking Surface at Balconies Sloped to Edge Typical
- Rigid Insulation o/ Structural Slab Sloped Drain Typical
- Wood Framing
- Coordinate Embeds With Screen

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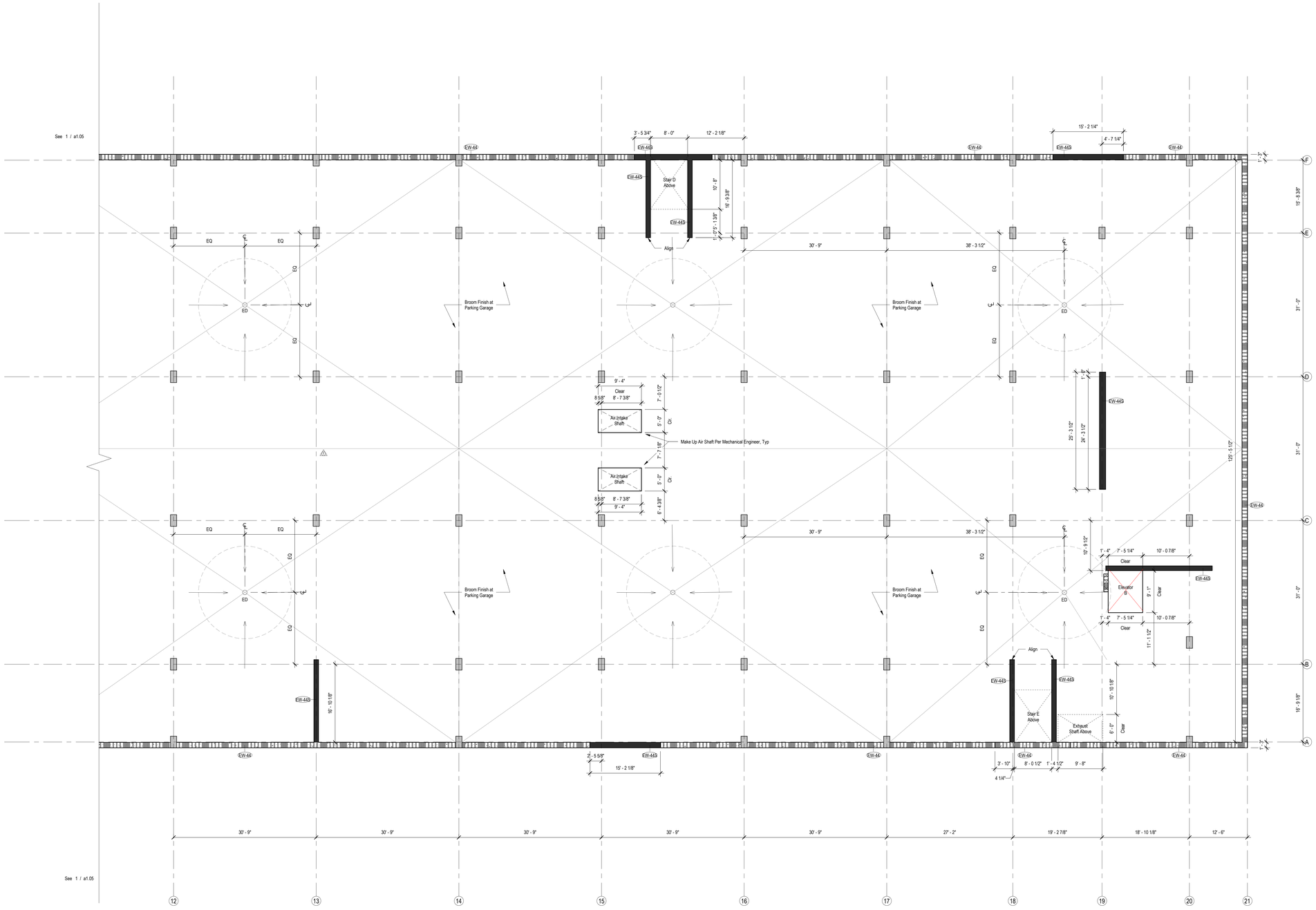
Slab Plan Enlarged - Parking Level P3 West

a1.05



1 Enlarged Slab Plan - P3 East
1/8" = 1'-0"

General Notes - Slab

1. Contractor to notify Architect of any discrepancies prior to start of work.
2. Reference Specs for Product Information and Installation Requirements.
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Legend

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- Topping Slab Sloped Per Plan Typical
- Topping Slab Walking Surface at Balconies Sloped to Edge Typical
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7	75% Design Development	06.03.2022			

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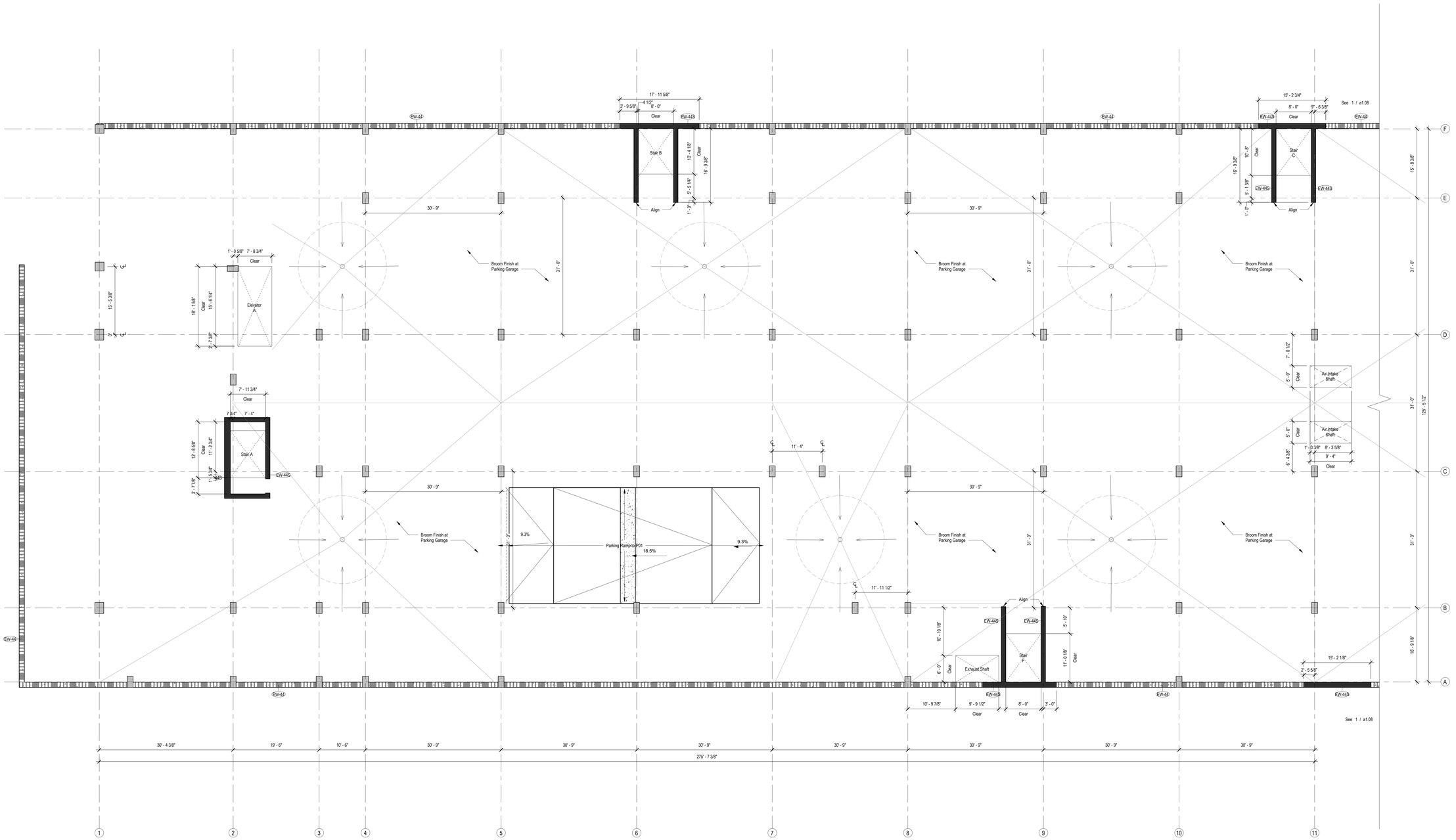
Slab Plan Enlarged - Parking Level P3 East

a1.06



1 Enlarged Slab Plan - P2 West
1/8" = 1'-0"

General Notes - Slab

1. Contractor to notify Architect of any discrepancies prior to start of work.
2. Reference Specs for Product Information and Installation Requirements.
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4. Reference Sheet g0.01 for Dimensioning Standards & Abbreviations.
5. Reference Sheet a0.01 & a0.02 for Wall Types.
6. Reference Sheet a0.03 & a0.04 for Floor & Ceiling Types.
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12. Where slab edges appear to fall along a grid line and there is no dimension called out, the slab can be assumed to fall along the grid.

Legend

- Structural Slab; Refer to Structure for Slab Depths
- Topping Slab Sloped Per Plan Typical
- Topping Slab Walking Surface at Balconies Sloped to Edge Typical
- Rigid Insulation o/ Structural Slab Sloped Drain Typical
- Wood Framing
- Coordinate Embeds With Screen

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7	75% Design Development	06.03.2022
8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

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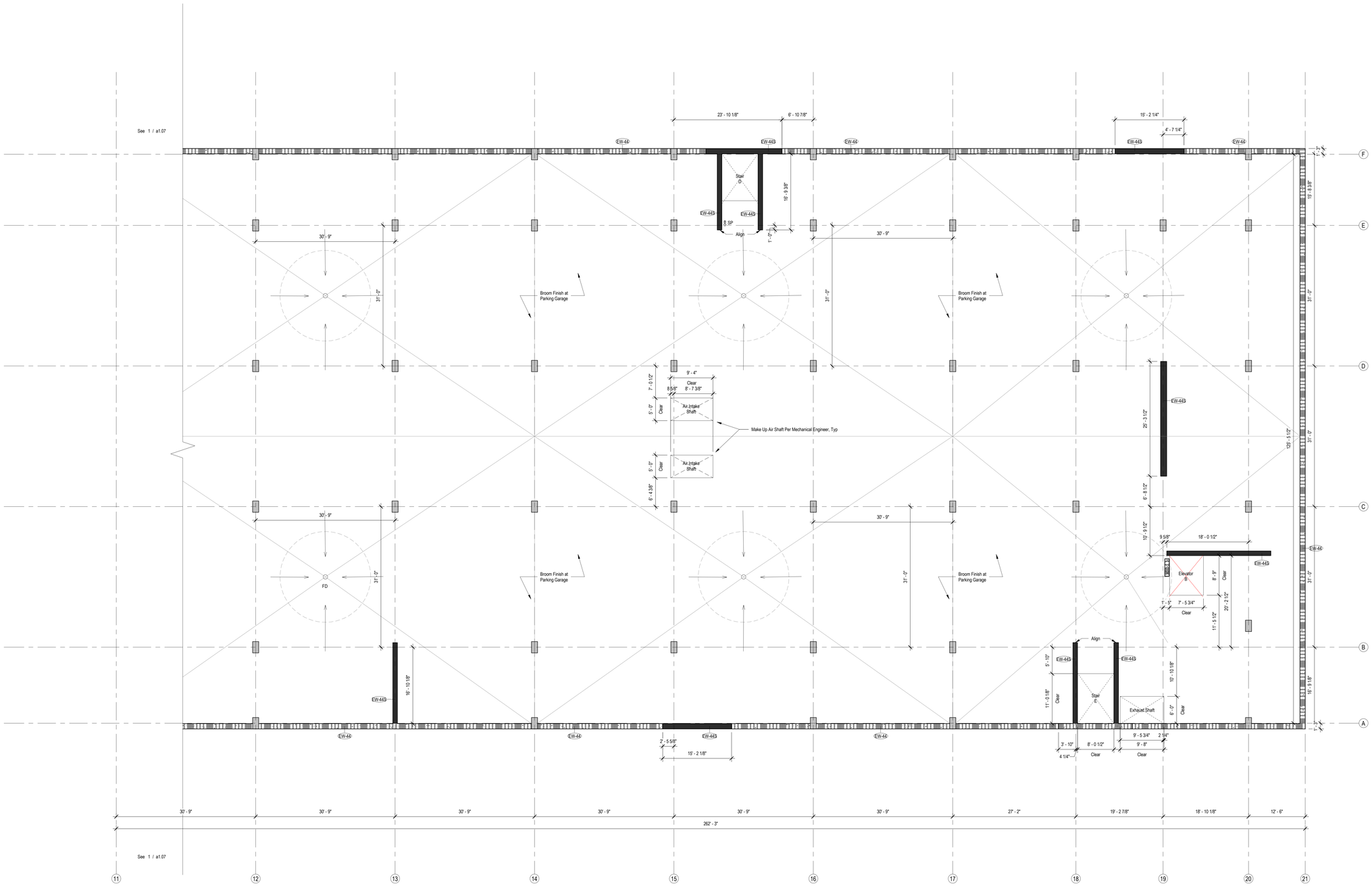
Slab Plan Enlarged - Parking Level P2 West

a1.07



1 Enlarged Slab Plan - P2 East
1/8" = 1'-0"

General Notes - Slab

1. Contractor to notify Architect of any discrepancies prior to start of work.
2. Reference Specs for Product Information and Installation Requirements.
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4. Reference Sheet g0.01 for Dimensioning Standards & Abbreviations.
5. Reference Sheet a0.01 & a0.02 for Wall Types.
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Legend

- Structural Slab; Refer to Structure for Slab Depths
- Topping Slab Sloped Per Plan Typical
- Topping Slab Walking Surface at Balconies Sloped to Edge Typical
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6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

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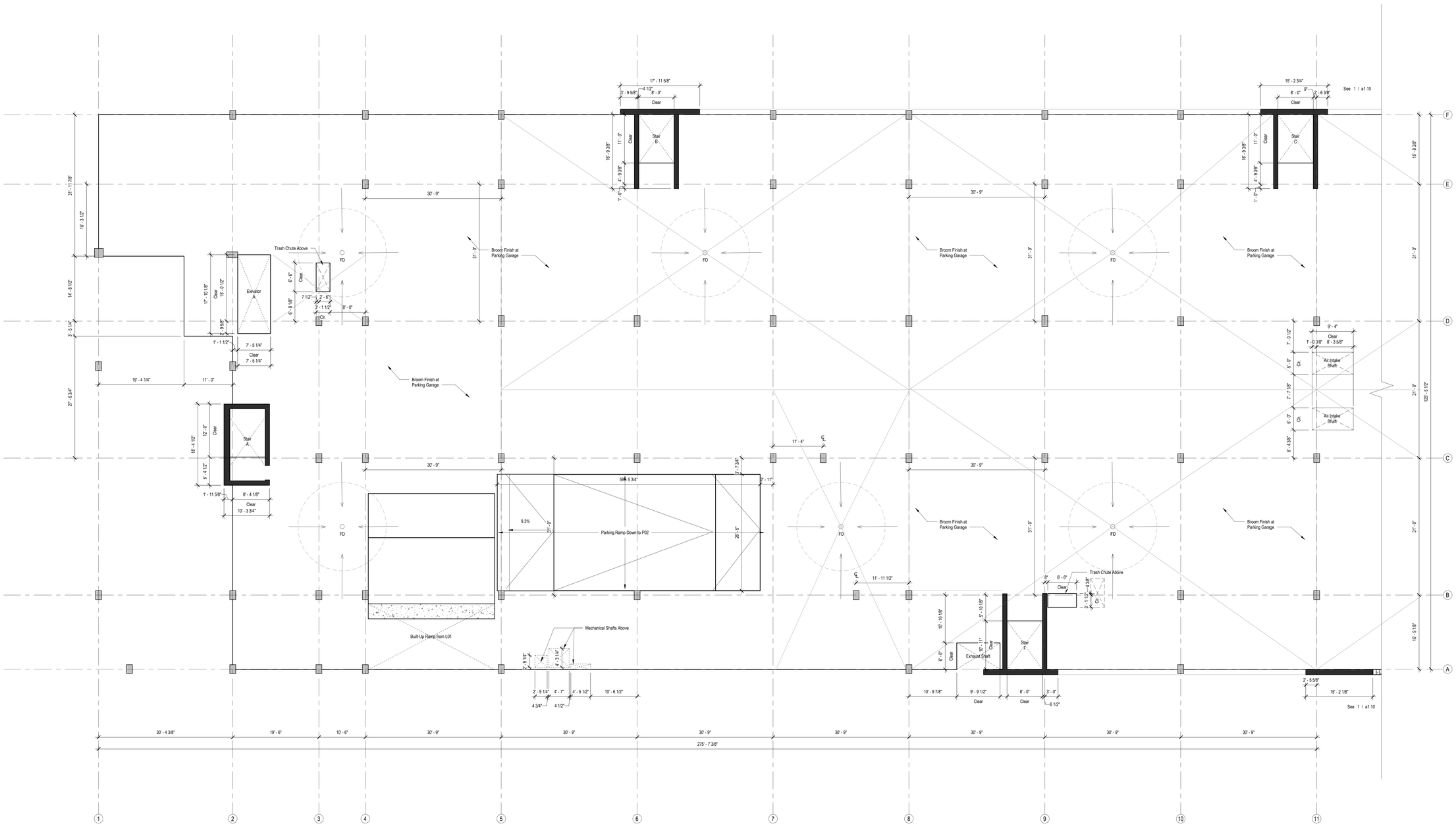
Slab Plan Enlarged - Parking Level P2 East

a1.08



1 Enlarged Slab Plan - P1 West
1/8" = 1'-0"

General Notes - Slab

1. Contractor to notify Architect of any discrepancies prior to start of work.
2. Reference Specs for Product Information and Installation Requirements.
3. Verify all dimensions with Structural Drawings and Specification regarding dimensional tolerances. Contractor to notify Architect of any discrepancies.
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5. Reference Sheet a0.01 & a0.02 for Wall Types.
6. Reference Sheet a0.03 & a0.04 for Floor & Ceiling Types.
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12. Where slab edges appear to fall along a grid line and there is no dimension called out, the slab can be assumed to fall along the grid.

Legend

- Structural Slab; Refer to Structure for Slab Depths
- Topping Slab Sloped Per Plan Typical
- Topping Slab Walking Surface at Balconies Sloped to Edge Typical
- Rigid Insulation o/ Structural Slab Sloped Drain Typical
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8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

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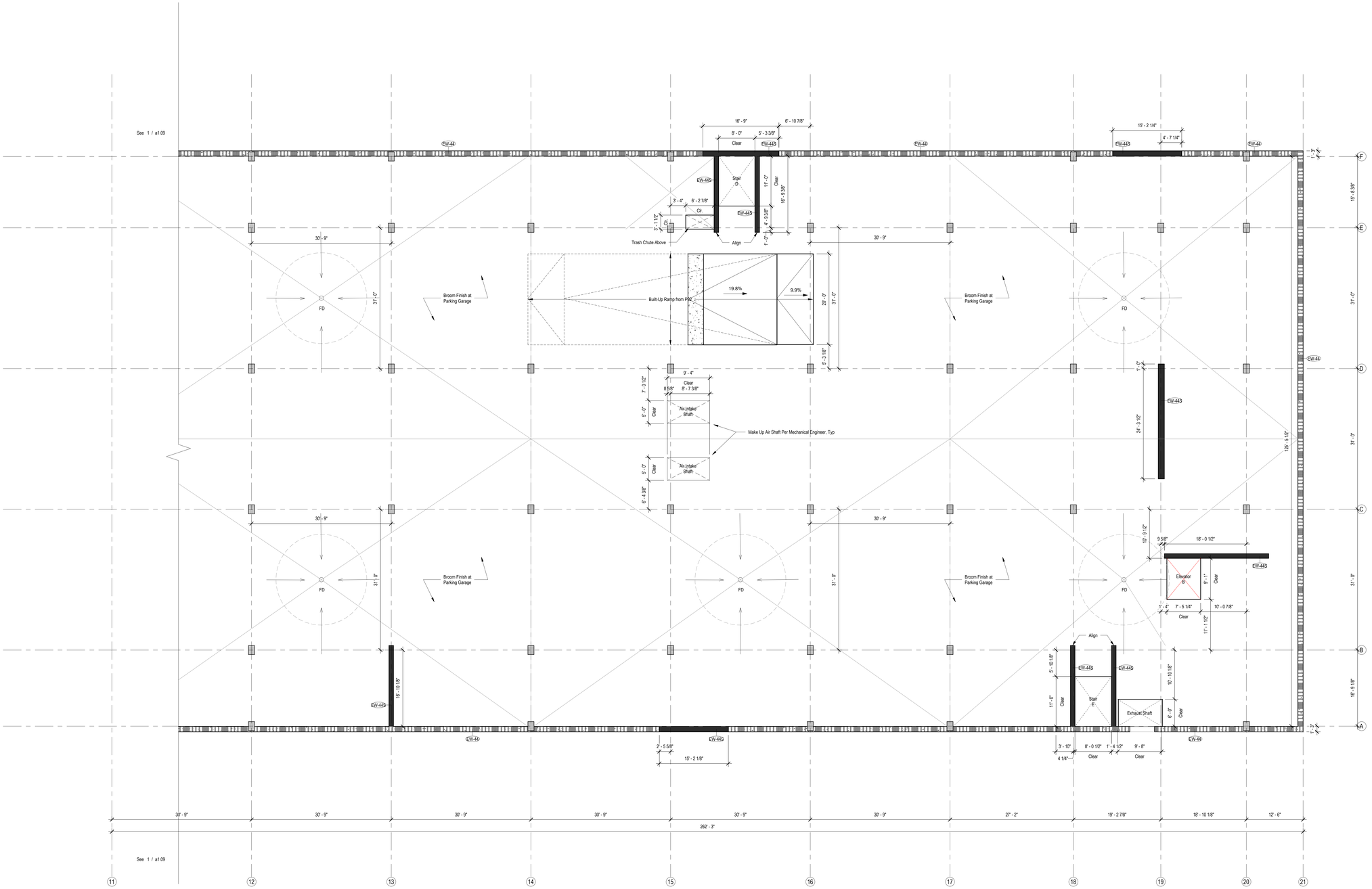
Slab Plan Enlarged - Parking Level P1 West

a1.09



1 Enlarged Slab Plan - P1 East
1/8" = 1'-0"

General Notes - Slab

1. Contractor to notify Architect of any discrepancies prior to start of work.
2. Reference Specs for Product Information and Installation Requirements.
3. Verify all dimensions with Structural Drawings and Specification regarding dimensional tolerances. Contractor to notify Architect of any discrepancies.
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5. Reference Sheet a0.01 & a0.02 for Wall Types.
6. Reference Sheet a0.03 & a0.04 for Floor & Ceiling Types.
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Legend

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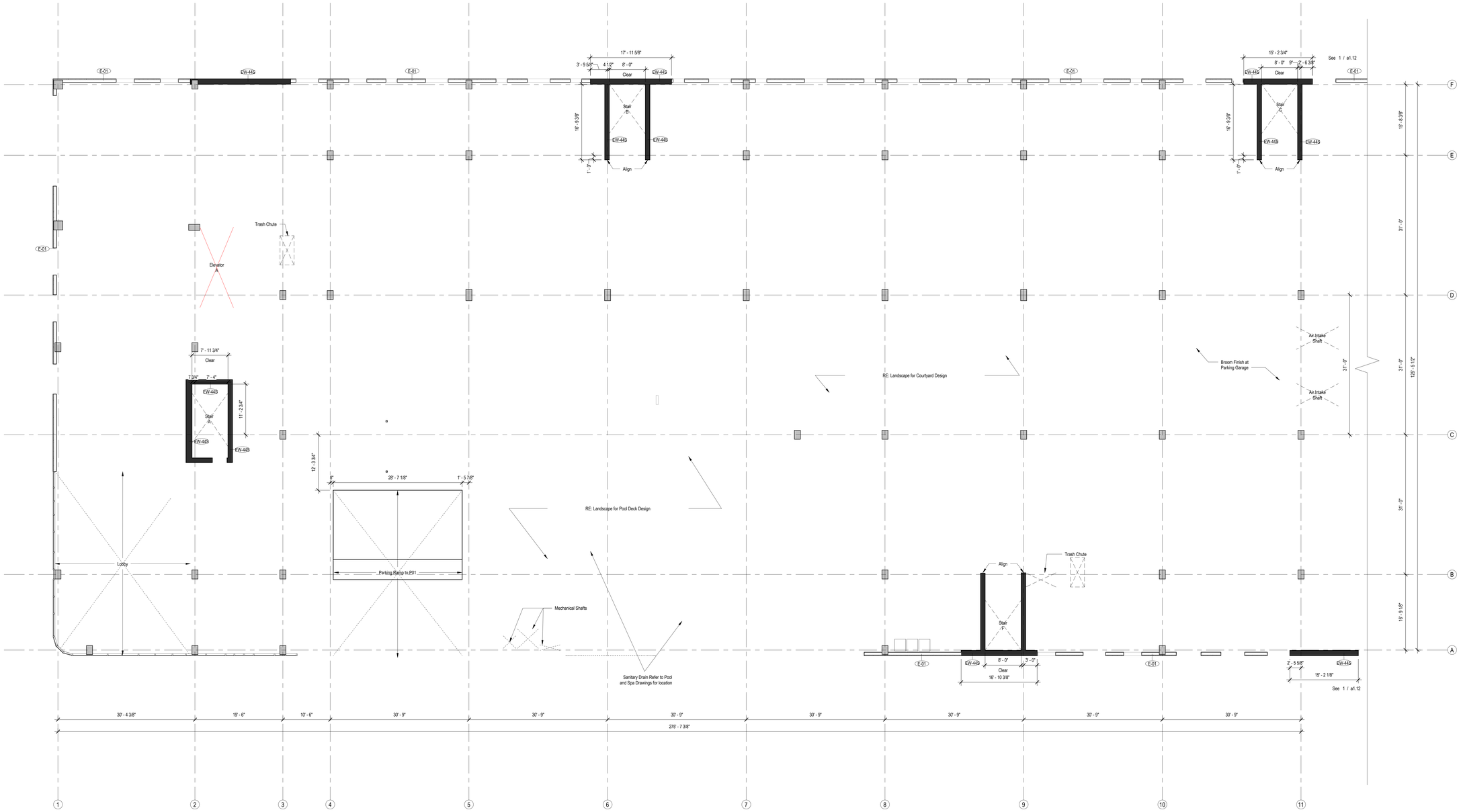
Slab Plan Enlarged - Parking Level P1 East

a1.10



1 Enlarged Slab Plan - L1 West
1/8" = 1'-0"

General Notes - Slab

1. Contractor to notify Architect of any discrepancies prior to start of work.
2. Reference Specs for Product Information and Installation Requirements.
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9	25% PDPP Submission	08.19.2022

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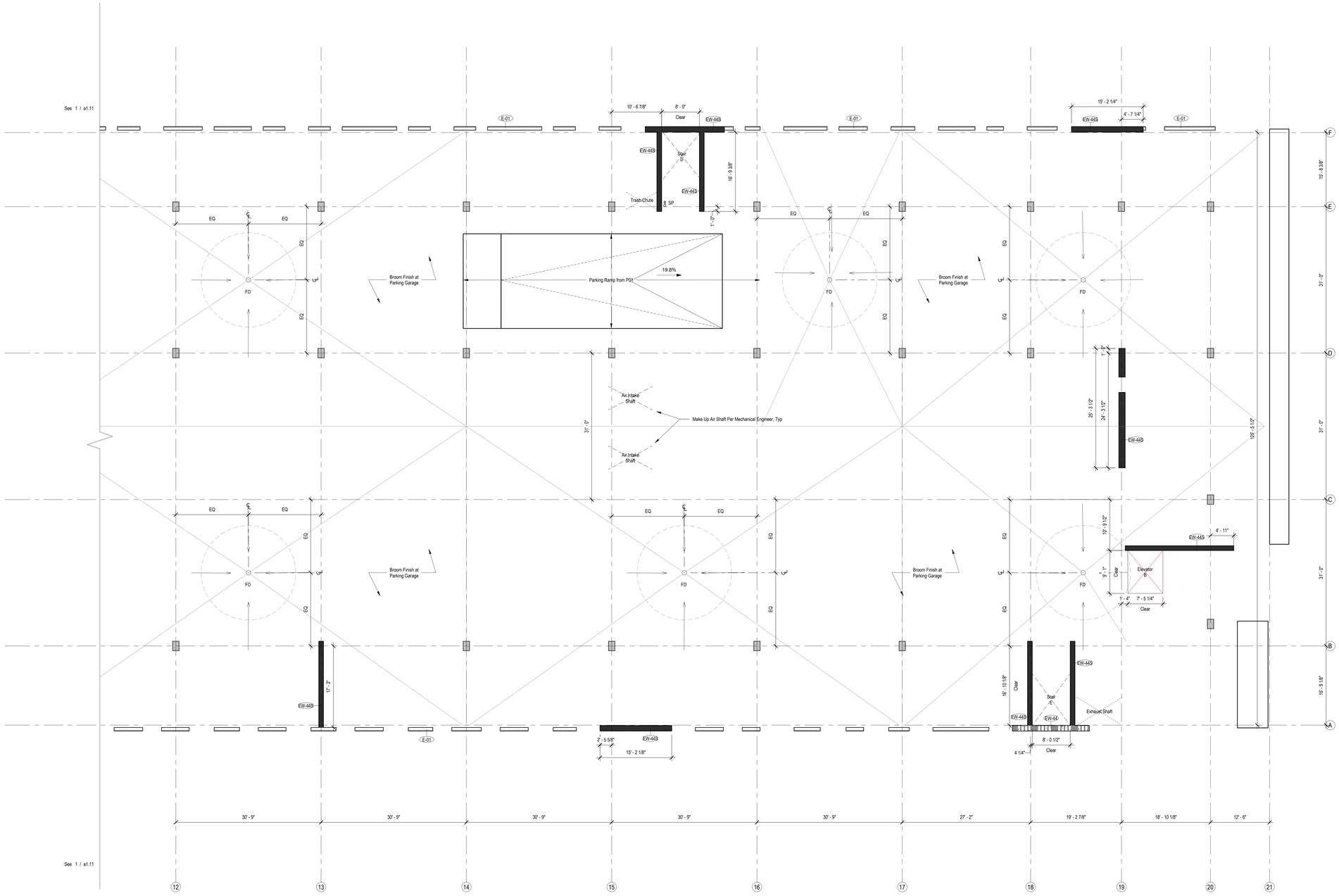
Slab Plan Enlarged
- Level L1 West

a1.11



1 Enlarged Slab Plan - L1 East
1/8" = 1'-0"

General Notes - Slab

1. Contractor to notify Architect of any discrepancies prior to start of work.
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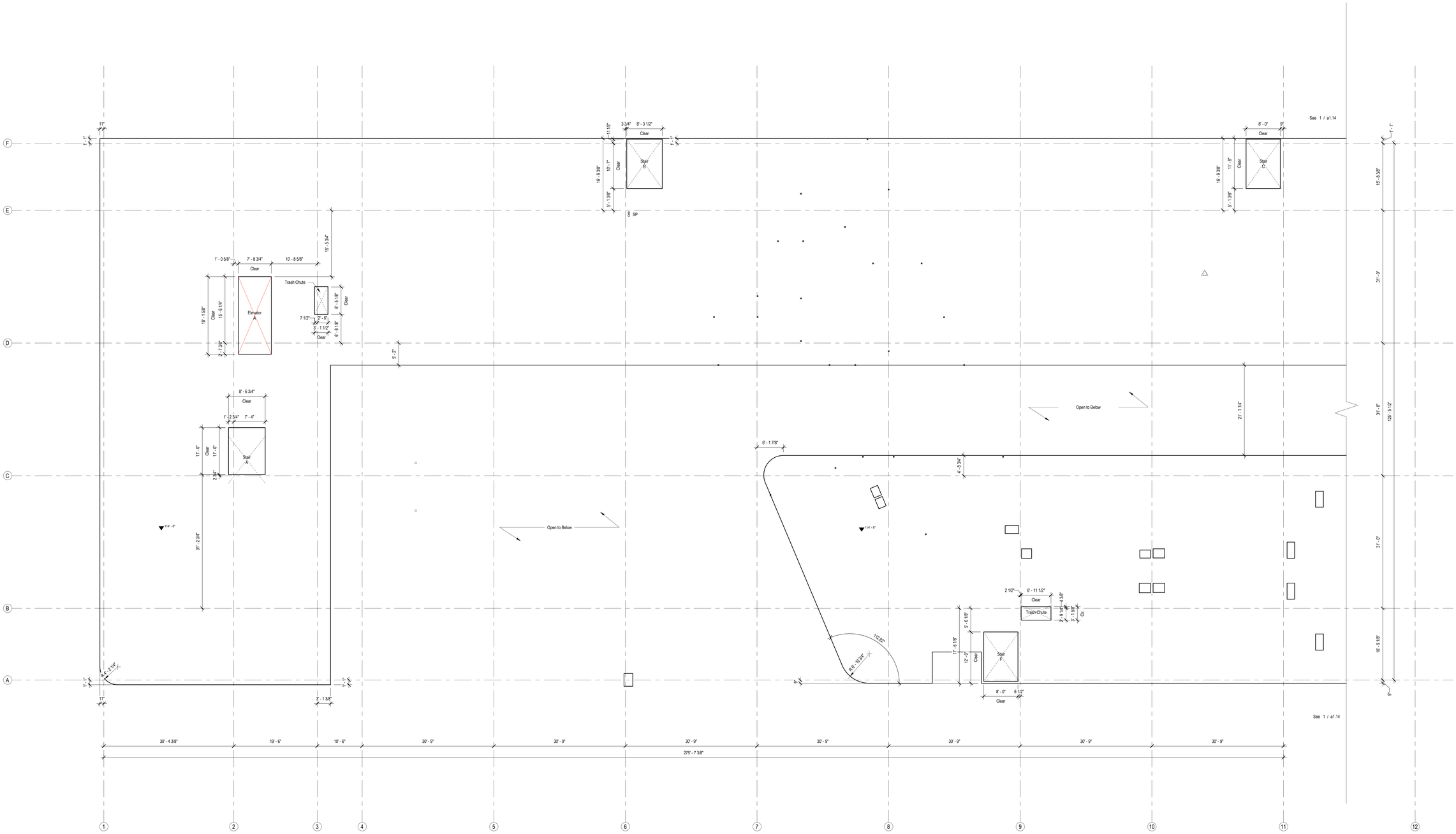
Slab Plan Enlarged
- Level L1 East

a1.12



General Notes - Slab

1. Contractor to notify Architect of any discrepancies prior to start of work.
2. Reference Specs for Product Information and Installation Requirements.
3. Verify all dimensions with Structural Drawings and Specification regarding dimensional tolerances. Contractor to notify Architect of any discrepancies.
4. Reference Sheet g0.01 for Dimensioning Standards & Abbreviations.
5. Reference Sheet a0.01 & a0.02 for Wall Types.
6. Reference Sheet a0.03 & a0.04 for Floor & Ceiling Types.
7. Where Structural Slab will be Finished Floor in Interior Space, protect slabs during construction.
8. Reference Civil Drawings for door elevations, exterior slope information, & area drain locations. Notify Architect of any discrepancies.
9. Provide Radon Mitigation below Residential Slabs-On-Grade where required by local code.
10. Reference Structural Drawings for additional information.
11. Verify Switchpad Foundation and Below Grade Services with LADWP and coordinate with Sewerline and Footings.
12. Where slab edges appear to fall along a grid line and there is no dimension called out, the slab can be assumed to fall along the grid.

Legend

- Structural Slab; Refer to Structure for Slab Depths
- Topping Slab Sloped Per Plan Typical
- Topping Slab Walking Surface at Balconies Sloped to Edge Typical
- Rigid Insulation o/ Structural Slab Sloped Drain Typical
- Wood Framing
- Coordinate Embeds With Screen

1 Enlarged Slab Plan - L2 West
1/8" = 1'-0"

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SET ISSUE

Number	Issue	Date
1	Pre-Submittal	02.11.2022
2	100% Schematic Design	03.11.2022
3	25% PDPP Submission	04.15.2022
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8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

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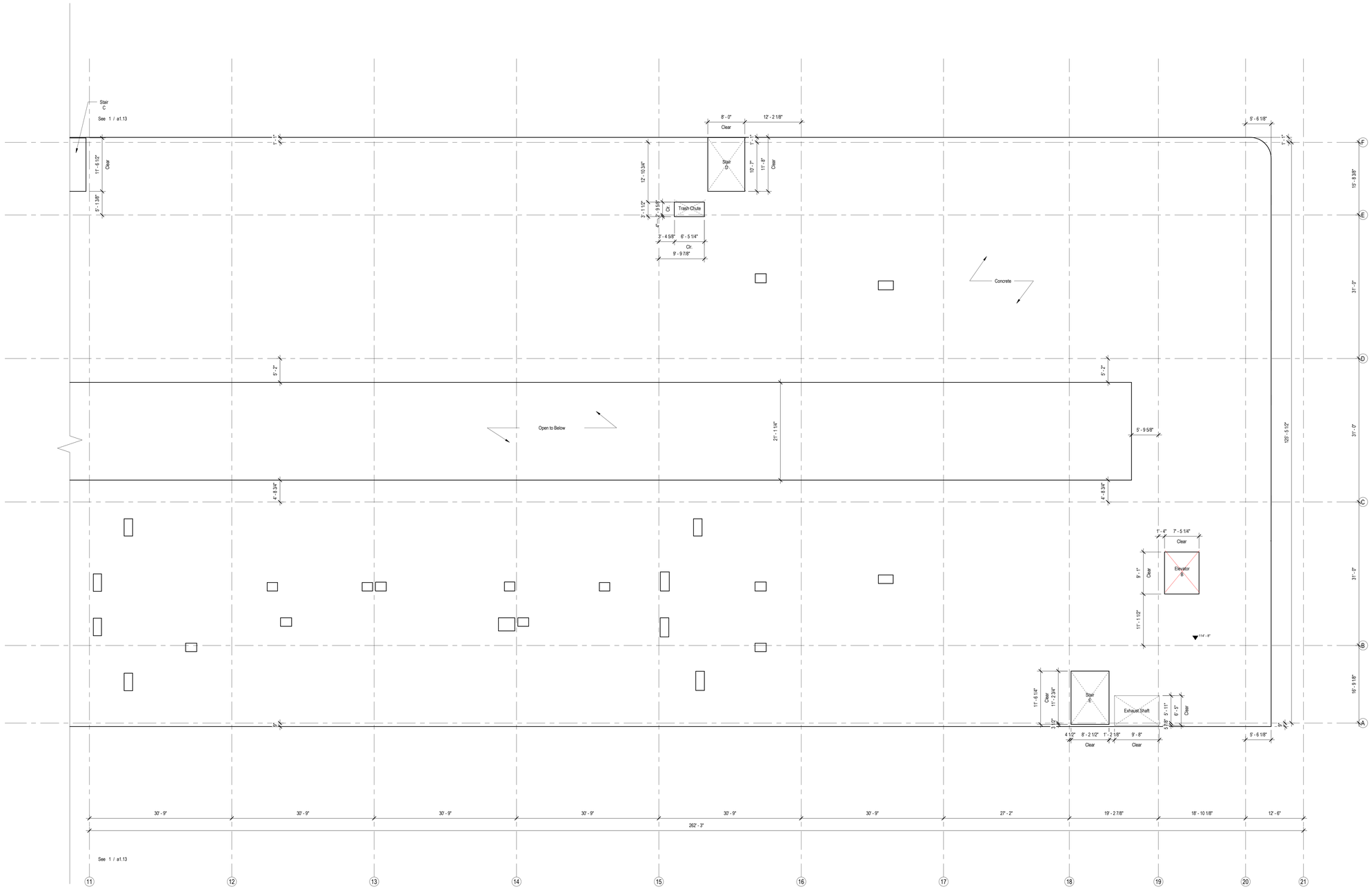
W.PA Job Number 1339

Slab Plan Enlarged
- Level L2 West

a1.13



1 Enlarged Slab Plan - L2 East
1/8" = 1'-0"

General Notes - Slab

1. Contractor to notify Architect of any discrepancies prior to start of work.
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12. Where slab edges appear to fall along a grid line and there is no dimension called out, the slab can be assumed to fall along the grid.

Legend

- Structural Slab; Refer to Structure for Slab Depths
- Topping Slab Sloped Per Plan Typical (Slope)
- Topping Slab Walking Surface at Balconies Sloped to Edge Typical (Slope)
- Rigid Insulation o/ Structural Slab Sloped Drain Typical (Slope / Slope / Slope / Slope)
- Wood Framing
- Coordinate Embeds With Screen

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7	75% Design Development	06.03.2022			

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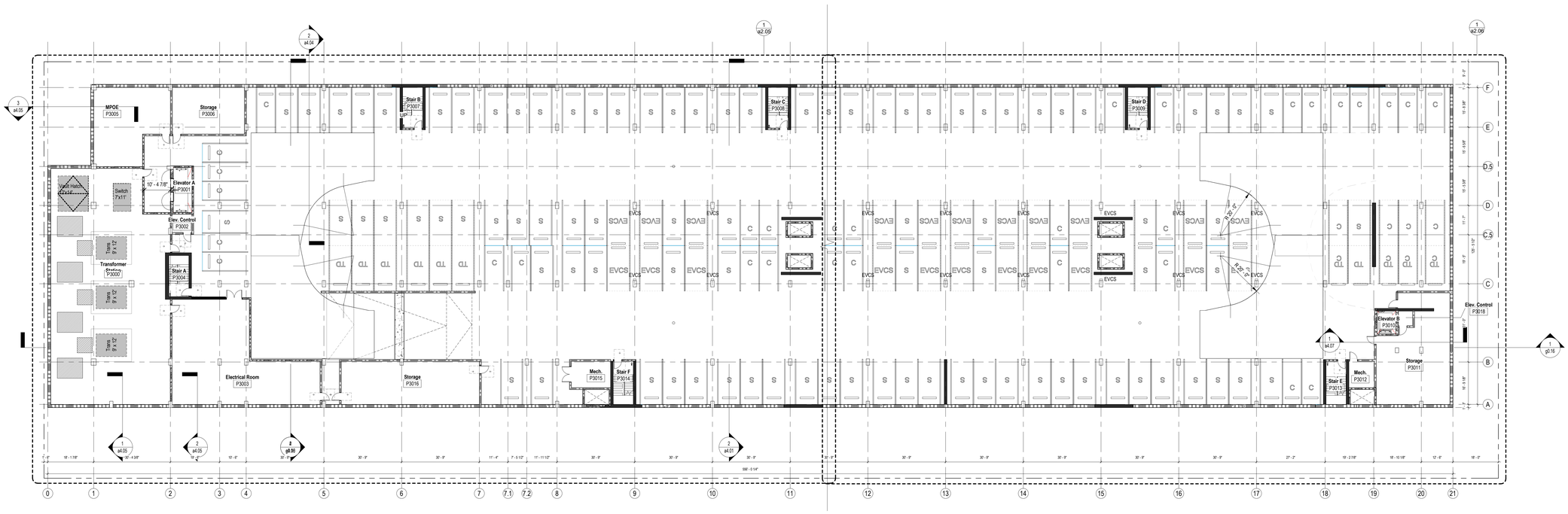
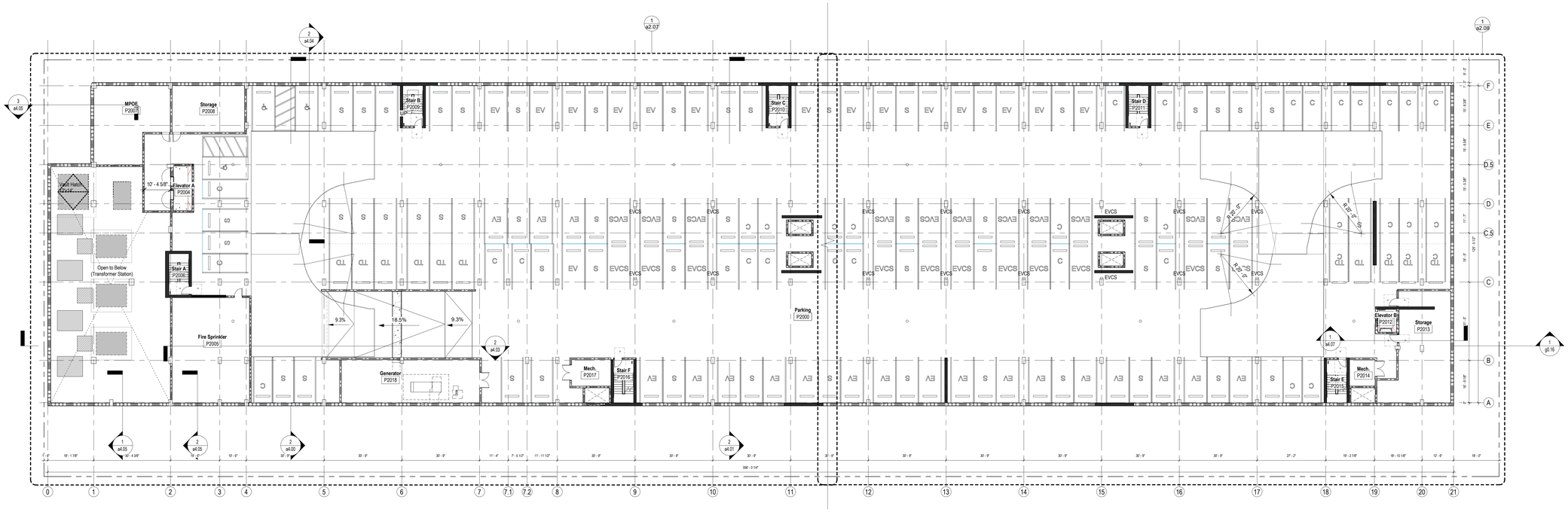
Slab Plan Enlarged - Level L2 East

a1.14



2 Level P3
1/16" = 1'-0"



1 Level P2
1/16" = 1'-0"

General Notes

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6. Parking area and driveway shall be paved with hard, durable asphaltic paving which has been mixed at a plant and is at least two inches thick after compaction, with portland cement paving at leat three inches thick or with an alternative paving material. All such areas shall have appropriate bumper guards, wheel stops, steel posts, walls, curbs, suitable landscping or other installations adequate to prevent vehicles from parking or maneuvering on those portions of a lot upon which a drivey or parking area is prohibited, or into a public right-of-way, or where those portions of a lot are needed to prevent encroachment on walkways or adjoining properties per LAMC 12.21.A6(c)

Legend

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier

Parking Schedule - Day One		
-	Mark	Comments
Level L1		ADA CAR
1		
Level L1		COMPACT
24		
Level L1		EV
44		
Level L1		EVCS ADA Aisle
1		
Level L1		STANDARD
6		
Level L1		TANDEM
3		
Level L1		TANDEM Compact
7		
Level L1: 86		
Level P1		ADA CAR
6		
Level P1		ADA VAN
1		
Level P1		COMPACT
28		
Level P1		EV
24		
Level P1		EVCS
12		
Level P1		EVCS ADA Aisle
2		
Level P1		EVCS VAN Aisle
1		
Level P1		STANDARD
45		
Level P1		TANDEM
9		
Level P1		TANDEM Compact
7		
Level P1: 135		
Level P2		ADA CAR
3		
Level P2		COMPACT
32		
Level P2		EV
34		
Level P2		EVCS
22		
Level P2		STANDARD
56		
Level P2		TANDEM
7		
Level P2		TANDEM Compact
4		
Level P2: 158		
Level P3		COMPACT
35		
Level P3		EVCS
22		
Level P3		STANDARD
89		
Level P3		TANDEM
7		
Level P3		TANDEM Compact
4		
Level P3: 157		
Grand total: 536		

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Van Nuys, CA 91411

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Overall Parking
Level P3 & P2

a2.00

General Notes

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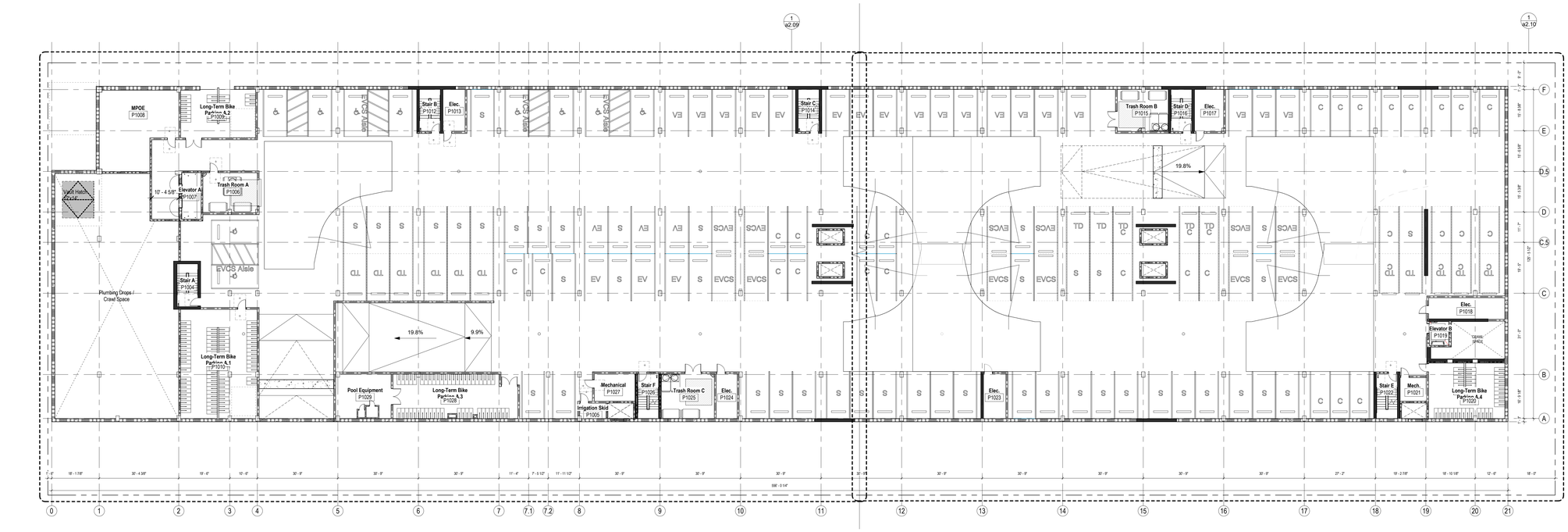
Legend

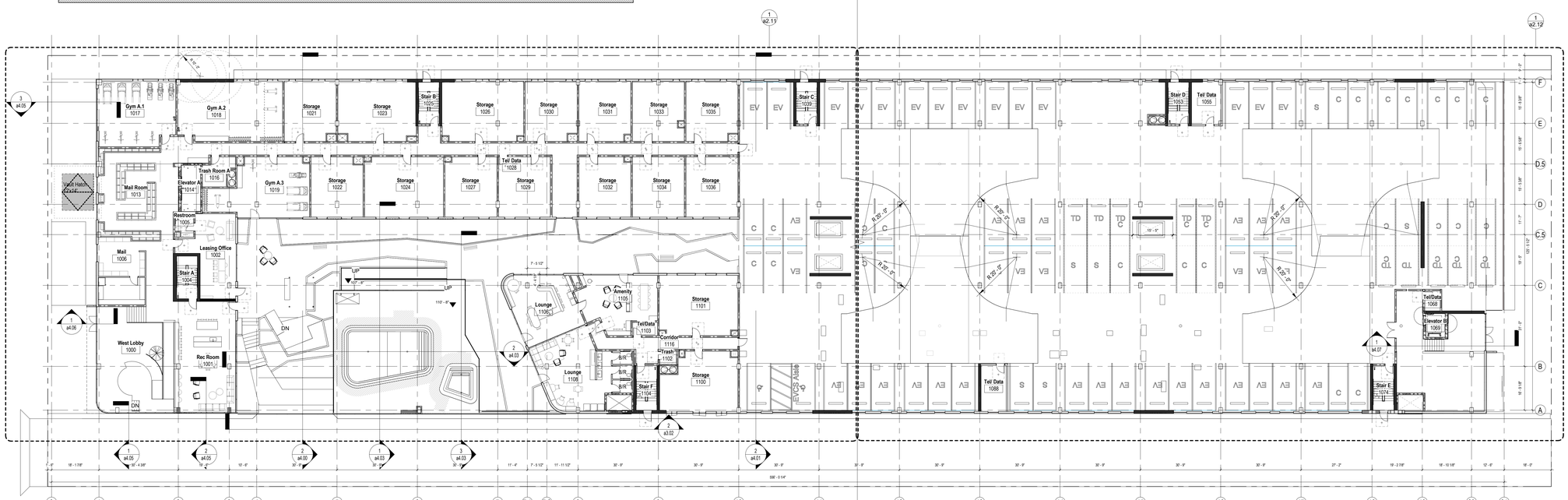
- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier

Bike Parking Schedule	
Level	Comments
Project Grade	Short Term Vertical Bike Stall
18	
Project Grade: 18	
Level P1	Long Term Vertical Bike Stall
189	
Level P1: 189	
Grand total: 207	



2 Level P1
1/16" = 1'-0"

EXISTING ONE-STORY
COMMERCIAL BUILDING



1 Level L1
1/16" = 1'-0"

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9	25% PDPP Submission	08.19.2022

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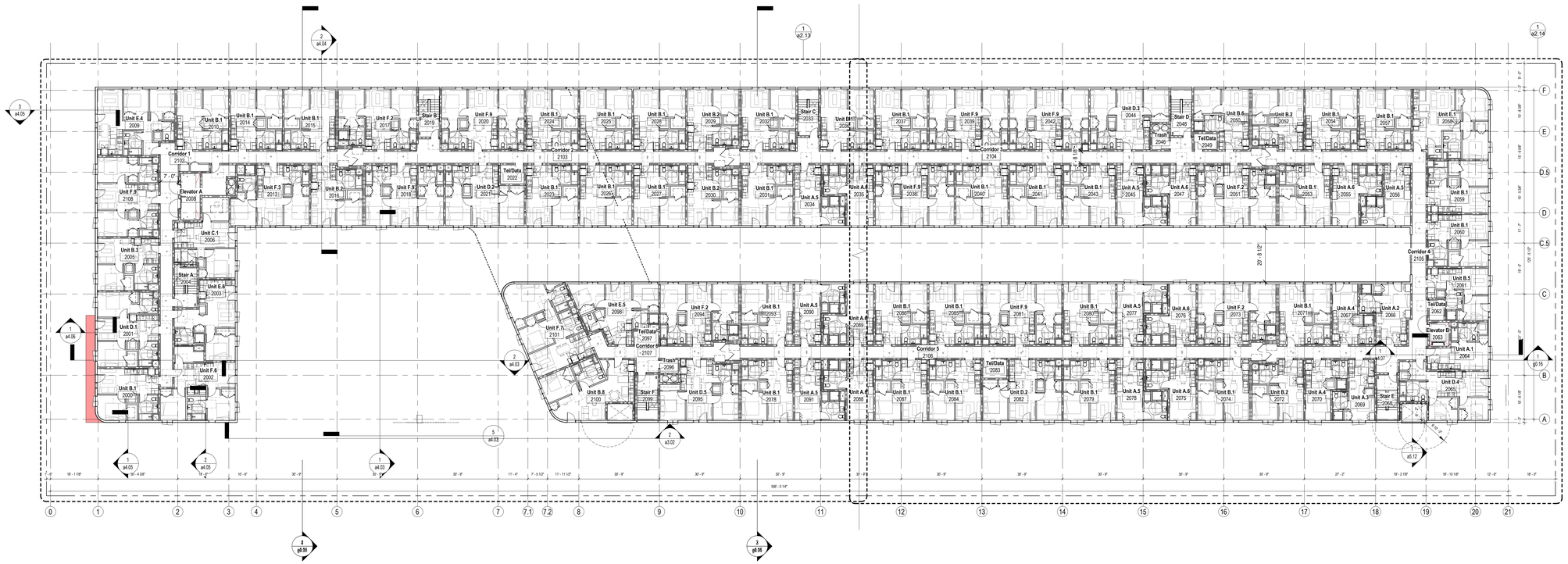
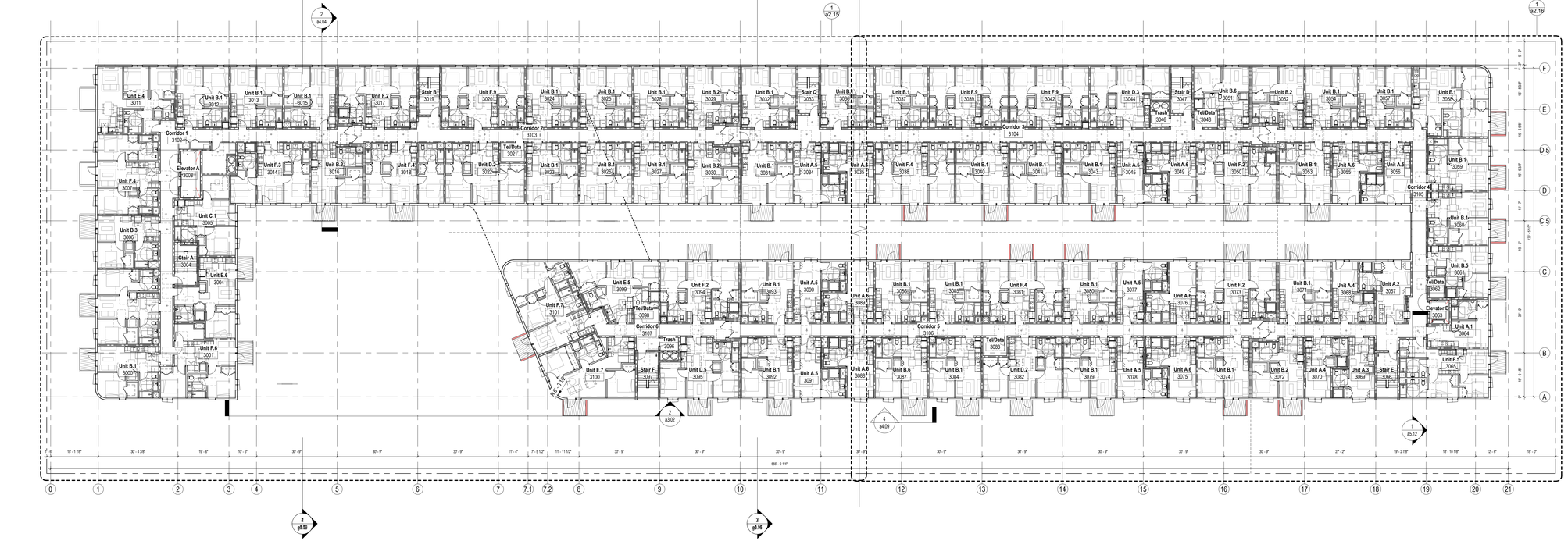
W.PA Job Number 1339

Overall Parking
Level P1 & Level L1

a2.01



1 Level L2
1/16" = 1'-0"



2 Level L3
1/16" = 1'-0"

General Notes

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Legend

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier

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8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

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Overall Level L2 & L3

a2.02



1 Level L4
1/16" = 1'-0"

2 Level L5
1/16" = 1'-0"

General Notes

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Legend

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier

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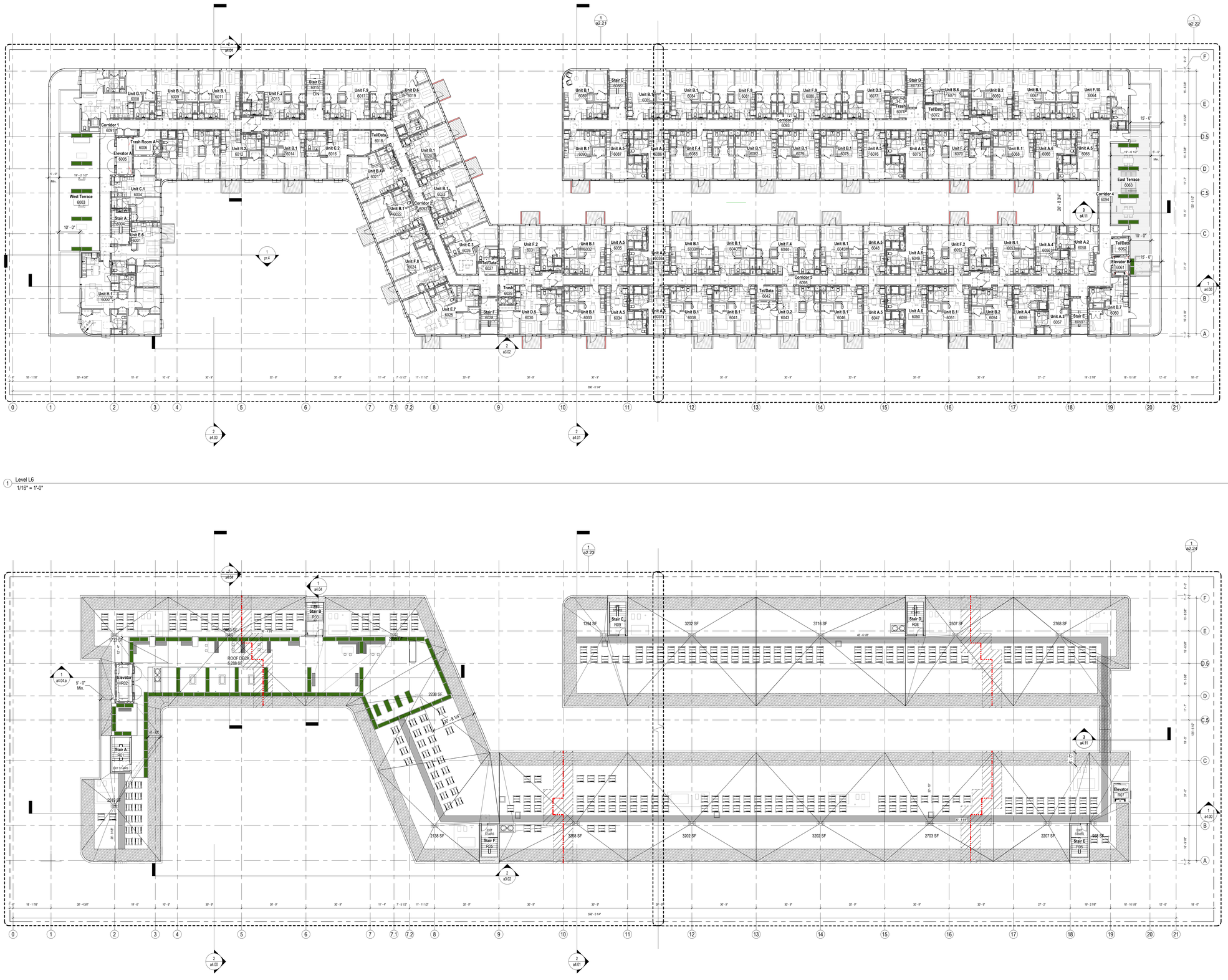
Overall Level L4 & L5

a2.03



1 Level L6
1/16" = 1'-0"

2 Roof Deck
1/16" = 1'-0"

General Notes

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Legend

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier

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W.PA Job Number 1339

Overall Level L6 & Roof

a2.04

General Notes

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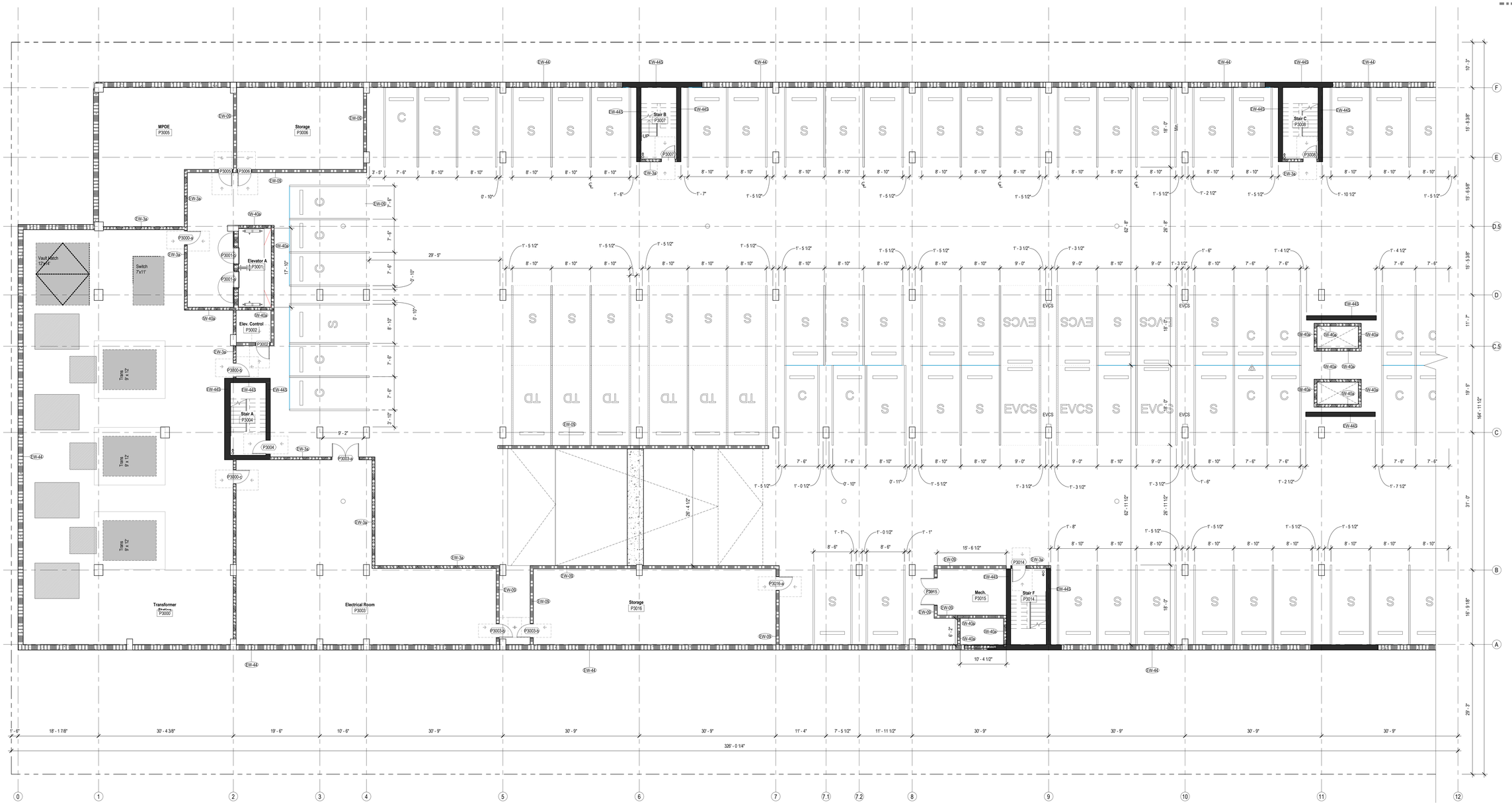
Legend

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier



1 Level P3 West
1/8" = 1'-0"

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W.PA Job Number 1339

Parking Level P3 - West

a2.05

General Notes

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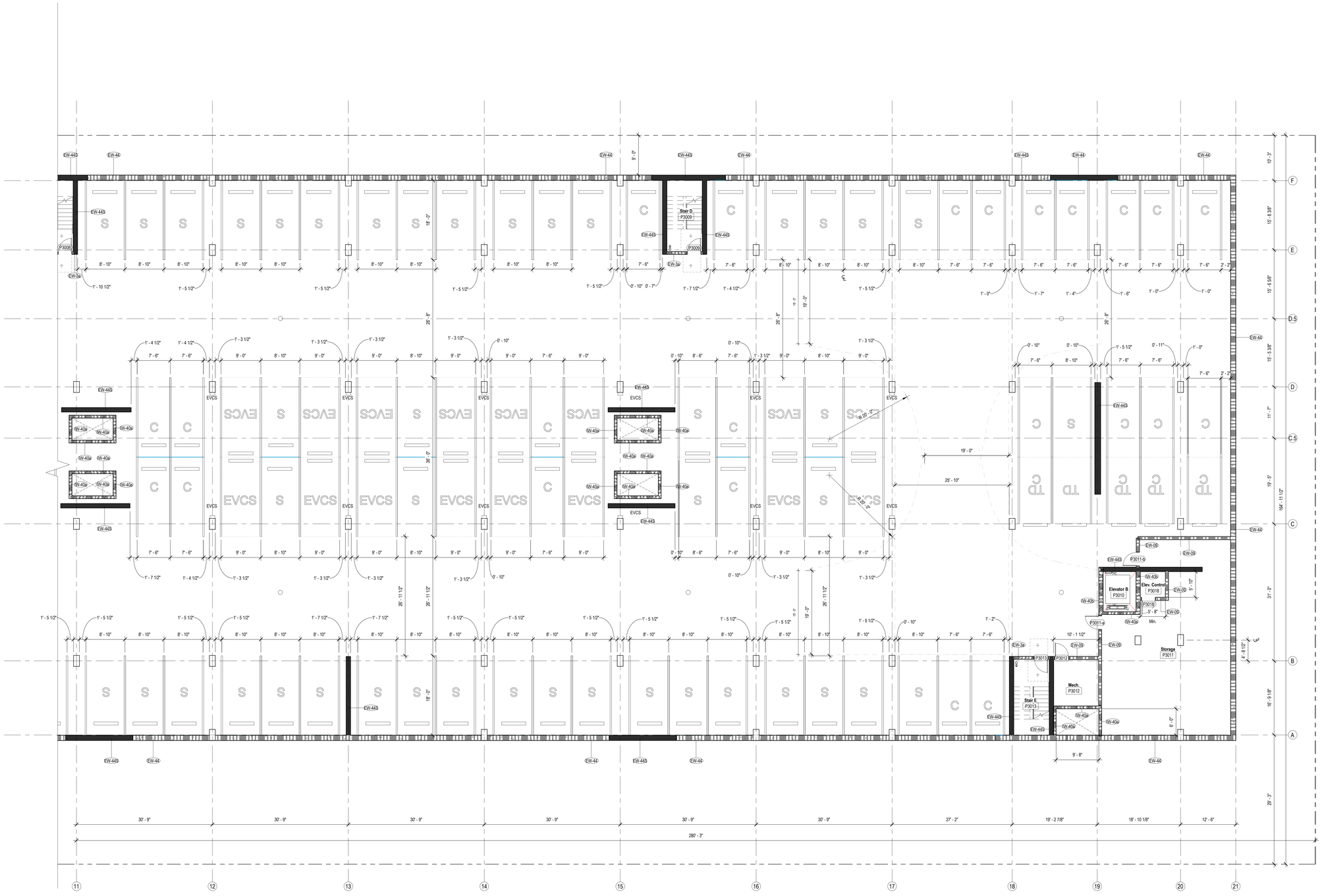
Legend

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier



1 Level P3 East
1/8" = 1'-0"

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Parking Level P3 - East

a2.06

General Notes

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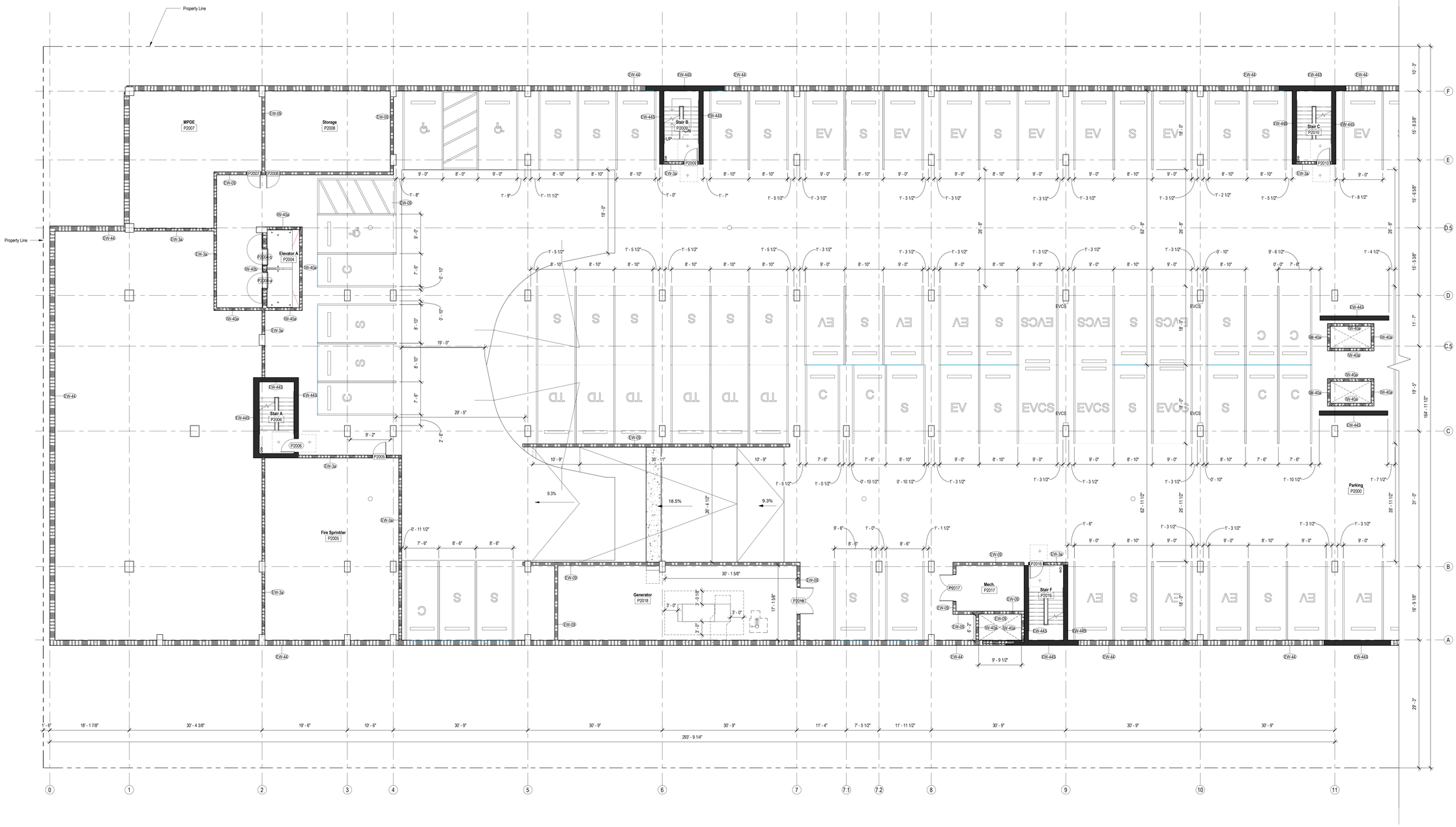
Legend

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier



1 Level P2 West
1/8" = 1'-0"

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02/28/2023

SET ISSUE

Number	Issue	Date	Number	Issue	Date
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2	100% Schematic Design	03.11.2022	9	25% PDPP Submission	08.19.2022
3	25% PDPP Submission	04.15.2022			
4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
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7	75% Design Development	06.03.2022			

Sepulveda

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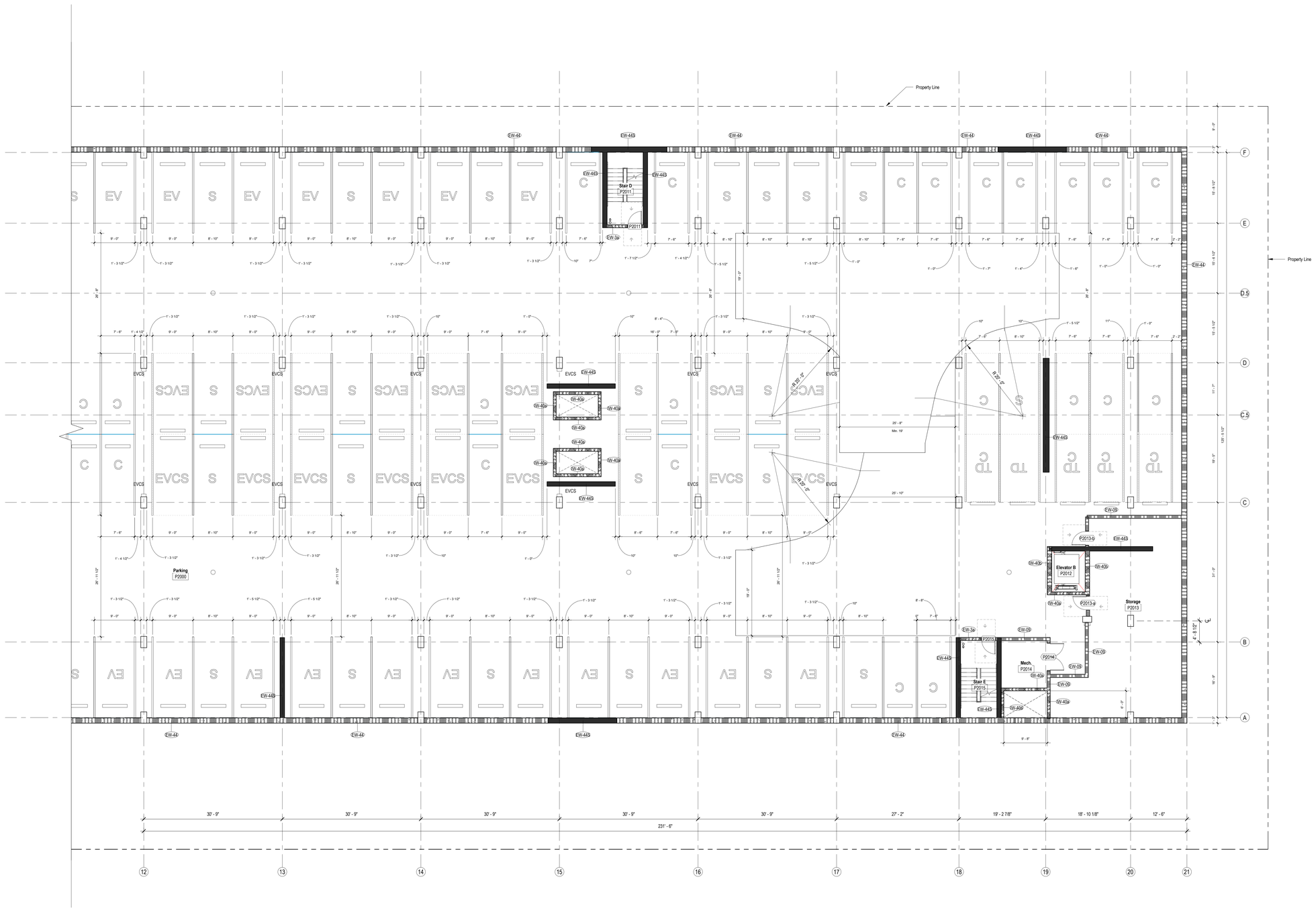
W.PA Job Number 1339

Parking Level P2 - West

a2.07



1 Level P2 East
1/8" = 1'-0"

General Notes

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Legend

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- 3 Hour Fire Barrier

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Van Nuys, CA 91411

W.PA Job Number 1339

Parking Level P2 - East

a2.08

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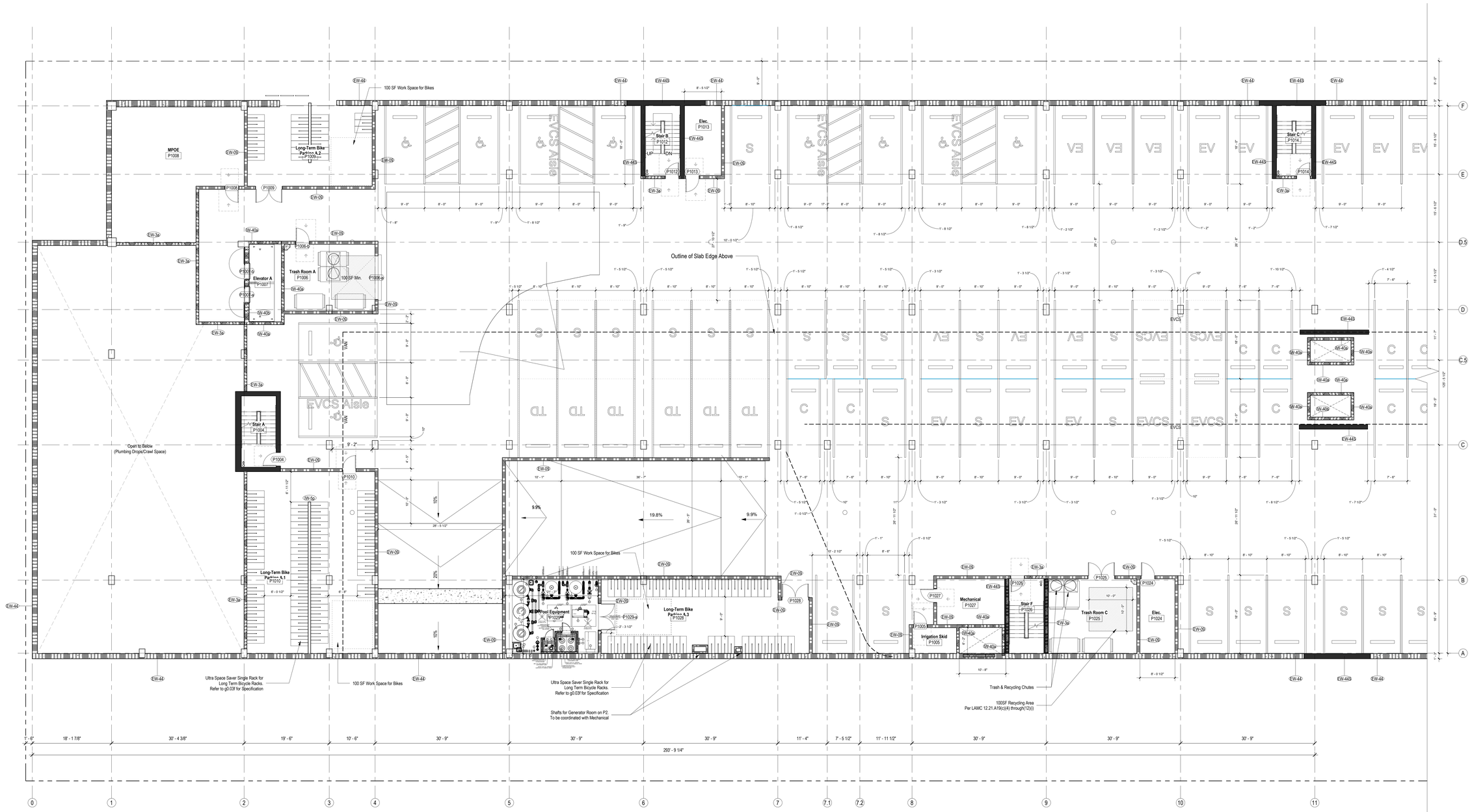

1 Level P1 West
1/8" = 1'-0"

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W.PA Job Number 1339

Parking Level P1 - West

a2.09



1 Level P1 East
1/8" = 1'-0"

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Van Nuys, CA 91411

W.PA Job Number 1339

Parking Level P1 - East

a2.10

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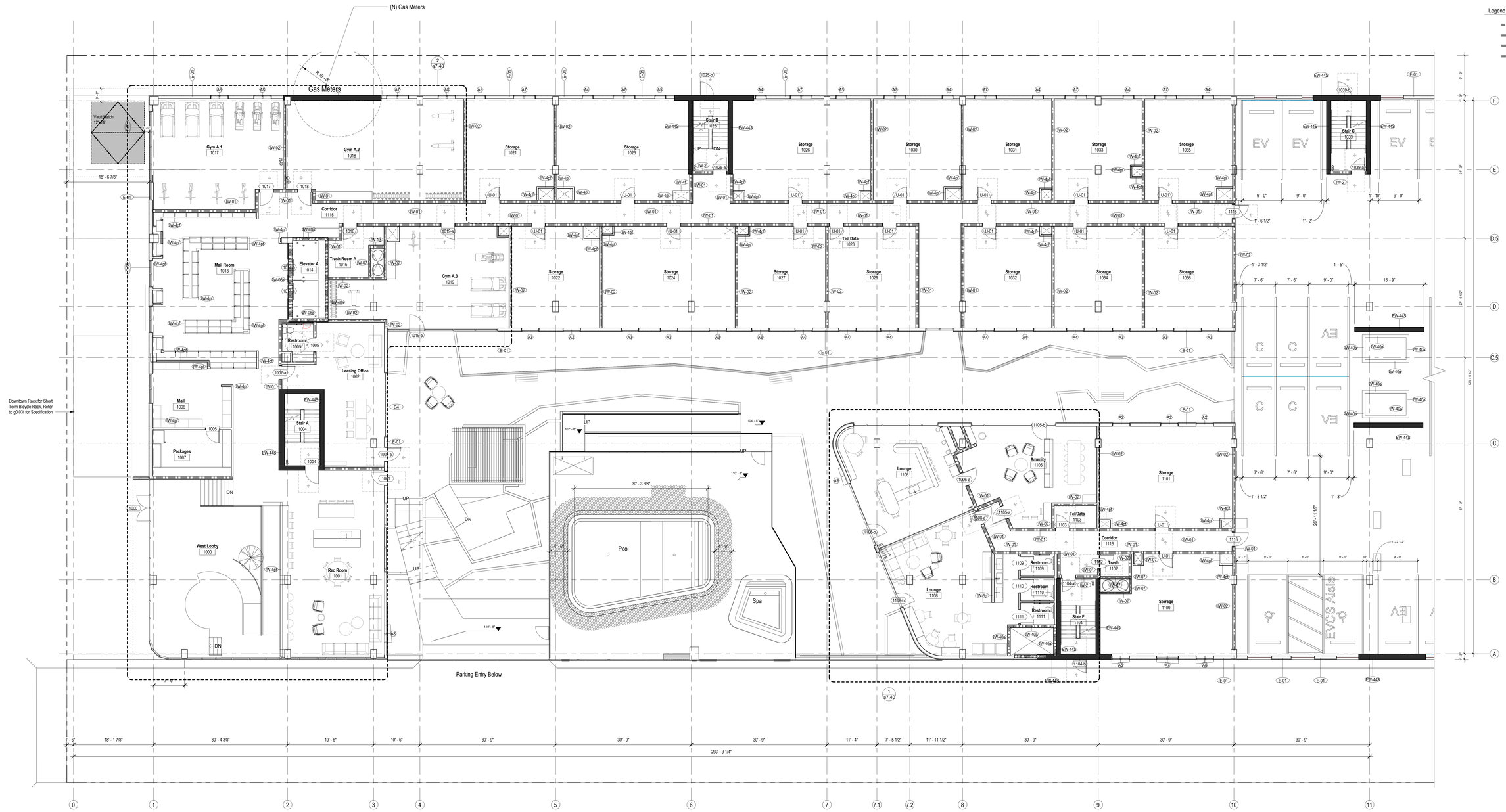
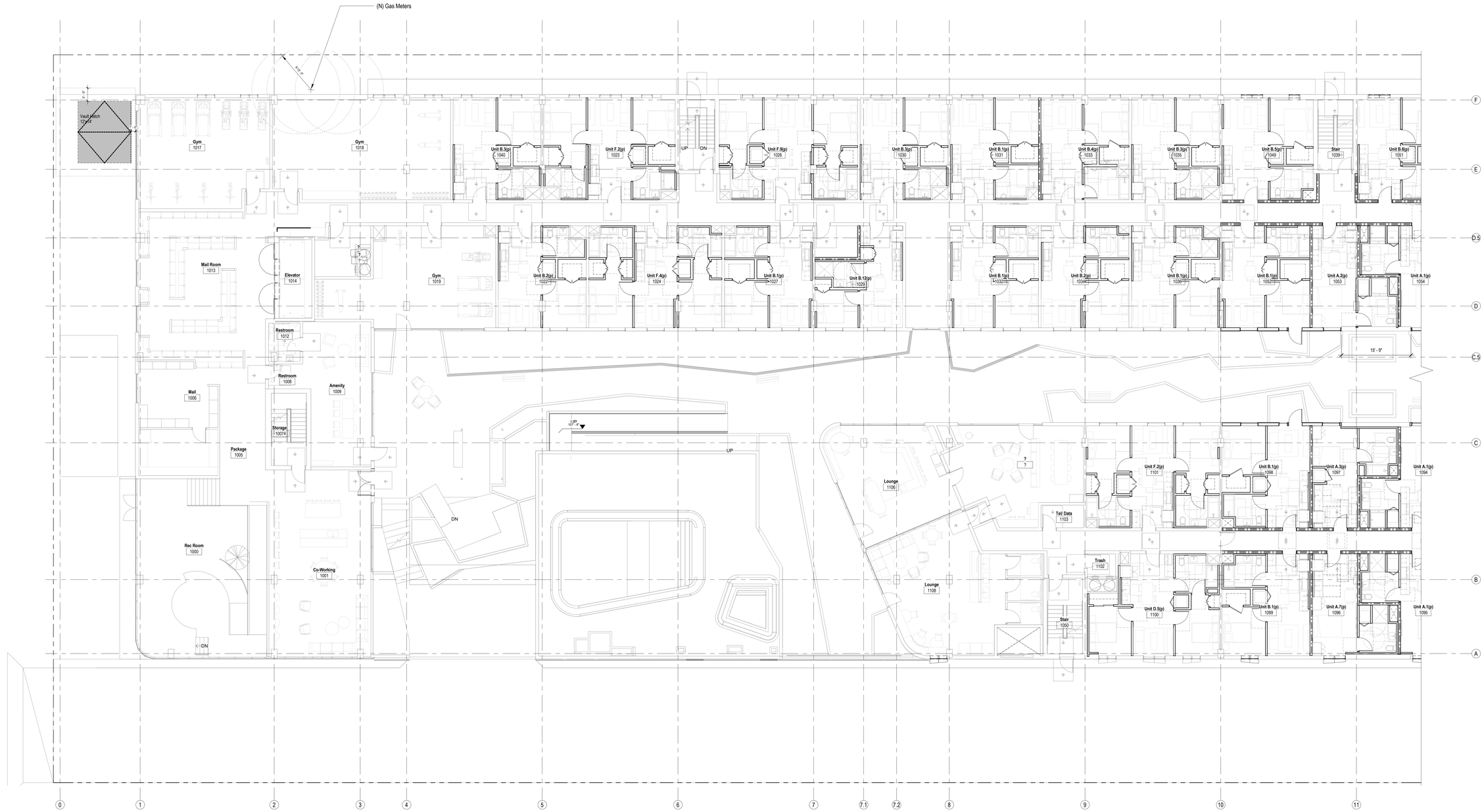
- 3 Hour Fire Barrier


(N) Gas Meters
Gas Meters
R 57' - 0"
Vault Hatch
12'-0"
18' - 6 7/8"
Gym A.1
1017
Gym A.2
1018
Storage
1021
Storage
1023
Stair B
1025
Storage
1026
Storage
1030
Storage
1031
Storage
1033
Storage
1035
Stair C
1039
Corridor
1115
Tel/ Data
1028
Storage
1022
Storage
1024
Storage
1027
Storage
1029
Storage
1032
Storage
1034
Storage
1036
Mail Room
1013
Elevator A
1014
Trash Room A
1016
Gym A.3
1019
Restroom
1005
Leasing Office
1002
Mail
1006
Packages
1007
Stair A
1004
West Lobby
1000
Rec Room
1001
Pool
Spa
Parking Entry Below
Lounge
1106
Amenity
1105
Storage
1101
Tel/Data
1103
Corridor
1116
Restroom
1109
Restroom
1110
Restroom
1111
Stair F
1104
Trash
1102
Lounge
1108
Storage
1100
EV
EV
EV
C
C
C
EV
EV
EV



1 Level L1 West
1/8" = 1'-0"

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Sepulveda

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Van Nuys, CA 91411

W.PA Job Number 1339

Level L1 - West

a2.11.A

General Notes

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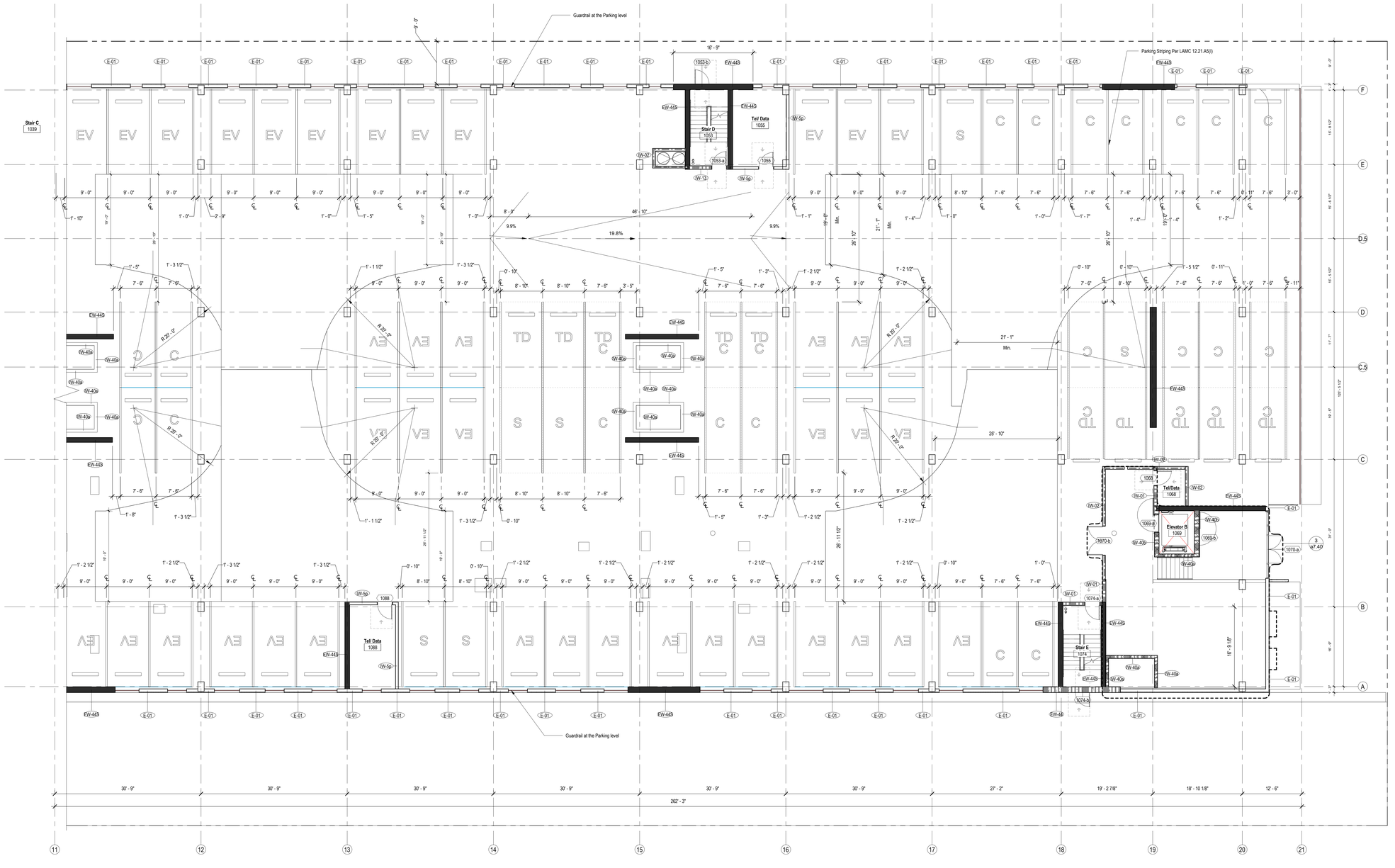

1 Level L1 East
1/8" = 1'-0"

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W.PA Job Number 1339

Level L1 - East

a2.12



1 Level L1 East
1/8" = 1'-0"

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Van Nuys, CA 91411

W.PA Job Number 1339

Level L1 - East

a2.12.A

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Legend

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1 Level L2 West
1/8" = 1'-0"

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Van Nuys, CA 91411

W.PA Job Number 1339

Level L2 - West

a2.13

General Notes

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Legend

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1 Level L2 East
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W.PA Job Number 1339

Level L2 - East

a2.14

General Notes

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Legend

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1 Level L3 West
1/8" = 1'-0"

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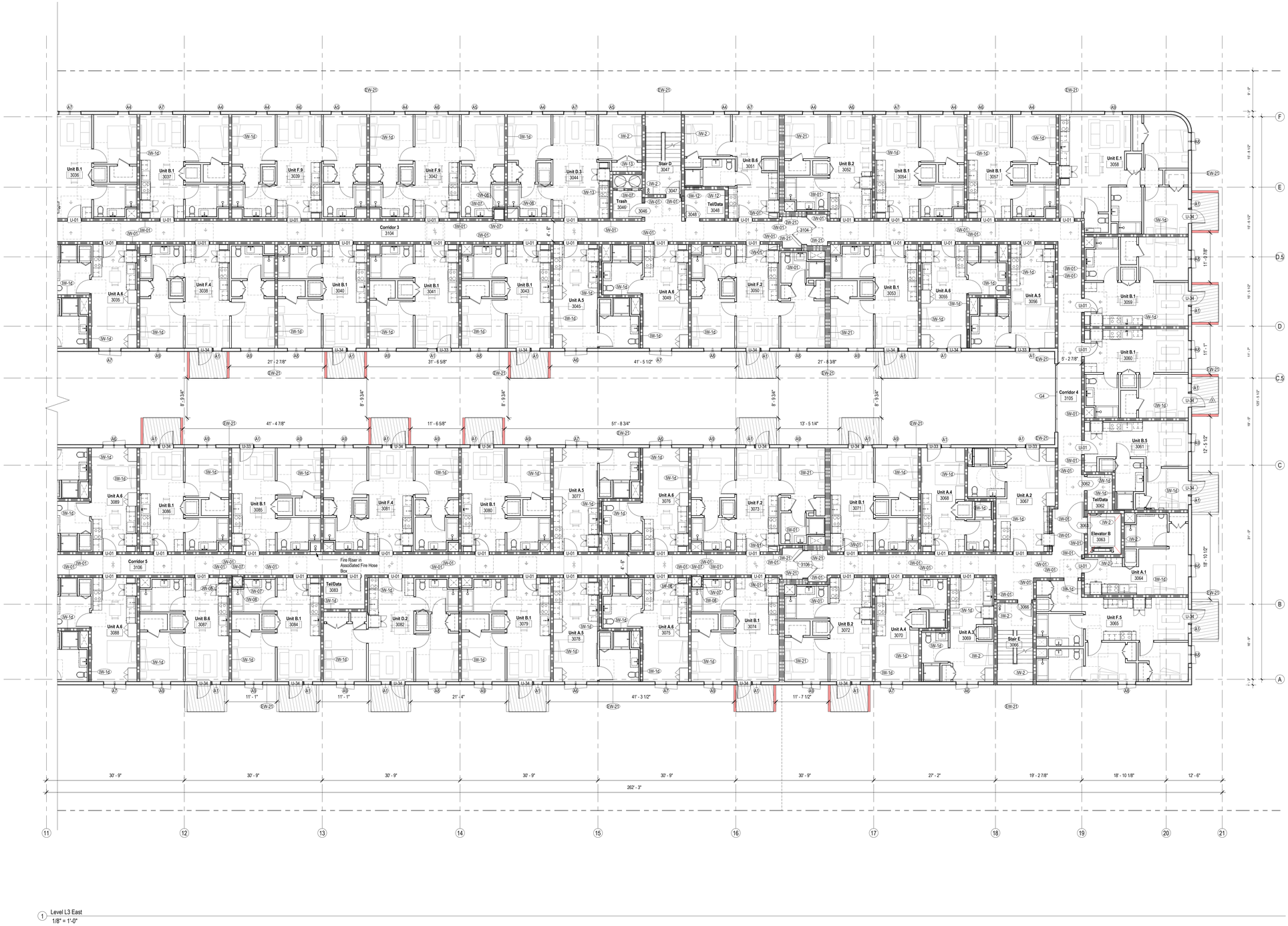
W.PA Job Number 1339

Level L3 - West

a2.15



1 Level L3 East
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Van Nuys, CA 91411

W.PA Job Number 1339

Level L3 - East

a2.16

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5. 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 per LAMC 12.21.A5 (k)
6. Parking area and driveway shall be paved with hard, durable asphaltic paving which has been mixed at a plant and is at least two inches thick after compaction, with portland cement paving at least three inches thick or with an alternative paving material. All such areas shall have appropriate bumper guards, wheel stops, steel posts, walls, curbs, suitable landscping or other installations adequate to prevent vehicles from parking or maneuvering on those portions of a lot upon which a drivey or parking area is prohibited, or into a public right-of-way, or where those portions of a lot are needed to prevent encroachment on walkways or adjoining properties per LAMC 12.21.A5(c)

Legend

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier



1 Level L4 West
1/8" = 1'-0"

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SET ISSUE

Number	Issue	Date	Number	Issue	Date
1	Pre-Submittal	02.11.2022	8	100% Design Development	07.01.2022
2	100% Schematic Design	03.11.2022	9	25% PDPP Submission	08.19.2022
3	25% PDPP Submission	04.15.2022			
4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Level L4 - West

a2.17

General Notes

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Legend

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier



1 Level L4 East
1/8" = 1'-0"

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6	50% Design Development	05.16.2022
7	75% Design Development	06.03.2022
8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

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W.PA Job Number 1339

Level L4 - East

a2.18

General Notes

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Legend

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier



1 Level L5 West
1/8" = 1'-0"

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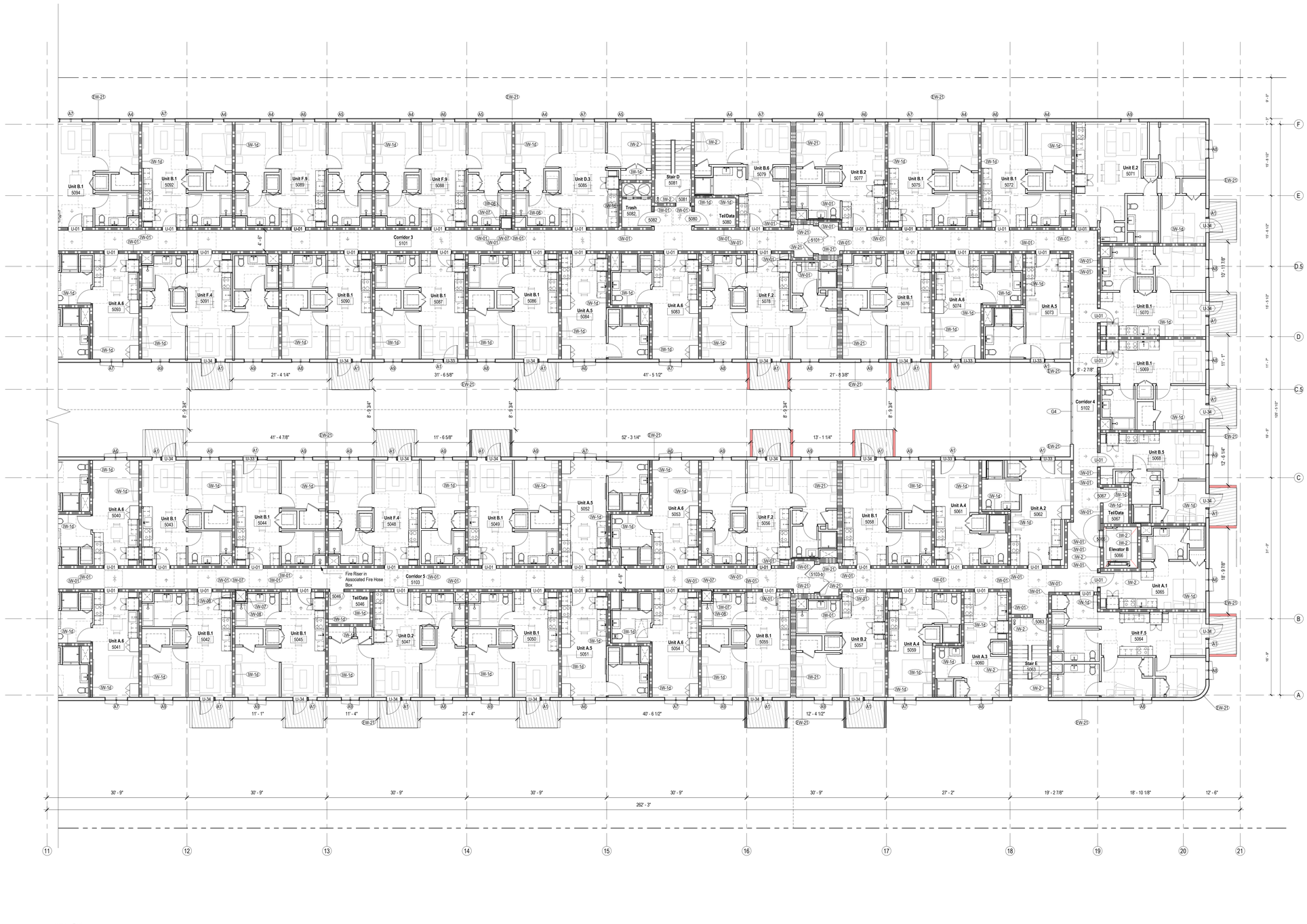
Van Nuys, CA 91411

W.PA Job Number 1339

Level L5 - West

a2.19



1 Level L5 East
1/8" = 1'-0"

General Notes

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Legend

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier

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W.PA Job Number 1339

Level L5 - East

a2.20

General Notes

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Legend

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier



1 Level L6 West
1/8" = 1'-0"

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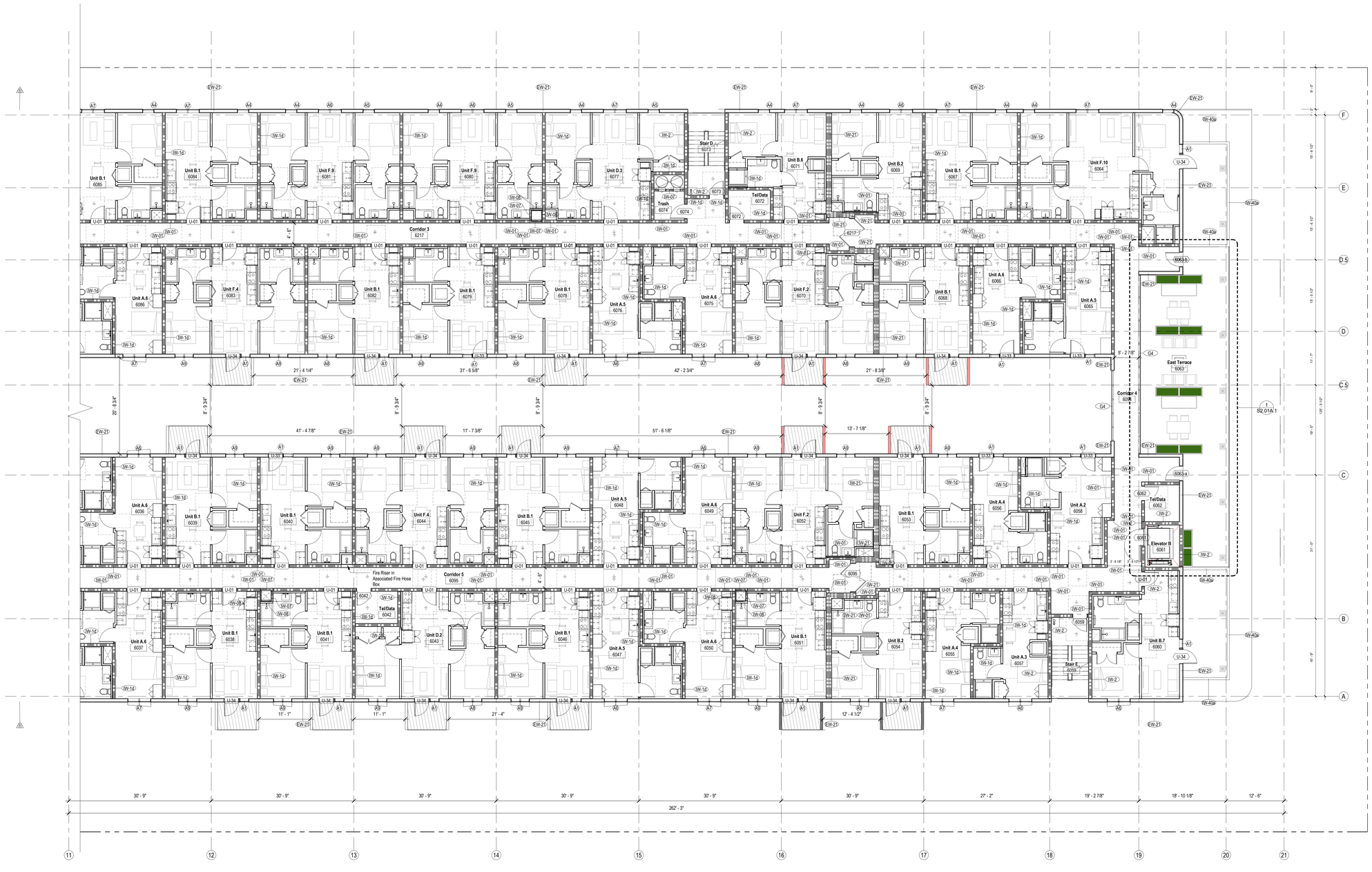
W.PA Job Number 1339

Level L6 - West

a2.21



1 Level L6 East
1/8" = 1'-0"

General Notes

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Legend

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier

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9	25% PDPP Submission	08.19.2022

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Van Nuys, CA 91411

W.PA Job Number 1339

Level L6 - East

a2.22

General Notes

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Legend

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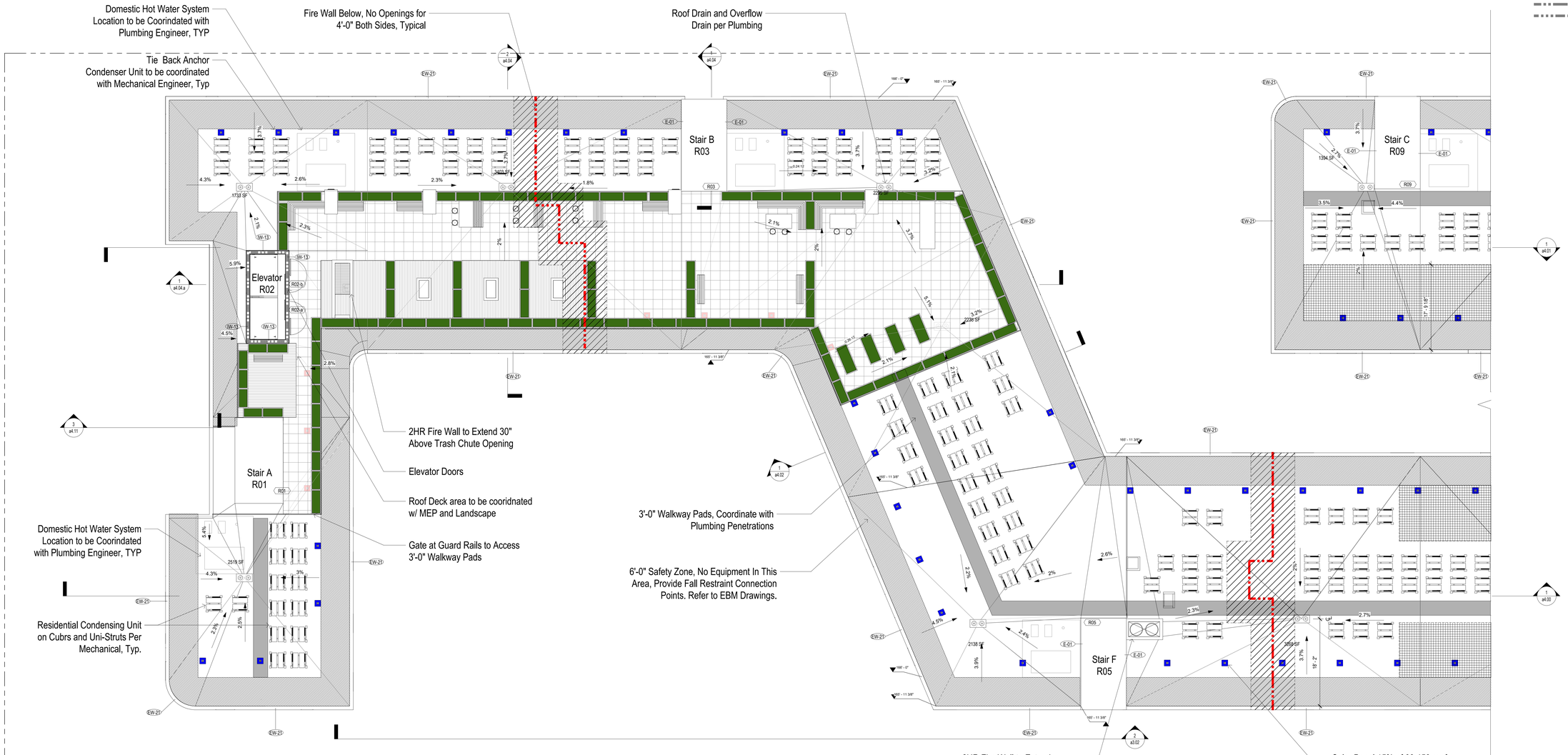
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier



1 Roof Deck West
1/8" = 1'-0"

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7	75% Design Development	06.03.2022			

Sepulveda

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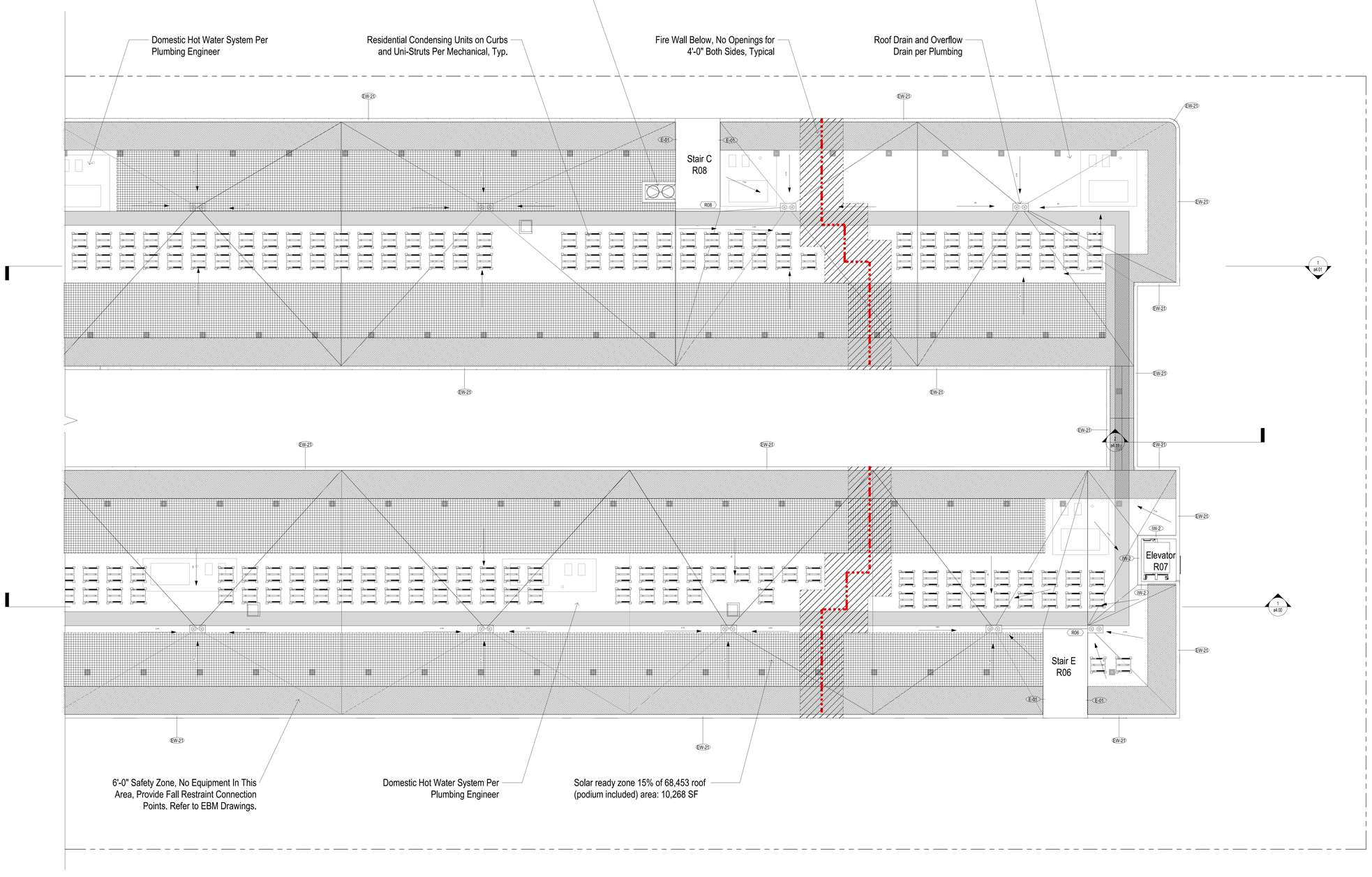
Van Nuys, CA 91411

W.PA Job Number 1339

Roof - West

a2.23



1 Roof Deck East
1/8" = 1'-0"

General Notes

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Legend

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier

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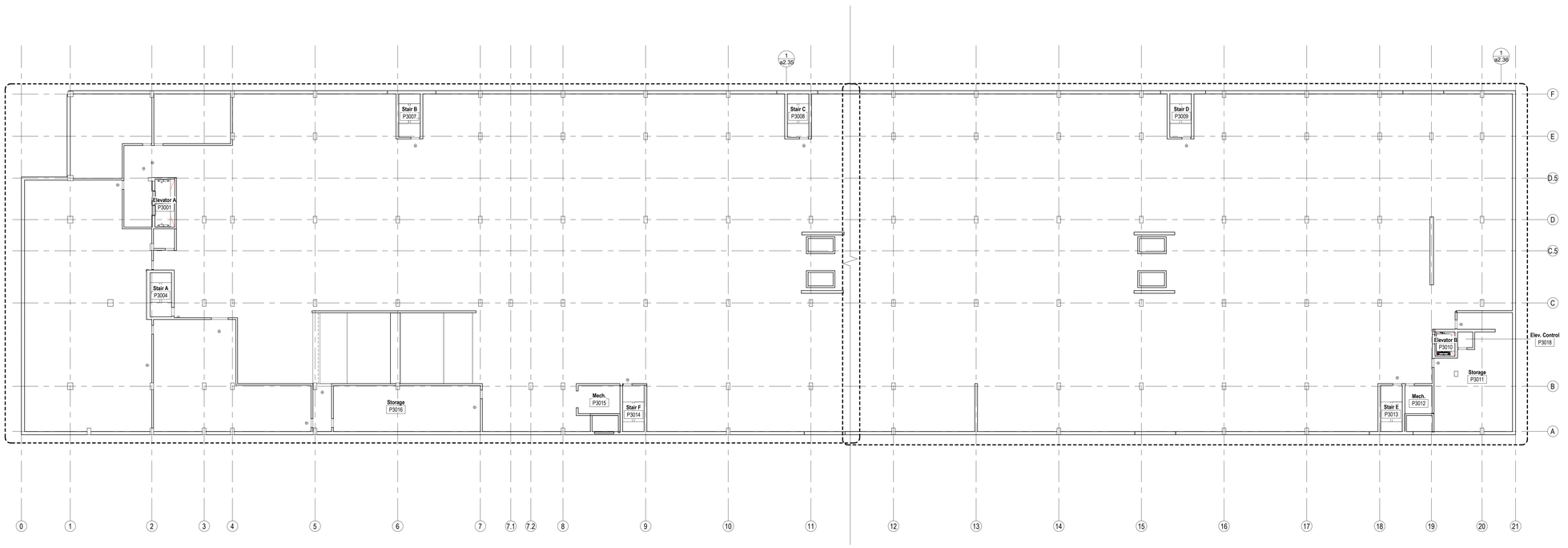
Van Nuys, CA 91411

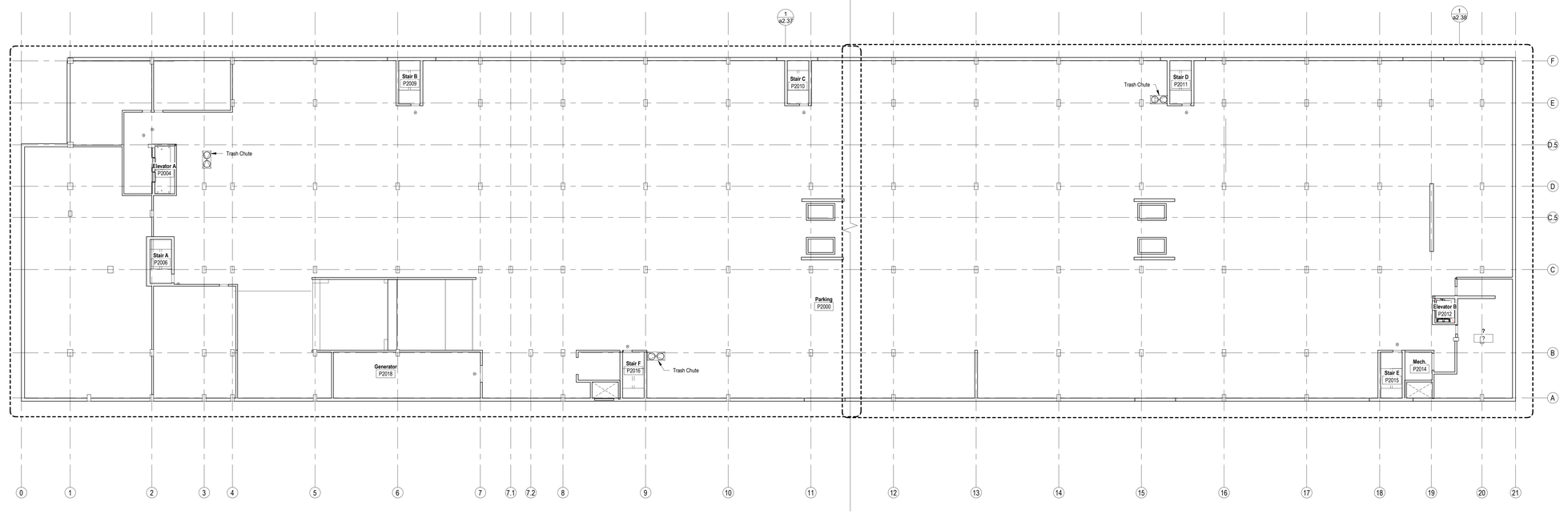
W.PA Job Number 1339

Roof - East

a2.24



2 Level P3
1/16" = 1'-0"



1 Level P2
1/16" = 1'-0"

General Notes

1. All Lighting Along Path of Egress to Maintain 1 Footcandle Minimum with Battery Back-Up Power. Reference Egress Plans for Path of Egress Location
2. All Lighting To Be Installed Under Separate Trade Permit
3. All Ceiling Mounted Conduit and Junction Boxes to Be Exposed at Exposed Structure and Concealed in Soffit Assemblies. Exposed Conduit and Equipment to be Run Cleanly and Coordinated with Architect and Other Trades Prior to Installation.
4. Center Fixtures in Structural Bays Unless Otherwise Noted
5. All Toilet Rooms, Locker Rooms, Storage & Utility Rooms To Have An Occupant Sensor Control Device That Automatically Turns Lighting Off Within 30 Minutes of All Occupants Leaving The Space.
6. Common Area Lighting To Be On Occupancy Sensor After Building Closing Hours.
7. Time Clock To Have Holiday & Astronomical Functions. Time Clock To Retain Programming For 10 Hours After Loss of Power. Locate Building Time Clock in Electrical Room.
8. Egress Illumination Controlled By A Combination Of Listed Emergency Relay & Occupancy Sensors To Shut Off During Periods That The Building Space Served By The Means Of Egress Is Unoccupied.
9. Recessed Light Fixtures Between Conditioned and Unconditioned Spaces are to be Sealed to Limit Air Leakage and be IC Rated and labeled per Specifications.
10. Outlet Distribution To Be Provided Throughout as Per NFC Requirements.
11. Install Electrical Outlets @ 60" AFF Where Noted. All Other Electrical Outlets To Be Installed Per g0.01.

Device Legend

Devices

- Speaker Surface Mounted
- Speaker Recessed Mounted
- FA — Fire Alarm / Strobe
- FP — Fire Alarm Pull Station
- Smoke Detector
- Carbon Monoxide Detector
- FE — Fire Extinguisher

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP — Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

Ceiling Legend

Materials

- Gypsum Ceiling Board
- Dropped Gypsum Soffit

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7	75% Design Development	06.03.2022			

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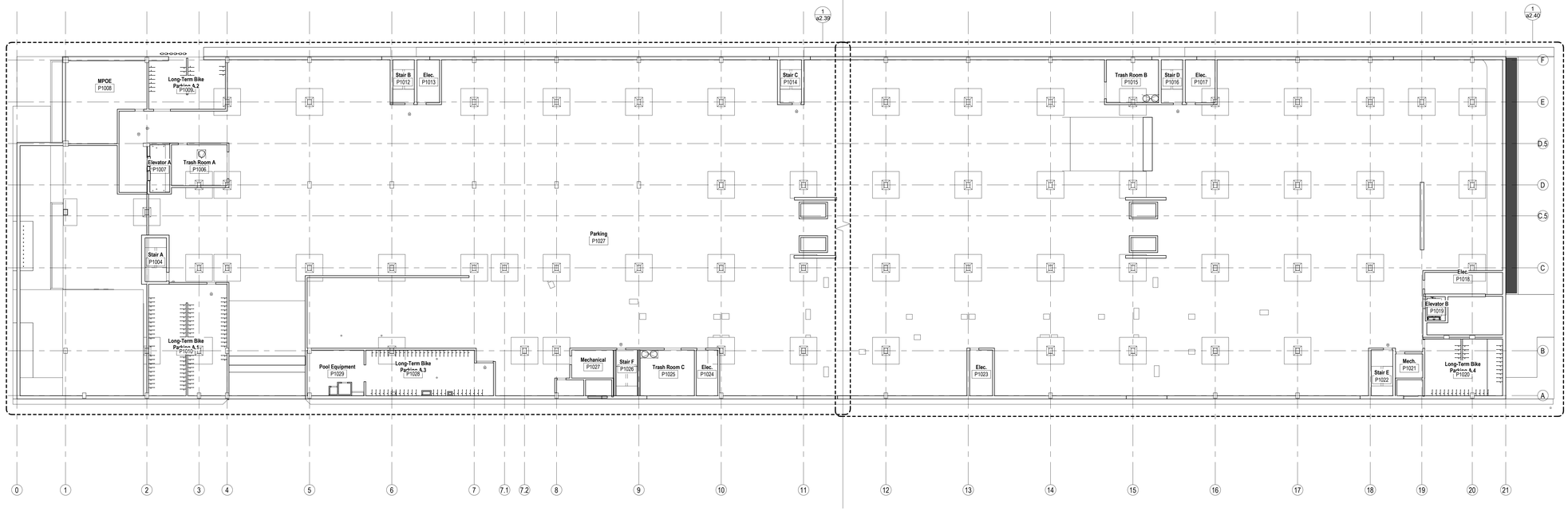
Van Nuys, CA 91411

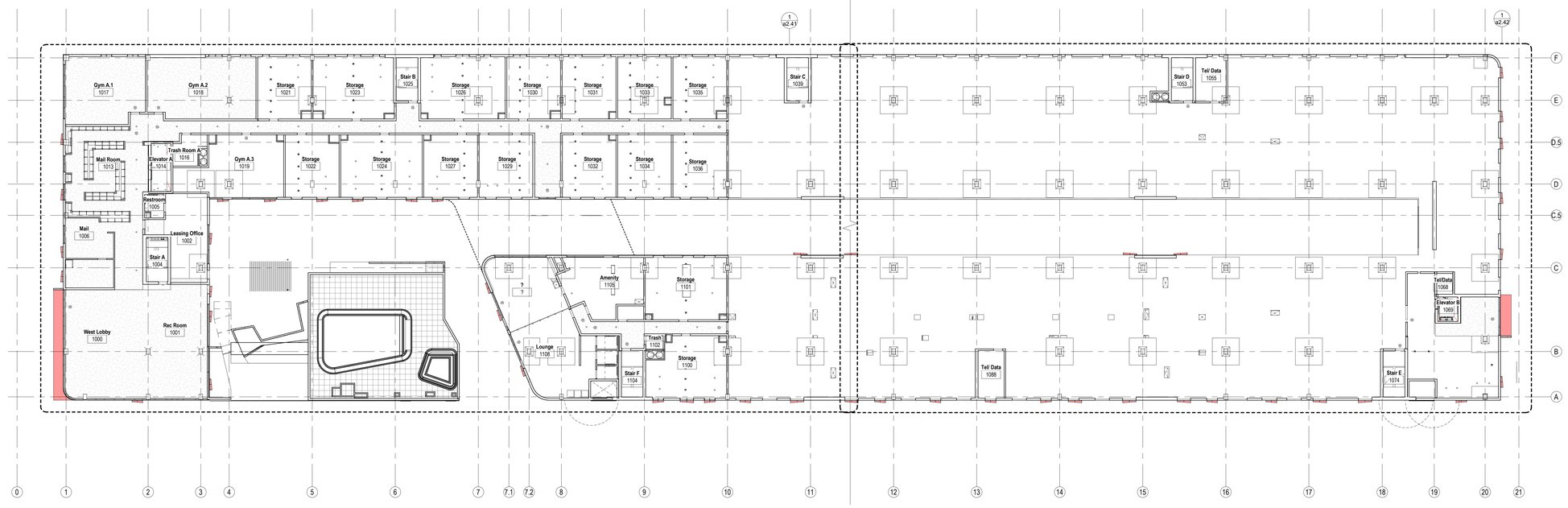
W.PA Job Number 1339

RCP - Overall Parking Level P3 & P2

a2.30



1 Level P1
1/16" = 1'-0"



2 Level L1
1/16" = 1'-0"

General Notes

1. All Lighting Along Path of Egress to Maintain 1 Footcandle Minimum with Battery Back-Up Power. Reference Egress Plans for Path of Egress Location
2. All Lighting To Be Installed Under Separate Trade Permit
3. All Ceiling Mounted Conduit and Junction Boxes to Be Exposed at Exposed Structure and Concealed in Soffit Assemblies. Exposed Conduit and Equipment to be Run Cleanly and Coordinated with Architect and Other Trades Prior to Installation.
4. Center Fixtures in Structural Bays Unless Otherwise Noted
5. All Toilet Rooms, Locker Rooms, Storage & Utility Rooms To Have An Occupant Sensor Control Device That Automatically Turns Lighting Off Within 30 Minutes of All Occupants Leaving The Space.
6. Common Area Lighting To Be On Occupancy Sensor After Building Closing Hours.
7. Time Clock To Have Holiday & Astronomical Functions. Time Clock To Retain Programming For 10 Hours After Loss of Power. Locate Building Time Clock in Electrical Room.
8. Egress Illumination Controlled By A Combination Of Listed Emergency Relay & Occupancy Sensors To Shut Off During Periods That The Building Space Served By The Means Of Egress Is Unoccupied.
9. Recessed Light Fixtures Between Conditioned and Unconditioned Spaces are to be Sealed to Limit Air Leakage and be IC Rated and labeled per Specifications.
10. Outlet Distribution To Be Provided Throughout as Per NFC Requirements.
11. Install Electrical Outlets @ 60" AFF Where Noted. All Other Electrical Outlets To Be Installed Per g0.01.

Device Legend

Devices

- Speaker Surface Mounted
- Speaker Recessed Mounted
- FA Fire Alarm / Strobe
- FP Fire Alarm Pull Station
- Smoke Detector
- Carbon Monoxide Detector
- FE Fire Extinguisher

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

Ceiling Legend

Materials

- Gypsum Ceiling Board
- Dropped Gypsum Soffit

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8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

Sepulveda

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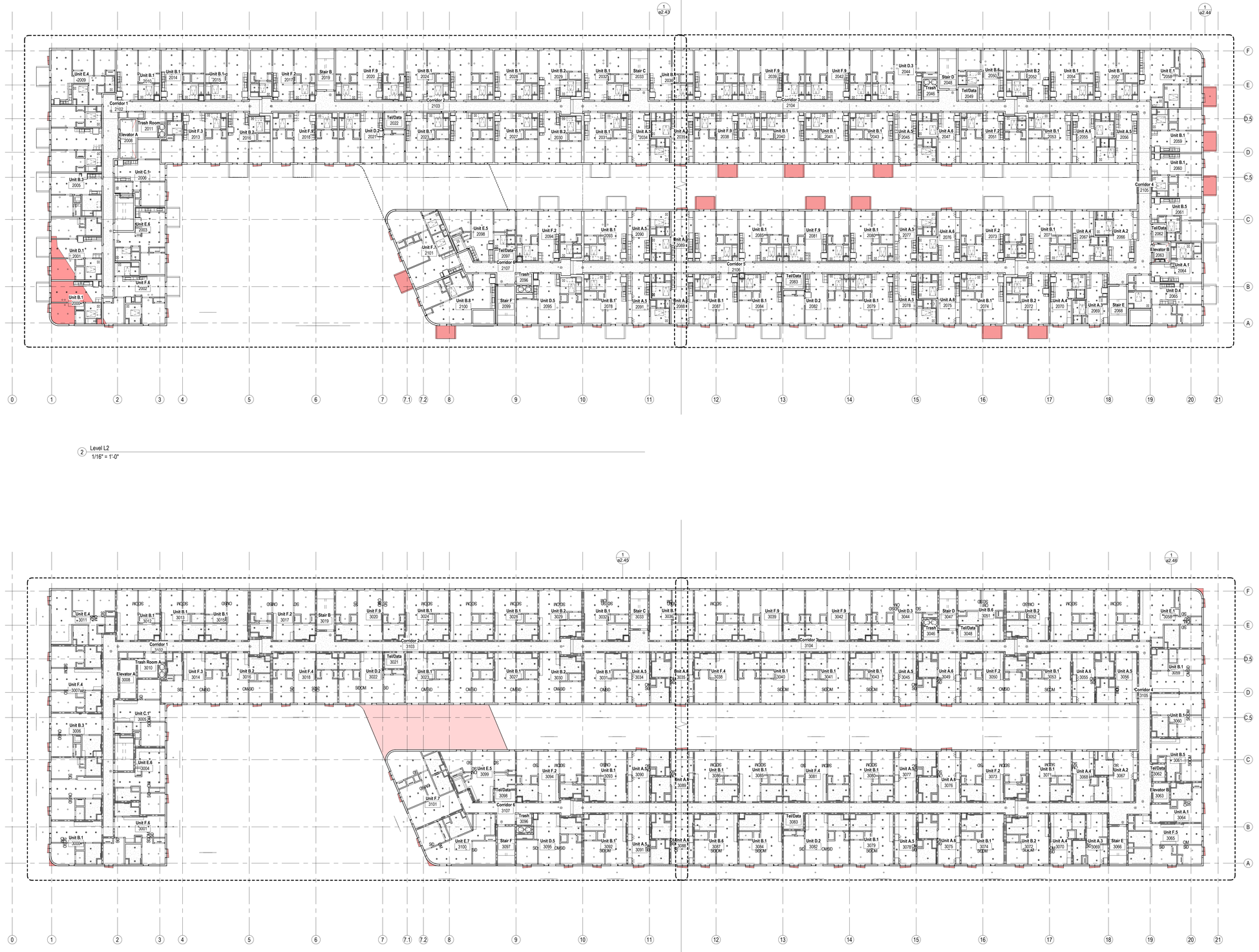
Van Nuys, CA 91411

W.PA Job Number 1339

RCP - Overall
Parking Level P1 &
Level L1

a2.31



2 Level L2
1/16" = 1'-0"

1 Level L3
1/16" = 1'-0"

General Notes

1. All Lighting Along Path of Egress to Maintain 1 Footcandle Minimum with Battery Back-Up Power. Reference Egress Plans for Path of Egress Location
2. All Lighting To Be Installed Under Separate Trade Permit
3. All Ceiling Mounted Conduit and Junction Boxes to Be Exposed at Exposed Structure and Concealed in Soffit Assemblies. Exposed Conduit and Equipment to be Run Cleanly and Coordinated with Architect and Other Trades Prior to Installation.
4. Center Fixtures in Structural Bays Unless Otherwise Noted
5. All Toilet Rooms, Locker Rooms, Storage & Utility Rooms To Have An Occupant Sensor Control Device That Automatically Turns Lighting Off Within 30 Minutes of All Occupants Leaving The Space.
6. Common Area Lighting To Be On Occupancy Sensor After Building Closing Hours.
7. Time Clock To Have Holiday & Astronomical Functions. Time Clock To Retain Programming For 10 Hours After Loss of Power. Locate Building Time Clock in Electrical Room.
8. Egress Illumination Controlled By A Combination Of Listed Emergency Relay & Occupancy Sensors To Shut Off During Periods That The Building Space Served By The Means Of Egress Is Unoccupied.
9. Recessed Light Fixtures Between Conditioned and Unconditioned Spaces are to be Sealed to Limit Air Leakage and be IC Rated and labeled per Specifications.
10. Outlet Distribution To Be Provided Throughout as Per NFC Requirements.
11. Install Electrical Outlets @ 60" AFF Where Noted. All Other Electrical Outlets To Be Installed Per g0.01.

Device Legend

Devices

- Speaker Surface Mounted
- Speaker Recessed Mounted
- FA — Fire Alarm / Strobe
- FP — Fire Alarm Pull Station
- Smoke Detector
- Carbon Monoxide Detector
- FE — Fire Extinguisher

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP — Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

Ceiling Legend

Materials

- Gypsum Ceiling Board
- Dropped Gypsum Soffit

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1	Pre-Submittal	02.11.2022
2	100% Schematic Design	03.11.2022
3	25% PDPP Submission	04.15.2022
4	25% Design Development	04.15.2022
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7	75% Design Development	06.03.2022
8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

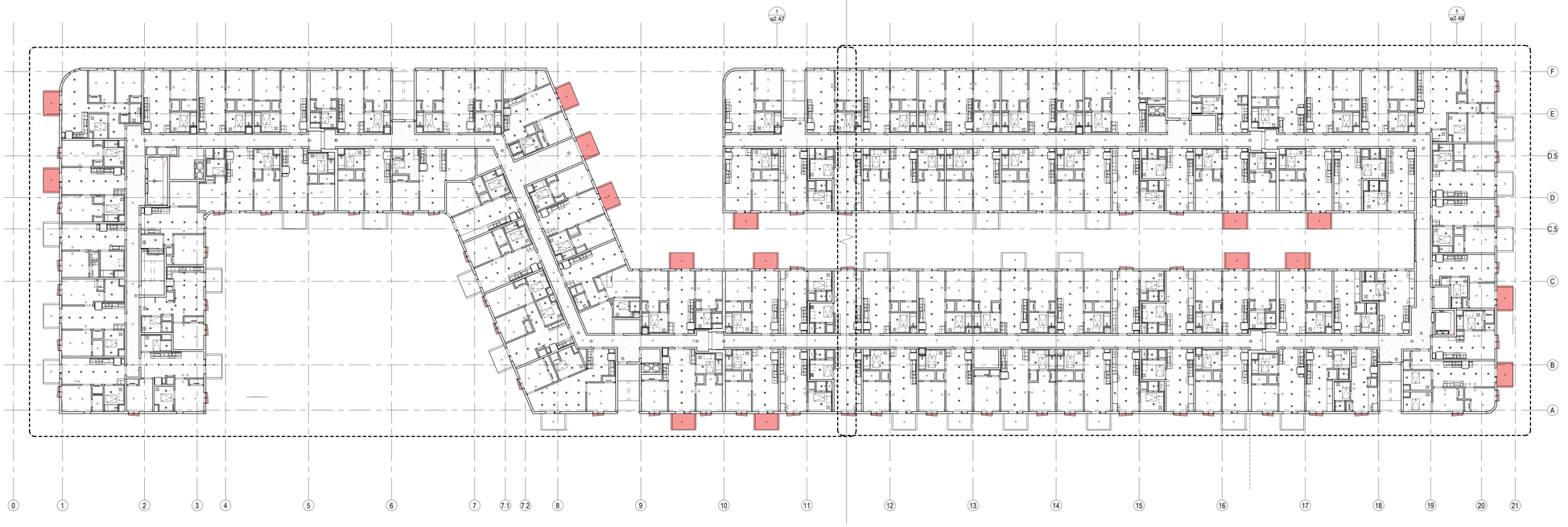
Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

RCP - Overall
Level L2 & L3

a2.32



1 Level L4
1/16" = 1'-0"



2 Level L5
1/16" = 1'-0"

General Notes

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10. Outlet Distribution To Be Provided Throughout as Per NFC Requirements.
11. Install Electrical Outlets @ 60" AFF Where Noted. All Other Electrical Outlets To Be Installed Per g0.01.

Device Legend

Devices

- Speaker Surface Mounted
- Speaker Recessed Mounted
- FA — Fire Alarm / Strobe
- FP — Fire Alarm Pull Station
- Smoke Detector
- Carbon Monoxide Detector
- FE — Fire Extinguisher

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP — Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

Ceiling Legend

Materials

- Gypsum Ceiling Board
- Dropped Gypsum Soffit

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9	25% PDPP Submission	08.19.2022

Sepulveda

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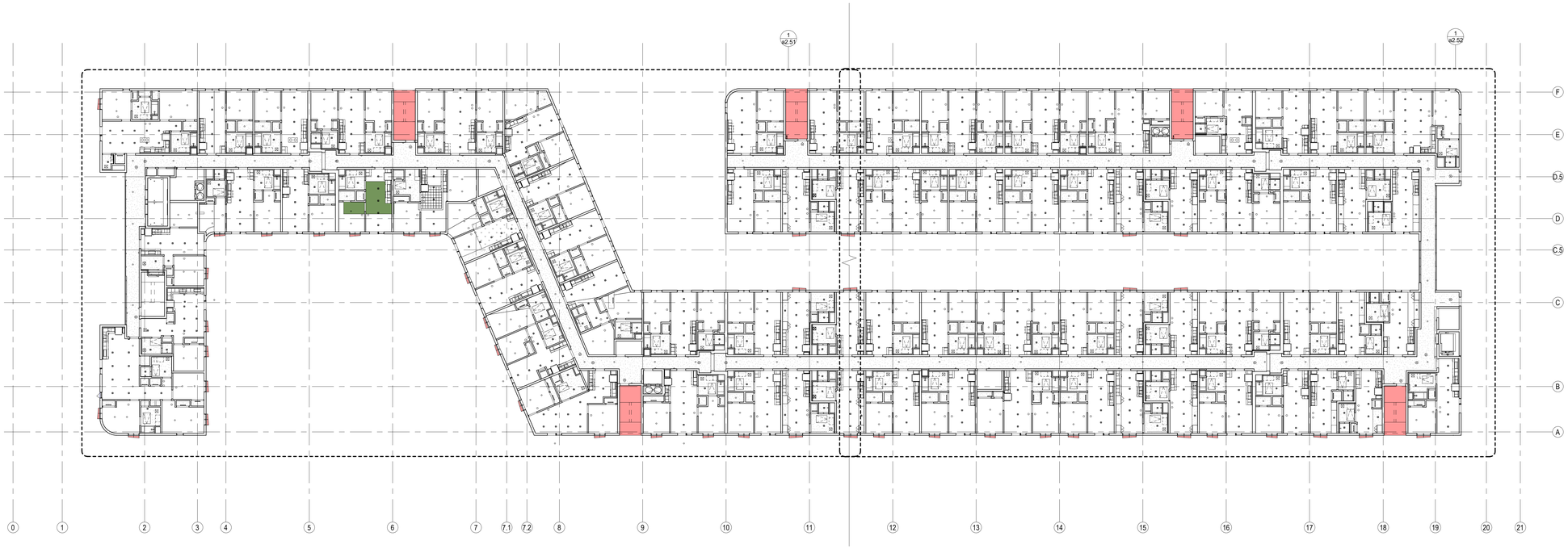
Van Nuys, CA 91411

W.PA Job Number 1339

RCP - Overall
Level L4 & L5

a2.33



1 Level L6
1/16" = 1'-0"

General Notes

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11. Install Electrical Outlets @ 60" AFF Where Noted. All Other Electrical Outlets To Be Installed Per g0.01.

Device Legend

Devices

- Speaker Surface Mounted
- Speaker Recessed Mounted
- FA — Fire Alarm / Strobe
- FP — Fire Alarm Pull Station
- Smoke Detector
- Carbon Monoxide Detector
- FE — Fire Extinguisher

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP — Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

Ceiling Legend

Materials

- Gypsum Ceiling Board
- Dropped Gypsum Soffit

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7	75% Design Development	06.03.2022			

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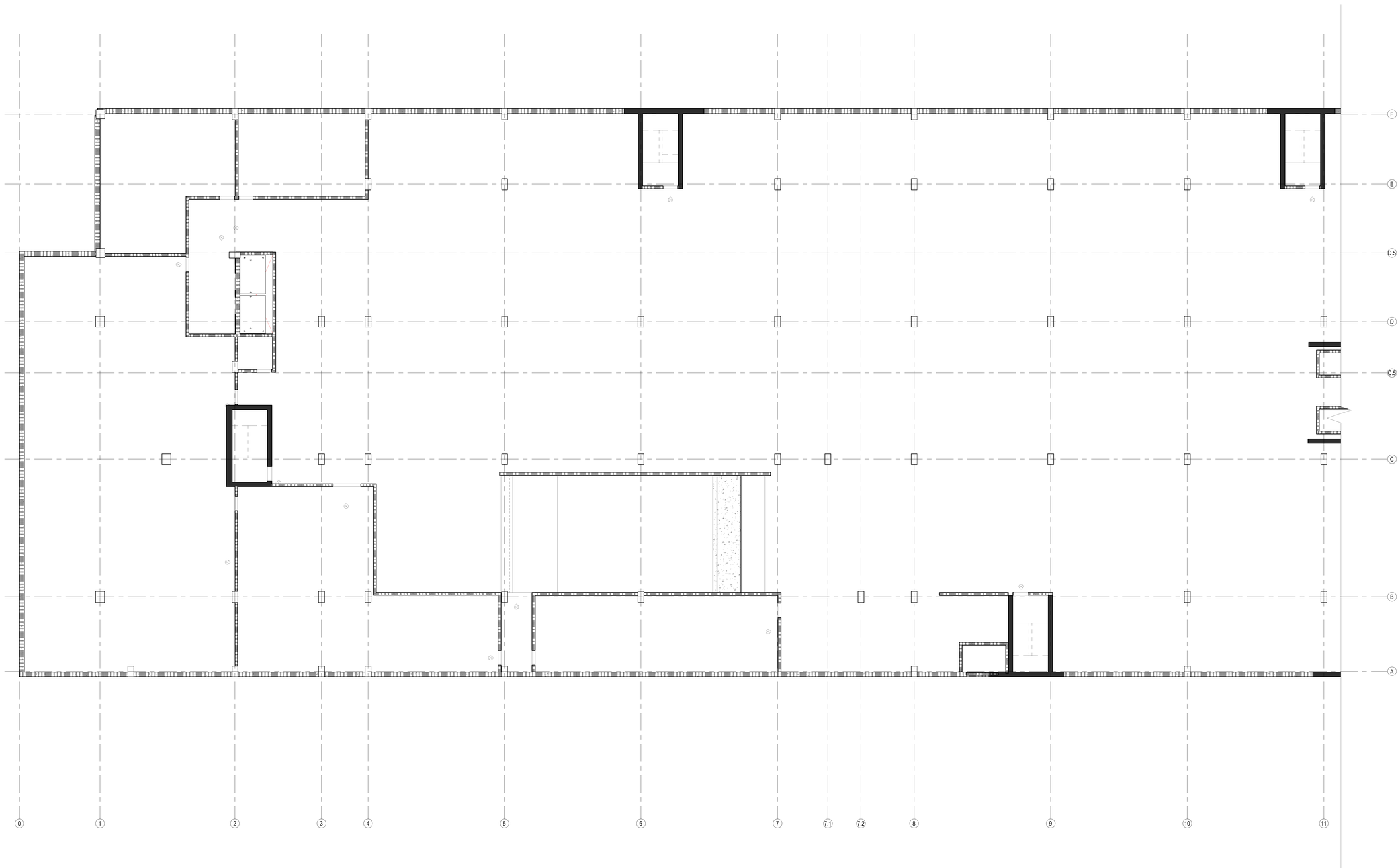
W.PA Job Number 1339

RCP - Overall
Level L6

a2.34



1 P3 West - RCP
1/8" = 1'-0"

General Notes

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Device Legend

Devices

- Speaker Surface Mounted
- Speaker Recessed Mounted
- FA — Fire Alarm / Strobe
- FP — Fire Alarm Pull Station
- Smoke Detector
- Carbon Monoxide Detector
- FE — Fire Extinguisher

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP — Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

Ceiling Legend

Materials

- Gypsum Ceiling Board
- Dropped Gypsum Soffit

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6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

Sepulveda

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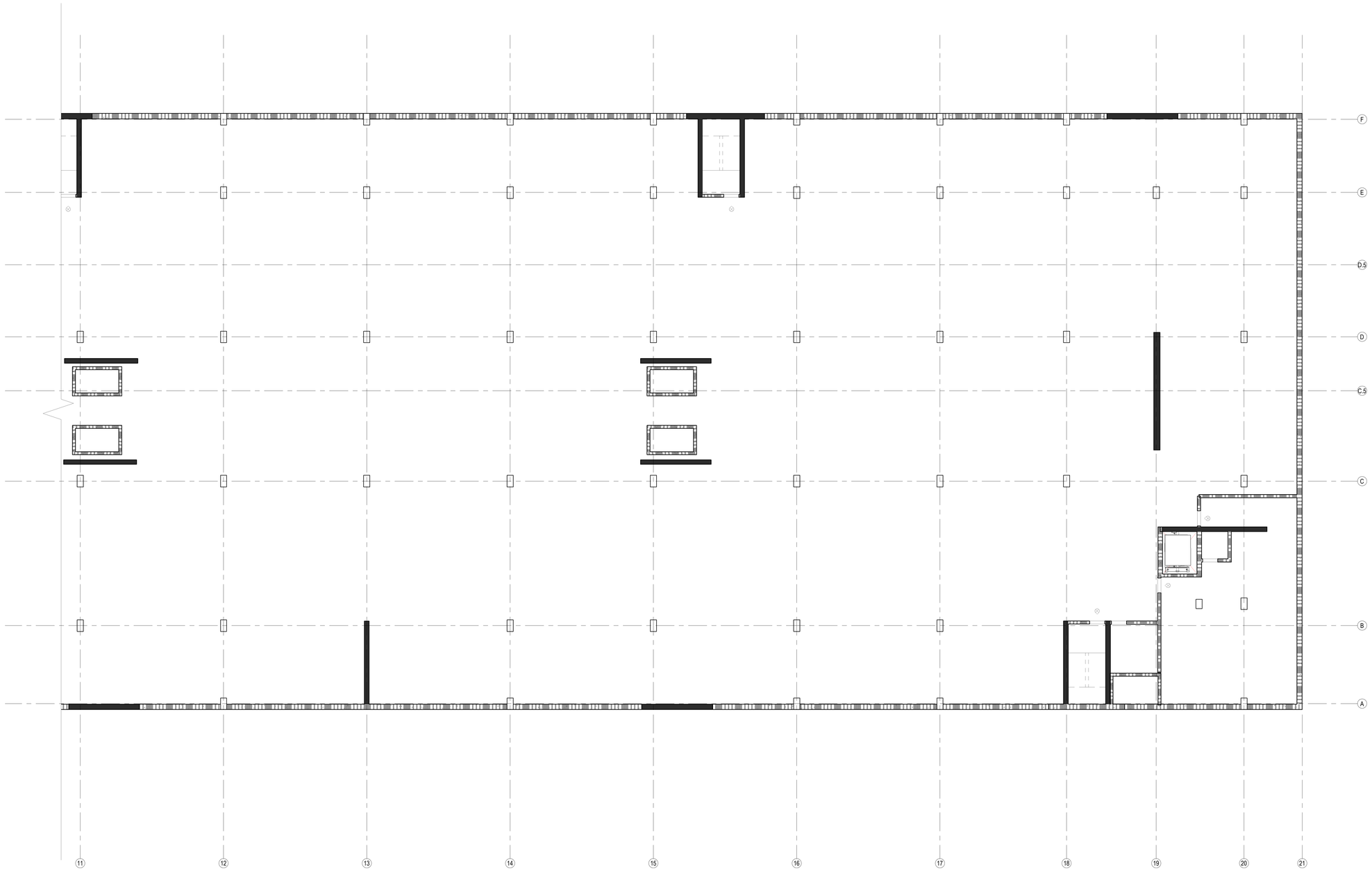
Van Nuys, CA 91411

W.PA Job Number 1339

Plan Legend - West Parking
1" = 100'-0"

RCP - Parking
Level P3 West

a2.35



1 P3 East - RCP
1/8" = 1'-0"

General Notes

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Device Legend

Devices

- Speaker Surface Mounted
- Speaker Recessed Mounted
- FA — Fire Alarm / Strobe
- FP — Fire Alarm Pull Station
- Smoke Detector
- Carbon Monoxide Detector
- FE — Fire Extinguisher

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP — Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

Ceiling Legend

Materials

- Gypsum Ceiling Board
- Dropped Gypsum Soffit

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9	25% PDPP Submission	08.19.2022

Sepulveda

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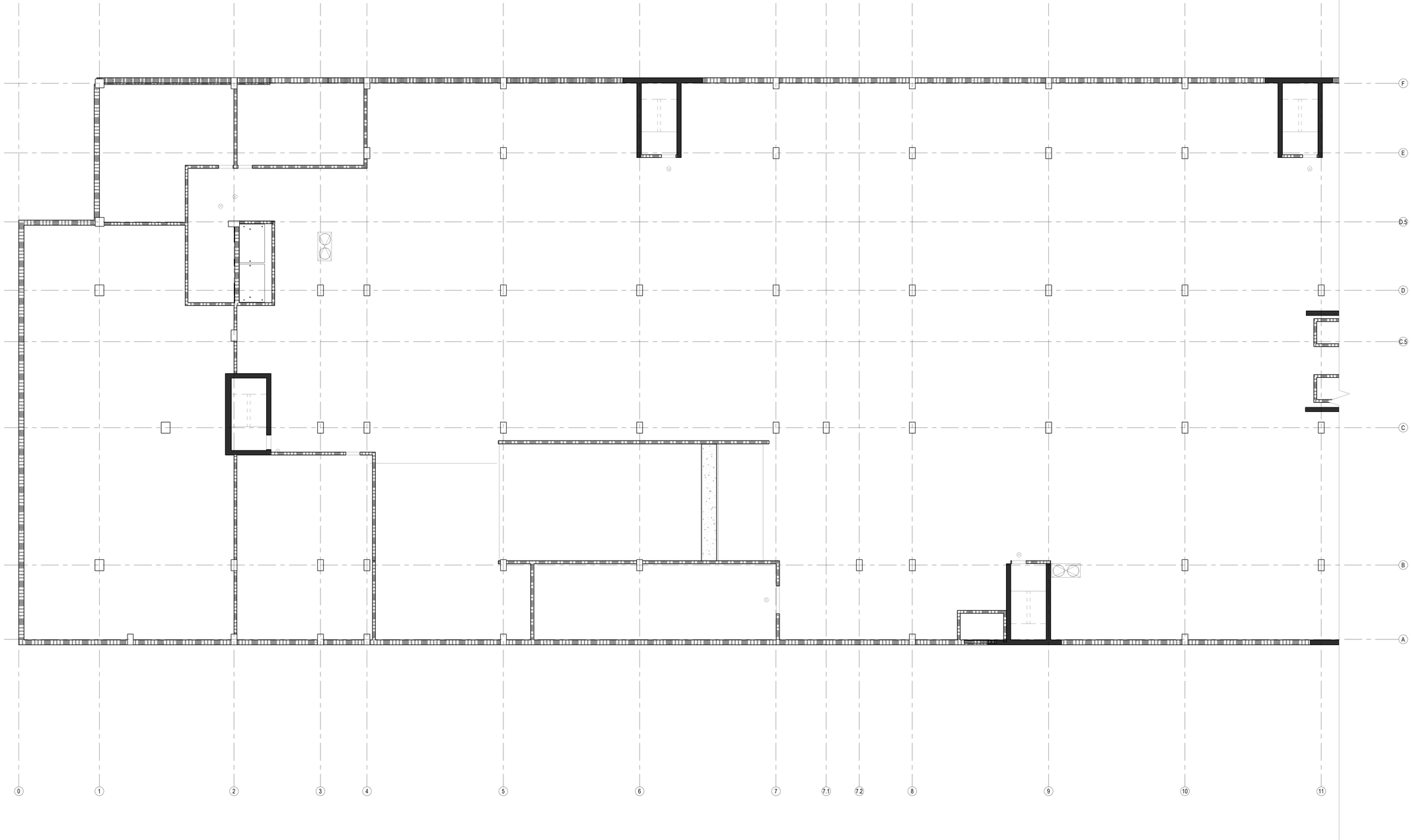
Van Nuys, CA 91411

W.PA Job Number 1339

Plan Legend - West Parking
1" = 100'-0"

RCP - Parking
Level P3 East

a2.36



1 P2 West - RCP
1/8" = 1'-0"

General Notes

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Device Legend

Devices

- Speaker Surface Mounted
- Speaker Recessed Mounted
- FA — Fire Alarm / Strobe
- FP — Fire Alarm Pull Station
- Smoke Detector
- Carbon Monoxide Detector
- FE — Fire Extinguisher

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP — Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

Ceiling Legend

Materials

- Gypsum Ceiling Board
- Dropped Gypsum Soffit

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Sepulveda

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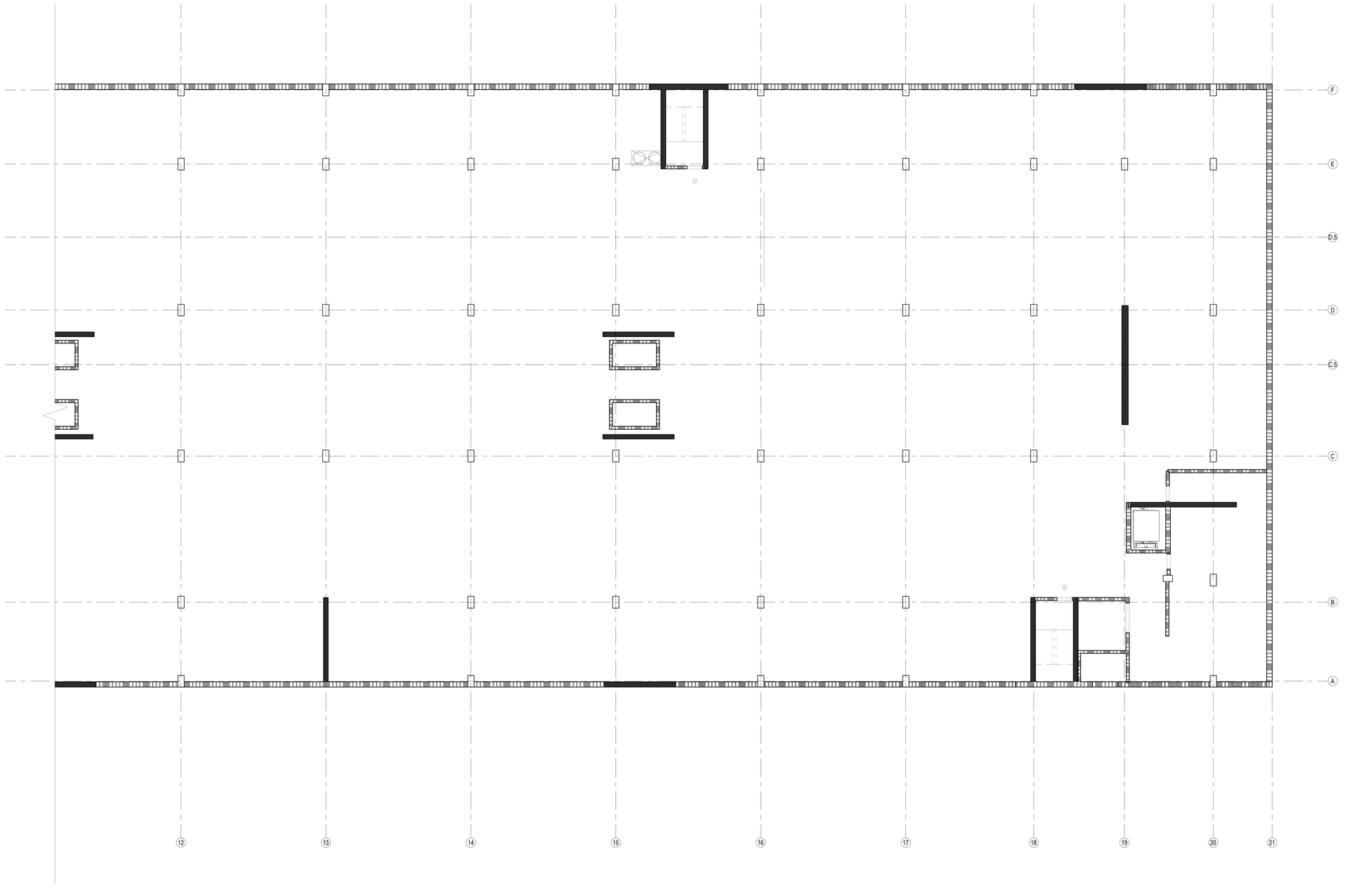
Van Nuys, CA 91411

W.PA Job Number 1339

Plan Legend - West Parking
1" = 100'-0"

RCP - Parking
Level P2 West

a2.37



1 P2 East - RCP
1/8" = 1'-0"

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Device Legend

Devices

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WPA Lighting Fixture Legend

Lighting

- Linear Fixture
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- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP — Electrical Panel
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- Supply Air Grille
- Return Air Grille
- Smoke Detector
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Ceiling Legend

Materials

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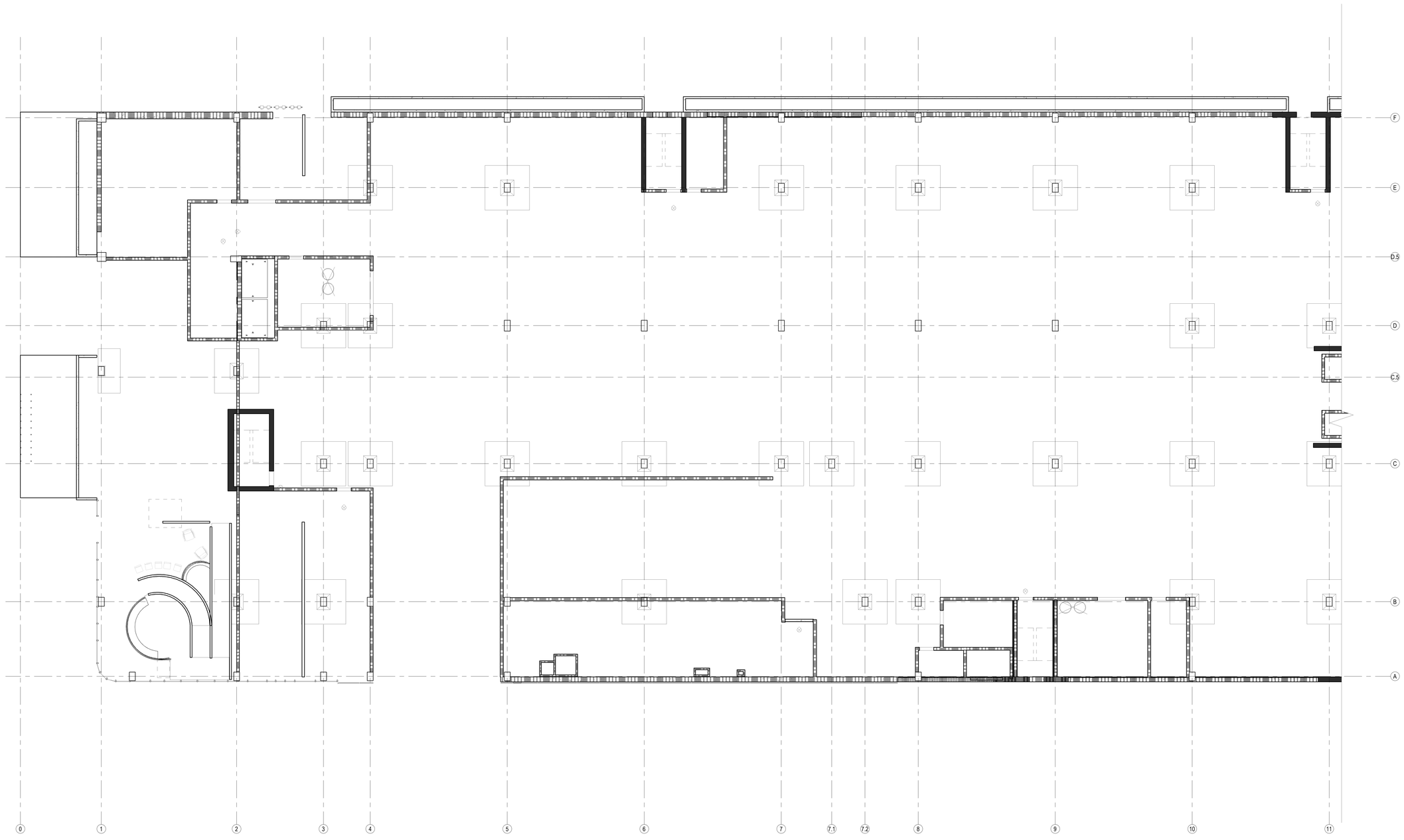
Van Nuys, CA 91411

W.PA Job Number 1339

Plan Legend - East Parking
1" = 100'-0"

RCP - Parking
Level P2 East

a2.38



1 P1 West - RCP
1/8" = 1'-0"

General Notes

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Device Legend

Devices

- Speaker Surface Mounted
- Speaker Recessed Mounted
- FA — Fire Alarm / Strobe
- FP — Fire Alarm Pull Station
- Smoke Detector
- Carbon Monoxide Detector
- FE — Fire Extinguisher

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP — Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

Ceiling Legend

Materials

- Gypsum Ceiling Board
- Dropped Gypsum Soffit

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SET ISSUE

Number	Issue	Date
1	Pre-Submittal	02.11.2022
2	100% Schematic Design	03.11.2022
3	25% PDPP Submission	04.15.2022
4	25% Design Development	04.15.2022
5	Pre-Submittal Rev 01	05.16.2022
6	50% Design Development	05.16.2022
7	75% Design Development	06.03.2022
8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

Sepulveda

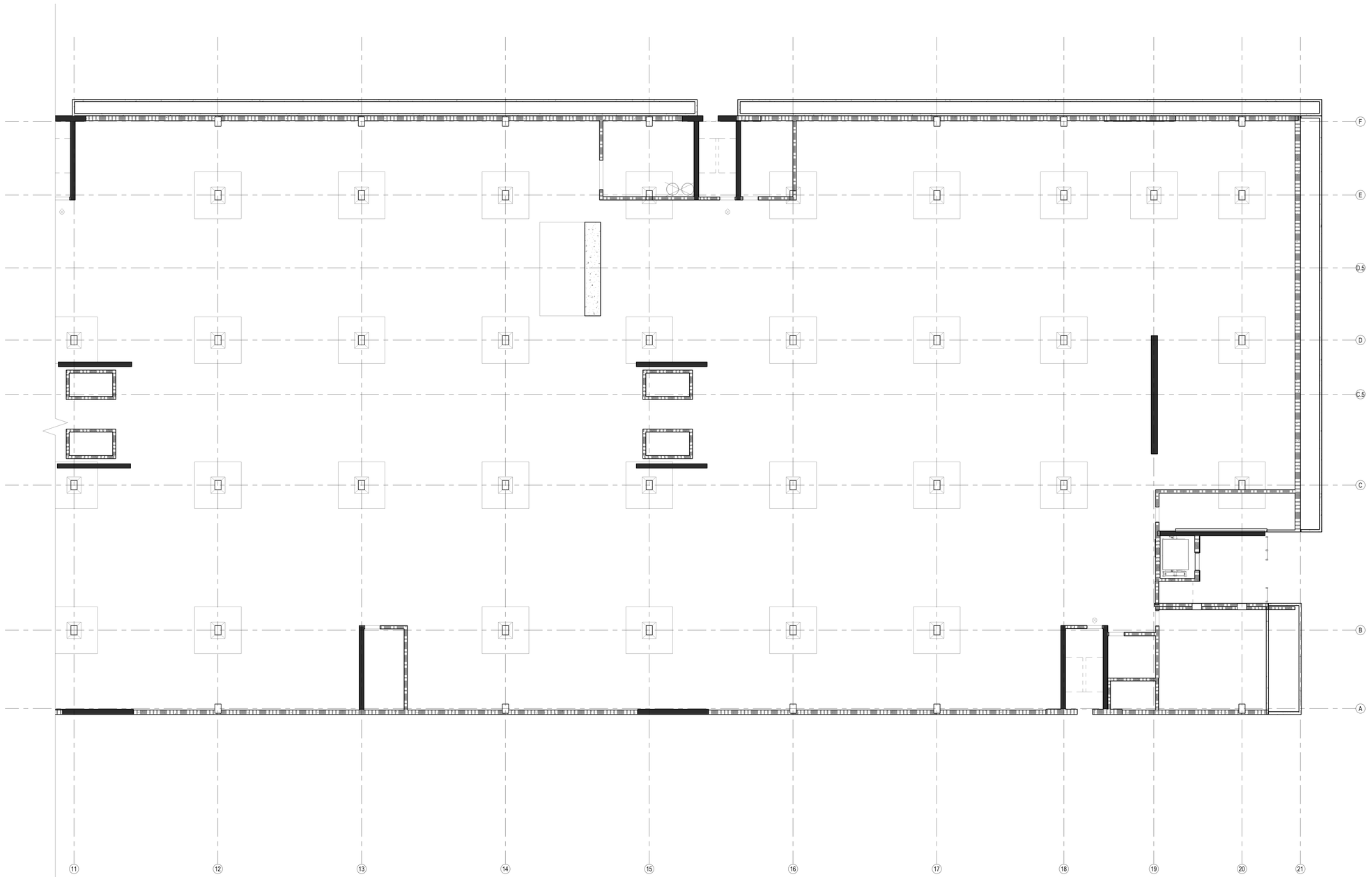
6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Plan Legend - West Parking
1" = 100'-0"

RCP - Parking
Level P1 West

a2.39



1 P1 East
1/8" = 1'-0"

General Notes

1. All Lighting Along Path of Egress to Maintain 1 Footcandle Minimum with Battery Back-Up Power. Reference Egress Plans for Path of Egress Location
2. All Lighting To Be Installed Under Separate Trade Permit
3. All Ceiling Mounted Conduit and Junction Boxes to Be Exposed at Exposed Structure and Concealed in Soffit Assemblies. Exposed Conduit and Equipment to be Run Cleanly and Coordinated with Architect and Other Trades Prior to Installation.
4. Center Fixtures in Structural Bays Unless Otherwise Noted
5. All Toilet Rooms, Locker Rooms, Storage & Utility Rooms To Have An Occupant Sensor Control Device That Automatically Turns Lighting Off Within 30 Minutes of All Occupants Leaving The Space.
6. Common Area Lighting To Be On Occupancy Sensor After Building Closing Hours.
7. Time Clock To Have Holiday & Astronomical Functions. Time Clock To Retain Programming For 10 Hours After Loss of Power. Locate Building Time Clock in Electrical Room.
8. Egress Illumination Controlled By A Combination Of Listed Emergency Relay & Occupancy Sensors To Shut Off During Periods That The Building Space Served By The Means Of Egress Is Unoccupied.
9. Recessed Light Fixtures Between Conditioned and Unconditioned Spaces are to be Sealed to Limit Air Leakage and be IC Rated and labeled per Specifications.
10. Outlet Distribution To Be Provided Throughout as Per NFC Requirements.
11. Install Electrical Outlets @ 60" AFF Where Noted. All Other Electrical Outlets To Be Installed Per g0.01.

Device Legend

Devices

- Speaker Surface Mounted
- Speaker Recessed Mounted
- □FA Fire Alarm / Strobe
- □FP Fire Alarm Pull Station
- Smoke Detector
- Carbon Monoxide Detector
- FE Fire Extinguisher

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

Ceiling Legend

Materials

- Gypsum Ceiling Board
- Dropped Gypsum Soffit

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7	75% Design Development	06.03.2022			

Sepulveda

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Van Nuys, CA 91411

W.PA Job Number 1339

Plan Legend - East Parking
1" = 100'-0"

RCP - Parking
Level P1 East

a2.40



1 L1 West - RCP
1/8" = 1'-0"

General Notes

1. All Lighting Along Path of Egress to Maintain 1 Footcandle Minimum with Battery Back-Up Power. Reference Egress Plans for Path of Egress Location
2. All Lighting To Be Installed Under Separate Trade Permit
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Device Legend

Devices

- Speaker Surface Mounted
- Speaker Recessed Mounted
- FA — Fire Alarm / Strobe
- FP — Fire Alarm Pull Station
- Smoke Detector
- Carbon Monoxide Detector
- FE — Fire Extinguisher

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP — Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

Ceiling Legend

Materials

- Gypsum Ceiling Board
- Dropped Gypsum Soffit

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Sepulveda

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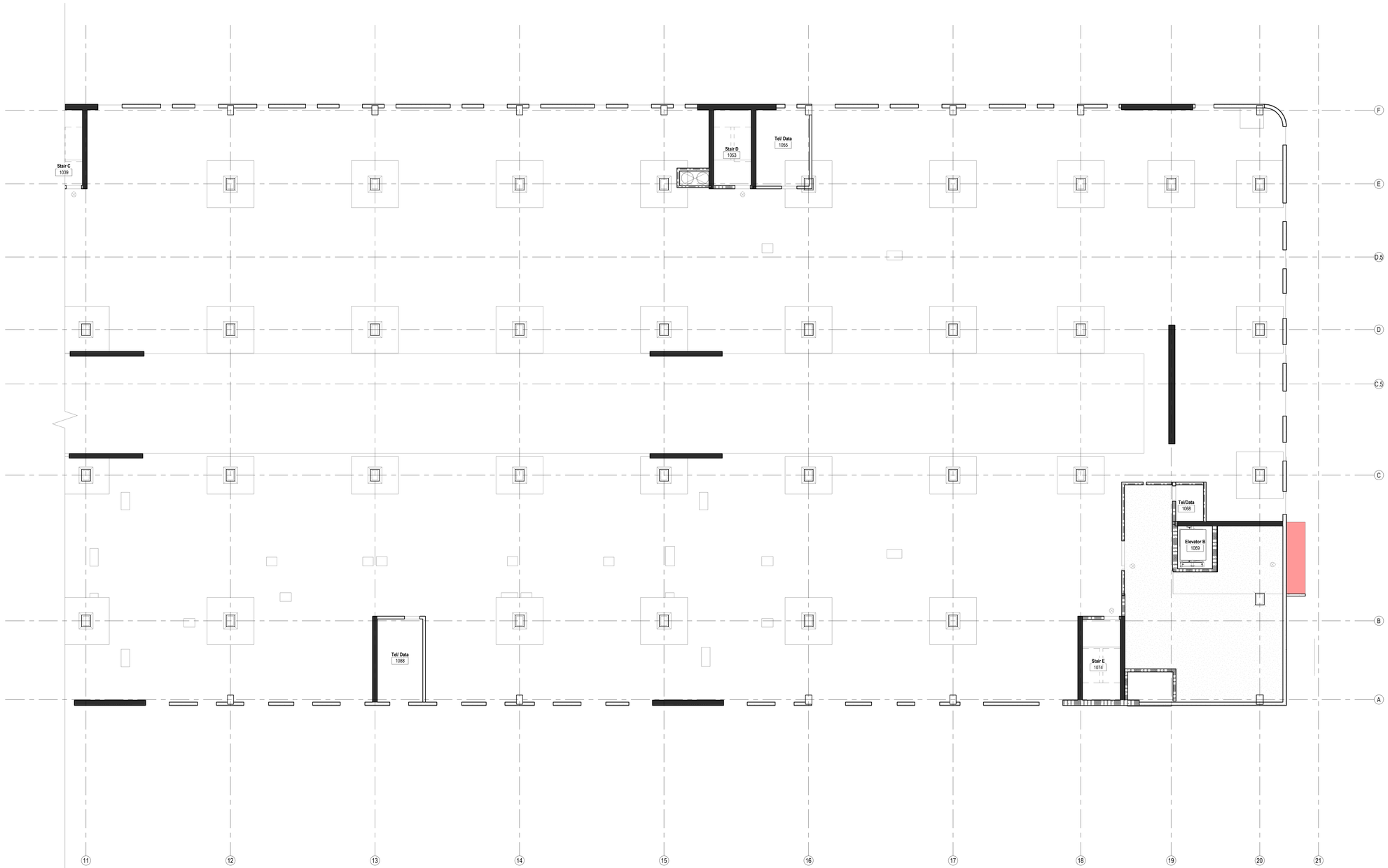
Van Nuys, CA 91411

W.PA Job Number 1339

Plan Legend - West L1-L2
1" = 100'-0"

RCP - Level L1
West

a2.41



1 L1 East - RCP
1/8" = 1'-0"

General Notes

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Device Legend

Devices

- Speaker Surface Mounted
- Speaker Recessed Mounted
- FA — Fire Alarm / Strobe
- FP — Fire Alarm Pull Station
- Smoke Detector
- Carbon Monoxide Detector
- FE — Fire Extinguisher

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP — Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

Ceiling Legend

Materials

- Gypsum Ceiling Board
- Dropped Gypsum Soffit

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7	75% Design Development	06.03.2022			

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Van Nuys, CA 91411

W.PA Job Number 1339

Plan Legend - East L1-L2
1" = 100'-0"

RCP - Level L1
East

a2.42



1 L2 West - RCP
1/8" = 1'-0"

General Notes

1. All Lighting Along Path of Egress to Maintain 1 Footcandle Minimum with Battery Back-Up Power. Reference Egress Plans for Path of Egress Location
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10. Outlet Distribution To Be Provided Throughout as Per NFC Requirements.
11. Install Electrical Outlets @ 60" AFF Where Noted. All Other Electrical Outlets To Be Installed Per g0.01.

Device Legend

Devices

- Speaker Surface Mounted
- Speaker Recessed Mounted
- FA Fire Alarm / Strobe
- FP Fire Alarm Pull Station
- Smoke Detector
- Carbon Monoxide Detector
- FE Fire Extinguisher

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

Ceiling Legend

Materials

- Gypsum Ceiling Board
- Dropped Gypsum Soffit

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7	75% Design Development	06.03.2022			

Sepulveda

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Van Nuys, CA 91411

W.PA Job Number 1339

Plan Legend - West L1-L2
1" = 100'-0"

RCP - Level L2
West

a2.43



1 L2 East - RCP
1/8" = 1'-0"

General Notes

1. All Lighting Along Path of Egress to Maintain 1 Footcandle Minimum with Battery Back-Up Power. Reference Egress Plans for Path of Egress Location
2. All Lighting To Be Installed Under Separate Trade Permit
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Device Legend

Devices

- Speaker Surface Mounted
- Speaker Recessed Mounted
- FA Fire Alarm / Strobe
- FP Fire Alarm Pull Station
- Smoke Detector
- CO Carbon Monoxide Detector
- FE Fire Extinguisher

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

Ceiling Legend

Materials

- Gypsum Ceiling Board
- Dropped Gypsum Soffit

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Van Nuys, CA 91411

W.PA Job Number 1339



Plan Legend - East L1-L2
1" = 100'-0"

RCP - Level L2
East

a2.44



1 L3 West - RCP
1/8" = 1'-0"

General Notes

1. All Lighting Along Path of Egress to Maintain 1 Footcandle Minimum with Battery Back-Up Power. Reference Egress Plans for Path of Egress Location
2. All Lighting To Be Installed Under Separate Trade Permit
3. All Ceiling Mounted Conduit and Junction Boxes to Be Exposed at Exposed Structure and Concealed in Soffit Assemblies. Exposed Conduit and Equipment to be Run Cleanly and Coordinated with Architect and Other Trades Prior to Installation.
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11. Install Electrical Outlets @ 60" AFF Where Noted. All Other Electrical Outlets To Be Installed Per g0.01.

Device Legend

Devices

- Speaker Surface Mounted
- Speaker Recessed Mounted
- FA Fire Alarm / Strobe
- FP Fire Alarm Pull Station
- Smoke Detector
- Carbon Monoxide Detector
- FE Fire Extinguisher

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

Ceiling Legend

Materials

- Gypsum Ceiling Board
- Dropped Gypsum Soffit

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Sepulveda

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W.PA Job Number 1339

Plan Legend - West L3-L6
1" = 100'-0"

RCP - Level L3
West

a2.45



1 L3 East - RCP
1/8" = 1'-0"

General Notes

1. All Lighting Along Path of Egress to Maintain 1 Footcandle Minimum with Battery Back-Up Power. Reference Egress Plans for Path of Egress Location
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Device Legend

Devices

- Speaker Surface Mounted
- Speaker Recessed Mounted
- FA Fire Alarm / Strobe
- FP Fire Alarm Pull Station
- Smoke Detector
- Carbon Monoxide Detector
- FE Fire Extinguisher

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

Ceiling Legend

Materials

- Gypsum Ceiling Board
- Dropped Gypsum Soffit

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Sepulveda

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Van Nuys, CA 91411

W.PA Job Number 1339

Plan Legend - East L3-L6
1" = 100'-0"

RCP - Level L3
East

a2.46



1 L4 West - RCP
1/8" = 1'-0"

General Notes

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Device Legend

Devices

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- Speaker Recessed Mounted
- FA Fire Alarm / Strobe
- FP Fire Alarm Pull Station
- Smoke Detector
- Carbon Monoxide Detector
- FE Fire Extinguisher

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
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- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

Ceiling Legend

Materials

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- Dropped Gypsum Soffit

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02/28/2023

SET ISSUE

Number	Issue	Date
1	Pre-Submittal	02.11.2022
2	100% Schematic Design	03.11.2022
3	25% PDPP Submission	04.15.2022
4	25% Design Development	04.15.2022
5	Pre-Submittal Rev 01	05.16.2022
6	50% Design Development	05.16.2022
7	75% Design Development	06.03.2022
8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

Sepulveda

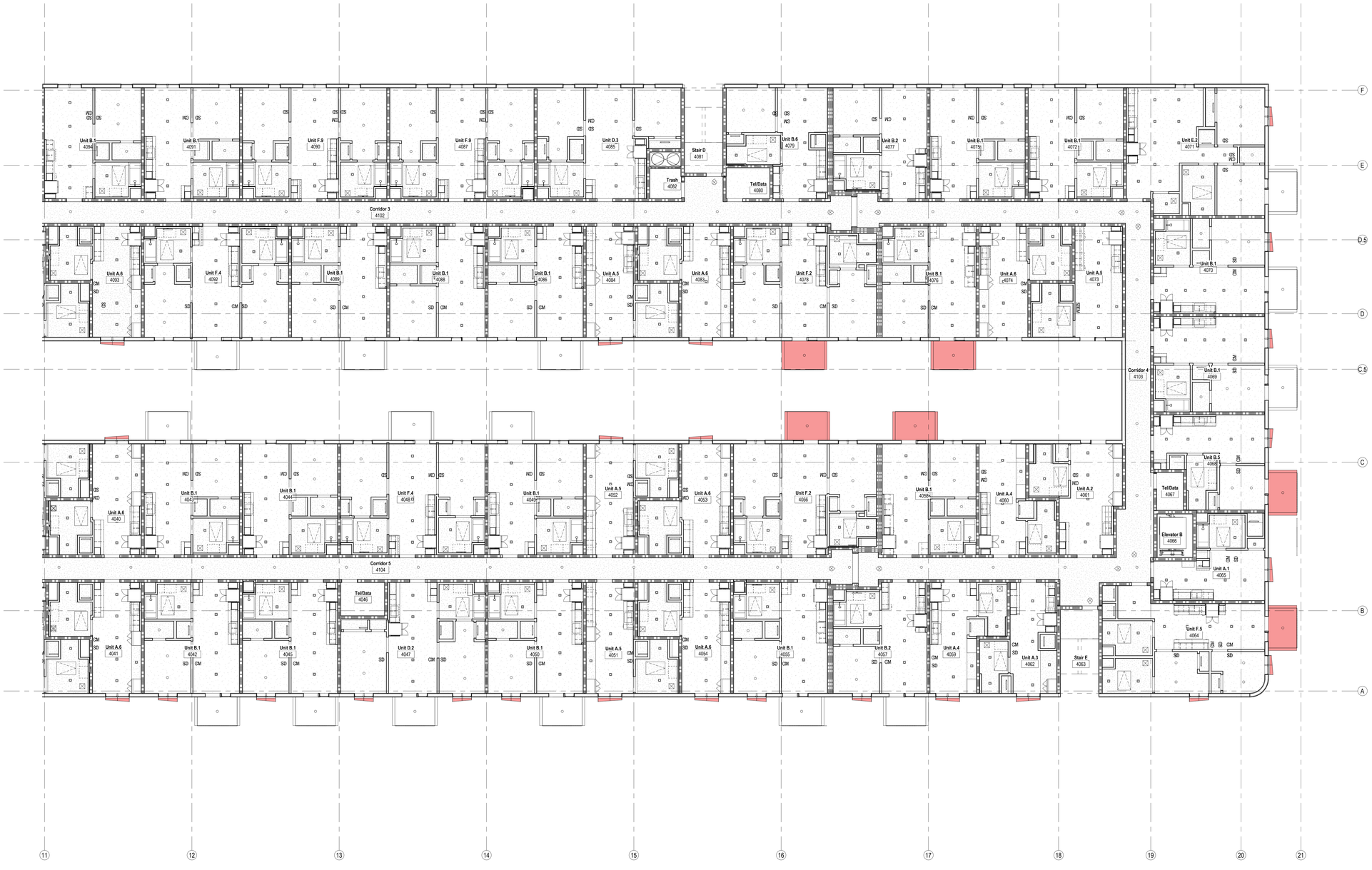
6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Plan Legend - West L3-L6
1" = 100'-0"

RCP - Level L4
West

a2.47



1 L4 East - RCP
1/8" = 1'-0"

General Notes

1. All Lighting Along Path of Egress to Maintain 1 Footcandle Minimum with Battery Back-Up Power. Reference Egress Plans for Path of Egress Location
2. All Lighting To Be Installed Under Separate Trade Permit
3. All Ceiling Mounted Conduit and Junction Boxes to Be Exposed at Exposed Structure and Concealed in Soffit Assemblies. Exposed Conduit and Equipment to be Run Cleanly and Coordinated with Architect and Other Trades Prior to Installation.
4. Center Fixtures in Structural Bays Unless Otherwise Noted
5. All Toilet Rooms, Locker Rooms, Storage & Utility Rooms To Have An Occupant Sensor Control Device That Automatically Turns Lighting Off Within 30 Minutes of All Occupants Leaving The Space.
6. Common Area Lighting To Be On Occupancy Sensor After Building Closing Hours.
7. Time Clock To Have Holiday & Astronomical Functions. Time Clock To Retain Programming For 10 Hours After Loss of Power. Locate Building Time Clock in Electrical Room.
8. Egress Illumination Controlled By A Combination Of Listed Emergency Relay & Occupancy Sensors To Shut Off During Periods That The Building Space Served By The Means Of Egress Is Unoccupied.
9. Recessed Light Fixtures Between Conditioned and Unconditioned Spaces are to be Sealed to Limit Air Leakage and be IC Rated and labeled per Specifications.
10. Outlet Distribution To Be Provided Throughout as Per NFC Requirements.
11. Install Electrical Outlets @ 60" AFF Where Noted. All Other Electrical Outlets To Be Installed Per g0.01.

Device Legend

Devices

- Speaker Surface Mounted
- Speaker Recessed Mounted
- FA Fire Alarm / Strobe
- FP Fire Alarm Pull Station
- Smoke Detector
- Carbon Monoxide Detector
- FE Fire Extinguisher

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

Ceiling Legend

Materials

- Gypsum Ceiling Board
- Dropped Gypsum Soffit

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Van Nuys, CA 91411

W.PA Job Number 1339

Plan Legend - East L3-L6
1" = 100'-0"

RCP - Level L4
East

a2.48



1 L5 West - RCP
1/8" = 1'-0"

General Notes

1. All Lighting Along Path of Egress to Maintain 1 Footcandle Minimum with Battery Back-Up Power. Reference Egress Plans for Path of Egress Location
2. All Lighting To Be Installed Under Separate Trade Permit
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10. Outlet Distribution To Be Provided Throughout as Per NFC Requirements.
11. Install Electrical Outlets @ 60" AFF Where Noted. All Other Electrical Outlets To Be Installed Per g0.01.

Device Legend

Devices

- Speaker Surface Mounted
- Speaker Recessed Mounted
- FA Fire Alarm / Strobe
- FP Fire Alarm Pull Station
- Smoke Detector
- Carbon Monoxide Detector
- FE Fire Extinguisher

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

Ceiling Legend

Materials

- Gypsum Ceiling Board
- Dropped Gypsum Soffit

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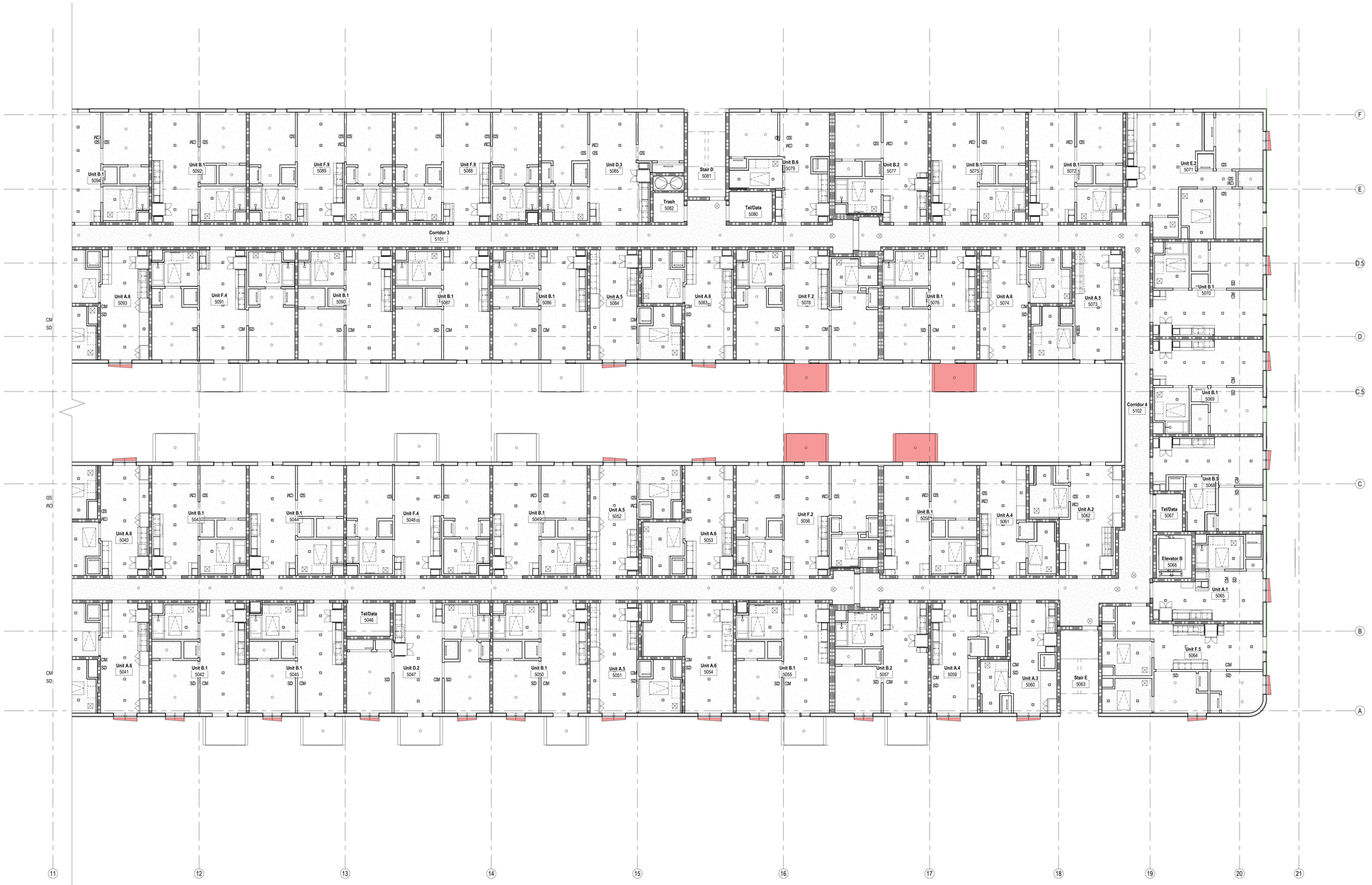
Van Nuys, CA 91411

W.PA Job Number 1339

Plan Legend - West L3-L6
1" = 100'-0"

RCP - Level L5
West

a2.49



1 L5 East - RCP
1/8" = 1'-0"

General Notes

1. All Lighting Along Path of Egress to Maintain 1 Footcandle Minimum with Battery Back-Up Power. Reference Egress Plans for Path of Egress Location
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3. All Ceiling Mounted Conduit and Junction Boxes to Be Exposed at Exposed Structure and Concealed in Soffit Assemblies. Exposed Conduit and Equipment to be Run Cleanly and Coordinated with Architect and Other Trades Prior to Installation.
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10. Outlet Distribution To Be Provided Throughout as Per NFC Requirements.
11. Install Electrical Outlets @ 60" AFF Where Noted. All Other Electrical Outlets To Be Installed Per g0.01.

Device Legend

Devices

- Speaker Surface Mounted
- Speaker Recessed Mounted
- FA Fire Alarm / Strobe
- FP Fire Alarm Pull Station
- Smoke Detector
- CM Carbon Monoxide Detector
- FE Fire Extinguisher

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

Ceiling Legend

Materials

- Gypsum Ceiling Board
- Dropped Gypsum Soffit

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9	25% PDPP Submission	08.19.2022

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Van Nuys, CA 91411

W.PA Job Number 1339

Plan Legend - East L3-L6
1" = 100'-0"

RCP - Level L5
East

a2.50



1 L6 West - RCP
1/8" = 1'-0"

General Notes

1. All Lighting Along Path of Egress to Maintain 1 Footcandle Minimum with Battery Back-Up Power. Reference Egress Plans for Path of Egress Location
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Device Legend

Devices

- Speaker Surface Mounted
- Speaker Recessed Mounted
- FA Fire Alarm / Strobe
- FP Fire Alarm Pull Station
- Smoke Detector
- Carbon Monoxide Detector
- FE Fire Extinguisher

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

Ceiling Legend

Materials

- Gypsum Ceiling Board
- Dropped Gypsum Soffit

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Van Nuys, CA 91411

W.PA Job Number 1339

Plan Legend - West L3-L6
1" = 100'-0"

RCP - Level L6
West

a2.51



1 L6 East - RCP
1/8" = 1'-0"

General Notes

1. All Lighting Along Path of Egress to Maintain 1 Footcandle Minimum with Battery Back-Up Power. Reference Egress Plans for Path of Egress Location
2. All Lighting To Be Installed Under Separate Trade Permit
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10. Outlet Distribution To Be Provided Throughout as Per NFC Requirements.
11. Install Electrical Outlets @ 60" AFF Where Noted. All Other Electrical Outlets To Be Installed Per g0.01.

Device Legend

Devices

- Speaker Surface Mounted
- Speaker Recessed Mounted
- FA — Fire Alarm / Strobe
- FP — Fire Alarm Pull Station
- Smoke Detector
- Carbon Monoxide Detector
- FE — Fire Extinguisher

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP — Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

Ceiling Legend

Materials

- Gypsum Ceiling Board
- Dropped Gypsum Soffit

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6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

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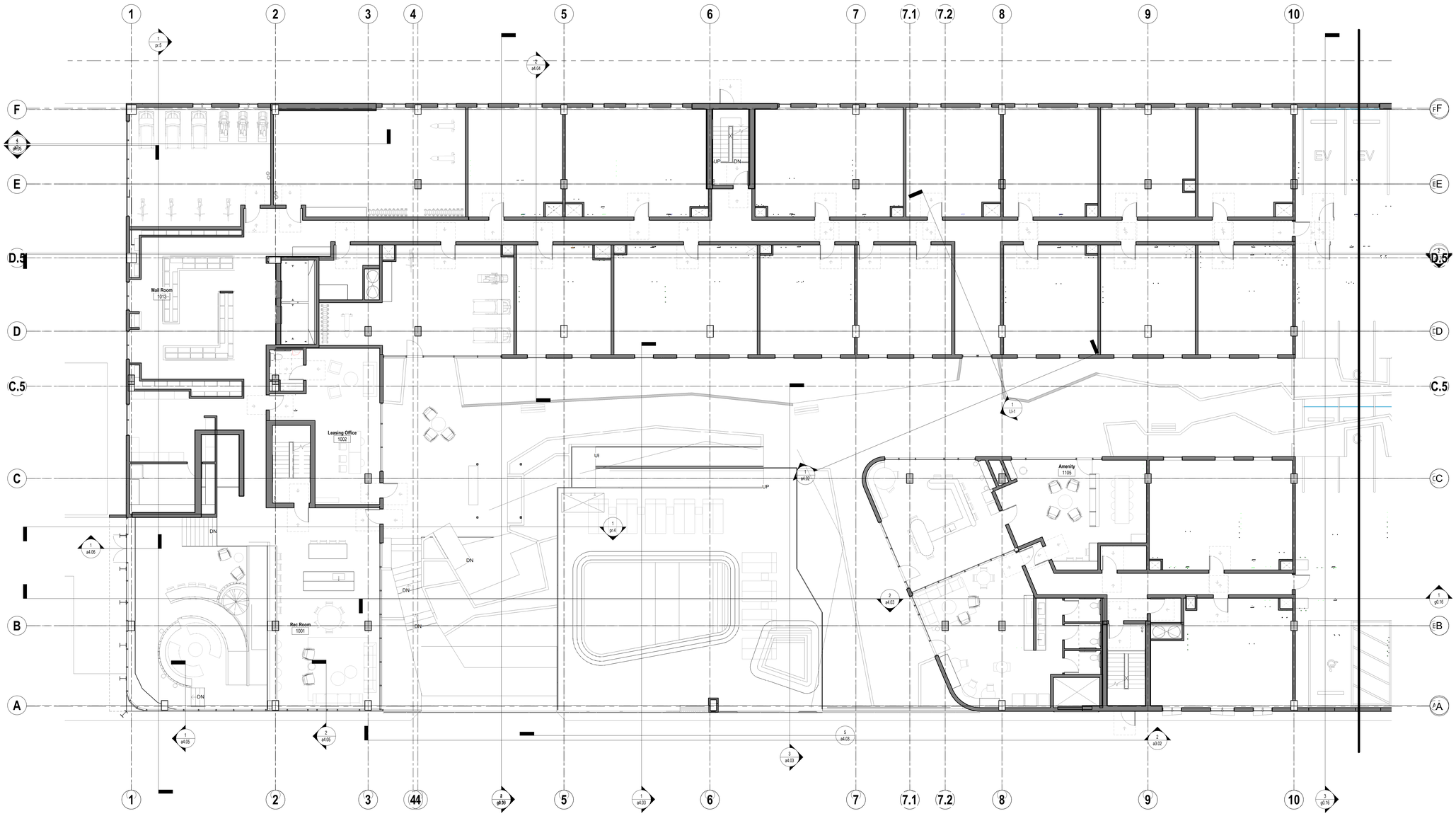
Van Nuys, CA 91411

W.PA Job Number 1339

Plan Legend - East L3-L6
1" = 100'-0"

RCP - Level L6
East

a2.52



2 Enlarged Amenity Plan Copy 1
1/8" = 1'-0"

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7	75% Design Development	06.03.2022			

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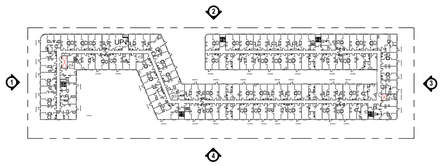
W.PA Job Number 1339

Enlarged Amenity Plan

a2.73

Exterior Key Plan 1
1" = 80'-0"



Materials, Textures and Colors

Stucco - Color: White. Smooth texture. Pattern Joints spacing per Elevation

Stucco - Color: Salmon Pink. Smooth texture. Pattern Joints spacing per Elevation

Stucco - Color: Matte Black. Smooth texture.

Tint Glass Panel in Salmon Pink & Light Salmon Pink Color

Wire Mesh Vine Panel with Mesh Inset For Vertical Growing Plants

Webnet Mesh Guardrail at Balcony

Cast in-place concrete with Smooth Stucco to Match Exterior Facade

Balcony Door & Window, Vinyl, White to match Exterior facade

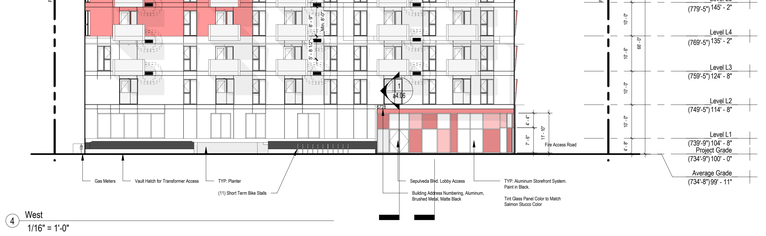
General Notes

1. New 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. These numbers shall contrast with their background and be a minimum of 4 inches high with a minimum stroke width of 0.5 inches.

3 South
1/16" = 1'-0"



4 West
1/16" = 1'-0"



1 East
1/16" = 1'-0"



2 North
1/16" = 1'-0"



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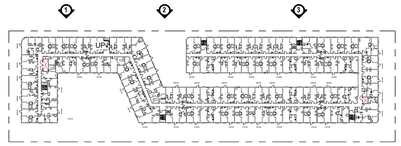
Van Nuys, CA 91411

W.PA Job Number 1339

Overall Exterior Elevations

a3.00

Exterior Key Plan 2
1" = 80'-0"



Materials, Textures and Colors

- Stucco - Color: White. Smooth texture. Pattern Joints spacing per Elevation
- Stucco - Color: Salmon Pink. Smooth texture. Pattern Joints spacing per Elevation
- Stucco - Color: Matte Black. Smooth texture.
- Tint Glass Panel in Salmon Pink & Light Salmon Pink Color
- Wire Mesh Vine Panel with Mesh Inset For Vertical Growing Plants
- Webnet Mesh Guardrail at Balcony
- Cast in-place concrete with Smooth Stucco to Match Exterior Facade
- Balcony Door & Window, Vinyl, White to match Exterior facade

General Notes

1. New 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. These numbers shall contrast with their background and be a minimum of 4 inches high with a minimum stroke width of 0.5 inches.



3 Partial North Elevation 1
1/8" = 1'-0"



2 Partial North Elevation 2
1/8" = 1'-0"



1 Partial North Elevation 3
1/8" = 1'-0"

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Van Nuys, CA 91411

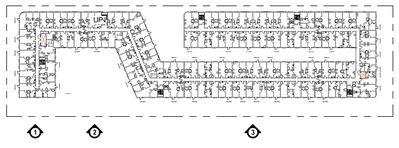
W.PA Job Number 1339

Partial Enlarged Exterior Elevations

a3.01

Exterior Key Plan 3

1" = 80'-0"



Materials, Textures and Colors

- Stucco - Color: White. Smooth texture. Pattern Joints spacing per Elevation
- Stucco - Color: Salmon Pink. Smooth texture. Pattern Joints spacing per Elevation
- Stucco - Color: Matte Black. Smooth texture.
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- Cast in-place concrete with Smooth Stucco to Match Exterior Facade
- Balcony Door & Window, Vinyl, White to match Exterior facade

General Notes

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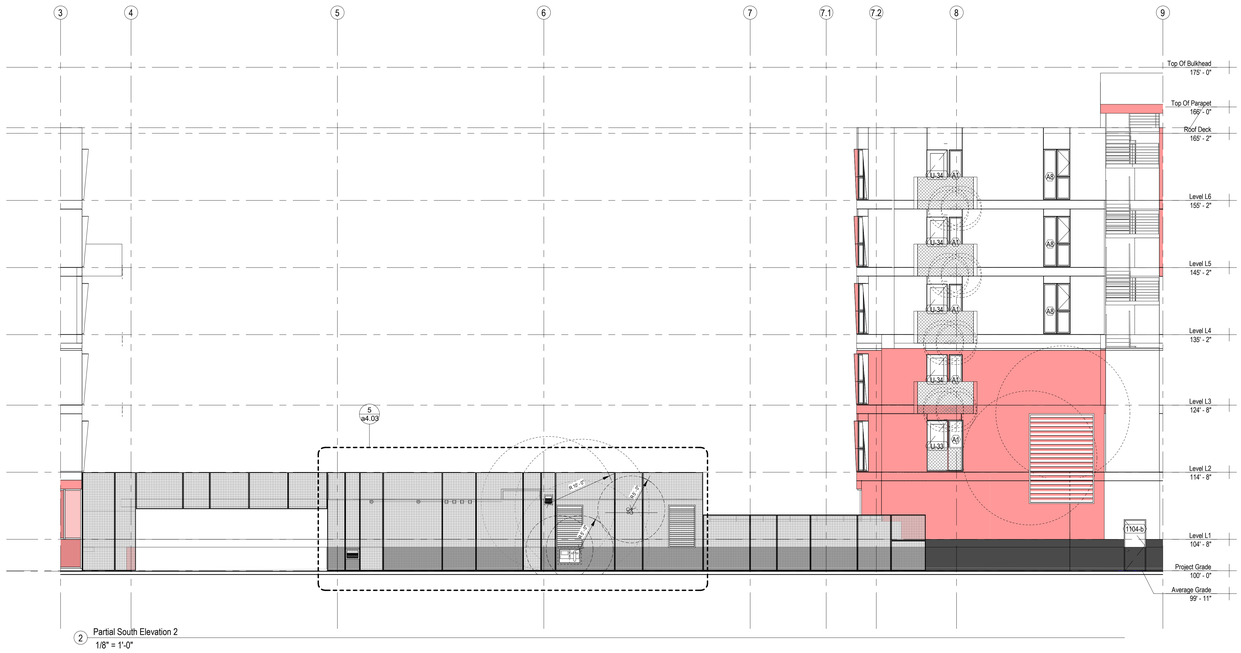
1 Partial South Elevation 1
1/8" = 1'-0"



2 Partial South Elevation 2
1/8" = 1'-0"



3 Partial South Elevation 3
1/8" = 1'-0"

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3	25% PDPP Submission	04.15.2022			
4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

Sepulveda

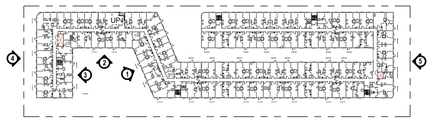
6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Partial Enlarged
Exterior Elevations

a3.02

Exterior Key Plan 4
1" = 80'-0"



Materials, Textures and Colors

- Stucco - Color: White. Smooth texture. Pattern Joints spacing per Elevation
- Stucco - Color: Salmon Pink. Smooth texture. Pattern Joints spacing per Elevation
- Stucco - Color: Matte Black. Smooth texture.
- Tint Glass Panel in Salmon Pink & Light Salmon Pink Color
- Wire Mesh Vine Panel with Mesh Inset For Vertical Growing Plants
- Webnet Mesh Guardrail at Balcony
- Cast in-place concrete with Smooth Stucco to Match Exterior Facade
- Balcony Door & Window, Vinyl, White to match Exterior facade

General Notes

1. New 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. These numbers shall contrast with their background and be a minimum of 4 inches high with a minimum stroke width of 0.5 inches.



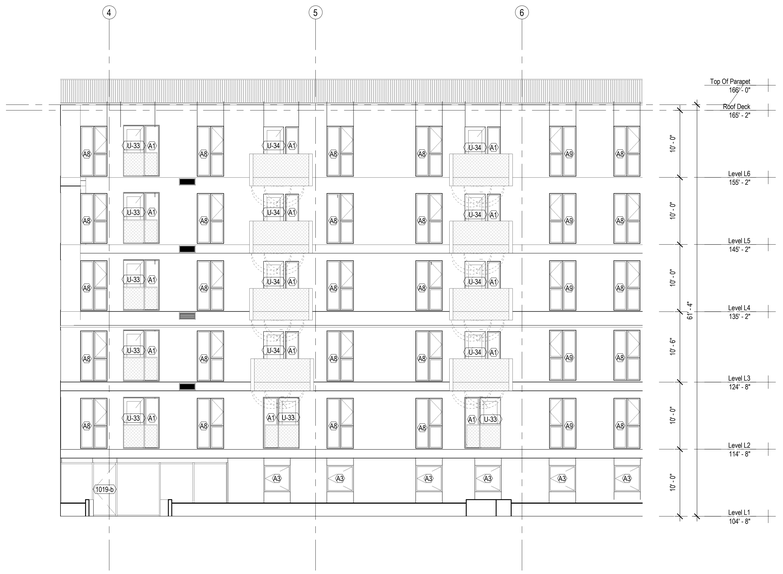
5 Columbus Front - East Elevation
1/8" = 1'-0"



4 Sepulveda Front - West Elevation
1/8" = 1'-0"



3 Pool Deck - West Elevation
1/8" = 1'-0"



2 Pool Deck - North Elevation
1/8" = 1'-0"



1 Pool Deck - East Elevation
1/8" = 1'-0"

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9	25% PDPP Submission	08.19.2022

Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

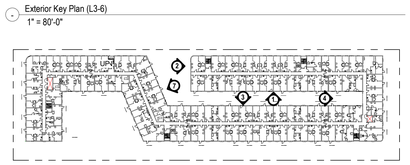
W.PA Job Number 1339

Partial Enlarged
Exterior Elevations

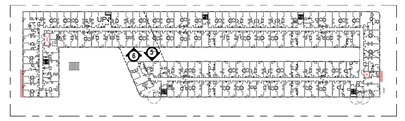
a3.03



7 Canyon - West Elevation
1/8" = 1'-0"



Exterior Key Plan (L3-6)
1" = 80'-0"



Exterior Key Plan (L1-3)
1" = 80'-0"

Materials, Textures and Colors

Stucco - Color: White. Smooth texture. Pattern Joints spacing per Elevation

Stucco - Color: Salmon Pink. Smooth texture. Pattern Joints spacing per Elevation

Stucco - Color: Matte Black. Smooth texture.

Tint Glass Panel in Salmon Pink & Light Salmon Pink Color

Wire Mesh Vine Panel with Mesh Inset For Vertical Growing Plants

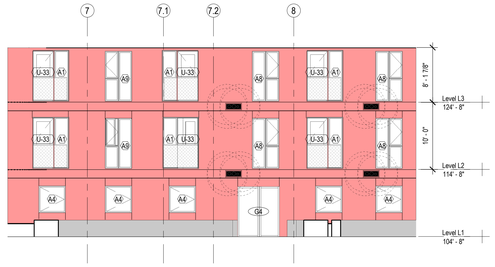
Webnet Mesh Guardrail at Balcony

Cast in-place concrete with Smooth Stucco to Match Exterior Facade

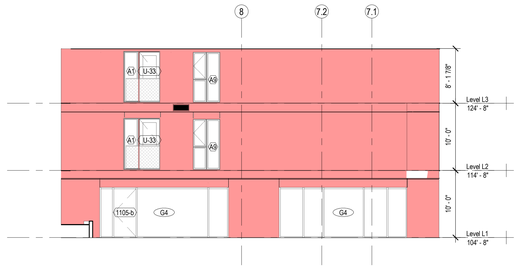
Balcony Door & Window, Vinyl, White to match Exterior facade

General Notes

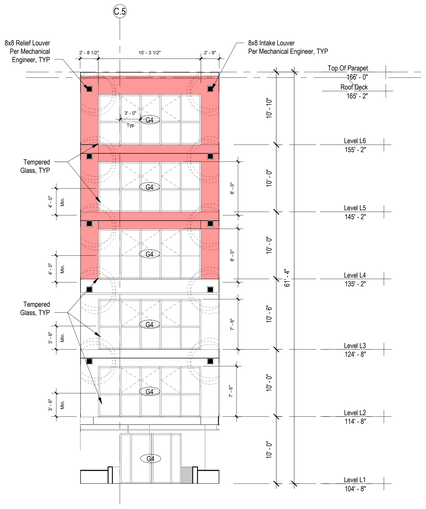
1. New buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background and be a minimum of 4 inches high with a minimum stroke width of 0.5 inches.



5 Bridge - North Elevation
1/8" = 1'-0"



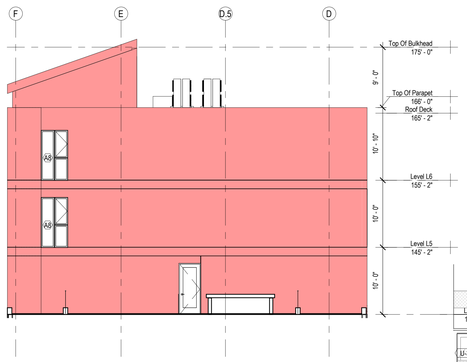
6 Bridge - South Elevation
1/8" = 1'-0"



1 Canyon - East Elevation
1/8" = 1'-0"



2 Canyon - North Elevation
1/8" = 1'-0"



4 Upper Deck - East Elevation
1/8" = 1'-0"



3 Canyon - South Elevation
1/8" = 1'-0"

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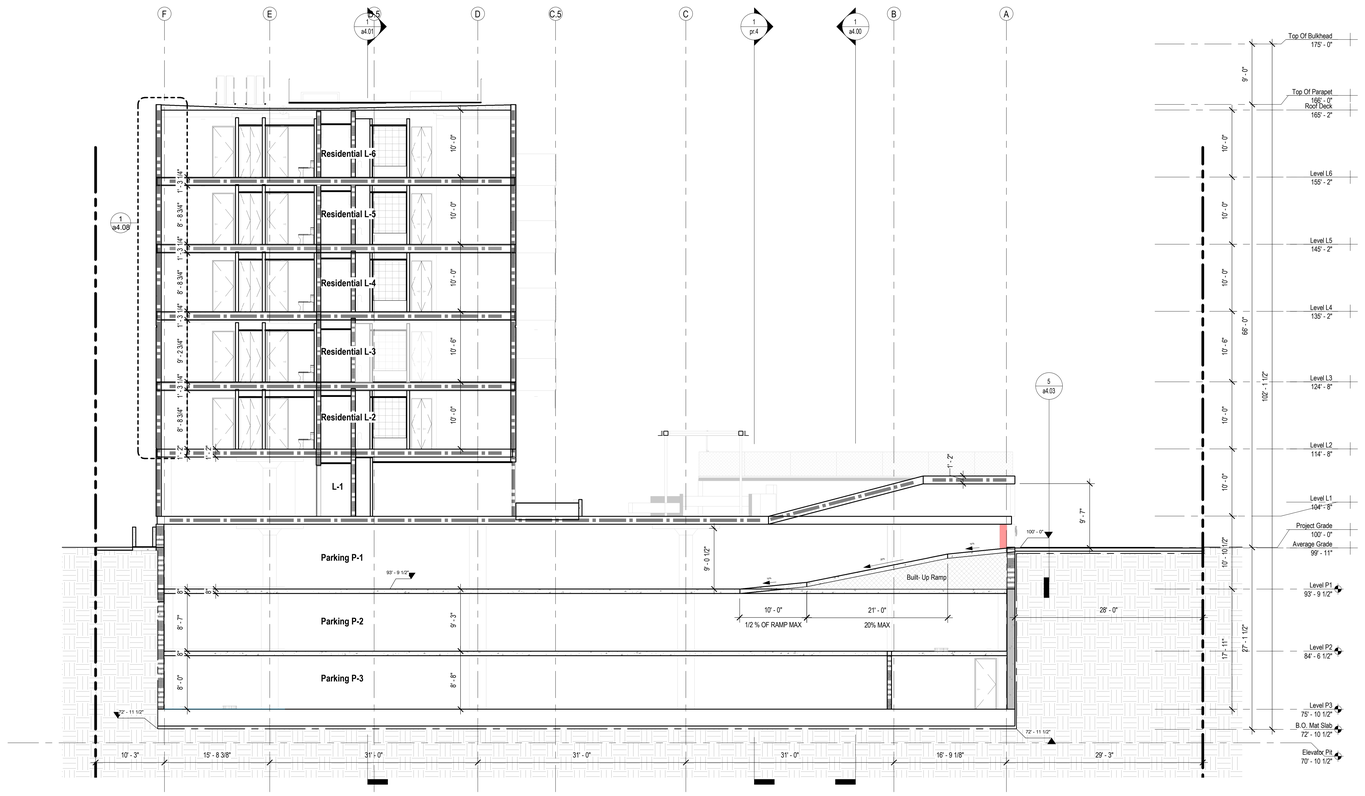
Van Nuys, CA 91411

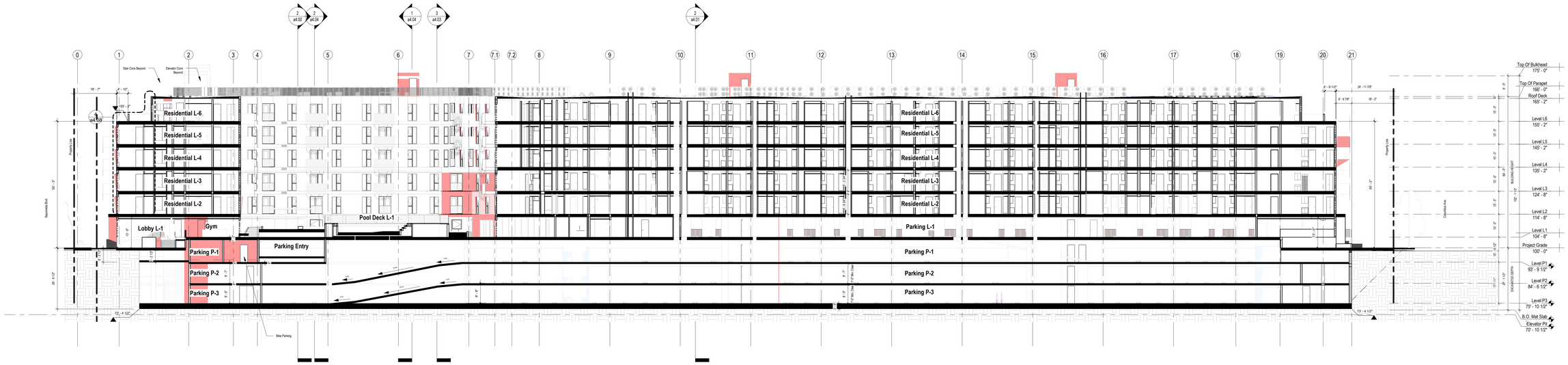
W.PA Job Number 1339

Partial Enlarged
Exterior Elevations

a3.04



2 Building Section N/S - Pool Deck
1/8" = 1'-0"



1 Building Section E/W 01
1/16" = 1'-0"

Legend

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier

Materials, Textures and Colors

- Stucco - Color: White. Smooth texture. Pattern Joints spacing per Elevation
- Tint Glass Panel in Salmon Pink & Light Salmon Pink Color
- Cast in-place concrete with Smooth Stucco to Match Exterior Facade
- Stucco - Color: Salmon Pink. Smooth texture. Pattern Joints spacing per Elevation
- Wire Mesh Vine Panel with Mesh Inset For Vertical Growing Plants
- Balcony Door & Window. Vinyl, White to match Exterior facade
- Stucco - Color: Matte Black. Smooth texture.
- Webnet Mesh Guardrail at Balcony

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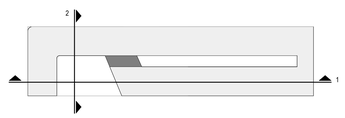

Overall Building Sections

a4.00

Legend

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier

Materials, Textures and Colors

- Stucco - Color: White. Smooth texture. Pattern Joints spacing per Elevation
- Stucco - Color: Salmon Pink. Smooth texture. Pattern Joints spacing per Elevation
- Stucco - Color: Matte Black. Smooth texture.
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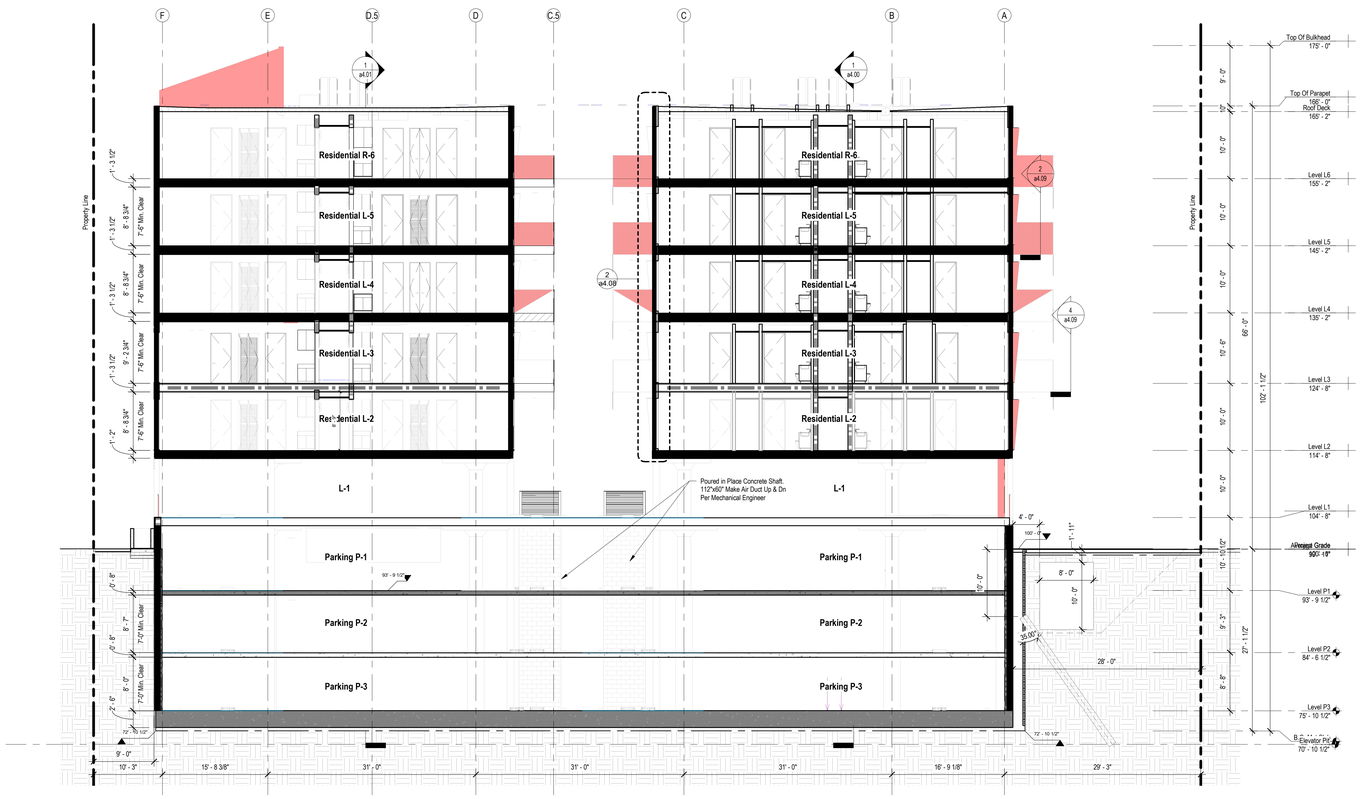
- Cast in-place concrete with Smooth Stucco to Match Exterior Facade
- Balcony Door & Window, Vinyl, White to match Exterior facade



2 Building Section N/S
1/8" = 1'-0"



1 Building Section E/W
1/16" = 1'-0"

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Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Overall Building Sections

a4.01

Legend

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier

Materials, Textures and Colors

- Stucco - Color: White. Smooth texture. Pattern Joints spacing per Elevation
- Stucco - Color: Salmon Pink. Smooth texture. Pattern Joints spacing per Elevation
- Stucco - Color: Matte Black. Smooth texture.
- Tint Glass Panel in Salmon Pink & Light Salmon Pink Color
- Wire Mesh Vine Panel with Mesh Inset For Vertical Growing Plants
- Webnet Mesh Guardrail at Balcony
- Cast in-place concrete with Smooth Stucco to Match Exterior Facade
- Balcony Door & Window, Vinyl, White to match Exterior facade



1 Enlarged Building Section at Bridge
1/4" = 1'-0"

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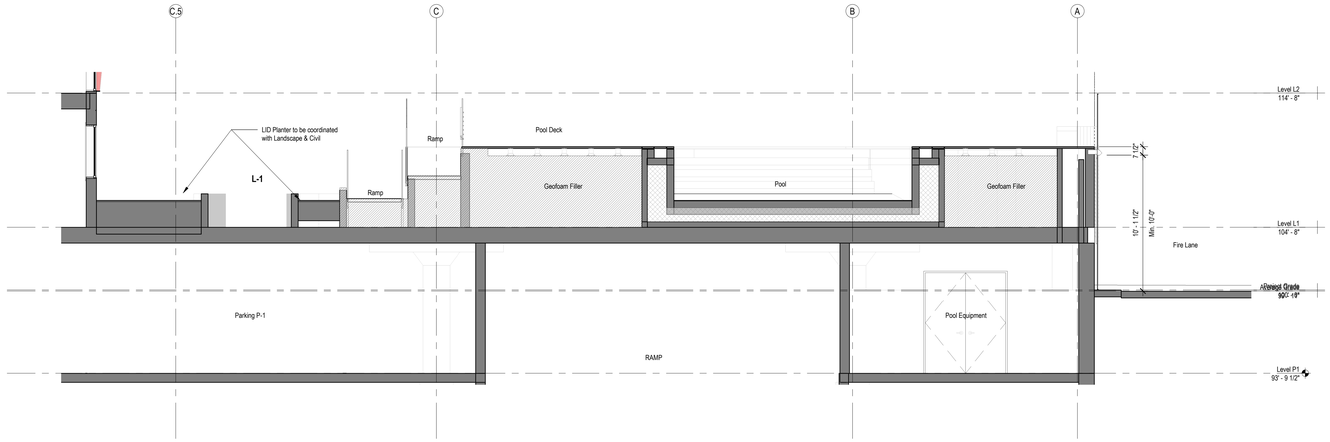
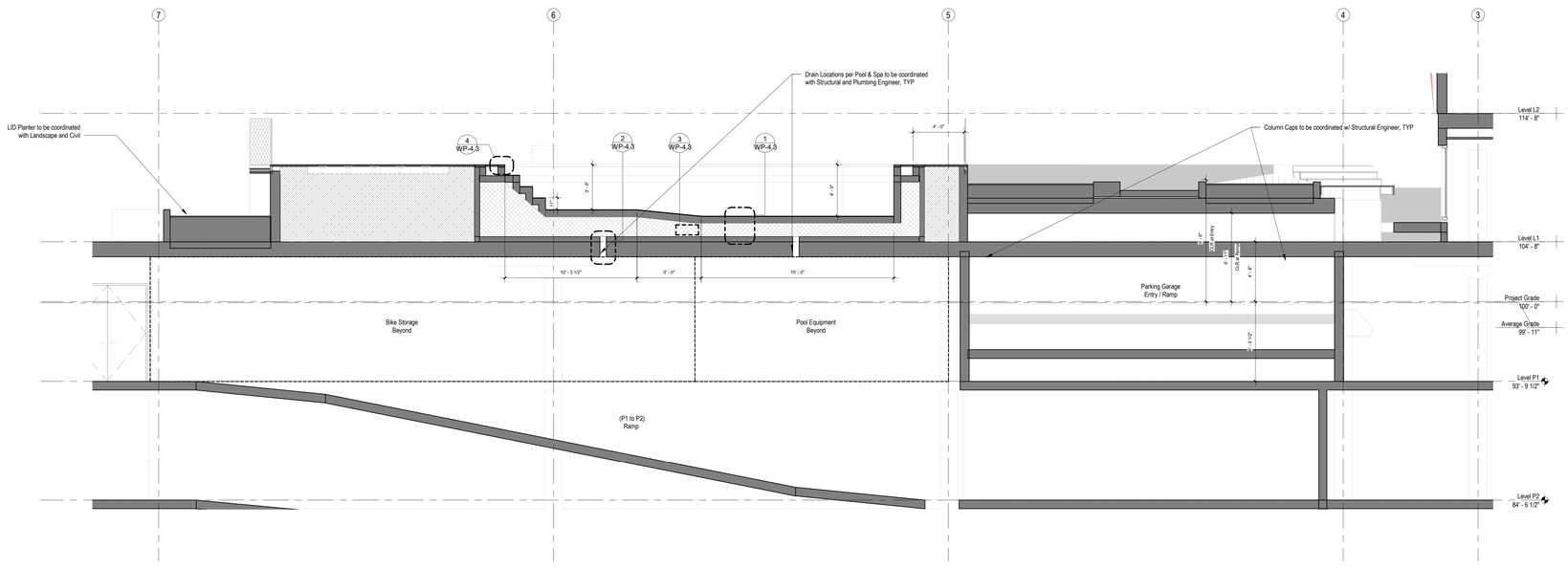
Enlarged Building Sections

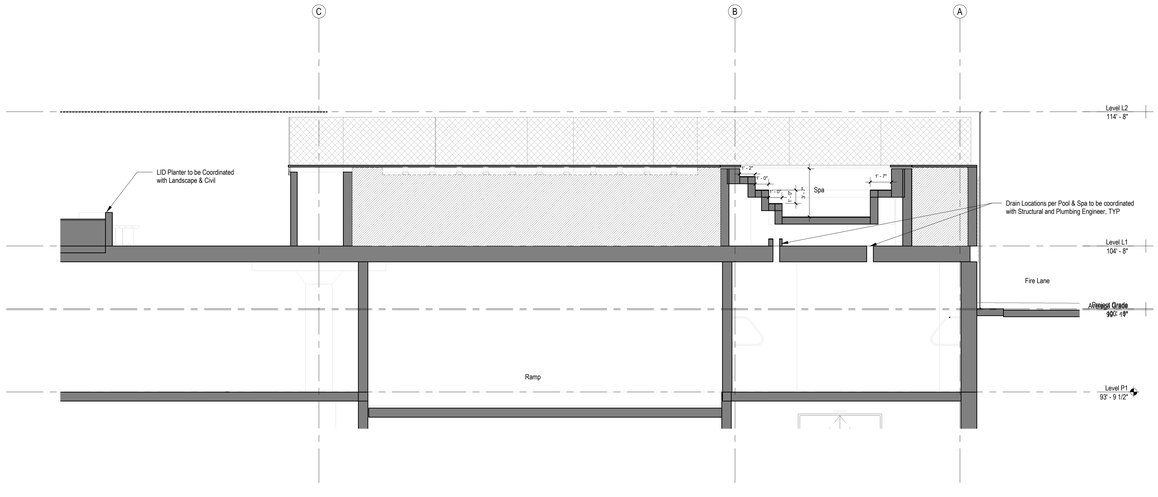
a4.02



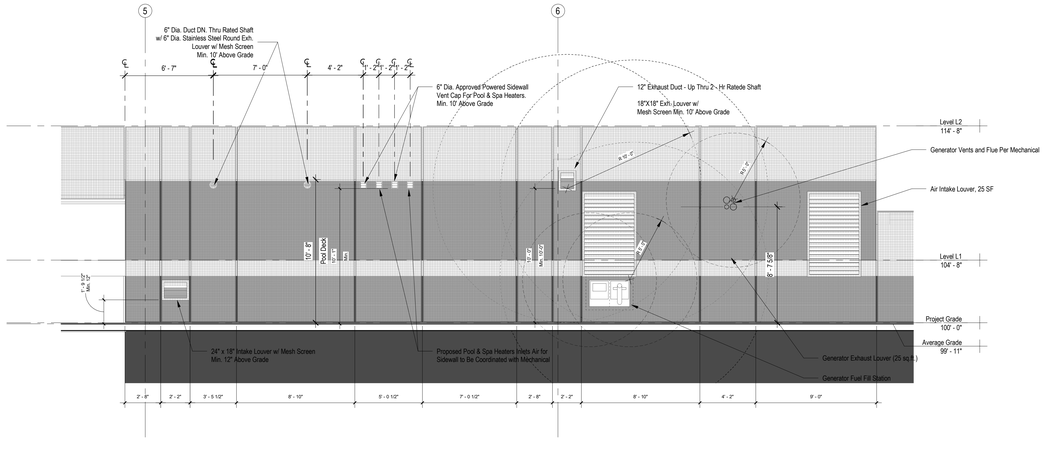
1 Enlarged Section at Pool Deck (N/S)
1/4" = 1'-0"



2 Enlarged Section at Pool Deck (E/W)
1/4" = 1'-0"



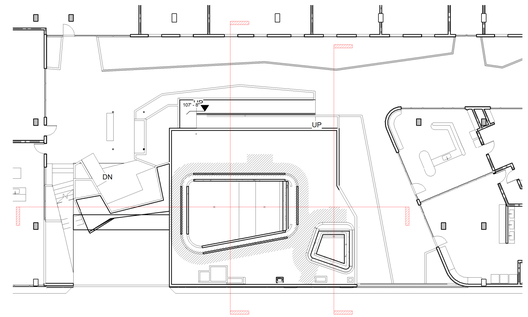
3 Enlarged Section at Spa (N/S)
1/4" = 1'-0"



5 Mesh Screen At Pool Deck
1/4" = 1'-0"

Legend

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier



4 Pool Deck - Key Map
1/16" = 1'-0"

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9	25% PDPP Submission	08.19.2022

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Van Nuys, CA 91411

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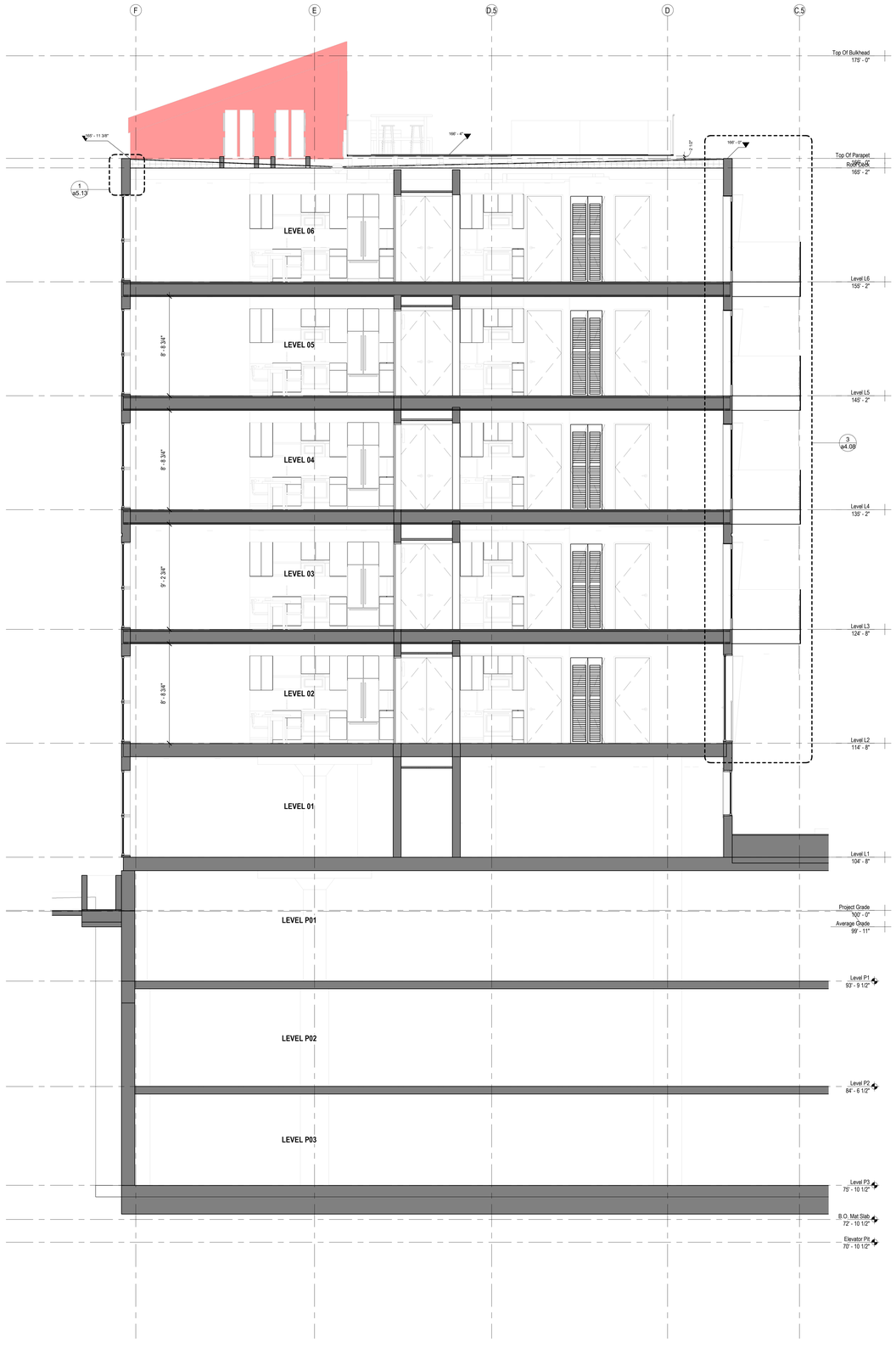
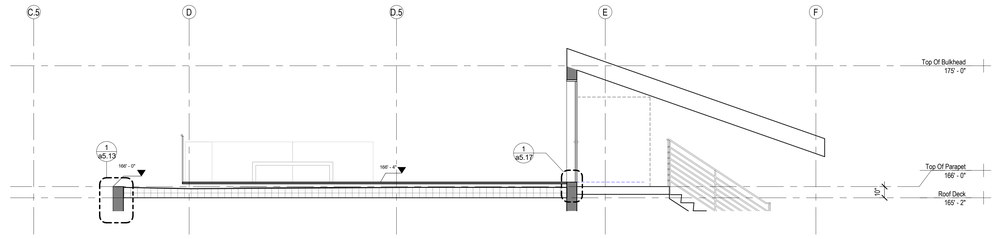
Wall Sections - Pool

a4.03



2 Section 30
1/4" = 1'-0"



1 Wall Section - Stair @ Roof Deck
1/4" = 1'-0"

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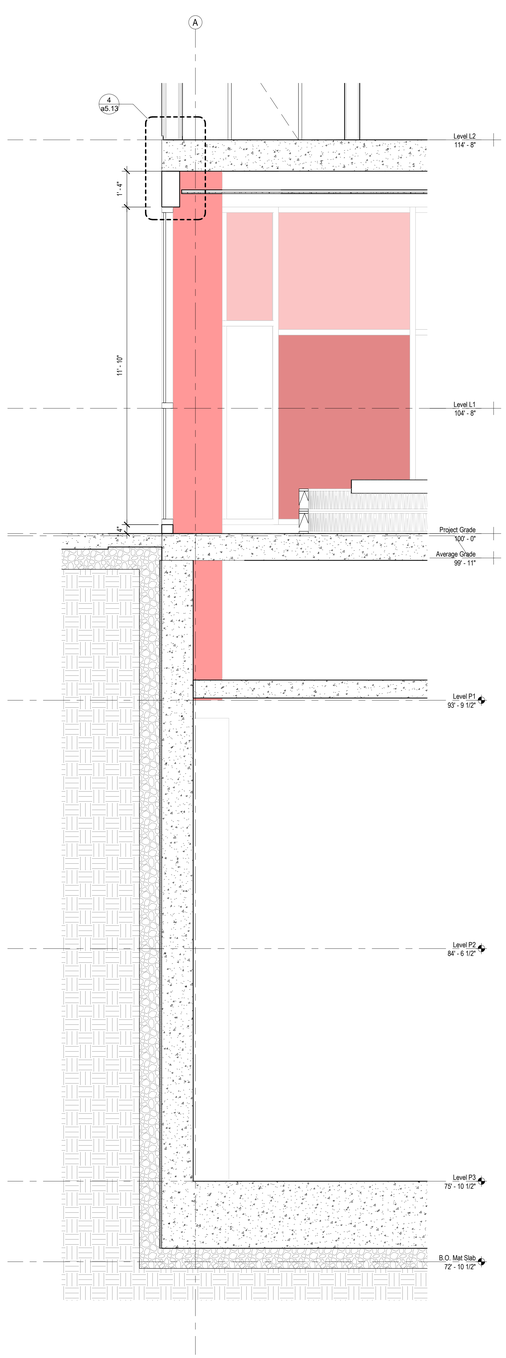
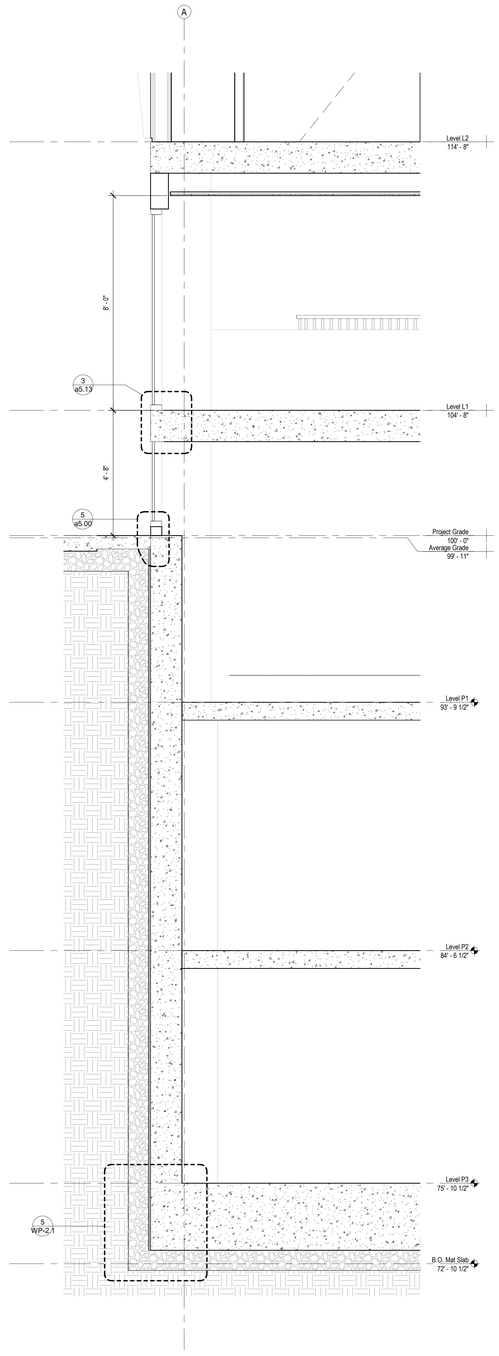
W.PA Job Number 1339

Wall Section

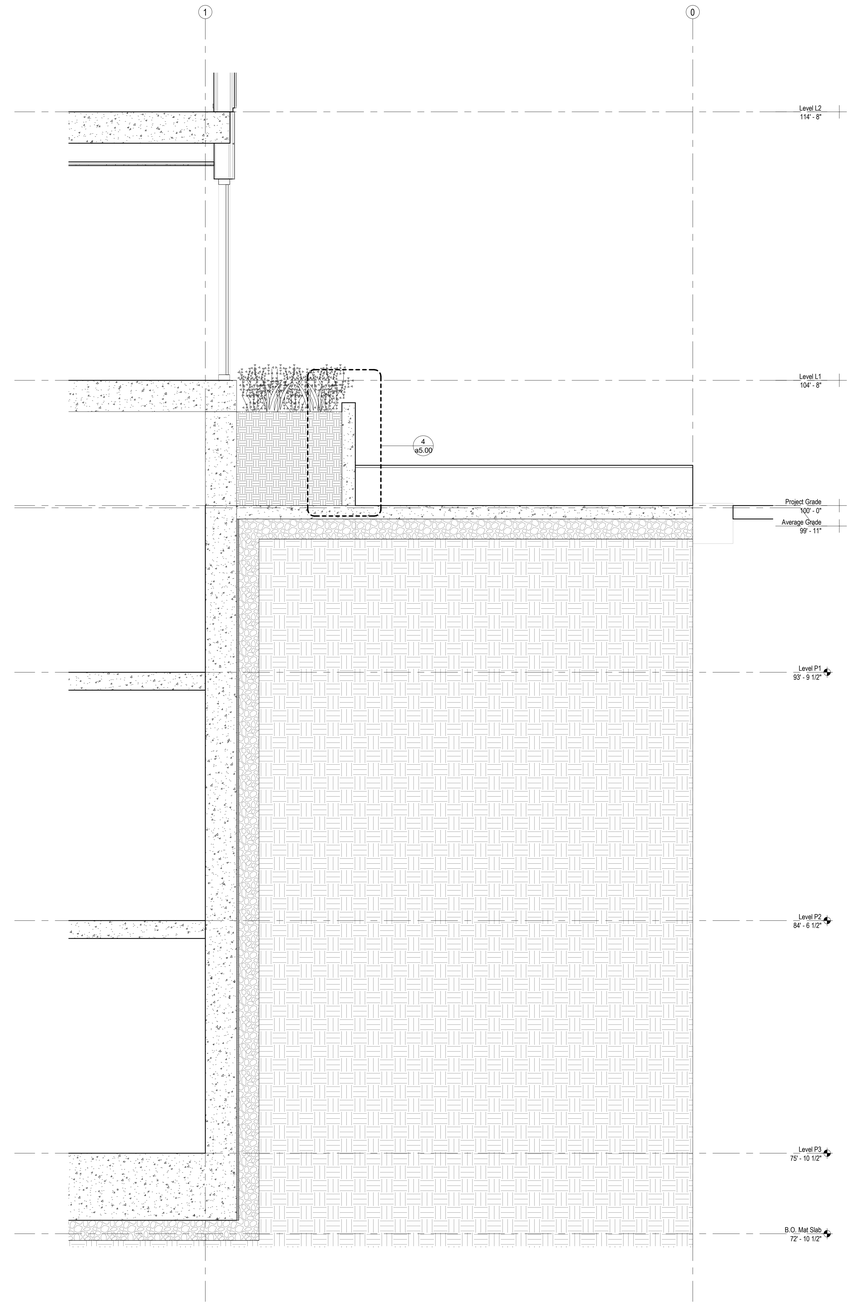
a4.04



1 Podium @ West Lobby Storefront - East
1/2" = 1'-0"



2 Podium @ West Lobby Storefront - Southeast
1/2" = 1'-0"



3 Section 40
1/2" = 1'-0"

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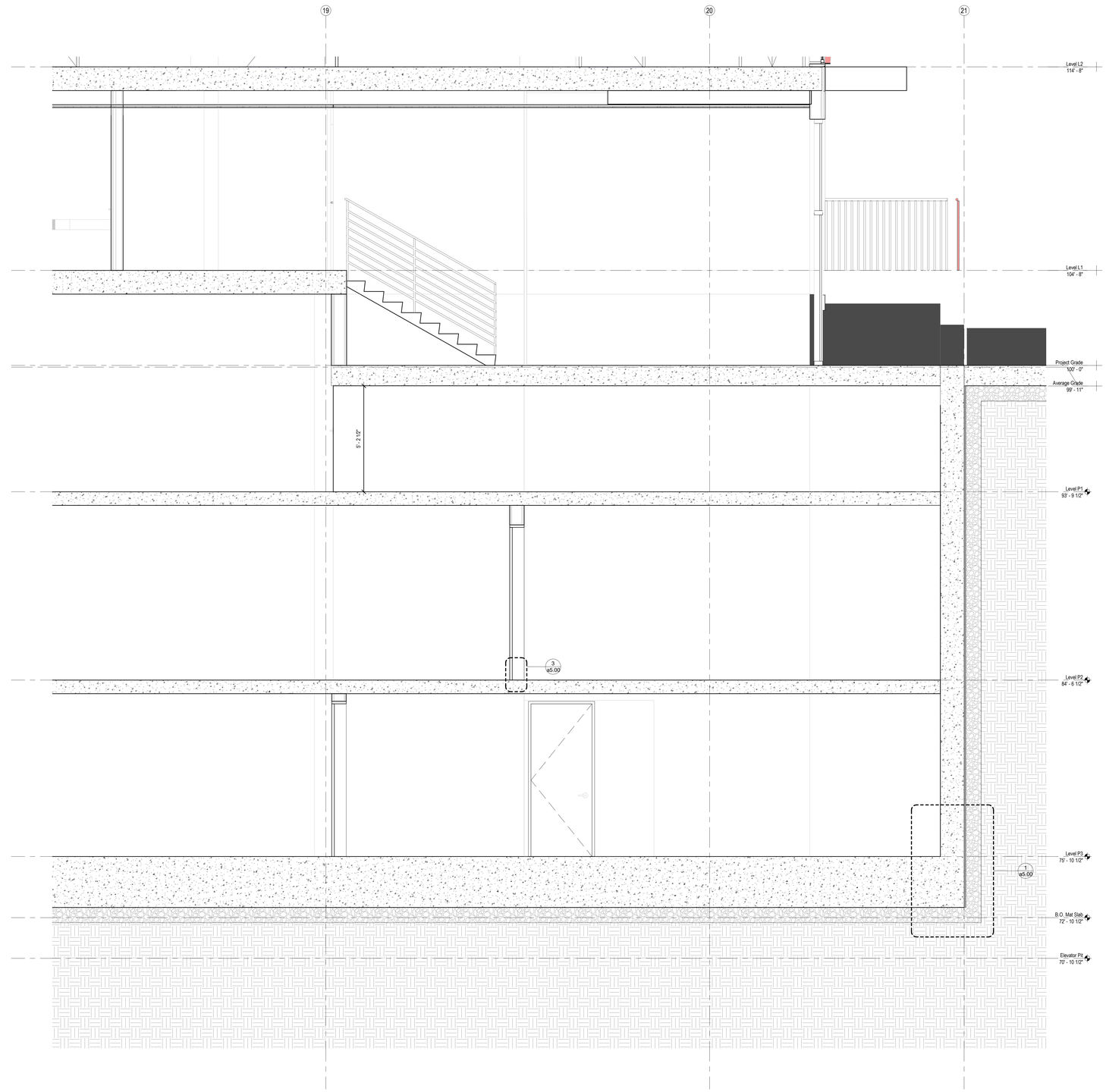
Wall Section - Podium

a4.05



1 Podium @ SE Lobby Entrance
1/2" = 1'-0"

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6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

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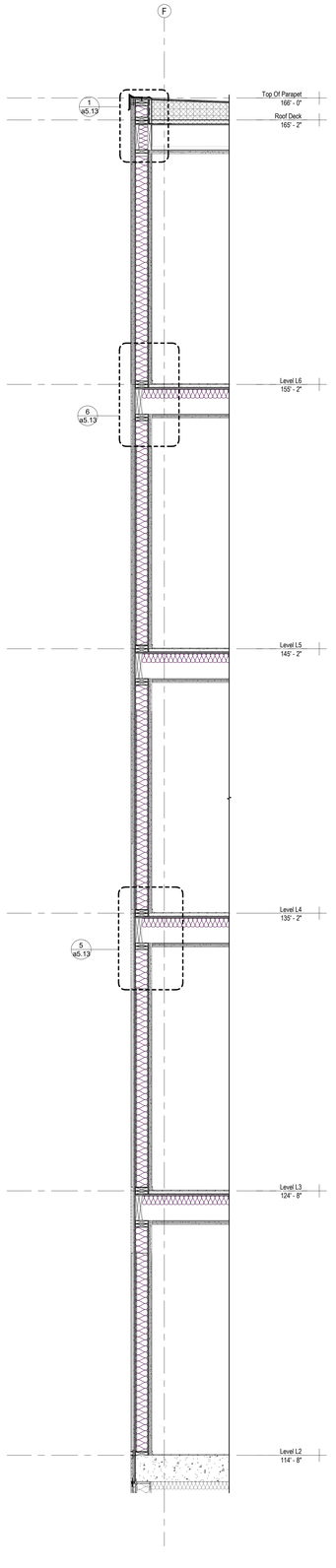
Van Nuys, CA 91411

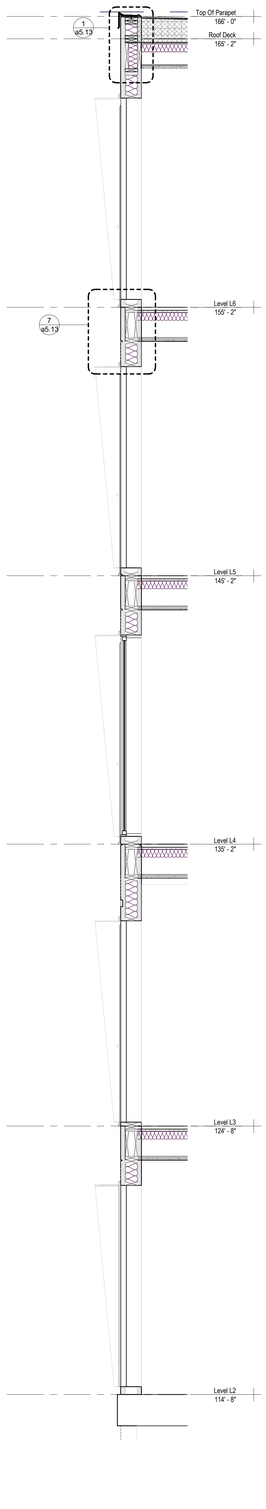
W.PA Job Number 1339

Wall Section - Podium

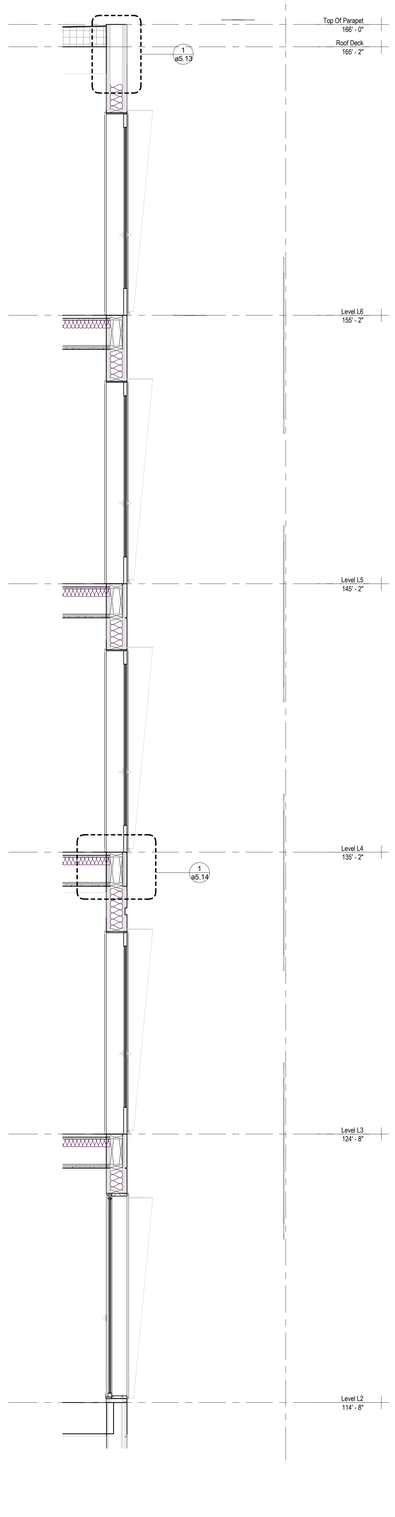
a4.07



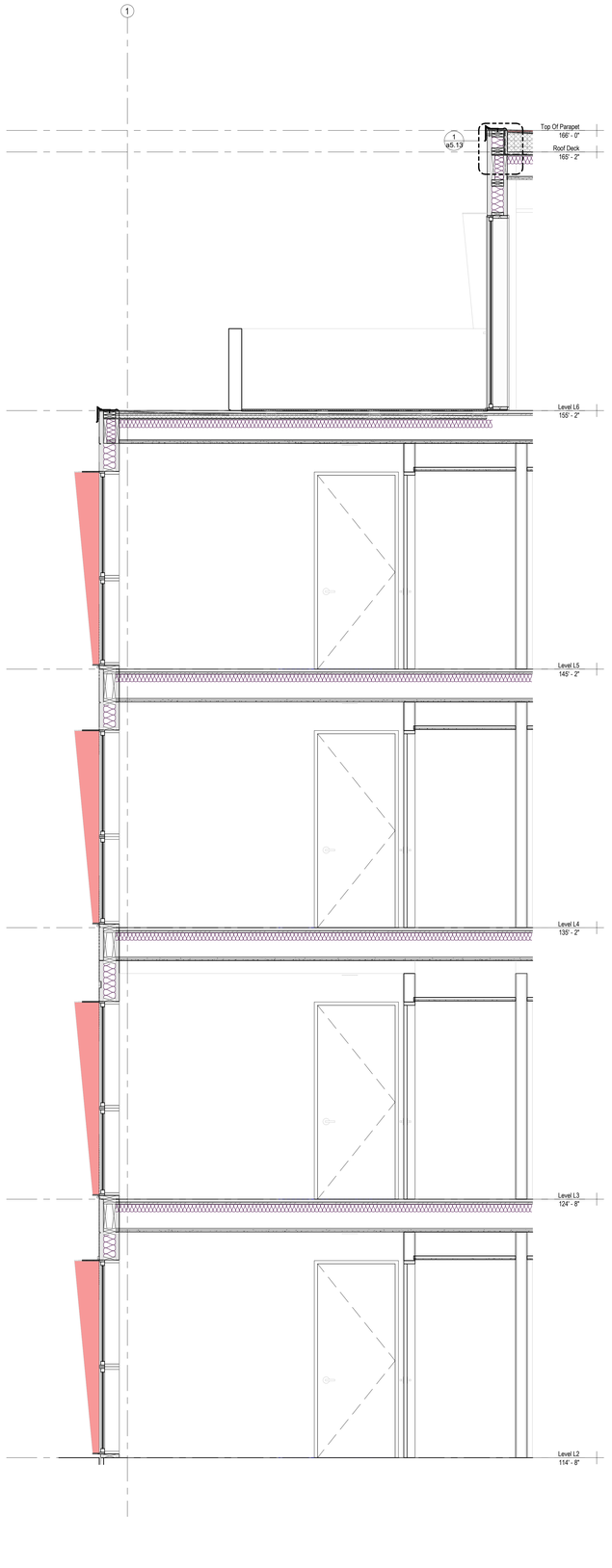
1 Stucco Condition
1/2" = 1'-0"



2 Stucco Window Condition
1/2" = 1'-0"



3 Stucco Window at Balcony
1/2" = 1'-0"



4 Stucco Condition with Step Back on L6
1/2" = 1'-0"

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6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

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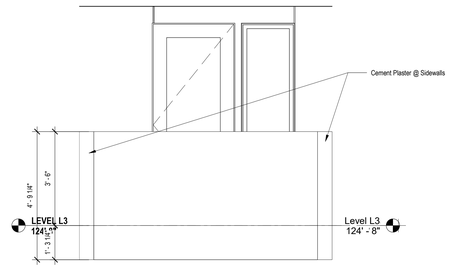
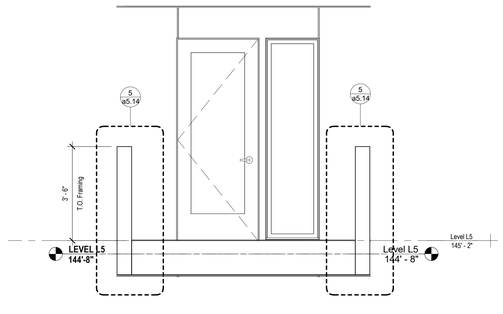
Wall Section -
Exterior Conditions

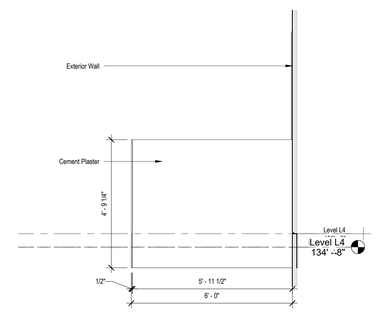
a4.08



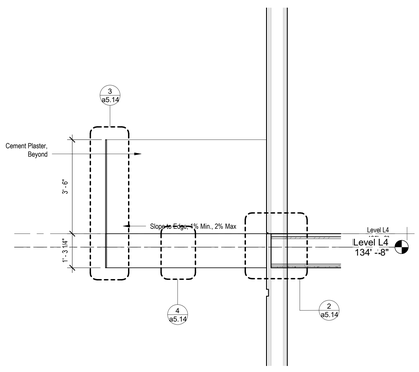
4 Enlarged Elevation - Typical Balcony
1/2" = 1'-0"



2 Balcony Transverse Section
1/2" = 1'-0"



3 Enlarged Elevation - Balcony Edge
1/2" = 1'-0"



1 Exterior Section - Projecting Balconies
1/2" = 1'-0"

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8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

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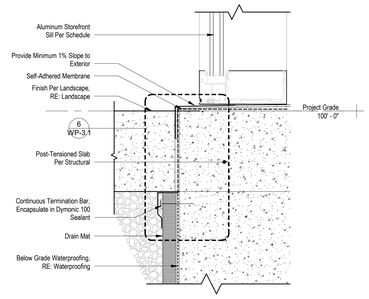
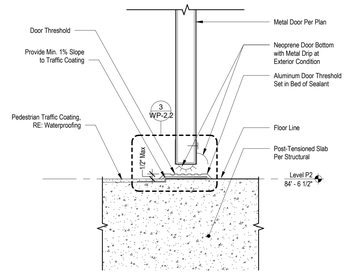
Wall Section - Balconies

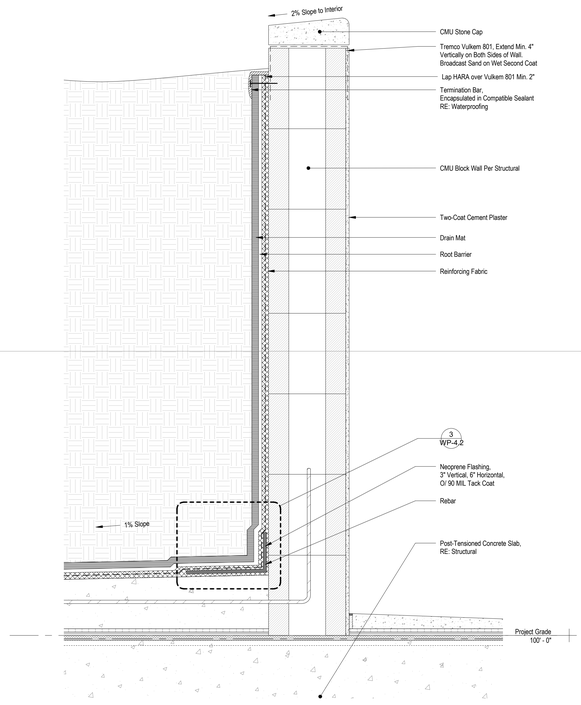
a4.09



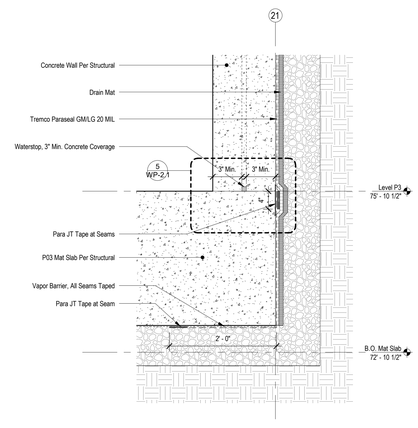
5 Storefront Sill @ Grade
3" = 1'-0"



3 Podium Level Door Sill @ Traffic Coating
3" = 1'-0"



4 Planter @ Grade
3" = 1'-0"



1 Garage P03 Slab to Wall
1" = 1'-0"

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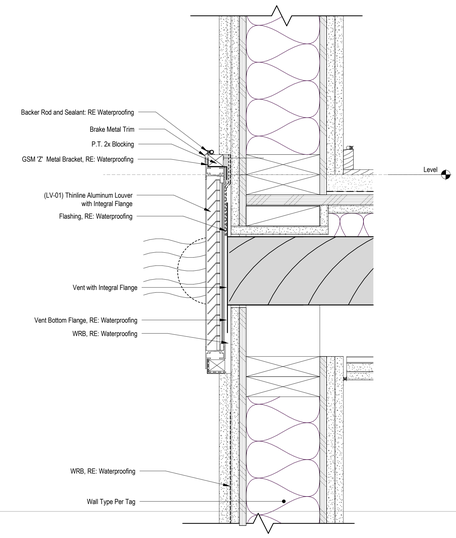
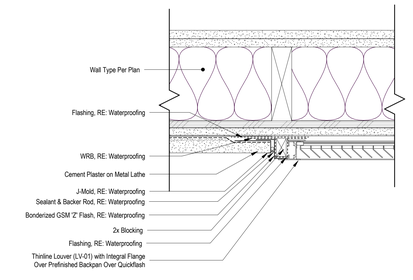
Podium and Grade
Details - Sections

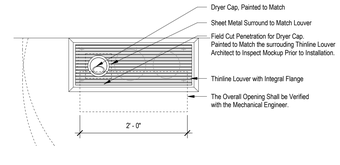
a5.00



2 Typical Louver - Section
3" = 1'-0"



3 Plan Detail - Louver Jamb @ Stucco
3" = 1'-0"



1 Typical Louver
1" = 1'-0"

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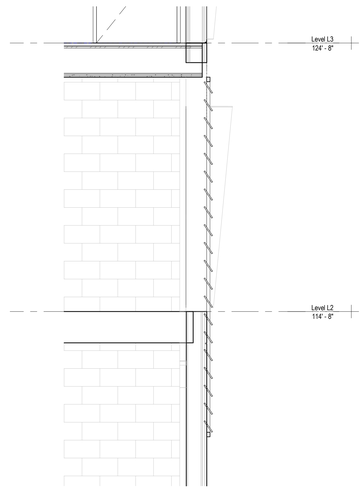
Exterior Details - Typical Sections

a5.11



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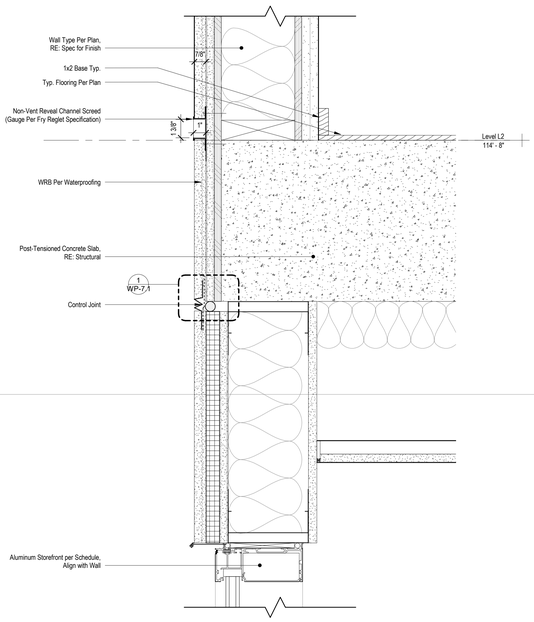
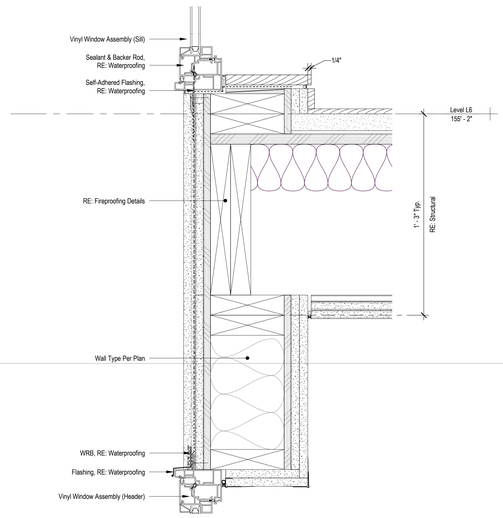
Exterior Details - Typical Sections

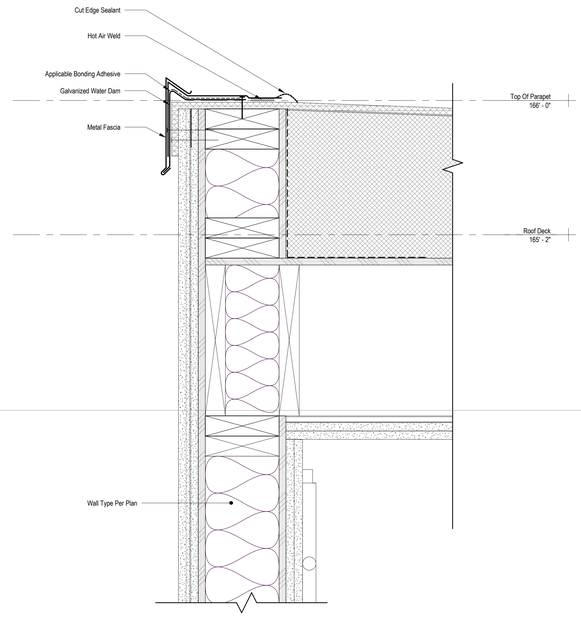
a5.12



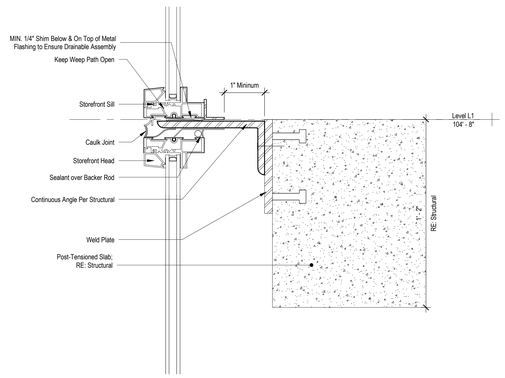
4 Section Detail - Floor at Stucco - Type I
3" = 1'-0"



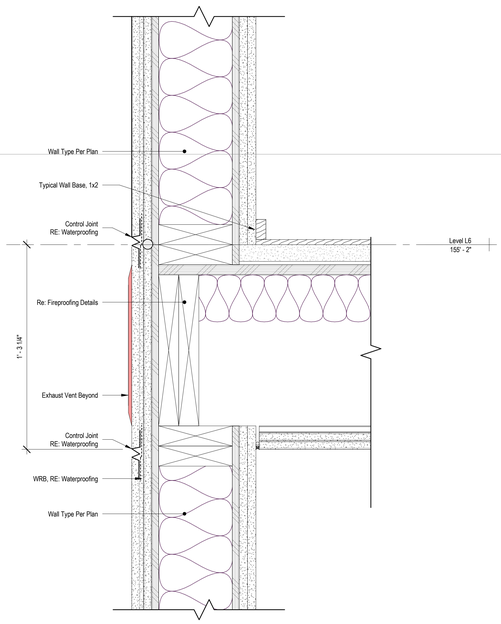
7 Window Sill and Header @ Type IIIA
3" = 1'-0"



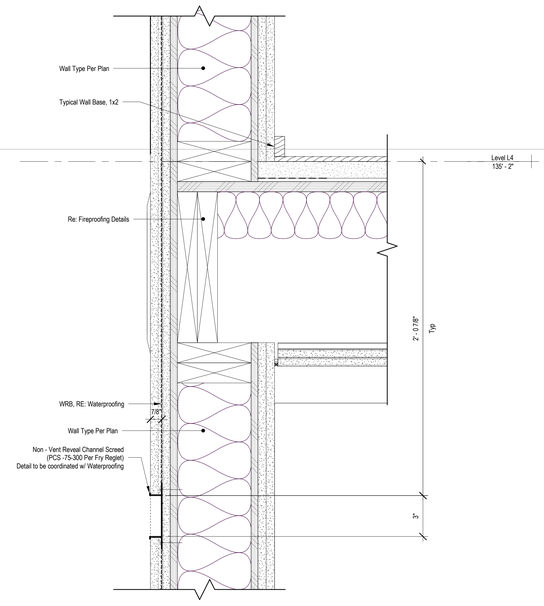
1 Parapet
3" = 1'-0"



3 Storefront Transition @ Level 01
3" = 1'-0"



6 Floor at Stucco with Typical Reveal
3" = 1'-0"



5 Floor at Stucco with 3" Reveal
3" = 1'-0"

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7	75% Design Development	06.03.2022
8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

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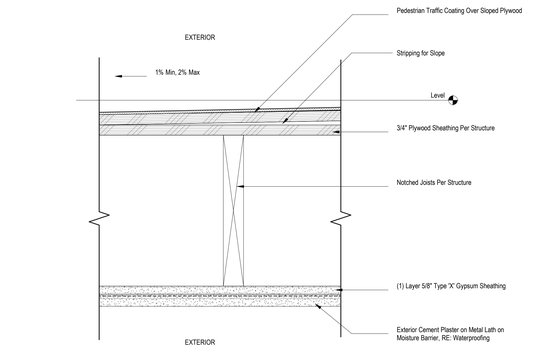
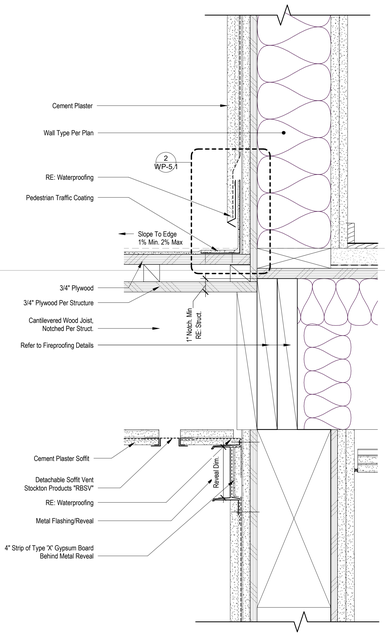
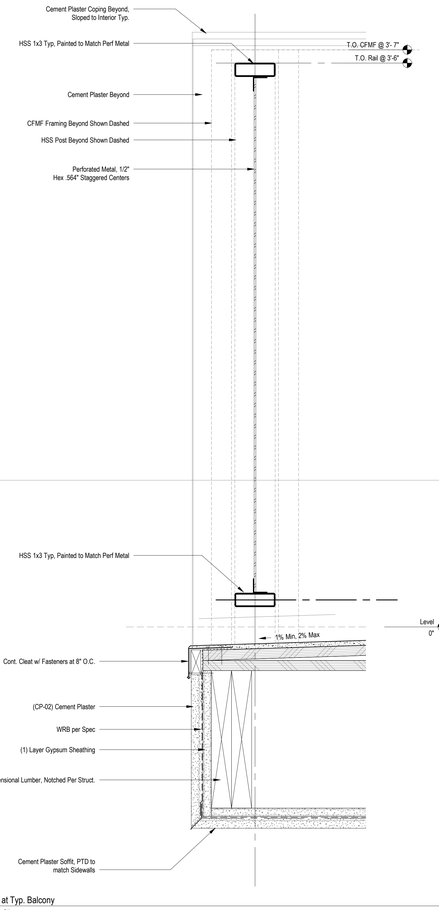
Exterior Details -
Wall Sections

a5.13



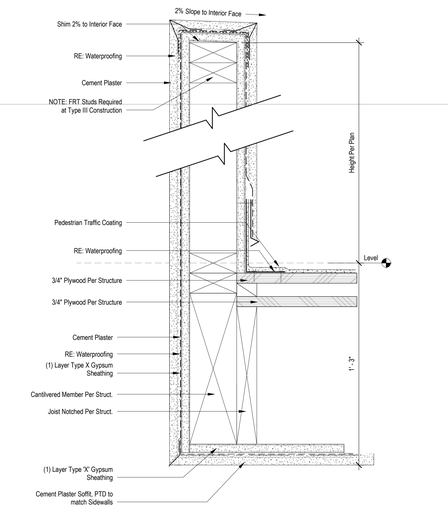
4 Typical Balcony Assembly Section
3" = 1'-0"



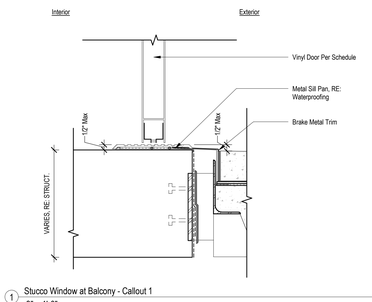


3 Fascia at Typ. Balcony
3" = 1'-0"

2 Floor @ Balcony Stepdown
3" = 1'-0"



5 Balcony Sidewall
3" = 1'-0"



1 Stucco Window at Balcony - Callout 1
3" = 1'-0"

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Exterior Details - Balcony

a5.14

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Exterior Details - Pool

a5.15

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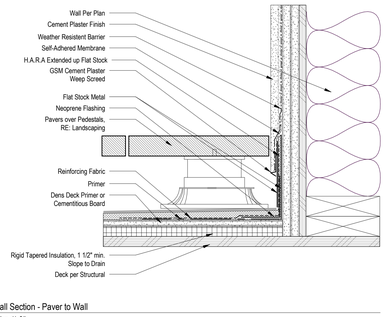
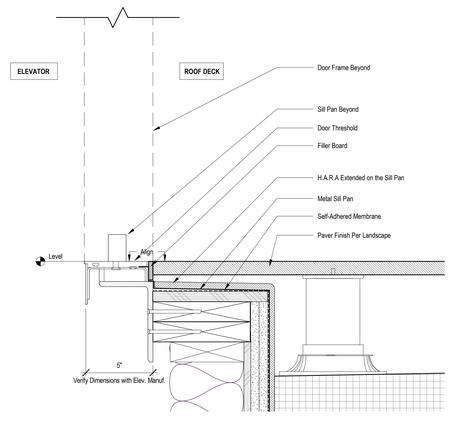
Exterior Details - Terrace

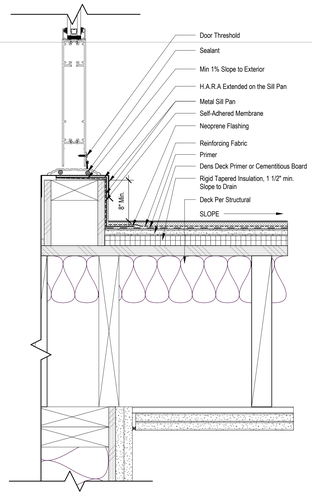
a5.16



3 Wall Section - Paver to Wall
3" = 1'-0"



2 Roof Detail - Elevator Door @ Roof Terrace
3" = 1'-0"



1 Roof Detail - Door Access Threshold
3" = 1'-0"

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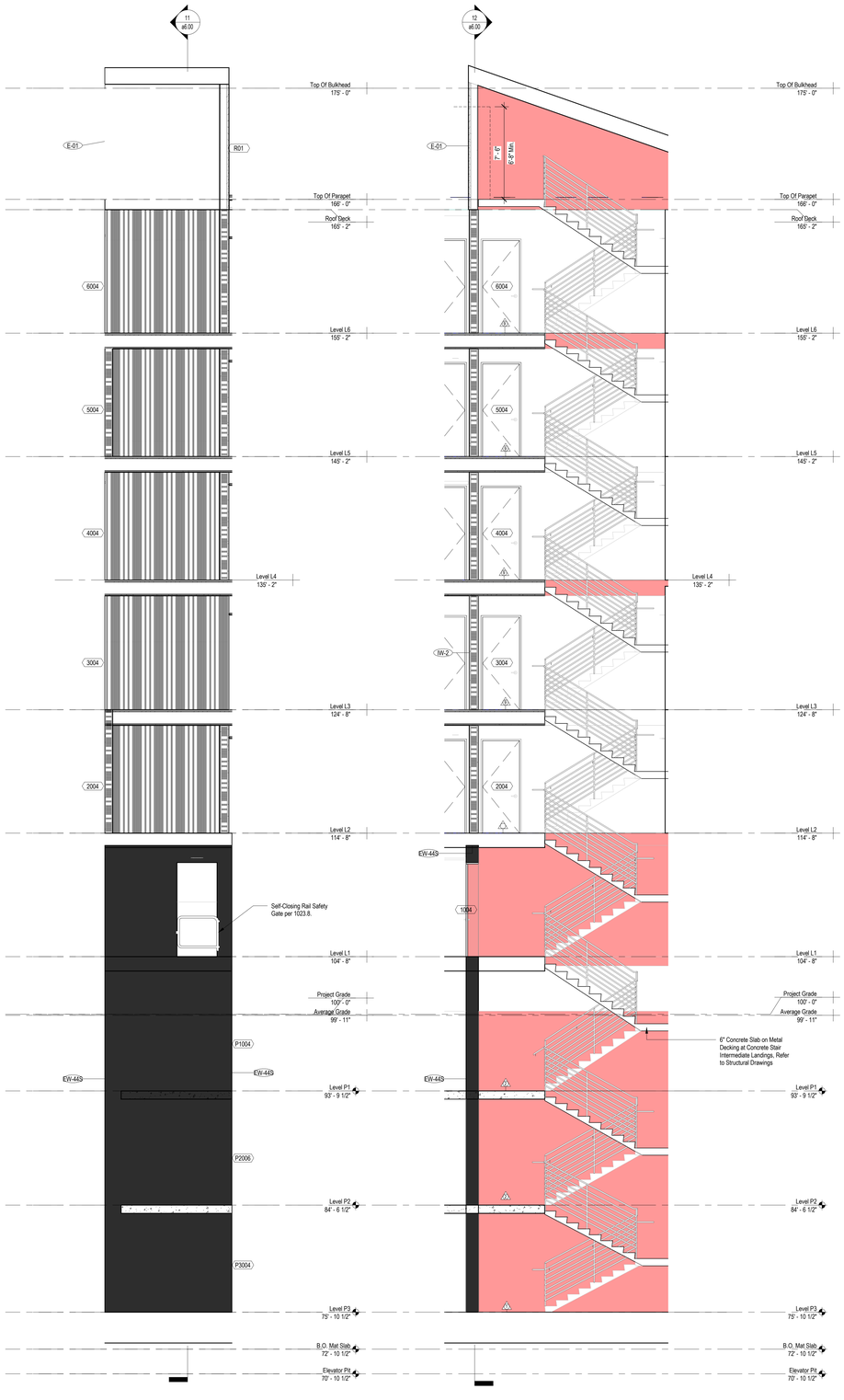
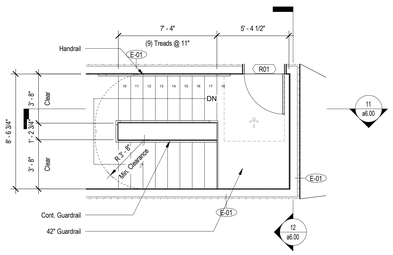
Exterior Details -
Roof

a5.17

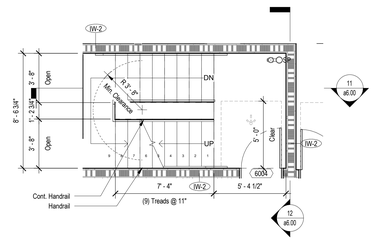


12 Stair A - Lateral Section
1/4" = 1'-0"

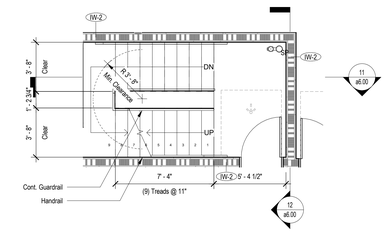
11 Stair A - Longitudinal Section
1/4" = 1'-0"



10 Stair A - Rooftop Level
1/4" = 1'-0"



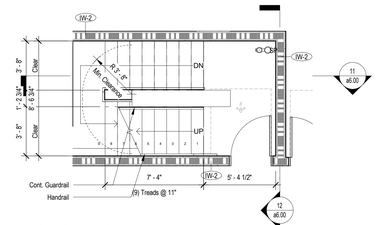
9 Stair A Plan - Level 06
1/4" = 1'-0"



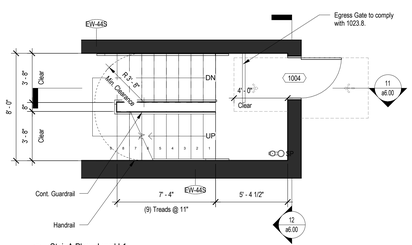
8 Stair A Plan - Level 05
1/4" = 1'-0"

7 Stair A Plan - Level L4
1/4" = 1'-0"

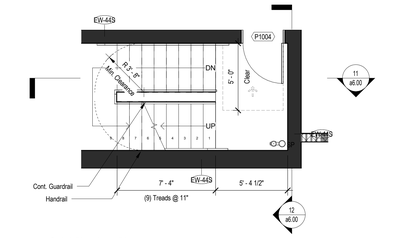
6 Stair A Plan - Level 03
1/4" = 1'-0"



5 Stair A Plan - Level 02
1/4" = 1'-0"



4 Stair A Plan - Level L1
1/4" = 1'-0"



3 Stair A Plan - Level P1
1/4" = 1'-0"

2 Stair A Plan - Level P2
1/4" = 1'-0"

1 Stair A Plan - Level P3
1/4" = 1'-0"

General Notes

1. Re: Specification Manual for all elevator specification information
2. Provide lighting at elevator lobbies and stair landings 100 footcandles/sf.
3. Stairways shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof.
4. Standpipes to meet PFC 905.3.1.
5. See _____ for Handrail and Stair Details and Assemblies.
6. Acoustic Notes for Elevators:
   A. Alignment of rails should be within 1/16 of plumb at bracket locations. The rails shall be smooth, minimizing discontinuity.
   B. The roller guide assemblies should be resilient and similar to Elsco Model C.

Legend

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier

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8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

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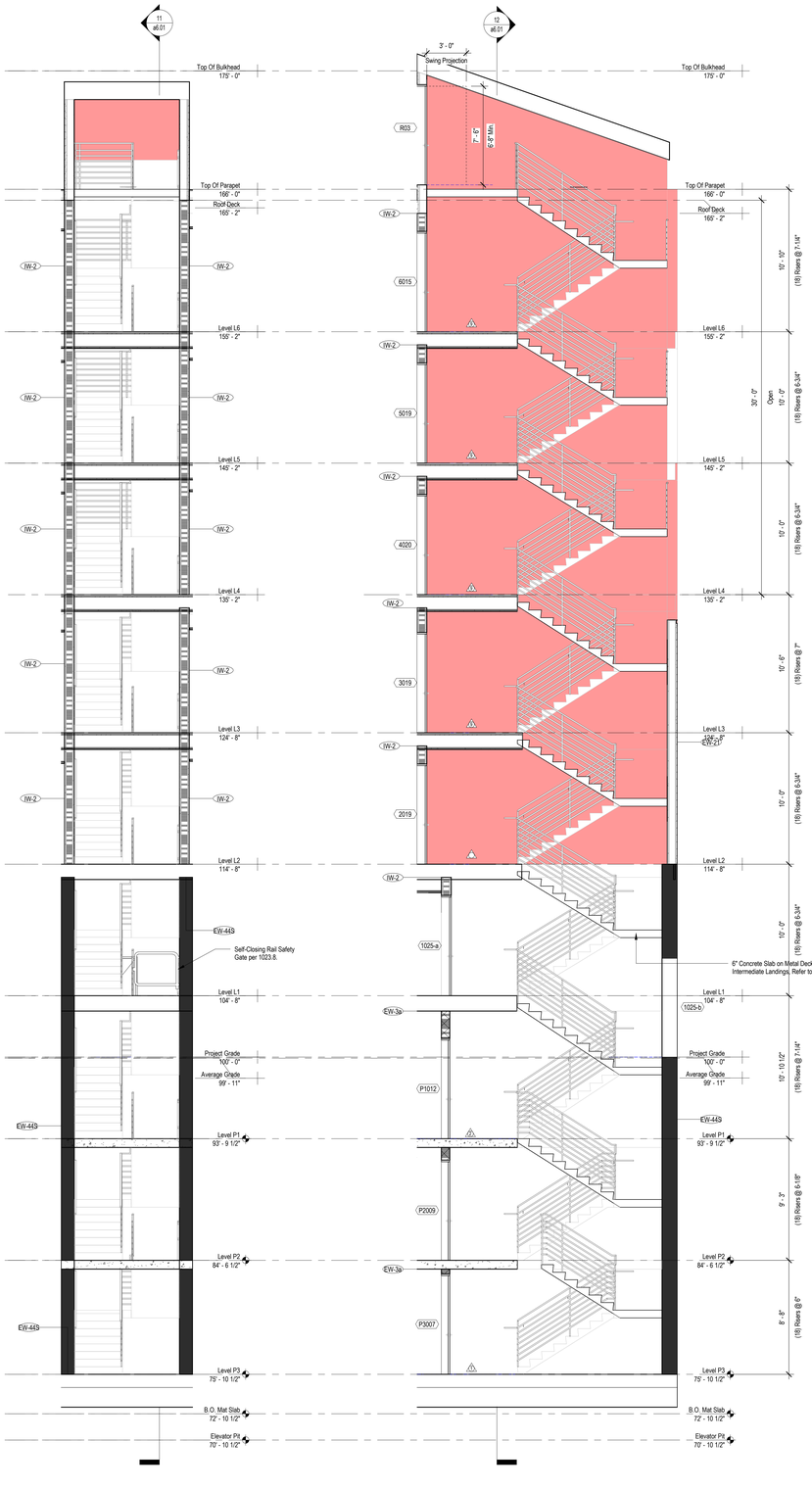
Van Nuys, CA 91411

W.PA Job Number 1339

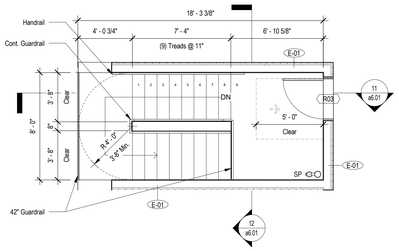
Stair A - Plans & Sections

a6.00

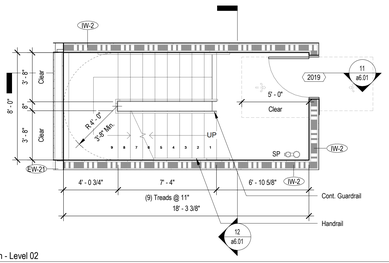


12 Stair B - Lateral Section
1/4" = 1'-0"

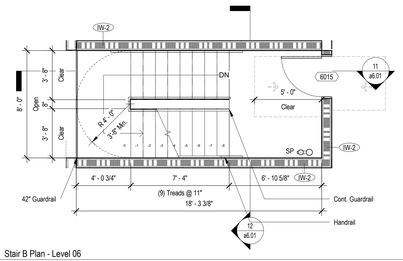
11 Stair B - Longitudinal Section
1/4" = 1'-0"



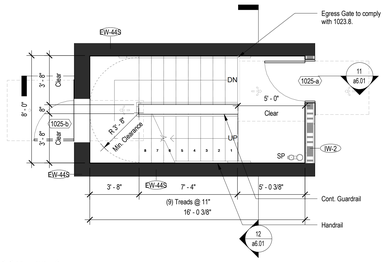
10 Stair B - Rooftop Level
1/4" = 1'-0"



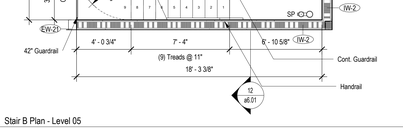
5 Stair B Plan - Level 02
1/4" = 1'-0"



9 Stair B Plan - Level 06
1/4" = 1'-0"



4 Stair B Plan - Level L1
1/4" = 1'-0"



8 Stair B Plan - Level 05
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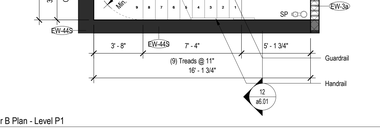
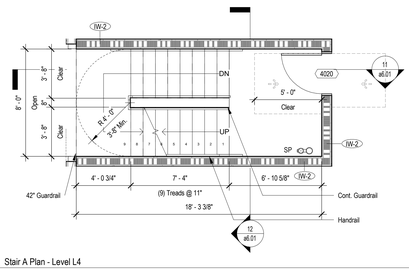
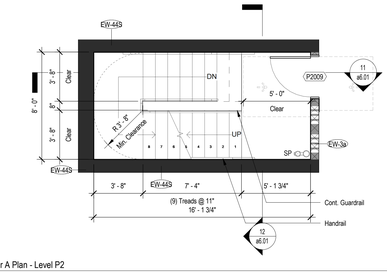


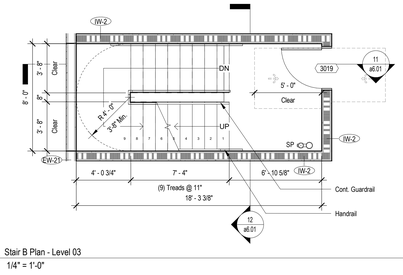
3 Stair B Plan - Level P1
1/4" = 1'-0"



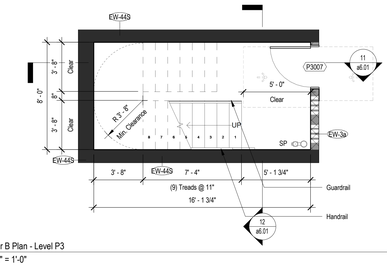
7 Stair A Plan - Level L4
1/4" = 1'-0"



2 Stair A Plan - Level P2
1/4" = 1'-0"



6 Stair B Plan - Level 03
1/4" = 1'-0"



1 Stair B Plan - Level P3
1/4" = 1'-0"

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8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

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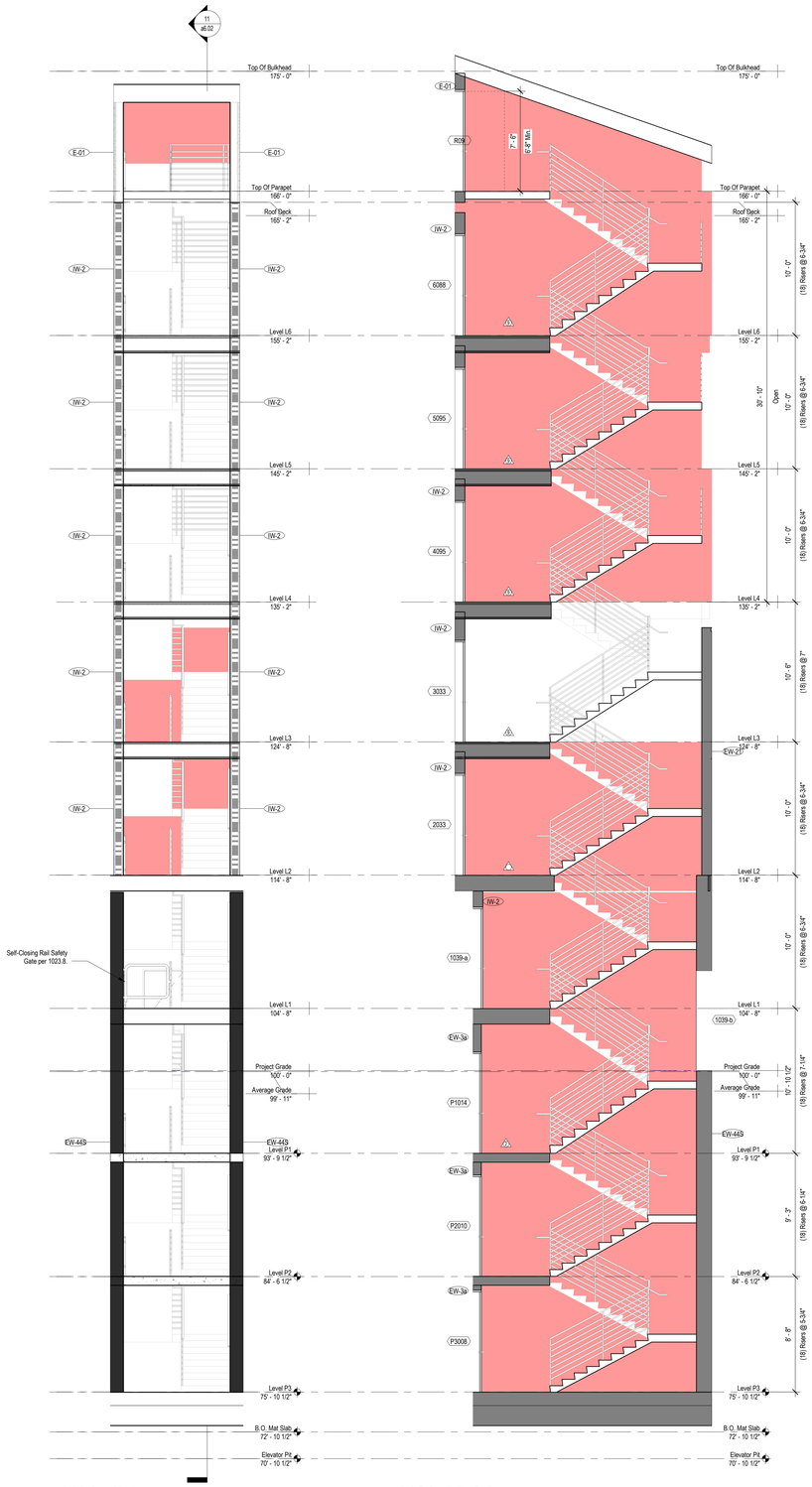
Van Nuys, CA 91411

W.PA Job Number 1339

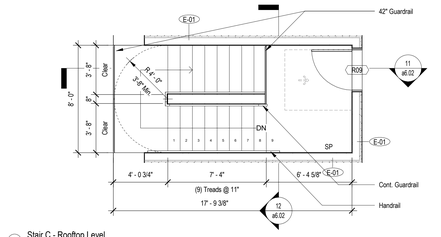
Stair B - Plans & Sections

a6.01

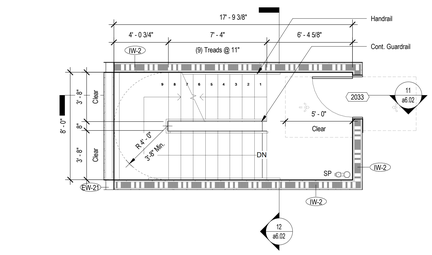


12 Stair C - Lateral Section
1/4" = 1'-0"

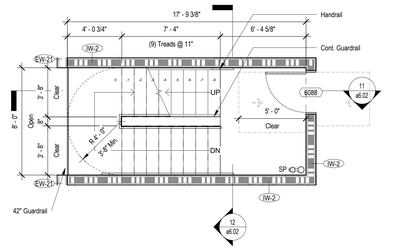
11 Stair C - Longitudinal Section
1/4" = 1'-0"



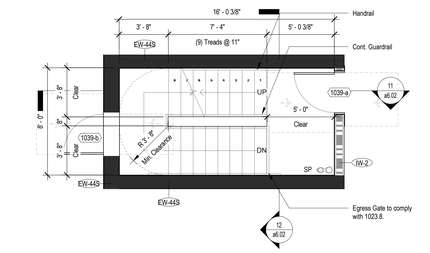
10 Stair C - Rooftop Level
1/4" = 1'-0"



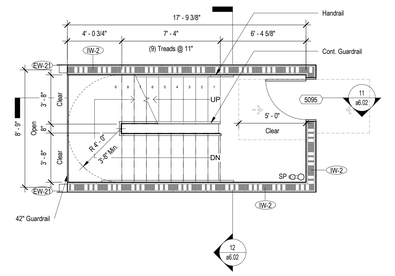
5 Stair C Plan - Level 02
1/4" = 1'-0"



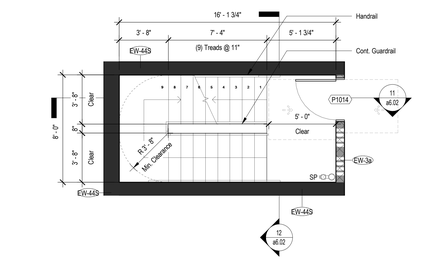
9 Stair C Plan - Level 06
1/4" = 1'-0"



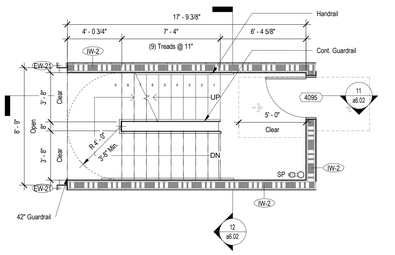
4 Stair C Plan - Level L1
1/4" = 1'-0"



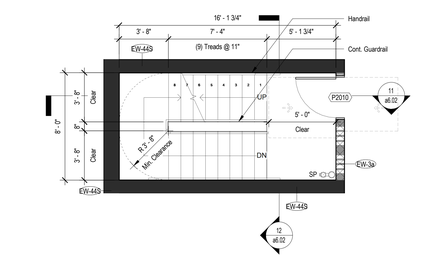
8 Stair C Plan - Level 05
1/4" = 1'-0"



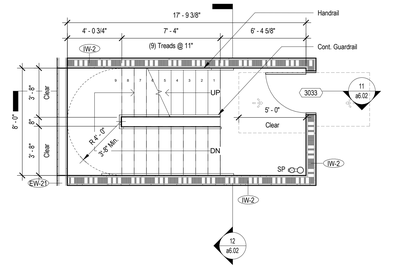
3 Stair C Plan - Level P1
1/4" = 1'-0"



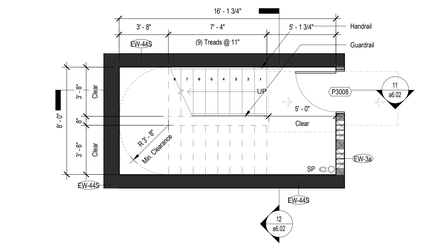
7 Stair C Plan - Level L4
1/4" = 1'-0"



2 Stair C Plan - Level P2
1/4" = 1'-0"



6 Stair C Plan - Level 03
1/4" = 1'-0"



1 Stair C Plan - Level P3
1/4" = 1'-0"

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8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

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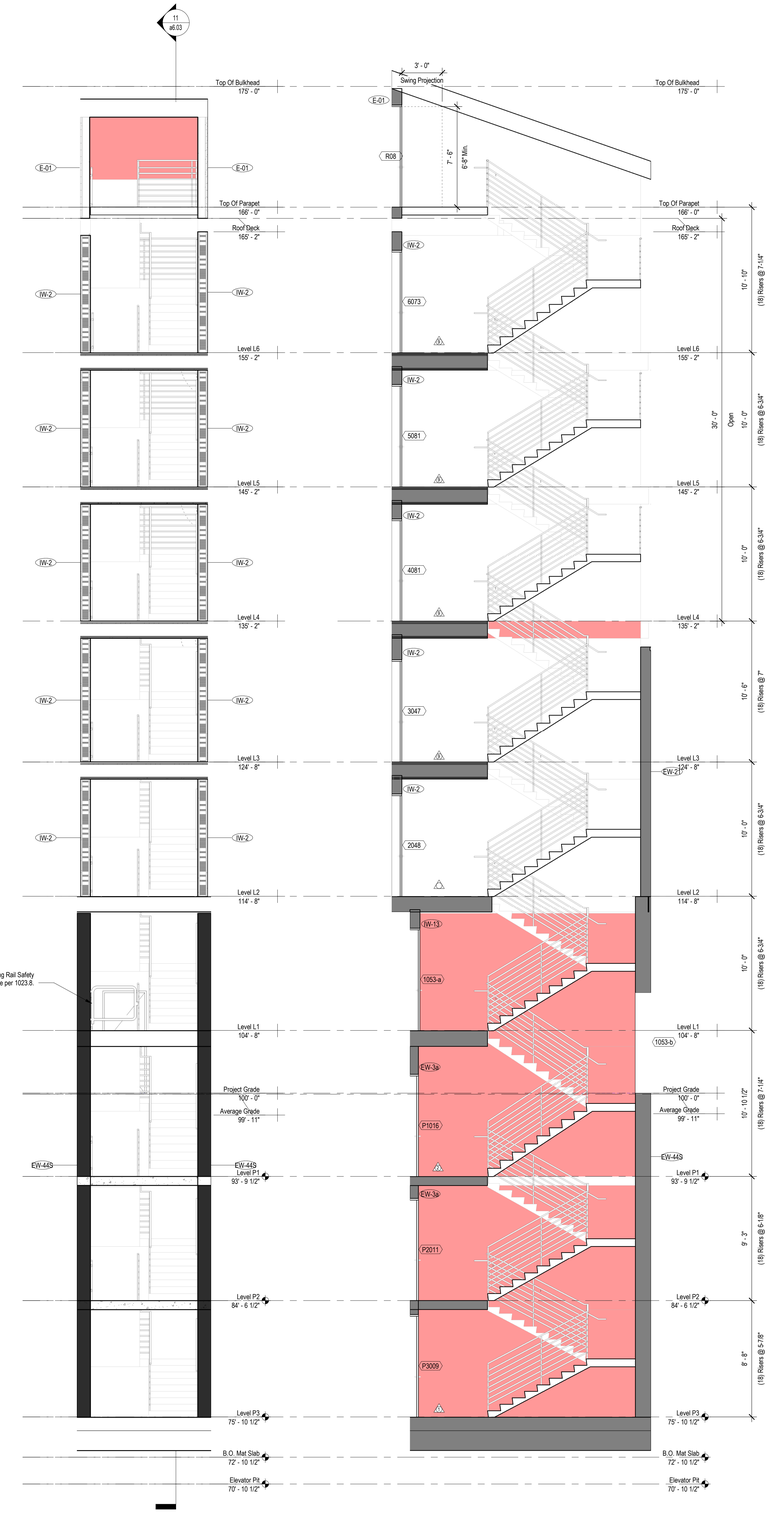
W.PA Job Number 1339

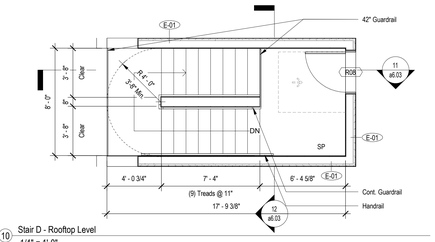
Stair C - Plans & Sections

a6.02

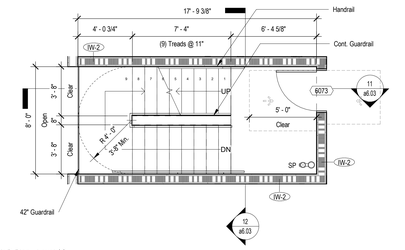


12 Stair D - Lateral Section
1/4" = 1'-0"

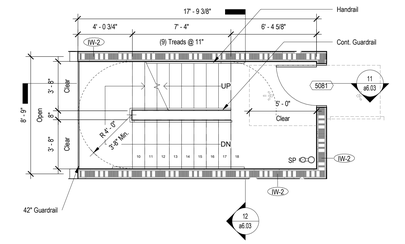
11 Stair D - Longitudinal Section
1/4" = 1'-0"



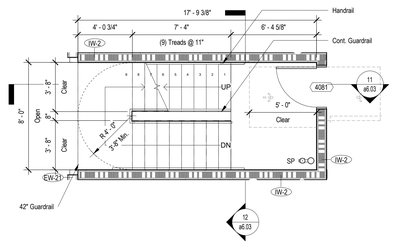
10 Stair D - Rooftop Level
1/4" = 1'-0"



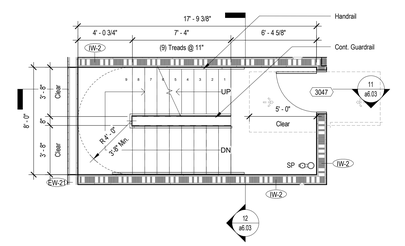
9 Stair D Plan - Level 06
1/4" = 1'-0"



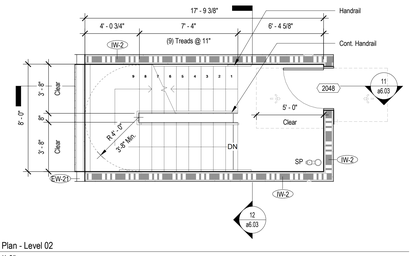
8 Stair D Plan - Level 05
1/4" = 1'-0"



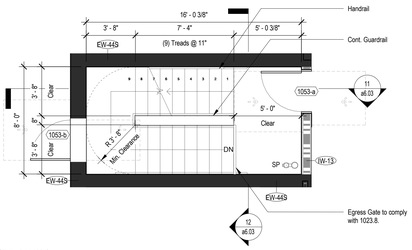
7 Stair D Plan - Level L4
1/4" = 1'-0"



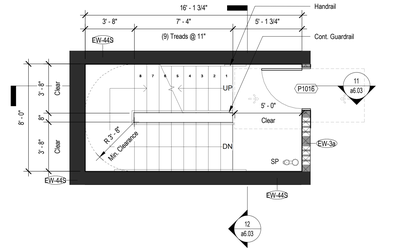
6 Stair D Plan - Level 03
1/4" = 1'-0"



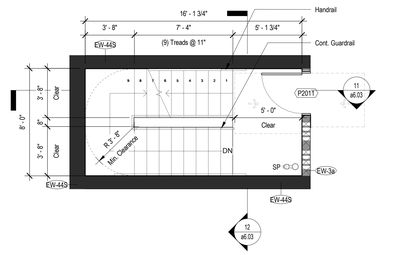
5 Stair D Plan - Level 02
1/4" = 1'-0"



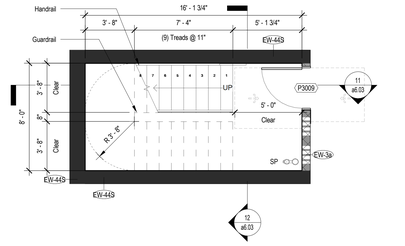
4 Stair D Plan - Level L1
1/4" = 1'-0"



3 Stair D Plan - Level P1
1/4" = 1'-0"



2 Stair D Plan - Level P2
1/4" = 1'-0"



1 Stair D Plan - Level P3
1/4" = 1'-0"

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9	25% PDPP Submission	08.19.2022

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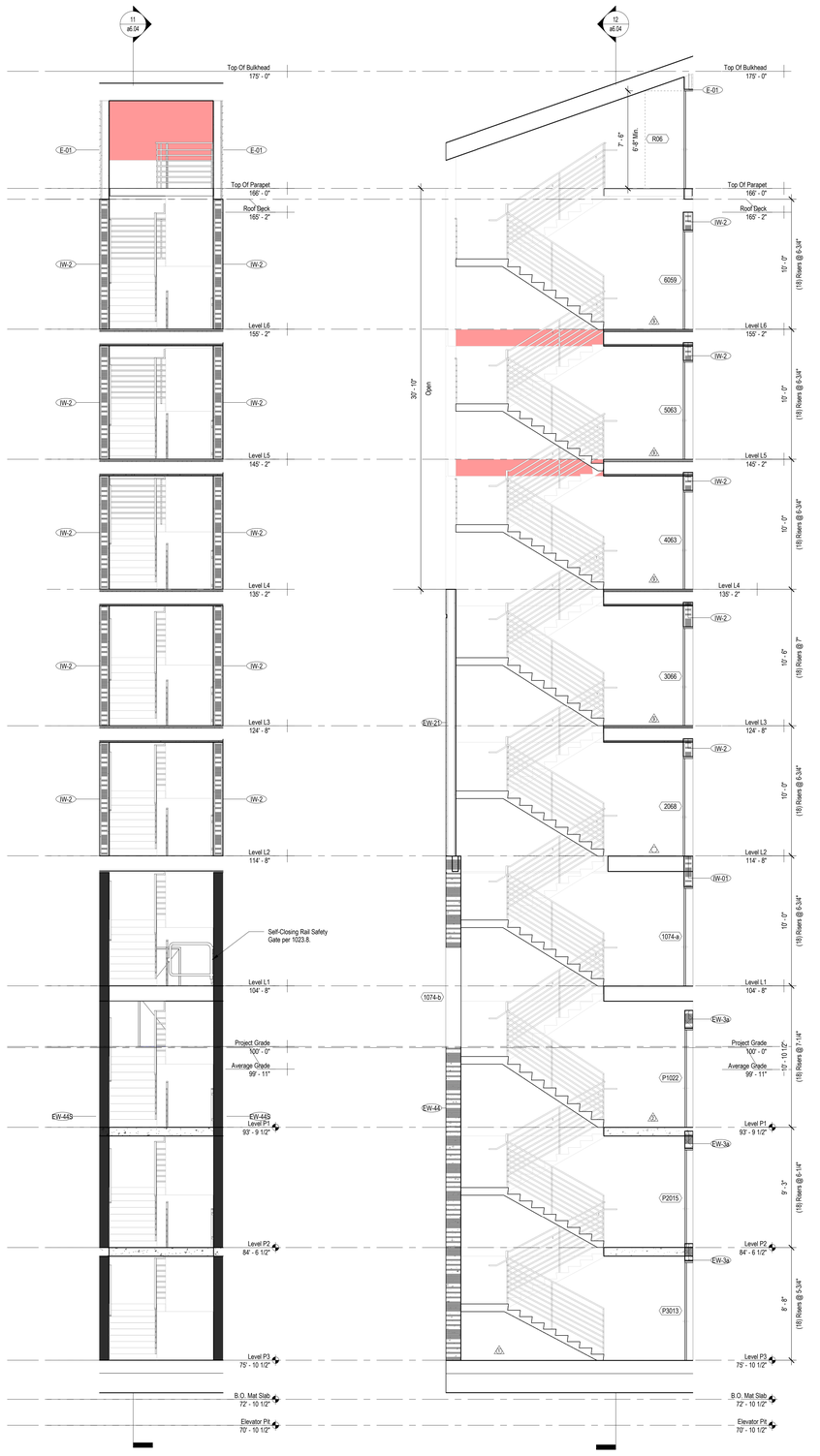
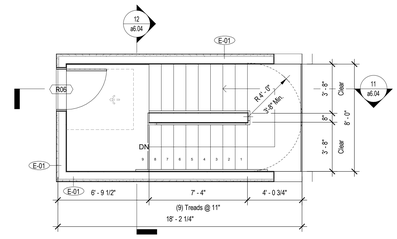
Stair D - Plans & Sections

a6.03

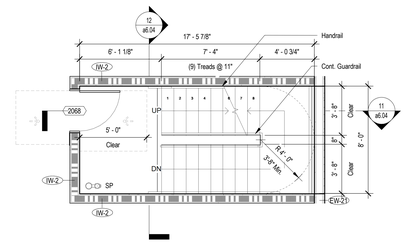


12 Stair E - Lateral Section
1/4" = 1'-0"

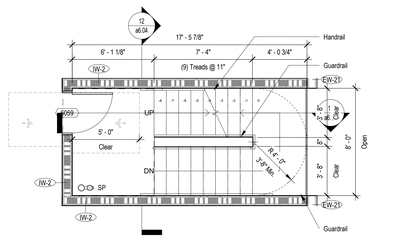
11 Stair E - Longitudinal Section
1/4" = 1'-0"



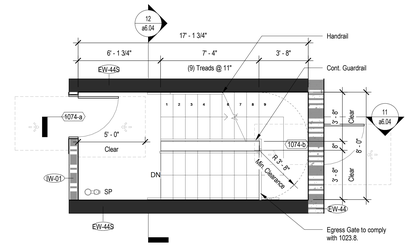
10 Stair E - Rooftop Level
1/4" = 1'-0"



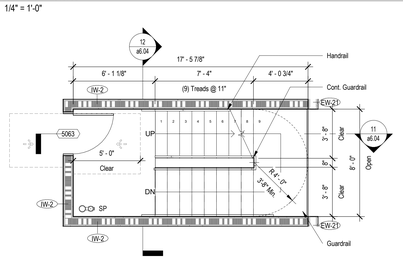
5 Stair E Plan - Level 02
1/4" = 1'-0"



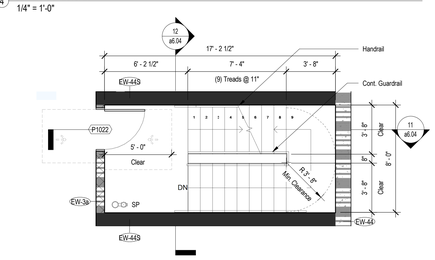
9 Stair E Plan - Level 06
1/4" = 1'-0"



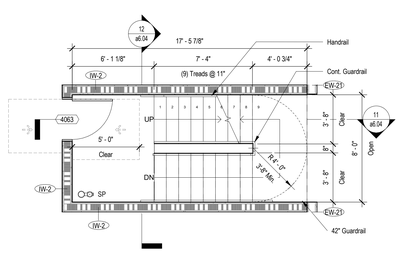
4 Stair E Plan - Level L1
1/4" = 1'-0"



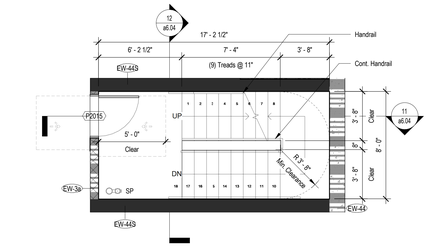
8 Stair E Plan - Level 05
1/4" = 1'-0"



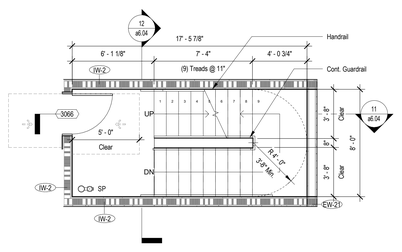
3 Stair E Plan - Level P1
1/4" = 1'-0"



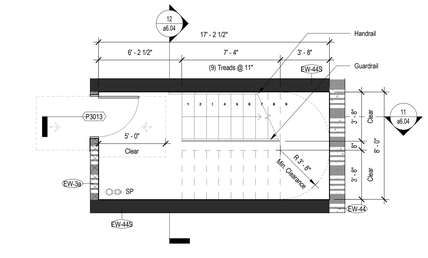
7 Stair E Plan - Level L4
1/4" = 1'-0"



2 Stair E Plan - Level P2
1/4" = 1'-0"



6 Stair E Plan - Level 03
1/4" = 1'-0"



1 Stair E Plan - Level P3
1/4" = 1'-0"

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3	25% PDPP Submission	04.15.2022			
4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

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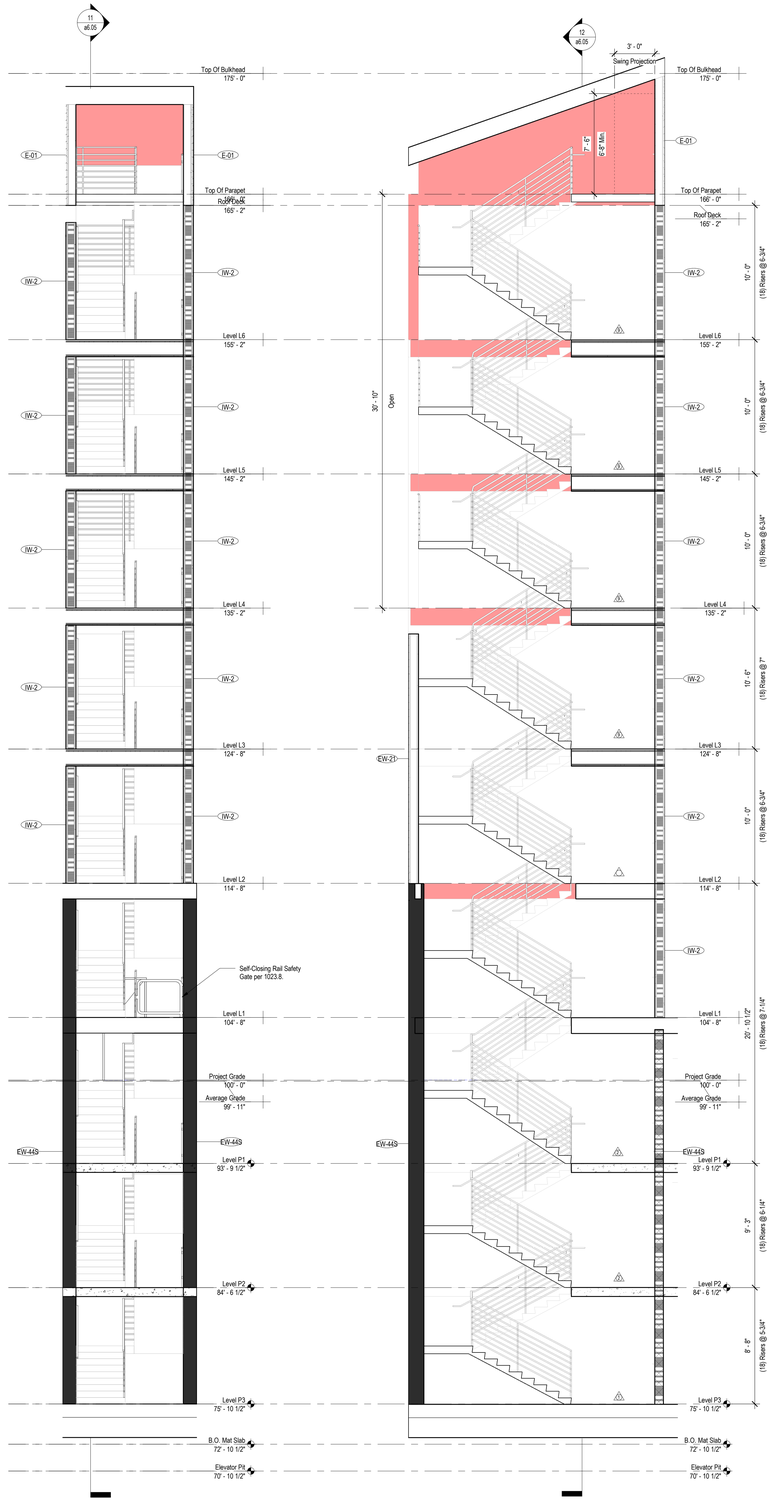
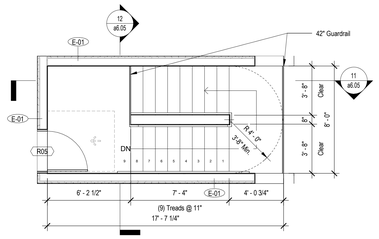
Stair E - Plans & Sections

a6.04

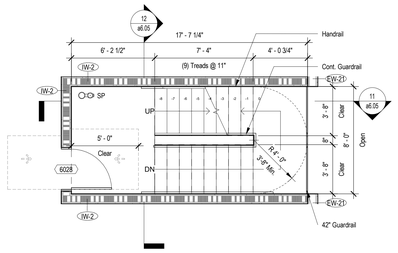


12 Stair F - Lateral Section
1/4" = 1'-0"

11 Stair F - Longitudinal Section
1/4" = 1'-0"



10 Stair F - Rooftop Level
1/4" = 1'-0"



9 Stair F Plan - Level 06
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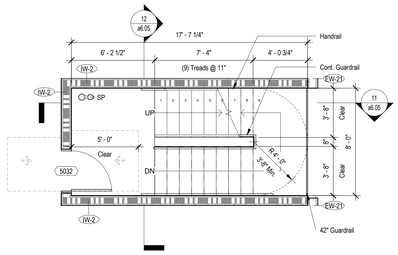
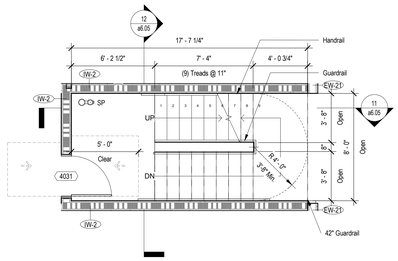
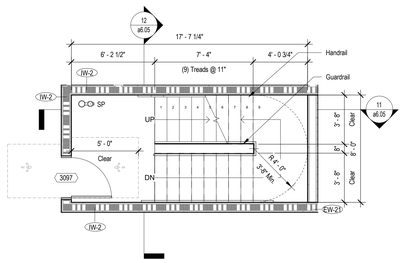


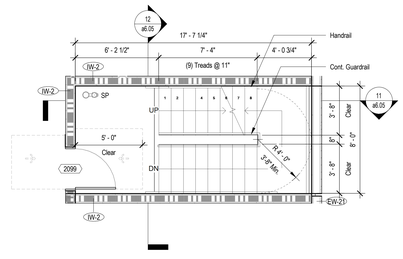
8 Stair F Plan - Level 05
1/4" = 1'-0"



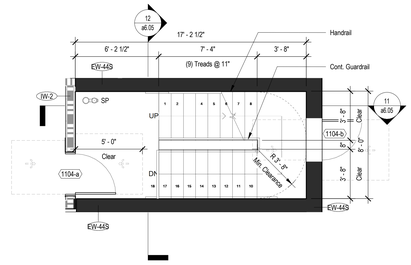
7 Stair F Plan - Level L4
1/4" = 1'-0"



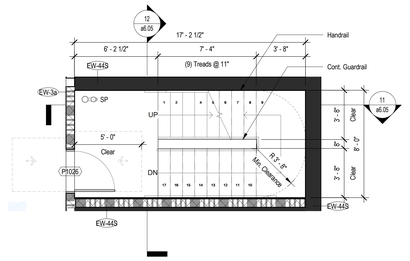
6 Stair F Plan - Level 03
1/4" = 1'-0"



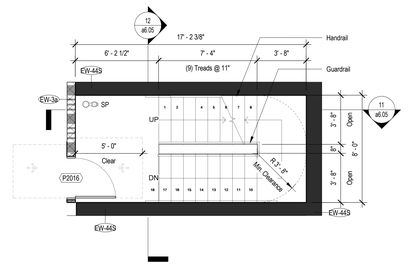
5 Stair F Plan - Level 02
1/4" = 1'-0"



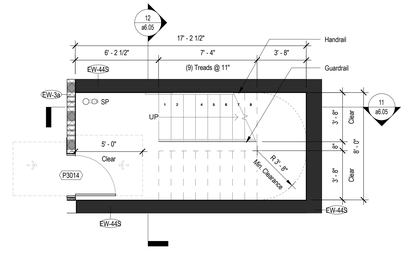
4 Stair F Plan - Level L1
1/4" = 1'-0"



3 Stair F Plan - Level P1
1/4" = 1'-0"



2 Stair F Plan - Level P2
1/4" = 1'-0"



1 Stair F Plan - Level P3
1/4" = 1'-0"

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9	25% PDPP Submission	08.19.2022

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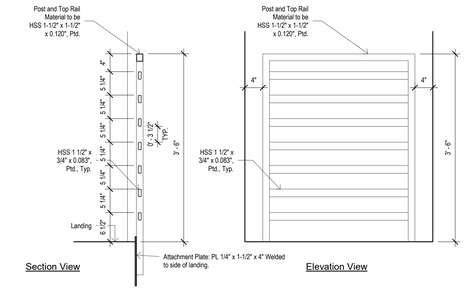
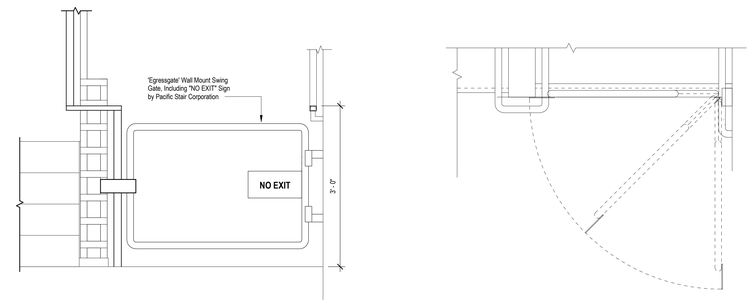
Stair F - Plans & Sections

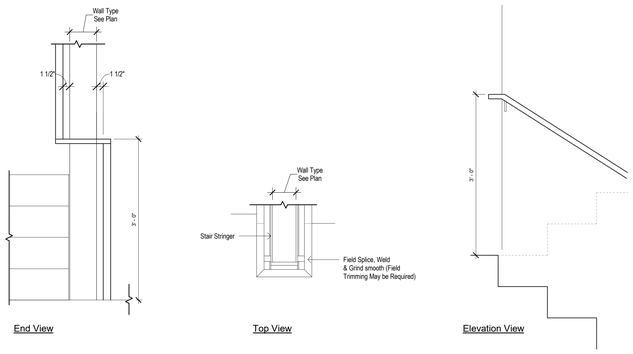
a6.05



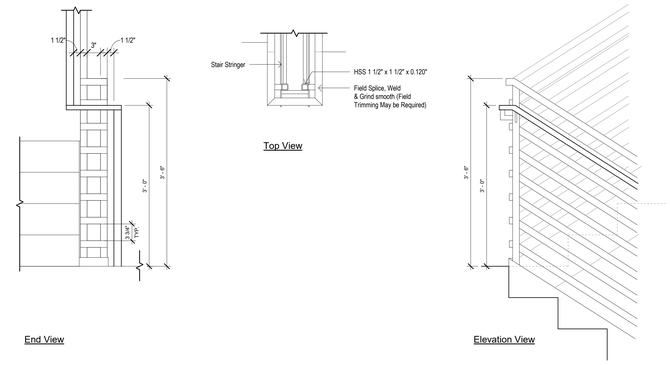
5 Typical Handrail/Guardrail
1" = 1'-0"



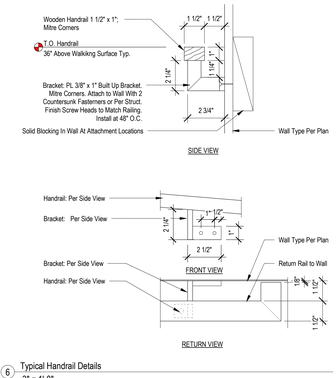
3 Barrier Gate Detail
1" = 1'-0"



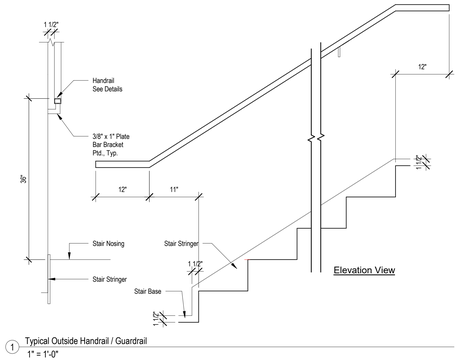
4 Typical Handrail at Landing
1" = 1'-0"



2 Typical Inside Handrail/Guardrail at Landing
1" = 1'-0"



6 Typical Handrail Details
3" = 1'-0"



1 Typical Outside Handrail / Guardrail
1" = 1'-0"

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9	25% PDPP Submission	08.19.2022

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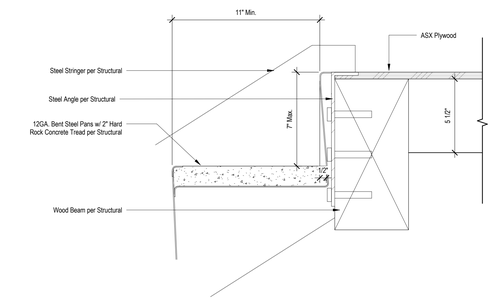
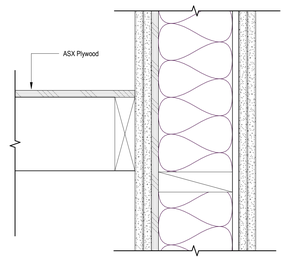
Stair Details -
Guardrail/Handrail

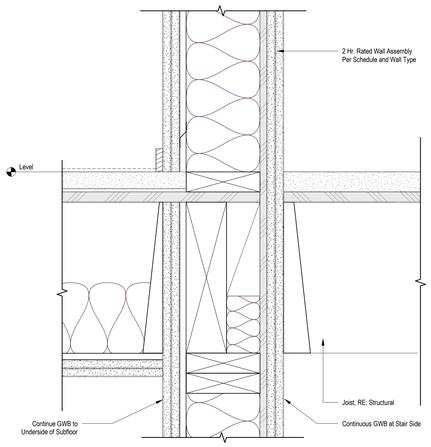
a6.07



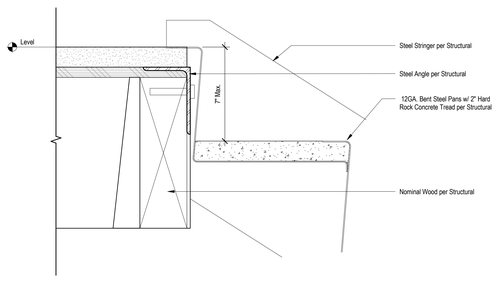
11 Steel Stair Connection to Intermediate Wood Landing
3" = 1'-0"



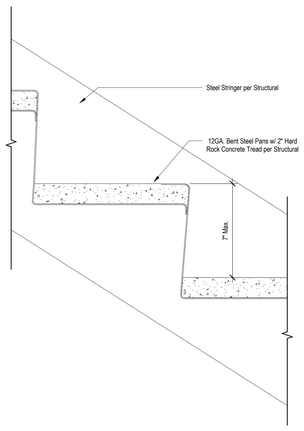
10 Intermediate Wood Landing Connection to Wall
3" = 1'-0"



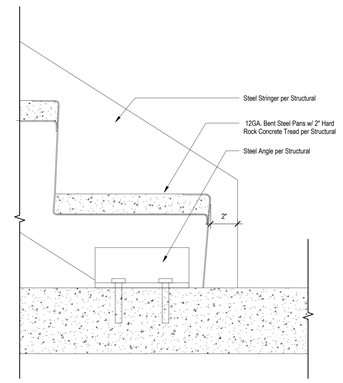
9 Landing Connection to Wood Wall
3" = 1'-0"



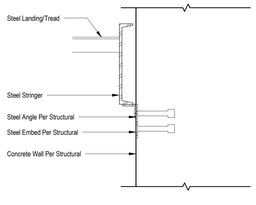
8 Steel Stair Connection to Wood Floor
3" = 1'-0"



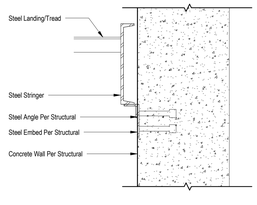
7 Typical Steel Riser @ Egress Stair
3" = 1'-0"



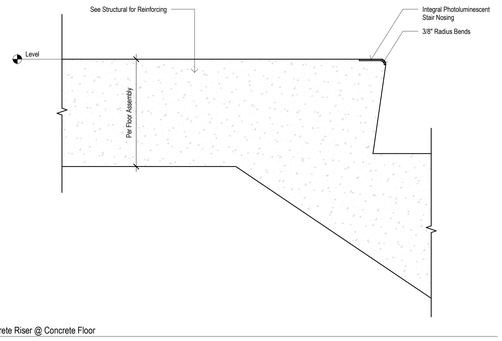
6 Bottom Steel Riser @ Slab
3" = 1'-0"



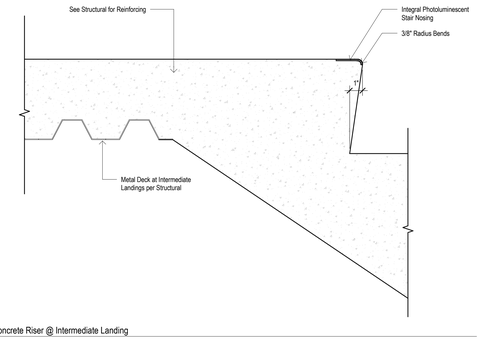
5 Typical Concrete Landing at Masonry Wall
1 1/2" = 1'-0"



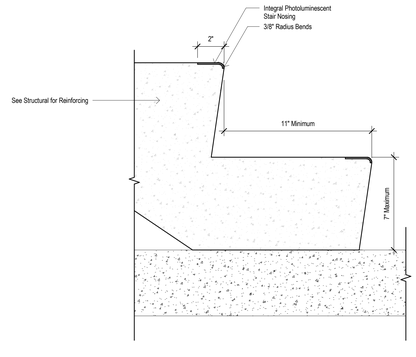
4 Typical Concrete Landing at Concrete Wall
1 1/2" = 1'-0"



3 Top Concrete Riser @ Concrete Floor
3" = 1'-0"



2 Typical Concrete Riser @ Intermediate Landing
3" = 1'-0"



1 Bottom Concrete Stair @ Slab
3" = 1'-0"

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9	25% PDPP Submission	08.19.2022

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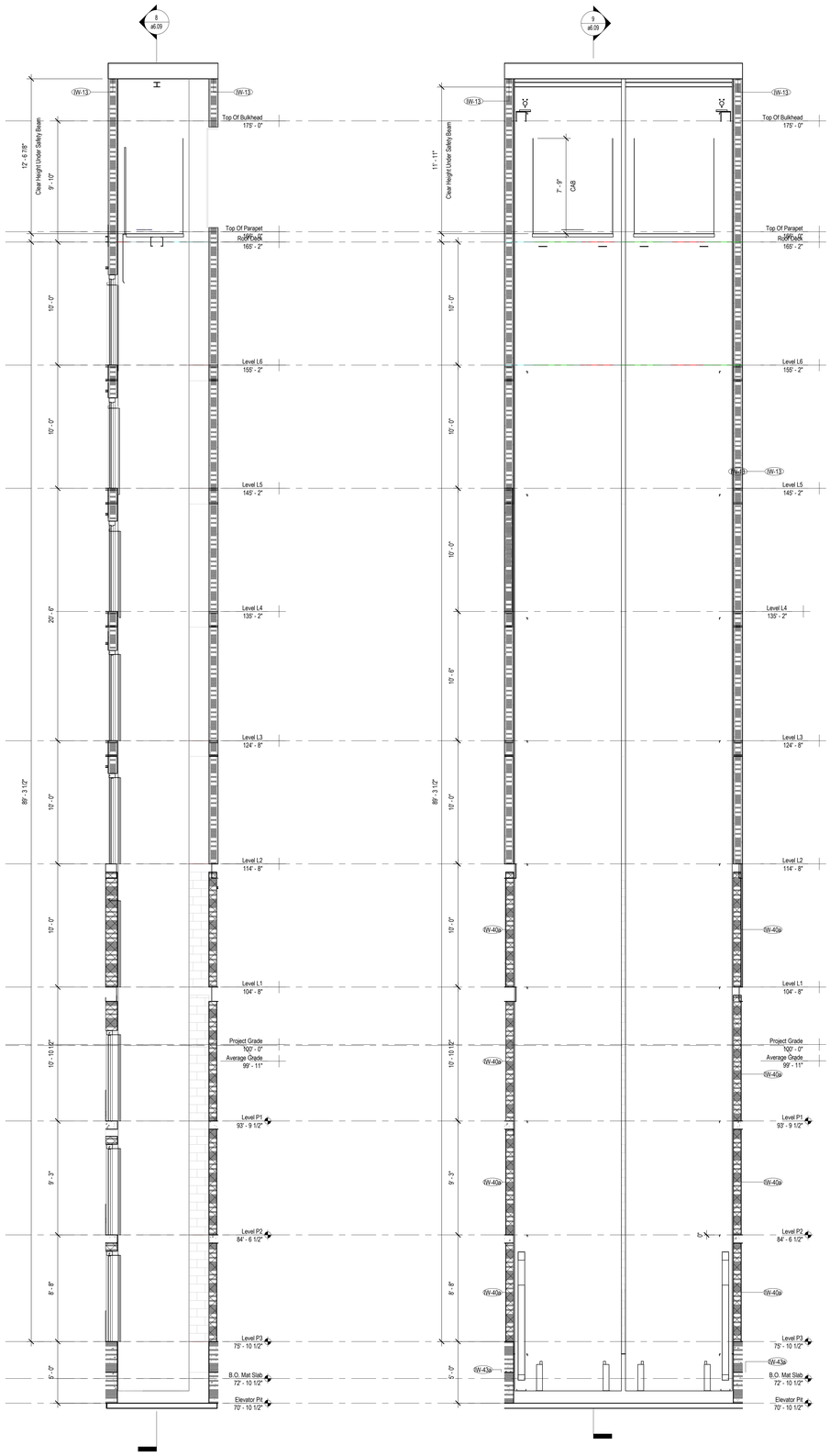
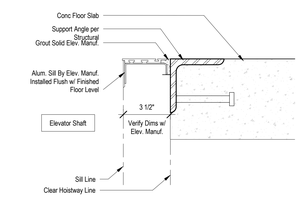
Egress Stairs - Details

a6.08

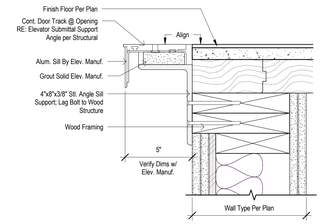


9 Elevator A Lateral Section
1/4" = 1'-0"

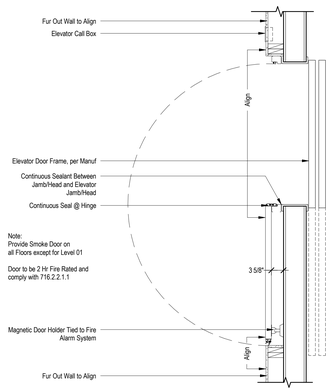
8 Elevator A Longitudinal Section
1/4" = 1'-0"



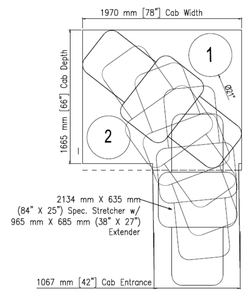
7 Elevator Sill @ Concrete Slab
3" = 1'-0"



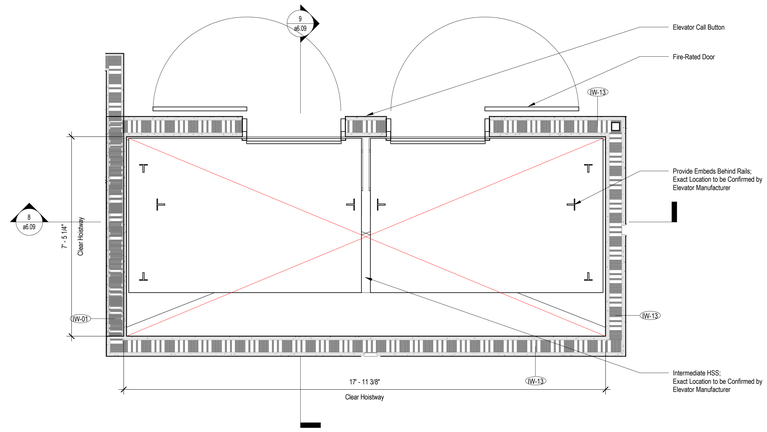
6 Typical Elevator Sill
3" = 1'-0"



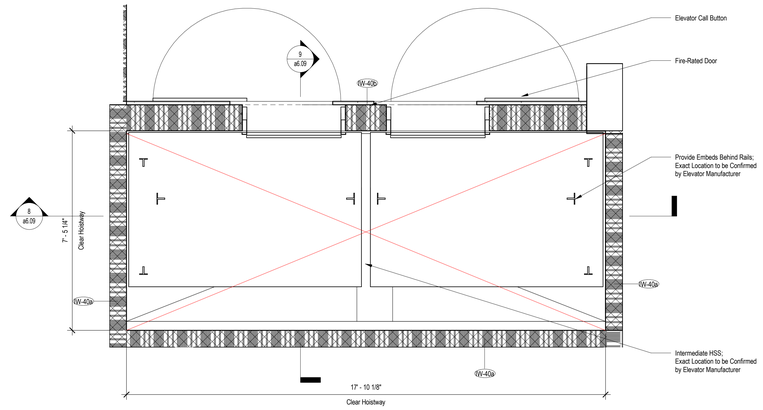
5 Elevator Smoke Door
3/4" = 1'-0"



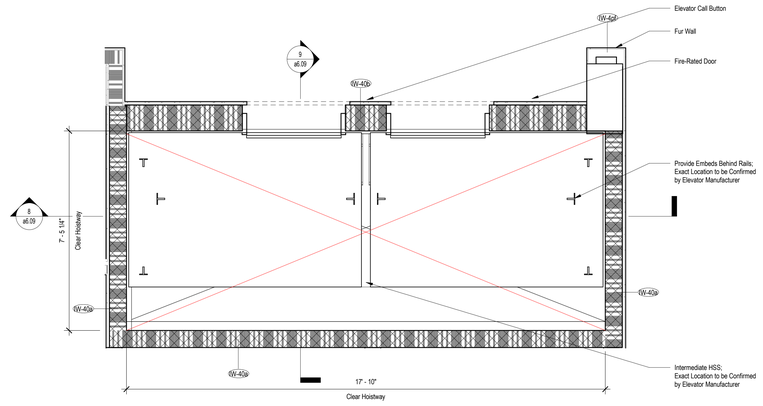
4 Elevator Stretcher Diagram
1 1/2" = 1'-0"



3 Elevator A Typical Plan (Type IIIA)
1/2" = 1'-0"



2 Elevator A Typical Plan (Type IA)
1/2" = 1'-0"



1 Elevator A Level L1 Plan
1/2" = 1'-0"

General Notes

1. Re: Specification Manual for all elevator specification information
2. Provide lighting at elevator lobbies and stair landings 100 footcandles/sf.
3. Stairways shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof.
4. Standpipes to meet PFC 905.3.1.
5. See _____ for Handrail and Stair Details and Assemblies.
6. Acoustic Notes for Elevators:
   A. Alignment of rails should be within 1/16 of plumb at bracket locations. The rails shall be smooth, minimizing discontinuity.
   B. The roller guide assemblies should be resilient and similar to Elsco Model C.

Legend

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier

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Number	Issue	Date	Number	Issue	Date
1	Pre-Submittal	02.11.2022	8	100% Design Development	07.01.2022
2	100% Schematic Design	03.11.2022	9	25% PDPP Submission	08.19.2022
3	25% PDPP Submission	04.15.2022			
4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

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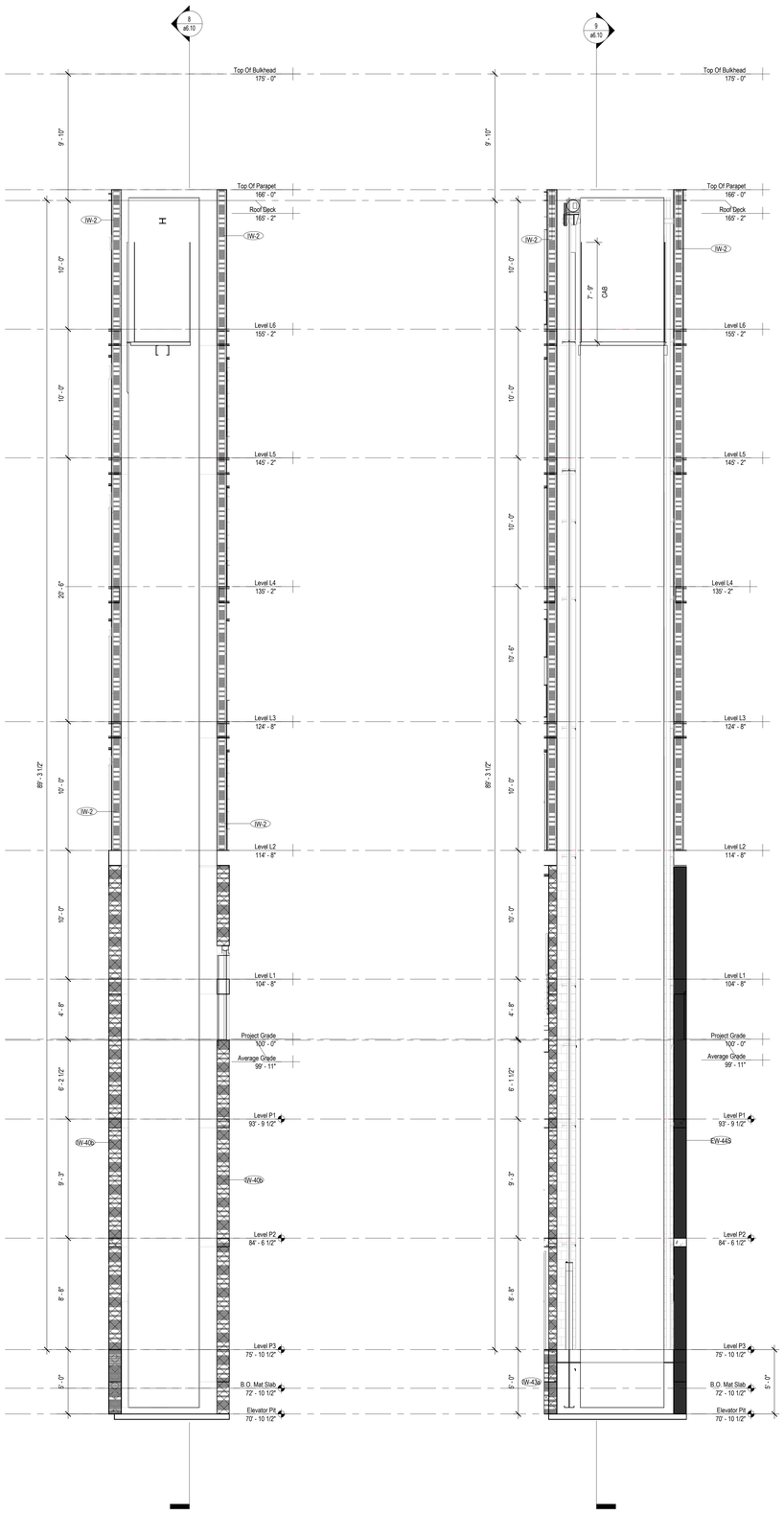
Van Nuys, CA 91411

W.PA Job Number 1339

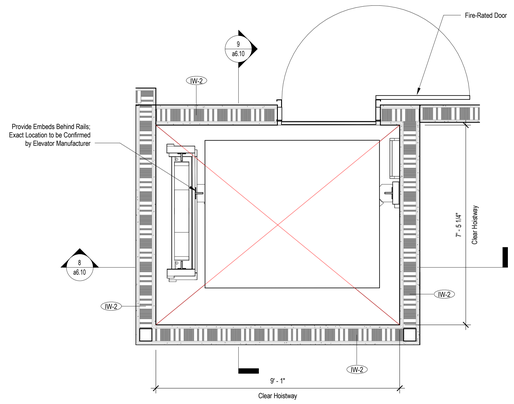
Elevator A - Plans & Sections

a6.09

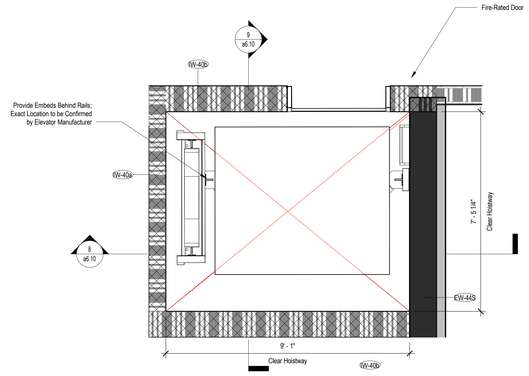


9 Elevator B - Lateral Section
1/4" = 1'-0"

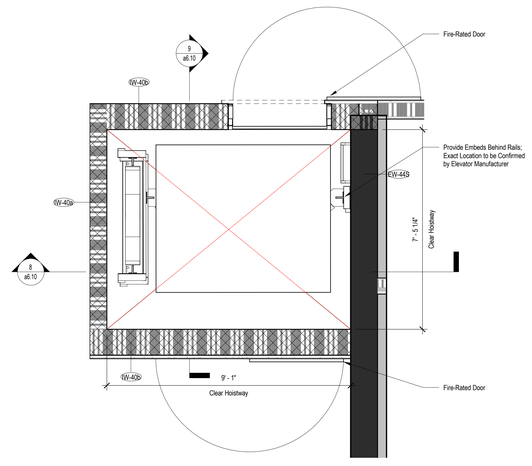
8 Elevator B - Longitudinal Section
1/4" = 1'-0"



3 Elevator B Typical Plan (Type IIIA)
1/2" = 1'-0"



2 Elevator B Typical Plan (Type IA)
1/2" = 1'-0"



1 Elevator B Level L1 Plan
1/2" = 1'-0"

General Notes

1. Re: Specification Manual for all elevator specification information
2. Provide lighting at elevator lobbies and stair landings 100 footcandles/sf.
3. Stairways shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof.
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5. See _____ for Handrail and Stair Details and Assemblies.
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   B. The roller guide assemblies should be resilient and similar to Elsco Model C.

Legend

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier

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Elevator B - Plans & Sections

a6.10

General Notes

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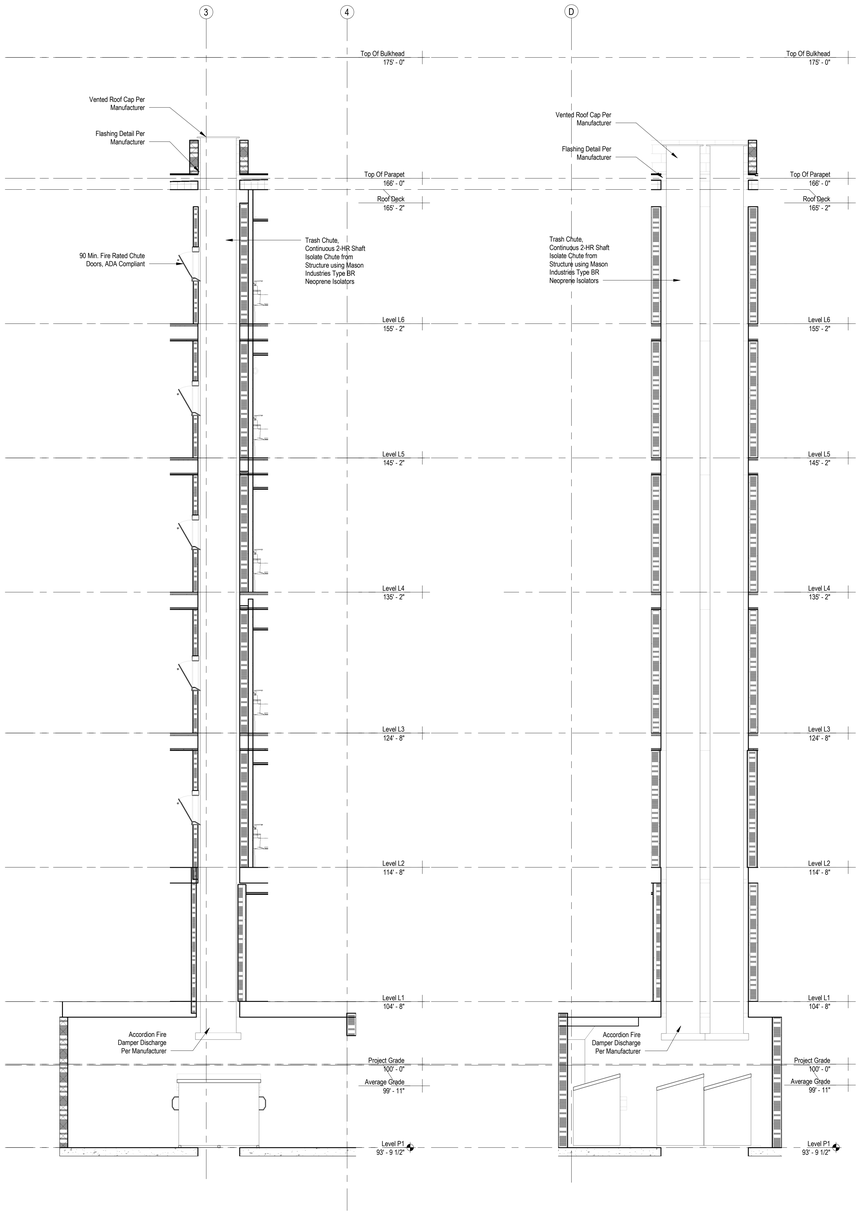
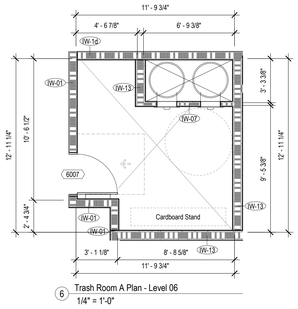
- 3 Hour Fire Barrier

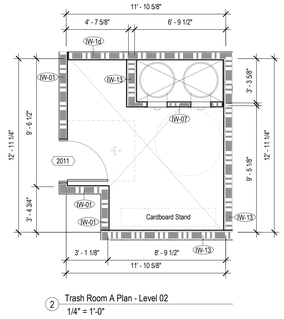


8 Trash Room A Section - Longitudinal Section
1/4" = 1'-0"

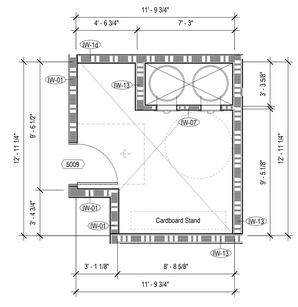
7 Trash Room A - Lateral Section
1/4" = 1'-0"



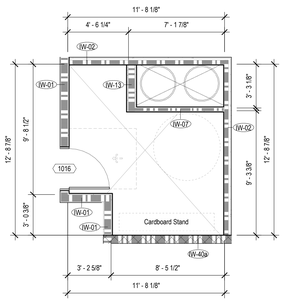
6 Trash Room A Plan - Level 06
1/4" = 1'-0"



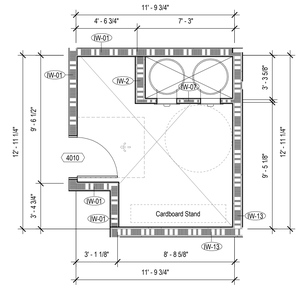
2 Trash Room A Plan - Level 02
1/4" = 1'-0"



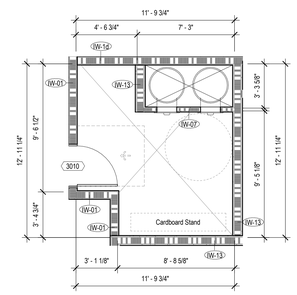
5 Trash Room A Plan - Level 05
1/4" = 1'-0"



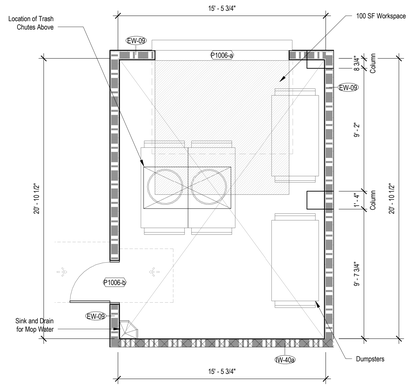
1 Trash Room A Plan - Level L1
1/4" = 1'-0"



4 Trash Room A Plan - Level L4
1/4" = 1'-0"



3 Trash Room A Plan - Level 03
1/4" = 1'-0"



9 Trash Room A Plan - Level P1
1/4" = 1'-0"

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9	25% PDPP Submission	08.19.2022

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Trash Room A -
Plans & Sections

a6.12

General Notes

1. Re: Specification Manual for all elevator specification information
2. Provide lighting at elevator lobbies and stair landings 100 footcandles/sf.
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Legend

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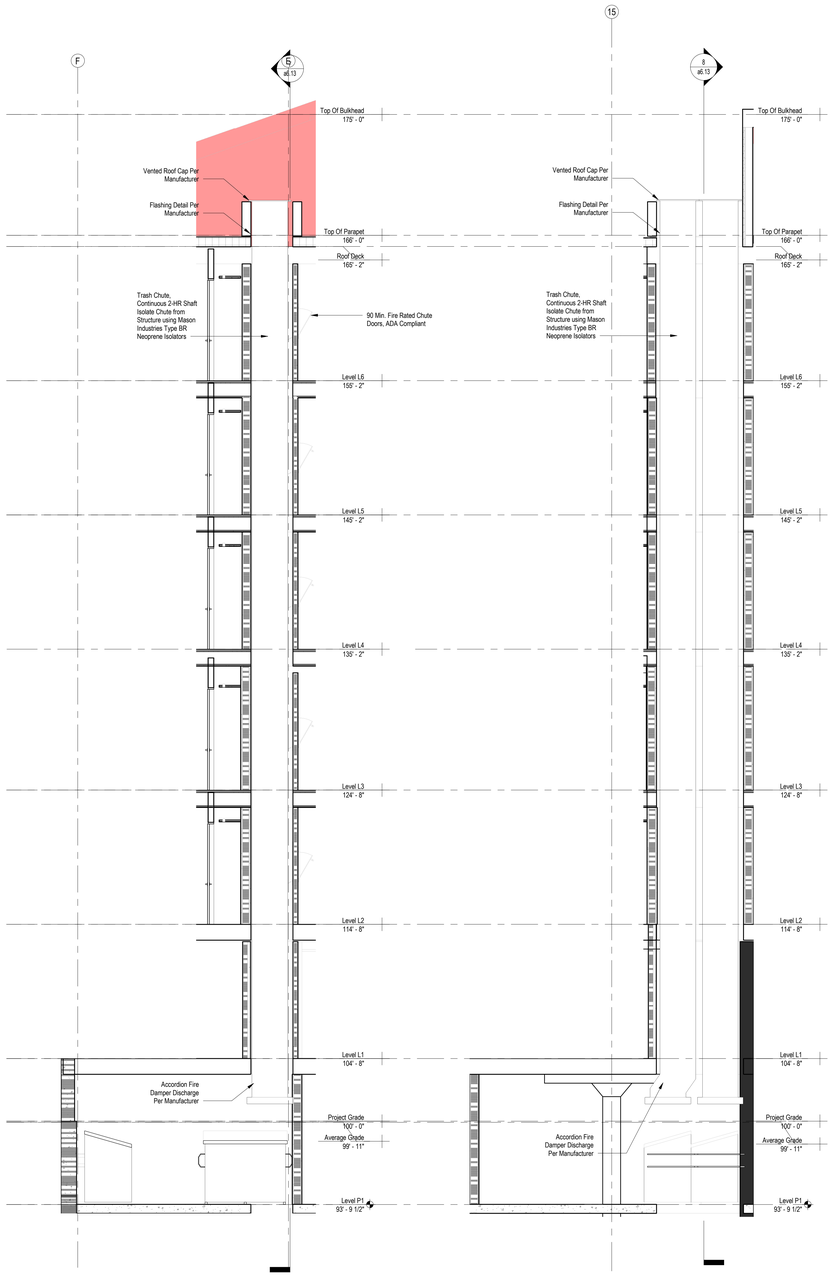
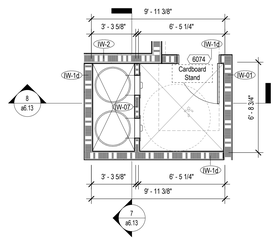
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier

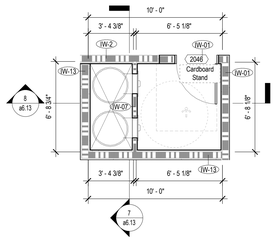


8 Trash Room B - Longitudinal Section
1/4" = 1'-0"

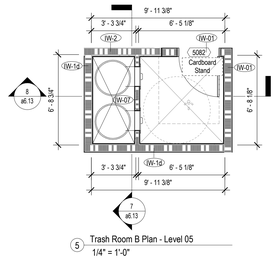
7 Trash Room B - Lateral Section
1/4" = 1'-0"



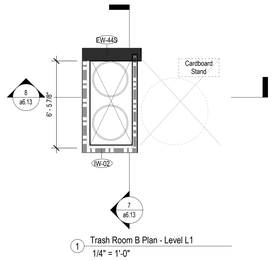
6 Trash Room B Plan - Level 06
1/4" = 1'-0"



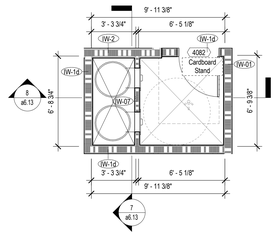
2 Trash Room B Plan - Level 02
1/4" = 1'-0"



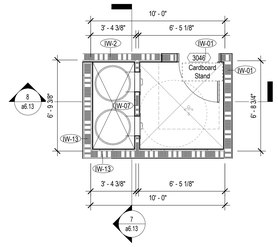
5 Trash Room B Plan - Level 05
1/4" = 1'-0"



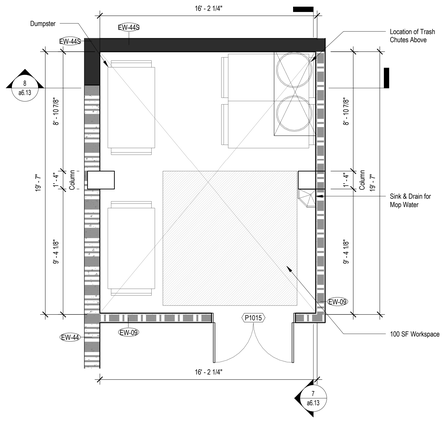
1 Trash Room B Plan - Level L1
1/4" = 1'-0"



4 Trash Room B Plan - Level L4
1/4" = 1'-0"



3 Trash Room B Plan - Level 03
1/4" = 1'-0"



9 Stair D Plan - Level P1
1/4" = 1'-0"

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Trash Room B -
Plans & Sections

a6.13

General Notes

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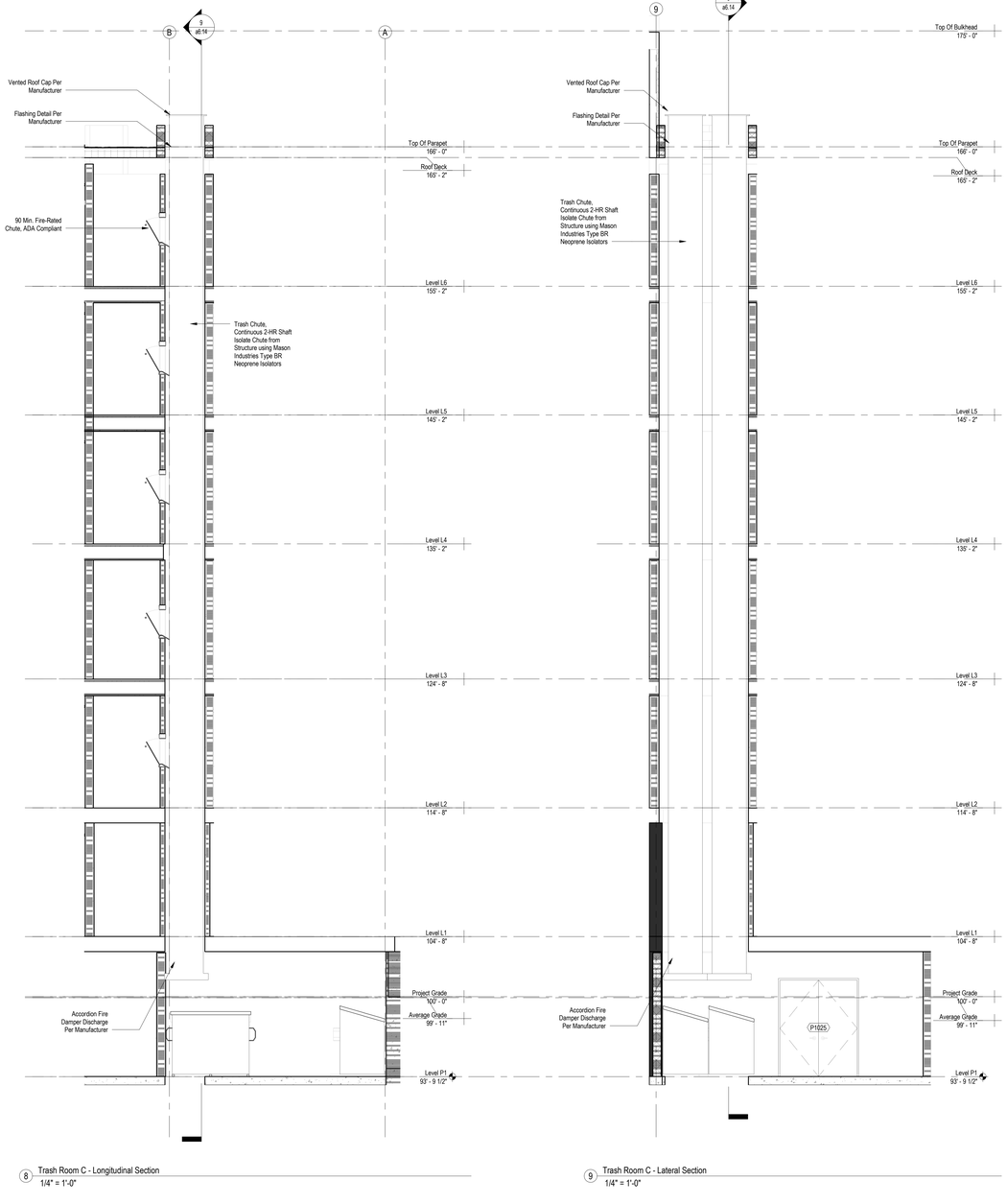
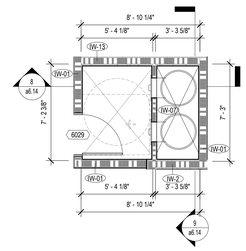
Legend

- 1/2 Hour Fire Partition
- 1 Hour Fire Partition
- 2 Hour Fire Barrier
- 3 Hour Fire Barrier

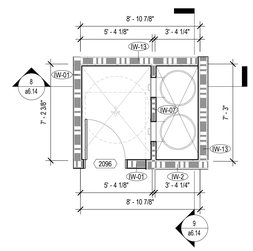


8 Trash Room C - Longitudinal Section
1/4" = 1'-0"

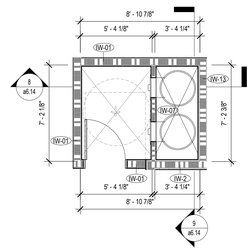
9 Trash Room C - Lateral Section
1/4" = 1'-0"



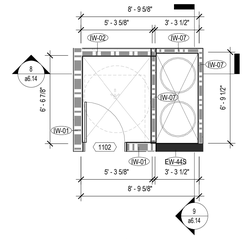
6 Trash Room C Plan - Level 06
1/4" = 1'-0"



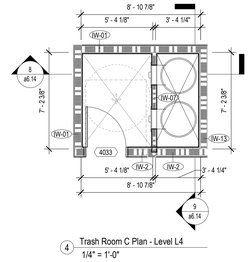
2 Trash Room C Plan - Level 02
1/4" = 1'-0"



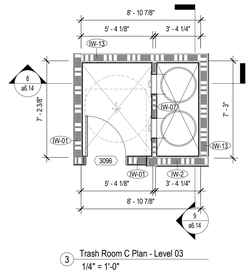
5 Trash Room C Plan - Level 05
1/4" = 1'-0"



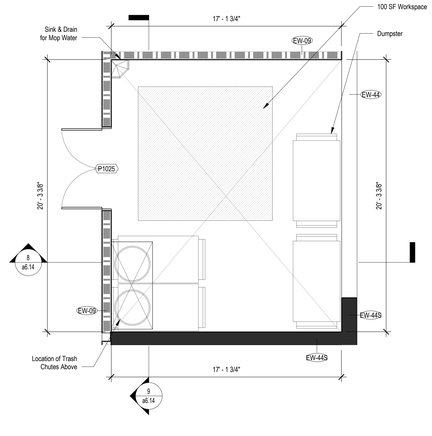
1 Trash Room C Plan - Level L1
1/4" = 1'-0"



4 Trash Room C Plan - Level L4
1/4" = 1'-0"



3 Trash Room C Plan - Level 03
1/4" = 1'-0"



7 Trash Room C - Level P1
1/4" = 1'-0"

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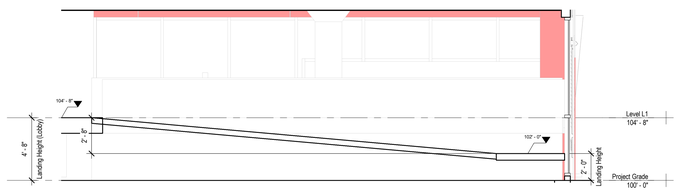
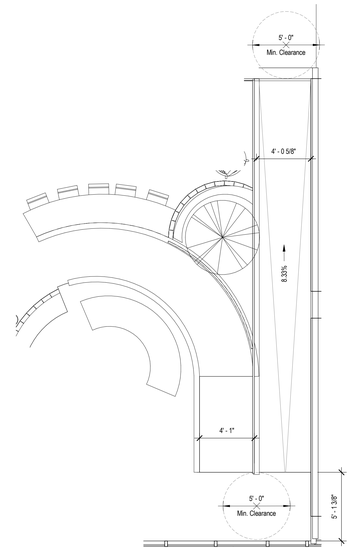
Trash Room C -
Plans & Sections

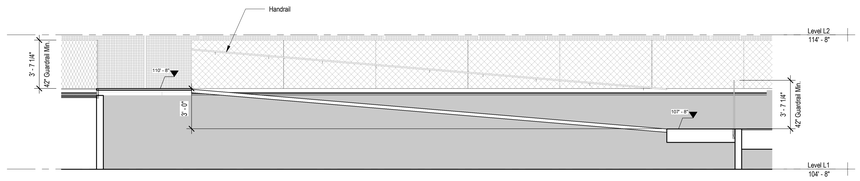
a6.14



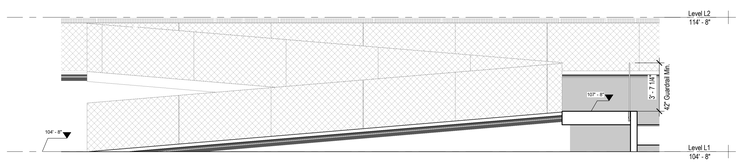
5 West Lobby Ramp - Elevation
1/4" = 1'-0"



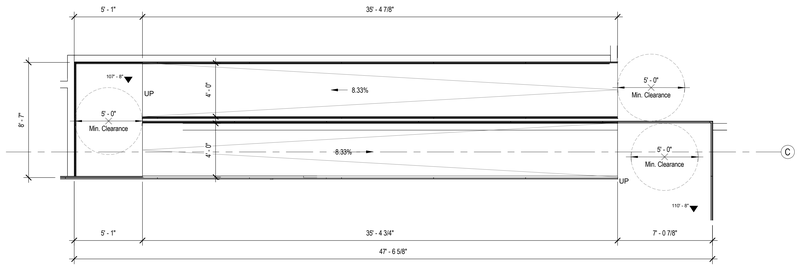
4 West Lobby Ramp - Callout
1/4" = 1'-0"



3 Pool Deck Ramp - Elevation 2
1/4" = 1'-0"



2 Pool Deck Ramp - Elevation 1
1/4" = 1'-0"



1 Pool Deck Ramp - Callout
1/4" = 1'-0"

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4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Ramp Plans & Sections

a6.15

General Unit Notes

1. Contractor to notify Architect of any discrepancies prior to start of work.
2. Reference Spec for Product Information and Installation Requirements
3. Verify all dimensions with Structural Drawings and Specification regarding dimensional tolerances. Contract to notify Architect of any discrepacies.
4. All dimensions are to Face of Stud U.O.N.
5. Refer to Electrical Drawings for all Panels, Switches, Outlets, Etc.
6. All Bathrooms Exhaust Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of building.
7. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.
8. All Tubs/Showers are required to be surrounded by 6' of Non-Absorbent Material per 1209.2.3.
9. Refer to Interior Design Drawings for all finishes not indicated on Architectural Drawings.
10. All Closets to Receive Hanging Rod and Shelf U.O.N.

Accessibility Notes:

1. All Dwelling Units to be Adaptable per CBC 11A.
2. Provide 36" min. Accessible Route Through All Rooms and Spaces of the Dwelling Unit.
3. All Dwelling Units to have ADA Compliant Fixtures and Appliances.
4. All Dwelling Units to have a Front Loading Washer/Dryer.
5. Kitchen Sink, Cabinet Below 30" Work Surface, and Bathroom Vanity With Base Cabinet to be Removable (Without The Use Of Specialized Tools Or Specialized Knowledge In Order To Provide Knee And Toe Space)
6. Floor Finish to Extend Under all Removable Base Cabinets.

WPA Lighting Fixture Legend

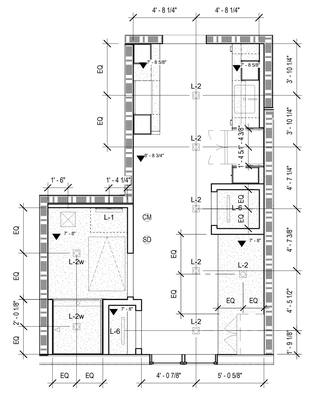
Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

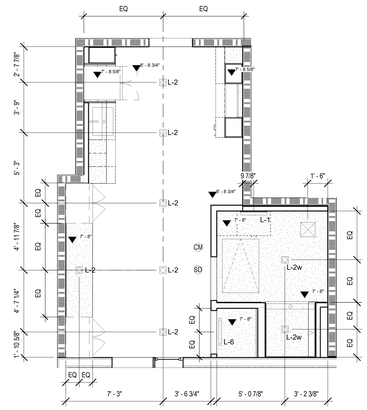
Unit Ceiling Equipment Legend

Equipment

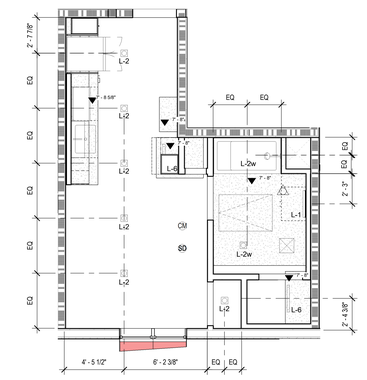
- Access Panel
- EP — Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector



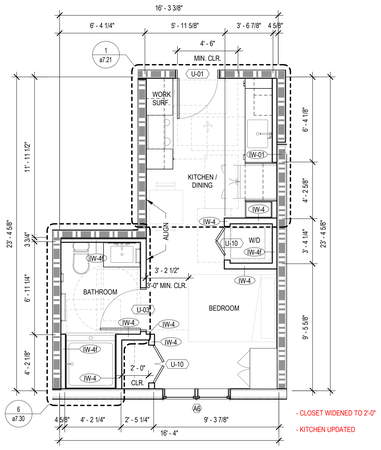
6 Studio Type 3 - Enlarged RCP
1/4" = 1'-0"



4 Studio Type 2 - Enlarged RCP
1/4" = 1'-0"



2 Studio Type 1 - Enlarged RCP
1/4" = 1'-0"

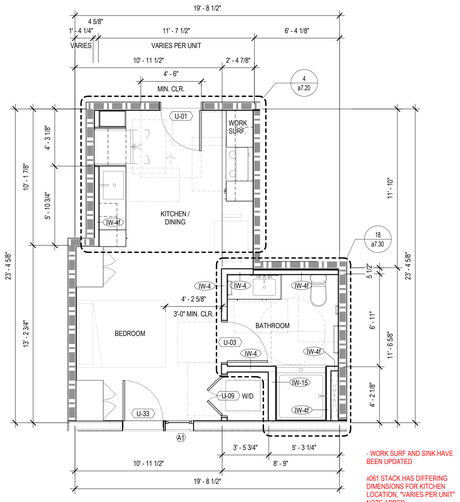


Natural Ventilation Calculation: 4% Required

Bedroom: 87 Square Feet x 4% = 3.48 Square Feet Required

Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

5 Studio Type 3 (Unit A.3)
1/4" = 1'-0"

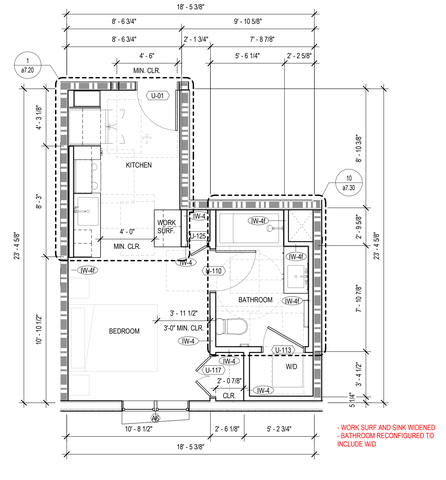


Natural Ventilation Calculation: 4% Required

Bedroom: 140 Square Feet x 4% = 5.6 Square Feet Required

Door: Swing Type - 100% Operable
23 Square Feet x 100% = 23 Square Feet Provided

3 Studio Type 2 (Unit A.2)
1/4" = 1'-0"



Natural Ventilation Calculation: 4% Required

Bedroom: 110 Square Feet x 4% = 4.4 Square Feet Required

Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

1 Studio Type 1 (Unit A.1)
1/4" = 1'-0"

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02/28/2023

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4	25% Design Development	04.15.2022
5	Pre-Submittal Rev 01	05.16.2022
6	50% Design Development	05.16.2022
7	75% Design Development	06.03.2022
8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Enlarged Unit Plans

a7.00

General Unit Notes

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Accessibility Notes:

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WPA Lighting Fixture Legend

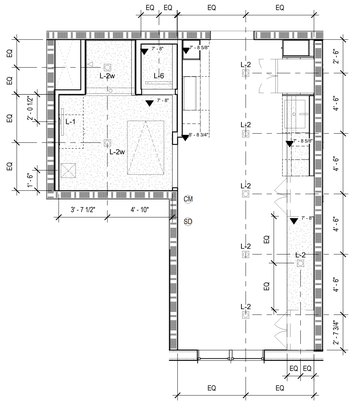
Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

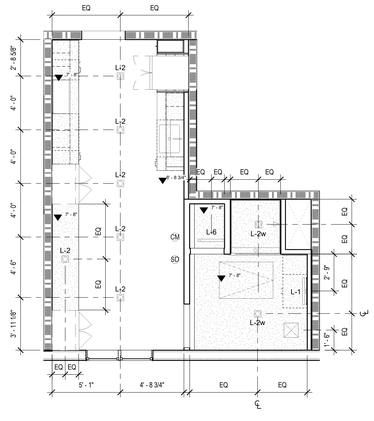
Unit Ceiling Equipment Legend

Equipment

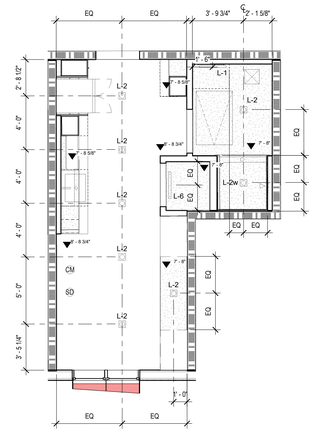
- Access Panel
- EP — Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector



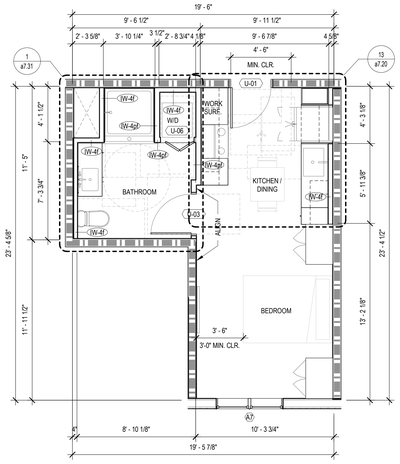
6 Studio Type 6 - Enlarged RCP
1/4" = 1'-0"



4 Studio Type 5 - Enlarged RCP
1/4" = 1'-0"



2 Studio Type 4 - Enlarged RCP
1/4" = 1'-0"

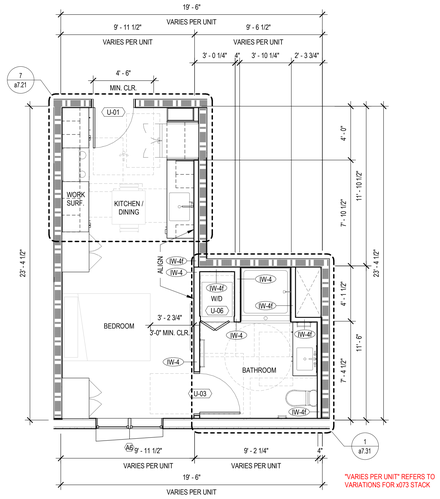


Natural Ventilation Calculation: 4% Required

Bedroom: 121 Square Feet x 4% = 4.84 Square Feet Required

Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

5 Studio Type 6 (Unit A.6)
1/4" = 1'-0"



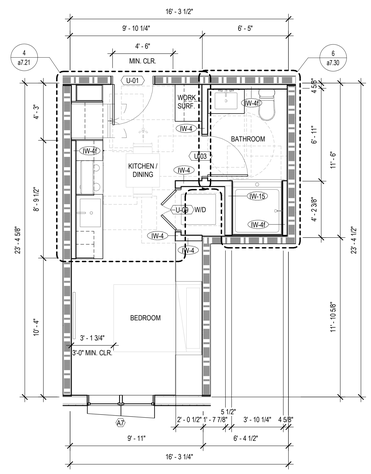
"VARIES PER UNIT" REFERS TO VARIATIONS FOR ø73 STACK

Natural Ventilation Calculation: 4% Required

Bedroom: 108 Square Feet x 4% = 4.32 Square Feet Required

Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

3 Studio Type 5 (Unit A.5)
1/4" = 1'-0"



Natural Ventilation Calculation: 4% Required

Bedroom: 102 Square Feet x 4% = 4.08 Square Feet Required

Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

1 Studio Type 4 (Unit A.4)
1/4" = 1'-0"

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02/28/2023

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1	Pre-Submittal	02.11.2022	8	100% Design Development	07.01.2022
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6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Enlarged Unit Plans

a7.01

General Unit Notes

1. Contractor to notify Architect of any discrepancies prior to start of work.
2. Reference Spec for Product Information and Installation Requirements
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Accessibility Notes:

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WPA Lighting Fixture Legend

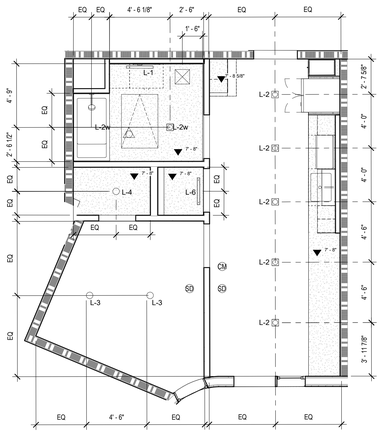
Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

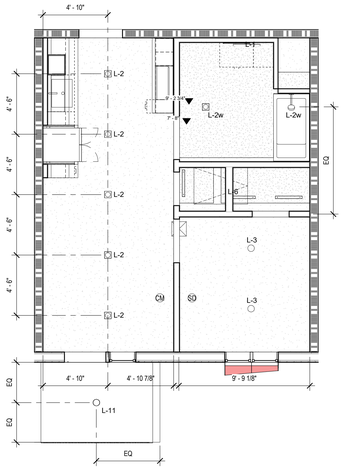
Unit Ceiling Equipment Legend

Equipment

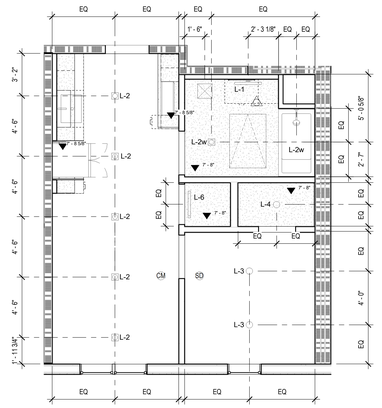
- Access Panel
- EP — Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector



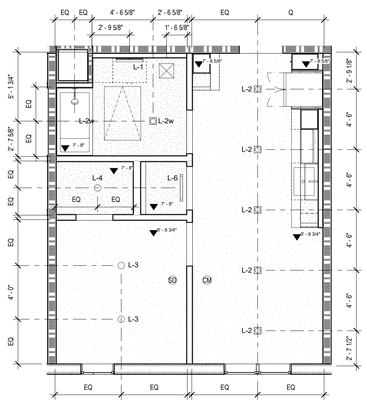
8 1 Bed 1 Bath Type 7 - Enlarged RCP
1/4" = 1'-0"



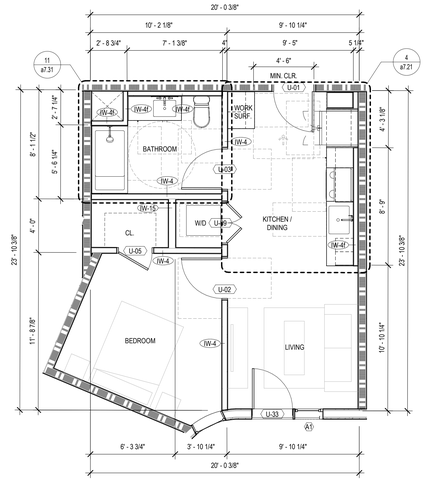
4 1 Bed 1 Bath Type 8 - Enlarged RCP
1/4" = 1'-0"



6 1 Bed 1 Bath Type 3 - Enlarged RCP
1/4" = 1'-0"



2 1 Bed 1 Bath Type 1 - Enlarged RCP
1/4" = 1'-0"

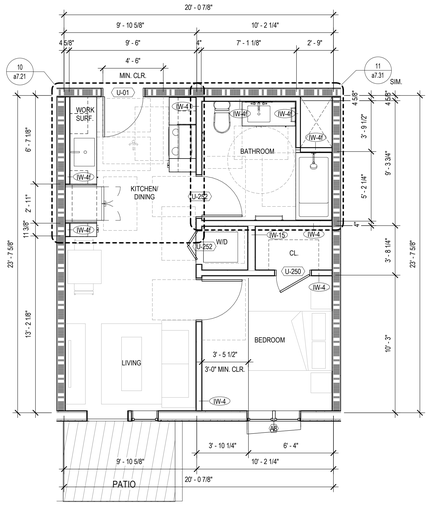


Natural Ventilation Calculation: 4% Required

Bedroom: 122 Square Feet x 4% = 4.88 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 107 Square Feet x 4% = 4.23 Square Feet Required
Door: Swing Type - 100% Operable
23 Square Feet x 100% = 23 Square Feet Provided

7 1 Bed 1 Bath Type 4 (Unit B.4)
1/4" = 1'-0"

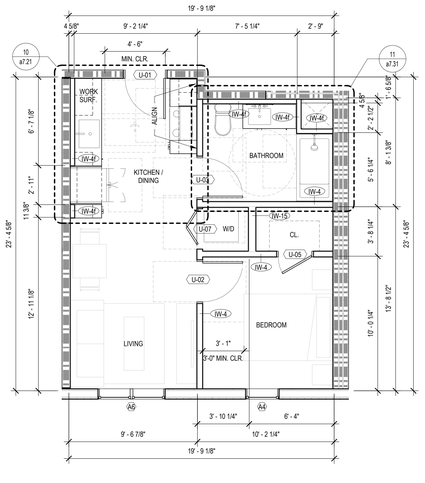


Natural Ventilation Calculation: 4% Required

Bedroom: 95 Square Feet x 4% = 3.8 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 120 Square Feet x 4% = 4.8 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

3 1 Bed 1 Bath Type 3 (Unit B.3)
1/4" = 1'-0"

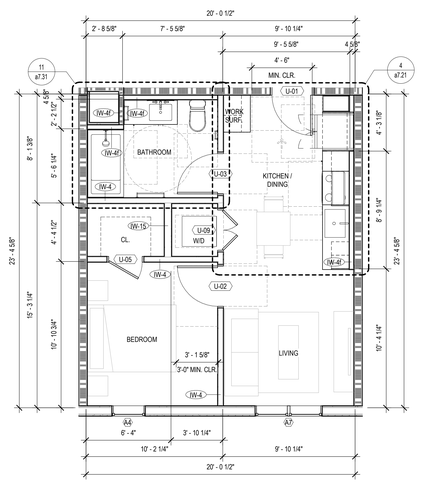


Natural Ventilation Calculation: 4% Required

Bedroom: 95 Square Feet x 4% = 3.8 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 120 Square Feet x 4% = 4.8 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

5 1 Bed 1 Bath Type 2 (Unit B.2)
1/4" = 1'-0"



Natural Ventilation Calculation: 4% Required

Bedroom: 104 Square Feet x 4% = 4.16 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 101 Square Feet x 4% = 4.04 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

1 1 Bed 1 Bath Type 1 (Unit B.1)
1/4" = 1'-0"

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Sepulveda

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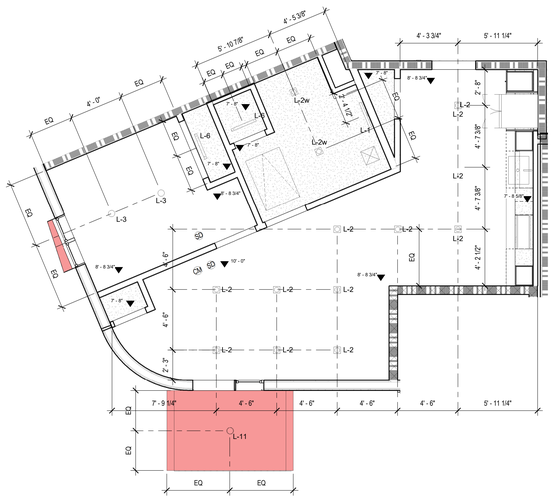
Van Nuys, CA 91411

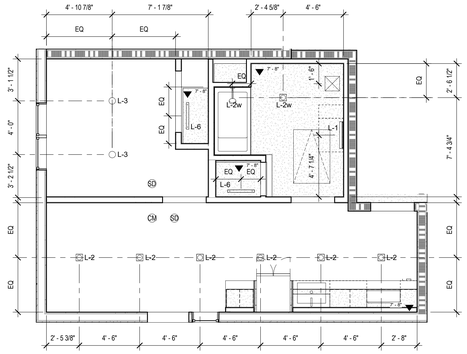
W.PA Job Number 1339

Enlarged Unit Plans

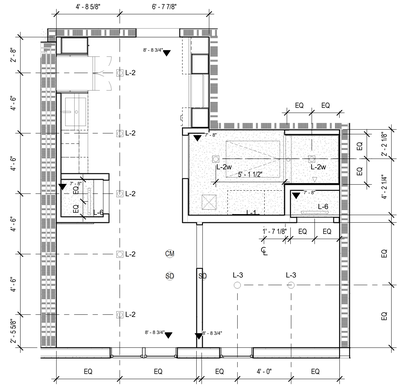
a7.02



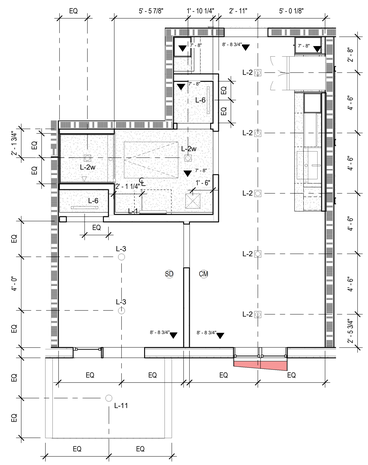
2 1 Bed 1 Bath Type 12 - Enlarged RCP
1/4" = 1'-0"



8 1 Bed 1 Bath Type 11 - Enlarged RCP
1/4" = 1'-0"



6 1 Bed 1 Bath Type 10 - Enlarged RCP
1/4" = 1'-0"



4 1 Bed 1 Bath Type 9 - Enlarged RCP
1/4" = 1'-0"

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- Wall Mounted Exit Sign

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Equipment

- Access Panel
- EP — Electrical Panel
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- Supply Air Grille
- Return Air Grille
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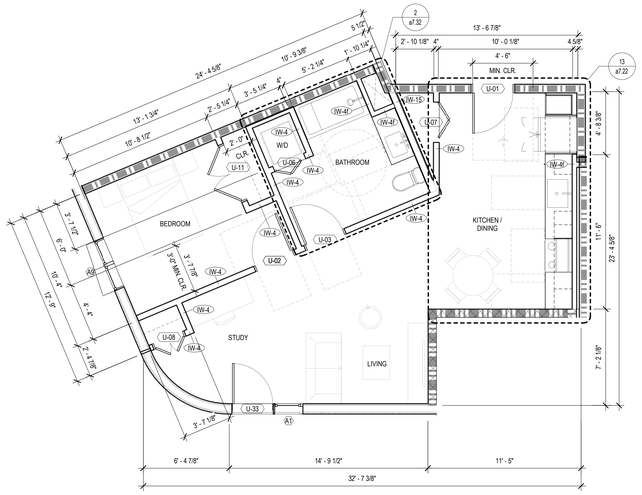
- Combined Smoke and Carbon Monoxide Detector

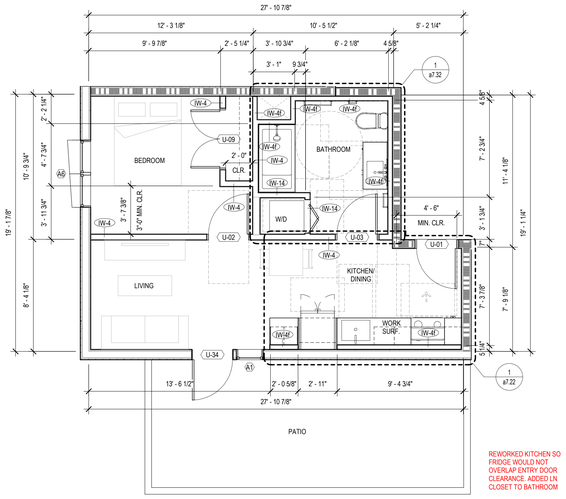


1 1 Bed 1 Bath Type 8 (Unit B.8)
1/4" = 1'-0"

Natural Ventilation Calculation: 4% Required

Bedroom: 114 Square Feet x 4% = 4.56 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 195 Square Feet x 4% = 7.8 Square Feet Required
Door: Swing Type - 100% Operable
23 Square Feet x 100% = 23 Square Feet Provided



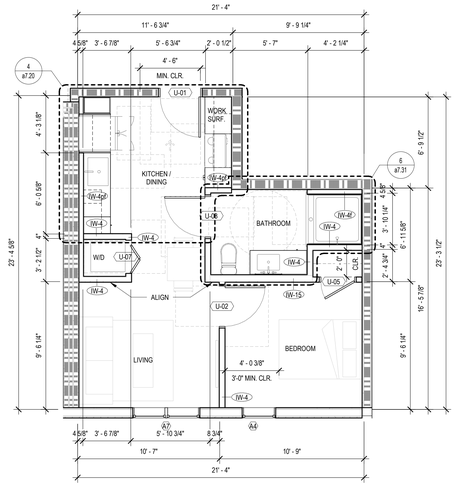
REWORKED KITCHEN SO FRIDGE WOULD NOT OVERLAP ENTRY DOOR CLEARANCE. ADDED LN CLOSET TO BATHROOM

7 1 Bed 1 Bath Type 11
1/4" = 1'-0"

Natural Ventilation Calculation: 4% Required

Bedroom: 104 Square Feet x 4% = 4.16 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 109 Square Feet x 4% = 4.36 Square Feet Required
Door: Swing Type - 100% Operable
23 Square Feet x 100% = 23 Square Feet Provided

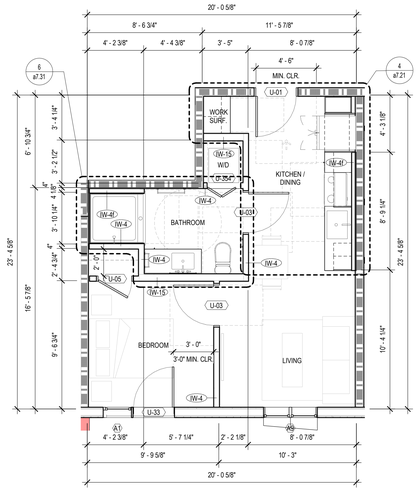


5 1 Bed 1 Bath Type 6 (Unit B.6)
1/4" = 1'-0"

Natural Ventilation Calculation: 4% Required

Bedroom: 105 Square Feet x 4% = 4.20 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 83 Square Feet x 4% = 3.32 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided



3 1 Bed 1 Bath Type 5 (Unit B.5)
1/4" = 1'-0"

Natural Ventilation Calculation: 4% Required

Bedroom: 88 Square Feet x 4% = 3.52 Square Feet Required
Door: Door Swing - 100% Operable
23 Square Feet x 100% = 23 Square Feet Provided

Living Room: 97 Square Feet x 4% = 3.88 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

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SET ISSUE

Number	Issue	Date
1	Pre-Submittal	02.11.2022
2	100% Schematic Design	03.11.2022
3	25% PDPP Submission	04.15.2022
4	25% Design Development	04.15.2022
5	Pre-Submittal Rev 01	05.16.2022
6	50% Design Development	05.16.2022
7	75% Design Development	06.03.2022
8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Enlarged Unit Plans

a7.03

General Unit Notes

1. Contractor to notify Architect of any discrepancies prior to start of work.
2. Reference Spec for Product Information and Installation Requirements
3. Verify all dimensions with Structural Drawings and Specification regarding dimensional tolerances. Contract to notify Architect of any discrepacies.
4. All dimensions are to Face of Stud U.O.N.
5. Refer to Electrical Drawings for all Panels, Switches, Outlets, Etc.
6. All Bathrooms Exhaust Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of building.
7. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.
8. All Tubs/Showers are required to be surrounded by 6' of Non-Absorbent Material per 1209.2.3.
9. Refer to Interior Design Drawings for all finishes not indicated on Architectural Drawings.
10. All Closets to Receive Hanging Rod and Shelf U.O.N.

Accessibility Notes:

1. All Dwelling Units to be Adaptable per CBC 11A.
2. Provide 36" min. Accessible Route Through All Rooms and Spaces of the Dwelling Unit.
3. All Dwelling Units to have ADA Compliant Fixtures and Appliances.
4. All Dwelling Units to have a Front Loading Washer/Dryer.
5. Kitchen Sink, Cabinet Below 30" Work Surface, and Bathroom Vanity With Base Cabinet to be Removable (Without The Use Of Specialized Tools Or Specialized Knowledge In Order To Provide Knee And Toe Space)
6. Floor Finish to Extend Under all Removable Base Cabinets.

WPA Lighting Fixture Legend

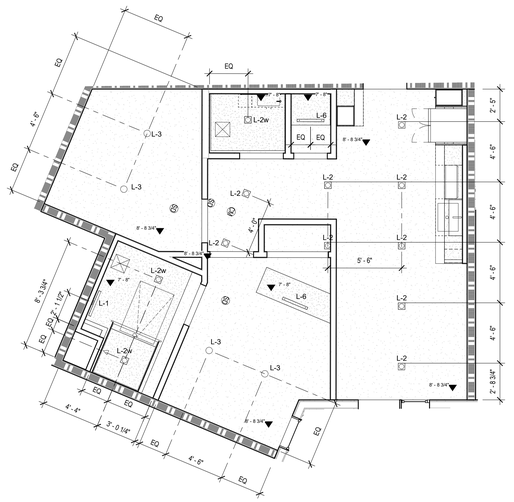
Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

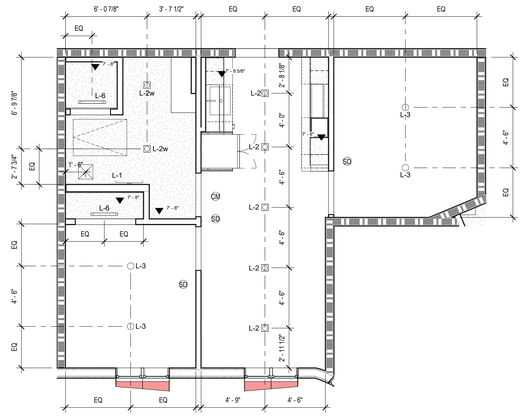
Unit Ceiling Equipment Legend

Equipment

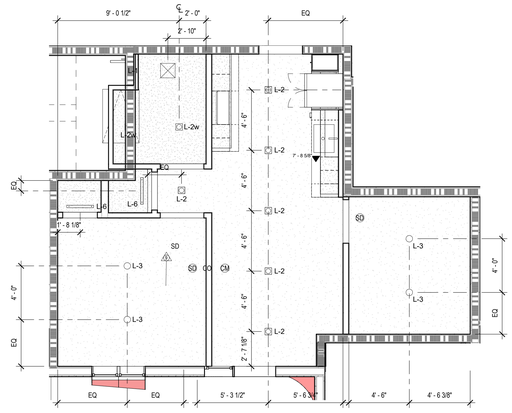
- Access Panel
- Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector



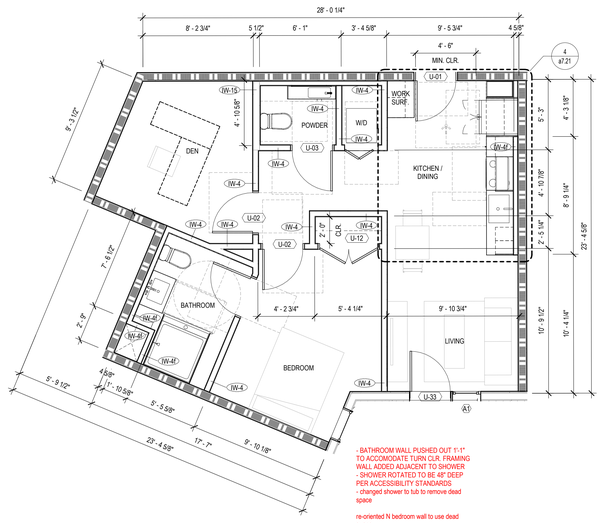
8 1 Bed + Den Type 3 - Enlarged RCP
1/4" = 1'-0"



6 1 Bed + Den Type 2 - Enlarged RCP
1/4" = 1'-0"



4 1 Bed + Den Type 1 - Enlarged RCP
1/4" = 1'-0"

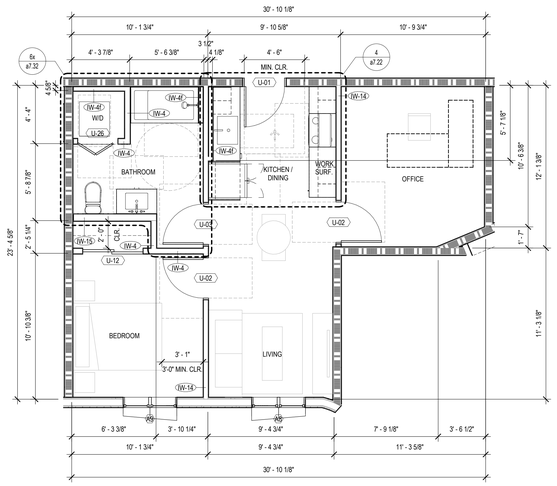


Natural Ventilation Calculation: 4% Required

Bedroom: 111 Square Feet x 4% = 4.44 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 102 Square Feet x 4% = 4.08 Square Feet Required
Door: Swing Door - 100% Operable
23 Square Feet x 100% = 23 Square Feet Provided

7 1 Bed + Den Type 3 (Unit C.3)
1/4" = 1'-0"

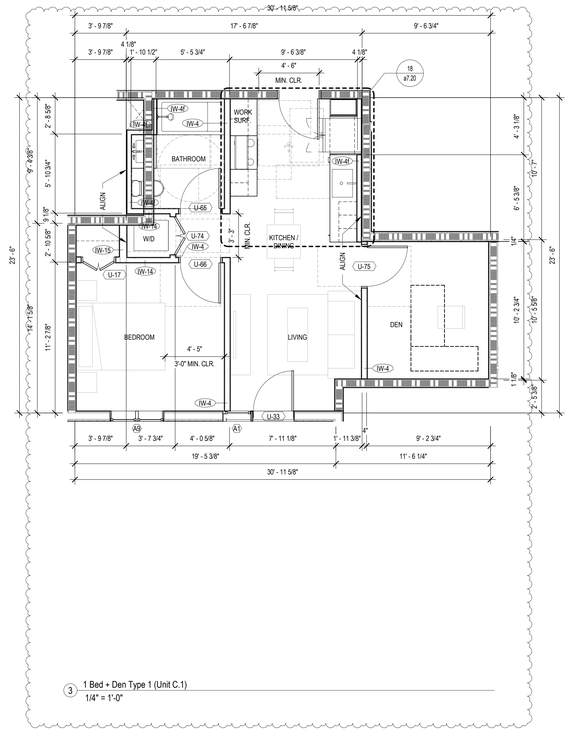


Natural Ventilation Calculation: 4% Required

Bedroom: 104 Square Feet x 4% = 4.16 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 99 Square Feet x 4% = 3.96 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

5 1 Bed + Den Type 2 (Unit C.2)
1/4" = 1'-0"



3 1 Bed + Den Type 1 (Unit C.1)
1/4" = 1'-0"

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7	75% Design Development	06.03.2022
8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

Sepulveda

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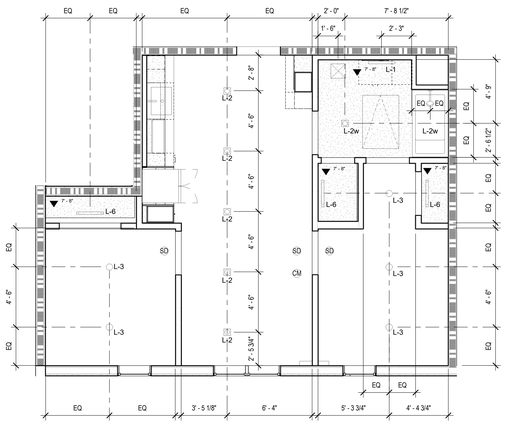
Van Nuys, CA 91411

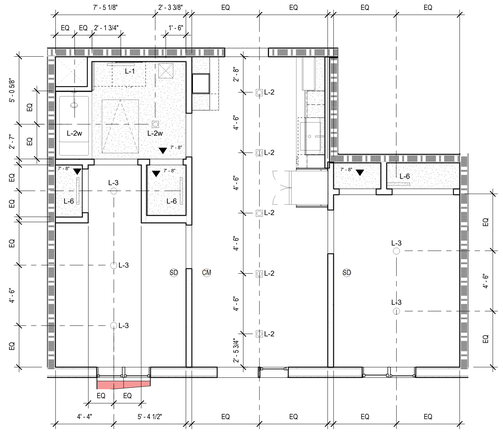
W.PA Job Number 1339

Enlarged Units Plan

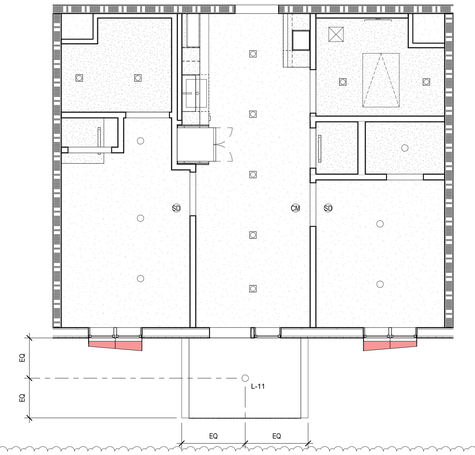
a7.04



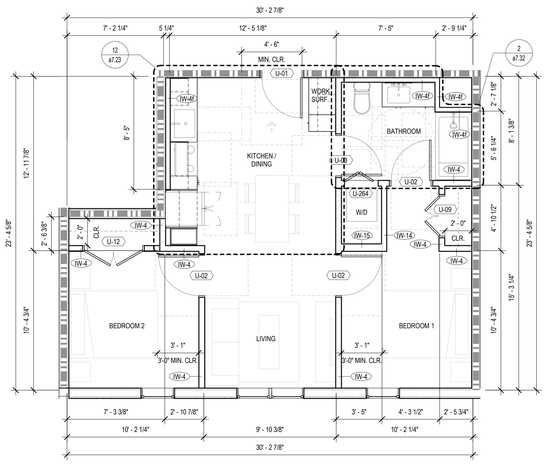
6 2 Bed 1 Bath Type 3 - Enlarged RCP
1/4" = 1'-0"



4 2 Bed 1 Bath Type 2 - Enlarged RCP
1/4" = 1'-0"



2 2 Bed 1 Bath Type 1 - Enlarged RCP
1/4" = 1'-0"



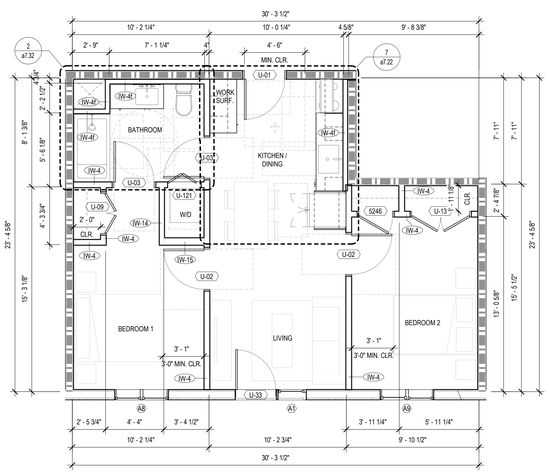
5 2 Bed 1 Bath Type 3 (Unit D.3)
1/4" = 1'-0"

Natural Ventilation Calculation: 4% Required

Bedroom 1: 99 Square Feet x 4% = 3.96 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Bedroom 2: 101 Square Feet x 4% = 4.04 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 99 Square Feet x 4% = 3.96 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided



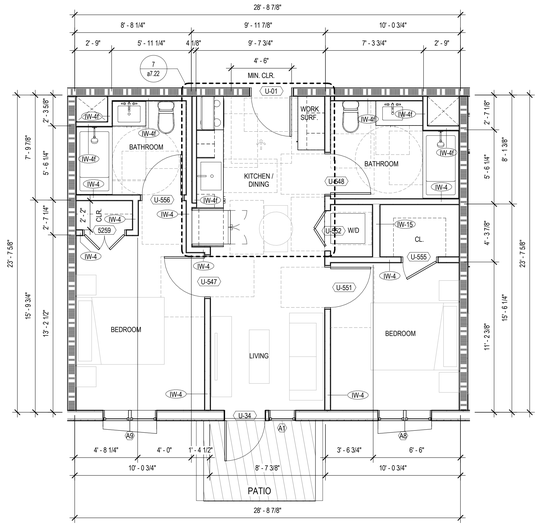
3 2 Bed 1 Bath Type 2 (Unit D.2)
1/4" = 1'-0"

Natural Ventilation Calculation: 4% Required

Bedroom 1: 104 Square Feet x 4% = 4.16 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Bedroom 2: 109 Square Feet x 4% = 4.36 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 121 Square Feet x 4% = 4.84 Square Feet Required
Door: Swing Type - 100% Operable
23 Square Feet x 100% = 23 Square Feet Provided



1 2 Bed 1 Bath Type 1 (Unit D.1)
1/4" = 1'-0"

General Unit Notes

1. Contractor to notify Architect of any discrepancies prior to start of work.
2. Reference Spec for Product Information and Installation Requirements
3. Verify all dimensions with Structural Drawings and Specification regarding dimensional tolerances. Contract to notify Architect of any discrepacies.
4. All dimensions are to Face of Stud U.O.N.
5. Refer to Electrical Drawings for all Panels, Switches, Outlets, Etc.
6. All Bathrooms Exhaust Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of building.
7. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.
8. All Tubs/Showers are required to be surrounded by 6' of Non-Absorbent Material per 1209.2.3.
9. Refer to Interior Design Drawings for all finishes not indicated on Architectural Drawings.
10. All Closets to Receive Hanging Rod and Shelf U.O.N.

Accessibility Notes:

1. All Dwelling Units to be Adaptable per CBC 11A.
2. Provide 36" min. Accessible Route Through All Rooms and Spaces of the Dwelling Unit.
3. All Dwelling Units to have ADA Compliant Fixtures and Appliances.
4. All Dwelling Units to have a Front Loading Washer/Dryer.
5. Kitchen Sink, Cabinet Below 30" Work Surface, and Bathroom Vanity With Base Cabinet to be Removable (Without The Use Of Specialized Tools Or Specialized Knowledge In Order To Provide Knee And Toe Space)
6. Floor Finish to Extend Under all Removable Base Cabinets.

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP — Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

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1	Pre-Submittal	02.11.2022	8	100% Design Development	07.01.2022
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3	25% PDPP Submission	04.15.2022			
4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

Sepulveda

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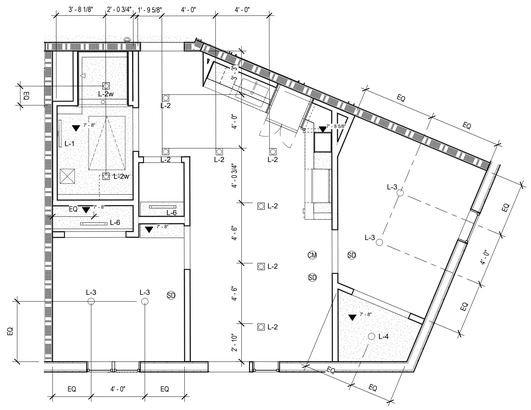
Van Nuys, CA 91411

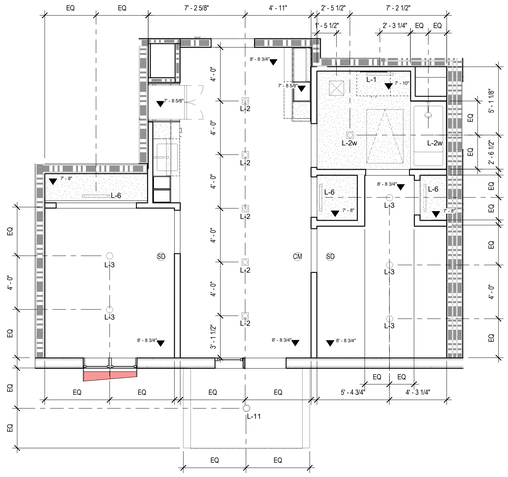
W.PA Job Number 1339

Enlarged Unit Plans

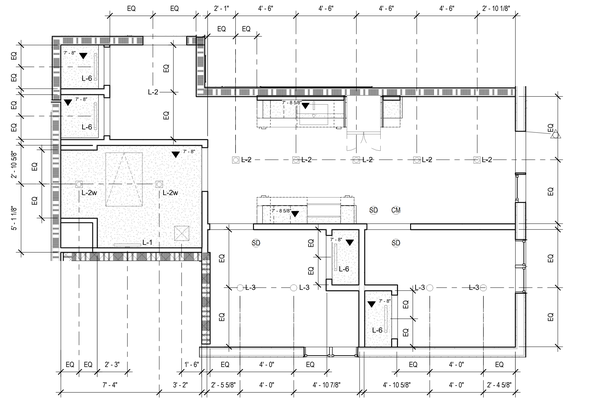
a7.05



6 2 Bed 1 Bath Type 6 - Enlarged RCP
1/4" = 1'-0"



4 2 Bed 1 Bath Type 5 - Enlarged RCP
1/4" = 1'-0"



2 2 Bed 1 Bath Type 4 - Enlarged RCP
1/4" = 1'-0"

General Unit Notes

1. Contractor to notify Architect of any discrepancies prior to start of work.
2. Reference Spec for Product Information and Installation Requirements
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4. All dimensions are to Face of Stud U.O.N.
5. Refer to Electrical Drawings for all Panels, Switches, Outlets, Etc.
6. All Bathrooms Exhaust Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of building.
7. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.
8. All Tubs/Showers are required to be surrounded by 6' of Non-Absorbent Material per 1209.2.3.
9. Refer to Interior Design Drawings for all finishes not indicated on Architectural Drawings.
10. All Closets to Receive Hanging Rod and Shelf U.O.N.

Accessibility Notes:

1. All Dwelling Units to be Adaptable per CBC 11A.
2. Provide 36" min. Accessible Route Through All Rooms and Spaces of the Dwelling Unit.
3. All Dwelling Units to have ADA Compliant Fixtures and Appliances.
4. All Dwelling Units to have a Front Loading Washer/Dryer.
5. Kitchen Sink, Cabinet Below 30" Work Surface, and Bathroom Vanity With Base Cabinet to be Removable (Without The Use Of Specialized Tools Or Specialized Knowledge In Order To Provide Knee And Toe Space)
6. Floor Finish to Extend Under all Removable Base Cabinets.

WPA Lighting Fixture Legend

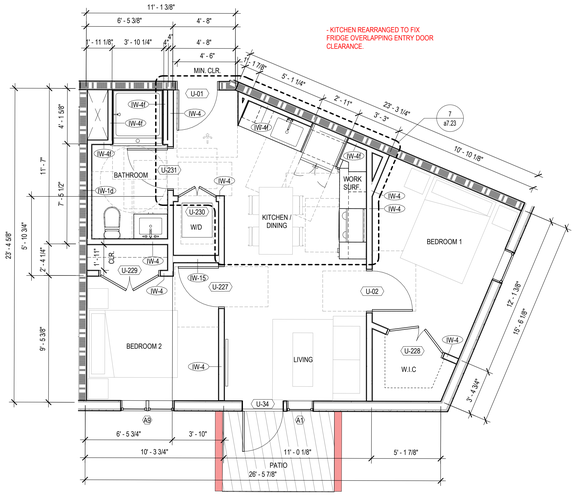
Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

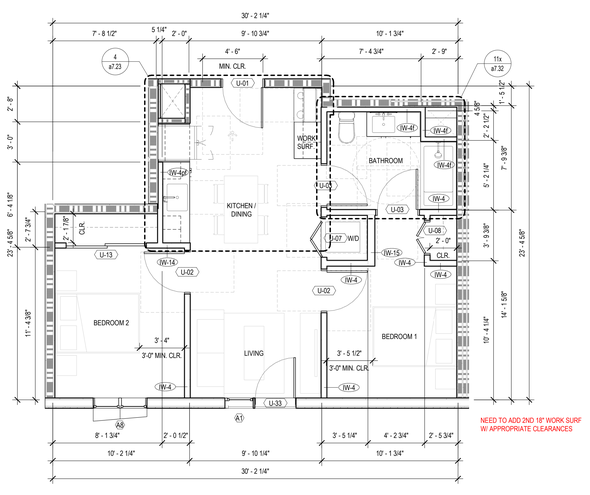
Unit Ceiling Equipment Legend

Equipment

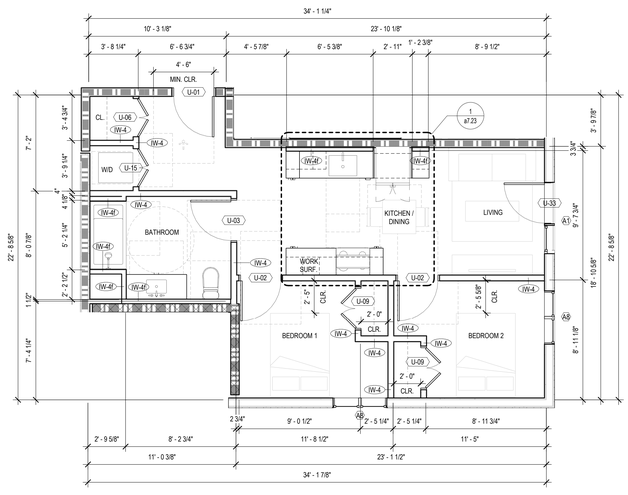
- Access Panel
- EP — Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector



5 2 Bed 1 Bath Type 6 (Unit D.6)
1/4" = 1'-0"



3 2 Bed 1 Bath Type 5 (Unit D.5)
1/4" = 1'-0"



1 2 Bed 1 Bath Type 4 (Unit D.4)
1/4" = 1'-0"

Natural Ventilation Calculation: 4% Required

Bedroom 1: 113 Square Feet x 4% = 4.52 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Bedroom 2: 92 Square Feet x 4% = 3.68 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 117 Square Feet x 4% = 4.68 Square Feet Required
Door: Swing Type - 100% Operable
23 Square Feet x 100% = 23 Square Feet Provided

Natural Ventilation Calculation: 4% Required

Bedroom 1: 96 Square Feet x 4% = 3.84 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Bedroom 2: 108 Square Feet x 4% = 4.32 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 112 Square Feet x 4% = 4.48 Square Feet Required
Door: Swing Type - 100% Operable
23 Square Feet x 100% = 23 Square Feet Provided

Natural Ventilation Calculation: 4% Required

Bedroom 1: 86 Square Feet x 4% = 3.44 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Bedroom 2: 87 Square Feet x 4% = 3.48 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 80 Square Feet x 4% = 3.20 Square Feet Required
Door: Swing Type - 100% Operable
23 Square Feet x 100% = 23 Square Feet Provided

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6	50% Design Development	05.16.2022
7	75% Design Development	06.03.2022
8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

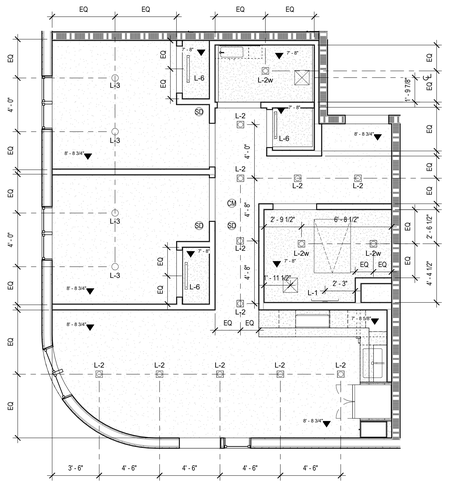
Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Enlarged Units Plan

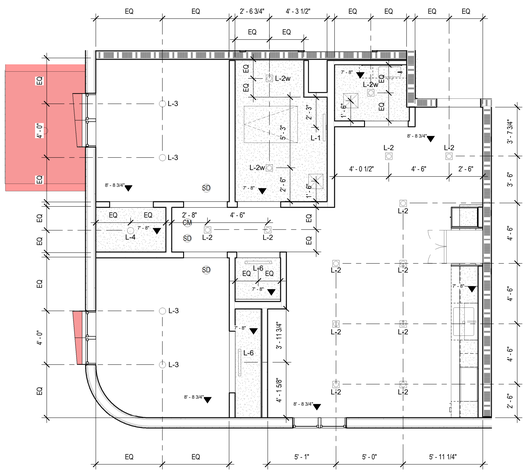
a7.06



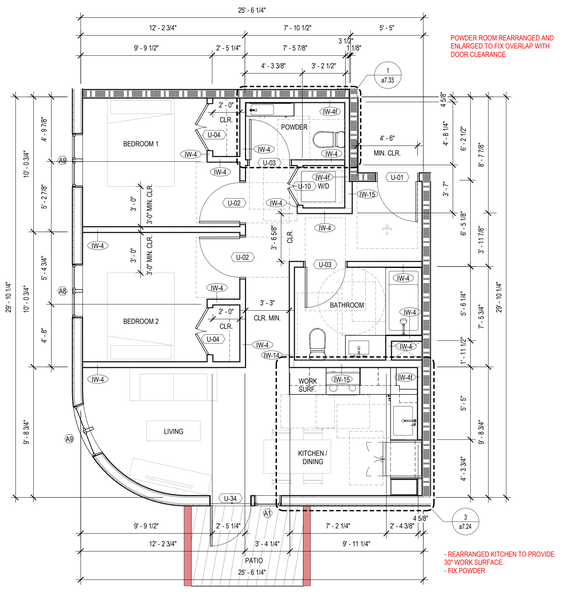
4 2 Bed 1.5 Bath Type 3 - Enlarged RCP
1/4" = 1'-0"



5 2 Bed 1.5 Bath Type 2 - Enlarged RCP
1/4" = 1'-0"



6 2 Bed 1.5 Bath Type 1 - Enlarged RCP
1/4" = 1'-0"



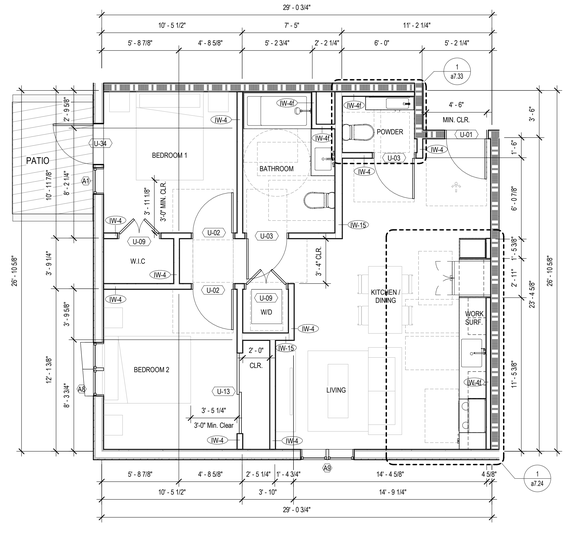
Natural Ventilation Calculation: 4% Required

Bedroom 1: 102 Square Feet x 4% = 4.08 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Bedroom 2: 103 Square Feet x 4% = 4.12 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 106 Square Feet x 4% = 4.24 Square Feet Required
Door: Swing Type - 100% Operable
23 Square Feet x 100% = 23 Square Feet Provided

3 2 Bed 1.5 Bath Type 3 (Unit E.3)
1/4" = 1'-0"



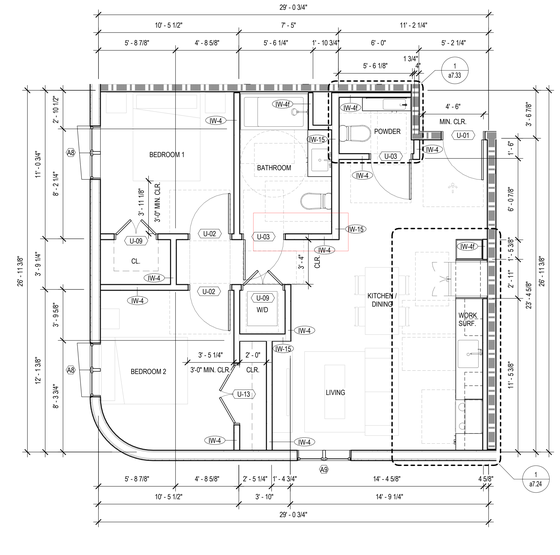
Natural Ventilation Calculation: 4% Required

Bedroom 1: 104 Square Feet x 4% = 4.16 Square Feet Required
Door: Swing Type - 100% Operable
23 Square Feet x 100% = 23 Square Feet Provided

Bedroom 2: 118 Square Feet x 4% = 4.72 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 79 Square Feet x 4% = 3.16 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

2 2 Bed 1.5 Bath Type 2 (Unit E.2)
1/4" = 1'-0"



Natural Ventilation Calculation: 4% Required

Bedroom 1: 104 Square Feet x 4% = 4.16 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Bedroom 2: 115 Square Feet x 4% = 4.60 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 80 Square Feet x 4% = 3.20 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

1 2 Bed 1.5 Bath Type 1 (Unit E.1)
1/4" = 1'-0"

General Unit Notes

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4. All dimensions are to Face of Stud U.O.N.
5. Refer to Electrical Drawings for all Panels, Switches, Outlets, Etc.
6. All Bathrooms Exhaust Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of building.
7. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.
8. All Tubs/Showers are required to be surrounded by 6' of Non-Absorbent Material per 1209.2.3.
9. Refer to Interior Design Drawings for all finishes not indicated on Architectural Drawings.
10. All Closets to Receive Hanging Rod and Shelf U.O.N.

Accessibility Notes:

1. All Dwelling Units to be Adaptable per CBC 11A.
2. Provide 36" min. Accessible Route Through All Rooms and Spaces of the Dwelling Unit.
3. All Dwelling Units to have ADA Compliant Fixtures and Appliances.
4. All Dwelling Units to have a Front Loading Washer/Dryer.
5. Kitchen Sink, Cabinet Below 30" Work Surface, and Bathroom Vanity With Base Cabinet to be Removable (Without The Use Of Specialized Tools Or Specialized Knowledge In Order To Provide Knee And Toe Space)
6. Floor Finish to Extend Under all Removable Base Cabinets.

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- Electrical Panel (EP)
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

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02/28/2023

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5	Pre-Submittal Rev 01	05.16.2022
6	50% Design Development	05.16.2022
7	75% Design Development	06.03.2022
8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411
W.PA Job Number 1339

Enlarged Unit Plans

a7.07

General Unit Notes

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4. All dimensions are to Face of Stud U.O.N.
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7. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.
8. All Tubs/Showers are required to be surrounded by 6' of Non-Absorbent Material per 1209.2.3.
9. Refer to Interior Design Drawings for all finishes not indicated on Architectural Drawings.
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3. All Dwelling Units to have ADA Compliant Fixtures and Appliances.
4. All Dwelling Units to have a Front Loading Washer/Dryer.
5. Kitchen Sink, Cabinet Below 30" Work Surface, and Bathroom Vanity With Base Cabinet to be Removable (Without The Use Of Specialized Tools Or Specialized Knowledge In Order To Provide Knee And Toe Space)
6. Floor Finish to Extend Under all Removable Base Cabinets.

WPA Lighting Fixture Legend

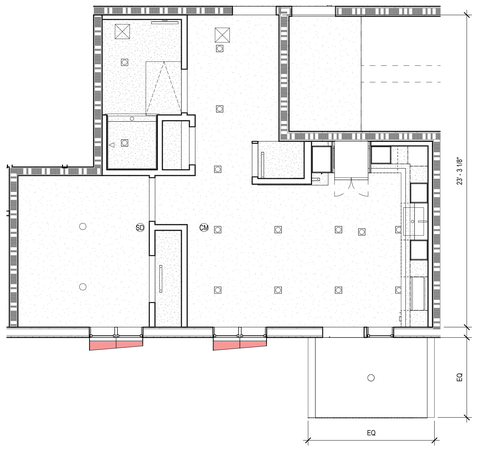
Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

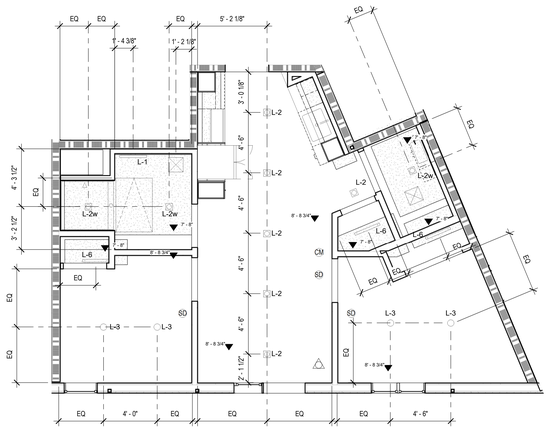
Unit Ceiling Equipment Legend

Equipment

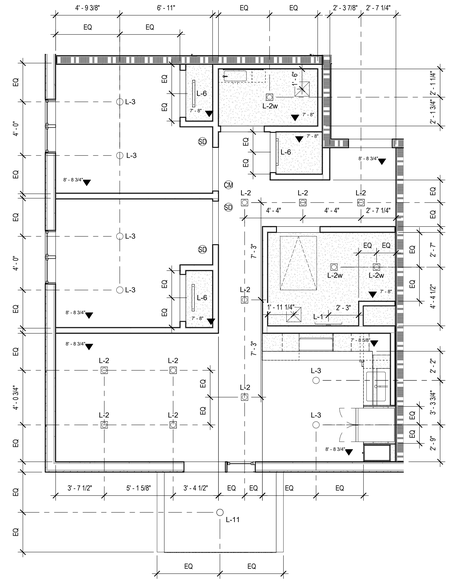
- Access Panel
- EP — Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector



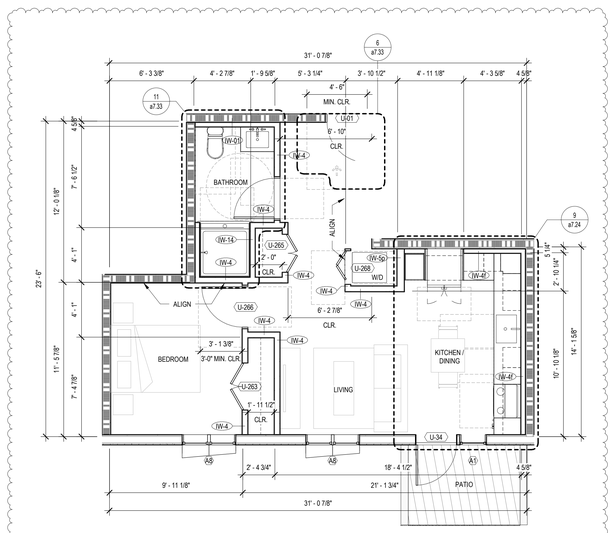
6 2 Bed 1.5 Bath Type 6 - Enlarged RCP
1/4" = 1'-0"



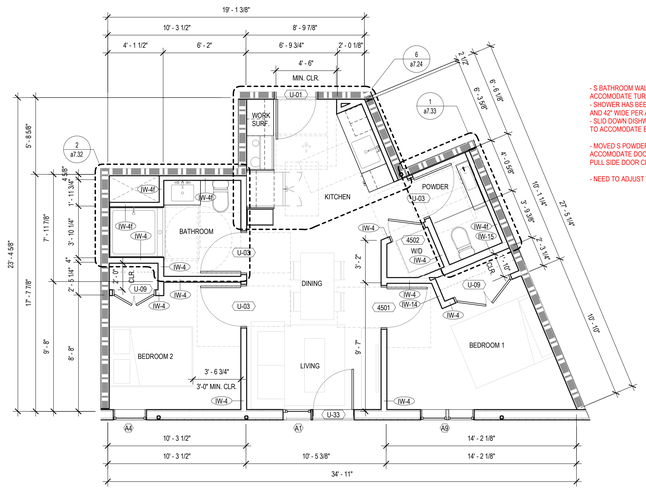
5 2 Bed 1.5 Bath Type 5 - Enlarged RCP
1/4" = 1'-0"



4 2 Bed 1.5 Bath Type 4 - Enlarged RCP
1/4" = 1'-0"



3 2 Bed 1.5 Bath Type 6 (Unit E.6)
1/4" = 1'-0"



- S BATHROOM WALL MOVED 1'-0 1/2" TO ACCOMODATE TURN CLR
- SHOWER HAS BEEN ROTATED TO BE 48" DEEP AND 42" WIDE PER ACCESSIBILITY REQ.
- SLID DOWN DISHWASHER/ SINK/ AND FRIDGE TO ACCOMODATE ENTRY DOOR CLEARANCE

- MOVED S POWDER WALL OUT 11 5/8" TO ACCOMODATE DOOR CLEARANCE. NEED TO FIX PULL SIDE DOOR CLEARANCE!

- NEED TO ADJUST WORK SURF. CABINETRY

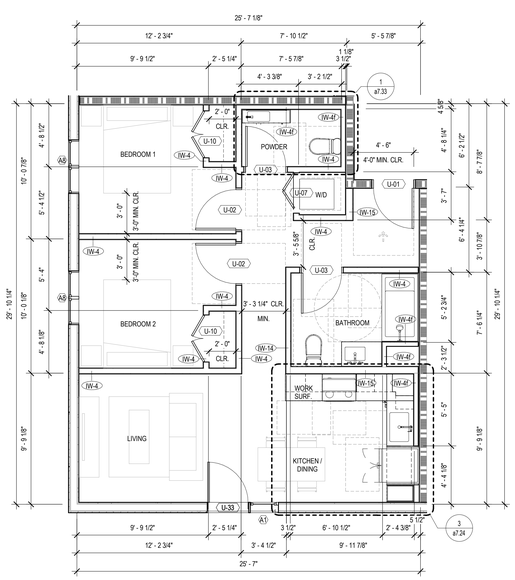
Natural Ventilation Calculation: 4% Required

Bedroom 1: 120 Square Feet x 4% = 4.80 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Bedroom 2: 93 Square Feet x 4% = 3.72 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 67 Square Feet x 4% = 2.68 Square Feet Required
Door: Swing Type - 100% Operable
23 Square Feet x 100% = 23 Square Feet Provided

2 2 Bed 1.5 Bath Type 5 (Unit E.5)
1/4" = 1'-0"



Natural Ventilation Calculation: 4% Required

Bedroom 1: 103 Square Feet x 4% = 4.12 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Bedroom 2: 103 Square Feet x 4% = 4.12 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 118 Square Feet x 4% = 4.72 Square Feet Required
Door: Swing Type - 100% Operable
23 Square Feet x 100% = 23 Square Feet Provided

1 2 Bed 1.5 Bath Type 4 (Unit E.4)
1/4" = 1'-0"

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02/28/2023

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4	25% Design Development	04.15.2022			
5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Enlarged Unit Plans

a7.08

General Unit Notes

1. Contractor to notify Architect of any discrepancies prior to start of work.
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9. Refer to Interior Design Drawings for all finishes not indicated on Architectural Drawings.
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Accessibility Notes:

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6. Floor Finish to Extend Under all Removable Base Cabinets.

WPA Lighting Fixture Legend

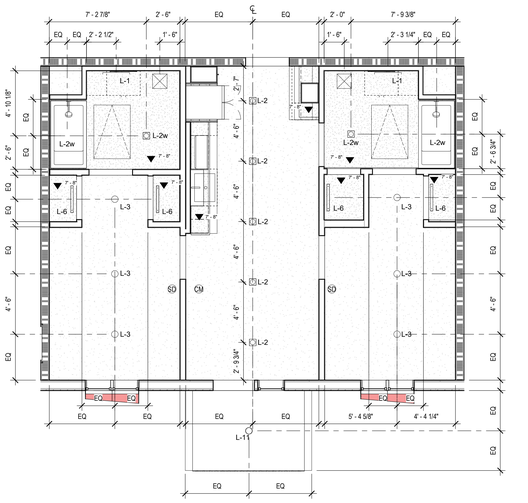
Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

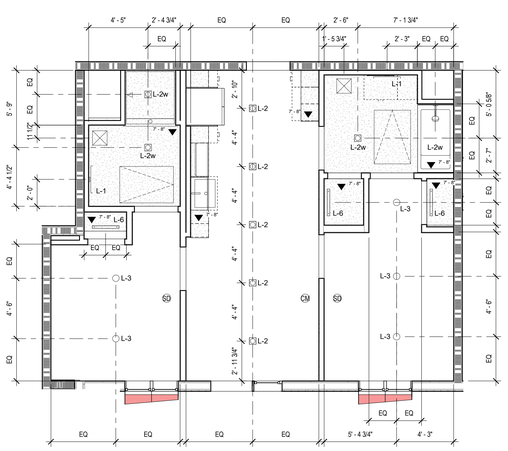
Unit Ceiling Equipment Legend

Equipment

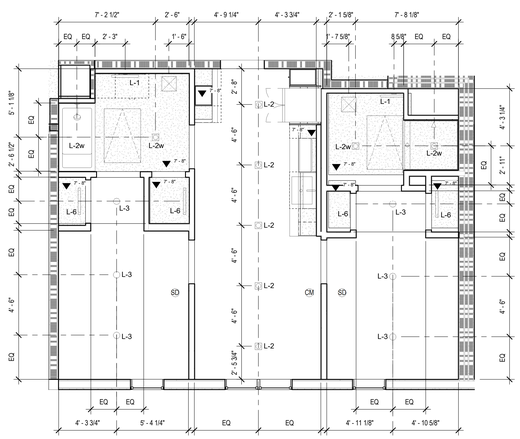
- Access Panel
- EP — Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector



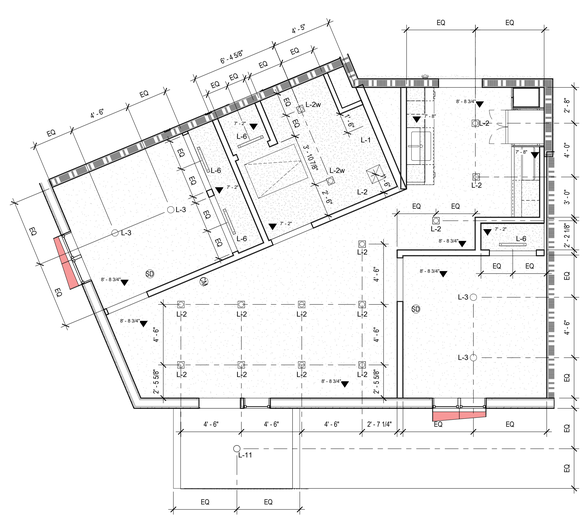
8 2 Bed 2 Bath Type 4 - Enlarged RCP
1/4" = 1'-0"



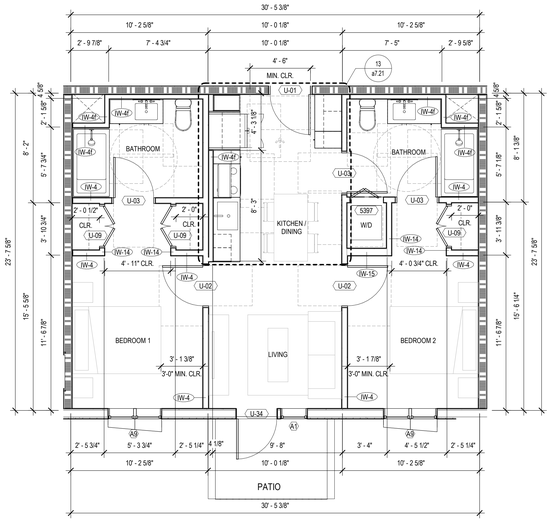
6 2 Bed 2 Bath Type 3 - Enlarged RCP
1/4" = 1'-0"



4 2 Bed 2 Bath Type 2 - Enlarged RCP
1/4" = 1'-0"



2 2 Bed 1.5 Bath Type 7 - Enlarged RCP
1/4" = 1'-0"



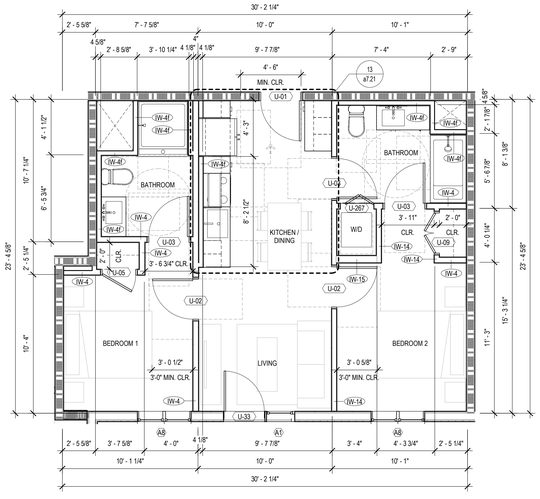
Natural Ventilation Calculation: 4% Required

Bedroom 1: 110 Square Feet x 4% = 4.4 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Bedroom 2: 111 Square Feet x 4% = 4.44 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 107 Square Feet x 4% = 4.28 Square Feet Required
Door: Swing Type - 100% Operable
23 Square Feet x 100% = 23 Square Feet Provided

7 2 Bed 2 Bath Type 4 (Unit F.4)
1/4" = 1'-0"



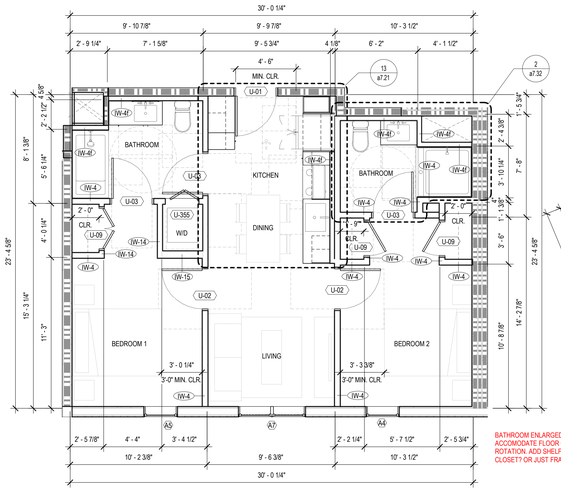
Natural Ventilation Calculation: 4% Required

Bedroom 1: 104 Square Feet x 4% = 4.16 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Bedroom 2: 107 Square Feet x 4% = 4.28 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 105 Square Feet x 4% = 4.20 Square Feet Required
Door: Swing Type - 100% Operable
23 Square Feet x 100% = 23 Square Feet Provided

5 2 Bed 2 Bath Type 3 (Unit F.3)
1/4" = 1'-0"



Natural Ventilation Calculation: 4% Required

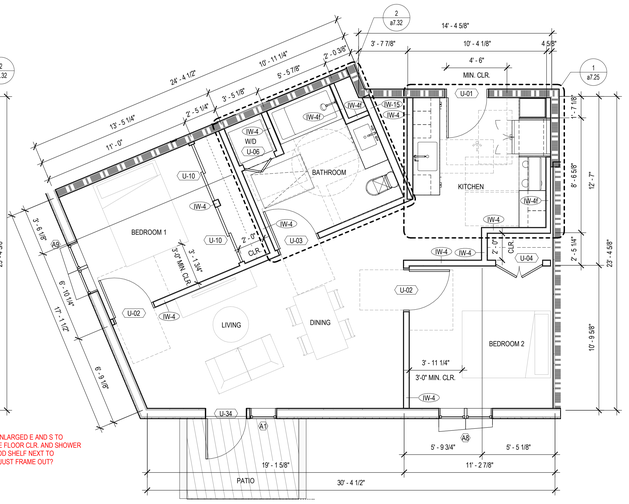
Bedroom 1: 107 Square Feet x 4% = 4.28 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Bedroom 2: 103 Square Feet x 4% = 4.12 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 105 Square Feet x 4% = 4.20 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

3 2 Bed 2 Bath Type 2 (Unit F.2)
1/4" = 1'-0"

BATHROOM ENLARGED E AND S TO ACCOMODATE FLOOR CLR. AND SHOWER ROTATION; ADD SHELF NEXT TO CLOSET? OR JUST FRAME OUT?



Natural Ventilation Calculation: 4% Required

Bedroom 1: 103 Square Feet x 4% = 4.12 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Bedroom 2: 113 Square Feet x 4% = 4.52 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 203 Square Feet x 4% = 8.12 Square Feet Required
Door: Swing Type - 100% Operable
23 Square Feet x 100% = 23 Square Feet Provided

1 2 Bed 1.5 Bath Type 7 (Unit E.7)
1/4" = 1'-0"

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Sepulveda

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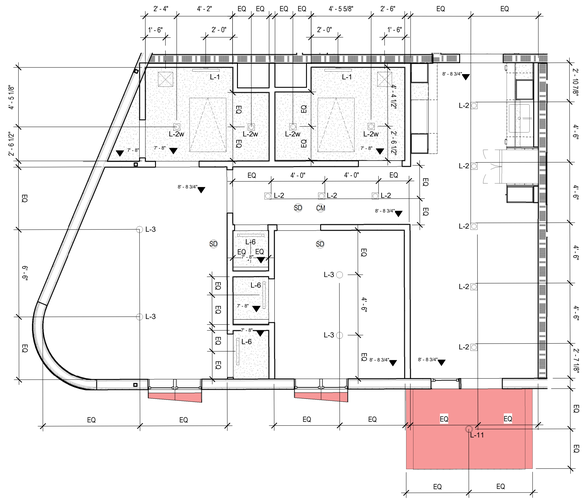
Van Nuys, CA 91411

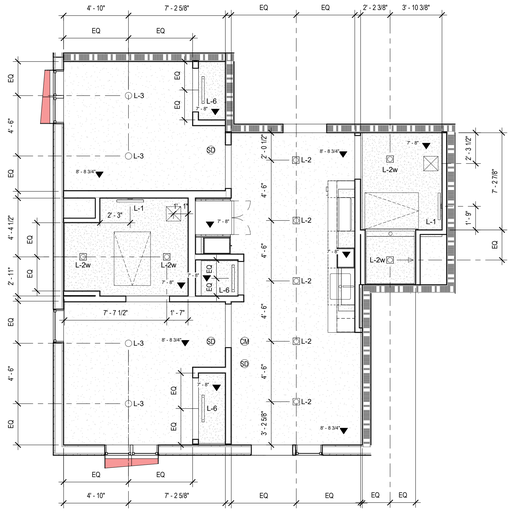
W.PA Job Number 1339

Enlarged Unit Plans

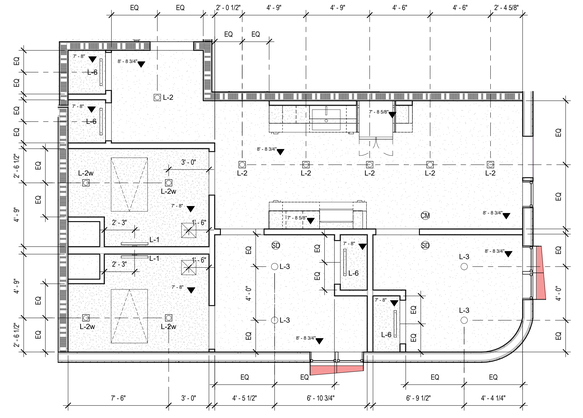
a7.09



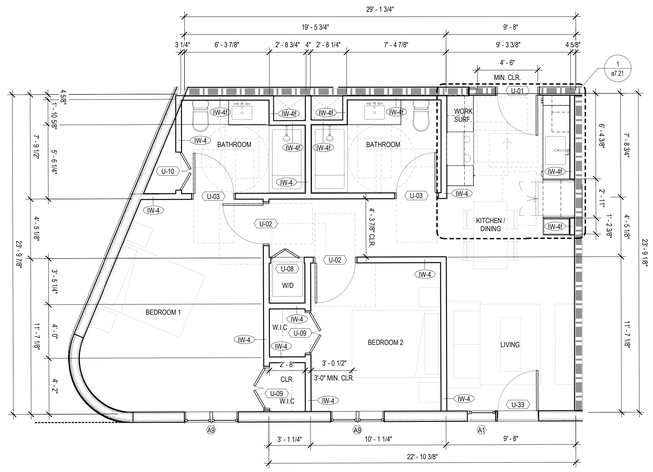
6 2 Bed 2 Bath Type 7 - Enlarged RCP
1/4" = 1'-0"



4 2 Bed 2 Bath Type 6 - Enlarged RCP
1/4" = 1'-0"



2 2 Bed 2 Bath Type 5 - Enlarged RCP
1/4" = 1'-0"



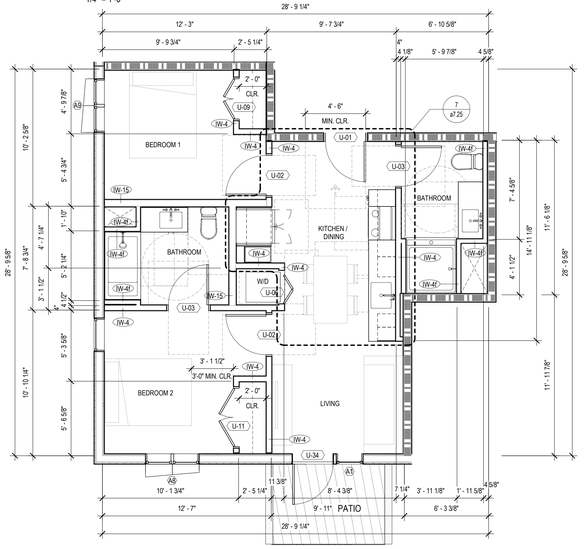
Natural Ventilation Calculation: 4% Required

Bedroom 1: 186 Square Feet x 4% = 7.44 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Bedroom 2: 107 Square Feet x 4% = 4.28 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 105 Square Feet x 4% = 4.20 Square Feet Required
Door: Swing Type - 100% Operable
23 Square Feet x 100% = 23 Square Feet Provided

5 2 Bed 2 Bath Type 7 (Unit F.7)
1/4" = 1'-0"



NEED TO ADD MORE DIMENSIONS

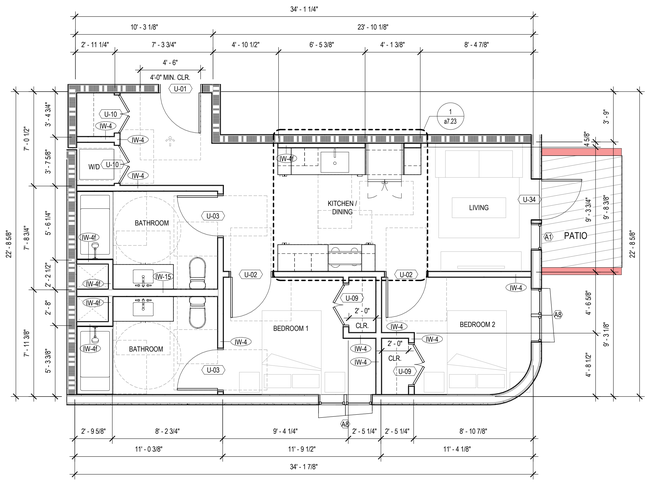
Natural Ventilation Calculation: 4% Required

Bedroom 1: 105 Square Feet x 4% = 4.20 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Bedroom 2: 114 Square Feet x 4% = 4.56 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 104 Square Feet x 4% = 4.16 Square Feet Required
Door: Swing Type - 100% Operable
23 Square Feet x 100% = 23 Square Feet Provided

3 2 Bed 2 Bath Type 6 (Unit F.6)
1/4" = 1'-0"



Natural Ventilation Calculation: 4% Required

Bedroom 1: 88 Square Feet x 4% = 3.52 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Bedroom 2: 84 Square Feet x 4% = 3.36 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 81 Square Feet x 4% = 3.24 Square Feet Required
Door: Swing Type - 100% Operable
23 Square Feet x 100% = 23 Square Feet Provided

1 2 Bed 2 Bath Type 5 (Unit F.5)
1/4" = 1'-0"

General Unit Notes

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4. All dimensions are to Face of Stud U.O.N.
5. Refer to Electrical Drawings for all Panels, Switches, Outlets, Etc.
6. All Bathrooms Exhaust Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of building.
7. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.
8. All Tubs/Showers are required to be surrounded by 6' of Non-Absorbent Material per 1209.2.3.
9. Refer to Interior Design Drawings for all finishes not indicated on Architectural Drawings.
10. All Closets to Receive Hanging Rod and Shelf U.O.N.

Accessibility Notes:

1. All Dwelling Units to be Adaptable per CBC 11A.
2. Provide 36" min. Accessible Route Through All Rooms and Spaces of the Dwelling Unit.
3. All Dwelling Units to have ADA Compliant Fixtures and Appliances.
4. All Dwelling Units to have a Front Loading Washer/Dryer.
5. Kitchen Sink, Cabinet Below 30" Work Surface, and Bathroom Vanity With Base Cabinet to be Removable (Without The Use Of Specialized Tools Or Specialized Knowledge In Order To Provide Knee And Toe Space)
6. Floor Finish to Extend Under all Removable Base Cabinets.

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP — Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

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02/28/2023

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9	25% PDPP Submission	08.19.2022

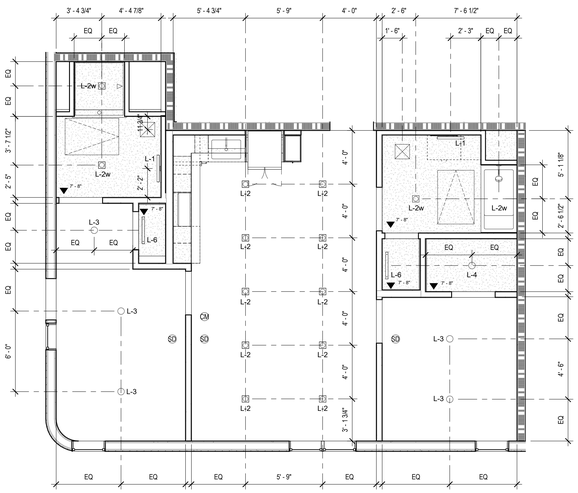
Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

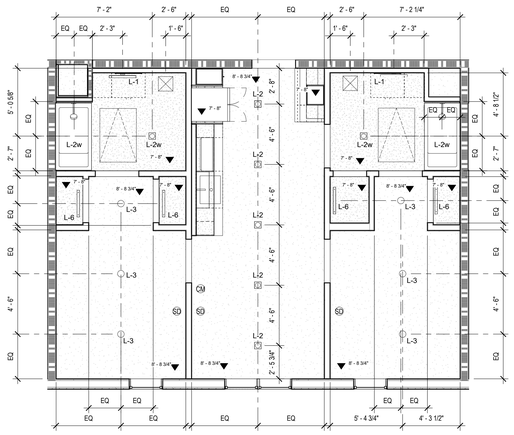
W.PA Job Number 1339

Enlarged Unit Plans

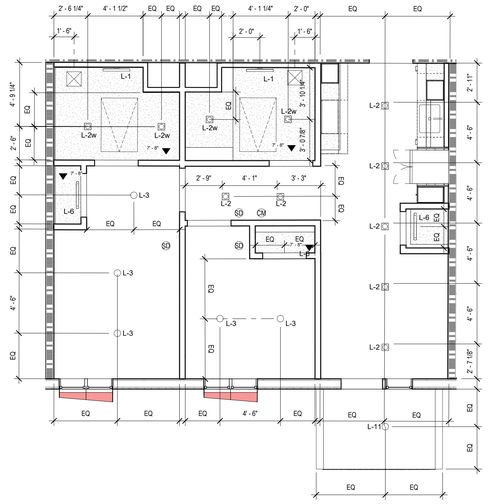
a7.10



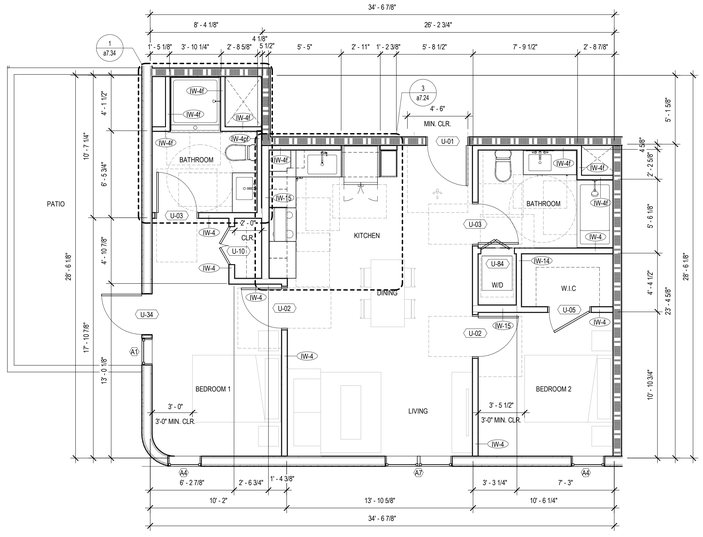
6 2 Bed 2 Bath Type 10 - Enlarged RCP
1/4" = 1'-0"



4 2 Bed 2 Bath Type 9 - Enlarged RCP
1/4" = 1'-0"



2 2 Bed 2 Bath Type 8 - Enlarged RCP
1/4" = 1'-0"



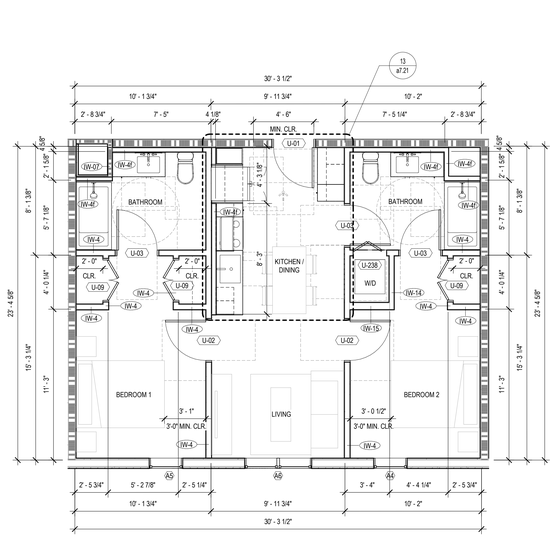
Natural Ventilation Calculation: **4% Required**

Bedroom 1: 127 Square Feet x 4% = 4.12 Square Feet Required
Door: Swing Type - 100% Operable
23 Square Feet x 100% = 23 Square Feet Provided

Bedroom 2: 107 Square Feet x 4% = 4.28 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 98 Square Feet x 4% = 3.92 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

5 2 Bed 2 Bath Type 10 (Unit F.10)
1/4" = 1'-0"



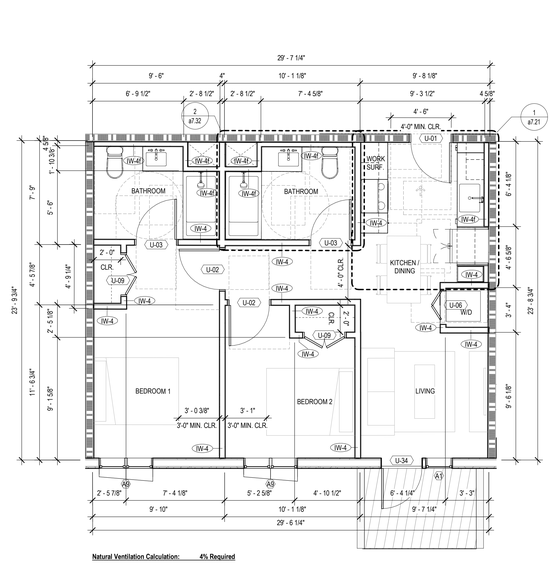
Natural Ventilation Calculation: **4% Required**

Bedroom 1: 107 Square Feet x 4% = 4.28 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Bedroom 2: 107 Square Feet x 4% = 4.28 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 106 Square Feet x 4% = 4.24 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

3 2 Bed 2 Bath Type 9 (Unit F.9)
1/4" = 1'-0"



Natural Ventilation Calculation: **4% Required**

Bedroom 1: 104 Square Feet x 4% = 4.16 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Bedroom 2: 94 Square Feet x 4% = 3.76 Square Feet Required
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Living Room: 91 Square Feet x 4% = 3.64 Square Feet Required
Door: Swing Type - 100% Operable
23 Square Feet x 100% = 23 Square Feet Provided

1 2 Bed 2 Bath Type 8 (Unit F.8)
1/4" = 1'-0"

General Unit Notes

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4. All dimensions are to Face of Stud U.O.N.
5. Refer to Electrical Drawings for all Panels, Switches, Outlets, Etc.
6. All Bathrooms Exhaust Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of building.
7. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.
8. All Tubs/Showers are required to be surrounded by 6' of Non-Absorbent Material per 1209.2.3.
9. Refer to Interior Design Drawings for all finishes not indicated on Architectural Drawings.
10. All Closets to Receive Hanging Rod and Shelf U.O.N.

Accessibility Notes:

1. All Dwelling Units to be Adaptable per CBC 11A.
2. Provide 36" min. Accessible Route Through All Rooms and Spaces of the Dwelling Unit.
3. All Dwelling Units to have ADA Compliant Fixtures and Appliances.
4. All Dwelling Units to have a Front Loading Washer/Dryer.
5. Kitchen Sink, Cabinet Below 30" Work Surface, and Bathroom Vanity With Base Cabinet to be Removable (Without The Use Of Specialized Tools Or Specialized Knowledge In Order To Provide Knee And Toe Space)
6. Floor Finish to Extend Under all Removable Base Cabinets.

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP — Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
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7	75% Design Development	06.03.2022			

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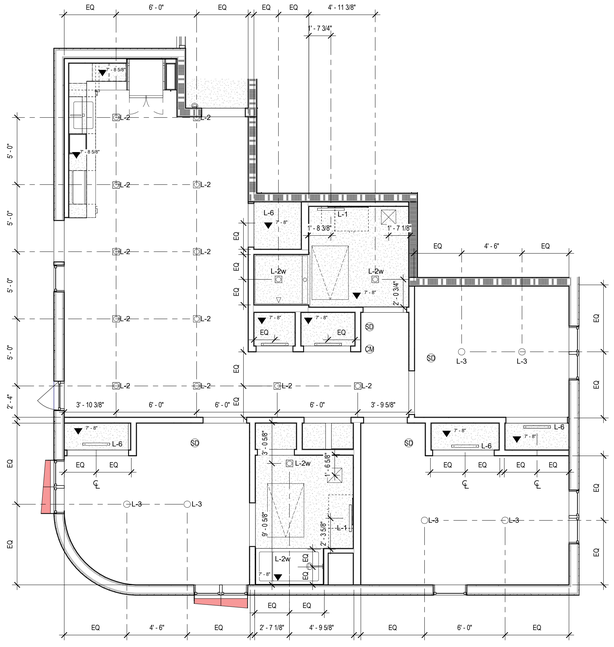
Van Nuys, CA 91411

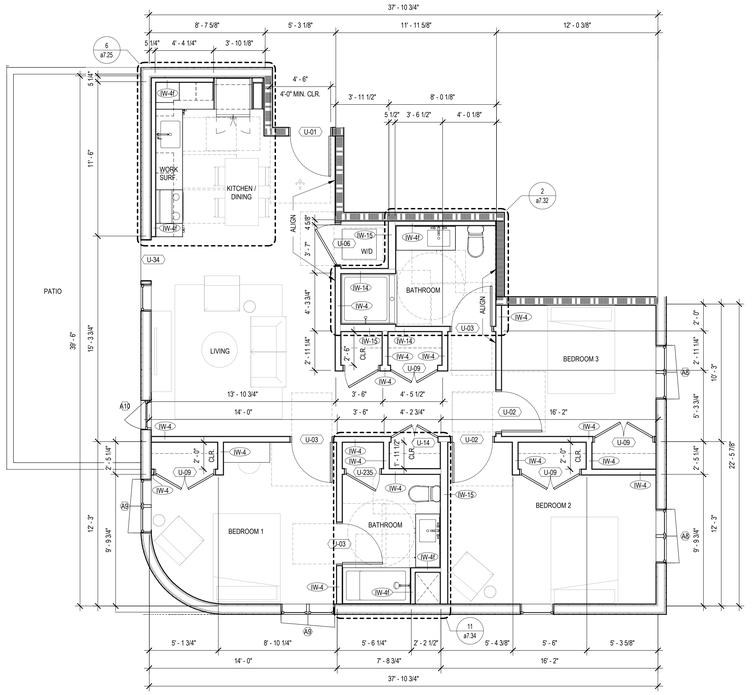
W.PA Job Number 1339

Enlarged Unit Plans

a7.11



4 3 Bed 2 Bath Type 1 - Enlarged RCP
1/4" = 1'-0"



Natural Ventilation Calculation: 4% Required

Bedroom 1: 145 Square Feet x 4% = 5.80 Square Feet Required

Window 1: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Window 2: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Total Ventilation Provided: 9.52 Square Feet

Bedroom 2: 161 Square Feet x 4% = 6.44 Square Feet Required

Window 1: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Window 2: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Total Ventilation Provided: 9.52 Square Feet

Bedroom 3: 112 Square Feet x 4% = 4.48 Square Feet Required

Window 1: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Total Ventilation Provided: 4.76 Square Feet

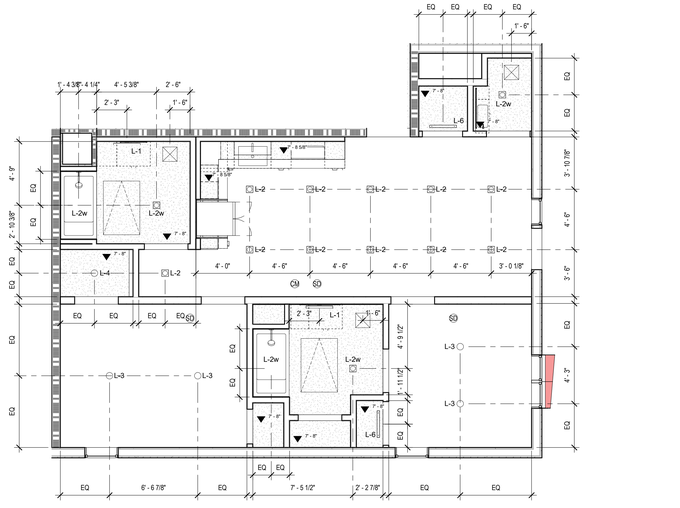
Living Room: 205 Square Feet x 4% = 8.20 Square Feet Required

Door: Swing Type - 100% Operable
23 Square Feet x 100% = 23 Square Feet Provided

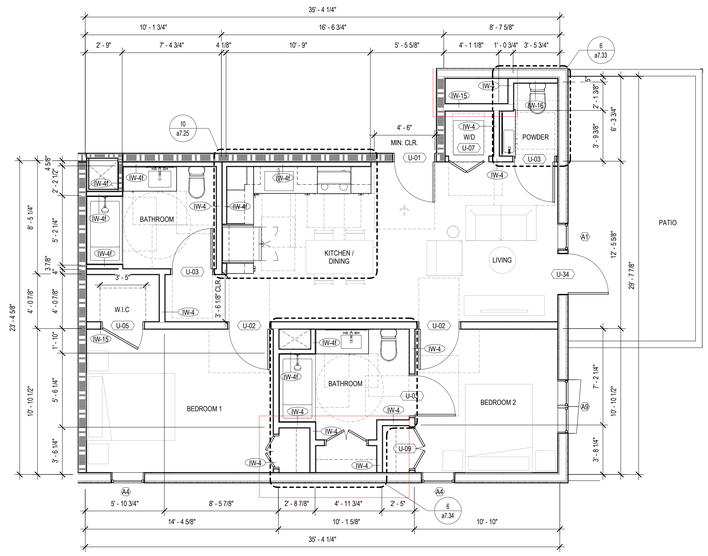
Window: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Total Ventilation Provided: 27.76 Square Feet

3 3 Bed 2 Bath Type 1 (Unit H.1)
1/4" = 1'-0"



2 2 Bed 2.5 Bath Type 1 - Enlarged RCP
1/4" = 1'-0"



Natural Ventilation Calculation: 4% Required

Bedroom 1: 149 Square Feet x 4% = 5.96 Square Feet Required

Window 1: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Total Ventilation Provided: 4.76 Square Feet

Bedroom 2: 114 Square Feet x 4% = 4.56 Square Feet Required

Window 1: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Window 2: Casement Type - 50% Operable
9.52 Square Feet x 50% = 4.76 Square Feet Provided

Total Ventilation Provided: 9.52 Square Feet

Living Room: 150 Square Feet x 4% = 6 Square Feet Required

Door: Swing Type - 100% Operable
23 Square Feet x 100% = 23 Square Feet Provided

Total Ventilation Provided: 23 Square Feet

1 2 Bed 2.5 Bath Type 1 (Unit G.1)
1/4" = 1'-0"

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Accessibility Notes:

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4. All Dwelling Units to have a Front Loading Washer/Dryer.
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6. Floor Finish to Extend Under all Removable Base Cabinets.

WPA Lighting Fixture Legend

Lighting

- Linear Fixture
- Recessed Fixture
- Surface Mounted Fixture
- Pendant Fixture
- Wall Mounted Fixture
- Exit Sign
- Wall Mounted Exit Sign

Unit Ceiling Equipment Legend

Equipment

- Access Panel
- EP — Electrical Panel
- Toilet Exhaust
- Supply Air Grille
- Return Air Grille
- Smoke Detector
- Combined Smoke and Carbon Monoxide Detector

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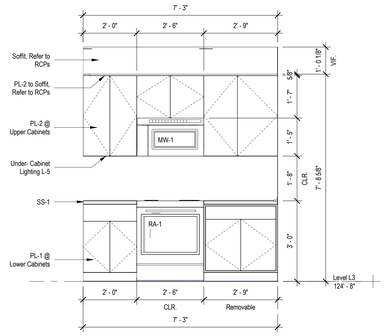
Van Nuys, CA 91411

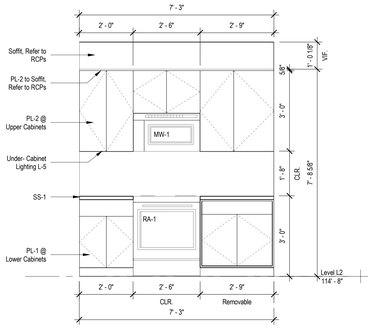
W.PA Job Number 1339

Enlarged Unit Plans

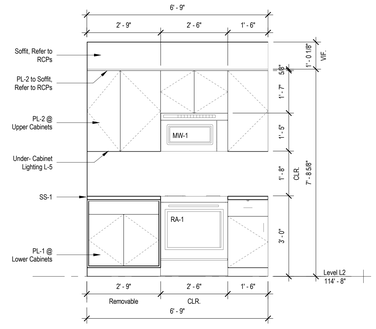
a7.12



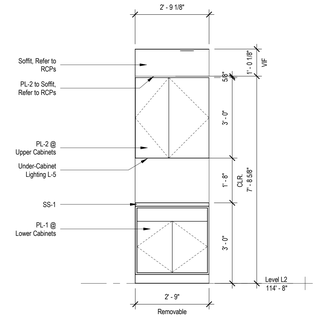
17 Kitchen Type 2C Elevation 2
1/2" = 1'-0"



15 Kitchen Type 2B Elevation 2
1/2" = 1'-0"



6 Kitchen Type 2A Elevation 2
1/2" = 1'-0"



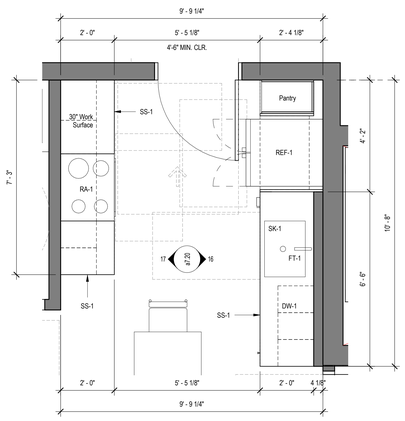
3 Kitchen Type 1 Elevation 2
1/2" = 1'-0"

16 Kitchen Type 2C Elevation 1
1/2" = 1'-0"

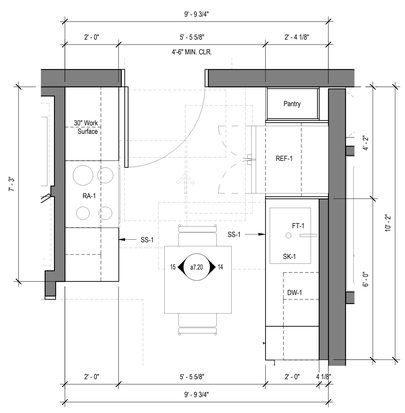
14 Kitchen Type 2B Elevation 1
1/2" = 1'-0"

5 Kitchen Type 2A Elevation 1
1/2" = 1'-0"

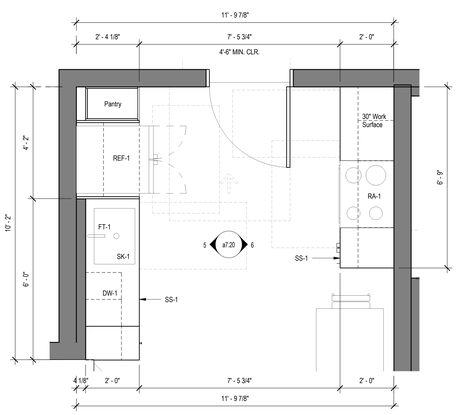
2 Kitchen Type 1 Elevation 1
1/2" = 1'-0"



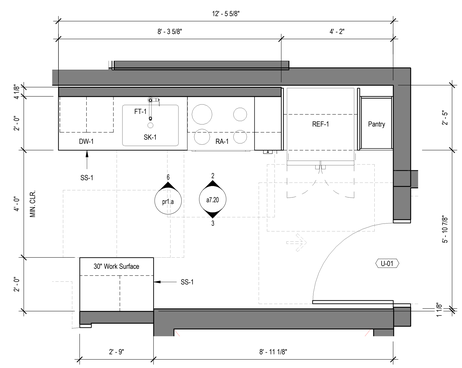
18 Typical Kitchen Type 2C
1/2" = 1'-0"



13 Typical Kitchen Type 2B
1/2" = 1'-0"



4 Typical Kitchen Type 2A
1/2" = 1'-0"



1 Typical Kitchen Type 1
1/2" = 1'-0"

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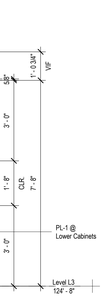
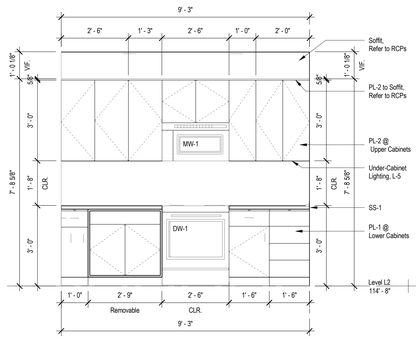
Van Nuys, CA 91411

W.PA Job Number 1339

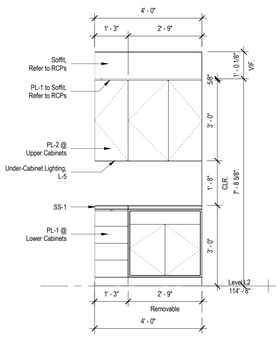
Kitchen Plans & Elevations

a7.20

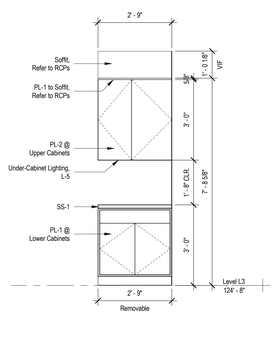




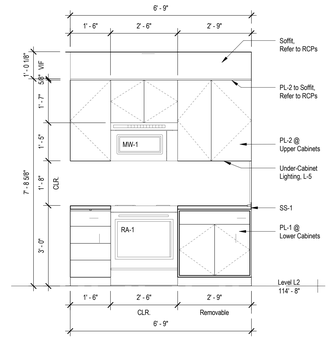
9 Kitchen Type 5 Elevation 2
1/2" = 1'-0"



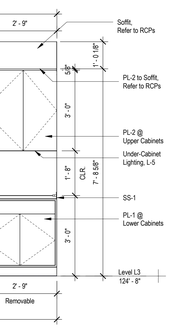
15 Kitchen Type 4B Elevation 2
1/2" = 1'-0"

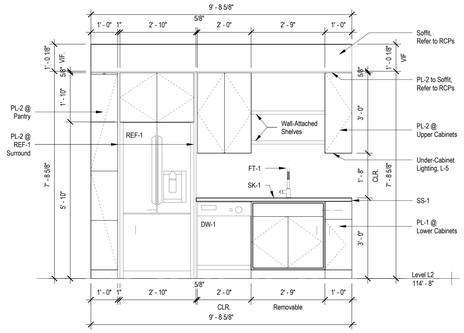


5 Kitchen Type 4A Elevation
1/2" = 1'-0"

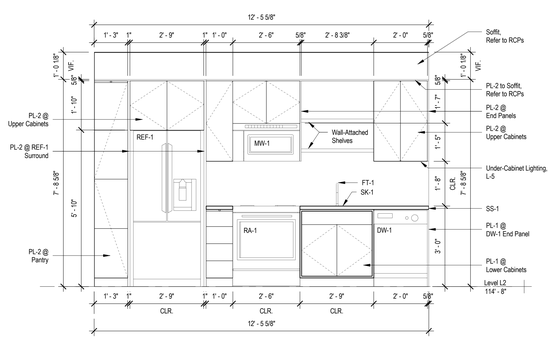


3 Kitchen Type 3 Elevation 2
1/2" = 1'-0"

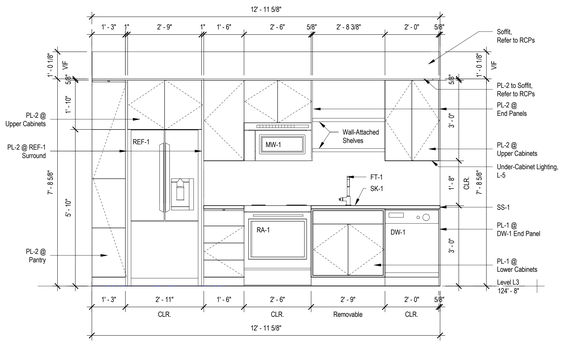




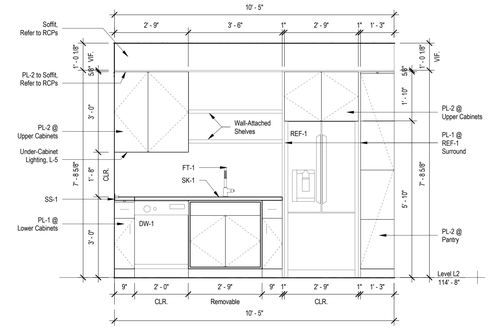
8 Kitchen Type 5 Elevation 1
1/2" = 1'-0"



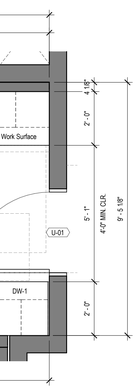
14 Kitchen Type 4B Elevation 1
1/2" = 1'-0"

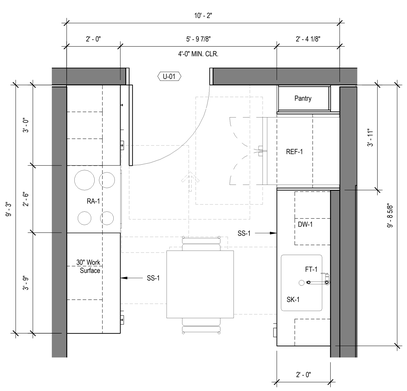


6 Kitchen Type 4A Elevation 1
1/2" = 1'-0"

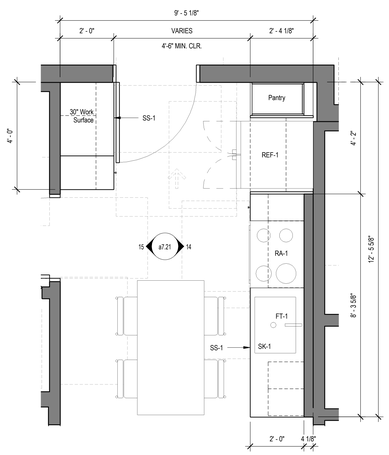


2 Kitchen Type 3 Elevation 1
1/2" = 1'-0"

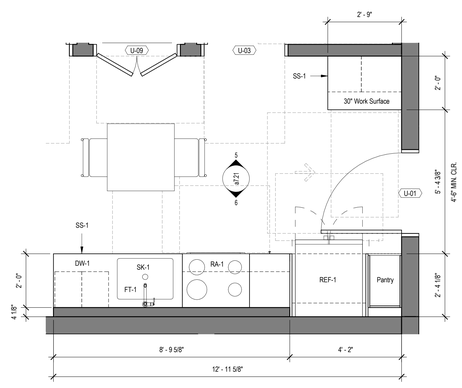




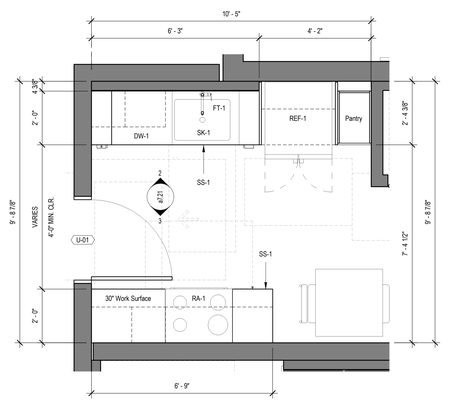
7 Typical Kitchen Type 5
1/2" = 1'-0"



13 Typical Kitchen Type 4B
1/2" = 1'-0"



4 Typical Kitchen Type 4A
1/2" = 1'-0"



1 Typical Kitchen Type 3
1/2" = 1'-0"

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8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

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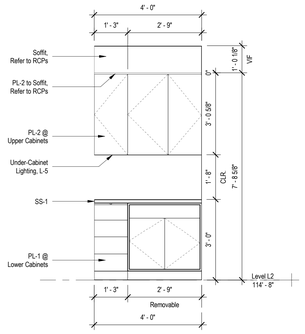
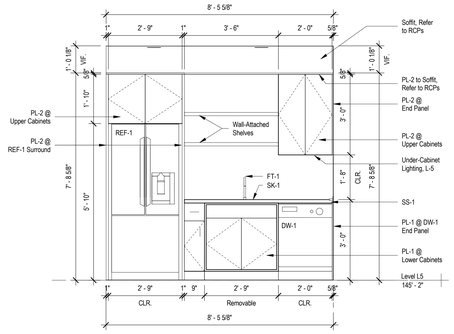
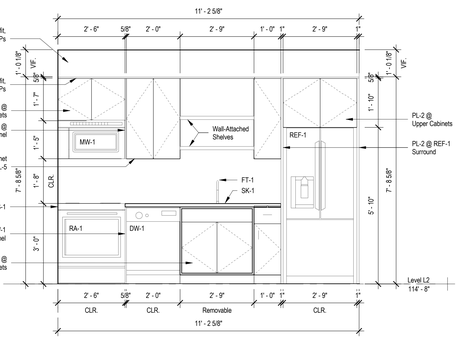


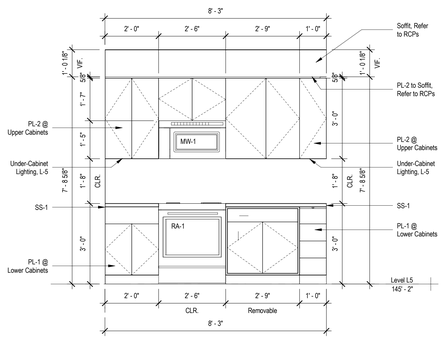
9 Kitchen Type 11 Elevation 2
1/2" = 1'-0"



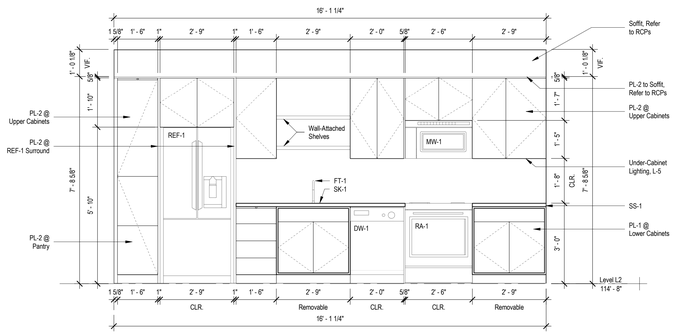
6 Kitchen Type 10 Elevation 2
1/2" = 1'-0"



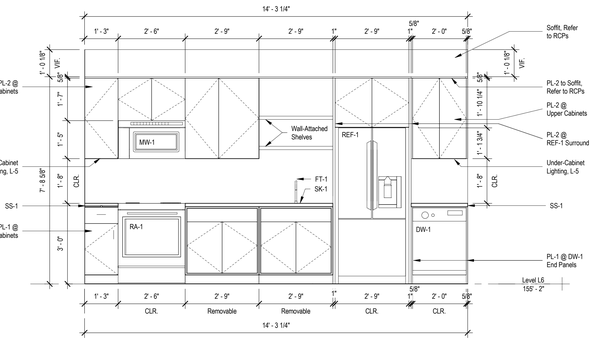
8 Kitchen Type 11 Elevation 1
1/2" = 1'-0"



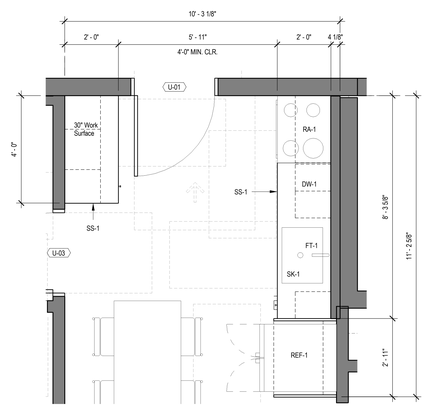
5 Kitchen Type 10 Elevation 1
1/2" = 1'-0"



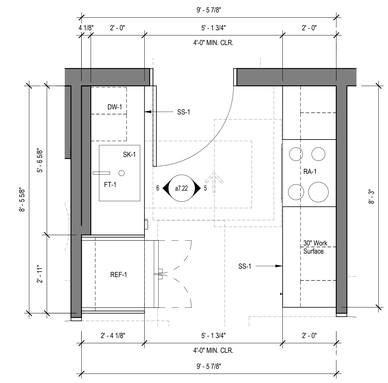
3 Kitchen Type 8 Elevation 1
1/2" = 1'-0"



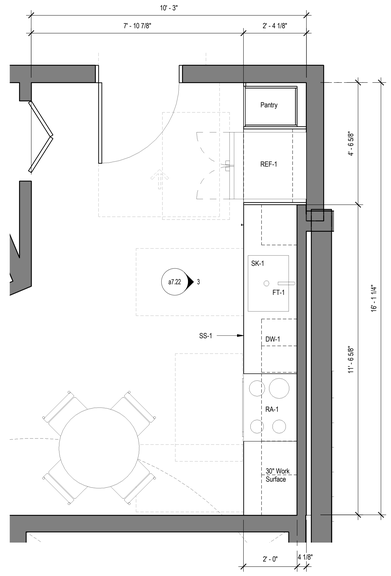
2 Kitchen Type 7 Elevation 1
1/2" = 1'-0"



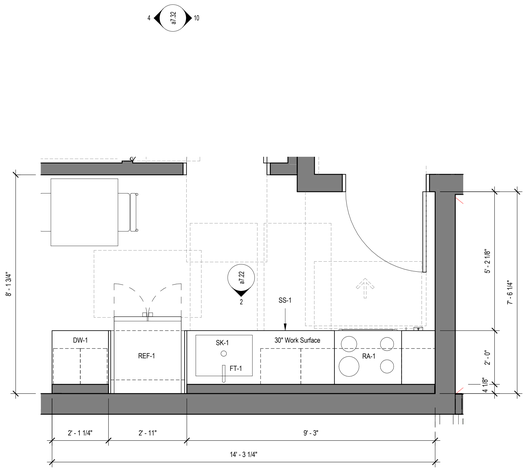
7 Typical Kitchen Type 11
1/2" = 1'-0"



4 Typical Kitchen Type 10
1/2" = 1'-0"



13 Typical Kitchen Type 8
1/2" = 1'-0"



1 Typical Kitchen Type 7
1/2" = 1'-0"

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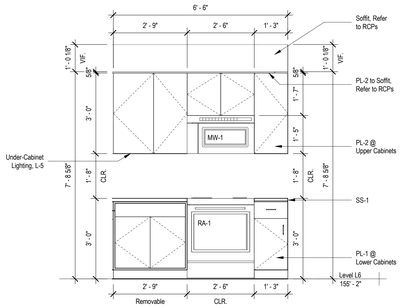
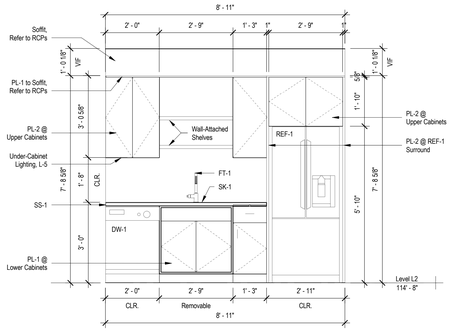
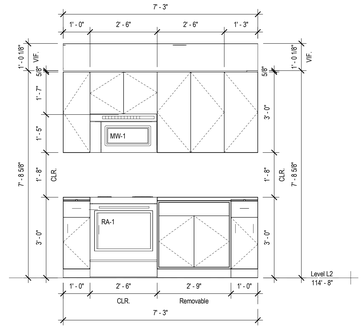


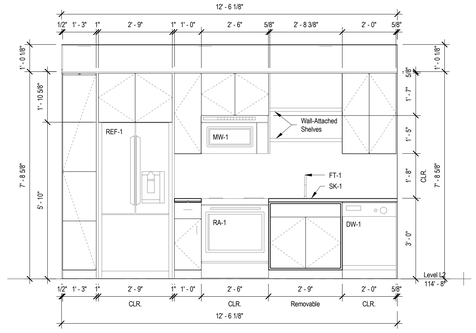
9 Kitchen Type 15- Elevation 2
1/2" = 1'-0"



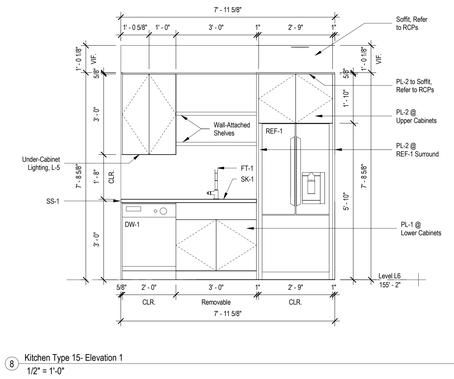
6 Kitchen Type 14 Elevation 2
1/2" = 1'-0"



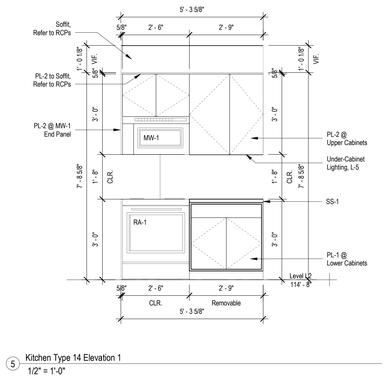
3 Kitchen Type 13 Elevation 2
1/2" = 1'-0"



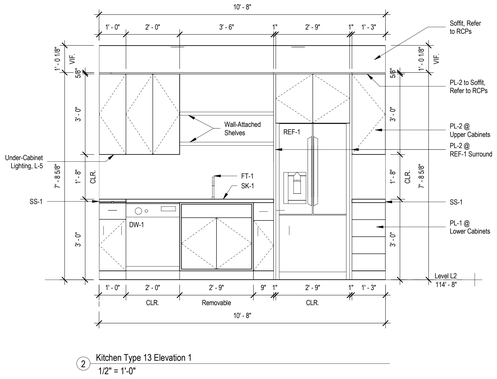
14 Kitchen Type 12 Elevation 2
1/2" = 1'-0"



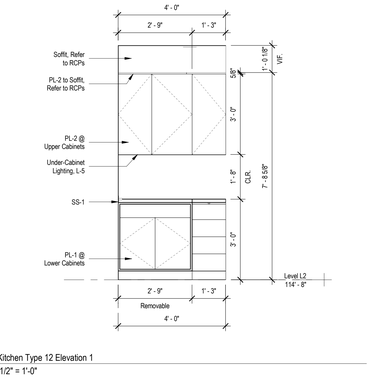
8 Kitchen Type 15- Elevation 1
1/2" = 1'-0"



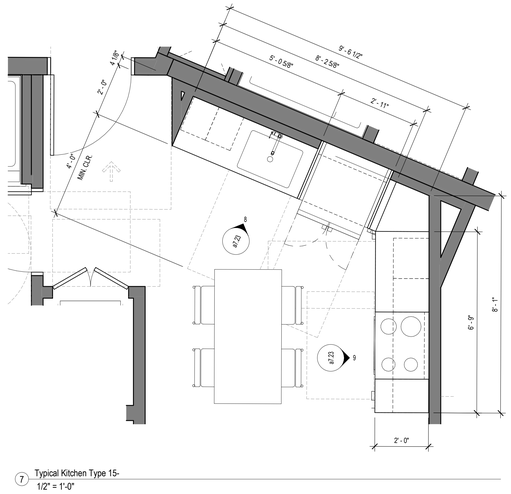
5 Kitchen Type 14 Elevation 1
1/2" = 1'-0"



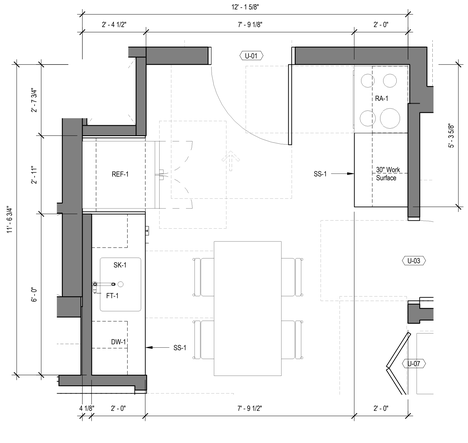
2 Kitchen Type 13 Elevation 1
1/2" = 1'-0"



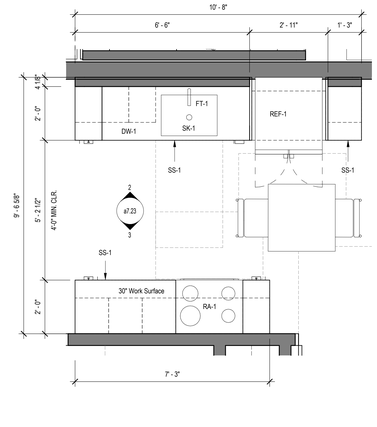
13 Kitchen Type 12 Elevation 1
1/2" = 1'-0"



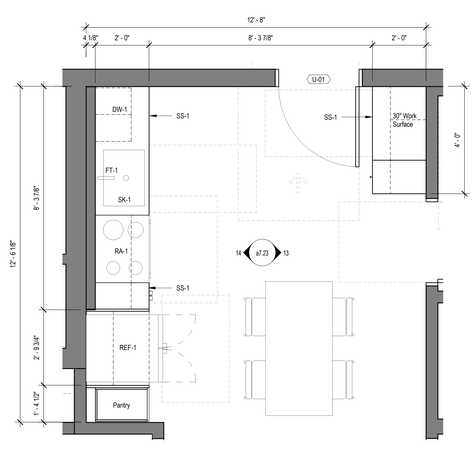
7 Typical Kitchen Type 15-
1/2" = 1'-0"



4 Typical Kitchen Type 14
1/2" = 1'-0"



1 Typical Kitchen Type 13
1/2" = 1'-0"



12 Typical Kitchen Type 12
1/2" = 1'-0"

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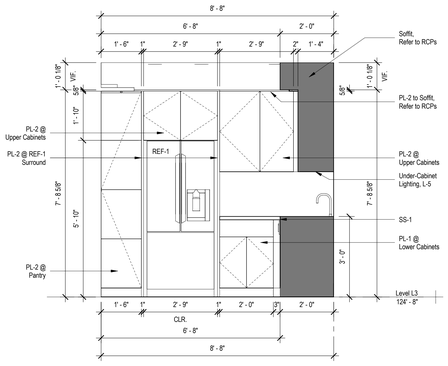
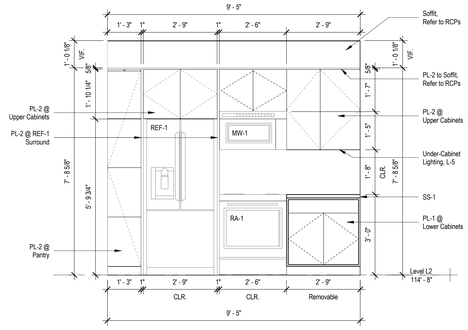
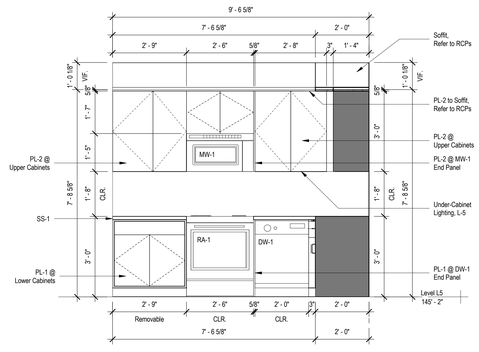


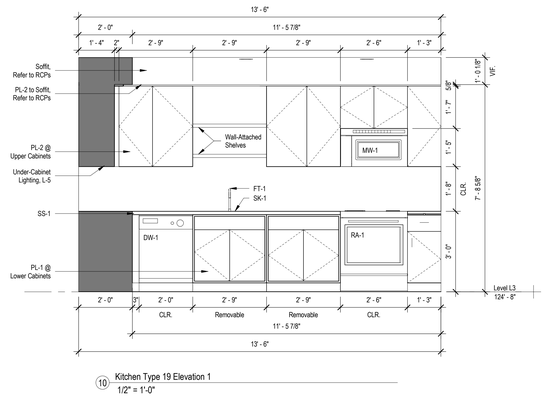
11 Kitchen Type 19 Elevation 2
1/2" = 1'-0"



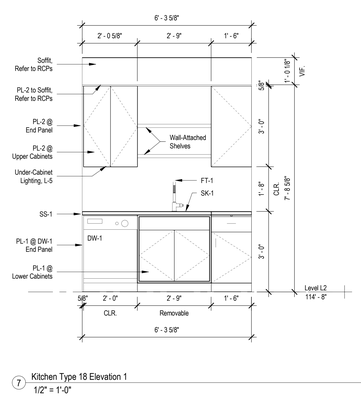
8 Kitchen Type 18 Elevation 2
1/2" = 1'-0"



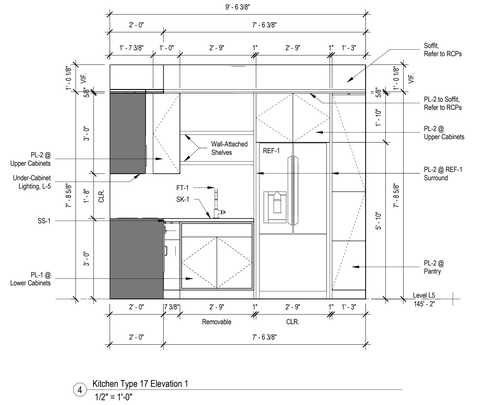
5 Kitchen Type 17 Elevation 2
1/2" = 1'-0"



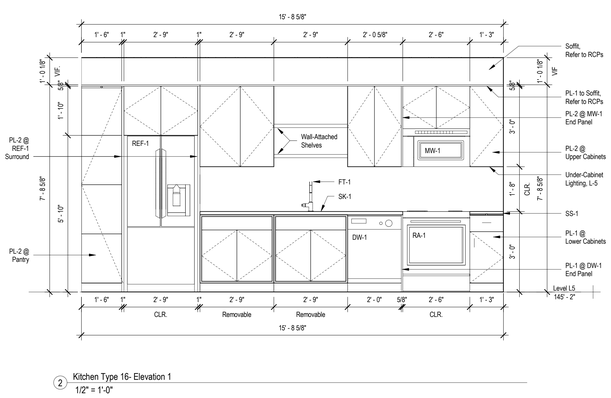
10 Kitchen Type 19 Elevation 1
1/2" = 1'-0"



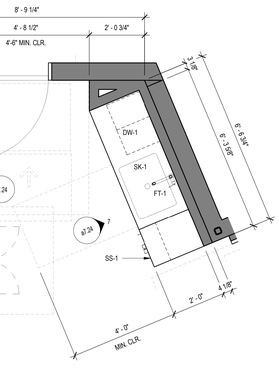
7 Kitchen Type 18 Elevation 1
1/2" = 1'-0"



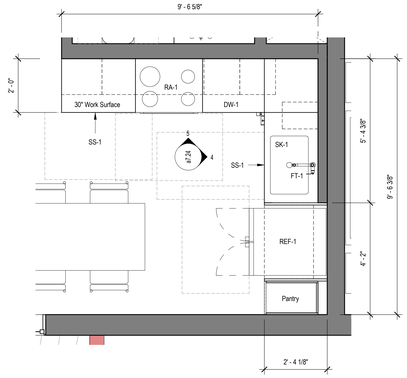
4 Kitchen Type 17 Elevation 1
1/2" = 1'-0"



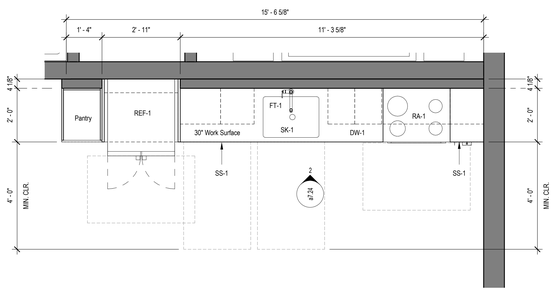
2 Kitchen Type 16- Elevation 1
1/2" = 1'-0"



6 Typical Kitchen Type 18
1/2" = 1'-0"



3 Typical Kitchen Type 17
1/2" = 1'-0"



1 Typical Kitchen Type 16-
1/2" = 1'-0"

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6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

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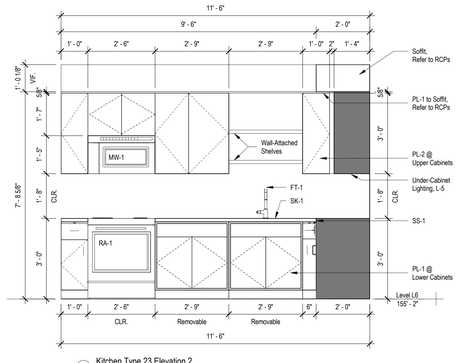
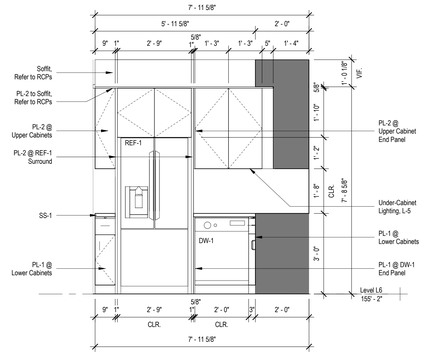
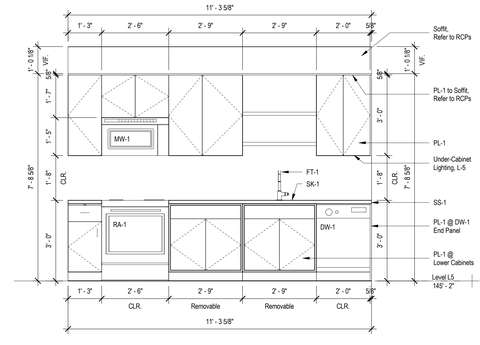


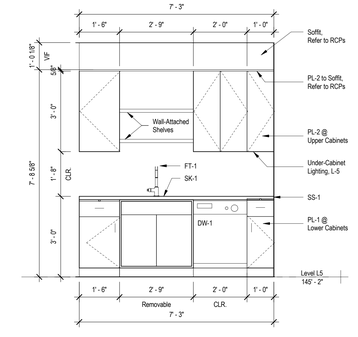
9 Kitchen Type 23 Elevation 2
1/2" = 1'-0"



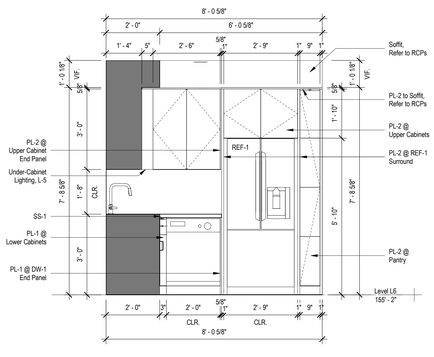
12 Kitchen Type 22 Elevation 2
1/2" = 1'-0"



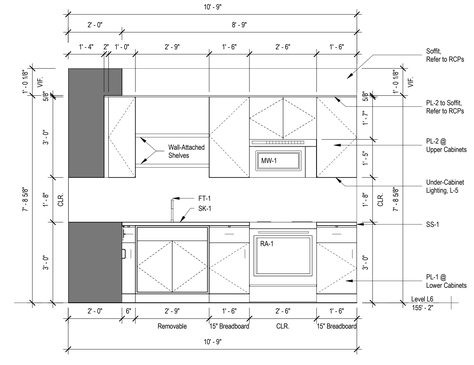
5 Kitchen Type 21 Elevation 2
1/2" = 1'-0"



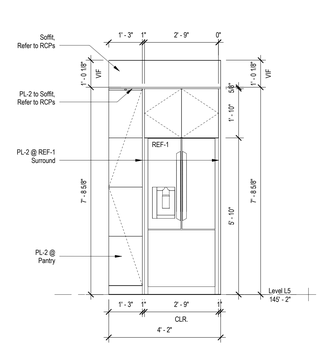
2 Kitchen Type 20- Elevation 2
1/2" = 1'-0"



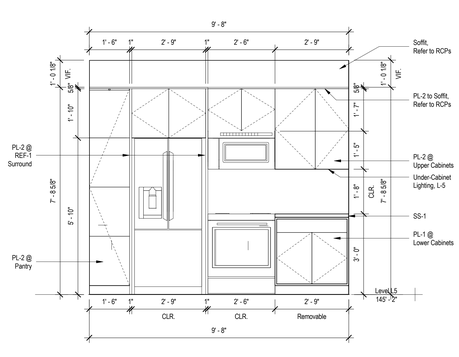
13 Kitchen Type 23 Elevation
1/2" = 1'-0"



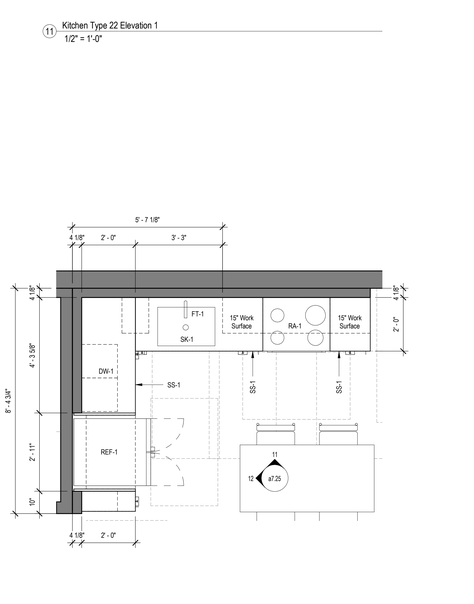
11 Kitchen Type 22 Elevation 1
1/2" = 1'-0"



4 Kitchen Type 21 Elevation 1
1/2" = 1'-0"

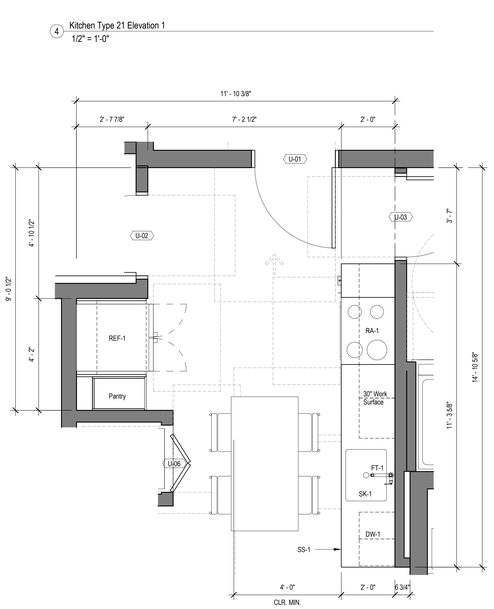


3 Kitchen Type 20- Elevation 1
1/2" = 1'-0"

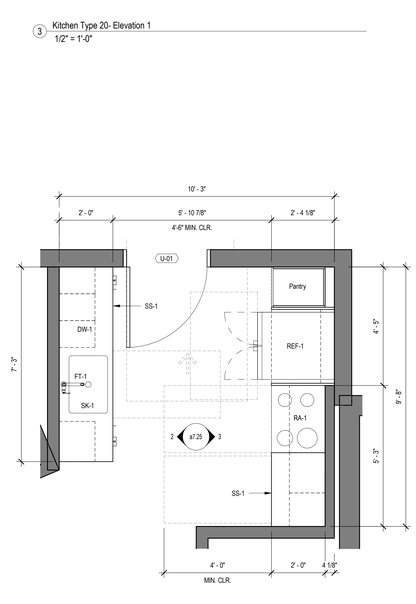


6 Typical Kitchen Type 23
1/2" = 1'-0"

10 Typical Kitchen Type 22
1/2" = 1'-0"



7 Typical Kitchen Type 21
1/2" = 1'-0"



1 Typical Kitchen Type 20-
1/2" = 1'-0"

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02/28/2023

SET ISSUE

Number	Issue	Date
1	Pre-Submittal	02.11.2022
2	100% Schematic Design	03.11.2022
3	25% PDPP Submission	04.15.2022
4	25% Design Development	04.15.2022
5	Pre-Submittal Rev 01	05.16.2022
6	50% Design Development	05.16.2022
7	75% Design Development	06.03.2022
8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

W.PA Job Number 1339

Kitchen Plans & Elevations

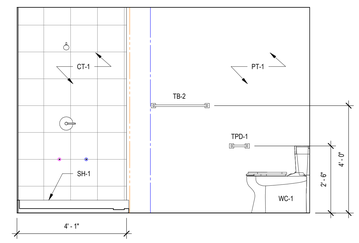
a7.25



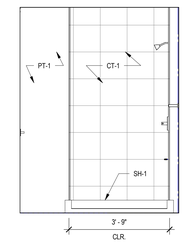
14 Bathroom Type 4x - Elevation 3
1/2" = 1'-0"

13 Bathroom Type 4x - Elevation 2
1/2" = 1'-0"

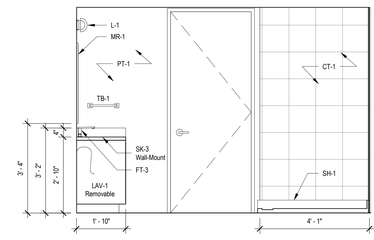
12 Bathroom Type 4x - Elevation 1
1/2" = 1'-0"



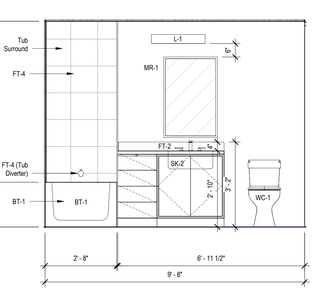
9 Bathroom Type 3 - Elevation 4
1/2" = 1'-0"



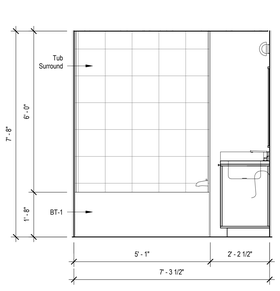
8 Bathroom Type 3 - Elevation 3
1/2" = 1'-0"



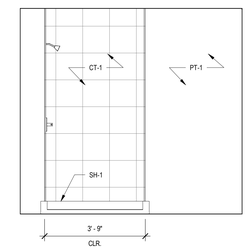
7 Bathroom Type 3 - Elevation 2
1/2" = 1'-0"



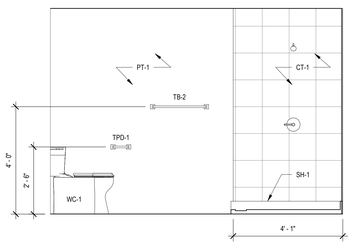
3 Bathroom Type 1x - Elevation 2
1/2" = 1'-0"



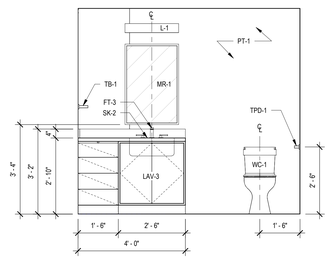
2 Bathroom Type 1x - Elevation 1
1/2" = 1'-0"



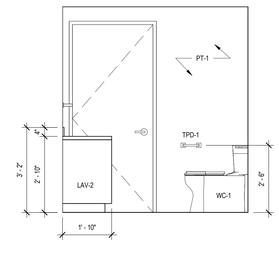
22 Bathroom Type 2 - Elevation 4
1/2" = 1'-0"

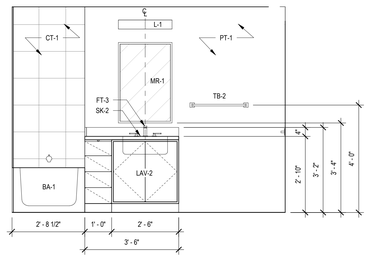


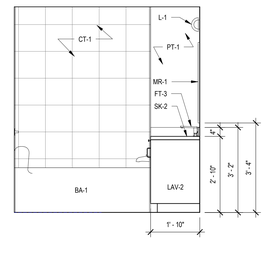
21 Bathroom Type 2 - Elevation 3
1/2" = 1'-0"



20 Bathroom Type 2 - Elevation 2
1/2" = 1'-0"

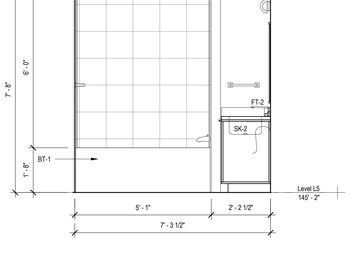








13 Bathroom Type 5X - Elevation 1
1/2" = 1'-0"



12 Bathroom Type 5X - Elevation 4
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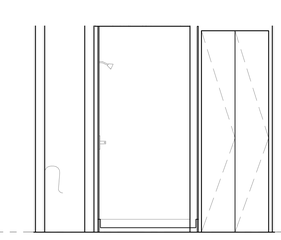
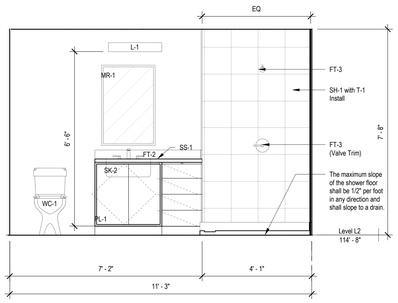
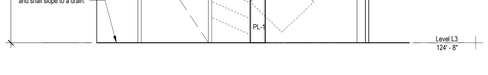


3 Bathroom Type 4xx - Elevation 2
1/2" = 1'-0"



2 Bathroom Type 4xx - Elevation 1
1/2" = 1'-0"



9 Bathroom Type 5XX - Elevation 3
1/2" = 1'-0"



8 Bathroom Type 5XX - Elevation 2
1/2" = 1'-0"



7 Bathroom Type 5XX - Elevat
1/2" = 1'-0"

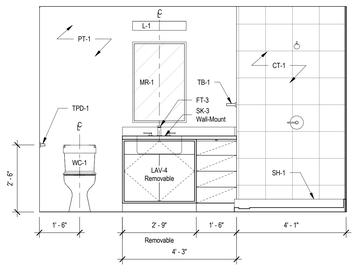
13 Bathroom Type 5X - Elevation 1
1/2" = 1'-0"

12 Bathroom Type 5X - Elevation 4
1/2" = 1'-0"

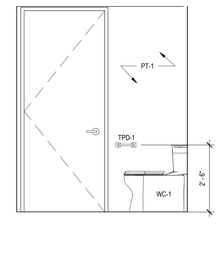
9 Bathroom Type 5XX - Elevation 3
1/2" = 1'-0"

8 Bathroom Type 5XX - Elevation 2
1/2" = 1'-0"

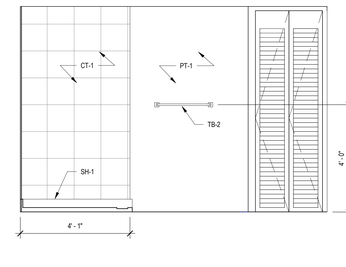
7 Bathroom Type 5XX - Elevat
1/2" = 1'-0"



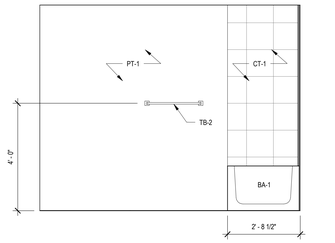
27 Bathroom Type 6 - Elevation 4
1/2" = 1'-0"



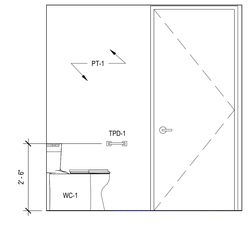
26 Bathroom Type 6 - Elevation 3
1/2" = 1'-0"



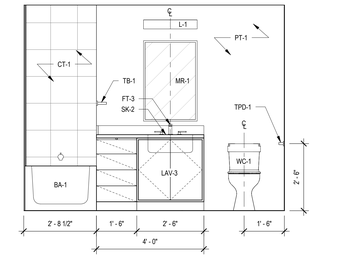
25 Bathroom Type 6 - Elevation 2
1/2" = 1'-0"



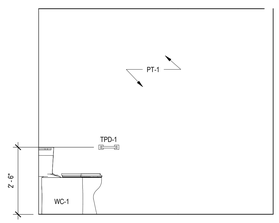
23 Bathroom Type 5 - Elevation 4
1/2" = 1'-0"



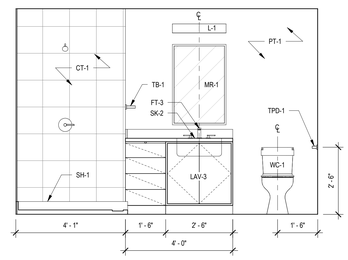
22 Bathroom Type 5 - Elevation 3
1/2" = 1'-0"



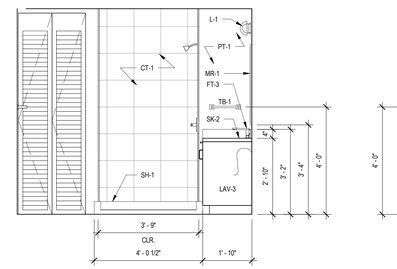
21 Bathroom Type 5 - Elevation 2
1/2" = 1'-0"



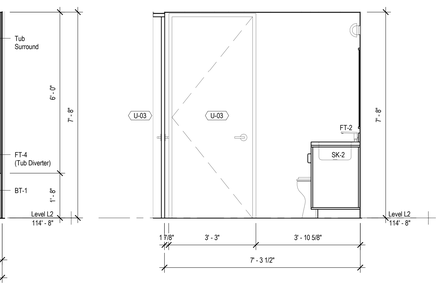
19 Bathroom Type 4 - Elevation 4
1/2" = 1'-0"



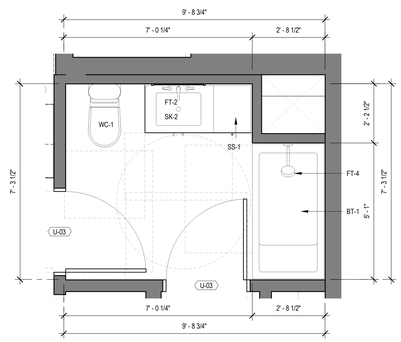
18 Bathroom Type 4 - Elevation 3
1/2" = 1'-0"



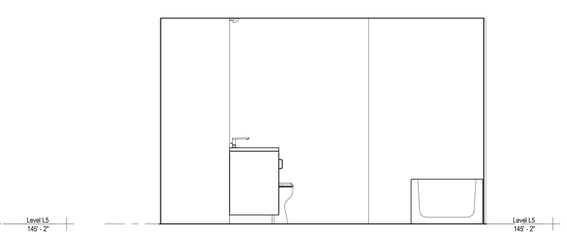
17 Bathroom Type 4 - Elevation 2
1/2" = 1'-0"



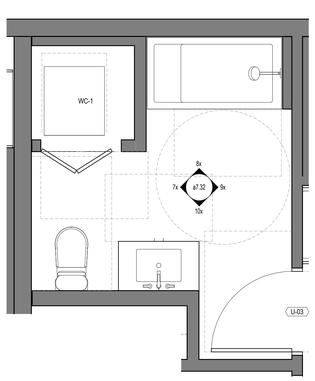
12x Bathroom Type 9 - Elevation 1
1/2" = 1'-0"



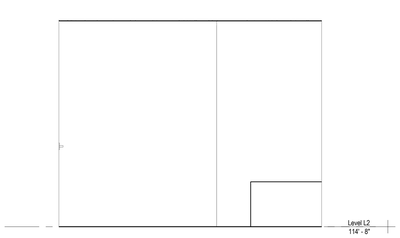
11x Typical Bathroom - Type 9
1/2" = 1'-0"



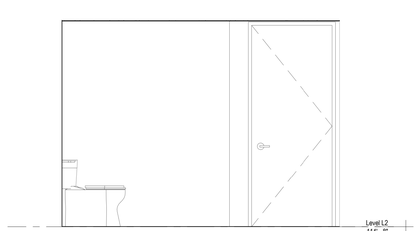
7x Bathroom Type 8x - Elevation 1
1/2" = 1'-0"



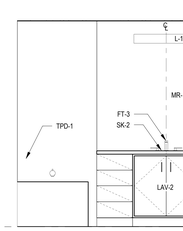
6x Typical Bathroom - Type 8
1/2" = 1'-0"



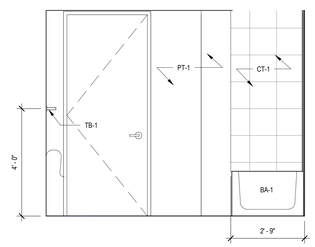
5x Bathroom Type 7x - Elevation 4
1/2" = 1'-0"



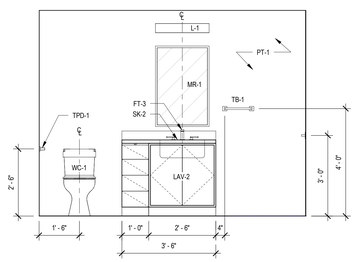
4x Bathroom Type 7x - Elevation 3
1/2" = 1'-0"



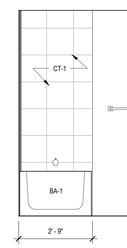
3x Bathroom Type 7x - Elevation 2
1/2" = 1'-0"



13 Bathroom Type 7 - Elevation 4
1/2" = 1'-0"



10 Bathroom Type 7 - Elevation 3
1/2" = 1'-0"



7 Bathroom Type 7 - Elevation
1/2" = 1'-0"

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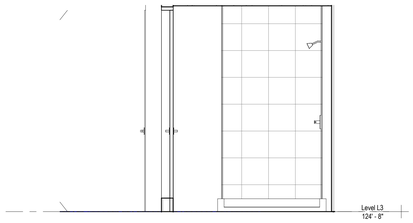
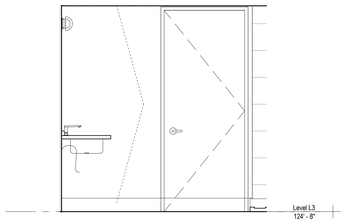
02/28/2023

SET ISSUE

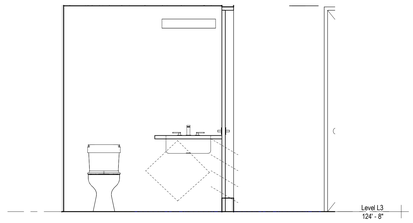
Number	Issue
1	Pre-Submittal
2	100% Schematic D
3	25% PDPP Submis
4	25% Design Develo
5	Pre-Submittal Rev
6	50% Design Develo
7	75% Design Develo



15 Bathroom Type 12 - Elevation 4
1/2" = 1'-0"



14 Bathroom Type 12 - Elevation 3
1/2" = 1'-0"



13 Bathroom Type 12 - Elevation 2
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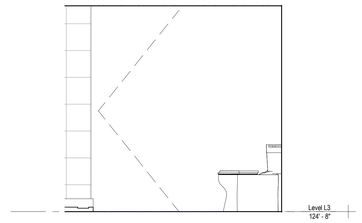
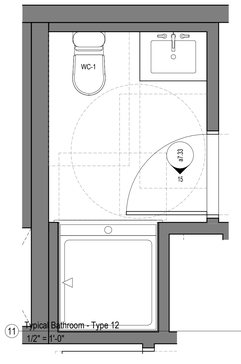
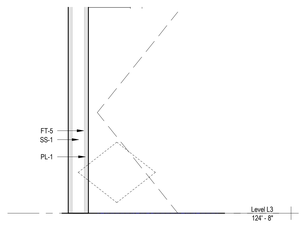


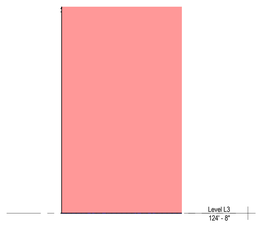
12 Bathroom Type 12 - Elevation 1
1/2" = 1'-0"



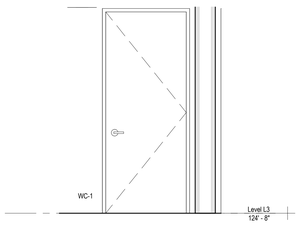
11 Typical Bathroom - Type 12
1/2" = 1'-0"



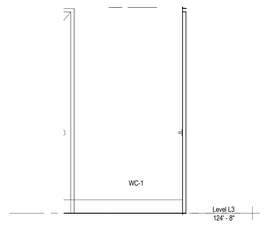
10 Bathroom Type 11 - Elevation 4
1/2" = 1'-0"



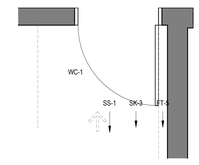
9 Bathroom Type 11 - Elevation 3
1/2" = 1'-0"



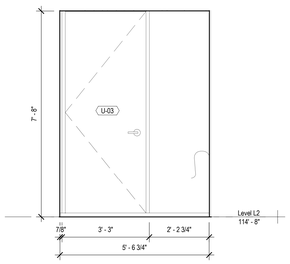
8 Bathroom Type 11 - Elevation 2
1/2" = 1'-0"



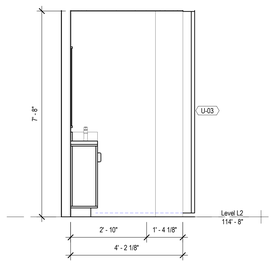
7 Bathroom Type 11 - Elevation 1
1/2" = 1'-0"



6 Typical Bathroom - Type 11
1/2" = 1'-0"



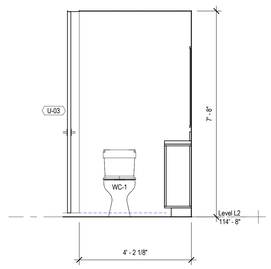
5 Bathroom Type 10 - Elevation 2
1/2" = 1'-0"



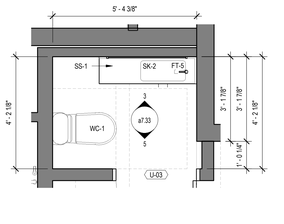
4 Bathroom Type 10 - Elevation 3
1/2" = 1'-0"



3 Bathroom Type 10 - Elevation 1
1/2" = 1'-0"



2 Bathroom Type 10 - Elevation 4
1/2" = 1'-0"



1 Typical Bathroom - Type 10
1/2" = 1'-0"

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9	25% PDPP Submission	08.19.2022

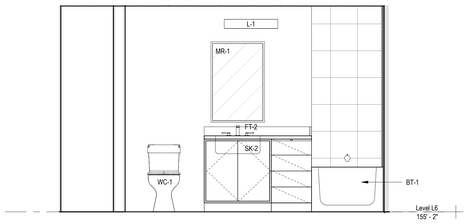
Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

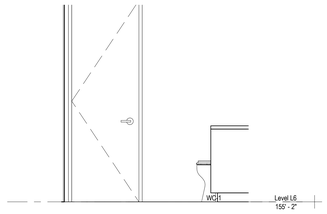
W.PA Job Number 1339

Toilet Room Plans, Elevations, & Typical Details

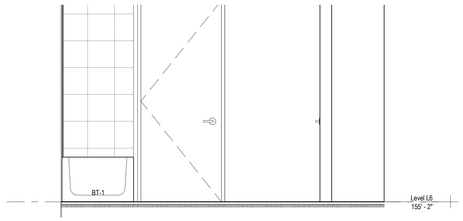
a7.33



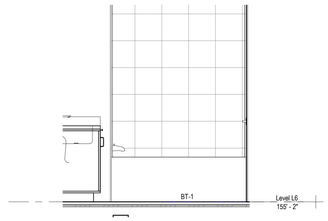
15 Bathroom Type 16 - Elevation 4
1/2" = 1'-0"



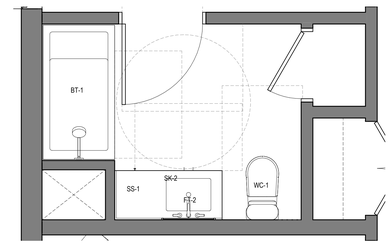
14 Bathroom Type 16 - Elevation 3
1/2" = 1'-0"



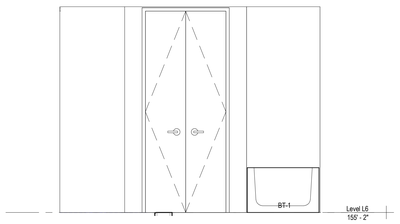
13 Bathroom Type 16 - Elevation 2
1/2" = 1'-0"



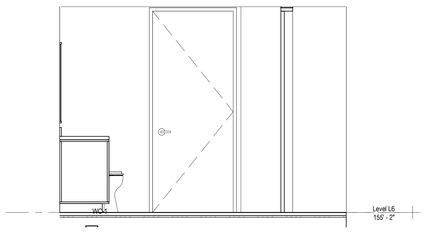
12 Bathroom Type 16 - Elevation 1
1/2" = 1'-0"



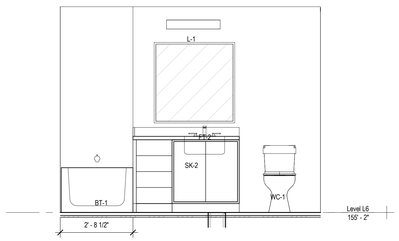
11 Typical Bathroom - Type 16
1/2" = 1'-0"



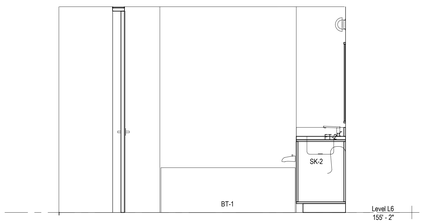
10 Bathroom Type 15 - Elevation 4
1/2" = 1'-0"



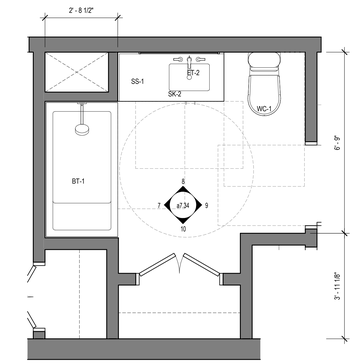
9 Bathroom Type 15 - Elevation 3
1/2" = 1'-0"



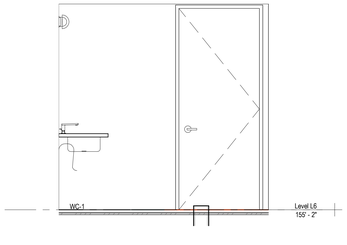
8 Bathroom Type 15 - Elevation 2
1/2" = 1'-0"



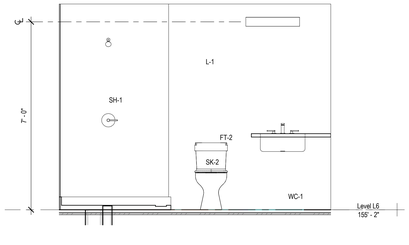
7 Bathroom Type 15 - Elevation 1
1/2" = 1'-0"



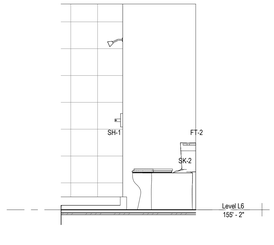
6 Typical Bathroom - Type 15
1/2" = 1'-0"



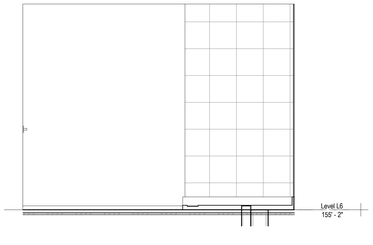
5 Bathroom Type 14 - Elevation 4
1/2" = 1'-0"



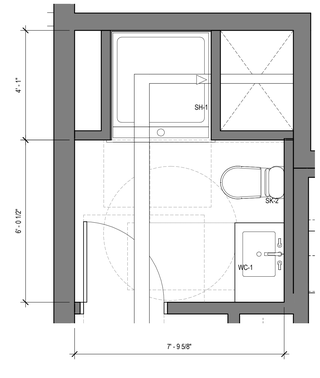
4 Bathroom Type 14 - Elevation 3
1/2" = 1'-0"



3 Bathroom Type 14 - Elevation 2
1/2" = 1'-0"



2 Bathroom Type 14 - Elevation 1
1/2" = 1'-0"



1 Typical Bathroom - Type 14
1/2" = 1'-0"

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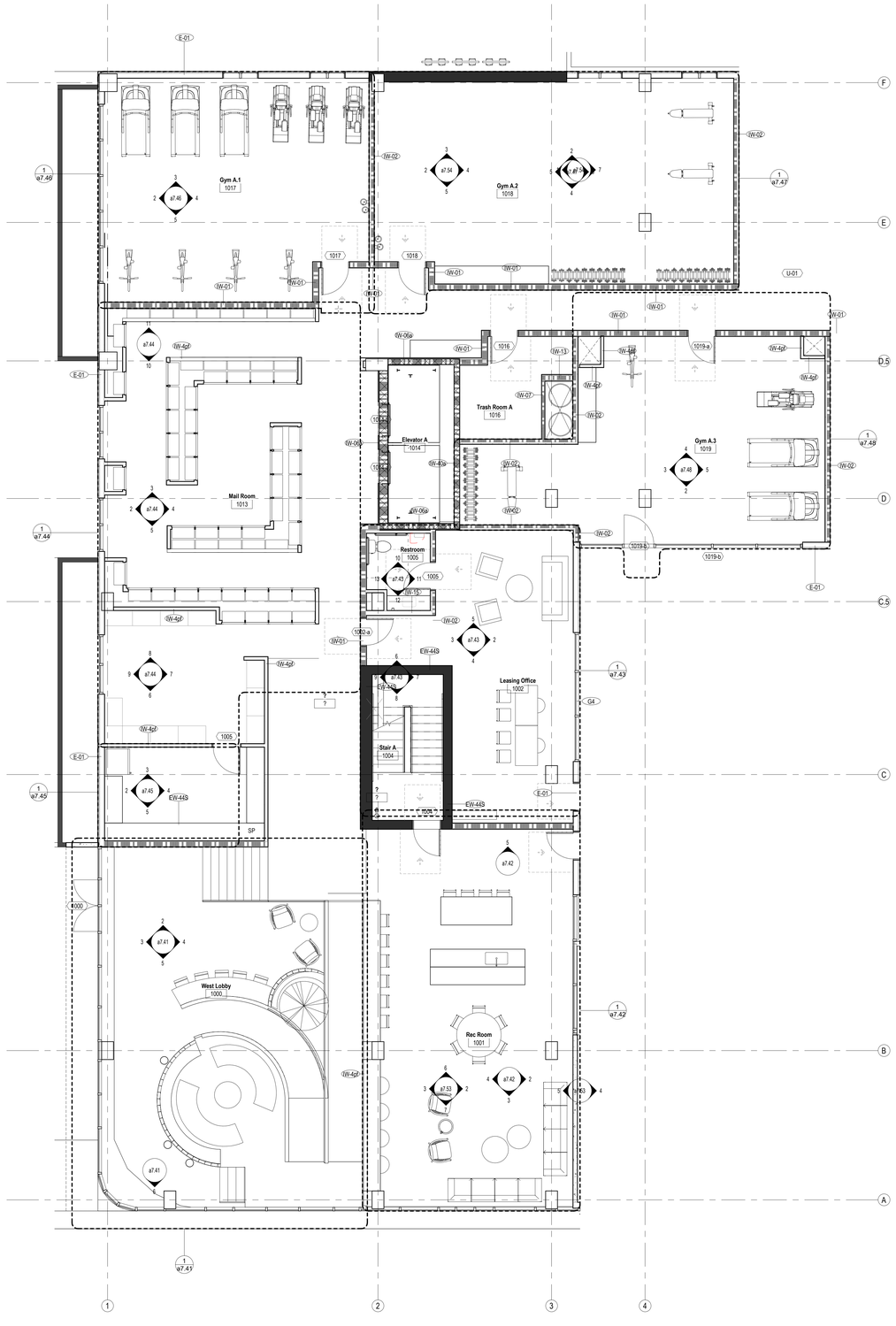
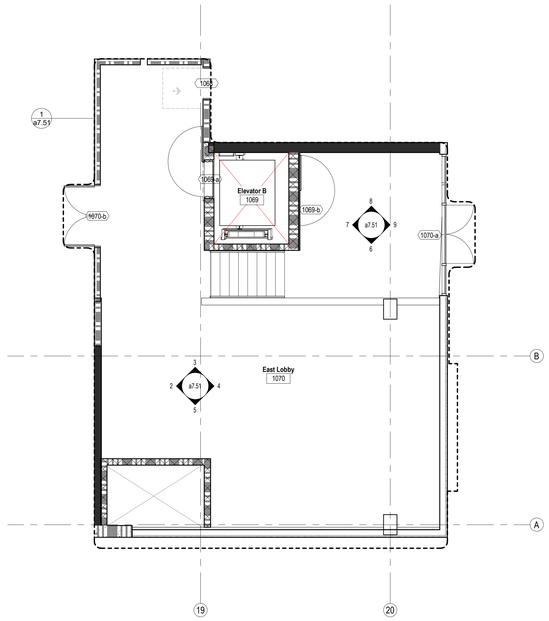
Toilet Room Plans, Elevations, & Typical Details

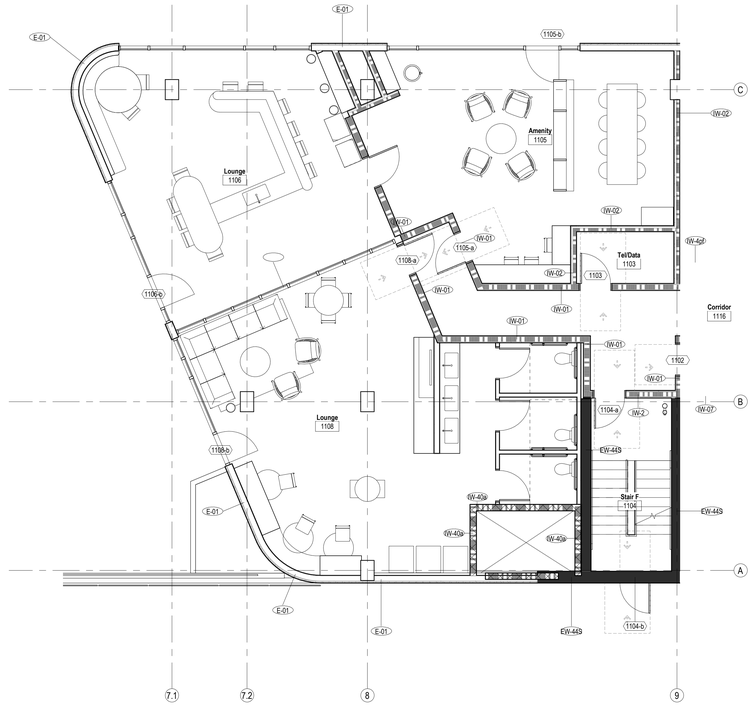
a7.34



2 Level L1 West - Amenity Enlarged Plan
3/16" = 1'-0"



3 Level L1 East - Lobby on Columbus
3/16" = 1'-0"



1 Level L1 West - Lounge Amenity Enlarged Plan
3/16" = 1'-0"

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9	25% PDPP Submission	08.19.2022

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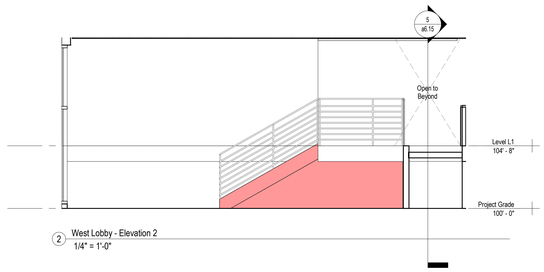
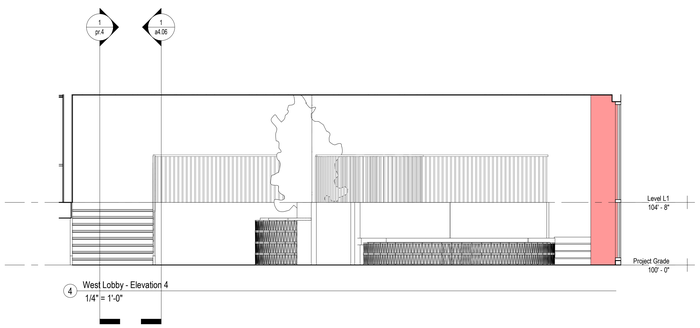
L01 - Overall
Amenity Plans

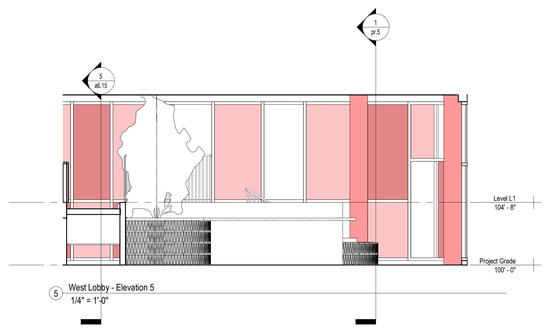
a7.40



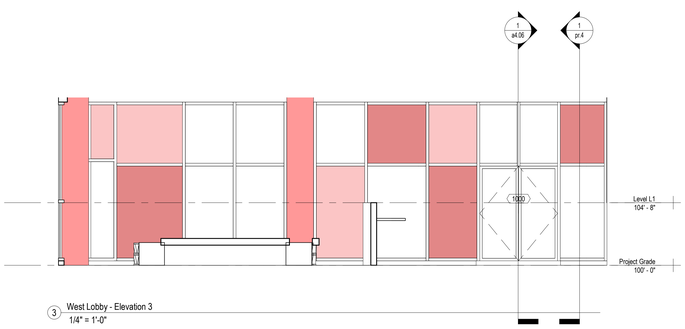
2 West Lobby - Elevation 2
1/4" = 1'-0"



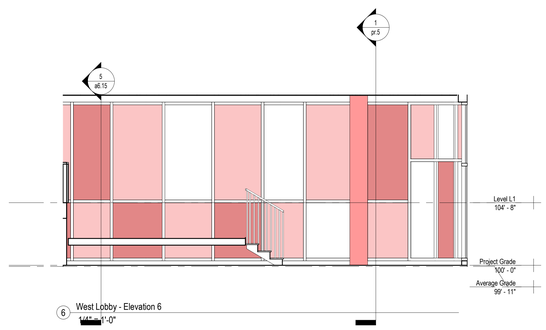
4 West Lobby - Elevation 4
1/4" = 1'-0"



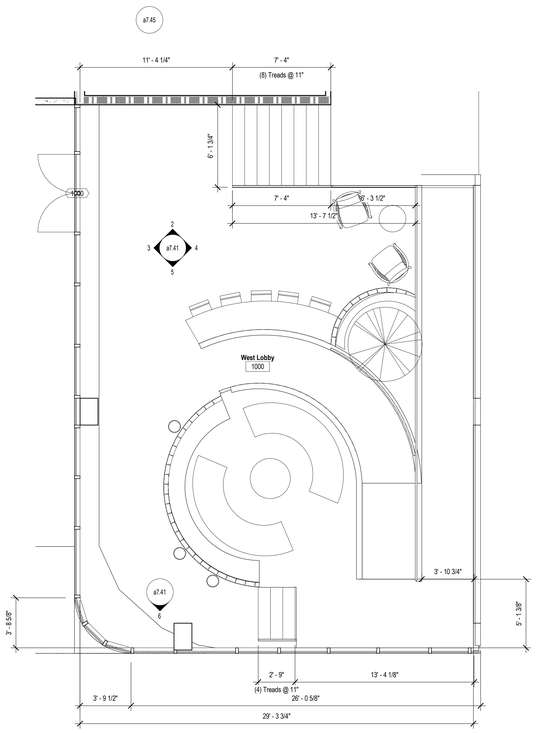
5 West Lobby - Elevation 5
1/4" = 1'-0"



3 West Lobby - Elevation 3
1/4" = 1'-0"



6 West Lobby - Elevation 6
1/4" = 1'-0"



1 West Lobby - Enlarged Amenity Plan
1/4" = 1'-0"

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8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

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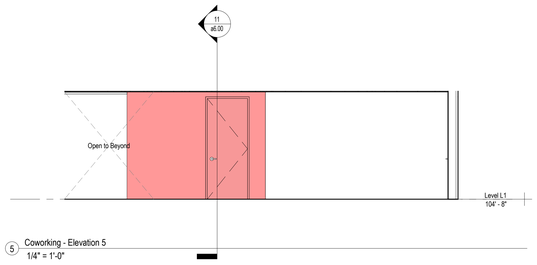
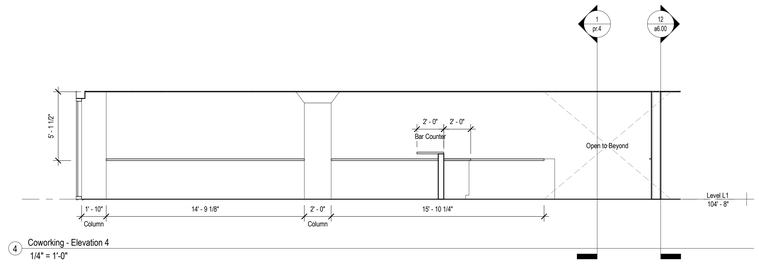
L01 West Lobby - Enlarged Amenity Plan & Elevations

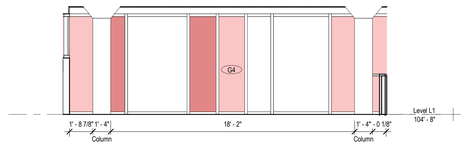
a7.41



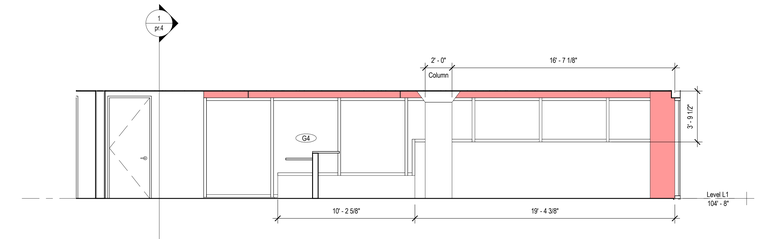
5 Coworking - Elevation 5
1/4" = 1'-0"



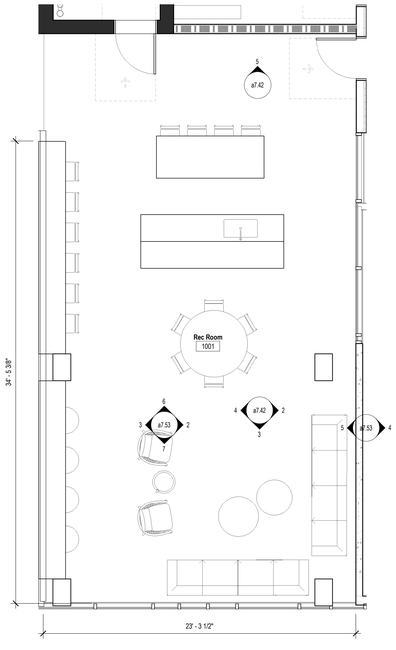
4 Coworking - Elevation 4
1/4" = 1'-0"



3 Coworking - Elevation 3
1/4" = 1'-0"



2 Coworking - Elevation 2
1/4" = 1'-0"



1 Coworking - Enlarged Amenity Plan
1/4" = 1'-0"

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5	Pre-Submittal Rev 01	05.16.2022			
6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

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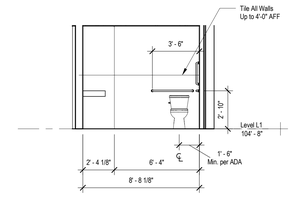
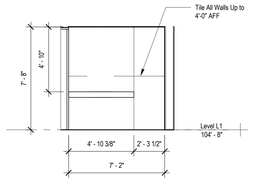
W.PA Job Number 1339

L01 Co-Working - Enlarged Amenity Plan & Elevations

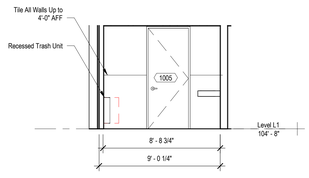
a7.42



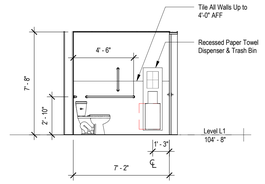
13 Leasing Office B/R 2 - Elevation 13
1/4" = 1'-0"



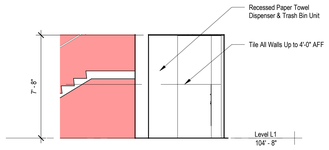
12 Leasing Office B/R 2 - Elevation 12
1/4" = 1'-0"



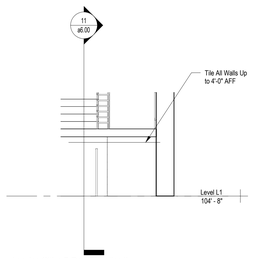
11 Leasing Office B/R 2 - Elevation 11
1/4" = 1'-0"



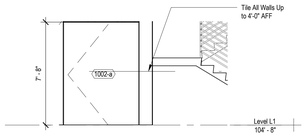
10 Leasing Office B/R 2 - Elevation 10
1/4" = 1'-0"



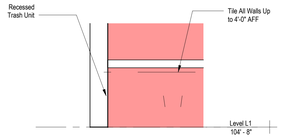
9 Leasing Office B/R 1 - Elevation 9
1/4" = 1'-0"



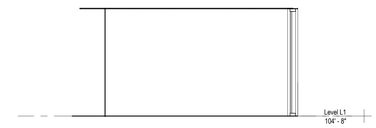
8 Leasing Office B/R 1 - Elevation 8
1/4" = 1'-0"



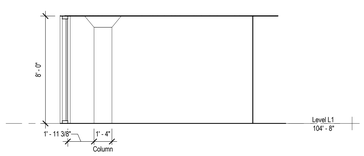
7 Leasing Office B/R 1 - Elevation 7
1/4" = 1'-0"



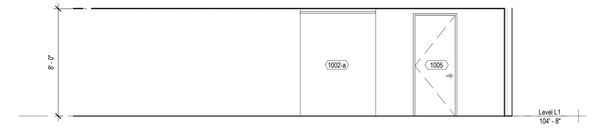
6 Leasing Office B/R 1 - Elevation 6
1/4" = 1'-0"



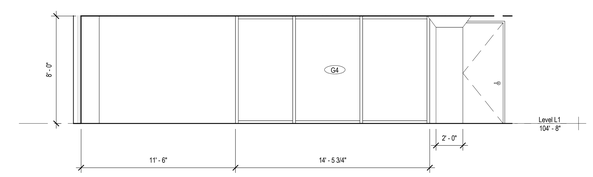
5 Leasing Office - Elevation 5
1/4" = 1'-0"



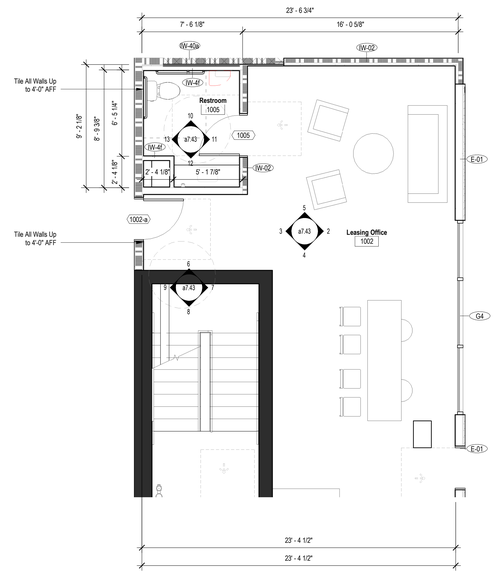
4 Leasing Office - Elevation 4
1/4" = 1'-0"



3 Leasing Office - Elevation 3
1/4" = 1'-0"



2 Leasing Office - Elevation 2
1/4" = 1'-0"



1 Leasing Office - Amenity Plan
1/4" = 1'-0"

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6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

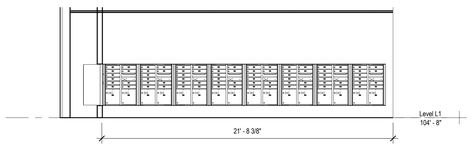
Sepulveda

6728 Sepulveda Blvd
Van Nuys, CA 91411

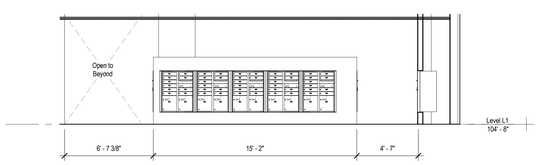
W.PA Job Number 1339

L01 Leasing Office
- Enlarged Amenity
Plan & Elevations

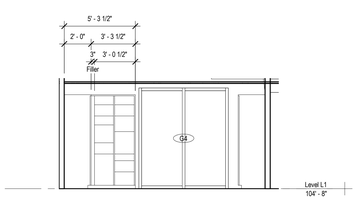
a7.43



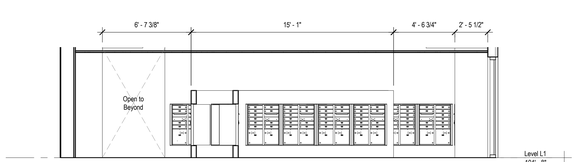
11 Mail Room - Elevation 11
1/4" = 1'-0"



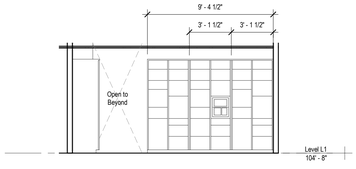
10 Mail Room - Elevation 10
1/4" = 1'-0"



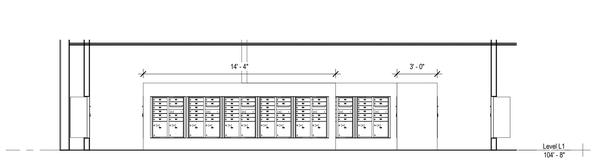
9 Mail - Elevation 9
1/4" = 1'-0"



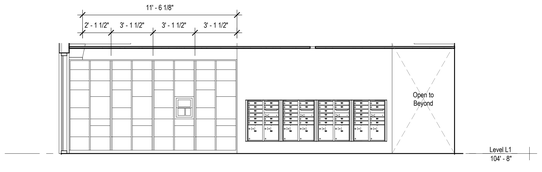
5 Mail Room - Elevation 5
1/4" = 1'-0"



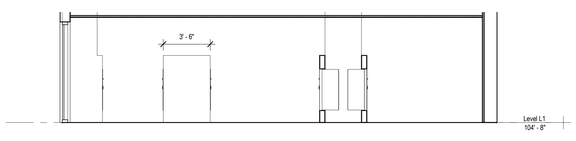
7 Mail - Elevation 7
1/4" = 1'-0"



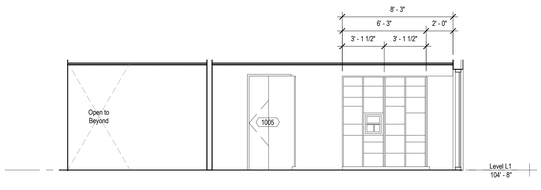
4 Mail Room - Elevation 4
1/4" = 1'-0"



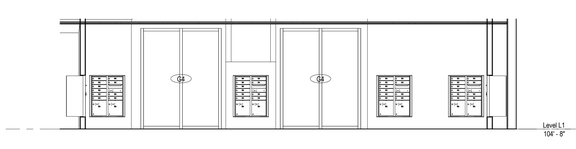
8 Mail - Elevation 8
1/4" = 1'-0"



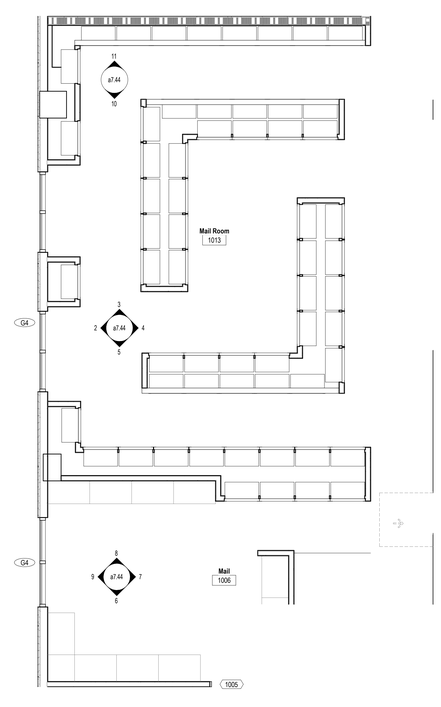
3 Mail Room - Elevation 3
1/4" = 1'-0"



6 Mail - Elevation 6
1/4" = 1'-0"



2 Mail Room - Elevation 2
1/4" = 1'-0"



1 Mail Room - Enlarged Amenity Plan
1/4" = 1'-0"

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8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

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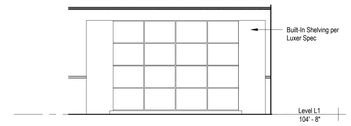
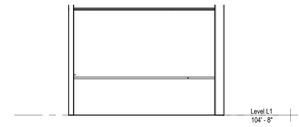
L01 Mail Room -
Enlarged Amenity
Plan & Elevations

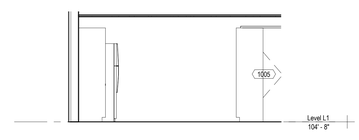
a7.44



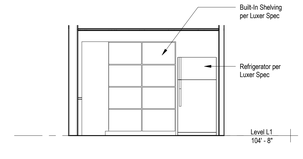
5 Parcel Room - Elevation 5
1/4" = 1'-0"



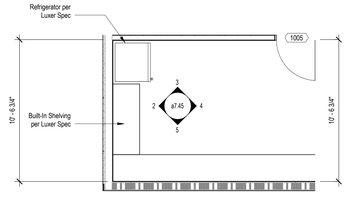
4 Parcel Room - Elevation 4
1/4" = 1'-0"



3 Parcel Room - Elevation 3
1/4" = 1'-0"



2 Parcel Room - Elevation 2
1/4" = 1'-0"



1 Parcel Room - Enlarged Amenity Plan
1/4" = 1'-0"

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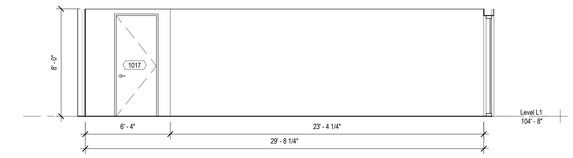
L01 Parcel Room - Enlarged Amenity Plan & Elevations

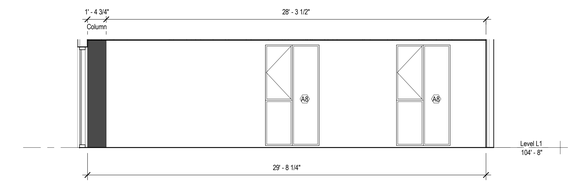
a7.45



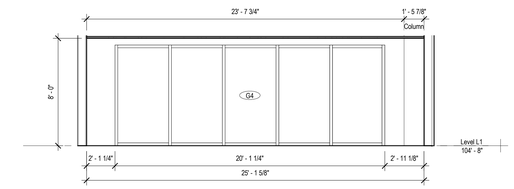
5 Gym A.1 - Elevation 5
1/4" = 1'-0"



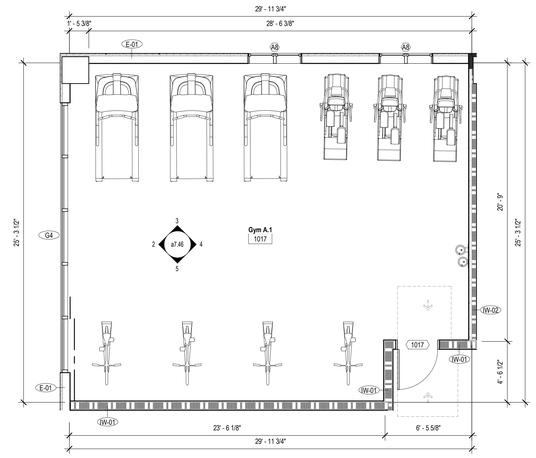
4 Gym A.1 - Elevation 4
1/4" = 1'-0"



3 Gym A.1 - Elevation 3
1/4" = 1'-0"



2 Gym A.1 - Elevation 2
1/4" = 1'-0"



1 Gym A.1 - Enlarged Amenity Plan
1/4" = 1'-0"

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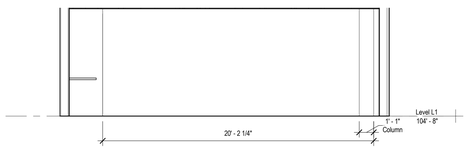
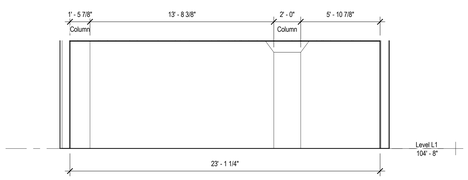
L01 Gym A.1 -
Enlarged Amenity
Plan & Elevations

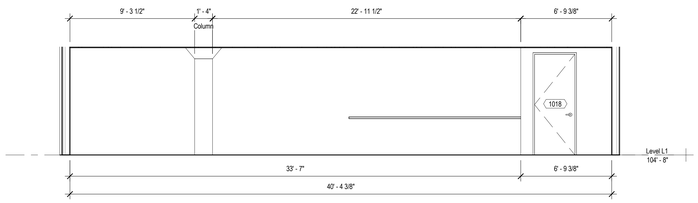
a7.46



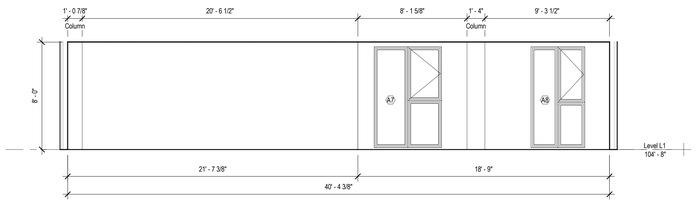
5 Gym A.2 - Elevation 5
1/4" = 1'-0"



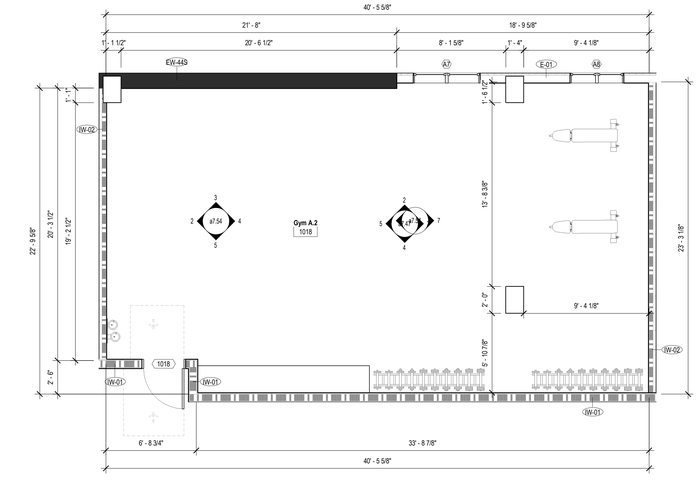
3 Gym A.2 - Elevation 3
1/4" = 1'-0"



4 Gym A.2 - Elevation 4
1/4" = 1'-0"



2 Gym A.2 - Elevation 2
1/4" = 1'-0"



1 Gym A.2 - Enlarged Amenity Plan
1/4" = 1'-0"

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6	50% Design Development	05.16.2022			
7	75% Design Development	06.03.2022			

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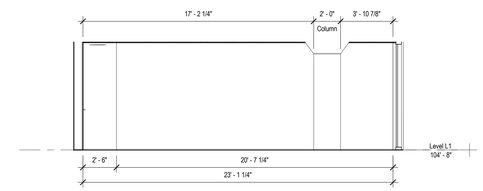
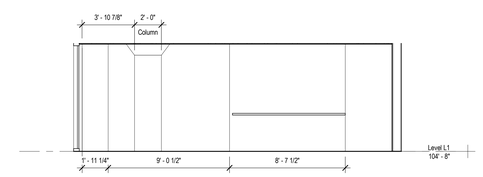
L01 Gym A.2 -
Enlarged Amenity
Plan & Elevations

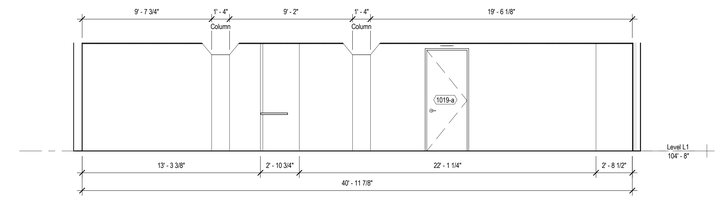
a7.47



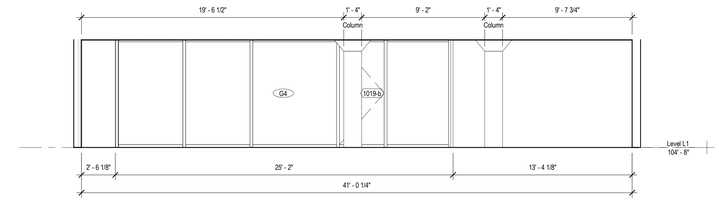
5 Gym A.5 - Elevation 5
1/4" = 1'-0"



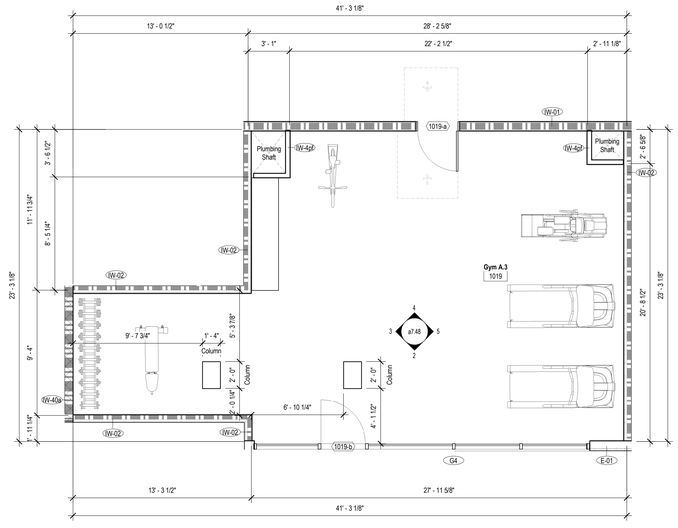
3 Gym A.3 - Elevation 3
1/4" = 1'-0"



4 Gym A.3 - Elevation 4
1/4" = 1'-0"



2 Gym A.3 - Elevation 2
1/4" = 1'-0"



1 Gym A.3 - Enlarged Amenity Plan
1/4" = 1'-0"

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2	100% Schematic Design	03.11.2022
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8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

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Van Nuys, CA 91411

W.PA Job Number 1339

L01 Gym A.3 -
Enlarged Amenity
Plan & Elevations

a7.48

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9	25% PDPP Submission	08.19.2022

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L01 Lounge 1 -
Enlarged Amenity
Plan & Elevations

a7.49

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8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

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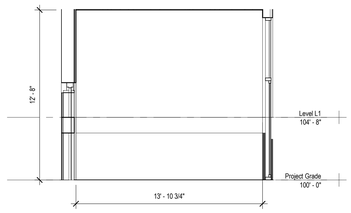
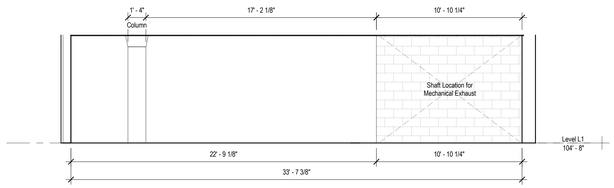
L01 Lounge 2 -
Enlarged Amenity
Plan & Elevations

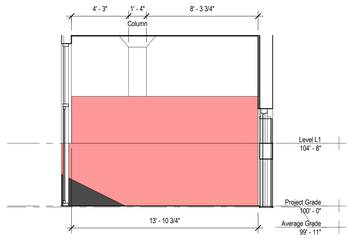
a7.50



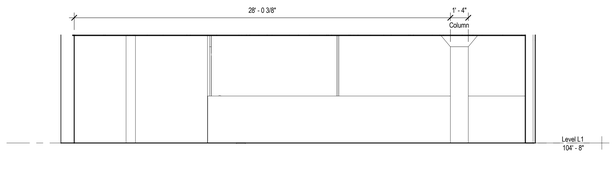
8 East Lobby Entry - Elevation 8
1/4" = 1'-0"



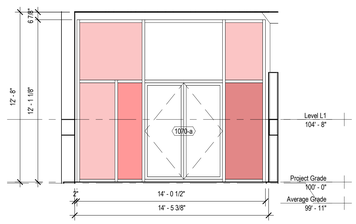
5 East Lobby - Elevation 5
1/4" = 1'-0"



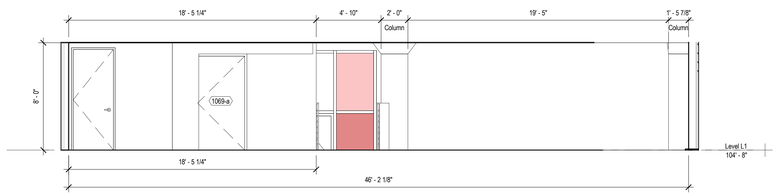
6 East Lobby Entry - Elevation 6
1/4" = 1'-0"



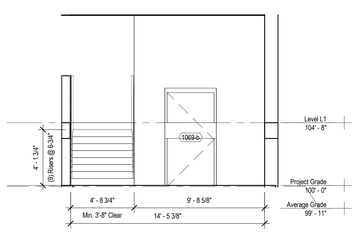
3 East Lobby - Elevation 3
1/4" = 1'-0"



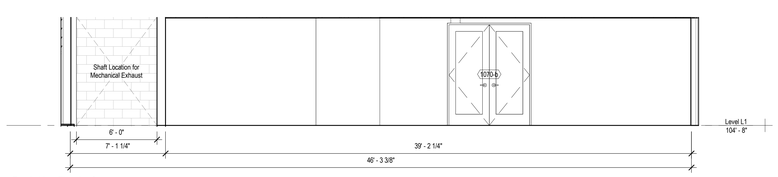
9 East Lobby Entry - Elevation 9
1/4" = 1'-0"



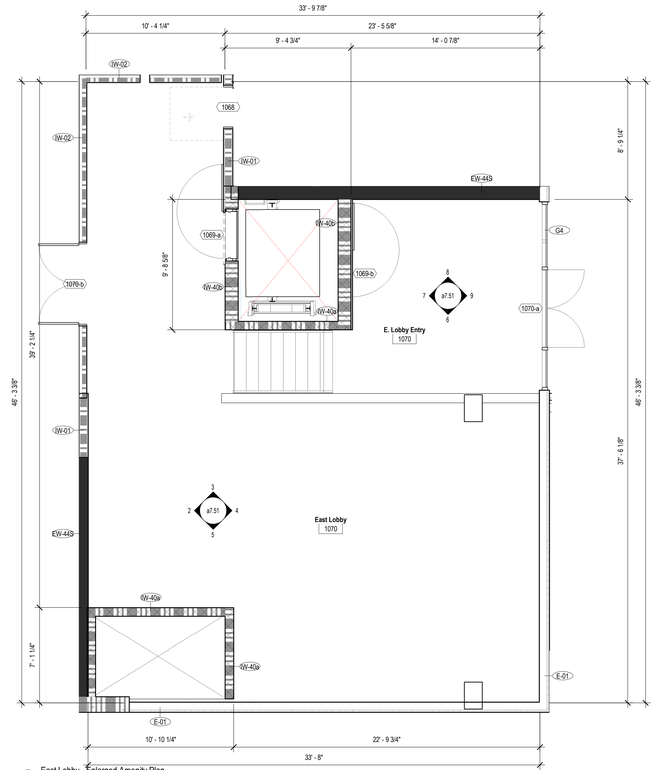
4 East Lobby - Elevation 4
1/4" = 1'-0"



7 East Lobby Entry - Elevataion 7
1/4" = 1'-0"



2 East Lobby - Elevation 2
1/4" = 1'-0"



1 East Lobby - Enlarged Amenity Plan
1/4" = 1'-0"

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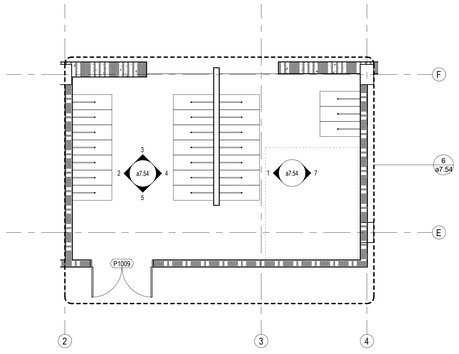
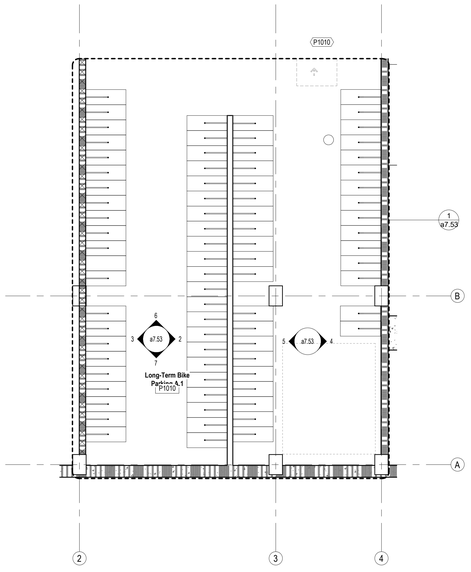
L01 East Lobby -
Enlarged Amenity
Plan & Elevations

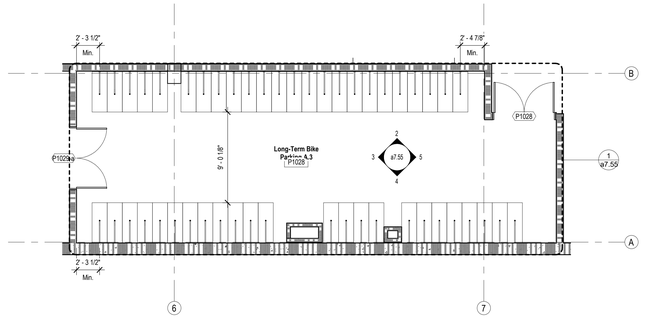
a7.51



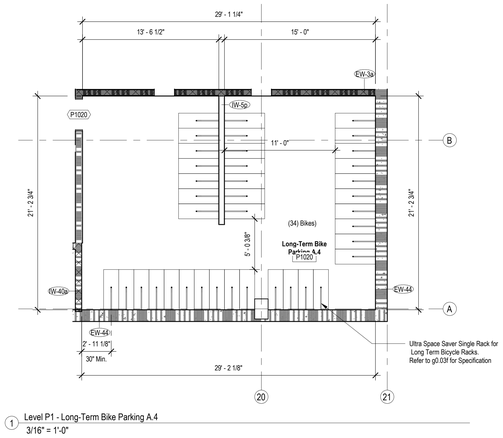
4 Level P1 - Long-Term Bike Parking A.2
3/16" = 1'-0"



2 Level P1 - Long-Term Bike Parking A.1
3/16" = 1'-0"



3 Level P1 - Long-Term Bike Parking A.3
3/16" = 1'-0"



1 Level P1 - Long-Term Bike Parking A.4
3/16" = 1'-0"

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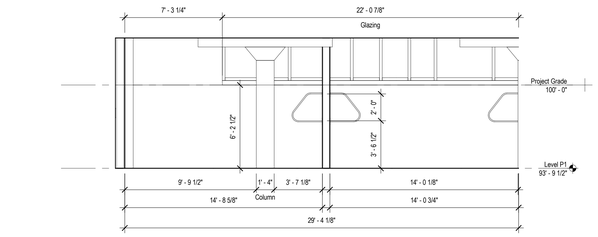
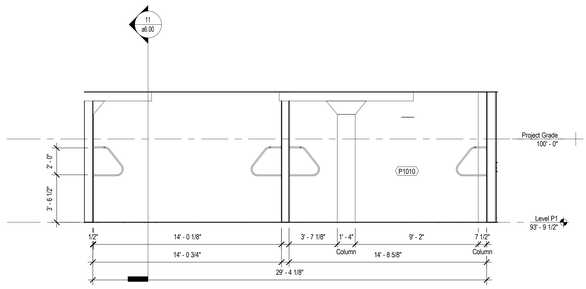
P01 - Overall
Long-Term Bike
Parking Plans

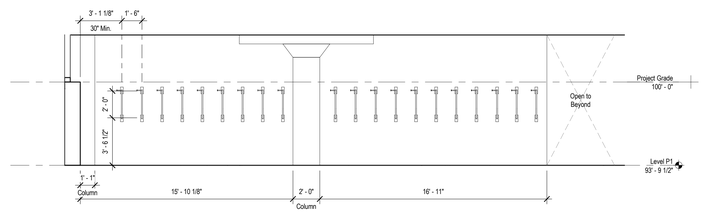
a7.52



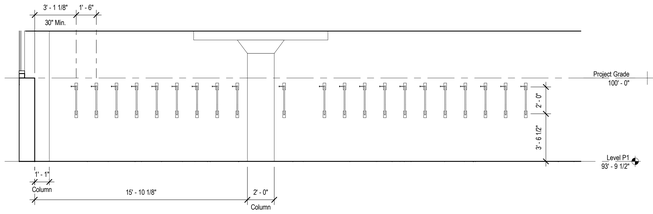
7 Long-Term Bike Parking A.1 - Elevation 6
1/4" = 1'-0"



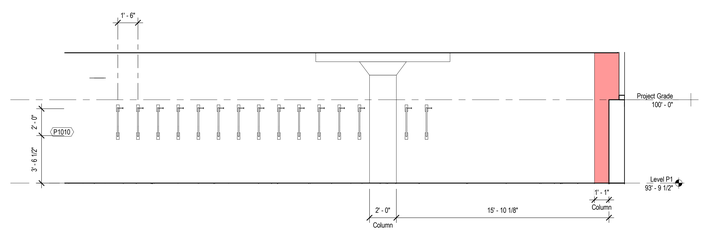
6 Long-Term Bike Parking A.1 - Elevation 7
1/4" = 1'-0"



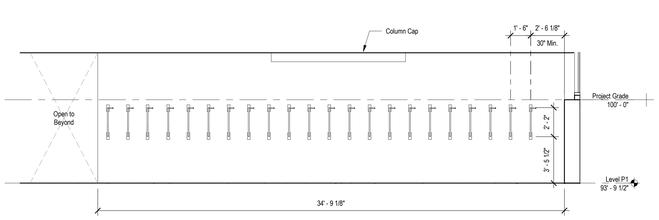
5 Long-Term Bike Parking A.1 - Elevation 5
1/4" = 1'-0"



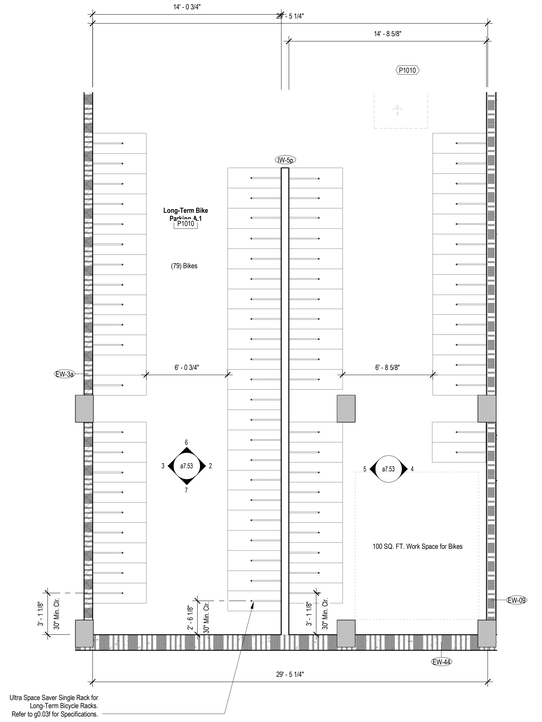
3 Long-Term Bike Parking A.1 - Elevation 3
1/4" = 1'-0"



4 Long-Term Bike Parking A.1 - Elevation 4
1/4" = 1'-0"



2 Long Term Bike Parking A.1 - Elevation 2
1/4" = 1'-0"



1 Level P1 - Long-Term Bicycle Parking A.1
1/4" = 1'-0"

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9	25% PDPP Submission	08.19.2022

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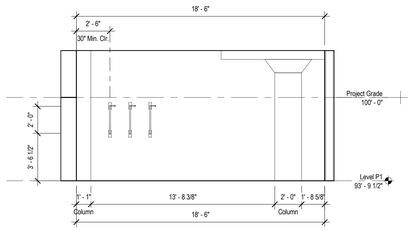
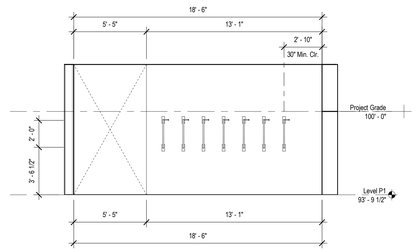
P01 Long-Term Bike Parking A.1 - Enlarged Plan & Elevations

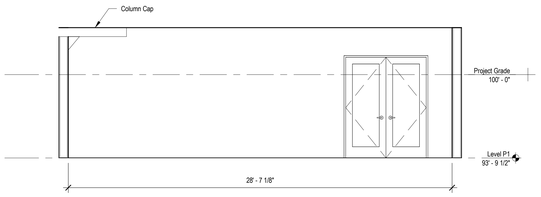
a7.53



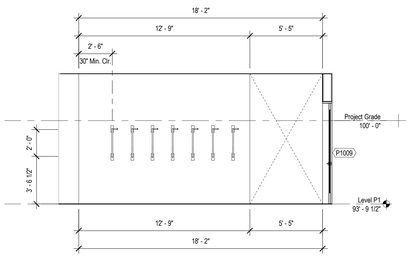
7 Long-Term Bike Parking A.2 - Elevation 7
1/4" = 1'-0"



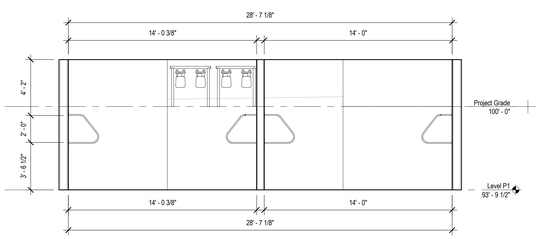
1 Long-Term Bike Parking A.2 - Elevation 6
1/4" = 1'-0"



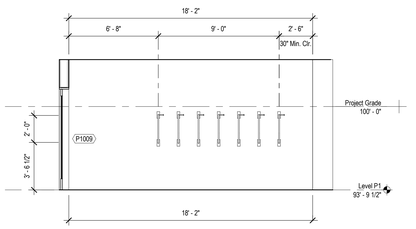
5 Long-Term Bike Parking A.2 - Elevation 5
1/4" = 1'-0"



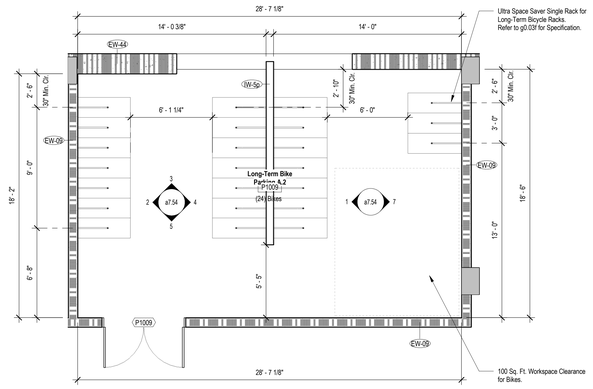
4 Long-Term Bike Parking A.2 - Elevation A.4
1/4" = 1'-0"



3 Long-Term Bike Parking A.2 - Elevation 3
1/4" = 1'-0"



2 Long-Term Bike Parking A.2 - Elevation 2
1/4" = 1'-0"



6 Level P1 - Long-Term Bike Parking A.2 - Callout 1
1/4" = 1'-0"

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9	25% PDPP Submission	08.19.2022

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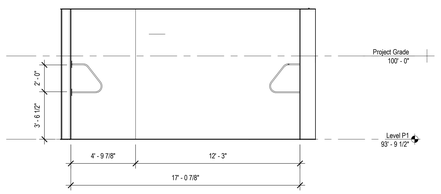
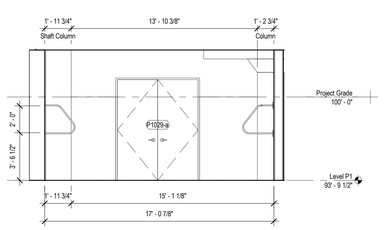
P01 Long-Term Bike Parking A.2 - Enlarged Plan & Elevations

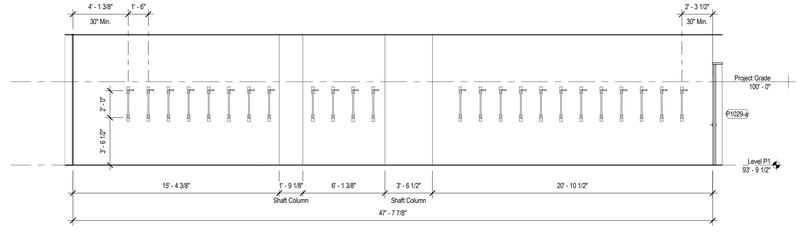
a7.54



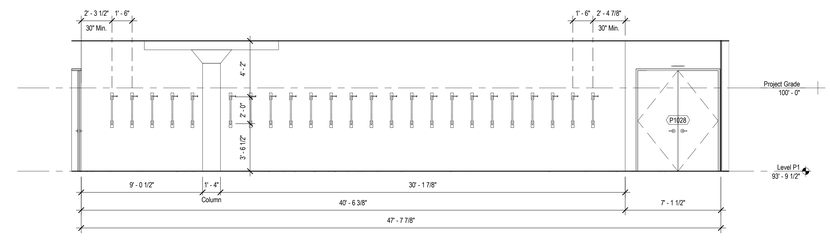
5 Long-Term Bike Parking A.3 - Elevation 5
1/4" = 1'-0"



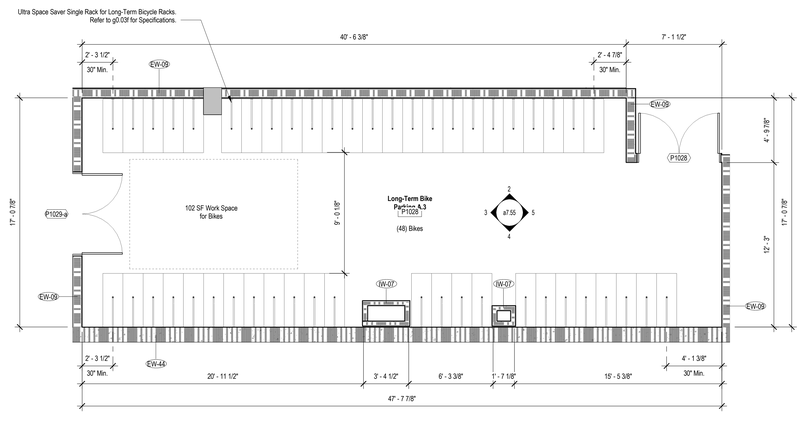
3 Long-Term Bike Parking A.3 - Elevation 2
1/4" = 1'-0"



4 Long-Term Bike Parking A.3 - Elevation 3
1/4" = 1'-0"



2 Long-Term Bike Parking - Elevation 4
1/4" = 1'-0"



1 Level P1 - Long-Term Bike Parking A.3 - Callout 1
1/4" = 1'-0"

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9	25% PDPP Submission	08.19.2022

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6728 Sepulveda Blvd
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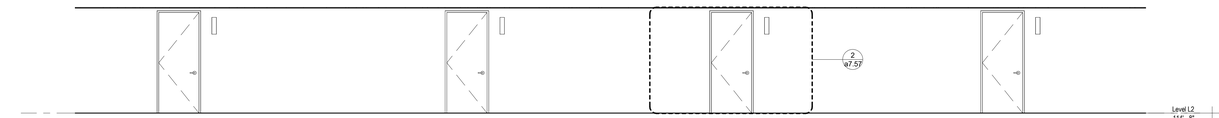
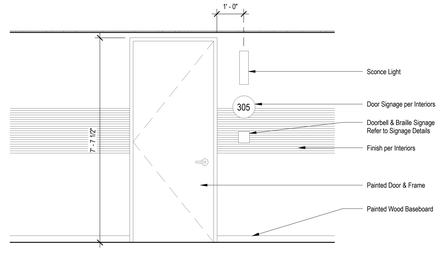
W.PA Job Number 1339

P01 Long Term Bike Parking A.3 - Enlarged Plan & Elevations

a7.55



1 Corridor Elevation
1/4" = 1'-0"



2 Corridor Elevation - Unit Entry Door
1/2" = 1'-0"

W.PA
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75% Construction Document

02/28/2023

SET ISSUE

Number	Issue	Date
1	Pre-Submittal	02.11.2022
2	100% Schematic Design	03.11.2022
3	25% PDPP Submission	04.15.2022
4	25% Design Development	04.15.2022
5	Pre-Submittal Rev 01	05.16.2022
6	50% Design Development	05.16.2022
7	75% Design Development	06.03.2022
8	100% Design Development	07.01.2022
9	25% PDPP Submission	08.19.2022

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Corridor Elevation - Residential

a7.57