

# NEW 3 STORY APARTMENT BUILDING

## 200 E 120TH ST

## LOS ANGELES, CA 90061

### PROJECT DESCRIPTION

CONSTRUCTION OF:  
NEW 44 UNITS APARTMENT BUILDING  
3 STORIES FULLY SPRINKLERED (NFPA 13)  
100% AFFORDABLE HOUSING  
(NO PARKING REQUIRED)

### PROJECT DATA

SITE ADDRESS : 200 E 120TH ST  
LOS ANGELES, CA 90061

LOT AREA : 6,822+11,664.2=18,486.2 (sq ft)

TRACT : ATHENS ACRES

BLOCK : NONE

LOT : 8

ARB : 3 & 4

APN : 6086002012 & 6086002011

ZONING : R3-1XL-CPIO

T.O.C : TIER 3 (TIER 4 100% AFFORDABLE HOUSING)

CONST. TYPE : V.A

CALCULATED AREAS:  
DENSITY: 800 SF/UNIT  
UNITS ALLOWED BY RIGHT: 18,484.8/800 = 24 UNITS  
DENSITY INCREASE: 80% FOR TIER 4 = 44 UNITS

MAX UNITS ALLOWED: 44  
UNITS PROVIDED: 44

LABC  
MAX ALLOWED HEIGHT PER TABLE 504.3 : 30' FT (TYPE V-A)  
MAX HEIGHT PROVIDED: 30'-0" FT

MAX ALLOWED STORIES PER TABLE 504.4: 3 STORIES (TYPE V-A)  
NUMBER OF STORIES PROVIDED: 3 STORIES

MAX ALLOWED BUILDING AREA PER 506.2.3: 41,727 SF (TYPE V-A)  
BUILDING AREA PROVIDED: 31,208 SF

LAFC  
FIRE ALARM : MANUAL FIRE ALARM SYSTEM PER LAFC 907  
COMMUNICATION SYSTEM : TWO-WAY RADIO COMMUNICATION  
SYSTEM PER LAFC 510

### FLOOR AREA CALCULATIONS

GROSS AREA (SF)	AREA OF EXTERIOR WALLS (SF)	AREA OF COURTS AND VENT SHAFTS (SF)	BUILDING CODE AREA (SF)	AREA OF STAIRWAYS, (SF)	ZONING CODE AREA (SF)
1ST FLOOR 10,973	211	-	10,762	2 x 180 + 360	10,492
2ND FLOOR 10,973	211	-	10,762	2 x 180 + 360	10,492
3RD FLOOR 10,973	211	-	10,762	2 x 180 + 360	10,492
<b>TOTAL</b> 32,919	633	-	32,296	1,080	31,208

### PROJECT DIRECTORY

OWNER / DESIGNER :

ENGINEER  
GERMAN CHATSKY  
6541 ODESSA AVE  
VAN NUYS, CA 91406  
310-936-2585

### SHEET INDEX

A-1.0	PLOT PLAN
A-1.1	GREEN BUILDING NOTES
A-2.0	FIRST FLOOR PLAN
A-3.0	SECOND FLOOR PLAN
A-4.0	THIRD FLOOR PLAN
A-5.0	ROOF PLAN
A-6.0	ELEVATIONS
A-6.1	ELEVATIONS
A-7.0	SECTIONS

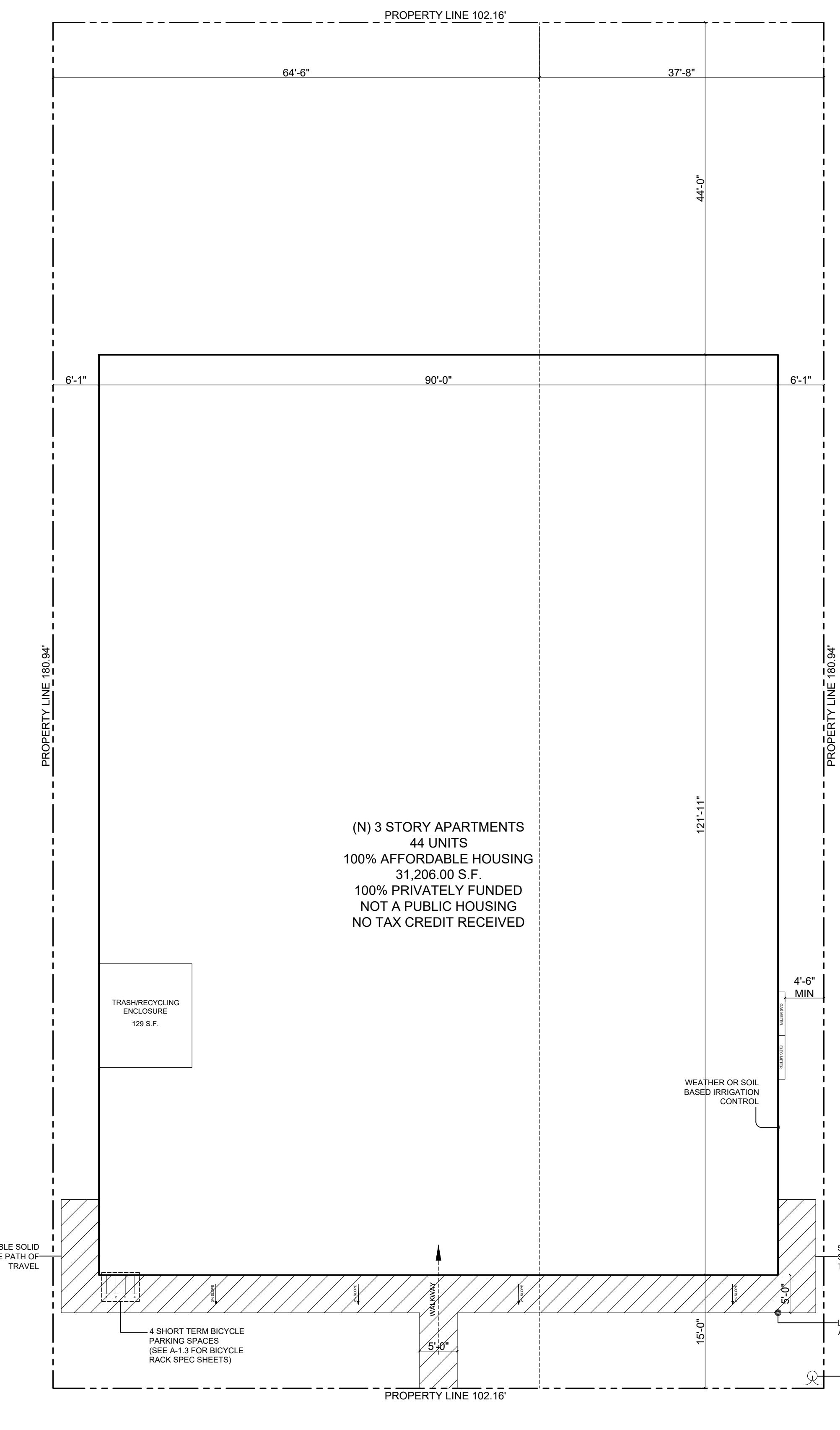
Los Angeles Fire Department  
Fire Development Services

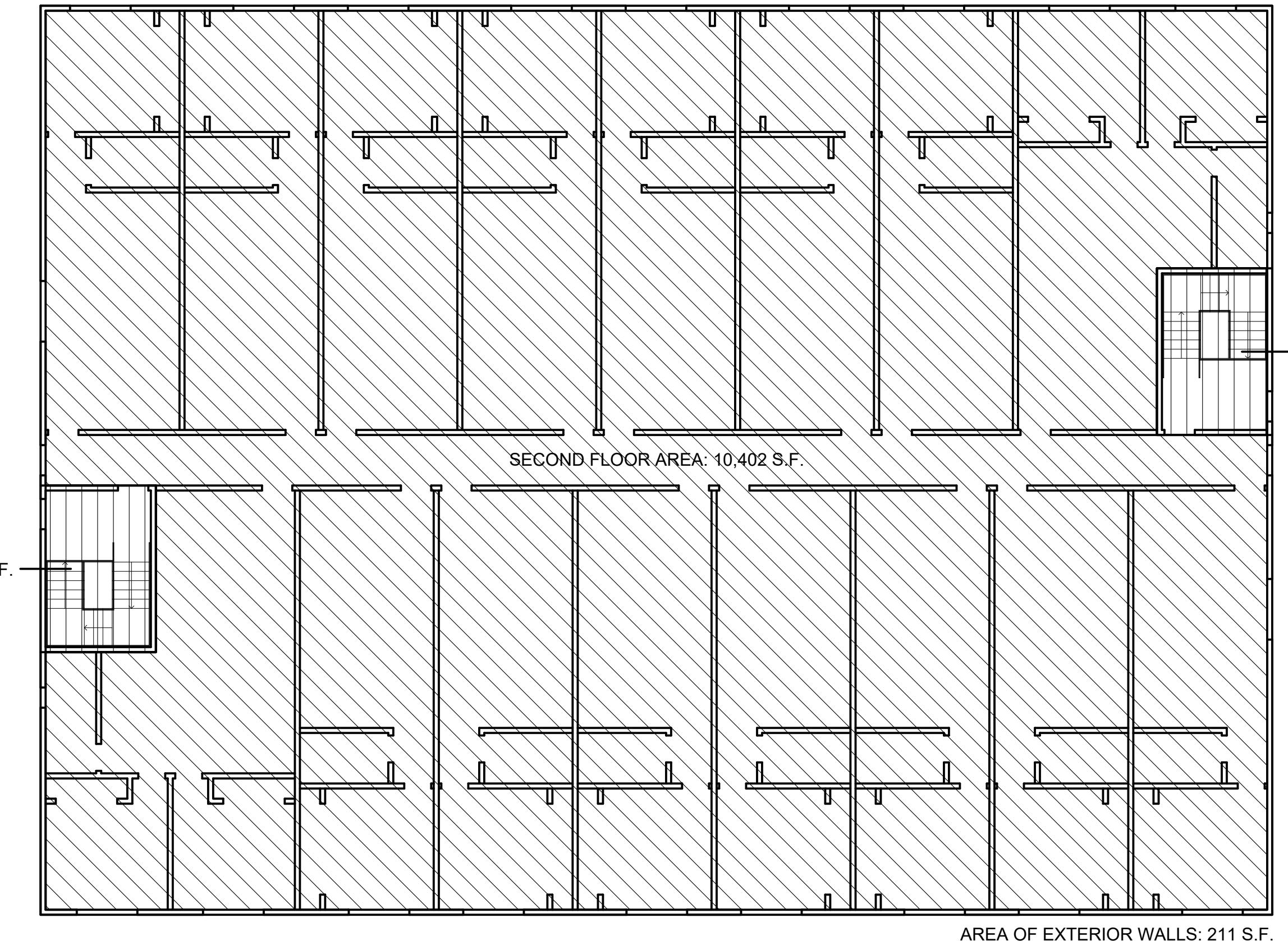
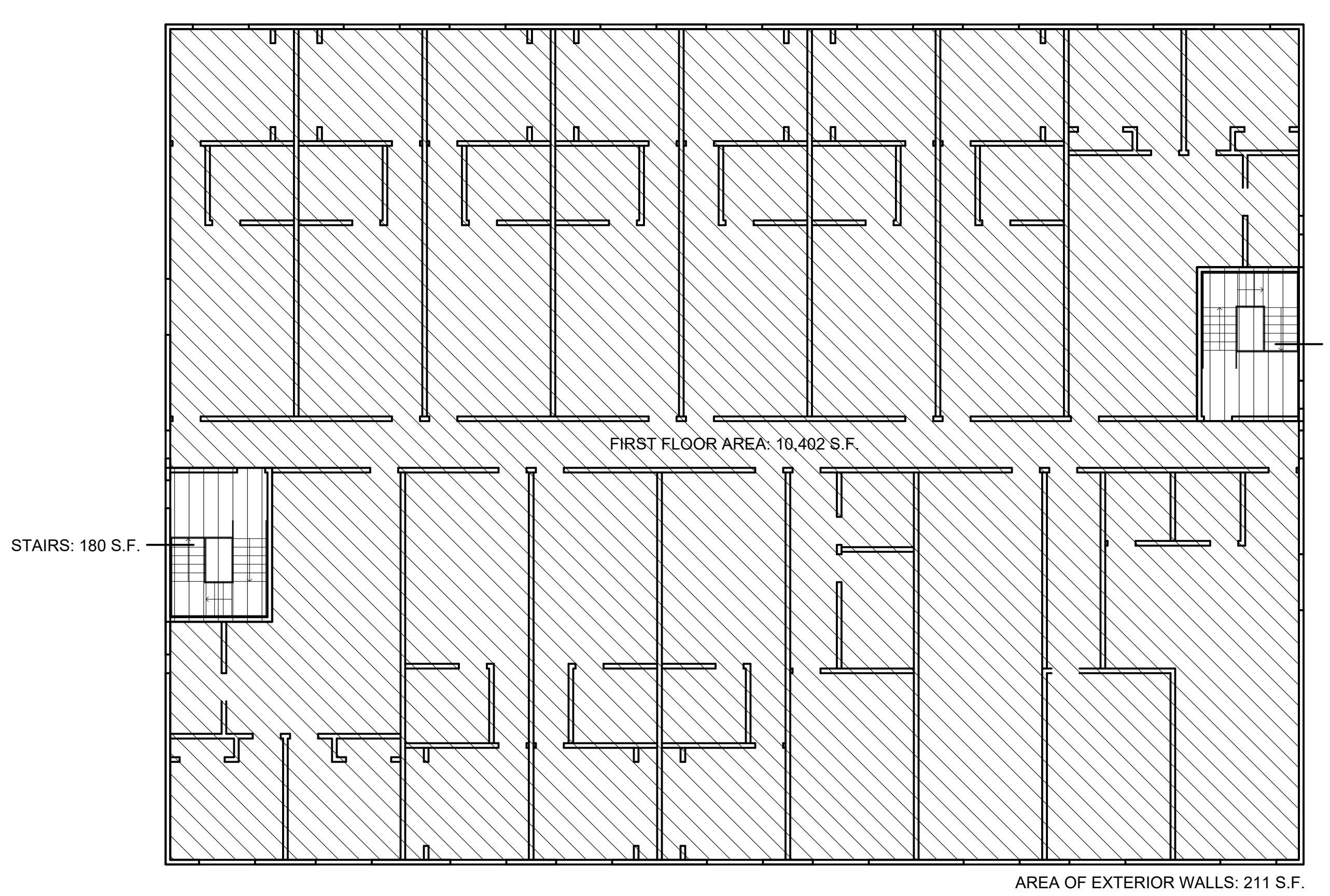
**Hydrants & Access  
APPROVED PLANS**

By: Inspector Ruel Cole #441 Date: 10-01-22

Transaction ID Number: H22-90334

The approval of these plans and/or specifications does not exempt them from strict compliance with all other pertinent sections of the Municipal Code and other laws and regulations.





ADM-2022-3490-TOC

REFERRAL FORMS:

## TRANSIT-ORIENTED COMMUNITIES – TIER VERIFICATION 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

#### NOTES:

Site eligible for TOC Tier 3, as site is located less than 2,640 feet from the Metro Rail Green (C) Avalon Station at Avalon Blvd & Century Freeway/105. 100% affordable housing project is eligible for one increase in tier to TOC Tier 4.

Planning Staff Name: Renata D. Dragland	Planning Staff Title: City Planner
Date Approved: 06/13/2022	Expiration Date: 12/10/2022

### I. Project Information – To be completed by applicant

#### 1. PROJECT LOCATION/ ZONING

Project Address: 200 1/2 E 120TH ST 90061, 200 E 120TH ST 90061,

Applicant Name and Phone/Email: Lorraine Tuazon / (818) 280-9645 / tuazon.lorraineb@gmail.com

Assessor Parcel Number(s): 6086002012, 6086002011

Community Plan: Southeast Los Angeles Number of Lots: 2 Lot Size: 18,486.20 s.f.

Existing Zone: R3-1XL-CPIO Land Use Designation: Medium Residential

Specific Plan  HPOZ  DRB  Enterprise Zone  CRA  CPIO

Q-condition/ D-limitation/ T-classification (please specify): \_\_\_\_\_

Other pertinent zoning information (please specify): \_\_\_\_\_

Location of Major Transit Stop (please specify the intersection or metro stop)<sup>1</sup>:

San Pedro St & 120th St - The Link Willowbrook A

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

#### 2. TRANSPORTATION QUALIFIERS

Qualifier #1 (rail name & stop, ferry terminal or bus #): Metro Rail Green (C) Avalon Station at Avalon Blvd & Century Freewa

Service Interval # 1: Rail Level of Service [420 min / # of trips]<sup>2</sup>

Service Interval # 2: Rail Level of Service [420 min / # of trips]

Qualifier #2 (rail name & stop, ferry terminal or bus #): N/A

Service Interval # 1: N/A [420 min / # of trips]

Service Interval # 2: N/A [420 min / # of trips]

TOC Tier<sup>3</sup>:  Tier 1  Tier 2  Tier 3  Tier 4 Planning Staff Initials: RD

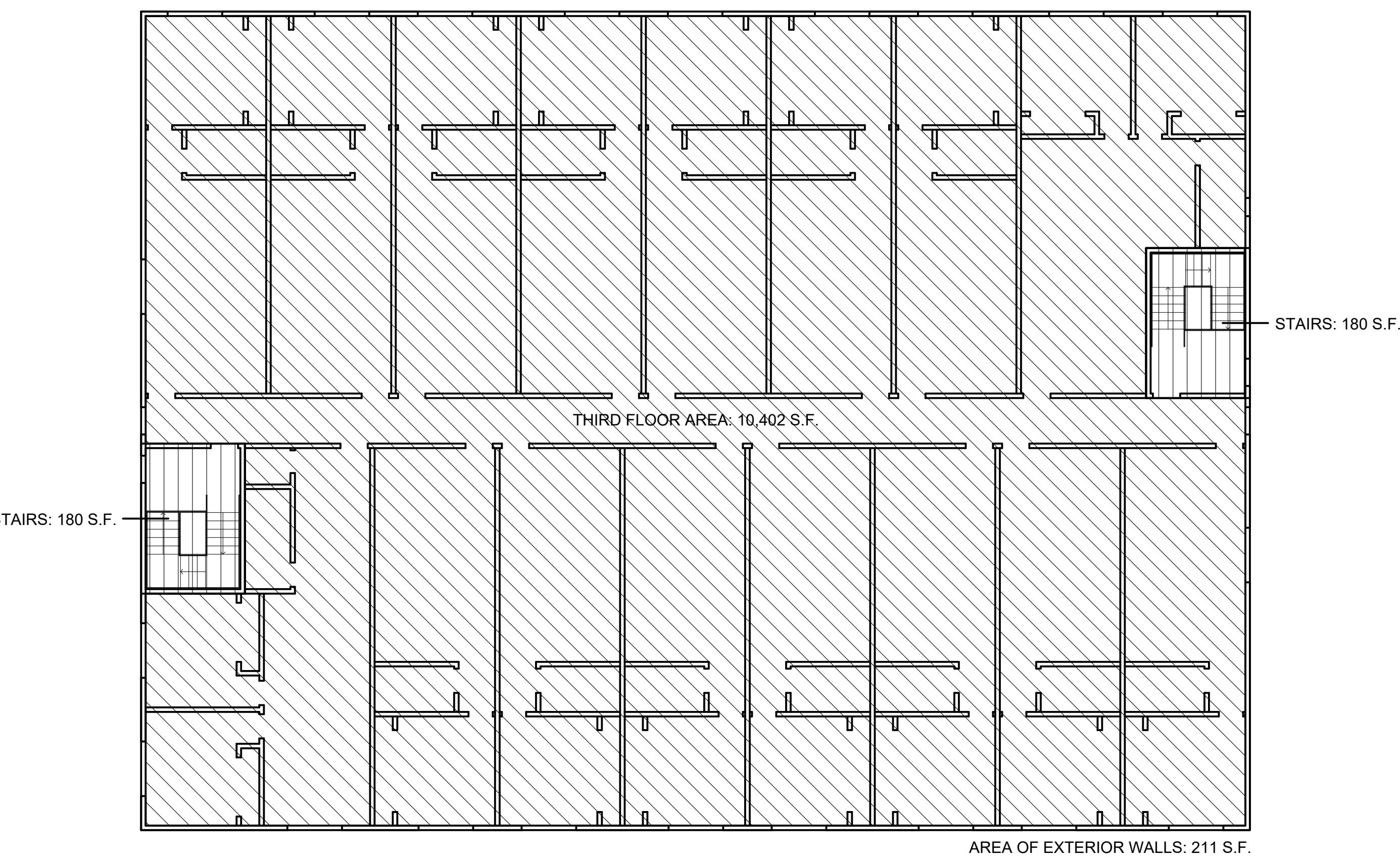
<sup>1</sup> Per AB 744, A Major Transit Stop means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan.

<sup>2</sup> 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.

<sup>3</sup> If project is 100% affordable, it is eligible for the designated Tier to be increase by one.

CP-4051 [5.15.2018] Transit-Oriented Communities - Tier Verification Form

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FLOOR AREA CALCULATIONS						
GROSS AREA (SF)		AREA OF EXTERIOR WALLS (SF)	AREA OF COURTS AND VENT SHAFTS (SF)	BUILDING CODE AREA (SF)	AREA OF STAIRWAYS, (SF)	ZONING CODE AREA (SF)
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2ND FLOOR	10,973	211	-	10,762	2 x 180 = 360	10,402
3RD FLOOR	10,973	211	-	10,762	2 x 180 = 360	10,402
TOTAL	32,919	633	-	32,286	1,080	31,206

# FLOOR AREA DIAGRAMS

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

**SHAWN CONSULTING**  
DESIGN, PERMIT, CONSTRUCTION

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STRUCTURAL ENGINEERING CONSULTANT

S  
PO BOX 11232  
BUTTERFIELD CA 91911

**NEW 44 UNITS APARTMENT BUILDING  
ADDRESS: 200 E 120TH ST  
LOS ANGELES, CA 90061  
OWNER:**

**NEW 44  
ADDRESS  
OWNER:**

כוננות ותאורה

DATE:07/11/2022  
DRAWN: RT

**A-1.0**

**MaxRack Stand | Bike Rack System**

SPECIFICATIONS

**MaxRack Stand**

MaxRack Stand is a freestanding, space-efficient bike storage solution suitable for indoor or outdoor applications. Modular add-on units can be added horizontally to increase width. A flexible, modular system, MaxRacks are available in 1-sided and 2-sided configurations with optional clips to enable lateral adjustment. Both the front wheel and frame are U-lockable. MaxRack works with all types of tires and fenders.

- High density freestanding design
- Modular add-on units share posts to save space
- Heavy duty construction with solid steel lock bars
- Can be used in combination with our Ramp Racks

**MaxRack System**

MaxRack System comprises a series of modular components and add-on units that can be configured to be freestanding or wall mounted. Related products in this system are the **MaxRack Hanger** and **MaxRack Wall Bracket**. Also can be combined with **Ramp Racks**.

**GENERAL INFORMATION**

Posts: 2" x 2" x 1/4" steel tube  
Crossbars: 4" x 1 1/2" 11 gauge steel tube  
Wall Saver Crossbar: Standard on 2-sided models  
Lock Bars: 1/4" solid steel rod  
Finish: Powder coated TGIC polyester paint  
RAL 9005/Jet Black (standard)  
Clearance: 8' ceiling height  
Options: Wall Saver Cross Bar (BCB) | Lateral Adjustment Clips (MRC)

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**DIMENSIONS/CAPACITY**

MaxRack Stand	Length	Width	Height	Spacing*	Bikes	MaxRack Stand	Length	Width	Height	Spacing*	Bikes
1-sided						2-sided					
MRS-1-4	66 1/2"	30"	82"	16"	4	MRS-2-8	66 1/2"	60"	82"	16"	8
	82 1/2"	30"	82"	16"	5	MRS-2-10	82 1/2"	60"	82"	16"	10
MRS-1-5	98 1/2"	30"	82"	16"	6	MRS-2-12	96 1/2"	60"	82"	16"	12
1-sided "M" (Modular add-on unit)						2-sided "M" (Modular add-on unit)					
MRS-1-4M	64 1/2"	30"	82"	16"	4	MRS-2-8M	64 1/2"	60"	82"	16"	8
MRS-1-5M	80 1/2"	30"	82"	16"	5	MRS-2-10M	80 1/2"	60"	82"	16"	10
MRS-1-6M	96 1/2"	30"	82"	16"	6	MRS-2-12M	94 1/2"	60"	82"	16"	12

\*Spacing between bikes is adjustable 12" min. / 16" recommended.

velodome shelters

BIKE PARKING SOLUTIONS Bike Shelters | Bike Racks | Bike Storage Systems

888-995-8090

32 Ann Street Clifton, NJ 07013

info@velodomeshelters.com

www.velodomeshelters.com

**MaxRack Stand | Bike Rack System**

SPECIFICATIONS

**MaxRack Stand**

MaxRack Stand comes 1-sided or 2-sided for optimum space efficiency. An "M" after the style number (i.e. MRS-1-6 M) denotes modular add-on unit. Add-ons save linear space by sharing a support post with its neighbor. Units can be combined to achieve desired length.

Not Shown:

MRS-1-3 | MRS-1-3

1-SIDED

MRS-1-4 (4 bikes)

MRS-1-5 (5 bikes)

MRS-1-6 (6 bikes)

MRS-1-5 + MRS-1-4 M (= 9 bikes)

shared support post

2-SIDED

MRS-2-8 (8 bikes)

MRS-2-10 (10 bikes)

MRS-2-12 (12 bikes)

MRS-2-8 + MRS-2-12 M (= 20 bikes)

shared support post

**MaxRack System**

MaxRack System comprises a series of modular components and add-on units that can be configured to be freestanding or wall mounted or be wall mounted or be wall mounted or be wall mounted. Related products in this system are the **MaxRack Hanger** and **MaxRack Stand**. Also compatible is the **Ramp Rack**. This versatile system allows for a cohesive aesthetic when used in the same environment.

888-995-8090

32 Ann Street Clifton, NJ 07013

info@velodomeshelters.com

www.velodomeshelters.com

NOTE:  
1. DO NOT SCALE DRAWING.  
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

**SARIS**  
CYCLING GROUP  
5253 VERDONA RD, MADISON WI 53711  
1-800-783-7257 / 1-608-274-1702  
WWW.SARISPARKING.COM

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SARIS CYCLING GROUP. ANY REPRODUCTION IN PART OR WHOLE, WITHOUT THE WRITTEN PERMISSION OF SARIS CYCLING GROUP IS PROHIBITED.

TITLE:  
2113 - 2 BIKE FM BIKE DOCK

LONG TERM BIKE PARKING

WALL ASSEMBLY 1HR - STC 56 - U305

SHAFT WALL ASSEMBLY 2HR - STC 51 - WP3910

1. NOM 2 by 6 in. spaced 16 in. OC max, effectively firestopped.
2. Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used.
3. USG SHEETROCK® BRAND A-FIRECODEX® X PANELS - 5/8".
4. WOOD STRUCTURAL PANEL SHEATHING PER STRUCTURAL.
5. GLASS FIBER INSULATION PLACED TO COMPLETELY OR PARTIALLY FILL THE STUD CAVITIES.

1. NOM 2 by 6 in. spaced 16 in. OC max, staggered 8 in. on each side of Nom 2 by 8 in. wood plate.
2. Joints covered with joint compound and paper tape. Joints staggered 16" each layer and side.
3. TWO LAYERS OF 5/8 IN. THICK UL CLASSIFIED TYPE X GYPSUM BOARD.
4. WOOD STRUCTURAL PANEL SHEATHING PER STRUCTURAL.
5. GLASS FIBER INSULATION PLACED TO COMPLETELY OR PARTIALLY FILL THE STUD CAVITIES.

SOUND TRANSMISSION NOTES:

1. WALL AND FLOOR-CEILING ASSEMBLIES SEPARATING DWELLING UNITS OR GUEST ROOMS FROM EACH OTHER AND FROM PUBLIC OR SERVICE AREAS SUCH AS INTERIOR CORRIDORS, GARAGES AND MECHANICAL SPACES SHALL PROVIDE AIRBORNE SOUND INSULATION FOR WALLS, AND BOTH AIRBORNE AND IMPACT SOUND INSULATION FOR FLOOR-CEILING ASSEMBLIES. ALL SUCH SEPARATING WALLS AND FLOOR-CEILING ASSEMBLIES SHALL PROVIDE AN AIRBORNE SOUND INSULATION EQUAL TO THAT REQUIRED TO MEET A SOUND TRANSMISSION CLASS (STC) OF 50 (DN OF 45 IF FIELD TESTED). ALL SEPARATING FLOOR-CEILING SHALL PROVIDE IMPACT SOUND INSULATION EQUAL TO THAT REQUIRED TO MEET AN IMPACT INSULATION CLASS (IIC) OF 50 (FICC OF 45 IF FIELD TESTED).

2. IDENTIFY ALL SOUND RATED PARTITIONS ON FLOOR PLANS.

3. PROVIDE CONSTRUCTION DETAILS SHOWING THAT SOUND RATED WALL ASSEMBLIES ARE BUILT TO ACHIEVE AN STC RATING OF 50.

4. PROVIDE CONSTRUCTION DETAILS SHOWING THAT FOR SOUND RATED FLOOR-CEILING ASSEMBLIES ARE BUILT TO ACHIEVE AN IIC AND STC RATING OF AT LEAST 50.

5. CONSTRUCTION DETAILS SHALL REFERENCE THE TESTED ASSEMBLY USED TO ACHIEVE THE STATED STC AND/OR IIC RATING. TESTED ASSEMBLIES LISTED IN THE FOLLOWING PUBLISHED DOCUMENTS ARE ACCEPTABLE:

- A. CATALOG OF STC AND IIC RATINGS FOR WALL AND FLOOR-CEILING ASSEMBLIES AS PUBLISHED BY THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES OFFICE OF NOISE CONTROL.
- B. FIRE RESISTANCE DESIGN MANUAL AS PUBLISHED BY THE GYPSUM ASSOCIATION
- C. INFORMATION BULLETIN P/BC 2020-069 AS PUBLISHED BY THE LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY.

6. CONSTRUCTION DETAILS BASED ON TESTED ASSEMBLIES CONDUCTED BY A LOS ANGELES APPROVED TESTING AGENCY SHALL INCORPORATE THE CORRESPONDING REPORT INTO THE PLANS. STC RATINGS SHALL BE TESTED IN ACCORDANCE WITH ASTM E492.

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

P/BC 2017-069

STANDARD SOUND RATED FLOOR - CEILING ASSEMBLIES

STC 50 - IIC 50 FIRE RATING AS SHOWN

NOT APPLICABLE

NOT APPLICABLE

NOT APPLICABLE

INFORMATION BULLETIN / PUBLIC - BUILDING CODE  
REFERENCE NO.: LABC 1207 & LARC  
DOCUMENT NO. P/BC 2020-069

Effective: 01-01-2020

Revised:

Previously Issued As: P/BC 2017-069

SOUND-RATED PARTITIONS AND FLOOR-CEILING CONSTRUCTION

In accordance with Section 1207.9.1 and Section 1207.10 of the Los Angeles Building Code (LABC), walls and floor ceiling assemblies separating dwelling units or guest rooms from each other and from public or service areas (such as interior corridors, garages, and mechanical spaces) shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies.

Partitions and floor-ceiling assemblies constructed in accordance with the diagrams shown herein are considered to have Sound Transmission Class (STC) ratings and Impact Insulation Class (IIC) ratings of 50 as shown. They may be used to meet the acoustically rated construction requirements stipulated in Sections 1207.10 and 1207.11 of the LABC. Other assemblies may be used provided that they comply with the requirements of Section 1207.12 of the LABC. Laboratory and field tests to establish general approvals require an STC rating of 50 for walls and floors and an IIC rating of 50 for floors. The specified rating of 45 for field-tested assemblies (noted in Section 1207.10 of the LABC) is to be used for acceptance of individual jobs only.

The following notes shall be provided on the plans or in their contents delineated as details on the plans.

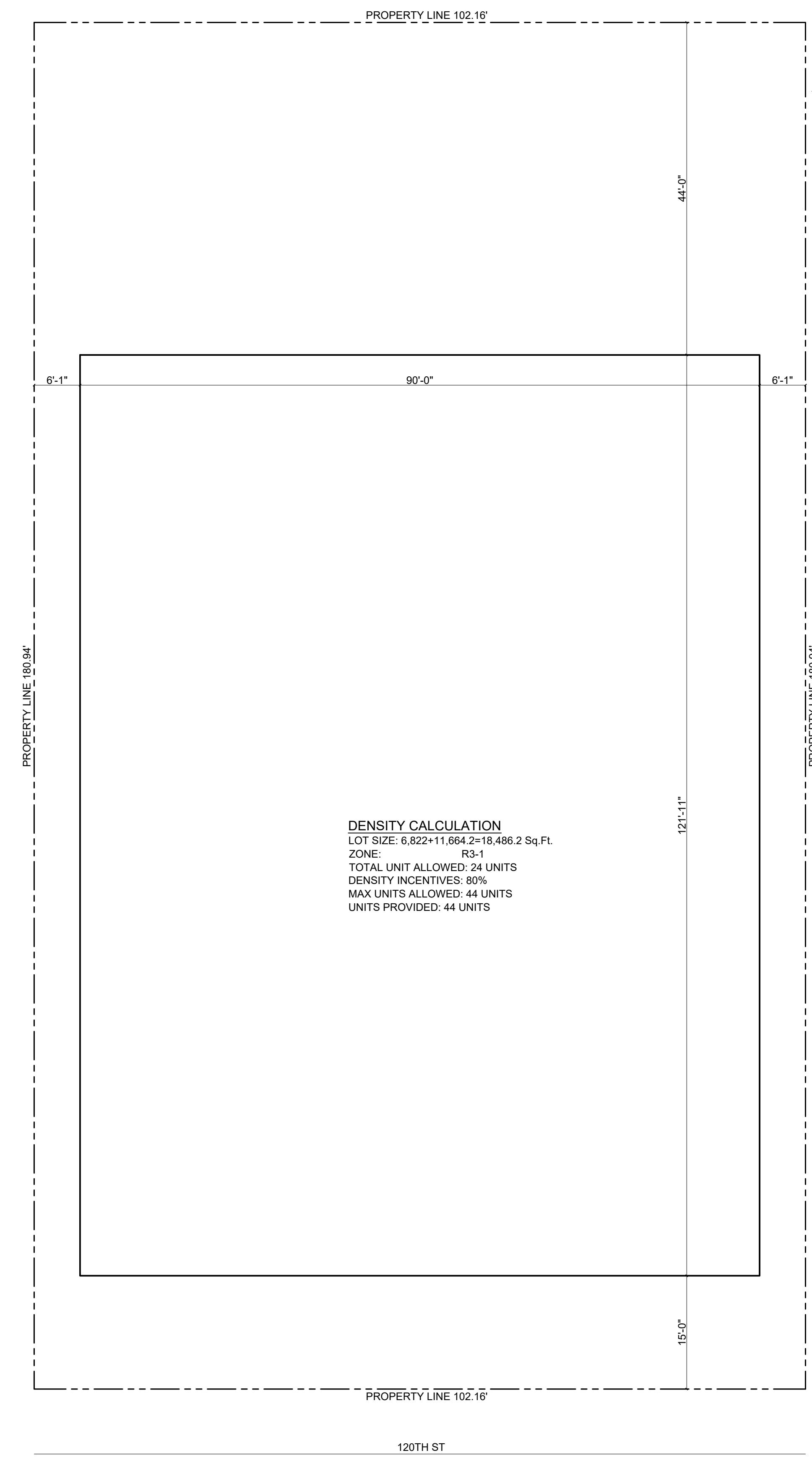
1. All penetrations into sound rated partitions or floor-ceiling assemblies shall be sealed, lined, or insulated with an approved permanent resilient sealant.
2. All rigid conduits, ducts, plumbing pipes, and appliance vents located in sound rated assemblies shall be isolated from the building construction by means of resilient sleeves, mounts, or a minimum 1/4" thick approved resilient material.
3. An approved permanent and resilient acoustical sealant shall be provided along the joint between the floor and the separation walls.
4. Metal ventilating and conditioned air ducts located in sound rated assemblies shall be lined. (Exception: ducts serving only exit ways, kitchen cooking facilities, and bathrooms need not be lined).
5. Mineral fiber insulation shall be installed in joist spaces whenever a plumbing, piping, or duct penetrates a floor-ceiling assembly or where such unit passes through the plane of the floor-ceiling assembly from within a wall. The insulation shall be installed to a point 12" beyond the pipe or duct. This requirement is not applicable to fire sprinkler pipe, gas line or electrical conduit.
6. Electrical outlet boxes in opposite faces of separation walls shall be separated horizontally by 24" and note that back and sides of boxes shall be sealed with 1/8" resilient sealant and backed by a minimum of 2" thick mineral fiber insulation.
7. No wall furnace shall be installed in sound rated partitions.
8. No electrical panel shall be installed in sound rated partitions.

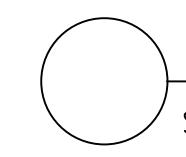
As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

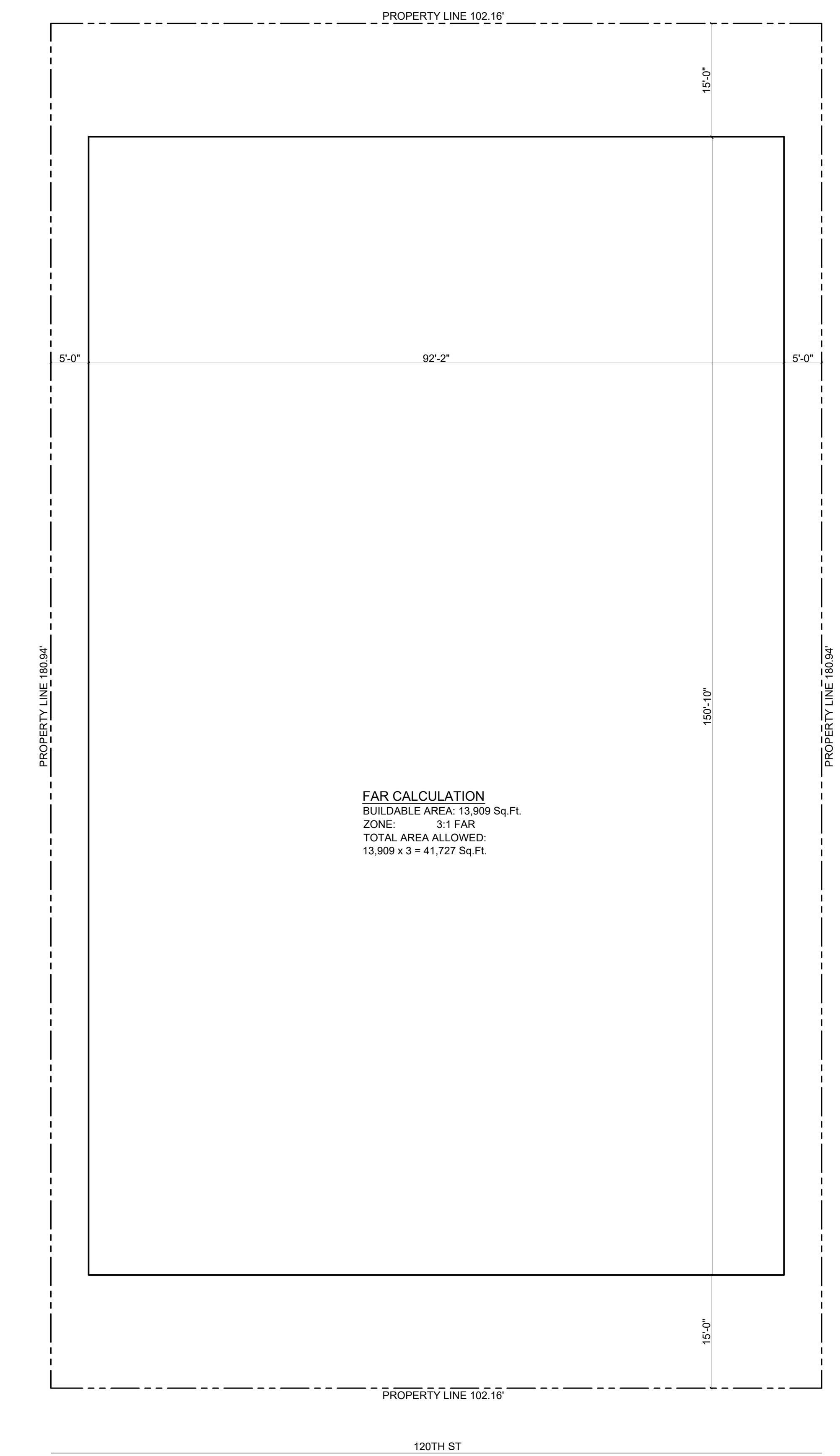
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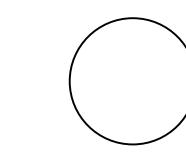
Page 2 of 6

DATE:07/11/2022  
DRAWN: RT  
SCALE: -  
JOB:  
SHEET:  
**A-1.3**  
OF



 SITE PLAN (DENSITY CALCULATION)  
SCALE : 3/32" = 1'-0"



 SITE PLAN (FAR CALCULATION)  
SCALE : 3/32" = 1'-0"

**NEW 44 UNITS APARTMENT BUILDING**  
**ADDRESS: 200 E 120TH ST**  
**LOS ANGELES, CA 90061**  
**OWNER:**

**DENSITY & FAR CALCULATION**

**SHAWN CONSULTING**  
DESIGN, PERMIT, CONSTRUCTION  
STRUCTURAL, ENGINEERING, CONSULTANT  
TEL: (310) 824-2885  
FAX: (310) 545-3835  
PO BOX 1228  
BURBANK, CA 91510

REVISIONS BY

DATE:07/11/2022  
DRAWN: RT

SCALE: -

JOB:

SHEET:

OF

**A-1.4**





## NOTE TO CONTRACTOR:

CONTRACTOR TO VERIFY ALL CONDITIONS IN THE FIELD.  
THESE PLANS SERVE AS GUIDELINE FOR  
CONSTRUCTION AND FIELD CONDITIONS MAY VARY AND  
TAKE PRECEDENCE. WE ARE NOT HELD RESPONSIBLE  
UNDER ANY CONDITION FOR CONTRACTOR'S  
PERFORMANCE IN THE CONSTRUCTION AND OR  
MANAGEMENT OF THIS PROJECT AND FOR ANY  
DISCREPANCIES THAT MAY ARISE FROM THESE PLANS.

## GENERAL REQUIREMENTS & NOTES:

1. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 5 INCHES.
2. ATTIC (WITH OVER 30" HEADROOM) MUST HAVE ACCESS OPENING (22"x30" MIN.).
3. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
4. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.
5. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION.
6. PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
7. WATER HEATER MUST BE STRAPPED TO WALL.
8. PROVIDE APPROVED SPARK ARRESTORS FOR THE CHIMNEYS OF FIREPLACES, STOVES OR BARBECUES.

## NOTES:

1. SAFTY GLAZING REQUIREMENTS:  
-ALL FIXED OR OPERABLE PANELS OF PATIO DOORS.  
-SHOWER ENCLOSURES.  
-FIXED OR OPERABLE PANELS ADJACENT TO A DOOR (SIDE OR TOP) WITHIN 24" DISTANCE.  
- PANELS FIXED OR OPERABLE LESS THAN 18" ABOVE FLOOR.  
- EXPOSED AREA OF INDIVIDUAL PANEL GREATER THAN 9.0 S.F.
2. ALL WINDOWS TO BE WOOD CLAD OPTION: ALUMINUM QUALITY FRAME.
3. ALL DOOR HARDWARE SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGH GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE.
4. PROVIDE AN ALTERNATE PRICE TO STAIN AND FINISH WOOD DOORS.

## RESIDENTIAL ENERGY REQUIREMENTS:

1. ALL NEW GLAZING WILL BE INSTALLED WITH CERTIFYING LABEL ATTACHED, SHOWING U-VALUE.
2. PIPING FOR RECIRCULATING WATER HEATING SYSTEM IS REQUIRED TO INSULATE FOR THE ENTIRE LENGTH REGARDLESS OF LOCATION PER SECTION 150 (J).
3. LIGHTING IN KITCHENS SHALL HAVE LAMPS PROVIDING A MIN. OF 40 WATT (NO COMPACT FLUORESCENT). A FIXTURE WHICH IS THE ONLY LIGHTING IN THE KITCHEN WILL BE CONSIDERED GENERAL LIGHTING. GENERAL LIGHTING SHALL BE CONTROLLED BY THE MOST ACCESSIBLE SWITCH.
4. FLUORESCENT FIXTURES SHALL NOT CONTAIN MEDIUM BASE INCANDESCENT LAMP SOCKET AND SHALL BE ON SEPARATE SWITCHES FROM ANY INCANDESCENT LIGHTING.
5. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (TYPE IC) BY UL OR OTHER APPROVED LABS
6. ALL SHADING DEVICES MUST BE INSTALLED PRIOR TO FINAL INSPECTION.
7. IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
8. WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES SHALL USE NO MORE THAN 1.28 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.19.2

## DRAWING LEGEND:

- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- ENERGY STAR EXHAUST FAN. COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FAN, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL. 50 CFM MIN.
- 2 HR FIRE RATED SHAFT
- 1 HR FIRE - STC 56 RATED WALL
- INTERIOR PARTITION WALL
- PH : PANIC FIRE EXIT HARDWARE
- SEE WALL ASSEMBLY DETAIL ON PAGE A1.3

PROPOSED DOOR SCHEDULE					
DOOR NO.	SIZE	MATERIAL	DOOR	FRAME	TYPE
D1	SINGLE 36" X 80" X 1 3/4"	SOLID CORE	WOOD	SWING	MAIN ENTRY DOOR TO UNIT
D2	SINGLE 22" X 80" X 1 3/4"	HOLLOW CORE	WOOD	SWING	BEDROOMS/BATHROOMS
D3	SINGLE 36" X 80" X 1 3/4"	HOLLOW CORE	WOOD	POCKET	BATHROOMS
D4	SINGLE 30" X 80" X 1 3/4"	SOLID CORE	WOOD	SWING	MAIN ENTRY DOOR TO BUILDING
D5	SINGLE 30" X 80" X 1 3/4"	SOLID CORE	WOOD	SWING	STAIR CASE 2 Hr FIRE RATED
D6	SINGLE 36" X 80" X 1 3/4"	HOLLOW CORE	WOOD	SWING	BEDROOMS/BATHROOMS
D7	DOUBLE 36" X 80" X 1 3/4"	SOLID CORE	STEEL	SWING	TRASH ROOM

PROPOSED WINDOW SCHEDULE			
WDW. NO.	SIZE	TYPE	REMARKS
W1	6' W X 4' H	DUAL GLAZED SLIDER	OPERABLE EGRESS WINDOW
W2	3' W X 6' H	DUAL GLAZED FIXED	TEMPERED GLASS
W3	2' W X 2' H	DUAL GLAZED SLIDER	TEMPERED GLASS

VENTILATION CALCULATIONS			
FLOOR AREA: 120 Sq.Ft.			
TOTAL FLOOR AREA x 8% = ALLOWABLE VENTILATION			
120 x 0.08 = 10 Sq.Ft.			
REQUIRED = 5 Sq.Ft.			
PROVIDED = 24 Sq.Ft.			

LIGHT CALCULATIONS			
FLOOR AREA: 120 Sq.Ft.			
TOTAL FLOOR AREA x 8% = ALLOWABLE LIGHT			
120 x 0.08 = 10 Sq.Ft.			
REQUIRED = 10 Sq.Ft.			
PROVIDED = 24 Sq.Ft.			

BICYCLE PARKING CALCULATION			
# DWELLING UNITS = 44			
SEE A-1.3 FOR LONG AND SHORT TERM BICYCLE PARKING SPEC SHEETS			
LONG TERM SPACES REQUIRED = 37.67 - 38			
1.25 (1 PER UNIT) = 25			
26.44 (1.5 PER UNITS) = 12.67 - 13			
LONG TERM SPACES PROVIDED = 38			
SHORT TERM SPACES REQUIRED = 3.76 - 4			
1.25 (1 PER 10 UNITS) = 2.5			
26.44 (1 PER 15 UNITS) = 1.27			
SHORT TERM SPACES PROVIDED = 4			

SEE A-1.0 FOR LOCATION OF 50% REQUIRED SHORT TERM PARKING SPACES.

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SHAWN CONSULTING  
DESIGN, PERMIT, CONSTRUCTION  
STRUCTURAL ENGINEERING CONSULTANT  
TEL: 626-1228  
FAX: (626) 545-3825  
PO BOX 1228  
BURLINGAME, CA 94010

NEW 44 UNITS APARTMENT BUILDING  
ADDRESS: 200 E 120TH ST  
LOS ANGELES, CA 90061  
OWNER:

## FIRST FLOOR PLAN

FIRST FLOOR PLAN

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

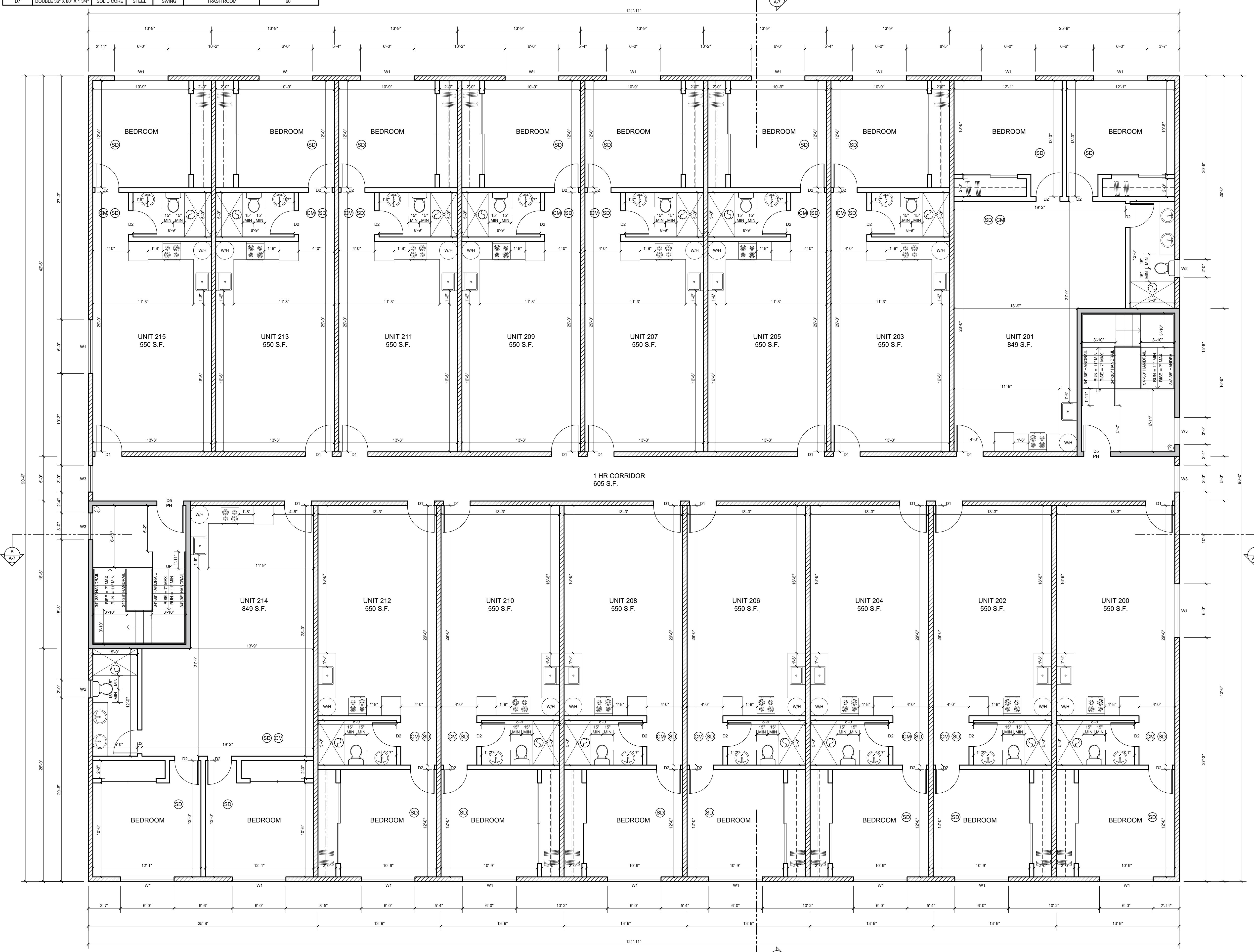
DATE:07/11/2022  
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SCALE: -  
JOB:  
SHEET:  
A-2.0  
OF

PROPOSED DOOR SCHEDULE					
DOOR NO.	SIZE	MATERIAL	DOOR FRAME	TYPE	REMARKS
D1	SINGLE 36" X 80" X 1 3/4"	SOLID CORE	WOOD	SWING	MAIN ENTRY DOOR TO UNIT
D2	SINGLE 32" X 80" X 1 3/4"	HOLLOW CORE	WOOD	SWING	BEDROOMS/BATHROOMS
D3	SINGLE 36" X 80" X 1 3/4"	HOLLOW CORE	WOOD	POCKET	BATHROOMS
D4	SINGLE 36" X 80" X 1 3/4"	SOLID CORE	WOOD	SWING	MAIN ENTRY DOOR TO BUILDING
D5	SINGLE 36" X 80" X 1 3/4"	SOLID CORE	WOOD	SWING	STAIR CASE 2 Hr FIRE RATED
D6	SINGLE 36" X 80" X 1 3/4"	HOLLOW CORE	WOOD	SWING	BEDROOMS/BATHROOMS
D7	DOUBLE 36" X 80" X 1 3/4"	SOLID CORE	STEEL	SWING	TRASH ROOM

PROPOSED WINDOW SCHEDULE			
WDW. NO.	SIZE	TYPE	REMARKS
W1	8' W X 4' H	DUAL GLAZED SLIDER	OPERABLE EGRESS WINDOW
W2	2' W X 6' H	DUAL GLAZED FIXED	TEMPERED GLASS
W3	2' W X 2' H	DUAL GLAZED SLIDER	TEMPERED GLASS

VENTILATION CALCULATIONS			
TOTAL FLOOR AREA x 4% = ALLOWABLE VENTILATION			
120 x 0.04 = 5 Sq.Ft.			
REQUIRED= 5 Sq.Ft.			
PROVIDED= 24 Sq.Ft.			

LIGHT CALCULATIONS			
TOTAL FLOOR AREA x 8% = ALLOWABLE LIGHT			
120 x 0.08 = 10 Sq.Ft.			
REQUIRED= 10 Sq.Ft.			
PROVIDED= 24 Sq.Ft.			



NEW 44 UNITS APARTMENT BUILDING  
ADDRESS: 200 E 120TH ST  
LOS ANGELES, CA 90061  
OWNER:

**SECOND FLOOR PLAN**

**A-3.0**  
OF

DATE:07/11/2022  
DRAWN: RT

SCALE: -

JOB:

SHEET:

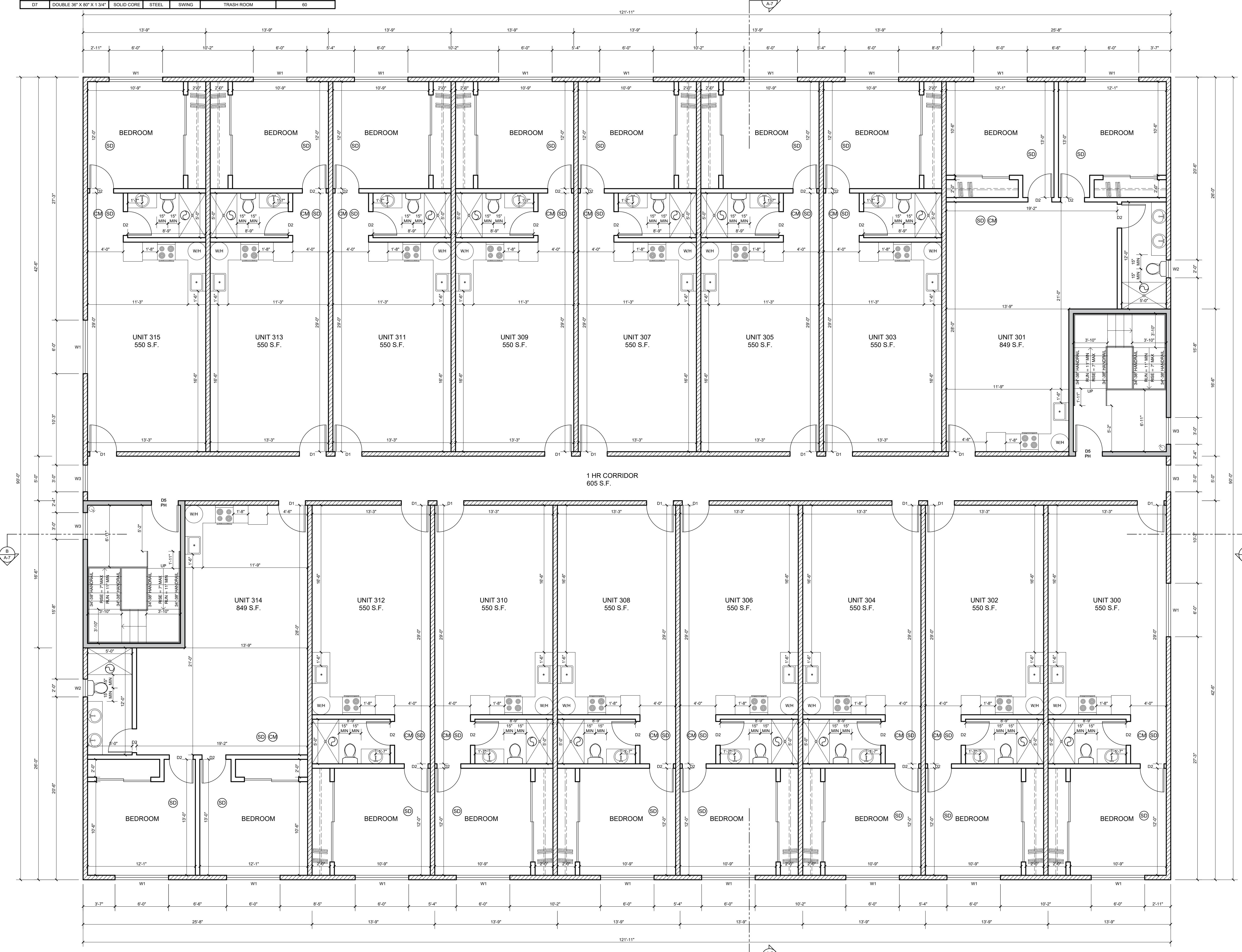
SHAWN CONSULTING  
DESIGN, PERMIT, CONSTRUCTION  
STRUCTURAL, ENGINEERING, CONSULTANT  
TEL: (310) 545-2055  
FAX: (310) 545-3835  
PO BOX 1228  
BURBANK, CA 91510

PROPOSED DOOR SCHEDULE					
DOOR NO.	SIZE	MATERIAL	DOOR FRAME	TYPE	REMARKS
D1	SINGLE 36" X 80" X 1 3/4"	SOLID CORE	WOOD	SWING	MAIN ENTRY DOOR TO UNIT
D2	SINGLE 32" X 80" X 1 3/4"	HOLLOW CORE	WOOD	SWING	BEDROOMS/BATHROOMS
D3	SINGLE 36" X 80" X 1 3/4"	HOLLOW CORE	WOOD	POCKET	BATHROOMS
D4	SINGLE 36" X 80" X 1 3/4"	SOLID CORE	WOOD	SWING	MAIN ENTRY DOOR TO BUILDING
D5	SINGLE 36" X 80" X 1 3/4"	SOLID CORE	WOOD	SWING	STAIR CASE 2 HR FIRE RATED
D6	SINGLE 36" X 80" X 1 3/4"	HOLLOW CORE	WOOD	SWING	BEDROOMS/BATHROOMS
D7	DOUBLE 36" X 80" X 1 3/4"	SOLID CORE	STEEL	SWING	TRASH ROOM
					ALL PROPOSED DOORS MUST BE EITHER SELF-CLOSING OR AUTOMATIC CLOSING

PROPOSED WINDOW SCHEDULE			
WDW. NO.	SIZE	TYPE	REMARKS
W1	8' W X 4' H	DUAL GLAZED SLIDER	OPERABLE EGRESS WINDOW
W2	2' W X 6' H	DUAL GLAZED FIXED	TEMPERED GLASS
W3	2' W X 2' H	DUAL GLAZED SLIDER	TEMPERED GLASS
			PRODUCT OF JELD-WEN COMPANY ICDR 700-2012

VENTILATION CALCULATIONS			
FLOOR AREA: 120 Sq.Ft.	TOTAL FLOOR AREA x 4% = ALLOWABLE VENTILATION	FLOOR AREA: 120 Sq.Ft.	TOTAL FLOOR AREA x 8% = ALLOWABLE LIGHT
120 x 0.04 = 5 Sq.Ft.		120 x 0.08 = 10 Sq.Ft.	
REQUIRED= 5 Sq.Ft.		REQUIRED= 10 Sq.Ft.	
PROVIDED= 24 Sq.Ft.		PROVIDED= 24 Sq.Ft.	

LIGHT CALCULATIONS			
FLOOR AREA: 120 Sq.Ft.	TOTAL FLOOR AREA x 8% = ALLOWABLE LIGHT		
120 x 0.08 = 10 Sq.Ft.			
REQUIRED= 10 Sq.Ft.			
PROVIDED= 24 Sq.Ft.			



## SOLAR AREA NOTES:

1. FOR RESIDENTIAL BUILDINGS, OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, COMPLY WITH THE FOLLOWING:
  - i. DESIGNATE ON THE ROOF PLAN SOLAR ZONE AREA(S) WITH TOTAL AREA EQUAL TO OR GREATER THAN 15% OF THE BUILDING'S ROOF AREA. THE SOLAR ZONE SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN 5 FEET AND EACH AREA SHALL NOT BE LESS THAN:
    - ii. 80 SQ FT FOR ROOF AREAS OF 10,000 SQ FT OR LESS
    - ii. 160 SQ FT FOR ROOF AREAS OVER 10,000 SQ FT.
  - b. FOR ROOF SLOPES > 2:12 (9.5° FROM HORIZONTAL), SHOW THAT THE SOLAR ZONE IS ORIENTED BETWEEN 110° AND 270° OF TRUE NORTH.
  - c. THE SOLAR ZONE SHALL BE FREE OF OBSTRUCTIONS AND BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, EQUIPMENT, PARAPETS, AND STAIRWELLS.
  - d. FOR ROOF SLOPES ≤ 2:12, A MINIMUM 4 FOOT CENTER LINE AXIS PATHWAY SHALL BE PROVIDED ON BOTH AXES OF THE ROOF.
  - e. FOR ROOF SLOPES ≤ 2:12, A MINIMUM 4-FOOT STRAIGHT LINE PATHWAY SHALL BE PROVIDED FROM THE ACCESS PATH TO ROOF STANDPIPES, ROOF ACCESS HATCHES, SKYLIGHTS AND/OR VENTILATION HATCHES.
  - f. FOR ROOF SLOPES ≤ 2:12, THE SOLAR ZONE SHALL ALLOW FOR A (6-FOOT) (4-FOOT) WIDE CLEAR PERIMETER ACCESS AROUND THE EDGES OF THE ROOF.
2. 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.

## NOTE TO CONTRACTOR:

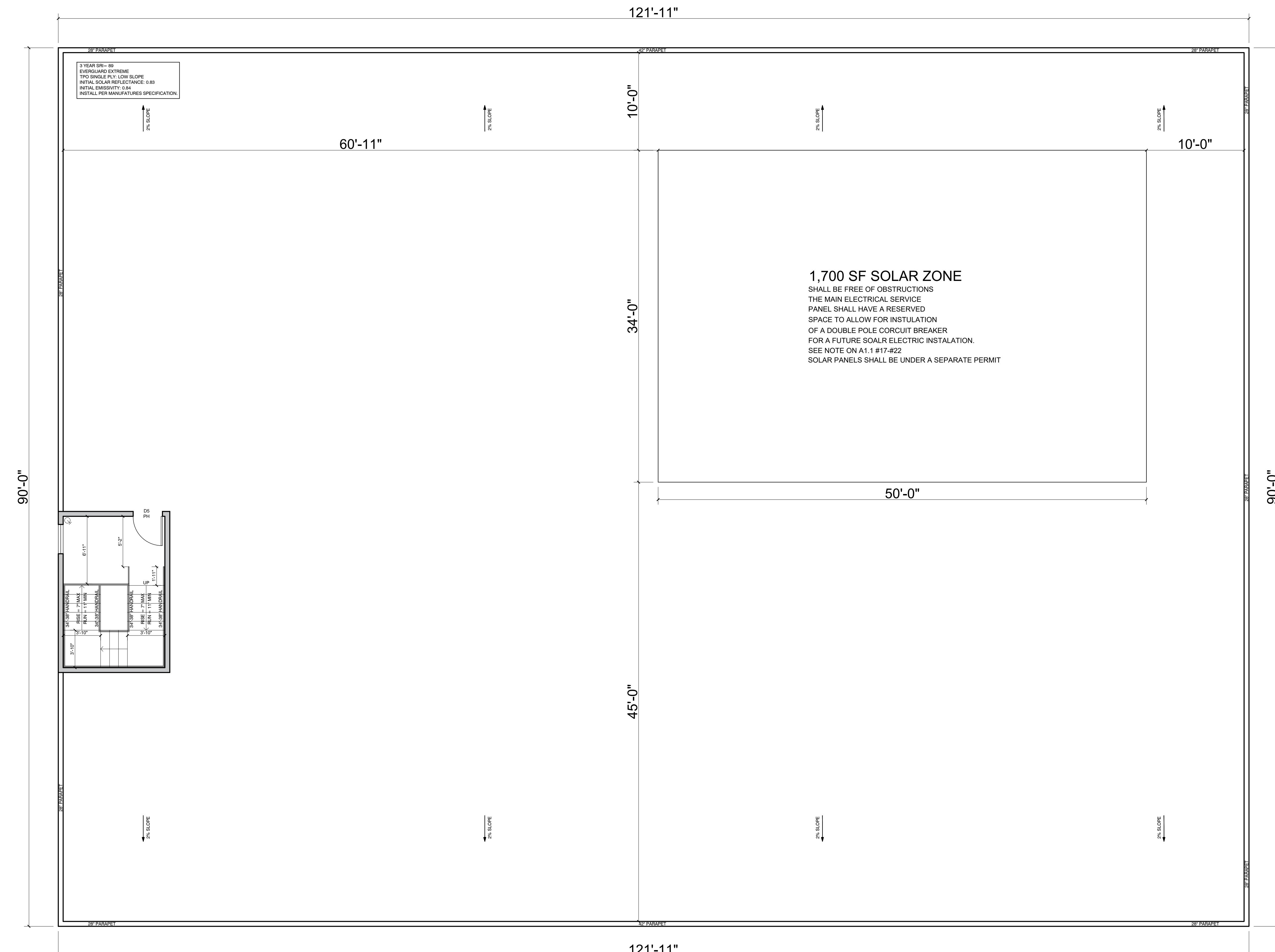
EVERGUARD EXTREME  
TPO SINGLE PLY: LOW SLOPE  
INITIAL SOLAR REFLECTANCE: 0.83  
INITIAL EMISSIVITY: 0.84  
INSTALL PER MANUFACTURES SPECIFICATION.

DASH LINE INDICATES BUILDING LINE BELOW  
SOLID LINE INDICATES ROOF LINE.

TOTAL AREA OF ROOF = 10,973.00 S.F.  
SOLAR ZONE REQ. = 10,973.00 S.F. x 15% = 1,646 S.F. REQ.  
SOLAR ZONE PROVIDED = 1,700.00 S.F. (GREATER THAN  
REQUIRED)

## ROOF NOTES

- 1-CLASS A BUILT UP ROOF WITH THE SPECIFIED ROOF COVERING SYSTEMS.
- 2-ALL THE MANUFACTURER'S RECOMMENDATIONS HAVE TO BE STRICTLY FOLLOWED.
- 3-EXCEPTION 4 TO SECTION 110.10(B)1B: LOW-RISE AND HIGH-RISE MULTIFAMILY BUILDINGS MEETING THE FOLLOWING CONDITIONS:
  - A. ALL THERMOSTATS IN EACH DWELLING UNIT COMPLY WITH REFERENCE JOINT APPENDIX JA5 AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY.
  - B. IN EACH DWELLING UNIT, COMPLY WITH ONE OF THE FOLLOWING MEASURES:
    - I. INSTALL A DISHWASHER THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS WITH EITHER A REFRIGERATOR THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS OR A WHOLE HOUSE FAN DRIVEN BY AN ELECTRONICALLY COMMUTATED MOTOR; OR
    - II. INSTALL A HOME AUTOMATION SYSTEM CAPABLE OF, AT A MINIMUM, CONTROLLING THE APPLIANCES AND LIGHTING OF THE DWELLING AND RESPONDING TO DEMAND RESPONSE SIGNALS; OR
    - III. INSTALL ALTERNATIVE PLUMBING PIPING TO PERMIT THE DISCHARGE FROM THE CLOTHES WASHER AND ALL SHOWERS AND BATHTUBS TO BE USED FOR AN IRRIGATION SYSTEM IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE AND ANY APPLICABLE LOCAL ORDINANCES; OR
    - IV. INSTALL A RAINWATER CATCHMENT SYSTEM DESIGNED TO COMPLY WITH THE CALIFORNIA PLUMBING CODE AND ANY APPLICABLE LOCAL ORDINANCES, AND THAT USES RAINWATER FLOWING FROM AT LEAST 65 PERCENT OF THE AVAILABLE ROOF AREA
- 4-OPEN SPACE AREAS DIVIDED TO LESS THAN 750 SQ.FT AND COUNTED AS PART OF THE MAIN R2 OCCUPANCY. SECTION 303.1.2. TO ALLOW FOR TYPE V-A CONSTRUCTION.



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

SHAWN CONSULTING  
DESIGN, PERMIT, CONSTRUCTION  
STRUCTURAL ENGINEERING CONSULTANT  
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FAX: (650) 545-3835

NEW 44 UNITS APARTMENT BUILDING  
ADDRESS: 200 E 120TH ST  
LOS ANGELES, CA 90061  
OWNER:

ROOF PLAN

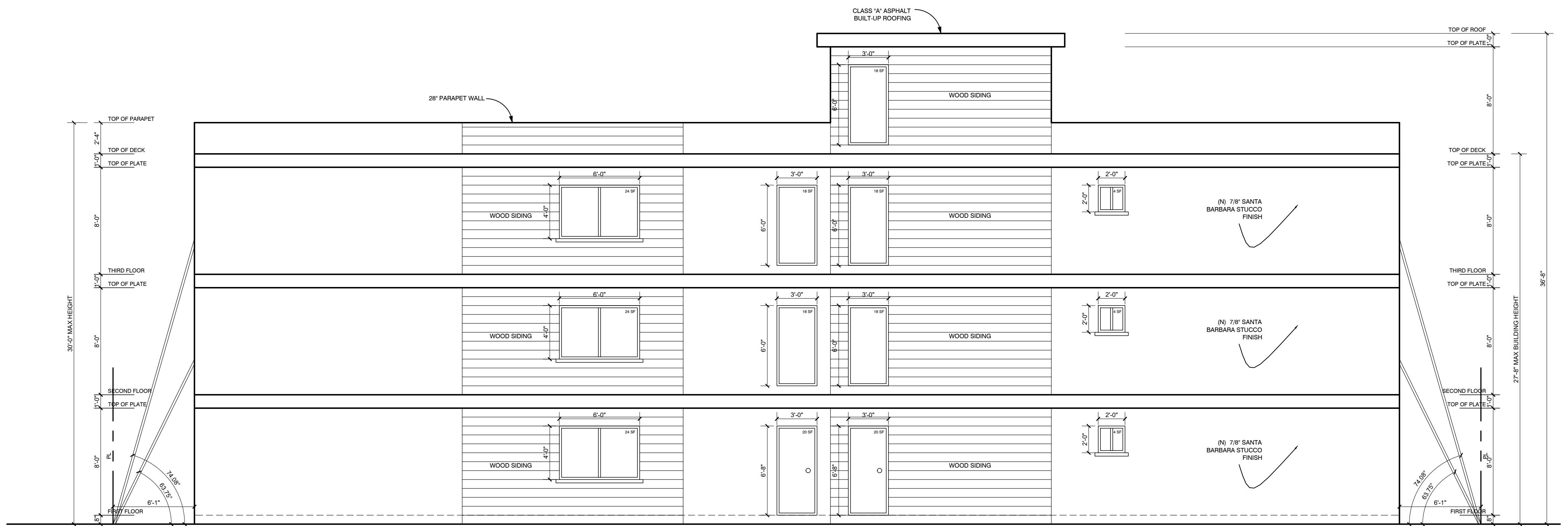
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FRONT ELEVATION

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



REAR ELEVATION

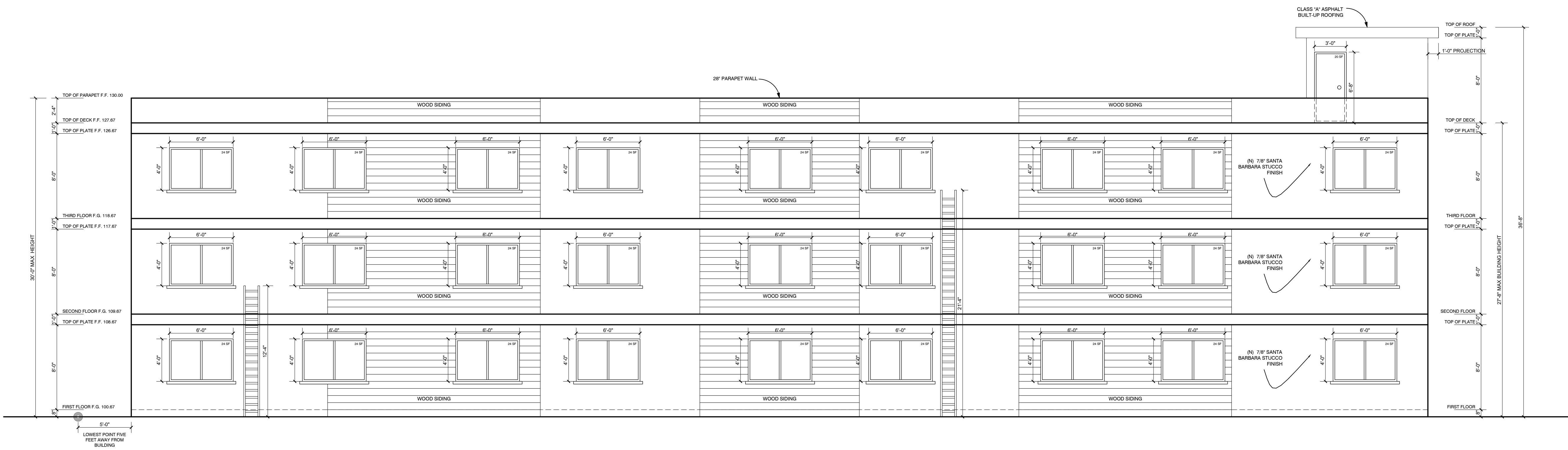
SCALE : 3/16" = 1'-0"

## **EXTERIOR WALL OPENING RATIOS**

LEVEL 1  
WALL AREA = 976 SF  
OPENING AREA = 216 SF  
RATIO = 22.1%

LEVEL 2  
WALL AREA = 976 SF  
OPENING AREA = 216 SF  
RATIO = 22.1%

LEVEL 3  
WALL AREA = 976 SF  
OPENING AREA = 216 SF  
RATIO = 22.1%



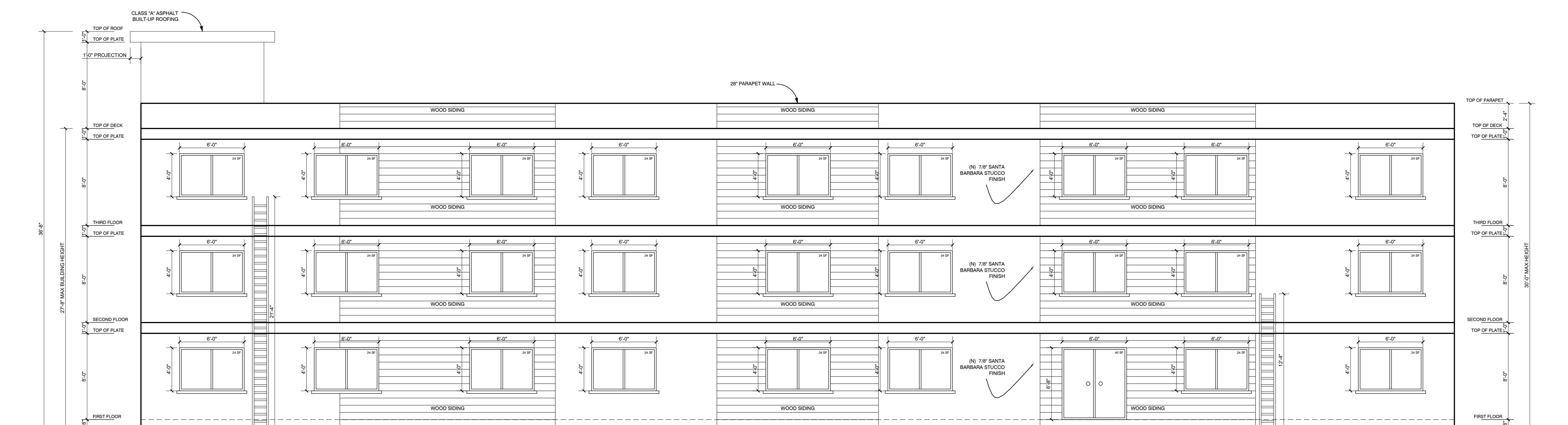
RIGHT ELEVATION

## **EXTERIOR WALL OPENING RATIOS**

LEVEL 1  
WALL AREA = 976 SF  
OPENING AREA = 232 SF  
RATIO = 23.8%

RATIO = 23.8%  
LEVEL 2  
WALL AREA = 976 SF  
OPENING AREA = 216 SF  
RATIO = 22.1%

RATIO = 22.1%  
LEVEL 3  
WALL AREA = 976 SF  
OPENING AREA = 216 SF  
RATIO = 22.1%



LEFT ELEVATION



## LAFD NOTES:

1. PROVIDE APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (LAFC 505.1)
2. ALL FIRE RATED DOORS TO BE SELF-OR AUTOMATIC CLOSING
3. 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)
4. 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)
5. CURTAINS, DRAPERS, 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)
6. 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)
7. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED: (SIZE AND DISTRIBUTION SHALL BE IN ACCORDANCE WITH SECTIONS 906.3.1-906.3.4) (LAFC 906.1):  
  - 7.1. IN GROUP A, E, F, H, I, R-2, R-2.1 OCCUPANCIES.
  - 7.2. ON EACH FLOOR OF STRUCTURES UNDER CONSTRUCTION.
  - 7.3. WHERE REQUIRED BY THE T906.1.
  - 7.4. SPECIAL-HAZARD AREAS, WHERE REQUIRED BY THE FIRE CODE OFFICIAL.
8. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT  $\geq 6'$ . (CBC 1003.2)
9. DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
10. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN AND 48" MAX ABOVE THE FINISHED FLOOR.
11. GUARDS:  
  - 11.1. REQUIRED ALONG OPEN-SIDED WALKING SURFACES LOCATED  $>30'$  TO THE FLOOR BELOW. (CBC 1015.2)
  - 11.2. HEIGHT  $\geq 42'$ . (CBC 1015.3)
  - 11.3. NO OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER FROM WALKING SURFACE TO GUARD HEIGHT. (CBC 1015.4)
  - 11.4. WHERE ROOF HATCH OPENING IS WITHIN 10' OF ROOF EDGE. (CBC 1015.7)
12. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510. (CBC 916.1)
13. 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)
14. 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)
- 14.1. AISLES.
- 14.2. CORRIDORS.
- 14.3. EXIT ACCESS STAIRWAYS AND RAMPS.
- 14.4. INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS.
- 14.5. EXIT PASSAGEWAYS.
- 14.6. VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE.
- 14.7. ELECTRICAL EQUIPMENT ROOMS.
- 14.8. FIRE COMMAND CENTERS.
- 14.9. FIRE PUMP ROOMS.
- 14.10. GENERATOR ROOMS.
- 14.11. PUBLIC RESTROOMS  $>300$  SF.
15. 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)
16. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)
17. TA TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4)  
  - 17.1. "EXIT" SIGN AT EACH GRADE-LEVEL EXTERIOR DOOR
  - 17.2. 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:  
    - 17.2.1. "EXIT STAIR DOWN"
    - 17.2.2. "EXIT RAMP DOWN"
    - 17.2.3. "EXIT STAIR UP"
    - 17.2.4. "EXIT RAMP UP"
  - 17.3. "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.
  - 17.4. "EXIT ROUTE" AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY.
  - 17.5. "TO EXIT" AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.
18. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC 1013.5)
19. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF  $\geq 5$  FOOTCANDLES. (CBC 1013.6.2)
20. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION OF NOT  $<90$  MINUTES. (CBC 1013.6.3).

## LAFD - RESIDENTIAL NOTES

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. 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)
3. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE 5.7 SF MIN CLEAR OPENING. HEIGHT 24" MIN. WIDTH 20" MIN. (CBC 1030.2)

## DRAWING LEGEND:

- 2 HR FIRE RATED SHAFT
- 1 HR FIRE - STC 56 RATED WALL
- INTERIOR PARTITION WALL
- PH : PANIC FIRE EXIT HARDWARE
- SEE WALL ASSEMBLY DETAIL ON PAGE A1.3

## MEANS OF EGRESS CALCULATIONS

UNIT TYPE	COMMON PATH OF TRAVEL (FT)	EXIT TRAVEL DISTANCE TO PRIMARY EXIT (FT)	EXIT TRAVEL DISTANCE TO SECONDARY EXIT (FT)
REC. ROOM	54.67	56.4	173.8
101	66.1	89.0	164.1
103	52.2	88.8	136.4
105	52.2	92.8	132.4
MAN. OFFICE	54.67	107.4	122.8
107	52.2	116.33	108.9
108	52.2	108.9	116.33
109	52.2	120.33	104.9
110	52.2	132.4	92.8
111	52.2	143.8	81.4
112	52.2	136.4	88.8
113	52.2	147.8	77.4
114	66.1	164.1	89.0
115	52.2	171.33	53.9

MAX. EXIT TRAVEL DISTANCE FOR SPRINKLERED BLDG IS 250 FT

## OCCUPANCY CALCULATION

**RESIDENTIAL**  
 GROSS FLOOR AREA: 10,423.00 Sq.Ft.  
 OCCUPANT LOAD FACTOR: 200 GROSS  
 OCCUPANT LOAD: 53

**PARKING AREA (BICYCLE PARKING)**  
 NET FLOOR AREA: 550 Sq.Ft.  
 OCCUPANT LOAD FACTOR: 200 GROSS  
 OCCUPANT LOAD: 3

TOTAL OCCUPANT LOAD @1ST LEVEL = 56

**MEANS OF EGRESS**  
 MAX. DIAGONAL DISTANCE: 150.2 FT.  
 MIN. EXIT SEPARATION REQUIRED: 37.5 FT.  
 EXIT SEPARATION PROVIDED: 120.9 FT.

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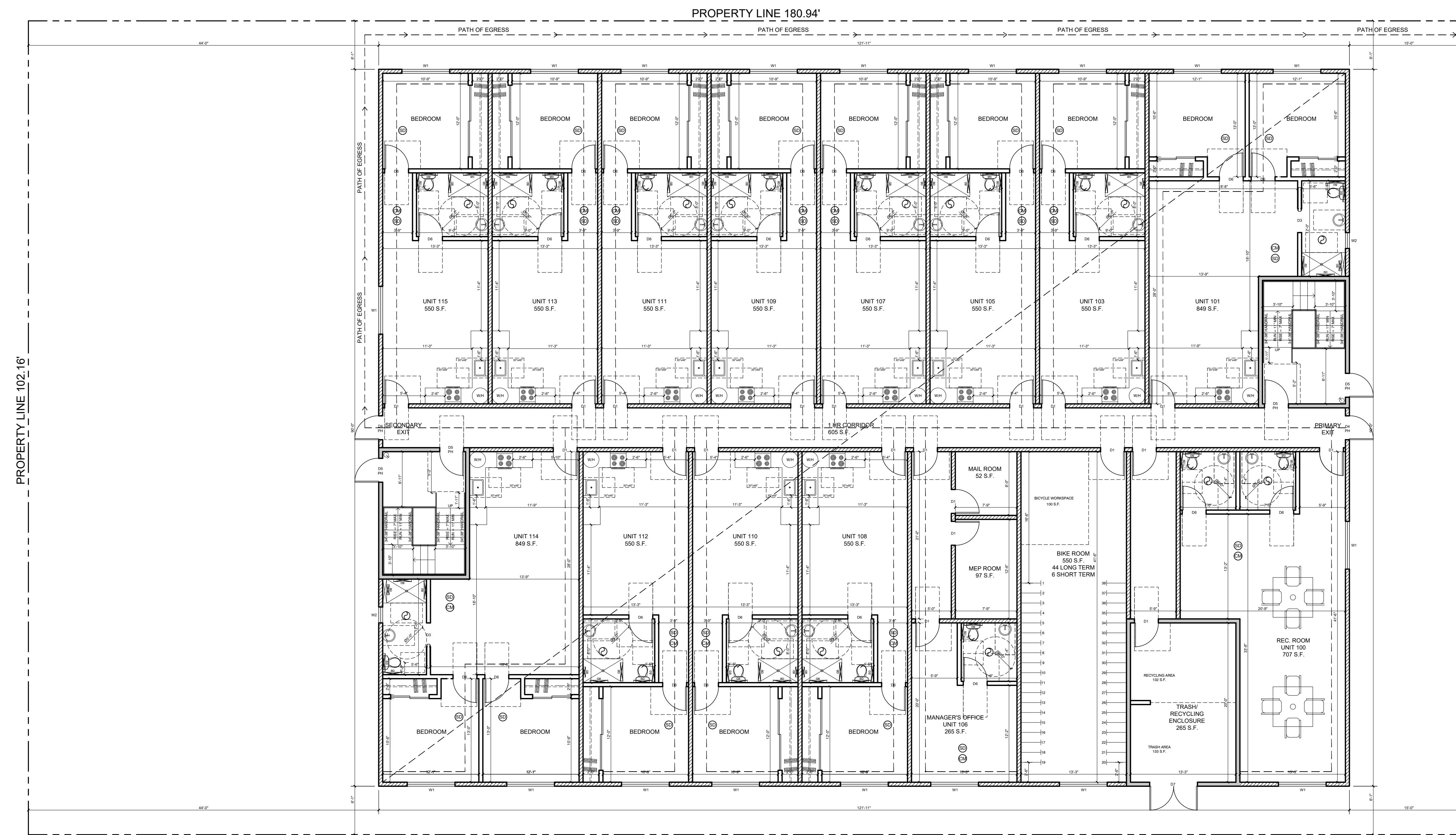
SHAWN CONSULTING  
 DESIGN, PERMIT, CONSTRUCTION  
 STRUCTURAL ENGINEERING CONSULTANT  
 100 N. LA 1228  
 BURBANK, CA 91510  
 TEL: (818) 545-2055  
 FAX: (818) 545-3835

NEW 17 UNITS APARTMENT BUILDING  
 ADDRESS: 847 E 25TH ST  
 LOS ANGELES, CA 90011  
 OWNER:

120TH ST

## FIRE LIFE SAFETY PLAN

DATE:07/11/2022  
 DRAWN: RT  
 SCALE: -  
 JOB:  
 SHEET:  
 A-8.0  
 OF



FIRST FLOOR PLAN - FIRE LIFE SAFETY  
 SCALE : 1/8" = 1'-0"

**LAFD NOTES:**

1. PROVIDE APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (LAFC 505.1)
2. ALL FIRE RATED DOORS TO BE SELF-OR AUTOMATIC CLOSING
3. 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)
4. 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)
5. CURTAINS, DRAPERS, 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)
6. 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)
7. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED: (SIZE AND DISTRIBUTION SHALL BE IN ACCORDANCE WITH SECTIONS 906.3.1-906.3.4) (LAFC 906.1):  
 7.1. IN GROUP A, E, F, H, I, R-2, R-2.1 OCCUPANCIES.  
 7.2. ON EACH FLOOR OF STRUCTURES UNDER CONSTRUCTION.  
 7.3. WHERE REQUIRED BY THE T906.1.  
 7.4. SPECIAL-HAZARD AREAS, WHERE REQUIRED BY THE FIRE CODE OFFICIAL.  
 8. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT  $\geq 6'$ . (CBC 1003.2)  
 9. DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.  
 10. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN AND 48" MAX ABOVE THE FINISHED FLOOR.  
 11. GUARDS:  
 11.1. REQUIRED ALONG OPEN-SIDED WALKING SURFACES LOCATED  $>30'$  TO THE FLOOR BELOW. (CBC 1015.2)  
 11.2. HEIGHT  $\geq 42'$ . (CBC 1015.3)  
 11.3. NO OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER FROM WALKING SURFACE TO GUARD HEIGHT. (CBC 1015.4)  
 11.4. WHERE ROOF HATCH OPENING IS WITHIN 10' OF ROOF EDGE. (CBC 1015.7)  
 12. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510. (CBC 916.1)  
 13. 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)  
 14. 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)  
 14.1. AISLES.  
 14.2. CORRIDORS.  
 14.3. EXIT ACCESS STAIRWAYS AND RAMPS.  
 14.4. INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS.  
 14.5. EXIT PASSAGEWAYS.  
 14.6. VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE.  
 14.7. ELECTRICAL EQUIPMENT ROOMS.  
 14.8. FIRE COMMAND CENTERS.  
 14.9. FIRE PUMP ROOMS.  
 14.10. GENERATOR ROOMS.  
 14.11. PUBLIC RESTROOMS  $>300$  SF.  
 15. 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)  
 16. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)  
 17. TA TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4)  
 17.1. "EXIT" SIGN AT EACH GRADE-LEVEL EXTERIOR DOOR  
 17.2. 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:  
 17.2.1. "EXIT STAIR DOWN"  
 17.2.2. "EXIT RAMP DOWN"  
 17.2.3. "EXIT STAIR UP"  
 17.2.4. "EXIT RAMP UP"  
 17.3. "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.  
 17.4. "EXIT ROUTE" AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY.  
 17.5. "TO EXIT" AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT.  
 18. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC 1013.5)  
 19. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF  $\geq 5$  FOOTCANDLES. (CBC 1013.6.2)  
 20. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION OF NOT  $<90$  MINUTES. (CBC 1013.6.3).

**LAFD - RESIDENTIAL NOTES**

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. 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)
3. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE 5.7 SF MIN CLEAR OPENING. HEIGHT 24" MIN. WIDTH 20" MIN. (CBC 1030.2)

**DRAWING LEGEND:**

- 2 HR FIRE RATED SHAFT
- 1 HR FIRE - STC 56 RATED WALL
- INTERIOR PARTITION WALL
- PH : PANIC FIRE EXIT HARDWARE
- SEE WALL ASSEMBLY DETAIL ON PAGE A1.3

**MEANS OF EGRESS CALCULATIONS**

UNIT TYPE	COMMON PATH OF TRAVEL (FT)	EXIT TRAVEL DISTANCE TO PRIMARY EXIT (FT)	EXIT TRAVEL DISTANCE TO SECONDARY EXIT (FT)
200	59.1	61.6	165.2
201	66.1	82.8	157.9
202	52.2	71.25	141.67
203	52.2	82.67	130.25
204	52.2	75.25	137.67
205	52.2	86.67	126.25
206	52.2	98.75	114.2
207	52.2	110.2	102.75
208	52.2	102.75	110.2
209	52.2	114.2	98.75
210	52.2	126.25	86.67
211	52.2	137.67	75.25
212	52.2	130.25	82.67
213	52.2	141.67	71.25
214	66.1	157.9	82.8
215	59.1	165.2	61.6

MAX. EXIT TRAVEL DISTANCE FOR SPRINKLERED BLDG IS 250 FT

**OCCUPANCY CALCULATION**

**RESIDENTIAL**  
 GROSS FLOOR AREA: 10,973.00 Sq.Ft.  
 OCCUPANT LOAD FACTOR: 200 GROSS  
 OCCUPANT LOAD: 55

**MEANS OF EGRESS**  
 MAX. DIAGONAL DISTANCE: 150.2 FT.  
 MIN. EXIT SEPARATION REQUIRED: 37.5 FT.  
 EXIT SEPARATION PROVIDED: 108.6 FT.

**TOTAL OCCUPANT LOAD @2ND LEVEL = 55**

REVISIONS BY

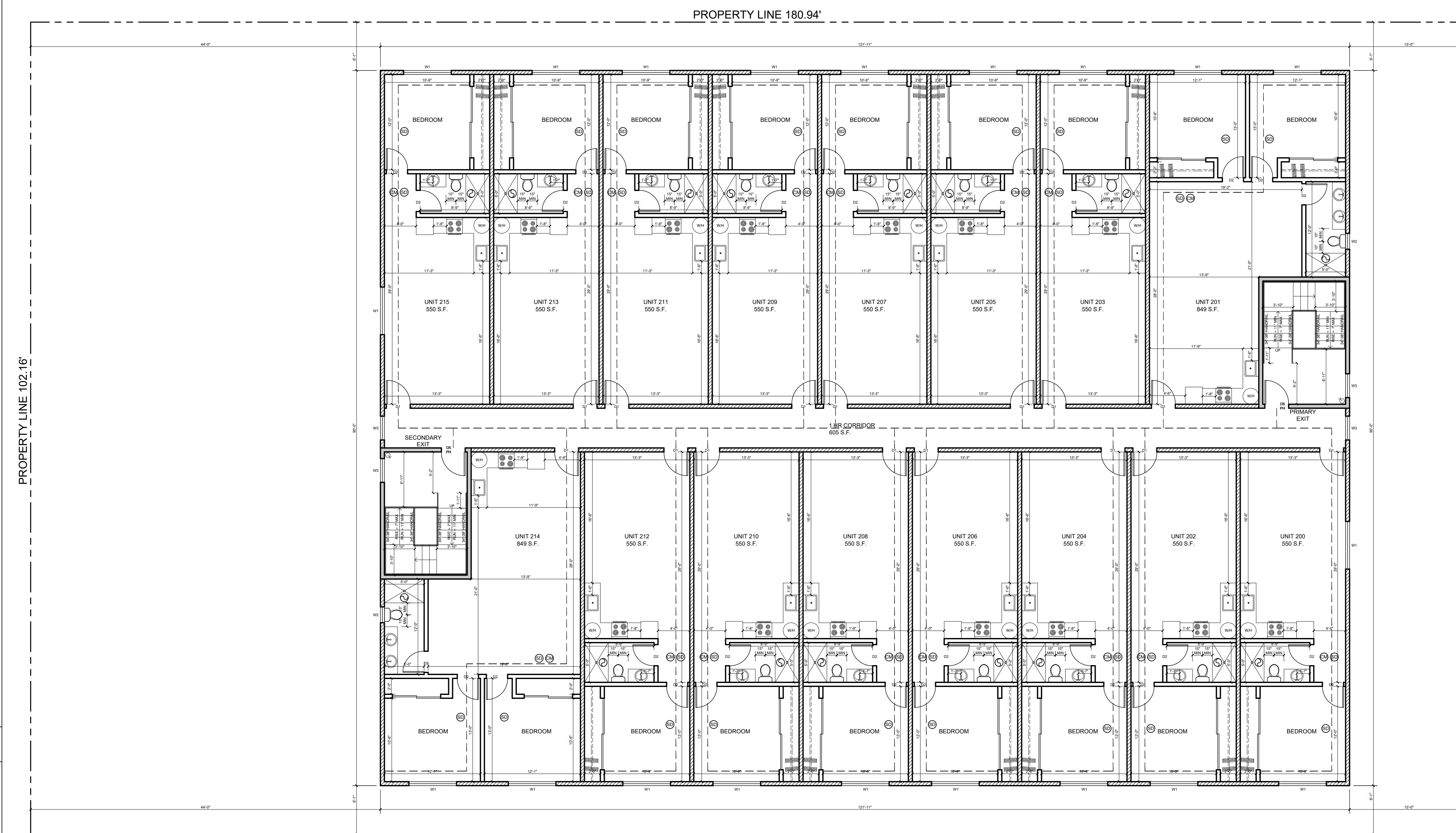
SHAWN CONSULTING  
 DESIGN, PERMIT, CONSTRUCTION  
 STRUCTURAL ENGINEERING CONSULTANT  
 100 N. LA 1228  
 BURBANK, CA 91510  
 TEL: (818) 545-2855  
 FAX: (818) 545-3835

**NEW 17 UNITS APARTMENT BUILDING**  
**ADDRESS: 847 E 25TH ST**  
**LOS ANGELES, CA 90011**  
**OWNER:**

120TH ST

**FIRE LIFE SAFETY PLAN**

DATE:07/11/2022  
 DRAWN: RT  
 SCALE: -  
 JOB:  
 SHEET:  
**A-8.1**  
 OF



SECOND FLOOR PLAN - FIRE LIFE SAFETY  
 SCALE : 1/8" = 1'-0"

LAFD NOTES:	
1. PROVIDE APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (LAFC 505.1)	
2. ALL FIRE RATED DOORS TO BE SELF-OR AUTOMATIC CLOSING	
3. 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)	
4. 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)	
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8. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT $\geq 6'$ . (CBC 1003.2)	
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#### DRAWING LEGEND:

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- SEE WALL ASSEMBLY DETAIL ON PAGE A1.3

MEANS OF EGRESS CALCULATIONS			
UNIT TYPE	COMMON PATH OF TRAVEL (FT)	EXIT TRAVEL DISTANCE TO PRIMARY EXIT (FT)	EXIT TRAVEL DISTANCE TO SECONDARY EXIT (FT)
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302	52.2	71.25	141.67
303	52.2	82.67	130.25
304	52.2	75.25	137.67
305	52.2	86.67	126.25
306	52.2	98.75	114.2
307	52.2	110.2	102.75
308	52.2	102.75	110.2
309	52.2	114.2	98.75
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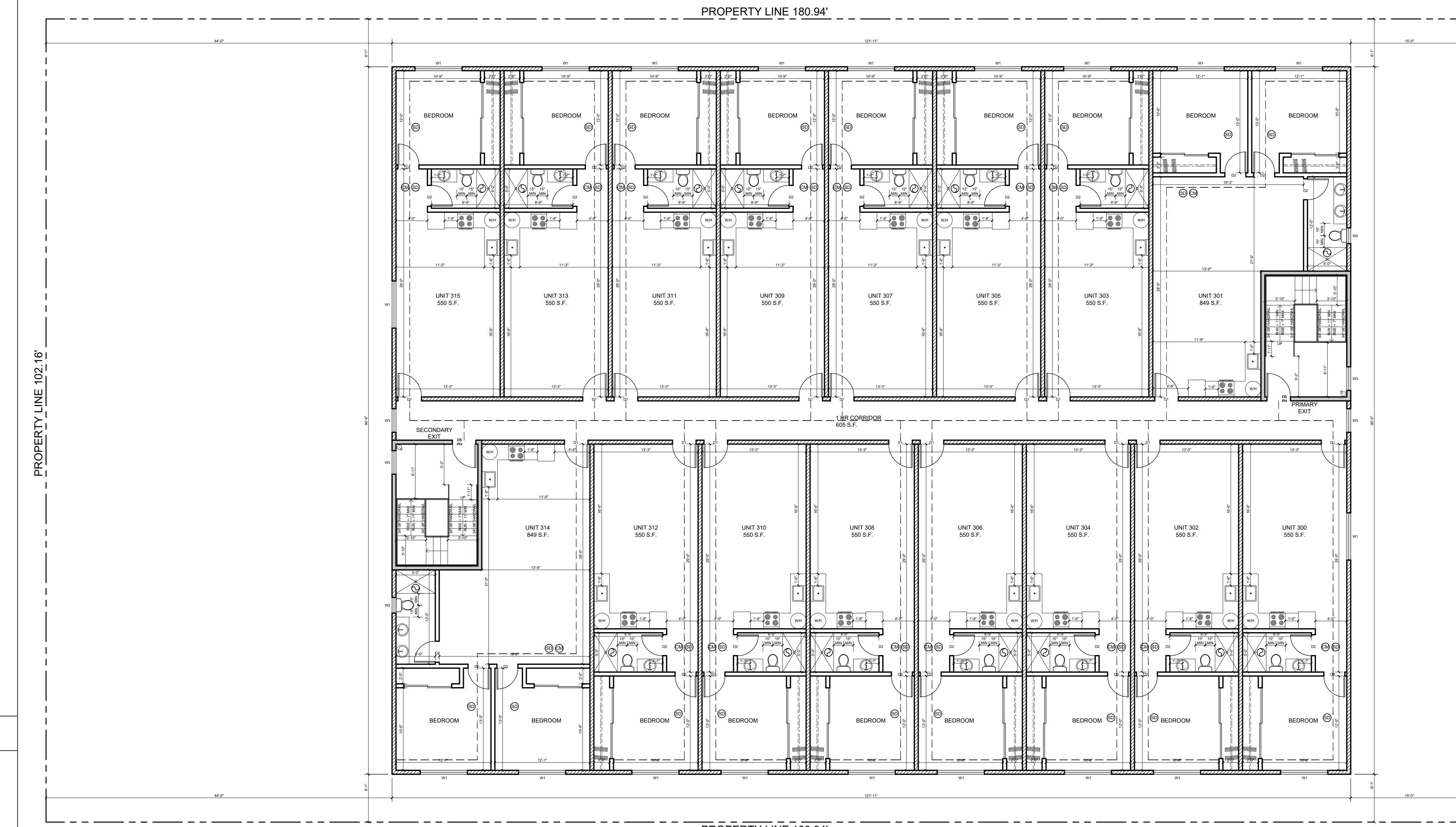
#### OCCUPANCY CALCULATION

**RESIDENTIAL**  
GROSS FLOOR AREA: 10,973.00 Sq.Ft.  
OCCUPANT LOAD FACTOR: 200 GROSS  
OCCUPANT LOAD: 55

**MEANS OF EGRESS**  
MAX. DIAGONAL DISTANCE: 150.2 FT.  
MIN. EXIT SEPARATION REQUIRED: 37.5 FT.  
EXIT SEPARATION PROVIDED: 108.6 FT.

**TOTAL OCCUPANT LOAD @ 3RD LEVEL = 55**

MAX. EXIT TRAVEL DISTANCE FOR SPRINKLERED BLDG IS 250 FT



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ADDRESS: 847 E 25TH ST  
LOS ANGELES, CA 90011  
OWNER:

FIRE LIFE SAFETY PLAN

DATE:07/11/2022  
DRAWN: RT  
SCALE: -  
JOB:  
SHEET:  
A-8.2  
OF

SHAWN CONSULTING  
DESIGN, PERMIT, CONSTRUCTION  
STRUCTURAL ENGINEERING CONSULTANT  
P.O. BOX 11238  
BURLINGAME, CA 94010  
TEL: (650) 545-3855  
FAX: (650) 545-3855