

21-UNIT MULTIFAMILY 2662 BARRINGTON AVE LOS ANGELES, CA 90064

1.1-EXISTING ZONING AND SITE INFORMATION

ZONING INFORMATION	
1. PROJECT ADDRESS	2662 BARRINGTON AVE, LOS ANGELES, CA 90064
2. OWNER	2662 AND 2668 S. BARRINGTON AVE. LLC ADDRESS: 865 VIA DE LA PAZ #308 PACIFIC PALISADES, CA 90272
3. APN#	LOT 5 = 4258007027 LOT 6 = 4258-007-028
4. TRACT	TR 7449
5. MAP REFERENCE	M B 127-49
6. BLOCK	NONE
7. LOT	LOT 5 AND LOT 6
8. GENERAL LAND USE	MEDIUM RESIDENTIAL
9. EXISTING UNITS	TOTAL = 2 (LOT 5 = 1 LOT 6 = 1)
10. COMMUNITY PLAN AREA	PALMS - MAR VISTA - DEL REY
11. SPECIFIC PLAN	WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION
12. TOC DESIGNATION	NOT ELIGIBLE
13. LOT AREA PER ZIMAS	TOTAL = 11,998.8 SF (LOT 5 = 5,499.6 SF + LOT 6 = 5,499.2 SF + HALF OF ALLEY = 1,000 SF)
14. ZONE	R3-1
15. BASE DENSITY	15 UNITS (ROUNDED UP FROM [11,998.5 SF / 800 SF/DU] PER ZONE R3)
16. AFFORDABLE UNITS	15 UNITS X 15% VLI UNITS = 2.25 (ROUNDED UP) 3 VERY LOW INCOME UNITS
17. BASE F.A.R.	3 : 1
18. HEIGHT LIMIT PER ZONING	45'-0"
19. REQUIRED YARDS	
FRONT YARD	15'-0"
REAR YARD	15'-0" PER LAMC 12.22.C.10
SIDE YARD	8'-0"
20. BUILDABLE AREA	8,109.9 SF
21. MAX BUILDABLE AREA	24,329.7 SF = 8,109.9 X 3.0

1.2-PROPOSED PROJECT ZONING INFORMATION

21. SB1818 INCENTIVES (ORDINANCE 179681 AMENDING 12.22 LAMC		
22. 35% DENSITY BONUS PER 12.22 A 25 (C)(1)		21 UNITS = 15 UNITS X 1.35 (ROUNDED UP)
A. PROPOSED ZONING INCENTIVES		
23. 10' - 6" HEIGHT INCREASE PER 12.22 A 25 (F)(5)(I)		55'-6" (45' + 10'-6")
24. 18% FAR INCREASE PER 12.22 A 25 (F)(4)(I)		3.54:1 (3:1 X 1.18)
24.1 MAX BUILDABLE AREA INCREASE		28,709 (8,109.9 X 3.54)
25. 20% S.Y. SETBACK REDUCTION PER 12.22 A 25 (F)(1)		6' - 5" (8'-0" X 0.8)
26. OFF MENU INCENTIVE FOR HEIGHT INCREASE FOR A PORTION OF BUILDING LOCATED WITHIN THE 50'-0" OF R-1 LOT (LAMC 12.22 A.25 (F)(5)(I))		

1.3-PROPOSED PROJECT BUILDING INFORMATION

ADDITIONAL INFORMATION	
27. BUILDING OCCUPANCY	R2 (MULTI-FAMILY) / OVER S2 PARKING
28. CONSTRUCTION TYPE	5-STORIES TOTAL, 4 STORIES TYPE-VA RESIDENTIAL OVER 1 STORY TYPE I-A GARAGE AT GRADE OVER TYPE I-A SUBTERRANEAN GARAGE
29. APPLICABLE CODES	2019 CBC W/ 2020 CITY OF LA AMENDMENTS
30. FIRE SPRINKLER	FULLY SPRINKLERED PER NFPA-13 THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV PRIOR TO INSTALLATION
31. FIRE ALARM	MANUAL FIRE ALARM SYSTEM

2-UNIT MIX SUMMARY

UNIT SUMMARY				
UNIT	UNIT TYPE	HAB ROOMS	AREA	REQ OPEN SPACE
SECOND FLOOR				
UNIT #202	2 BDR	3	923.3 SF	125.0 SF
UNIT #201	2 BDR	3	824.7 SF	125.0 SF
UNIT #205 (MANAGER UNIT)	2 BDR	3	954.3 SF	125.0 SF
UNIT #204	2 BDR	3	949.9 SF	125.0 SF
			3,552.2 SF	500.0 SF
THIRD FLOOR				
UNIT #302	2 BDR	3	923.3 SF	125.0 SF
UNIT #301	2 BDR	3	824.7 SF	125.0 SF
UNIT #305	2 BDR	3	854.3 SF	125.0 SF
UNIT #304	2 BDR	3	949.9 SF	125.0 SF
UNIT #303	2 BDR (B)	4	1,229.0 SF	175.0 SF
			4,781.2 SF	675.0 SF
FOURTH FLOOR				
UNIT #402	2 BDR	3	923.3 SF	125.0 SF
UNIT #401	2 BDR	3	824.7 SF	125.0 SF
UNIT #406	2 BDR (B)	4	1,146.8 SF	175.0 SF
UNIT #405	2 BDR	3	854.3 SF	125.0 SF
UNIT #404	2 BDR	3	949.9 SF	125.0 SF
UNIT #403	2 BDR (B)	4	1,229.0 SF	175.0 SF
			5,927.9 SF	850.0 SF
FIFTH FLOOR				
UNIT #502	2 BDR	3	923.3 SF	125.0 SF
UNIT #501	2 BDR	3	824.7 SF	125.0 SF
UNIT #506	2 BDR (B)	4	1,146.8 SF	175.0 SF
UNIT #505	2 BDR	3	854.3 SF	125.0 SF
UNIT #504	2 BDR	3	949.9 SF	125.0 SF
UNIT #503	2 BDR (B)	4	1,229.0 SF	175.0 SF
			5,927.9 SF	850.0 SF
TOTAL			20,169.3 SF	2,875.0 SF

UNIT BREAK DOWN - DU	
UNIT TYPE	UNIT COUNT
2 BDR	16
2 BDR (B)	5
TOTAL	21

3-OPEN SPACE

1) REQUIRED OPEN SPACE	
2-BEDROOM UNITS	16 UNITS
2-BEDROOM WITH BONUS ROOM	5 UNITS
125 SF PER 3 HABITABLE ROOMS	16 X 125 SF = 2,000 SF
175 SF PER 4 HABITABLE ROOMS	5 X 175 SF = 875 SF
REQUIRED OPEN SPACE:	2,875 SF
2) PROVIDED OPEN SPACE	
REC ROOM	600 SF (-25% OF 2,875 SF)
ROOF DECK	2,324 SF
TOTAL OPEN SPACE PROVIDED:	2,924 SF (-2,625 SF)

4-VEHICLE AND BICYCLE PARKING

VEHICLE PARKING - PER PARKING OPTION 1 / UNDER SB1818

2 BDR =	2 STALLS
21 UNITS x 2 STALLS =	42 PARKING MIN.
10% REDUCTION PER LAMC 12.22 A.25	4 (42 X 0.1 = 4.2 ROUNDED DOWN)
TOTAL REQ. PARKING	38 (42 - 4)

PROPOSED PARKING

PRIMARY STANDARD =	21
PRIMARY COMPACT =	13
TANDEM COMPACT =	5
TOTAL PROPOSED PARKING =	39

LONG TERM BICYCLE PARKING

REQUIRED

FOR 1-25 DWELLING UNITS: 1 BICYCLE PARKING PER UNIT = 21 X 1 = 21 (LAMC 12.21 A.16. (A)(1)(I))

TOTAL REQUIRED LONG TERM BICYCLE PARKING = 21

TOTAL PROPOSED LONG TERM BICYCLE PARKING = 21

SHORT TERM BICYCLE PARKING

REQUIRED

FOR 1-25 DWELLING UNITS: 1 BICYCLE PARKING PER 10 UNIT = 21 / 10 = 2.1 = (ROUNDED DOWN) **2 REQUIRED**

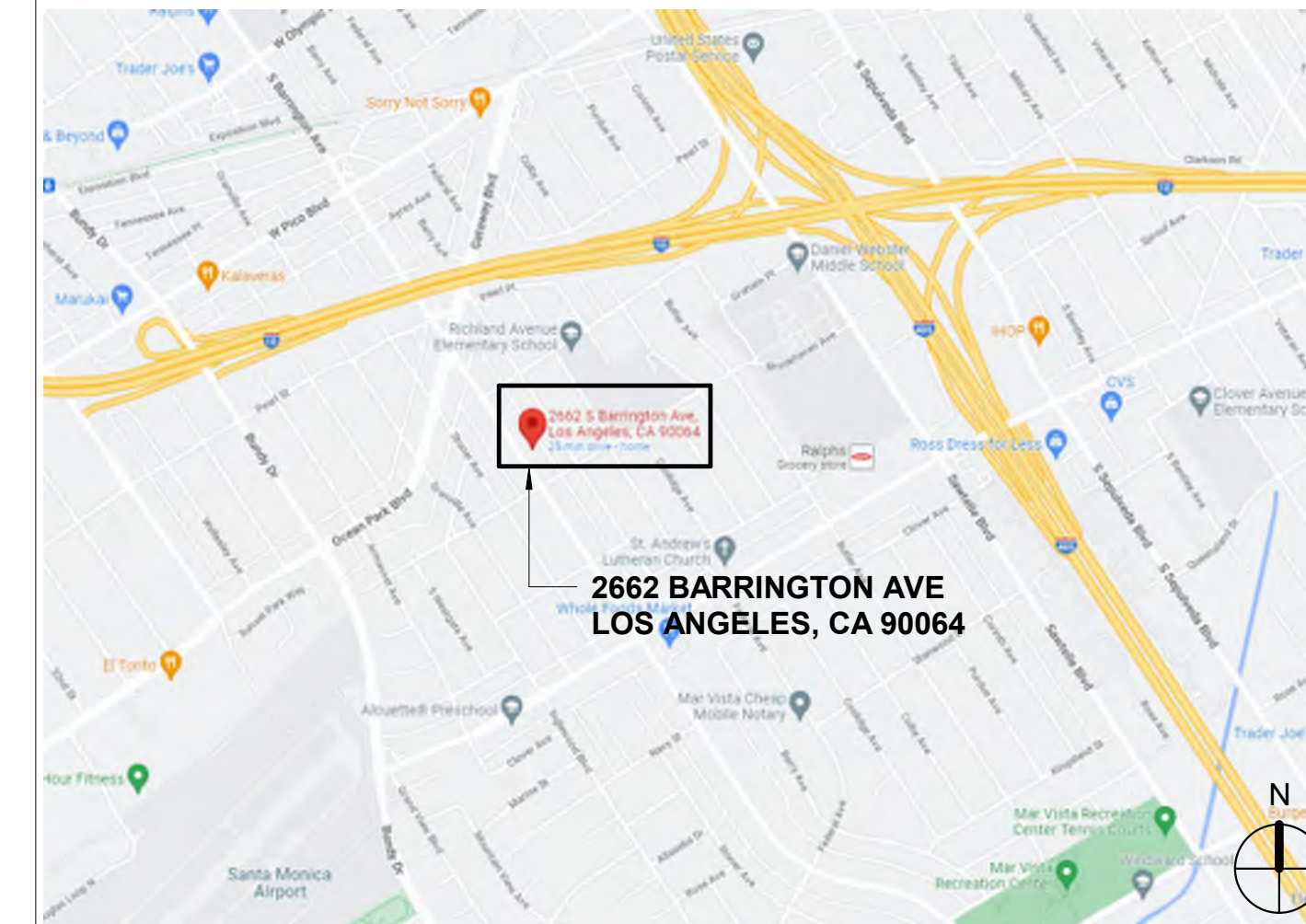
PROPOSED SHORT TERM BICYCLE PARKING **2 PROVIDED**

5-FLOOR AREA-ZONING CODE

ZONING SF SUMMARY		
FLOOR	AREA	
1ST FLOOR		1,305.4 SF
2ND FLOOR		6,503.7 SF
3RD FLOOR		6,503.7 SF
4TH FLOOR		6,500.2 SF
5TH FLOOR		6,500.2 SF
TOTAL		27,313.2 SF

SEE SHEET T-03 FOR ZONING SQUARE FOOTAGE DIAGRAMS AND AREA SCHEDULES PER FLOOR

8-VICINITY MAP



9-DRAFTING SYMBOLS

DRAWING NUMBER	(X)	KEY NOTE
SHEET NUMBER	1 / A1-A11	ELEVATION REFERENCE
DRAWING NUMBER	X / XXX	SECTION REFERENCE
SHEET NUMBER	X / XX	DETAIL INDICATION
DRAWING NUMBER	X / X	DETAIL SECTION INDICATION
SHEET NUMBER	XX	DOOR TAG
	XX-XX	GENERAL FINISH INDICATION
CEILING FINISH	XXX	CEILING FINISH INDICATION
HEIGHT AFF	X'-X"	HEIGHT INDICATION
LEVEL	+XXX'-XX"	ELEVATION INDICATION
	XX	WINDOW TYPE
	XX	WALL TYPE

10-ABBREVIATIONS

(E), EX, EXIST	EXISTING	NTS	NOT TO SCALE
(N)	NEW	OC	ON CENTER
AFB	ABOVE FINISH FLOOR	OPP	OPPOSITE
B	BOTTOM	PT	PRESSURE TREATED
BDR	BEDROOM	PTD	PAINTED
BO	BOTTOM OF	R	RISER
CL	CENTERLINE	RO	ROUGH OPENING
CBC	CALIFORNIA BUILDING CODE	RR	ROUGH RAFTER
CJ	CEILING JOIST	RTD	RATED
CL	CLOSET	SC	SOLID CORE
CLG	CEILING	SF	SQUARE FEET
CLR	CLEAR	SIM	SIMILAR
D, DIA	DIAMETER	SSD	SEE STRUCTURAL DRAWINGS
DBL	DOUBLE	ST STL	STAINLESS STEEL
DR	DOOR	T&G	TONGUE AND GROOVE
EQ	EQUAL	T	TREAD
FF	FINISH FLOOR	TBD	TO BE DETERMINED
FJ	FLOOR JOIST	TO	TOP OF
GA	GAUGE	TYP	TYPICAL
GC	GENERAL CONTRACTOR	UO	UNDERSIDE OF
GL	GLASS	UON	UNLESS OTHERWISE NOTED
GWB	GYPSSUM WALL BOARD	VIF	VERIFY IN FIELD
HM	HOLLOW METAL	W	WITH
HR	HOUR	WD	WOOD
N/A	NOT APPLICABLE	WIC	WALK-IN CLOSET
NIC	NOT IN CONTRACT		

11-SHEET INDEX

ARCHITECTURAL

T-00	COVER SHEET
T-01	SURVEY
T-02	PLOT PLAN & BUILDING SITE DIAGRAMS
T-03	ZONING SQUARE FOOTAGE DIAGRAMS
T-04	BUILDING SQUARE FOOTAGE DIAGRAMS
T-05	OPEN SPACE DIAGRAMS
T-07	EXTERIOR OPENINGS ANALYSIS
T-22	BIKE STORAGE SPECIFICATION
A1-00	SITE PLAN
A2-00	BASEMENT PARKING PLAN
A2-01	1ST FLOOR PLAN
A2-02	2ND FLOOR PLAN
A2-03	3RD FLOOR PLAN
A2-04	4TH FLOOR PLAN
A2-05	5TH FLOOR PLAN
A2-06	ROOF DECK PLAN
A3-01	WEST EXTERIOR ELEVATION
A3-02	NORTH EXTERIOR ELEVATION
A3-03	EAST EXTERIOR ELEVATION
A3-04	SOUTH EXTERIOR ELEVATION
A4-01	BUILDING ENTRANCE SECTION
A4-02	OVERALL CROSS SECTION
A4-03	STAIR #1 SECTION
A4-04	PARKING RAMP SECTION

LANDSCAPE

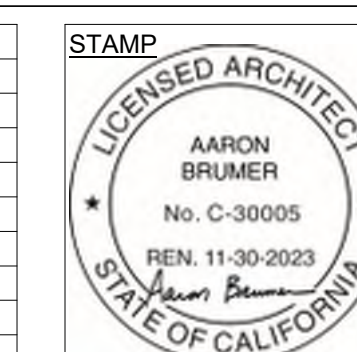
L-01	PRELIMINARY LANDSCAPE DESIGN
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PROJECT:
21-UNIT MULTI FAMILY BUILDING
2662 BARRINGTON AVE
LOS ANGELES, CA 90064

ISSUE DATE	DESCRIPTION
1 1/18/2023	PZA SUBMITTAL#1
2 03/31/2023	PZA CORRECTIONS #1
3 04/27/2023	PZA CORRECTIONS #2

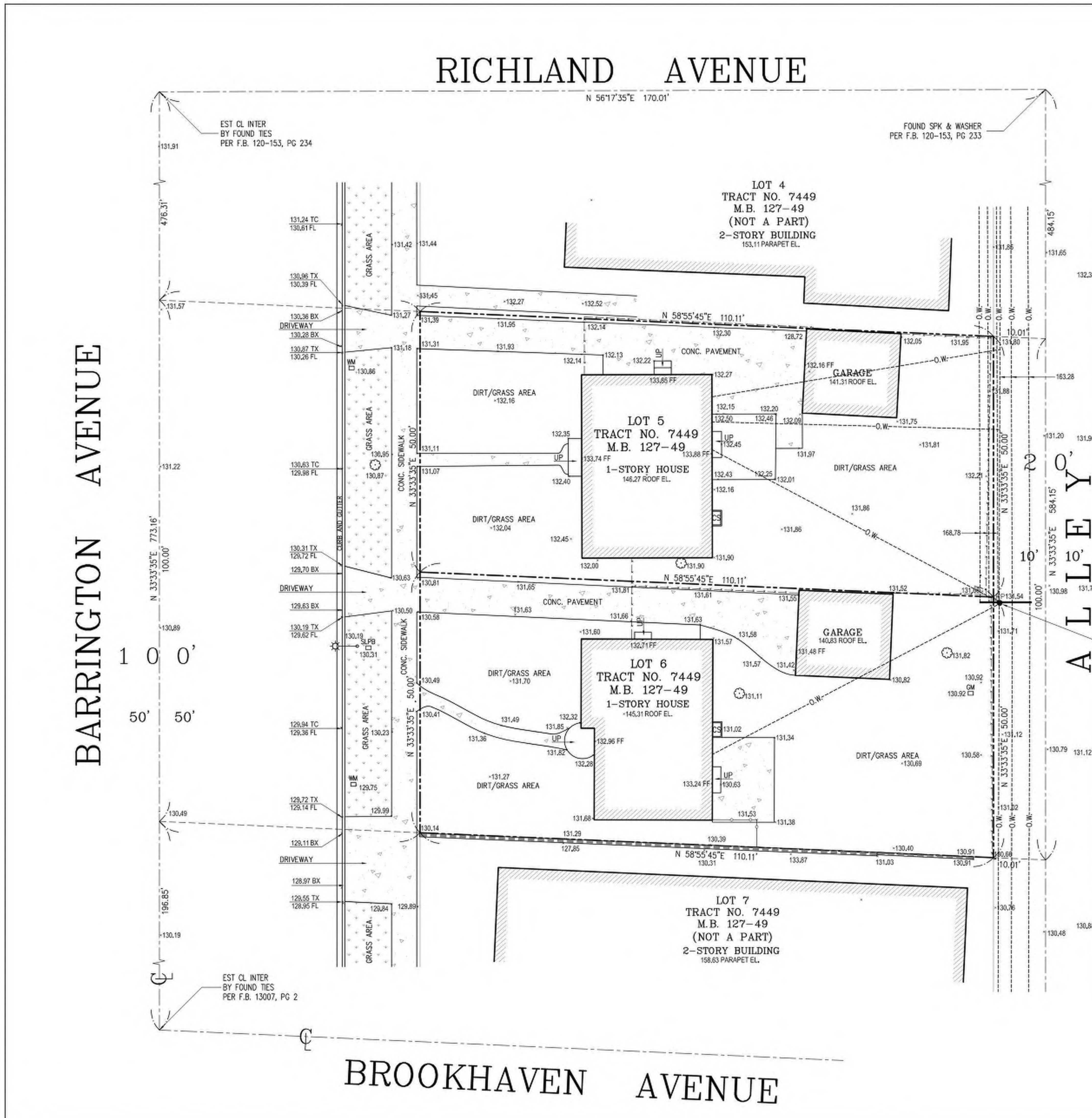
ISSUE DATE	DESCRIPTION



DRAWING TITLE
COVER SHEET

T-00

2662
BARRINGTON



LEGAL DESCRIPTION:
THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:
LOTS 5 AND 6 OF TRACT NO. 7449 AS PER MAP RECORDED IN BOOK 127 PAGE 49 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER, OF SAID COUNTY.
APN: 4258-007-027
4258-007-028

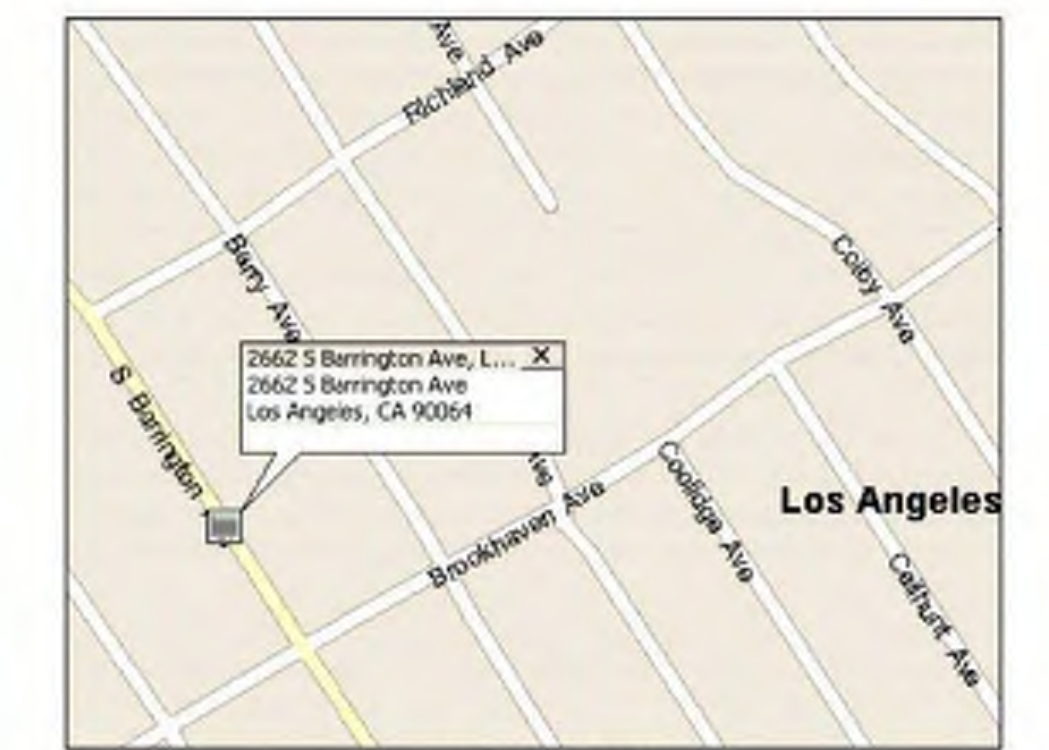
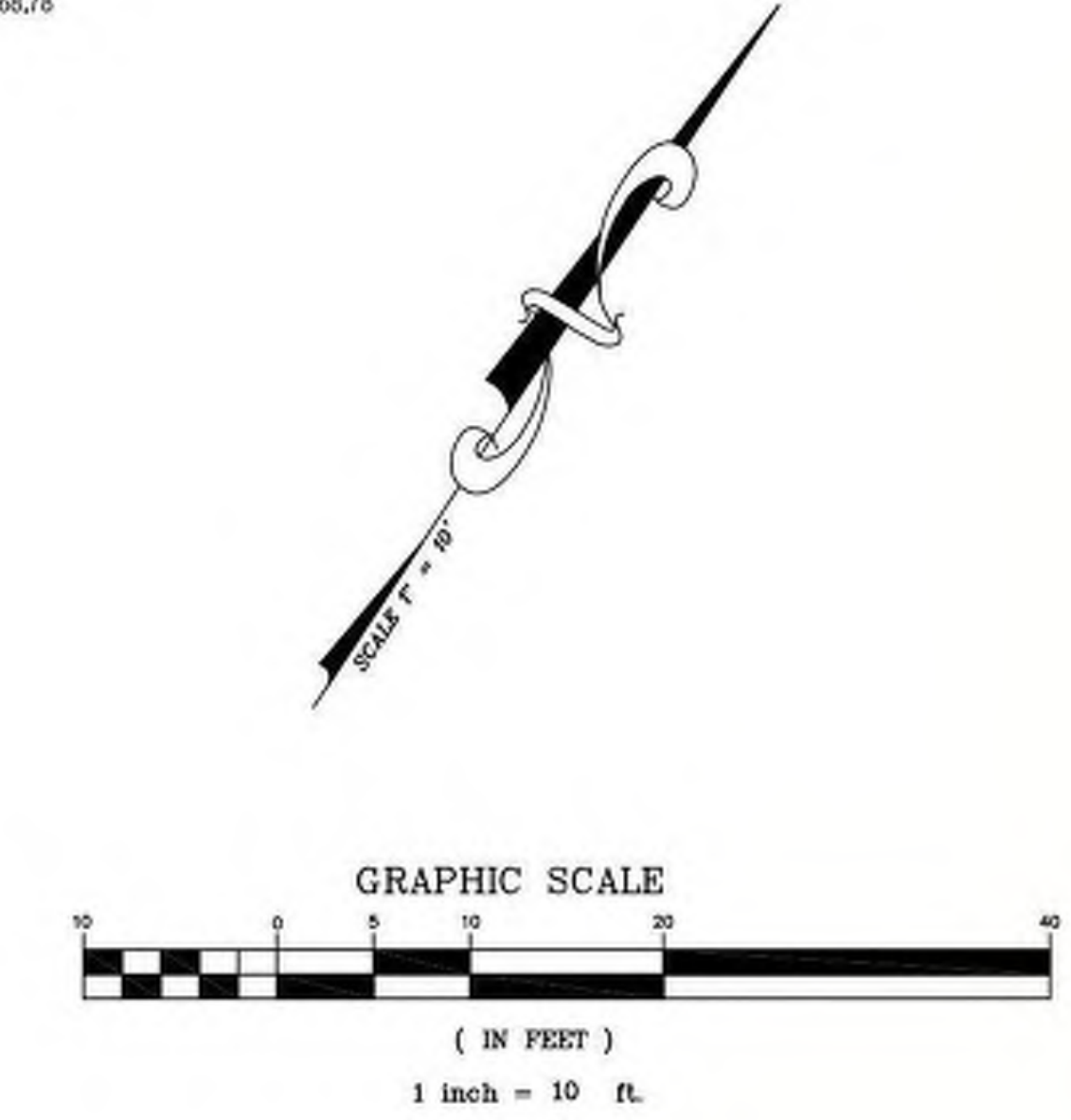
BASIS OF BEARINGS:
THE SIDELINE BEARING NORTH 56°17'35" EAST, OF RICHLAND AVENUE, AS SHOWN ON TRACT 5498, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 90 PAGES 10 TO 11 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:
LOT 5 = CONTAINING AN AREA OF 5,500.31 SQ. FT. OR 0.126 ACRE, MORE OR LESS.
LOT 6 = CONTAINING AN AREA OF 5,500.31 SQ. FT. OR 0.126 ACRE, MORE OR LESS

BENCHMARK:
BM #13-25473 (1R 2000)
FOUND 1FT E/O CURB BARRINGTON AVE; 2FT N/O BOR N/O BROOKHAVEN AVE; S END CB
ELEV. = 128.217 FT.

SURVEYOR'S NOTE:
THIS MAP IS NOT A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.
SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING HAVE BEEN SET BY OTHERS, AND USED ONLY AS REFERENCE FOR PURPOSES OF TOPOGRAPHIC MAPPING, WITHOUT THE VERIFICATION OF ITS AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.
RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS TO ANY BOUNDARY SURVEY THAT IS TO BE DONE ON THE PROPERTY.
THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS IF ANY, ARE NOT SHOWN.

- LEGEND:**
- APN - ASSESSOR'S PARCEL NUMBER
 - A.C. - ASPHALT CONCRETE
 - B.C. - BEGINNING OF CURVE
 - BM - BENCHMARK
 - C/S - CENTERLINE
 - CS - CRACK SPACE
 - EST - ESTABLISH
 - FD - FOUND
 - FF - FINISH FLOOR ELEV.
 - FS - FINISH SURFACE ELEV.
 - INTER - INTERSECTION
 - LEAD & TACK
 - MB - MAP BOOK
 - PG - PAGE
 - P/L - PROPERTY LINE
 - PROD - PRODUCED (PROLONGED)
 - PWB - PUBLIC WORKS FIELD BOOK
 - RCE - REGISTERED CIVIL ENGINEER
 - SMH - SEWER MANHOLE
 - TX - TOP OF "X"
 - BOX - BOTTOM OF "X"
 - TC - TOP OF CURB ELEV.
 - TR - TRACT MAP
- SYMBOLS:**
- GAS METER
 - POWER POLE
 - SEWER MANHOLE
 - STREET LIGHT
 - STREET LIGHT BOX
 - TREE
 - WATER METER
- PROPERTY LINE
--- CENTERLINE
--- BLOCK WALL
--- BUILDING LINE
--- CHAINLINK FENCE
--- OVERHEAD WIRES



M&G CIVIL ENGINEERING AND
LAND SURVEYING



TITLE: TOPOGRAPHIC SURVEY 2662-2668 S BARRINGTON AVE., LOS ANGELES, CA 90064		JOB NO.: 22-19604
CLIENT: MR RJ & CORY WYNN	DATE: 09/26/22	REVISION (S):
SCALE: 1" = 10'	DESIGNED BY: F.G. / A.A.	SHEET 1 OF 1 SHEET
DRAWN BY: A.A.	CHECKED BY: C.D.L.	

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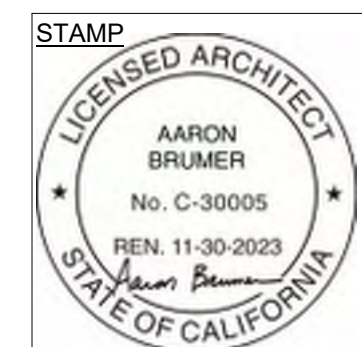
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Email - aandgstreg@gmail.com

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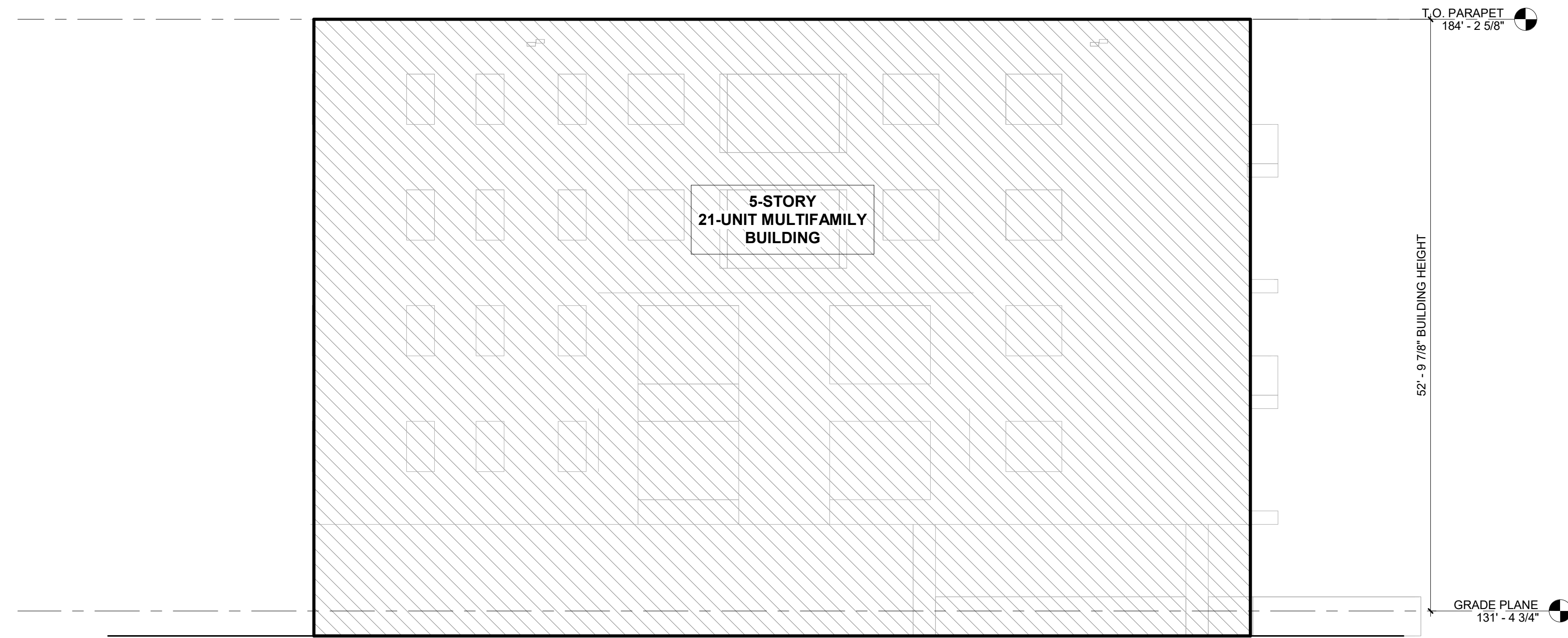
ISSUE DATE	DESCRIPTION



DRAWING TITLE:
SURVEY

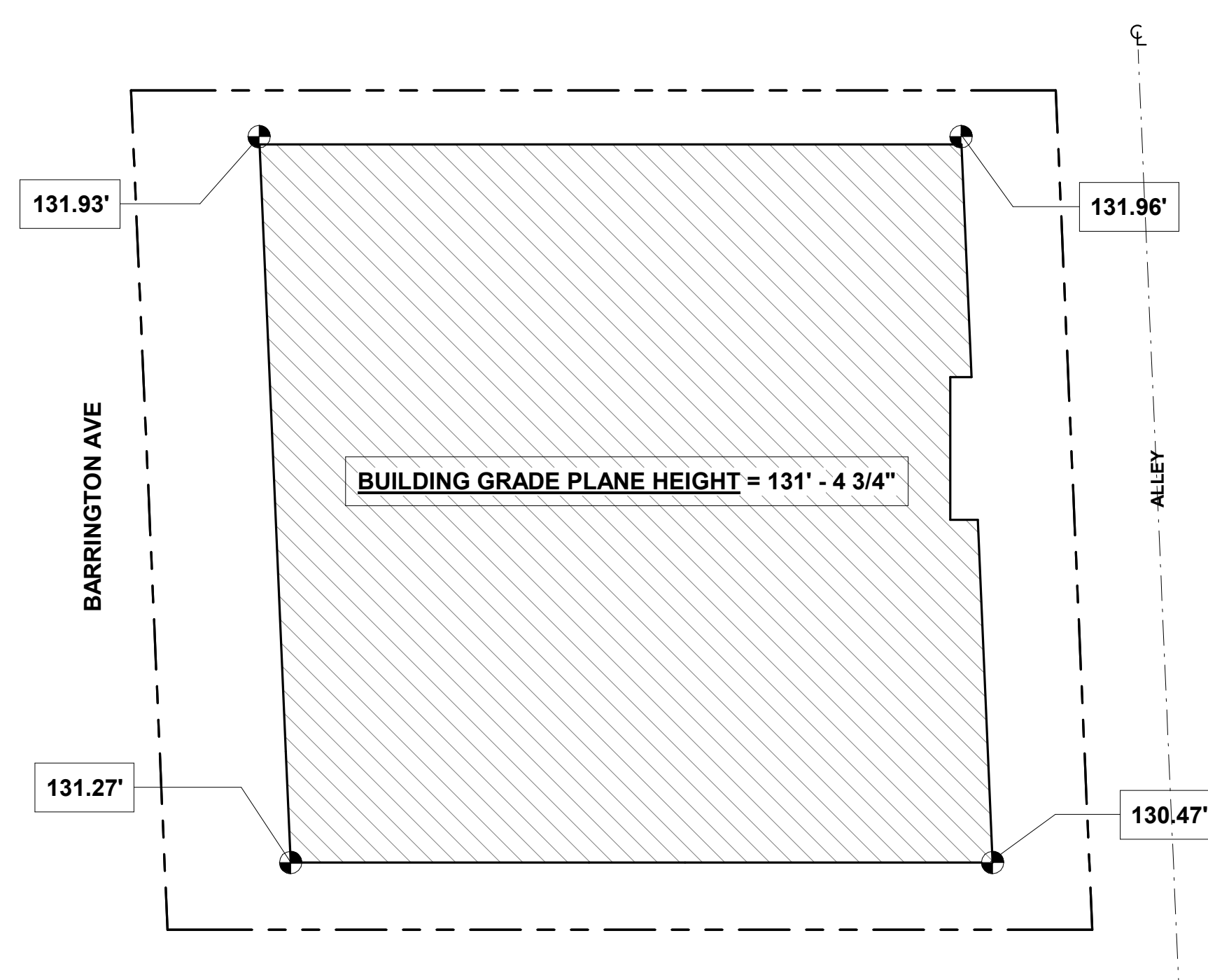
T-01

2662
BARRINGTON



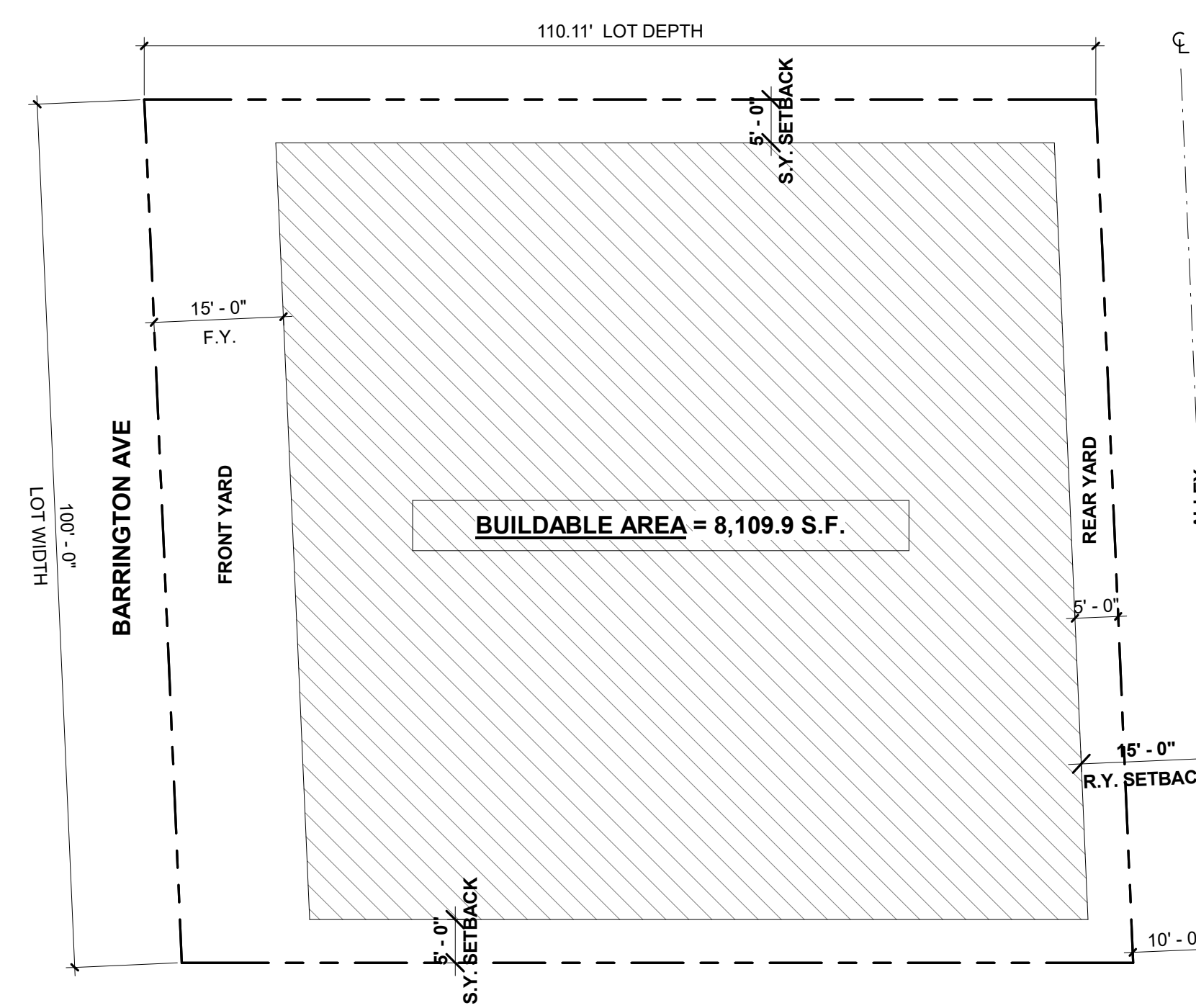
6 BUILDING GRADE PLANE - NORTH ELEVATION
1/8" = 1'-0"

GRADE PLANE CALCULATIONS	
131.93' + 131.96' + 130.47' + 131.27'	525.63'
GRADE PLANE HEIGHT: 525.63' / 4	131.40'

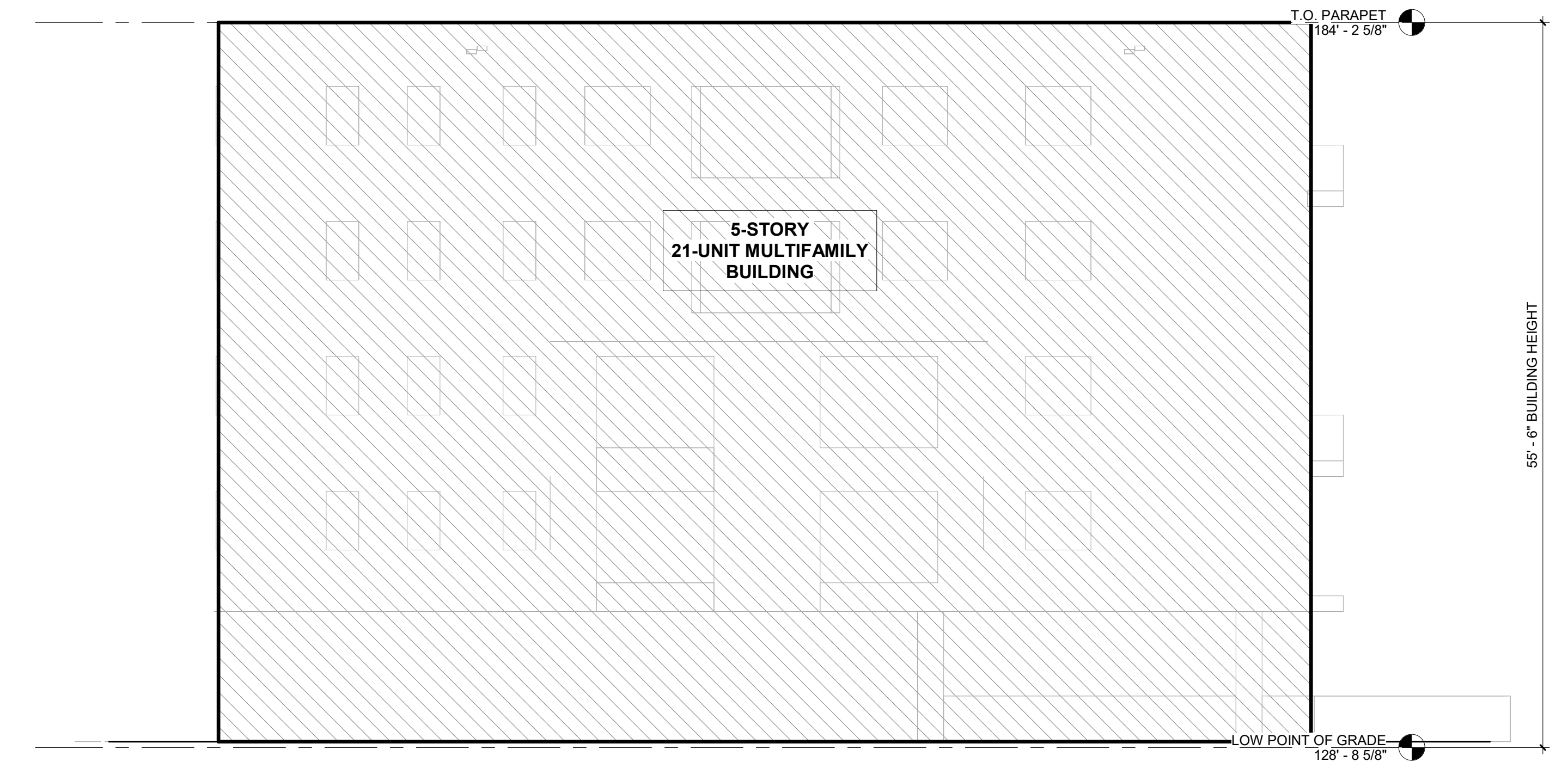


4 GRADE PLANE PLAN
1/16" = 1'-0"

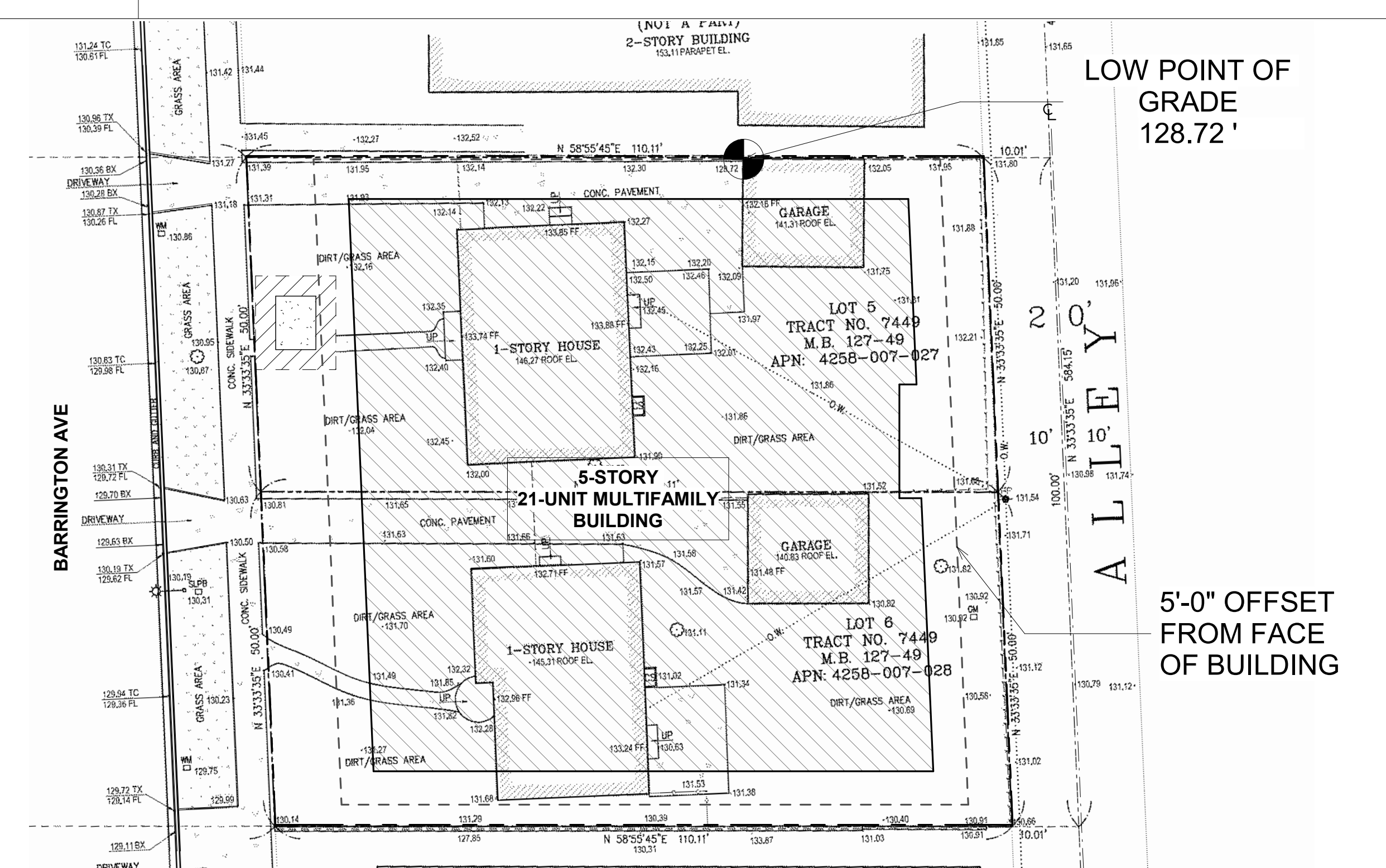
BUIDLABLE AREA CALCULATIONS	
110.11' x 10' (HALF OF ALLEY) - 15' F.Y. - 15' R.Y.	90.11'
100' - 5' S.Y. - 5' S.Y.	90.0'
90.11' x 90'	8,109.9'
BUILDABLE AREA:	8,109.9 SF



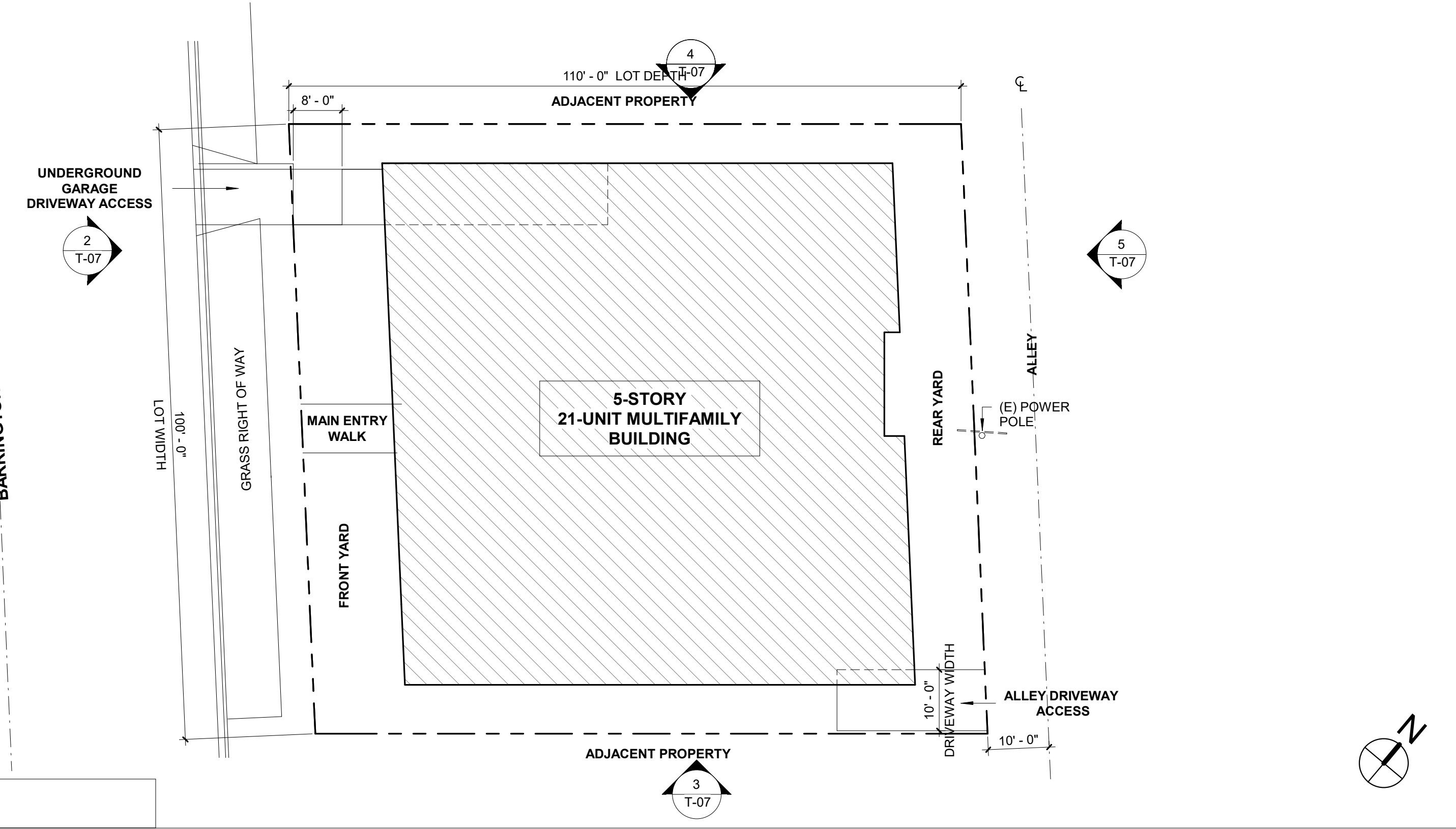
2 BUILDABLE AREA DIAGRAM
1/16" = 1'-0"



5 ZONING LOW POINT OF GRADE - NORTH ELEVATION
1/8" = 1'-0"



3 LOW POINT OF GRADE DIAGRAM
1/16" = 1'-0"



1 PLOT PLAN
1/16" = 1'-0"

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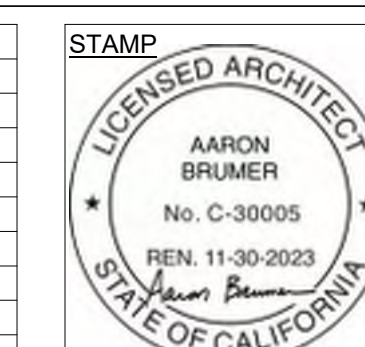
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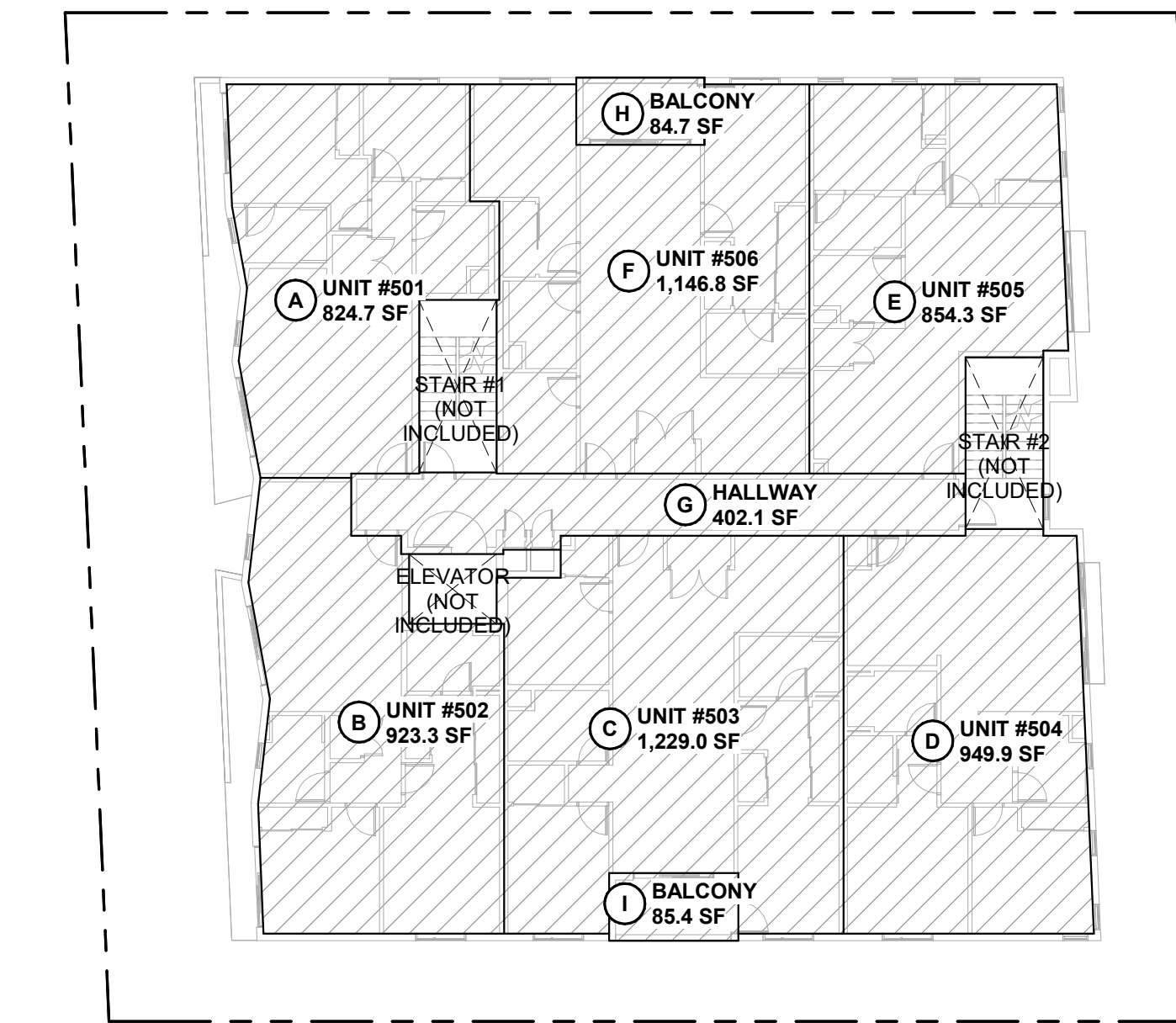
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PLOT PLAN & BUILDING SITE DIAGRAMS

T-02

2662 BARRINGTON

ZONING SF CALCULATIONS

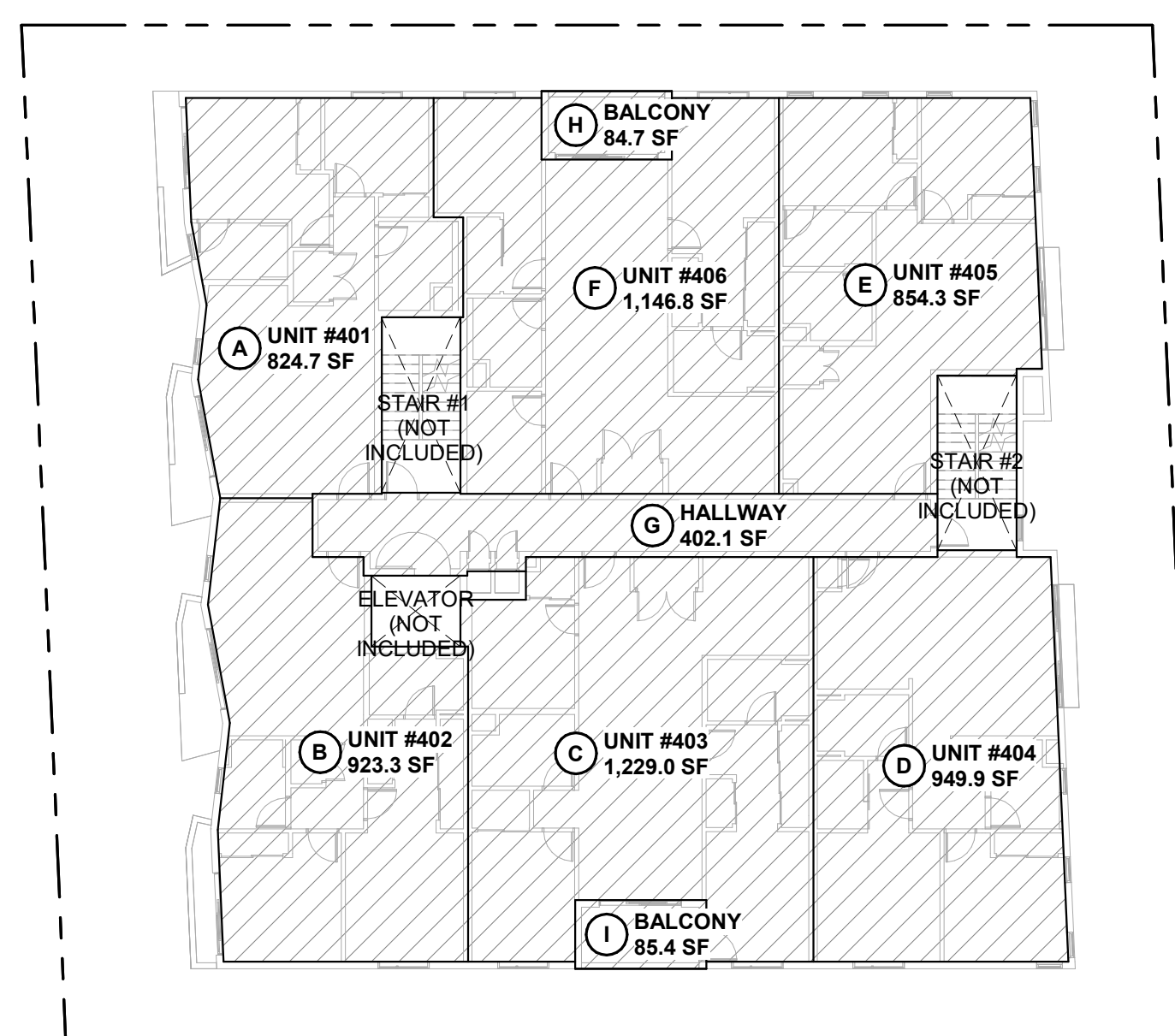
KEY TAG	BUILDING AREA	AREA
5TH FLOOR		
A	UNIT #501	824.7 SF
B	UNIT #502	923.3 SF
C	UNIT #503	1,229.0 SF
D	UNIT #504	949.9 SF
E	UNIT #505	854.3 SF
F	UNIT #506	1,146.8 SF
G	HALLWAY	402.1 SF
H	BALCONY	84.7 SF
I	BALCONY	85.4 SF
TOTAL ZONING SF		6,500.2 SF
		27,313.2 SF



5 5TH FLOOR - ZONING SF DIAGRAM
1/16" = 1'-0"

ZONING SF CALCULATIONS

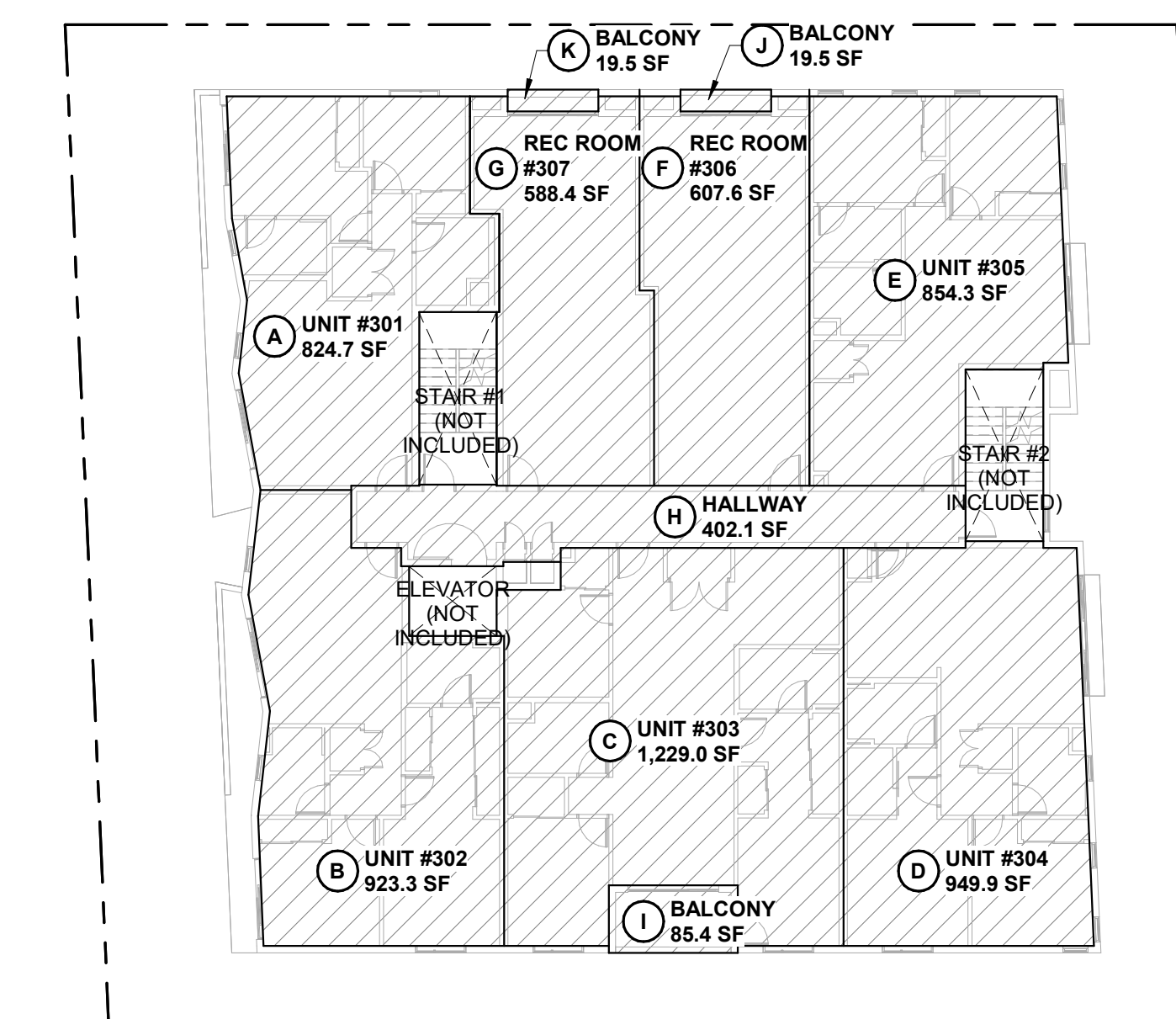
KEY TAG	BUILDING AREA	AREA
4TH FLOOR		
A	UNIT #401	824.7 SF
B	UNIT #402	923.3 SF
C	UNIT #403	1,229.0 SF
D	UNIT #404	949.9 SF
E	UNIT #405	854.3 SF
F	UNIT #406	1,146.8 SF
G	HALLWAY	402.1 SF
H	BALCONY	84.7 SF
I	BALCONY	85.4 SF
TOTAL ZONING SF		6,500.2 SF



4 4TH FLOOR - ZONING SF DIAGRAM
1/16" = 1'-0"

ZONING SF CALCULATIONS

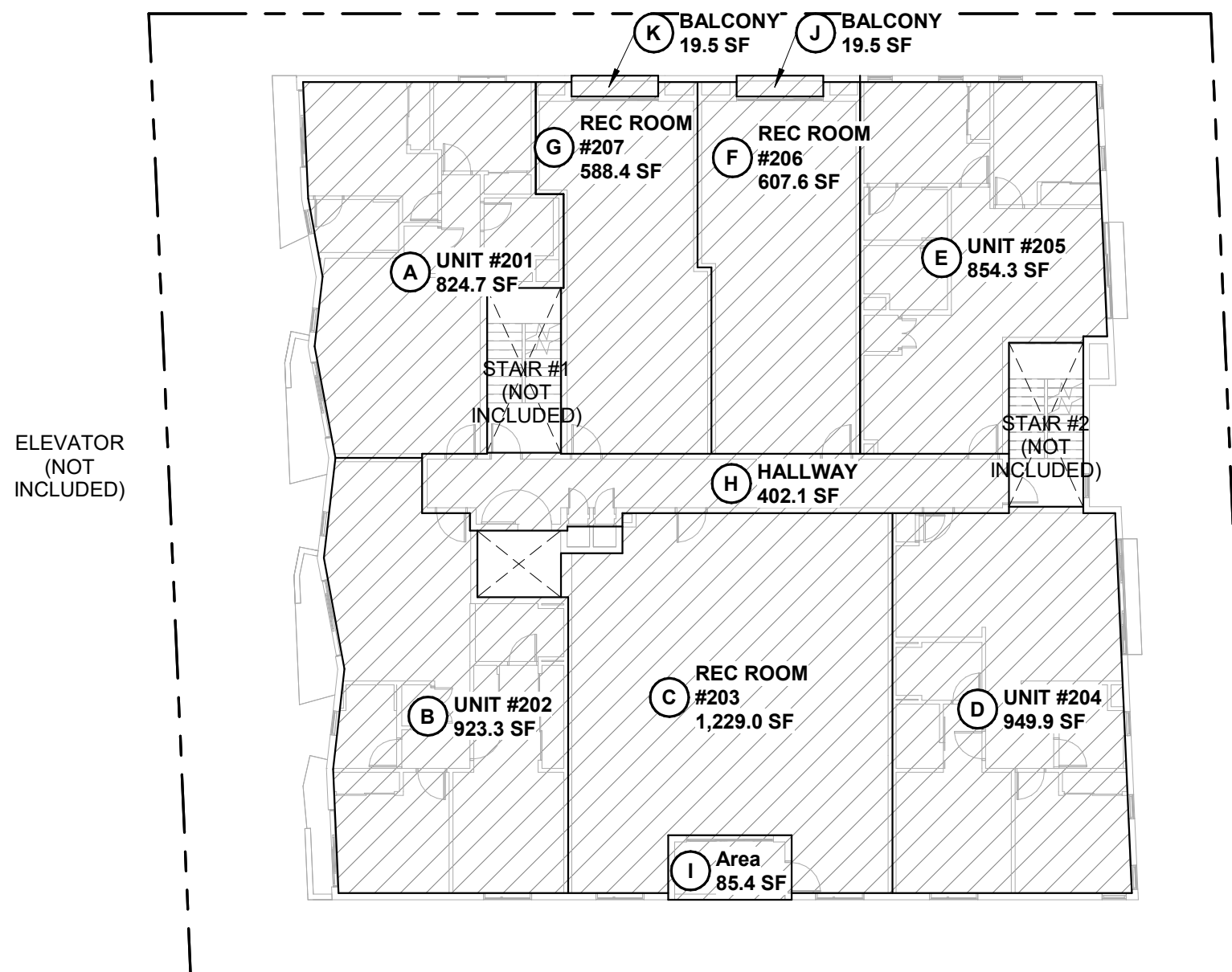
KEY TAG	BUILDING AREA	AREA
3RD FLOOR		
A	UNIT #301	824.7 SF
B	UNIT #302	923.3 SF
C	UNIT #303	1,229.0 SF
D	UNIT #304	949.9 SF
E	UNIT #305	854.3 SF
F	REC ROOM #306	607.6 SF
G	REC ROOM #307	588.4 SF
H	HALLWAY	402.1 SF
I	BALCONY	85.4 SF
J	BALCONY	19.5 SF
K	BALCONY	19.5 SF
TOTAL ZONING SF		6,503.7 SF



3 3RD FLOOR - ZONING SF DIAGRAM
1/16" = 1'-0"

ZONING SF CALCULATIONS

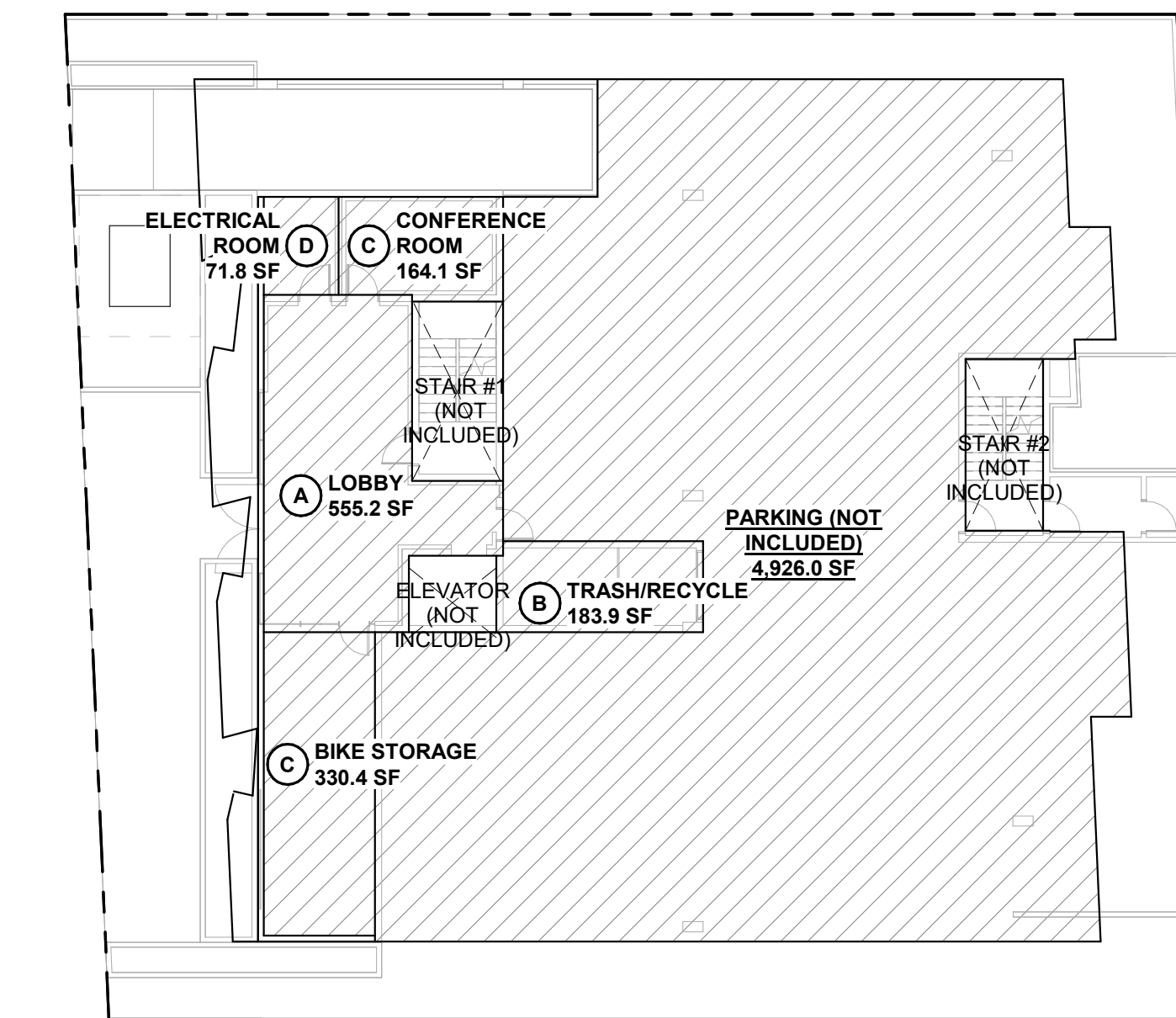
KEY TAG	BUILDING AREA	AREA
2ND FLOOR		
A	UNIT #201	824.7 SF
B	UNIT #202	923.3 SF
C	REC ROOM #203	1,229.0 SF
D	UNIT #204	949.9 SF
E	UNIT #205	854.3 SF
F	REC ROOM #206	607.6 SF
G	REC ROOM #207	588.4 SF
H	HALLWAY	402.1 SF
I	Area	85.4 SF
J	BALCONY	19.5 SF
K	BALCONY	19.5 SF
TOTAL ZONING SF		6,503.7 SF



2 2ND FLOOR - ZONING SF DIAGRAM
1/16" = 1'-0"

ZONING SF CALCULATIONS

KEY TAG	BUILDING AREA	AREA
1ST FLOOR		
A	LOBBY	555.2 SF
B	TRASH/RECYCLE	183.9 SF
C	CONFERENCE ROOM	164.1 SF
D	BIKE STORAGE	330.4 SF
E	ELECTRICAL ROOM	71.8 SF
TOTAL		1,305.4 SF



1 1ST FLOOR PARKING PLAN - ZONING SF DIAGRAM
1/16" = 1'-0"

ZONING SF SUMMARY

FLOOR	AREA
1ST FLOOR	1,305.4 SF
2ND FLOOR	6,503.7 SF
3RD FLOOR	6,503.7 SF
4TH FLOOR	6,500.2 SF
5TH FLOOR	6,500.2 SF
TOTAL	27,313.2 SF

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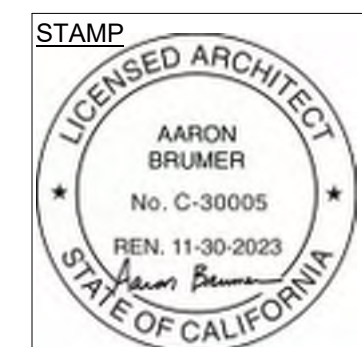
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PROJECT:
21-UNIT MULTI FAMILY BUILDING
2662 BARRINGTON AVE
LOS ANGELES, CA 90064

ISSUE DATE	DESCRIPTION
1 1/18/2023	PZA SUBMITTAL#1
2 03/31/2023	PZA CORRECTIONS #1
3 04/17/2023	PZA CORRECTIONS #2
4 05/09/2023	PZA CORRECTIONS #3

ISSUE DATE	DESCRIPTION



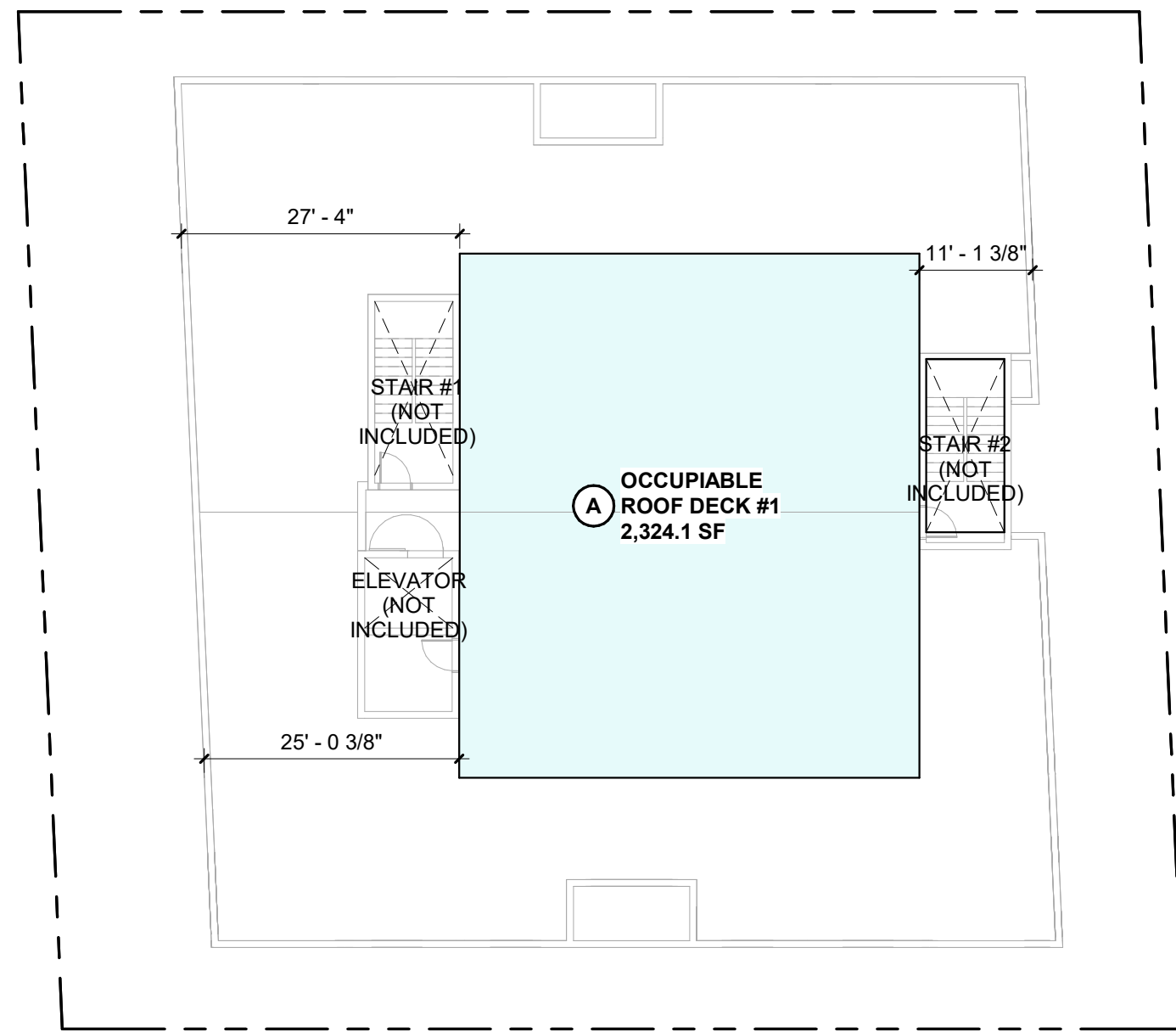
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ZONING SQUARE FOOTAGE DIAGRAMS

T-03

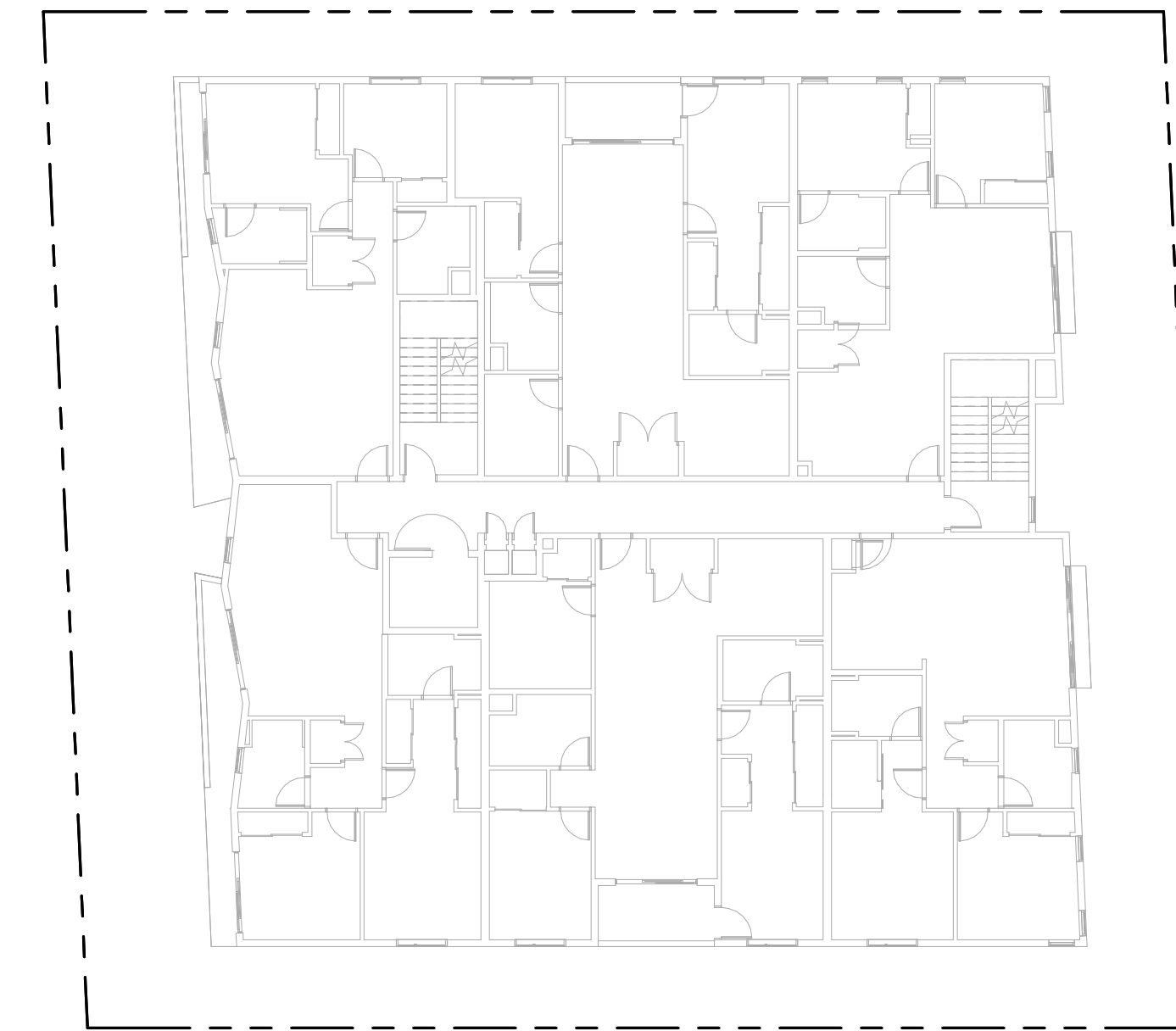
2662 BARRINGTON

OPEN SPACE CALCULATIONS

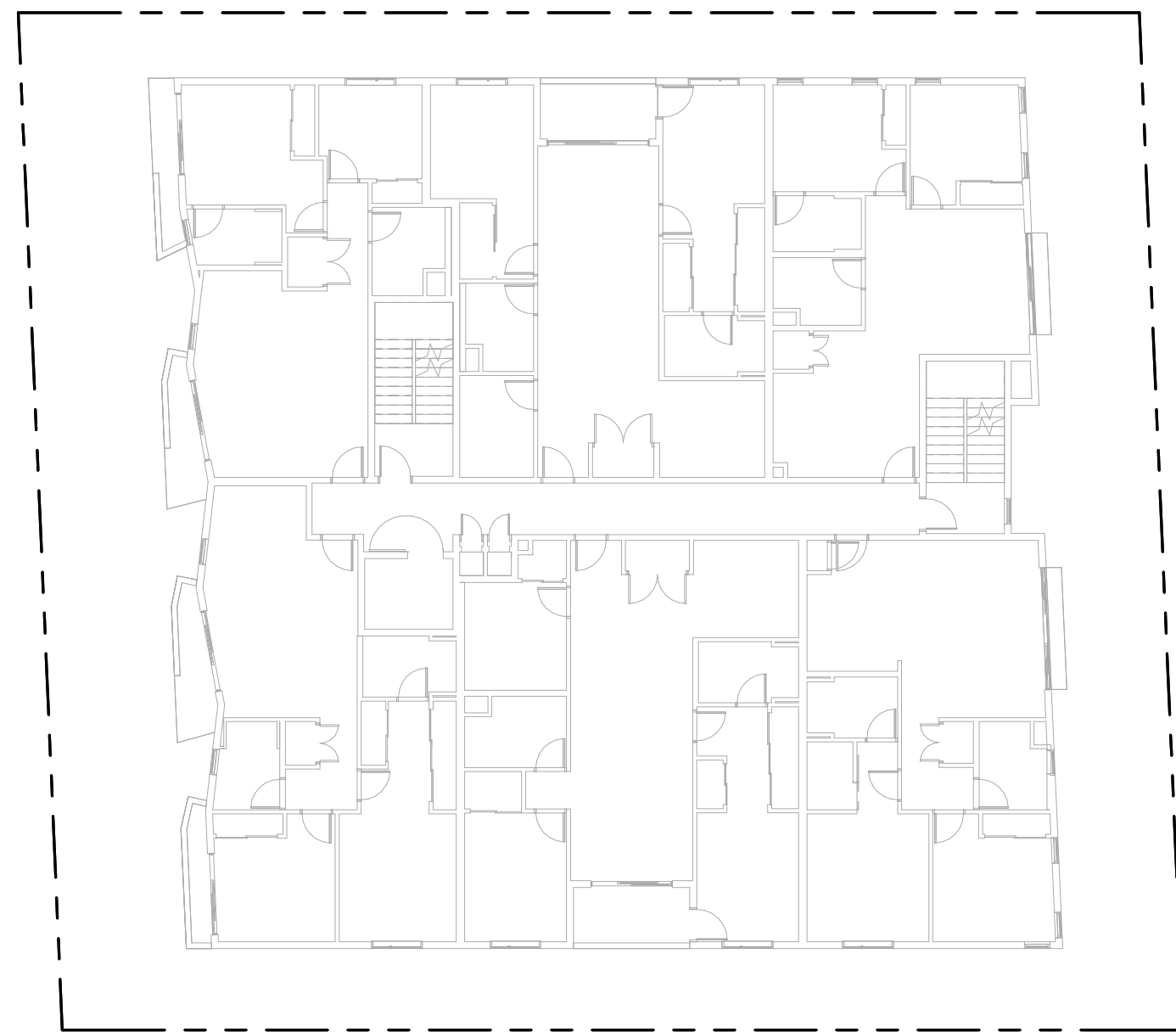
KEY TAG	BUILDING AREA	AREA
ROOF DECK		
A	OCCUPIABLE ROOF DECK #1	2,324.1 SF
		2,324.1 SF



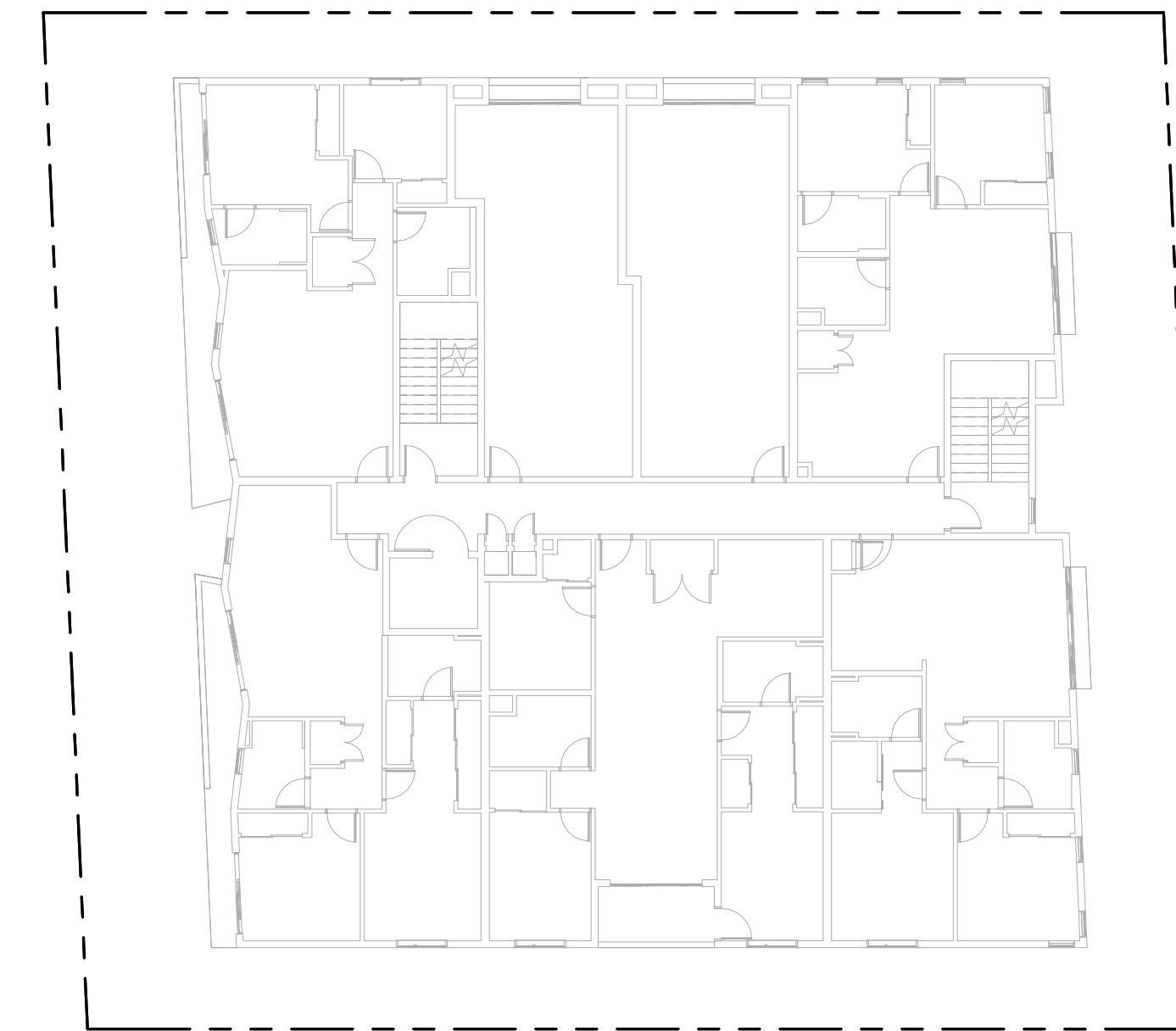
6 6TH ROOF DECK - OPEN SPACE DIAGRAM
1/16" = 1'-0"



5 FIFTH FLOOR
1/16" = 1'-0"



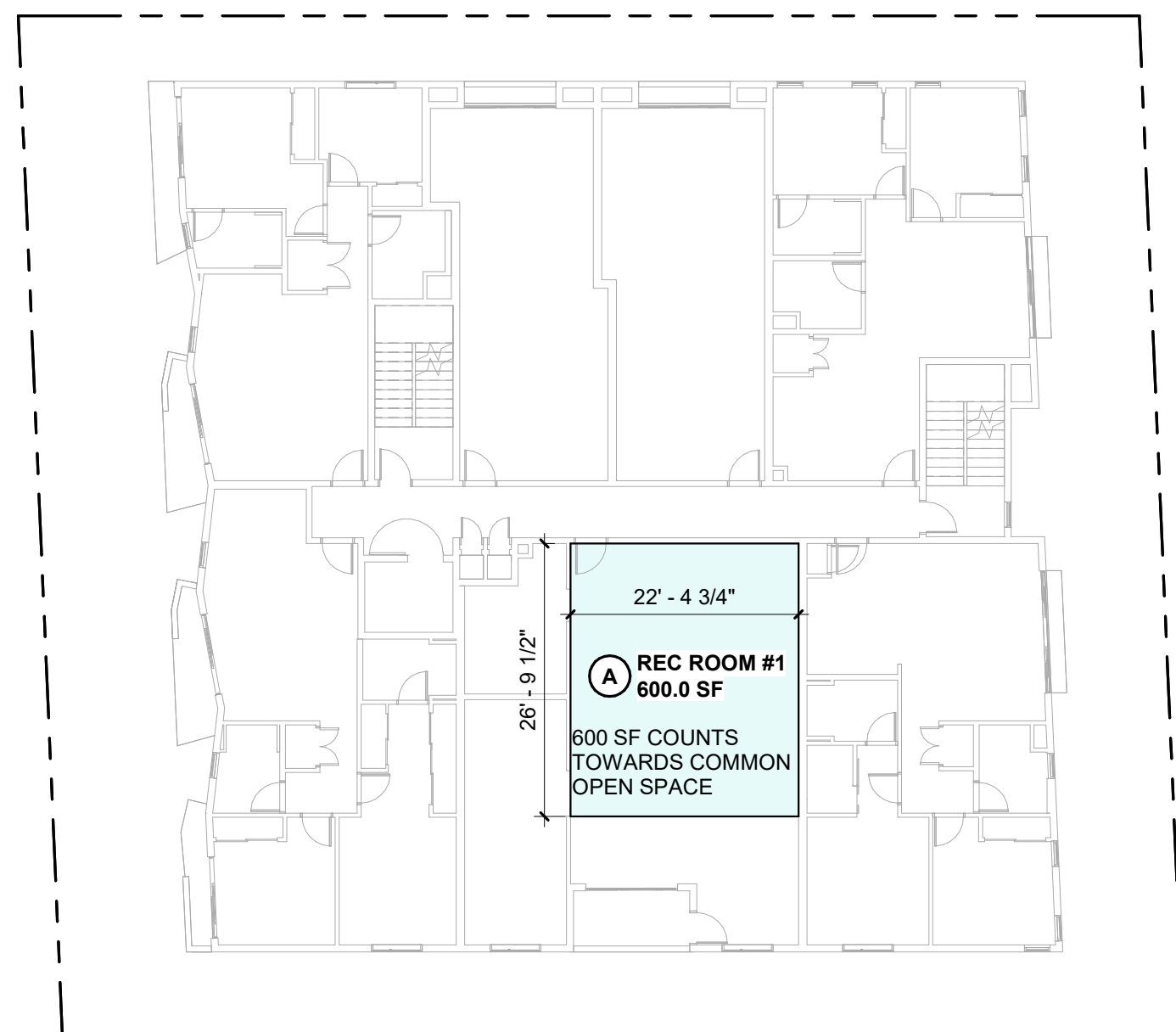
4 FOURTH FLOOR
1/16" = 1'-0"



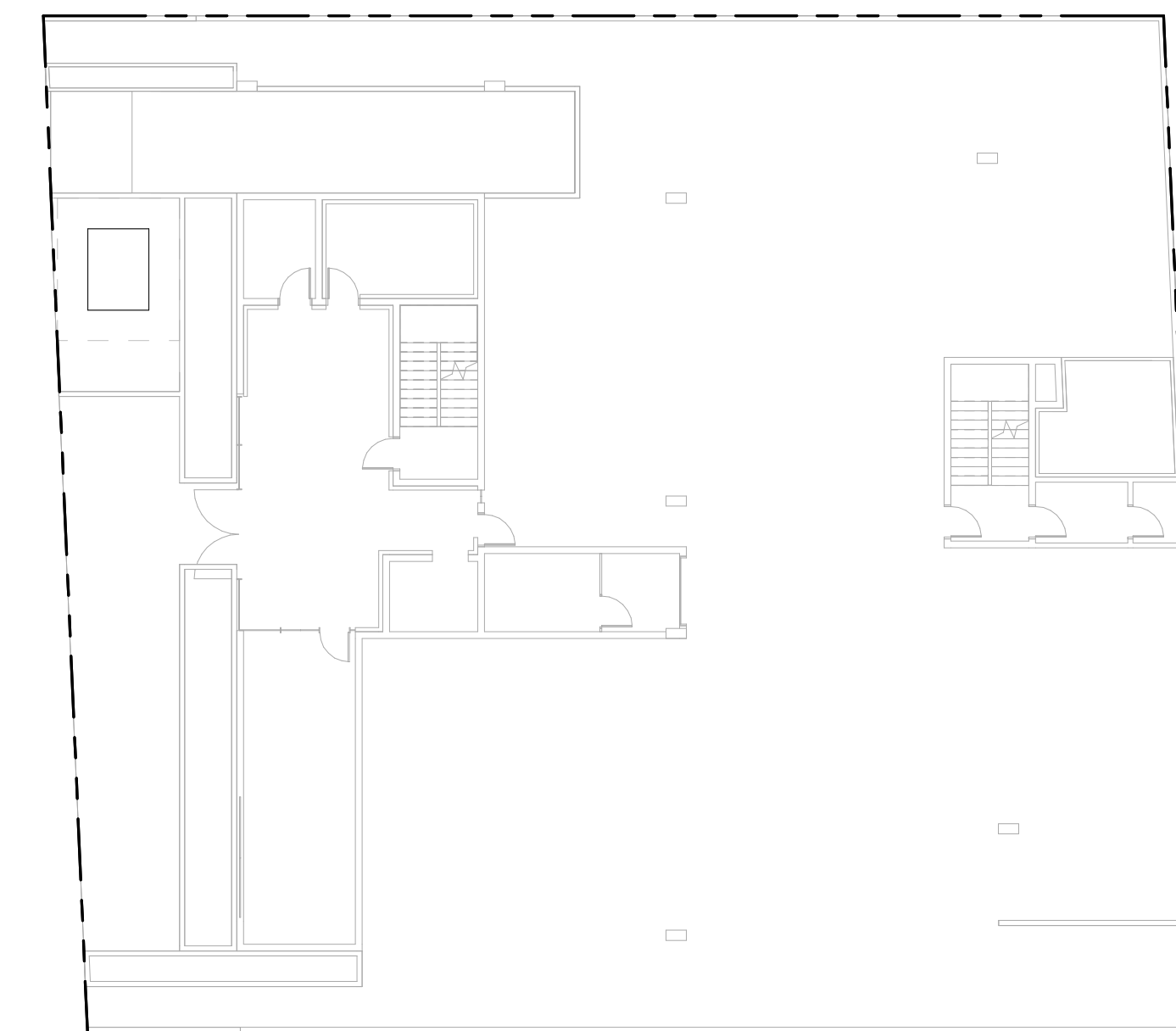
3 THIRD FLOOR
1/16" = 1'-0"

OPEN SPACE CALCULATIONS

KEY TAG	BUILDING AREA	AREA
2ND FLOOR		
A	REC ROOM #1	600.0 SF
		600.0 SF



2 SECOND FLOOR
1/16" = 1'-0"



1 FIRST FLOOR
1/16" = 1'-0"

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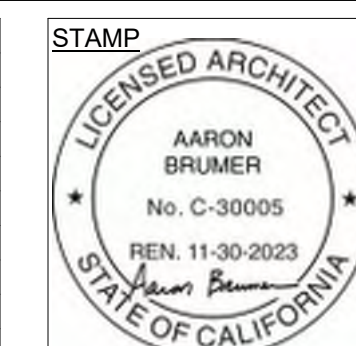
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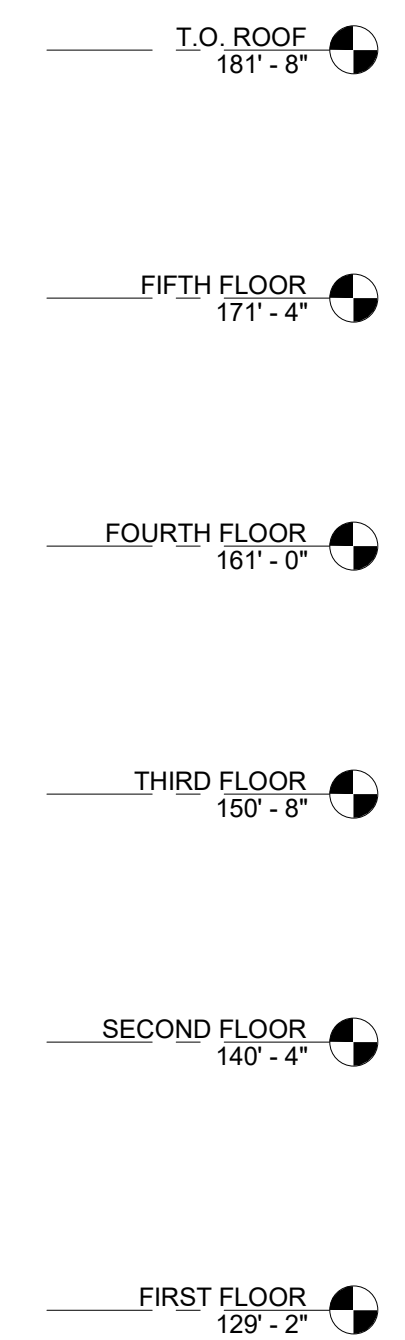
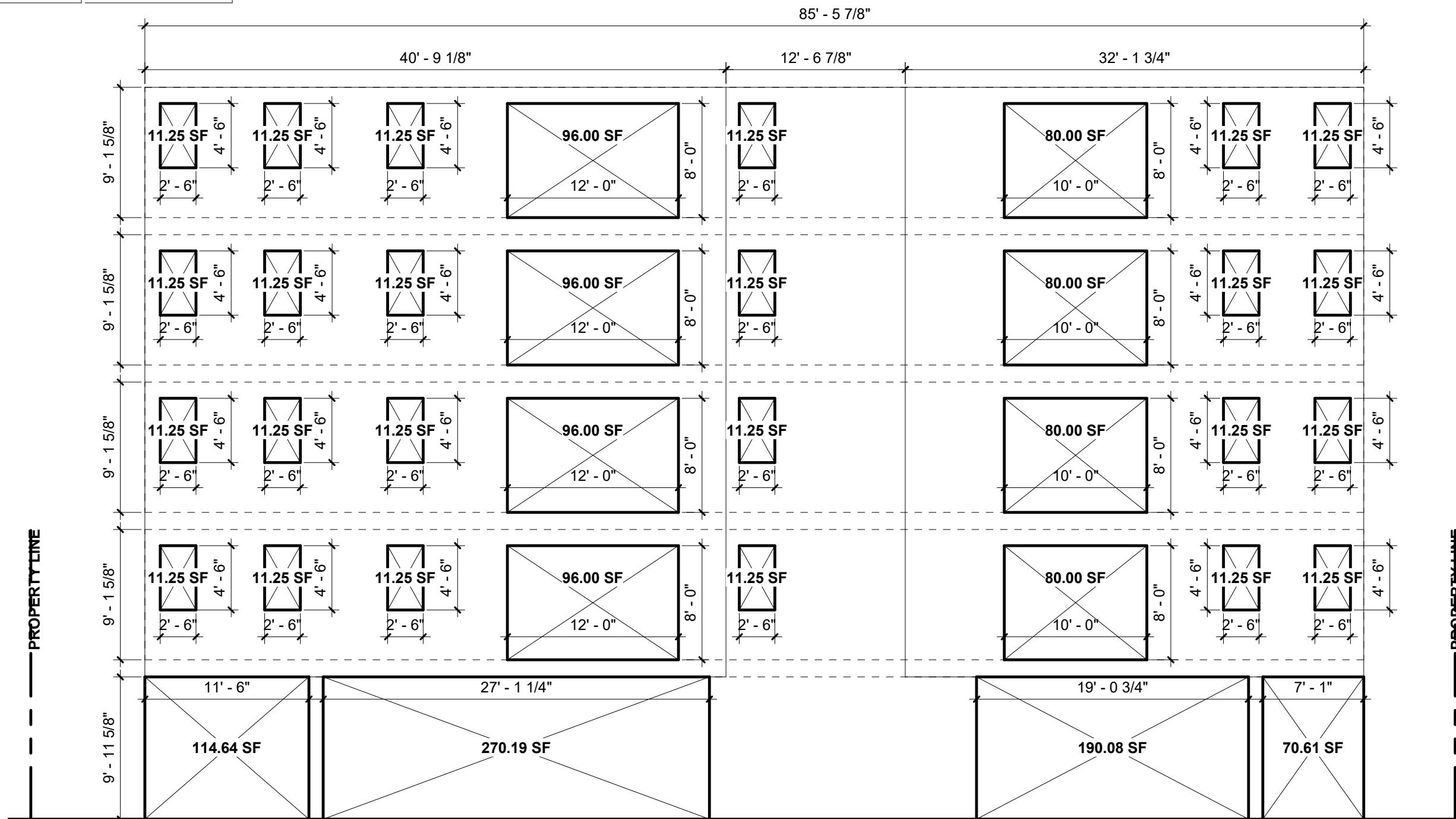


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OPEN SPACE DIAGRAMS

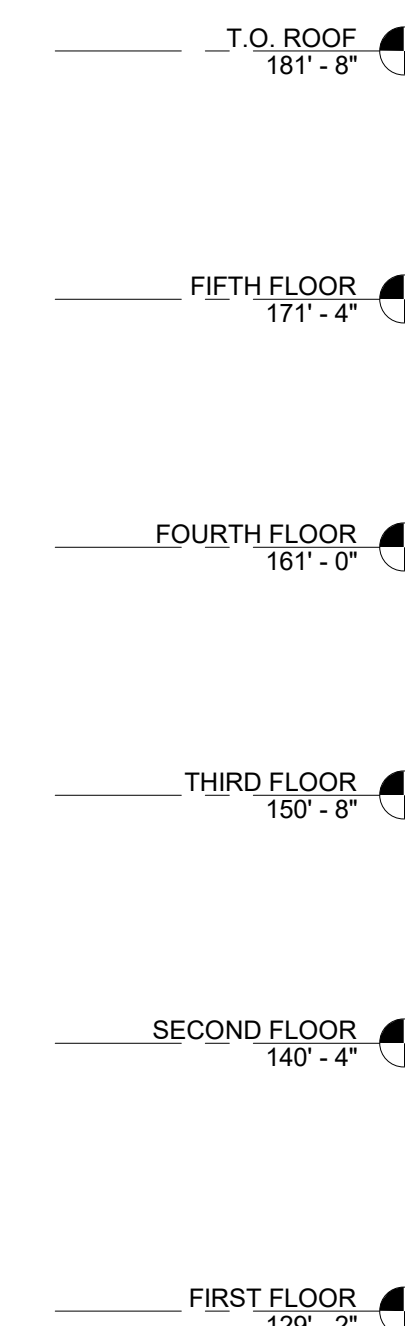
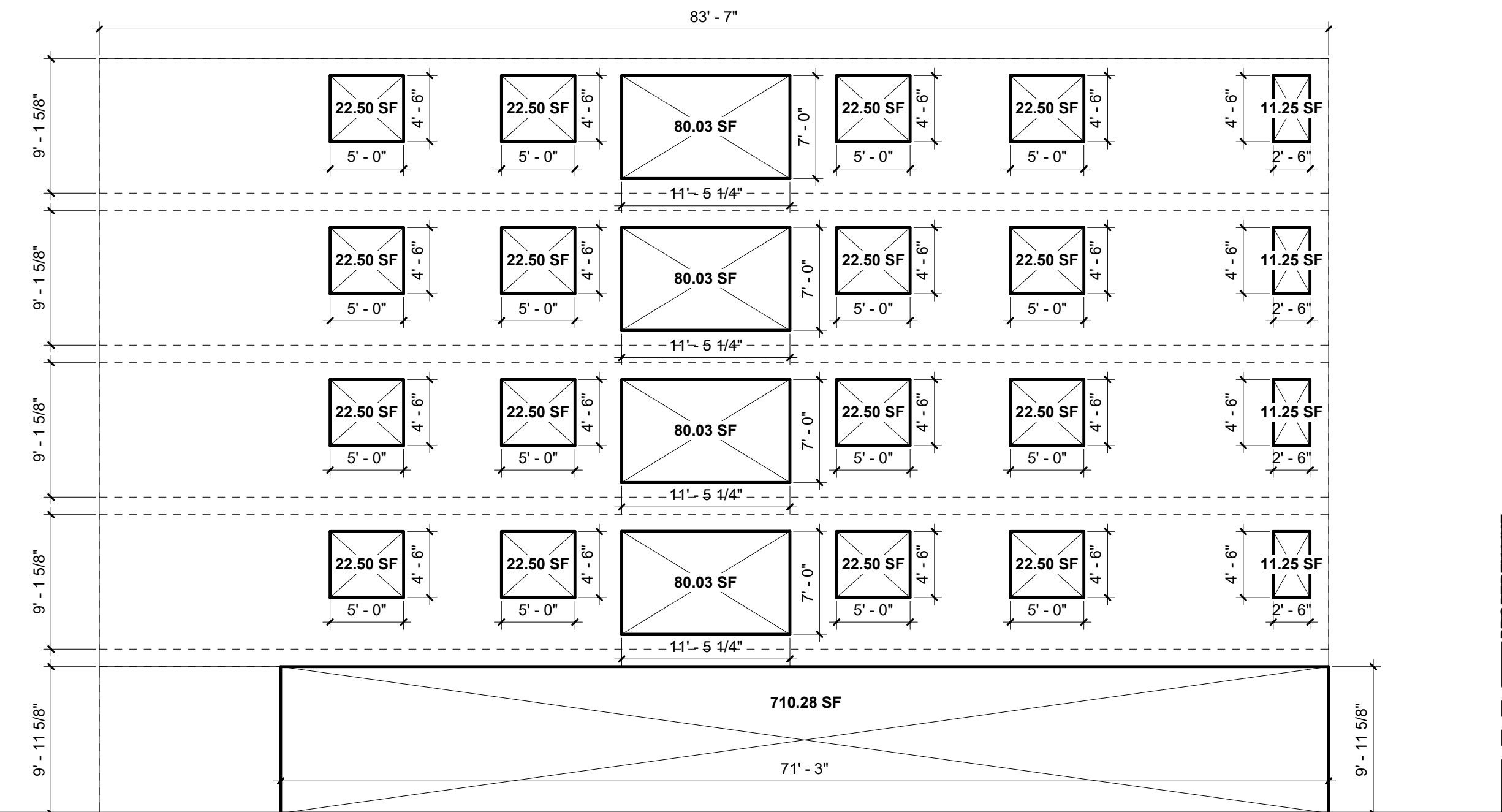
T-05

2662
BARRINGTON

OPENINGS ANALYSIS				FIRE SEPARATION DISTANCE = 2'-0"	MAX ALLOWABLE OPENINGS PERCENTAGE
FLOOR	TOTAL UNPROTECTED AREA	TOTAL WALL AREA	UNPROTECTED AREA PERCENTAGE		
NORTHEASTERN					
1ST	645.5 SF	852.2 SF	75.7%	NO LIMIT	
2ND	243.5 SF	781.0 SF	31.2%		
3RD	243.5 SF	781.0 SF	31.2%		
4TH	243.5 SF	781.0 SF	31.2%		
5TH	243.5 SF	782.0 SF	31.1%		



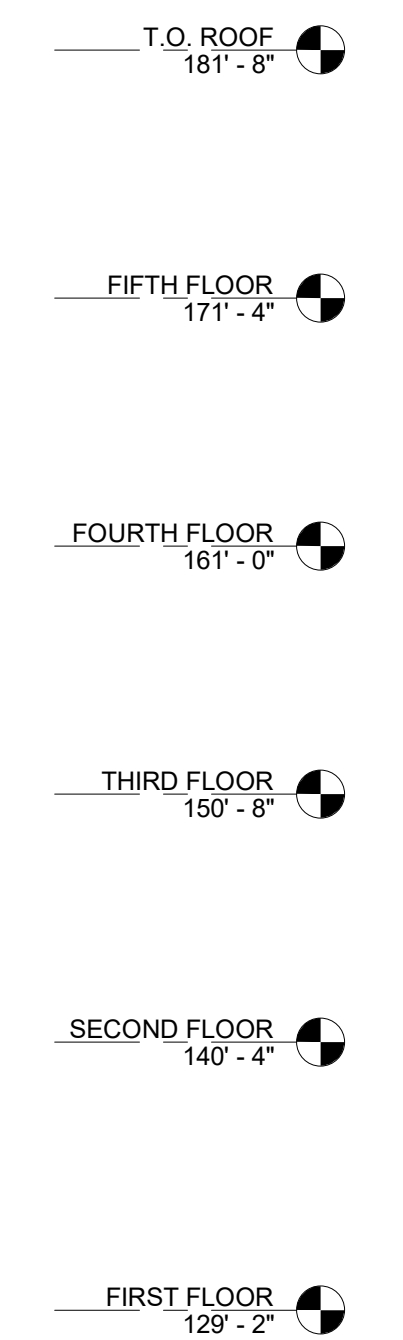
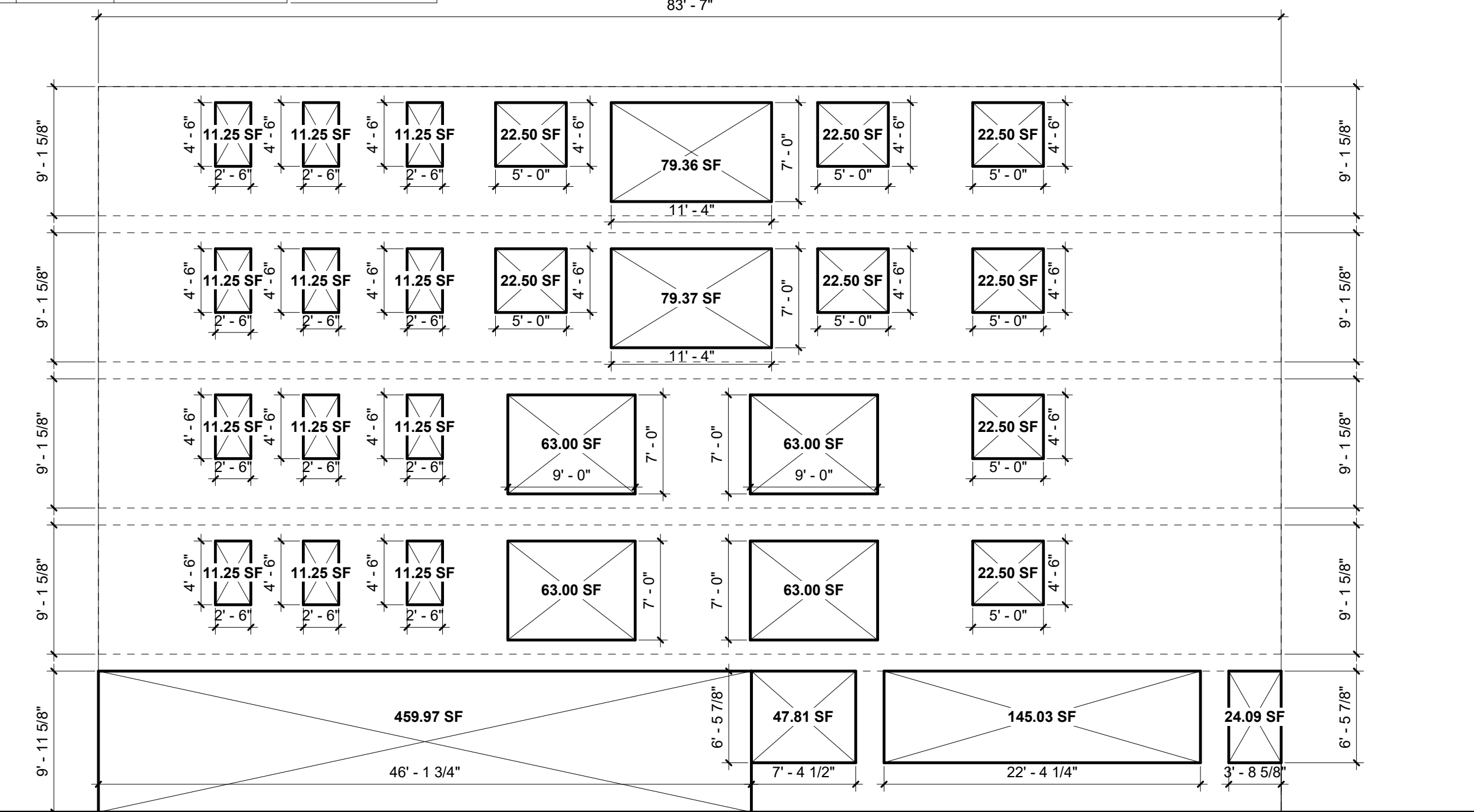
5 NORTHEASTERN EXTERIOR ELEVATION - OPENINGS ANALYSIS				FIRE SEPARATION DISTANCE = 8'-0"	MAX ALLOWABLE OPENINGS PERCENTAGE
FLOOR	TOTAL UNPROTECTED AREA	TOTAL WALL AREA	UNPROTECTED AREA PERCENTAGE		
SOUTHEASTERN					
1ST	710.3 SF	833.2 SF	85.2%	25%	
2ND	181.3 SF	763.6 SF	23.7%		
3RD	181.3 SF	763.6 SF	23.7%		
4TH	181.3 SF	763.6 SF	23.7%		
5TH	181.3 SF	763.6 SF	23.7%		



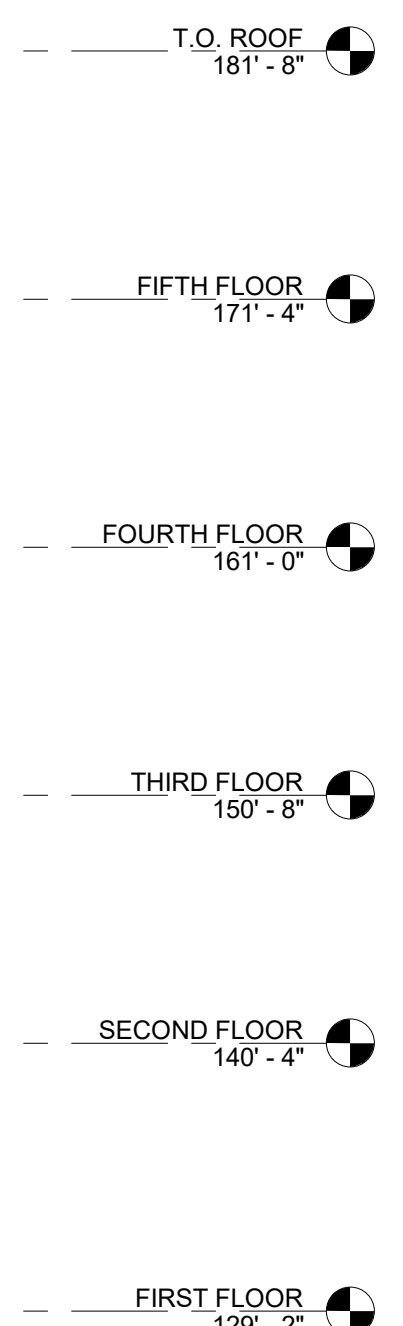
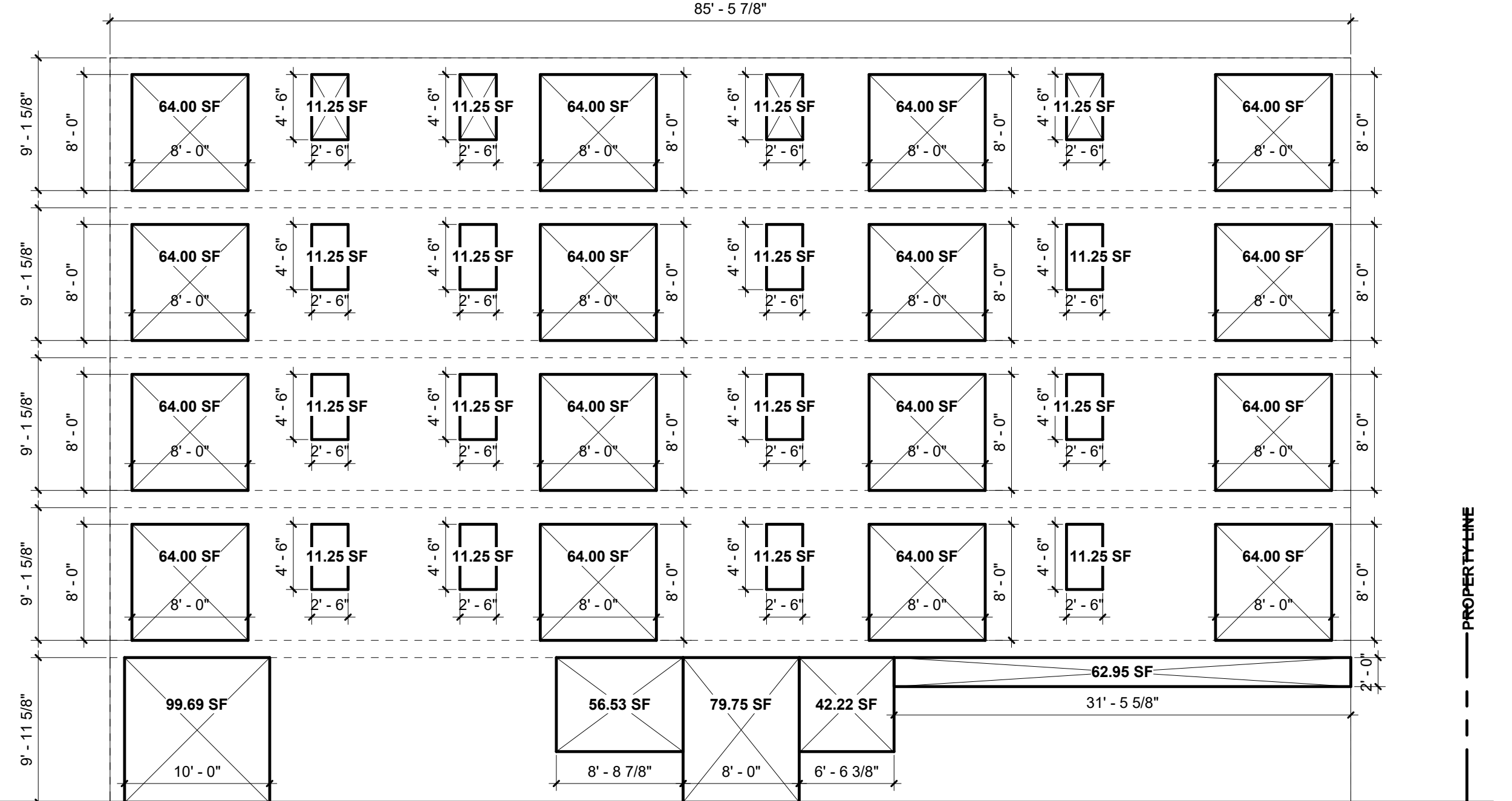
3 SOUTHEASTERN EXTERIOR ELEVATION - OPENINGS ANALYSIS				FIRE SEPARATION DISTANCE = 8'-0"	MAX ALLOWABLE OPENINGS PERCENTAGE
FLOOR	TOTAL UNPROTECTED AREA	TOTAL WALL AREA	UNPROTECTED AREA PERCENTAGE		
SOUTHWESTERN					
1ST	341.1 SF	852.2 SF	40.0%	NO LIMIT	
2ND	301.0 SF	781.0 SF	38.5%		
3RD	301.0 SF	781.0 SF	38.5%		
4TH	301.0 SF	781.0 SF	38.5%		
5TH	301.0 SF	781.0 SF	38.5%		



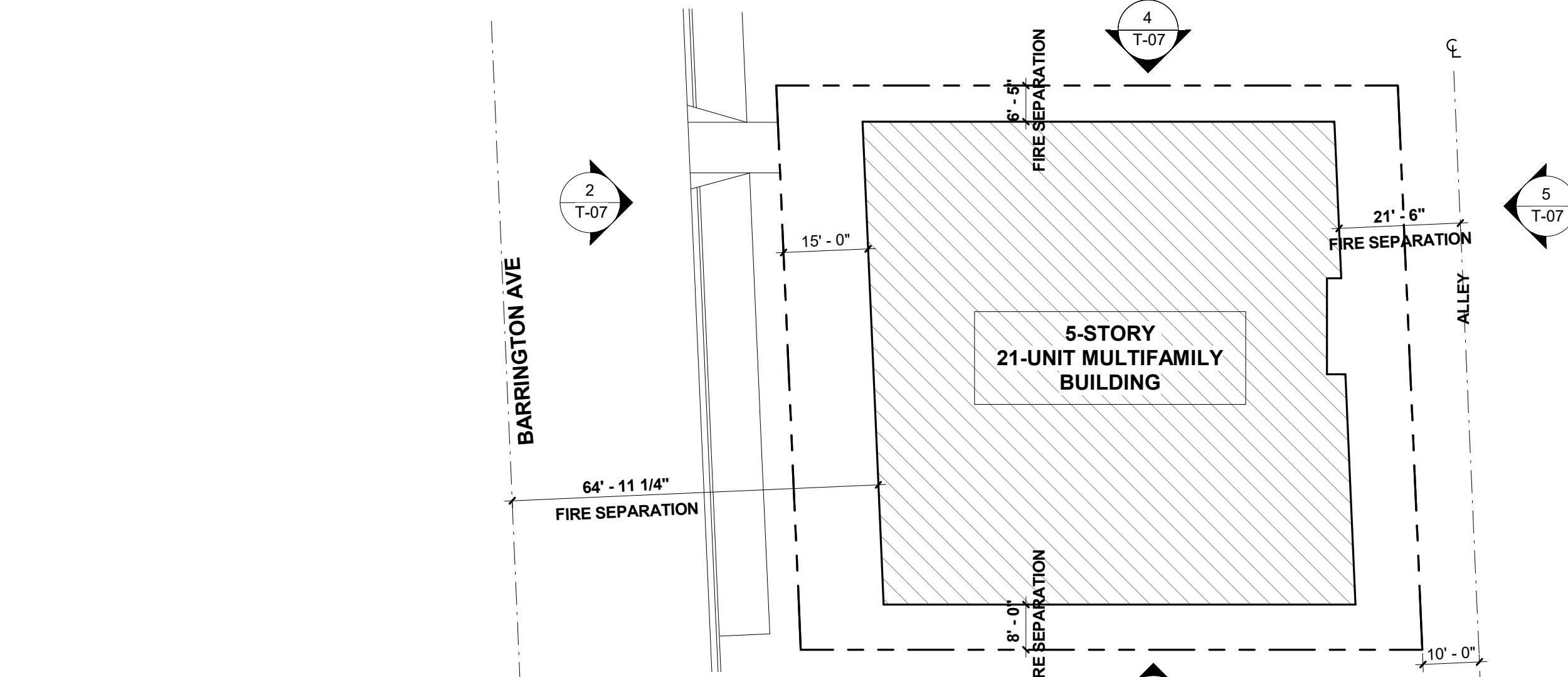
OPENINGS ANALYSIS				FIRE SEPARATION DISTANCE = 4'-0"	MAX ALLOWABLE OPENINGS PERCENTAGE
FLOOR	TOTAL UNPROTECTED AREA	TOTAL WALL AREA	UNPROTECTED AREA PERCENTAGE		
NORTHWESTERN					
1ST	676.9 SF	833.2 SF	81.2%	25%	
2ND	182.3 SF	763.6 SF	23.9%		
3RD	182.3 SF	763.6 SF	23.9%		
4TH	180.6 SF	763.6 SF	23.7%		
5TH	180.6 SF	763.6 SF	23.7%		



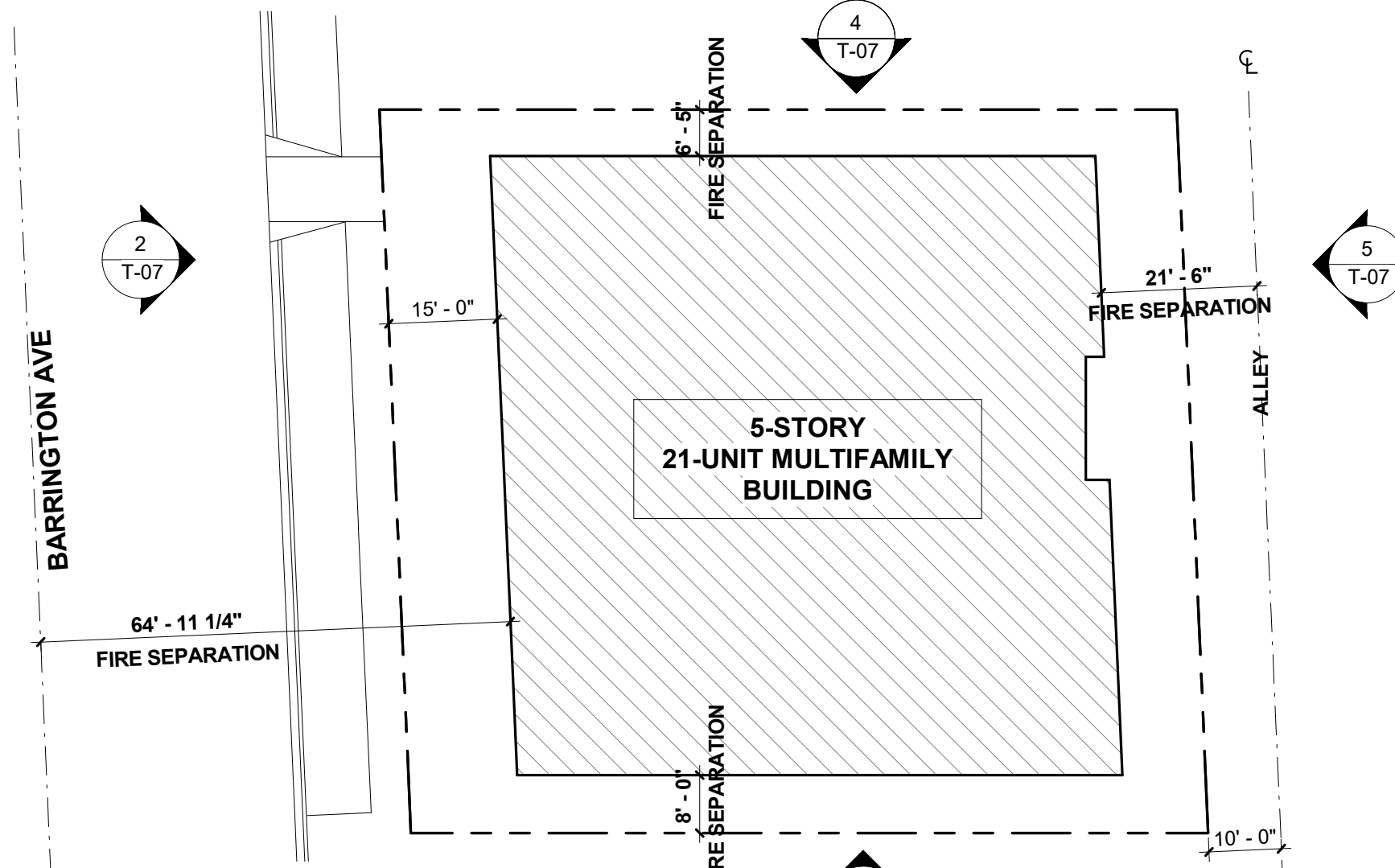
4 NORTHWESTERN EXTERIOR ELEVATION - OPENINGS ANALYSIS				FIRE SEPARATION DISTANCE = 64'-11 1/4"	MAX ALLOWABLE OPENINGS PERCENTAGE
FLOOR	TOTAL UNPROTECTED AREA	TOTAL WALL AREA	UNPROTECTED AREA PERCENTAGE		
SOUTHWESTERN					
1ST	341.1 SF	852.2 SF	40.0%	NO LIMIT	
2ND	301.0 SF	781.0 SF	38.5%		
3RD	301.0 SF	781.0 SF	38.5%		
4TH	301.0 SF	781.0 SF	38.5%		
5TH	301.0 SF	781.0 SF	38.5%		



2 SOUTHWESTERN EXTERIOR ELEVATION - OPENINGS ANALYSIS				FIRE SEPARATION DISTANCE = 8'-0"	MAX ALLOWABLE OPENINGS PERCENTAGE
FLOOR	TOTAL UNPROTECTED AREA	TOTAL WALL AREA	UNPROTECTED AREA PERCENTAGE		
SOUTHWESTERN					
1ST	341.1 SF	852.2 SF	40.0%	NO LIMIT	
2ND	301.0 SF	781.0 SF	38.5%		
3RD	301.0 SF	781.0 SF	38.5%		
4TH	301.0 SF	781.0 SF	38.5%		
5TH	301.0 SF	781.0 SF	38.5%		



1 KEY SITE PLAN	
1/8" = 1'-0"	



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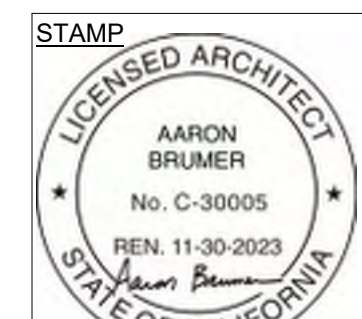
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 LOS ANGELES, CA 90064

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DRAWING TITLE
 EXTERIOR OPENINGS ANALYSIS

T-07

2662 BARRINGTON

DERO DUPLEX

Double Up

The Dero Duplex doubles the capacity of your bike parking area with secure, efficient, and orderly storage. Its staggered design means that bikes enter and exit easily without entanglement. Sturdy trays with high sides keep bikes from slipping off while loading or unloading and also make the Duplex compatible with most standard U-locks.

Patent D768,545

© 2018 Dero

DERO DUPLEX

- Modular design fits nearly any space
- U-lock compatible
- Easy assembly
- Double your capacity

FINISH OPTIONS

Galvanized	Stainless	Powder Coat					
		White	Black	Red	Blue	Green	Yellow
		Black	White	Red	Blue	Green	Yellow
		Black	White	Red	Blue	Green	Yellow
		Black	White	Red	Blue	Green	Yellow
		Black	White	Red	Blue	Green	Yellow

www.dero.com | 1-888-337-6729

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DERO DUPLEX Submittal Sheet

CAPACITY Varies per configuration. Minimum 6 bike system required for stability.

MATERIALS Main frame tube: 2" sq square tube. Connector plates: 1/4" plate. Base trays: 1/2" plate.

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:
 - Sandblast
 - Apply primer electrostatically applied
 - Final thick TGIC polyester powder coat
- Stainless** 304 grade stainless steel material with external surfaces polished to a satin finish. All surfaces passivated.

MOUNT OPTIONS **Surface** Each connector plate accepts 3/8" wedge anchors.

SETBACKS See diagrams on following page.

U-lock compatible

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DERO DUPLEX Installation Instructions – Setbacks for Configurations

Single sided setbacks

Double sided setbacks

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DERO DUPLEX Installation Instructions – Parts List

Hardware List:

- 3/8" NUT
- 3/8" WASHER
- 3/8" x 3.25" BOLT
- 3/8" x 3.25" CARRIAGE BOLT
- 3/8" PENTA NUT
- 3/8" WASHER
- CONNECTOR BASE
- WHEEL CATCH
- CONNECTOR TOP
- WHEEL CATCH SPACER

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DERO DUPLEX Installation Instructions

- Place the first DUPLEX LOWER UNIT and attach CONNECTORS with hardware.
- Drill the holes in accordance with the specifications shipped with the anchors. Make sure the holes are at least 3" away from any cracks in the base material.
- Continue repeating steps 1 and 2 as necessary.
- Place WHEEL CATCH and SPACERS and attach with hardware. Repeat for all trays.
- Secure the DUPLEX ASSEMBLY with 3/8" WEDGE ANCHORS. Secure at the first and last pair of bases and then every other pair of bases.
- For double sided assemblies, simply place two single sided assemblies back to back with a 14" overlap.

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DERO DUPLEX
Installation Instructions – Setbacks for Configurations

DERO DUPLEX
Installation Instructions – Parts List

DERO DUPLEX
Submittal Sheet

DERO DUPLEX
Installation Instructions – Setbacks for Configurations

DERO DUPLEX
Installation Instructions – Parts List

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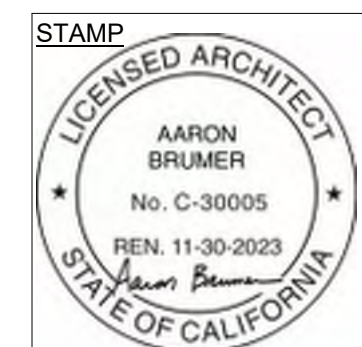
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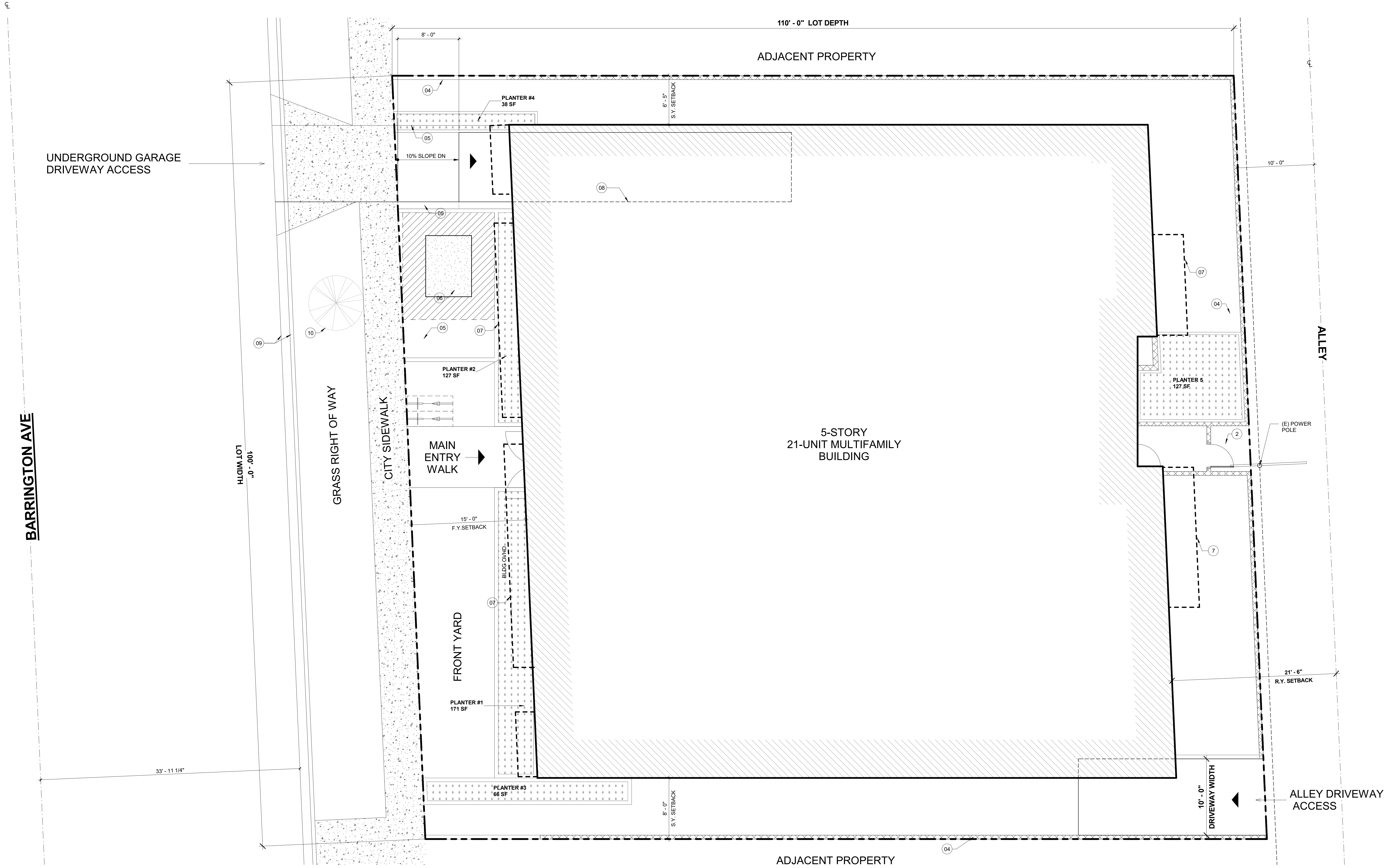


DRAWING TITLE
BIKE STORAGE SPECIFICATION

T-22

2662 BARRINGTON

- 01 BI-FOLDING REMOTE GARAGE ENTRY GATE
- 02 3' WIDE PEDESTRIAN GATE
- 03 SINGLE SHORT-TERM BICYCLE PARKING SPACE, TYP.
- 04 6' HIGH CMU PERIMETER WALL (UNDER SEPARATE PERMIT)
- 05 PARKING GARAGE CMU WALL
- 06 TRANSFORMER CONC. PAD
- 07 DASHLINES INDICATES THE OVERHANG ABOVE
- 08 UNDERGROUND GARAGE DRIVEWAY
- 09 (E) CURB AND GUTTER TO PROTECT IN PLACE @ CITY RIGHT OF WAY
- 10 (E) TREE TO PROTECT IN PLACE @ CITY RIGHT OF WAY



1 SITE PLAN
3/16" = 1'-0"

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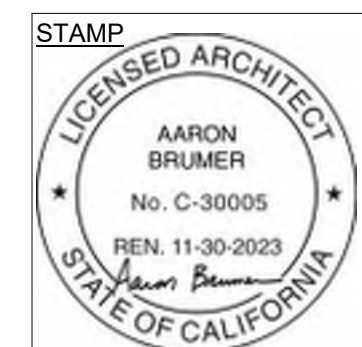
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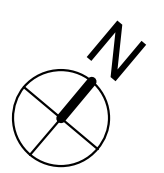
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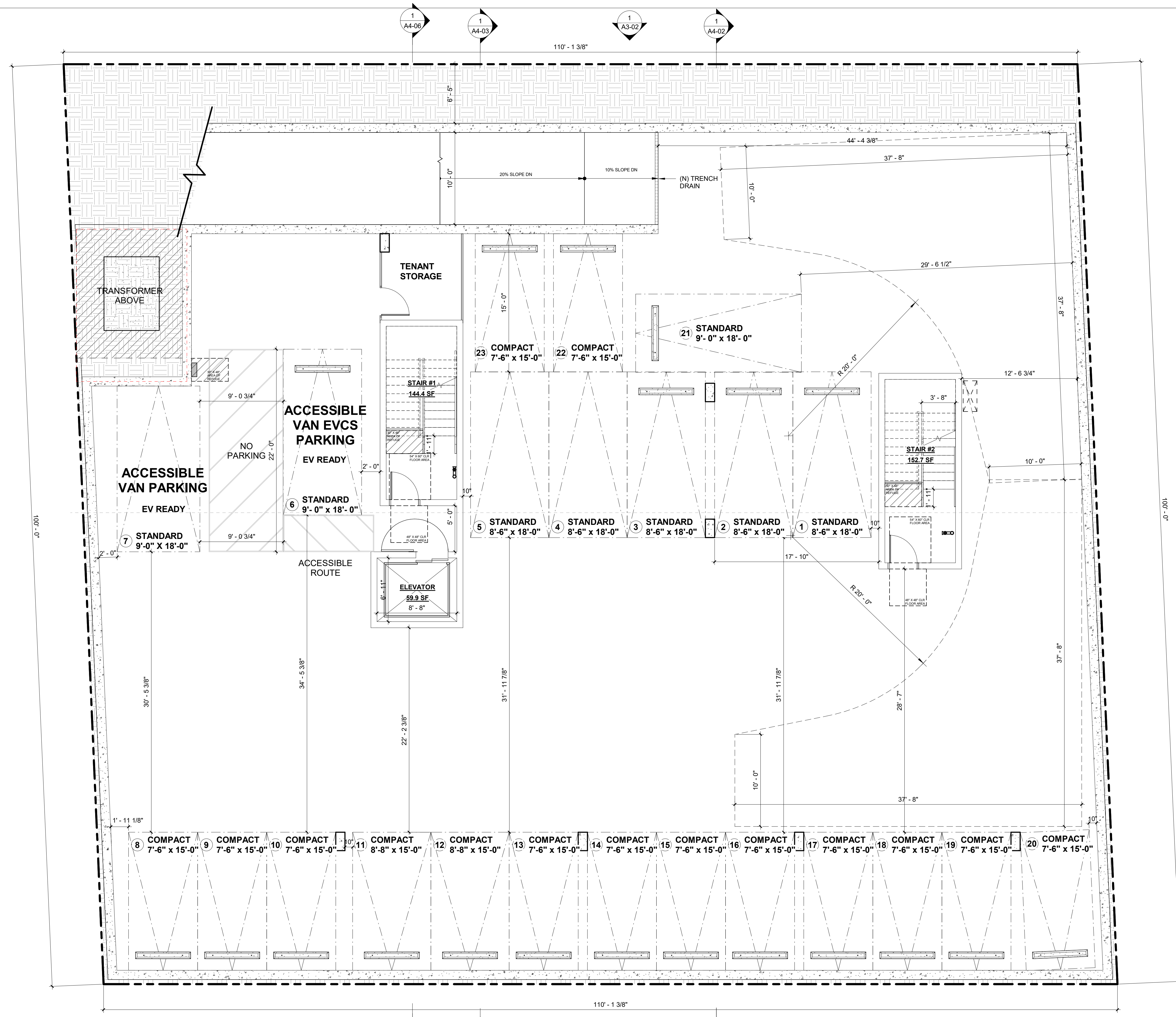
ISSUE DATE	DESCRIPTION



DRAWING TITLE
 SITE PLAN
 FOR REFERENCE ONLY

A1-00
 2662 BARRINGTON





1 BASEMENT PARKING PLAN
3/16" = 1'-0"

KEYNOTES	
	CONCRETE WALL - SEE STRUCTURAL DRAWINGS
	8" CMU WALL - SEE STRUCTURAL DRAWINGS
	2 X 4 METAL STUD FURRING WALL - SEE STRUCTURAL DRAWINGS
	1-HR RATED CONSTRUCTION - SEE ELECTRICAL DRAWINGS
	2-HR RATED CONSTRUCTION
	"ENERGY STAR" COMPLIANT EXHAUST FAN CONTROLLED BY HUMIDISTAT, MIN 50 CFM HUMIDISTAT CONTROLLED EXHAUST FAN DUCTED TO EXTERIOR
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
	EXIT SIGN

LEGEND	
	CONCRETE WALL - SEE STRUCTURAL DRAWINGS
	8" CMU WALL - SEE STRUCTURAL DRAWINGS
	2 X 4 METAL STUD FURRING WALL - SEE STRUCTURAL DRAWINGS
	1-HR RATED CONSTRUCTION - SEE ELECTRICAL DRAWINGS
	2-HR RATED CONSTRUCTION
	"ENERGY STAR" COMPLIANT EXHAUST FAN CONTROLLED BY HUMIDISTAT, MIN 50 CFM HUMIDISTAT CONTROLLED EXHAUST FAN DUCTED TO EXTERIOR
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
	EXIT SIGN

SHEET NOTES	
1.	ALL DIMENSIONS ARE TO FACE OF FRAMING, CENTERLINE OF STRUCTURAL POST, OR EDGE OF SLAB U.O.N.
2.	ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
3.	AT ALL INTERIOR WALLS, INSTALL 1 LAYER 5/8" GWB BOTH SIDES. AT WET LOCATION, INSTALL CEMENT BOARD ON WET SIDE OF WALL.
4.	SEE STRUCTURAL DRAWINGS FOR ALL FRAMING AND FOUNDATION INFORMATION.
5.	ALL DOORS TO BE FRAMED 6" FROM THE ADJACENT PERPENDICULAR WALL TO THE THROAT OF THE HINGE SIDE OF THE DOOR, U.O.N.
6.	ALL EXTERIOR DOORS SHALL OPEN ONTO A LANDING IN THE DIRECTION OF THE DOORSWING THAT IS NO MORE THAN 1/2" BELOW THE DOOR THRESHOLD ELEVATION.
7.	SEE INTERIORS PACKAGE FOR ALL INTERIOR MATERIALS, FIXTURES, AND FINISHES.
8.	1/2" MAX THRESHOLD @ ALL ACCESSIBLE DOOR LANDINGS.
9.	MAX CROSS SLOPE @ OF ALL ACCESSIBLE DOORS.
10.	THE ELECTRICAL SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
11.	THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSED AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.
12.	EXTERIOR WALLS SHALL HAVE A FIRE-RESISTANCE NOT LESS THAN (1) HOUR. (CBC 603.1)
13.	SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF (2) - HR. NUMBER OF STORIES CONNECTED INCLUDES ALL BASEMENTS BUT NOT ANY MEZZANINES. (CBC 713.4)
14.	SHAFT ENCLOSURES THAT DO NOT EXTEND TO THE BOTTOM OF THE BUILDING SHALL COMPLY WITH A CONDITION IN CBC 713.11. (CBC 713.11)
15.	BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LOS ANGELES FIRE CODE SECTION 510 FOR MORE DETAILS.
16.	ALL ROOF RUNOFF TO DRAIN TO STORMWATER PLANTERS PER CIVIL PLANS.
18.	NEW MECHANICALLY VENTILATED BUILDINGS SHALL PROVIDE REGULARLY OCCUPIED AREAS 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. (4504.6)

KEY PLAN	
	N

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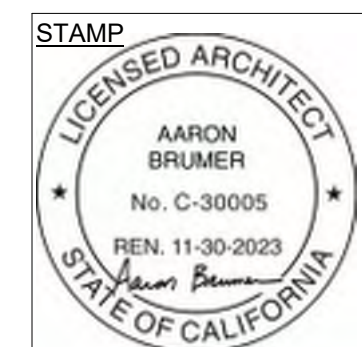
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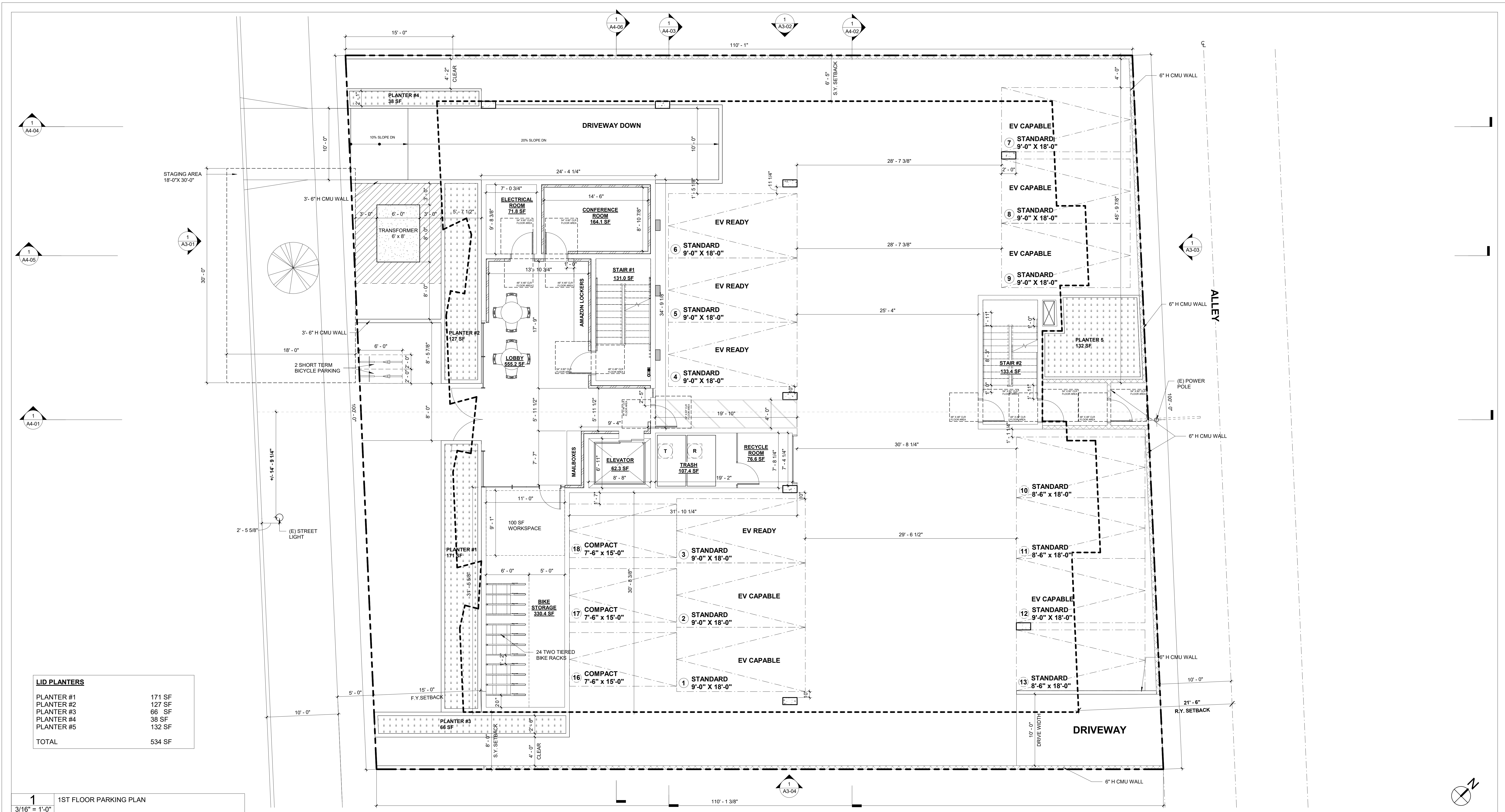
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DRAWING TITLE
BASEMENT PARKING PLAN

A2-00
2662 BARRINGTON



LID PLANTERS	
PLANTER #1	171 SF
PLANTER #2	127 SF
PLANTER #3	66 SF
PLANTER #4	38 SF
PLANTER #5	132 SF
TOTAL	534 SF

1 1ST FLOOR PARKING PLAN
3/16" = 1'-0"

KEYNOTES

LEGEND

	CONCRETE WALL - SEE STRUCTURAL DRAWINGS		"ENERGY STAR" COMPLIANT EXHAUST FAN CONTROLLED BY HUMIDISTAT; MIN 50 CFM HUMIDISTAT CONTROLLED EXHAUST FAN DUCTED TO EXTERIOR
	6" CMU WALL - SEE STRUCTURAL DRAWINGS		SMOKE DETECTOR
	2 X 4 METAL STUD FURRING WALL - SEE STRUCTURAL DRAWINGS		CARBON MONOXIDE DETECTOR
	1-HR RATED CONSTRUCTION - SEE ELECTRICAL DRAWINGS		ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
	2-HR RATED CONSTRUCTION		EXIT SIGN

SHEET NOTES

- ALL DIMENSIONS ARE TO FACE OF FRAMING, CENTERLINE OF STRUCTURAL POST, OR EDGE OF SLAB U.O.N.
- ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- AT ALL INTERIOR WALLS, INSTALL 1 LAYER 5/8" GWB BOTH SIDES. AT WET LOCATION, INSTALL CEMENT BOARD ON WET SIDE OF WALL.
- SEE STRUCTURAL DRAWINGS FOR ALL FRAMING AND FOUNDATION INFORMATION.
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- SEE INTERIORS PACKAGE FOR ALL INTERIOR MATERIALS, FIXTURES, AND FINISHES.
- 1/2" MAX THRESHOLD @ ALL ACCESSIBLE DOOR LANDINGS.
- MAX CROSS SLOPE @ OF ALL ACCESSIBLE DOORS.
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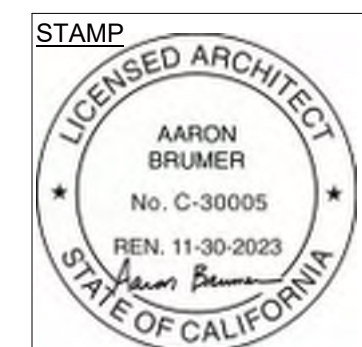
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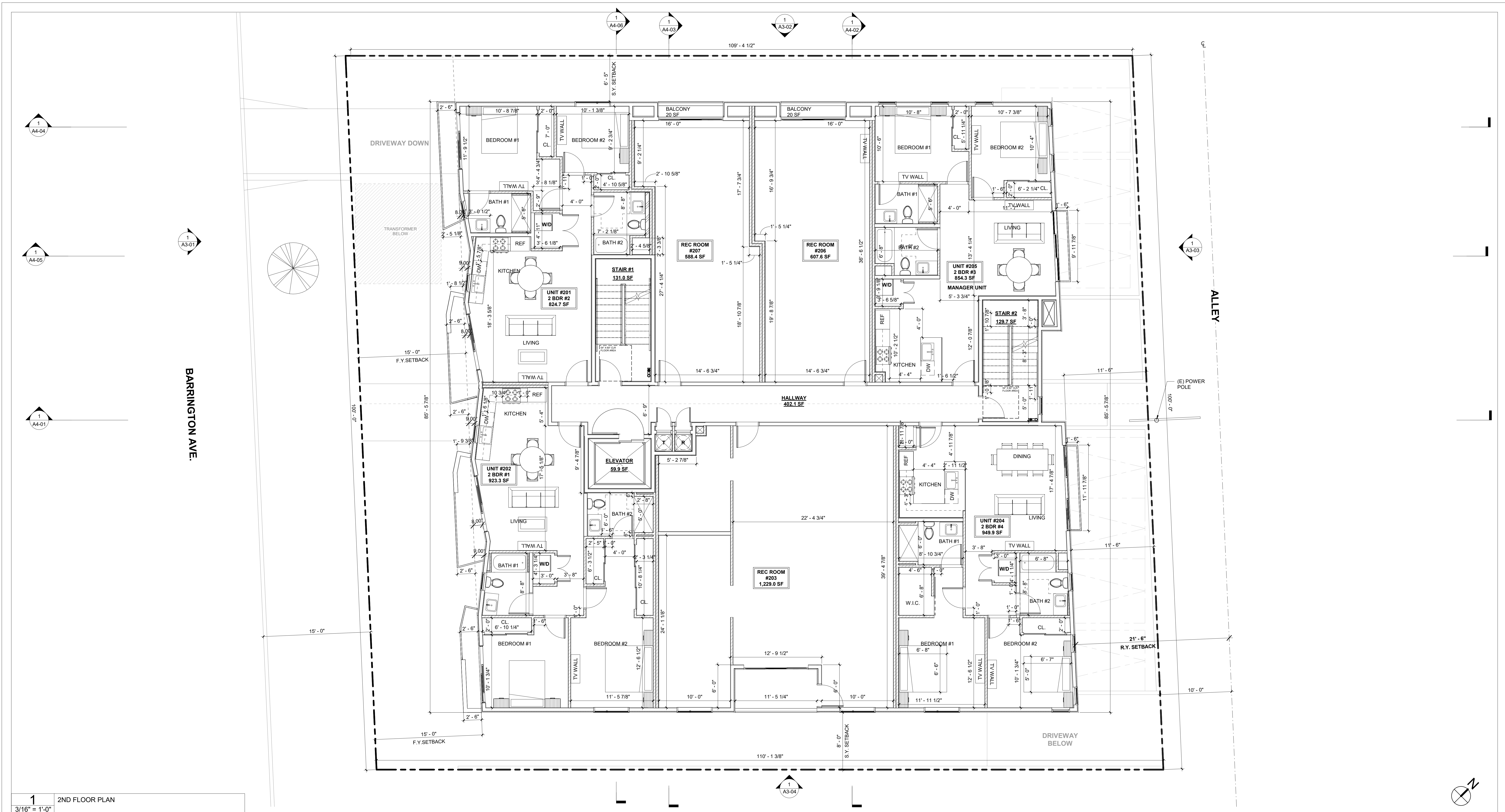
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ISSUE DATE	DESCRIPTION



DRAWING TITLE
1ST FLOOR PLAN

A2-01
2662 BARRINGTON



1 2ND FLOOR PLAN
3/16" = 1'-0"

KEYNOTES

[Symbol]	CONCRETE WALL - SEE STRUCTURAL DRAWINGS
[Symbol]	8" CMU WALL - SEE STRUCTURAL DRAWINGS
[Symbol]	2 X 6 WD STUD WALL - SEE STRUCTURAL DRAWINGS
[Symbol]	2 X 4 METAL STUD FURRING WALL - SEE STRUCTURAL DRAWINGS
[Symbol]	2 X 4 WD STUD WALL - SEE STRUCTURAL DRAWINGS
[Symbol]	2-2 X 4 WD STUD WALL - SEE STRUCTURAL DRAWINGS
[Symbol]	1-HR RATED CONSTRUCTION
[Symbol]	2-HR RATED CONSTRUCTION

LEGEND

[Symbol]	'ENERGY STAR' COMPLIANT EXHAUST FAN CONTROLLED BY HUMIDISTAT; MIN 50 CFM HUMIDISTAT CONTROLLED EXHAUST FAN DUCTED TO EXTERIOR
[Symbol]	SMOKE DETECTOR
[Symbol]	CARBON MONOXIDE DETECTOR
[Symbol]	ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
[Symbol]	EXIT SIGN

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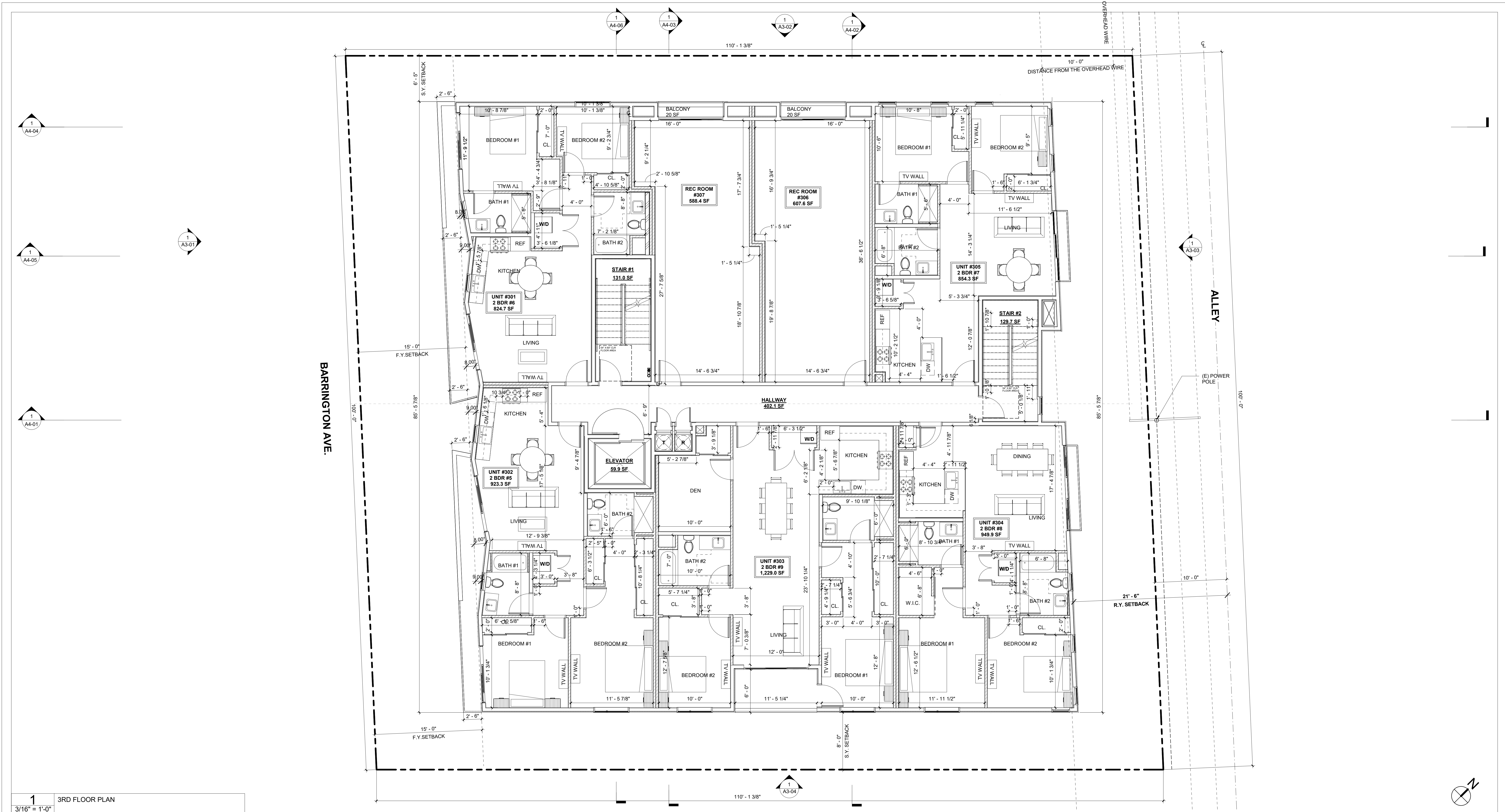
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ISSUE DATE	DESCRIPTION



DRAWING TITLE
2ND FLOOR PLAN

A2-02
2662 BARRINGTON



1 3RD FLOOR PLAN
3/16" = 1'-0"

KEYNOTES

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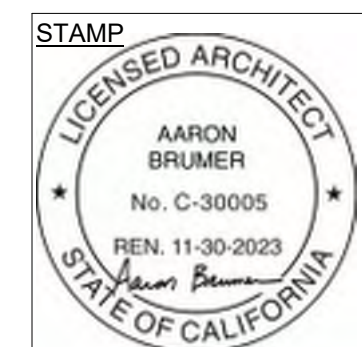
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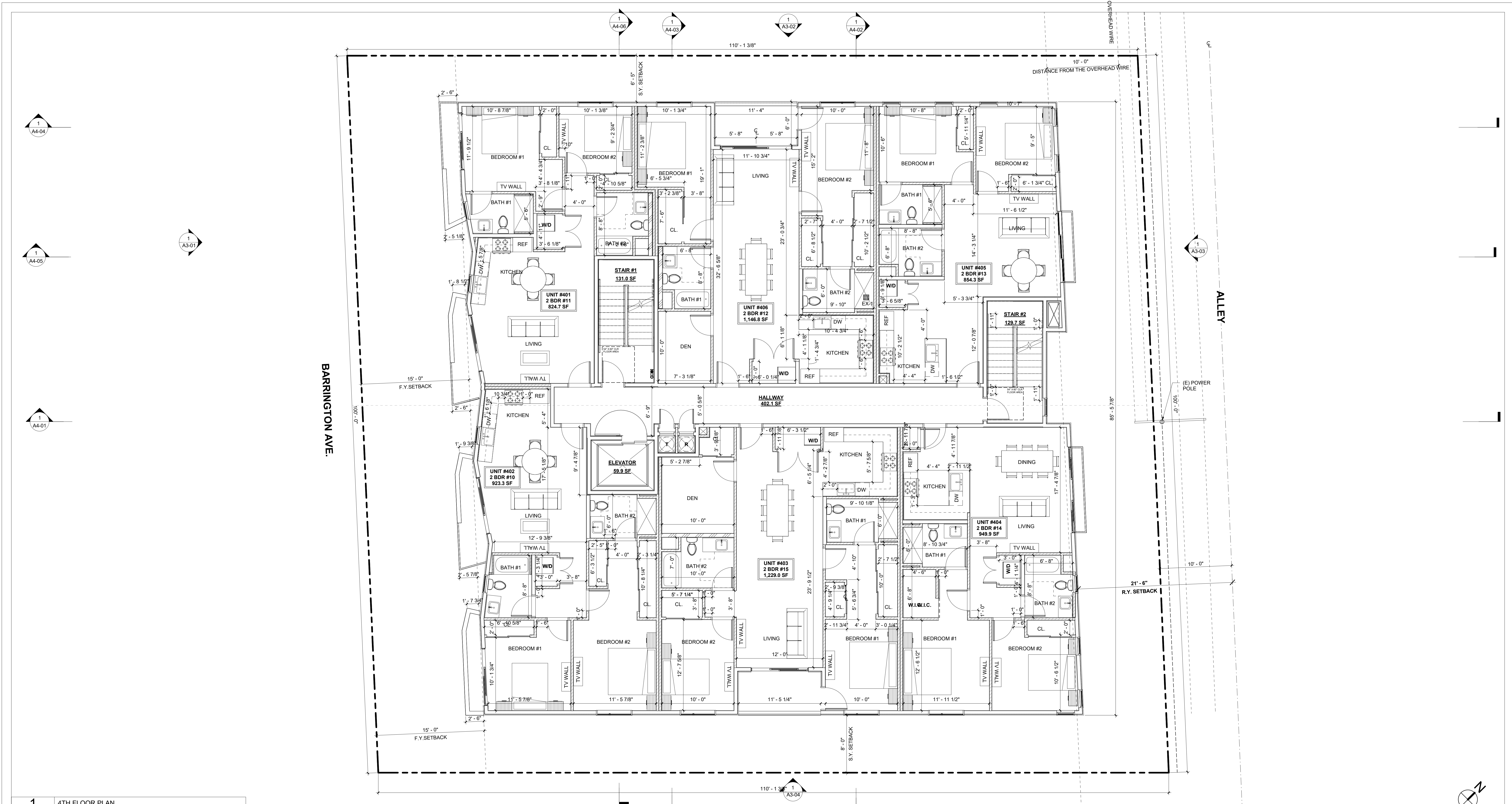
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ISSUE DATE	DESCRIPTION



DRAWING TITLE
3RD FLOOR PLAN

A2-03
2662 BARRINGTON



1 4TH FLOOR PLAN
3/16" = 1'-0"

KEYNOTES

	CONCRETE WALL - SEE STRUCTURAL DRAWINGS
	8" CMU WALL - SEE STRUCTURAL DRAWINGS
	2 X 6 WD STUD WALL - SEE STRUCTURAL DRAWINGS
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	1-HR RATED CONSTRUCTION
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LEGEND

	"ENERGY STAR" COMPLIANT EXHAUST FAN CONTROLLED BY HUMIDISTAT; MIN 50 CFM HUMIDISTAT CONTROLLED EXHAUST FAN DUCTED TO EXTERIOR
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
	EXIT SIGN

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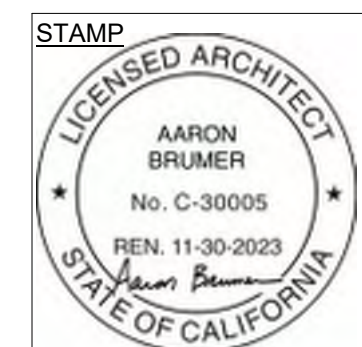
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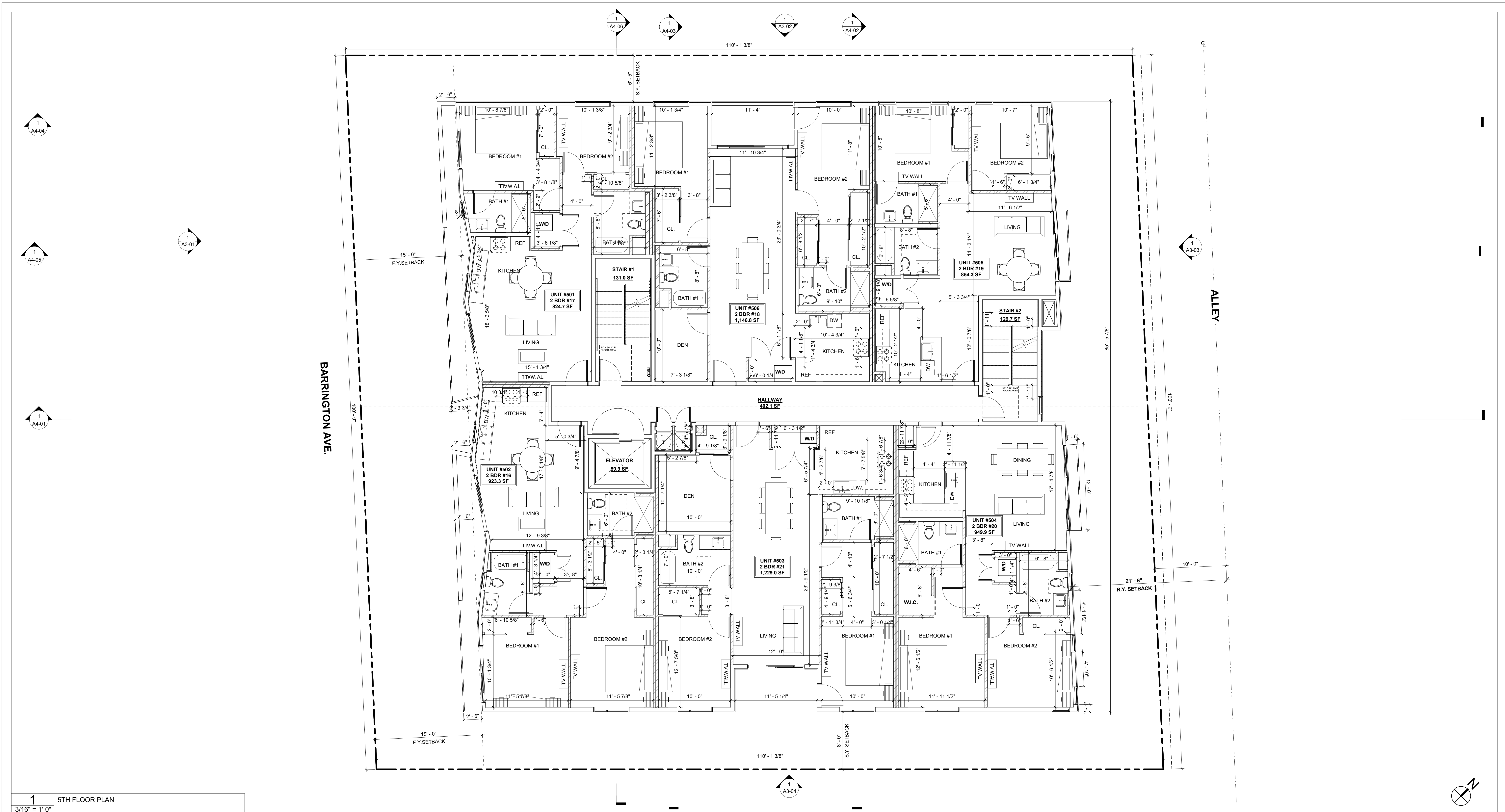
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ISSUE DATE	DESCRIPTION



DRAWING TITLE
4TH FLOOR PLAN

2662 BARRINGTON
A2-04



1 5TH FLOOR PLAN
3/16" = 1'-0"

KEYNOTES

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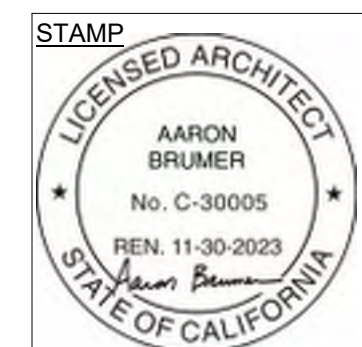
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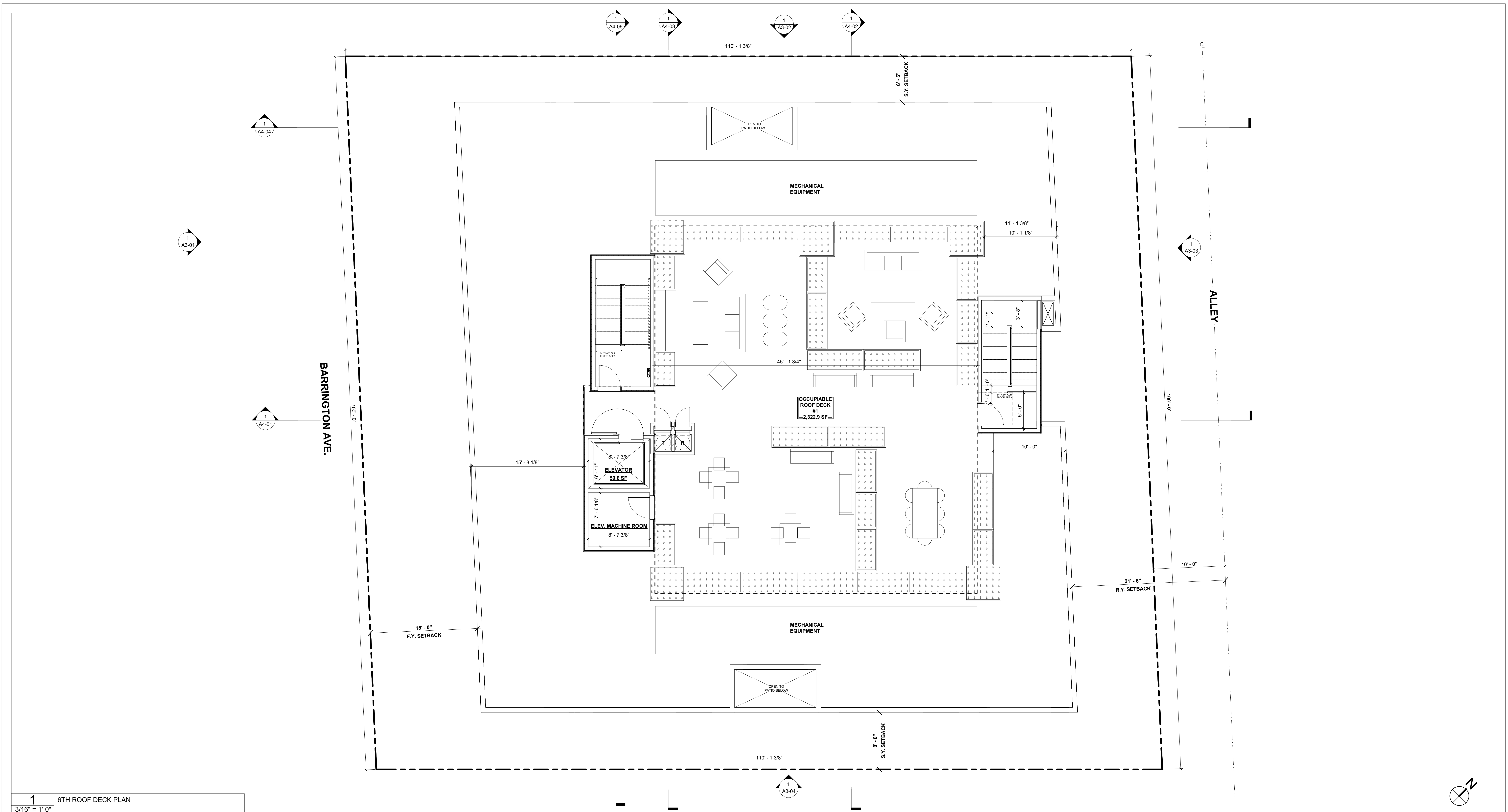
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ISSUE DATE	DESCRIPTION



DRAWING TITLE
5TH FLOOR PLAN

A2-05
2662 BARRINGTON



1 6TH ROOF DECK PLAN
3/16" = 1'-0"

- KEYNOTES**
- 01 DOWNSPOUT
 - 02 THROUGH WALL SCUPPER. CONNECT TO DOWNSPOUT/GUTTER WHERE APPLICABLE
 - 03 THROUGH WALL OVERFLOW SCUPPER
 - 04 STANDPIPE
 - 05 ELEVATOR FIRE DOOR
 - 06 THROUGH WALL OPENING
 - 07 HIDDEN LINE INDICATES FACE OF WALL BLW.
 - 08 ROOFING TO BE CARLISLE SPECTRO-WELD WHITE TPO, ESR-1463, CLASS A INITIAL SOLAR REFLECTANCE 0.88 SOLAR REFLECTANCE AFTER 3 YEARS: 0.75 THERMAL EMITTANCE = 0.89 SRI: 111 SEE SHEET T-16 FOR SPECIFICATIONS
 - 09 HIDDEN LINE INDICATES PROPOSED ROUTE OF ROOF DRAINAGE GUTTER SYSTEM, TYP.

LEGEND

	CONCRETE WALL- SEE STRUCTURAL DRAWINGS		CRICKET
	2 X 6 WD STUD WALL- SEE STRUCTURAL DRAWINGS		EXIT SIGN
	2 X 4 WD STUD WALL- SEE STRUCTURAL DRAWINGS		ROOF TIE-BACK ANCHOR
	WD STUD PONY WALL- SEE STRUCTURAL DRAWINGS		
	1-HR RATED CONSTRUCTION- SEE SHEET 6.1 FOR DETAILS		
	2-HR RATED CONSTRUCTION- SEE SHEET 6.1 FOR DETAILS		

- SHEET NOTES**
- ALL DIMENSIONS ARE TO FACE OF FRAMING, CENTERLINE OF STRUCTURAL POST, OR EDGE OF SLAB U.O.N.
 - ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
 - AT ALL INTERIOR WALLS, INSTALL 1 LAYER 5/8" GWB BOTH SIDES. AT WET LOCATION, INSTALL CEMENT BOARD ON WET SIDE OF WALL.
 - SEE STRUCTURAL DRAWINGS FOR ALL FRAMING AND FOUNDATION INFORMATION.
 - ALL DOORS TO BE FRAMED 6" FROM THE ADJACENT PERPENDICULAR WALL TO THE THROAT OF THE HINGE SIDE OF THE DOOR, U.O.N.
 - ALL EXTERIOR DOORS SHALL OPEN ONTO A LANDING IN THE DIRECTION OF THE DOORSWING THAT IS NO MORE THAN 1/2" BELOW THE DOOR THRESHOLD ELEVATION.
 - SEE INTERIORS PACKAGE FOR ALL INTERIOR MATERIALS, FIXTURES, AND FINISHES.
 - 1/2" MAX THRESHOLD @ ALL ACCESSIBLE DOOR LANDINGS.
 - MAX CROSS SLOPE @ OF ALL ACCESSIBLE DOORS.
 - THE ELECTRICAL SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
 - 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.
 - EXTERIOR WALLS SHALL HAVE A FIRE-RESISTANCE NOT LESS THAN (1) HOUR. (CBC 603.1)
 - SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF (2) - HR. NUMBER OF STORIES CONNECTED INCLUDES ALL BASEMENTS BUT NOT ANY MEZZANINES. (CBC 713.4)
 - SHAFT ENCLOSURES THAT DO NOT EXTEND TO THE BOTTOM OF THE BUILDING SHALL COMPLY WITH A CONDITION IN CBC 713.11. (CBC 713.11)
 - BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LOS ANGELES FIRE CODE SECTION 510 FOR MORE DETAILS.
 - ALL ROOF RUNOFF TO DRAIN TO STORMWATER PLANTERS PER CIVIL PLANS.
 - NEW MECHANICALLY VENTILATED BUILDINGS SHALL PROVIDE REGULARLY OCCUPIED AREAS 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)
 - SOLAR READY EXCEPTION WILL BE USE INSTEAD OF PROVIDING SOLAR READY AREA ON ROOF PLAN.

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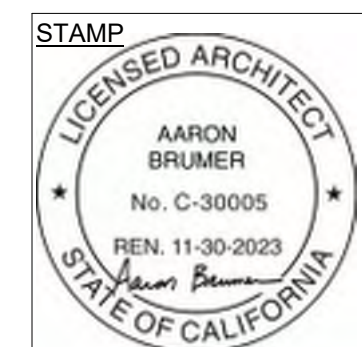
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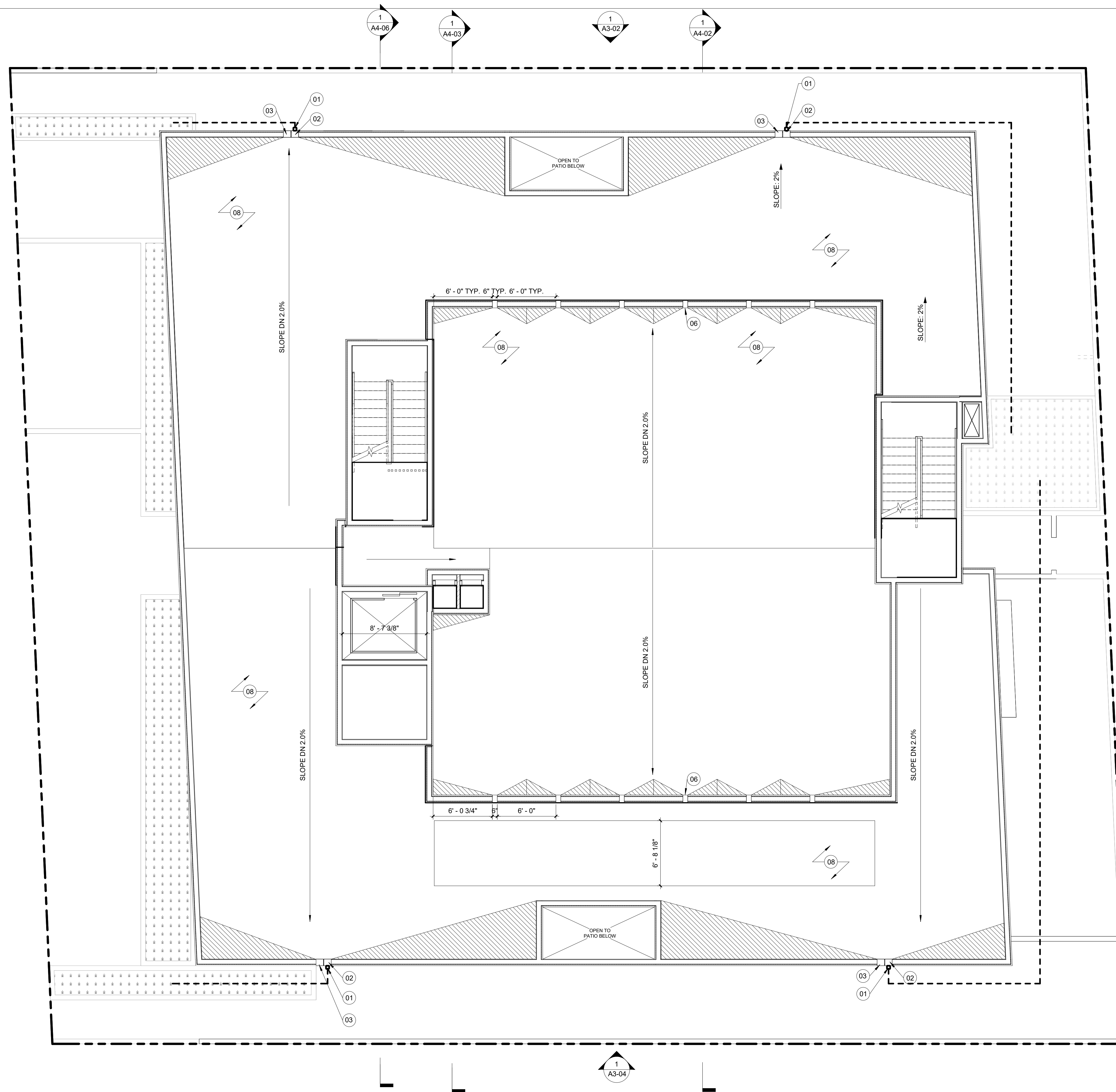
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4 05/09/2023	PZA CORRECTIONS #3

ISSUE DATE	DESCRIPTION



DRAWING TITLE
ROOF DECK PLAN

A2-06
2662 BARRINGTON



1 6TH ROOF DRAINAGE PLAN
3/16" = 1'-0"

KEYNOTES

- 01 DOWNSPOUT
- 02 THROUGH WALL SCUPPER, CONNECT TO DOWNSPOUT/GUTTER WHERE APPLICABLE
- 03 THROUGH WALL OVERFLOW SCUPPER
- 04 STANDPIPE
- 05 ELEVATOR FIRE DOOR
- 06 THROUGH WALL OPENING
- 07 HIDDEN LINE INDICATES FACE OF WALL BLW.
- 08 ROOFING TO BE CARLISLE SPECTRO-WELD WHITE TPO, ESR-1463, CLASS A INITIAL SOLAR REFLECTANCE: 0.88 SOLAR REFLECTANCE AFTER 3 YEARS: 0.75 THERMAL EMITTANCE = 0.89 SRI: 111 SEE SHEET T-16 FOR SPECIFICATIONS
- 09 HIDDEN LINE INDICATES PROPOSED ROUTE OF ROOF DRAINAGE GUTTER SYSTEM, TYP.

LEGEND

- CONCRETE WALL- SEE STRUCTURAL DRAWINGS
- 8" OR 12" CMU WALL- SEE STRUCTURAL DRAWINGS
- 2 X 6 WD STUD WALL- SEE STRUCTURAL DRAWINGS
- 2 X 4 WD STUD WALL- SEE STRUCTURAL DRAWINGS
- WD STUD PONY WALL- SEE STRUCTURAL DRAWINGS
- 1-HR RATED CONSTRUCTION- SEE SHEET 6.1 FOR DETAILS
- 2-HR RATED CONSTRUCTION- SEE SHEET 6.1 FOR DETAILS
- CRICKET
- EXIT SIGN
- ROOF TIE-BACK ANCHOR

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING, CENTERLINE OF STRUCTURAL POST, OR EDGE OF SLAB U.O.N.
2. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
3. AT ALL INTERIOR WALLS, INSTALL 1 LAYER 5/8" GWB BOTH SIDES. AT WET LOCATION, INSTALL CEMENT BOARD ON WET SIDE OF WALL.
4. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING AND FOUNDATION INFORMATION.
5. ALL DOORS TO BE FRAMED 6" FROM THE ADJACENT PERPENDICULAR WALL TO THE THROAT OF THE HINGE SIDE OF THE DOOR, U.O.N.
6. ALL EXTERIOR DOORS SHALL OPEN ONTO A LANDING IN THE DIRECTION OF THE DOORSWING THAT IS NO MORE THAN 1/2" BELOW THE DOOR THRESHOLD ELEVATION.
7. SEE INTERIORS PACKAGE FOR ALL INTERIOR MATERIALS, FIXTURES, AND FINISHES.
8. 1/2" MAX THRESHOLD @ ALL ACCESSIBLE DOOR LANDINGS.
9. MAX CROSS SLOPE @ OF ALL ACCESSIBLE DOORS.
10. THE ELECTRICAL SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
11. 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.
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13. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF (2) - HR. NUMBER OF STORIES CONNECTED INCLUDES ALL BASEMENTS BUT NOT ANY MEZZANINES. (CBC 713.4)
14. SHAFT ENCLOSURES THAT DO NOT EXTEND TO THE BOTTOM OF THE BUILDING SHALL COMPLY WITH A CONDITION IN CBC 713.11. (CBC 713.11)
15. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LOS ANGELES FIRE CODE SECTION 510 FOR MORE DETAILS.
16. ALL ROOF RUNOFF TO DRAIN TO STORMWATER PLANTERS PER CIVIL PLANS.
17. NEW MECHANICALLY VENTILATED BUILDINGS SHALL PROVIDE REGULARLY OCCUPIED AREAS 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)

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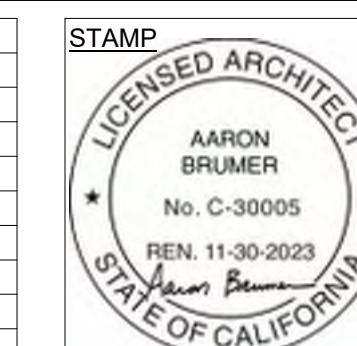
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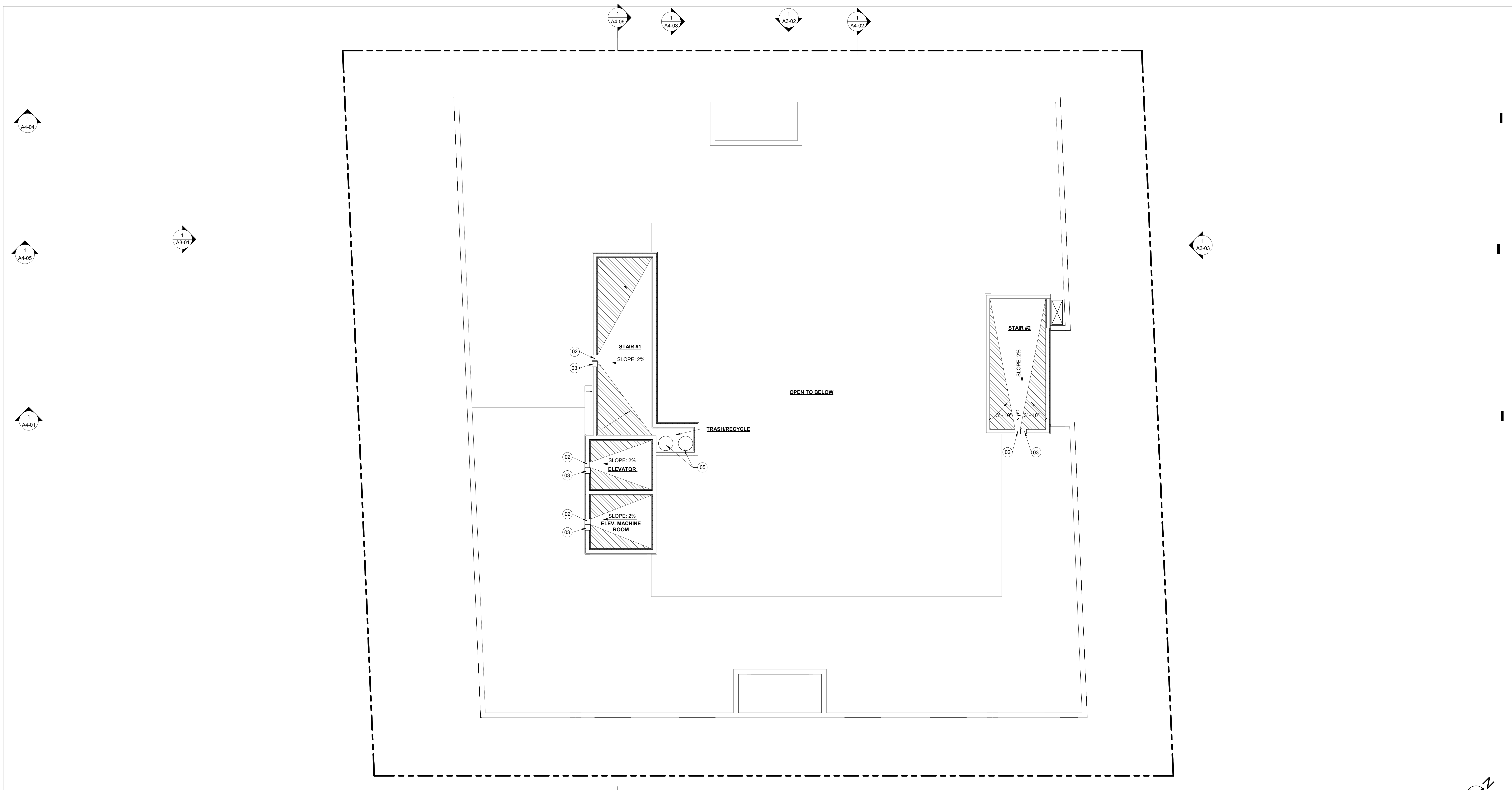
ISSUE DATE	DESCRIPTION



DRAWING TITLE
ROOF DRAINAGE PLAN

A2-07

2662
BARRINGTON



1 6TH UPPER ROOF PLAN
3/16" = 1'-0"

KEYNOTES

- 01 DOWNSPOUT
- 02 THROUGH WALL SCUPPER. CONNECT TO DOWNSPOUT/GUTTER WHERE APPLICABLE
- 03 THROUGH WALL OVERFLOW SCUPPER
- 04 ROOFING TO BE CARLISLE SPECTRO-WELD WHITE TPO, ESR-1463, CLASS A INITIAL SOLAR REFLECTANCE = 0.88 SOLAR REFLECTANCE AFTER 3 YEARS: 0.75 THERMAL EMITTANCE = 0.89 SRI: 111 SEE SHEET A0.12 FOR SPECIFICATIONS
- 05 TRASH CHUTE VENT

LEGEND

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- 8" OR 12" CMU WALL- SEE STRUCTURAL DRAWINGS
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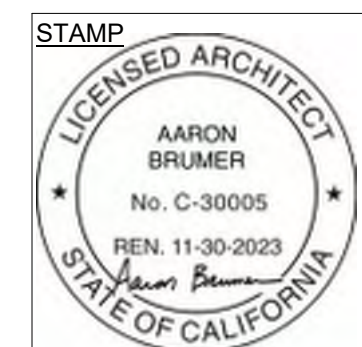
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ISSUE DATE	DESCRIPTION



DRAWING TITLE
UPPER ROOF PLAN

A2-08
2662 BARRINGTON



1 WEST EXTERIOR ELEVATION
1/4" = 1'-0"

ARCHITECT:
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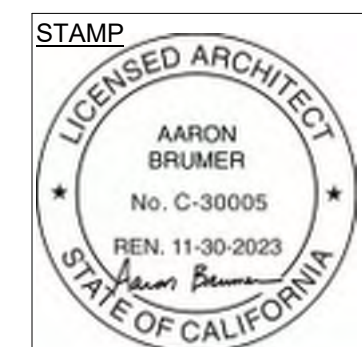
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 LOS ANGELES, CA 90064

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ISSUE DATE	DESCRIPTION



DRAWING TITLE
 WEST EXTERIOR ELEVATION

A3-01
 2662
 BARRINGTON



1 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

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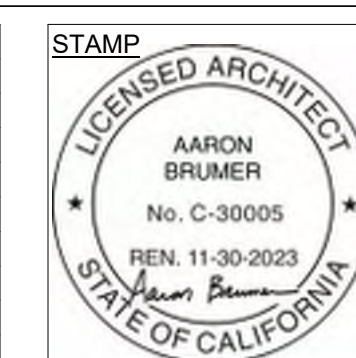
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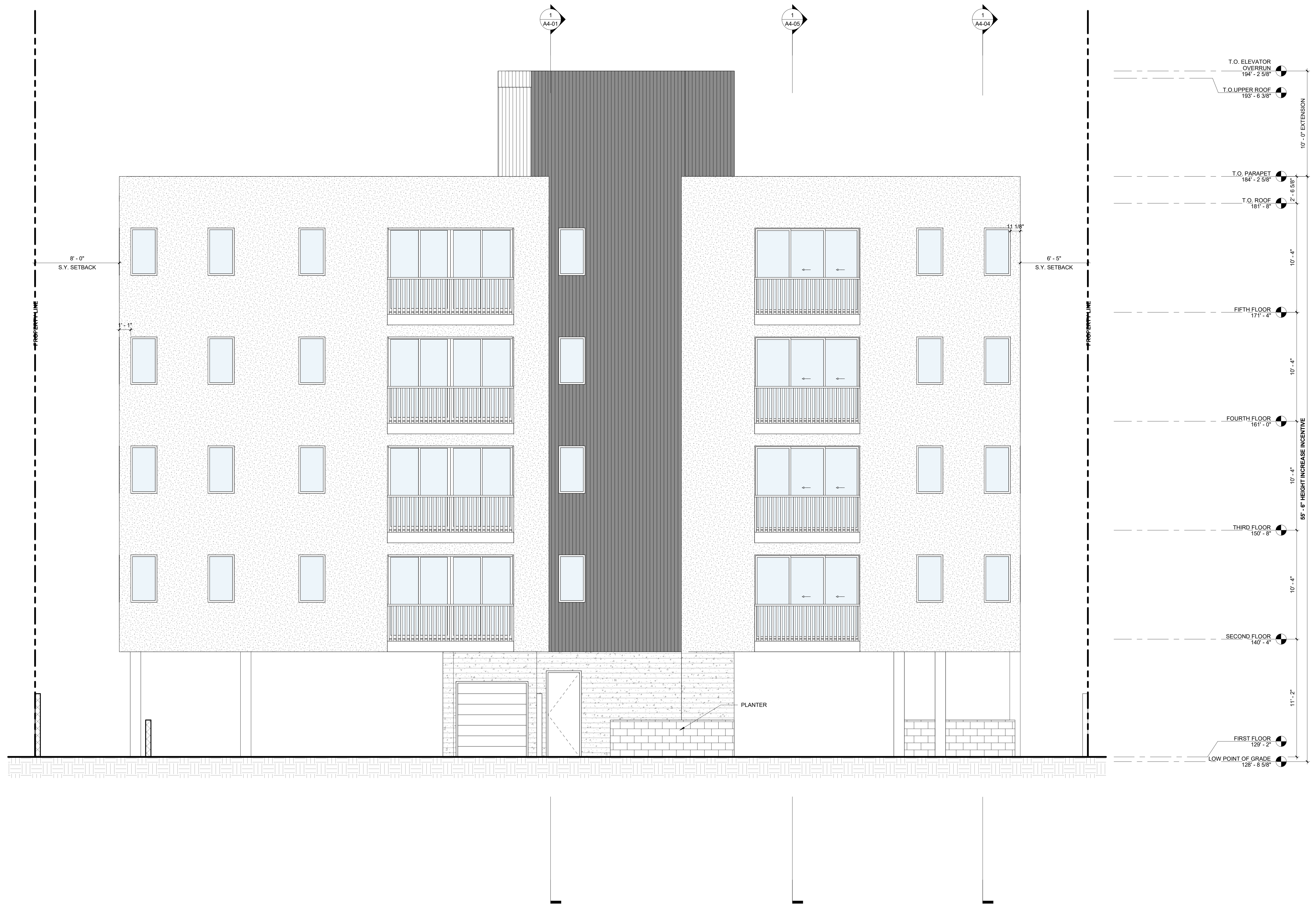
ISSUE DATE	DESCRIPTION



DRAWING TITLE
NORTH EXTERIOR ELEVATION

A3-02

2662
 BARRINGTON



1 EAST EXTERIOR ELEVATION
1/4" = 1'-0"

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ISSUE DATE	DESCRIPTION



DRAWING TITLE
 EAST EXTERIOR ELEVATION

A3-03
 2662 BARRINGTON



1 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

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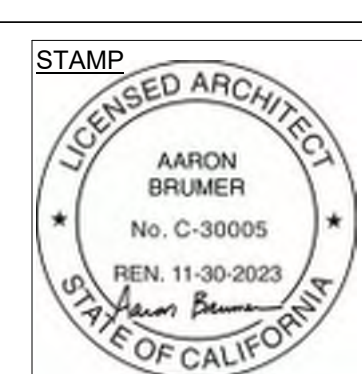
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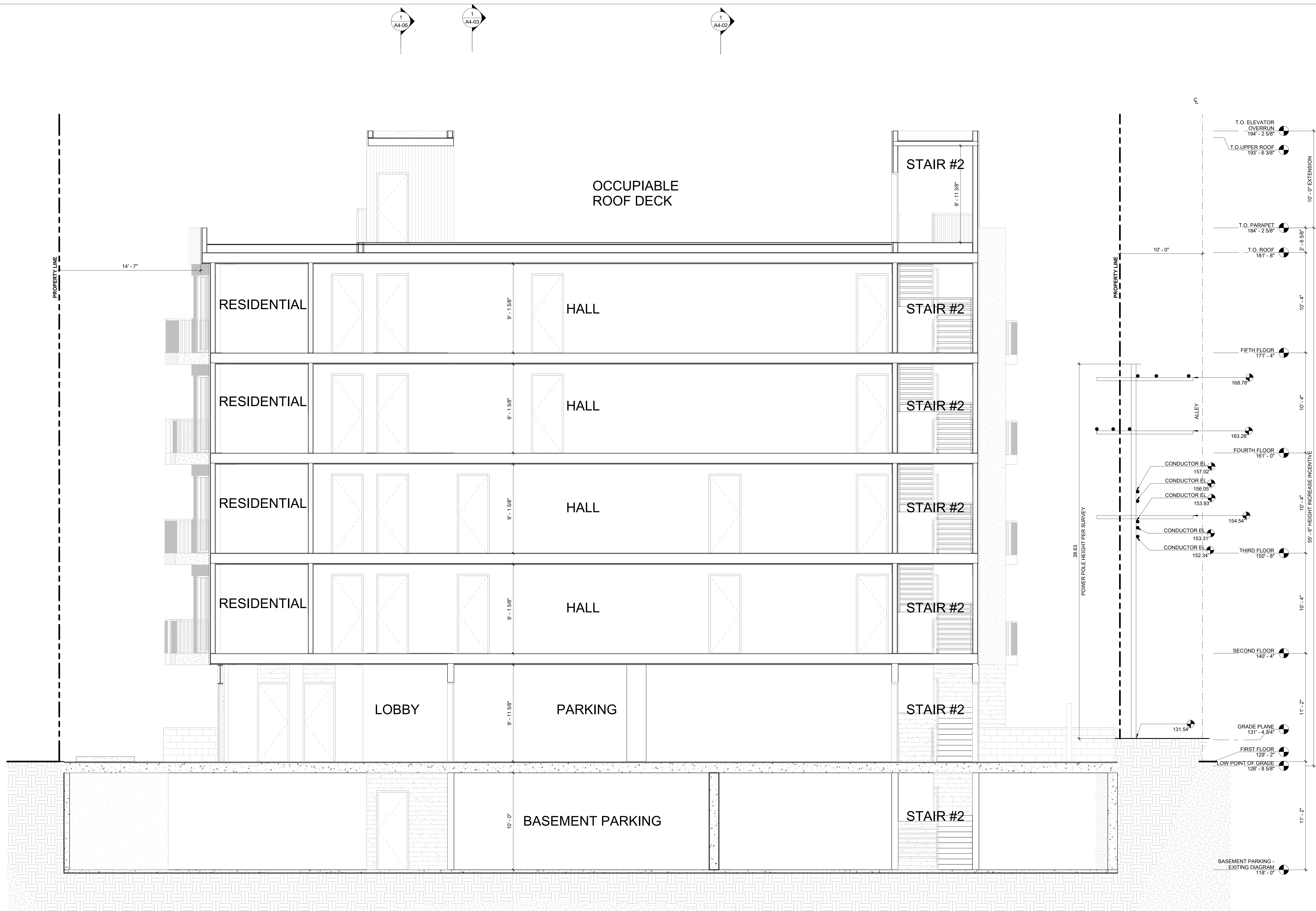
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ISSUE DATE	DESCRIPTION



DRAWING TITLE
 SOUTH EXTERIOR ELEVATION

A3-04
 2662
 BARRINGTON



1 BUILDING ENTRANCE SECTION
1/4" = 1'-0"

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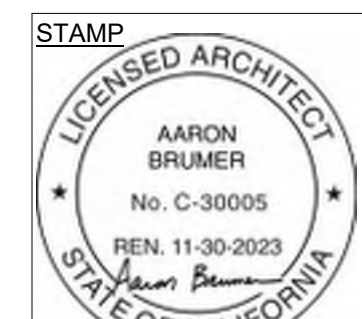
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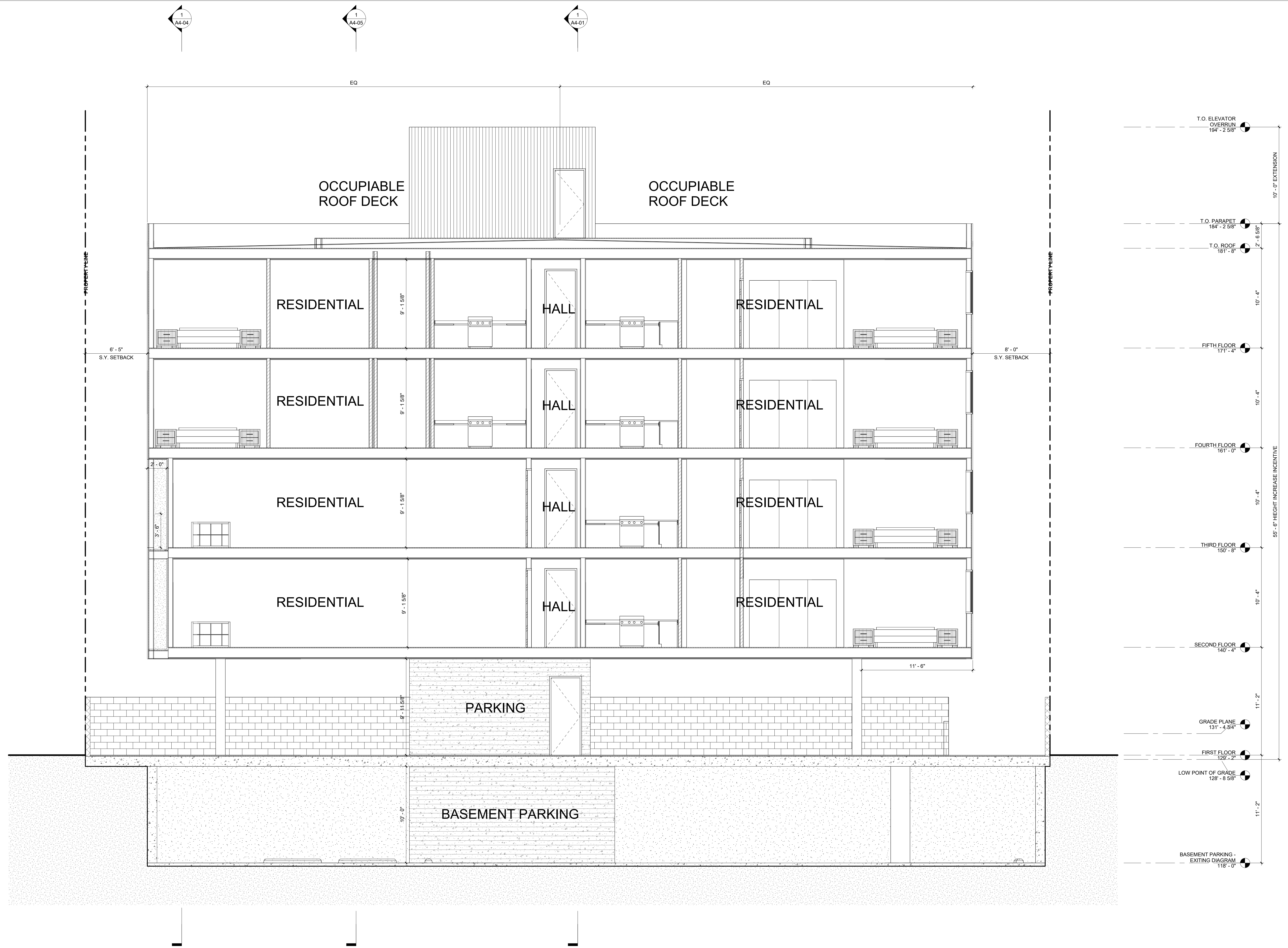
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ISSUE DATE	DESCRIPTION



DRAWING TITLE
 BUILDING ENTRANCE SECTION

A4-01
 2662 BARRINGTON



1 OVERALL CROSS SECTION
1/4" = 1'-0"

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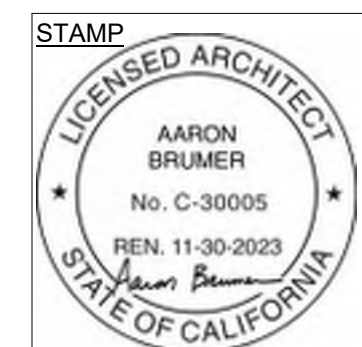
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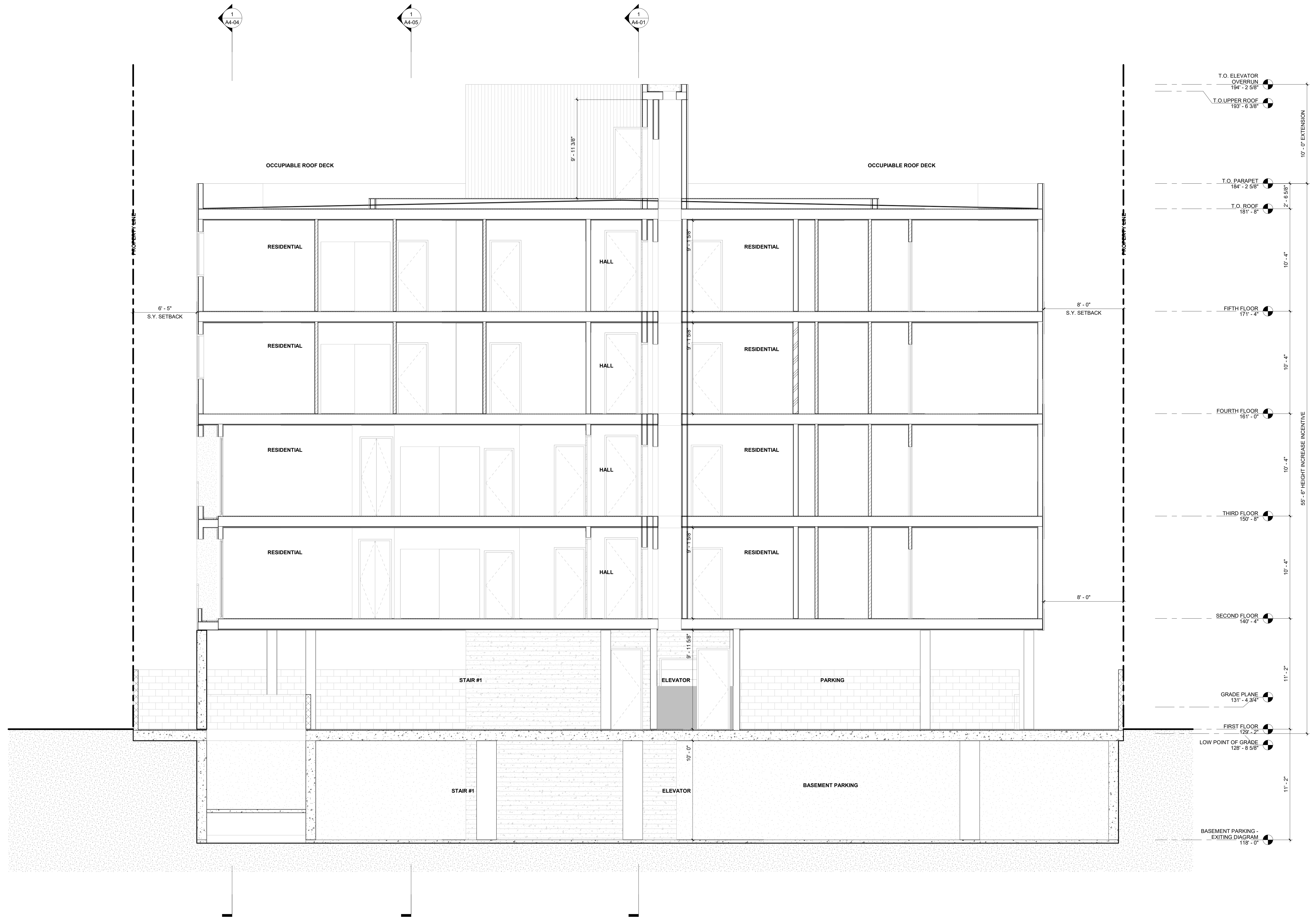
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ISSUE DATE	DESCRIPTION



DRAWING TITLE
OVERALL CROSS SECTION

A4-02
2662
BARRINGTON



1 STAIR #1 SECTION
1/4" = 1'-0"

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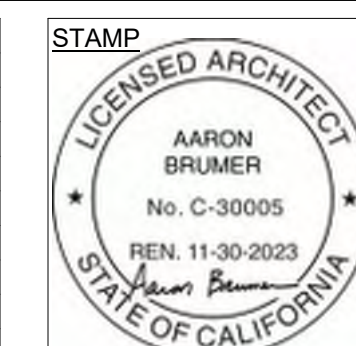
STRUCTURAL:
 Amir Pirbadian, Inc.
 17514 Ventura Blvd., #206
 Encino, CA 91436
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 Email - aandgstren@gmail.com

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PROJECT:
 21-UNIT MULTI FAMILY BUILDING
 2662 BARRINGTON AVE
 LOS ANGELES, CA 90064

ISSUE DATE	DESCRIPTION
1 1/18/2023	PZA SUBMITTAL#1
2 03/31/2023	PZA CORRECTIONS #1
3 04/17/2023	PZA CORRECTIONS #2
4 05/09/2023	PZA CORRECTIONS #3

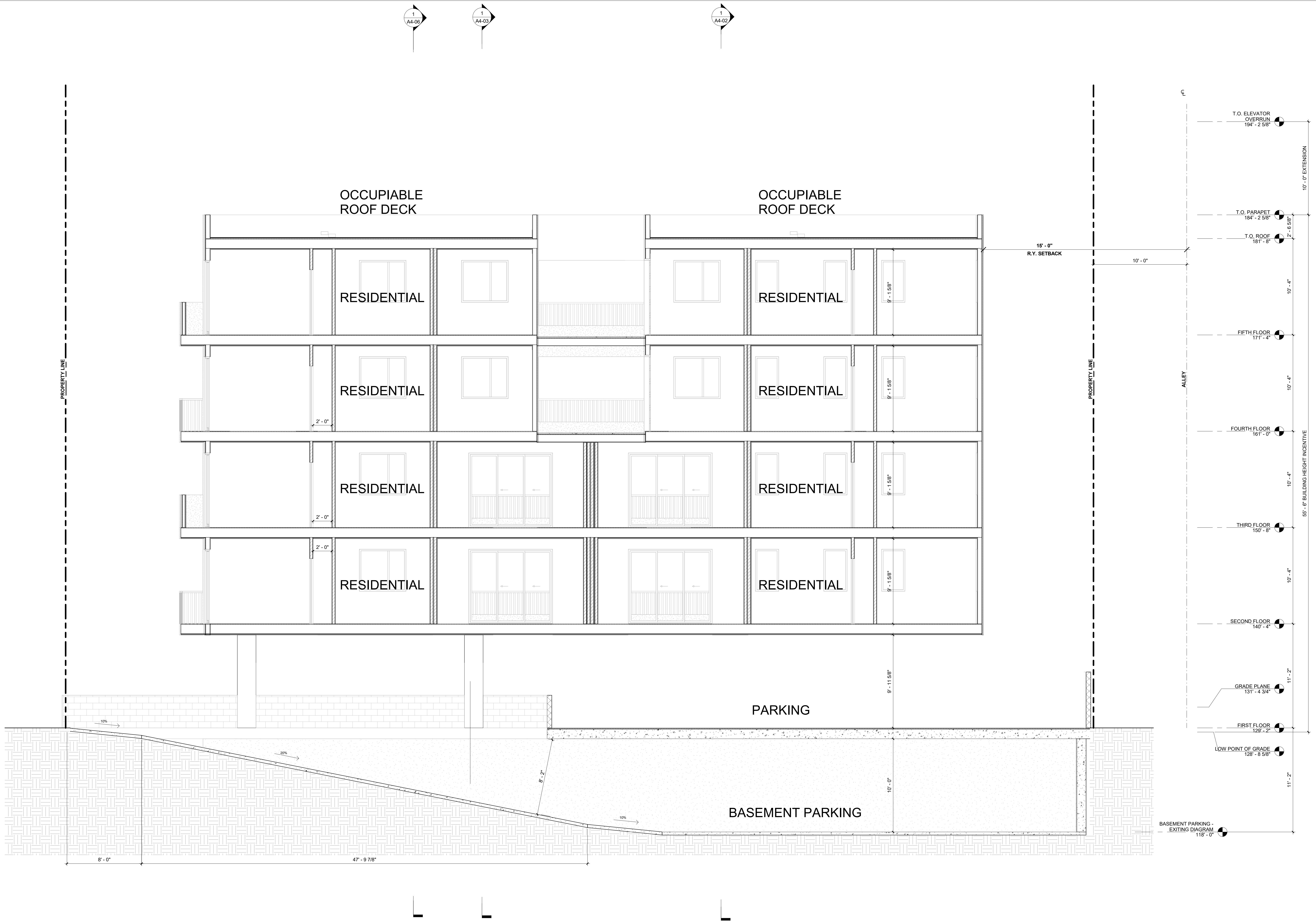
ISSUE DATE	DESCRIPTION



DRAWING TITLE
 STAIR #1 SECTION

A4-03

2662
 BARRINGTON



1 PARKING RAMP SECTION
1/4" = 1'-0"

ARCHITECT:
Aaron Brumer & Assoc, Architects
10999 Riverside Drive, Suite 300
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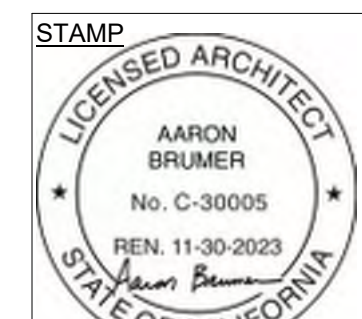
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PROJECT:
21-UNIT MULTI FAMILY BUILDING
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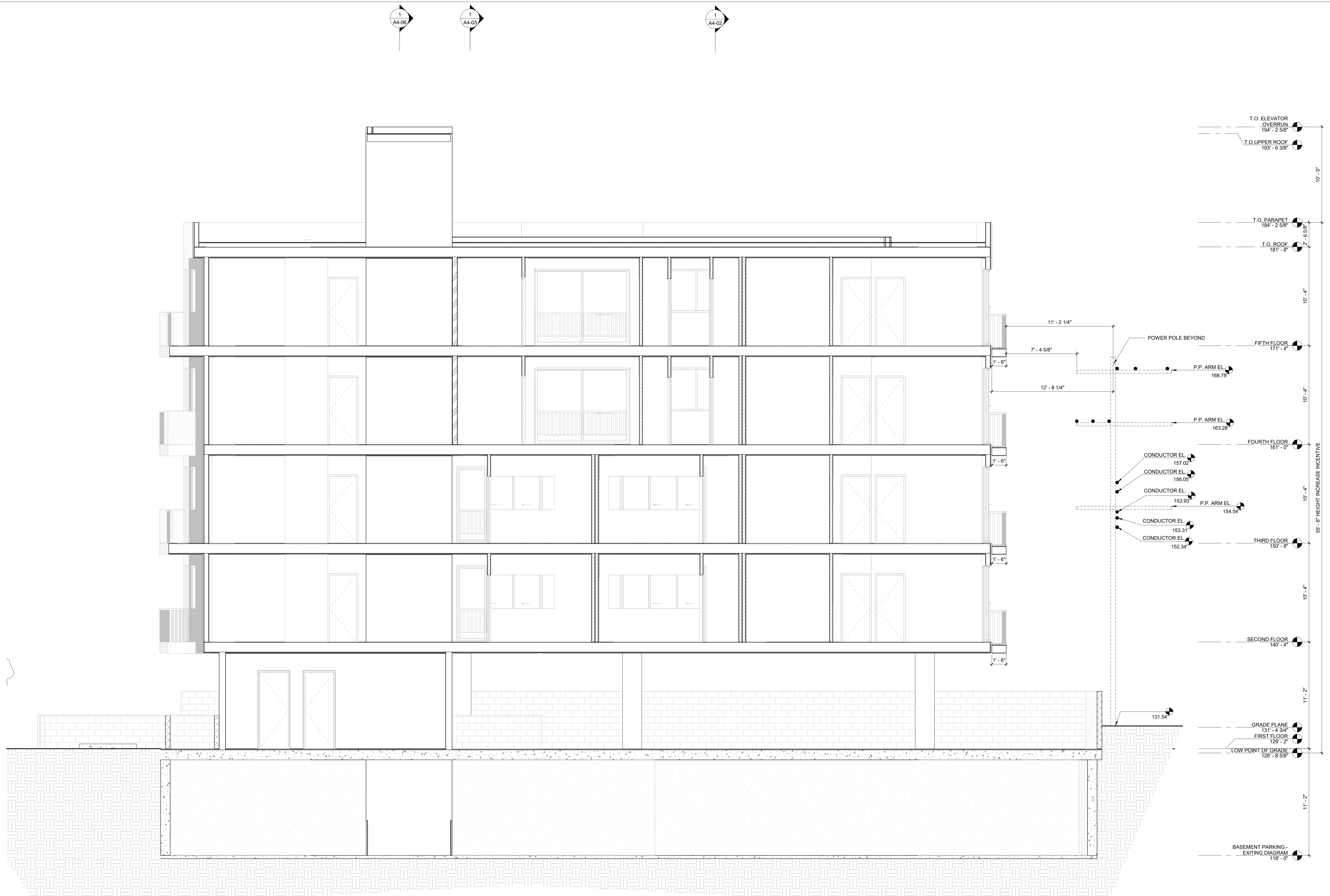
ISSUE DATE	DESCRIPTION
1 1/18/2023	PZA SUBMITTAL#1
2 03/31/2023	PZA CORRECTIONS #1
3 04/17/2023	PZA CORRECTIONS #2
4 05/09/2023	PZA CORRECTIONS #3

ISSUE DATE	DESCRIPTION



DRAWING TITLE
PARKING RAMP SECTION

A4-04
2662
BARRINGTON



1 BUILDING ENTRANCE SECTION1
1/4" = 1'-0"

ARCHITECT:
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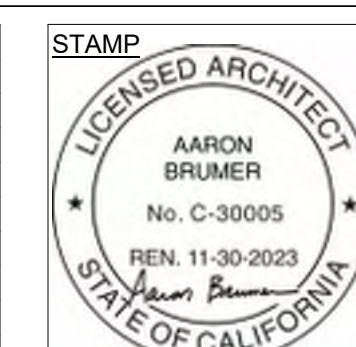
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3 04/17/2023	PZA CORRECTIONS #2
4 05/09/2023	PZA CORRECTIONS #3

ISSUE DATE	DESCRIPTION



DRAWING TITLE
 SECTION

A4-05
 2662
 BARRINGTON