

DEPARTMENT OF CITY PLANNING

APPEAL RECOMMENDATION REPORT

East Area Planning Commission

Date: November 8, 2023
Time: 4:30 p.m.
Place: Ramona Hall Community Center, 4580
North Figueroa Street, Los Angeles, CA
90065

Public Hearing: Required
Appeal Status: Not Further Appealable
Expiration Date: November 29, 2023
Multiple Approval: No

Case No.: DIR-2021-8626-RDP-
HCA-1A
CEQA No.: ENV-2021-8628-CE
Incidental Cases: N/A
Related Cases: N/A
Council No.: 14 – Kevin De León
Plan Area: Boyle Heights
Specific Plan: N/A
Certified NC: Boyle Heights
GPLU: Regional Commercial
Center
Zone: C2-1-CUGU

Applicant: Will Tiao
Cesar Chavez 888,
LLC
2658 Griffith Park Blvd.
#418
Los Angeles, CA
90039
Representative: Aaron Belliston
BMR Enterprises
5250 Lankershim Blvd.
Ste 500
North Hollywood, CA
91601

PROJECT LOCATION: 2115-2125 East Cesar Chavez Avenue (301-309 North Chicago Street)

PROPOSED PROJECT: The project proposes the demolition of two existing one-story mixed-used commercial buildings and construction, use, and maintenance of a new, six-story, 75-foot 2-inch, 51,235 square-foot mixed-use building, with 50 residential units including 5 units reserved for Extremely Low-Income households, approximately 4,030 square feet of ground floor commercial space, and a Floor Area Ratio of 3.68:1, in a Commercial Area of the Adelante Eastside Redevelopment Plan Area.

APPEAL: Appeal of the August 31, 2023, Director of Planning determination to approve the construction, use, and maintenance of a new, six-story, 75-foot 2-inch, 51,235 square-foot mixed-use building, with 50 residential units including 5 units reserved for Extremely Low Income households, approximately 4,030 square feet of ground floor commercial space, and a Floor Area Ratio of 3.68:1, in a Commercial Area of the Adelante Eastside Redevelopment Plan Area. The project is utilizing TOC base incentives.

RECOMMENDED ACTIONS:

1. **Determine** that, based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines applies;
2. **Deny** the appeal of DIR-2021-8626-RDP-HCA and sustain the decision of the Director of Planning to APPROVE a Redevelopment Plan Project Compliance Review for the construction, use, and maintenance of a new, six-story, 75-foot 2-inch, 51,235 square-foot mixed-use building, with 50 residential units including 5 units reserved for Extremely Low-Income households, approximately 4,030 square feet of ground floor commercial space, and a Floor Area Ratio of 3.68:1, in a Commercial Area of the Adelante Eastside Redevelopment Plan Area; and
3. **Adopt** the Director of Planning’s Conditions of Approval and Findings.

VINCENT P. BERTONI, AICP
Director of Planning



Jane Choi, AICP
Principal City Planner



Chi Dang
City Planner



Bryant Wu
City Planning Associate

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PROJECT ANALYSIS

Project Summary

On August 31, 2023, the Director of Planning approved a Redevelopment Plan project. The project is an urban infill residential development on a 15,000 square foot site, located at the northwest corner of East Cesar Chavez Avenue and Chicago Street. The project proposes the construction of a new, six-story mixed-use building containing 50 residential units, five (5) of which are to be reserved for Extremely-Low-Income Households, and 4,030 square feet of commercial area. The project proposes a total of 32 residential parking spaces with Vehicular access provided via two driveways located off Chicago Street. The project includes 6,500 square feet of Open Space provided at the second and roof levels.

Background

The subject property consists of two contiguous lots equating to a lot area of 15,000 square feet with approximately 100 feet of frontage along the northern side of East Cesar Chavez Avenue and 100 feet of frontage along the western side of Chicago Street. The property is zoned C2-1-CUGU and located within the Adelante Eastside Redevelopment Plan (Redevelopment Plan) area. The property is improved with two one-story mixed-use commercial buildings with three (3) RSO units on site. The applicant requests a Redevelopment Plan Project Compliance to permit the demolition of two existing one-story mixed-use commercial buildings and the construction of a new, six-story mixed-use building containing 50 residential units, five (5) of which are to be reserved for Extremely-Low-Income Households, and 4,030 square feet of commercial area on a 15,000-square foot site.

The project site is located within the Boyle Heights Community Plan area and is located within the C2-1-CUGU Zone with the land use designation of Regional Center Commercial. Height District 1 for the C2-1-CUGU Zone allows for a 3:1 Floor Area Ratio (FAR) and unlimited height. However, the Boyle Heights Community Plan states that Low Medium II land uses correspond to RD1.5 and RD2 Zones that have a 3:1 FAR and a 45-foot height limit. The project is located in a Tier 3 Transit Oriented Community and is therefore eligible for the ministerial processing of an up to 50 percent increase in Floor Area Ratio and an up to 35 percent increase in Density as base incentives. The project's proposed FAR of 3.68:1 is therefore within the maximum permitted Floor Area Ratio of 4.5:1. The "CUGU" indicates the site is zoned as Clean Up Green Up, Ordinance 184,246, LAMC Section 13.18. The purpose of the CUGU is to reduce cumulative health impacts resulting from land uses including a concentration of industrial land use, on-road vehicle travel, and heavy freight-dominated transportation corridors. The CUGU does not apply to residential land uses such as the proposed project.

Surrounding Properties

Properties to the east, west, and south, are zoned C2-1-CUGU and developed mostly with older one to two-story commercial buildings, which include a mixed-use building, beauty supply and retail shops. The property to the north is zoned RD1.5-1-CUGU and improved with a one-story duplex.

11. The project does not provide play areas for the children of the new tenants.
18. The project lacks a plan for displaced residents, legacy businesses, and cultural institutions.
21. The project does not encourage the protection of cultural institutions.
22. The project fails to protect legacy businesses owned by the LGBTQIA+ community.

Staff Response:

Several of the issues pointed out under Appeal points 1, 10, 11, and 18 are extracted from the proposed Boyle Heights Community Plan Update (Plan Update), which has not yet been adopted. The project cannot be subject to a Plan Update that is not yet in effect. The references to the proposed Community Plan Update include upholding the historic value of the Brooklyn Avenue Neighborhood Corridor, protecting legacy businesses, preserving corner stores, and providing outdoor amenities. However, the proposed project meets the objectives and policies of the existing Community Plan, as well as several objectives and policies in the proposed in the Community Plan Update.

The project upholds the historic and cultural integrity by providing a façade that respects the two-story linearity, the material usage, and the visual rhythm of the surrounding structures as listed in LU 19.1 and LU19.2 of the proposed Community Plan Update. LU 19.1 is to uphold the historic and cultural integrity of the historic “Brooklyn Avenue Neighborhood Corridor” by reusing existing early 20th Century brick buildings. Although the structures are from that era, the structures have been altered such that the character of the original facades have been lost. The proposed project respects the historic and cultural integrity by providing a structure that is more in keeping with the Brooklyn Avenue Neighborhood Corridor. In addition to meeting the proposed Plan Update, the proposed project also meets Commercial Policy 8 of the existing Community Plan by orienting commercial development so as to facilitate pedestrian access by locating parking to the rear of the structure and providing entrances on the east/west commercial streets.

Regarding LU 18.7 and LU 7.2, the project is replacing a restaurant, a bookstore, a second hand store, a Metro PCS store, and a salon, the surrounding area includes several salons and restaurants in the nearby area that will maintain the cultural identity of the area. Furthermore, the current bookstore has been in place for less than 3 years. Again, the proposed project will include commercial space, which supports LU 7.2 in that small commercial spaces for neighborhood servicing uses is maintained along the Cesar E. Chavez Avenue corridor.

Appeal point 10 infers that the project was improperly categorized as a “corner market”. LU 5.3 of the Plan Update supports “the establishment of corner stores that provide fresh groceries and basic household goods within comfortable walking and rolling distance for all users of the surrounding neighborhood”. As noted above, the Plan Update has not been adopted, and therefore, is not the applicable plan. However, the proposed project is consistent with both the Plan Update and existing Community Plan. The proposed project provides a corner commercial space that will still be accessible to the surrounding neighborhood. Moreover, none of the existing businesses, which include a Metro PCS store, a secondhand retail store, a bookstore, a salon, and a restaurant, provide fresh groceries or basic household goods. Whereas, the proposed open commercial space could potentially house tenants that sell the fresh groceries and basic household goods listed under LU 5.3. Additionally, the proposed project includes a corner commercial space that meets Objective 1 of the Commercial subsection of Chapter III of the existing

Community Plan Update to provide additional opportunities for new commercial development and services.

Appeal Point 11 references LU 3.3 of the proposed Plan Update. As stated above, the Plan Update has not yet been adopted and, therefore, not applicable to the proposed project. However, the proposed project still satisfies the goals of the Plan Update along with the existing Community Plan. The project satisfies LU 3.3's objective of encouraging multifamily housing developments by providing 50 housing units along with approximately 6,500 square feet of Common Open Space at the second and roof levels. The spaces would provide more flexible outdoor space that can still be used for outdoor play areas, which is more than what the existing site currently provides. Appeal Point 18 references LU1.3 of the proposed Plan Update, however the proposed project is providing five (5) affordable units to the satisfaction of the Los Angeles Housing Department (LAHD) to replace and provide more units than the existing number of affordable units. By providing 50 new units that include five (5) affordable units to replace the three (3) existing units, the proposed project also meets the existing Community Plan, Residential Objective 1 "to conserve and improve housing for low- and moderate-income families".

Appeal points 21 and 22 indicate that the project does not protect the existing cultural institutions. These protections, although referenced in the Plan Update, are not included in the Goals and Objectives of the existing Community Plan, and cannot be applied in the review of the proposed project.

2) CEQA and Environmental Issues

Appeal points: 2, 6, 9, 12, 17

2. The project should require an Environmental Impact Report, not a Categorical Exemption.
6. CEQA is improper due to the effects on the Brooklyn Avenue Neighborhood Corridor, City of Los Angeles Historic Cultural Monument No. 590.
9. The project proposes the removal of two healthy 40-foot Indian Laurel Fig Trees.
12. The residents and neighbors will be affected by toxic plumes from soil excavation.
17. Categorical Exemption should not apply due to sewage spills.

Staff Response:

On August 31, 2023, the Department of City Planning determined the proposed project to be exempt from CEQA as the project was found to meet the findings required for a Class 32 Categorical Exemption (In-Fill Development Project) and issued a Notice of Exemption under ENV-2021-8628-CE. The project was found a) to be consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; b) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; c) located on a site has no value as habitat for endangered, rare or threatened species; d) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and e) can be adequately served by all required utilities and public services. In addition, there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The appellant has not submitted any substantial evidence that the project will result in a significant environmental impact.

The project was found consistent with all applicable General Plan policies after weighing and balancing the competing policies in the General Plan, specifically, those goals, objectives, policies, and programs in the Framework Element, the 2021-2029 Housing Element and the current Boyle Heights Community Plan, as those are found at <https://planning.lacity.org/plans-policies/general-plan-overview>. The General Plan and the 2021-2029 Housing Element identify the critical need for more affordable housing to be built in the City of Los Angeles. The housing crisis affects most populations who are lower income and rent burdened particularly when the cost of transportation is factored into housing costs as a percentage of household income. There is an inadequate supply citywide of deed-restricted affordable housing in close proximity to transit, especially adequate housing for persons of Extremely Low to Low Income.

The project is consistent with the existing applicable Boyle Heights Community Plan designation and objectives, policies outlined below and implements important General Plan policies discussed in the project findings even if it does not implement other general plan policies:

Residential

- Objective 2 To provide new housing opportunities that accommodate a range of income needs, provide public amenities, and maximize the opportunities for individual choice.

- Objective 3 To improve the relationship between residential uses, the circulation system and the service system facilities (streets, schools, parks, fire, police, utilities).

- Policy 4 That Medium density housing be located near commercial corridors where access to public transportation and shopping services is convenient and where a buffer from, or a transition between, low-density housing can be achieved to the extent feasible.

The project proposes a mixed-use affordable housing development that provides 50 residential units including 5 units reserved for Extremely Low Income households, which is a net of 47 new residential dwellings on site within close proximity to public transit. This provides a greater choice in housing type, quality, and price for more segments of the population and in particular those that households occupants that qualify as Extremely Low Income which there is an inadequate amount of housing options.

Commercial

- Objective 2 To provide a range of commercial facilities at various locations to accommodate the shopping needs of residents, including persons of restricted mobility, and to provide increased employment opportunities within the Community.

- Objective 4 To improve the compatibility between commercial and residential uses.

- Policy 2 That community and neighborhood commercial centers be consolidated and deepened to stimulate existing businesses, create opportunities for new development and off-street parking,

- expand the variety of goods and services, and improve shopping convenience.
- Policy 5 That neighborhood markets and retail and service establishments oriented to the residents be retained throughout the Community, within walking distance of residents.
- Policy 7 That the City continue to encourage the use of private and public resources designed to stimulate commercial rehabilitation and new development.
- Policy 8 That new commercial development be oriented so as to facilitate pedestrian access by locating parking to the rear of structures and provide entrances oriented toward the east/west commercial streets to preserve the continuity of the streetscape and enhance the pedestrian environment.

The proposed project provides a corner commercial space that will still be accessible to the surrounding neighborhood. The project complies with the existing policies by orienting commercial development to facilitate pedestrian access by locating parking to the rear of the structure and providing entrances on the east/west commercial streets.

Public Transportation

- Objective 1 To maximize the effectiveness of public transportation to meet the travel needs of transit-dependent residents.
- Objective 2 To encourage alternate modes of travel and provide an integrated transportation system that is coordinated with land uses and which can accommodate the total travel needs of the Community.

The project site is located in a TOC Tier 3 area that is less than .5 miles from the Metro L Line Station (formerly Gold Line). The project would develop a mixed-use affordable housing development that provides 50 residential units including 5 units reserved for Extremely Low Income households, approximately 4,030 square feet of ground floor commercial space that is within close proximity to public transit.

The Project's consistency with the General Plan is supported in the project findings and the entire administrative record on the basis, among other reasons, that the project provides medium density affordable housing within proximity to transit, provides commercial space that is pedestrian oriented and within walking distance from surrounding residents.

Appeal Point 2 states that the project is improperly categorized under CEQA, and Appeal Point 12 expresses concerns regarding toxic plumes from excavated soil. The site itself is not identified in Envirostor, the State of California's database of Hazardous Waste Sites, and the Department of Toxic Substances Control (DTSC) Preliminary Investigation Area (PIA). The project has been reviewed with available government portals and websites and has been found to not be a contaminated site. The site does not have a history of prior uses that may have raised concerns about onsite contamination or hazardous waste. Additionally, the project site is located approximately 1.3 miles from the Department of Toxic Substances Control Preliminary Investigation Area clean up boundary area and approximately 2.5 miles from the Exide facility. The project would be subject to local, state,

and federal regulations and standards for seismic safety and other geologic hazards. Compliance with these regulations would ensure that significant impacts would not occur. Moreover, a Soils Engineering Investigation, dated March 2, 2021, and a Soils Report Approval Letter, issued by LADBS and dated March 26, 2021, were submitted for the case and are attached as Exhibits G1 and G2.

Appeal Point 9 references the removal of two healthy Street Trees along Cesar E. Chavez Ave. The project does not propose the removal of Street Trees along Cesar E. Chavez Ave. The removal of Street Trees would require a Street Tree Removal permit from the Board of Public Works and would require a Street Tree replacement at a 2:1 ratio as a removal permit requirement. The project is providing 11 on-site trees and maintaining 2 existing street trees along Cesar Chavez Avenue.

Appeal Point 6 indicates that the project would have adverse effects on the Brooklyn Avenue Neighborhood Corridor. The Appellant has failed to demonstrate how the project will cause a substantial adverse change in the significance of a historical resource but merely states it's in a historically sensitive area. While the site is within the Brooklyn Avenue Historic Corridor (Cesar E. Chavez Avenue, between Cummings Street and Mott Street), which is Los Angeles Historic Cultural Monument No. 590, the project site and the buildings proposed for demolition themselves have not been identified as a historic resource by local or state agencies, and the project site has not individually been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. The site, individually, was not found to be a potential historic resource based on the City's HistoricPlacesLA website, SurveyLA, the citywide survey of Los Angeles and the Intensive Adelante Eastside Redevelopment Area Historic Resources Survey. In addition, the Office of Historic Resources reviewed the proposed project for compatibility with the Brooklyn Avenue Historic Corridor. Per correspondence dated August 18, 2023 and provided in Exhibit G5, the Office of Historic Resources determined that the existing building is not a historic resource or contributor, and the newly proposed project would be compatible with the Brooklyn Avenue Historic Corridor. Based on this, the proposed project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

Appeal Point 17 quotes a sewage spill from 2016, which closed all beaches in Long Beach and Seal Beach. The project site is located several miles from the beaches that were closed temporarily several years ago. The appellant failed to provide substantive evidence to support its assertion that the project was incorrectly categorized under CEQA.

3) Neighborhood and Public Input

Appeal Points: 3, 24, 25

3. The community and Boyle Heights Neighborhood Council opposed the project and the Letter of Opposition was not included in the Letter of Determination.
24. An online petition opposing the project includes over 200 signatures.
25. The Applicant does not do business in good faith.

Staff Response:

Several Appeal Points include opinions regarding the proposed project. Appeal point 3 indicated that the Letters of Opposition were not included in the Letter of Determination.

Letters of Opposition are not included as attachments but, following standard practice, were reviewed by the Director and referenced in the Letter of Determination on page 9, along with references to the Letters of Support for the project. Copies of the Letters of Opposition and Support are included in the physical case file and provided as Exhibit F. Appeal points 24 and 25 provides additional information indicating that there is an online petition opposing the project and that the Property Owner does not do business in good faith. These comments have been taken into consideration but cannot be the sole basis to grant or deny a project under the Los Angeles Municipal Code.

4) Affordability

Appeal Points: 4, 14, 18, 19

4. The project has failed to follow proper procedures under the Ellis Act in order to withdraw the three RSO units.
14. The project does not provide enough affordable housing for the community.
18. The project does not plan for displaced residents, legacy businesses, and cultural institutions that align with the Plan Update.
19. The project does not indicate the cost of renting a commercial space in the proposed commercial ground floor space.

Staff Response:

Appeal Point 14 indicated that the project does not provide enough affordable housing for the community. On September 16, 2021, the Los Angeles Housing Department issued an SB 8 Replacement Unit Determination (RUD), which identified three (3) protected and rent stabilized units, provided in Exhibit G4. No income information was submitted by the Owner when the RUD application was submitted. Tenant letter packages were mailed to all three (3) units at the Property. No income information was provided by the occupants in the units. Pursuant to SB 330, where incomes of existing or former tenants are unknown, the required percentage of affordability is determined by the percentage of Extremely Low, Very Low, and Low Income rents in the jurisdiction as shown in the HUD Comprehensive Housing Affordability Strategy (CHAS) database. Based on the information under CHAS, LAHD's determined that a minimum of three (3) affordable units are required to be replaced with one unit restricted to Extremely Low Income Households, one unit restricted to Very Low Income Households, and one unit restricted to Low income Households. The project is proposing five (5) units for Extremely Low Income Households which exceeds the 3 replacement RSO units required.

Appeal point 4 references improper procedure under the Ellis Act to withdraw units from the market. LAMC Section 151.22 provides the Landlord with 120 days' notice, or one year if the tenants lived in the accommodations for at least one year and are more than 62 years of age or disabled, when rental units subject to the RSO are to be withdrawn from the rental market. The project does not specify a timeline and therefore does not indicate that the Landlord cannot still abide by this requirement.

Appeal point 18 again references the Boyle Heights Community Plan Update, which has not yet been adopted. Appeal Point 19 expresses concerns regarding the affordability of the Project. Providing future rent levels is not a requirement of the Los Angeles Municipal Code. However, the proposed project will add two additional affordable units to the housing stock in the area and include a total of five affordable units.

5) Traffic

Appeal Points: 5, 13

5. The project's impact on traffic should not allow the project to qualify for CE 32.
13. The tenants and surrounding residents will be impacted from the lack of parking.

Staff Response:

Appeal Points 5 and 13 express concerns regard the impact on traffic and insufficient parking in the area. The project is required to provide 25 residential parking spaces and 8 commercial parking spaces. The project proposes 32 residential parking spaces and 8 commercial parking spaces for a total of 40 vehicular parking spaces. Moreover, the site is within a Tier 3 Transit Oriented Communities (TOC) area and an AB 2097 Reduced Parking Area. Projects located in a Tier 3 TOC area require that all proposed residential units shall not exceed 0.5 spaces per unit and AB 2097 is a California law that prohibits public agencies or cities from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius of a major transit stop. By providing more spaces than required, the project has satisfied the parking requirements for the site.

All concerns related to traffic have been addressed in the record. The appellant provided a map under Attachment G of Exhibit C marking several residential Local Streets behind the proposed project. The project will be required to use the streets identified in the Environmental File for Haul Route purposes, which includes larger arterial streets. None of the streets indicated in the appeals would be used for hauling. Additionally, a Traffic Study Assessment Referral Form, signed on August 3, 2022 by the Department of Transportation and provided in Exhibit G3, indicated that the proposed project falls below the threshold of requiring a traffic study under CEQA and new trips generated from the proposed project would not require Vehicle Miles Traveled Analysis.

6) Historic Character

Appeal Points: 6, 7, 16

6. The project is improperly categorized under CE32 due to the adverse effects on historical resource Brooklyn Avenue Neighborhood Corridor, City of Los Angeles Historic Cultural Monument No. 590.
7. The project's scale will disrupt the historical integrity of the neighborhood.
16. The façade is not characteristic of the Brooklyn Avenue Neighborhood Corridor.

Staff Response:

Appeal points 6, 7, and 16 relate to the project's design and integration with the historic character of the Brooklyn Avenue Neighborhood Corridor. The Appellant does not demonstrate how the project will cause a substantial adverse change in the significance of a historical resource but states it is in a historically sensitive area. Appeal point 7 references LU 18.1 to 18.3 of the proposed Plan Update, which encourages the preservation of historic resources and provides design standards that guide infill development in areas with an identified historic character to ensure that new buildings reinforce the historic scale. Although the project site is located within the Brooklyn Avenue Neighborhood Corridor, City of Los Angeles Historic Cultural Monument No. 590, the project site itself has not been identified as a historic resource by local or state agencies; the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-

Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Because of the project site's location within the map area shown as Brooklyn Avenue Neighborhood Corridor, the proposed project required review by the Office of Historic Resources to ensure that the proposed project does not negatively impact the character defining features of the Brooklyn Avenue Neighborhood Corridor and the proposed development is compatible with the Brooklyn Avenue historic corridor. However, and most importantly, the project site and buildings are not listed as District Contributors in the Intensive Adelante Eastside Redevelopment Area Historic Resources Survey. Additionally, as shown in the correspondence dated August 18, 2023 (Exhibit G5), the Office of Historic Resources determined that the existing building is not a historic resource or contributor, and the proposed project is compatible with the Brooklyn Avenue Historic Corridor. Based on this, the proposed project will not result in a substantial adverse change to the significance of a historic resource. Therefore, the project does not trigger the historic resources exception under CEQA Guidelines Section 15300.2(f).

7) Additional Comments

Appeal Points: 8, 15, 20, 23, 25

8. The project does not indicate proper protections against heat for the tenants.
15. The project fails to protect the cultural integrity for the *musicos nortehños*.
20. The project will cause a domino effect of redevelopment.
23. The project unfairly commemorates the musicians with mariachi branding.
25. The applicant does not do business in good faith.

Staff Response:

Several Appeal Points include concerns that are speculative and the appellant did not provide evidence as to how the Project does not meet the findings for approval of the project. Appeal Point 8 references Air Conditioning units. The Department of Building and Safety will be enforcing building requirements. Issues regarding heat and glare will be addressed through compliance with the Green Building Code. Appeal Points 15 and 23 reference the protection of *musicos nortehños* and improper labelling of *mariachi*. Appeal Point 20 referencing a domino effect of redevelopment is speculative and does not include evidence to support this claim. Appeal Point 25 references the character of the Landlord. These issues are not basis to grant or deny the project under the Los Angeles Municipal Code. Therefore, the Director's approval was appropriate.

Conclusion

For the reasons stated herein, and in the findings of the Director of Planning's Determination, the proposed project complies with the applicable provisions of the Adelante Eastside Redevelopment Plan and the California Environmental Quality Act (CEQA). Planning staff evaluated the proposed project and determined it meets the threshold to approve a Redevelopment Plan Project Compliance Review and that the project qualifies for a Class 32 Categorical Exemption. Based on the complete plans submitted by the applicant and considering the appellant's arguments for appeal, staff has determined that the project continues to meet the required findings.

Therefore, staff recommends that the Area Planning Commission deny the appeal, approve the proposed project, and adopt the Conditions of Approval and Findings of the Director of Planning.

Exhibits

A – APPEAL DOCUMENTS

A1 – APPEAL APPLICATION



APPLICATIONS:

APPEAL APPLICATION

Instructions and Checklist

Related Code Section: Refer to the City Planning case determination to identify the Zone Code section for the entitlement and the appeal procedure.

Purpose: This application is for the appeal of Department of City Planning determinations authorized by the Los Angeles Municipal Code (LAMC).

A. APPELLATE BODY/CASE INFORMATION

1. APPELLATE BODY

- Area Planning Commission City Planning Commission City Council Director of Planning
- Zoning Administrator

Regarding Case Number: DIR-2021-8626-RDP-HCA

Project Address: 2115-2121 E. Cesar Chavez Ave. and 301-309 N. Chicago St. 2

Final Date to Appeal: 09/15/2023

2. APPELLANT

Appellant Identity:
(check all that apply)

- Representative Property Owner
- Applicant Operator of the Use/Site
- Person, other than the Applicant, Owner or Operator claiming to be aggrieved

Person affected by the determination made by the **Department of Building and Safety**

- Representative Owner Aggrieved Party
- Applicant Operator

3. APPELLANT INFORMATION

Appellant's Name: Viva Padilla

Company/Organization: Re/Arte Centro Literario

Mailing Address: 2123 East Cesar E Chavez Ave

City: Los Angeles State: CA Zip: 90033

Telephone: (323) 593-1402 E-mail: annaurena@gmail.com

a. Is the appeal being filed on your behalf or on behalf of another party, organization or company?

- Self Other: _____

b. Is the appeal being filed to support the original applicant's position? Yes No

4. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ E-mail: _____

5. JUSTIFICATION/REASON FOR APPEAL

a. Is the entire decision, or only parts of it being appealed? Entire Part

b. Are specific conditions of approval being appealed? Yes No

If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

6. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: Vina J. Adilla Date: September 15, 2023

GENERAL APPEAL FILING REQUIREMENTS

B. ALL CASES REQUIRE THE FOLLOWING ITEMS - SEE THE ADDITIONAL INSTRUCTIONS FOR SPECIFIC CASE TYPES

1. Appeal Documents

a. **Three (3) sets** - The following documents are required for each appeal filed (1 original and 2 duplicates) Each case being appealed is required to provide three (3) sets of the listed documents.

- Appeal Application (form CP-7769)
- Justification/Reason for Appeal
- Copies of Original Determination Letter

b. Electronic Copy

Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Appeal Form.pdf", "Justification/Reason Statement.pdf", or "Original Determination Letter.pdf" etc.). No file should exceed 9.8 MB in size.

c. Appeal Fee

- Original Applicant - A fee equal to 85% of the original application fee, provide a copy of the original application receipt(s) to calculate the fee per LAMC Section 19.01B 1.
- Aggrieved Party - The fee charged shall be in accordance with the LAMC Section 19.01B 1.

d. Notice Requirement

- Mailing List - All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC
- Mailing Fee - The appeal notice mailing fee is paid by the project applicant, payment is made to the City Planning's mailing contractor (BTC), a copy of the receipt must be submitted as proof of payment.

SPECIFIC CASE TYPES - APPEAL FILING INFORMATION

C. DENSITY BONUS / TRANSIT ORIENTED COMMUNITES (TOC)

1. Density Bonus/TOC

Appeal procedures for Density Bonus/TOC per LAMC Section 12.22.A 25 (g) f.

NOTE:

- Density Bonus/TOC cases, only the *on menu or additional incentives* items can be appealed.
- Appeals of Density Bonus/TOC cases can only be filed by adjacent owners or tenants (must have documentation), and always only appealable to the Citywide Planning Commission.

- Provide documentation to confirm adjacent owner or tenant status, i.e., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, drivers license, bill statement etc.

D. WAIVER OF DEDICATION AND OR IMPROVEMENT

Appeal procedure for Waiver of Dedication or Improvement per LAMC Section 12.37 I.

NOTE:

- Waivers for By-Right Projects, can only be appealed by the owner.
- When a Waiver is on appeal and is part of a master land use application request or subdivider's statement for a project, the applicant may appeal pursuant to the procedures that governs the entitlement.

E. TENTATIVE TRACT/VESTING

1. Tentative Tract/Vesting - Appeal procedure for Tentative Tract / Vesting application per LAMC Section 17.54 A.

NOTE: Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.

- Provide a copy of the written determination letter from Commission.

F. BUILDING AND SAFETY DETERMINATION

- 1.** Appeal of the Department of Building and Safety determination, per LAMC 12.26 K 1, an appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.

a. Appeal Fee

- Original Applicant - The fee charged shall be in accordance with LAMC Section 19.01B 2, as stated in the Building and Safety determination letter, plus all surcharges. (the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code)

b. Notice Requirement

- Mailing Fee - The applicant must pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt as proof of payment.

- 2.** Appeal of the Director of City Planning determination per LAMC Section 12.26 K 6, an applicant or any other aggrieved person may file an appeal, and is appealable to the Area Planning Commission or Citywide Planning Commission as noted in the determination.

a. Appeal Fee

- Original Applicant - The fee charged shall be in accordance with the LAMC Section 19.01 B 1 a.

b. Notice Requirement

- Mailing List - The appeal notification requirements per LAMC Section 12.26 K 7 apply.
- Mailing Fees - The appeal notice mailing fee is made to City Planning's mailing contractor (BTC), a copy of receipt must be submitted as proof of payment.

G. NUISANCE ABATEMENT

1. Nuisance Abatement - Appeal procedure for Nuisance Abatement per LAMC Section 12.27.1 C 4

NOTE:

- Nuisance Abatement is only appealable to the City Council.

a. Appeal Fee

Aggrieved Party the fee charged shall be in accordance with the LAMC Section 19.01 B 1.

2. Plan Approval/Compliance Review

Appeal procedure for Nuisance Abatement Plan Approval/Compliance Review per LAMC Section 12.27.1 C 4.

a. Appeal Fee

Compliance Review - The fee charged shall be in accordance with the LAMC Section 19.01 B.

Modification - The fee shall be in accordance with the LAMC Section 19.01 B.

NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

Please note that the appellate body must act on your appeal within a time period specified in the Section(s) of the Los Angeles Municipal Code (LAMC) pertaining to the type of appeal being filed. The Department of City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

This Section for City Planning Staff Use Only		
Base Fee: \$166	Reviewed & Accepted by (DSC Planner): J. Chan	Date: 9/15/23
Receipt No: 150923010-C2E881F4-834E-4DC5-8D01-F65C5C965934	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

A – APPEAL DOCUMENTS

A2 – APPEAL JUSTIFICATION

Justification and Reasons for Appeal

The residents of the apartments and the commercial tenants of Tiao Corporation Properties at the proposed site, the Boyle Heights Neighborhood Council, and the Community of Boyle Heights hereby appeal the aforementioned project located at 2115-2121 E. Cesar Chavez Ave. and 301-309 N. Chicago St. in its entirety due to the following reasons:

1. The project lacks compliance with the Boyle Heights Neighborhood Plan.
<https://planning.lacity.org/plans-policies/community-plan-update/boyle-heights-community-plan-update>
 - a. LU 19.1 Uphold the historic and cultural integrity of Cesar E. Chavez Avenue, also known as the historic “Brooklyn Avenue Neighborhood Corridor,” by promoting restoration and reuse of existing early 20th Century brick buildings
 - b. LU 19.2 Ensure that new development along Cesar E. Chavez Avenue, also known as the historic “Brooklyn Avenue Neighborhood Corridor,” reinforces the visual rhythm and underlying historic development pattern of the overall street through narrow shopfront bays, recessed entrances, and storefront awnings.
 - c. LU 18.7 Protect legacy businesses and cultural institutions from displacement.
 - d. LU 7.2 Ensure that established neighborhood corridors, such as Cesar E. Chavez Avenue, Wabash Avenue, and Indiana Street, continue to provide small commercial spaces for neighborhood serving uses.
2. In addition, the project is improperly using Categorical exemption for CEQA, it requires CEQA and an EIR based on Boyle Heights being one of the historically contaminated neighborhoods by Exide. (See Exhibit A)
3. The community and the Boyle Heights Neighborhood Council opposed this project on June 30, 2023 and this letter of opposition was not included in the Letter of Determination. (See Exhibit B)
4. The project has failed to follow the proper procedure under the Ellis Act in order to withdraw the three rent-controlled residential (RSO) units from the rental housing market. LAMC Sections 151.09.A.10 and 151.22-151.28:
 - SEC. 151.23. ELLIS ACT PROVISIONS - REQUIRED NOTICE.
Notwithstanding any provision of this chapter to the contrary, if a landlord desires to demolish rental units subject to the Rent Stabilization Ordinance, or otherwise withdraw the units from rental housing use, irrespective of whether such rental units are occupied or vacant, then the following provisions shall apply:
 - A. Notice of Intent to Withdraw. (Amended by Ord. No. 184,873, Eff. 6/4/17.) The landlord shall notify the Department of an intention to withdraw a rental unit from rental housing use.

5. The project's impact on traffic, does not allow for CEQA exemption (See Exhibit C)
6. Reliance on CEQA exemption is improper due to its adverse effects on the historical resource Brooklyn Avenue Neighborhood Corridor, Cultural Heritage Board Monument No. 590 which runs from Cummings to Mott on Cesar E Chavez Avenue.
7. The project plans to build on a massive scale that is unlike anything built in the Brooklyn Avenue Neighborhood Corridor characterized by two-story commercial fronts – and will disrupt its historical integrity which goes against the Neighborhood Plan.
 - a. “Land Use Policies 18.1–18.3 encourage preservation of resources in districts identified through Survey LA and other historic surveys as well as design standards to ensure new development reflects elements of the surrounding neighborhood.”
8. The project fails to indicate if proper protections against the heat are in place for the tenants safety–plans do not show if AC units are included, if protection from sun will be installed in the rooftop common space, or if the windows will protect from the glare and UV rays.
9. The project plans on removing two healthy 40-foot Indian Laurel Fig trees that make up a part of the tree canopy that goes up and down Cesar E Chavez Avenue which provides cooler temperatures for its residents–and will take away from its unique character.
10. The project was improperly categorized as a “corner market” in the Letter of Determination. At both public hearings, the developer representative Aaron Belliston distinctly described the project commercial space as a “market hall where local artisans can sell their wares.” Corner markets in Boyle Heights are *tienditas* characteristic of the neighborhood–they are protected and encouraged to flourish in the Neighborhood Plan–not market halls. The Neighborhood Plan states:
 - a. “Policies encourage uses such as corner stores, or tienditas, that provide the surrounding neighborhood with fresh groceries and basic household goods, while also providing a local destination for residents. This can increase opportunities for existing small business entrepreneurship and social interactions among neighbors to reinforce a sense of community. It can also help reduce the spread of disease during a public health crisis by providing essential household goods within a short distance.”
11. The project does not provide the play areas for the children of the 50 families as laid out in the Neighborhood Plan.
 - a. LU 3.3 Encourage multi-unit housing developments to provide amenities for children, such as outdoor play areas and childcare facilities.

12. The surrounding residents and commercial tenants, including the new tenants of this project, will be affected by toxic plumes from excavated soil that has not been mediated.
13. The surrounding residents, commercial tenants, including the incoming tenants of 50 families, the incoming commercial space vendors, and local shoppers will be adversely impacted due to the project's failure to provide sufficient parking for all purposes.
14. The project does not provide enough affordable housing for our community where 26.7% of the residents are under the poverty line.
<https://censusreporter.org/profiles/79500US0603744-los-angeles-county-central-la-city-east-central-central-city-boyle-heights-puma-ca/>
15. The project fails to protect the cultural integrity of Cesar E Chavez Avenue for the *musicos norteños* that make a living here. The intersection of Chicago and Cesar avenue is an artery of a meeting place for regional musicians to find work in the same way Mariachi Plaza provides for mariachis. (See Exhibit D)
16. The project facade is not characteristic of the Brooklyn Avenue Neighborhood Corridor.
17. CEQA should not be exempted due to Boyle Heights' recent history of sewage spills.
<https://folar.org/alert-sewage-spill-in-la-river-affecting-boyle-heights-to-long-beach/>
18. The project's lack of good faith in providing a plan for displaced residents, legacy businesses, and cultural institutions that would align with the Boyle Heights Neighborhood Plan. (See Exhibit E)
 - LU 1.3 Ensure that each recently occupied housing unit demolished as a result of new development is replaced on-site, and offered back to former residents at rent levels previously paid.
 - LU 10.3 Promote efforts to safeguard legacy businesses and cultural institutions that reflect the history and character of Boyle Heights.
19. The project fails to indicate an idea of the cost of renting a commercial vendor space in the open commercial space on the ground floor and/or if it will be able to accommodate food vendors which are a big component of our neighborhood.
20. The project will cause a domino effect of redevelopment that will ultimately adversely alter the Los Angeles Historic-Cultural Monument, aka Brooklyn Avenue Neighborhood Corridor.
21. The project does not encourage the protection of cultural institution Re/arte Centro Literario and *sin cesar* literary journal, the latina-owned community cultural hub and magazine that has served the community for two years and eight years, respectively. (See Exhibit E)

22. The project fails to protect legacy business Finessa Salon owned by a member of the LGBTQ+A community which has served the community for 30 years.
23. Project unfairly seeks to commemorate the aforementioned musician's "informal gathering space" with wall art "mural" akin to *mariachis* being displaced in 2017 and proposed building with *mariachi* branding. <https://laist.com/news/mariachi-crossing>
24. The project faces growing opposition from the community and beyond. An online petition opposing the project is at 200 signatures and counting. <https://forms.gle/xkCjqnwh1qwHup4T8>
25. Wil Tiao of Tiao Corporation, does not do business in good faith and therefore fraudulent landlords should not be rewarded with incentives. (See Exhibit G)

EXHIBIT A

On August 31, 2023 the Los Angeles Planning Commission released the Letter of Determination (Attachment A) for case number **DIR-2021-8626-RDP-HCA, CEQA: ENV-2021-8628-CE**. The project site 2115-2121 East Cesar E. Chavez Ave; 301-309 N. Chicago St.

(Attachment A)

**DEPARTMENT OF
CITY PLANNING**
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

MARIA CABILDO
ILISSA GOLD
MONIQUE LAWSHE
HELEN LEUNG
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CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

ADELANTE EASTSIDE REDEVELOPMENT PLAN PROJECT COMPLIANCE REVIEW

August 31, 2023

Transmitted via email and U.S. Postal Service

Applicant/ Owner

Will Tiao
Cesar Chavez 888, LLC
2658 Griffith Park Blvd. #418
Los Angeles, CA 90039

Representative

Aaron Belliston
BMR Enterprises
5250 Lankershim Blvd. Ste 500
North Hollywood, CA 91601

Case No.: DIR-2021-8626-RDP-HCA

CEQA: ENV-2021-8628-CE

Location: 2115-2121 E. Cesar Chavez
Ave. ; 301-309 N. Chicago St.

Council District: 14 – Kevin de León

Neighborhood Council: Boyle Heights

Community Plan Area: Boyle Heights

Land Use Designation: Regional Center Commercial

Zone: C2-1-CUGU

Legal Description: Lot 4 and 5, Block B, Bird Tract

Last Day to File an Appeal: Friday, September 15, 2023

DETERMINATION

Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.14 D.5 and the Adelante Eastside Redevelopment Plan, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

The project was granted exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32. It was also determined that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. (Attachment B)

(Attachment B)

Determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section, 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

We are appealing the project based on the following listed below:

1. Boyle Heights, where the proposed site sits, has been historically contaminated by Exide.

A. The Project is Not Exempt from CEQA. The CEQA Guidelines provide for 33 classes of projects that generally do not have a significant effect on the environment and therefore may be exempted from CEQA review. (Committee to Save Hollywoodland Specific Plan v. City of Los Angeles (2008) 161 Cal.App.4th 1168, 1186.) Here, the City relies upon a Class 32 categorical exemption to exempt the Project from environmental review under CEQA. (AR 18; see CEQA Guidelines § 15332.) It is the City's burden to prove that the proposed Project fits within this class of categorical exemption. (California Farm Bureau Fed'n v. California Wildlife Conservation Bd. (2006) 143 Cal.App.4th 173, 185-86; Save Our Big Trees v. City of Santa Cruz (2015) 241 Cal.App.4th 694, 697.)

A Class 32 exemption applies to in-fill development and only applies if a project meets specific conditions, for which it is the City's burden to prove that: the Project is "consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;" the Project "would not result in any significant effects relating to traffic, noise, air quality, or water quality;" and that the project can be served by all necessary utilities and public services. (CEQA Guidelines § 15332.) The City failed to meet its burden for the proposed Project. We are appealing the applicant and Los Angeles Planning commission letter of determination on the following items listed above. We feel that the project will have a significant impact on our community. We also ask the CEQA class 32 exemption be revoked and the applicant should be made to do a full EIR on the project site.

Exide Contamination

<https://boyleheightsbeat.com/california-leaders-gather-in-boyle-heights-to-call-for-expedited-exide-cleanup/>

BOYLE HEIGHTS IN FOCUS

California leaders gather in Boyle Heights to call for expedited Exide cleanup

Officials are recommending the affected area be designated a Superfund site for increased federal funding.



BY ALEX MEDINA
JUNE 12, 2023



117-year old Victorian slated for demolition after multiple fires

September 14, 2023

California State University trustees approve 6% tuition hike

September 14, 2023

Heat did not deter celebrations at Sunday's parade and festival

September 12, 2023

U.S. Senator Alex Padilla and other elected officials gathered on Friday in front of Resurrection Catholic Church to call for the Environmental Protection Agency to help the state remove lead contamination from Boyle Heights and East Los Angeles neighborhoods surrounding the former Exide Technologies battery recycling plant.

Padilla wants the EPA to designate the impacted areas as a Superfund site to free up funding and expedite cleanup efforts. The petition is currently under review by the [EPA](#).

In February, Padilla, along with Sen. Dianne Feinstein and Rep. Robert Garcia, sent a [letter](#) to EPA administrator Michael S. Regan, saying that the designation “will correct decades of missteps by the federal government that left Southeast Los Angeles County Communities susceptible to toxic environmental pollution.”

“For decades, Exide dumped lead and hazardous contaminants into these communities without consequence, and it’s clear to me that this community of neighbors, friends, and families have been neglected by just about everyone involved,” Padilla said on Friday.

“There’s been misstep after misstep and it’s time to finally put an end to that and provide justice.”



Terry Gonzalez-Cano (Center) and Monsignor John Moretta (Right) stand alongside California Senator Alex Padilla, Assembly Member Miguel Santiago, Representatives Robert Garcia and Jimmy Gomez at Friday's press event. Photo by Alex Medina.

The Exide Technologies battery recycling plant in the City of Vernon shut down in 2015 following a history of air pollution and hazard waste law violations. For decades, it operated without a necessary permit and dumped lead, arsenic, and other harmful chemicals into the

air, ground and water. Meanwhile, several Eastside communities, which are mostly Latino, are still dealing with the effects of its widespread lead contamination.

The U.S. Department of Justice (DOJ) agreed not to prosecute Exide in exchange for the company safely closing down the plant, which originally opened in 1922, and cleaning up the contamination it caused. In 2020, the EPA and DOJ supported a bankruptcy plan that allowed Exide to walk away from all criminal liability and responsibility to clean up the plant and surrounding areas, leaving state taxpayers to pay.

The fallout has affected many residents in Boyle Heights, including Terry Gonzalez-Cano who said her family has suffered and been torn apart because of environmental injustice.

The long-time Boyle Heights resident says both of her parents required intensive care for the last few years of their lives. Both she and her brother have cancer. What strikes Gonzalez-Cano the hardest though is the health issues facing her children, aged 32 and 18, who she said are both unable to bear children.

“When I found out that my house tested above toxic waste levels, I nearly fainted because I made my children go out and play. I did that to my children because I didn’t know. I thought I was being a good mother,” said the 48-year-old.

Gonzalez-Cano is not alone.

Many in the impacted communities suffer from cancer, asthma, learning disabilities, dangerous levels of lead in their blood and more, according to a press release from the event. A [2019 USC study](#) even found high levels of lead in baby teeth in both of these neighboring communities.

“There’s no hope for me and my family, we’re already sick,” said Gonzalez-Cano. “There’s no way to make us healthy again, but I don’t want to see future generations of people come in and go through what we’re going through.”

TAGGED: Boyle Heights Exide Technologies Jimmy Gomez john moretta Miguel Santiago
resurrection church

EXHIBIT B

The community residents and the Boyle Heights Neighborhood Council held a special meeting with developer representative Aaron Belliston where it was resolved that the Council opposes the project due to concerns relating to the historic and cultural integrity of Los Angeles Historic-Cultural Monument #590, Brooklyn Avenue Neighborhood Corridor. (Attachment A)

(Attachment A)



Boyle Heights Neighborhood Council

PLANNING AND LAND USE COMMITTEE (PLUC)

2130 E. First Street, Suite 110
Los Angeles, CA 90033

June 30, 2023

This letter was approved by the BHNC on June 30, 2023 by a vote of: 10 YES 0 NO 1 ABSTAIN

LA CITY PLANNING COMMISSION
EAST LOS ANGELES PLANNING COMMISSION
ZONING COMMISSION
Office of Zoning Administration
200 N. Spring Street, Room 763
Los Angeles, CA 90012

Case Number: DIR-2021-8626-RDP-HCA
CEQA Number: ENV-2021-8628-EAF
Redevelopment Planning Area: Adelante Eastside

Project Location: 2115, 2117, 2119, 2121, 2123 and 2125 E. Cesar E. Chavez Avenue and
301, 301 ½, 305 and 309 N. Chicago Street
Legal Description: Lot 4 and 5, Block B of Bird Tract, Map Book 14, Page 75
Assessor Parcel Number: 5175-014-005

**RE: NEW 5 STORY 50 UNIT APPARTMENT BUILDING OVER 1 STORY OF COMMERCIAL AND
SUBTERRANEAN PARKING IN TOC TIER 3 AND DEMOLITION OF EXISTING COMMERCIAL BUILDING**

Applicant: Will Tiao; of Cesar Chavez 888, LLC
Representative: Aaron Belliston, BMR Enterprises

Dear Los Angeles City Councilmembers and City Planning Representatives:

The Boyle Heights Neighborhood Council (BHNC) would like to submit this **letter of opposition** regarding the following LA City Planning Case Numbers: DIR-2021-8626-RDP-HCA and ENV-2021-8628-EAF.

On January 12, 2023 the plans for this development were presented by the developer's representative and heard by the Planning and Land Use Committee (PLUC), as well as opened up to public discussion, though we were unable to vote on the item at that time due to a loss of quorum. Therefore, at that time it was recommended by the PLUC chair that this item be transferred to the General Board of the Boyle Heights Neighborhood Council (BHNC) for further discussion, and for a final determination.

On June 30, 2023 these plans were presented by the developer's representative for second time in a Special Session of the General Board of the Boyle Heights Neighborhood Council (BHNC), and opened up to public discussion; and voted upon for a final determination in opposition to this project, and waving any further requests for hearings by our certified neighborhood council.

The BHNC represents a section of the one of the oldest and most historic subdivisions is the City of Los Angeles. It was once originally named Apachianga by the indigenous people of this land. It was later named El Paredón Blanco when this land became part of the original Pueblo de Los Ángeles since its founding by the Spanish in 1781. Thereafter this community then became known as the neighborhood of Boyle Heights, when it was officially subdivided and renamed in the latter part of the 19th century, making this neighborhood the second-oldest subdivision of the modern City of Los Angeles.

Furthermore, our community is proud of the historic and architecturally significant nature of this section of Cesar E. Chavez Ave. in which this proposed development is being planned, in an area recognized as one of the last remaining representations of the core of the thoroughfare which is also designated as the Historic Brooklyn Avenue Corridor. This avenue has a deep-rooted and time-honored tradition of being representative of a proud history which stretches back to its start, originally named Macy Street. This street was then later renamed as Brooklyn Ave. in 1920, when this street in our community was further developed as a residential and commercial corridor, and it became well-known as a welcoming destination for working-class, immigrant families of diverse backgrounds; among them people of Eastern European Jewish, Japanese, Russian, Italian, German, Armenian, Yugoslavian, Mexican-American, and African-American descent, just to name a few. This area became well-known as a uniquely diverse melting-pot of the American experience during an age of Jim Crow segregation. Since those seminal years the architecture and character of this street has been reflective of that proud history. And since the 1990s this historic core of our community has become known as today's bustling Cesar E. Chavez Ave.; reflective of it today being a central home and place of business for proud American-Mexicans/Chicanos who honor a heritage of their own civil rights movement born in this neighborhood through the building of multi-ethnic alliances which remain to this day; therefore this street is still interchangeably referred to as Brooklyn Ave. by our residents and stakeholders who still honor the inspiring multicultural history of our community.

Much has changed over the years throughout the neighborhood of Boyle Heights, as many historically and culturally significant parts of our neighborhood have been demolished in this historic POC community due to historic redlining and economic divestment, and later by class- and race-oriented biases which pushed five freeways through our community, demolishing over 10,000 homes and businesses from the years of 1949 through 1964. Since then, many of our families have faced a multi-generational trauma of displacement and erasure of our cultural heritage in this community, the likes of which few other

neighborhoods in this country have ever faced and endured before. A history which resonates with what other marginalized communities have endured throughout our country's history, but which is a particular stain on the history of Los Angeles.

However, the Historic Brooklyn Avenue Corridor / Cesar E. Chavez Ave. still endures as one of the last remaining sections of our neighborhood which displays our proud past, vibrant present, and hopeful future. And as a community we believe that the character of this beating-heart of our community be preserved and maintained as being representative of one of the best examples of the American multicultural experience.

The Boyle Heights Neighborhood Council (BHNC) respectfully asks that the Los Angeles City Planning Commission, the Planning and Land Use Management (PLUM) Committee, and the Los Angeles City Council vote NO on the approval of this development and any future developments which displaces our residents and businesses, and which further jeopardize the historical integrity and the cultural significance of the Historic Brooklyn Ave. Corridor / Cesar E. Chavez Ave.

Sincerely,



SHMUEL GONZALES
CHAIR of the PLANNING AND LAND USE COMMITTEE (PLUC)
on behalf of the BOYLE HEIGHTS NEIGHBORHOOD COUNCIL (BHNC)

CC:
Los Angeles City Council District 14
Kevin de Leon, CD-14 Councilmember
Gerald Gubatan, Senior City Planning Director for CD-14
Vincent Bertoni, Director of Planning, City of Los Angeles
Planning and Land Use Management Committee, City of Los Angeles
Zoning Commission, City of Los Angeles

Co-signors of the Boyle Heights Neighborhood Council (BHNC):

EXHIBIT C

Problematic 3-way intersection at Cesar E Chavez & Chicago

Lack of Light Signal (Attachment A)

(Attachment A)



The intersection is regulated with one stop sign on Chicago St. Traffic coming left from Cesar Chavez into Chicago must stop at the two-lane road and wait for pedestrians and cars to pass causing traffic to back up. The project would exacerbate this issue.

Blind Spots at Chicago St. (Attachment B & C)

(Attachment B)



Making a left onto Cesar Chavez Avenue from Chicago St. The project's construction phase and its parking situation will worsen the issue.

(Attachment C)



Making a right onto Cesar Chavez Avenue from Chicago St. The project's construction phase and its parking situation will worsen the issue.

Cesar Chavez Avenue is a two-lane road where traffic is regularly blocked by stopped city, delivery, and pick-up trucks and buses. (Attachment D)

(Attachment D)



(Truck stops to pick up a refrigerator) This project, including its construction phase will negatively impact the existing traffic flow.

Lack of sufficient parking on Cesar Chavez Avenue and Chicago St. for the project's 50 families. (Attachment E & F)

(Attachment E)



There is only one-hour metered parking all along Cesar Chavez Avenue from Cummings to Mott. The project's 50 families would find it a hassle to have to compete with others for street parking and would have to return every hour to feed the meter.

Attachment F



South on Chicago St. shows no available street parking. The project's tenants without a parking spot in the project's garage or who have more than one car, would not be able to find street parking. The project's construction would also block the current residents from parking on the street, leaving them no other parking options.

(Attachment F.1)



Further south on Chicago shows no available street parking.

Local Streets behind the project's proposed site are narrow and insufficient for residential traffic combined with the movement of the construction phase for this massive building. (Attachment G & H)

(ATTACHMENT G)



Streets highlighted in red are narrow. The project would add to traffic issues.

(Attachment H)

Bird Street. The first street directly behind the proposed site.



There is only 12 feet of space between the two parked cars which allows only one car to pass through at a time. The project's construction phase would have to use these back streets to get to Soto, Cesar Chavez, and State St.

Bird Street at Sheridan Elementary School.



The available space between two parked cars is only 12 feet. Construction trucks coming and going would worsen the traffic especially for families who drive or walk their way to Sheridan St. Elementary (pictured here).

EXHIBIT D

Mexican regional musicians, *musicos norteños*, meet at the intersection of Cesar Chavez and Chicago St. to seek work. Families usually hire them to play music for celebrations and special gatherings, much like they do with mariachis at Mariachi Plaza. They convene here daily and make their livelihood on their earnings. **(Attachment A)**

(Attachment A)



Two músicos nortefios stand on the corner of Chicago and Cesar Chavez outside the proposed site.



Two musicos norteños stand outside the intersection of Chicago and Cesar Chavez, outside of the Monarca, across the street from the proposed site.

EXHIBIT E

El Apetito Restaurant (2125) has been serving the community for 14 years with most of their patrons being local Boyle Heights residents such as cooks and bakers from the local stores. Finessa Salon (2121) has been serving the community for 30 years under the ownership of a member of the LGBTQ+A community. Re/Arte Centro Literario (2123) has been leading the community with poetry readings, book clubs, art exhibits and more. QVO Laboratories (2119) is a vintage thrift store owned by a Latino.



El Apetito at 2125



Finessa Beauty Salon

Olga Garcia Echeverria



August 7, 2021

Community Literature

Re/Arte Centro Literario: How Viva Padilla is Re/Imagining Literary Space in Boyle Heights

AAA [Facebook] [Twitter] [LinkedIn] [YouTube] [Instagram] [Email] [Print] [Share] 006

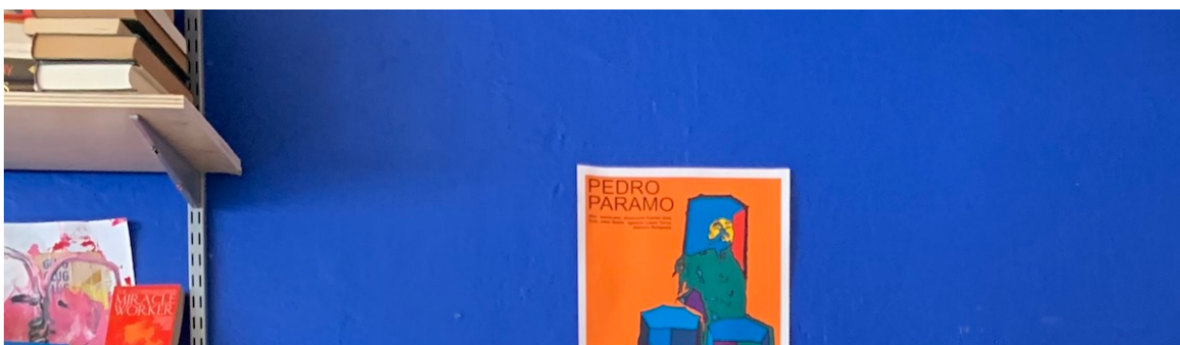
A video player thumbnail with an orange background. The main image shows a person wearing a green face mask and a black top, reading a book. The background is a bookshelf filled with books. In the top left corner of the video frame, there are two orange tabs labeled 'Community' and 'Literature'. The title 'Re/Arte Centro Literario: How Viva Padilla is Re/Imagining Literary Space in Boyle Heights' is overlaid in white text. At the bottom of the video frame, there is a row of social media sharing icons: three 'A's for font size, Facebook, Twitter, LinkedIn, YouTube, Instagram, an envelope for email, a printer icon, and a share icon. To the right of these icons is the number '006'.

Re/Arte: Centro Literario

On June 26, 2021, poet, publisher, and soñadora Viva Padilla opened up a new literary / art space on Cesar Chavez Avenue in Boyle Heights—Re/Arte Centro Literario.

Bright, colorful, and bustling with creative energy, Re/Arte has been in constant movimiento since its inception, featuring book launches, literary talks, Film Night, photography exhibits, Children’s Storytime, and a Wednesday night open mic, Grito de Boyle Heights, with political poet Matt Sedillo offering free writing workshops before the weekly event. Padilla describes these open mics as “the heart of Re/Arte. I take pride in having a place where people can come and express themselves and letting it be as raw as possible. I find that to be key to this place—having a place where you can just come and express yourself.”

Although Re/Arte is new to the Los Angeles’ literary scene, its creator Viva Padilla is not. As founding editor of *Hombre Lobo*, Ponte las Pilas Press, and *Dryland*, an independent literary print journal born in 2015 in South Central Los Angeles, Padilla has published hundreds of BIPOC writers from Los Angeles and beyond, many of them being published for the first time.



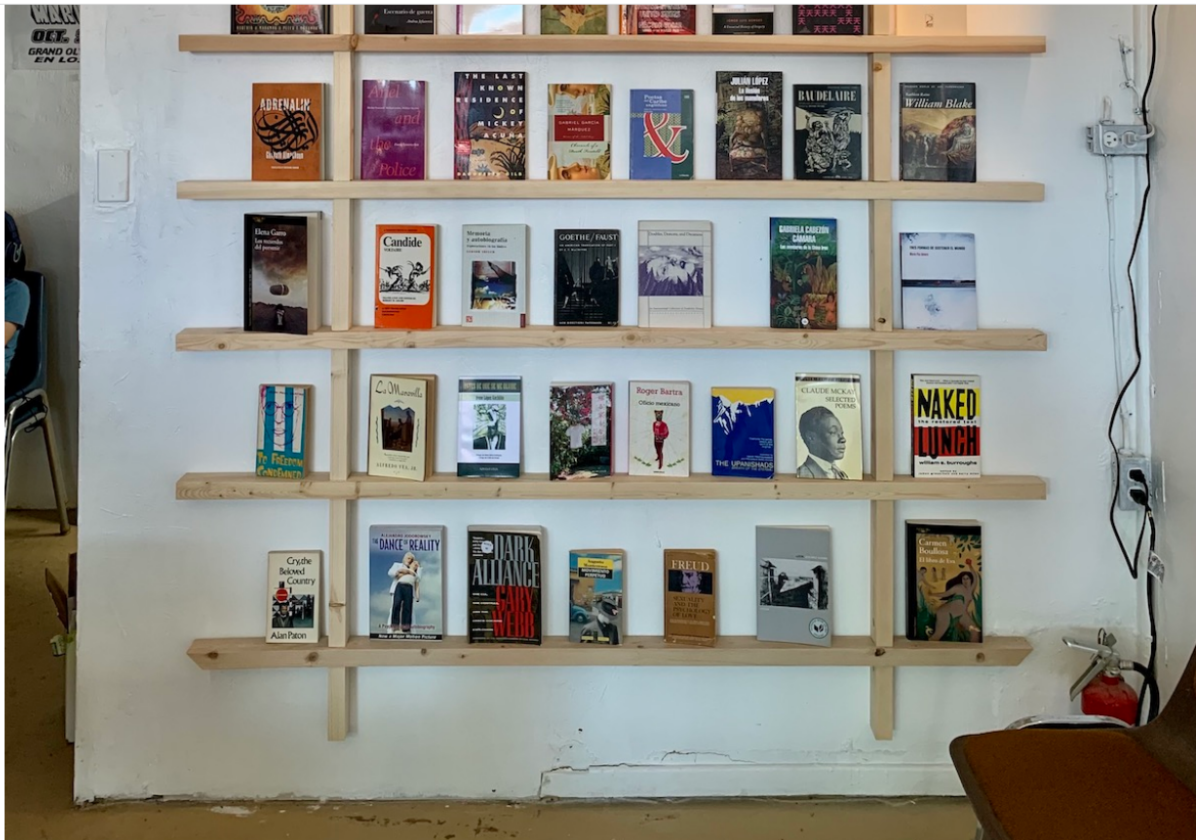


Viva Padilla, founder of Re/Arte

Manifesting a physical space to house her already existing literary projects and to launch new ones seemed ideal to Padilla. Aside from

Manifesting a physical space to house her already existing literary projects and to launch new ones seemed ideal to Padilla. Aside from being tired of being at home during the pandemic, she shares, "I've always wanted to open up a space and I had the opportunity. It was perfect timing. I've been existing online, working from home, and it's not the same as having your own spot where people can meet you and come see what you've actually built. When the opportunity came up to build something in the physical world, I decided to take it."

Essential to Padilla in relation to Re/Arte is having a space that is not commercialized. "I want Re/Arte to really be a place where people can just hang out and don't feel they have to leave because they didn't buy something. I tell people who come in, you can come and read here. You can talk to me about the book. Maybe I haven't read the book, maybe I have. But we can talk about the book. Go home, go read the book, bring it back, and we can talk about it. Put it back on the wall, get something else."

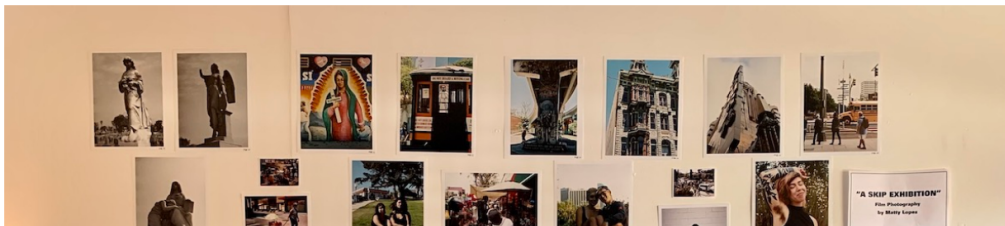


Books displayed inside Re/Arte

Aside from being cultural space, community lending library, and bookstore, Re/Arte also sells cool used records. During my visit and short interview with Viva Padilla a few weeks ago, I was excited to purchase two Mexican vinyl gems, *Los Grandes Exitos de Los Dandys* and *Lucha Villa con el Mariachi Oro y Plata de José Chávez*. I also got myself a small and rare book of poetry en español from Cuba.

Also exciting is that Re/Arte is evolving in the here and now. "I feel like I'm still imagining as I'm manifesting," shares Padilla. "I've just been seeing, envisioning, asking, what else can I do? What else do I want to do? What would be cool? It's so funny because I'm already *here* and when I ask myself what else would I want, I think—you're *already here, just do it.*"

In regards to the unfolding future, Padilla foresees many exciting things. "More connections with new people, more collaborations, more art coming into the space that is not just literary. I purposely set up the space so it's not just a bookstore. It is very literary, but it's also more than that. Literary people, us writers, we love all art. We are always learning how to express ourselves by seeing the other mediums, so I think it's important to have a multi-functional space where we can have not only literary stuff, but where we can have art, music, comedy, and lectures on lo que sea."





Making culturally relevant literature accessible to people in the community, especially young people of color, is both personal and political for Padilla. As a poet and publisher, she is well aware that books can be lifelines. When she was growing up, Padilla recalls wanting certain books so much she would steal them from libraries. "Many books have been stolen by me, or I should say 'borrowed' by me because I always give back," says Padilla. Padilla's story about stolen books sounds both subversive and familiar. I have heard similar stories from other poor / working-class writers of color, and frankly as someone who stole her own share of vinyl records from the East LA Public Library back in the 1980's, I can relate.

Padilla continues, "I grew up going to libraries...That was important for me in high school. I was always reading, either at my house or like I said at the library. I want to have that space for them [young people of color] too, but also a space that is unlike the library because you can't always talk to the librarian about being a Chicana because even in the libraries by my home when I was growing up, the librarians were white mostly, so it wasn't like I could talk to them about my life experience. Cultural exchange / meeting of minds, I feel I can offer that in my own capacity."

The programming at Re/Arte is, as Padilla points out, centered on Black and Brown people and this is, of course, intentional. "I'm in a mainly Chicano neighborhood, so that's what I want to pull out of the earth, nurturing what we already have, putting it on display, celebrating and showcasing it."

In addition, Padilla really wants to give back to the younger generations. "That's kind of where my mind is. I'm not really thinking so much about how I can keep catering to the literati. I'm thinking, how can I help the kids that are the age I was when I needed help. When I was in my 20's, when I was in high school. How can I help them? And they have come in, a lot of young mujeres asking me for books. For me that's where it's at. Those are the people I want to reach. Those are the people I want to give back to. And the thing I can offer is poetry and publishing. Those are my gifts. Those are my offerings."

An article on Re/Arte written by a local newsite.



QVO Laboratories has been in the community for a year.

EXHIBIT G

Landlord Wil Tiao, of Tiao Corporation has a proven track record of neglecting the residential units and has not acted in good faith pertaining to the maintenance of the units. **(Attachment A)**

ATTACHMENT A

CODE VIOLATIONS (PHOTOS ATTACHED)

SANITATION

Failure to maintain the required window and/or door insect screens. Sections 91.8104.5.1, 91.8104.5.2 of the L.A.M.C.
Violation Severity Level: LOW

2117 E CESAR E CHAVEZ AVE 1
ENTIRE UNIT, Note: screens missing from multiple windows

WEATHER PROTECTION

Failure to maintain required window and/or door glazing. Sections 91.2.401.6, 91.8104.5.1 of the L.A.M.C.
Violation Severity Level: LOW

2117 E CESAR E CHAVEZ AVE 1
BEDROOM1, Note: broken windows bedroom on left

MAINTENANCE

Failure to maintain the existing building, structure, premises, or portion thereof in conformity with the code regulations and department approvals in effect at the time of construction. Sections 91.2.401.6, 91.8104 of the L.A.M.C.

2117 E CESAR E CHAVEZ AVE 1
HALL BATH, Note: medicine cabinet water damaged

Failure to maintain windows, doors, cabinets, and frames operable, clean and sanitary and in good repair. Sections 91.2.401.6, 91.8104, 91.8014.5.1 of the L.A.M.C.
Violation Severity Level: LOW

2117 E CESAR E CHAVEZ AVE 1
BALCONY/DECK, Note: door missing on rear patio

Failure to maintain plaster/drywall walls/ceilings in a smooth and sanitary condition. Sections 91.2.401.6, 91.8104.4 of the L.A.M.C.
Violation Severity Level: LOW

2117 E CESAR E CHAVEZ AVE 1
HALL, Note: no paint on wall patch

2117 E CESAR E CHAVEZ AVE 1
KITCHEN, Note: holes in wall between sink and cabinets

ELECTRICAL

Failure to properly install or maintain required lighting fixtures. Sections 91.8104.8.1, 93.0311 of the L.A.M.C.
Violation Severity Level: LOW

2117 E CESAR E CHAVEZ AVE 1
ENTRY, Note: no globe or difuser on light

2117 E CESAR E CHAVEZ AVE 1

3 of 11

LIVING ROOM, Note: no globe or difuser on light

2117 E CESAR E CHAVEZ AVE 1
BEDROOM2, Note: no globe or difuser on light

Maintaining hazardous, missing, unapproved, defective, or improperly installed receptacle outlets. Sections 91.8104.8.1, 93.0104, 93.0311 of the L.A.M.C.
Violation Severity Level: HIGH

2117 E CESAR E CHAVEZ AVE 1
BEDROOM1, Note: outlets not working

PLUMBING

Failure to maintain the plumbing system free from defective, damaged/leaking faucets or plumbing fixtures. Sections 94.101.7, 94.102.4, 91.8104.7 of the L.A.M.C.
Violation Severity Level: LOW

2117 E CESAR E CHAVEZ AVE 1
HALL BATH, Note: no handles on tub.

Failure to maintain a positive seal around all drain, water supply, and electrical conduits penetrating walls under all kitchen and bathroom sinks. Sections 94.101.7, 94.102.4, 91.8104.7 of the L.A.M.C.
Violation Severity Level: LOW

2117 E CESAR E CHAVEZ AVE 1
KITCHEN, Note: hole in wall at sink drain

MAINTENANCE

Failure to maintain plaster/drywall walls/ceilings in a smooth and sanitary condition. Sections 91.2.401.6, 91.8104.4 of the L.A.M.C.

COMMON, Note: water damage on ceiling and walls of stairway

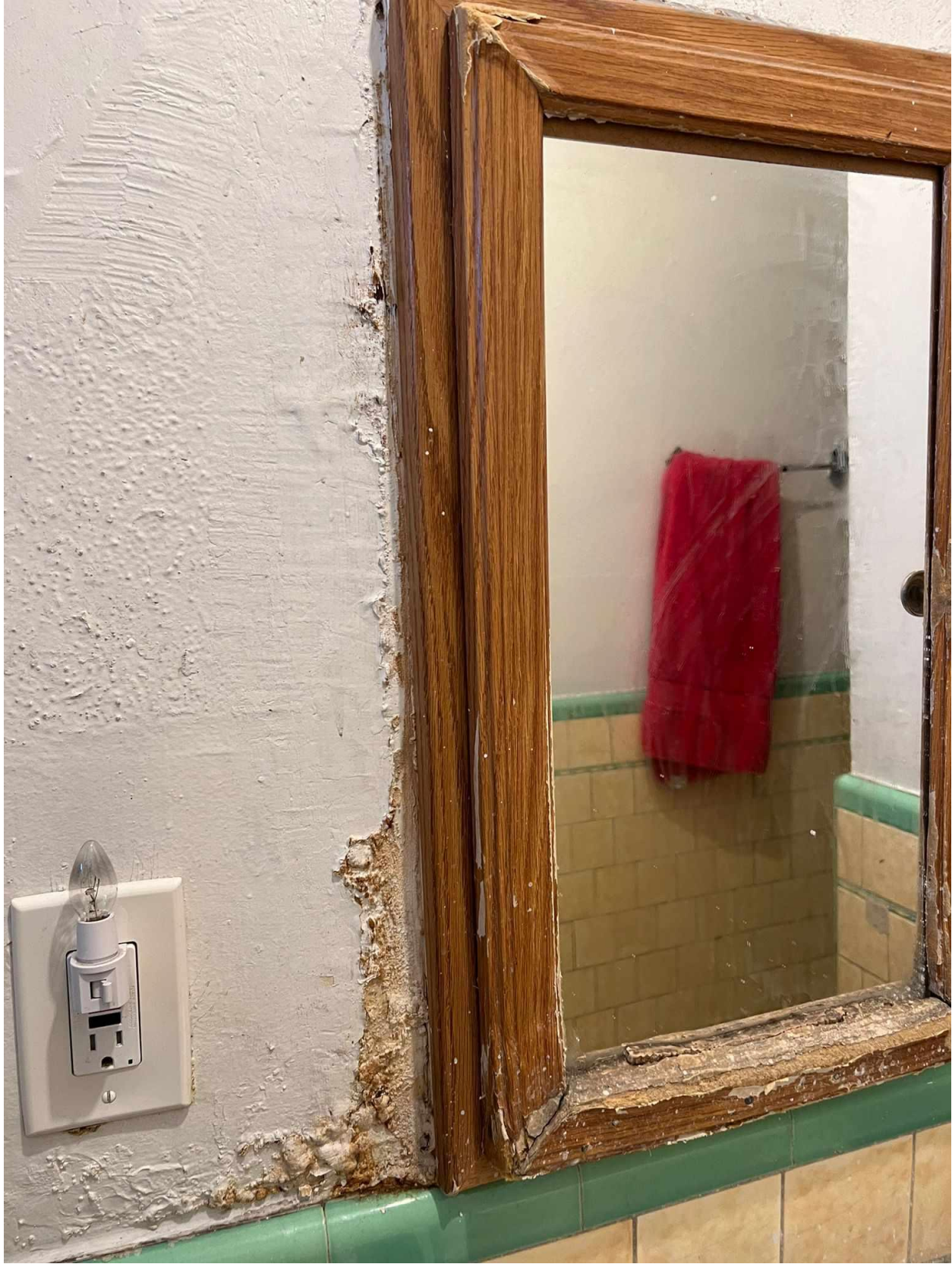
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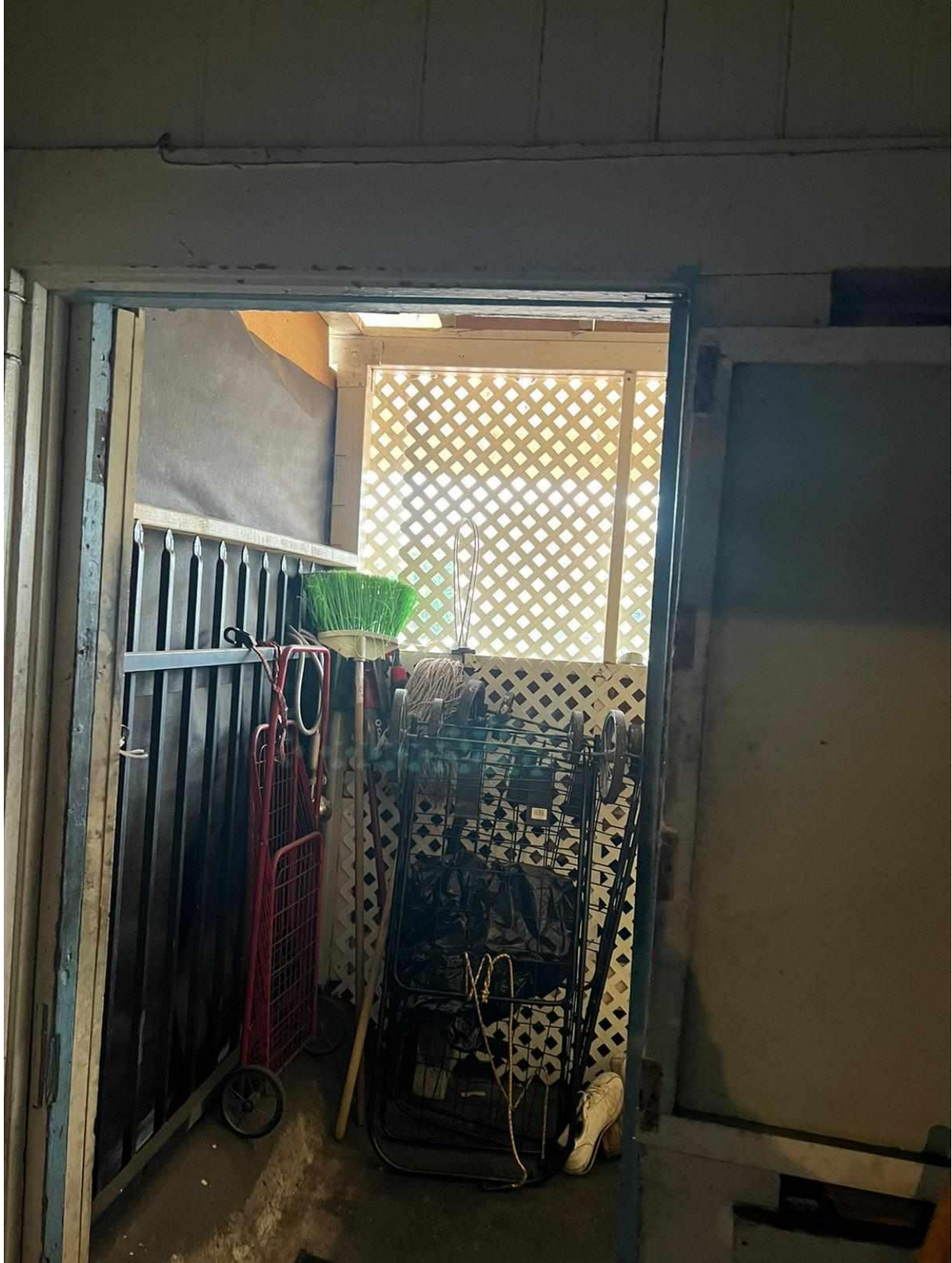
ELECTRICAL

Failure to properly install or maintain required lighting fixtures. Sections 91.8104.8.1, 93.0311 of the L.A.M.C.
COMMON, Note: Lighting controls removed from hallway light. Provide evidence that common area hallway light in not connected to unit 1 power.

2117 E CESAR E CHAVEZ AVE





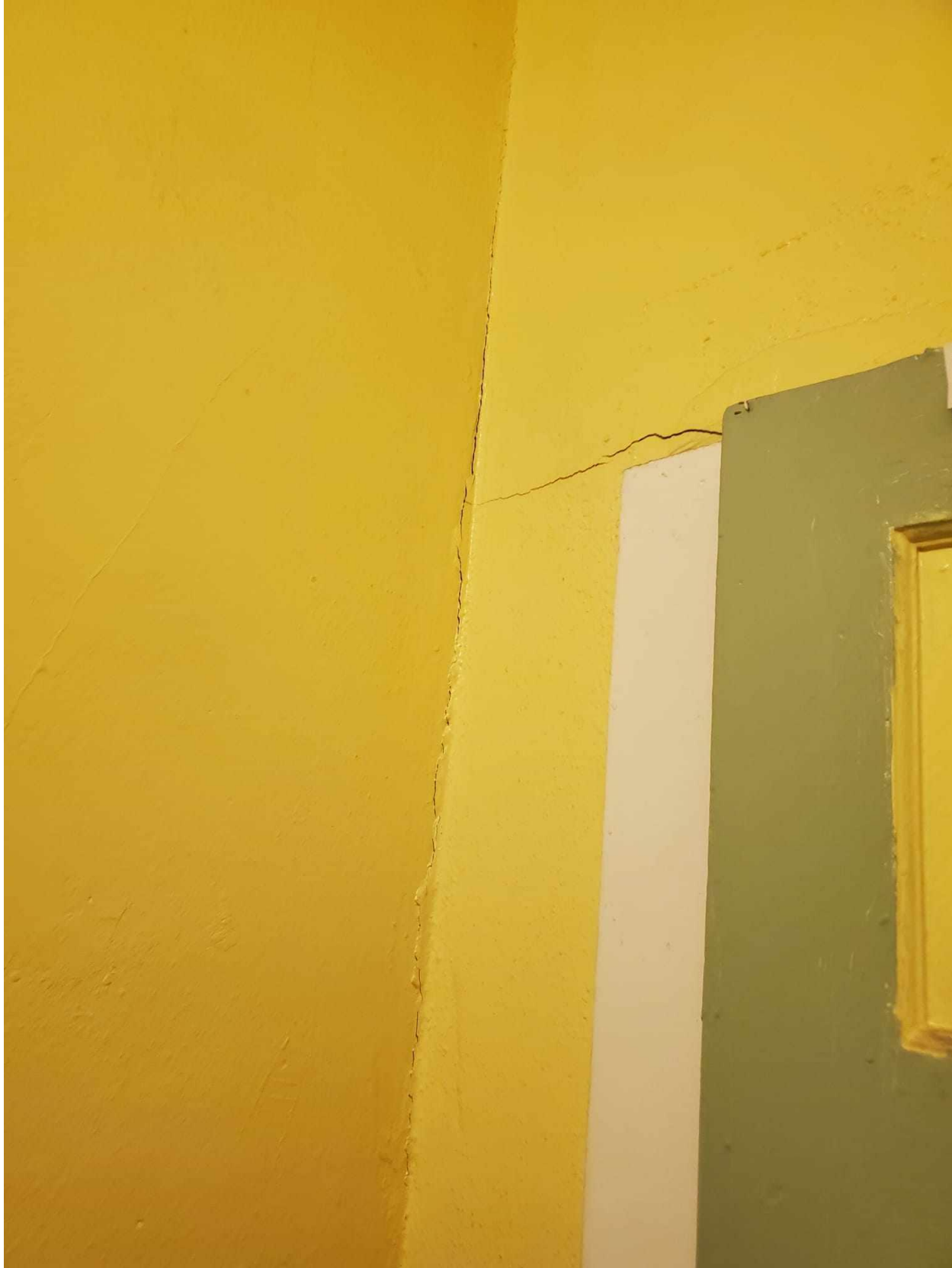


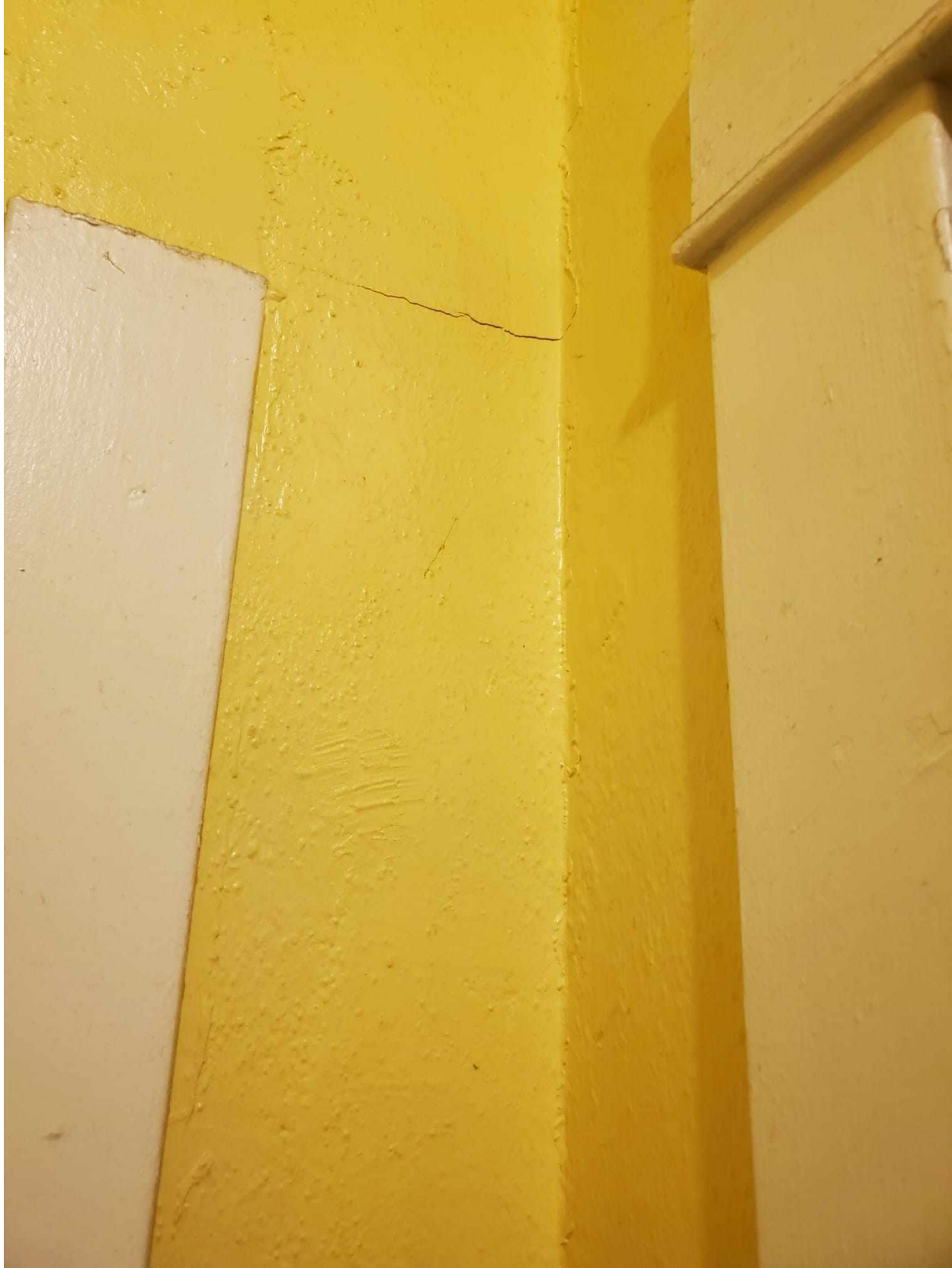


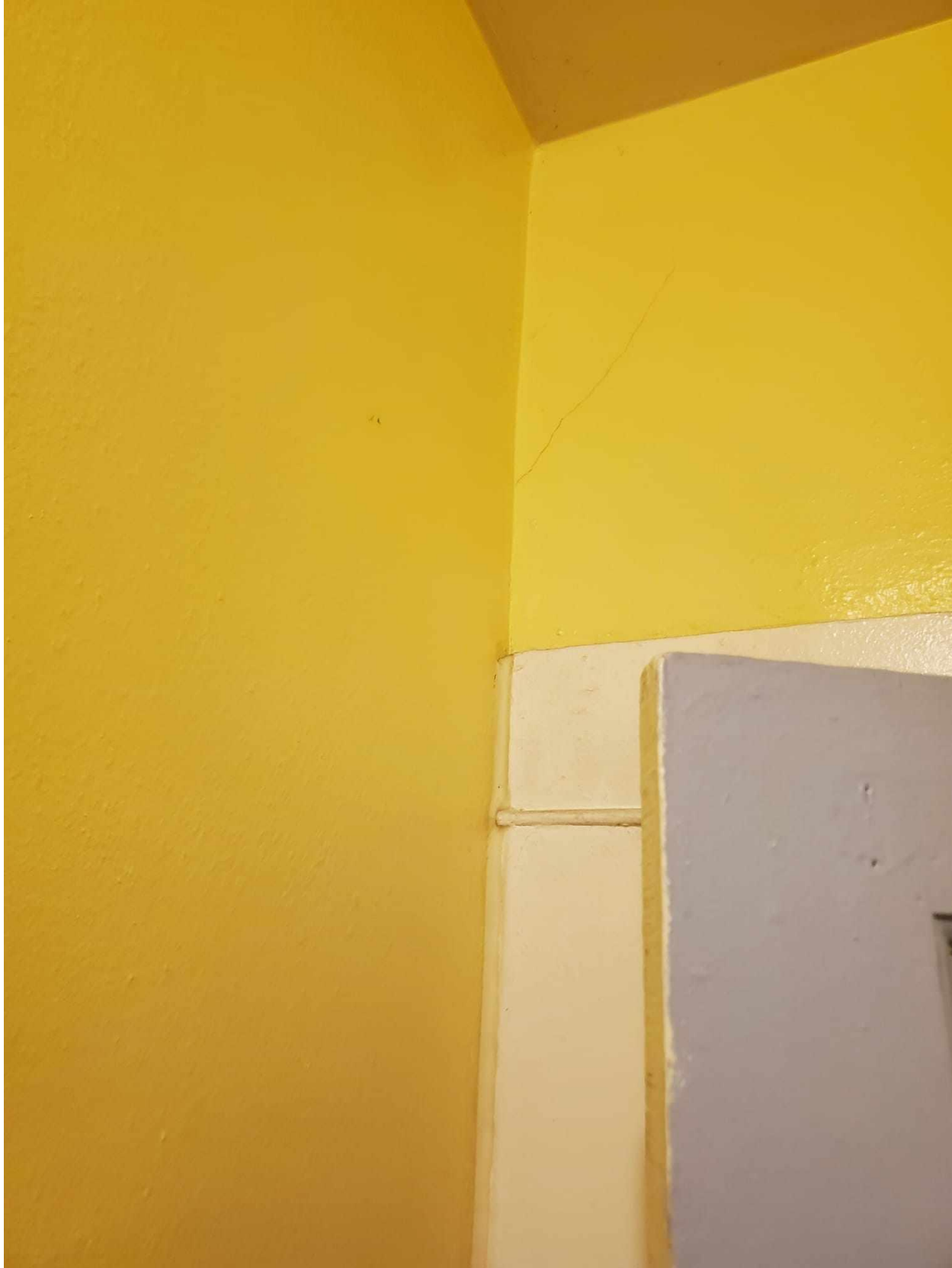


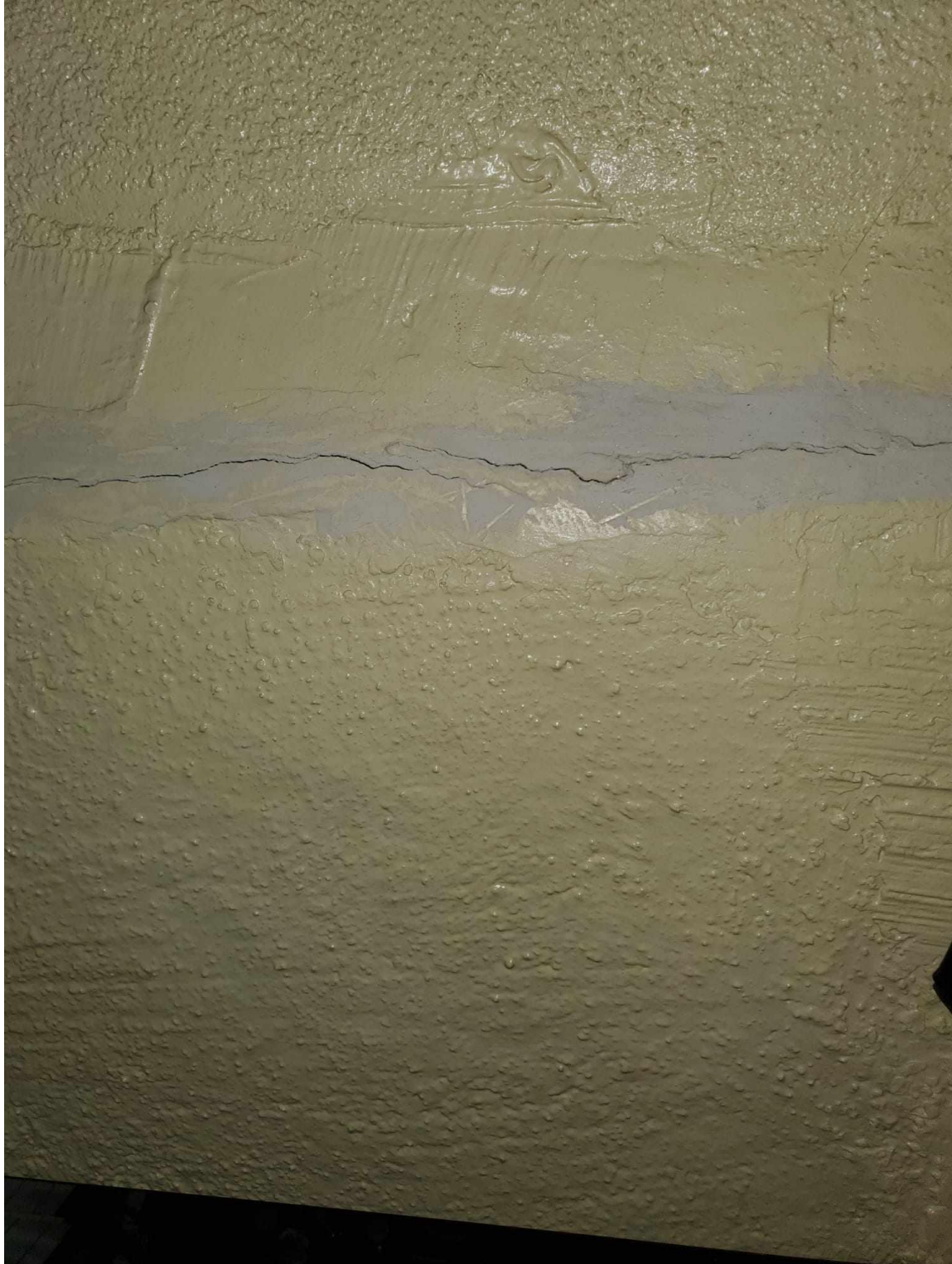












We reserve the right to supplement the appeal after its submission.

B – DIRECTOR’S DETERMINATION

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

MARIA CABILDO
ILISSA GOLD
MONIQUE LAWSHE
HELEN LEUNG
KAREN MACK
JACOB NOONAN
ELIZABETH ZAMORA

**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

**ADELANTE EASTSIDE REDEVELOPMENT PLAN
PROJECT COMPLIANCE REVIEW**

August 31, 2023

Transmitted via email and U.S. Postal Service

Applicant/ Owner

Will Tiao
Cesar Chavez 888, LLC
2658 Griffith Park Blvd. #418
Los Angeles, CA 90039

Case No.: DIR-2021-8626-RDP-HCA

CEQA: ENV-2021-8628-CE

Location: 2115-2121 E. Cesar Chavez
Ave. ; 301-309 N. Chicago St.

Council District: 14 – Kevin de León

Neighborhood Council: Boyle Heights

Community Plan Area: Boyle Heights

Land Use Designation: Regional Center Commercial

Zone: C2-1-CUGU

Legal Description: Lot 4 and 5, Block B, Bird Tract

Representative

Aaron Belliston
BMR Enterprises
5250 Lankershim Blvd. Ste 500
North Hollywood, CA 91601

Last Day to File an Appeal: Friday, September 15, 2023

DETERMINATION

Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.14 D.5 and the Adelante Eastside Redevelopment Plan, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section, 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Approve with Conditions a Redevelopment Plan Project Compliance Review for the construction, use, and maintenance of a new, six-story, 75-foot 2-inch, 51,235 square-foot mixed-use building, with 50 residential units including 5 units reserved for Extremely Low-Income households, approximately 4,030 square feet of ground floor commercial space, and a Floor Area Ratio of 3.68:1, in a Commercial Area of the Adelante Eastside Redevelopment Plan Area.

The Project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code (LAMC), the project conditions, or the project permit authorization.
2. **Use.** The Project shall be limited to a mixed-use development.
3. **Floor Area Ratio (FAR).** The maximum FAR shall be limited to 51,235 square feet of residential floor area and 4,030 square feet of commercial floor area equating to a Floor Area Ratio of 3.68:1.
4. **Automobile Parking.** Commercial automobile parking shall be provided pursuant to LAMC Section 12.21A.4(c).
5. **Residential Parking.** The project shall provide 32 residential parking spaces as marked in Exhibit "A".
6. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21 A.16.
7. **Height.** The project shall be limited to a maximum building height of 75 feet 2 inches.
8. **On-Site Restricted Affordable Units.** The project shall provide a minimum of five (5) On-Site Restricted Affordable units reserved for Extremely-Low-Income Households, as defined in Section 65915 of the California Health and Safety Code, to the satisfaction of the Los Angeles Housing Department (LAHD). In the event the SB 8 Replacement Unit condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
9. **SB 8 Replacement Units.** The project shall be required to comply with the Replacement Unit Determination (RUD) letter, dated September 16, 2021, to the satisfaction of LAHD. The most restrictive affordability levels shall be followed in the covenant. In the event the On-site Restricted Affordable Units condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
10. **Building Massing/Street Wall Design.** The project shall be in substantial conformance to the plans marked Exhibit "A" which include the following design features:
 - a. Horizontal architectural treatments and/or façade treatments for every 30 feet of building height visible from the street.
 - b. Vertical architectural treatments such as columns, pilasters, or indentations shall be provided for every 25 feet, with a minimum depth difference of two feet.
 - c. Concrete Masonry with smooth finish façade at the ground and second floors.
 - d. Large openings for the commercial areas facing Cesar Chavez Avenue and Chicago Street.
 - e. Sand colored brick façades at the third, fourth, and fifth floors.
 - f. Sand finished plaster at the sixth floor.
 - g. Sand finished plaster cornice detailing at the parapet section.

- 11. Windows.** Future exterior walls and doors on the ground floor containing commercial uses that will front Cesar E. Chavez Avenue or Chicago Street shall consist of at least fifty percent transparent windows, unless otherwise prohibited by law.
- 12. Landscaping.** The project shall provide a minimum of 1,494 square feet of landscaped area. All open areas not used for buildings, driveways, parking areas, or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
- 13. Open Space.** The project shall provide a minimum of 6,500 square feet of usable open space shown on Exhibit "A".
- 14. Street Trees.** Street trees shall be provided to the satisfaction of the Urban Forestry Division.
- 15. Required Trees per 12.21 G.2.** As conditioned herein, a final submitted landscape plan shall be reviewed to be in substantial conformance with Exhibit "A". There shall be a minimum of thirteen 24-inch box, or larger, trees onsite pursuant to LAMC Section 12.21 G.2. Any required trees pursuant to LAMC Section 12.21 G.2 shown in the public right-of-way in Exhibit "A" shall be preliminarily reviewed and approved by the Urban Forestry Division prior to building permit issuance. In-lieu fees pursuant to LAMC Section 62.177 shall be paid if placement of required trees in the public right-of-way is proven to be infeasible due to City-determined physical constraints.

Administrative Conditions

- 16. Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the Applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.
- 17. Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
- 18. Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
- 19. Code Compliance.** Use, area, height, open space, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
- 20. Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as

approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

21. Enforcement. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

22. Expiration. In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.

23. Recording Covenant. Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center at the time of Condition Clearance for attachment to the subject case file.

24. Indemnification and Reimbursement of Litigation Costs. The applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.

PROJECT BACKGROUND

The subject property consists of two contiguous lots equating to a lot area of 15,000 square feet with approximately 100 feet of frontage along the northern side of East Cesar Chavez Avenue and 100 feet of frontage along the western side of Chicago Street. The property is zoned C2-1-CUGU and located within the Adelante Eastside Redevelopment Plan (Redevelopment Plan) area. The property is improved with two one-story commercial buildings. The applicant requests a Redevelopment Plan Project Compliance to permit the demolition of two existing one-story commercial buildings and the construction of a new, six-story mixed-use building containing 50 residential units, five (5) of which are to be reserved for Extremely-Low-Income Households, and 4,030 square feet of commercial area on a 15,000-square foot site.

The project site is located within the Boyle Heights Community Plan area and is located within the C2-1-CUGU Zone with the land use designation of Regional Center Commercial. Height District 1 for the R4-1 Zone allows for a 3:1 Floor Area Ratio (FAR) and unlimited height. However, the Boyle Heights Community Plan states that Low Medium II land uses correspond to RD1.5 and RD2 Zones that have a 3:1 FAR and a 45-foot height limit. The project is located in a Tier 3 Transit Oriented Community and is therefore eligible for the ministerial processing of an up to 50 percent increase in Floor Area Ratio and an up to 35 percent increase in Density as base incentives. The project's proposed FAR of 3.68:1 is therefore within the maximum permitted Floor Area Ratio of 4.5:1. The "CUGU" indicates the site is zoned as Clean Up Green Up, Ordinance 184,246, LAMC Section 13.18. The purpose of the CUGU is to reduce cumulative health impacts resulting from land uses including a concentration of industrial land use, on-road vehicle travel, and heavy freight-dominated transportation corridors. The CUGU does not apply to residential land uses such as the proposed project.

The project site is located within the Transit Priority Area in the City of Los Angeles (ZI-2452), Redevelopment Project Area: Adelante Eastside (ZI-ZI-2488), and State Enterprise Zone (East Los Angeles (ZI-2129)). The site is within a Tier 3 Transit Oriented Communities (TOC) project area, Urban Agriculture Incentive Zone, and Special Grading Area (BOE Basic Grid Map A-13372). The site is located approximately 1.4 kilometers from the Upper Elysian Park Fault.

Properties to the east, west, and south, are zoned C2-1-CUGU and developed mostly with older one to two-story commercial buildings, which include a mixed-use building, beauty supply and retail shops. The property to the north is zoned RD1.5-1-CUGU and improved with a one-story duplex.

REDEVELOPMENT PLAN COMPLIANCE FINDINGS

Pursuant to Section 11.5.14 D.5(d) of the LAMC, the Director shall grant a Project Compliance upon written findings that the project:

- 1. Substantially complies with the relevant Redevelopment Regulations, findings, standards and provisions of the Redevelopment Plan.**

The project site is located within the boundaries of the Adelante Eastside Redevelopment Plan area. The project proposes the demolition of an existing two-story and one-story commercial building for the construction of a new, six-story mixed use building containing 50 residential units and 4,030 square feet of commercial area on a 15,000-square foot site. This project meets several redevelopment plan goals, including improving the quality of life for those who live and work in and visit the Project area through enhanced business, employment, and shopping opportunities and improving the quality of the environment by adding housing units that will provide employment and services for the community.

The Project Objectives of the Adelante Eastside Redevelopment Plan, state the following:

1. Improve the quality of life for those who live and work in and visit the Project Area through enhanced business, employment, housing, shopping, entertainment, recreational, and educational opportunities.

2. Promote the elimination and prevention of the spread of blight and deterioration, and promote the conservation, rehabilitation, renewal and redevelopment of the Project Area.

13. Promote the development of housing in a wide range of types, prices, rent levels and ownership options to meet the needs of the resident population.

16. Promote a thriving commercial environment, including adequate parking and proper traffic circulation, that contributes to neighborhood improvement and positively relates to adjacent land uses.

17. Increase the supply and improve the quality of commercial retail shopping opportunities and promote the retention and development of a variety of commercial retail and entertainment outlets.

The project meets the above stated goals of the Redevelopment Plan by redeveloping a low-density site for the construction, use and maintenance of a new, six-story commercial and residential structure containing 51,235 square feet of residential floor area and 4,030 square feet of commercial floor area.

The project is required to comply with Section 503.6 (*Residential Uses within Commercial Areas*) of the Redevelopment Plan. This Section requires that Residential uses within the Commercial Area are appropriately designed and properly located, and consistent with the applicable Community Plan. The project substantially complies by proposing a new construction mixed-use building that meets the design standards required under LAMC Section 12.22 A 23.

Section 503.6 of the Redevelopment Plan requires that in approving a project, the residential development within a commercial area shall include a determination demonstrating that the project meets all design and location criteria specified by the Agency to ensure that the goals of this Plan are met and that amenities are provided which are appropriate to the size and type of housing units proposed. The project has been conditioned to Exhibit A, which include elements that demonstrates that the project meets the Citywide Design Guidelines. The project will meet Citywide Design Guideline 1 in promoting a safe and comfortable and accessible pedestrian experience by providing shade for pedestrians by retaining the existing street trees located at along the retail and residential entrances and providing transparent retail facades, thus blurring the boundary of public and private spaces. Although the structure will be six-stories in height, the project will meet Guideline three by maintaining a human scale through the segmenting of the façade materials at the first two levels to match and incorporate the neighboring two-story building aesthetic. Additionally, the use pilasters create rhythmic vertical divisions mimicking the scale of the storefronts along Cesar Chavez Avenue. The project will meet Guideline 4 by ensuring that the layout of the site has clearly legible entrances for residents to access the building at the Chicago Street facing façade, as well as a clearly demarcated corner that will serve as the neighborhood serving retail development. The project utilizes façade materials such as brick, concrete masonry, plaster, and transparent glass to articulate a clear and coherent architectural idea promoted under Guideline 5.

The project complies with several Citywide Design Guidelines. The project complies with Guideline 2 by orienting vehicular traffic along the lower traffic local Chicago Street, thereby not discouraging the pedestrian experience. By wrapping the commercial space with large openings along the Cesar Chavez façade, the project complies with Guideline 3, which encourages projects to actively engage with streets and public scale. Additionally, the large open commercial space would help to reduce the perceived mass of the building by opening the ground floor space directly to the public right of way. The project complies with Guideline 4, which encourages projects to recognize and respect surrounding context, by providing a clear delineation between the commercial space facing the Commercial Corridor and the building's residential entry facing Chicago Street, which is primarily zoned RD1.5. The project utilization of façade treatments and design elements such as brick, concrete masonry, plaster, pilasters, and cornices create a modern interpretation that still respects the historic details of adjacent structures, thereby expressing a clear and coherent architectural idea per Guideline 5. The project complies with Guideline 9, which encourages lower energy demand by proposing energy star appliances. The project is providing 1,494 square feet of landscaping with 11 trees at the roof level and complies with Guideline 10 in enhancing green features to increase opportunities to capture stormwater and promote habitat. Therefore, all relevant conditions have been imposed on the project through this Letter of Determination.

2. Is subject to all conditions required by the relevant Redevelopment Regulations.

The proposed project is required to comply with Section 503.6 of the Redevelopment Plan. As conditioned herein, the project would be subject to the applicable regulations of the Redevelopment Plan as discussed above in Finding No. 1.

3. Complies with CEQA.

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15332 (Class 32), and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The proposed project will not result in significant cumulative impacts from successive projects of the same type in the same place. The project does not involve unusual circumstances. The proposed project will not damage scenic resources in a state scenic highway. The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. Although the project is located in the within the Brooklyn Avenue Neighborhood Corridor, none of the existing structures on the project site are specifically designated as historic cultural monuments and the project site is not located within a Historic Preservation Overlay Zone. Additionally, the Applicant has worked with the Office of Historic resources to design the building façade to be consistent with the historic corridor. The project will not cause a substantial adverse change in the significance of a historical resource.

4. Any other findings that are required in the relevant Redevelopment Plan.

Section 503.6 of the Redevelopment Plan requires that that Residential uses within the Commercial Area appropriately designed and properly located, and consistent with the applicable Community Plan, and shall conform to the following criteria as determined by the Agency:

- a. Promote community revitalization.

The project proposes the demolition of an existing two-story and one-story commercial building for the construction of a new, six-story mixed use building containing 50 residential units and 4,030 square feet of commercial area on a 15,000-square foot site. The project will provide more housing units as a new development that will enhance business, employment, and shopping opportunities in the area which will promote community revitalization.

The significant increase in dwelling units and commercial space will add to the local economy while contributing to the revitalization of Cesar Chavez Avenue, an important east-west corridor in the neighborhood, especially on parcels that are underimproved at present. Not only will an increase in dwelling units bring more people and foot traffic to the neighborhood, but the increase in commercial space will increase consumer spending and provide additional local jobs.

The project is in close proximity to a variety of cultural, dining, and entertainment amenities and approximately 0.7 miles from the Gold Line Mariachi Plaza Station, a major transit stop. By providing a highly visible and transparent ground floor, by improving sidewalk conditions, and by providing bicycle parking, the project will be improving neighborhood safety and encouraging sustainable transportation choices.

As a benefit to the community, the Project also provides five (5) units to be covenanted for tenants qualifying at the Extremely Low-Income level thereby providing more affordable housing for the community than the existing three (3) existing residential units. As such, the project meets the Project Objectives of Section 106 to promote housing with a range of rent levels to meet the needs of the resident population; to maximize the opportunity for individual choice; to alleviate overcrowded, substandard housing conditions; and to promote the development of housing units for extremely Low-Income households.

Planning staff received multiple comment letters in support and opposition of the project, including letters from the Boyle Heights Neighborhood Council, the Boyle Heights Neighborhood Watch, and residents from the community. Four letters of opposition were received from the Boyle Heights Neighborhood Council, residents, and the Community Power Collective expressing various concerns and general opposition to the project. Some of the points of opposition include displacement of the residents and businesses, and the jeopardization of the cultural significance of the Historic Brooklyn Avenue Corridor. Although the project would need to displace the existing residents and businesses to remove the existing structure, the proposed project would not only be providing 45 new market rate units, but would also be providing five new affordable units, more than what exists on site currently. Additionally, although the site requires Historic Preservation Review, discussion with the Office of Historic Resources determined that replacing the existing structure with the proposed project would not compromise the Brooklyn Avenue historic corridor. Per correspondence dated August 18, 2023, the Office of Historic Resources determined that the existing building is not a historic resource and the proposed project's overall design is compatible with the Brooklyn Avenue Historic Corridor. Two letters of support were also received from a nearby business owner and the Boyle Heights Neighborhood Watch, which was signed by several Neighborhood Watch Block Captains and a Hollenbeck Park Advisory Board Member, stating the increase in housing, replacement of a deteriorating structure, and increase in safety from

a newer project would all be beneficial for the overall community, thereby promoting community revitalization.

b. Promote the goals and objectives of the Plan.

The project conforms to the following objectives outlined in Section 106 of the Adelante Eastside Redevelopment Plan:

1. Improve the quality of life for those who live and work in and visit the Project Area through enhanced business, employment, housing, shopping, entertainment, recreational, and educational opportunities.

By providing over 4,000 square feet of Commercial Space, the project will be providing additional local jobs to support the commercial tenant. The project will be providing 50 dwelling units directly above the commercial space, thus significantly increasing the number of local housing units compared to the three (3) existing units and providing convenient shopping and entertainment areas for the residents and neighborhood. Additionally, the project is proposing five (5) affordable units which will exceed the amount of existing units, thus increasing the quality of life for more tenants.

2. Promote the elimination and prevention of the spread of blight and deterioration, and promote the conservation, rehabilitation, renewal and redevelopment of the Project Area.

The existing structures are comprised two buildings built in 1910 that have been renovated over the years and no longer have any historic features. These deteriorating structures will be replaced with the construction of a new multi-use structure with updated lighting and modern technologies thus helping to eliminate and prevent the spread of blight and deterioration in the neighborhood. Moreover, the project will include utilize materials, such as brick, and design elements, such as repeating pilasters, which will promote the conservation of the neighborhood characteristic.

With 50 units, the proposed structure with design elements respecting the neighborhood, ground floor commercial space with modern lighting, and 50 units for more residents, will help to rehabilitate, renew, and redevelop the Project Area into a modern, safe, and vibrant space for the growing population of Boyle Heights and Los Angeles.

13. Promote the development of housing in a wide range of types, prices, rent levels and ownership options to meet the needs of the resident population.

The current site only offers 3 affordable units, but the project proposes 50 new units. Although 45 of these units will be market rate, 5 of these units will be reserved for lower-income households. With the site currently only offering 3 units, all of which are housing lower-income households, the proposed project will not only increase the number of affordable units by over 60 percent, but it will also increase housing over 1,600 percent.

The project proposes a range of unit types including 20 studios, 10 one-bedroom units, 5 three-bedroom units, and 15 four-bedroom units. As a majority of households in Boyle Heights are multi-head households, the

project will serve the needs of the resident population with three- and four-bedroom units. Therefore, this project, providing a wide range of housing types offered at varying levels of affordability, will meet the needs of the resident population.

16. Promote a thriving commercial environment, including adequate parking and proper traffic circulation, that contributes to neighborhood improvement and positively relates to adjacent land uses.

Approximately 4,030 square feet of commercial space located on the ground floor is proposed for the project. This commercial space will be consistent with the existing commercial space and the commercial corridor located along Cesar Chavez Avenue. The commercial space will not only help to create a thriving commercial environment but will also be easily accessible to the residents above and the nearby residents of the nearby residential zoned properties.

The project is required to provide 25 residential parking spaces and 8 commercial parking spaces. The project proposes 32 residential parking spaces and 8 commercial parking spaces for a total of 40 vehicular parking spaces. By providing more spaces than required, the project has adequate parking for the space. Proper traffic circulation is also achieved by the project by locating the ingress and egress points along North Chicago Street, a less congested local street, thereby creating a safer alternative than locating the driveway along Cesar Chavez Avenue, a high traffic Modified Avenue II. Instead, the project proposes 44 long term and 6 short term bicycle parking spaces, which incentivizes modes of travel other than driving, thus creating a more walkable and pedestrian friendly neighborhood.

17. Increase the supply and improve the quality of commercial retail shopping opportunities and promote the retention and development of a variety of commercial retail and entertainment outlets.

The project proposes approximately 4,030 square feet of commercial space. This serves to replace the existing commercial retail. As the project also proposes 50 residential to the existing commercial site, the project increases the supply of housing for the community plan area, and therefore increases the foot traffic and customer base for not only the ground floor commercial space but also the surrounding commercial spaces. The increased population will add more commercial activity, thus increasing the retention of existing and new retail shopping.

As indicated by these aforementioned objectives, the project promotes the goals and objectives of the Adelante Eastside Redevelopment Plan by developing a new structure that will provide needed housing, retail, and economic vitality to the surrounding neighborhood. It not only provides additional housing but improves the livability of the entire neighborhood for existing residents.

- c. Be compatible with and appropriate for the Commercials uses in the vicinity.

The project proposes the demolition of an existing two-story and one-story commercial building for the construction of a new, six-story mixed use building

containing 50 residential units and 4,030 square feet of commercial area on a 15,000-square foot site. The project site has a land use designation of Regional Center Commercial. Lots adjacent to the subject site are developed with existing one-to two-story commercial buildings and a one-story duplex to the north. Therefore, the project will be compatible with the adjacent commercial and residential uses and neighborhood.

The proposed project was reviewed by the Planning Department's Urban Design Studio on November 8, 2021. The resulting comments and suggestions focus on two design approaches including Pedestrian First Design and 360 Degree Design.

The Urban Design Studio recommended that the project express a comprehensive and clear architectural idea that relates within the Brooklyn Avenue Neighborhood Corridor (HCM LA-590); soften the ground floor as it faces the residential area to the north and Chicago Street; and incorporate vines, green walls and/or murals and the history of the corner as an informal gathering space.

Pedestrian First Design

The Applicant responded to the Urban Design Studio's recommendations by revising the street facing façades from the original proposal, stating that that the revised façade design respects the surrounding context while contributing to the community and architectural aesthetic of the neighborhood through materials and design language. The parcel is surrounded by 2 story retail buildings with historic idiosyncrasies and a common theme of brick on the facade. The use of brick and some classical architectural elements, such as various tiers of the facade and pilasters, have been incorporated into the building's design to reflect the character of the neighborhood. The revised design continues the street wall throughout the first two stories of the building, showing prominent bulkheads and ground floor entryways, and provides more ground floor transparency as recommended by the Boyle Heights Draft Frontages Community Plan.

Revised landscape plans and elevations were submitted by the Applicant to elaborate on the variety of on-site landscaping and trees that will be planted, and to clarify the visual aesthetic and ground floor residential entrance into the project site. In addition, the project proposes landscaping such as a succulent wall, ground floor and rooftop planters, and native trees to soften its appearance and provides shade on the sidewalk.

Climate-Adapted Design

The Urban Design Studio suggested that the applicant ensure that the appropriate number of trees required by the Bureau of Street Services Urban Forestry Division are identified on the landscape plan. To address this, the Applicant resubmitted revised landscape plans showing 11 on-site trees and 2 street trees.

The project's redesign also conforms with The Boyle Heights Community Plan Update Land Use Goals 15.3 and 15.4 by incorporating an open corner shop front serving to foster pockets for gathering and activity. The design choice to place the parking in the center and rear of the structure and to wrap the commercial space towards the Cesar Chavez frontage and the residential entry

spaces towards the Chicago frontage conforms with Goal 16.4. The project's redesign also conforms with Goal 17 by embracing the distinct physical character and local context of Boyle Heights by: designing the larger building with classical proportions through having a base, middle, and top segments; by creating a visual rhythm and historic development patterns by extending the horizontal façade elements with the abutting properties; and by using cornices, building materials, and ornamentation that make the building relatable from the street.

- d. Include amenities which are appropriate to the size and type of the housing units proposed.

The project includes 50 residential units, comprised of 20 studios, 10 one-bedroom, 5 three-bedrooms, and 15 four-bedroom units, ranging from approximately 481 square feet to 1,524 square feet, providing sufficient living space per unit. The project is providing on-site amenities, such as open space on the second floor and a nearly 6,000 square foot rooftop deck, all for the residents. Additionally, some units will have private open space balconies, and all units will have access to a common open space area on the second level.

- e. Meet design and location criteria required by the Agency staff.

The project complies with the design and location requirements imposed by the of the City and is consistent with the applicable Community Plan.

Per Section 503.6 of the Redevelopment Plan, the design and location of the project meets the goals of the Plan. The project proposes complies with the requirements of the Zoning Code and is not seeking any deviations or relief from the Zoning Code.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal

Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment.”

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.org/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning’s DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC
(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012
planning.figcounter@lacity.org

Van Nuys DSC
(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401
planning.mbc2@lacity.org

West Los Angeles DSC
(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025
planning.westla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](https://www.lacity.org/buildla) portal (appointments.lacity.org). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal Filing



QR Code to Forms for In-
Person Appeal Filing



QR Code to BuildLA
Appointment Portal for
Condition Clearance

Only an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property can appeal this Transit Oriented Communities/Density Bonus Compliance Review Determination. Per the Density Bonus Provision of State Law (Government Code Section 65915), the Density Bonus increase in units above the base density limits per the underlying zone(s) and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per LAMC Sections 12.22 A.25 and 12.22 A.31, appeals of Density Bonus Compliance Review and Transit Oriented Communities cases with the Director of Planning or Zoning Administrator as the initial decision maker are heard by the City Planning Commission.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:

Deborah Kahen

Deborah Kahen, AICP, Senior City Planner

Reviewed by:

Chi Dang

Chi Dang, City Planner

Prepared by:

Bryant Wu

Bryant Wu, Planning Associate
Bryant.Wu@lacity.org

C – CE JUSTIFICATION

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

MARIA CABILDO
ILISSA GOLD

MONIQUE LAWSHE
HELEN LEUNG

KAREN MACK

JACOB NOONAN

ELIZABETH ZAMORA

**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2021-8628-CE

The Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorical Exempt under Article 19, Section 15332, Class 32, Case No. ENV-2023-335-CE.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

The Applicant proposes the demolition of two existing one-story commercial buildings and the construction, use, and maintenance of a new, six-story mixed-use building containing 50 residential units, five (5) of which are to be reserved for Extremely-Low-Income Households, and 4,030 square feet of commercial area on a 15,000-square foot site. The project site is located at 2115 – 2121 E. Cesar Chavez Avenue within the Boyle Heights Community Plan. The project will have a maximum Residential Floor Area of 51,235 square feet and a maximum Commercial Floor Area of 4,030 square feet for a total floor area of 55,265 square feet and a Floor Area Ratio (FAR) of 3.68:1. The proposed building will be six stories and 75-feet 2-inch tall in height. The unit mix will be comprised of 20 studio units, 10 one-bedroom units, five (5) three-bedroom units, and 15 four-bedroom units. The project proposes to provide 40 vehicle parking spaces, 44 long-term bicycle parking spaces, and six (6) short-term bicycle parking spaces on the subterranean and ground floors. The project will provide a total of 6,500 square feet of open space, which consists of 507 square feet of common open space at the second floor and 5,993 square feet of common open space at the roof level. The project proposes the cut and export of 6,100 cubic yards of soil. The project proposes the planting of 11 trees on site and retaining the existing two (2) trees in the public-right-of-way. The project assumes a worst-case scenario of removing all street trees, in the event of changes to the right-of-way improvement plans after approval of the environmental clearance. However, this environmental analysis does not authorize the removal of any street trees without prior approval of Urban Forestry, in compliance with LAMC Sections 62.169 and

62.170 and their applicable findings. As a Redevelopment Project, and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The project proposes the following haul route:

Loaded truck route: Northwest on Cesar E. Chavez Ave. Turn right onto N. State St. Turn left to merge onto I-5 North. Take exit 139A to merge onto CA-2 N/Glendale Freeway. Take exit 17A to merge onto CA-134 East towards Pasadena. Take exit 11/Figueroa St. Turn right on Figueroa to continue straight onto Scholl Canyon Rd.

Empty truck route: From Scholl Canyon Rd., take CA-134 S/Glendale Freeway. Take exit 13A to merge onto I-5 South. Take exit 135B. Follow signs for Cesar E. Chavez Ave.

The site is zoned C2-1-CUGU and has a General Plan Land Use Designation of Regional Center Commercial. As shown in the case file, the project is consistent with the applicable Boyle Heights Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 15,000 square feet. Properties to the east, west, and south, are zoned C2-1-CUGU and developed mostly with older one to two-story commercial buildings, which include a mixed-use building, beauty supply and retail shops. The property to the north is zoned RD1.5-1-CUGU and improved with a one-story duplex. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. No protected trees are on-site. There are no trees on the site and two (2) Street Tree in the public-right-of-way. The project proposes the planting of eleven (11) 24-inch box trees, and combined with two (2) Street Trees in the public-right-of-way, the project will meet the minimum tree requirement of 13 trees. The applicant will be required dedicate along Chicago Street, at the corner of Chicago Street and Cesar Chavez Avenue, and widen the street along Chicago Street. Prior to any work on the right-of-way, the applicant will be required to obtain approved plans from the Department of Public Works. As there currently is no approved right-of-way improvement plan and for purposes of conservative analysis and the requirements of CEQA, Planning has analyzed the worst-case potential for removal of all street trees. Note, no street tree or protected tree may be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161 - 62.171. At the time of preparation of this CE, no approvals have been given for any tree removals on-site or in the right-of-way by the Board of Public Works/Urban Forestry.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a transportation study. The calculation from the LADOT Vehicle Miles Travelled Calculator resulted in less than the 250 daily trip threshold. The Transportation Assessment Form, signed by Los Angeles Department of Transportation Staff on August 3, 2022, concluded that a VMT analysis would not be required. Therefore, the project will not have any significant impacts to traffic or transportation.

According to SCAQMD, individual construction projects that do not exceed the SCAQMD's recommended daily thresholds for project-specific impacts would not cause a cumulatively considerable increase in emissions for those pollutants for which the Air Basin is in non-attainment. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. Construction-related daily emissions at the project site

would not exceed SCAQMD's regional or localized significance thresholds. Therefore, the project's contribution to cumulative construction-related regional emissions would not be cumulatively considerable and therefore would be less than significant. Construction of the project also would have a less-than-significant impact with regard to localized emissions.

The project site will be adequately served by all public utilities and services given that the construction of a six-story multi-family residential building will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32. As the project has been found to be categorically exempt from CEQA, the project is not anticipated to have a negative effect on the environment and no mitigation measures are required.

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes a 50-unit mixed use building in an area zoned and designated for such development. Adjacent lots are developed with one to two-story residential buildings and one to two-story commercial buildings. As the adjacent uses are primarily multi-unit residential buildings and commercial uses, the proposed mixed use project would not create unusual circumstances which may lead to a significant effect on the environment. The project proposes a Floor Area Ratio (FAR) of 3.68:1 on a site that is permitted to have a maximum FAR of 3:1 or a maximum FAR of 4.5:1. A multi-story multi-family residential building is not unusual for the vicinity of the subject site, and is similar in scope to other existing multi-family residential buildings in the area.

The project also proposes the export of 6,100 cubic yards of earth. According to Navigate LA, there are no haul routes that are either approved or pending approval within 500 feet of the site. The haul route approval will be subject to recommended conditions prepared by the Los Angeles Department of Transportation (LADOT) to be considered by the Board of Building and Safety Commissioners that will reduce the impacts of construction related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. Furthermore, the Department of Building and Safety (DBS) staggers the haul route schedules to ensure that all of the haul routes do not occur simultaneously. While the proposed haul route would utilize the same streets as the approved haul route identified above, it is anticipated that the projects would be in different stages of construction and concurrent use of the streets for purposes of hauling is anticipated to be minimal. Additionally, each project would be subject to the review of LADOT and the Bureau of Street Services and conditions of approval issued by the Board of Building and Safety Commissioners. Therefore, in conjunction with Citywide Regulatory Compliance Measures (RCMs) and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

As it relates to development along a Scenic Highway, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The project site is located approximately 31 miles away from the Topanga Canyon State Scenic Highway. Therefore, the subject site will not create any impacts within a designated as a state scenic highway. The project is located approximately 1.4 kilometers from the nearest Fault, Upper Elysian Park Fault and is not located within the Alquist-Priolo Fault Zone, a landslide zone, liquefaction zone, or Preliminary Fault Rupture Study Area. Furthermore, according to Envirostor, the State of California's database of

Hazardous Waste Sites, the subject site is not identified as a hazardous waste site. Envirostor indicates a site within 1000 feet identified as East Los Angeles High School where a clean-up was certified as of March of 2007.

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. The site requires Historic Preservation Review. Per correspondence dated August 18, 2023, the Office of Historic Resources determined that the existing building is not a historic resource and the proposed project is compatible with the Brooklyn Avenue Historic Corridor. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

Therefore, the project meets all of the Criteria for the Class 32. As the project has been found to be categorically exempt from CEQA, the project is not anticipated to have a negative effect on the environment and no mitigation measures are required.

D - MAPS

D1 – VICINITY MAP

Vicinity Map

2115 - 2121 E. Cesar E. Chavez Ave.



D - MAPS

D2 – RADIUS MAP



LEGAL: LOT 4 & 5, ARB NONE, BLOCK B, BIRD TRACT, M. R. 14-74

NEW T.B.
 PAGE 635
 GRID A-4

C.D. 14-DE LEON
 C.T. 2036.00
 P.A. BOYLE HEIGHTS

DIRECTOR'S DETERMINATION
 REDEVELOPMENT PROJECT AREA

CAD GRAPHICS BY

JPL Zoning Services
 8348 Mammoth Avenue
 Panorama City, CA 91402
 (818)781-0016

CASE NO:
 DATE: 01-06-2023
 DRAWN BY: JPL ZONING SERVICES
 D.M. OR CAD: 129A223

SCALE: 1"=100'
 USES: FIELD
 CONTACT PERSON: BMR ENTERPRISES
 PHONE NO: 323-677-2500

NET ACRES
 = 0.344 Acres

NORTH

JPL-8803RM

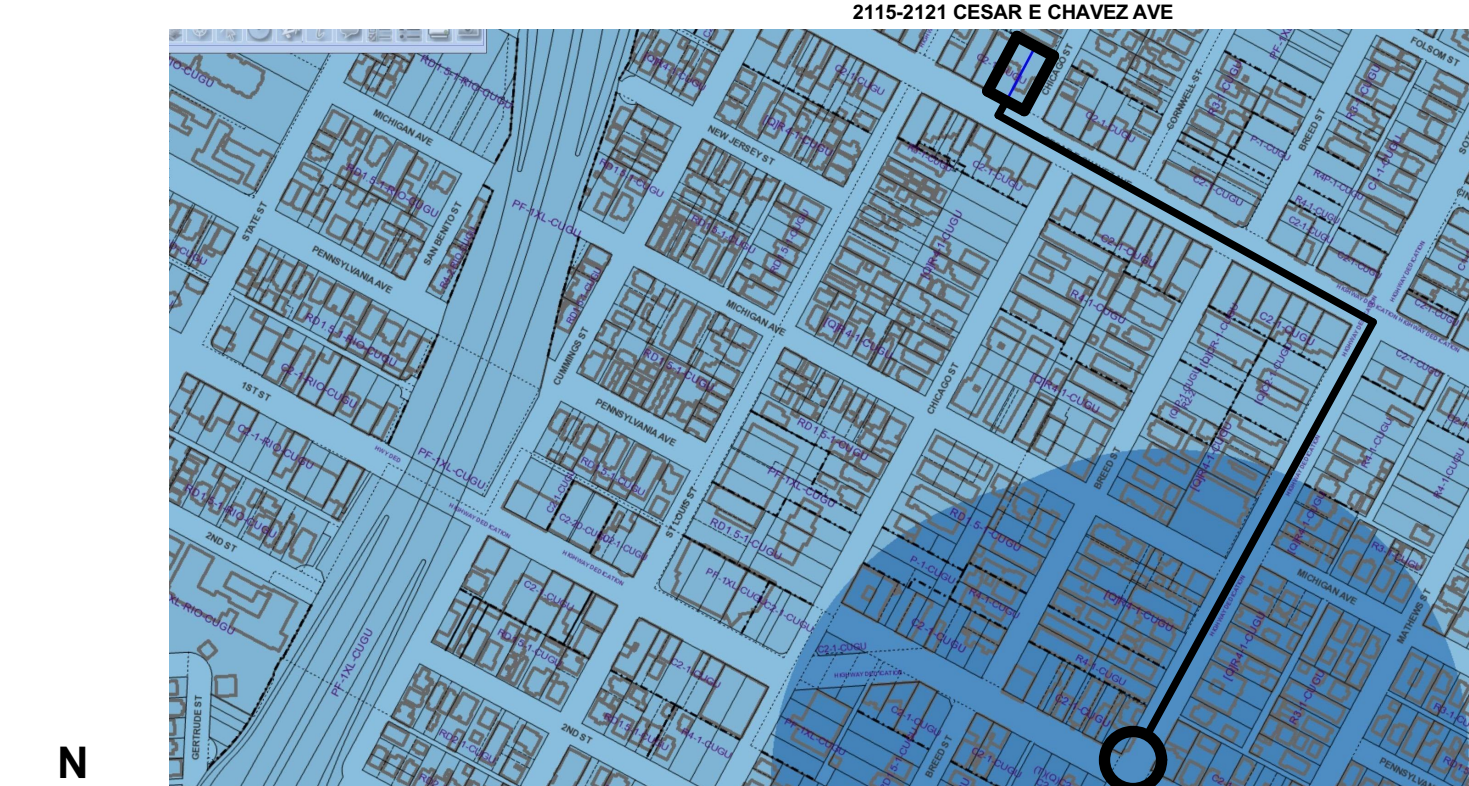
E – PLANS

E1 – PROJECT PLANS

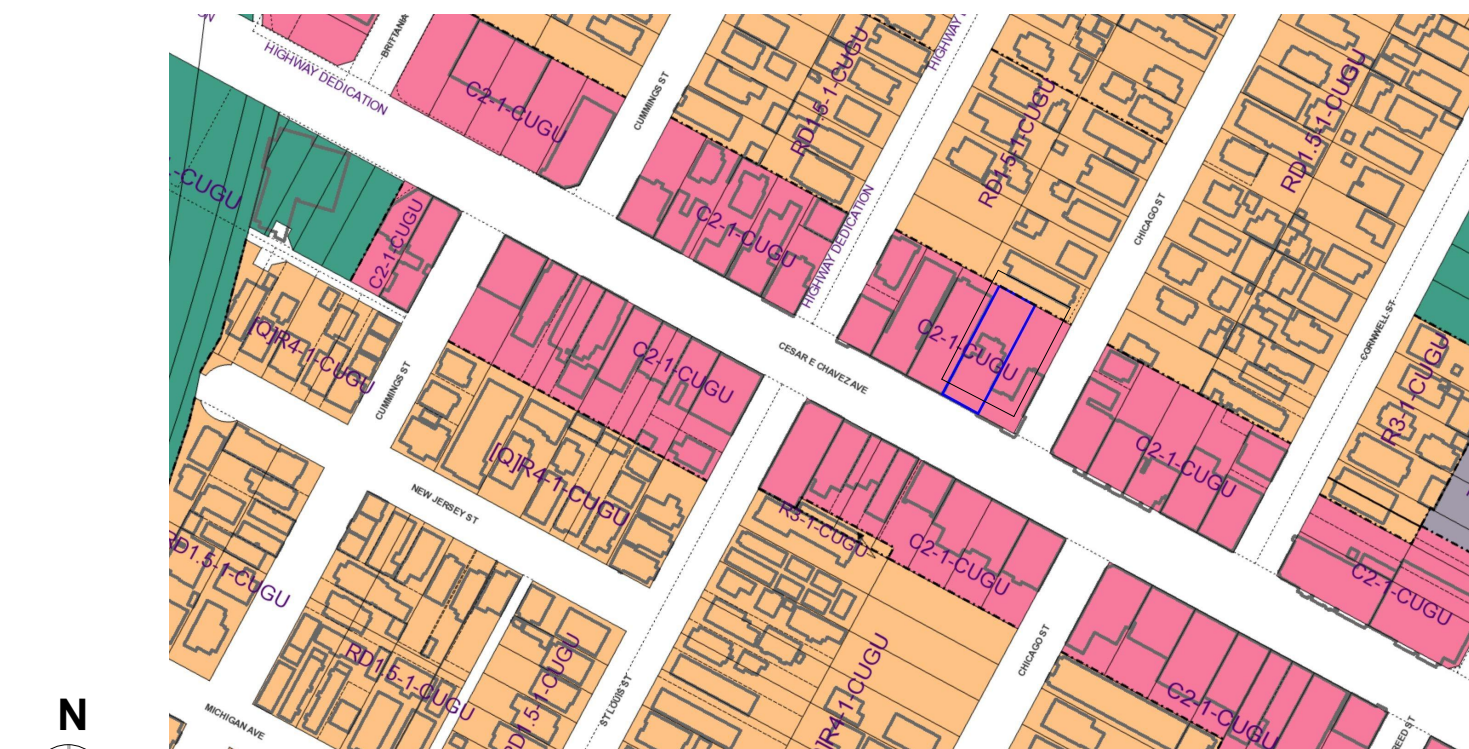
CESAR CHAVEZ



VICINITY MAP



VICINITY MAP



ZIMAS MAP

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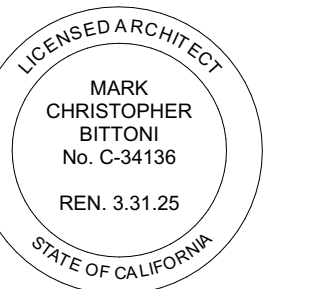
MECHANICAL	
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ELECTRICAL	
E-XX XXXXX	

bittoni
architects

4909 West Jefferson Blvd
Los Angeles, CA 90016
t: 310-841-6857
bittoniarchitects.com

CESAR
CHAVEZ
2115-2121 E CESAR CHAVEZ
LOS ANGELES, 90033



DATE	DESCRIPTION
04.26.21	SD
08.11.21	POPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

PROJECT NO: #Project Code

SHEET NAME

COVER SHEET

PUBLISHED: 7/25/2023

A0.00

SHEET 1 OF 94

ABBREVIATIONS

ARCH.	Architectural
A.F.F.	Above Finished Floor
B.O.	Bottom of Building
BLDG.	Block
BLK	Beam
BM.	Clear
CLR.	Ceiling
CLG.	Column
COL.	Concrete
CONC.	Continuous
CONT.	Dryer
D.	Diameter
DIA.	Dimension(s)
DIM.	Dishwasher
DW.	Drawing
DWG.	Elevation
ELEV.	Equal
EQ.	Existing
EXT.	Exterior
FIN.	Finish
F.F.	Finish Floor
F.G.	Finish Grade
F.L.R.	Floor
FT.	Foot
FTG.	Footing
GALV.	Galvanized
GYP. BD.	Gypsum wallboard
H.H.	Head height
HDR.	Header
HT.	Height
INT.	Interior
L.A.	Landscape Architect
LT. WT.	Light Weight
MIN.	Minimum
MAX.	Maximum
MECH.	Mechanical
MFR.	Manufacturer
MICRO.	Microwave
MTL.	Metal
NO.	Number
O.C.	On center
OV.	Over
PLYWD.	Plywood
PR.	Pair
PTD.	Painted
R.	Risers
R.O.	Rough Opening
R.R.	Research Report
REF.	Refrigerator
REQ.	Required
REV.	Revision / Revised
SHT.	Sheet
SIM.	Similar
ST. STL.	Stainless Steel
STL.	Steel
STRUCT.	Structural
T.	Treads
TBD.	To Be Determined
T&G.	Tongue & groove
T.F.	To Finish
T.O.	Top of
TYP.	Typical
U.N.O.	Unless noted otherwise
V.I.F.	Verify in field
W.	Washer
W.	With
WD.	Wood

SYMBOL LEGEND

REVISION	
DOOR	
WINDOW	
EXTERIOR ELEVATION	
BUILDING SECTION	
WALL SECTION	
INTERIOR ELEVATION	
SECTION DETAIL INDICATOR	
WALL TYPE	
CEILING HEIGHT	
FINISH MATERIAL	
ELEVATION DATUM LINE	
KEY NOTE	
GREEN BUILDING KEYNOTE	
SLOPE	
ALIGN	
PLAN DETAIL INDICATOR	
SLOPE	
MAX. ELEVATION TRANSITION	
FLOOR ELEVATIONS	
SOLAR INVERTER & METER LOCATION	
WATER HEATER LOCATION	
MAIN SERVICE ELEC. PANEL/W MIN. BUSBAR RATING OF 200 AMPS	
IRRIGATION CONTROLLER SEE L1 & I1-14	
RAIN SENSOR DEVICE SEE L1 & I1-14	
FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.	
CENTERLINE	
PROPERTY LINE	
SETBACK LINE	

CALCULATIONS

FLOOR AREA TABULATION (SEE A0.30 - A0.31)
*BUILDING CODE AREA EXCLUDING EXTERIOR WALLS, SHAFTS, MECHANICAL, STAIRS AND PARKING PER FLOOR AREA DEFINITION (LAC 12.03)
**ZONING FLOOR AREA EXCLUDING EXTERIOR WALLS, SHAFTS, MECHANICAL, STAIRS AND PARKING PER FLOOR AREA DEFINITION (LAC 12.03)

BUILDING CODE FLOOR AREA*	ZONING CODE FLOOR AREA**
GARAGE 0 SF (S-2, TYPE I-A)	GARAGE 0 SF
1ST FLOOR 6,833 SF (S-2, TYPE I-A)	1ST FLOOR 6,833 SF
2ND FLOOR 10,194 SF (R-2, TYPE III-A)	2ND FLOOR 10,194 SF
3RD FLOOR 10,194 SF (R-2, TYPE III-A)	3RD FLOOR 10,194 SF
4TH FLOOR 10,194 SF (R-2, TYPE III-A)	4TH FLOOR 10,194 SF
5TH FLOOR 10,194 SF (R-2, TYPE III-A)	5TH FLOOR 10,194 SF
6TH FLOOR 10,194 SF (R-2, TYPE III-A)	6TH FLOOR 9,789 SF
TOTAL = 23,903 SF	TOTAL = 51,235 SF

UNIT COUNT

STUDIO	20
1 BD	10
3 BD	5
4 BD	15
TOTAL	50

BIKE PARKING
PER LAMC 12.21 A16.b.1.1

RESIDENTIAL	50 UNITS @ 0.5 STALLS PER UNIT = 25 STALLS
COMMERCIAL	1 SPACE PER 500 SF = 8 STALLS (ON 4,030 SF)
ADA STALL REQ'D	1 ADA STALL REQ'D
TOTAL	32

30% OF TOTAL PARKING SPOTS REQUIRED TO BE EV-READY
0.3 x 40 = 12 EV-READY STALLS REQUIRED

10% OF SPACES ARE REQUIRED TO BE EV-EQUIPPED
0.1 x 40 = 4 EV-EQUIPPED STALLS REQUIRED

OPEN SPACE
100 SF / UNIT < 3 HABITABLE ROOMS = 3,250 S.F.
125 SF / UNIT = 3 HABITABLE ROOMS = 3,750 S.F.
175 SF / UNIT > 3 HABITABLE ROOMS = 5,250 S.F.

UNITS TYPE	HABITABLE ROOMS	UNITS
STUDIO	1	20
1 BD	2	10
3 BD	4	5
4 BD	5	15
TOTAL		50

30 UNITS < 3 HABITABLE ROOMS @ 100 S.F. = 3,000 S.F.
20 UNITS > 3 HABITABLE ROOMS @ 175 S.F. = 3,500 S.F.
TOTAL REQ. OPEN SPACE = 6,500 S.F.

MIN. COMMON SPACE: 6,500 x 0.50 = 3,250 S.F.
MIN. GREEN SPACE: 3,250 x 0.25 = 813 S.F. REQ'D (1,494 S.F. PROVIDED)
MIN. TREE REQ. (1 TREE PER 500 SF OF LANDSCAPED AREA) = 1 TREES
MIN. TOC TREE REQ. (1 TREE PER 4 UNITS) = 13 TREES

PROPOSED COMMERCIAL FLOOR AREA = 4,030 SF (FAR 0.27 : 1)
PROPOSED RESIDENTIAL FLOOR AREA = 51,235 SF (FAR 4.00 : 1)
55,265 SF PROPOSED TOTAL ZONING AREA (COMMERCIAL + RESIDENTIAL)

MINIMUM LOT AREA PER DWELLING UNIT: 400 SF
MAX # OF UNITS: 14,999.9 SF / 400 SF = 37.5 = 38 BASE UNITS
38 X 70% (TOC INCREASE) = 64.6 UNITS (ROUND UP) = 65 UNITS

COMMERCIAL FAR FACTOR = 3.75 : 1
14,999.9 SF X 3.75 = 56,250 SF

COMMERCIAL FAR FACTOR = 3.0 : 1
50% INCREASE = 4.5 : 1
BUILDABLE RESIDENTIAL AREA 12,820 SF (SEE DIAGRAM AT A1.02)
12,820 SF X 4.5 = 57,990 SF

PROVIDED:
OUTDOOR DECK (LVL 2) 507 SF
ROOF DECK 5,993 SF
TOTAL 6,500 SF

50 UNITS PROVIDED

PROJECT INFORMATION

PROJECT ADDRESS: 2115-2121 E CESAR CHAVEZ LOS ANGELES CA 90033

ZONE: C2-1-CUGU

OCCUPANCY: R-2 / S-2

CONSTRUCTION TYPE: BASEMENT LEVEL + LEVEL 1 = TYPE I-A
LEVEL 2-6 = TYPE III-A

NUMBER OF STORIES: MAXIMUM ALLOWED: TYPE I-A (UNLIMITED PER BLDG)
TYPE III-A (5 PER BLDG)
6 STORIES ABOVE GRADE
TYPE I-A (1)
TYPE III-A (5)

HEIGHT (ZONING): UNLIMITED
MAXIMUM HEIGHT: 75'-2"
PROPOSED HEIGHT: TYPE IA: UNLIMITED
TYPE IIIA: 65'
PROPOSED HEIGHT: TYPE IA: 14'-6"
TYPE IIIA: 55'-0"
69'-8" TOTAL

ALLOWABLE AREA, CBC 506.2: S-2, TYPE I = UNLIMITED
R-2, TYPE I = UNLIMITED
R-2, TYPE III = 72,000 SF

LEGAL DESCRIPTION: APN: 5175014005 + 5175014005
TRACT: BIRD TRACT
LOT: 4 + 5
BLOCK: B

PROJECT DESCRIPTION: NEW 6-STORY MIXED-USE BUILDING, WITH 5-STORIES RESIDENTIAL (R-2) OVER 1-STORY COMMERCIAL (C2-1) AND ONE LEVEL SUBTERRANEAN PARKING GARAGE (S-2)

LOT SIZE: 14,999.9 SF (7,499.9 SF + 7,500 SF)

MAX. BUILDABLE FLOOR AREA: 14,999.9 SF

PROPOSED FLOOR AREA: "SEE CALCULATIONS ADJACENT"

AVG. GRADE PLANE: N: 334.77
E: 338.22
S: 334.91
W: 333.47
I = 335.32

AMOUNT OF EXPORTED GRADING
164,630 CUBIC FEET

SPRINKLERS: NFPA 13, FULLY SPRINKLERED THROUGHOUT

APPLICABLE CODES: 2019 CBC
2020 LABC
2020 LA GREEN CODE

PROJECT PARTICIPANTS

OWNER: Will Tiao
2658 Griffith Park Blvd, #418
Los Angeles, CA 90039

ARCHITECT: Bittoni Architects, Inc.
Mark Bittoni
4909 West Jefferson Blvd
Los Angeles, CA 90016
T: 310-841-6857

GENERAL CONTRACTOR: TBD

STRUCTURAL ENGINEER: TBD

SURVEYOR: Surveying & Drafting Services, Inc.
901 Seward St
Los Angeles CA 90038
T: 323-365-2882

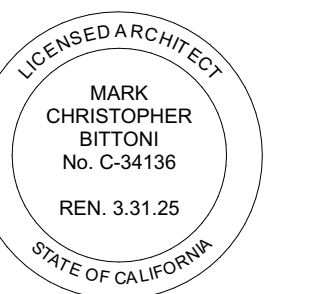
SOILS ENGINEER: TBD

CIVIL ENGINEER: TBD

MEP ENGINEER: TBD

LANDSCAPE ARCHITECT: Robert Taft + Associates
Landscape Architecture
32275 Avenida de Agassiz
Temecula, CA 92592
PH: 951-676-5688

**** THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR & UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC) OR TO THE LOCATION OF THE PICK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS &/OR ADDITIONAL EXPENSES.**
**** AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER & BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,558) INCLUDES COMMERCIAL ADDITIONS & TI WORK OVER \$10,000. SEPARATE PLUMBING PERMIT IS REQUIRED.**
**** PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL IN-CONSTRUCTION. USE OF WATER RESISTANT GYPSUM BOARD SHALL BE AS STATED IN SECTION 2509.3**
**** WATER HEATERS MUST BE STRAPPED TO A WALL (SEC. 507.3 IFC)**
**** A COPY OF THE EVALUATION REPORT &/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.**



04.26.21	SD
08.11.21	PDP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

DATE	DESCRIPTION
------	-------------

PROJECT NO: #Project Code

SHEET NAME

**DEVELOPMENT
STANDARDS**

PUBLISHED: 7/24/2023

A0.01



2, SEE A2.07

6

3A

3B

3

SECTION 13.09B3

Development Standards. Notwithstanding the requirements of any other provision of this chapter to the contrary, all Projects shall comply with the following development standards.

1. Landscaping and Surface Parking Lots. (Amended by Ord. No. 175,223, Eff. 6/30/03.) Landscaping of Projects and surface parking lots shall be provided in accordance with the requirements set forth in Sections 12.41, 12.42, 12.43 and 12.22 A.23.(10)(ii) (mini-shopping centers and commercial corner developments) of the Code. Projects must also comply with the following additional requirements:

- (a) **Open Areas.** All open areas not used for buildings, driveways, parking, recreational facilities, or Pedestrian Amenities shall be landscaped by shrubs, trees, ground cover, lawns, planter boxes, flowers, or fountains.
- (b) **Pavement.** Paved areas, excluding parking and driveway areas, shall consist of enhanced paving materials such as stamped concrete, permeable paved surfaces, tile, and/or brick pavers.
- (c) **Street Trees.** At least one 24-inch box street tree shall be planted in the public right-of-way on center, or in a pattern satisfactory to the Bureau of Street Maintenance, for every 25 feet of street frontage.

2. Open Space. All Projects shall comply with the open space requirements for six or more residential units pursuant to Section 12.21G.streets.

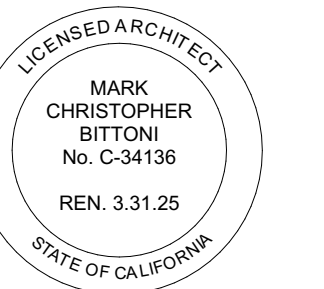
3. Facade Relief. Building Frontage shall be designed to comply with the following requirements. These standards do not apply to accessory buildings, additions, remodels, or any change of use in an existing building.

- (a) Horizontal architectural treatments and/or facade articulations such as cornices, friezes, balconies, awnings, Pedestrian Amenities, or other features shall be provided for every 30 feet of building height visible from a street.
- (b) If a Project includes 40 or more feet of Building Frontage visible from a street, then vertical architectural treatments and/or facade articulations such as columns, pilasters, indentations, or other features shall be provided for every 25 feet. The minimum width of each vertical break shall be eight feet and the minimum depth shall be two feet.

4. Signage. Signage shall comply with the requirements of Section 12.22 A.23.(a)(6) (mini-shopping centers and commercial corner developments). (Amended by Ord. No. 175,223, Eff. 6/30/03.)

5. Noise Control. Any dwelling unit exterior wall including windows and doors having a line of sight to a major highway, secondary highway, or other designated highway shall be constructed so as to provide a Sound Transmission Class of 50 or greater, as defined in the Uniform Building Code Standard No. 35-1, 1979 Edition. The developer, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, specifying any alternative means of sound insulation sufficient to reduce interior noise levels below 45dBA in any habitable room..

6. Rooftop Appurtenances. All ventilation, heating, or air conditioning ducts, tubes, equipment, or other related rooftop appurtenances shall be screened when viewed from adjacent streets.



DATE	DESCRIPTION
04.26.21	SD
08.11.21	PDPF
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

PROJECT NO: #Project Code

SHEET NAME
BIKE PARKING / MAIL

PUBLISHED: 7/24/2023

A0.12

BICYCLE PARKING GENERAL NOTES:

- EACH BICYCLE PARKING SPACE SHALL BE A MINIMUM SIX FEET IN LENGTH.
- BICYCLE PARKING INSTALLED VERTICALLY SHALL BE A MINIMUM OF 4 FEET DEEP AND 6 FEET IN HEIGHT.
- FOR SINGLE-TIERED BICYCLE PARKING, MINIMUM HEADROOM OF 7 FEET SHALL BE PROVIDED.
- FOR FACILITIES WHERE TWO TIERS OF BICYCLE PARKING ARE INSTALLED ONE ABOVE ANOTHER, MINIMUM HEADROOM OF 4 FEET SHALL BE PROVIDED FOR EACH TIER.
- BICYCLE PARKING SPACES SHALL BE SEPARATED FROM AUTOMOBILE PARKING SPACES OR AISLES BY A WALL, FENCE, OR CURB OR BY AT LEAST FIVE FEET OF OPEN SPACE MARKED TO PROHIBIT PARKING.
- PROVIDE ADEQUATE LIGHTING TO ENSURE SAFE ACCESS TO BICYCLE PARKING FACILITIES IN ACCORDANCE WITH SECTION 12.21A.5(K).

LONG-TERM BICYCLE PARKING NOTES:

- SHALL BE SECURED FROM THE GENERAL PUBLIC, ROOFED, AND ENCLOSED ON ALL SIDES TO PROTECT BICYCLE FROM INCLEMENT WEATHER
- MUST BE PROVIDED ONSITE ONLY SHALL NOT BE LOCATED IN THE PUBLIC RIGHT-OF-WAY
- PROVIDE A MINIMUM OF 18 INCHES WIDE STALL
- BICYCLE PARKING STALL SHALL PROVIDE A MEANS OF SECURING THE BICYCLE FRAME AT TWO POINTS TO A SECURELY ANCHORED RACK, EXCEPT IN THE CASE OF LOCKERS AND COMMERCIAL OPERATED ATTENDED BICYCLE PARKING
- INDIVIDUAL RACKS INSTALLED SIDE BY SIDE TO ONE ANOTHER WITHIN BICYCLE ROOMS OR BICYCLE CAGES THAT ALLOW BICYCLES TO BE LOCKED TO EITHER SIDE OF THE RACK SHALL BE SPACED A MINIMUM OF 30 INCHES ON CENTER
- RACKS INSTALLED PARALLEL TO WALLS SHALL BE A MINIMUM OF 30 INCHES FROM THE WALL
- WHEN MORE THAN 20 LONG-TERM BICYCLE PARKING SPACES ARE PROVIDED, A WORKSPACE OF 100 SQUARE FEET SHALL BE PROVIDED ADJACENT TO THE LONG-TERM BICYCLE PARKING TO ALLOW BICYCLISTS TO MAINTAIN THEIR BICYCLES
- WHEN LOCATED INSIDE A PARKING GARAGE, IT SHALL BE LOCATED ALONG THE SHORTEST WALKING DISTANCE TO THE NEAREST PEDESTRIAN ENTRANCE OF THE BUILDING FROM THE PARKING GARAGE

SHORT-TERM BICYCLE PARKING NOTES:

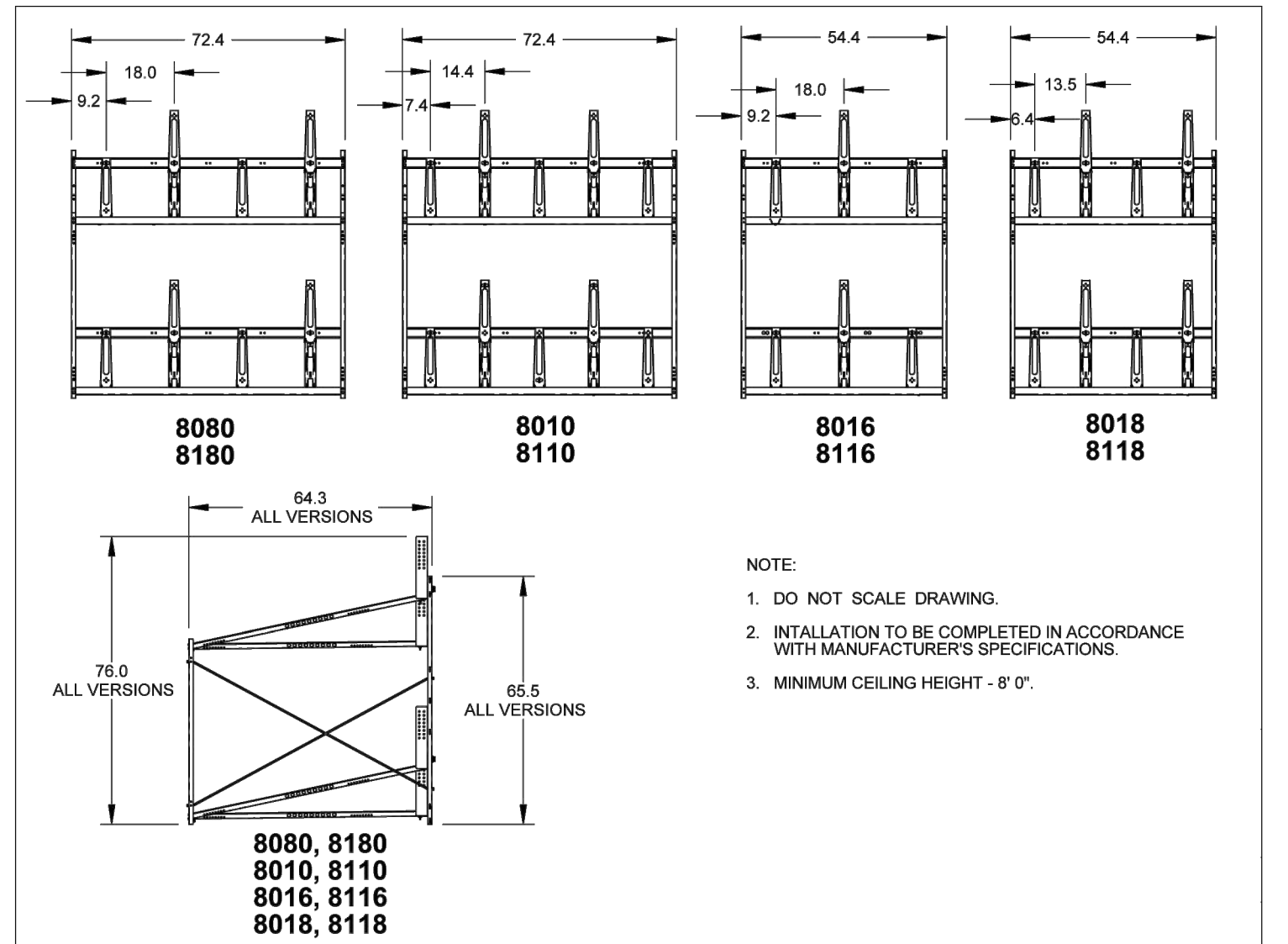
- PROVIDE A MINIMUM OF 2 FEET WIDE STALL
- RACKS SHALL BE LOCATED OUTSIDE THE BUILDING, WITH EXCEPTION FOR EXISTING DEVELOPMENTS
- INDIVIDUAL RACKS INSTALLED SIDE BY SIDE TO ONE ANOTHER THAT ALLOW BICYCLES TO BE LOCKED TO EITHER SIDE OF THE RACK SHALL BE SPACES A MINIMUM OF 30 INCHES ON CENTER
- RACKS INSTALLED PARALLEL TO WALLS SHALL BE A MINIMUM OF 30 INCHES FROM THE WALL
- RACKS SHALL ALLOW FOR THE BICYCLE FRAME AND AT LEAST ONE WHEEL TO BE LOCKED TO THE RACKS
- THE BICYCLE RACK SHALL ALLOW FOR THE USE OF A CABLE AS WELL AS A U-SHAPED LOCK
- RACKS SHALL BE SECURELY ANCHORED TO A PERMANENT SURFACE
- FOR NEW DEVELOPMENTS, SHORT-TERM BICYCLE PARKING SHALL BE LOCATED TO MAXIMIZE VISIBILITY FROM THE MAIN ENTRANCE
- SHALL BE LOCATED NO FARTHER THAN 50 FEET OF WALKING DISTANCE FROM A MAIN PEDESTRIAN ENTRANCE OR THE WALKING DISTANCE FROM A MAIN PEDESTRIAN ENTRANCE TO THE NEAREST OFF-STREET AUTOMOBILE PARKING SPACE, WHICHEVER IS CLOSER

DOUBLE DECKER INDOOR BIKE STORAGE RACKS

8-Bike Capacity Rack Non-Locking
Double-decker bike racks are primarily designed for commercial storage and retail bike storage & display. Two-tier bike racks help eliminate cluttered bicycle parking and save space. Stanchion bike racks are perfect for indoor bicycle storage for bike stores, commercial parking lots and more. Bike storage racks evenly space bicycles with a staggered position to provide added clearance space. These free-standing bike storage racks require 8 minimum ceiling height. Easy assembly.

Click here to view the assembly instructions.
Click here to view the dimension diagrams.

Product Specifications	
WIDTH INCHES	72
DEPTH INCHES	63
COLOR FINISH	Black
ASSEMBLY	Unassembled
BIKE SPACING	18
BRAND	Saris Cycling Group
DESCRIPTION	8-Bike
MINIMUM HEIGHT INCHES	96
MODEL	238760
MOUNT TYPE	Free Standing
TYPE	Non-Locking
WEIGHT LBS	125

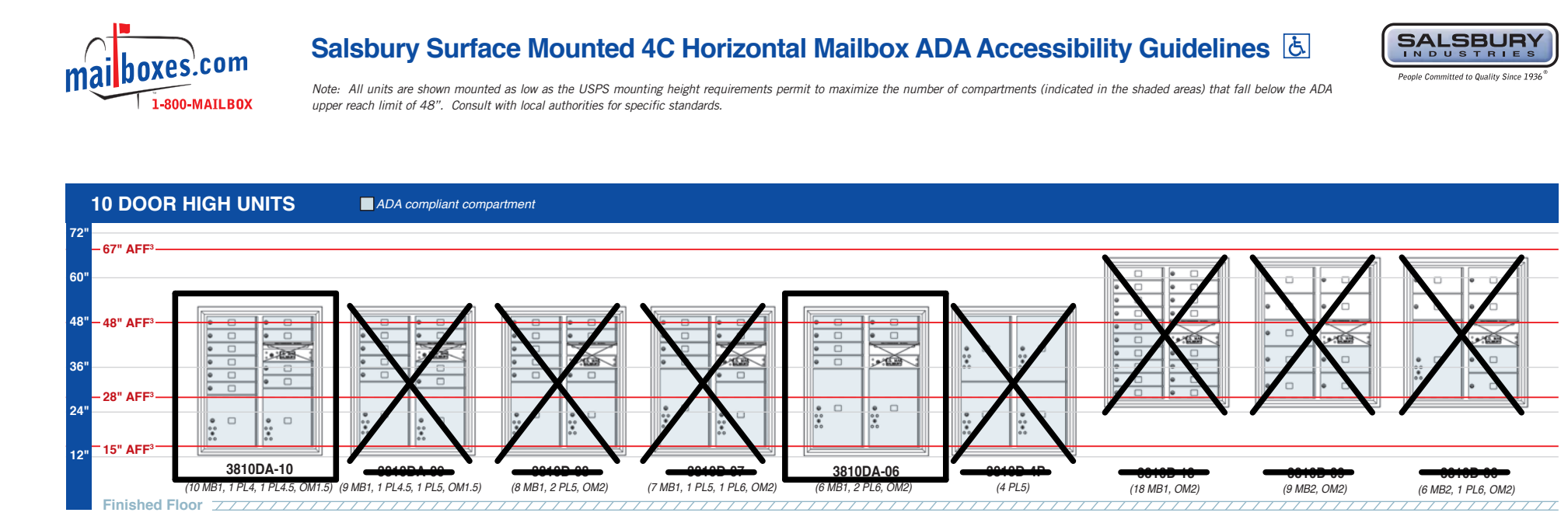


SEE A2.00
LONG-TERM BICYCLE PARKING:
N/T

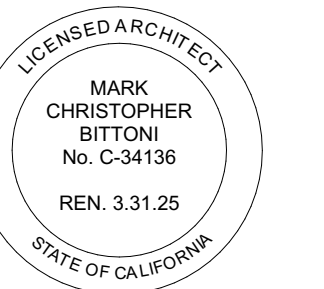
Model	U2 In Ground	U2 In-Ground Bar
U2	12707	12727

Model	Finish
12714	Stainless Steel In Ground
12715	Stainless Steel Surface Mount
12718	Stainless Steel In Ground w/Cross Bar
12719	Stainless Steel Surface Mount w/Cross Bar
12726	Powder Coat In Ground
12729	Powder Coat Surface Mount
12705	Powder Coat In Ground w/Cross Bar
12708	Powder Coat Surface Mount w/Cross Bar
12716	Additional Hardware Kit Surface Mount
12696	Permanent Rail Hardware Kit Surface Mount

SEE A2.01
SHORT-TERM BICYCLE PARKING:
N/T



*USE 3810DA-10 AND 3810DA-06 FOR A TOTAL OF 16 UNITS
100% ADA ACCESSIBLE
SEE A2.01
MAILBOX SPECIFICATION:
N/T



04.26.21	SD
08.11.21	PDPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

DATE	DESCRIPTION
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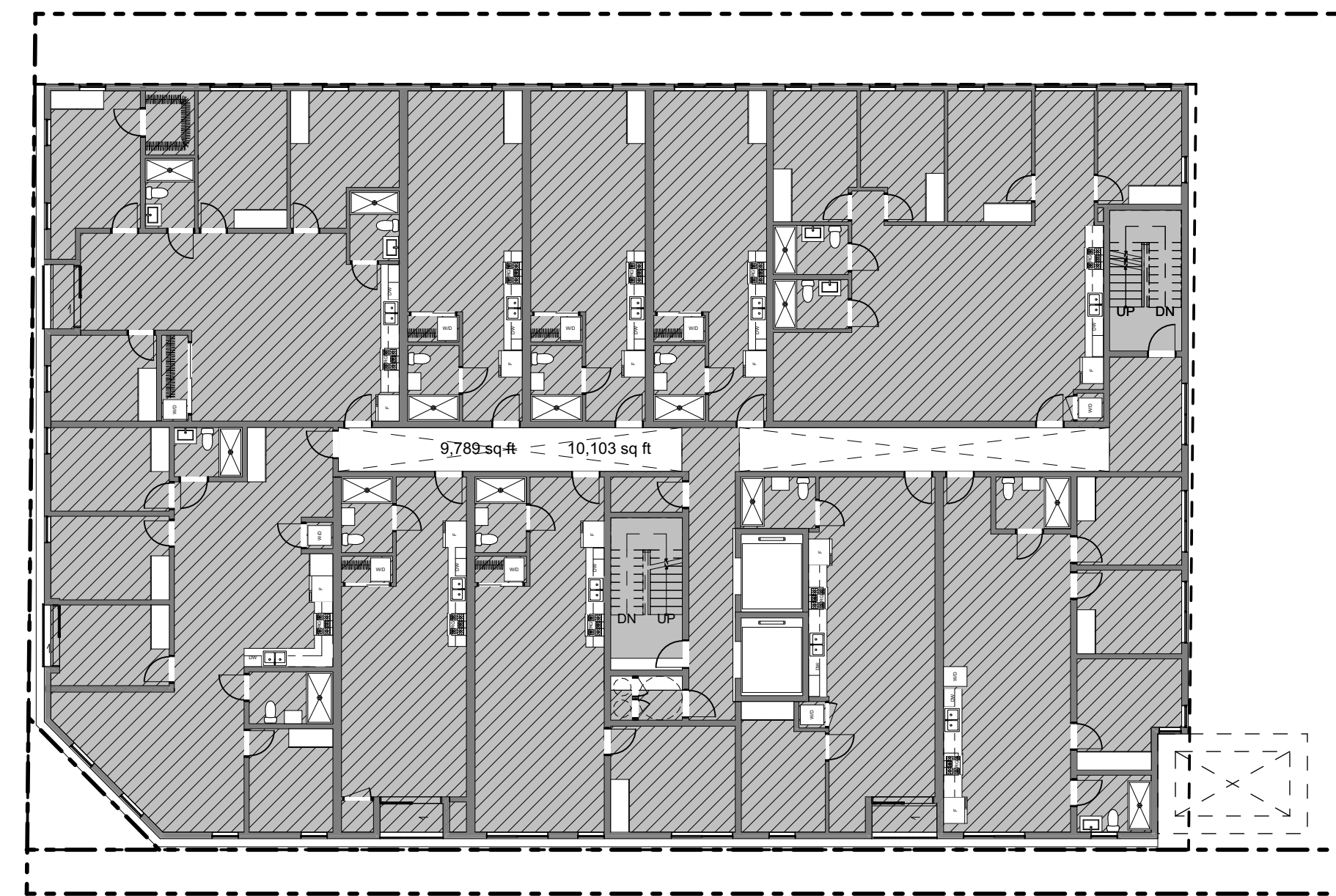
PROJECT NO: #Project Code

SHEET NAME

OCCUPANCY
DIAGRAM

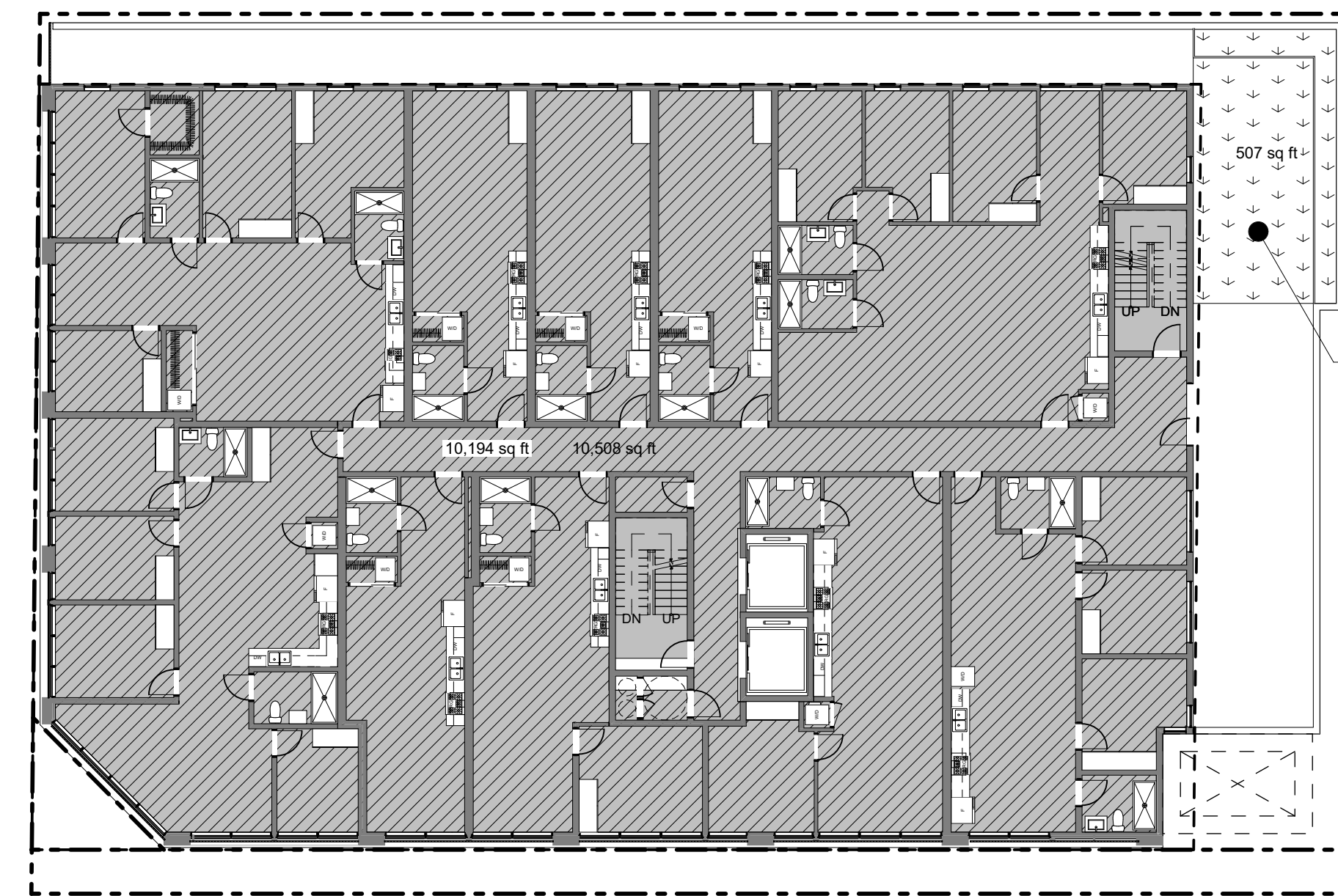
PUBLISHED: 7/24/2023

A0.41



9,789 S.F.
10,103 S.F.

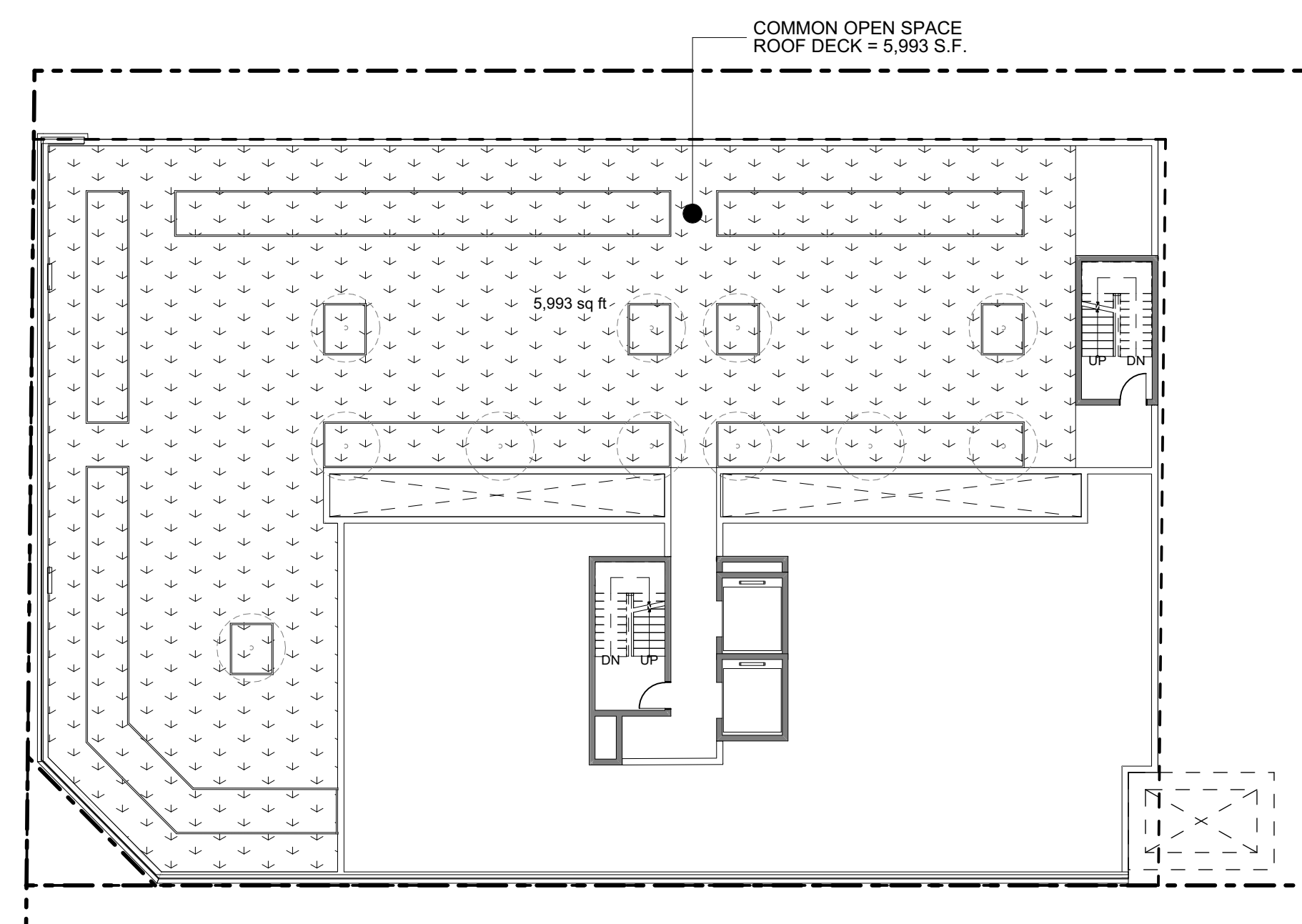
6TH FL.
SCALE: 1/16" = 1'-0"



507 S.F.
10,194 S.F.
10,508 S.F.

COMMON OPEN SPACE
OUTDOOR DECK = 507 S.F.

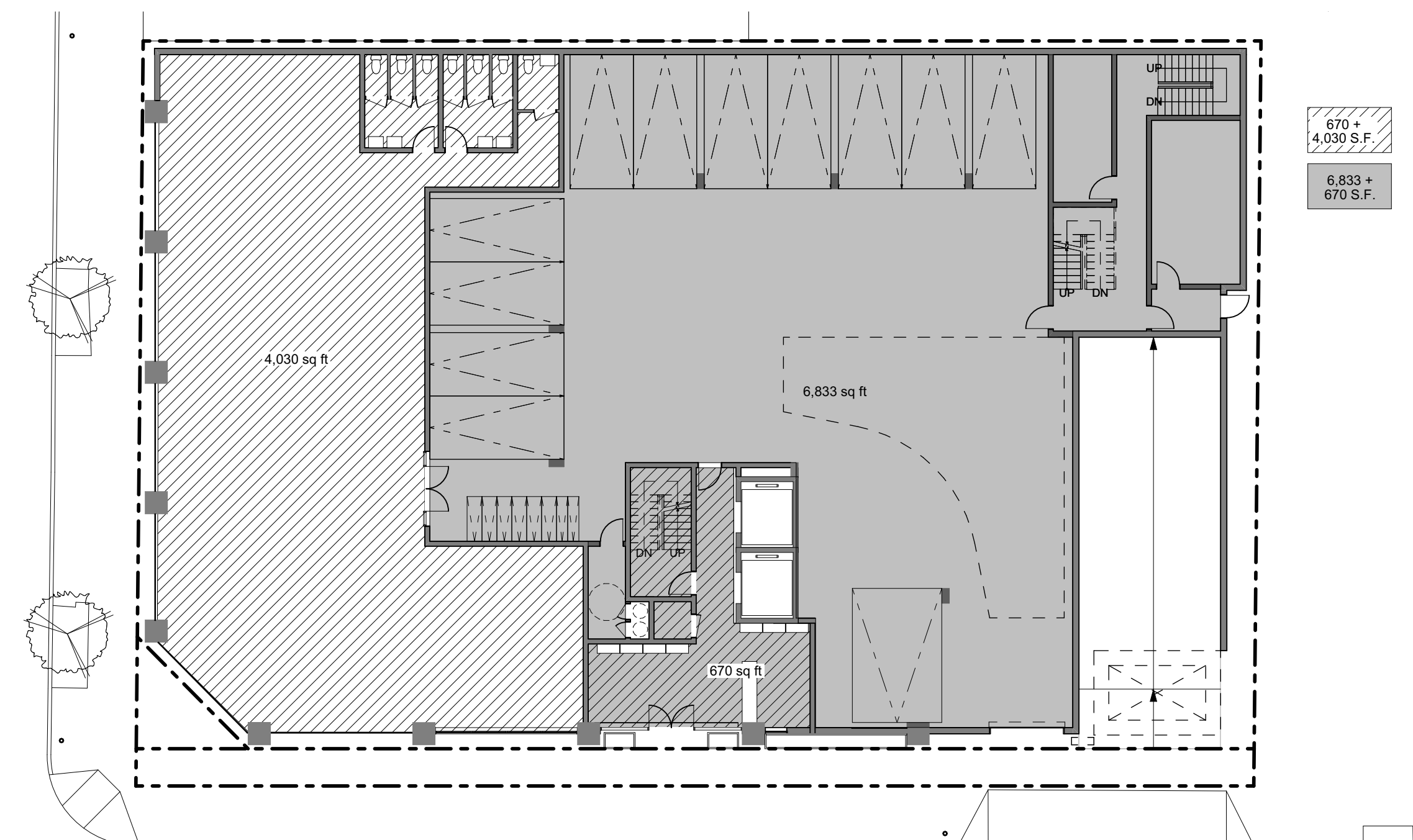
2ND-5TH FL.
SCALE: 1/16" = 1'-0"



5,993 S.F.

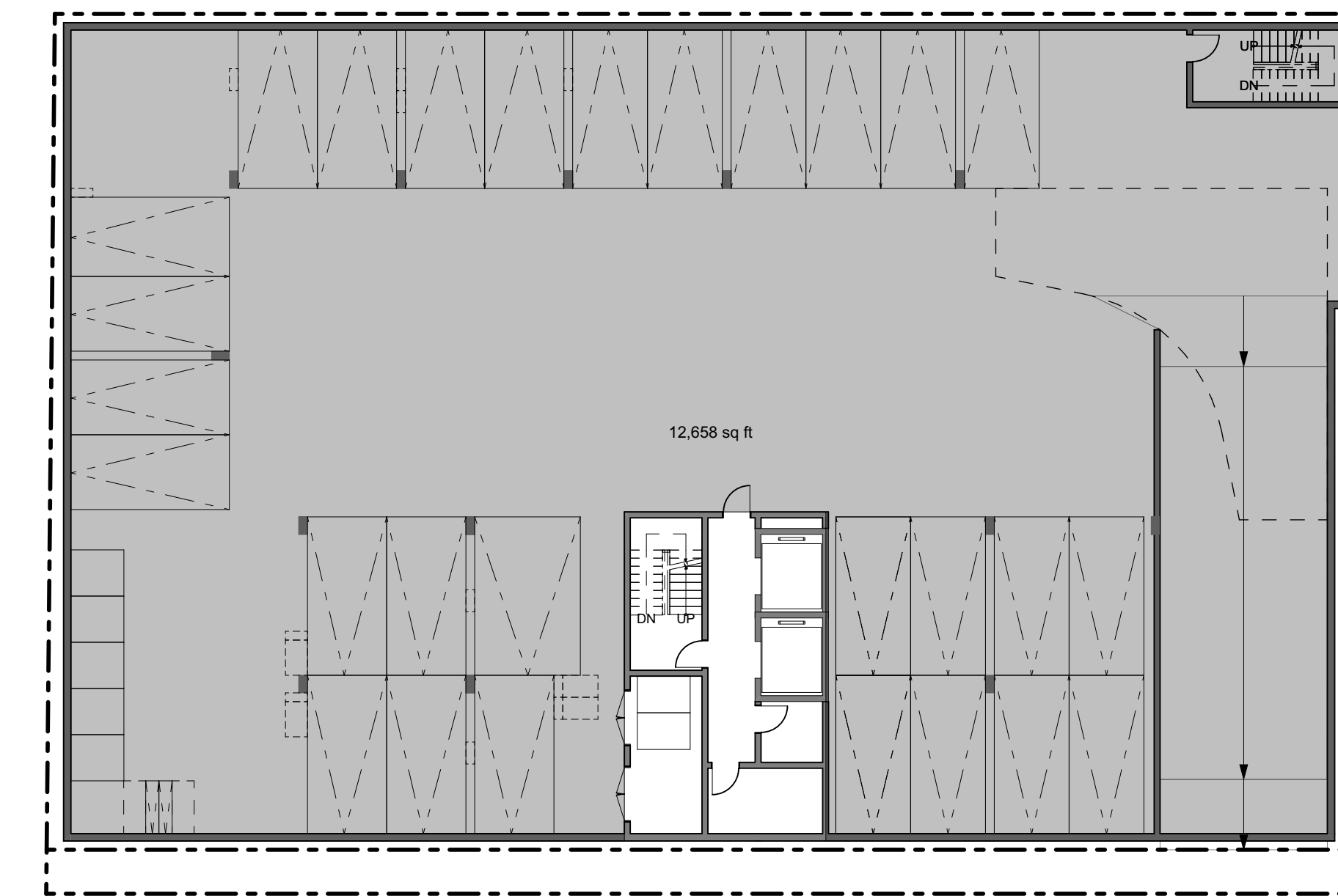
COMMON OPEN SPACE
ROOF DECK = 5,993 S.F.

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



670 S.F.
4,030 S.F.
6,833 S.F.
670 S.F.

1ST FL.
SCALE: 1/16" = 1'-0"



12,370 S.F.

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

BUILDING CODE FLOOR AREA SUMMARY

GARAGE	12,370 SF OK	(S-2, TYPE I-A = UNLIMITED)
1ST FLOOR	6,833 SF OK	(S-2, TYPE I-A = UNLIMITED)
1ST FLOOR	4,030 SF OK	(A-2, TYPE I-A = UNLIMITED)
1ST FLOOR	670 SF OK	(R-2, TYPE I-A = UNLIMITED)
TOTAL =	23,903 SF	
2ND FLOOR	10,508 SF OK	(R-2, TYPE III-A: 24,000 SF MAX.)
3RD FLOOR	10,508 SF OK	(R-2, TYPE III-A: 24,000 SF MAX.)
4TH FLOOR	10,508 SF OK	(R-2, TYPE III-A: 24,000 SF MAX.)
5TH FLOOR	10,508 SF OK	(R-2, TYPE III-A: 24,000 SF MAX.)
6TH FLOOR	10,103 SF OK	(R-2, TYPE III-A: 24,000 SF MAX.)
TOTAL =	52,135 SF	

*BUILDING CODE AREA EXCLUDING EXTERIOR WALLS, AREA OF COURTS AND SHAFTS.

ZONING CODE FLOOR AREA SUMMARY

	RESIDENTIAL	COMMERCIAL
GARAGE	0 SF	0 SF
1ST FLOOR	670 SF	4,030 SF
2ND FLOOR	10,194 SF	0 SF
3RD FLOOR	10,194 SF	0 SF
4TH FLOOR	10,194 SF	0 SF
5TH FLOOR	10,194 SF	0 SF
6TH FLOOR	9,789 SF	0 SF
TOTAL	51,235 SF	4,030 SF

MAX ALLOWED (PER TOC) = 72,000 > 51,235 SF OK

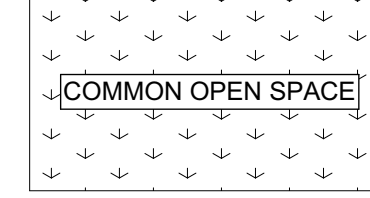
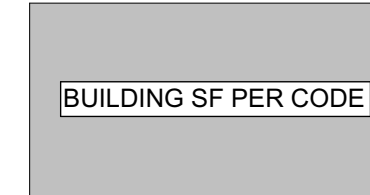
*ZONING FLOOR AREA EXCLUDING EXTERIOR WALLS, SHAFTS, MECHANICAL, STAIRS AND PARKING PER FLOOR AREA DEFINITION (LMC 12.03). INCLUDES OVERHANGS.

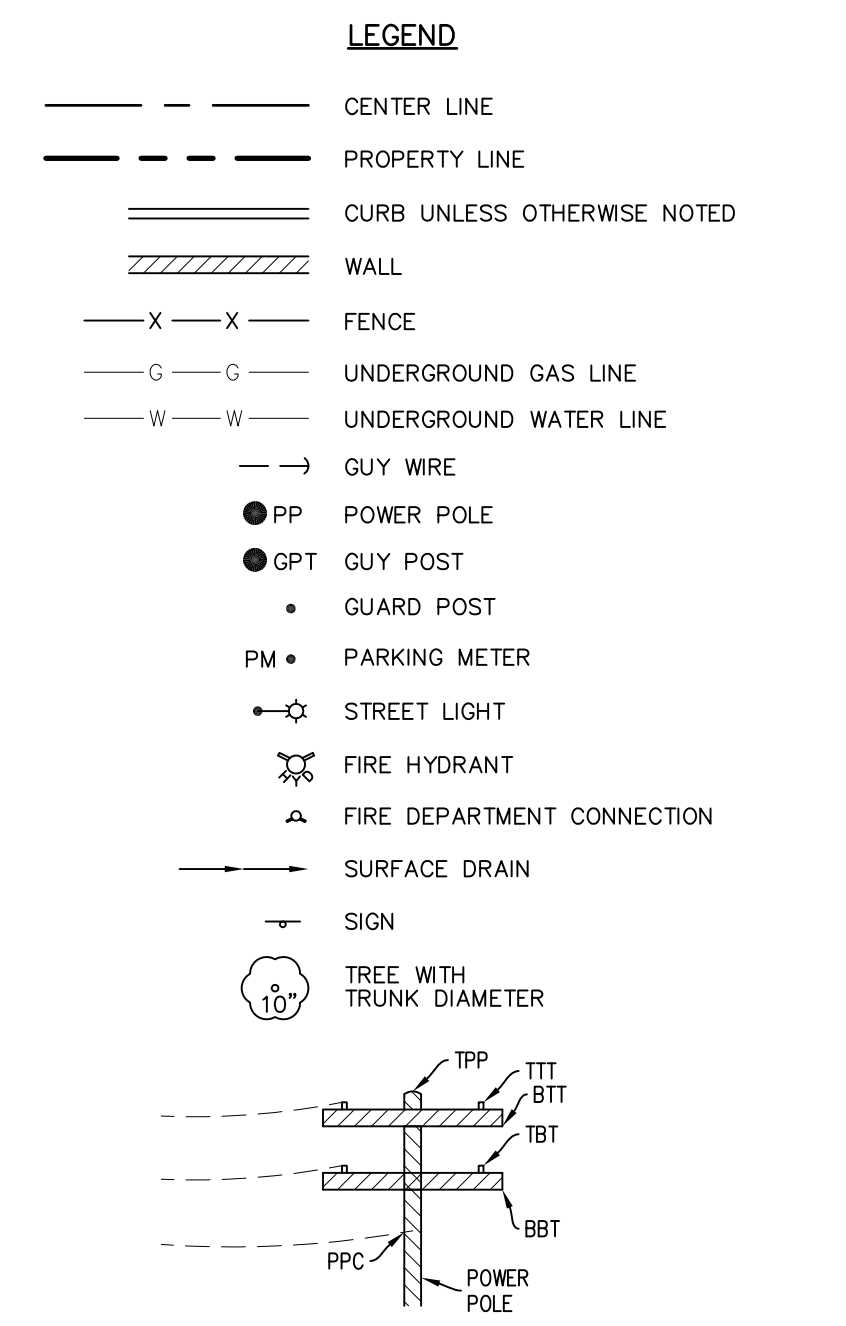
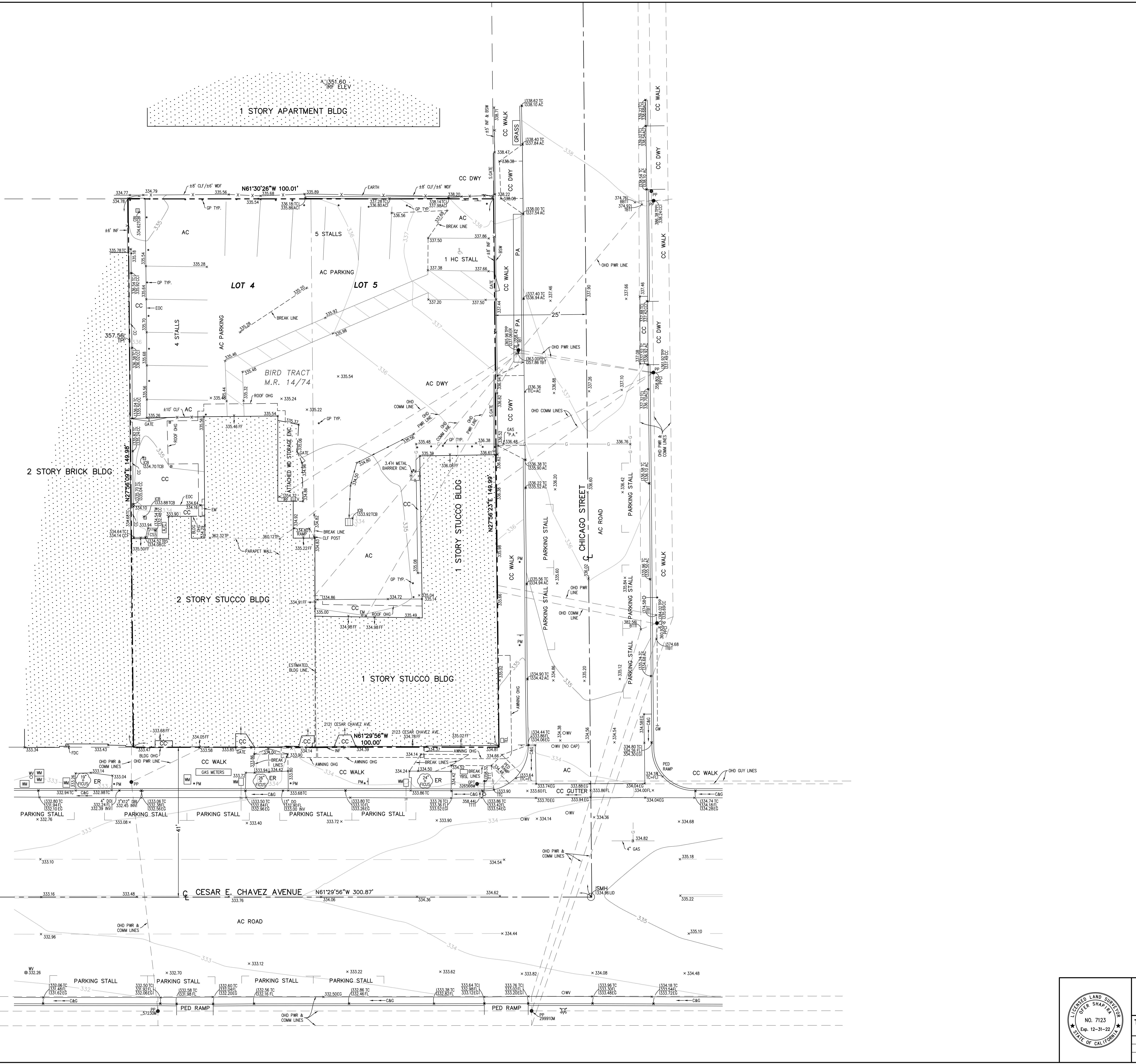
OPEN SPACE AREA SUMMARY

GARAGE	0 SF
1ST FLOOR	0 SF
2ND FLOOR	507 SF
3RD FLOOR	0 SF
4TH FLOOR	0 SF
5TH FLOOR	0 SF
6TH FLOOR	0 SF
ROOF DECK	5,993 SF
TOTAL = 6,500 SF = 6,500 SF REQ'D OK	

* INDICATED PRIVATE OPEN SPACE IS MIN. 6' IN ANY DIRECTION

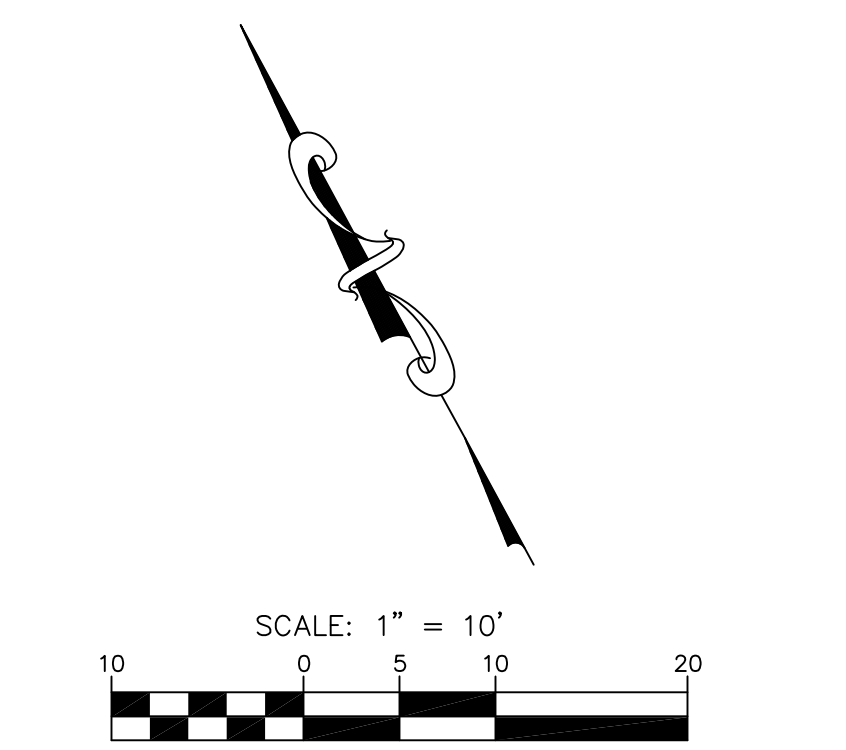
**SCHOOL FEE AREA TABULATION INCLUDES EXTERIOR WALLS, EXCLUDES PARKING GARAGES + OVERHANGS





ABBREVIATIONS

A/C	AIR CONDITION
AC	ASPHALT CONCRETE
BBT	BOTTOM OF BOTTOM TIE
BLDG	BUILDING
BSW	BACK OF SIDEWALK
BTT	BOTTOM OF TOP TIE
CB	CATCH BASIN
C&G	CURB & GUTTER
CC	CONCRETE
CL	CHAIN LINK FENCE
CCM	COMMUNICATION
CS	CRAWL SPACE
DB	DRAIN BOX
DO	DRAIN OUTLET
DWY	DRAINWAY
EG	EDGE OF GUTTER
ELEV	ELEVATION
ENC	ENCLOSURE
EOC	EDGE OF CONCRETE
ER	EARTH
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FL	FLWM LINE
GM	GAS METER
GP	GUARD POST
GPT	GUY POST
GV	GAS VALVE
GW	GUY WIRE
INF	INVERT
INV	INVERT FENCE
M.R.	MAP RECORD
DND	OVERHEAD
DHG	OVERHANG
FE	FIRE DEPARTMENT CONNECTION
PM	PARKING METER
PP	POWER POLE
PPC	POWER POLE CONNECTION
PWR	POWER
R	ROOF
S. GATE	SLIDE GATE
SMH	SEWER MANHOLE
TES	TOP OF BOTTOM STEP
TBT	TOP OF BOTTOM TIE
TC	TOP OF CURB
TCB	TOP OF CATCH BASIN
TEL	TELEPHONE
TPP	TOP OF PARAPET
TTT	TOP OF POWER TIE
TV	TOP OF WALL
TYP	TYPICAL
WDF	WOODS FENCE
WM	WATER METER
WV	WATER VALVE
YBSL	YARD BOX STREET LIGHT



NOTES

- REFERENCE DOCUMENT FOR LEGAL DESCRIPTION AND EASEMENTS: CHICAGO TITLE COMPANY PRELIMINARY REPORT UPDATE 5, ORDER NO. 111908785-MD, DATED JANUARY 21, 2020.
- ASSESSOR'S PARCEL NUMBER: 5175-014-005.
- LAND AREA: 14,998 SQ. FT. 0.344 ACRE.

BRIEF LEGAL DESCRIPTION

LOTS 4 & 5 IN BLOCK B OF BIRD TRACT, M.B. 14/74.

EASEMENT NOTE

5 AN EASEMENT FOR WATER DITCHES AND RIGHTS INCIDENTAL THERETO PER BOOK 100, PAGE 283, OF DEEDS. LOCATION NOT SPECIFIED. NOT PLOTTED.

BASIS OF BEARINGS

THE CENTERLINE OF CESAR E. CHAVEZ AVENUE, BEING N 61°29'56" W PER PWF 1322/699-700 & PWF 1222/1081-1082.

BENCH MARK

CITY OF LOS ANGELES BENCHMARK NO. 11-02930.

ELEV: 332.109 FEET
 DATUM: NAVD 1988
 YEAR: 2000
 DESCRIPTION: CUT SPK IN N CURB CESAR E. CHAVEZ AVE; 18FT W OF ST. LOUIS ST; E END CB

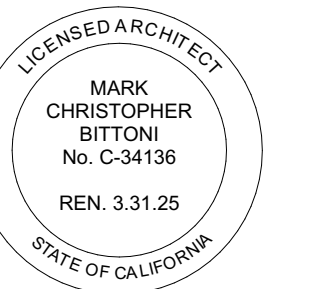
Offer Slapira
 OFFER SLAPIRA
 LICENSE NO.: L.S. 7123
 EXPIRES: 12/31/2022

LICENSED LAND SURVEYOR
OFFER SLAPIRA
STATE OF CALIFORNIA

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 901 Seward Street, Los Angeles, CA 90038
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 www.surveyinganddrafting.com

TOPOGRAPHIC SURVEY OF 2115-2121 CESAR E. CHAVEZ AVE. LOS ANGELES, CALIFORNIA 90039

DATE: 2-22-21	DRAWN BY: A.S., J.T.
DATE OF SURVEY: 1-28-21	CHECKED BY: O.S.
JOB NAME: BMR/CESAR CHAVEZ	SHEET: 1 OF 1



04.26.21	SD
08.11.21	POPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

DATE	DESCRIPTION
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PROJECT NO: #Project Code

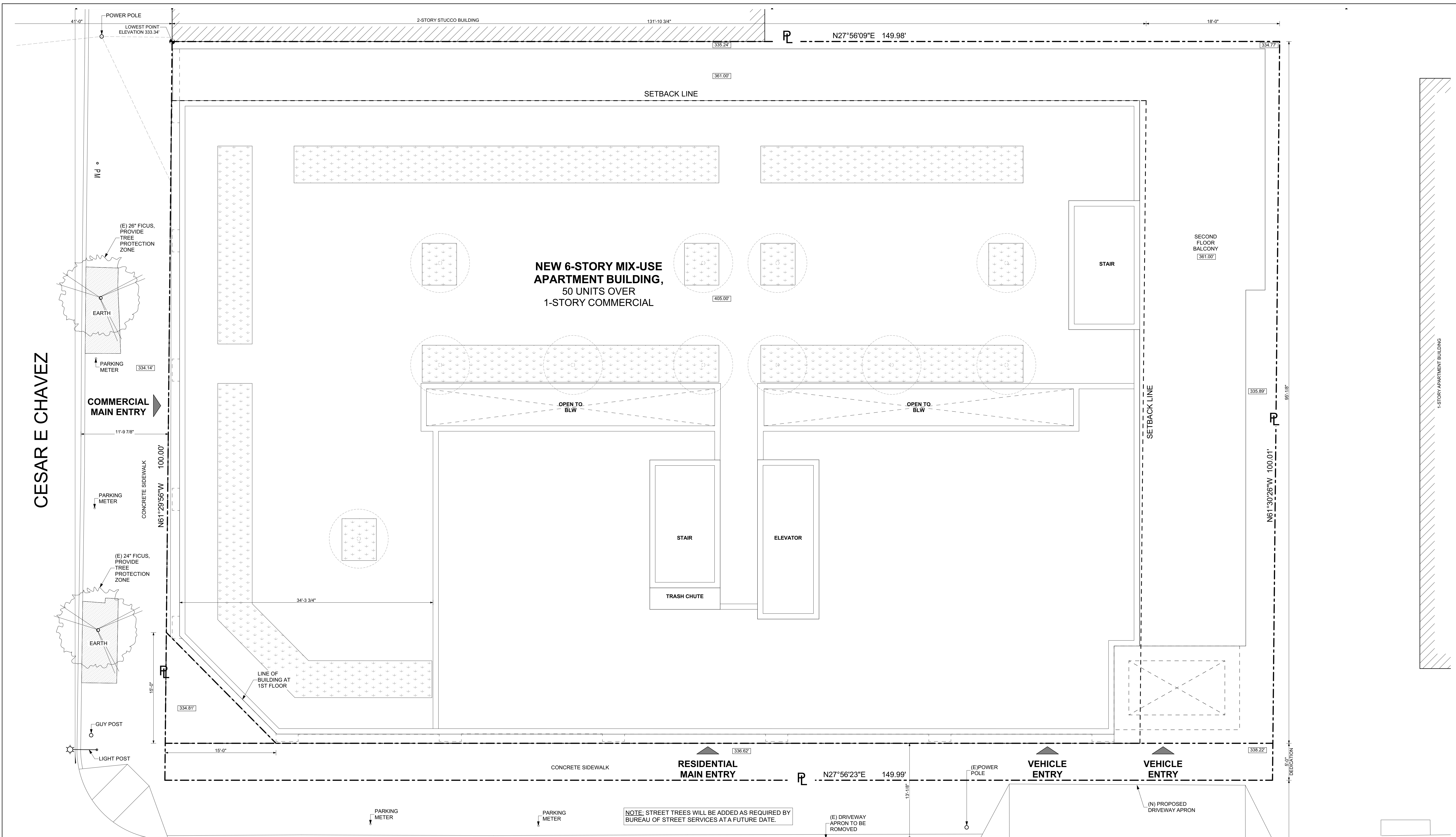
SHEET NAME

SITE PLAN

PUBLISHED: 7/25/2023

A1.02

SHEET 26 OF 94

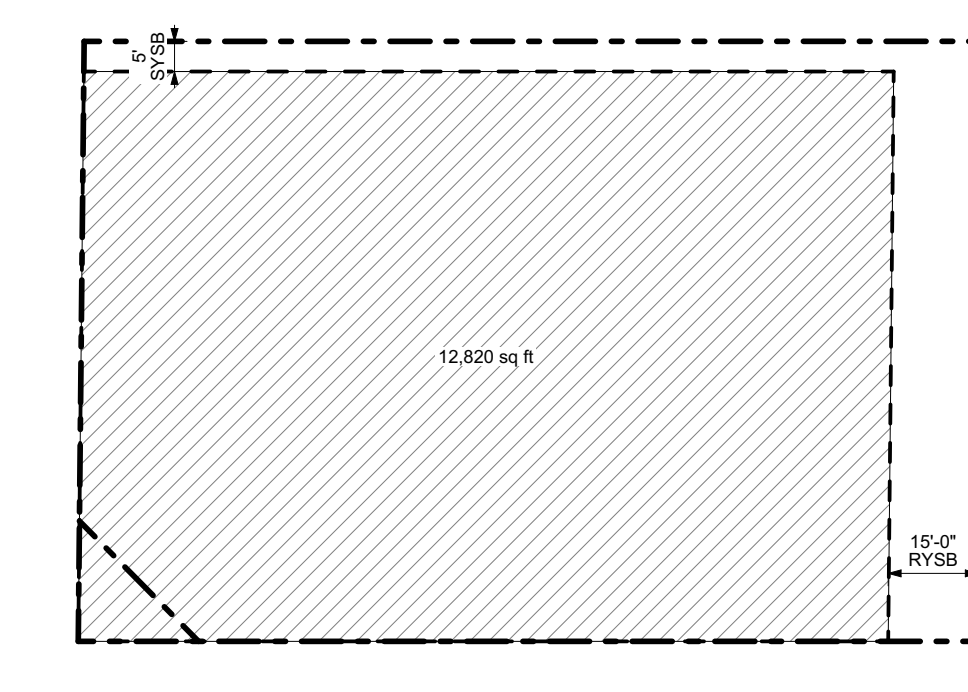


CHICAGO ST

SITE PLAN

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

- SITE PLAN NOTES**
- STATE LICENSED SURVEYOR OR CIVIL ENGINEER SHALL LOCATE OR VERIFY THE LOCATIONS OF ANY AND ALL STRUCTURES. A LETTER INDICATING THAT STRUCTURES ARE LOCATED IN ACCORDANCE WITH THE PLANS SHALL BE PREPARED AND KEPT ON A FILE, A COPY GIVEN TO THE OWNER.
 - CONTRACTOR TO VERIFY MAXIMUM BUILDING HEIGHT LIMIT OF STRUCTURE WITH LICENSED SURVEYOR AND INSPECTOR PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 - SEISMIC SHUTOFF VALVE TO BE INSTALLED AT ALL FUEL LOCATIONS.
 - ALL DOWNSPOUTS AND AREA DRAINS OPEN TO SKY DISCHARGE INTO PERMAVOID PLANTERS. SEE LID 1-6
 - REFER TO LANDSCAPE PLANS FOR PAVING AND OTHER HARD AND SOFT SCAPE ITEMS TO BE INCLUDED IN SCOPE OF WORK.
 - CONTRACTOR AND SUBCONTRACTORS TO INFORM THE ARCHITECT OF ANY DISCREPANCIES IN THE ARCHITECT'S DRAWINGS AND DRAWINGS PREPARED BY ANY OTHER CONSULTANTS.
 - ALL GRADES SURROUNDING BUILDING TO SLOPE AWAY FROM STRUCTURE AT A MINIMUM SLOPE OF 2%.
 - PROVIDE DAMP PROOFING FOR ALL WALLS BELOW GRADE THAT ENCLOSE USABLE SPACE.
 - THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNRESTRICTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULT PUMPS, VALVES, METERS, ETC.) OR THE LOCATION OF THE HOOKUP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
 - FOR GRADES SPECIFIED TO BE LESS THAN 6" FROM WOOD SILL PLATES AND FOR AREAS WHERE CONCRETE PAVING IS ADJACENT TO BUILDING, SILL PLATES WILL BE PROTECTED WITH A CONTINUOUS STRIP OF ELASTOMERIC FLASHING COVERED WITH GALVANIZED SHEET METAL FLASHING. OVERLAP SHOULD BE A MINIMUM OF 6" BETWEEN STUD WALL AND FLASHINGS.



FINISH LEGEND

- CN-1 CONCRETE MASONRY UNIT
- CN-2 UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918;
- GB-1 TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
- GL-1 TEMPERED GLASS SHOWER ENCLOSURE
- MT-1 METAL W/ POWDER COATED FINISH
- PL-1 SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
- PL-2
- GR-1 CRUSHED GRAVEL OVER COMPACTED FILL
- TL-1 TILE FLOOR, SLIP RESISTANT
- TL-2 CERAMIC WALL TILE
- TL-3 QUARTZ COUNTERTOP
- WD-1 VERTICAL WOOD SIDING 1" X 3" CLEAR CEDAR T&G
- WD-2 WOOD DECKING SPECIES / FIN. TBD
- WD-3
- WD-4 WHITE OAK VERTICAL GRAIN WOOD VENEER
- RF-1 DEXTON WEATHERWEAR ESR 1757. W/ AJ-44 SR TOP COAT, 413 SPEEDWAY GRAY. SRI 65 SEE (A7.30)
- RF-2 SARAFIL MEMBRANE, WHITE, LARR 24032 SEE (A7.30)

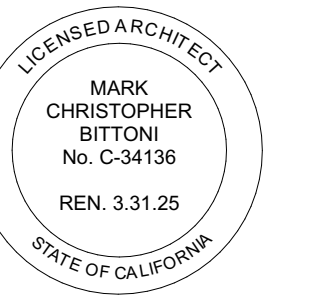
GENERAL KEYNOTES

- GK01 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01A7.10
- GK02 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01A7.10
- GK03 CONC. FOOTING PER STRUCTURAL
- GK04 COLUMN PER STRUCTURAL
- GK05

LEGEND

- GK0X GENERAL KEYNOTE (THIS SHEET)
- PROPERTY LINE
- SETBACK LINE
- CENTERLINE
- LINE OF OBJECT ABOVE
- LINE OF OBJECT BELOW
- WALL TYPE PER A7.00
- SLOPE TO DRAIN MAX 2%
- FLOOR ELEVATIONS
- MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
- EXIT SIGN
- ROOF DRAIN W/ OVERFLOW W/ 4" PVC DRAIN PIPE TO STREET AS PER LA CITY REQ.
- AREA DRAIN
- IRRIGATION CONTROLLER
- RAIN SENSOR DEVICE SEE
- WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC PIBC 2014-166
- ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
- TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
- DIMENSION TO FINISH FACE OF WALLS / SURFACES
- DIMENSION TO FRAMING (FACE OF STUD)

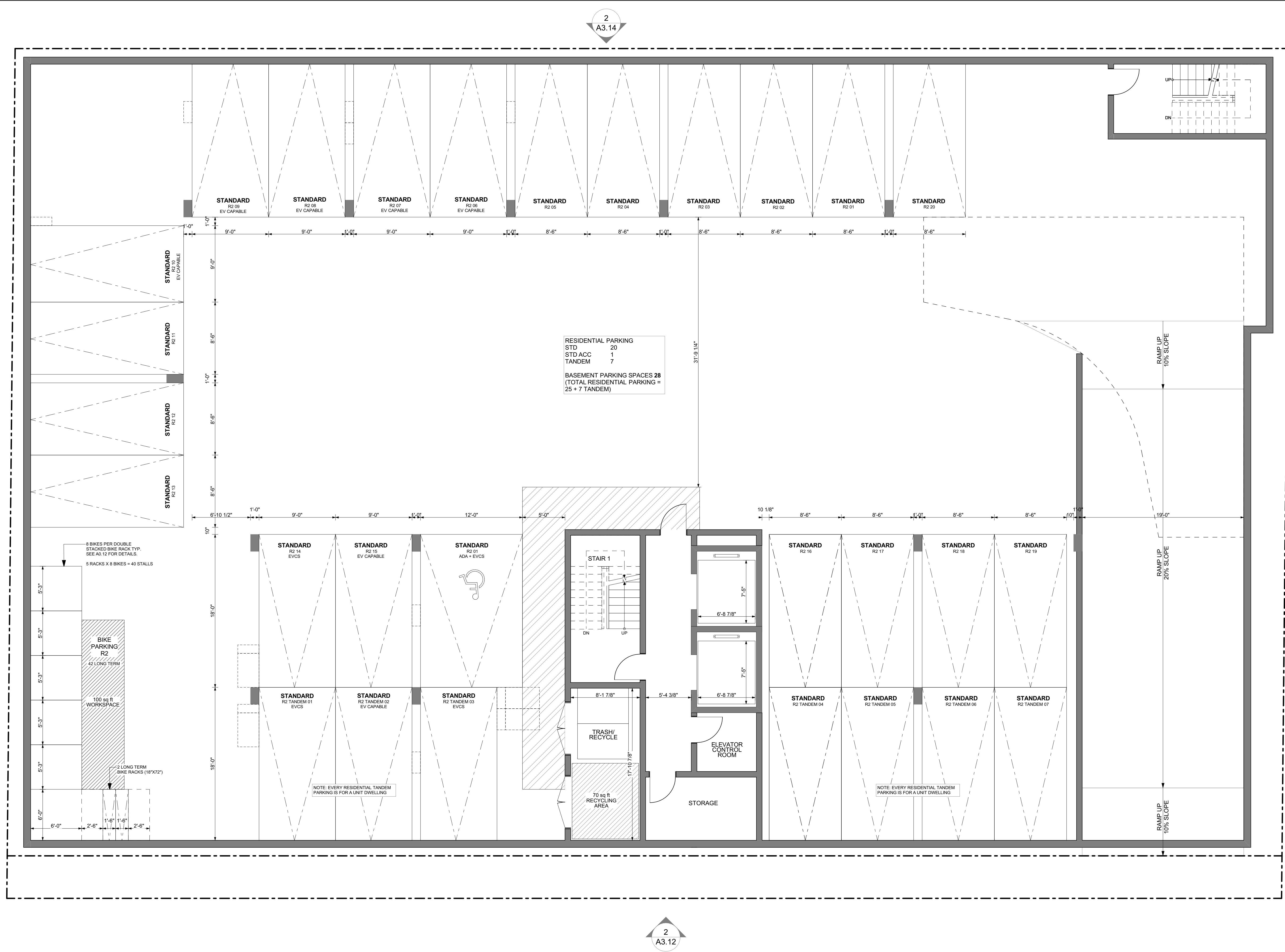
BIMbaout: bittoniarchitects - BIMbaout as a Service/CESAR CHAVEZ/CESAR CHAVEZ



04.26.21	SD
08.11.21	POPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

DATE	DESCRIPTION
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PROJECT NO: #Project Code



RESIDENTIAL PARKING
STD 20
STD ACC 1
TANDEM 7
BASEMENT PARKING SPACES 28
(TOTAL RESIDENTIAL PARKING = 25 + 7 TANDEM)

2
A3.12

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

GENERAL NOTES
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFORM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. SEE ALSO GENERAL NOTES A0.01 & A0.02

MEANS OF EGRESS
1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES. (CBC 1013.6.2)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC 1013.6.3)
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (CBC 1013.6.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS.
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT MIN. 34" AND MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.9.2)
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.15 - 1010.15.12.
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. (1008.2.1, 1008.3.3)
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
A. AISLES, CORRIDORS, AND EXIT STAIRWAYS AND RAMPS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.1)

B. INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS, INTERIOR AND EXTERIOR STAIRWAYS AND RAMPS, EXIT PASSAGeways AND VESTIBULES AND AREA ON THE LEVEL OF EXIT DISTANCE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1028.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. ELECTRICAL EQUIPMENT ROOMS, FILE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS AND PUBLIC REST ROOMS LARGER THAN 300 SQUARE FEET.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1008.3.4)
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (1 LUX) & A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX MEASURED) ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE & A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.2.5)
15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.
16. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510.
17. ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE AN MINIMUM DIMENSION OF 8'4" WITH 42" CLEAR OPENING.
18. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6". (CBC 1003.2)
19. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)
20. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. UNO (LAFC 604.14)

FIRE PROTECTION
1. THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.
3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 1BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE.
6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS TO BE CLASS C.
7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC ESR-1888.
8. DOORS SHALL BE 1 1/2 HR FIRE RATED AND WINDOWS SHALL BE 1 1/2 HR FIRE RATED IN 2 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.
9. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. UNO (LAFC 604.14)
10. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBER & LINEN CHUTES & IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT THE ALTERNATE FLOORS AND THE LOWEST INTAKE.
11. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LAFC 510 AND FFB REQ #105.
12. PROVIDE TWO-WAY COMMUNICATION SYSTEM AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CBC 1009.9)
13. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4)
A. EXIT SIGN AT EACH GRADE-LEVEL EXTERIOR EXIT DOOR.
B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:

I. "EXIT STAIR DOWN"
II. "EXIT RAMP DOWN"
III. "EXIT STAIR UP"
IV. "EXIT RAMP UP"
C. "EXIT ROUTE" AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGE.
D. "EXIT ROUTE" AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY.
E. TO "EXIT" AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT LEVEL. THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OR & THE DIRECTION TO THE EXIT DISCHARGE & THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING. (CBC 1023.9)
15. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
16. 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)
17. 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 1008.2-9)
18. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF GREATER THAN OR EQUAL TO 5 FOOTCANDLES. (CBC 1013.9)
19. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM FOR A DURATION OF NOT < 90 MINUTES. (CBC 1013.8.3)
20. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72 (907.2.3, 907.2.3.3, 907.5.2.3.4)

GREEN NOTES
1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR OIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLABS ON GRADE.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.
6. FIREPLACES SHALL BE DIRECT VENT AND SEALED COMBUSTION TYPE. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED.
7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
8. 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.

PARTITION TYPES, SEE A7.00

A	CMU WALL, 3-HR FIRE RATED
B	C.I.P. CONCRETE WALL, 3-HR FIRE RATED
C	TRASH CHUTE / ELEV. SHAFT WALL, 2-HR FIRE RATED
D	ELEV. SHAFT WALL @ INT. WALL, 2-HR FIRE RATED
E	STUCCO / GYP BD WALL, 1-HR FIRE RATED
F	STUCCO / TILE WALL, 1-HR FIRE RATED
G	WOOD SD / GYP BD WALL, 1-HR FIRE RATED
H	GYP BD / GYP BD WALL, 1-HR FIRE RATED
J	UNIT SEPARATION / CHASE WALL, 2-HR FIRE RATED
K	UNIT SEPARATION / CHASE WALL W/ TILE, 2-HR FIRE RATED
L	GYP BD / TILE WALL
M	TILE / TILE WALL
N	DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED

FINISH LEGEND

CN-1	CONCRETE MASONRY UNIT
CN-2	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
GL-1	TEMPERED GLASS SHOWER ENCLOSURE
MT-1	METAL W/ POWDER COATED FINISH
PL-1	SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
PL-2	SAND FINISH PLASTER W/ INTEGRAL COLOR: GRAY
TL-1	CRUSHED GRAVEL OVER COMPACTED FILL
TL-2	FLOOR, SLIP RESISTANT
TL-3	CERAMIC WALL TILE
WD-1	VERTICAL WOOD SIDING 1" X 3" CLEAR CEDAR T&G
WD-2	WOOD DECKING SPECIES / FIN. TBD
WD-3	6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
WD-4	WHITE OAK VERTICAL GRAIN WOOD VENEER
RF-1	DEKOTEX WEATHERWEAR LSR 1757, W/ AJ-44 SR TOP COAT, 413 SPEEDWAY GRAY, SRI 65 SEE (A7.30)
RF-2	SARAFIL MEMBRANE, WHITE, LRR 24932 SEE (A7.30)

LEGEND

← GKKX	GENERAL KEYNOTE (THIS SHEET)
---	PROPERTY LINE
---	SETBACK LINE
---	CENTERLINE
---	LINE OF OBJECT ABOVE
---	LINE OF OBJECT BELOW
○	STRUCTURAL GRIDLINE
□	WALL TYPE PER A7.00
□	SLOPE TO DRAIN MAX 2%
□	FLOOR ELEVATIONS
□	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
□	AREA DRAIN
□	EXIT SIGN
□	WATER HEATER. SEE PLUMBING PLANS.
□	ELECTRICAL PANEL. SEE ELECTRICAL PLANS.
□	CEILING MOUNTED SMOKE DETECTOR
□	CEILING MOUNTED CARBON MONOXIDE DET.
□	EXHAUST FAN
□	FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.
□	WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/B 2014-106
---	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
---	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
---	DIMENSION TO FINISH FACE OF WALLS / SURFACES
---	DIMENSION TO FRAMING (FACE OF STUD)

GENERAL KEYNOTES

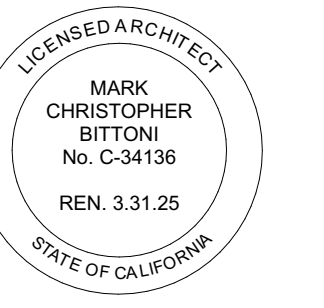
GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01A7.10
GK03	CONC. FOOTING PER STRUCTURAL
GK04	COLUMN PER STRUCTURAL
GK05	

SHEET NAME
GARAGE PARKING PLAN

PUBLISHED: 7/24/2023

A2.01

SHEET 29 OF 94



04.26.21	SD
08.11.21	POPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

DATE	DESCRIPTION
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PROJECT NO: #Project Code

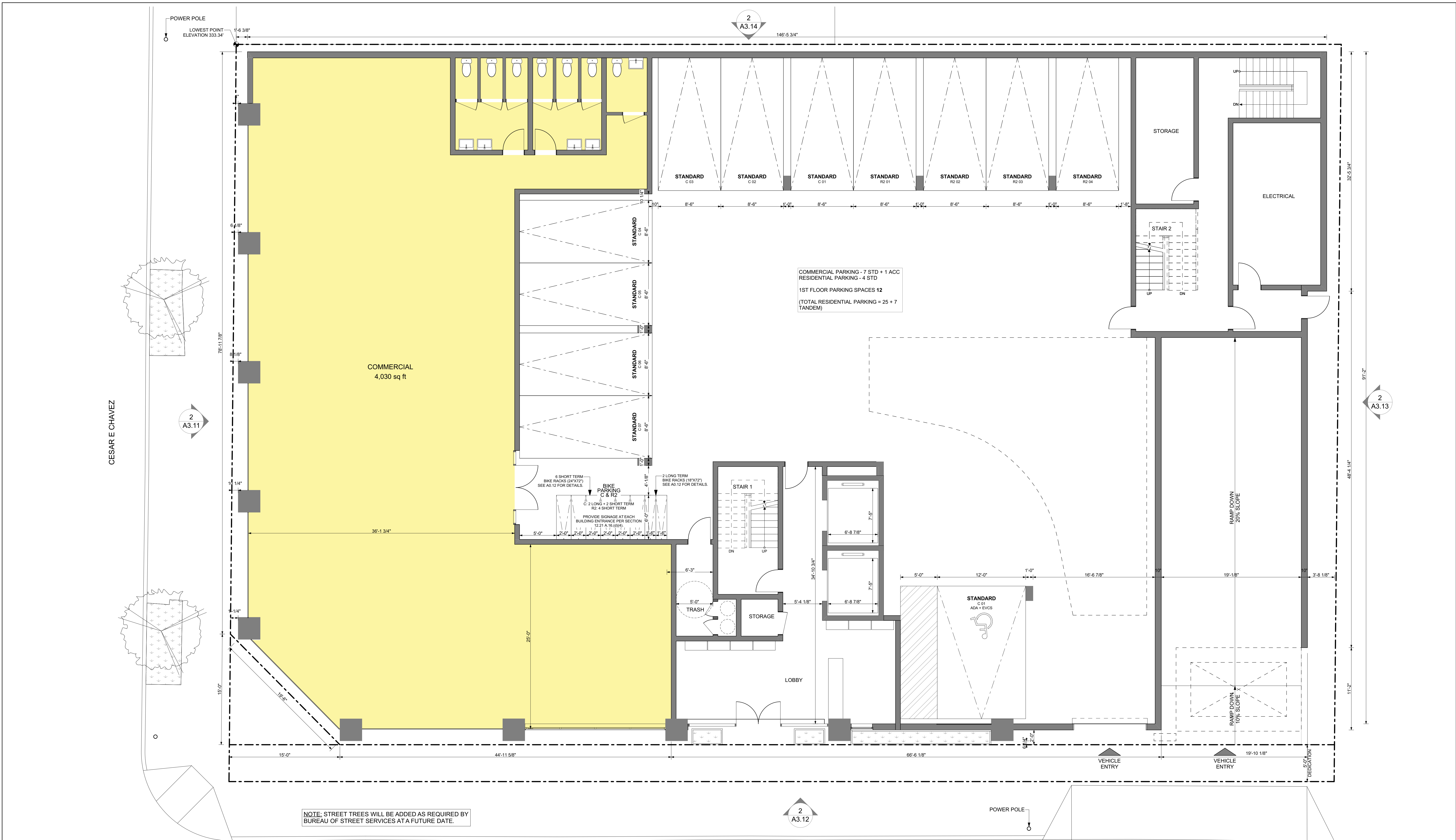
SHEET NAME

1ST FLOOR PLAN

PUBLISHED: 7/24/2023

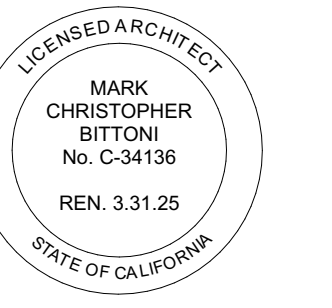
A2.02

SHEET 30 OF 94



1ST FL.
SCALE: 3/16" = 1'-0"

<p>GENERAL NOTES</p> <p>CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. SEE ALSO GENERAL NOTES A0.01 & A0.02</p> <p>MEANS OF EGRESS</p> <ol style="list-style-type: none"> EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3) EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES. (CBC 1013.6.2) INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC 1013.6.3) EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (CBC 1013.6.3) EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT MIN. 34" AND MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.9.2) THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.15 - 1010.15.12 THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. (1008.2.1, 1008.3.3) THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS: A. AISLES, CORRIDORS, AND EXIT STAIRWAYS AND RAMPS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.1) <p>B. INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS, INTERIOR AND EXTERIOR STAIRWAYS AND RAMPS, EXIT PASSAGeways AND VESTIBULES AND AREA ON THE LEVEL OF EXIT DISCHARGE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1008.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.</p> <p>C. ELECTRICAL EQUIPMENT ROOMS, FIRE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS AND PUBLIC REST ROOMS LARGER THAN 300 SQUARE FEET.</p> <p>13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702 (1008.3.4)</p> <p>14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AT A MINIMUM AT ANY POINT OF 8' 11" FOOT-SCALE (1.1X MEASURED) ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE & A MINIMUM AT ANY POINT OF 0.6 FOOT-SCALE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.2.5)</p> <p>15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.</p> <p>16. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510.</p> <p>31. ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED TO NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE A MINIMUM DIMENSION OF 8' 1/4" WITH 42" CLEAR OPENING.</p> <p>45. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6". (CBC 1003.2)</p> <p>68. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)</p> <p>71. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.14)</p>	<p>FIRE PROTECTION</p> <p>1. THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.</p> <p>2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.</p> <p>3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.</p> <p>4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.</p> <p>5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE.</p> <p>6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS TO BE CLASS C.</p> <p>7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC ESR-1888.</p> <p>8. DOORS SHALL BE 1 1/2 HR FIRE RATED AND WINDOWS SHALL BE 1 1/2 HR FIRE RATED IN 2 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.</p> <p>9. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.14)</p> <p>10. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBER & LINEN CHUTES & IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT THE ALTERNATE FLOORS AND THE LOWEST INTAKE.</p> <p>11. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LAFC 510 AND FPB REQ #105</p> <p>12. PROVIDE TWO-WAY COMMUNICATION SYSTEM AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CBC 1009.9)</p> <p>13. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4)</p> <p>A. 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:</p> <p>I. "EXIT STAIR DOWN" II. "EXIT RAMP DOWN" III. "EXIT STAIR UP" IV. "EXIT RAMP UP"</p> <p>C. "EXIT ROUTE," AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGE.</p> <p>D. "EXIT ROUTE," AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY.</p> <p>E. TO "EXIT," AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT LEVEL, THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OR & THE DIRECTION TO THE EXIT FLOOR LANDING. (CBC 1023.9)</p> <p>14. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING TO STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OR & THE DIRECTION TO THE EXIT FLOOR LANDING. (CBC 1023.9)</p> <p>15. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.</p> <p>3. 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)</p> <p>5. 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 1008.2-9)</p> <p>80. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF GREATER THAN OR EQUAL TO 5 FOOTCANDLES.</p> <p>11. 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)</p> <p>12. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72 (907.2.5, 907.2.3.3, 907.5.2.4)</p>	<p>GREEN NOTES</p> <p>1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR OIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.</p> <p>2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.</p> <p>3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.</p> <p>4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.</p> <p>5. BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.</p> <p>6. FIREPLACE SHALL BE DIRECT VENT AND SEALED COMBUSTION TYPE WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED.</p> <p>7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.</p> <p>8. 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.</p>	<p>PARTITION TYPES, SEE A7.00</p> <table border="0"> <tr><td>A</td><td>CMU WALL, 3-HR FIRE RATED</td></tr> <tr><td>B</td><td>C.I.P. CONCRETE WALL, 3-HR FIRE RATED</td></tr> <tr><td>C</td><td>TRASH CHUTE / ELEV. SHAFT WALL, 2-HR FIRE RATED</td></tr> <tr><td>D</td><td>ELEV. SHAFT WALL @ INT. 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WALL, 2-HR FIRE RATED	E	STUCCO / GYP BD WALL, 1-HR FIRE RATED	F	STUCCO / TILE WALL, 1-HR FIRE RATED	G	WOOD SD / GYP BD WALL, 1-HR FIRE RATED	H	GYP BD / GYP BD WALL, 1-HR FIRE RATED	J	UNIT SEPARATION / CHASE WALL, 2-HR FIRE RATED	K	UNIT SEPARATION / CHASE WALL W/ TILE, 2-HR FIRE RATED	L	GYP BD / TILE WALL	M	TILE / TILE WALL	N	DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED	<p>FINISH LEGEND</p> <table border="0"> <tr><td>CN-1</td><td>CONCRETE MASONRY UNIT</td></tr> <tr><td>CN-2</td><td>UNCOLORED CONC. W/ SMOOTH FIN. 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04.26.21	SD
08.11.21	POPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

DATE	DESCRIPTION
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PROJECT NO: #Project Code

2ND FL.

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

SHEET NAME

2ND FLOOR PLAN

PUBLISHED: 7/24/2023

A2.03

SHEET 31 OF 94



GENERAL NOTES
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. SEE ALSO GENERAL NOTES A0.01 & A0.02

MEANS OF EGRESS
1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES. (CBC 1013.6.2)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC 1013.6.3)
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (CBC 1013.6.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS.
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT MIN. 34" AND MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.9.2)
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.15 - 1010.15.12.
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. (1008.2.1, 1008.3.3)
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
A. AISLES, CORRIDORS, AND EXIT STAIRWAYS AND RAMPS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.1)

B. INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS, INTERIOR AND EXTERIOR STAIRWAYS AND RAMPS, EXIT PASSAGEWAYS AND VESTIBULES AND AREA ON THE LEVEL OF EXIT DISCHARGE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1028.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. ELECTRICAL EQUIPMENT ROOMS, FILE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS AND PUBLIC REST ROOMS LARGER THAN 300 SQUARE FEET.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1008.3.4)
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) & A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1.1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE & A MINIMUM AT ANY POINT OF 0.08 FOOT-CANDLE (0.8 LUX) AT THE END OF THE ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.2.5)
15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.
16. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510.
17. ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE A MINIMUM DIMENSION OF 8' X 4' WITH 42" CLEAR OPENING.
18. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6". (CBC 1003.2)
19. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)
20. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. UN/O (LAFC 604.14)

FIRE PROTECTION
1. THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.
3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 1BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE.
6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS TO BE CLASS C.
7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC ESR-1888.
8. DOORS SHALL BE 1 1/2 HR FIRE RATED AND WINDOWS SHALL BE 1 1/2 HR FIRE RATED IN 2 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.
9. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. UN/O (LAFC 604.14)
10. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBER & LINEN CHUTES & IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT THE ALTERNATE FLOORS AND THE LOWEST INTAKE.
11. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LAFC 510 AND FFB REQ #105.
12. PROVIDE TWO-WAY COMMUNICATION SYSTEM AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CBC 1008.9)
13. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4)
A. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL.
B. EXTERIOR EXIT BY MEANS OF STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
I. "EXIT STAIR DOWN"
II. "EXIT RAMP DOWN"
III. "EXIT STAIR UP"
IV. "EXIT RAMP UP"
C. "EXIT ROUTE" AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGE.
D. "EXIT ROUTE" AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY.
E. TO EXIT: AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT LEVEL, THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OR & THE DIRECTION TO THE EXIT DISCHARGE & THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING. (CBC 1023.9)
14. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING 3+ STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OR & THE DIRECTION TO THE EXIT DISCHARGE & THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING. (CBC 1023.9)
15. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
16. 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)
17. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
18. 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.

GREEN NOTES
1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR OIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLABS ON GRADE.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.
6. FIREPLACE SHALL BE DIRECT VENT AND SEALED COMBUSTION TYPE WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED.
7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
8. 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.

PARTITION TYPES, SEE A7.00

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I	TILE / TILE WALL
J	DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED

FINISH LEGEND

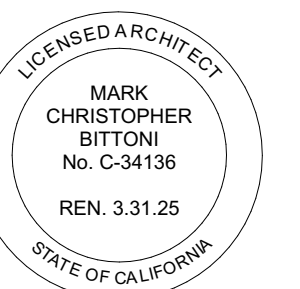
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PL-1	SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
PL-2	SAND FINISH PLASTER W/ INTEGRAL COLOR: GRAY
GR-1	CRUSHED GRAVEL OVER COMPACTED FILL
TL-1	CERAMIC WALL TILE
TL-2	QUARTZ COUNTERTOP
WD-1	VERTICAL WOOD SIDING 1" X 3" CLEAR CEDAR T&G
WD-2	WOOD DECKING SPECIES / FIN. TBD
WD-3	6" WIDE FRENCH WHITE OAK W/ FL. W/ SLIP RESISTANT FIN.
WD-4	WHITE OAK VERTICAL GRAIN WOOD VENEER
RF-1	DEKOTEX WEATHERWEAR ESR 1757. W/ AJ-44 SR TOP COAT. 413 SPEEDWAY GRAY. SRI 65 SEE (A7.30)
RF-2	SARAFIL MEMBRANE, WHITE, LARR 24692 SEE (A7.30)

LEGEND

□	GENERAL KEYNOTE (THIS SHEET)
---	PROPERTY LINE
---	SETBACK LINE
---	CENTERLINE
---	LINE OF OBJECT ABOVE
---	LINE OF OBJECT BELOW
○	STRUCTURAL GRIDLINE
○	WALL TYPE PER A7.00
○	SLOPE TO DRAIN MAX 2%
○	FLOOR ELEVATIONS
○	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
○	AREA DRAIN
○	EXIT SIGN
○	WATER HEATER. SEE PLUMBING PLANS.
○	ELECTRICAL PANEL. SEE ELECTRICAL PLANS.
○	CEILING MOUNTED SMOKE DETECTOR
○	CEILING MOUNTED CARBON MONOXIDE DET.
○	EXHAUST FAN
○	FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.
○	WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC PBC 2014-106
○	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
○	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
○	DIMENSION TO FINISH FACE OF WALLS / SURFACES
○	DIMENSION TO FRAMING (FACE OF STUD)

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 02A7.10
GK03	CONC. FOOTING PER STRUCTURAL
GK04	COLUMN PER STRUCTURAL
GK05	



04.26.21	SD
08.11.21	POPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

DATE	DESCRIPTION
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PROJECT NO: #Project Code

SHEET NAME

3RD FLOOR PLAN

PUBLISHED: 7/24/2023

A2.04

SHEET 32 OF 94



3RD FL.
SCALE: 3/16" = 1'-0"

GENERAL NOTES
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. SEE ALSO GENERAL NOTES A0.01 & A0.02

MEANS OF EGRESS
1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES. (CBC 1013.6.2)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC 1013.6.3)
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (CBC 1013.6.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS.
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT MIN. 34" AND MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.9.2)
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.15 - 1010.15.12.
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. (1008.2.1, 1008.3.3)
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
A. AISLES, CORRIDORS, AND EXIT STAIRWAYS AND RAMPS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.1)

B. INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS, INTERIOR AND EXTERIOR STAIRWAYS AND RAMPS, EXIT PASSAGES AND VESTIBULES AND AREA ON THE LEVEL OF EXIT DISTANCE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1008.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. ELECTRICAL EQUIPMENT ROOMS, FILE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS AND PUBLIC REST ROOMS LARGER THAN 300 SQUARE FEET.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702 - (1008.3.4)
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) & A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE & A MINIMUM AT ANY POINT OF 0.08 FOOT-CANDLE (0.8 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.2.5)
15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.
16. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510.
17. ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE A MINIMUM DIMENSION OF 8' X 4' WITH 42" CLEAR OPENING.
18. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6". (CBC 1003.2)
19. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)
20. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. UNO (LAFC 604.14)

FIRE PROTECTION
1. THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.
3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 1BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE.
6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS TO BE CLASS C.
7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC ESR-1888.
8. DOORS SHALL BE 1 1/2 HR FIRE RATED AND WINDOWS SHALL BE 1 1/2 HR FIRE RATED IN 2 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.
9. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. UNO (LAFC 604.14)
10. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBER & LINEN CHUTES & IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT THE ALTERNATE FLOORS AND THE LOWEST INTAKE.
11. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LAFC 510 AND FPB REQ #105
12. PROVIDE TWO-WAY COMMUNICATION SYSTEM AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CBC 1008.9)
13. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4)
A. EACH EXIT SIGN AT EACH GRADE-LEVEL EXTERIOR EXIT DOOR.
B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:

I. "EXIT STAIR DOWN"
II. "EXIT RAMP DOWN"
III. "EXIT STAIR UP"
IV. "EXIT RAMP UP"
C. "EXIT ROUTE" AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGE.
D. "EXIT ROUTE" AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY.
E. TO "EXIT" AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGE.
14. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING 3+ STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OR & THE DIRECTION TO THE EXIT DISCHARGE & THE AVAILABILITY OF ROOF ACCESS FOR THE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING. (CBC 1023.9)
15. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
16. MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION SLEEVES SHALL NOT BE <1 FOOTCANDLE AT THE WALKING SURFACE. (CBC 1008.2)
17. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
18. 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.

GREEN NOTES
1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR OIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLABS ON GRADE.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.
6. FIREPLACE SHALL BE DIRECT VENT AND SEALED COMBUSTION TYPE WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED.
7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
8. 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.

PARTITION TYPES, SEE A7.00

A	CMU WALL, 3-HR FIRE RATED
B	C.I.P. CONCRETE WALL, 3-HR FIRE RATED
C	TRASH CHUTE / ELEV. SHAFT WALL, 2-HR FIRE RATED
D	ELEV. SHAFT WALL @ INT. WALL, 2-HR FIRE RATED
E	STUCCO / GYP BD WALL, 1-HR FIRE RATED
F	STUCCO / TILE WALL, 1-HR FIRE RATED
G	WOOD SD / GYP BD WALL, 1-HR FIRE RATED
H	GYP BD / GYP BD WALL, 1-HR FIRE RATED
I	UNIT SEPARATION / CHASE WALL W/ TILE, 2-HR FIRE RATED
J	GYP BD / TILE WALL
K	TILE / TILE WALL
L	DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED

FINISH LEGEND

CN-1	CONCRETE MASONRY UNIT
CN-2	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
GB-1	TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
GL-1	TEMPERED GLASS SHOWER ENCLOSURE
MT-1	METAL W/ POWDER COATED FINISH
PL-1	SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
PL-2	SAND FINISH PLASTER W/ INTEGRAL COLOR: GRAY
GR-1	CRUSHED GRAVEL OVER COMPACTED FILL
TL-1	TILE FLOOR, SLIP RESISTANT
TL-2	CERAMIC WALL TILE
TL-3	QUARTZ COUNTERTOP
WD-1	VERTICAL WOOD SIDING 1" X 3" CLEAR CEDAR T&G
WD-2	WOOD DECKING SPECIES / FIN. TBD
WD-3	6" WIDE FRENCH WHITE OAK WD FL. W/ SLIP RESISTANT FIN.
WD-4	WHITE OAK VERTICAL GRAIN WOOD VENEER
RF-1	DEKOTEX WEATHERWEAR ESR 1757. W/ AJ-44 SR TOP COAT, 413 SPEEDWAY GRAY. SRI 65 SEE (A7.30)
RF-2	SARAFIL MEMBRANE, WHITE, LARR 24692 SEE (A7.30)

LEGEND

[Symbol]	GENERAL KEYNOTE (THIS SHEET)
[Symbol]	PROPERTY LINE
[Symbol]	SETBACK LINE
[Symbol]	CENTERLINE
[Symbol]	LINE OF OBJECT ABOVE
[Symbol]	LINE OF OBJECT BELOW
[Symbol]	STRUCTURAL GRIDLINE
[Symbol]	WALL TYPE PER A7.00
[Symbol]	SLOPE TO DRAIN MAX 2%
[Symbol]	FLOOR ELEVATIONS
[Symbol]	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
[Symbol]	AREA DRAIN
[Symbol]	EXIT SIGN
[Symbol]	WATER HEATER. SEE PLUMBING PLANS.
[Symbol]	ELECTRICAL PANEL. SEE ELECTRICAL PLANS.
[Symbol]	CEILING MOUNTED SMOKE DETECTOR
[Symbol]	CEILING MOUNTED CARBON MONOXIDE DET.
[Symbol]	EXHAUST FAN
[Symbol]	FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.
[Symbol]	WATER CURTAIN PER LAFC 705.5.2 & MIN. REQ. PER DOC PIBC 2014-106
[Symbol]	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
[Symbol]	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
[Symbol]	DIMENSION TO FINISH FACE OF WALLS / SURFACES
[Symbol]	DIMENSION TO FRAMING (FACE OF STUD)

GENERAL KEYNOTES

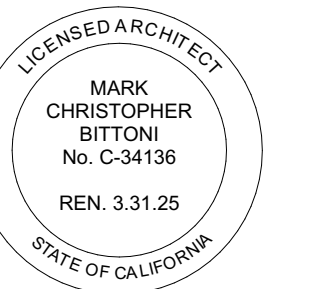
GK01 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01A7-10

GK02 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 02A7-10

GK03 CONC. FOOTING PER STRUCTURAL

GK04 COLUMN PER STRUCTURAL

GK05



04.26.21	SD
08.11.21	POPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

DATE	DESCRIPTION
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PROJECT NO: #Project Code

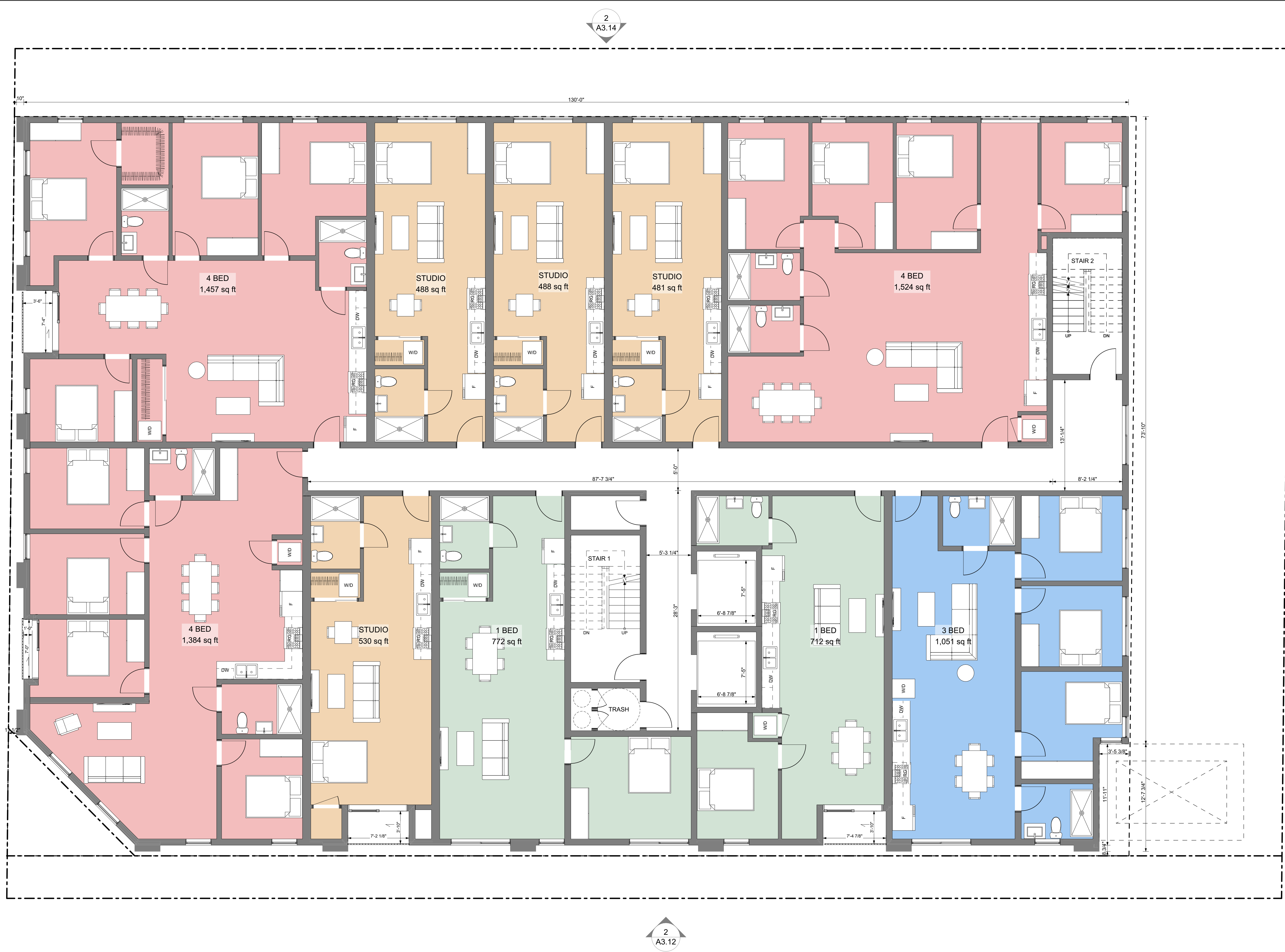
SHEET NAME

4TH FLOOR PLAN

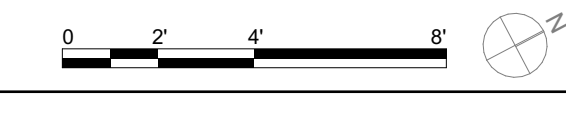
PUBLISHED: 7/24/2023

A2.05

SHEET 33 OF 94



4TH FL.
SCALE: 3/16" = 1'-0"



GENERAL NOTES
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. SEE ALSO GENERAL NOTES A0.01 & A0.02

MEANS OF EGRESS
1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES. (CBC 1013.6.2)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC 1013.6.3)
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (CBC 1013.6.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS.
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT MIN. 34" AND MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.9.2)
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.15 - 1010.15.12.
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. (1008.2.1, 1008.3.3)
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
A. AISLES, CORRIDORS, AND EXIT STAIRWAYS AND RAMPS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.1)

B. INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS, INTERIOR AND EXTERIOR STAIRWAYS AND RAMPS, EXIT PASSAGES AND VESTIBULES AND AREA ON THE LEVEL OF EXIT DISTANCE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1028.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. ELECTRICAL EQUIPMENT ROOMS, FILE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS AND PUBLIC REST ROOMS LARGER THAN 300 SQUARE FEET.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702 - (1008.3.4)
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) & A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE & A MINIMUM AT ANY POINT OF 0.08 FOOT-CANDLE (0.8 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.2.5)
15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.
16. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510.
17. ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE A MINIMUM DIMENSION OF 8' X 4' WITH 42" CLEAR OPENING.
18. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6". (CBC 1003.2)
19. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)
20. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. UNO (LAFC 604.14)

FIRE PROTECTION
1. THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.
3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 1BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE.
6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS TO BE CLASS C.
7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC ESR-1888.
8. DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.
9. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. UNO (LAFC 604.14)
10. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBER & LINEN CHUTES & IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT THE ALTERNATE FLOORS AND THE LOWEST INTAKE.
11. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LAFC 510 AND FPB REQ #105
12. PROVIDE TWO-WAY COMMUNICATION SYSTEM AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CBC 1008.9)
13. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4)
A. EACH EXIT SIGN AT EACH GRADE-LEVEL EXTERIOR EXIT DOOR.
B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:

I. "EXIT STAIR DOWN"
II. "EXIT RAMP DOWN"
III. "EXIT STAIR UP"
IV. "EXIT RAMP UP"
C. "EXIT ROUTE" AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGE.
D. "EXIT ROUTE" AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY.
E. TO EXIT" AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT LEVEL. THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OR & THE DIRECTION TO THE EXIT DISCHARGE & THE AVAILABILITY OF ROOF ACCESS FOR THE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING. (CBC 1023.9)
14. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING 3+ STORES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OR & THE DIRECTION TO THE EXIT DISCHARGE & THE AVAILABILITY OF ROOF ACCESS FOR THE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING. (CBC 1023.9)
15. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
16. 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)
17. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
18. 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.

GREEN NOTES
1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR OIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLABS ON GRADE.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.
6. FIREPLACE SHALL BE DIRECT VENT AND SEALED COMBUSTION TYPE WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED.
7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
8. 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.

PARTITION TYPES, SEE A7.00

A	CMU WALL, 3-HR FIRE RATED
B	C.I.P. CONCRETE WALL, 3-HR FIRE RATED
C	TRASH CHUTE / ELEV. SHAFT WALL, 2-HR FIRE RATED
D	ELEV. SHAFT WALL @ INT. WALL, 2-HR FIRE RATED
E	STUCCO / GYP BD WALL, 1-HR FIRE RATED
F	STUCCO / TILE WALL, 1-HR FIRE RATED
G	WOOD SD / GYP BD WALL, 1-HR FIRE RATED
H	GYP BD / GYP BD WALL, 1-HR FIRE RATED
I	UNIT SEPARATION / CHASE WALL W/ TILE, 2-HR FIRE RATED
J	GYP BD / TILE WALL
K	TILE / TILE WALL
L	DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED

FINISH LEGEND

CN-1	CONCRETE MASONRY UNIT
CN-2	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
GB-1	TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
GL-1	TEMPERED GLASS SHOWER ENCLOSURE
MT-1	METAL W/ POWDER COATED FINISH
PL-1	SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
PL-2	SAND FINISH PLASTER W/ INTEGRAL COLOR: GRAY
GR-1	CRUSHED GRAVEL OVER COMPACTED FILL
TL-1	TILE FLOOR, SLIP RESISTANT
TL-2	CERAMIC WALL TILE
TL-3	QUARTZ COUNTERTOP
WD-1	VERTICAL WOOD SIDING 1" X 3" CLEAR CEDAR T&G
WD-2	WOOD DECKING SPECIES / FIN. TBD
WD-3	6" WIDE FRENCH WHITE OAK WD FL. W/ SLIP RESISTANT FIN.
WD-4	WHITE OAK VERTICAL GRAIN WOOD VENEER
RF-1	DEKOTEX WEATHERWEAR ESR 1757. W/ AJ-44 SR TOP COAT, 413 SPEEDWAY GRAY. SRI 65 SEE (A7.30)
RF-2	SARAFIL MEMBRANE, WHITE, LARR 24692 SEE (A7.30)

LEGEND

← [GROSS]	GENERAL KEYNOTE (THIS SHEET)
---	PROPERTY LINE
- - - -	SETBACK LINE
---	CENTERLINE
---	LINE OF OBJECT ABOVE
---	LINE OF OBJECT BELOW
○	STRUCTURAL GRIDLINE
---	WALL TYPE PER A7.00
---	SLOPE TO DRAIN MAX 2%
---	FLOOR ELEVATIONS
---	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
---	AREA DRAIN
---	EXIT SIGN
---	WATER HEATER. SEE PLUMBING PLANS.
---	ELECTRICAL PANEL. SEE ELECTRICAL PLANS.
---	CEILING MOUNTED SMOKE DETECTOR
---	CEILING MOUNTED CARBON MONOXIDE DET.
---	EXHAUST FAN
---	FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.
---	WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC PIBC 2014-106
---	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
---	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
---	DIMENSION TO FINISH FACE OF WALLS / SURFACES
---	DIMENSION TO FRAMING (FACE OF STUD)

GENERAL KEYNOTES

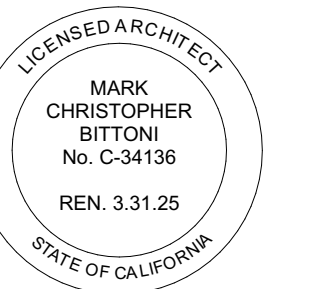
GK01 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01A7-10

GK02 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 02A7-10

GK03 CONC. FOOTING PER STRUCTURAL

GK04 COLUMN PER STRUCTURAL

GK05



04.26.21	SD
08.11.21	POPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

DATE	DESCRIPTION
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PROJECT NO: #Project Code

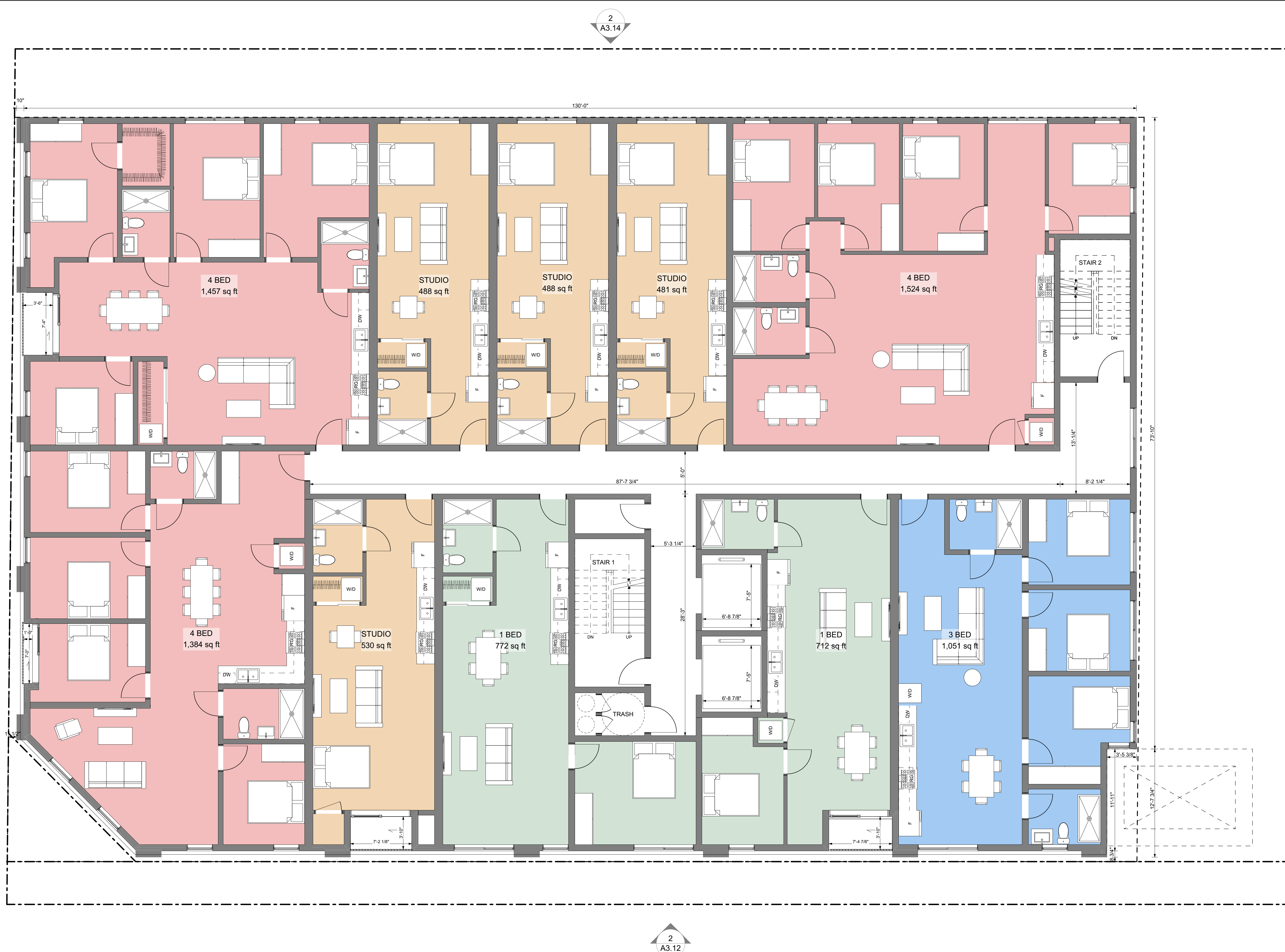
SHEET NAME

5TH FLOOR PLAN

PUBLISHED: 7/24/2023

A2.06

SHEET 34 OF 94



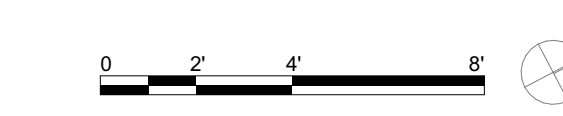
2
A3.11

2
A3.14

2
A3.13

2
A3.12

5TH FL.
SCALE: 3/16" = 1'-0"



GENERAL NOTES
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. SEE ALSO GENERAL NOTES A0.01 & A0.02

MEANS OF EGRESS
1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES. (CBC 1013.6.2)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC 1013.6.3)
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (CBC 1013.6.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS.
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT MIN. 34" AND MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.9.2)
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.15 - 1010.15.12
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. (1008.2.1, 1008.3.3)
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
A. AISLES, CORRIDORS, AND EXIT STAIRWAYS AND RAMPS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.1)

B. INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS, INTERIOR AND EXTERIOR STAIRWAYS AND RAMPS, EXIT PASSAGES AND VESTIBULES AND AREA ON THE LEVEL OF EXIT DISTANCE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1028.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. ELECTRICAL EQUIPMENT ROOMS, FILE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS AND PUBLIC REST ROOMS LARGER THAN 300 SQUARE FEET.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702 - (1008.3.4)
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) & A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE & A MINIMUM AT ANY POINT OF 0.08 FOOT-CANDLE (0.8 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.2.5)
15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.
16. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510.
17. ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE A MINIMUM DIMENSION OF 8' X 4' WITH 42" CLEAR OPENING.
18. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6". (CBC 1003.2)
19. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)
20. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. UNO (LAFC 604.14)

FIRE PROTECTION
1. THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.
3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE.
6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS TO BE CLASS C.
7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC ESR-1888.
8. DOORS SHALL BE 1 1/2 HR FIRE RATED AND WINDOWS SHALL BE 1 1/2 HR FIRE RATED IN 2 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.
9. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. UNO (LAFC 604.14)
10. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBER & LINEN CHUTES & IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT THE ALTERNATE FLOORS AND THE LOWEST INTAKE.
11. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LAFC 510 AND FPB REQ #105
12. PROVIDE TWO-WAY COMMUNICATION SYSTEM AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CBC 1008.9)
13. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4)
A. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
I. "EXIT STAIR DOWN"
II. "EXIT RAMP DOWN"
III. "EXIT STAIR UP"
IV. "EXIT RAMP UP"
C. "EXIT ROUTE" AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGE.
D. "EXIT ROUTE" AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY
E. TO EXIT: AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT LEVEL, THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OR, & THE DIRECTION TO, THE EXIT DISCHARGE & THE AVAILABILITY OF ROOF ACCESS FOR THE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING. (CBC 1023.9)
14. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING TO 3 STORES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OR, & THE DIRECTION TO, THE EXIT DISCHARGE & THE AVAILABILITY OF ROOF ACCESS FOR THE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING. (CBC 1023.9)
15. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
16. MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION SLEVE SHALL NOT BE <1 FOOTCANDLE AT THE WALKING SURFACE. (CBC 1008.2)
17. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
18. 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.

GREEN NOTES
1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR OIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLABS ON GRADE.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.
6. FIREPLACE SHALL BE DIRECT VENT AND SEALED COMBUSTION TYPE WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED.
7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
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PARTITION TYPES, SEE A7.00

A	CMU WALL, 3-HR FIRE RATED
B	C.I.P. CONCRETE WALL, 3-HR FIRE RATED
C	TRASH CHUTE / ELEV. SHAFT WALL, 2-HR FIRE RATED
D	ELEV. SHAFT WALL @ INT. WALL, 2-HR FIRE RATED
E	STUCCO / GYP BD WALL, 1-HR FIRE RATED
F	STUCCO / TILE WALL, 1-HR FIRE RATED
G	WOOD SD / GYP BD WALL, 1-HR FIRE RATED
H	GYP BD / GYP BD WALL, 1-HR FIRE RATED
I	UNIT SEPARATION / CHASE WALL W/ TILE, 2-HR FIRE RATED
J	GYP BD / TILE WALL
K	TILE / TILE WALL
L	DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED

FINISH LEGEND

CN-1	CONCRETE MASONRY UNIT
CN-2	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
GB-1	TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
GL-1	TEMPERED GLASS SHOWER ENCLOSURE
MT-1	METAL W/ POWDER COATED FINISH
PL-1	SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
PL-2	SAND FINISH PLASTER W/ INTEGRAL COLOR: GRAY
GR-1	CRUSHED GRAVEL OVER COMPACTED FILL
TL-1	FLOOR, SLIP RESISTANT
TL-2	CERAMIC WALL TILE
TL-3	QUARTZ COUNTERTOP
WD-1	VERTICAL WOOD SIDING 1" X 3" CLEAR CEDAR T&G
WD-2	WOOD DECKING SPECIES / FIN. TBD
WD-3	6" WIDE FRENCH WHITE OAK WD FL. W/ SLIP RESISTANT FIN.
WD-4	WHITE OAK VERTICAL GRAIN WOOD VENEER
RF-1	DEKOTEX WEATHERWEAR ESR 1757, W/ AJ-44 SR TOP COAT, 413 SPEEDWAY GRAY, SRI 65 SEE (A7.30)
RF-2	SARAFIL MEMBRANE, WHITE, LARR 24692 SEE (A7.30)

LEGEND

← GXXX	GENERAL KEYNOTE (THIS SHEET)
---	PROPERTY LINE
---	SETBACK LINE
---	CENTERLINE
---	LINE OF OBJECT ABOVE
---	LINE OF OBJECT BELOW
---	STRUCTURAL GRIDLINE
---	WALL TYPE PER A7.00
---	SLOPE TO DRAIN MAX 2%
---	FLOOR ELEVATIONS
---	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
---	AREA DRAIN
---	EXIT SIGN
---	WATER HEATER. SEE PLUMBING PLANS.
---	ELECTRICAL PANEL. SEE ELECTRICAL PLANS.
---	CEILING MOUNTED SMOKE DETECTOR
---	CEILING MOUNTED CARBON MONOXIDE DET.
---	EXHAUST FAN
---	FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.
---	WATER CURTAIN PER LAFC 705.8.2 & MIN. REQ. PER DOC PIBC 2014-106
---	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
---	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
---	DIMENSION TO FINISH FACE OF WALLS / SURFACES
---	DIMENSION TO FRAMING (FACE OF STUD)

GENERAL KEYNOTES

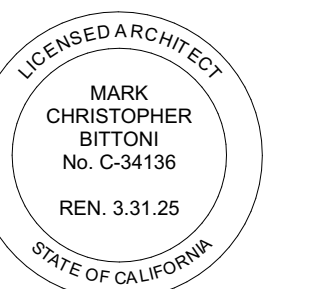
GK01 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01A7.10

GK02 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 02A7.10

GK03 CONC. FOOTING PER STRUCTURAL

GK04 COLUMN PER STRUCTURAL

GK05



04.26.21	SD
08.11.21	POPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

DATE	DESCRIPTION
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PROJECT NO: #Project Code

SHEET NAME

6TH FLOOR

PUBLISHED: 7/24/2023

A2.07

SHEET 35 OF 94



6TH FL.
SCALE: 3/16" = 1'-0"



GENERAL NOTES
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. SEE ALSO GENERAL NOTES A0.01 & A0.02

MEANS OF EGRESS
1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES. (CBC 1013.6.2)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC 1013.6.3)
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (CBC 1013.6.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS.
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT MIN. 34" AND MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.9.2)
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.15 - 1010.15.12.
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. (1008.2.1, 1008.3.3)
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
A. AISLES, CORRIDORS, AND EXIT STAIRWAYS AND RAMPS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.1)

B. INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS, INTERIOR AND EXTERIOR STAIRWAYS AND RAMPS, EXIT PASSAGES AND VESTIBULES AND AREA ON THE LEVEL OF EXIT DISCHARGE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1008.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. ELECTRICAL EQUIPMENT ROOMS, FILE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS AND PUBLIC REST ROOMS LARGER THAN 300 SQUARE FEET.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702 - (1008.3.4)
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) & A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE & A MINIMUM AT ANY POINT OF 0.08 FOOT-CANDLE (0.8 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40:1 SHALL NOT BE EXCEEDED. (1008.2.5)
15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.
16. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510.
17. ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE A MINIMUM DIMENSION OF 8' X 4' WITH 42" CLEAR OPENING.
18. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6". (CBC 1003.2)
19. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)
20. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. UNO (LAFC 604.14)

FIRE PROTECTION
1. THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.
3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE.
6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS TO BE CLASS C.
7. PROVIDE 1 HOUR RATED SEALANT AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
8. DOORS SHALL BE 1 1/2 HR FIRE RATED AND WINDOWS SHALL BE 1 1/2 HR FIRE RATED IN 2 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.
9. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. UNO (LAFC 604.14)
10. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBER & LINEN CHUTES & IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT THE ALTERNATE FLOORS AND THE LOWEST INTAKE.
11. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LAFC 510 AND FPB REQ #105
12. PROVIDE TWO-WAY COMMUNICATION SYSTEM AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CBC 1008.9)
13. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4)
A. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
I. "EXIT STAIR DOWN"
II. "EXIT RAMP DOWN"
III. "EXIT STAIR UP"
IV. "EXIT RAMP UP"
C. "EXIT ROUTE" AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGE.
D. "EXIT ROUTE" AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY.
E. TO EXIT" AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT LEVEL. THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OR & THE DIRECTION TO THE EXIT DISCHARGE & THE AVAILABILITY OF ROOF ACCESS FOR THE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING. (CBC 1023.9)
14. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING 3 STORIES DESIGNATING THE FLOOR LEVEL. THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OR & THE DIRECTION TO THE EXIT DISCHARGE & THE AVAILABILITY OF ROOF ACCESS FOR THE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING. (CBC 1023.9)
15. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
16. 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)
17. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
18. 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.

GREEN NOTES
1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR OIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLABS ON GRADE.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.
6. FIREPLACE SHALL BE DIRECT VENT AND SEALED COMBUSTION TYPE WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED.
7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
8. 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.

PARTITION TYPES, SEE A7.00

A	CMU WALL, 3-HR FIRE RATED
B	C.I.P. CONCRETE WALL, 3-HR FIRE RATED
C	TRASH CHUTE / ELEV. SHAFT WALL, 2-HR FIRE RATED
D	ELEV. SHAFT WALL @ INT. WALL, 2-HR FIRE RATED
E	STUCCO / GYP BD WALL, 1-HR FIRE RATED
F	STUCCO / TILE WALL, 1-HR FIRE RATED
G	WOOD SD / GYP BD WALL, 1-HR FIRE RATED
H	GYP BD / GYP BD WALL, 1-HR FIRE RATED
I	UNIT SEPARATION / CHASE WALL W/ TILE, 2-HR FIRE RATED
J	GYP BD / TILE WALL
K	TILE / TILE WALL
L	DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED

FINISH LEGEND

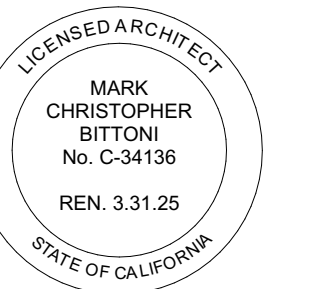
CN-1	CONCRETE MASONRY UNIT
CN-2	UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
GB-1	TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
GL-1	TEMPERED GLASS SHOWER ENCLOSURE
MT-1	METAL W/ POWDER COATED FINISH
PL-1	SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
PL-2	SAND FINISH PLASTER W/ INTEGRAL COLOR: GRAY
GR-1	CRUSHED GRAVEL OVER COMPACTED FILL
TL-1	TILE FLOOR, SLIP RESISTANT
TL-2	CERAMIC WALL TILE
TL-3	QUARTZ COUNTERTOP
WD-1	VERTICAL WOOD SIDING 1" X 3" CLEAR CEDAR T&G
WD-2	WOOD DECKING SPECIES / FIN. TBD
WD-3	6" WIDE FRENCH WHITE OAK WD FL. W/ SLIP RESISTANT FIN.
WD-4	WHITE OAK VERTICAL GRAIN WOOD VENEER
RF-1	DEKOTEX WEATHERWEAR ESR 1757. W/ AJ-44 SR TOP COAT, 413 SPEEDWAY GRAY. SRI 65 SEE (A7.30)
RF-2	SARAFIL MEMBRANE, WHITE, LARR 24692 SEE (A7.30)

LEGEND

← []	GENERAL KEYNOTE (THIS SHEET)
---	PROPERTY LINE
- - - -	SETBACK LINE
---	CENTRELINE
---	LINE OF OBJECT ABOVE
---	LINE OF OBJECT BELOW
○	STRUCTURAL GRIDLINE
---	WALL TYPE PER A7.00
---	SLOPE TO DRAIN MAX 2%
---	FLOOR ELEVATIONS
---	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
---	AREA DRAIN
---	EXIT SIGN
---	WATER HEATER. SEE PLUMBING PLANS.
---	ELECTRICAL PANEL. SEE ELECTRICAL PLANS.
---	CEILING MOUNTED SMOKE DETECTOR
---	CEILING MOUNTED CARBON MONOXIDE DET.
---	EXHAUST FAN
---	FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.
---	WATER CURTAIN PER LAFC 705.8.2 & MIN. REQ. PER DOC PIBC 2014-106
---	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
---	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
---	DIMENSION TO FINISH FACE OF WALLS / SURFACES
---	DIMENSION TO FRAMING (FACE OF STUD)

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01A7-10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 02A7-10
GK03	CONC. FOOTING PER STRUCTURAL
GK04	COLUMN PER STRUCTURAL
GK05	



04.26.21	SD
08.11.21	POPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE
DATE	DESCRIPTION

PROJECT NO: #Project Code

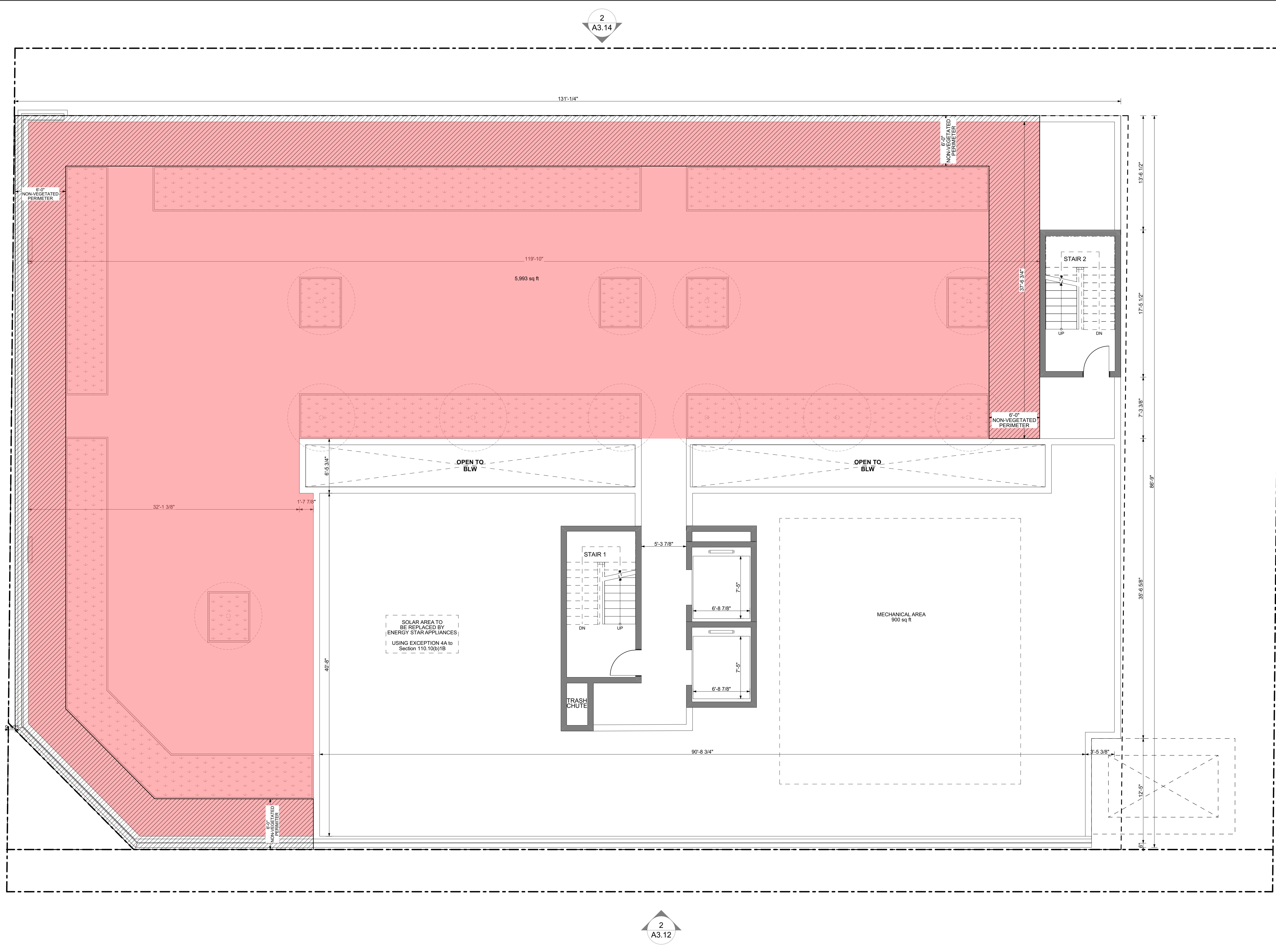
SHEET NAME

ROOF PLAN

PUBLISHED: 7/24/2023

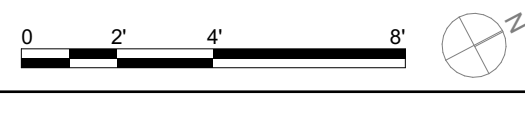
A2.08

SHEET 36 OF 94



ROOF

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



GENERAL NOTES
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION. CONFIRM SHEAR WALL & OTHER STRUCTURAL REQUIREMENTS WITH STRUCTURAL ENGINEER'S DRAWINGS. SEE ALSO GENERAL NOTES A0.01 & A0.02

MEANS OF EGRESS
1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1013.3)
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES. (CBC 1013.6.2)
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (CBC 1013.6.3)
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (CBC 1013.6.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS.
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT MIN. 34" AND MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.9.2)
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.15 - 1010.15.12
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. (1008.2.1, 1008.3.3)
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
A. AISLES, CORRIDORS, AND EXIT STAIRWAYS AND RAMPS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.1)

B. INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS, INTERIOR AND EXTERIOR STAIRWAYS AND RAMPS, EXIT PASSAGEWAYS AND VESTIBULES AND AREA ON THE LEVEL OF EXIT DISTANCE TO BE INSTALLED IN ACCORDANCE WITH 1028.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. ELECTRICAL EQUIPMENT ROOMS, FILE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS AND PUBLIC REST ROOMS LARGER THAN 300 SQUARE FEET.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES & SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1008.3.4)
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) & A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE & A MINIMUM AT ANY POINT OF 0.08 FOOT-CANDLE (0.8 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.2.5)
15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.
16. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510.
17. ALL BUILDINGS WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS. ELEVATOR CAB SHALL HAVE AN MINIMUM DIMENSION OF 8'1" BY 4'2" WITH 42" CLEAR OPENING.
18. MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6". (CBC 1003.2)
19. STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPE OF CONSTRUCTION. (CBC 1011.7)
20. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.14)

FIRE PROTECTION
1. THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.
3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 1BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE.
6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS TO BE CLASS C.
7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC ESR-1888.
8. DOORS SHALL BE 1 1/2 HR FIRE RATED AND WINDOWS SHALL BE 1 1/2 HR FIRE RATED IN 2 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.
9. EMERGENCY & STANDBY POWER SYSTEMS SHALL BE DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. U.N.O (LAFC 604.14)
10. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBER & LINEN CHUTES & IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT THE ALTERNATE FLOORS AND THE LOWEST INTAKE.
11. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LAFC 510 AND FPB REQ #105.
12. PROVIDE TWO-WAY COMMUNICATION SYSTEM AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE. (CBC 1008.9)
13. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: (CBC 1013.4)
A. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
I. "EXIT STAIR DOWN"
II. "EXIT RAMP DOWN"
III. "EXIT STAIR UP"
IV. "EXIT RAMP UP"
C. "EXIT ROUTE" AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGE.
D. "EXIT ROUTE" AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY.
E. TO "EXIT" AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT LEVEL. THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGE.
14. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING 3+ STORIES DESIGNATING THE FLOOR LEVEL. THE TERMINUS OF THE TOP & BOTTOM OF THE INTERIOR EXIT STAIRWAY & RAMP & THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OR & THE DIRECTION TO THE EXIT DISCHARGE & THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET (1524 MM) ABOVE THE FLOOR LANDING. (CBC 1023.9)
15. PROVIDE FIRE SPRINKLER THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
16. 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)
17. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
18. 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.

GREEN NOTES
1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR OIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. BATH FANS TO BE ENERGY STAR COMPLIANT, CONTROLLED BY HUMIDISTAT AND VENTED TO OUTSIDE.
6. FIREPLACE SHALL BE DIRECT VENT AND SEALED COMBUSTION TYPE WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED.
7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.
8. 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.

PARTITION TYPES, SEE A7.00

A	CMU WALL, 3-HR FIRE RATED
B	C.I.P. CONCRETE WALL, 3-HR FIRE RATED
C	TRASH CHUTE / ELEV. SHAFT WALL, 2-HR FIRE RATED
D	ELEV. SHAFT WALL @ INT. WALL, 2-HR FIRE RATED
E	STUCCO / GYP BD WALL, 1-HR FIRE RATED
F	STUCCO / TILE WALL, 1-HR FIRE RATED
G	WOOD SD / GYP BD WALL, 1-HR FIRE RATED
H	GYP BD / GYP BD WALL, 1-HR FIRE RATED
I	UNIT SEPARATION / CHASE WALL W/ TILE, 2-HR FIRE RATED
J	GYP BD / TILE WALL
K	TILE / TILE WALL
L	DBL GYP BD / DBL GYP BD, 2-HR FIRE RATED

FINISH LEGEND

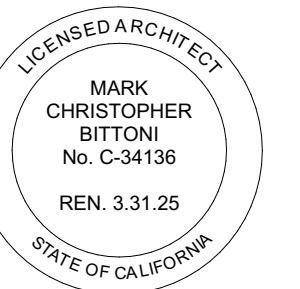
CN-1	CONCRETE MASONRY UNIT UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
CN-2	TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
GL-1	TEMPERED GLASS SHOWER ENCLOSURE
MT-1	METAL W/ POWDER COATED FINISH
PL-1	SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
PL-2	SAND FINISH PLASTER W/ INTEGRAL COLOR: GRAY
GR-1	CRUSHED GRAVEL OVER COMPACTED FILL
TL-1	TILE FLOOR, SLIP RESISTANT
TL-2	CERAMIC WALL TILE
TL-3	QUARTZ COUNTERTOP
WD-1	VERTICAL WOOD SIDING 1" X 3" CLEAR CEDAR T&G
WD-2	WOOD DECKING SPECIES / FIN. TBD
WD-3	6" WIDE FRENCH WHITE OAK WD FL. W/ SLIP RESISTANT FIN.
WF-1	WHITE OAK VERTICAL GRAIN WOOD VENEER
RF-1	DEXOTEX WEATHERWEAR ESR 1757. W/ AJ-44 SR TOP COAT, 413 SPEEDWAY GRAY. SRI 65 SEE (A7.30) SARNAL MEMBRANE, WHITE, LARR 24692 SEE (A7.30)
RF-2	

LEGEND

□	GENERAL KEYNOTE (THIS SHEET)
---	PROPERTY LINE
---	SETBACK LINE
---	CENTERLINE
---	LINE OF OBJECT ABOVE
---	LINE OF OBJECT BELOW
○	STRUCTURAL GRIDLINE
○	WALL TYPE PER A7.00
○	SLOPE TO DRAIN MAX 2%
○	FLOOR ELEVATIONS
○	MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
○	AREA DRAIN
○	EXIT SIGN
○	WATER HEATER. SEE PLUMBING PLANS.
○	ELECTRICAL PANEL. SEE ELECTRICAL PLANS.
○	CEILING MOUNTED SMOKE DETECTOR
○	CEILING MOUNTED CARBON MONOXIDE DET.
○	EXHAUST FAN
○	FUTURE ELECTRICAL VEHICLE SUPPLY EQUIP.
○	WATER CURTAIN PER LABC 705.5.2 & MIN. REQ. PER DOC PIBC 2014-106
○	ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
○	TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
○	DIMENSION TO FINISH FACE OF WALLS / SURFACES
○	DIMENSION TO FRAMING (FACE OF STUD)

GENERAL KEYNOTES

GK01	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01A7.10
GK02	GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 02A7.10
GK03	CONC. FOOTING PER STRUCTURAL
GK04	COLUMN PER STRUCTURAL
GK05	



04.26.21	SD
08.11.21	PDPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

DATE	DESCRIPTION
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PROJECT NO: #Project Code

SHEET NAME

SOUTH ELEVATION

PUBLISHED: 7/24/2023

A3.11

SHEET 78 OF 120



SOUTH ELEVATION - CESAR E CHAVEZ

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

ELEVATION / SECTION NOTES:

- GENERAL**
- 01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.
 - 02 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.
 - 03 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.
 - 04 GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.
 - 05 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.
 - 06 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.)
 - 07 WIDOWS LABELED AS "EGRESS SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER A0.31
 - 08 GRAFFITI FINISH PER CODE
- LID**
- 01 ALL DOWNSPOUTS / AREA DRAINS TO DRYWELL PER CIVIL

FINISH LEGEND

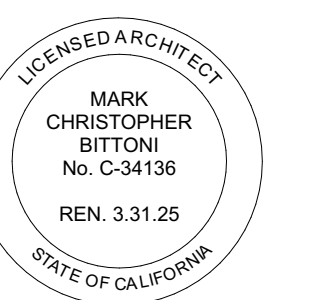
- [CN-1] CONCRETE MASONRY UNIT
- [CN-2] UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
- [GB-1] TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
- [GL-1] TEMPERED GLASS SHOWER ENCLOSURE
- [MT-1] METAL W/ POWDER COATED FINISH
- [PL-1] SAND FINISH PLASTER W/ INTEGRAL COLOR: BUFF
- [BR-1] BRICK, SAND COLOR
- [CR-1] CRUSHED GRAVEL OVER COMPACTED FILL
- [TL-1] TILE FLOOR, SLIP RESISTANT
- [TL-2] CERAMIC WALL TILE
- [TL-3] QUARTZ COUNTERTOP
- [WD-1] SIDING PAINTED GRAY
- [WD-3] 6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
- [WD-4] WHITE OAK VERTICAL GRAIN WOOD VENEER
- [RF-1] DEXOTEX WEATHERWEAR ESR 157, W/ AJ-44 SR TOP COAT, 413 SPEEDWAY GRAY, SRI 65 SEE (A7.30)
- [RF-2] SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30)

GENERAL KEYNOTES

- GK01 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01A7.10
- GK02 METAL TRELLIS 12'-4" FROM FF @ 1ST FL.
- GK03 CONC. FOOTING PER STRUCTURAL
- GK04 COLUMN PER STRUCTURAL
- GK05

LEGEND

- [GKXX] GENERAL KEYNOTE (THIS SHEET)
- PROPERTY LINE
- - - SETBACK LINE
- - - CENTERLINE
- - - PROPOSED GRADE
- - - (E) GRADE
- - - ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
- - - TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
- [X] FLOOR TYPE PER A7.00
- [WC] WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/B/C 2014-106
- +335.00' ELEVATION DIM. / DATUM
- 1.0 10.000000' TOP OF WALL ELEVATION
- 5.00' DIMENSION TO FINISH FACE OF WALLS / SURFACES
- 5.00' DIMENSION TO FRAMING (FACE OF STUD)



04.26.21	SD
08.11.21	PDPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

DATE	DESCRIPTION
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PROJECT NO: #Project Code

SHEET NAME

EAST ELEVATION

PUBLISHED: 7/24/2023

A3.12

SHEET 79 OF 120



EAST ELEVATION - CHICAGO STREET

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

ELEVATION / SECTION NOTES:

- GENERAL**
- 01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.
 - 02 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.
 - 03 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.
 - 04 GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.
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 - 06 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.
 - 07 WIDOWS LABELED AS "EGRESS SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER A0.31
 - 08 GRAFFITI FINISH PER CODE
- LID**
- 01 ALL DOWNSPOUTS / AREA DRAINS TO DRYWELL PER CIVIL

FINISH LEGEND

- CN-1 CONCRETE MASONRY UNIT
- CN-2 UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
- GL-1 TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
- GL-1 TEMPERED GLASS SHOWER ENCLOSURE
- MT-1 METAL W/ POWDER COATED FINISH
- PL-1 SAND FINISH PLASTER W/ INTEGRAL COLOR: BUFF
- BR-1 BRICK, SAND COLOR
- GR-1 CRUSHED GRAVEL OVER COMPACTED FILL
- TL-1 TILE FLOOR, SLIP RESISTANT
- TL-2 CERAMIC WALL TILE
- TL-3 QUARTZ COUNTERTOP
- WD-1 SIDING PAINTED GRAY
- WD-3 6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
- WD-4 WHITE OAK VERTICAL GRAIN WOOD VENEER
- RF-1 DEKOTEX WEATHERWEAR ESR 157, W/ AJ-44 SR TOP COAT, 413 SPEEDWAY GRAY, SRI 65 SEE (A7.30)
- RF-2 SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30)

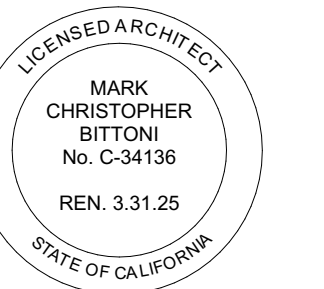
GENERAL KEYNOTES

- GK01 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01A7.10
- GK02 METAL TRELLIS 12'-4" FROM FF @ 1ST FL
- GK03 CONC. FOOTING PER STRUCTURAL
- GK04 COLUMN PER STRUCTURAL
- GK05

LEGEND

- GK01 GENERAL KEYNOTE (THIS SHEET)
- PROPERTY LINE
- - - SETBACK LINE
- - - CENTERLINE
- - - PROPOSED GRADE
- - - (E) GRADE
- - - ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
- - - TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
- [X] FLOOR TYPE PER A7.00
- [WC] WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/B/C 2014-106
- +335.00' ELEVATION DIM. / DATUM
- 1.0 0.00 0.00' TOP OF WALL ELEVATION
- 5.00' DIMENSION TO FINISH FACE OF WALLS / SURFACES
- 5.00' DIMENSION TO FRAMING (FACE OF STUD)

BIMcloud: Information - BIMcloud as a Service/CESAR CHAVEZ/CESAR CHAVEZ V05 PROGRESS TO



04.26.21	SD
08.11.21	PDPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

DATE	DESCRIPTION
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PROJECT NO: #Project Code

SHEET NAME

NORTH ELEVATION

PUBLISHED: 7/24/2023

A3.13

SHEET 80 OF 120



NORTH ELEVATION

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



ELEVATION / SECTION NOTES:

- | | |
|--|---|
| <p>GENERAL</p> <p>01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.</p> <p>02 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.</p> <p>03 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.</p> <p>04 GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.</p> <p>05 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.</p> <p>06 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.)</p> <p>07 WIDOWS LABELED AS "EGRESS SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER A0.31</p> <p>08 GRAFFITI FINISH PER CODE</p> | <p>LID</p> <p>01 ALL DOWNSPOUTS / AREA DRAINS TO DRYWELL PER CIVIL</p> |
|--|---|

FINISH LEGEND

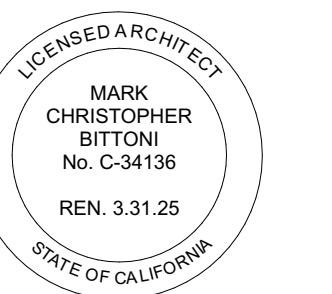
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- [CR-1] CRUSHED GRAVEL OVER COMPACTED FILL
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LEGEND

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- [X] FLOOR TYPE PER A7.00
- [WC] WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/B/C 2014-106
- +335.00' ELEVATION DIM. / DATUM
- 1.0 1/8" XXX-XX' TOP OF WALL ELEVATION
- 5.00' DIMENSION TO FINISH FACE OF WALLS / SURFACES
- 5.00' DIMENSION TO FRAMING (FACE OF STUD)

GENERAL KEYNOTES

- GK01 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01A7.10
- GK02 METAL TRELLIS 12'-4" FROM FF @ 1ST FL
- GK03 CONC. FOOTING PER STRUCTURAL
- GK04 COLUMN PER STRUCTURAL
- GK05



04.26.21	SD
08.11.21	PDPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

DATE	DESCRIPTION
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PROJECT NO: #Project Code

SHEET NAME

WEST ELEVATION

PUBLISHED: 7/24/2023

A3.14

SHEET 81 OF 120



WEST ELEVATION

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

ELEVATION / SECTION NOTES:

- | | |
|---|---|
| <p>GENERAL</p> <p>01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.</p> <p>02 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.</p> <p>03 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.</p> <p>04 GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.</p> <p>05 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.</p> <p>06 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.)</p> <p>07 WIDOWS LABELED AS "EGRESS" SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER A0.31</p> <p>08 GRAFFITI FINISH PER CODE</p> | <p>LID</p> <p>01 ALL DOWNSPOUTS / AREA DRAINS TO DRYWELL PER CIVIL</p> |
|---|---|

FINISH LEGEND

- [CN-1] CONCRETE MASONRY UNIT
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- [GB-1] TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
- [GL-1] TEMPERED GLASS SHOWER ENCLOSURE
- [MT-1] METAL W/ POWDER COATED FINISH
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LEGEND

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- 5.00' DIMENSION TO FRAMING (FACE OF STUD)



Owner

Will Tiao
2658 Griffith Park Blvd.
Suite 418
Los Angeles, CA 90039

Project

CESAR CHAVEZ
2115-2121E. Cesar
Chavez
Los Angeles, CA 90033

Plans

LANDSCAPE PLANS

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Seal



No. Revision Date

Sheet Title

**PLANTING PLAN
1st & 2nd Levels**

Drawn R.E.T.
Date March 3, 2022
Scale See Plan
Job No.

LP.1

of 3



DESERT MUSEUM
PALO VERDE



SWAN HILL
FRUITLESS OLIVE



BLUE CHALK FINGERS



ELIJAH BLUE FESCUE

TREES

GROUNDCOVER

PLANT PALLETTE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY.	WUCOLS
PALMS / TREES:				
	OLEA E. 'SWAN HILL' / SWAN HILL FRUITLESS OLIVE*	24" BOX	6	L
	PARKINSONIA 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE*	24" BOX	5	L
	EXISTING STREET PARKWAY TREE**	N.A.	2	N.A.
*COUNTS TOWARD TOTAL REQ'D. TREE COUNT **VARIETY TO BE DETERMINED BY LADBS URBAN FORRESTRY				
NOTE: PROVIDE A PRE-APPROVED ROOT BARRIER FOR ALL TREES PLANTED WITHIN 8'-0" OF HARDSCAPE OR WALLS AND PROVIDE A MINIMUM OF 3'-0" CLEARANCE BETWEEN TREE TRUNK AND ADJACENT STRUCTURE OR WALLS				
SHRUBS:				
	AGAVE 'BLUE GLOW' / BLUE GLOW AGAVE	5 GAL.	78	L
	LAVANDULA DENTATA / FRENCH LAVENDER	15 GAL.	24	L
	MUHLENBERGIA DUMOSA / PINK MUHLY	5 GAL.	23	L
	NANDINA DOMESTICA / HEAVENLY BAMBOO	5 GAL.	29	L
	SALVIA LEUCANTHA / MEXICAN BUSH SAGE	5 GAL.	23	L
	PHORMIUM T. 'RAINBOW' / RAINBOW FLAX	15 GAL.	16	L
	PODOCARPUS 'MAKII' / SHRUBBY YEW PINE	5 GAL.	16	L

GROUNDCOVER:				
NO SYMBOL	FESTUCA OVINA 'GLAUCA' / BLUE FESCUE-ALL SHADE PLANTERS SENECIO MANDRALISCAE / BLUE CHALK FINGERS-ALL SUN PLANTERS	QUARTS @ 1" O.C.	540 954	L L
NO SYMBOL	MEDIUM SHREDDED WOOD MULCH THROUGHOUT ALL PLANTER AREAS	3" LAYER	1,494 S.F. 13.8 CU.YDS.	N.A.

- NOTES:
- ALL PROPOSED TREES, SHRUBS, VINE, AND GROUND COVER ARE TO BE IRRIGATED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM.
 - ALL PLANTERS TO BE FILLED WITH LIGHTWEIGHT SOIL.
 - TOTAL LANDSCAPE AREA: 1,494 S.F.

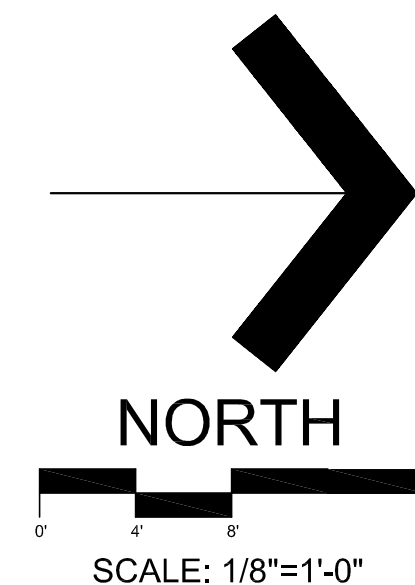
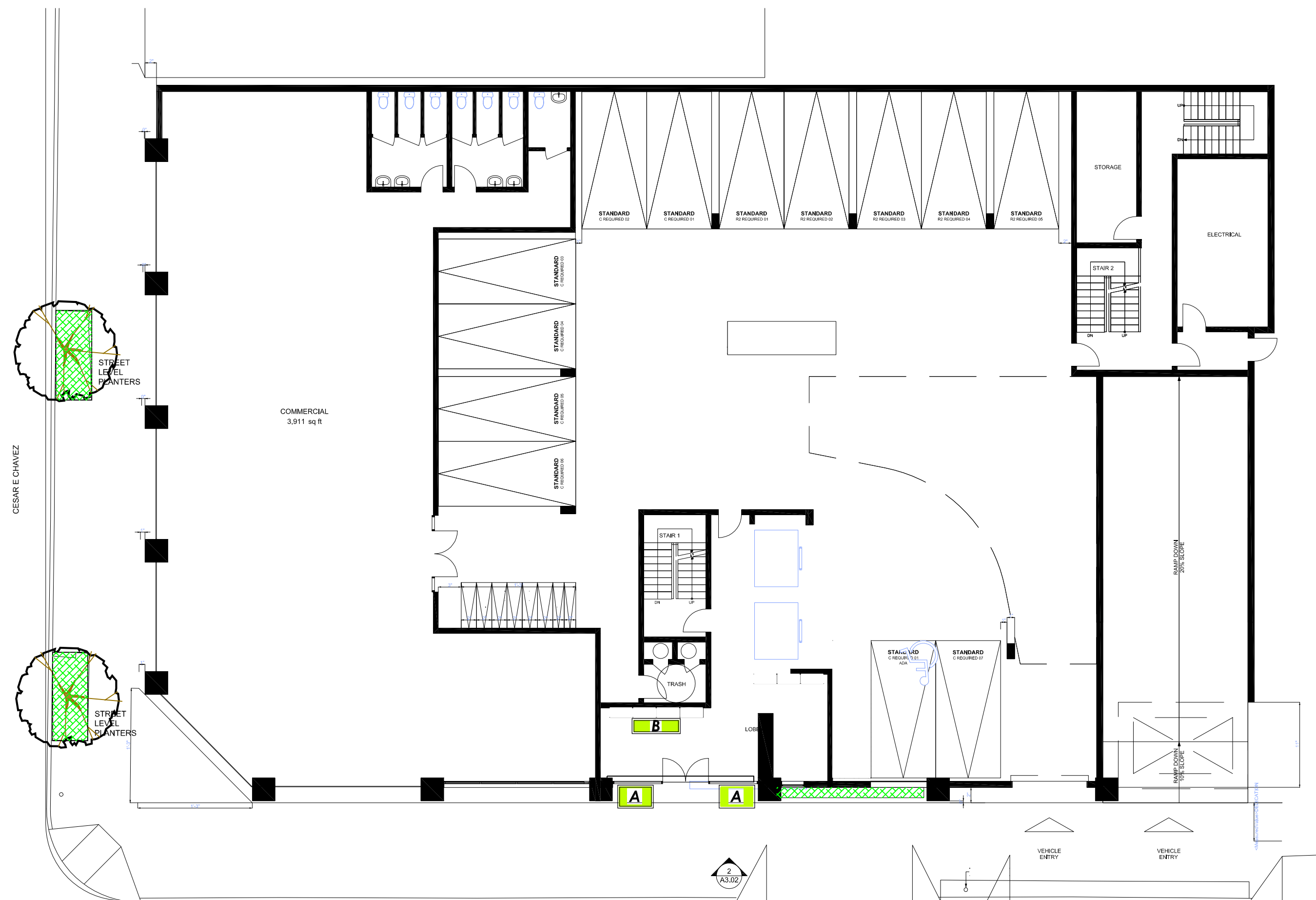
POTTED PLANT LEGEND

	DECORATIVE PLANTER POTS TO BE PROVIDED BY OWNER. FINAL LOCATIONS TO BE DETERMINED BY L.A.	WUCOLS IV PLANT FACTOR
A	PLANTING-18"H x 36"W x 22"L PLANTER (2 TOTAL): FICUS LYRATA / FIDDLELEAF FIG - 7 GAL. - (1 PER POT) HOSTA SPP. / HOSTA - 5 GAL. - (3 PER POT) COLEUS H. 'RAINBOW MIX' / RAINBOW MIX COLEUS - QTS. - (10 PER POT)	M
B	6"H x 10"L. SUCCULANT WALL (3 TOTAL):	L



SUCCULANT WALL

FIRST LEVEL



SCALE: 1/8"=1'-0"

Owner

Will Tiao

2658 Griffith Park Blvd.
Suite 418
Los Angeles, CA 90039

Project

CESAR CHAVEZ

2115-2121E. Cesar
Chavez
Los Angeles, CA 90033

Plans

**LANDSCAPE
PLANS**

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LANDSCAPE ARCHITECTURE 2022
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Seal



No. Revision Date

Sheet Title

**CONCEPTUAL PLAN
2nd & Roof Levels**

Drawn R.E.T. Sheet

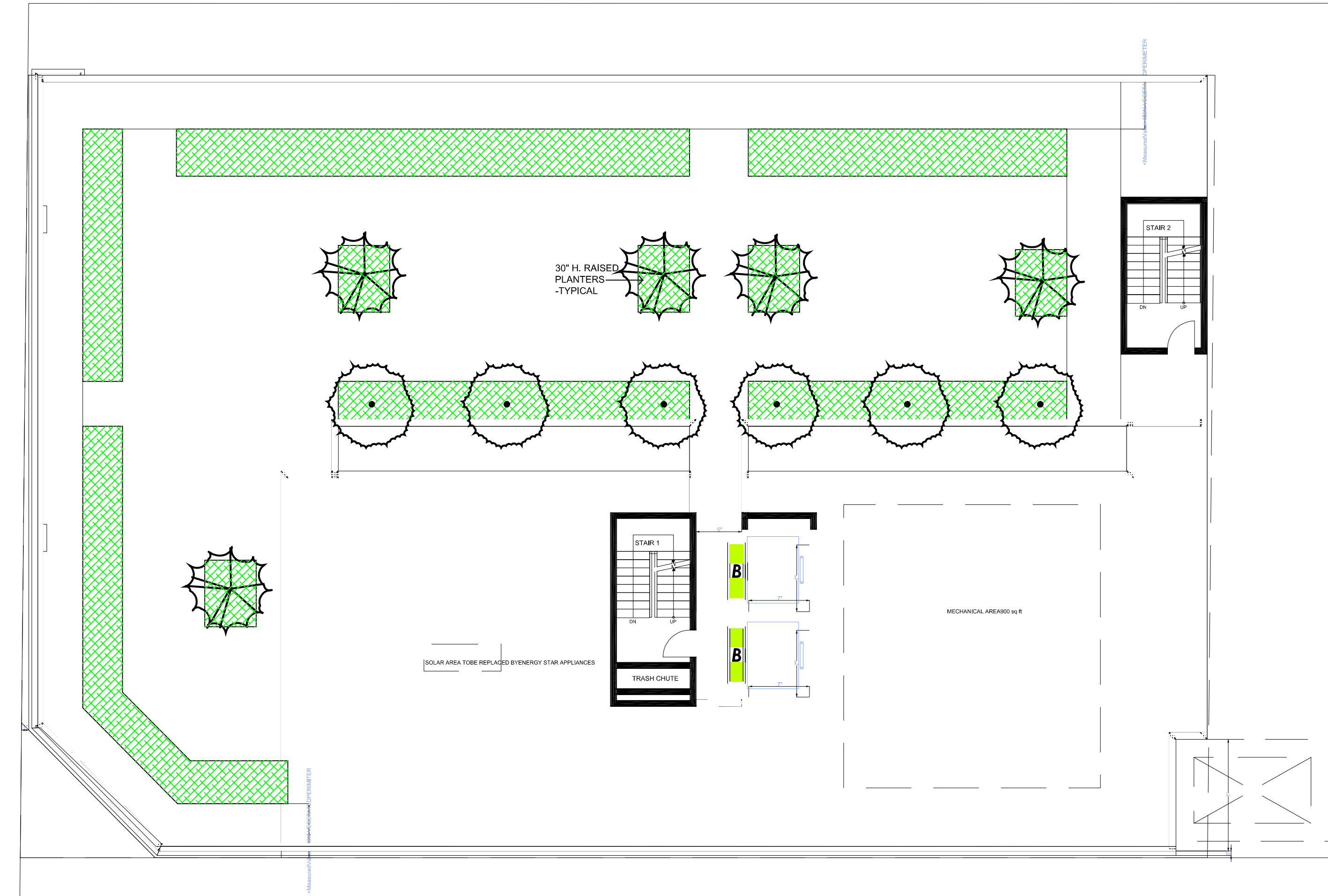
Date March 3, 2022 **LP.2**

Scale See Plan

Job No. of 3



SECOND LEVEL



ROOF LEVEL

PLANT PALLETTE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY.	WUCOLS
	OLEA E. 'SWAN HILL' / SWAN HILL FRUITLESS OLIVE*	24" BOX	6	L
	PARKINSONIA 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE*	24" BOX	5	L
	EXISTING STREET PARKWAY TREE**	N.A.	2	N.A.

*COUNTS TOWARD TOTAL REQ'D. TREE COUNT
**VARIETY TO BE DETERMINED BY LADBS URBAN FORRESTRY
NOTE: PROVIDE A PRE-APPROVED ROOT BARRIER FOR ALL TREES PLANTED WITHIN 8'-0" OF HARDSCAPE OR WALLS AND PROVIDE A MINIMUM OF 3'-0" CLEARANCE BETWEEN TREE TRUNK AND ADJACENT STRUCTURE OR WALLS

SYMBOL	SHRUBS:	SIZE	QTY.	WUCOLS
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	NANDINA DOMESTICA / HEAVENLY BAMBOO	5 GAL.	29	L
	SALVIA LEUCANTHA / MEXICAN BUSH SAGE	5 GAL.	23	L
	PHORMIUM T. 'RAINBOW' / RAINBOW FLAX	15 GAL.	16	L
	PODOCARPUS 'MAKII' / SHRUBBY YEWE PINE	5 GAL.	16	L

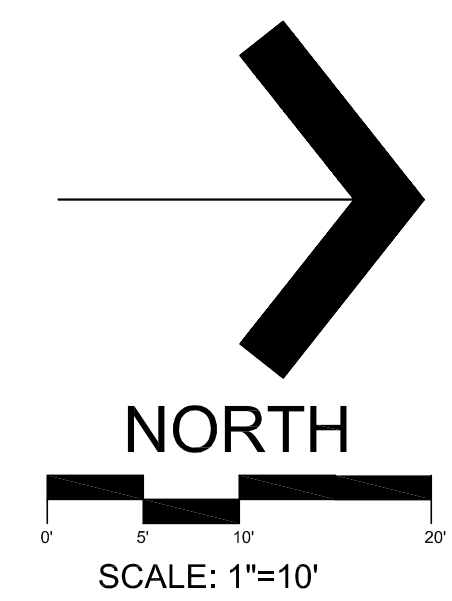
SYMBOL	GROUND COVER:	SIZE	QTY.	WUCOLS
	FESTUCA OVINA 'GLAUCIA' / BLUE FESCUE-ALL SHADE PLANTERS	QUARTS @ 1" O.C.	540	L
	SENECIO MANDRALISCAE / BLUE CHALK FINGERS-ALL SUN PLANTERS	@ 1" O.C.	954	L

NO SYMBOL MEDIUM SHREDDED WOOD MULCH THROUGHOUT ALL PLANTER AREAS
3" LAYER 1,494 S.F. 13.8 CU.YDS. N.A.

NOTES:
1. ALL PROPOSED TREES, SHRUBS, VINE, AND GROUND COVER ARE TO BE IRRIGATED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM.
2. ALL PLANTERS TO BE FILLED WITH LIGHTWEIGHT SOIL.
3. TOTAL LANDSCAPE AREA: 1,494 S.F.

POTTED PLANT LEGEND

SYMBOL	DECORATIVE PLANTER POTS TO BE PROVIDED BY OWNER. FINAL LOCATIONS TO BE DETERMINED BY L.A.	WUCOLS IV PLANT FACTOR
	PLANTING-18"H.x36"W.x72"L, PLANTER (2 TOTAL); FIGUS LYRATA / FIDDLELEAF FIG - 7 GAL. - (1 PER POT); HOSTA SPP. / HOSTA - 5 GAL. - (3 PER POT); COLEUS H. 'RAINBOW MIX' / RAINBOW MIX COLEUS - QTS. - (10 PER POT)	M
	6"H.x 10"L. SUCCULANT WALL (3 TOTAL):	L



SHRUBS

Temecula Valley Office:
36275 Avenida De Acacias
Temecula, California 92592
Ph.: 951.676.5688

Orange County Office:
5331 Stonehedge Court
Yorba Linda, California 92886
Ph.: 949.385.1254

Ca. Lic. No. 3669

Email: Info@RobertTaftandAssociates.com

Web: www.RobertTaftandAssociates.com

Owner

Will Tiao

2658 Griffith Park Blvd.
Suite 418
Los Angeles, CA 90039

Project

CESAR CHAVEZ

2115-2121E, Cesar
Chavez
Los Angeles, CA 90033

Plans

LANDSCAPE PLANS

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LANDSCAPE ARCHITECTURE 2022
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LANDSCAPE ARCHITECT.

Seal



No.	Revision	Date

Sheet Title

LANDSCAPE NOTES & POINT REQ'TS

Drawn	R.E.T.	Sheet
Date	March 3, 2022	LP.3
Scale	See Plan	
Job No.		

of 3

LANDSCAPE NOTES

- ALL LANDSCAPING AND IRRIGATION TO BE INSTALLED BY OWNER OR OWNERS AGENT, IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
- ALL LANDSCAPING SHALL BE MAINTAINED BY OWNER OR OWNERS AGENT.
- ALL PLANTING SHALL BE CONTAINED WITHIN PROPERTY LINES OF THE LOT.
- IRRIGATION AND PLANTING SHALL BE INSTALLED TO PROMOTE EFFICIENT USE OF WATER.
- ALL STREET TREES AND ANY TREE WITHIN 8' FT. OF WALLS, HARDSCAPE, OR BUILDINGS SHALL BE INSTALLED WITH CITY APPROVED LINEAR BIO BARRIER ROOT CONTROL BARRIERS OR EQUAL.
- ALL PLANTING LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL PLANT LOCATIONS WITH THE OWNER OR THE OWNERS REPRESENTATIVE PRIOR TO PLANTING.
- ALL TREES SHALL BE DOUBLE STAKED PER LOCAL CODES.
- REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR PLANTING DETAILS AND SPECIFICATIONS.
- TREE PLACEMENT MINIMUMS SHALL BE: 10' FROM LIGHT STANDARDS, POWER POLES, AND DRIVE APPROACHES AND 5' FROM FIRE HYDRANTS, UTILITIES AND PROPERTY LINES. NO TREES ALLOWED IN SWALES.
- ALL IRRIGATION SYSTEMS SHALL BE INSTALLED PER ALL STATE AND CITY CODES AND REGULATIONS.
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM WHERE WATER IS CONSERVED, THERE IS NO RUN-OFF, AND WHERE HYDROZONE AREAS ARE VALVED SEPARATELY. REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR IRRIGATION DETAILS AND SPECIFICATIONS.
- NO OVERHEAD IRRIGATION ALLOWED WITHIN 24" OF A NON-PERMEABLE SURFACE. IRRIGATION TO BE DRIP WHEREVER POSSIBLE.
- WOOD MULCH DEPTH REQUIREMENT IS 3" UNDER TREES AND SHRUBS AND 1 1/2" UNDER GROUND COVER FROM FLATS OR QUARTS.
- ALL LANDSCAPED AREAS SHALL BE KEPT FREE FROM WEEDS AND DEBRIS AND MAINTAINED IN A HEALTHY, GROWING CONDITION AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, AND TRIMMING. ANY DAMAGED, DEAD, DISEASED, OR DECAYING PLANT MATERIAL SHALL BE REPLACED WITHIN 30 DAYS FROM THE DATE OF DAMAGE.
- ALL LANDSCAPING SHALL BE WITHIN PLANTERS BOUNDED BY A CURB AT LEAST SIX INCHES HIGH. A SIX-INCH HIGH CURB WITH AN EIGHTEEN (18) INCH WIDE CONCRETE WALKWAY SHALL BE CONSTRUCTED ALONG PLANTERS ON END STALLS ADJACENT TO VEHICLE PARKING SPACES.
- EXISTING TREES, SHRUBS, AND IRRIGATION TO REMAIN WHERE DESIGNATED. DAMAGED PLANTS OR IRRIGATION DESIGNATED TO REMAIN ARE TO BE REPLACED TO MATCH EXISTING.
- THREE LANDSCAPE SITE INSPECTIONS ARE REQUIRED. THE FIRST INSPECTION WILL BE CONDUCTED AT INSTALLATION OF IRRIGATION WHILE TRENCHES ARE OPEN. THIS WILL VERIFY THAT IRRIGATION EQUIPMENT AND LAYOUT IS PER PLAN SPECIFICATIONS AND DETAILS. ANY ADJUSTMENTS OR DISCREPANCIES IN ACTUAL CONDITIONS WILL BE ADDRESSED AT THIS TIME AND WILL REQUIRE AN APPROVAL TO CONTINUE. WHERE APPLICABLE, A MAINLINE PRESSURE CHECK WILL ALSO BE CONDUCTED. THIS WILL VERIFY THAT THE IRRIGATION MAINLINE IS CAPABLE OF BEING PRESSURIZED TO 150 PSI FOR A MINIMUM PERIOD OF TWO HOURS WITHOUT LOSS OF PRESSURE. THE SECOND INSPECTION WILL VERIFY THAT ALL IRRIGATION SYSTEMS ARE OPERATING PROPERLY, AND TO VERIFY THAT ALL PLANTINGS HAVE BEEN INSTALLED CONSISTENT WITH THE APPROVED CONSTRUCTION LANDSCAPE PLANS. THE THIRD INSPECTION WILL VERIFY PROPERTY LANDSCAPE MAINTENANCE FOR RELEASE OF THE ONE-YEAR LANDSCAPE MAINTENANCE BOND.
- THE CONTRACTOR SHALL PROVIDE TWO COPIES OF AN AGRONOMIC SOILS REPORT AT THE FIRST IRRIGATION INSPECTION.
- ALL REQUIRED LANDSCAPE PLANTING AND IRRIGATION SHALL HAVE BEEN INSTALLED CONSISTENT WITH THE APPROVED CONSTRUCTION PLANS AND SHALL BE IN A CONDITION ACCEPTABLE TO THE PLANNING DIRECTOR. THE PLANTS SHALL BE HEALTHY AND FREE OF WEEDS, DISEASE, OR PESTS. THE IRRIGATION SYSTEM SHALL BE PROPERLY CONSTRUCTED AND IN GOOD WORKING ORDER.

WATER CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE	
MAWA = Maximum Applied Water Allowance (GALLONS)	
MAWA = (ETo) x (0.62) x [(0.45 x LA) + (0.3 x SLA)]	
ETo = Reference Evapotranspiration (inches per year)	49.7
0.62 = Conversion Factor (to gallons per square foot)	0.62
0.45 = ET Adjustment Factor (45% of Reference ET)	0.45
LA = Total Landscaped Area (square feet)	1,494
SLA = Special Landscape Area	0
TOTAL MAWA	20,716.3

CITY of LOS ANGELES LANDSCAPE NOTES

- THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF FIFTY (50) PERCENT OF THE UNITS OF THE PROJECT OR PHASE.
- SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION.
- THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR SIXTY (60) DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.
- THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX (6) MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF SIXTY(60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION.

FRONT YARD TREE REQUIREMENTS

(PER LA CITY ZONING CODE, SECTION 12.21C1(G))

1 TREE PER 500 S.F. OF UNPAVED FRONT YARD
TOTAL FRONT YARD S.F. = 0 S.F.

TREES PROVIDED - 15 GAL. OR GREATER
0 TOTAL TREES

TREES REQUIRED:
0 TREES

REQUIREMENT MET

EXISTING TREE NOTE:

- NO EXISTING TREES ON SITE.

SOLAR ACCESS/CONDITIONS OF APPROVAL NOTE:

I HAVE REVIEWED THE APPROVED SOLAR ACCESS REPORT AND THE TENTATIVE TRACT CONDITIONS OF APPROVAL PRIOR TO PREPARING THE LANDSCAPE PLAN. THE LANDSCAPE PLAN SATISFIES TENTATIVE TRACT CONDITIONS

POTENTIAL LANDSCAPE AREA

POTENTIAL LANDSCAPE AREA = (SITE) 14,999.9 - (BUILDING 0 SETBACK) 14,999.9 S.F. = 0 S.F.

TOTAL LANDSCAPE AREA PROVIDED

= 1,494 S.F.

OPEN SPACE REQUIREMENTS

PER LA CITY ZONING CODE, SECTION 12.21G-ZONE R4

OPEN SPACE REQUIREMENTS:	UNITS	QTY.
100 S.F. FOR UNITS < 3 BEDROOMS	30	3,000 S.F.
125 S.F. FOR UNITS = 3 BEDROOMS	0	0 S.F.
175 S.F. FOR UNITS > 3 BEDROOMS	20	3,500 S.F.
TOTAL OPEN SPACE REQUIRED		6,500 S.F.

OPEN SPACE PROVIDED:	QTY.
PRIVATE BALCONIES (LVL 2) 6 x 50 SF =	300 S.F.
OUTDOOR DECK (LVL 2)	507 S.F.
ROOF DECK	5,693 S.F.
TOTAL OPEN SPACE PROVIDED:	6,500 S.F.

LANDSCAPE AREA PROVIDED: LANDSCAPE AREA REQUIRED 10% OF 6,500 S.F.:

1,494 S.F. 650 S.F. 844 S.F. EXCESS

TREE QUANTITY REQUIREMENTS- MINIMUM 24" BOX.
ALL TREES PLANTED IN MINIMUM 30" SOIL DEPTH

1 TREE PER 4 UNITS 50 UNITS/4 TREES REQUIRED:
13

TREES PROVIDED - 24" BOX OR GREATER SHEETS QUANTITY TOTAL TREES
LP.1 & LP.2 - SEE * SYMBOL 13 13

CITY of LOS ANGELES LANDSCAPE ORDINANCE

* Ordinance no. 170,978 (as amended)

CITY of LOS ANGELES LANDSCAPE ORDINANCE

* Ordinance no. 170,978 (as amended)

LANDSCAPE POINT RECAP

(per Guideline "O")

AREA OF PROJECT SITE: POINTS REQ'D.
14,999.9 S.F. (0.34 acres) 15 POINTS (7,501-15,000 s.f.)

ZONING DESIGNATION C2-1-CUGU

ITEMS PER TABLE II

FEATURES/TECHNIQUES	POINTS
STREET TREES: 40' O.C. MAX. (4TH ST.)	3 POINTS
STREET TREES: LARGER THAN 15 G. SIZE	5 POINTS
SITE DESIGN	
USE OF CLASS I OR CLASS II COMPOST PRODUCED USING CITY ORGANIC MATERIALS (TOPGRO R) IN MAJORITY OF LANDSCAPE	5 POINTS
BONUS POINTS	
NO PARKING OF VEHICLES IN THE FRONTAGE	5 POINTS
TOTAL POINTS:	18

CITY of LOS ANGELES LANDSCAPE ORDINANCE WATER MANAGEMENT POINT SYSTEM

(per Guideline "AA" - City of L.A.)

AREA OF PROJECT SITE: POINTS REQUIRED
14,999.9 S.F. (0.34 acres) 15 POINTS (<15,000 s.f.)

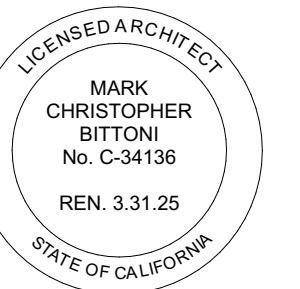
ZONING DESIGNATION COMMERCIAL C2-1-CUGU

ITEMS PER TABLE II

#1 DRIP/TRICKLE/MICRO IRRIGATION	30 POINTS (5 points per circuit x6)
#2 LAWN/SWIMMING POOL LESS THAN 15 % (lawn: 0 S.F.)	10 POINTS
#3 AUTOMATIC IRRIGATION CONTROLLER (with cycling capacity & watering schedule)	5 POINTS
#9 LANDSCAPE METER	3.75 POINTS (25 % of req'd 15 pts.)
#10 EXCESS FLOW METER (master valve)	2 POINTS
TOTAL POINTS:	50.75

E – PLANS

E2 – SITE PLAN



04.26.21	SD
08.11.21	POPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

DATE	DESCRIPTION

PROJECT NO: #Project Code

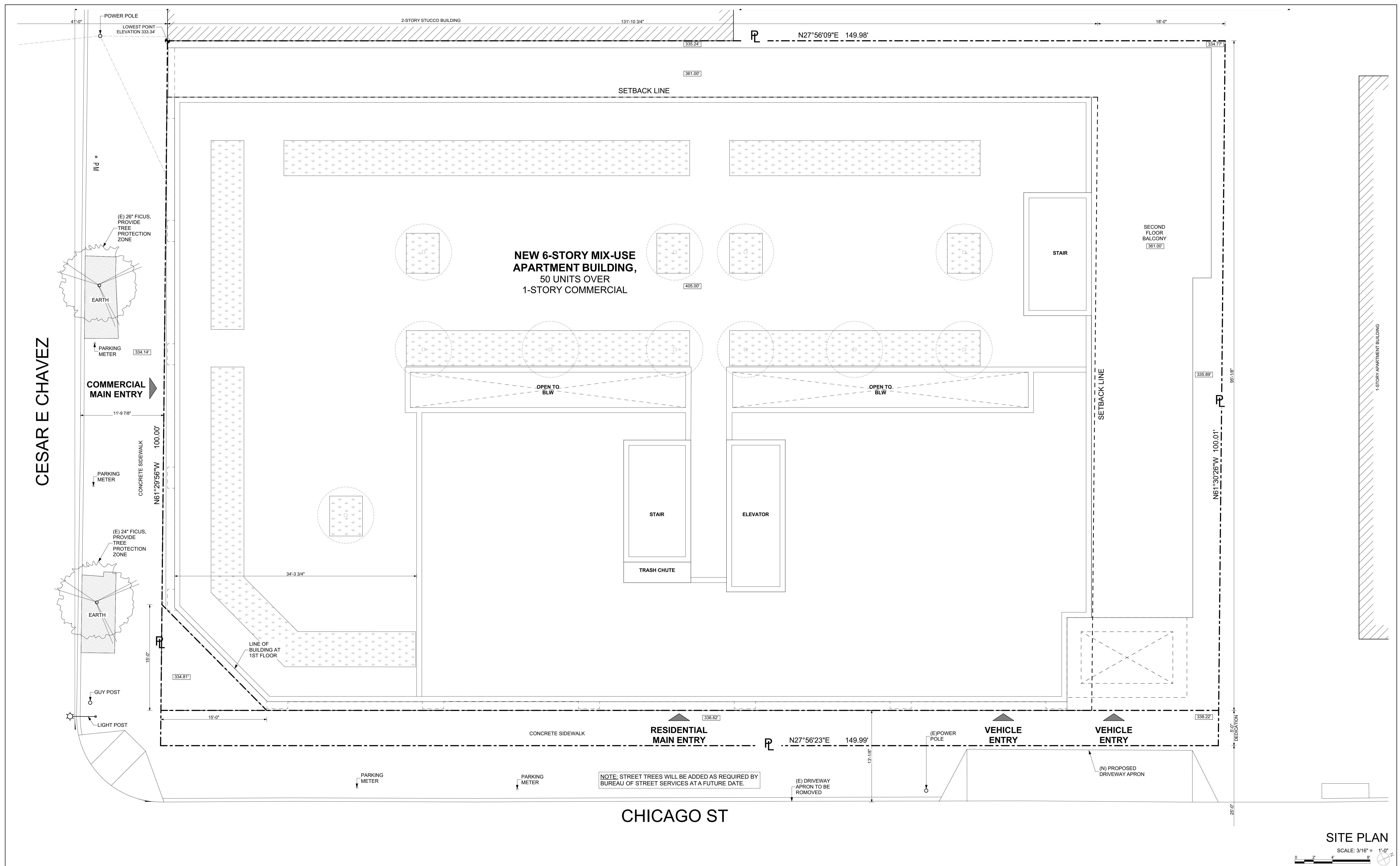
SHEET NAME

SITE PLAN

PUBLISHED: 7/25/2023

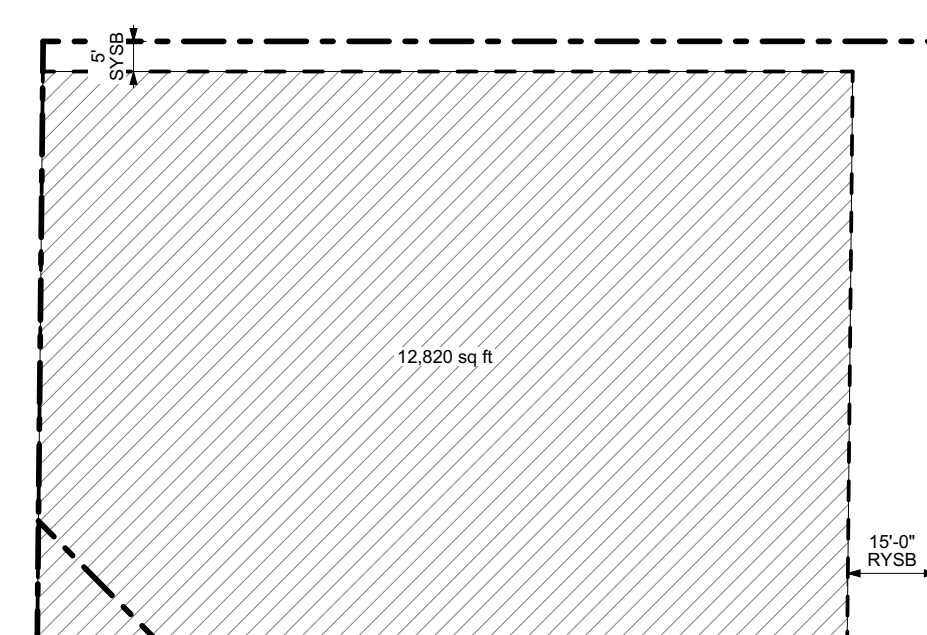
A1.02

SHEET 26 OF 94



SITE PLAN NOTES

- STATE LICENSED SURVEYOR OR CIVIL ENGINEER SHALL LOCATE OR VERIFY THE LOCATIONS OF ANY AND ALL STRUCTURES. A LETTER INDICATING THAT STRUCTURES ARE LOCATED IN ACCORDANCE WITH THE PLANS SHALL BE PREPARED AND KEPT ON A FILE, A COPY GIVEN TO THE OWNER.
- CONTRACTOR TO VERIFY MAXIMUM BUILDING HEIGHT LIMIT OF STRUCTURE WITH LICENSED SURVEYOR AND INSPECTOR PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- SEISMIC SHUTOFF VALVE TO BE INSTALLED AT ALL FUEL LOCATIONS.
- ALL DOWNSPOUTS AND AREA DRAINS OPEN TO SKY DISCHARGE INTO PERMAVOID PLANTERS. SEE LID 1-6
- REFER TO LANDSCAPE PLANS FOR PAVING AND OTHER HARD AND SOFT SCAPE ITEMS TO BE INCLUDED IN SCOPE OF WORK.
- CONTRACTOR AND SUBCONTRACTORS TO INFORM THE ARCHITECT OF ANY DISCREPANCIES IN THE ARCHITECT'S DRAWINGS AND DRAWINGS PREPARED BY ANY OTHER CONSULTANTS.
- ALL GRADES SURROUNDING BUILDING TO SLOPE AWAY FROM STRUCTURE AT A MINIMUM SLOPE OF 2%.
- PROVIDE DAMP PROOFING FOR ALL WALLS BELOW GRADE THAT ENCLOSE USABLE SPACE.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNRESTRICTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULT PUMPS, VALVES, METERS, ETC.) OR THE LOCATION OF THE HOOKUP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- FOR GRADES SPECIFIED TO BE LESS THAN 6" FROM WOOD SILL PLATES AND FOR AREAS WHERE CONCRETE PAVING IS ADJACENT TO BUILDING, SILL PLATES WILL BE PROTECTED WITH A CONTINUOUS STRIP OF ELASTOMERIC FLASHING COVERED WITH GALVANIZED SHEET METAL FLASHING. OVERLAP SHOULD BE A MINIMUM OF 6" BETWEEN STUD WALL AND FLASHINGS.



RESIDENTIAL BUILDABLE AREA
SCALE: 1/32" = 1'-0"

FINISH LEGEND

- CN-1 CONCRETE MASONRY UNIT
- CN-2 UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918;
- GB-1 TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
- GL-1 TEMPERED GLASS SHOWER ENCLOSURE
- MT-1 METAL W/ POWDER COATED FINISH
- PL-1 SAND FINISH PLASTER W/ INTEGRAL COLOR: WHITE
- PL-2
- GR-1 CRUSHED GRAVEL OVER COMPACTED FILL
- TL-1 TILE FLOOR, SLIP RESISTANT
- TL-2 CERAMIC WALL TILE
- TL-3 QUARTZ COUNTERTOP
- WD-1 VERTICAL WOOD SIDING 1" X 3" CLEAR CEDAR T&G
- WD-2 WOOD DECKING SPECIES / FIN. TBD
- WD-3
- WD-4 WHITE OAK VERTICAL GRAIN WOOD VENEER
- RF-1 DEXTON WEATHERWEAR ESR 1757. W/ AJ-4 SR TOP COAT; 413 SPEEDWAY GRAY. SRI 65 SEE (A7.30)
- RF-2 SARAFIL MEMBRANE, WHITE, LARR 24032 SEE (A7.30)

GENERAL KEYNOTES

- GK01 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01A7.10
- GK02 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01A7.10
- GK03 CONC. FOOTING PER STRUCTURAL
- GK04 COLUMN PER STRUCTURAL
- GK05

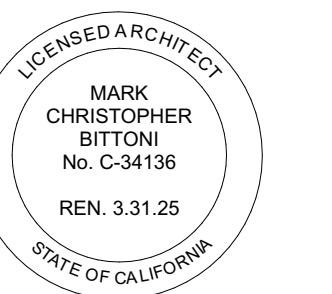
LEGEND

- GK0X GENERAL KEYNOTE (THIS SHEET)
- PROPERTY LINE
- SETBACK LINE
- CENTERLINE
- SOLID LINE LINE OF OBJECT ABOVE
- DASHED LINE LINE OF OBJECT BELOW
- WALL TYPE PER A7.00
- SLOPE TO DRAIN MAX 2%
- FLOOR ELEVATIONS
- MAX. ELEV. TRANSITION W/ BEVEL W/ MAX 1:2 SLOPE
- EXIT SIGN
- ROOF DRAIN W/ OVERFLOW W/ 4" PVC DRAIN PIPE TO STREET AS PER LA CITY REQ.
- AREA DRAIN
- IRRIGATION CONTROLLER
- RAIN SENSOR DEVICE SEE
- WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC PIBC 2014-166
- ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
- TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
- DIMENSION TO FINISH FACE OF WALLS / SURFACES
- DIMENSION TO FRAMING (FACE OF STUD)

BIMbaout: bittoniarchitects - BIMbaout as a Service/CESAR CHAVEZ/CESAR CHAVEZ

E – PLANS

E3 – ELEVATION PLAN



04.26.21	SD
08.11.21	PDPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

DATE	DESCRIPTION
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PROJECT NO: #Project Code

SHEET NAME

SOUTH ELEVATION

PUBLISHED: 7/24/2023

A3.11

SHEET 78 OF 120



SOUTH ELEVATION - CESAR E CHAVEZ
SCALE: 3/16" = 1'-0"

ELEVATION / SECTION NOTES:

- GENERAL**
- 01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.
 - 02 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.
 - 03 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.
 - 04 GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.
 - 05 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.
 - 06 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.)
 - 07 WIDOWS LABELED AS "EGRESS SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER A0.31
 - 08 GRAFFITI FINISH PER CODE

- LID**
- 01 ALL DOWNSPOUTS / AREA DRAINS TO DRYWELL PER CIVIL

FINISH LEGEND

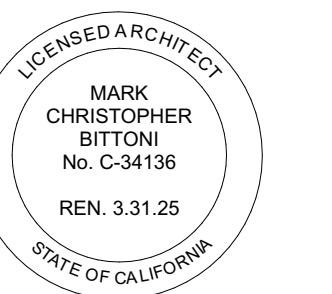
- [CN-1] CONCRETE MASONRY UNIT
- [CN-2] UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
- [GB-1] TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
- [GL-1] TEMPERED GLASS SHOWER ENCLOSURE
- [MT-1] METAL W/ POWDER COATED FINISH
- [PL-1] SAND FINISH PLASTER W/ INTEGRAL COLOR: BUFF
- [BR-1] BRICK, SAND COLOR
- [CR-1] CRUSHED GRAVEL OVER COMPACTED FILL
- [TL-1] TILE FLOOR, SLIP RESISTANT
- [TL-2] CERAMIC WALL TILE
- [TL-3] QUARTZ COUNTERTOP
- [WD-1] SIDING PAINTED GRAY
- [WD-3] 6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
- [WD-4] WHITE OAK VERTICAL GRAIN WOOD VENEER
- [RF-1] DEXOTEX WEATHERWEAR ESR 157, W/ AJ-44 SR TOP COAT, 413 SPEEDWAY GRAY, SRI 65 SEE (A7.30)
- [RF-2] SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30)

GENERAL KEYNOTES

- GK01 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01A7.10
- GK02 METAL TRELLIS 12'-4" FROM FF @ 1ST FL.
- GK03 CONC. FOOTING PER STRUCTURAL
- GK04 COLUMN PER STRUCTURAL
- GK05

LEGEND

- [GKXX] GENERAL KEYNOTE (THIS SHEET)
- PROPERTY LINE
- SETBACK LINE
- CENTERLINE
- PROPOSED GRADE
- (E) GRADE
- ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
- TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
- [X] FLOOR TYPE PER A7.00
- [WC] WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/B/C 2014-106
- +335.00 ELEVATION DIM. / DATUM
- 1.0 IN. XXX=1' TOP OF WALL ELEVATION
- 5.00' DIMENSION TO FINISH FACE OF WALLS / SURFACES
- 5.00' DIMENSION TO FRAMING (FACE OF STUD)



04.26.21	SD
08.11.21	PDPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

DATE	DESCRIPTION
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PROJECT NO: #Project Code

SHEET NAME

EAST ELEVATION

PUBLISHED: 7/24/2023

A3.12

SHEET 79 OF 120



EAST ELEVATION - CHICAGO STREET

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

ELEVATION / SECTION NOTES:

- GENERAL**
- 01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.
 - 02 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.
 - 03 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.
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 - 06 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.)
 - 07 WIDOWS LABELED AS "EGRESS SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER A0.31
 - 08 GRAFFITI FINISH PER CODE
- LID**
- 01 ALL DOWNSPOUTS / AREA DRAINS TO DRYWELL PER CIVIL

FINISH LEGEND

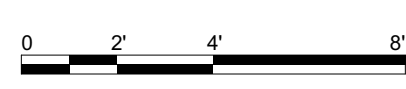
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- [BR-1] BRICK, SAND COLOR
- [GR-1] CRUSHED GRAVEL OVER COMPACTED FILL
- [TL-1] TILE FLOOR, SLIP RESISTANT
- [TL-2] CERAMIC WALL TILE
- [TL-3] QUARTZ COUNTERTOP
- [WD-1] SIDING PAINTED GRAY
- [WD-3] 6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN.
- [TW-1] WHITE OAK VERTICAL GRAIN WOOD VENEER
- [RF-1] DEXOTEX WEATHERWEAR ESR 157, W/ AJ-44 SR TOP COAT, 413 SPEEDWAY GRAY, SRI 65 SEE (A7.30)
- [RF-2] SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30)

GENERAL KEYNOTES

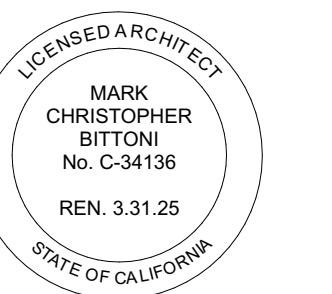
- GK01 GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01A7.10
- GK02 METAL TRELLIS 12'-4" FROM FF @ 1ST FL
- GK03 CONC. FOOTING PER STRUCTURAL
- GK04 COLUMN PER STRUCTURAL
- GK05

LEGEND

- [GKXX] GENERAL KEYNOTE (THIS SHEET)
- PROPERTY LINE
- - - SETBACK LINE
- - - CENTERLINE
- - - PROPOSED GRADE
- (E) GRADE
- - - ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3
- - - TWO-HOUR FIRE-RESISTANCE RATED ENCLOSURE IN ACCORDANCE WITH SECTION 707 AND 711.
- [X] FLOOR TYPE PER A7.00
- [WC] WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/B/C 2014-106
- +335.00' ELEVATION DIM. / DATUM
- 1.0 0.00 0.00' TOP OF WALL ELEVATION
- 5.00' DIMENSION TO FINISH FACE OF WALLS / SURFACES
- 5.00' DIMENSION TO FRAMING (FACE OF STUD)



BIMbaud - Information - BIMbaud as a Service/CESAR CHAVEZ/CESAR CHAVEZ V05 PROGRESS TO



04.26.21	SD
08.11.21	PDPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

DATE	DESCRIPTION
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PROJECT NO: #Project Code

SHEET NAME

NORTH ELEVATION

PUBLISHED: 7/24/2023

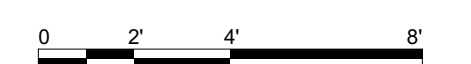
A3.13

SHEET 80 OF 120



NORTH ELEVATION

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



ELEVATION / SECTION NOTES:

- | | |
|--|---|
| <p>GENERAL</p> <p>01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.</p> <p>02 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.</p> <p>03 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.</p> <p>04 GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.</p> <p>05 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.</p> <p>06 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.)</p> <p>07 WIDOWS LABELED AS "EGRESS SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER A0.31</p> <p>08 GRAFFITI FINISH PER CODE</p> | <p>LID</p> <p>01 ALL DOWNSPOUTS / AREA DRAINS TO DRYWELL PER CIVIL</p> |
|--|---|

FINISH LEGEND

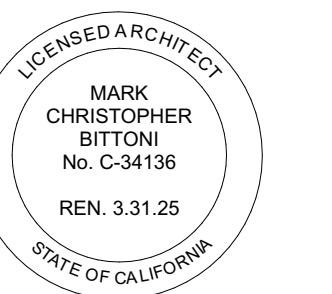
- | | |
|--------|--|
| [CN-1] | CONCRETE MASONRY UNIT |
| [CN-2] | UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918. |
| [GL-1] | TEMPERED GLASS SHOWER ENCLOSURE |
| [MT-1] | METAL W/ POWDER COATED FINISH |
| [PL-1] | SAND FINISH PLASTER W/ INTEGRAL COLOR: BUFF |
| [BR-1] | BRICK, SAND COLOR |
| [GR-1] | CRUSHED GRAVEL OVER COMPACTED FILL |
| [TL-1] | TILE FLOOR, SLIP RESISTANT |
| [TL-2] | CERAMIC WALL TILE |
| [TL-3] | QUARTZ COUNTERTOP |
| [WD-1] | SIDING PAINTED GRAY |
| [WD-3] | 6" WIDE FRENCH WHITE OAK WD FL., W/ SLIP RESISTANT FIN. |
| [WD-4] | WHITE OAK VERTICAL GRAIN WOOD VENEER |
| [RF-1] | DEXOTEX WEATHERWEAR ESR 157, W/ AJ-44 SR TOP COAT, 413 SPEEDWAY GRAY, SRI 65 SEE (A7.30) |
| [RF-2] | SARNAFIL MEMBRANE, WHITE, LARR 24852 SEE (A7.30) |

GENERAL KEYNOTES

- | | |
|------|---|
| GK01 | GUARDRAIL TO BE 42" MIN. HEIGHT WITH 3 15/16" MAX. OPENING SIZE. SEE DETAIL 01A7.10 |
| GK02 | METAL TRELLIS 12'-4" FROM FF @ 1ST FL |
| GK03 | CONC. FOOTING PER STRUCTURAL |
| GK04 | COLUMN PER STRUCTURAL |
| GK05 | |

LEGEND

- | | |
|----------------------|--|
| [GKXX] | GENERAL KEYNOTE (THIS SHEET) |
| --- | PROPERTY LINE |
| --- | SETBACK LINE |
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| --- | (E) GRADE |
| --- | ONE-HOUR FIRE PARTITION IN ACCORDANCE WITH SECTION 708.3 |
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| [X] | FLOOR TYPE PER A7.00 |
| [WC] | WATER CURTAIN PER LABC 705.8.2 & MIN. REQ. PER DOC P/B/C 2014-106 |
| +335.00' | ELEVATION DIM. / DATUM |
| 1'-0" WALL ELEVATION | TOP OF WALL ELEVATION |
| 5.00' | DIMENSION TO FINISH FACE OF WALLS / SURFACES |
| 5.00' | DIMENSION TO FRAMING (FACE OF STUD) |



04.26.21	SD
08.11.21	PDPP
12.08.21	PLANNING
01.10.23	PLANNING RESUBMITTAL
06.13.23	HSAP / PLANNING
07.24.23	PLANNING UPDATE

DATE	DESCRIPTION
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PROJECT NO: #Project Code

SHEET NAME

WEST ELEVATION

PUBLISHED: 7/24/2023

A3.14

SHEET 81 OF 120



WEST ELEVATION

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

ELEVATION / SECTION NOTES:

- GENERAL**
- 01 GUARDRAILS TO BE 42" MINIMUM HEIGHT WITH 3 15/16" MAXIMUM OPENING SIZE.
 - 02 CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.
 - 03 ADD SELF-ADHERING MODIFIED BITUMEN (JIFFY SEAL OR EQUAL) EXTENDING 24" EACH SIDE AT ALL VALLEYS, CRICKETS, TOPS OF WALLS, CONFINED RAKES, AND TRANSITION AREAS. ADD WATER DIVERTER @ CONFINED RAKES.
 - 04 GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.
 - 05 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.
 - 06 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF 5' OR LESS SHALL BE 1-HR FIRE-RESISTANCE RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.)
 - 07 WIDOWS LABELED AS "EGRESS" SHALL COMPLY WITH REQ'D MIN DIMENSIONS PER A0.31
 - 08 GRAFFITI FINISH PER CODE
- LID**
- 01 ALL DOWNSPOUTS / AREA DRAINS TO DRYWELL PER CIVIL

FINISH LEGEND

- [CN-1] CONCRETE MASONRY UNIT
- [CN-2] UNCOLORED CONC. W/ SMOOTH FIN. SOLAR REFLECTANCE VALUE > 0.30 PER ASTM E1918.
- [GB-1] TYPE X GYPSUM BOARD, GREENBOARD IN ALL WET AREAS
- [GL-1] TEMPERED GLASS SHOWER ENCLOSURE
- [MT-1] METAL W/ POWDER COATED FINISH
- [PL-1] SAND FINISH PLASTER W/ INTEGRAL COLOR: BUFF
- [BR-1] BRICK, SAND COLOR
- [GR-1] CRUSHED GRAVEL OVER COMPACTED FILL
- [TL-1] TILE FLOOR, SLIP RESISTANT
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- 1.0/0.00000' TOP OF WALL ELEVATION
- 5.00' DIMENSION TO FINISH FACE OF WALLS / SURFACES
- 5.00' DIMENSION TO FRAMING (FACE OF STUD)

E – PLANS

E4 – LANDSCAPE PLAN

Owner

Will Tiao

2658 Griffith Park Blvd.
Suite 418
Los Angeles, CA 90039

Project

CESAR CHAVEZ

2115-2121E. Cesar
Chavez

Los Angeles, CA 90033

Plans

**LANDSCAPE
PLANS**

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Seal



No. Revision Date

Sheet Title

**PLANTING PLAN
1st & 2nd Levels**

Drawn	R.E.T.	Sheet
Date	March 3, 2022	LP.1
Scale	See Plan	
Job No.		of 3



DESERT MUSEUM
PALO VERDE



SWAN HILL
FRUITLESS OLIVE



BLUE CHALK FINGERS



ELIJAH BLUE FESCUE

TREES

GROUNDCOVER

PLANT PALLETTE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY.	WUCOLS
PALMS / TREES:				
	OLEA E. 'SWAN HILL' / SWAN HILL FRUITLESS OLIVE*	24" BOX	6	L
	PARKINSONIA 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE*	24" BOX	5	L
	EXISTING STREET PARKWAY TREE**	N.A.	2	N.A.
*COUNTS TOWARD TOTAL REQ'D. TREE COUNT **VARIETY TO BE DETERMINED BY LADBS URBAN FORRESTRY				
NOTE: PROVIDE A PRE-APPROVED ROOT BARRIER FOR ALL TREES PLANTED WITHIN 8'-0" OF HARDSCAPE OR WALLS AND PROVIDE A MINIMUM OF 3'-0" CLEARANCE BETWEEN TREE TRUNK AND ADJACENT STRUCTURE OR WALLS				
SHRUBS:				
	AGAVE 'BLUE GLOW' / BLUE GLOW AGAVE	5 GAL.	78	L
	LAVANDULA DENTATA / FRENCH LAVENDER	15 GAL.	24	L
	MUHLENBERGIA DUMOSA / PINK MUHLY	5 GAL.	23	L
	NANDINA DOMESTICA / HEAVENLY BAMBOO	5 GAL.	29	L
	SALVIA LEUCANTHA / MEXICAN BUSH SAGE	5 GAL.	23	L
	PHORMIUM T. 'RAINBOW' / RAINBOW FLAX	15 GAL.	16	L
	PODOCARPUS 'MAKII' / SHRUBBY YEW PINE	5 GAL.	16	L
GROUNDCOVER:				
NO SYMBOL	FESTUCA OVINA 'GLAUCA' / BLUE FESCUE-ALL SHADE PLANTERS SENECIO MANDRALISCAE / BLUE CHALK FINGERS-ALL SUN PLANTERS	QUARTS @ 1" O.C.	540 954	L L
NO SYMBOL	MEDIUM SHREDDED WOOD MULCH THROUGHOUT ALL PLANTER AREAS	3" LAYER	1,494 S.F. 13.8 CU.YDS.	N.A.
NOTES: 1. ALL PROPOSED TREES, SHRUBS, VINE, AND GROUND COVER ARE TO BE IRRIGATED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM. 2. ALL PLANTERS TO BE FILLED WITH LIGHTWEIGHT SOIL. 3. TOTAL LANDSCAPE AREA: 1,494 S.F.				

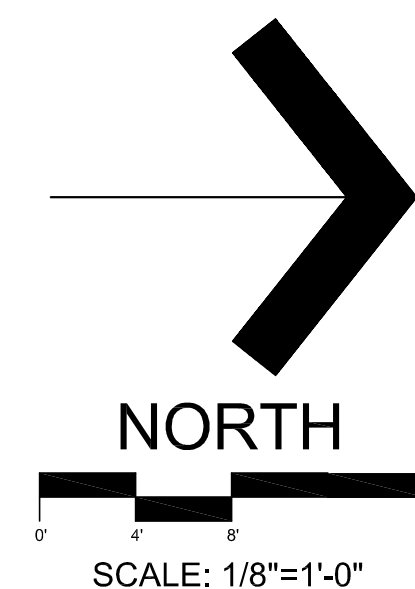
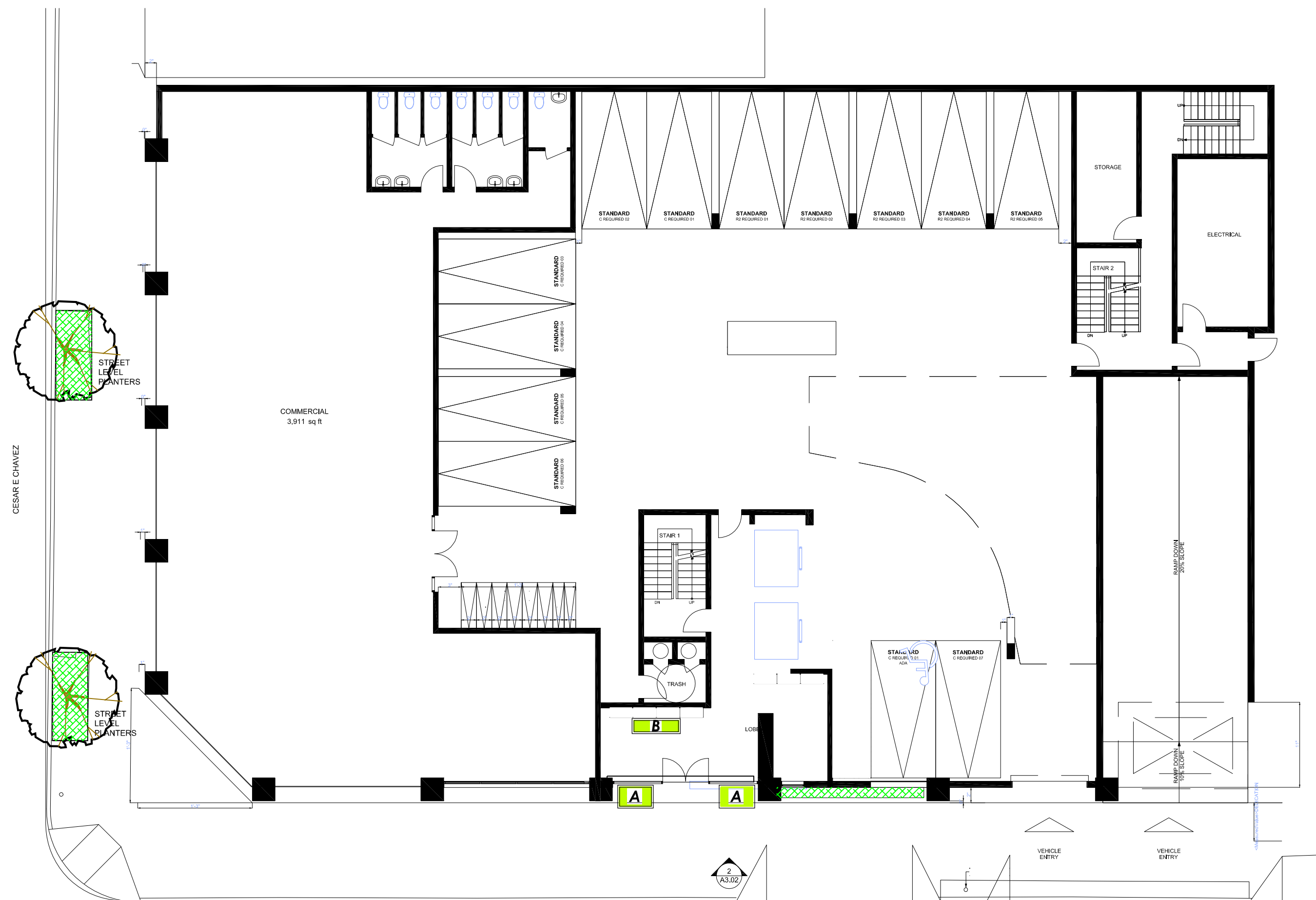
POTTED PLANT LEGEND

	DECORATIVE PLANTER POTS TO BE PROVIDED BY OWNER. FINAL LOCATIONS TO BE DETERMINED BY L.A.	WUCOLS IV PLANT FACTOR
A	PLANTING-18"H x 36"W x 72"L PLANTER (2 TOTAL): FICUS LYRATA / FIDDLELEAF FIG - 7 GAL. - (1 PER POT) HOSTA SPP. / HOSTA - 5 GAL. - (3 PER POT) COLEUS H. 'RAINBOW MIX' / RAINBOW MIX COLEUS - QTS. - (10 PER POT)	M
B	6"H x 10"L. SUCCULANT WALL (3 TOTAL):	L



SUCCULANT WALL

FIRST LEVEL



SCALE: 1/8"=1'-0"

Owner

Will Tiao

2658 Griffith Park Blvd.
Suite 418
Los Angeles, CA 90039

Project

CESAR CHAVEZ

2115-2121E. Cesar
Chavez
Los Angeles, CA 90033

Plans

**LANDSCAPE
PLANS**

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Seal



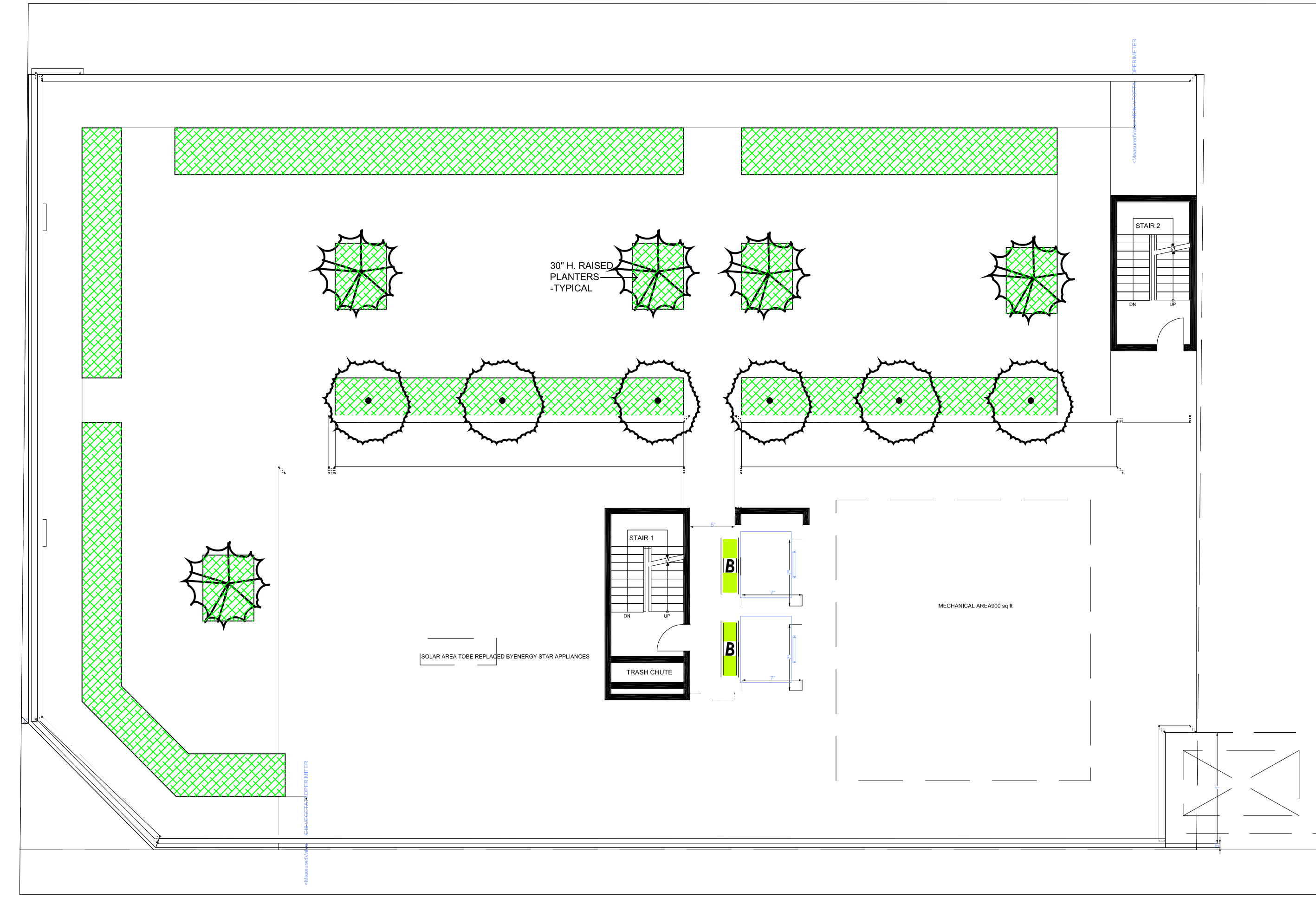
No. Revision Date

Sheet Title
**CONCEPTUAL PLAN
2nd & Roof Levels**

Drawn	R.E.T.	Sheet
Date	March 3, 2022	LP.2
Scale	See Plan	
Job No.		of 3



SECOND LEVEL



ROOF LEVEL

PLANT PALLETTE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY.	WUCOLS
PALMS / TREES:				
	OLEA E. 'SWAN HILL' / SWAN HILL FRUITLESS OLIVE*	24" BOX	6	L
	PARKINSONIA 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE*	24" BOX	5	L
	EXISTING STREET PARKWAY TREE**	N.A.	2	N.A.

*COUNTS TOWARD TOTAL REQ'D. TREE COUNT
**VARIETY TO BE DETERMINED BY LADBS URBAN FORRESTRY
NOTE: PROVIDE A PRE-APPROVED ROOT BARRIER FOR ALL TREES PLANTED WITHIN 8'-0" OF HARDSCAPE OR WALLS AND PROVIDE A MINIMUM OF 3'-0" CLEARANCE BETWEEN TREE TRUNK AND ADJACENT STRUCTURE OR WALLS

SYMBOL	SHRUBS:	SIZE	QTY.	WUCOLS
	AGAVE 'BLUE GLOW' / BLUE GLOW AGAVE	5 GAL.	78	L
	LAVANDULA DENTATA / FRENCH LAVENDER	15 GAL.	24	L
	MUHLENBERGIA DUMOSA / PINK MUHLY	5 GAL.	23	L
	NANDINA DOMESTICA / HEAVENLY BAMBOO	5 GAL.	29	L
	SALVIA LEUCANTHA / MEXICAN BUSH SAGE	5 GAL.	23	L
	PHORMIUM T. 'RAINBOW' / RAINBOW FLAX	15 GAL.	16	L
	PODOCARPUS 'MAKII' / SHRUBBY YEW PINE	5 GAL.	16	L

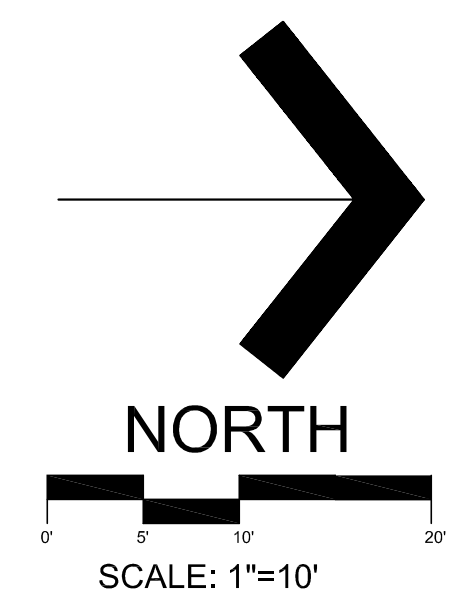
SYMBOL	GROUND COVER:	SIZE	QTY.	WUCOLS
	FESTUCA OVINA 'GLAUCIA' / BLUE FESCUE-ALL SHADE PLANTERS	QUARTS @ 1" O.C.	540	L
	SENECIO MANDRALISCAE / BLUE CHALK FINGERS-ALL SUN PLANTERS	@ 1" O.C.	954	L

NO SYMBOL MEDIUM SHREDDED WOOD MULCH THROUGHOUT ALL PLANTER AREAS
3" LAYER 1,494 S.F. 13.8 CU.YDS. N.A.

NOTES:
1. ALL PROPOSED TREES, SHRUBS, VINE, AND GROUND COVER ARE TO BE IRRIGATED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM.
2. ALL PLANTERS TO BE FILLED WITH LIGHTWEIGHT SOIL.
3. TOTAL LANDSCAPE AREA: 1,494 S.F.

POTTED PLANT LEGEND

SYMBOL	DECORATIVE PLANTER POTS TO BE PROVIDED BY OWNER. FINAL LOCATIONS TO BE DETERMINED BY L.A.	WUCOLS IV PLANT FACTOR
	PLANTING-18"H.x36"W.x72"L. PLANTER (2 TOTAL); FIGUS LYRATA / FIDDLELEAF FIG - 7 GAL. - (1 PER POT); HOSTA SPP. / HOSTA - 5 GAL. - (3 PER POT); COLEUS H. 'RAINBOW MIX' / RAINBOW MIX COLEUS - QTS. - (10 PER POT)	M
	6"H.x 10"L. SUCCULANT WALL (3 TOTAL):	L



SHRUBS

Temecula Valley Office:
36275 Avenida De Acacias
Temecula, California 92592
Ph.: 951.676.5688

Orange County Office:
5331 Stonehedge Court
Yorba Linda, California 92886
Ph.: 949.385.1254

Ca. Lic. No. 3669

Email: Info@RobertTaftandAssociates.com

Web: www.RobertTaftandAssociates.com

Owner

Will Tiao

2658 Griffith Park Blvd.
Suite 418
Los Angeles, CA 90039

Project

CESAR CHAVEZ

2115-2121E, Cesar
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Plans

LANDSCAPE PLANS

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Seal



No.	Revision	Date

Sheet Title

LANDSCAPE NOTES & POINT REQ'TS

Drawn	R.E.T.	Sheet
Date	March 3, 2022	LP.3
Scale	See Plan	
Job No.		

of 3

LANDSCAPE NOTES

- ALL LANDSCAPING AND IRRIGATION TO BE INSTALLED BY OWNER OR OWNERS AGENT, IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
- ALL LANDSCAPING SHALL BE MAINTAINED BY OWNER OR OWNERS AGENT.
- ALL PLANTING SHALL BE CONTAINED WITHIN PROPERTY LINES OF THE LOT.
- IRRIGATION AND PLANTING SHALL BE INSTALLED TO PROMOTE EFFICIENT USE OF WATER.
- ALL STREET TREES AND ANY TREE WITHIN 8' FT. OF WALLS, HARDSCAPE, OR BUILDINGS SHALL BE INSTALLED WITH CITY APPROVED LINEAR BIO BARRIER ROOT CONTROL BARRIERS OR EQUAL.
- ALL PLANTING LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL PLANT LOCATIONS WITH THE OWNER OR THE OWNERS REPRESENTATIVE PRIOR TO PLANTING.
- ALL TREES SHALL BE DOUBLE STAKED PER LOCAL CODES.
- REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR PLANTING DETAILS AND SPECIFICATIONS.
- TREE PLACEMENT MINIMUMS SHALL BE: 10' FROM LIGHT STANDARDS, POWER POLES, AND DRIVE APPROACHES AND 5' FROM FIRE HYDRANTS, UTILITIES AND PROPERTY LINES. NO TREES ALLOWED IN SWALES.
- ALL IRRIGATION SYSTEMS SHALL BE INSTALLED PER ALL STATE AND CITY CODES AND REGULATIONS.
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC ET BASED CONTROLLER AND DRIP IRRIGATION SYSTEM WHERE WATER IS CONSERVED, THERE IS NO RUN-OFF, AND WHERE HYDROZONE AREAS ARE VALVED SEPARATELY. REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR IRRIGATION DETAILS AND SPECIFICATIONS.
- NO OVERHEAD IRRIGATION ALLOWED WITHIN 24" OF A NON-PERMEABLE SURFACE. IRRIGATION TO BE DRIP WHEREVER POSSIBLE.
- WOOD MULCH DEPTH REQUIREMENT IS 3" UNDER TREES AND SHRUBS AND 1 1/2" UNDER GROUND COVER FROM FLATS OR QUARTS.
- ALL LANDSCAPED AREAS SHALL BE KEPT FREE FROM WEEDS AND DEBRIS AND MAINTAINED IN A HEALTHY, GROWING CONDITION AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, AND TRIMMING. ANY DAMAGED, DEAD, DISEASED, OR DECAYING PLANT MATERIAL SHALL BE REPLACED WITHIN 30 DAYS FROM THE DATE OF DAMAGE.
- ALL LANDSCAPING SHALL BE WITHIN PLANTERS BOUNDED BY A CURB AT LEAST SIX INCHES HIGH. A SIX-INCH HIGH CURB WITH AN EIGHTEEN (18) INCH WIDE CONCRETE WALKWAY SHALL BE CONSTRUCTED ALONG PLANTERS ON END STALLS ADJACENT TO VEHICLE PARKING SPACES.
- EXISTING TREES, SHRUBS, AND IRRIGATION TO REMAIN WHERE DESIGNATED. DAMAGED PLANTS OR IRRIGATION DESIGNATED TO REMAIN ARE TO BE REPLACED TO MATCH EXISTING.
- THREE LANDSCAPE SITE INSPECTIONS ARE REQUIRED. THE FIRST INSPECTION WILL BE CONDUCTED AT INSTALLATION OF IRRIGATION WHILE TRENCHES ARE OPEN. THIS WILL VERIFY THAT IRRIGATION EQUIPMENT AND LAYOUT IS PER PLAN SPECIFICATIONS AND DETAILS. ANY ADJUSTMENTS OR DISCREPANCIES IN ACTUAL CONDITIONS WILL BE ADDRESSED AT THIS TIME AND WILL REQUIRE AN APPROVAL TO CONTINUE. WHERE APPLICABLE, A MAINLINE PRESSURE CHECK WILL ALSO BE CONDUCTED. THIS WILL VERIFY THAT THE IRRIGATION MAINLINE IS CAPABLE OF BEING PRESSURIZED TO 150 PSI FOR A MINIMUM PERIOD OF TWO HOURS WITHOUT LOSS OF PRESSURE. THE SECOND INSPECTION WILL VERIFY THAT ALL IRRIGATION SYSTEMS ARE OPERATING PROPERLY, AND TO VERIFY THAT ALL PLANTINGS HAVE BEEN INSTALLED CONSISTENT WITH THE APPROVED CONSTRUCTION LANDSCAPE PLANS. THE THIRD INSPECTION WILL VERIFY PROPERTY LANDSCAPE MAINTENANCE FOR RELEASE OF THE ONE-YEAR LANDSCAPE MAINTENANCE BOND.
- THE CONTRACTOR SHALL PROVIDE TWO COPIES OF AN AGRONOMIC SOILS REPORT AT THE FIRST IRRIGATION INSPECTION.
- ALL REQUIRED LANDSCAPE PLANTING AND IRRIGATION SHALL HAVE BEEN INSTALLED CONSISTENT WITH THE APPROVED CONSTRUCTION PLANS AND SHALL BE IN A CONDITION ACCEPTABLE TO THE PLANNING DIRECTOR. THE PLANTS SHALL BE HEALTHY AND FREE OF WEEDS, DISEASE, OR PESTS. THE IRRIGATION SYSTEM SHALL BE PROPERLY CONSTRUCTED AND IN GOOD WORKING ORDER.

WATER CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE	
MAWA = Maximum Applied Water Allowance (GALLONS)	
MAWA = (ETo) x (0.62) x [(0.45 x LA) + (0.3 x SLA)]	
ETo = Reference Evapotranspiration (inches per year)	49.7
0.62 = Conversion Factor (to gallons per square foot)	0.62
0.45 = ET Adjustment Factor (45% of Reference ET)	0.45
LA = Total Landscaped Area (square feet)	1,494
SLA = Special Landscape Area	0
TOTAL MAWA	20,716.3

CITY of LOS ANGELES LANDSCAPE NOTES

- THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF FIFTY (50) PERCENT OF THE UNITS OF THE PROJECT OR PHASE.
- SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION.
- THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR SIXTY (60) DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.
- THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX (6) MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF SIXTY(60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION.

FRONT YARD TREE REQUIREMENTS

(PER LA CITY ZONING CODE, SECTION 12.21C1(G))

1 TREE PER 500 S.F. OF UNPAVED FRONT YARD
TOTAL FRONT YARD S.F. = 0 S.F.

TREES PROVIDED - 15 GAL. OR GREATER
0 TOTAL TREES

TREES REQUIRED:
0 TREES

REQUIREMENT MET

EXISTING TREE NOTE:

- NO EXISTING TREES ON SITE.

SOLAR ACCESS/CONDITIONS OF APPROVAL NOTE:

I HAVE REVIEWED THE APPROVED SOLAR ACCESS REPORT AND THE TENTATIVE TRACT CONDITIONS OF APPROVAL PRIOR TO PREPARING THE LANDSCAPE PLAN. THE LANDSCAPE PLAN SATISFIES TENTATIVE TRACT CONDITIONS

POTENTIAL LANDSCAPE AREA

POTENTIAL LANDSCAPE AREA = (SITE) 14,999.9 - (BUILDING 0 SETBACK) 14,999.9 S.F. = 0 S.F.

TOTAL LANDSCAPE AREA PROVIDED

= 1,494 S.F.

OPEN SPACE REQUIREMENTS

PER LA CITY ZONING CODE, SECTION 12.21G-ZONE R4

OPEN SPACE REQUIREMENTS:	UNITS	QTY.
100 S.F. FOR UNITS < 3 BEDROOMS	30	3,000 S.F.
125 S.F. FOR UNITS = 3 BEDROOMS	0	0 S.F.
175 S.F. FOR UNITS > 3 BEDROOMS	20	3,500 S.F.
TOTAL OPEN SPACE REQUIRED		6,500 S.F.

OPEN SPACE PROVIDED:	QTY.
PRIVATE BALCONIES (LVL 2) 6 x 50 SF =	300 S.F.
OUTDOOR DECK (LVL 2)	507 S.F.
ROOF DECK	5,693 S.F.
TOTAL OPEN SPACE PROVIDED:	6,500 S.F.

LANDSCAPE AREA PROVIDED: LANDSCAPE AREA REQUIRED 10% OF 6,500 S.F.:

1,494 S.F. 650 S.F. 844 S.F. EXCESS

TREE QUANTITY REQUIREMENTS- MINIMUM 24" BOX.
ALL TREES PLANTED IN MINIMUM 30" SOIL DEPTH

1 TREE PER 4 UNITS 50 UNITS/4 TREES REQUIRED:
13

TREES PROVIDED - 24" BOX OR GREATER SHEETS QUANTITY TOTAL TREES
LP.1 & LP.2 - SEE * SYMBOL 13 13

CITY of LOS ANGELES LANDSCAPE ORDINANCE

* Ordinance no. 170,978 (as amended)

CITY of LOS ANGELES LANDSCAPE ORDINANCE

* Ordinance no. 170,978 (as amended)

LANDSCAPE POINT RECAP

(per Guideline "O")

AREA OF PROJECT SITE: POINTS REQ'D.
14,999.9 S.F. (0.34 acres) 15 POINTS (7,501-15,000 s.f.)

ZONING DESIGNATION C2-1-CUGU

ITEMS PER TABLE II

FEATURES/TECHNIQUES	POINTS
STREET TREES: 40' O.C. MAX. (4TH ST.)	3 POINTS
STREET TREES: LARGER THAN 15 G. SIZE	5 POINTS
SITE DESIGN	
USE OF CLASS I OR CLASS II COMPOST PRODUCED USING CITY ORGANIC MATERIALS (TOPGRO R) IN MAJORITY OF LANDSCAPE	5 POINTS
BONUS POINTS	
NO PARKING OF VEHICLES IN THE FRONTAGE	5 POINTS
TOTAL POINTS:	18

CITY of LOS ANGELES LANDSCAPE ORDINANCE WATER MANAGEMENT POINT SYSTEM

(per Guideline "AA" - City of L.A.)

AREA OF PROJECT SITE: POINTS REQUIRED
14,999.9 S.F. (0.34 acres) 15 POINTS (<15,000 s.f.)

ZONING DESIGNATION COMMERCIAL C2-1-CUGU

ITEMS PER TABLE II

#1 DRIP/TRICKLE/MICRO IRRIGATION	30 POINTS (5 points per circuit x6)
#2 LAWN/SWIMMING POOL LESS THAN 15 % (lawn: 0 S.F.)	10 POINTS
#3 AUTOMATIC IRRIGATION CONTROLLER (with cycling capacity & watering schedule)	5 POINTS
#9 LANDSCAPE METER	3.75 POINTS (25 % of req'd 15 pts.)
#10 EXCESS FLOW METER (master valve)	2 POINTS
TOTAL POINTS:	50.75

F – PUBLIC CORRESPONDENCE



Bryant Wu <bryant.wu@lacity.org>

Redevelopment Project: 2115-2125 E Cesar E Chavez Ave

Vanessa Garcia <vjgarcia08@gmail.com>

Tue, Mar 21, 2023 at 7:49 AM

To: "bryant.wu@lacity.org" <bryant.wu@lacity.org>, "chi.dang@lacity.org" <chi.dang@lacity.org>

Cc: "jane.choi@lacity.org" <jane.choi@lacity.org>, bijan@cpcollective.org

Dear Bryant Wu & Chi Dang,

My name is Vanessa Garcia. I have been living here with my daughter at 2117 E Cesar E Chavez for over 15 yrs. My grandmother has lived in the unit next door for 26 years, and lives there with my aunt and cousin. My neighbor Marina lives in the third unit. Close to a year ago, the landlords of this property, Tiao Properties, sent us a letter informing us that we would have to leave our homes and look for another place to live, as they would be tearing down this building to construct a 6- story development. This project would require the demolition of our three rent controlled homes, and six commercial spaces that serve this community, including a legacy restaurant owned by my aunt, which has been in Boyle Heights for years.

Understandably, we were saddened and shocked when we received the letter stating that we had to leave our home of many years. I have been speaking to other residential and commercial tenants who rent on this property. They are stressed out because they are under the impression that this project and their evictions are imminent. We are also confused because we have all heard different information from the owners about when construction on this project would start -- saying to some of us that it might happen as soon as this summer. Virtually all of us who rent space at this property are deeply concerned about being rushed out of our homes and spaces into more financially destabilizing situations, especially if the project is nowhere close to being approved. The landlords rarely do necessary repairs we request, even though we make housing department complaints, leaving our homes in poor conditions and there seems to be no interest in wanting to make any repairs despite us personally asking when they came to the property. We also have other concerns about how the construction and implementation of this project will create further adverse ripple effects on this neighborhood -- it would increase the burden on our existing infrastructure, create an unsightly structure that does not fit aesthetically with our neighborhood, indirectly or directly lead to the displacement of other working class tenants by attracting other like-minded investors who want to demolish more homes, contribute to more traffic, pollution and congestion in the area, contribute to rent increases of apartments and commercial spaces in the area, amongst other effects.

I started doing more research about my rights and what legal justification the owners could use to actually evict us, as our units fall under the Los Angeles Rent Stabilization Ordinance. We also started to do more research about the landlord's proposed project for this property. On this website, we found these application files that were submitted to the city: <https://planning.lacity.org/pdiscaseinfo/search/encoded/MjUxNjgz0>

The applications and files available for view on this website were submitted by the owners/applicants in October and November 2021. Since then, it appears the case has been put on hold -- for a period of almost a year and a half. As community stakeholders that are to be the most affected if this project happens to be approved and the demolition of our homes carries through, we have several questions and requests for you both, as the planning officials assigned to this case.

- Why has there been a hold on this project for a year and a half?
- Why have the applicants been given extra time to submit their documents and materials?
- Why haven't the planning officials assigned to this case made a determination to terminate this case if the period in which the applicants were asked to submit required documentation has expired?
- Where can the tenants that would be affected by this project, and other concerned stakeholders, view any records or documents explaining why exactly this case has been on hold for almost a year and a half?
- Why has the project been designated as RDP, or a Redevelopment Project, instead of TOC, Transit Oriented Communities? Are applicants intending to circumvent the TOC Process?

We, the residential and commercial tenants that are to be affected by this proposed development, are requesting that Bryant Wu and Chi Dang, the planning officials assigned to this project, terminate this case and project, based on the fact that the applicants clearly have not complied with submitting the required materials and findings in time.

We, the residential and commercial tenants that are to be affected by this proposed development, are requesting that a public hearing about this contentious development be held, in the event that the planning officials do not terminate this project, before it moves forward at all or before a planning director makes a discretionary call regarding this project.

The process by which this project was introduced to the most affected stakeholders and to this community by the applicants, Tiao Properties, has until now been filled with inconsistencies and half-truths, and is occurring without the public scrutiny and extensive community engagement that it deserves, considering that many of our immediate neighbors and other Boyle Heights residents are against this project. It is clear that, after speaking with dozens of community members, they do not support this development due to the devastating repercussions it's likely to have on the people who live and have businesses here, on this block and in this neighborhood.

We look forward to receiving a response from one of you. Thank you for your attention to this matter.

Respectfully,



Bryant Wu <bryant.wu@lacity.org>

Redevelopment Project: 2115-2125 E Cesar E Chavez Ave

Bijan Ghaemi <bijan@cpcollective.org>

Fri, Jun 30, 2023 at 4:34 PM

To: Chi Dang <chi.dang@lacity.org>

Cc: Vanessa Garcia <vjgarcia08@gmail.com>, "bryant.wu@lacity.org" <bryant.wu@lacity.org>

Dear Chi Dang,

My name is Bijan Ghaemi, I'm the tenant organizer from Community Power Collective. We have noticed that you never "fully responded" to Vanessa's concerns, as the RSO tenant currently living at [2117 E Cesar E Chavez Ave](#), the site of TIAO Properties' proposed mixed used commercial project.

We are writing this message to follow up on these very serious concerns. You yourself acknowledged the amount of time that has passed possibly warranting that the project be terminated, pending a response from the applicant team by the end of April 2023. We believe whatever the applicant might have responded with, to have possibly allowed this case to continue being on hold indefinitely after almost two years, should be available to the public -- but we see no update to the case file in terms of any new materials.

We have received no responses to these questions, which we copy here:

- Why has there been a hold on this project for over a year and a half?
- Why have the applicants been given extra time to submit their documents and materials?
- Why haven't the planning officials assigned to this case made a determination to terminate this case if the period in which the applicants were asked to submit required documentation has expired?
- Where can the tenants that would be affected by this project, and other concerned stakeholders, view any records or documents explaining why exactly this case has been on hold for over a year and a half?
- Why has the project been designated as RDP, or a Redevelopment Project, instead of TOC, Transit Oriented Communities? Are applicants intending to circumvent the TOC Process?

Furthermore, especially in light of recent contention brought up by hundreds of Boyle Heights community members and the Neighborhood Council about this project, we would like to request that due to the lack of transparency and information around how the Planning Department is treating this project proposal, and also due to the lack of the applicant's good faith public submittal of required materials, that this project be terminated. We are fully aware that the applicants intended for this project to be approved by the Planning Department at a director's discretion, and without any official city-level public hearing or input. The commercial and residential tenants that stand to lose their rental spaces if this development is approved deserve to receive proof regarding whether these applicants were given preferential treatment by the Planning Department which allowed their homes and spaces to be demolished.

Thank you for your time and kindest regards,

Bijan Ghaemi

Community Power Collective

[Quoted text hidden]



Bryant Wu <bryant.wu@lacity.org>

Comment regarding DIR-2021-8626-RDP-HC

1 message

Zach Whitworth <1025orchard@gmail.com>
To: "bryant.wu@lacity.org" <bryant.wu@lacity.org>

Sun, Jul 2, 2023 at 2:12 PM

To Bryant Wu at LA City Planning:

I am a resident of the Boyle Heights neighborhood and am writing to urge City Planning to terminate the development project at [2115–2125 E Cesar E Chavez Ave](#) (Case no. DIR-2021-8626-RDP-HC), located down the street from my home. The department should have already terminated the case due to the developers failing to submit documentation, and the project has been kept highly opaque from the public. It has been nearly two years that the project has been on hold—why has it not been terminated by now?

I also want to stress that *the project is unwanted by the community of Boyle Heights*, and on June 30 the Boyle Heights Neighborhood Council voted in opposition of the project, yet the developers are still aiming to have it approved without a public hearing. As such a development is set to uproot the current occupants of the addresses and will ultimately impact the surrounding neighborhood around E Cesar Chavez Ave, this is very much the business of the people, and to skirt a public hearing would be to undermine Article I, Sec. 3 (b) (1) of the California Constitution, not to mention the project's likely violations of of Article I, Sec. 1. The consent of the governed must be upheld.

Please act swiftly,

Zach Whitworth

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"The nation is essentially the source of all sovereignty; nor can any INDIVIDUAL, or ANY BODY OF MEN, be entitled to any authority which is not expressly derived from it." –Thomas Paine, *Rights of Man* (1791)



Chi Dang <chi.dang@lacity.org>

Fwd: LA City Planning Commission RE: Letter of Support for the Tiao Redevelopment Project on E. Cesar E. Chavez Ave., LA Case No.: DIR-2021-8626-RDP-HCA

Anna Orellana <anna.orellana@lacity.org>
To: Bryant Wu <bryant.wu@lacity.org>, Planning CPC <cpc@lacity.org>
Cc: Chi Dang <chi.dang@lacity.org>

Fri, Jul 7, 2023 at 6:02 AM

Hi

Please see email.

Thanks

----- Forwarded message -----

From: **Vince Bertoni** <vince.bertoni@lacity.org>
Date: Fri, Jul 7, 2023 at 5:55 AM
Subject: Fwd: LA City Planning Commission RE: Letter of Support for the Tiao Redevelopment Project on E. Cesar E. Chavez Ave., LA Case No.: DIR-2021-8626-RDP-HCA
To: Anna Orellana <anna.orellana@lacity.org>



Vincent P. Bertoni, AICP
Pronouns: He, His, Him
Director of Planning
Los Angeles City Planning
200 N. Spring St., Room 525-C
Los Angeles, CA 90012
T: (213) 978-1271
Planning4LA.org



----- Forwarded message -----

From: **Susana Betancourt** <susanabetancourt@yahoo.com>
Date: Thu, Jul 6, 2023 at 11:00 PM
Subject: LA City Planning Commission RE: Letter of Support for the Tiao Redevelopment Project on E. Cesar E. Chavez Ave., LA Case No.: DIR-2021-8626-RDP-HCA

To: <vince.bertoni@lacity.org>, <apceastla@lacity.org>, <cpc@lacity.org>
Cc: Will Tiao <will@tiaoproperties.com>

LA CITY PLANNING COMMISSION,
EAST LOS ANGELES PLANNING COMMISSION,
LA ZONING COMMISSION

[200 N. Spring Street, Room 532](#)
[Los Angeles, CA 90012](#)

RE: LA CITY PLANNING COMMISSION
Case No.: DIR-2021-8626-RDP-HCA

Project: E. Cesar E. Chavez Ave. / N. Chicago St. Redevelopment

Developer: Will Tiao, of Tiao Properties, and Aaron Belliston of Bitonni Architects

Dear **Director of LA City Planning Commission, Mr. Vincent Bertoni**, ELA Planning Commission, LA Zoning Commission, et al.

We are writing to you, in support of the proposed 50-unit, 5 story apartment redevelopment, including the 5 Affordable Income Units, and an additional first level of commercial space, located at [E. Cesar E. Chavez Avenue, LA 90033](#). Moreover, in providing the residents, a desirable subterranean parking lot, as truly a necessity, in this highly congested commercial area.

I personally have been a resident of Boyle Heights, for 60 years, and a member of the Hollenbeck Park Advisory Board, while also serving as a Boyle Heights Neighborhood Watch Program Coordinator, encompassing a 20-block radius organization, of community volunteers, working in conjunction with the Hollenbeck LAPD. **Hence, we wholeheartedly support, for the City, and the LA City Planning Commission, to approve this Tiao Redevelopment and Housing Project.**

In having lived in Boyle Heights, most of my entire life, working as a LAUSD Secondary Science Teacher, and as an active community volunteer, working in collaboration of our neighbors, to build, and sustain a safer, cleaner, and a more inclusive community, we truly appreciate projects, like the one proposed, that will beautify the neighborhood, and enhance the quality of life, for our citizens, while providing the much needed housing.

In general, Los Angeles is facing a severe housing shortage, including market-rate housing, for middle income families. Therefore, in creating new housing in this neighborhood, and replacing the existing deteriorating structure, which is no longer meeting the LA City Building and Safety codes. The new multifamily apartment building, will assist to deter the crime, and in making the area safer, with housing opportunities, for multiple income levels. Furthermore, this project is in a great location, with bus stops, restaurants, and the historic Brooklyn/E. Cesar E. Chavez Ave. business corridor.

Consequently, in providing lucrative housing units, for our families, the development will further beautify the neighborhood, and provide economic improvement. Overall, this development is quite promising, for Boyle Heights, and the LA region, as a whole. **We urge the LA City to approve this housing redevelopment project.**

Sincerely,

Susana Betancourt

BH Neighborhood Watch Program Coordinator, Hollenbeck Park Advisory Board Member

Sra. María del Carmen Salas, La Parrilla Business Neighborhood Watch Leader, [Cesar E. Chavez Ave., LA 90033](#)

Lydia Ruano, S. Breed St., LA 90023, Neighborhood Watch Block Captain

Sam & Rose Cardiel, Yolanda & Ignacio Garza, and Juan & Maile Pulido, E. Inez St., LA 90023, Neighborhood Watch Block Captains

Ed Garcia, and Delia Zavala,

E. Terrace Hts. Ave., LA 90023, Neighborhood Watch Block Captains

Olivia Huerta, and Marielena Gomez,

S. Soto St., LA 90023, Neighborhood Watch Block Captains

Anna & Rose Luna, S. Boyle Ave., LA 90033, Neighborhood Watch Block Captains

Martha Ruiz, Martha C. Flores, Otilia Flores-Díaz, and Norma Sanchez,
S. Chicago St., LA 90033, Neighborhood Watch Block Captains

Norma Godinez, N. Chicago St., LA 90033, Neighborhood Watch Block Captain

Deanna Gonzales, N. St. Louis St., LA 90033, Neighborhood Watch Block Captain

Irma Campos, S. St. Louis St., LA 90033, Neighborhood Watch Block Captain

--



Anna Orellana

Pronouns: She, Her, Hers

Secretary

Los Angeles City Planning

200 N. Spring St., Room 525

Los Angeles, CA 90012

T: (213) 978-1271 | Planning4LA.org





Chi Dang <chi.dang@lacity.org>

Fwd: LA City Planning Commission RE: Letter of Support for the Tiao Redevelopment Project on E. Cesar E. Chavez Ave., LA Case No.: DIR-2021-8626-RDP-HCA

1 message

Anna Orellana <anna.orellana@lacity.org>
To: Bryant Wu <bryant.wu@lacity.org>
Cc: Chi Dang <chi.dang@lacity.org>, Planning CPC <cpc@lacity.org>

Fri, Jul 7, 2023 at 6:01 AM

Hello

Please see the email Vince received.

Thanks

----- Forwarded message -----

From: **Vince Bertoni** <vince.bertoni@lacity.org>
Date: Fri, Jul 7, 2023 at 5:55 AM
Subject: Fwd: LA City Planning Commission RE: Letter of Support for the Tiao Redevelopment Project on E. Cesar E. Chavez Ave., LA Case No.: DIR-2021-8626-RDP-HCA
To: Anna Orellana <anna.orellana@lacity.org>



Vincent P. Bertoni, AICP

Pronouns: He, His, Him

Director of Planning

Los Angeles City Planning

200 N. Spring St., Room 525-C

Los Angeles, CA 90012

T: (213) 978-1271

Planning4LA.org



----- Forwarded message -----

From: **Susana Betancourt** <susanabetancourt@yahoo.com>
Date: Thu, Jul 6, 2023 at 10:46 PM
Subject: LA City Planning Commission RE: Letter of Support for the Tiao Redevelopment Project on E. Cesar E. Chavez Ave., LA Case No.: DIR-2021-8626-RDP-HCA

To: <vince.bertoni@lacity.org>, <apceastla@lacity.org>, <cpc@lacity.org>
Cc: Will Tiao <will@tiaoproperties.com>

LA CITY PLANNING COMMISSION,
EAST LOS ANGELES PLANNING COMM.,
LA ZONING COMMISSION

[200 N. Spring Street, Room 532](#)
[Los Angeles, CA 90012](#)

RE: LA CITY PLANNING COMMISSION Case No.: **DIR-2021-8626-RDP-HCA**

Project: E. Cesar E. Chavez Ave. / N. Chicago St. Redevelopment,
Applicant: Will Tiao of Tiao Properties, and Aaron Belliston of Bitonni Architects.

Dear **Director of LA City Planning Commission, Mr. Vincent Bertoni**, ELA Planning Commission, LA Zoning Commission, et al.

I am writing, in support of the proposed **Tiao Redevelopment Project**, of a 50-unit, 5 story apartment development, including the 5 Affordable Income Units, and one level of commercial space, in addition to the subterranean parking, located at **E. Cesar E. Chavez Avenue, Los Angeles, CA 90033**.

Our La Parrilla Restaurant proudly celebrates its 45th anniversary of business, this August, of 2023, and in servicing the Boyle Heights Community, since 1978. We urge the city, to approve the proposed housing project, and commercial space, on E. Cesar E. Chavez Avenue, situated across the street, of our thriving restaurant business.

In having immigrated to Boyle Hts., since the 1960's, and in being part of the hard working class, in this community, we join in collaboration, with the local neighboring businesses, in supporting projects, like the Tiao Development, that allow our local businesses to flourish, in providing additional commercial space, while providing the much needed housing, in replacing the existing deteriorating structure, into a new multifamily apartment building.

In addition to providing the housing units, for our Boyle Heights residents, the development will further beautify the historic neighborhood, and provide economic improvement for our community. **We strongly urge the LA City, to approve this productive redevelopment project.**

Sincerely,
Sra. María del Carmen Salas,
La Parrilla Business Owner
[2126 E. Cesar E. Chavez Ave., LA 90033](#)

--



Anna Orellana
Pronouns: She, Her, Hers
Secretary

Los Angeles City Planning
[200 N. Spring St., Room 525](#)
[Los Angeles, CA 90012](#)

T: (213) 978-1271 | Planning4LA.org



From: Susana Betancourt <susanabetancourt@yahoo.com>
Subject: LA City Councilmember Kevin de León RE: Planning Commission Support Letter for the Tiao Redevelopment Project on E. Cesar E. Chavez Ave., LA 90033
Date: July 6, 2023 at 8:06:41 PM PDT
To: councilmember.kevindeleon@lacity.org, gerald.gubatan@lacity.org, nate.hayward@lacity.org, sarah.flaherty@lacity.org
Cc: Will Tiao <will@tiaoproperties.com>, Susana Lopez <susana.lopez@lacity.org>

Office of the LA City Councilmember Kevin de León
200 N. Spring Street, Room 425
Los Angeles, CA 90012

RE: LA CITY PLANNING COMMISSION
Case No.: DIR-2021-8626-RDP-HCA

Project: E. Cesar E. Chavez Ave. / N. Chicago St. Redevelopment

Developer: Will Tiao, of Tiao Properties, and Aaron Belliston of Bitonni Architects

Dear CD14 LA City Councilmember Kevin de León, Senior Planning Advisor Gerald Gubatan, CD14 Policy & Capital Projects Director Nate Hayward, et al.,

We are writing to you, in support of the proposed 50-unit, 5 story apartment redevelopment, including the 5 Affordable Income Units, and an additional first level of commercial space, located at E. Cesar E. Chavez Avenue, LA 90033. Moreover, in providing the residents, a desirable subterranean parking lot, as truly a necessity, in this highly congested commercial area.

I personally have been a resident of Boyle Heights, for 60 years, and a member of the Hollenbeck Park Advisory Board, while also serving as a Boyle Heights Neighborhood Watch Program Coordinator, encompassing a 20-block radius organization, of community volunteers, working in conjunction with the Hollenbeck LAPD. **Hence, we wholeheartedly support, for the City, and the LA City Planning Commission, to approve this Tiao Redevelopment and Housing Project.**

In having lived in Boyle Heights, most of my entire life, working as a LAUSD Secondary Science Teacher, and as an active community volunteer, working in collaboration of our neighbors, to build, and sustain a safer, cleaner, and a more inclusive community, we truly appreciate projects, like the one proposed, that will beautify the neighborhood, and enhance the quality of life, for our citizens, while providing the much needed housing.

In general, Los Angeles is facing a severe housing shortage, including market-rate housing, for middle income families. Therefore, in creating new housing in this neighborhood, and replacing the existing deteriorating structure, which is no longer meeting the LA City Building and Safety codes. The new multifamily apartment building, will assist to deter the crime, and in making the area safer, with housing opportunities, for multiple income levels. Furthermore, this project is in a great location, with bus stops, restaurants, and the historic Brooklyn/E. Cesar E. Chavez Ave. business corridor.

Consequently, in providing lucrative housing units, for our families, the development will further beautify the neighborhood, and provide economic improvement. Overall, this development is quite

promising, for Boyle Heights, and the LA region, as a whole. **We urge the LA City to approve this housing redevelopment project.**

Sincerely,

Susana Betancourt

BH Neighborhood Watch Program Coordinator, Hollenbeck Park Advisory Board Member

Sra. María del Carmen Salas, La Parrilla Business Neighborhood Watch Leader, Cesar E. Chavez Ave., LA 90033

Lydia Ruano,

S. Breed St., LA 90023, Neighborhood Watch Block Captain

Sam & Rose Cardiel, Yolanda & Ignacio Garza, and Juan & Maile Pulido, E. Inez St., LA 90023, Neighborhood Watch Block Captains

Ed Garcia, and Delia Zavala,

E. Terrace Hts. Ave., LA 90023, Neighborhood Watch Block Captains

Olivia Huerta, and Marielena Gomez,

S. Soto St., LA 90023, Neighborhood Watch Block Captains

Anna & Rose Luna,

S. Boyle Ave., LA 90033, Neighborhood Watch Block Captains

Martha Ruiz, Martha C. Flores, Otilia Flores-Díaz, and Norma Sanchez,

S. Chicago St., LA 90033, Neighborhood Watch Block Captains

Norma Godinez,

N. Chicago St., LA 90033, Neighborhood Watch Block Captain

Deanna Gonzales,

N. St. Louis St., LA 90033, Neighborhood Watch Block Captain

Irma Campos, S. St. Louis St., LA 90033, NWatch Block Captain

From: Susana Betancourt <susanabetancourt@yahoo.com>
Subject: LA City Planning Commission RE: Letter of Support for the Tiao Redevelopment Project on E. Cesar E. Chavez Ave., LA Case No.: DIR-2021-8626-RDP-HCA
Date: July 6, 2023 at 10:45:57 PM PDT
To: vince.bertoni@lacity.org, apceastla@lacity.org, cpc@lacity.org
Cc: Will Tiao <will@tiaoproperties.com>

LA CITY PLANNING COMMISSION,
EAST LOS ANGELES PLANNING COMM.,
LA ZONING COMMISSION

200 N. Spring Street, Room 532
Los Angeles, CA 90012

RE: LA CITY PLANNING COMMISSION Case No.: DIR-2021-8626-RDP-HCA

Project: E. Cesar E. Chavez Ave. / N. Chicago St. Redevelopment,
Applicant: Will Tiao of Tiao Properties, and Aaron Belliston of Bitonni Architects.

Dear **Director of LA City Planning Commission, Mr. Vincent Bertoni**, ELA Planning Commission, LA Zoning Commission, et al.

I am writing, in support of the proposed **Tiao Redevelopment Project**, of a 50-unit, 5 story apartment development, including the 5 Affordable Income Units, and one level of commercial space, in addition to the subterranean parking, located at **E. Cesar E. Chavez Avenue, Los Angeles, CA 90033**.

Our La Parrilla Restaurant proudly celebrates its 45th anniversary of business, this August, of 2023, and in servicing the Boyle Heights Community, since 1978. We urge the city, to approve the proposed housing project, and commercial space, on E. Cesar E. Chavez Avenue, situated across the street, of our thriving restaurant business.

In having immigrated to Boyle Hts., since the 1960's, and in being part of the hard working class, in this community, we join in collaboration, with the local neighboring businesses, in supporting projects, like the Tiao Development, that allow our local businesses to flourish, in providing additional commercial space, while providing the much needed housing, in replacing the existing deteriorating structure, into a new multifamily apartment building.

In addition to providing the housing units, for our Boyle Heights residents, the development will further beautify the historic neighborhood, and provide economic improvement for our community. **We strongly urge the LA City, to approve this productive redevelopment project.**

Sincerely,
Sra. María del Carmen Salas,
La Parrilla Business Owner
2126 E. Cesar E. Chavez Ave., LA 90033

CITY OF LOS ANGELES
CALIFORNIA

BOYLE HEIGHTS NEIGHBORHOOD COUNCIL
OFFICERS

JONATHAN ECHAVARRIA
PRESIDENT
HISTORIC PRESERVATION CHAIR

DR. NADINE DIAZ
VICE PRESIDENT
AREA 3 OFFICER

SHARON ALVAREZ
TREASURER
AREA 1 OFFICER

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SECRETARY

SHMUEL GONZALES
PLANNING AND LAND USE CHAIR
RULES & ELECTIONS CHAIR

LEEA DRISKELL-GARCIA
OUTREACH & SPECIAL EVENTS CHAIR

CARLOS MONTES
PUBLIC SAFETY CHAIR

BRENDA MARTINEZ
TRANSPORTATION & ENVIRONMENT CHAIR

ANEL GOMEZ
YOUTH REPRESENTATIVE



Boyle Heights
Neighborhood Council

2130 E. First Street, Suite 110
Los Angeles, CA 90033
BHHNC.NET

EMILY GRIJALVA
AREA 2 OFFICER

MELISSA CASTRO-ROWE
AREA 4 OFFICER

VETA GASHGAI
COMMUNITY SEAT

JESUS PEREZ
COMMUNITY SEAT

ANA ALVAREZ DONAYRE
COMMUNITY SEAT

YASMIN MATA
COMMUNITY SEAT

JANELLE VALENCIA
COMMUNITY SEAT

RAFAEL CHAGOYA
COMMUNITY SEAT

ROSALINDA SOLIS
COMMUNITY SEAT

MARIAJOSE OLIVA
COMMUNITY SEAT

ALEX FLORES
COMMUNITY INTEREST SEAT

This letter was approved by the BHNC on June 30, 2023, by a vote of: 10 YES 0 NO 0 ABSTAIN 1 INELIGIBLE

June 30, 2023

LA CITY PLANNING COMMISSION
EAST LOS ANGELES PLANNING COMMISSION
ZONING COMMISSION
Office of Zoning Administration
200 N. Spring Street, Room 763
Los Angeles, CA 90012

**RE: NEW 5 STORY 50 UNIT APARTMENT BUILDING OVER 1 STORY OF COMMERCIAL AND
SUBTERRANEAN PARKING IN TOC TIER 3 AND DEMOLITION OF EXISTING COMMERCIAL
BUILDING**

Applicant: Will Tiao; of Cesar Chavez 888, LLC
Representative: Aaron Belliston, BMR Enterprises
Case Number: DIR-2021-8626-RDP-HCA
CEQA Number: ENV-2021-8628-EAF
Redevelopment Planning Area: Adelante Eastside
Project Location: 2115, 2117, 2119, 2121, 2123 and 2125 E. Cesar E. Chavez
Avenue and 301, 301 ½, 305 and 309 N. Chicago Street

Legal Description: Lot 4 and 5, Block B of Bird Tract, Map Book 14, Page 75
Assessor Parcel Number: 5175-014-005

Dear Members of the LA City Planning and East Los Angeles Planning Commissions,

The Boyle Heights Neighborhood Council (BHNC) would like to submit this **letter of opposition** regarding the following LA City Planning Case Numbers: DIR-2021-8626-RDP-HCA and ENV-2021-8628-EAF.

On January 12, 2023 the plans for this development were presented by the developer's representative and heard by the Planning and Land Use Committee (PLUC), as well as opened up to public discussion, though we were unable to vote on the item at that time due to a loss of quorum. Therefore, at that time it was recommended by the PLUC chair that this item be transferred to the General Board of the Boyle Heights Neighborhood Council (BHNC) for further discussion, and for a final determination.

On June 30, 2023 these plans were presented by the developer's representative for second time in a Special Session of the General Board of the Boyle Heights Neighborhood Council (BHNC), and opened up to public discussion; and voted upon for a final determination in opposition to this project, and waving any further requests for hearings by our certified neighborhood council.

The BHNC represents a section of one of the oldest and most historic subdivisions is the City of Los Angeles. It was once originally named Apachianga by the indigenous people of this land. It was later named El Paredón Blanco when this land became part of the original Pueblo de Los Ángeles after its founding by the Spanish in 1781. Thereafter this community then became known as the neighborhood of Boyle Heights, when it was officially subdivided and renamed in the latter part of the 19th century, making this neighborhood the second-oldest subdivision of the modern City of Los Angeles.

Furthermore, our community is proud of the historic and architecturally significant nature of this section of Cesar E. Chavez Ave. in which this proposed development is being planned, in an area recognized as one of the last remaining representations of the core of the thoroughfare which is also designated as the Historic Brooklyn Avenue Corridor. This avenue has a deep-rooted and time-honored tradition of being representative of a proud history which stretches back to its start, originally named Macy Street. This street was then later renamed as Brooklyn Ave. in 1920, when this street in our community was further developed as a residential and commercial corridor, and it became well-known as a welcoming destination for working-class, immigrant families of diverse backgrounds; among them people of Eastern European Jewish, Japanese, Russian, Italian, German, Armenian, Yugoslavian, Mexican-American, and African-American descent, just to name a few. This area became well-known as a uniquely diverse melting-pot of the American experience during an age of Jim Crow segregation. Since those seminal years the architecture and character of this street has been reflective of that proud history. And since the 1990s this historic core of our community has become known as today's bustling Cesar E. Chavez Ave.; reflective of it today being a central home and place of business for proud American-Mexicans/Chicanos who honor a heritage of their own civil rights movement born in this neighborhood through the building of multi-ethnic alliances which remain to this day; therefore this street is still interchangeably referred to as Brooklyn Ave. by our residents and stakeholders who still honor the inspiring multicultural history of our community.

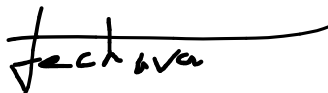
Much has changed over the years throughout the neighborhood of Boyle Heights, as many historically and culturally significant parts of our neighborhood have been demolished in this historic POC community due to historic redlining and economic divestment, and later by class- and race-oriented biases which pushed five freeways through our community, demolishing over 10,000 homes and businesses from the years of 1949 through 1964. Since then, many of our families have faced a multi-generational trauma of displacement and erasure of our cultural heritage in this community, the likes of which few other neighborhoods in this country have ever faced and endured before. A history which resonates with what other marginalized communities have endured throughout our country's history, but which is a particular stain on the history of Los Angeles.

However, the Historic Brooklyn Avenue Corridor / Cesar E. Chavez Ave. still endures as one of the last remaining sections of our neighborhood which displays our proud past, vibrant present, and hopeful future. And as a community we believe that the character of this beating-heart of our community be preserved and maintained as being representative of one of the best examples of the American multicultural experience.

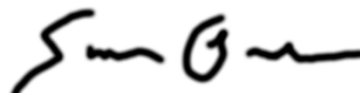
The Boyle Heights Neighborhood Council (BHNC) respectfully asks that the Los Angeles City Planning Commission, the Planning and Land Use Management (PLUM) Committee, and the Los Angeles City Council vote NO on the approval of this development and any future developments which displaces our residents and businesses, and which further jeopardize the historical integrity and the cultural significance of the Historic Brooklyn Ave. Corridor / Cesar E. Chavez Ave.

Sincerely,

BOYLE HEIGHTS NEIGHBORHOOD COUNCIL



JONATHAN ECHAVARRIA
President



SHMUEL GONZALES
Chair
Planning and Land Use Committee

CC:

Mayor Karen Bass
Councilmember Kevin de Leon -Los Angeles City Council District 14
Gerald Gubatan, Senior City Planning Director for CD-14
Vincent Bertoni, Director of Planning, City of Los Angeles
Planning and Land Use Management Committee, City of Los Angeles
Zoning Commission, City of Los Angeles

G – Environmental Studies and Supporting Documents

G1 – Soils Approval Letter

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

JAVIER NUNEZ
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
ELVIN W. MOON

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

SOILS REPORT APPROVAL LETTER

March 26, 2021

LOG # 116578
SOILS/GEOLOGY FILE - 2

Cesar Chavez 888, LLC
2658 Griffith Park Blvd. #418
Los Angeles, CA 90039

TRACT: BIRD TRACT (M R 14-74)
BLOCK: B
LOT(S): 4 & 5
LOCATION: 2115-2125 E. Cesar E. Chavez Ave & 301-309 N. Chicago St.

<u>CURRENT REFERENCE</u>	<u>REPORT</u>	<u>DATE OF</u>	<u>PREPARED BY</u>
<u>REPORT/LETTER(S)</u>	<u>No.</u>	<u>DOCUMENT</u>	
Soils Report	31-5719-00	03/02/2021	AGI Geotechnical, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provide recommendations for the proposed 7 to 8 story apartment over 1 to 2 levels of basement parking area. The earth materials at the subsurface exploration locations consist of up to 5 feet of uncertified fill underlain by native soils. The consultants recommend to support the proposed structure(s) on conventional foundations bearing on native undisturbed soils and/or properly placed fill.

As of January 1, 2020, the City of Los Angeles has adopted the new 2020 Los Angeles Building Code (LABC). The 2020 LABC requirements will apply to all projects where the permit application submittal date is after January 1, 2020.

The referenced report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis () refer to applicable sections of the 2020 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer; and, that the plans included the recommendations contained in their reports (7006.1).

2. All recommendations of the report that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
3. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
4. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
5. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
6. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department; and, obtained approval (7008.2).
7. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet whichever is greater (7011.3).
8. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
9. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
10. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
11. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring or constructed using ABC slot cuts. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
12. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. Shoring recommendations shall include the maximum allowable lateral deflection of shoring system to prevent damage to adjacent structures, properties and/or public ways. Report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)

13. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).
14. The soils engineer shall review and approve the shoring and/or underpinning plans prior to issuance of the permit (3307.3.2).
15. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
16. Unsurcharged temporary excavations over 5 feet exposing soil shall be trimmed back at a gradient not exceeding 1:1, as recommended.
17. Shoring shall be designed for the lateral earth pressures specified on page 9 of the report; all surcharge loads shall be included into the design.
18. Shoring shall be designed for a maximum lateral deflection of ½ inch where a structure is within a 1:1 plane projected up from the base of the excavation, and for a maximum lateral deflection of 1 inch provided there are no structures within a 1:1 plane projected up from the base of the excavation, as recommended.
19. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
20. Surcharged ABC slot-cut method may be used for temporary excavations with each slot-cut not exceeding 12 feet in height and not exceeding 8 feet in width, as recommended. The surcharge load shall not exceed the value given in the report. The soils engineer shall determine the clearance between the excavation and the existing foundation. The soils engineer shall verify in the field if the existing earth materials are stable in the slot-cut excavation. Each slot shall be inspected by the soils engineer and approved in writing prior to any worker access.
21. All foundations shall derive entire support from native undisturbed soils, properly placed fill, as recommended.
22. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.
23. The foundation/slab design shall satisfy all requirements of the Information Bulletin P/BC 2017-116 "Foundation Design for Expansive Soils" (1803.5.3).
24. The seismic design shall be based on a Site Class D, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 7 of the report (1803.5.12).

Note: Lateral earth pressure due to earthquake motions shall be in addition to static lateral earth pressures and other surcharge pressures. The height of a stacked retaining wall shall be considered as the summation of the heights of each wall.

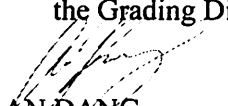
25. Basement walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure as specified on page 8 of the report (1610.1). All surcharge loads shall be included into the design.
26. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works (7013.10).
27. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.
28. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).
29. The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).
30. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
31. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; shoring; ABC slot cuts; protection fences; and, dust and traffic control will be scheduled (108.9.1).
32. Installation of shoring, underpinning, slot cutting and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
33. The installation and testing of tie-back anchors shall comply with the recommendations included in the report or the standard sheets titled "Requirement for Tie-back Earth Anchors", whichever is more restrictive. [Research Report #23835]
34. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal

Page 5

2115-2125 E. Cesar E. Chavez Ave & 301-309 N. Chicago St.

description as indicated in the grading permit and the permit number shall be included (7011.3).

35. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.



ALAN DANG

Structural Engineering Associate II

AD/ad

Log No. 116578

213-482-0480

cc: AGI Geotechnical, Inc., Project Consultant
LA District Office

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
Grading Division

District	Log No. <u>116578</u>
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APPLICATION FOR REVIEW OF TECHNICAL REPORTS

INSTRUCTIONS

- A. Address all communications to the Grading Division, LADBS, 201 N. Figueroa St., 3rd Fl., Los Angeles, CA 90012 Telephone No. (213)482-0480.
B. Submit two copies (three for subdivisions) of reports, one "pdf" copy of the report on a CD-Rom or flash drive, and one copy of application with items "1" through "10" completed.
C. Check should be made to the City of Los Angeles.

1. LEGAL DESCRIPTION Tract: <u>Bird Tract</u> Block: <u>B</u> Lots: <u>4 and 5</u>	2. PROJECT ADDRESS: <u>2115 - 2125 E. Cesar Chavez Ave. LA 90033</u>
3. OWNER: <u>Cesar Chavez 888, LLC</u> Address: <u>2658 Griffith Park Blvd. #418</u> City: <u>Los Angeles</u> Zip: <u>90039</u> Phone (Daytime): <u>323-363-1096</u>	4. APPLICANT <u>Carolyn Wilson - BMR Enterprises</u> Address: <u>5250 Lankershim Blvd. Ste 500</u> City: <u>North Hollywood</u> Zip: <u>91601</u> Phone (Daytime): <u>818-486-0981</u> E-mail address: <u>carolyn@bmrla.com</u>
5. Report(s) Prepared by: <u>AGI Geotechnical</u>	6. Report Date(s): <u>3/2/2021</u>

7. Status of project: Proposed Under Construction Storm Damage
8. Previous site reports? YES if yes, give date(s) of report(s) and name of company who prepared report(s).

9. Previous Department actions? YES if yes, provide dates and attach a copy to expedite processing.
Dates: _____
10. Applicant Signature: Carolyn Wilson Position: BMR Enterprises

(DEPARTMENT USE ONLY)

REVIEW REQUESTED	FEES	REVIEW REQUESTED	FEES
<input checked="" type="checkbox"/> Soils Engineering		No. of Lots	
<input type="checkbox"/> Geology		No. of Acres	
<input type="checkbox"/> Combined Soils Engr. & Geol.		<input type="checkbox"/> Division of Land	
<input type="checkbox"/> Supplemental		Other	
<input type="checkbox"/> Combined Supplemental		<input type="checkbox"/> Expedite	
<input type="checkbox"/> Import-Export Route		<input type="checkbox"/> Response to Correction	
Cubic Yards: _____		<input type="checkbox"/> Expedite ONLY	
		Sub-total	
		One-Stop Surcharge	
		TOTAL FEE	<u>452.86</u>

ACTION BY: _____
THE REPORT IS: NOT APPROVED
 APPROVED WITH CONDITIONS BELOW ATTACHED

For Geology	Date
For Soils	Date

Fee Due: 452.86
Fee Verified By: [Signature] Date: 3/12/21
Building and Safety (Cashier Use Only)
Metro 4th Floor 03/12/2021 4:18:35 PM
User ID: nmendoza
Receipt Ref Nbr: 2021071001-108
Transaction ID: 2021071001-108-1
GRADING REPORT \$363.00
SYSTEMS DEV SURCH \$21.78
GEN PLAN MAINT SURCH \$25.41
DEV SERV CENTER SURCH \$10.89
CITY PLAN SURCH \$21.78
MISC OTHER \$10.00
Amount Paid: \$452.86
PCIS Number: NA
Job Address: 2115-2125 E. CESAR CHAVEZ AVE.
Owners Name: CESAR CHAVEZ 888, LLC
Grading Section Los Number: NONE
Comments: APPLICANT: CAROLYN WILSON - BMR ENTERPRISES 818-486-0981

G – Environmental Studies and Supporting Documents

G2 – Soils Report

SOILS ENGINEERING INVESTIGATION
Proposed 7- to 8-Story Apartment Building
Over 1 to 2 Levels of Subterranean Parking
Bird Tract; Block: B; Lots: 4 & 5
2115 – 2125 E. Cesar E. Chavez Avenue and
301 – 309 N. Chicago Street
Los Angeles, California

March 2, 2021
Project No. 31-5719-00

Prepared for:

Cesar Chavez 888, LLC
Attn: Mr. Will Tiao
2658 Griffith Park Blvd. #418
Los Angeles, CA 90039



A. G. I. G E O T E C H N I C A L, I N C.

16555 Sherman Way, Suite A - Van Nuys, CA 91406 - Office: (818) 785-5244 - Facsimile: (818) 785-6251

March 2, 2021

Project No. 31-5719-00

Cesar Chavez 888, LLC
2658 Griffith Park Blvd. #418
Los Angeles, CA 90039

Attention: Mr. Will Tiao


Subject: **SOILS ENGINEERING INVESTIGATION**
Proposed 7- to 8-Story Apartment Building
Over 1 to 2 Levels of Subterranean Parking
APN: 5175-014-005
Bird Tract; Block: B; Lots: 4 & 5
2115 – 2125 E Cesar E Chavez Avenue and 301 – 309 N. Chicago Street
Los Angeles, California

Dear Mr. Tiao:

This report presents the results of the investigation and our opinions regarding the soils engineering factors affecting development of the subject site. This investigation was performed in February and March 2021, and consisted of field exploration, laboratory testing, engineering analyses of the field and laboratory data and the preparation of this report. *Determination of the presence or not of hazardous or toxic materials in the on-site soils is beyond the scope of this investigation.*

If you have any questions regarding this report, please contact this office.

Respectfully submitted,
A.G.I. GEOTECHNICAL, INC.


Bruce Smith, R.G.E. 2673
Senior Engineer

MBS:wb



Distribution: (4) Cesar Chavez 888, LLC

Enclosures: Location Map (Figure 1)
Plot Plan (Figure 2)
Site Plan (Figure 3)
Boring Logs
Laboratory Test Results
U.S. Seismic Design Maps
Slot Cut Stability Analysis
Active Earth Pressure Analyses
At-Rest Earth Pressure Analysis
Information Bulletin P/BC 2020-083
Information Bulletin P/BC 2017-141
Lateral Surcharge Diagrams
Shrinkage Calculation
Property Line Perimeter Drain Typical
Quadrangle Location Map
Groundwater Map

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INTRODUCTION

DESCRIPTION OF SITE

The subject site is located on the northern corner of E. Cesar E. Chavez Avenue and N. Chicago Street in the Boyle Heights area of the city of Los Angeles, California. The subject property is rectangular in shape, practically level, and presently occupied by a 2-story building and two 1-story buildings with an adjacent paved parking lot. The site is bound by developed properties. The location of the site is shown on the enclosed Location Map, Figure 1.

PROPOSED SITE DEVELOPMENT

The proposed development consists of a 7- to 8-story apartment building over one to two levels of subterranean parking. The lowermost level of subterranean parking is expected to be about 10 to 20 feet below existing grade. Structural loads are anticipated to be less than about 25 kips per linear foot for continuous footings and less than about 500 kips for column loads. The proposed development is shown on the enclosed Site Plan, Figure 3.

FIELD EXPLORATION

Subsurface conditions were explored by drilling two exploratory borings at the locations shown on the Plot Plan, Figure 2. The borings were drilled to a maximum depth of 42.5 feet below existing ground surface using a truck mounted 8-inch diameter hollow stem flight auger.

The drilling of borings was supervised by our field engineer who logged the materials brought up from borings. Undisturbed and bulk samples were collected at depths appropriate to the investigation. The undisturbed samples were sealed immediately in watertight containers for shipment to our laboratory. The soil sampler used in our investigation included a 2.50-inch I.D. drive barrel lined with 1-inch brass rings. The sampler used in the exploratory boring was driven to a depth of 12 inches with a 140-pound hammer falling from a height of 30 inches. The blow counts noted on the Boring Logs represent the accumulated number blows in six-inch increments that were required to drive the sampler.

SUBSURFACE CONDITIONS

Soil Profile

The existing soil profile, as depicted in the borings to the depth explored, consists of approximately 5 feet of man-made fill comprised of dark brown sandy clay to clayey sand in a moist and compact condition. The fill is underlain by alluvium comprised of dark brown to light brown and light gray lean clays and clayey sands in a moist and stiff to hard or medium dense to very dense condition. Bedrock was encountered in Boring B-2 at a depth of about 40 feet below the existing ground surface and is comprised of light brown siltstone in a slightly moist and hard condition. For a more detailed description of the soils encountered in the exploratory borings, please refer to the Boring Logs enclosed with this report.

Groundwater

No groundwater was encountered in the exploratory borings to the maximum depth explored, 42.5 feet below existing ground surface. According to the "Seismic Hazard Evaluation of the Los Angeles 7.5-Minute Quadrangle, Los Angeles County, California" dated 1998 by the Department of Conservation - Division of Mines and Geology, historically highest groundwater level has been about 45 feet below the ground surface. The groundwater level may fluctuate because of seasonal changes, injection or extraction of water, variations in temperature and other causes.

LIQUEFACTION POTENTIAL (CYCLIC MOBILITY)

Since the site is **not** located within a State of California Liquefaction Seismic Hazard Zone, a liquefaction analysis was not performed.

ON-SITE INFILTRATION FACILITIES

The soil profile, as depicted in the borings to the depth explored, consists of lean clays, clayey sands, and siltstone in a slightly moist to moist and stiff to hard or medium dense to very dense condition. These soils generally have low permeability and they carry the potential for creating perched water conditions. Based on the soils present at the site to the depths explored, it is our opinion that the percolation characteristics of these soils would **not** be suitable for use of a properly functioning infiltration-type of SUSMP system on the subject property.



SEISMICITY AND SEISMIC DESIGN CRITERIA

Future structures should be designed by the structural engineer in accordance with the applicable Seismic Building Code. Based on our investigation, the subject site is classified as **Site Class D** in accordance with the 2020 City of Los Angeles Building Code (2020 LABC) and the 2019 California Building Code (2019 CBC) that refer to ASCE 7-16.

Per Section 11.4.8 of ASCE 7-16, structures shall be designed for the Seismic Response Coefficient C_s determined by Eq. (12.8-2) for values of $T \leq 1.5 T_s$, as 1.5 times the value computed in accordance with Eq. (12.8-3) for $T_L \geq T > 1.5 T_s$, or as 1.5 times the value computed in accordance with Eq. 37.5 (12.8-4) for $T > T_L$ where:

- T = the Fundamental Period of the Building
- $T_s = S_{D1}/S_{DS}$
- T_L = Long-Period Transition Period

The Design Spectral Response Acceleration Parameters presented on the following table generated by the **U.S. Seismic Design Maps** website (<https://seismicmaps.org/>), may be utilized for seismic design:

2020 LABC / 2019 CBC Seismic Design Parameters (Site Class D)

Site Location (Latitude, Longitude): (34.0482 -118.2106)				
Spectral Period, T (Seconds)	MCE _R Ground Motion (g)	Site-Modified Spectral Acceleration (g)		Seismic Design Acceleration (g)
0.2	$S_s = 1.953$	$F_a = 1.0$	$S_{MS} = 2.343$	$S_{DS} = 1.562$
1.0	$S_1 = 0.698$	$F_v = 1.7$	$S_{M1} = 1.187$	$S_{D1} = 0.791$
Site Modified Peak Ground Acceleration $PGA_M = 0.923$ g				
Long-Period Transition Period $T_L = 8$ Seconds				
Seismic Design Category = D				

If the Seismic Response Coefficient C_s recommended above is **not** applicable for structural design, our office can perform a Site-Specific Ground Motion Hazard Analysis upon the project structural engineer's request.



Present building codes and construction practices, and the recommendations presented in this report, are intended to minimize structural damage to buildings and prevent loss of life as a result of a moderate or a major earthquake; they are not intended to totally prevent damage to structures, graded slopes and natural hillsides. While it may be possible to design structures and graded slopes to withstand strong ground motion, the construction costs associated with such designs are usually prohibitive, and the design restrictions may be severely limiting. Earthquake insurance is often the only economically feasible form of protection for your property against major earthquake damage. Damage to sidewalks, steps, decks, patios and similar exterior improvements can be expected as these are not typically controlled by the Building Code.

LABORATORY TESTING

CLASSIFICATION

Soils were classified visually according to the Unified Soil Classification System. Unit weight and moisture determinations were performed for each undisturbed sample. Results of density and moisture determinations, together with classifications, are shown on the enclosed Boring Logs.

DIRECT SHEAR TESTS (ASTM:D-3080)

In order to determine the shear strength of the soils, direct shear tests were performed on remolded and undisturbed samples of the on-site soils. The remolded sample was tested at 90% of the maximum dry density. To simulate possible adverse field conditions, the samples were saturated prior to shearing. Graphic summaries of the test results, including moisture content at the time of shearing, are included in this report.

GRAIN SIZE DISTRIBUTION (ASTM:D-422-63(2002))

To aid in classification, a sieve analysis, Atterberg limits tests, and a hydrometer test were performed on typical samples of the on-site soils. The results of the tests are shown on the enclosed Grain Size Distribution Chart. Fine percentages along with Atterberg limits are shown on the enclosed Boring Logs.

MAXIMUM DENSITY/OPTIMUM MOISTURE (ASTM:D-1557)

The maximum density/optimum moisture content relationship was determined for a typical sample of the upper soils. The test was conducted in accordance with the ASTM:D-1557 standard. A graphic summary of the test result is included in this report.



EXPANSION TESTS (ASTM:D-4829)

Expansion tests were performed on representative samples of the on-site soils in accordance with ASTM:D-4829 to evaluate their volume change with increasing moisture conditions. The results are as follows:

Location	Depth (ft.)	Expansion Index	Potential Expansion
B-1	0-5	47	Low
B-1	10	40	Low
B-1	20	45	Low

CONCLUSIONS AND RECOMMENDATIONS

GENERAL

The property is suitable for the proposed construction from a geotechnical engineering standpoint. The construction plans should consider the appropriate soils engineering features of the site. Approximately 5 feet of man-made fill was encountered in the borings. The underlying natural soils are stiff to hard or medium dense to very dense. No groundwater was encountered to the maximum depth explored, 42.5 feet below existing surface. The on-site soils have a low potential expansion.

SITE PREPARATION

Debris from demolition, vegetation and underground utility lines to be abandoned should be removed from the site. It is anticipated that the existing fill and soils disturbed by demolition of the existing residence and garage will be removed during excavation for the subterranean parking. For any portion of the building that will be on-grade, after site clearance, all of the existing fill should be removed and placed back as compacted fill. After removal, the exposed surface should be scarified to a depth of eight inches, brought to about 3% above optimum moisture content and compacted to at least 90% of the maximum dry density as determined by ASTM:D-1557. A shrinkage value of about 5% to 10% is estimated for the on-site soils when placed as compacted fill.

All excavations resulting from removal of existing obstructions (e.g. old foundations) should be backfilled with soil compacted to at least 90% of the maximum dry density as determined by ASTM:D-1557. If any cesspools or seepage pits are encountered during grading, they should

be backfilled with vibrated gravel or slurry mix to five feet below finish grade. The upper five feet should be backfilled with soil compacted by mechanical means.

FILL PLACEMENT

Fill soils should be cleared of deleterious debris, placed in 6- to 8-inch lifts, brought to about 3% above optimum moisture content, and compacted to at least 90% of the maximum dry density as determined by ASTM:D-1557. **The placement of the fill should be performed under our observation and testing.**

FOUNDATION DESIGN

Type of Foundation

The proposed building may be supported on conventional shallow spread (isolated) and continuous footings. Exterior and interior footings should be founded on compacted fill or the undisturbed natural soils with a minimum embedment of 24 inches below lowest adjacent grade. Minimum reinforcement in continuous footings should consist of four No. 4 bars: two placed about four inches from the top and two placed about four inches from the bottom.

Soil Bearing Pressures

Footings founded on compacted fill or the undisturbed natural soils may be designed for a maximum soil bearing pressure of 3,000lb/ft² for footings at least 24 inches wide. The recommended soil bearing pressure may be increased by 400lb/ft² per each additional foot of embedment over 24 inches and by 200lb/ft² per each additional foot in width over 24 inches up to 4,500lb/ft². In addition, the recommended soil bearing pressures may be increased by one-third when designing for wind and seismic forces.

Expected Settlements

If footings are supported on compacted fill or the undisturbed natural soils and are sized for the recommended bearing pressures, differential settlements are not expected to exceed ¼ inch in a 30-foot span. Total settlements are anticipated to be less than ½ inch.

FLOOR SLABS-ON-GRADE

Concrete floor slabs-on-grade thickness and reinforcement should reflect the anticipated use of the slabs and should be designed by the structural engineer. They should be a minimum of four inches thick with minimum reinforcement consisting of No.4 deformed bars spaced a maximum of 16 inches each way. Concrete slabs-on-grade should be underlain by four inches of ½ inch or larger clean aggregate base. In areas where floor coverings or equipment that are sensitive to moisture are contemplated, a 10-mil Visqueen moisture barrier should be placed on the base in direct contact with the concrete slab. Cracking of reinforced concrete is a relatively common occurrence. Some cracking of reinforced concrete, including slabs, can be anticipated. Irregularities in new slabs are also common. If cracking of slabs cannot be tolerated, heavily reinforced structural slabs are an option.

The recommendations presented above are intended to reduce the potential for random cracking to which concrete flatwork is often prone. Judicious spacing of crack control joints has proven effective in further reducing random cracking. A structural engineer may recommend the desirable spacing. Usually, the crack control joints are placed 12 to 15 feet apart in each direction. Factors influencing cracking of concrete flatwork, (other than expansion, settlement and creep of soils), and which should be avoided, include: poor-quality concrete, excessive time passing between the mixing and placement of the concrete (the concrete should be rejected if this time interval exceeds two hours), temperature and wind conditions at the time of placement of the concrete, curing of the concrete and workmanship. The concrete should be maintained in a moist condition (curing) for at least the first seven days after concrete placement. During hot weather, proper attention should be given to the ingredients, production methods, handling, placement, protection and curing to prevent excessive concrete temperature or water evaporation. In hot weather and windy conditions, water evaporates more rapidly from the surface of the concrete flatwork. This requires more frequent moistening of the concrete during the curing period or the use of a protective chemical film to prevent evaporation.

LATERAL RESISTANCE

An allowable lateral bearing of 250lb/ft² per foot of depth may be assumed up to a maximum of 3,500lb/ft². A coefficient of friction between soil and concrete of 0.3 may be used.

LATERAL LOADS

Walls should have adequate drainage to prevent the build-up of hydrostatic pressure. An active equivalent fluid pressure (EFP) of 39lb/ft³ for cantilevered walls was determined using a sliding wedge stability analysis. This is less than typical design values for expansive soils. We recommend that cantilevered walls be designed to resist an EFP of 45lb/ft³. Restrained walls

should be designed for an at-rest earth pressure of 70lb/ft^3 EFP, or a trapezoidal distribution of 44Hlb/ft^2 on a 0.2H, 0.6H 0.2H distribution, as determined using the Jaky formula. Calculations are included in this report.

The seismic backfill pressure coefficient for retaining wall design is determined as one-third of PGA_M . A PGA_M of 1.007g was obtained from the U.S. Seismic Design Maps web site. One-third of this value yields an acceleration of 0.336g. For a typical wet unit weight of 134lb/ft^3 , the recommended design seismic pressure is $0.336 \times 126 = 42\text{lb/ft}^3$ EFP. Walls should have adequate drainage to prevent build-up of hydrostatic pressure. It is unnecessary to include seismic backfill pressures in the design of restrained walls or shoring.

In addition to the earth pressure, the walls should be designed to resist surcharge loads from traffic and adjacent structures. Lateral pressures from uniform surcharge loads may be determined using the enclosed LADBS Information Bulletin P/BC 2017-141. Lateral pressures from line or point loads (foundations, construction traffic, etc.) may be determined using the enclosed LADBS Information Bulletin P/BC 2020-083. Chart solutions for typical surcharge load conditions are also included. The curves can be equated to rectangles that produce an approximately equal resultant load. Lateral surcharge loads for other values of the adjacent vertical surcharge loads can be prorated from the surcharge diagrams.

BACKFILL

All backfill of walls, footings or trenches should be compacted to 90% of the maximum dry density as determined by ASTM:D-1557 **and should be tested by the soils engineer.**

DRAINAGE

Adequate drainage at the site is essential and it should be provided. Rain gutters should be connected to an appropriate drainage system and carried away from the building and into the street. Yard drainage should be kept adequate to prevent ponding of water and saturation of the soils. Water should be directed to the street in an approved manner. Future performance of the building and other structures will be significantly influenced by the site drainage conditions.

PLANTERS

Planters and lawns adjacent to the building should be avoided. If planters are planned adjacent to the building, they should have the bottom and walls waterproofed and a drain installed to carry irrigation water away from the footing areas.



CONSTRUCTION CUTS

Construction cuts up to five feet in height may be excavated vertically for their entire length and height. For deeper cuts, we recommend that the backslope above the vertical be laid back to a 1H:1V gradient provided the cuts do not remove lateral support from adjacent buildings or property lines. Removal of lateral support occurs if the cut extends below a 1H:1V line projected downward from the nearest edge of the adjacent property line or building. If lateral support is removed, the construction cuts will need to be excavated using the 'A, B, C' slot-cutting method or they should be shored.

If the slot-cutting method is used, the cut should be opened at a gradient of 1H:1V first, then each slot should be opened, the wall constructed and backfilled before the subsequent slot is opened. The slots should not exceed 8 feet in width or 12 feet in height.

An active EFP of 31lb/ft³ for temporary shoring was determined using a sliding wedge stability analysis. This pressure includes a 300lb/ft² surcharge load adjacent to the excavation. For deeper excavations with restrained shoring, the triangular EFP may be converted to a trapezoidal distribution for the restrained condition by dividing by 1.6. For the design of braced or tied-back shoring, we recommend a trapezoidal distribution of 20Hlb/ft² on a 0.2H, 0.6H 0.2H distribution.

Tie-back anchors can be designed for an allowable bond stress of 2,500lb/ft² for pressure-grouted anchors. The anchors should extend at least 15 feet beyond the active failure plane that may be taken as 35° from vertical. Lateral earth pressure on the lagging may be taken as a pressure of zero at the piles up to 400lb/ft² at midspan.

Footing foundations for the shoring bracing (rakers) may be designed for a maximum soil bearing pressure of 2,500lb/ft². If piles are used for shoring, a passive resistance of 600lb/ft² per foot of depth up to a maximum of 9,000lb/ft², may be used in design. Axial loads on the piles can be resisted using an allowable skin friction of 600lb/ft². The piles may be assumed to be fixed at a point located three feet below the bottom of the excavation. Where lateral support of adjacent structures is removed, we recommend that the allowable shoring deflection be no more than 0.5 inch. A maximum deflection of 1.0 inch should be acceptable elsewhere.

Lateral surcharge loads due to vertical loads adjacent to the excavation may be determined using LADBS Information Bulletins P/BC 2017-141 and 2020-083 or the surcharge diagrams as recommended previously. The minimum traffic surcharge loads should not be less than uniform lateral pressures of 60lb/ft² for cantilevered shoring or 90lb/ft² for braced shoring.

If unshored construction cuts are to remain open for more than two weeks or if rain is expected while they are open, the construction cuts should be covered by a plastic membrane kept in place by holding blocks or driven re-bar at the top and bottom of the membrane. No equipment or personnel should stand closer than ten feet from the top of the temporary cut. All construction cuts should comply with the State of California Construction Safety Orders (CAL/OSHA).

WORKMAN SAFETY-EXCAVATIONS

It is essential for the contractor to provide adequate shoring and safety equipment as required by the State or Federal OSHA regulations. All regulations of the State or Federal OSHA should be followed before allowing workmen in a trench or other excavation. If excavations are to be made during the rainy season, particular care should be given to ensure that berms or other devices will prevent surface water from flowing over the top of the excavation or ponding at the top of the excavations.

OBSERVATION

Removal bottoms should be examined and approved by the City inspector and us before any fill is placed. We should examine footing excavations prior to forming or placement of reinforcement steel to confirm that the soil conditions meet the requirements set by this report. Footing excavations should be kept moist and concrete should be placed as soon as possible after excavations are completed, examined and approved by us and the City inspector.

REVIEW

The geotechnical consultants shall review and sign the plans and specifications.

REGULATORY AGENCY REVIEW AND ADDITIONAL CONSULTING

All geotechnical and/or engineering geologic aspects of the proposed development are subject to review and approval by the government reviewing agency. The government reviewing agency may approve or deny any portion of the proposed development which may require additional geotechnical services by this office. Additional geotechnical services may include review responses, supplemental letters, plan reviews, construction/site observations, meetings, etc. The fees for generating additional reports, letters, exploration, analyses, etc. will be billed on a time and material basis.



COMMENTS

The conclusions and recommendations presented in this report are based on research, site observations and limited subsurface information. The conclusions and recommendations presented are based on the supposition that subsurface conditions do not vary significantly from those indicated. Although no significant variations in subsurface conditions are anticipated, the possibility of significant variations cannot be ruled out. If such conditions are encountered, this consultant should be contacted immediately to consider the need for modification of this project.

This report was prepared for the exclusive use of Cesar Chavez 888, LLC and their design consultants for the specific project outlined herein. This report may not be suitable for use by other parties or other uses. This report is subject to review by regulatory agencies and these agencies may require their approval before the project can proceed. No guarantee that the regulatory public agency or agencies will approve the project is intended, expressed or implied.

One of the purposes of this report is to provide the client with advice regarding geotechnical conditions at the site. It is important to recognize that other consultants could arrive at different conclusions and recommendations. No warranties of future site performance are intended, expressed or implied.



E. Cesar E. Chavez Ave. & N. Chicago St., Los Angeles, CA 90033

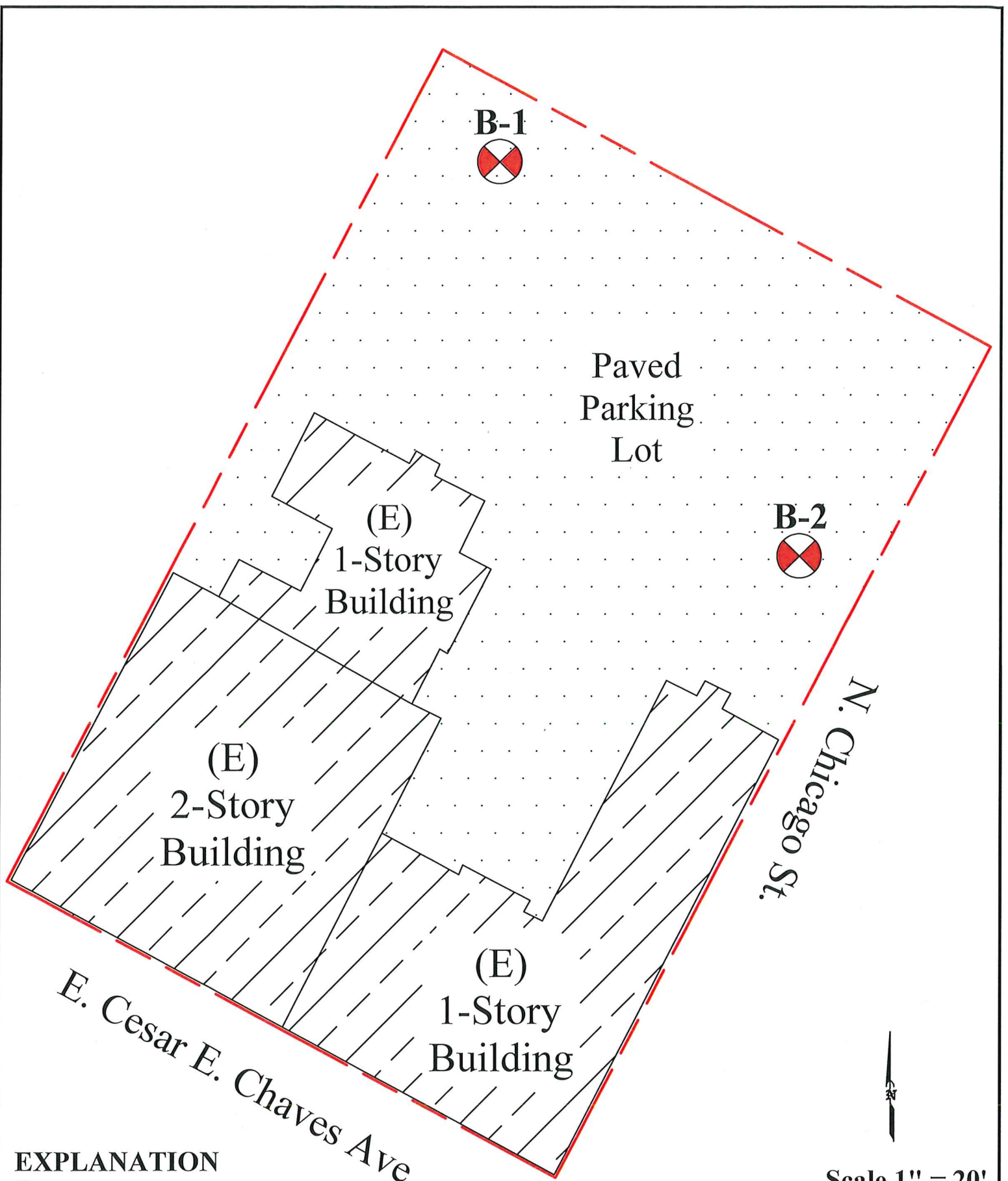
Los Angeles

LOCATION MAP

E. Cesar E. Chavez Ave. & N. Chicago St., Los Angeles

FIGURE 1


PROJECT NO.	31-5719-00
DATE	01-20-21
PREPARED BY	WFB
APPROVED BY	MBS



EXPLANATION

B-1 Approximate Location of Exploratory Boring

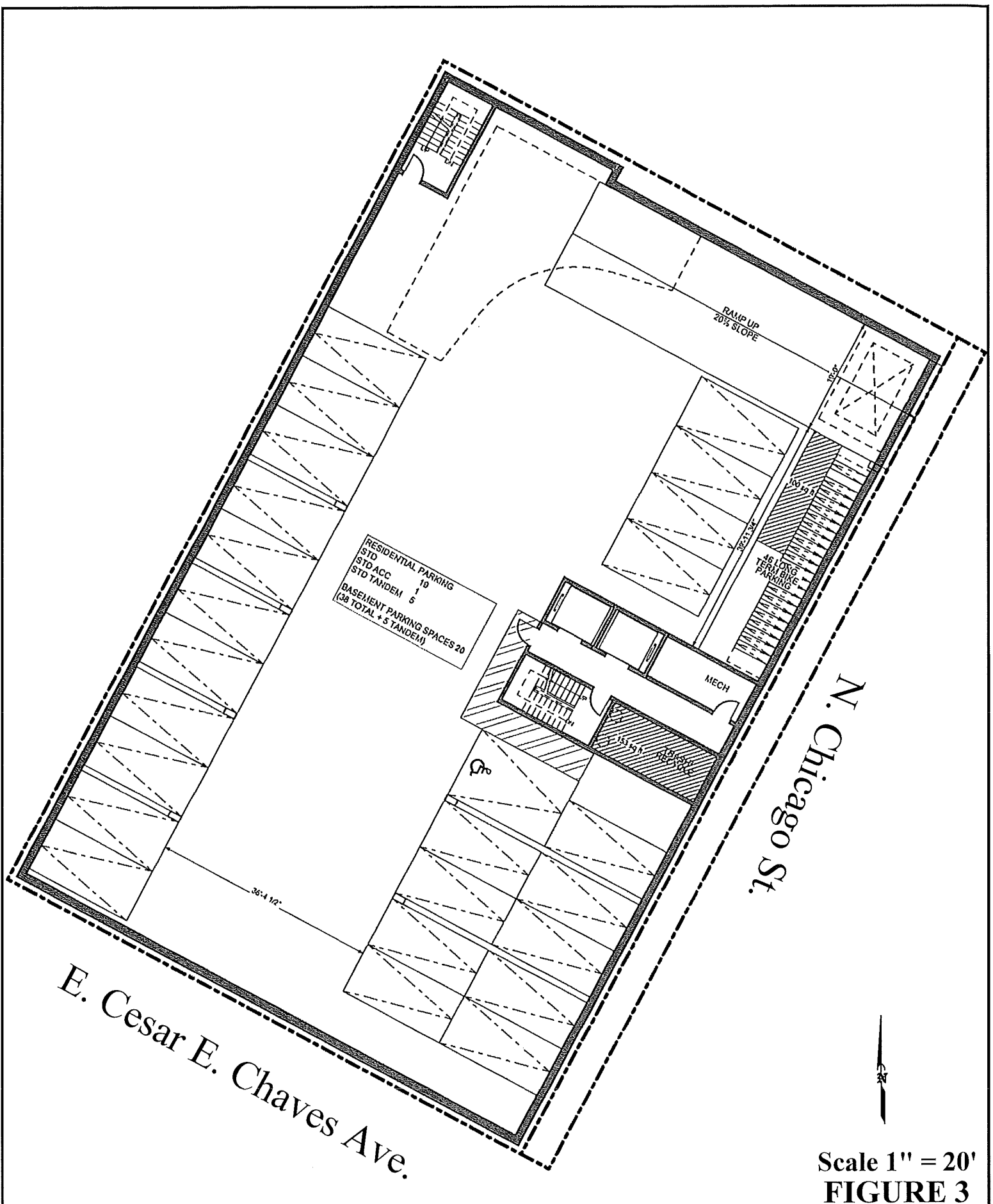
Scale 1" = 20'
FIGURE 2



A.G.I. GEOTECHNICAL, INC.
Engineering Geology • Geotechnical Engineering
16555 Sherman Way, Ste. A • Van Nuys, CA 91406
(818) 785-5244 • Fax (818) 785-6251

PLOT PLAN
E. Cesar E. Chavez Ave. & N. Chicago St.,
Los Angeles

PROJECT NO.	31-5719-00
DATE	02-2021
PREPARED BY	WFB
APPROVED BY	MBS



Scale 1" = 20'
FIGURE 3


AGI
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 16555 Sherman Way, Ste. A • Van Nuys, CA 91406
 (818) 785-5244 • Fax (818) 785-6251


SITE PLAN
 E. Cesar E. Chavez Ave. & N. Chicago St.,
 Los Angeles


PROJECT NO.	31-5719-00
DATE	02-2021
PREPARED BY	WFB
APPROVED BY	MBS

BORING LOGS

LEGEND

 Ring Sample, or Bulk Sample

 Standard Penetration Test (SPT)

 Ground Water Level

SOIL SIZE	
COMPONENT	SIZE RANGE
Boulders	Above 12"
Cobbles	3"-12"
Gravel	#4 - 3"
coarse	3/4" - 3"
fine	#4 - 3/4"
Sand	#200-#4
coarse	#10-#4
medium	#40-#10
fine	#200-#40
Fines (Silt or Clays)	Below #200

PLASTICITY OF FINE GRAINED SOILS	
PLASTICITY INDEX	VOLUME CHANGE POTENTIAL
0-15	Probably Low
15-30	Probably Moderate
30 or more	Probably High

WATER CONTENT	
Dry: No feel of moisture	
Damp: Much less than normal moisture	
Moist: Normal moisture	
Wet: Much greater than normal moisture	
Saturated: At or near saturation	

RELATIVE DENSITY	
SANDS & GRAVELS	BLOWS PER FOOT
Very loose	0-4
Loose	4-10
Medium dense	10-30
Dense	30-50
Very dense	Over 50

CONSISTENCY	
CLAYS & SILTS	BLOWS PER FOOT
Very soft	0-2
Soft	2-4
Firm	4-8
Stiff	8-15
Very stiff	15-30
Hard	Over 30

	GROUP SYMBOLS	DESCRIPTIONS	DIVISIONS	
COARSE-GRAINED SOILS (Less than 50% Fines)	GW	Well-graded gravels or gravel-sand mixtures, less than 5% fines	GRAVELS More than half of coarse fraction is larger than No. 4 sieve size	
	GP	Poorly-graded gravels or gravel-sand mixtures, less than 5% fines		
	GM	Silty gravels, gravel-sand silt mixtures, more than 12% fines		
	GC	Clayey gravels, gravel-sand-clay mixtures, more than 12% fines		
	FINE-GRAINED SOILS (More than 50% Fines)	SW	Well-graded sands or gravelly sands, less than 5% fines	SANDS More than half of coarse fraction is smaller than No. 4 sieve size
		SP	Poorly-graded sands or gravelly sands, less than 5% fines	
		SM	Silty sands, sand-silt mixtures, more than 12% fines	
		SC	Clayey sands, sand-clay mixtures, more than 12% fines	
FINE-GRAINED SOILS (More than 50% Fines)	ML	Inorganic silt, very fine sands, rock flour, silty or clayey fine sands	SILTS AND CLAYS Liquid limit less than 50	
	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays		
	OL	Organic silts or organic silt-clays of low plasticity		
	FINE-GRAINED SOILS (More than 50% Fines)	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts	SILTS AND CLAYS Liquid limit less than 50
		CH	Inorganic clays of high plasticity, fat clays	
		OH	Organic clays of medium to high plasticity	
	PT	Peat, mulch, and other highly organic soils	HIGHLY ORGANIC SOILS	



A.G.I. GEOTECHNICAL, INC.

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A.G.I. Geotechnical, Inc. 16555 Sherman Way, Unit A Van Nuys, California 91406 Telephone: (818) 785-5244 Fax: (818) 785-6251

CLIENT: Cesar Chavez 888, LLC PROJECT NAME: Proposed 7- to 8-Story Apartment Building Over 1-2 Levels of Subterranean Parking

PROJECT NUMBER: 31-5719-00 PROJECT LOCATION: E. Cesar E. Chavez Ave. & N. Chicago St., Los Angeles

DATE STARTED: 02/05/2021 COMPLETED: 02/05/2021 GROUND ELEVATION: N/A BORING DIAMETER: 8"

EXCAVATION METHOD: 8" Hollow Stem Auger GROUND WATER LEVELS: Not Encountered

DRILLING CONTRACTOR: One Way Drilling SAMPLING METHOD: Autohammer, 140 lb., 30" Drop

LOGGED BY: CWL CHECKED BY: MBS

DEPTH (ft)	DRIVE SAMPLE	BLOW COUNT (N VALUE)	BULK SAMPLE	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	Wet UNIT WT. (pcf)	SAT. MOISTURE CONTENT (%)	ATTERBERG LIMITS			MATERIAL DESCRIPTION	<200	D 50	Classification
								LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX				
0														
5	X	6/11/10	X	17.3	112	132	19.1	34	17	17	Fill Dark brown Sandy Lean CLAY mottled with Clayey SAND (Moist, compact) @0-5'; EI = 47, Low	58		CL
5	X	4/3/7		15.3	111	128	19.8				Alluvium Brown Clayey SAND (Moist, medium dense)			SC
10	X	14/24/30		13.9	120	137	15.6	26	14	12	Dark brown to brown Sandy Lean CLAY to Clayey SAND (Moist, very stiff to hard or very dense) @10'; EI = 40, Low @20'; EI = 45, Low	54		CL/ SC
15	X	24/39/60		15.3	120	138	15.8							
20	X	11/13/17		18.6	112	132	19.6	29	18	11		50		
25	X	40/50		NR										
30	X	14/26/34		27.9	96	123	28.6				Light gray Sandy Lean CLAY (Moist, hard)			CL



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CLIENT: Cesar Chavez 888, LLC PROJECT NAME: Proposed 7- to 8-Story Apartment Building Over 1-2 Levels of Subterranean Parking

PROJECT NUMBER: 31-5719-00 PROJECT LOCATION: E. Cesar E. Chavez Ave. & N. Chicago St., Los Angeles

DATE STARTED: 02/05/2021 COMPLETED: _____ GROUND ELEVATION: N/A BORING DIAMETER: 8"

EXCAVATION METHOD: 8" Hollow Stem Auger GROUND WATER LEVELS: Not Encountered

DRILLING CONTRACTOR: One Way Drilling SAMPLING METHOD: Autohammer, 140 lb., 30" Drop

LOGGED BY: CWL CHECKED BY: MBS

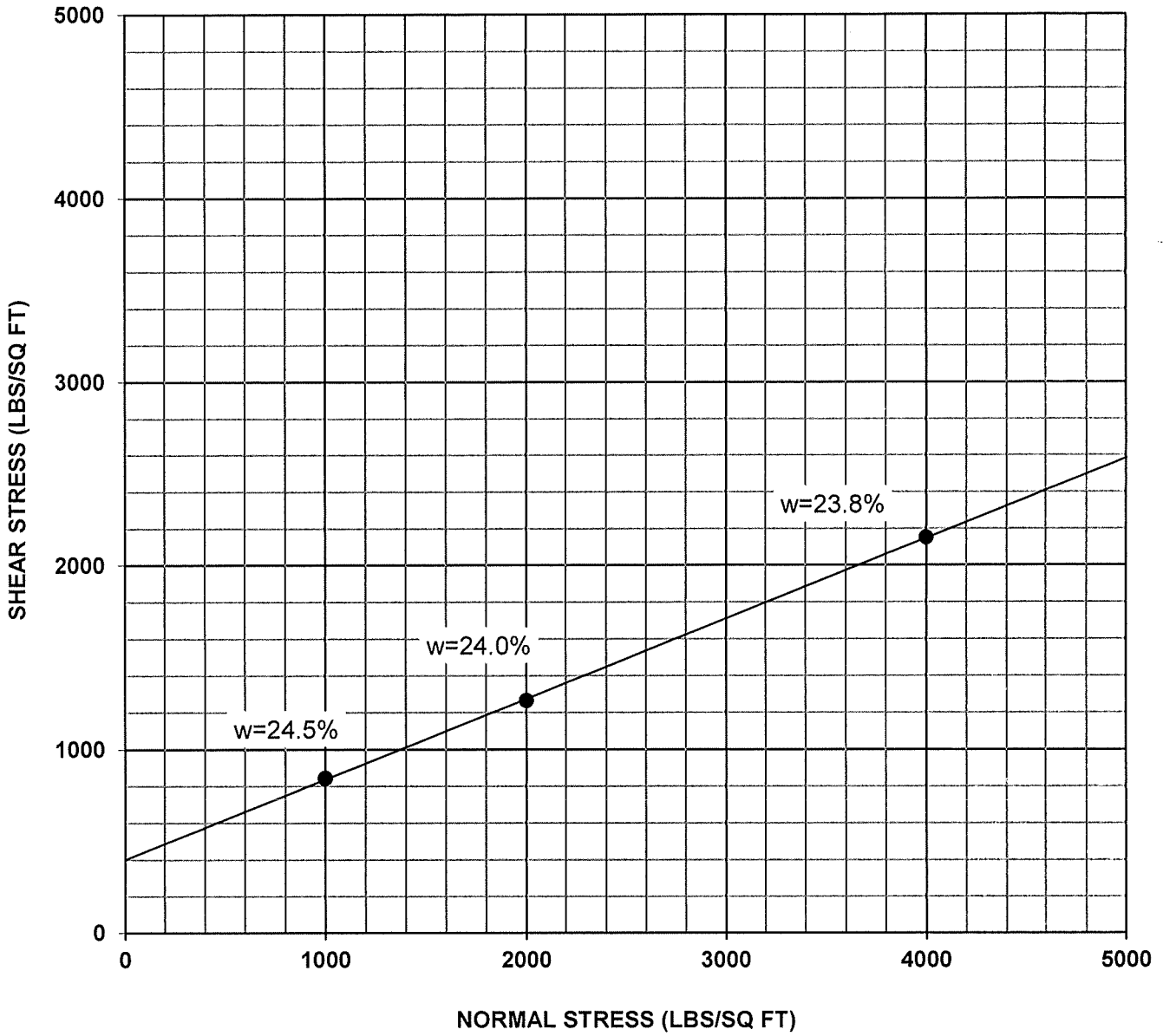
DEPTH (ft)	DRIVE SAMPLE	BLOW COUNT (N VALUE)	BULK SAMPLE	MOISTURE CONTENT (%)	DRY UNIT WT. (pcf)	Wet UNIT WT. (pcf)	SAT. MOISTURE CONTENT (%)	ATTERBERG LIMITS			MATERIAL DESCRIPTION	<200	D 50	Classification
								LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX				
0														
3	X	3/5/7		16.3	110	128	20.4							CL
5	X	10/16/22		15.8	118	137	16.3							SC
10	X	11/18/30		10.9	111	123	19.7							SC
15	X	35/50/37		9.8	107	118	21.8							SC
20	X	29/50/67		6.3	101	107	25.4							SC
25	X	28/50/37		17.8	105	123	23.3							SC
30	X	21/25/42		32.3	91	120	32.6							CL

LABORATORY TEST RESULTS



A.G.I. GEOTECHNICAL, INC.

**DIRECT SHEAR TEST
 REMOLDED SATURATED SAMPLE @ 90% MAXIMUM DRY DENSITY**



PROJECT NO. 31-5719-00

BORING NO. B-1

DEPTH (FT) 0-5

REPRESENTATIVE FOR Alluvium
 SOIL TYPE AND DESCRIPTION Sandy Lean CLAY (CL); EI = 47, Low

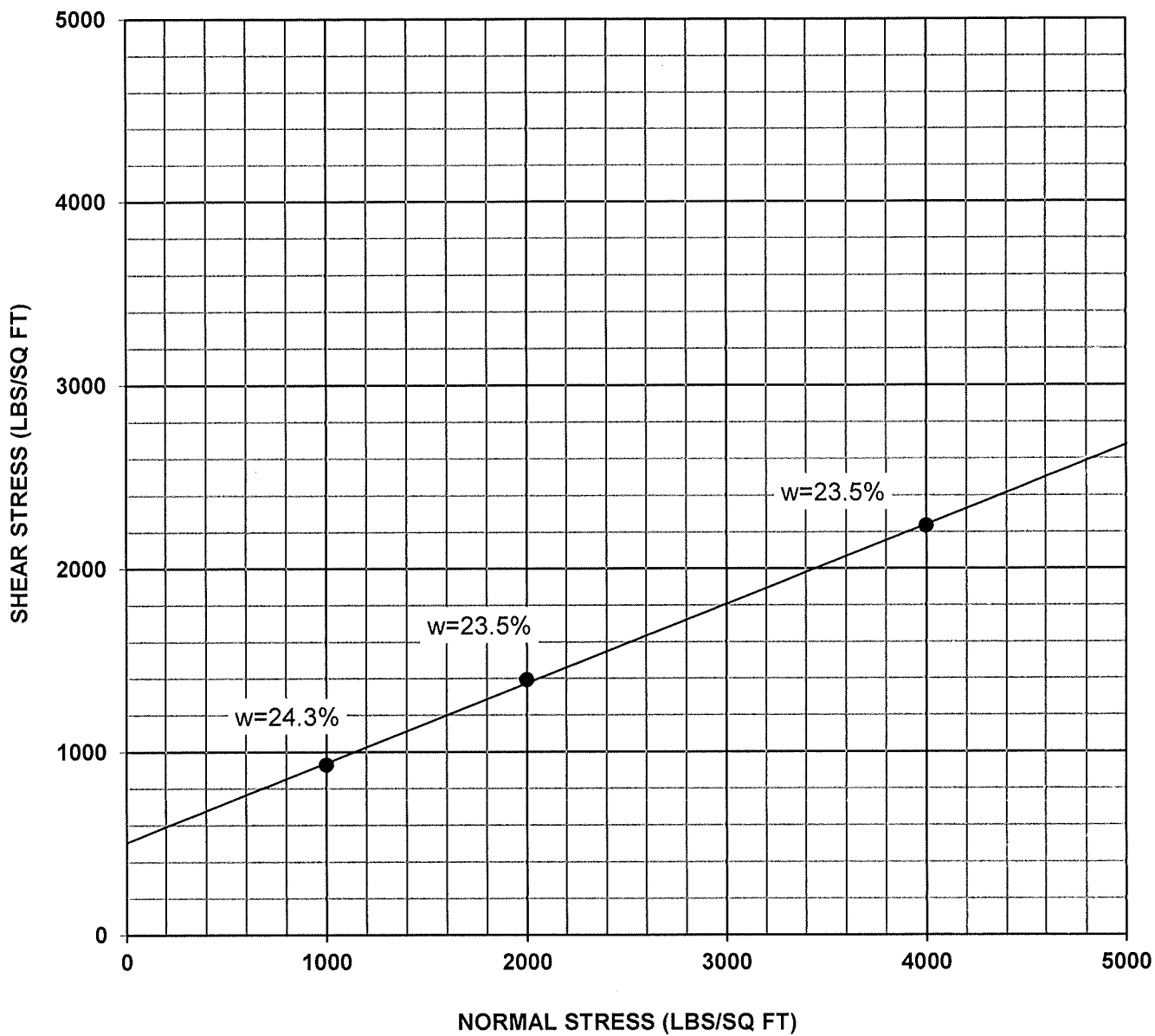
COHESION, C (LBS/SQ FT) 400

FRICTION, ϕ (DEG) 23.6

METHOD OF COMPACTION
 ASTM:D-1557



**DIRECT SHEAR TEST
UNDISTURBED SATURATED SAMPLE**



PROJECT NO. 31-5719-00

BORING NO. B-2

DEPTH (FT) 10

REPRESENTATIVE FOR Alluvium
SOIL TYPE AND DESCRIPTION Clayey SAND (SC)

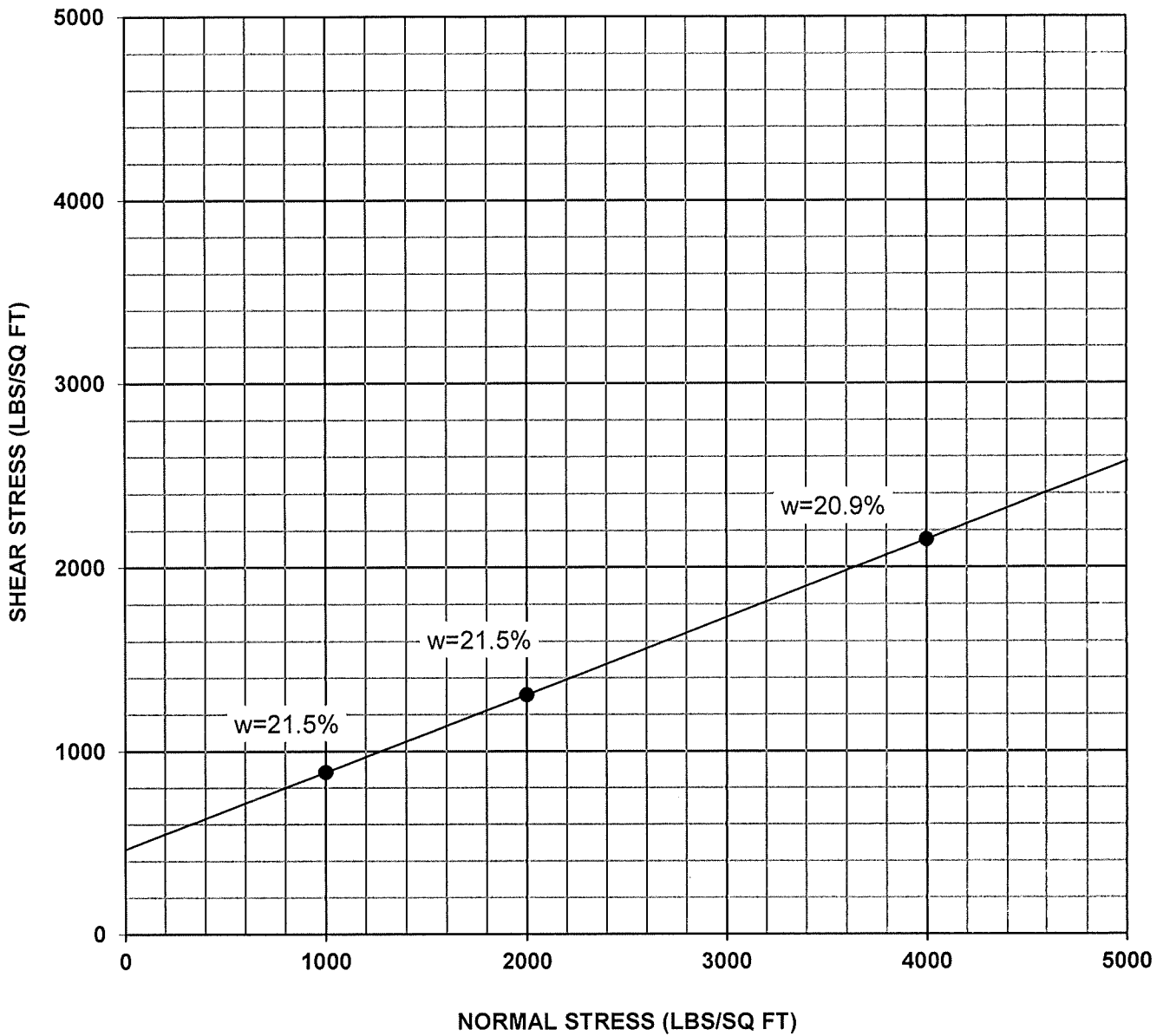
COHESION, C (LBS/SQ FT) 505

FRICITION, ϕ (DEG) 23.4

METHOD OF COMPACTION
NOT APPLICABLE



**DIRECT SHEAR TEST
UNDISTURBED SATURATED SAMPLE**



PROJECT NO. 31-5719-00

BORING NO. B-2

DEPTH (FT) 20

REPRESENTATIVE FOR Alluvium
SOIL TYPE AND DESCRIPTION Clayey SAND (SC)

COHESION, C (LBS/SQ FT) 463

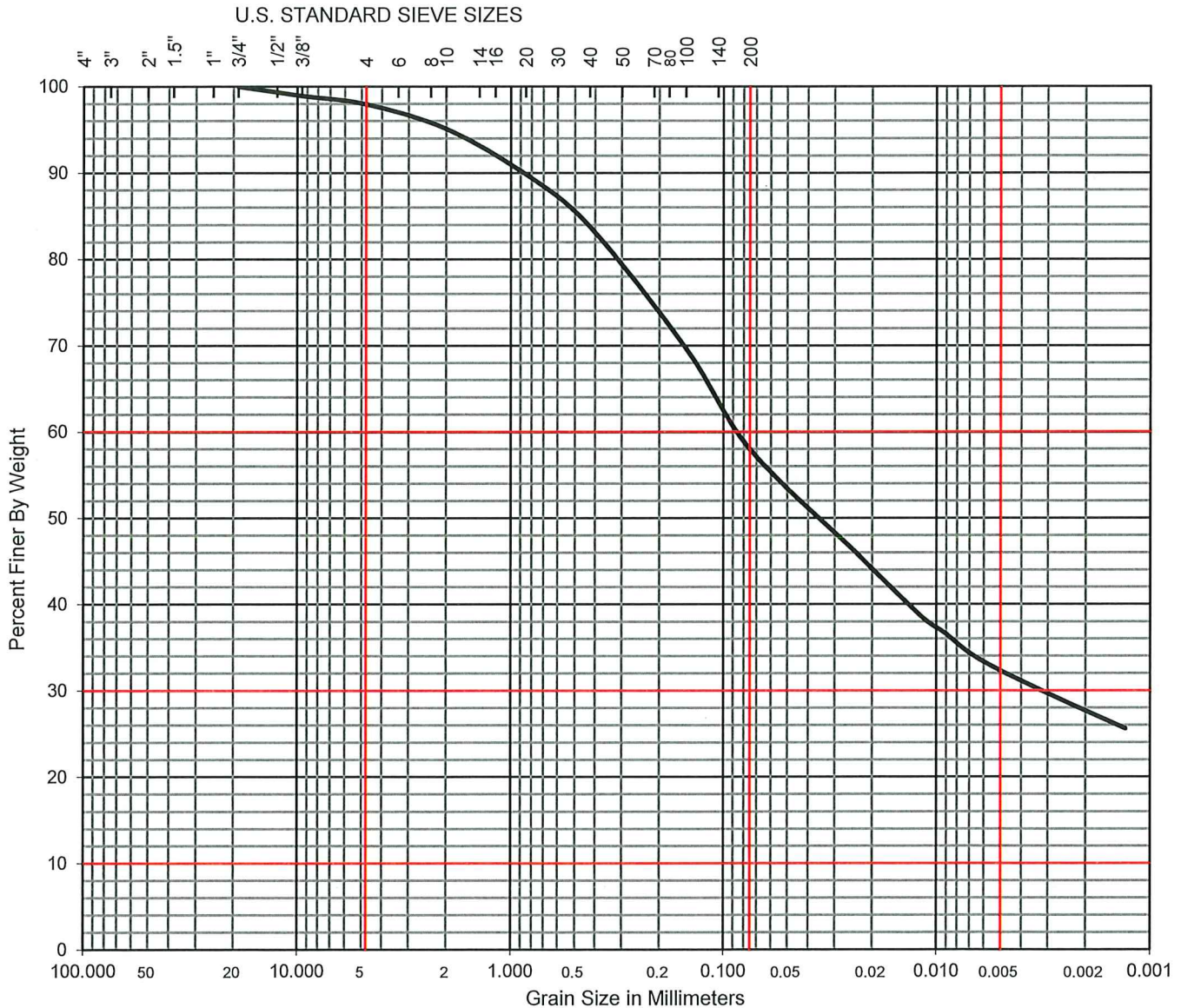
FRICITION, ϕ (DEG) 22.9

METHOD OF COMPACTION
NOT APPLICABLE



GRAIN SIZE DISTRIBUTION

PROJECT NO. <u>31-5719-00</u>	BORING NO. <u>B-1</u>	DEPTH (feet) <u>0-5</u>
Liquid Limit (LL) <u>34</u>	Plastic Limit (PL) <u>17</u>	Plasticity Index (PI) <u>17</u>
Gravel (%) <u>2.0</u>	Sand (%) <u>40.0</u>	% Silt & Clay (<#200) <u>58.0</u>
D ₁₀ (mm) <u>-</u>	D ₃₀ (mm) <u>-</u>	D ₆₀ (mm) <u>-</u> D ₅₀ (mm) <u>-</u>
C _u <u>-</u>	C _c <u>-</u>	% (< 0.005 mm) <u>32</u>
REPRESENTATIVE FOR <u>Fill</u>		
SOIL TYPE AND DESCRIPTION <u>Sandy Lean CLAY (CL); EI = 47, Low</u>		



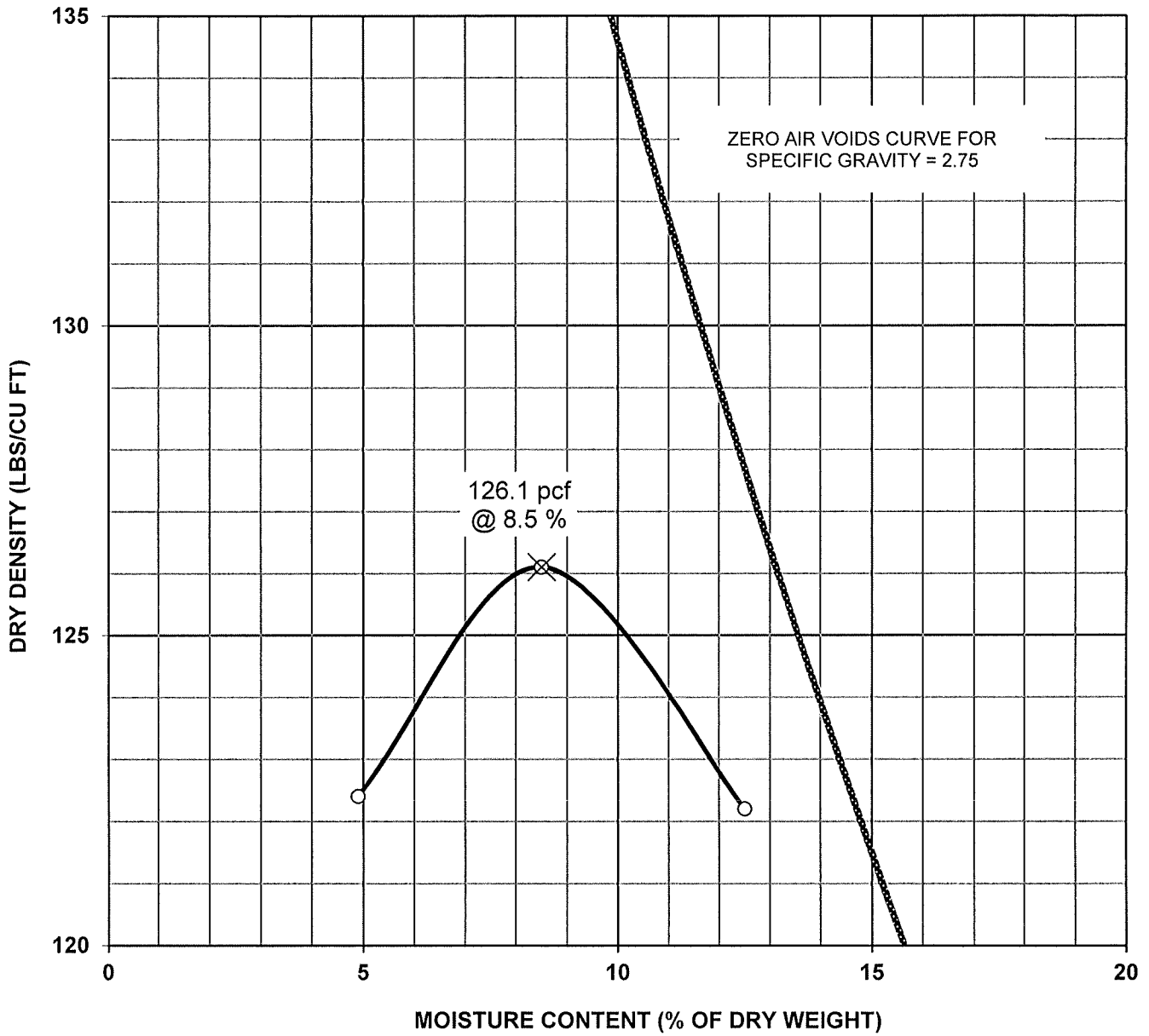
GRAVEL		SAND			SILT & CLAY
Coarse	Fine	Coarse	Medium	Fine	



A.G.I. GEOTECHNICAL, INC.

Project: E. Cesar E. Chavez Ave.
Date: February 2021

MAXIMUM DRY DENSITY CURVE



PROJECT NO. 31-5719-00

BORING NO. B-1

DEPTH (FT) 0-5

REPRESENTATIVE FOR Fill
 SOIL TYPE AND DESCRIPTION Sandy Lean CLAY (CL); EI = 47, Low

MAXIMUM DRY DENSITY (LBS/CU FT) 126.1
 OPTIMUM MOISTURE CONTENT (% OF DRY WEIGHT) 8.5

METHOD OF COMPACTION
 ASTM:D-1557



A.G.I. GEOTECHNICAL, INC.

U.S. SEISMIC DESIGN MAPS



A.G.I. GEOTECHNICAL, INC.



E. Cesar E. Chavez Ave. & N. Chicago St.

Latitude, Longitude: 34.0482, -118.2106



Date	3/3/2021, 12:42:15 PM
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	D - Default (See Section 11.4.3)

Type	Value	Description
S _S	1.953	MCE _R ground motion. (for 0.2 second period)
S ₁	0.698	MCE _R ground motion. (for 1.0s period)
S _{MS}	2.343	Site-modified spectral acceleration value
S _{M1}	null -See Section 11.4.8	Site-modified spectral acceleration value
S _{DS}	1.562	Numeric seismic design value at 0.2 second SA
S _{D1}	null -See Section 11.4.8	Numeric seismic design value at 1.0 second SA

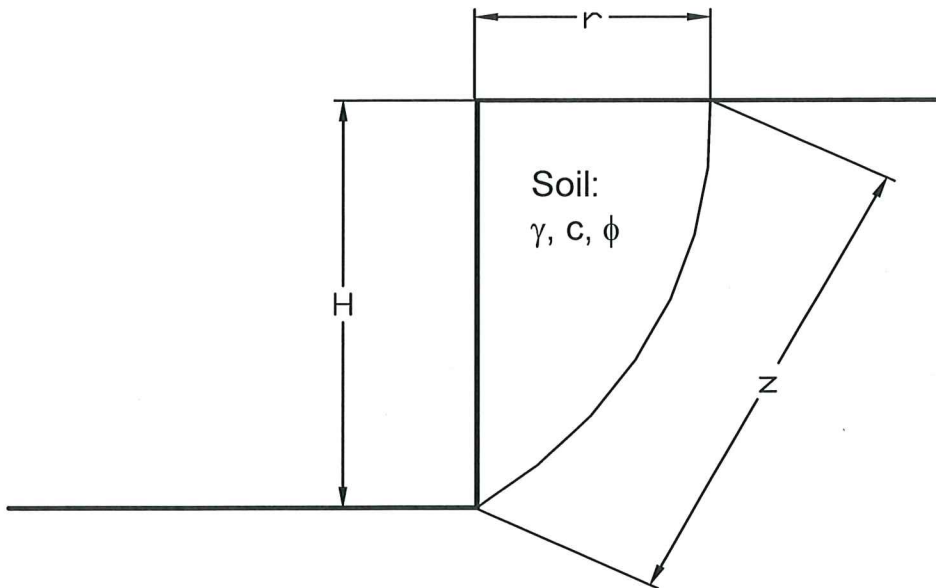
Type	Value	Description
SDC	null -See Section 11.4.8	Seismic design category
F _a	1.2	Site amplification factor at 0.2 second
F _v	null -See Section 11.4.8	Site amplification factor at 1.0 second
PGA	0.839	MCE _G peak ground acceleration
F _{PGA}	1.2	Site amplification factor at PGA
PGA _M	1.007	Site modified peak ground acceleration
T _L	8	Long-period transition period in seconds
SsRT	1.953	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	2.179	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	2.479	Factored deterministic acceleration value. (0.2 second)
S1RT	0.698	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.78	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.778	Factored deterministic acceleration value. (1.0 second)
PGA _d	0.999	Factored deterministic acceleration value. (Peak Ground Acceleration)
C _{RS}	0.896	Mapped value of the risk coefficient at short periods
C _{R1}	0.896	Mapped value of the risk coefficient at a period of 1 s

SLOT CUT STABILITY ANALYSIS



A.G.I. GEOTECHNICAL, INC.

SLOT CUT STABILITY ANALYSIS



Description	Value
Unit Weight, γ (pcf)	126
Friction, ϕ (deg)	22.9
Cohesion, c (psf)	400

Cut Height, H (ft)	12.0
Failure Radius, r (ft)	4.0
Failure Width, $B = 2r$ (ft)	8.0

Volume, $V = \pi r^2 H / 4$ (ft ³)	151
Weight, $W = V\gamma$ (lb)	19,037
Surcharge, Q (lb)	10,000
Weight+Surcharge, $W + Q$, (lb)	29,037

Surface Area, $A = 0.5236r((r^2+4H^2)^{3/2} - r^3)$ (ft ²)	104
Driving Force, $F_D = WH / (r^2+H^2)^{1/2}$ (lb)	27,547
Normal Force, $F_N = Wr / (r^2+H^2)^{1/2}$ (lb)	9,182
Frictional Resistance, $R_F = F_N \tan\phi$ (lb)	3,879
Cohesive Resistance, $R_C = A c$ (lb)	41,600
Total Resistance, $R = R_F + R_C$ (lb)	45,479
Factor of Safety, $FS = R / F_D$	1.65



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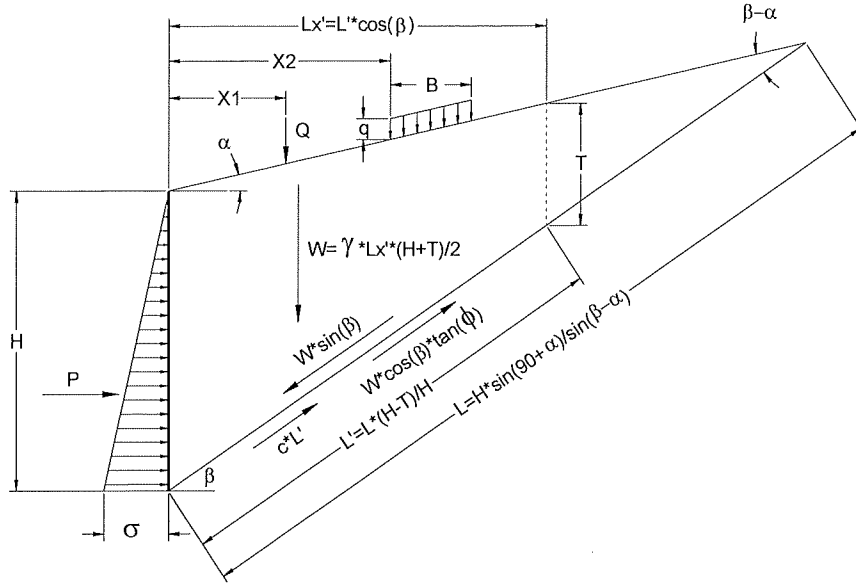
Project No.:	31-5719-00	Date:	03/02/2021
Calc. By:	WFB		
Proj Name:	E. Cesar E. Chavez Ave.		

ACTIVE EARTH PRESSURE ANALYSES



A.G.I. GEOTECHNICAL, INC.

**EQUIVALENT ACTIVE FLUID PRESSURE FROM SLIDING WEDGE ANALYSIS
CANTILEVERED WALL**



Input Description

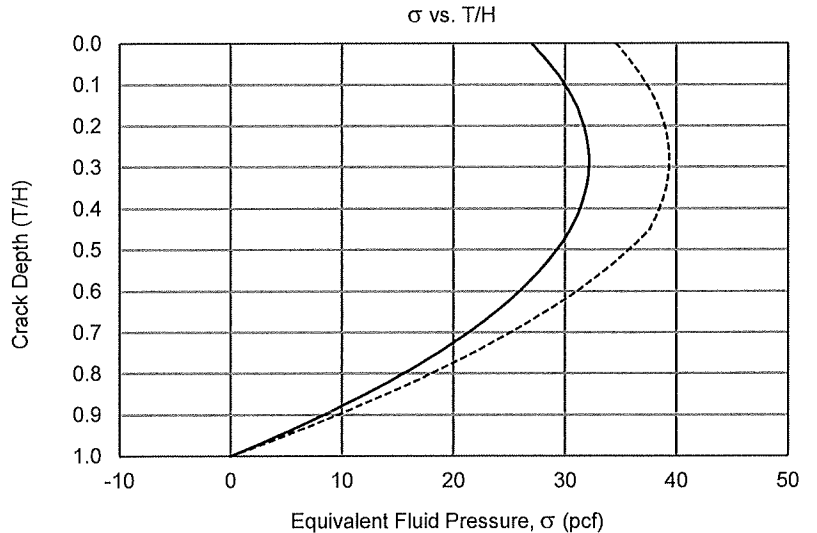
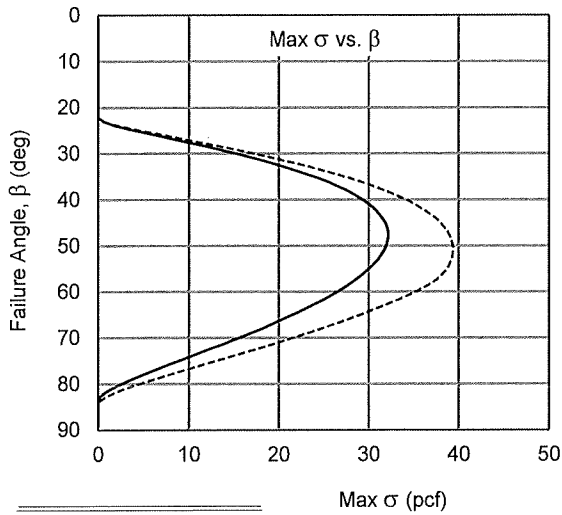
- Wall Height, H (ft)
- Back Slope Angle, α (deg)
- Line Load, Q (plf)
- Line Load Distance, X1 (ft)
- Strip Load, q (psf)
- Strip Load Distance, X2 (ft)
- Strip Load Width, B (ft)
- Unit Weight, γ (pcf)
- Cohesion, c (psf)
- Friction Angle, ϕ (deg)
- Horizontal Seismic Load, k_h (g)
- Vertical Seismic Load, k_v (g)
- Required Factor of Safety, FS

Value
20.0
0.0
0
0
300
0.0
10.0
126
400
22.9
0.00
0.00
1.50

Output Description

- Static-Critical Failure Angle, β (deg) 47.6
- Total Failure Length, L 27.1
- Maximum Reaction, P (lb) 6434
- Maximum Equivalent Fluid Pressure, σ (pcf) 32.2
- Equivalent Fluid Pressure Coefficient, K 0.255
- Static+Seismic-Critical Failure Angle, β (deg) 47.6
- Total Failure Length, L 27.1
- Maximum Reaction, P (lb) 6434
- Maximum Equivalent Fluid Pressure, σ (pcf) 32.2
- Equivalent Fluid Pressure Coefficient, K 0.255
- Static+Seismic+Surcharge-Critical β (deg) 51.2
- Total Failure Length, L 25.7
- Maximum Reaction, P (lb) 7874
- Maximum Equivalent Fluid Pressure, σ (pcf) 39.4
- Equivalent Fluid Pressure Coefficient, K 0.312

- Static Only
- - - Static+Seismic
- - - - Static+Seismic+Surcharge

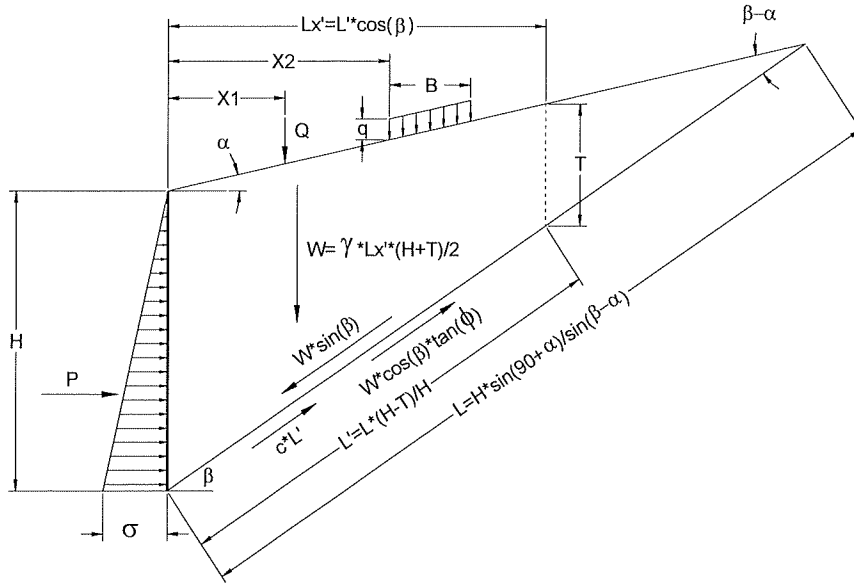


AGI GEOTECHNICAL, INC.

16555 Sherman Way, Van Nuys, California, Ph (818) 785-5244, Fax (818) 785-6251

Proj. No.: 31-5719-00	Date: 03/02/2021
Calc By:	WFB
Project:	E. Cesar E. Chavez Ave.

**EQUIVALENT ACTIVE FLUID PRESSURE FROM SLIDING WEDGE ANALYSIS
TEMPORARY SHORING**



Input Description

- Wall Height, H (ft)
- Back Slope Angle, α (deg)
- Line Load, Q (plf)
- Line Load Distance, X1 (ft)
- Strip Load, q (psf)
- Strip Load Distance, X2 (ft)
- Strip Load Width, B (ft)
- Unit Weight, γ (pcf)
- Cohesion, c (psf)
- Friction Angle, ϕ (deg)
- Horizontal Seismic Load, k_h (g)
- Vertical Seismic Load, k_v (g)
- Required Factor of Safety, FS

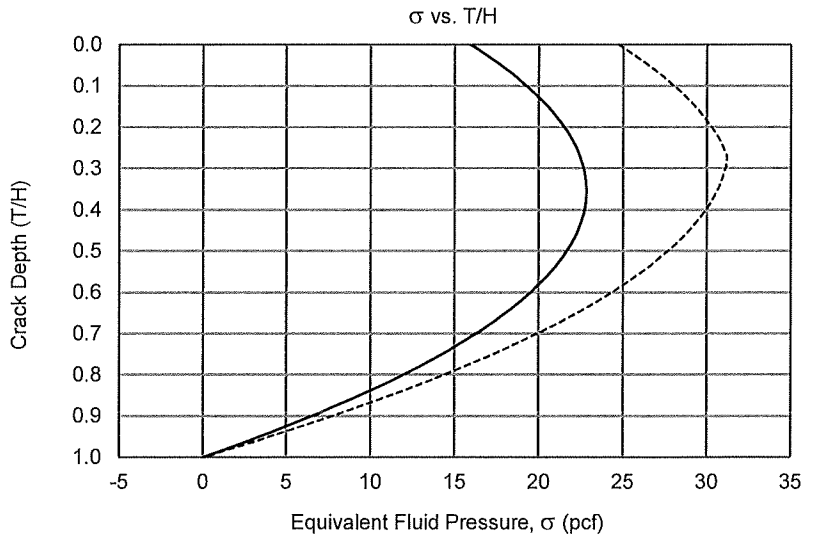
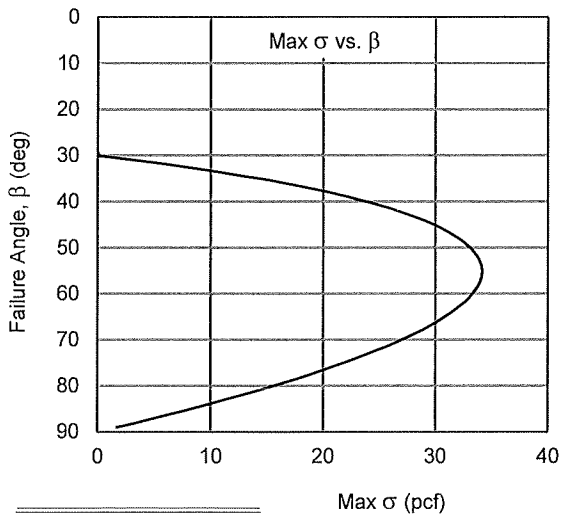
Value

20.0
0.0
0
0
300
0.0
10.0
126
400
22.9
0.00
0.00
1.25

Output Description

- Static-Critical Failure Angle, β (deg) 55.6
- Total Failure Length, L 24.3
- Maximum Reaction, P (lb) 4564
- Maximum Equivalent Fluid Pressure, σ (pcf) 22.8
- Equivalent Fluid Pressure Coefficient, K 0.181
- Static+Seismic-Critical Failure Angle, β (deg) 55.6
- Total Failure Length, L 24.3
- Maximum Reaction, P (lb) 4564
- Maximum Equivalent Fluid Pressure, σ (pcf) 22.8
- Equivalent Fluid Pressure Coefficient, K 0.181
- Static+Seismic+Surcharge-Critical β (deg) 55.6
- Total Failure Length, L 24.3
- Maximum Reaction, P (lb) 6243
- Maximum Equivalent Fluid Pressure, σ (pcf) 31.2
- Equivalent Fluid Pressure Coefficient, K 0.248

- Static Only
- - - - Static+Seismic
- - - - - Static+Seismic+Surcharge



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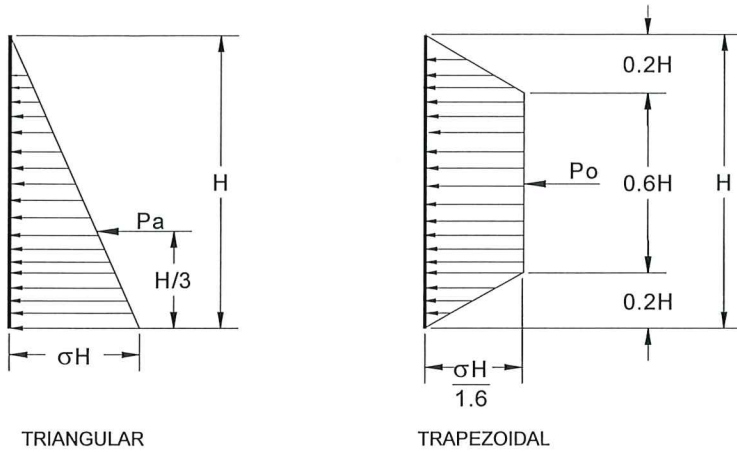
Proj. No.:	31-5719-00	Date: 03/02/2021
Calc By:	WFB	
Project:	E. Cesar E. Chavez Ave.	

AT-REST EARTH PRESSURE ANALYSIS



A.G.I. GEOTECHNICAL, INC.

AT-REST EARTH PRESSURE FROM JAKY'S K_o EQUATION



UNIT WEIGHT, γ (lb/ft ²)	126
FRICTION ANGLE, ϕ' (deg)	22.9
JAKY'S K_o, σ (lb/ft²)	
sin ϕ	0.389
K_o	0.554
σH (lb/ft ²)	70 (triangular)
$\sigma H/1.6$ (lb/ft ²)	44 xH (trapezoidal)

Normally Consolidated Soils, Jaky's K_o Equation

In 1944 J. Jaky's paper "The Coefficient of Earth Pressure at Rest" presented his theoretical derivation of K_o :

$$K_o = (1 - \sin \phi') \frac{\left(1 + \frac{2}{3} \sin \phi'\right)}{(1 + \sin \phi')}$$

where ϕ' is the effective angle of internal friction. The above equation can be simplified to the following approximation:

$$K_o = (1 - \sin \phi')$$

The difference in the calculated values is shown in Fig 3, and ranges from 9 percent at low friction angles to 16 percent at high friction angles. However, "considering the difficulty of making an appropriate choice for ϕ' for a given soil, this approximation is sufficiently accurate for most engineering purposes" (Wroth, 1972).

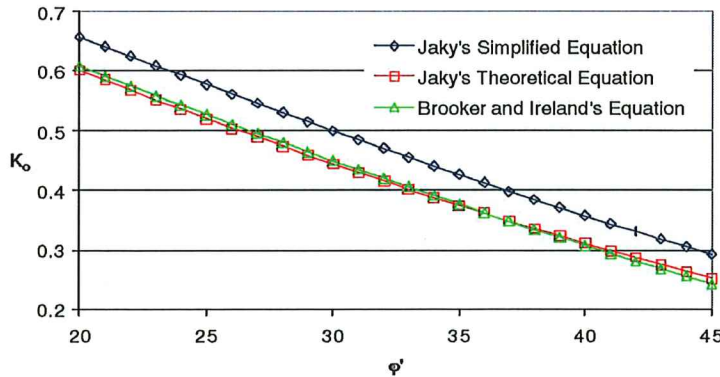


Fig 3: Comparison of Several K_o Equations for Normally Consolidated Soils



AGI GEOTECHNICAL, INC.

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Proj. No.:	31-5719-00	Date:	03/02/2021
Calc By:	WFB		
Project:	E. Cesar E. Chavez Ave.		

INFORMATION BULLETIN
P/BC 2020-083



A.G.I. GEOTECHNICAL, INC.

RETAINING WALL DESIGN

This information bulletin provides general criteria for design of retaining walls. In particular, guidelines include:

- Minimum static design earth pressures retaining level and sloping ground;
- Vertical surcharge loads on walls;
- Seismic lateral earth pressure on retaining walls; and,
- Acceptable engineering criteria for retaining wall design.

Alternative design procedures justified in a geotechnical report may also be approved.

Design of retaining walls as presented in this Bulletin are in accordance with Sections 1610.1 and 1807.2 of the City of Los Angeles Building Code (LABC).

I. SOIL LATERAL LOADS

LABC 1610.1 General. *Foundation walls and retaining walls shall be designed to resist lateral soil loads. Soil loads specified in Table 1610.1 shall be used as the minimum design lateral soil loads unless determined otherwise by a geotechnical investigation in accordance with Section 1803. Foundation walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure. Retaining walls free to move and rotate at the top shall be permitted to be designed for active pressure. Design lateral pressure from surcharge loads shall be added to the lateral earth pressure load. Design lateral pressure shall be increased if soils at the site are expansive. Foundation walls shall be designed to support the weight of the full hydrostatic pressure of un-drained backfill unless a drainage system is installed in accordance with Sections 1805.4.2 and 1805.4.3.*

Exception: *Foundation walls extending not more than 8 feet (2438 mm) below grade and laterally supported at the top by flexible diaphragms shall be permitted to be designed for active pressure.*

Maximum values presented in Table 1610.1 shall be used for design, unless a geotechnical investigation determines the type of material retained or justifies lower values or both.

Table 1610.1 does not provide design lateral soil loads for retaining sloping ground. Therefore, a geotechnical investigation report shall be provided when walls will retain sloping ground.

II. RETAINING WALL DESIGN

LABC 1807.2.2 Design lateral soil loads. Retaining walls shall be designed for the lateral soil loads set forth in Section 1610.

LABC 1807.2.3 Safety factor. Retaining walls shall be designed to resist the lateral action of soil to produce sliding and overturning with minimum safety factor of 1.5 in each case. The load combinations of Section 1605 shall not apply to this requirement. Instead, design shall be based on 0.7 times nominal earthquake loads, 1.0 times other nominal loads, and investigation with one or more of the variable loads set to zero. The safety factor against lateral sliding shall be taken as the available soil resistance at the base of the retaining wall foundation divided by the net lateral force applied to the retaining wall.

Exception: Where earthquake loads are included, the minimum safety factor for retaining wall sliding and overturning shall be 1.1.

III. MINIMUM DESIGN STATIC ACTIVE LATERAL EARTH PRESSURES FOR RETAINING WALLS SUPPORTING LEVEL AND SLOPING GROUND WHEN A GEOTECHNICAL INVESTIGATION REPORT IS PROVIDED

The design static active equivalent fluid pressure (EFP) for walls that retain drained earth¹ when a geotechnical investigation report is provided shall not be less than the values shown in Table 1. The horizontal resultant force is determined as illustrated in Figure 1. A vertical component equal to one third of the horizontal force so obtained may be assumed at the plane of contact between the retained soil and wall surface when considering the total resisting moment taken at the toe of the wall. Such a vertical component is not permitted when filter fabric is used behind retaining walls.

The depth of the retained earth shall be the vertical distance below the ground surface measured at the wall face of stem design or measured at the heel of the footing for overturning and sliding.

TABLE 1 Minimum Static Equivalent Fluid Pressures

Surface Slope of Retained Material* Horizontal (H) to Vertical (V)	Equivalent Fluid Pressure γ_{EFP} (pounds per cubic foot, pcf)
LEVEL (0° angle)	30
5 to 1	32
4 to 1	35
3 to 1	38
2 to 1	43
1.5 to 1	55
1 to 1 (45° angle)	80

¹ Drainage system shall be installed in accordance with LABC Section 1805.4.2 and 1805.4.3.

* Where the surface slope of the retained earth varies, the design slope shall be obtained by connecting a line from the top of the wall to the highest point on the slope whose limits are within the horizontal distance from the stem equal to the stem height of the wall.

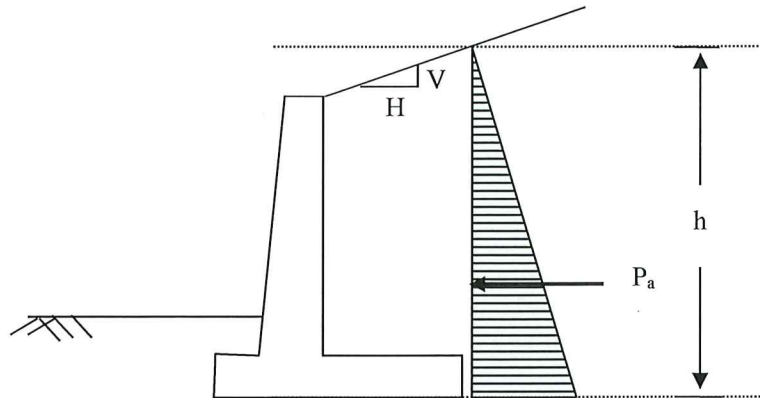


Figure 1 – Horizontal Resultant Force

$$P_a = 0.5 * \gamma_{EFP} * h^2 \text{ (in pounds);} \quad \text{Equation 1}$$

applied at $\frac{1}{3}h$ measured from bottom of wall footings

IV. METHODS OF DETERMINING VERTICAL SURCHARGE LOADS ON WALLS

Any superimposed vertical loading, except retained earth, shall be considered as surcharge and provided for in the design. Uniformly distributed loads may be considered as equivalent added depth of retained earth. Surcharge loading due to continuous or isolated footings can be determined by Equations 2 and 3, and as illustrated in Figure 2, or by an equivalent method approved by the Superintendent of Building. Equation 2 is limited to retaining walls that are permitted to be designed for active pressure². This method shall also be limited to the design of retaining walls only under vertical surcharge. Retaining walls under lateral surcharge shall be designed by licensed civil/structural engineer with approval from the Department. The Superintendent of Building may require a site-specific geotechnical investigation prior to approving a permit for such a wall.

² Per LABC section 1610.1: Retaining walls free to move and rotate at the top shall be permitted to be designed for active pressure.

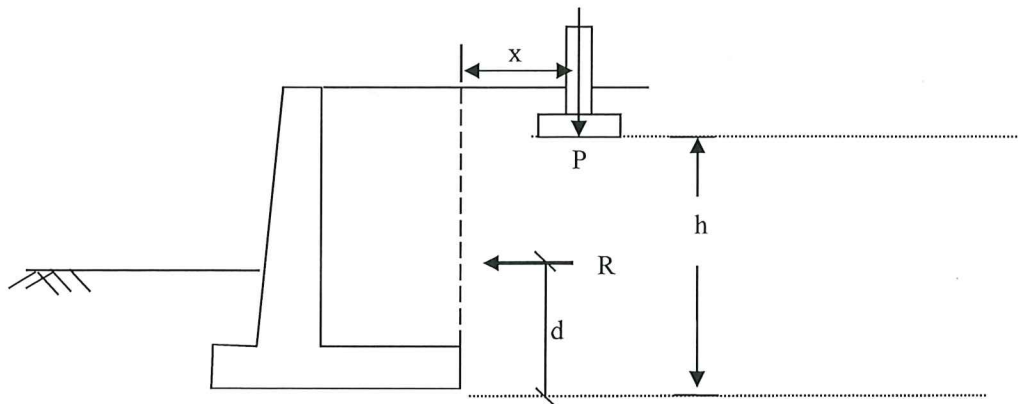


Figure 2 - Vertical Surcharge Loads

Resultant lateral force:

$$R = \frac{0.3 P h^2}{x^2 + h^2}; \quad \text{Equation 2}$$

Location lateral resultant:

$$d = x \left[\left(\frac{x^2}{h^2} + 1 \right) \left(\tan^{-1} \frac{h}{x} \right) - \left(\frac{x}{h} \right) \right]; \quad \text{Equation 3}$$

Where:	R	is the resultant lateral force measured in pounds per foot of wall width.
	P	is the resultant surcharge loads of continuous or isolated footings measured in pounds per foot of length parallel to the wall.
	x	is the distance of resultant load from back face of wall footings measured in feet.
	h	is the depth below point of application of surcharge loading to bottom of wall footing measured in feet.
	d	is the depth of lateral resultant below point of application of surcharge loading measured in feet.
	$\tan^{-1} h/x$	is the angle in radians whose tangent is equal to h/x .

Loads applied within a horizontal distance equal to the wall height (i.e. $x \leq h$), measured from the back face of the wall footings, shall be considered as surcharge.

For isolated footings that have a width parallel to the wall less than 3 feet, "R" may be reduced to one-sixth the calculated value.

The resultant lateral force "R" shall be assumed to be uniform for the length of footing parallel to the wall and to diminish uniformly to zero at the distance "x" beyond the ends of the footing, as shown in Figure 3.

Vertical pressure due to surcharge applied to the top of the wall footing may be considered to spread uniformly within the limits of the stem and planes making an angle of 45 degrees with the vertical, as shown in Figure 3.

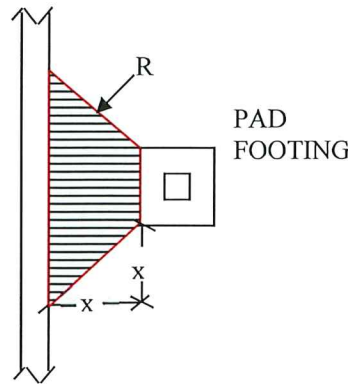


Figure 3 - Vertical Surcharge Loads, Plan View

Guidelines for determining live loads surcharge from sidewalk pedestrian traffic and street traffic are provided in the Information Bulletin P/BC 2020-141.

V. METHOD FOR DETERMINING SEISMIC LATERAL EARTH PRESSURE ON RETAINING WALLS

Section **1803.5.12** of the LABC specifies that for Seismic Design Categories D through F, retaining walls supporting more than 6 feet of backfill shall be designed for seismic lateral earth pressures due to design earthquake ground motions.

The seismic lateral earth pressure for walls retaining level ground can be calculated using the Equation 4, based on Seed and Whitman (1970)³:

$$\gamma_{EFP (seismic)} = \frac{3}{4} k_h \gamma_{soil}; \quad \text{Equation 4}$$

Where:

- $\gamma_{EFP (seismic)}$ is the seismic increment expressed as equivalent fluid pressure (pcf);
- k_h is the seismic lateral earth pressure coefficient equivalent to one-half of two-thirds of PGA_M ;
- γ_{soil} is the unit weight of the retained soils, may be taken as 120 pcf without a soils report.

³ Seed, H.B. and Whitman, R.V., 1970, Design of Earth Retaining Structures for Dynamic Loads, *ASCE Specialty Conference, Lateral Stresses in the Ground and Design of Earth Retaining Structures*, pp 103-147.

The seismic lateral earth pressure shall be applied in addition to the static lateral earth pressure, and can be applied assuming an inverted triangular distribution, with the resultant applied at a height of $2/3 h$ measured from the bottom of wall footings.

Example: For a site located at 201 N. Figueroa St, for Site Class C, the PGA_M is 0.94g. The seismic lateral earth pressure can be calculated as the following:

$$\gamma_{EFP} (seismic) = \frac{3}{4} k_h \gamma_{soil} = \frac{3}{4} \times \frac{1}{2} \times \frac{2}{3} \times 0.94 \times 120 pcf = 28.2 pcf;$$

VI. ACCEPTABLE ENGINEERING CRITERIA FOR RETAINING WALL DESIGN

LABC 1807.2.1 Retaining walls shall be designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift.

a. Bearing Pressure and Overturning

Minimum values presented in LABC Table 1806.2⁴ shall be used for design, unless a geotechnical investigation determines the type of material for foundation support or justifies higher load-bearing values or both. The resultant of vertical loads and lateral pressures shall pass through the middle one third of the base.

b. Lateral Pressures

Retaining walls shall be restrained against sliding by lateral sliding resistance of the base against the earth, by lateral bearing pressure against the soil, or by a combination of the two⁵. Minimum values presented in LABC Table 1806.2 shall be used for design, unless a geotechnical investigation determines the type of material for lateral bearing and lateral sliding resistance or justifies higher allowable lateral bearing and lateral sliding resistance values or both.

When used, keys shall be assumed to lower the plane of lateral sliding resistance and the depth of lateral bearing to the level of the bottom of the key. Lateral bearing pressures shall be assumed to act on a vertical plane located at the toe of the footing.

VII. SPECIAL CONDITION

The Superintendent of Building may require a site-specific soil investigation before approving any permit for a retaining wall whenever, the following exist: the adequacy of the foundation material to support a wall is questionable; an unusual surcharge condition exists such as

⁴ Per LABC 1806.2: Mud, organic silt, organic clay, peat or **unprepared fill** shall not be assumed to have a presumptive load-bearing capacity.

⁵ Reference code section LABC 1806.3.1.

seepage pressure; or when the retained earth is so stratified or of such a character as to invalidate normal design assumptions..

Additionally, the footings for all retaining walls shall extend a minimum of 24 inches below the natural and finish grades in accordance with the requirements contained in Information Bulletin P/BC 2020-116 for expansive soils conditions unless a soil report indicates expansive soils do not exist at the site.

INFORMATION BULLETIN
P/BC 2017-141



A.G.I. GEOTECHNICAL, INC.

GUIDELINES FOR DETERMINING LIVE LOADS SURCHARGE FROM SIDEWALK PEDESTRIAN TRAFFIC AND STREET TRAFFIC

Introduction

This Information Bulletin provides guidelines for determining live loads due to sidewalk pedestrian traffic and street traffic for temporary shoring design adjacent to the public way. Surcharge loads shall be applied where vehicular load or pedestrian loads are expected to act on the surface behind a shored excavation or retaining wall within a distance equal to the height of the excavation or wall.

Based on the study performed by Kim and Barker (2002), the American Association of State Highway and Transportation Officials (AASHTO) provided a guideline for determining the equivalent height of soil for vehicular loading on retaining wall and shoring parallel to traffic (AASHTO 3.11.6). AASHTO Article 3.11.6.2 also provides surcharge pressures on retaining walls and shoring due to point, line, and strip loads based on elasticity solution (Boussinesq, 1876). Based on AASHTO recommendations, the following three methods for determining surcharge pressure on retaining walls and temporary shoring are generally acceptable to the Department. **Note: Regardless of the method used, in no case shall the traffic surcharge pressure be less than 60 psf for cantilever condition and 90 psf for braced condition. This pressure shall be considered with rectangular distribution applied horizontally on the face of the shoring.**

I. Simple Method Using Equivalent Soil Heights for Live Loads (Method A)

Method A is applicable where no specific recommendations for traffic surcharge are provided in the Soils Report. Method A uses the following equation to determine the lateral surcharge pressure on retaining wall and shoring.

$$q = \gamma_{EFP} \times H_{eq}$$

Where: q = lateral surcharge pressure (psf) in rectangular distribution
 γ_{EFP} = equivalent fluid pressure (pcf) for shoring design
 H_{eq} = equivalent height of soil from "Table 1" below

Table 1*

Equivalent Height of Soil for Vehicular Loading on Retaining Wall and Shoring Parallel to Traffic

Excavation/Wall Height (ft)	Distance from the edge of excavation (ft)	
	0.0 ft	1.0 ft or further
5.0	5.0	2.0
10.0	3.5	2.0
≥20.0	2.0	2.0

* From Table 3.11.6.4-2 of the AASHTO document referenced above.

Example:

Given: Active equivalent fluid pressure γ_{EFP} is 30 pcf
 Surcharge location is 0 feet from shoring/retaining wall
 Height of retaining wall/shoring is 10 feet

Traffic Surcharge $q = \gamma_{EFP} \times H_{eq} = 30 \text{ pcf}$ (Given in this example) $\times 3.5 \text{ ft}$ (From Table 1) = 105 psf.
 This surcharge shall apply as a rectangular distribution to the full height of shoring.

II. Site-Specific Calculation Using Equivalent Soil Heights for Live Loads (Method B)

Method B is applicable where site-specific lateral earth pressure coefficients are provided in the Soils Report approved by the Grading Division. Method B uses the following equation to determine the lateral surcharge pressure on retaining wall and shoring.

$$q = k \times \gamma_s \times H_{eq}$$

Where: q = lateral surcharge pressure (psf) in rectangular distribution
 k = active or at-rest earth pressure coefficient from Soils Report
 γ_s = total unit weight of soil (pcf)
 H_{eq} = equivalent height of soil from "Table 1" above

III. Site-Specific Calculation Using Elasticity Solutions (Method C)

As discussed above, elasticity solutions included in AASHTO LRFD 2012 Bridge Design Specifications, 6th Edition (Article 3.11.6.2) are acceptable to the Department. Method C is used for more complex conditions, such as when heavy construction equipment (crane, etc.) will surcharge a shored excavation. Specific calculations for this method shall be determined by either the soils engineer of record or the project shoring engineer.

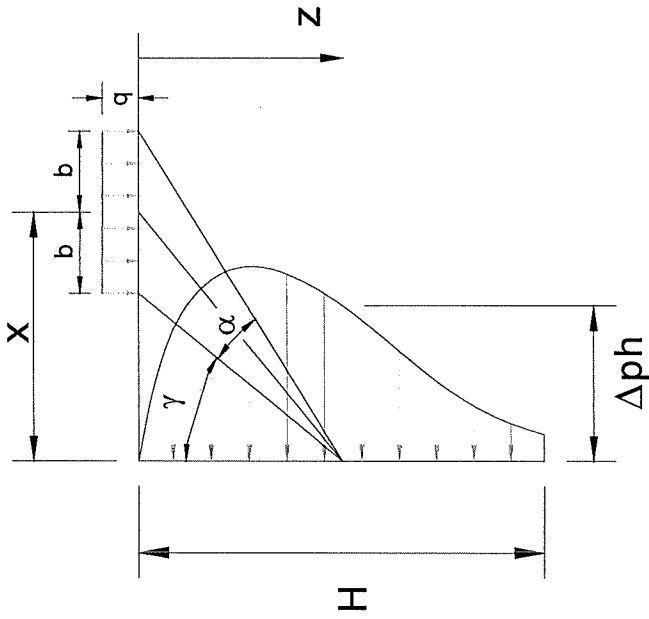
If the specific calculations are provided by the soils engineer in the soils report, such report shall be approved by the Grading Division.

LATERAL SURCHARGE DIAGRAMS



A.G.I. GEOTECHNICAL, INC.

**LATERAL PRESSURE DUE TO UNIFORM STRIP LOAD
AT-REST CASE - RESTRAINED WALL**



$$\Delta ph = \frac{q}{\pi} \left[\alpha - \sin \alpha \times \cos (\alpha + 2\gamma) \right]$$

INPUT DATA :

Strip Load, q (psf) : 1000
Footing Width , 2b (ft) : 2.00

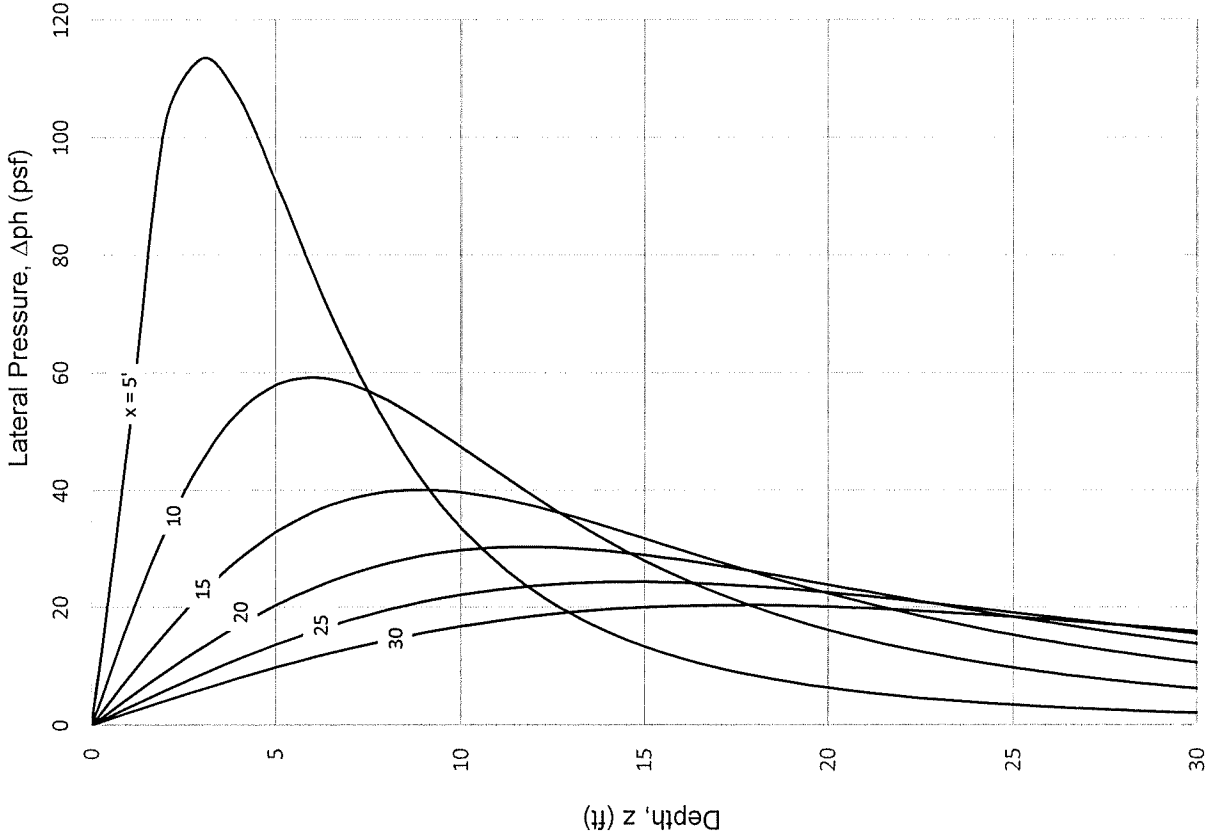
Reference: NAVFAC DM-7.1 Chapter 4, Section 3, Figure 2

*NOTE: Decrease chart values by 50% for unrestrained wall



A.G.I. GEOTECHNICAL, INC

16555 Sherman Way, Van Nuys, California, Ph (818) 785-5244, Fax (818) 785-6251

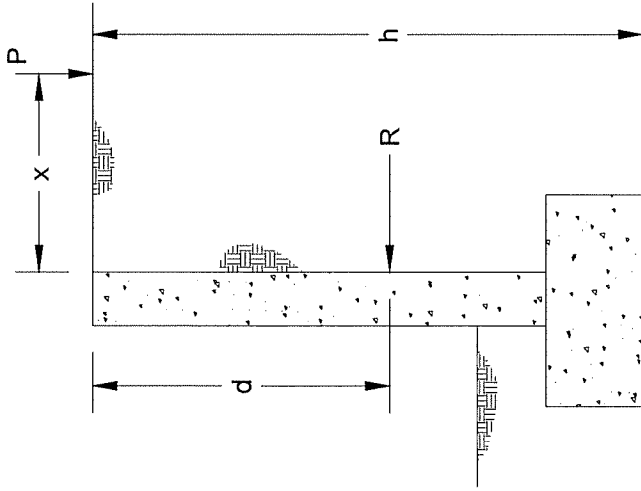


Proj. No.: 31-5719-00 Date: 03-2021

Project: E. Cesar E. Chavez Ave. & N. Chicago St

Calc. By: WFB

**LATERAL PRESSURE DUE TO LINE LOAD
ACTIVE CASE**



Resultant Lateral Force: $R = \frac{0.3Ph}{x^2 + h^2}$

Location of Lateral Resultant:

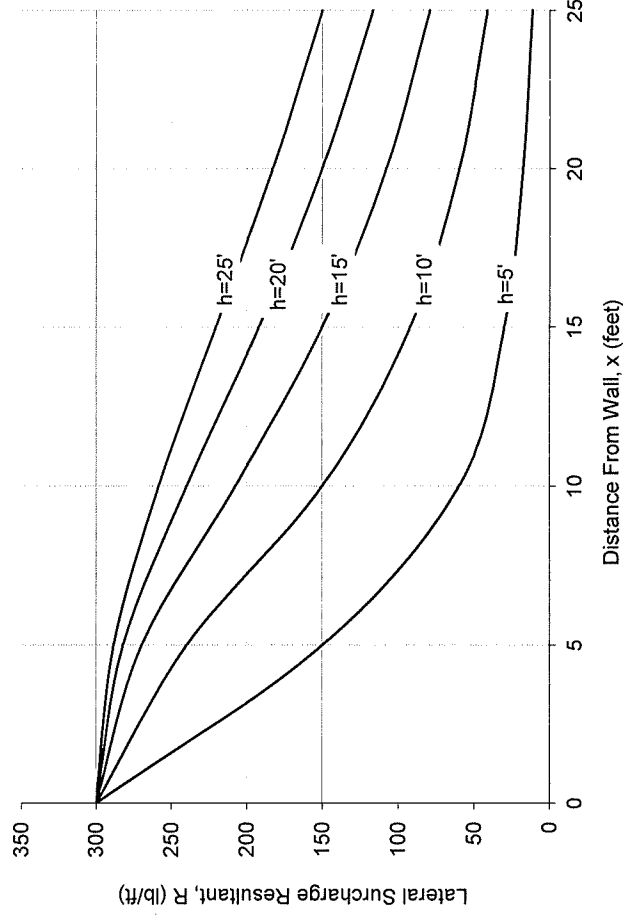
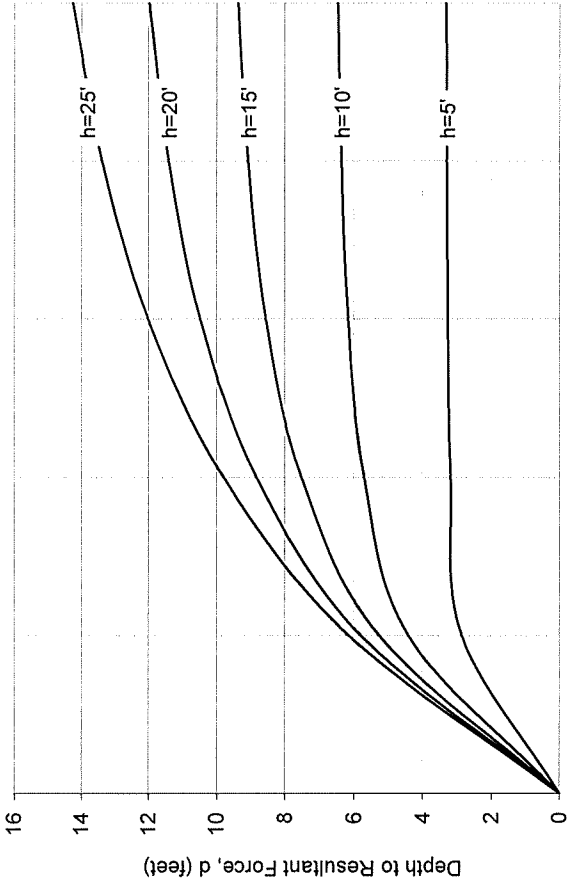
$d = x \left[\left(\frac{x^2}{h^2} + 1 \right) \left(\tan^{-1} \frac{h}{x} \right) - \left(\frac{x}{h} \right) \right]$

Line Load, P (lb/ft) :

Reference: LADBS Information Bulletin P/BC 2020-083
*NOTE: Increase chart values by 50% for restrained wall

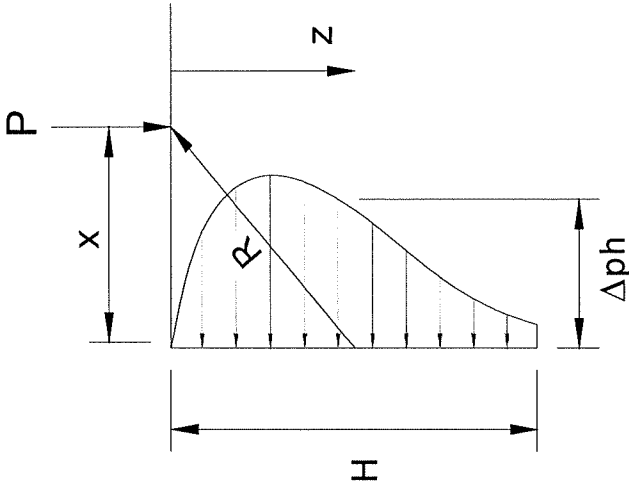


A.G.I. GEOTECHNICAL, INC
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Proj. No.:	31-5719-00	Date:	03-2021
Project:	E. Cesar E. Chavez Ave. & N. Chicago St.		
Calc. By:	WFB		

**LATERAL PRESSURE DUE TO POINT LOAD
AT-REST CASE - RESTRAINED WALL**



$$\Delta ph = \frac{P}{\pi R^2} \left[\frac{3zx^2}{R^2} - \frac{R(1-2v)}{R+z} \right]$$

INPUT DATA :

Point Load, P (lb.) : 1000
 Poisson's Ratio, ν : 0.35

Poisson's ratio for soils varies from about 0.25 to 0.50, with lower values more typical for granular and stiff cohesive soils and higher values more typical for soft cohesive soils. Note that ν has little effect on computed lateral pressure.

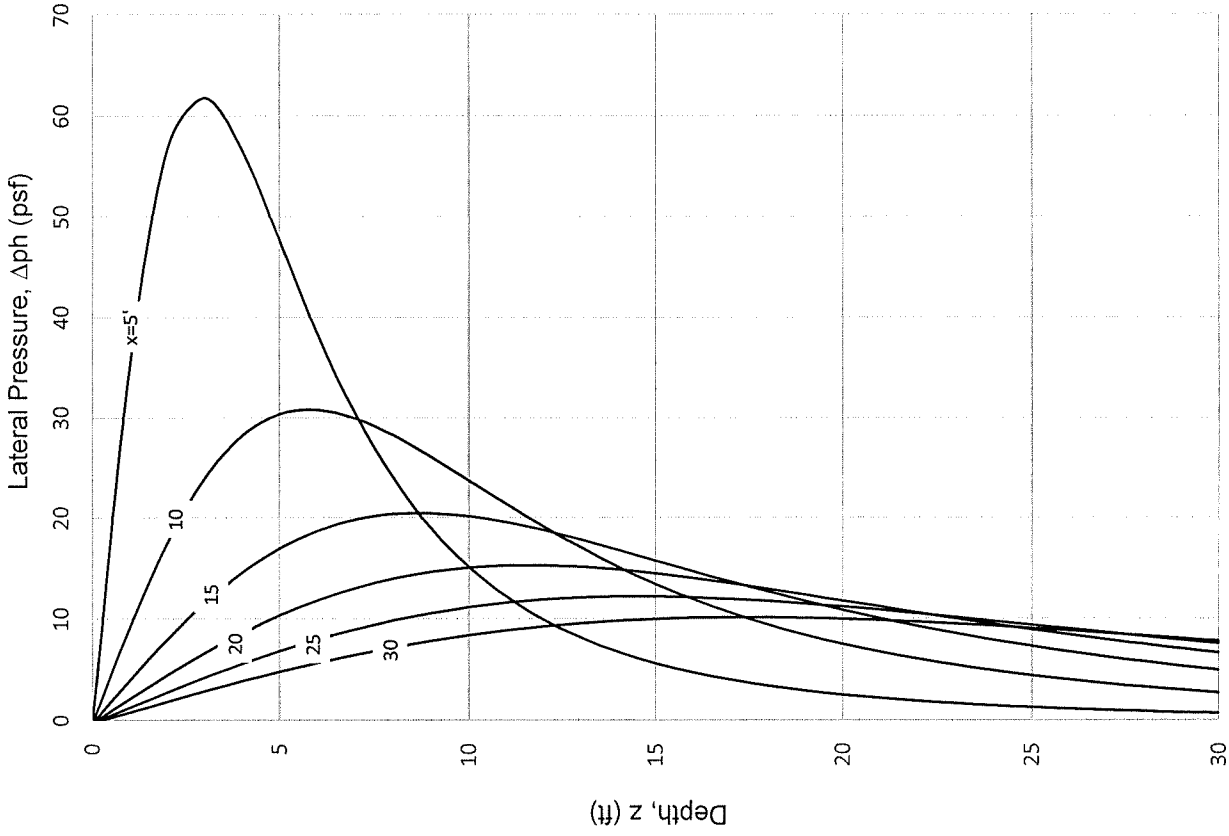
Reference: AASHTO 2012, Eq. 3.11.6.2-2, p. 3-124

*NOTE: Decrease chart values by 50% for unrestrained wall



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Proj. No.: 31-5719-00 Date: 03-2021

Project: E. Cesar E. Chavez Ave. & N. Chicago St.

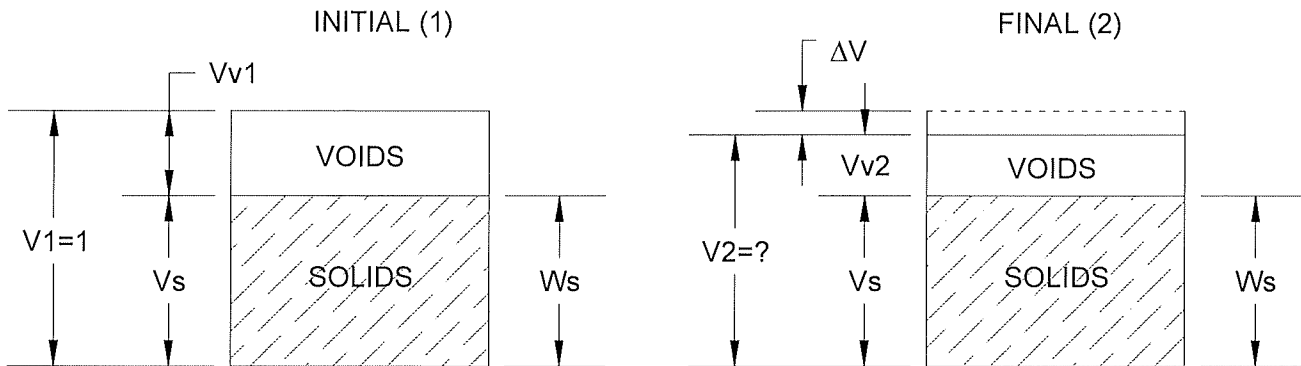
Calc. By: WFB

SHRINKAGE CALCULATION



A.G.I. GEOTECHNICAL, INC.

SHRINKAGE (-) / BULKING (+) DETERMINATION



$$\gamma_{d1} = \frac{W_s}{V_1} = \frac{W_s}{1} = W_s$$

$$\gamma_{d2} = \frac{W_s}{V_2}$$

$$V_2 = \frac{W_s}{\gamma_{d2}} = \frac{\gamma_{d1}}{\gamma_{d2}}$$

$$\Delta V = V_2 - V_1 = \frac{\gamma_{d1}}{\gamma_{d2}} - 1$$

$$\Delta V\% = \frac{V_2 - V_1}{V_1} = 100 \times \frac{\frac{\gamma_{d1}}{\gamma_{d2}} - 1}{1} = 100 \times \left(\frac{\gamma_{d1}}{\gamma_{d2}} - 1 \right)$$

1) γ_{d1} , INITIAL DRY DENSITY (pcf)

106

 (IN-SITU)

2) γ_{d2} , FINAL DRY DENSITY (pcf)

117

 (COMPACTED OR EXCAVATED)

ΔV , VOLUME CHANGE (ft³)

-0.093 ($\gamma_{d1} / \gamma_{d2} - 1$)

$\Delta V\%$, VOLUME CHANGE (%)

-9.3 SHRINKAGE

Reference: NAVFAC DM-7.01, Chapter 3, Section 2, Table 6, September 1, 1986



AGI GEOTECHNICAL, INC.

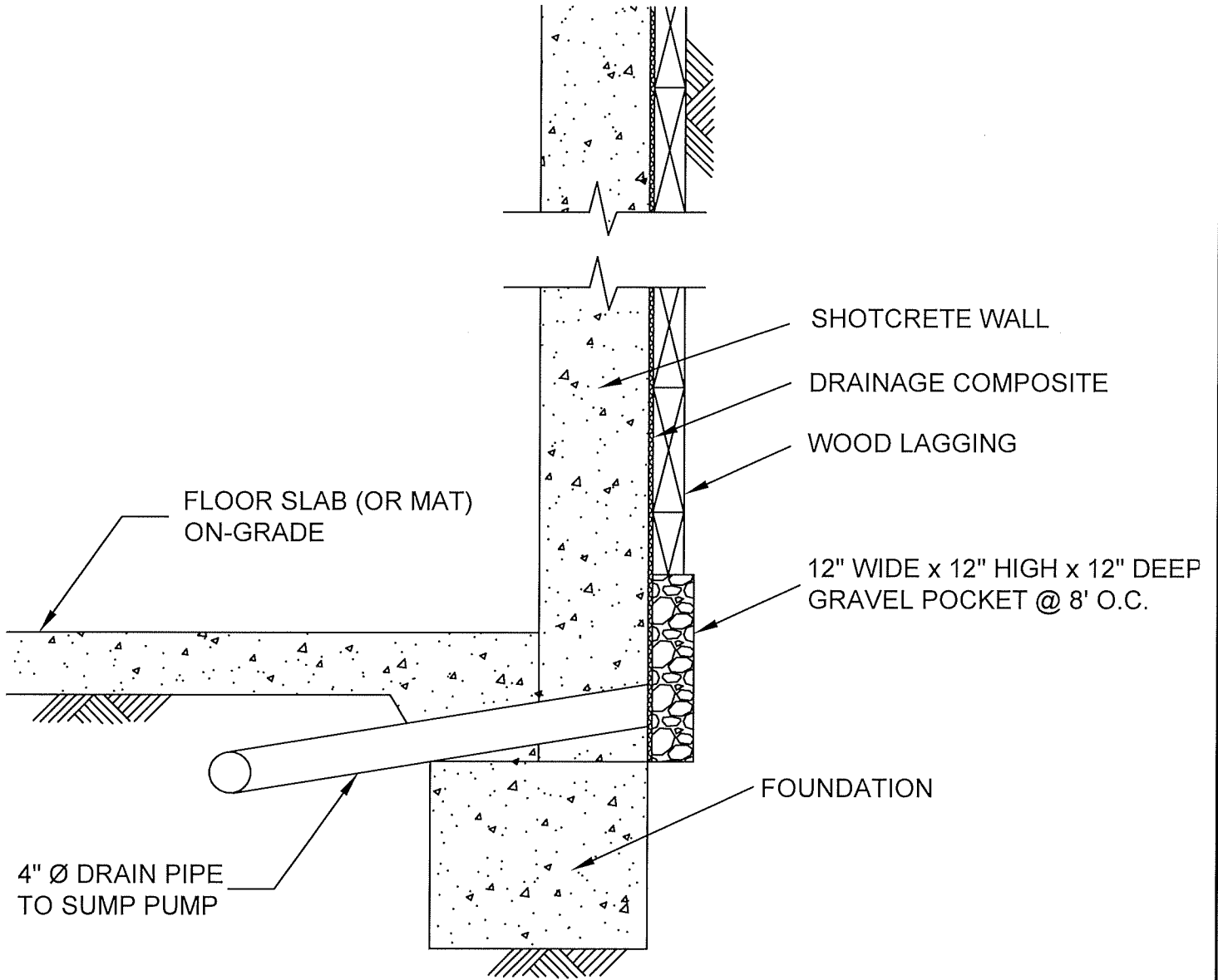
16555 Sherman Way, Van Nuys, California, Ph (818) 785-5244, Fax (818) 785-6251

Proj. No.: 31-5719-00	Date: 03-2021
Project: E. Cesar E. Chavez Ave.	
Calc. By: WB	

PROPERTY LINE PERIMETER
DRAIN TYPICAL



A.G.I. GEOTECHNICAL, INC.



(NOT TO SCALE)



A.G.I. GEOTECHNICAL, INC.

Engineering Geology • Geotechnical Engineering

7247 Hayvenhurst Avenue, Unit A-2 • Van Nuys, CA 91406
(818) 785-5244 • Fax (818) 785-6251

**PROPERTY LINE PERIMETER
DRAIN TYPICAL**

E. Cesar E. Chavez Ave. & N. Chicago St.,
Los Angeles

PROJECT NO. 31-5719-00

DATE 03-2021

PREPARED BY WFB

APPROVED BY MBS

QUADRANGLE LOCATION MAP



A.G.I. GEOTECHNICAL, INC.

GROUNDWATER MAP



A.G.I. GEOTECHNICAL, INC.

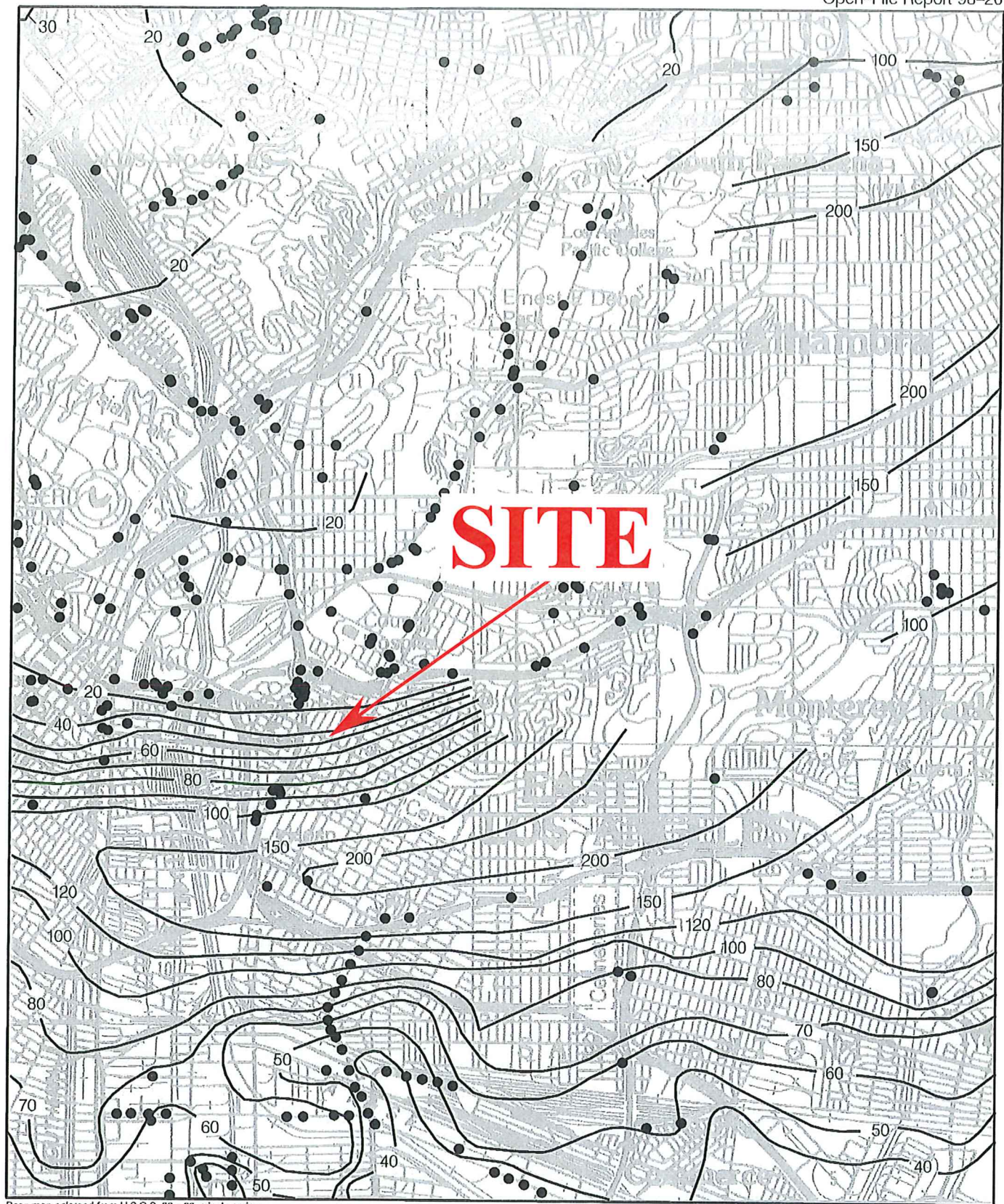


Plate 1.2 Historically Highest Ground Water Contours and Borehole Log Data Locations, Los Angeles Quadrangle.

● Borehole Site

— 30 — Depth to ground water in feet



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GROUNDWATER MAP

E. Cesar E. Chavez Ave. & N. Chicago St.,
Los Angeles

PROJECT NO.	31-5719-00
DATE	02-2021
PREPARED BY	WFB
APPROVED BY	MBS

G – Environmental Studies and Supporting Documents

G3 – LA Department of Transportation Referral



REFERRAL FORMS:

TRANSPORTATION STUDY ASSESSMENT

DEPARTMENT OF TRANSPORTATION - REFERRAL FORM

RELATED CODE SECTION: Los Angeles Municipal Code Section 16.05 and various code sections.

PURPOSE: The Department of Transportation (LADOT) Referral Form serves as an initial assessment to determine whether a project requires a Transportation Assessment.

GENERAL INFORMATION

- Administrative: Prior to the submittal of a referral form with LADOT, a Planning case must have been filed with the Department of City Planning.
- All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a transportation specific plan area may be required to pay a traffic impact assessment fee regardless of the need to prepare a transportation assessment.
- Pursuant to LAMC Section 19.15, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate LADOT Development Services Office to arrange payment.
- LADOT's Transportation Assessment Guidelines, VMT Calculator, and VMT Calculator User Guide can be found at <http://ladot.lacity.org>.
- A transportation study is not needed for the following project applications:
 - Ministerial / by-right projects
 - Discretionary projects limited to a request for change in hours of operation
 - Tenant improvement within an existing shopping center for change of tenants
 - Any project only installing a parking lot or parking structure
 - Time extension
 - Single family home (unless part of a subdivision)
- This Referral Form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT.

SPECIAL REQUIREMENTS

When submitting this referral form to LADOT, include the completed documents listed below.

- Copy of Department of City Planning Application (CP-7771.1).
- Copy of a fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation.
- If filing for purposes of Site Plan Review, a copy of the Site Plan Review Supplemental Application.
- Copy of project-specific VMT Calculator¹ analysis results.

TO BE VERIFIED BY PLANNING STAFF PRIOR TO LADOT REVIEW

LADOT DEVELOPMENT SERVICES DIVISION OFFICES: Please route this form for processing to the appropriate LADOT Office as follows:

Metro
213-972-8482
100 S. Main St, 9th Floor
Los Angeles, CA 90012

West LA
213-485-1062
7166 W. Manchester Blvd
Los Angeles, CA 90045

Valley
818-374-4699
6262 Van Nuys Blvd, 3rd Floor
Van Nuys, CA 91401

1. PROJECT INFORMATION

Case Number: DIR-2021-8626-RDP-HCA

Address: 2115 - 2125 E. Cesar E. Chavez Ave. Los Angeles, CA 90033

Project Description: (N) 6 story 50 unit apartment building over 1 story commercial & subterranean parking

Seeking Existing Use Credit (will be calculated by LADOT): Yes No Not sure

Applicant Name: Aaron Belliston

Applicant E-mail: aaron@bmrla.com Applicant Phone: 323-839-4623

Planning Staff Initials: _____ Date: _____

2. PROJECT REFERRAL TABLE

	Land Use (list all)	Size / Unit	Daily Trips ¹
Proposed ¹	Apartments	50 Units	
	Retail	3858 SF	
	<i>Total trips¹:</i>		335
<p>a. Does the proposed project involve a discretionary action? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>b. Would the proposed project generate 250 or more daily vehicle trips²? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>c. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station³? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If YES to a. and b. or c., or to all of the above, the Project <u>must</u> be referred to LADOT for further assessment.</p> <p>Verified by: Planning Staff Name: _____ Phone: _____</p> <p style="text-align: center;">Signature: _____ Date: _____</p>			

¹ Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's Transportation Assessment Guidelines.

² To calculate the project's total daily trips, use the VMT Calculator. Under 'Project Information', enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's [VMT Calculator User Guide](#) and the LADOT Transportation Assessment Guidelines (available on the LADOT website).

³ Relevant transit lines include: Metro Red, Purple, Blue, Green, Gold, Expo, Orange, and Silver line stations; and Metrolink stations.

3. PROJECT INFORMATION

	Land Use (list all)	Size / Unit	Daily Trips	
Proposed	Apartments	50 Units		
	Retail	3858 SF		
	<i>Total new trips:</i>			335
Existing	Apartments	3 Units		
	Retail	8327 SF		
	<i>Total existing trips:</i>			280
	<i>Net Increase / Decrease (+ or -)</i>			55

- a. Is the project a single retail use that is less than 50,000 square feet? Yes No
- b. Would the project generate a net increase of 250 or more daily vehicle trips? Yes No
- c. Would the project result in a net increase in daily VMT? Yes No
- d. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station? Yes No
- e. Does the project trigger Site Plan Review (LAMC 16.05)? Yes No
- f. Project size:
 - i. Would the project generate a net increase of 1,000 or more daily vehicle trips? Yes No
 - ii. Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan? Yes No
 - iii. Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan? Yes No

VMT Analysis (CEQA Review)

If **YES** to **a.** and **NO** to **d.** a VMT analysis is **NOT** required.
 If **YES** to both **b.** and **c.**; or to **d.** a VMT analysis **is** required.

Access, Safety, and Circulation Assessment (Corrective Conditions)

If **YES** to **b.**, a project access, safety, and circulation evaluation may be required.
 If **YES** to **e.** and either **f.i.**, **f.ii.**, or **f.iii.**, an access assessment may be required.

LADOT Comments:

Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, etc. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's Transportation Assessment Guidelines.

4. Specific Plan with Trip Fee or TDM Requirements: **Yes** **No**

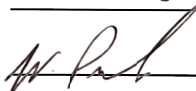
Fee Calculation Estimate: _____

VMT Analysis Required (Question b. satisfied): **Yes** **No**

Access, Safety, and Circulation Evaluation Required (Question b. satisfied): **Yes** **No**

Access Assessment Required (Question b., e., and either f.i., f.ii. or f.iii satisfied): **Yes** **No**

Prepared by DOT Staff Name: Wes Pringle Phone: 213-972-8482

Signature:  Date: August 3, 2022

G – Environmental Studies and Supporting Documents

G4 – LA Housing Department Replacement Unit Determination

Ann Sewill, General Manager
Tricia Keane, Executive Officer

City of Los Angeles



LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

Eric Garcetti, Mayor

DATE: September 16, 2021

TO: Cesar Chavez 888 LLC, Owner

FROM: Marites Cunanan, Senior Management Analyst II
Los Angeles Housing Department

Digitally signed by Marites
Cunanan
Date: 2021.09.17 10:53:13 -0700

SUBJECT: **Housing Crisis Act of 2019 (SB 330)
(TOC) Replacement Unit Determination
2115-2125 E. Cesar E. Chavez Ave., Los Angeles, CA 90033
301-309 N. Chicago St., Los Angeles, CA 90033**

Based on the Application for a Replacement Unit Determination (RUD) submitted by Cesar Chavez 888, LLC, a California limited liability company (Owner), for the property located at 2115-2125 E. Cesar E. Chavez Ave. and 301-309 N. Chicago St. (APN # 5175-014-005) (Property), the Los Angeles Housing Department (LAHD) has determined that three (3) units (as detailed below) are subject to replacement pursuant to the requirements of the Housing Crisis Act of 2019 (SB 330).

PROJECT SITE REQUIREMENTS:

SB 330 prohibits the approval of any proposed housing development project on a site that will require the demolition of existing residential dwelling units or occupied or vacant "Protected Units" unless the proposed housing development project replaces those units as specified below. The replacement requirements below are applicable only to those proposed housing development projects that submit a complete application pursuant to California Government Code Section 65943 to the Department of City Planning on or after January 1, 2020.

Replacement of Existing Residential Dwelling Units.

The proposed housing development project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the past five (5) years.

Replacement of Existing or Demolished Protected Units.

The proposed housing development project must also replace all existing or demolished "Protected Units." Protected Units are those residential dwelling units that are or were within the five (5) years prior to the owner's application for a Replacement Unit Determination: (1) subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income, (2) subject to any form of rent or price control through a public entity's valid exercise of its police power within the **five (5)** past years, (3) **occupied by lower or very low income households (an affordable Protected Unit)**, or (4) that were withdrawn from rent or lease per the Ellis Act, within the past **ten (10)** years.

Whether a unit qualifies as an affordable Protected Unit, is primarily measured by the income level of the occupants (i.e. W-2 forms, tax return, pay stubs etc.). In the absence of occupant income documentation, affordability will default to the percentage of extremely low, very low, and low income renters in the jurisdiction as shown in the HUD Comprehensive Housing Affordability Strategy (CHAS) database, which on the date application, was at 30% extremely low income, 19% very low income and 18% low income for Transit Oriented (TOC) communities projects, and 49% very low income and 18% low income for Density Bonus (DB) projects. The remaining 33% of the units are presumed above-low income and, if subject to the Rent Stabilization Ordinance (RSO), must be replaced in accordance with the RSO. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

Relocation, Right of Return, Right to Remain for Occupants of Protected Units.

SB 330 also provides the right of first refusal for comparable units (i.e. same bedroom type) in the owner’s proposed new housing development to occupants of Protected Units. Therefore, for occupied units, the replacement units must be of the same bedroom type of the units demolished. The comparable replacement units must be provided at a rent or sales price affordable to the same or lower income category. Occupants of Protected Units also are entitled to receive relocation to state or local law, whichever provides greater assistance and the right to remain in their unit until six (6) months before the start of construction.

THE PROPOSED HOUSING DEVELOPMENT PROJECT:

Per the application received by LAHD on July 20, 2021, the Owner plans to construct a fifty (50) unit apartment building pursuant to TOC guidelines.

STATUS OF PROJECT SITE/PROPERTY:

The Application for a RUD for the Property was received LAHD on July 20, 2021. In order to comply with the required **ten (10)** year look back period, LAHD collected and reviewed data from July 2011 through July 2021.

Review of Documents:

Pursuant to the Owner’s Grant Deed, the Property 2115-2125 E. Cesar E. Chavez Ave. (APN # 5175-014-005) was acquired on February 6, 2020.

The Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), the Billing Information Management System (BIMS), the Code, Compliance and Rent Information System (CRIS), and the DataTree database all indicate a use code of “1100 – Commercial – Store.”

LAHD’s Rent Stabilization Unit identified three (3) residential units subject to RSO existing on the property in addition to the commercial building.

Google Earth, Google Street View, and an internet search on the Property also indicate the Property contains a commercial building.

The Los Angeles Department of Building and Safety (LADBS) database indicates the Owner has applied for a Demolition Permit (21019-20000-03230) and has applied for a New Building Permit (21010-10000-03197).

REPLACEMENT UNIT DETERMINATION:

The Existing Residential Dwelling Units at the Property:

	ADDRESS	BEDROOM TYPE	“PROTECTED?”	BASIS OF “PROTECTED” STATUS
1	2117 E. Cesar E. Chavez Ave. #1	2 Bedroom	Yes	RSO
2	2117 E. Cesar E. Chavez Ave. #2	Single	Yes	RSO
3	2117 E. Cesar E. Chavez Ave. #3	Single	Yes	RSO
TOTAL: 3 units		4 bedrooms		

No income information was submitted by the Owner when the RUD Application was submitted. Tenant letter packages were mailed to all three (3) units at the Property. No income information was provided by the occupants in the units.

Pursuant to SB 330, where incomes of existing or former tenants are unknown, the required percentage of affordability is determined by the percentage of extremely low, very low, and low income rents in the jurisdiction as shown in the HUD Comprehensive Housing Affordability Strategy (CHAS) database. On the date of the RUD

application, the CHAS database showed 30% Extremely Low (below 31% Area Median Income (AMI)), 19% Very Low (31% to 50% AMI), and 18% Low (51% to 80% AMI). The balance of these units (i.e. 33 %) are presumed to have been occupied by persons and families above-lower income.

Number of existing residential dwelling units and Protected Units within five (5) years of application:	3	
Number of Protected Units Ellised within the last ten (10) years:	0	
Number of units subject to replacement where tenant income has been verified to be above-lower income:	0	
Number of units subject to replacement where incomes of existing or former tenants are unknown:	3	
Number of Affordable Replacement Units required per CHAS:	3	
3 Units x 67%		3 Units
30% Extremely Low		1 Unit
19% Very Low		1 Unit
18% Low	1 Unit	
Number of Units presumed per CHAS to be above-lower income and subject to replacement:	0	

For Rental:

Pursuant to CHAS, three (3) units need to be replaced with equivalent type, with one (1) unit restricted to Extremely Low Income Households, one (1) unit restricted to Very Low Income Households, and one (1) unit restricted to Low Income Households.

Vacancy/Occupancy of Units:

With the Application for the RUD, the Owner submitted a Tenant Information Table listing the names of tenants currently occupying all three (3) units located at 2117 E. Cesar E. Chavez Ave. #1-3. LAHD confirmed with the applicant via email that all three (3) of the units are currently occupied at the time of the application. For the three (3) units determined to be occupied, the right of return provisions under SB 330 would apply to the tenants occupying the units at the time of RUD application and require the units to be replaced like-for-like with the exact same bedroom type in the future project.

Please note that all the new units may be subject to RSO requirements unless an RSO Exemption is filed and approved by the RSO Section. This determination is provisional and subject to verification by the RSO Section.

This SB 330 determination only applies if the proposed project is a rental TOC project and NOT condominiums. In the event the project changes to condominiums, the Owner must request an SB 330 amendment to reflect 100% replacement of the units. In addition, if the project is changed from TOC to DB, an SB 330 amendment will be required.

****WARNING****

LOT TIES AND EXISTING PRE-1978 SINGLE FAMILY DWELLING ON ONE LOT

ISSUE:	Is a LOT TIE required for the NEW proposed housing development project?
IF NO:	Owner’s existing Rent Stabilization (RSO) replacement obligation, if any, remains the SAME as above.
IF YES:	Owner’s existing RSO replacement obligation, if any, will INCREASE by one and the proposed housing development project will also be subject to the RSO, unless the existing single family dwelling is demolished before the lots are tied.

NOTE: This determination is provisional and is subject to verification by LAHD’s Rent Division.

If you have any questions about this RUD, please contact James McCarthy at (213) 928-9024, or james.mccarthy@lacity.org.

cc: Los Angeles Housing Department File
 Cesar Chavez 888 LLC, Owner
 Planning.PARP@lacity.org, Department of City Planning
 MAC:jm

G – Environmental Studies and Supporting Documents

G5 – Office of Historic Resources Correspondence



Bryant Wu <bryant.wu@lacity.org>

2115 E Cesar Chavez -DIR-2021-8626-RDP-HCA

Lambert Giessinger <lambert.giessinger@lacity.org>
To: Chi Dang <chi.dang@lacity.org>
Cc: Bryant Wu <bryant.wu@lacity.org>

Fri, Aug 18, 2023 at 4:36 PM

Hi Chi,

The attached design is consistent with what they worked with us on. The overall design is compatible with the Brooklyn Avenue historic corridor despite the larger size of the building. Let me know if you need anything additional.

Lambert

On Thu, Aug 17, 2023 at 2:09 PM Chi Dang <chi.dang@lacity.org> wrote:

Hello Lambert,

Hope all is well. We are in the process of finalizing the plans for the mixed-use building located at [2115 E Cesar Chavez](#) and we are hoping to confirm with OHR staff that the attached facade design fits within the Brooklyn Avenue Neighborhood Corridor. The Applicant had previously communicated that they were working closely with OHR last year to ensure that the new building's design would relate to the historic corridor.

Please review the attached plans and let us know if you have any questions or concerns. Thank you for your time in the matter.

Sincerely,
Chi

Chi Dang
City Planner
Los Angeles City Planning
200 N. Spring St., Room 621
Los Angeles, CA 90012
Planning4LA.org
T: (213) 978-1307

Please note I am out of the office every alternating Friday.

----- Forwarded message -----

From: <aaron@bmla.com>
Date: Tue, Jan 18, 2022 at 8:31 AM
To: Chi Dang <chi.dang@lacity.org>
Cc: Bryant Wu <bryant.wu@lacity.org>

Good morning, Chi.

Thank you for checking in. We are working on a few design items that came up in review with Council District and OHR. I am hoping to have an update for you within the next 2 weeks.

Thanks again!

-Aaron Belliston

From: Chi Dang <chi.dang@lacity.org>
Sent: Tuesday, January 18, 2022 8:02 AM
To: Aaron Belliston <aaron@bmrla.com>
Cc: Bryant Wu <bryant.wu@lacity.org>

Hello Aaron,

Happy New Year! I hope all is well.

Just wanted to follow up on the status of this resubmittal and if you had any questions.

Thank you,

Chi

Chi Dang

City Planner
Los Angeles City Planning

200 N. Spring St., Room 621

Los Angeles, CA 90012

Planning4LA.org

T: (213) 978-1307

Please note I am out of the office every alternating Friday.

On Tue, Dec 21, 2021 at 1:19 PM <aaron@bmrla.com> wrote:

Hello Chi,

Just an update that we should be resubmitting to you shortly. We have another call scheduled with OHR scheduled for next week and wanted to complete that before we resubmitted.

Hope you have a wonderful holiday season and I will be in touch very soon.

Thank you so much,

Aaron Belliston

8/21/23, 7:41 AM

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