

# GENERAL NOTES

A. GENERAL		B. SECURITY		C. ENERGY INSULATION		D. SOUND TRANSMISSION CONTROL		E. FIRE DEPARTMENT NOTES		F. NOTES:	
1. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE 2011 EDITION OF THE LOS ANGELES BUILDING CODES AND ORDINANCES OF THE STATE OF CALIFORNIA.	18. FIRE BLOCK AT MID-HEIGHT WALLS OVER 6'-0" HIGH. COMFORT HEATING WILL BE PROVIDED TO EVERY DWELLING UNIT AS REQUIRED BY CODE.	1. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL.	1. IN B.F.M. AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5 IN. BUT LESS THAN 48 IN. SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES.	1. THE BUILDING DESIGN MEETS THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53.	1. EXIT PATH LIGHTING SHALL BE PROVIDED FOR STAIRWAY, HALLWAY, EXIT PASSAGEWAY AND EGRESS TO A PUBLIC WAY ANY TIME THE BUILDING IS OCCUPIED.	1. DOORS TO UNITS FROM INTERIOR CORRIDORS AND FIRE-RATED SHAFT ENCLOSURES ARE REQUIRED TO HAVE A MIN. STC RATING OF 26; LAMINATED 1/2" SOLID CORE DOORS WITH RESILIENT STOPS AND GASKETS MEET THIS REQUIREMENT. DOORS MUST BE SELF/AUTO-CLOSING UPON SMOKE DETECTION.	1. THE ENERGY CERTIFICATE OF COMPLIANCE SHALL BE MADE A PART OF THESE PLANS.	1. EXIT PATH LIGHTING SHALL BE PROVIDED FOR STAIRWAY, HALLWAY, EXIT PASSAGEWAY AND EGRESS TO A PUBLIC WAY ANY TIME THE BUILDING IS OCCUPIED.	1. THE ENERGY CERTIFICATE OF COMPLIANCE SHALL BE MADE A PART OF THESE PLANS.	1. THE ENERGY CERTIFICATE OF COMPLIANCE SHALL BE MADE A PART OF THESE PLANS.	1. THE ENERGY CERTIFICATE OF COMPLIANCE SHALL BE MADE A PART OF THESE PLANS.

# 10269 SANTA MONICA BLVD

## ABBREVIATIONS

A.C.	ASPHALT CONCRETE	DWG.	DRAWING	H.W.	HOT WATER	RES.	RESAWN
AC.	ACOUSTIC TILE	DWR.	DRAWER	HW.	HARDWOOD	R.V.	ROOF VENT
ADJ.	ADJUSTABLE	E.J.	EXPANSION JOINT	I.D.	INSIDE DIMENSION	RWD.	REDWOOD
ALUM.	ALUMINUM	ELEV.	ELEVATION	INT.	INTERIOR	S.	SINK
A.T.	ASPHALT TILE	ELEC.	ELECTRIC	JAN.	JANITOR	S.B.	SPLASH BLOCK
BD.	BOARD	EL.	ELEVATOR	LAV.	LAVATORY	SH.	SHELF
BLDG.	BUILDING	EQUIP.	EQUIPMENT	L.P.	LOW POINT	SHT.	SHEET
BLKG.	BLOCKING	EXIST.	EXISTING	L.V.	LOUVER VENT	SHTG.	SHEATHING
B.M.	BENCH MARK	EXT.	EXTERIOR	LT.	LIGHT	SPECS.	SPECIFICATIONS
BOT.	BOTTOM	F.D.	FLOOR DRAIN	MAX.	MAXIMUM	S.S.	SERVICE SINK
BR.	BRICK	F.E.	FIRE EXTINGUISHER	M.C.	MEDICINE CABINET	SECT.	SECTION
CAB.	CABINET	F.G.	FINISH GRADE	M.C.B.	METAL CORNER BEAD	STD.	STANDARD
C.B.	CATCH BASIN	F.H.C.	FIRE HOUSE CABINET	M.H.	MANHOLE	STL.	STEEL
CEM.	CEMENT	F.J.	FLOOR JOIST	MET.	METAL	STPG.	STRIPPING
C.I.	CAST IRON	FIN.	FINISH	MFR.	MANUFACTURER	SQ.	SQUARE
CLR.	CLEAR	FLR.	FLOOR	MIN.	MINIMUM	T.C.	TOP OF CURB
C.J.	CEILING JOIST	F.L.	FLOW LINE	MIR.	MIRROR	T & G	TONGUE & GROOVED
CLG.	CEILING	F.O.C.	FACE OR CONCRETE	MISC.	MISCELLANEOUS	TH.	THICK
COL.	COLUMN	F.O.M.	FACE OF MASONRY	M.O.	MASONRY OPENING	THRES.	THRESHOLD
COMP.	COMPOSITION	F.O.S.	FACE OF STUDS	N.I.C.	NOT IN CONTRACT	TEL.	TELEPHONE
CONC.	CONCRETE	F.S.	FLOOR SINK	OB.	OBSCURE	T.P.L.	TOP OF PLATE
CONT.	CONTINUOUS	FT.	FOOT	O.C.	ON CENTERS	TR.	TRANSOM
CORR.	CORRUGATED	FUR.	FURRING	O.F.	OVER FLOW	TRANS.	TRANSFORMER
CSK.	COUNTERSUNK	GA.	GAUGE	OPENG.	OPENING	T.O.W.	TOP OF WALL
C.W.	COLD WATER	GALV.	GALVANIZED	PART.	PARTITION	TYP.	TYPICAL
DET.	DETAIL	G.I.	GALVANIZED IRON	PL.	PLATE	V.	VENT
D.F.	DRINKING FOUNTAIN	GL.	GLASS GLAZING	PLAS.	PLASTER	VERT.	VERTICAL
DIA.	DIAMETER	GR.	GRADE	PLY.	PLYWOOD	W.C.	WATER CLOSET
DIM.	DIMENSION	GYP.	GYPSON BOARD	P.P.	POWER POLE	WD.	WOOD
DIV.	DIVISION	H.B.	HOSE BRIBE	R.	RISER-RADIUS	WARD.	WARDROBE
DN.	DOWN	HDW.	HARDWARE	R.D.	ROOF DRAIN	W.H.	WATER HEATER
DR.	DOOR	HORIZ.	HORIZONTAL	REINF.	REINFORCING	W.I.	WROUGHT IRON
DS.	DOWNSPOUT	H.P.	HIGH POINT	R.J.	ROOF JOIST	W.M.	WIRE MESH
D.W.	DISHWASHER	HT.	HEIGHT	ROS	ROUGH SAWN	WT.	WEIGHT

## SYMBOLS

	ELEVATION LETTER SHEET WHERE DRAWN
	PLAN, SECTION OR DETAIL NUMBER SHEET WHERE DRAWN
	DOOR TYPE
	WINDOW TYPE
	SECURITY OPENING
	WOOD STUD PARTITION
	1-HOUR FIRE RESISTIVE CONSTRUCTION
	SMOKE & CO DETECTOR (STATE APPROVED) HARD WIRED STATE FIRE MARSHALL APPROVED PER L.A.M.C. 91.1210 WITH BATTERY BACKUP W/ LOW BATTERY SIGNAL
	DOUBLE RECEPTICAL @ +12" U.O.N.
	DOUBLE RECEPTICAL - 1/2 HOT
	DOUBLE RECEPTICAL - GFI
	WALL MOUNTED LT. FIXT.
	FLUOR. FIXT.
	CEILING MOUNTED LT. FIXT.
	RECESSED LT. FIXT.
	TELEPHONE JACK
	EXHAUST FAN - SEE NOTE 5A / A1
	TV OUTLET

## CODE ANALYSIS

PROJECT SUMMARY		782 SF
ZONE	RAS 4-ML-0	782 SF
LOT AREA	9,419 SF = 856 SF (12 OF ALLEY) = 10,275 SF	
ALLOW DENSITY (PER TENTATIVE TRACT MAP)	16 UNITS	
DENSITY BONUS (PER TENTATIVE TRACT MAP)	20 UNITS INCENTIVES + 20% HEIGHT EXCEEDED	
PROPOSED DEVELOPMENT		
UNITS 101 - 3 BR / 2 BA UNIT	1,266 SF	
UNITS 201, 301, 401 & 501 - 3 BR / 2 BA UNITS @ 1,378 SF	1,378 SF	
UNITS 102 - 3 BR / 3 BA	1,378 SF	
UNITS 302, 402 & 402 - 3 BR / 3 BA UNITS @ 1,373 SF	4,119 SF	
UNITS 502 - 2 BR / 2 BA	1,226 SF	
UNITS 103 - 3 BR / 3 BA	1,334 SF	
UNITS 303, 303, 403 - 3 BR / 3 BA @ 1,358 SF	4,074 SF	
UNITS 503 - 2 BR / 2 BA UNIT	1,158 SF	
UNITS 104 - 3 BR / 3 BA	1,370 SF	
UNITS 204, 304, 404 & 504 - 3 BR / 3 BA UNITS @ 1,441 SF	5,764 SF	
20 UNITS TOTAL	23,005 SF	
RESIDENTIAL PARKING REQUIRED (20 X 2)	40 SPACES	
PARKING PROVIDED	40 SPACES (19 STD., 1 ADA, 20 COMP) (NO GUEST SPACES)	
COMMERCIAL AREA PROVIDED	883 SF	
COMMERCIAL PARKING REQUIRED (883/250)	4 SPACES	
COMMERCIAL PARKING PROVIDED	5 SPACES (1 STD., 1 ADA, 3 COMP)	
BASEMENT 2 - GARAGE AREA	7,405 SF	
GVA	1,158 SF	
TOTAL	6,147 SF	
BASEMENT 1 - GARAGE AREA	7,072 SF	
COMMERCIAL	883 SF	
TOTAL	7,955 SF	
TOTAL BASEMENT AREA	16,102 SF	
OPEN SPACE REQUIRED		
18' X 175'	3,150 SF	OPEN SPACE PROVIDED
2' X 125'	250 SF	PRIVATE OPEN SPACE (90 SF X 18)
TOTAL	3,400 SF	REAR YARD REC ROOM
		742 SF
		TOTAL
		3,486 SF
ALLOW FLOOR AREA (9,419 SF X 3)	28,248 SF	
FLOOR AREA PROVIDED		
ZONING AREA	28,091 SF	
BUILDING AREA	30,915 SF	
SCHOOL FREE AREA	28,015 SF (RESIDENTIAL) + 883 SF (COMMERCIAL)	
* SEE SHT. A2 FOR ADD. DETAIL		
BUILDING TYPE - PLANNING	5 STORY OVER 2 LEVEL BASEMENT	
BUILDING TYPE - BUILDING	5 STORY OVER 2 LEVEL BASEMENT	
CONSTRUCTION TYPE	IIA-A	
OCCUPANCY TYPE	R-2-S	
BUILDING HEIGHT	60'-0"	
ALLOW AREA		
BASIC	R2 BASIC 24,000 + 6000 = [24,000 X 2] = 78,000 SF WITH FIRE SPRINKLERS = (78,000 X 2) = 156,000 SF	
PROVIDE 3-HR SEPARATION BETWEEN R2'S		
BUILDING EQUIPPED W/ AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING W/ NFPA-13.		

## LEGAL DESCRIPTION

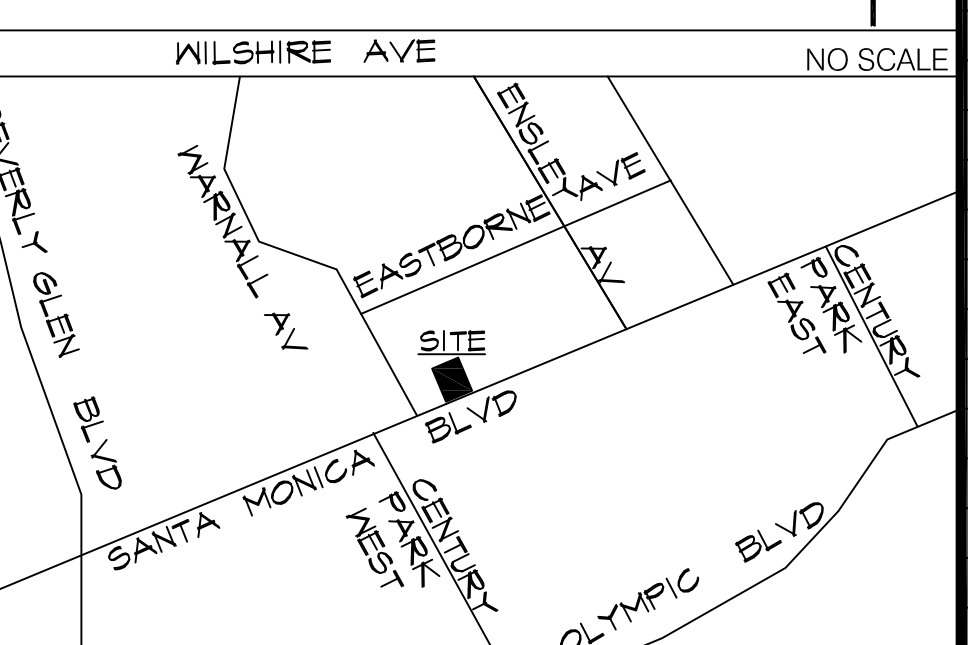
LOTS 11 - 12 OF TR 6193 TRACT, FOUND IN M B 96-71-73 OF LOS ANGELES COUNTY RECORDS.

APN: 4327-018-011  
PIN: 132B157-294

ADDRESS: 10269 SANTA MONICA BLVD.  
LOS ANGELES, CA 90067

OWNER:  
WISEMAN DEVELOPMENT  
11601 SANTA MONICA BLVD.  
LOS ANGELES, CA 90025  
(310) 914-5555

## VICINITY MAP



## SHEET INDEX

A1	GENERAL INFORMATION
A2	SITE & ROOF PLANS
A3	BASEMENT 1 & 2 FLOOR PLAN
A4	FIRST & SECOND FLOOR PLAN
A5	THIRD & FOURTH FLOOR PLAN
A6	FIFTH FLOOR PLAN
A7	EXTERIOR ELEVATIONS
A8	EXTERIOR ELEVATIONS
A9	SECTIONS
A10	SECTIONS
G1	WATER MITIGATION PLAN
L1	LANDSCAPE PLAN

DATE	ISSUED FOR	DATE	REVISIONS

**URIU & ASSOCIATES**  
 ARCHITECTURE, PLANNING  
 800 S. GLENDALE AVENUE  
 GLENDALE, CA 91205

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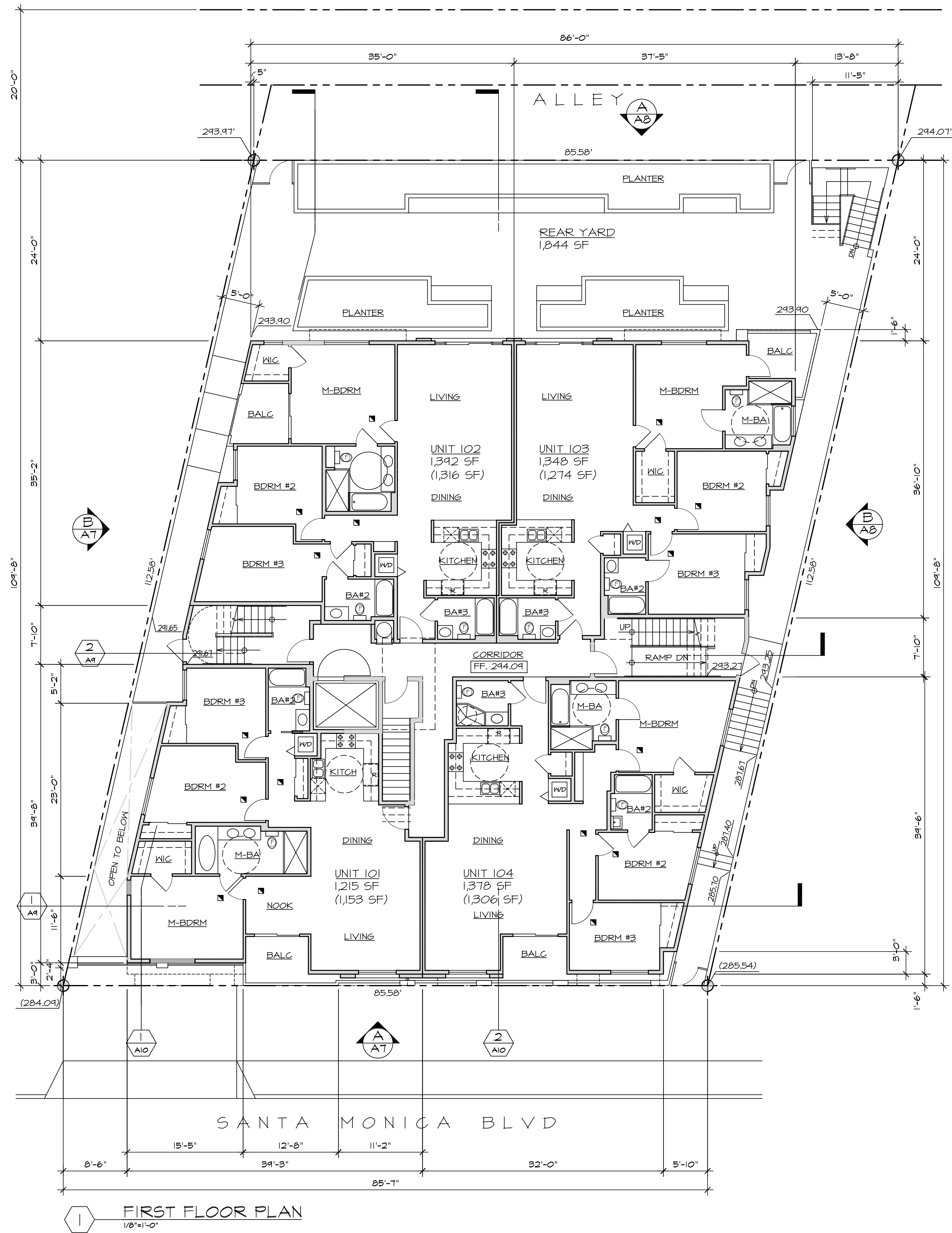
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JOB: 1260

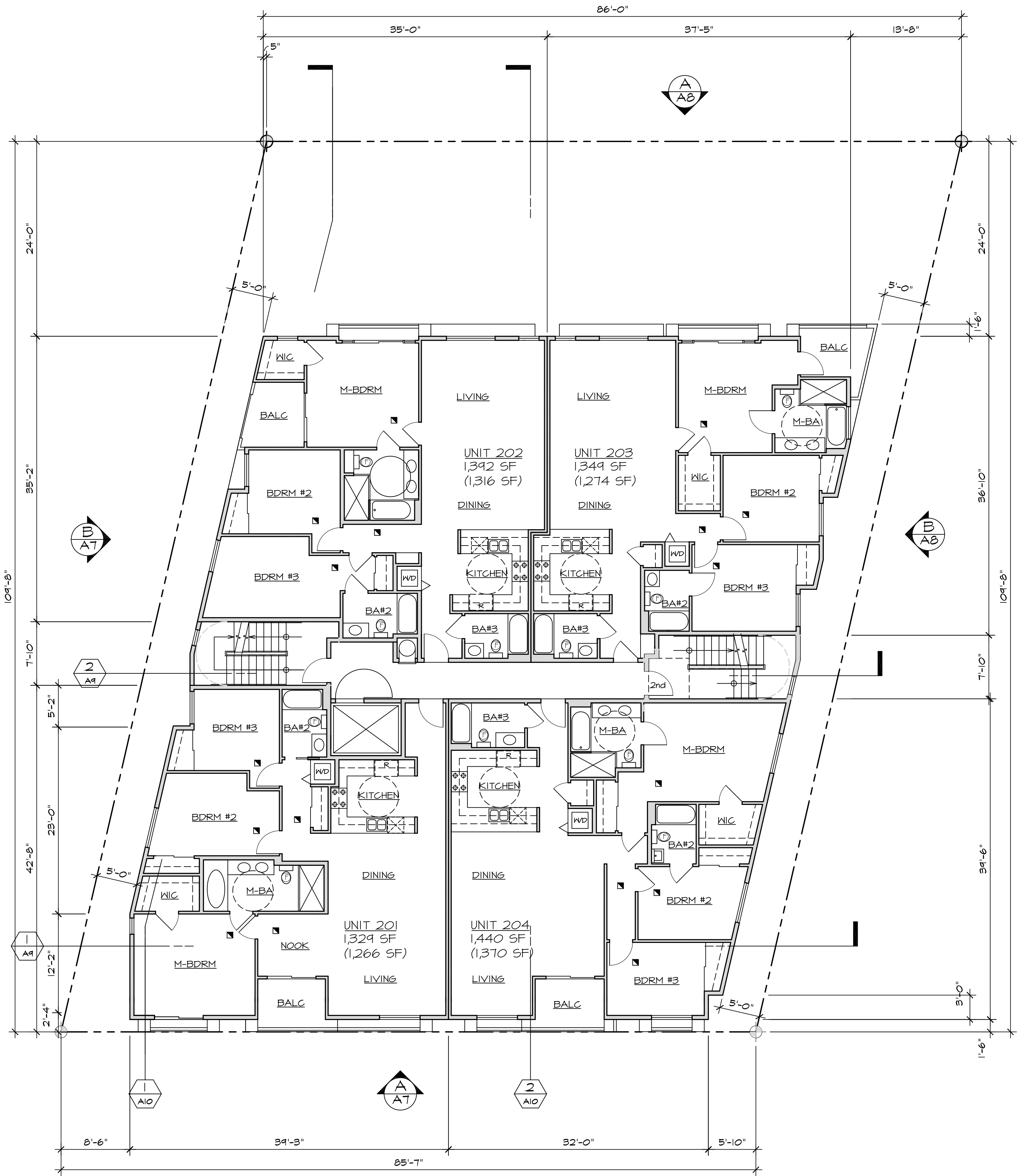
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**1** FIRST FLOOR PLAN  
1/8"=1'-0"



**2** SECOND FLOOR PLAN  
1/8"=1'-0"

	DATE ISSUED FOR	DATE REVISIONS
	3/19/13	
	DENSITY BONUS	
<p style="font-size: 10px; margin: 0;"><b>URIU &amp; ASSOCIATES</b> ARCHITECTURE, PLANNING 800 S. GLENDALE AVENUE GLENDALE, CA 91205</p>		<p style="font-size: 10px; margin: 0;">SHEET TITLE FIRST FLOOR PLAN &amp; SECOND FLOOR PLAN JOB TITLE 10269 SANTA MONICA BLVD, LOS ANGELES</p>
<p style="font-size: 12px; margin: 0;">DRAWN</p>	<p style="font-size: 12px; margin: 0;">CHECKED</p>	<p style="font-size: 12px; margin: 0;">JOB</p> <p style="font-size: 12px; margin: 0;">1260</p>
<p style="font-size: 12px; margin: 0;">SHEET</p>		<p style="font-size: 24px; font-weight: bold; margin: 0;">A4</p>

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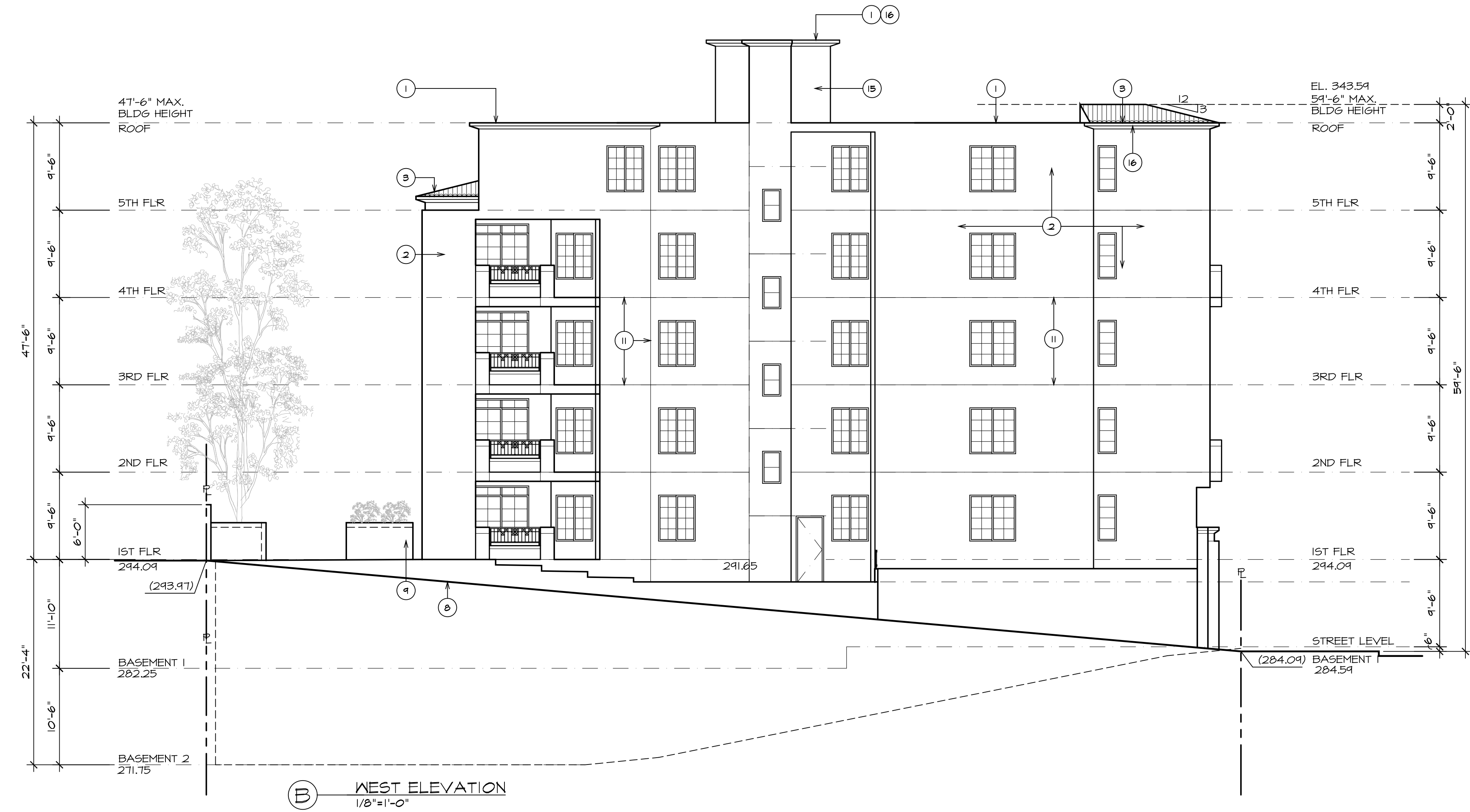




**ELEVATION REFERENCE NOTES**

- ① BUILT-UP ROOF-CLASS 'A'
- ② EXTERIOR STUCCO
- ③ LIGHT WEIGHT CONG. FLAT TILE ROOF
- ④ 42" HIGH GUARDRAIL
- ⑤ DOWN SPOUT
- ⑥ G.I. GUTTER
- ⑦ STRUCTURAL FOAM
- ⑧ LINE OF NATURAL GRADE
- ⑨ PLANTER - 6" CMU
- ⑩ EXTERIOR TILE FINISH
- ⑪ STUCCO CONTROL JOINT
- ⑫ 6' HIGH W.I. GATE
- ⑬ STAIR TOWER BEYOND
- ⑭ ELEVATOR TOWER BEYOND
- ⑮ ROOL-UP DOOR
- ⑯ STUCCO COVER FOAM CORNICE
- ⑰ STUCCO COVER FOAM TRIM
- ⑱ ALUMINUM STOREFRONT SYSTEM

**ELEVATION LEGEND**  
 (0.00) EXISTING GRADE ELEVATION  
 0.00 NEW GRADE ELEVATION



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3/19/13	DENSITY BONUS		

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 GLENDALE, CA 91205

SHEET TITLE  
 ELEVATIONS

JOB TITLE  
 10269 SANTA MONICA BLVD, LOS ANGELES

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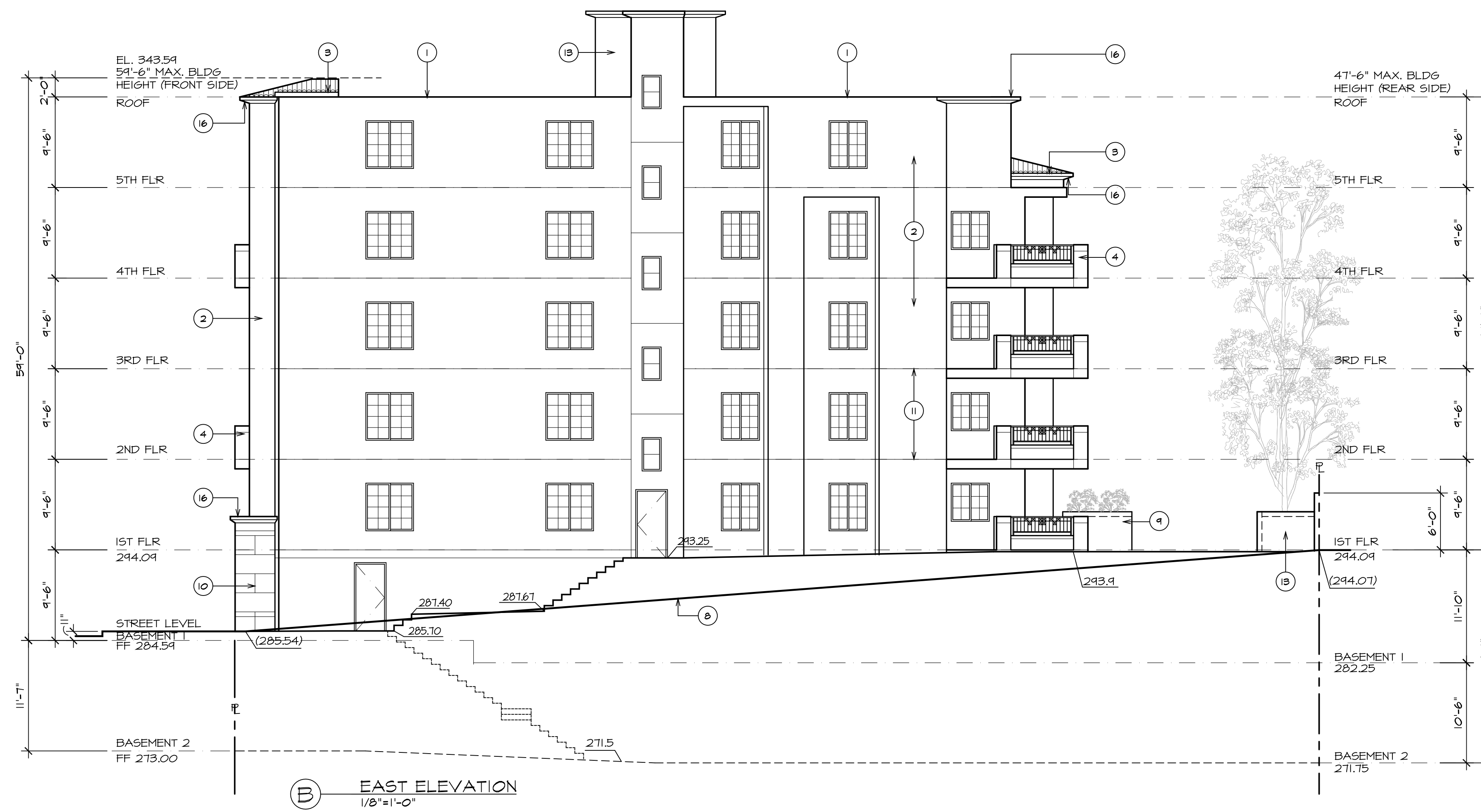


ELEVATION REFERENCE NOTES

- 1 BUILT-UP ROOF-CLASS 'A'
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- 4 42" HIGH GUARDRAIL
- 5 DOWN SPOUT
- 6 G.I. GUTTER
- 7 STRUCTURAL FOAM
- 8 LINE OF NATURAL GRADE
- 9 PLANTER - 6" CMU
- 10 EXTERIOR TILE FINISH
- 11 STUCCO CONTROL JOINT
- 12 6' HIGH W.I. GATE
- 13 STAIR TOWER BEYOND
- 14 ELEVATOR TOWER BEYOND
- 15 ROOL-UP DOOR
- 16 STUCCO COVER FOAM CORNICE
- 17 STUCCO COVER FOAM TRIM
- 18 ALUMINUM STOREFRONT SYSTEM

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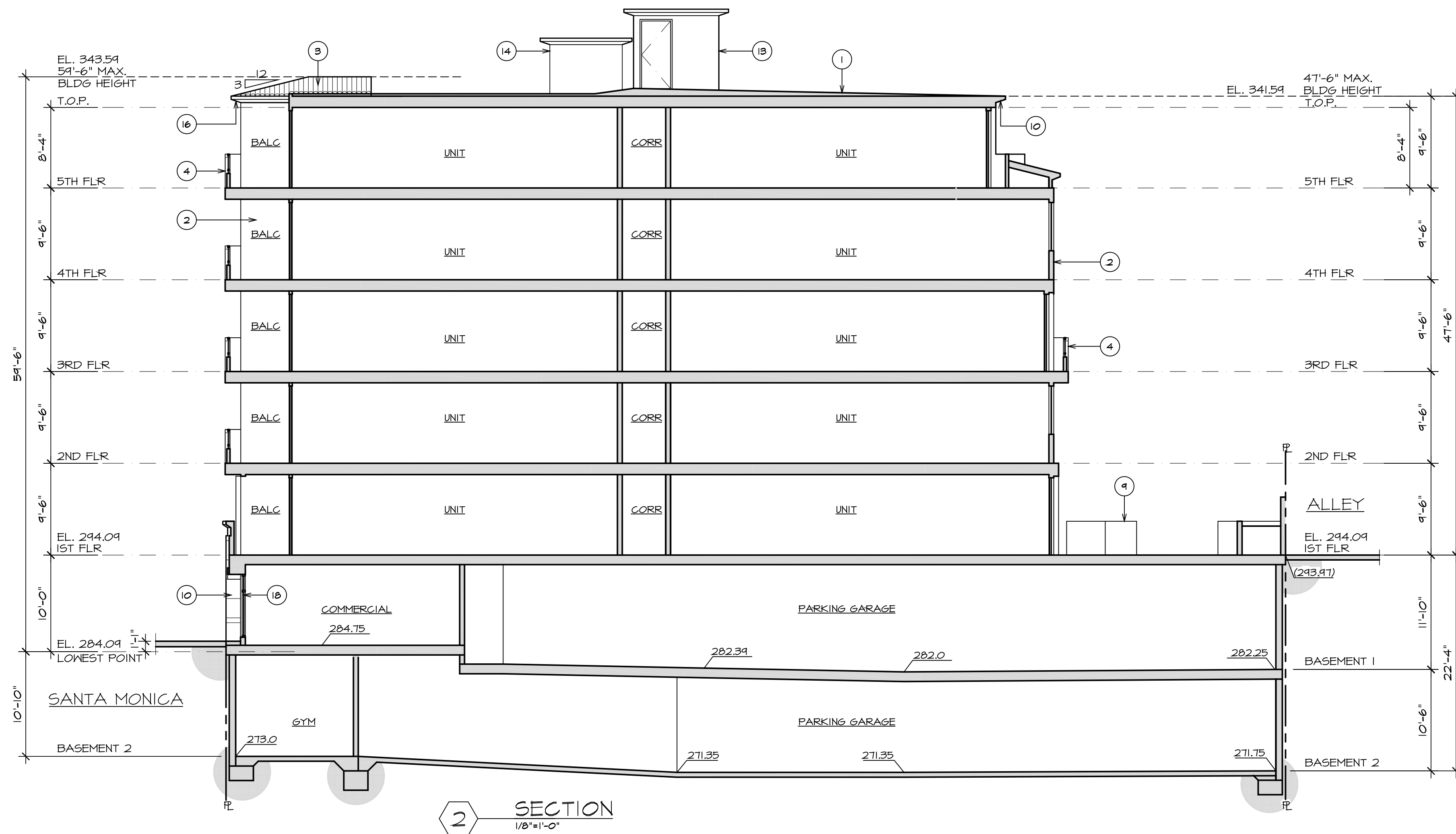
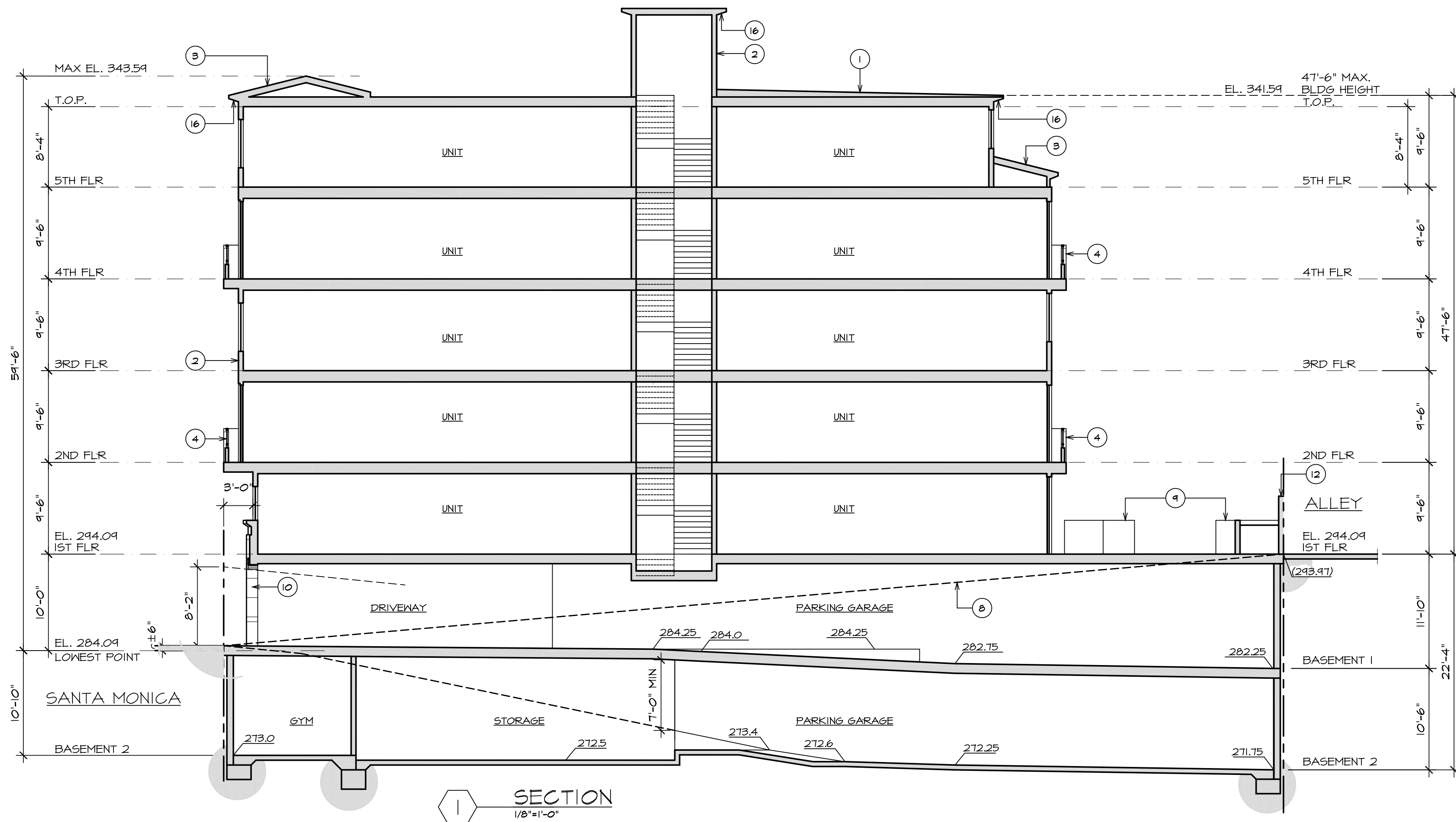
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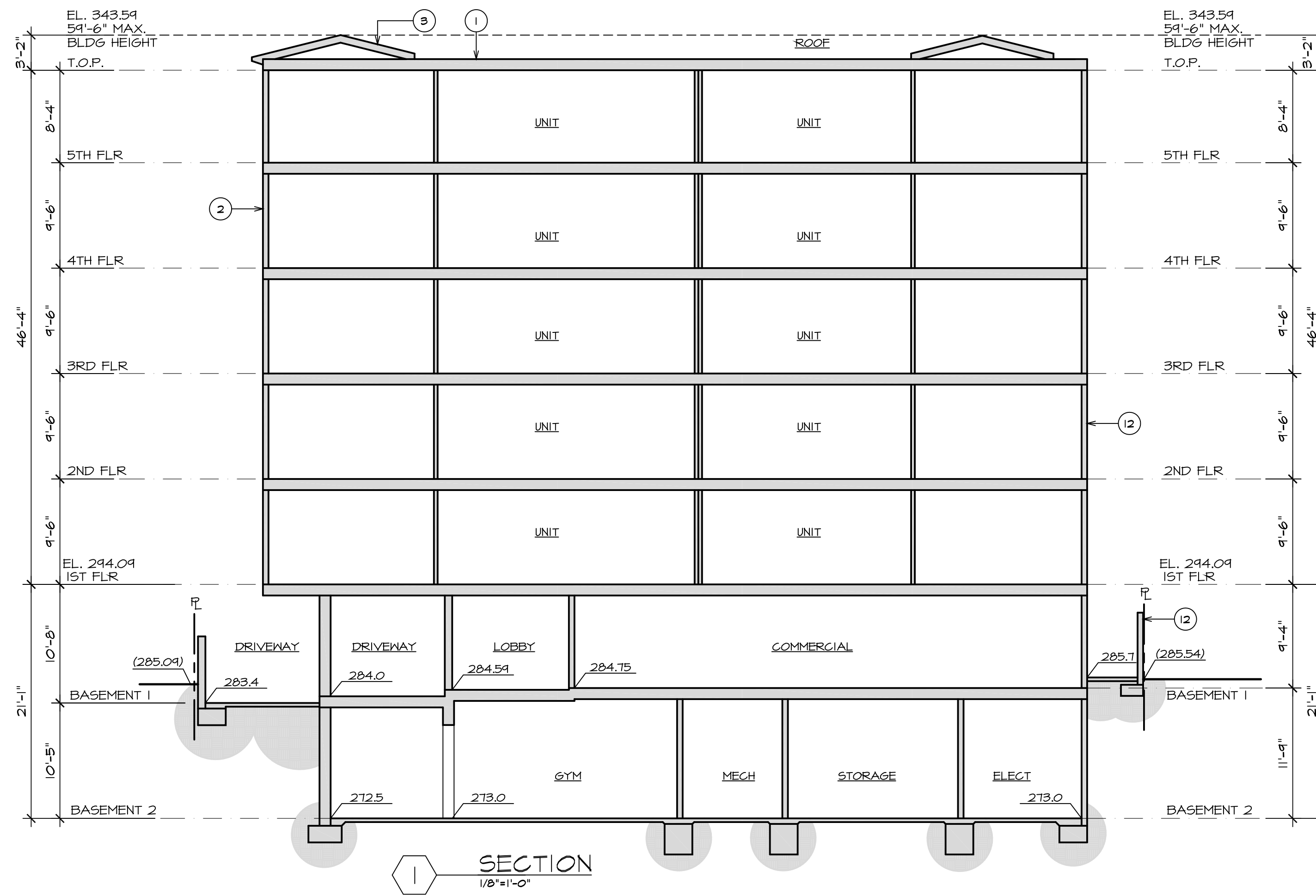
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- 17 STUCCO COVER FOAM TRIM
- 18 ALUMINUM STOREFRONT SYSTEM

SECTION LEGEND

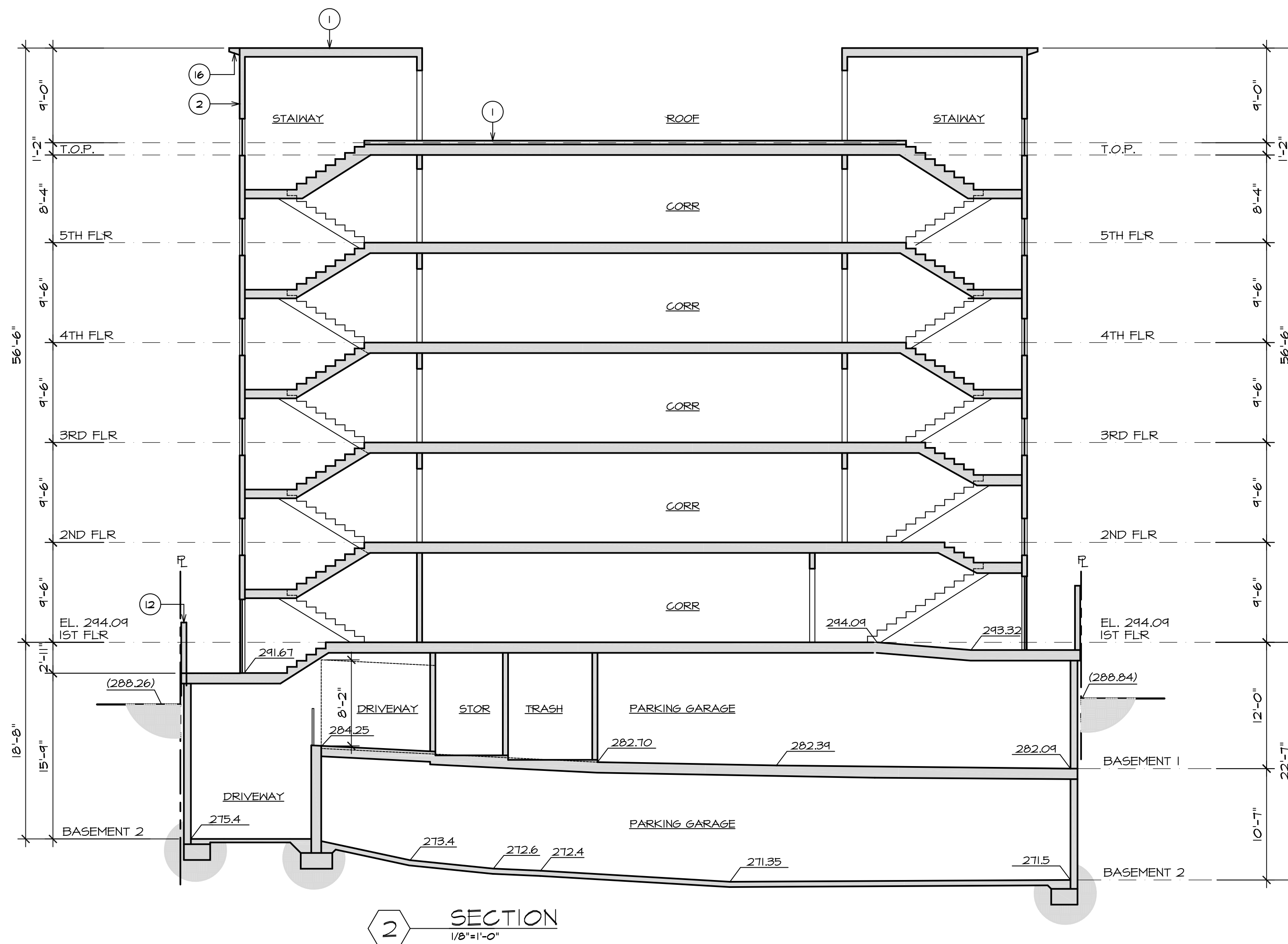
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SHEET TITLE	SECTIONS		JOB TITLE	10269 SANTA MONICA BLVD, LOS ANGELES		
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JOB	1260		SHEET	A10		



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SHEET TITLE	SECTIONS
JOB TITLE	10269 SANTA MONICA BLVD, LOS ANGELES

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JOB	1260
SHEET	A9

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