sixth and arizona

LOCATION

603 ARIZONA AVENUE

603 ARIZONA AVENUE
SANTA MONICA, CALIFORNIA 90401
ASSESOR PARCEL NO. 4291-006-029
NET AREA 7499 SF
EXISTING ZONE: C3. NO PROPOSED ZONE CHANGE.
EXISTING USE: CHURCH. ADJACENT LOT USE: COMMERCIAL.

OWNER

603 ARIZONA, LP

100 WILSHIRE BLVD SUITE 2050
SANTA MONICA, CALIFORNIA 90401
TEL: 310-458-2002
FAX: 310-458-2010

ARCHITECT

FARHAD ASHOFTEH, INC

833 HAVERFORD AVE
PACIFIC PALISADES CA 90272
TEL: (310) 454-9995
FAX: (310) 454-2266

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY

HI-TECH ENGINEERING

1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL

ENGLEKIRK PARTNERS

3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING

BURNETT & YOUNG, INC.

CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC

MARSHALL LONG ACOUSTICS

13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL

A & N CONSULTING

11442 BAIRD AVE. #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3802

NO RETAIL ABOVE THE FIRST FLOOR.
ONLY RESIDENTIAL USES ABOVE THE SECOND FLOOR.
RESIDENT PARKING WILL BE ASSIGNED
THE PROPOSED PROJECT SHALL COMPLY
WITH PARKING REQUIREMENTS
SET FORTH IN SMMC SECTION 9.04.10.08
(OFF STREET PARKING REQUIREMENTS)
GARAGE ACCESS FROM 6TH STREET.
THE PROPOSED BUILDING WILL NOT EXCEED 60'00" IN HEIGHT,
THE MAXIMUM PERMITTED HEIGHT IN THE C3 DISTRICT FOR
PARCELS IN THE AREA BOUNDED BY 5TH COURT, 6TH COURT,
COLORADO AVENUE AND WILSHIRE BOULEVARD. EXCEPT ELEVATOR
SHAFTS, STAIRWELLS, MECHANICALROOMS MAY BE 74' TALL
PER SMMC 9.04.10.02.030.

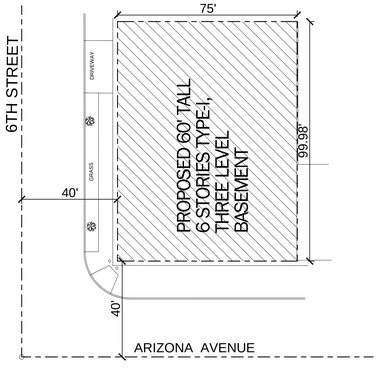
This project shall comply with Title 24 and 2007 California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), and the 2008 California Energy Code (CEnC).

1) Ground Floor Retail, 2) Roof Deck Spa, 3) Solar Panels and
4) Balcony Privacy Partitions to be done on a deferred submittal.
The architect or engineer shall review and approve the shop
drawings prior to submittal to the building department.

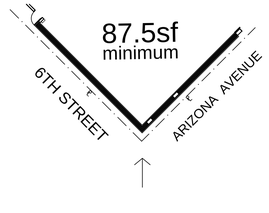
NOTES:
EXISTING STREET TREES TO REMAIN. TREES ON SITE TO BE REMOVED.
THE SUBJECT SITE CONTAINS NO OAK TREES.
THE ENTIRE SITE SHALL DRAIN TO THE ADJACENT STREET
WITHOUT FLOWING OVER THE SIDEWALK
TO THE SATISFACTION OF THE CITY ENGINEER.
SANITARY SEWER AND ALL UTILITIES ARE EXISTING AND AVAILABLE.
NO EXISTING EASEMENTS.
NO PROPOSED EASEMENTS.
NO COMMON AREAS TO BE DEDICATED.
NO RESIZING OF EXISTING PUBLIC UTILITIES PROPOSED.
EXISTING CONTOURS SURVEYED AUGUST 2006.
MAP PREPARED AUGUST 2006
CONTOUR INTERVAL 2 FEET
SOUTHWEST TEN PERCENT OF SITE IS >65 CNEL.
NORTHEAST NINETY PERCENT OF SITE IS 60-65 CNEL.
THOMAS GUIDE: 671 C1

VICINITY MAP:

PLOT PLAN:



SIDEWALK LANDSCAPE:



BUILDING SUMMARY:

OCCUPANCY GROUP:
R-2 OCCUPANCY W/2500sf A-2 OCCUPANCY ON THE 1ST FLOOR

TYPE OF CONSTRUCTION: TYPE I
SPRINKLERED THROUGHOUT
STORIES: 6 ABOVE GROUND, 3 STORIES UNDERGROUND PARKING
HEIGHT: 60'
SEPARATED OCCUPANCY

2,500 SF OF RETAIL
25,000 SF OF RESIDENTIAL
39 STUDIO UNITS (9 MARKET RATE + 26 SENIOR
+ 4 DEED-RESTRICTED LOW INCOME SENIORS)

10% OF UNITS (4 UNITS) ARE DEED-RESTRICTED
FOR LOW-INCOME SENIORS

MAXIMUM FLOOR AREA RATIO = 2.0. 2.0 x 7499 SF = 14,998 SF

FAR FOR COMMERCIAL SQUARE FOOTAGE SHALL NOT EXCEED 1.5

2500 SF COMMERCIAL / 7499 SF = .33 FAR

FAR FOR RESIDENTIAL SHALL BE COUNTED AT 50%

2.0 - .333 = 1.667 FAR REMAINING FOR RESIDENTIAL = 25,000 SF

P3 LEVEL:	7,000 SF
P2 LEVEL:	7,000 SF
P1 LEVEL:	7,000 SF
1ST FLOOR:	6,039 SF
2ND FLOOR:	5,599 SF
3RD FLOOR:	5,524 SF
4TH FLOOR:	4,693 SF
5TH FLOOR:	4,333 SF
6TH FLOOR:	3,608 SF
ROOF DECK:	4,551 SF
TOTAL:	55,347 SF

ALLOWABLE AREA AND BUILDING HEIGHT:
PER TABLE 503, GROUPS A-3 & R-2 ARE
ALLOWED UNLIMITED NUMBER OF STORIES
AND AREA IN TYPE I CONTRUCTION

PARKING SUMMARY:

9 MARKET RATE STUDIOS	09 SPACES	
26 SENIOR UNITS	13 SPACES	40% CPCT = 5.2
4 DEED-RESTRICTED LOW INCOME SENIORS	01 SPACES	40% CPCT = 0.4
GUEST PARKING FOR 39 UNITS	07 SPACES	40% CPCT = 2.8
2500 SF OF RETAIL	08 SPACES	40% CPCT = 3.2
TOTAL CAR PARKING SPACES REQUIRED:	38 SPACES	
TOTAL BICYCLE PARKING SPACES REQUIRED:	38 SPACES X 5% = 1.9 4 BICYCLE SPACES PROVIDED	

PROVIDED PER LEVEL:

1ST FLOOR: 4 BICYCLE SPACES

P1 LEVEL: 10 SPACES TOTAL
3 ASSIGNED RESIDENT SPACES
7 RETAIL SPACES (3 COMPACT)

P2 LEVEL: 11 SPACES TOTAL
1 RETAIL SPACES (1 ACCESSIBLE)
1 GUEST SPACE (1 ACCESSIBLE)
9 TENANT SPACE (1 ACCESSIBLE, 1 COMPACT)

P3 LEVEL: 17 SPACES TOTAL
11 TENANT SPACES (3 COMPACT)
6 GUEST SPACES (2 COMPACT)

PROVIDED PER USE:

8 RETAIL SPACES (1 ACCESSIBLE, 3 COMPACT)
7 GUEST SPACES (1 ACCESSIBLE, 2 COMPACT)
23 TENANT SPACES (1 ACCESSIBLE, 4 COMPACT)

SHEET INDEX

A - ARCHITECTURAL

A- 000 PROJECT INFORMATION, INDEX
A- 001 GREEN BUILDING
A- 002 BUILDING VOLUME ENVELOPE DIAGRAM
A- 096 COMMON WALL & EGRESS CALCULATIONS
A- 097 EGRESS PLANS
A- 098 EGRESS PLANS
A- 099 SURVEY

PLANS
A- 100 SITE PLAN
A- 101-1 1ST FLOOR PLAN
A- 101-2 1ST FLOOR SLAB PLAN
A- 102 2ND FLOOR PLAN
A- 103 3RD FLOOR PLAN
A- 104 4TH FLOOR PLAN
A- 105 5TH FLOOR PLAN
A- 106 6TH FLOOR PLAN
A- 107-1 ROOF DECK PLAN
A- 107-2 ROOF DECK SLAB PLAN
A- 107-3 TOP OF STAIR ROOF PLAN
A- 107-4 ROOF OF ROOF DECK PLAN
A- 108 P1 LEVEL PLAN
A- 109 P2 LEVEL PLAN
A- 110 P3 LEVEL PLAN

REFLECTED CEILING PLANS
A- 111 1ST FLOOR REFLECTED CEILING PLAN
A- 112 2ND FLOOR REFLECTED CEILING PLAN
A- 113 3RD FLOOR REFLECTED CEILING PLAN
A- 114 4TH FLOOR REFLECTED CEILING PLAN
A- 115 5TH FLOOR REFLECTED CEILING PLAN
A- 116 6TH FLOOR REFLECTED CEILING PLAN
A- 117 ROOF DECK REFLECTED CEILING PLAN
A- 118 P1 LEVEL REFLECTED CEILING PLAN
A- 119 P2 LEVEL REFLECTED CEILING PLAN
A- 120 P3 LEVEL REFLECTED CEILING PLAN

A- 201 EXTERIOR ELEVATIONS

BUILDING SECTIONS
A- 301 EAST-WEST BUILDING SECTION
A- 302 EAST-WEST BUILDING SECTION
A- 303 EAST-WEST BUILDING SECTION
A- 304 EAST-WEST BUILDING SECTION
A- 305 NORTH-SOUTH BUILDING SECTION
A- 306 NORTH-SOUTH BUILDING SECTION
A- 307 NORTH-SOUTH BUILDING SECTION

ENLARGED PLANS
A- 400 STANDARD DETAILS: STAIR & ELEVATOR
A- 401 NORTH STAIR PLANS AND SECTIONS
A- 402 SOUTH STAIR/ELEVATOR PLANS AND SECTIONS
A- 403-1 STANDARD DETAILS: COMMERCIAL RESTROOMS
A- 403-2 PUBLIC RESTROOM ENLARGED PLANS & ELEVATIONS
A- 404 SOLAR PANEL CANOPY ENLARGED PLAN
A- 405 SPA AND WATERFALL ENLARGED PLANS
A- 406 SPA AND WATERFALL ELEVATIONS AND SECTIONS
A- 407 SIDEWALK PLANTER ENLARGED PLAN AND SECTION
A- 408 NORTH STAIR LOBBY INTERIOR ELEVATIONS
A- 409 NORTH STAIR LOBBY PLANTER ENLARGED PLAN AND SECTIONS
A- 410 TRANSFORMER ROOM ENLARGED PLANS AND ELEVATIONS
A- 411 ROOF TOP MECHANICAL SCREENS ENLARGED PLANS
A- 412 REFUSE AREA ENLARGED PLAN & TRASH CHUTE DETAILS
A- 413 BICYCLE RACK ENLARGED PLANS AND DETAILS
A- 414 MECHANICAL ROOM STAIRWAY ENLARGED PLANS
A- 415 PRIVATE RESTROOMS BATHROOM PRODUCTS
A- 416 PRIVATE KITCHEN PRODUCTS
A- 417 PRIVATE RESTROOM ENLARGED PLANS

A- 501 DETAILS
A- 502 WASHER/DRYER + SPA LIFT DEVICE
A- 503 WALL TYPES, P1 ROLL UP SECTION
A- 504 DETAILS
A- 505 DETAILS
A- 506 DETAILS

A- 600 DOOR AND WINDOW SECURITY MEASURES
A- 601 DOOR AND WINDOW SCHEDULES

S - STRUCTURAL

S1.1 GENERAL NOTES
S1.1.1 GENERAL NOTES
S1.1.2 GENERAL NOTES
S1.2 TYPICAL DETAILS
S1.2.1 TYPICAL DETAILS
S1.2.2 TYPICAL DETAILS
S1.3 TYPICAL DETAILS
S1.3.1 TYPICAL DETAILS
S1.3.2 TYPICAL DETAILS
S1.3.3 TYPICAL DETAILS
S1.4 TYPICAL DETAILS
S1.5 TYPICAL CONCRETE MASONRY WALL DETAILS
S1.6 TYPICAL MISCELLANEOUS DETAILS
S1.6.1 TYPICAL MISCELLANEOUS DETAILS
S1.6.2 TYPICAL DETAILS
S1.7 TYPICAL DETAILS
S2.1 P3 LEVEL FOUNDATION PLAN
S2.2 P2 LEVEL FRAMING PLAN
S2.2A P2 LEVEL REINFORCING: N-S
S2.2.B P2 LEVEL REINFORCING: E-W
S2.3 P1 LEVEL FRAMING PLAN
S2.3A P1 LEVEL REINFORCING: N-S
S2.3B P1 LEVEL REINFORCING: E-W
S2.4 1ST FLOOR FRAMING PLAN
S2.4A 1ST FLOOR REINFORCING: N-S
S2.4B 1ST FLOOR REINFORCING: E-W
S2.5 2ND FLOOR FRAMING PLAN
S2.5A 2ND FLOOR P.T. REINFORCING PLAN
S2.5B 2ND FLOOR P.T. REINFORCING PLAN
S2.5C 2ND FLOOR REINFORCING PLAN
S2.6 3RD FLOOR FRAMING PLAN
S2.6A 3RD FLOOR P.T. REINFORCING PLAN
S2.6B 3RD FLOOR P.T. REINFORCING PLAN
S2.6C 3RD FLOOR EINFORCING PLAN
S2.7 4TH FLOOR FRAMING PLAN
S2.7A 4TH FLOOR P.T. REINFORCING PLAN
S2.7B 4TH FLOOR P.T. REINFORCING PLAN
S2.7C 4TH FLOOR REINFORCING PLAN
S2.8 5TH FLOOR FRAMING PLAN
S2.8A 5TH FLOOR P.T. REINFORCING PLAN
S2.8B 5TH FLOOR P.T. REINFORCING PLAN
S2.8C 5TH FLOOR REINFORCING PLAN
S2.9 6TH FLOOR FRAMING PLAN
S2.9A 6TH FLOOR P.T. REINFORCING PLAN
S2.9B 6TH FLOOR P.T. REINFORCING PLAN
S2.9C 6TH FLOOR REINFORCING PLAN
S2.10 ROOF FRAMING PLAN
S2.10A ROOF P.T. REINFORCING PLAN
S2.10B ROOF P.T. REINFORCING PLAN
S2.10C ROOF REINFORCING PLAN
S2.11 HIGH ROOF / SOLAR PANEL
S3.1 FOOTING REINFORCING PLAN

S4.1 CONCRETE COLUMN SCHEDULE AND DETAILS
S4.1.1 CONCRETE COLUMN DETAILS
S4.2 CAST IN PLACE CONCRETE BEAM SCHEDULE
S4.2.1 TYPICAL CONCRETE BEAM DETAILS
S4.3 SLAB SECTIONS
S5.1 CONCRETE SHEAR WALL ELEVATIONS
S5.1.1 CONCRETE SHEAR WALL ELEVATIONS
S5.2 CONCRETE SHEAR WALL DETAILS
S5.3 SECTIONS AND DETAILS
S5.4 SECTIONS AND DETAILS
S6.1 SECTIONS AND DETAILS
S6.2 SECTIONS AND DETAILS

SH - SHORING

SH-1 SHORING AND EXCAVATION PLAN
SH-2 GENERAL NOTES AND SPECIFICATIONS
SH-3 TYPICAL DETAILS AND SOLDIER BEAM SCHEDULE
SH-3.1 TYPICAL DETAILS
SH-4 ELEVATIONS
SH-5 ELEVATIONS
SH-6 SECTIONS

C - CIVIL

C-101 UTILITY PLAN
C-102 GRADING PLAN
C-103 SUSMP PLAN

FP - FIRE PROTECTION

FA0-001 FIRE ALARM SYSTEM: GENERAL NOTES, TABLES, AND DETAILS
FA0-002 FIRE ALARM SYSTEM RISER DIAGRAM
FA0-003 FIRE ALARM SYSTEM GENERAL DETAILS
FA0-004 FIRE ALARM SYSTEM EST 3 TYPICAL DETAILS
FA0-005 FIRE ALARM SYSTEM FACP
FA0-006 FIRE ALARM SYSTEM BATTERY & VOLTAGE DROP CALCULATIONS
FA0-F01 FIRE ALARM SYSTEM PARKING LEVEL 3
FA0-F02 FIRE ALARM SYSTEM PARKING LEVEL 2
FA0-F03 FIRE ALARM SYSTEM PARKING LEVEL 1
FA0-F04 FIRE ALARM SYSTEM 1ST FLOOR
FA0-F05 FIRE ALARM SYSTEM 2ND FLOOR
FA0-F06 FIRE ALARM SYSTEM 3RD FLOOR
FA0-P01 FIRE ALARM SYSTEM 4TH FLOOR
FA0-P02 FIRE ALARM SYSTEM 5TH FLOOR
FA0-P03 FIRE ALARM SYSTEM 6TH FLOOR
FAO-R01 FIRE ALARM SYSTEM ROOF

P - PLUMBING

P100 PLUMBING FRONT SHEET
P101 FIRST FLOOR PLAN
P102 2ND FLOOR PLAN
P103 3RD FLOOR PLAN
P104 4TH FLOOR PLAN
P105 5TH FLOOR PLAN
P106 6TH FLOOR PLAN
P107 ROOF DECK PLAN
P108 P1 LEVEL PLAN
P109 P2 LEVEL PLAN
P110 P3 LEVEL PLAN
P201 PLUMBING DIAGRAMS
P202 PLUMBING DIAGRAMS
P301 CW RISER DIAGRAMS
P302 CW RISER DIAGRAMS
P303 CW RISER DIAGRAMS
P401 W & V RISER DIAGRAMS
P402 W & V RISER DIAGRAMS

M - MECHANICAL

M-0.1 SYMBOLS, ABBREVIATIONS AND NOTES
M-0.2 MECHANICAL SCHEDULES
M-0.3 MECHANICAL DETAILS
M-0.4 MECHANICAL DETAILS
M-0.5 TITLE 24
M-0.6 TITLE 24
M-0.7 TITLE 24
M-0.8 TITLE 24
M-0.9 TITLE 24
M-1.1P HVAC PLAN - PARKING LEVEL 1
M-1.2P HVAC PLAN - PARKING LEVEL 2
M-1.3P HVAC PLAN - PARKING LEVEL 3
M-1 HVAC PLAN - 1ST FLOOR
M-2 HVAC PLAN - 2ND FLOOR
M-3 HVAC PLAN - 3RD FLOOR
M-4 HVAC PLAN - 4TH FLOOR
M-5 HVAC PLAN - 5TH FLOOR
M-6 HVAC PLAN - 6TH FLOOR
M-7 HVAC PLAN - ROOF

E - ELECTRICAL

E0.1 GENERAL NOTES, ABBREVIATIONS, SYMBOLS, AND DRAWING INDEX
E0.2 GENERAL SPECIFICATIONS AND LOAD CALCULATIONS
E0.3 SINGLE LINE DIAGRAM - 1
E0.4 SINGLE LINE DIAGRAM - 2SWITCHBOARD ELEVATION
E0.5 RESIDENTIAL PANEL SCHEDULE
E0.6 PANEL SCHEDULE
E0.7 PANEL SCHEDULE
E0.8 ELECTRICAL SITE PLAN
E-1.0 FIRST FLOOR ELECTRICAL PLAN
E-1.1 2ND FLOOR ELECTRICAL PLAN
E-1.2 3RD FLOOR ELECTRICAL PLAN
E-1.3 4TH FLOOR ELECTRICAL PLAN
E-1.4 5TH FLOOR ELECTRICAL PLAN
E-1.5 6TH FLOOR ELECTRICAL PLAN
E-1.6 ROOF DECK ELECTRICAL PLAN
E-1.7 P1 LEVEL ELECTRICAL PLAN
E-1.8 P2 LEVEL ELECTRICAL PLAN
E-1.9 P3 LEVEL ELECTRICAL PLAN
E-2.0 FIXTURE SCHEDULES AND DETAILS
E-2.1 TITLE 24 COMPLIANCE FORMS
E-3.0 EMERGENCY PHOTOMETRIC P1, P2 & P3
E-3.1 EMERGENCY PHOTOMETRIC 1F, 2F & 3F
E-3.2 EMERGENCY PHOTOMETRIC 4F, 5F, 6F & ROOF

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE. #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3802

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

PROJECT INFORMATION
AND SHEET INDEX

A-000

Material Safety Data Sheet — Product: Sealer's Choice™ Gold

SECTION VII – PERSONAL PROTECTION

Ventilation & Exhaust:	No special requirements
Respiratory Protection:	If misting or atomized spraying, wear a NIOSH approved high-efficiency respirator rated for mists, dusts, and particulates.
Eye Protection:	Avoid eye contact. Wear safety glasses or goggles
Gloves:	Wear rubber, latex or nitrile gloves. Use as necessary to prevent skin contact.
Other Clothing or Equipment:	Use as necessary to prevent skin contact, such as an impermeable apron or coveralls.
Work/Hygienic Practice:	Safe work practices should be exercised when using this product. Wash thoroughly after use.

SECTION VIII – SAFE HANDLING & USE

Storage & Handling:	Store in cool, dry location
Spills or leaks:	Soak up with compatible absorbent material (sand, clay litter, diatomaceous earth). Place in a U.S. DOT container.
Waste Disposal:	Dispose materials in accordance with all applicable local, state and federal regulations.

SECTION IX – REGULATORY & SHIPPING

EPA Reg. No.: Not applicable **EPA Est. No.:** Not applicable

Hazardous Materials Descriptions and Proper Shipping Names:

Hazard Class:	Not Regulated			**Proper Shipping Name:**	Not Applicable
Packaging Group:	Not Applicable			**UN Identification -**	Not Applicable
Label Codes -	Not Applicable			**Special Provisions –**	Not Applicable
Packaging –	***Exceptions:***	N/A	***Non-Bulk:***	N/A	***Bulk:*** N/A
Quantity Limitations -	***Passenger:***	N/A	***Cargo:***	N/A	
Vessel Stowage -	***Location:***	N/A	***Other:***	N/A	
IATA –	Not Applicable				
UK & EC Labeling:	***Symbol:*** Xi, irritant		***Haz/Risk Codes:***	R: 22	***Codes:*** S: 2, 7, 36/37, 62

SECTION X – OTHER INFORMATION

The aforementioned is believed to be correct as of the date hereof; however, no warranty is made, express or implied, regarding the accuracy of this document, since the information contained herein may be applied under conditions beyond our control and under conditions with which we may be unfamiliar. Since data made available subsequent to the date hereof may suggest modification of the information, recipients are advised to determine in advance the suitability of the material for their precise purposes and on the condition that they assume the risk of use thereof.

Abbreviations (if used):

OSHA	Occupational Safety and Health Administration
PEL	Permissible Exposure Limits
STEL	Short Term Exposure Limits
ACGIH	American Conference of Governmental Industrial Hygienists
TLV	Threshold Limit Value
NTP	National Toxicology Program
IARCM	Int'l Agency for Research on Cancer Monographs
US EPA	United States Environmental Protection Agency
WHMIS	Workplace Hazardous Materials Information System
CHIP	Chemicals (Hazard Information and Packaging for Supply) – (UK & EC Labeling)
ppb	Parts Per Billion
ppm	Parts Per Million

© Copyright 2005

AQUA MIX INC.
250 BENJAMIN DRIVE
CORONA, CA 92879
☎ Information Phone: 877-278-2311

Form # MSD.2088.newsgld **Revision Date: 8-02-05** **Prepared By: S. Crast** **Supersedes: 6-06-05**

Material Safety Data Sheet — Product: Sealer's Choice™ Gold

Manufacturer:
AQUA MIX INC.
250 BENJAMIN DRIVE
CORONA, CA 92879
☎ Information Phone: 877-278-2311

24-HR. CHEMICAL EMERGENCIES
SPILL, LEAK, and FIRE EXPOSURES
CHEMTREC: 800-424-9300

SECTION I – PRODUCT IDENTITY

Trade Name: Sealer's Choice™ Gold

Hazard Rating:
TOXICITY – 0 FIRE - 0 REACTIVITY - 0
4 = Extreme 3 = High 2 = Moderate 1 = Slight 0 = Insignificant
** These values are obtained using the guidelines from the National Fire Protection Association or the National Paint and Coating Association

SECTION II – HAZARDOUS INGREDIENTS

No known hazardous ingredients under 29 CFR 1910.1200

SECTION III – PHYSICAL & CHEMICAL DATA

Boiling Point:	212°F (100°C)	**Melting Point:**	Not Applicable
Vapor Pressure (mmHg):	18 mm @ 20°C	**Solubility in H_2O:**	Complete
Specific Gravity (H_2O = 1):	1.014	**Evaporation Rate (Butyl Acetate = 1):**	1.0
pH:	8.5	**Vapor Density:**	0.64
Appearance & Odor:	Straw Yellow, clear liquid with slight odor	**VOC (g/L):**	<0.01

SECTION IV – FIRE & EXPLOSION DATA

Flash Point:	None	Open/Closed: Closed	
Flammable Limits:	**LEL:** Undetermined	**UEL:** Undetermined	
Fire extinguishing materials:	Use water fog, carbon dioxide, dry chemical or foam		
Special fire fighting procedures:	None		
Unusual fire & explosion hazards:	None known		

SECTION V – REACTIVITY DATA

Stability:	Stable
Incompatibility (Materials to avoid):	None
Hazardous byproducts of decomposition/combustion:	Carbon monoxide and carbon dioxide
Hazardous polymerization:	Will not occur

SECTION VI – HEALTH HAZARD DATA

Routes of Exposure & Effects

Skin:	Mild to moderate irritation such as drying, redness, or tightness of skin may occur when liquid is allowed to dry on skin.
Eye:	Contact may cause tearing or stinging.
Ingestion:	Ingestion may cause mild nausea, diarrhea, or some discomfort of the digestive tract.

Acute & Chronic Overexposure Effects

Acute:	None anticipated.
Chronic:	Unnecessary exposure to any chemical should be avoided.

Medical Conditions Generally Aggravated by Exposure: None Known.

Toxicity Data: No components listed as carcinogenic with: OSHA, NTP and IARCM

EMERGENCY & FIRST AID PROCEDURES:

EYES:	Immediately flush eyes with copious amounts of water. If irritation persists, seek medical attention.
SKIN:	Wash with soap and water. If irritation persists seek medical attention.
INHALATION:	Not Applicable
INGESTION:	***DO NOT INDUCE VOMITING!*** Drink 1 or 2 glasses of water. If spontaneous vomiting is inevitable, prevent aspiration by keeping the victim's head below knees. Seek immediate medical attention.

Form # MSD.2088.newsgld **Revision Date: 8-02-05** **Prepared By: S. Crast** **Supersedes: 6-06-05**

Sealers Choice Gold 15

A non-toxic long lasting penetrating sealer for all natural stone, tile and grout. This safe water-based formula has almost no odor.

Sealers Choice provides maximum stain protection for up to 15 years depending upon how often you clean and what you use to clean with. Most sealers only last 3-5 years at best.

Use on all natural stone such as: granite, marble, slate, saltillo tile, concrete tile, aglomerates, limestone, quarry tile, sandstone, soapstone, and grout. Acceptable in all food prep areas.

This product can be applied with a brush, roller or sprayed. It leaves no residue or film and dries very clear leaving a natural matte finish. Normally two coats are required for natural stone tile or grout but for high traffic areas or countertops you may wish to use three.

The more coats you put on the longer it will last but it may also produce a slight sheen so please test in an inconspicuous location.

One quart covers 75-375 Sq. Ft of surface per coat. (Remember you will probably need two coats.) This depends upon type of tile, surface porosity, method of application, temperature, humidity etc.

1.) Read entire label before using.

2.) For new installations sealer can be applied as soon as 48 hours after grouting.

3.) Surface must be clean, dry, and free of existing sealers or coatings.

4.) Apply using a sponge, brush, paint pad, cotton towel, or sprayer. NOTE: Be sure any sealer that does not penetrate surface is removed from surface within 5 minutes of application using absorbent paper or cotton towels.

5.) If 2 or more coats are applied, allow a minimum of 30 minutes drying time between coats.

6.) 2 hours after final coat conduct a test to determine if surface is completely sealed by applying water droplets to the surface. If water is absorbed, apply an additional coat. Wait 2 hours and repeat the test.

7.) Ready for surface traffic in 2 hours after final coat. Keep area dry for 12 hours. Achieves a full cure in 24 hours.

8.) Clean applicator tools with water after each use.

RENEWABLE/RECYCLED/ CERTIFIED FLOORING: CLEAR SEALED CONCRETE: SEALERS CHOICE GOLD 15 | 5

ALL STRUCTURE, FOUNDATION, FLOORS, ROOF ARE MINIMUM 15% FLY ASH OR SLAG CONTENT CONCRETE | 4

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY

HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1563
FAX: 310-576-1569

STRUCTURAL

ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING

BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC

MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL

A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

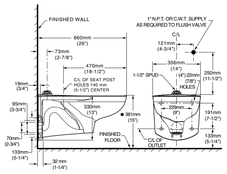
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
MARK	DATE	DESCRIPTION
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

GREEN BUILDING
A-001

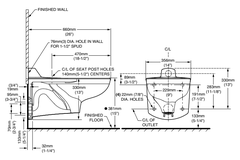
American Standard
Style That Works Better
BARRIER FREE

AFWALL™ FloWise® ELONGATED 1.28 GPF FLUSHOMETER TOILET
VITREOUS CHINA with EVERCLEAN®

3351.128/3352.128
3351.001/3352.001



3353.128/3354.128
3353.001/3354.001



NOTES:
● Toilet designed to meet ADA accessibility standards when top of seat height set at 432 to 483mm (17" to 19") from finished floor.

PRODUCT 3351 AND 3353 SHOWN. 3352 AND 3354 SAME AS EXCEPT WITH SLOTTED RIM FOR BED PAN HOLDING.
WASTE OUTLET SEAL RING MUST BE NEOPRENE OR GRAPHITE-FELT (WAX RING NOT RECOMMENDED)
RECOMMENDED 2mm (1/16) CLEARANCE BETWEEN FACE OF WALL AND BACK OF BOWL TO COMPLY WITH AREA CODE GOVERNING THE HEIGHT OF VACUUM BREAKER ON THE FLUSHOMETER VALVE. THE PLUMBER MUST VERIFY DIMENSIONS SHOWN FOR SUPPLY ROUGHING.
FLUSHOMETER VALVE NOT INCLUDED WITH FIXTURE AND MUST BE ORDERED SEPARATELY.
CARRIER (SUPPORT) IS REQUIRED TO BE FURNISHED BY OTHERS.
PROVIDE SUITABLE REINFORCEMENT FOR ALL WALL SUPPORT.

IMPORTANT: Dimensions of fixtures are nominal and may vary within the range of tolerances established by ANSI Standard A112.19.2.
These measurements are subject to change or cancellation. No responsibility is assumed for use of superseded or voided pages

© 2010 AS America Inc. M90 Revised 4/10

HIGH EFFICIENCY TOILET, TYPICAL | 3

American Standard
Style That Works Better
BARRIER FREE

AFWALL™ FloWise® ELONGATED 1.28 GPF FLUSHOMETER TOILET
VITREOUS CHINA with EVERCLEAN®

AFWALL™ FloWise® ELONGATED TOILET with EVERCLEAN®

- Wall-mounted flushometer valve toilet
- Vitreous china
- Meets definition for HET (High Efficiency Toilet)
- High Efficiency (4.8 Lpf/1.28 gpf)
- Will also function at 1.1gpf and 1.6gpf with a properly set dual flush valve
- EverClean® surface inhibits the growth of stain- and odor-causing bacteria, mold, and mildew on the surface
- Condensation channel
- Elongated bowl
- Powerful direct-fed siphon jet action
- 1-1/2" inlet spud
- Fully-glazed 2-1/8" trapway
- 10" x 12" water surface area
- 100% factory flush tested

SEE REVERSE FOR ROUGHING-IN DIMENSIONS

❑ **3351.128** Elongated bowl only, top spud
❑ **3351.001** Same as above, Universal Bowl
❑ **3352.128** Elongated bowl only, top spud with slotted rim for bedpan holding (White only)
❑ **3352.001** Same as above, Universal Bowl
❑ **3353.128** Elongated bowl only, back spud (White, Bone, and Linen only)
❑ **3353.001** Same as above, Universal Bowl
❑ **3354.128** Elongated bowl only, back spud with slotted rim for bedpan holding (White only)
❑ **3354.001** Same as above, Universal Bowl

Component Parts:
❑ **047007-0070A** Inlet Spud (furnished with bowl)

Nominal Dimensions:
660 x 356 x 381mm
(26" x 14" x 15")

Recommended working pressure–between 25 psi at valve when flushing and 80 psi static

Fixture only, less seat, bolt caps, and flushometer valve

Compliance Certifications -
Meets or Exceeds the Following Specifications:
• ASME A112.19.2-2008/CSA B45.1-08 for Vitreous China Fixtures

To Be Specified:
❑ Color: ❑ White ❑ Bone ❑ Linen ❑ Black
❑ Seat:
- ❑ American Standard #5901.100 Heavy duty open front less cover
- ❑ American Standard #5905.100 Extra heavy duty open front less cover

❑ Flushometer Valve:
- ❑ American Standard Selectronic™ #6065.121.002 DC Power (Top Spud)
- ❑ American Standard Selectronic™ #6065.222.007 DC Power (Concealed Back Spud)
- ❑ American Standard Selectronic™ #6067.222.007 AC Power (Concealed Back Spud)
- ❑ American Standard Selectronic™ #6068.222.007 Multi AC Power (Concealed Back Spud)

MEETS THE AMERICANS WITH DISABILITIES ACT GUIDELINES AND ANSI A117.1 REQUIREMENTS FOR ACCESSIBLE AND USABLE BUILDING FACILITIES - CHECK LOCAL CODES.
● When installed so top of seat is 432 to 483mm (17" to 19") from the finished floor.

EVERCLEAN® ceramics
WATER EFFICIENT PRODUCT

© 2010 AS America Inc. M89 Revised 4/10

GREEN BUILDING MATERIALS CHECKLIST | 2

5 Other Salvaged/Recycled Materials
- ❑ Salvaged roof tiles
- ❑ Salvaged framing lumber
- ❑ 50% recycled content ceiling tile
- ❑ Other* _____ Brand_____

6 Structural
- ❑ FSC certified lumber
- ☒ Minimum 25% recycled-content structural steel
- ☒ Minimum 15% fly ash or slag content concrete
- ❑ Other* _____ Brand_____

7 Foundation
- ☒ Minimum 15% fly ash or slag concrete
- ❑ Other* _____ Brand_____

8 Roof type/ materials
- ❑ Energy Star rated cool roof
- ❑ Green roof
- ❑ Building integrated solar roof
- ❑ Steel min 25% recycled
- ❑ Aluminum min 20% recycled
- ❑ Fiber composite min. 50% recycled
- ❑ Rubber 100% recycled
- ❑ Plastic or plastic-rubber composite 100% recycled
- ❑ Wood/plastic composite 100% recycled
- ☒ Cement min 15% fly ash or slag
- ❑ Other* _____ Brand_____

9 Cladding
- ❑ Cladding materials with minimum 50% recycled content
- ❑ Cladding materials with minimum 50 year warranty (non-vinyl)
- ❑ Other* _____ Brand_____

10 Water Efficiency
- ❑ Dual Flush Toilets
- ☒ Waterless Urinals
- ☒ High Efficiency Toilets (max 1.3 gallons per flush)
- ❑ Energy Star rated Front-loading clothes washer
- ❑ Graywater system
- ❑ Other* _____ Brand_____

* Must be approved by the City Green Building Program Advisor in accordance with SMMC Section 8.108.030

Last Revised 7/22/2009

City of Santa Monica®

Energy and Green Building Programs
1212 5th Street, First Floor
Santa Monica, CA 90401
(310) 458-8549 (phone)
(310) 395-2138 (fax)

GREEN BUILDING MATERIALS LIST

Select at least one material from at least **five** of the following ten categories. The material selected must be used for at least 50% of project square footage (only the portion of the building being worked on under the permit) or 100% of the fixtures. Substitutions must be approved by the City.

Please incorporate cut sheets or other manufacturer documentation into submitted plans. Documentation should verify environmental attributes listed below.

1 Insulation
- ❑ Blown-in cellulose minimum 75% recycled content
- ❑ Greenguard-certified fiberglass, minimum 20% recycled
- ❑ Rockwool minimum 75% recycled
- ❑ Recycled denim/cotton insulation
- ❑ Bio-based foam insulation
- ❑ Other* _____ Brand_____

2 Carpet and Carpet Pad
- ❑ CRI Green Label carpet
- ❑ Min. 25% recycled content carpet
- ❑ Natural/ bio-based fibers
- ❑ Carpet with manufacturer takeback program
- ❑ Other* _____ Brand_____

3 Renewable/ Recycled/ Certified Flooring
- ❑ FSC-Certified wood floors
- ❑ Bamboo/ Palmwood floors
- ☒ Stained, finished concrete floors
- ❑ Cork
- ❑ Linoleum (natural)
- ❑ Minimum 50% recycled content tile
- ❑ Other* _____ Brand_____

4 Paint
- ❑ Zero Voc Paint, Greenseal or SCS certified
- ❑ Recycled reprocessed paint min 20% recycled
- ❑ Natural paints (lime-based, milk paint, natural clay)
- ❑ Other* _____ Brand_____

* Must be approved by the City Green Building Program Advisor in accordance with SMMC Section 8.108.030

Last Revised 7/22/2009

SM GREEN BUILDING CODE | 1

The City of Santa Monica has specific building code requirements for all new construction and substantial remodels.

Section 8.108 of the Santa Monica Municipal Code

These requirements are in four different areas.

Energy Conservation
All projects must exceed Title 24 energy compliance by 10%. In addition, all domestic hot water pipes must be insulated from the water heater to the end fixture with at least R-6 insulation for pipes under 2" in diameter (usually this is equivalent to 1 inch thick foam insulation). All pools that are heated must use solar as the primary heat source. Solar must be installed with an area of 70% of the surface area of the pool. If the pool is 1000 square feet, 700 square feet of solar heating panels must be installed. Applicants may alternatively show that the proposed heating system provides 65% of the annual energy required to heat the pool.

Green Building Materials
Select one material from 5 of the 10 areas on the Green Building Materials list. This material must be used for 50% of building square footage or 100% of building fixtures. Please include this list in your plans, along with cut sheets or other manufacturer's information that documents the green attributes of the material.
Green Building Materials:
ALL CEMENT AND CONCRETE TO BE MINIMUM 15% FLY ASH OR SLAG - SEE STRUCTURAL FOR NOTES

Landscaping and Irrigation - SEE A-407 for plans
All new construction projects that incorporate landscape and irrigation work require submittal of Landscape and Irrigation Plans for review and approval by the City. If no landscape and irrigation work is to be done, this needs to be noted on the plans. If landscape and irrigation is to be done at a later date, plans will be submitted then for an irrigation permit.

For more information on rebates, efficient irrigation equipment, sample plans, and a list of Sustainable Landscape Professionals, see the Landscape: Code Requirements page.

Construction and Demolition Waste
All projects must divert 65% of their construction and demolition waste from the landfill. This number cannot include inert materials. Detailed information can be found on the City's Solid Waste Management website.

Urban Runoff
New construction may require measures to capture and treat rainwater from the site. Visit Urban Runoff Code Requirements for more information.

BUILDING VOLUME ENVELOPE:

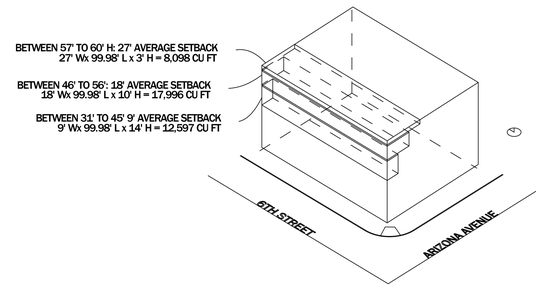
9.04.10.02.040 Building volume envelope.
All new buildings and additions to existing buildings shall not project beyond the building volume envelope.
The building volume envelope shall consist of a theoretical plane beginning at the street frontage extending to a height of thirty feet. Buildings above two stories or thirty feet shall comply with the following setbacks at the street frontage:

Any portion of a structure between thirty-one to forty-five feet:
Nine-foot average setback

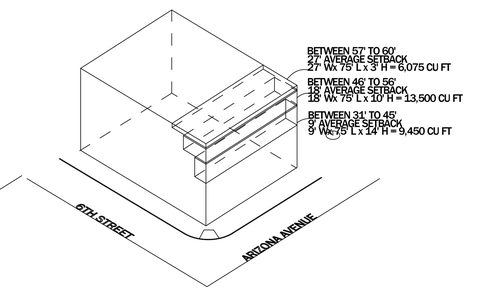
Any portion of a structure between forty-six to fifty-six feet:
Eighteen-foot average setback

Any portion of a structure between fifty-seven to eighty-four feet:
Twenty-seven-foot average setback. (Prior code § 9040.4)

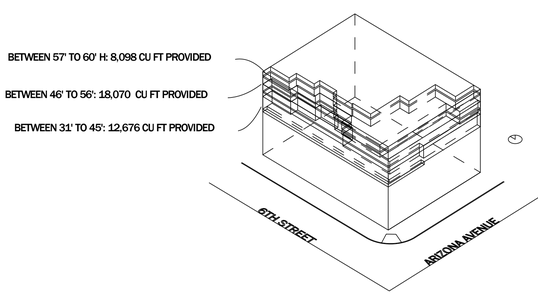
SIXTH STREET SETBACK VOLUME REQUIRED:



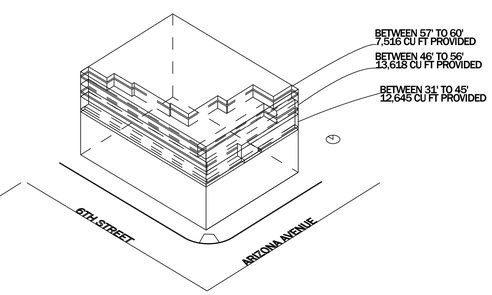
ARIZONA AVENUE SETBACK VOLUME REQUIRED:



SIXTH STREET PROPOSED SETBACK VOLUME:



ARIZONA AVENUE PROPOSED SETBACK VOLUME:



FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT
FARHAD ASHOFTEH
C 19728
OCTOBER 31, 2011
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
MARK	DATE	DESCRIPTION
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

BUILDING VOLUME ENVELOPE DIAGRAM

A-002

EGRESS LOAD:

SPACE:	AREA:	OCCUPANCY:	LOAD FACTOR:	OCCUPANTS:
UNIT 201	598sf	RESIDENTIAL	200/SF	3
UNIT 202	630sf	RESIDENTIAL	200/SF	4
UNIT 203	599sf	RESIDENTIAL	200/SF	3
UNIT 204	575sf	RESIDENTIAL	200/SF	3
UNIT 205	579sf	RESIDENTIAL	200/SF	3
UNIT 206	739sf	RESIDENTIAL	200/SF	4
UNIT 207	426sf	RESIDENTIAL	200/SF	3
UNIT 208	474sf	RESIDENTIAL	200/SF	3
UNIT 209	428sf	RESIDENTIAL	200/SF	3
				29

SPACE:	AREA:	OCCUPANCY:	LOAD FACTOR:	OCCUPANTS:
UNIT 301	600sf	RESIDENTIAL	200/SF	3
UNIT 302	631sf	RESIDENTIAL	200/SF	4
UNIT 303	601sf	RESIDENTIAL	200/SF	4
UNIT 304	574sf	RESIDENTIAL	200/SF	3
UNIT 305	588sf	RESIDENTIAL	200/SF	3
UNIT 306	741sf	RESIDENTIAL	200/SF	4
UNIT 307	426sf	RESIDENTIAL	200/SF	3
UNIT 308	475sf	RESIDENTIAL	200/SF	3
UNIT 309	412sf	RESIDENTIAL	200/SF	3
				30

SPACE:	AREA:	OCCUPANCY:	LOAD FACTOR:	OCCUPANTS:
UNIT 401	571sf	RESIDENTIAL	200/SF	3
UNIT 402	708sf	RESIDENTIAL	200/SF	4
UNIT 403	647sf	RESIDENTIAL	200/SF	4
UNIT 404	604sf	RESIDENTIAL	200/SF	4
UNIT 405	563sf	RESIDENTIAL	200/SF	3
UNIT 406	585sf	RESIDENTIAL	200/SF	3
UNIT 407	395sf	RESIDENTIAL	200/SF	2
UNIT 408	447sf	RESIDENTIAL	200/SF	3
				26

SPACE:	AREA:	OCCUPANCY:	LOAD FACTOR:	OCCUPANTS:
UNIT 501	574sf	RESIDENTIAL	200/SF	3
UNIT 502	643sf	RESIDENTIAL	200/SF	4
UNIT 503	643sf	RESIDENTIAL	200/SF	4
UNIT 504	499sf	RESIDENTIAL	200/SF	3
UNIT 505	488sf	RESIDENTIAL	200/SF	3
UNIT 506	444sf	RESIDENTIAL	200/SF	3
UNIT 507	504sf	RESIDENTIAL	200/SF	3
				23

SPACE:	AREA:	OCCUPANCY:	LOAD FACTOR:	OCCUPANTS:
UNIT 601	517sf	RESIDENTIAL	200/SF	3
UNIT 602	604sf	RESIDENTIAL	200/SF	4
UNIT 603	618sf	RESIDENTIAL	200/SF	4
UNIT 604	461sf	RESIDENTIAL	200/SF	3
UNIT 605	559sf	RESIDENTIAL	200/SF	3
UNIT 606	477sf	RESIDENTIAL	200/SF	3
				20

SUMMARY OF EXIT ENCLOSURE:
P1: 3914SF = 20 OCCUPANTS
P2: 5198SF = 26 OCCUPANTS
P3: 5402SF 27 OCCUPANTS
73 OCCUPANTS
*0.3=21.9" REQUIRED WIDTH

SUMMARY OF EXIT ENCLOSURE:
ROOF: 20 OCCUPANTS
6F: 20 OCCUPANTS
5F: 23 OCCUPANTS
4F: 26 OCCUPANTS
3F: 30 OCCUPANTS
2F: 29 OCCUPANTS
148 OCCUPANTS
*0.3 = 44.4" REQUIRED WIDTH

VENTILATION:

Where rooms without openings are ventilated through an adjoining room, the opening to the adjoining shall be unobstructed and shall have an area of not less than 8 percent of the floor area of the interior room, but not less than 25 sq. ft. The minimum openable area to the outdoors shall be based on the total floor area being ventilated. [§1203.4.1.1 CBC]

NATURAL LIGHT:

For the purpose of natural lighting, any room is permitted to be considered as a portion of an adjoining room where one-half of the area of the common wall is open and unobstructed and provides an opening of not less than 1/10th of the floor area of the interior room or 25 sq. ft, whichever is greater. [§ 1205.2.1 CBC]

COMMON WALL UNOBSTRUCTED DIMS:

SPACE:	AREA:	8%:	1/10TH:	CLNG HEIGHT:	REQ'D CLEAR WIDTH:
UNIT 201	598sf	< 1/10th	59.8sf	8'3.5" (8.291667)	7'-3" (7.212')
UNIT 202	630sf	< 1/10th	63sf	8'3.5"	7'-7" (7.598')
UNIT 203	599sf	< 1/10th	59.9sf	8'3.5"	7'-3" (7.2241)
UNIT 204	575sf	< 1/10th	57.5sf	8'3.5"	7'-0" (6.93)
UNIT 205	579sf	< 1/10th	57.9sf	8'3.5"	7'-0" (6.98)
UNIT 206	739sf	< 1/10th	73.9sf	8'3.5"	8'-11" (8.91256)
UNIT 207	426sf	< 1/10th	42.6sf	8'3.5"	5'-2" (5.1377)
UNIT 208	444sf	34.24sf	N/A USE 8%	8'3.5"	4'-2" (4.12945)
UNIT 209	444sf	34.24sf	N/A USE 8%	8'3.5"	4'-2" (4.12945)

SPACE:	AREA:	8%:	1/10TH:	CLNG HEIGHT:	REQ'D CLEAR WIDTH:
UNIT 301	600sf	< 1/10th	60sf	8'3.5" (8.291667)	7'-3" (7.236)
UNIT 302	631sf	< 1/10th	63.1sf	8'3.5"	7'-7" (7.61)
UNIT 303	601sf	< 1/10th	60.1sf	8'3.5"	7'-3" (7.248)
UNIT 304	574sf	< 1/10th	57.4sf	8'3.5"	6'-11" (6.92)
UNIT 305	588sf	< 1/10th	58.8sf	8'3.5"	7'-1" (7.091)
UNIT 306	741sf	< 1/10th	74.1sf	8'3.5"	8'-11" (8.936)
UNIT 307	426sf	< 1/10th	42.6sf	8'3.5"	5'-2" (5.1377)
UNIT 308	448sf	35.84sf	N/A USE 8%	8'3.5"	4'-3" (4.322)
UNIT 309	430sf	32.96sf	N/A USE 8%	8'3.5"	4'-0" (3.975)

SPACE:	AREA:	8%:	1/10th:	CLNG HEIGHT:	REQ'D CLEAR WIDTH:
UNIT 401	571sf	< 1/10th	57.1sf	8'3.5" (8.291667)	6'-10.5" (6.886431)
UNIT 402	708sf	< 1/10th	70.8sf	8'3.5"	8'-6" (8.53869)
UNIT 403	647sf	< 1/10th	64.7sf	8'3.5"	7'-9.5" (7.803)
UNIT 404	604sf	< 1/10th	60.4sf	8'3.5"	7'-3.5" (7.2844)
UNIT 405	563sf	< 1/10th	56.3sf	8'3.5"	6'-9.5" (6.7899)
UNIT 406	585sf	< 1/10th	58.5sf	8'3.5"	7'-0.5" (7.055)
UNIT 407	395sf	< 1/10th	39.5sf	8'3.5"	4'-9" (4.7638)
UNIT 408	434sf	34.72sf	N/A USE 8%	8'3.5"	4'-2" (4.187)

SPACE:	AREA:	8%:	1/10TH:	CLNG HEIGHT:	REQ'D CLEAR WIDTH:
UNIT 501	574sf	< 1/10th	57.4sf	8'-3.5" (8.291667)	6'-11"(6.92261)
UNIT 502	643sf	< 1/10th	64.3sf	8'-3.5" (8.291667)	7'-9" (7.75477)
UNIT 503	643sf	< 1/10th	64.3sf	8'-3.5" (8.291667)	7'-9" (7.75477)
UNIT 504	499sf	< 1/10th	49.9sf	8'-3.5" (8.291667)	6'-0" (6.01)
UNIT 505	488sf	< 1/10th	48.8sf	8'-1" (8.0833)	6'-0" (6.037)
UNIT 506	444sf	< 1/10th	44.4sf	8'-1" (8.0833)	5'-6" (5.4928)
UNIT 507	466sf	37.28sf	N/A USE 8%	8'-3.5" (8.291667)	4'-6" (4.5)

SPACE:	AREA:	8%	1/10TH:	CLNG HEIGHT:	REQ'D CLEAR WIDTH:
UNIT 601	517sf	< 1/10th	51.7sf	8'-2.5" (8.20833)	6'-3.5" (6.298')
UNIT 602	604sf	< 1/10th	60.4sf	8'-2.5" (8.20833)	7'-4" (7.35837')
UNIT 603	618sf	< 1/10th	61.8sf	8'-2.5" (8.20833)	7'-6" (7.528937)
UNIT 604	461sf	< 1/10th	46.1sf	8'-2.5" (8.20833)	5'-7" (5.61624)
UNIT 605	559sf	44.72sf	N/A USE 8%	8'-2.5" (8.20833)	5'-5" (5.44812)
UNIT 606	466sf	37.28sf	N/A USE 8%	8'-2.5" (8.20833)	4'-6" (4.61)

(N/A WHEN NATURAL LIGHT PROVIDED FROM 2 SIDES)

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:
utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3802

PROJECT INFORMATION

sixth & arizona mixed use

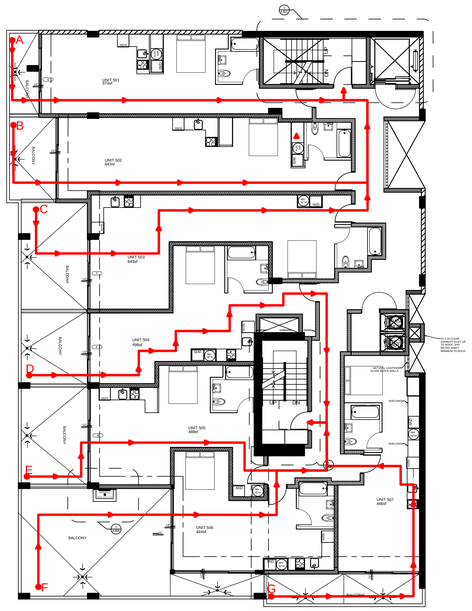
ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

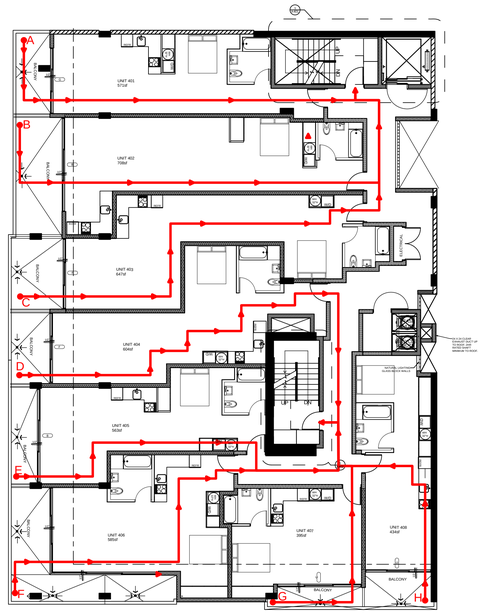
COMMON WALL & EGRESS CALCULATIONS

A-096



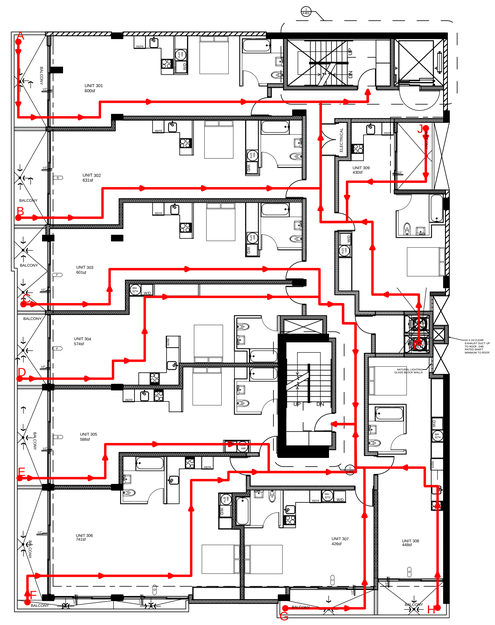
TOTAL TRAVEL DISTANCES:
A: 70'
B: 92'
C: 98'
D: 91'
E: 74'
F: 72'
G: 73'

5TH FLOOR EGRESS PLAN 5



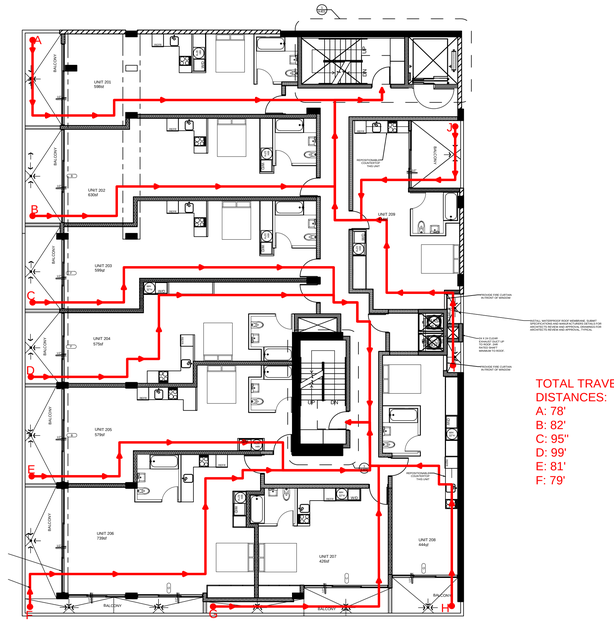
TOTAL TRAVEL DISTANCES:
A: 69'
B: 92'
C: 98'
D: 95'
E: 78'
F: 89'
G: 50'
H: 48'

4TH FLOOR EGRESS PLAN 4



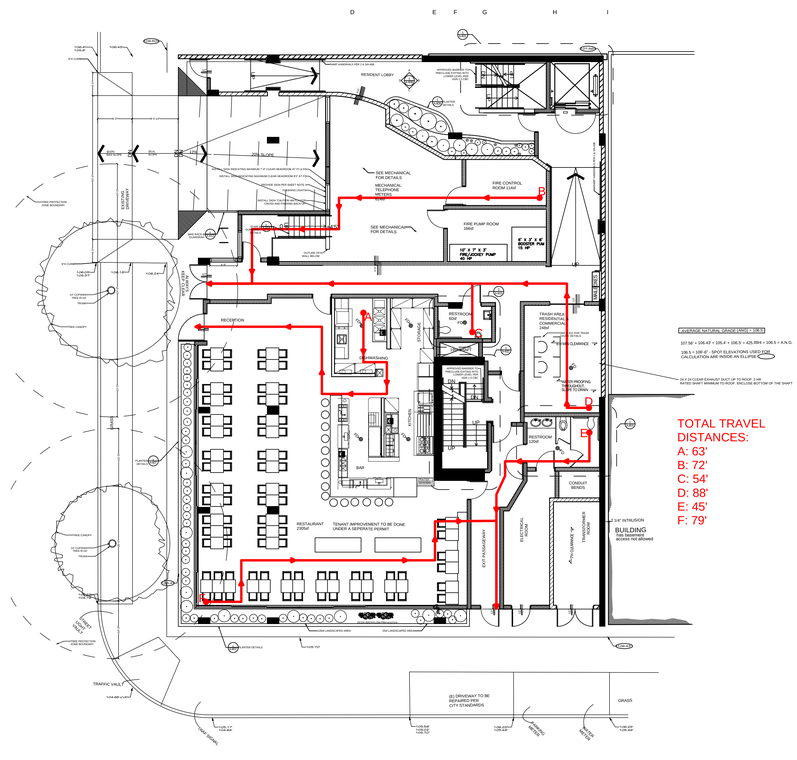
TOTAL TRAVEL DISTANCES:
A: 78'
B: 82'
C: 95'
D: 98'
E: 81'
F: 91'
G: 51'
H: 50'
I: 68'
J: 65'

3RD FLOOR EGRESS PLAN 3



TOTAL TRAVEL DISTANCES:
A: 78'
B: 92"
C: 95"
D: 99'
E: 81'
F: 79'

2ND FLOOR EGRESS PLAN 2



TOTAL TRAVEL DISTANCES:
A: 63'
B: 72'
C: 54'
D: 88'
E: 45'
F: 79'

1ST FLOOR EGRESS PLAN 1

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

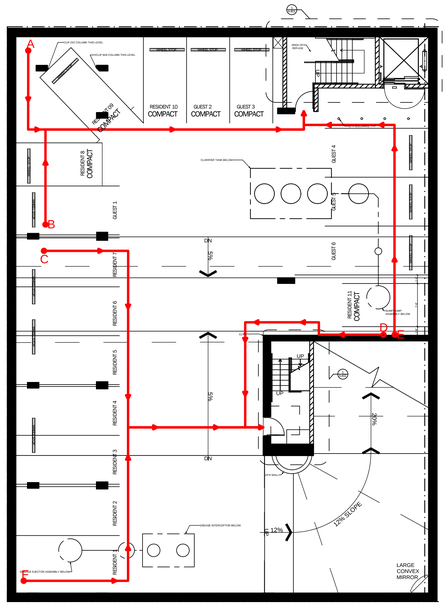
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

ISSUE	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
MARK	DATE	DESCRIPTION
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

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

EGRESS PLANS

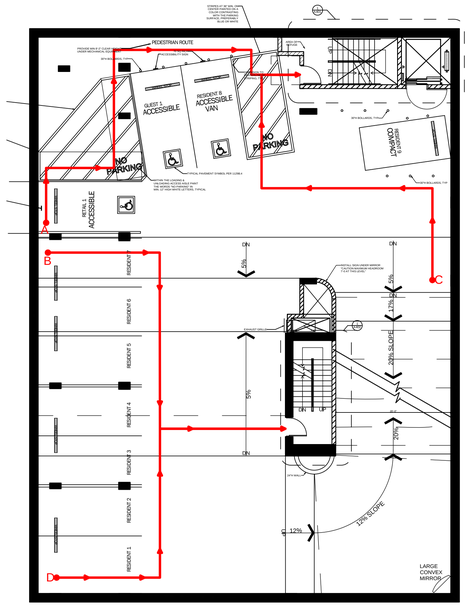
A-097



TOTAL TRAVEL DISTANCES:
A: 63'
B: 72'
C: 54'
D: 88'
E: 45'
F: 79'

P3 LEVEL: 17 TOTAL SPACES
11 TENANT SPACES (3 COMPA
6 GUEST SPACES (2 COMPAC

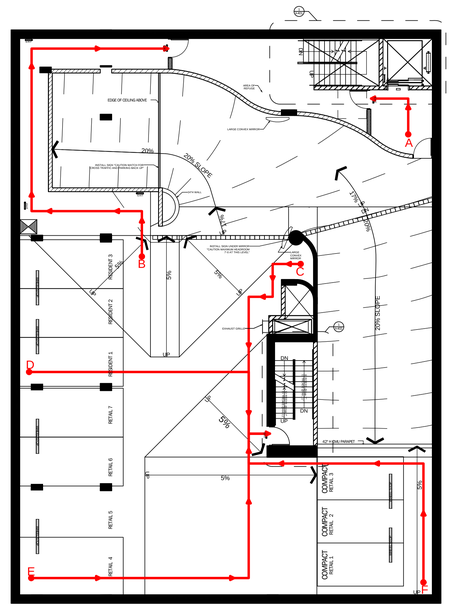
P3 EGRESS PLAN 5



TOTAL TRAVEL DISTANCES:
A: 63'
B: 72'
C: 54'
D: 88'
E: 45'
F: 79'

P2 LEVEL: 11 SPACES TOTAL
1 RETAIL SPACES (1 ACCE
1 GUEST SPACE (1 ACCES
9 TENANT SPACE (1 ACCE

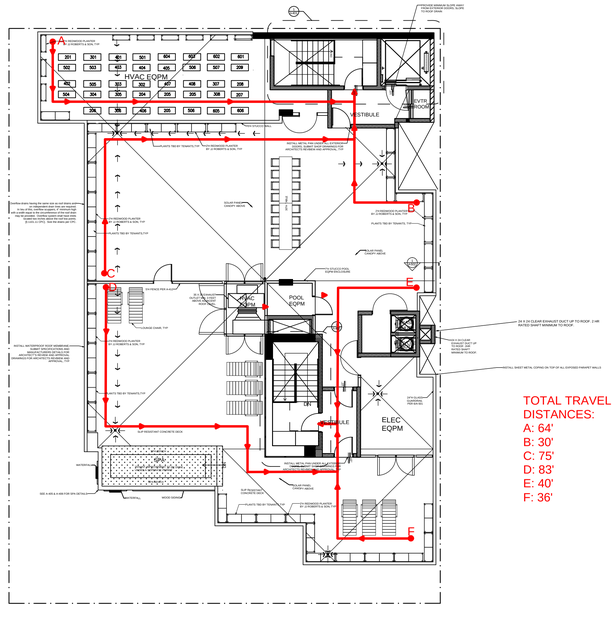
P2 EGRESS PLAN 4



TOTAL TRAVEL DISTANCES:
A: 63'
B: 72'
C: 54'
D: 88'
E: 45'
F: 79'

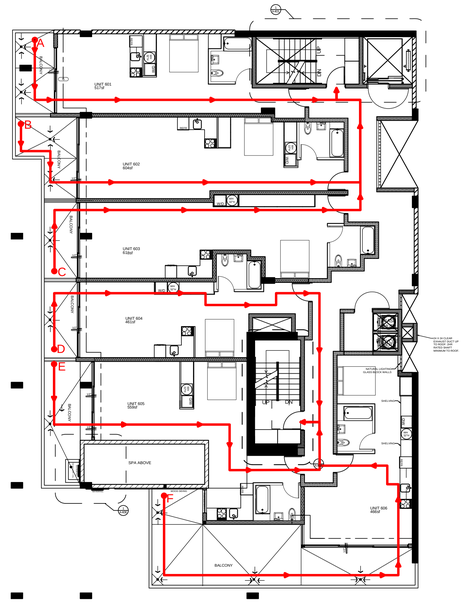
P1 LEVEL: 10 SPACES TOTAL
3 ASSIGNED RESIDENT
7 RETAIL SPACES (1 CC

P1 EGRESS PLAN 3



TOTAL TRAVEL DISTANCES:
A: 64'
B: 30'
C: 75'
D: 83'
E: 40'
F: 36'

ROOF DECK EGRESS PLAN 2



TOTAL TRAVEL DISTANCES:
A: 64'
B: 90'
C: 89'
D: 85'
E: 75'
F: 98'

6TH FLOOR EGRESS PLAN 1

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:
utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

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

EGRESS PLANS

A-098

603 ARIZONA AVE
SANTA MONICA

SCALE: 1"= 10'

JOSEPH H. CAHN
ENGINEERING
LAND SURVEYING
PLANNING
904 ROSE AVENUE
VENICE, CA 90291
(310) 395-5690

NOTES:

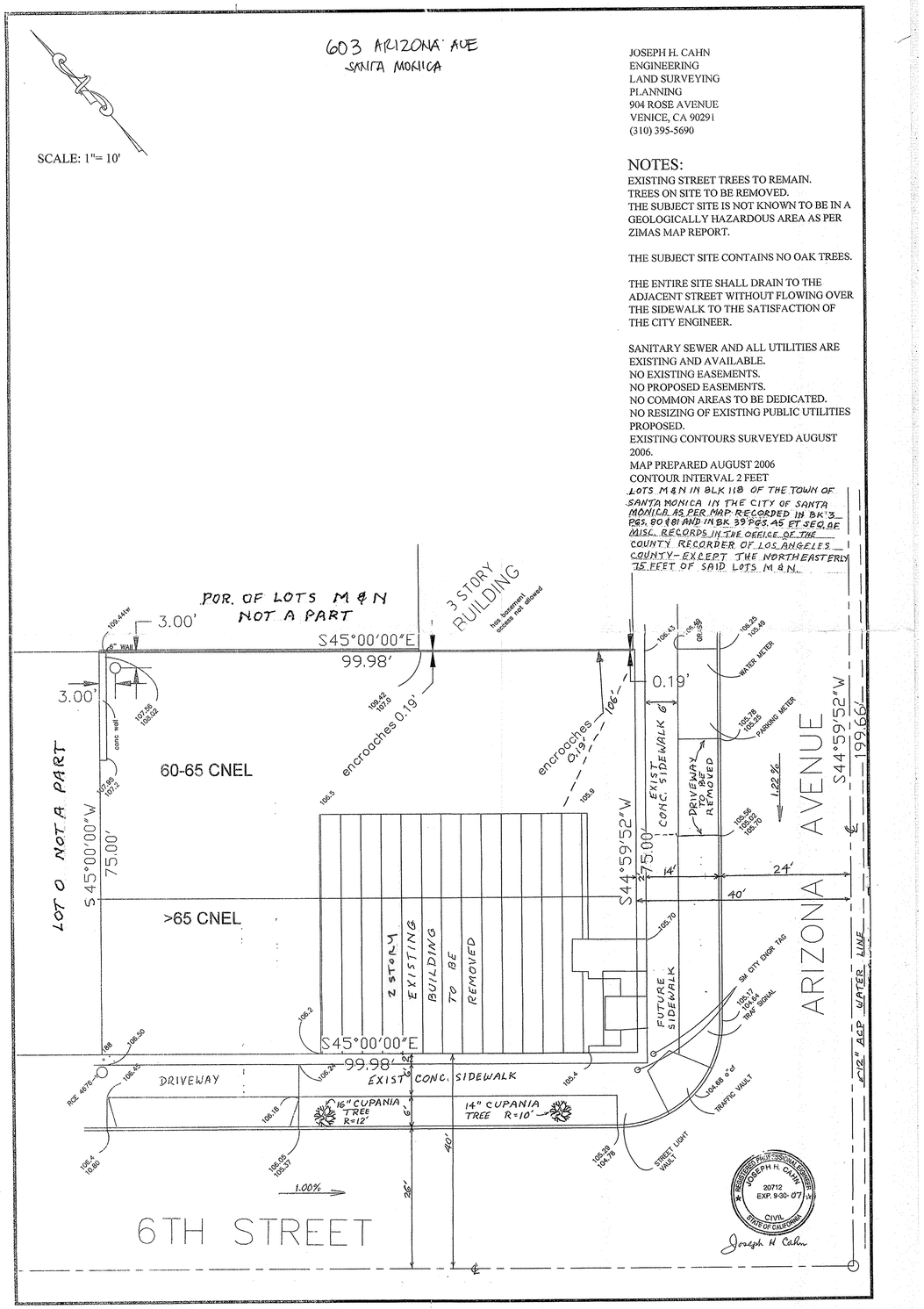
EXISTING STREET TREES TO REMAIN.
TREES ON SITE TO BE REMOVED.
THE SUBJECT SITE IS NOT KNOWN TO BE IN A GEOLOGICALLY HAZARDOUS AREA AS PER ZIMAS MAP REPORT.

THE SUBJECT SITE CONTAINS NO OAK TREES.

THE ENTIRE SITE SHALL DRAIN TO THE ADJACENT STREET WITHOUT FLOWING OVER THE SIDEWALK TO THE SATISFACTION OF THE CITY ENGINEER.

SANITARY SEWER AND ALL UTILITIES ARE EXISTING AND AVAILABLE.
NO EXISTING EASEMENTS.
NO PROPOSED EASEMENTS.
NO COMMON AREAS TO BE DEDICATED.
NO RESIZING OF EXISTING PUBLIC UTILITIES PROPOSED.
EXISTING CONTOURS SURVEYED AUGUST 2006.
MAP PREPARED AUGUST 2006
CONTOUR INTERVAL 2 FEET

LOTS M & N IN BLK 11B OF THE TOWN OF SANTA MONICA IN THE CITY OF SANTA MONICA AS PER MAP RECORDED IN BK 3 PGS. 80 & 81 AND IN BK 39 PGS. 45 ET SEQ. OF MISC. RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY - EXCEPT THE NORTHEASTERLY 15 FEET OF SAID LOTS M & N.



REGISTERED PROFESSIONAL ENGINEER JOSEPH H. CAHN 20712 EXP. 9-30-07 CIVIL STATE OF CALIFORNIA
Joseph H Cahn

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1563
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: AS NOTED
SURVEY
A-099

GENERAL NOTES:

1- ALL LABOR, EQUIPMENT AND MATERIAL REQUIRED FOR OFF-SITE IMPROVEMENTS ARE RESPONSIBILITY OF THE DEVELOPER.

2- THE OFF-SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS/DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION AS AMENDED BY THE CITY OF SANTA MONICA STANDARDS.

3- ULTRA-LOW FLOW PLUMBING FIXTURES ARE REQUIRED ON ALL NEW DEVELOPMENT AND REMODELING WHERE PLUMBING IS TO BE ADDED. (MAX. 1.6 GAL. TOILETS AND 1.0 GAL. URINALS AND LOW FLOW SHOWER HEADS.)

4. NO WORK SHALL BE DONE WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT NO PRIOR APPROVAL 0OF THE ENVIRONMENTAL AND PUBLIC WORKS MANAGEMENT DEPARTMENT- ADMINISTRATIVE SERVICES, ROOM 113.

5- TREES WITHIN THE PUBLIC RIGHT OF WAY CANNOT BE REMOVED BY THE PROPERTY OWNERFOR ANY REASON

6. OWNER IS RESPONSIBLE FOR REPAIR ALLDAMAGE TO OFF-STE IMPROVEMENTS CAUSED BY CONSTRUCTION. CALL PUBLIC WORKS INSPECTOR FOR INSPECTION OF OFFSITE IMPROVEMENTS AT SUBSTANTIAL COMPLETION OF ONSITE WORK AT (310) 458-8737

7- OBTAIN SEPARATE UTILITY EXCAVATION PERMITS AND STREET USE PERMITS FOR ANY UTILITY EXCAVATIONS. cONTACT ADMINISTRATIVE SERVICES, ROOM 113.

8- ALL SITE UTILITIES SHALL BE CONSTRUCTED TO THE NEAREST OFFSITE UTILITY POLE.

9- PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, CROSS CONNECTIION CONTROL INSPECTION MUST BE COMPLETED. CONTACT THE CITY WATER DIVISION AT (310) 458-8531.

10- PRIOR TO BACKFILLING OR COVERING UP ANY URBAN RUNOFF MITIGATION RELATED EXCAVATION AND/OR STRUCTURES, CONTACT THE CITY URBAN RUNOFF COORDINATOR AT (310) 458-8223 FOR INSPECTION.

NOTE:
SEE SITE DRAINAGE PLAN
FOR THE LOCATIONS OF ALL DOWNSPOUTS, AREA AND PLANTER DRAINS
ALL DOWNSPOUTS TO BE DIRECTLY CONNECTED TO THE STORM DRAIN LINES

STANDARD NOTES:
NO WORK SHALL BE DONE WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT THE PRIOR APPROVAL AND PERMIT FROM THE ENVIRONMENTAL AND PUBLIC WORKS. MANAGEMENT DEPARTMENT-ADMINISTRATIVE SERVICES, ROOM 113.
OWNER IS RESPONSIBLE FOR REPAIR OF ALL DAMAGE TO OFFSITE IMPROVMENTS CAUSED BY CONSTRUCTION. CALL PUBLIC WORKS INSPECTOR FOR INSPECTION OF OFFSITE IMPROVMENTS AT SUBSTANTIAL COMPLETION OF ONSITE WORK AT (310) 458-8737.
NEW PROPOSED IMPROVMENTS SHALL NOT OBSTRUCT DRAINAGE OR DRAIN INTO NEIGHBORING PRIVATE PROPERTIES.
WATER SHALL BE DRAINED AWAY FROM THE FOUNDATION AND SHALL BE MITIGATED FROM PERMEATING INTO FOUNDATION WALL AND FOOTING OF THE NEW PROPOSED IMPROVMENTS.
NO CONSTRUCTION DEBRIS SHALL BE SPILLED OR STORED ONTO PUBLIC RIGHT-OF-WAY.
NO RUN-OFF OF SENDIMENT OR WASTES IS ALLOWED IN WATER LEAVING THE SITE.
ALL SITE UTILITIES SHALL BE CONSTRUCTED UNDERGROUND TO THE NEAREST OFFSITE UTILITY POLE. CONTRACTOR /DEVELOPER HAS MADE ARRANGEMENTS WITH THE UTILITY COMPANIES TO PLACE ALL OVERHEAD UTILITIES UNDERGROUND.
THE CITY STRONGLY URGES THE APPLICANT TO INSPECT THE EXISTING SEWER CONNECTION. IF THE CONNECTION IS DAMAGED OR OVER 30 YEARS OLD, THE CITY RECOMENDS THAT THE APPLICANT SHOW ON THE PLANS TEH CONSTRUCTION OF A NEW 6-INCH DIAMETER VCP SANITARY SEWER CONNECTION FROM PROPERTY LINE TO SANITARY SEWER MAIN IN ACCORDANCE WITH CITY OF SANTA MONICA STANDARDS.(SEWER PERMIT REQUIRED)
ALL LABOR, EQUIPMENT AND MATERIAL REQUIRED FOR OFF-SITE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER.
ALL OFFSITE WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS/DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION AS AMENDED BY THE CITY OF SANTA MONICA AND CITY OF SANTA MINICA STANDARDS.

ELECTRICAL AND CABLE
1. ALL ELECTRICAL AND CABLE SITE UTILITIES SHALL BE CONSTRUCTED UNDERGROUND TO TH ENEAREST OFF-SITE UTILITY POLE. sHOW UTILITY POLE AND PROPOSED UNDERGROUND ROUTE OF UTILITIES ON THE SITE PLAN. ADD THE FOLLOWING NOTE ALONG THE ROUTE OF THE UNDERGROUNDING
2. INSTALL A DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) ON SITE, ABOVE GROUND, AND EASILY ACCESSIBLE TO ALL CITY AGENCIES AT ALL TIMES. SHOW APPROXIMATE LOCATION OF EXISTING AND/OR PROPOSED FIRE LINE LATERALS. SHOW THE FIRE DCDA SPACE TO SCALE. IT REQUIRES AT LEAST A 3-FOOT BY 8-FOOT SPACE, INCLUDING A 1-FOOT CLEARANCE ALL AROUND FOR WORKING SPACE. IF LOCATED IN LANDSCAPED AREA, CHOOSE PLANTINGS THAT WON'T INFRINGE ON THE CLEARANCE SPACE.

Tree Protection Zone Guidelines

1. Trees within the public right-of-way may not be removed for any reason and are to be protected from injury or damage during construction. This tree is a significant tree in the City of Santa Monica. Pruning shall only be done by City Tree Trimmers to provide clearance for construction activities. All questions regarding street trees are to be directed to the Community Forester.

2. The typical TPZ should encompass the canopy plus an additional radial width of ten feet (10'). However, since these conditions are unique, the application should be evaluated with the final limits of the TPZ being established by the Community Forester.

3. Mulch the entire area of the TPZ in an effort to improve the growing environment for the roots. During construction phase maintain a four to six inch layer of chip mulch over the soil surface to reduce soil compaction, improve aeration, enhance moisture retention and reduce temperature extremes. Mulch generally consists of shredded leaves or bark, pine straw, peat moss, wood chips or composted greenwaste.

4. Fence the TPZ with suitable fencing material to prevent wounds to the tree and soil compaction within the root zone. Post the fence with a sign stating "TREE PROTECTION ZONE - KEEP OUT".

5. Should it be necessary to trench within the TPZ all trenches shall be hand dug. No roots larger than two inches (2") shall be cut unless no other alternative is feasible. All smaller roots that require cutting shall be cut with pruning saws. Cuts shall be made flush with the side of the trench. If at any time twenty-five percent (25%) of the area within the TPZ is being separated from the tree by a trench, then the line shall be either relocated or installed by boring.

6. Removal of hardscape materials from within the TPZ shall be done manually.

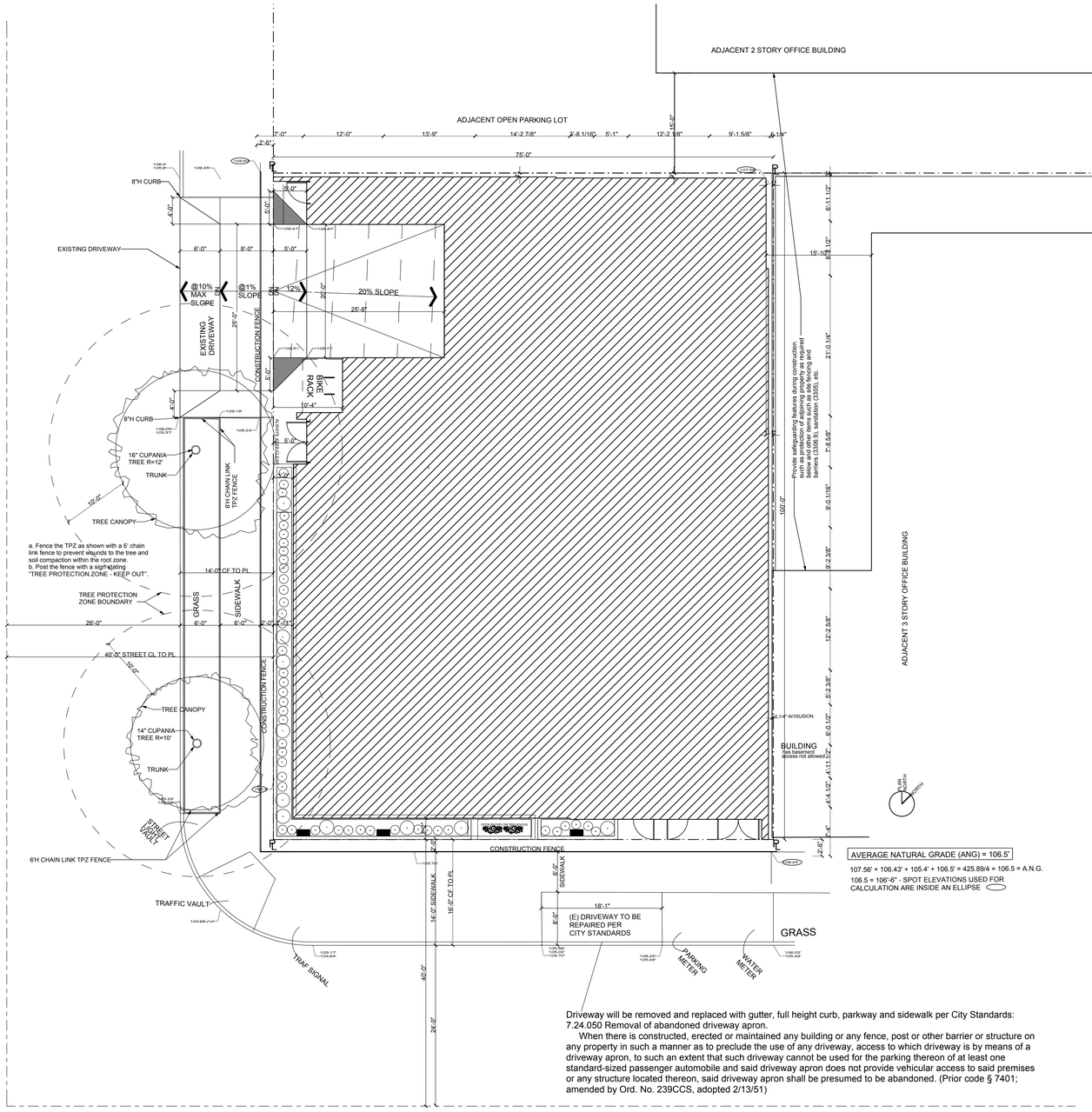
7. The minimum distance between an open trench and any tree shall be between six inches (6") to one foot (1') for every inch of trunk diameter measured at four and a half feet (4 ½') above existing grade, depending on the species of tree. Minimum clearance shall be ten feet (10') from the trunk of the tree.

8. In the event root pruning is required to accommodate grade changes or the installation of hardscape features the root pruning procedures described in this outline should be followed. At no time shall any equipment, materials, supplies or fill soil be allowed in the TPZ unless necessary.

10. Prune and fertilize the trees after the completion of all exterior work on the building and at the beginning of the landscape phase.

11. Call the Community Foresters office to set a site visit to determine the exact location of the TPZ fence before start of work. (310) 458-8974

12. All questions regarding the City tree adjacent to your project may be directed to the Community Forester, Walt Warriner at (310) 458 - 8974.



Driveway will be removed and replaced with gutter, full height curb, parkway and sidewalk per City Standards: 7.24.050 Removal of abandoned driveway apron.
When there is constructed, erected or maintained any building or any fence, post or other barrier or structure on any property in such a manner as to preclude the use of any driveway, access to which driveway is by means of a driveway apron, to such an extent that such driveway cannot be used for the parking thereon of at least one standard-sized passenger automobile and said driveway apron does not provide vehicular access to said premises or any structure located thereon, said driveway apron shall be presumed to be abandoned. (Prior code § 7401; amended by Ord. No. 239CCS, adopted 2/13/51)

No wash water from any type of cement and concrete machinery or concrete mix truck shall be allowed to leave the construction parcel.

Any washing of equipment in the right-of-way must be contained and properly disposed.

Any sediment or other materials that are tracked off the parcel by vehicles and equipment shall be removed the same day as they are tracked off the parcel.

Erosion drainage controls shall be utilized depending on the extent of proposed grading and topography of the parcel to prevent runoff.

Plastic covering shall be utilized to prevent erosion of an otherwise unprotected area, e.g. exposed or open to elements, along with treatment control BMP's to intercept and safely convey the runoff to the Municipal Separate Storm Sewer System.

No washing of construction or other vehicles shall be allowed adjacent to a construction parcel.

No polluted runoff from washing vehicles on a construction parcel shall be allowed to leave the parcel.

Where determined to be necessary by the Director of the Department of Public Works or his or her designated representative, a temporary sediment control BMP shall be installed.

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1563
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BARD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

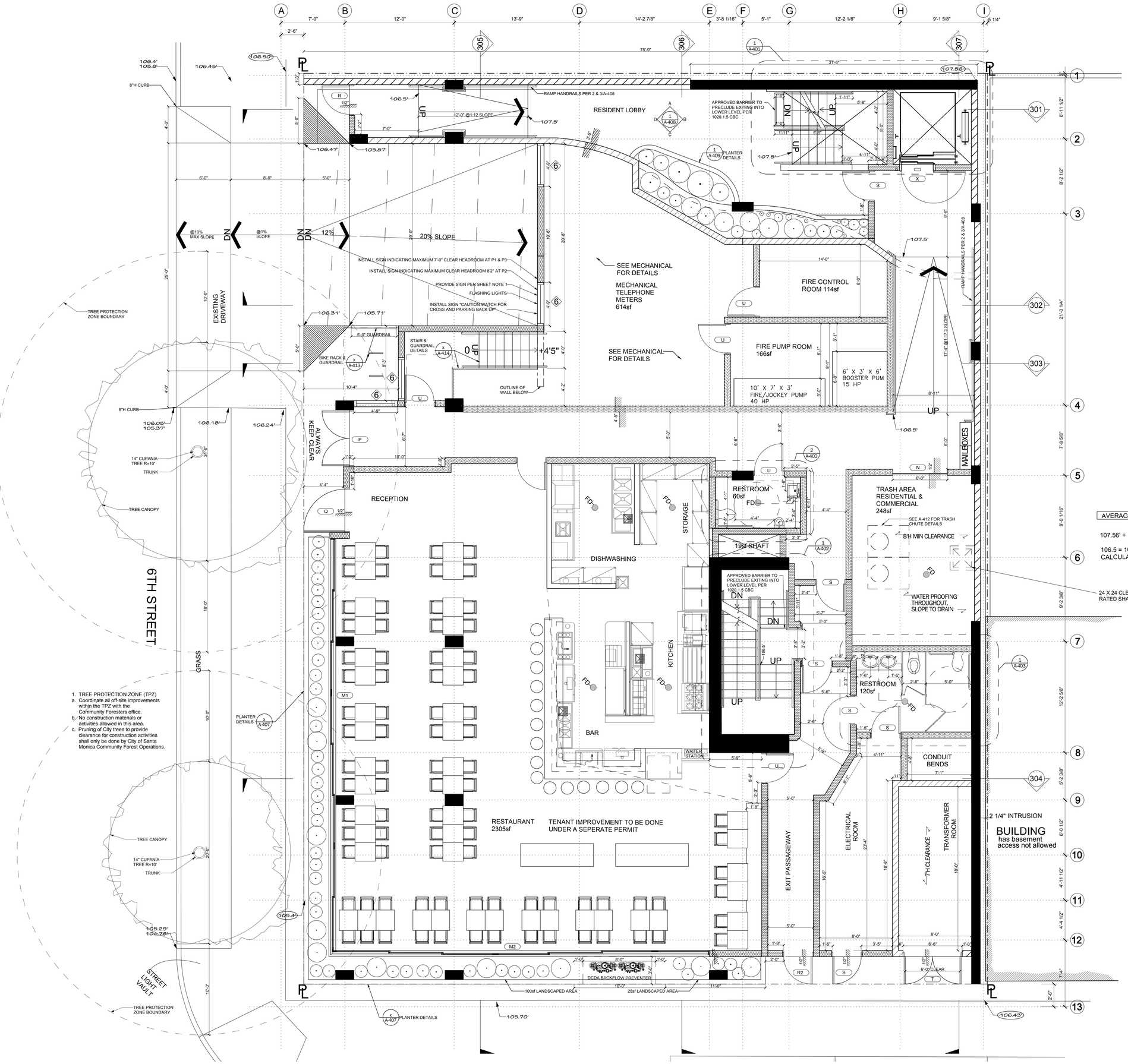
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

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

SITE PLAN

A-100



LEGEND:	
107.5'	SPOT ELEVATION ALL SPOT ELEVATIONS ARE DISTANCE ABOVE MEAN SEA LEVEL, SEE SURVEY SHEET A-099

WALL LEGEND:	
	POURED IN PLACE CONCRETE
	CONCRETE BLOCK 3HR RATED
	2HR RATED SHAFT WALL SEE A-503
	EXTERIOR WALL 1HR RATED
	1HR RATED CORRIDOR
X	1HR RATED STAGGER STUD PARTY WALL
	NONRATED INTERIOR WALL

- Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.

Do not undercut the doors opening into the 1st floor corridor.

All exits are to be openable from inside without the use of a key or special knowledge.

AVERAGE NATURAL GRADE (ANG) = 106.5'

107.56' + 106.43' + 105.4' + 106.5' = 425.89/4 = 106.5 = A.N.G.

106.5 = 106'-6" - SPOT ELEVATIONS USED FOR CALCULATION ARE INSIDE AN ELLIPSE

24 X 24 CLEAR EXHAUST DUCT UP TO ROOF. 2 HR RATED SHAFT MINIMUM TO ROOF. ENCLOSE BOTTOM OF THE SHAFT

1. TREE PROTECTION ZONE (TPZ)
   a. Coordinate all off-site improvements within the TPZ with the Community Foresters office.
   b. No construction materials or activities allowed in this area.
   c. Pruning of City trees to provide clearance for construction activities shall only be done by City of Santa Monica Community Forest Operations.

1. An additional sign shall also be posted, in a conspicuous place, at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall be not less than 17" by 22" in size with letter not less than 1" in height, which clearly and conspicuously states the following: "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at the owner's expense. Towed vehicles may be reclaimed at_____ or by telephoning_____." [§1109A.8.8 CBC]

PLAN NORTH / NORTH

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BARD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

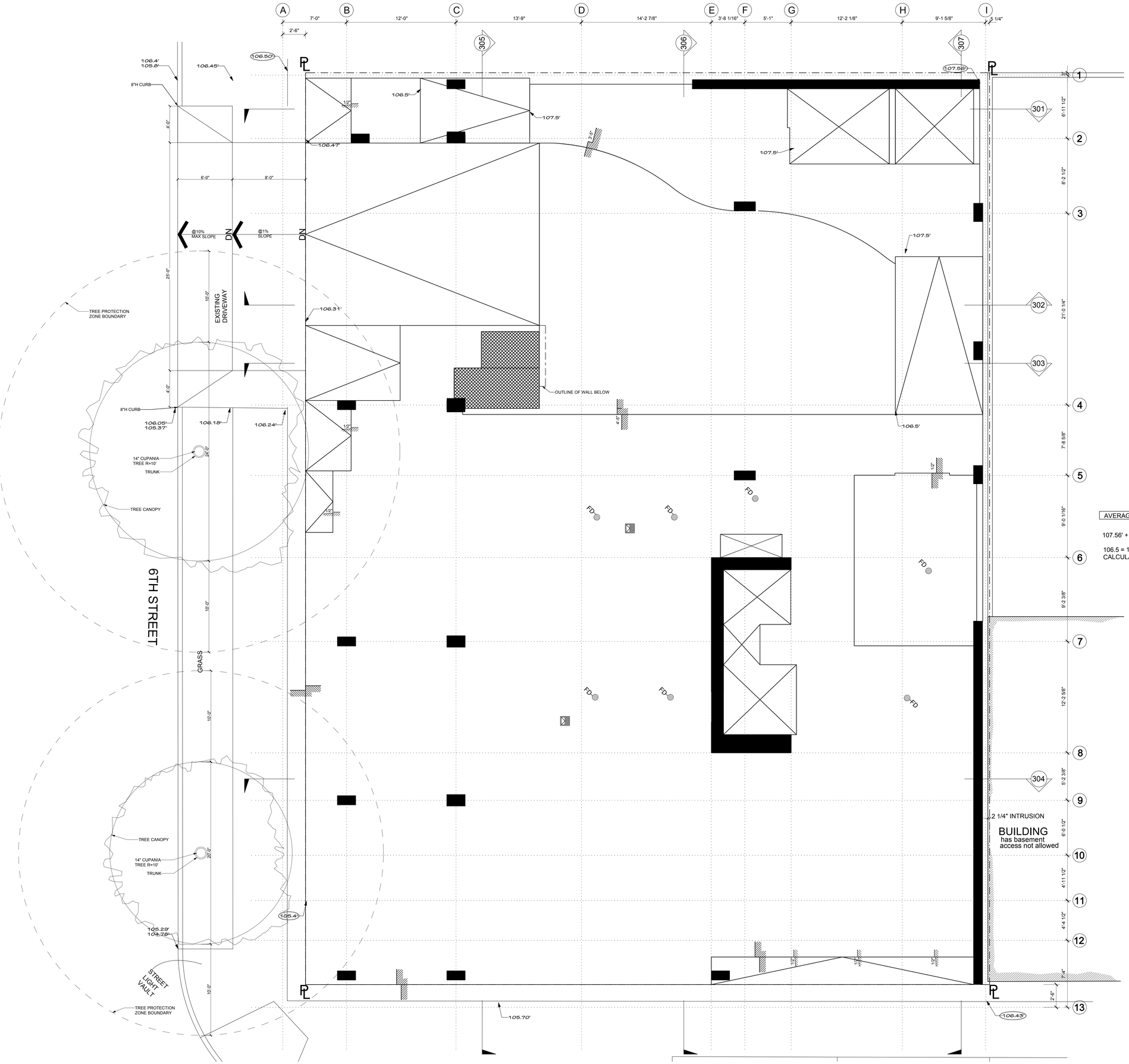
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN

A-101-1



LEGEND:	
107.5'	SPOT ELEVATION ALL SPOT ELEVATIONS ARE DISTANCE ABOVE MEAN SEA LEVEL, SEE SURVEY SHEET A-099

WALL LEGEND:	
	POURED IN PLACE CONCRETE
	CONCRETE BLOCK 3HR RATED
	2HR RATED SHAFT WALL SEE A-503
	EXTERIOR WALL 1HR RATED
	1HR RATED CORRIDOR
	1HR RATED STAGGER STUD PARTY WALL
	NONRATED INTERIOR WALL

- Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.

AVERAGE NATURAL GRADE (ANG) = 106.5'

107.56' + 106.43' + 105.4' + 106.5' = 425.89/4 = 106.5 = A.N.G.

106.5 = 106'-6" - SPOT ELEVATIONS USED FOR CALCULATION ARE INSIDE AN ELLIPSE

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BARD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

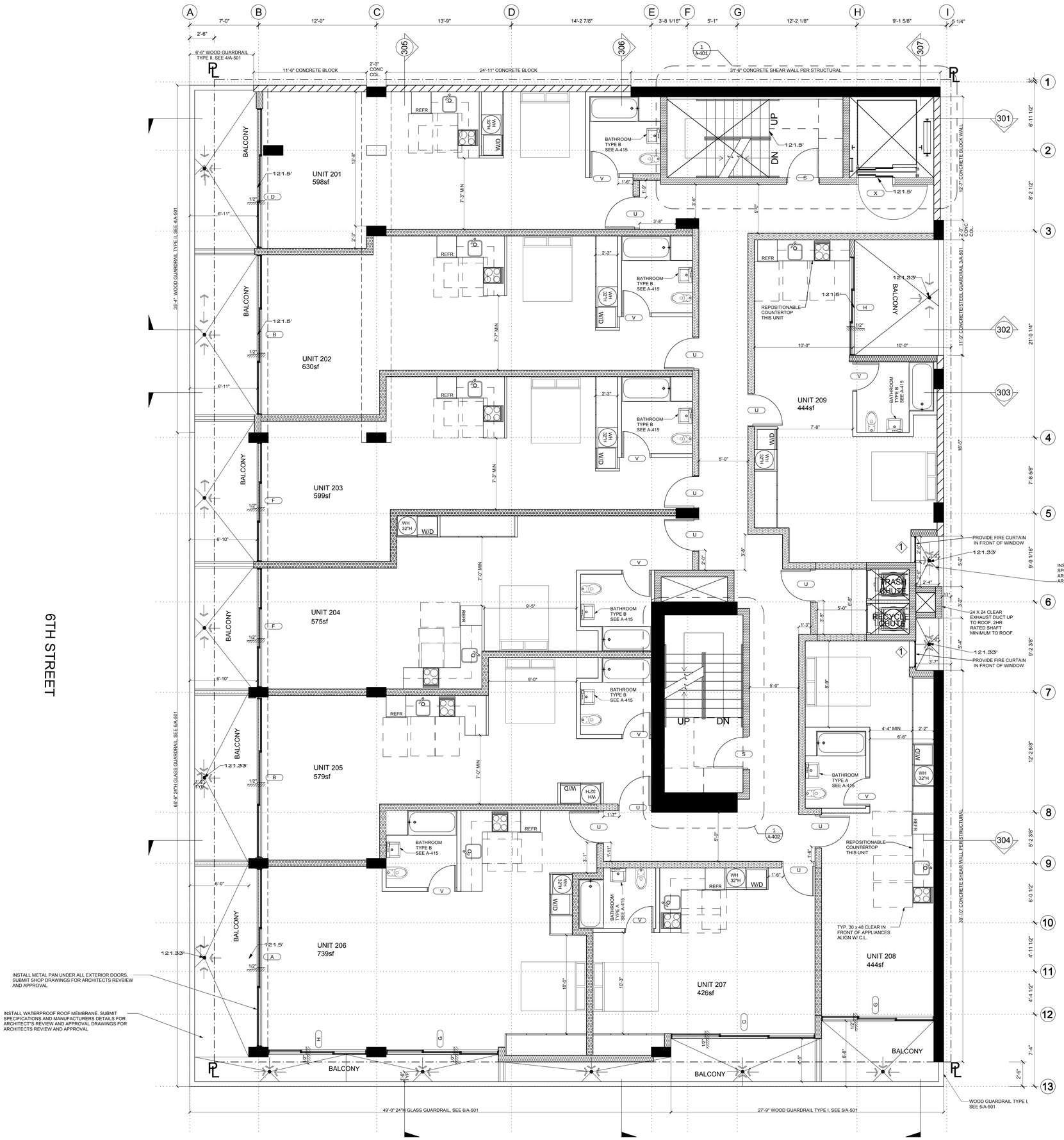
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

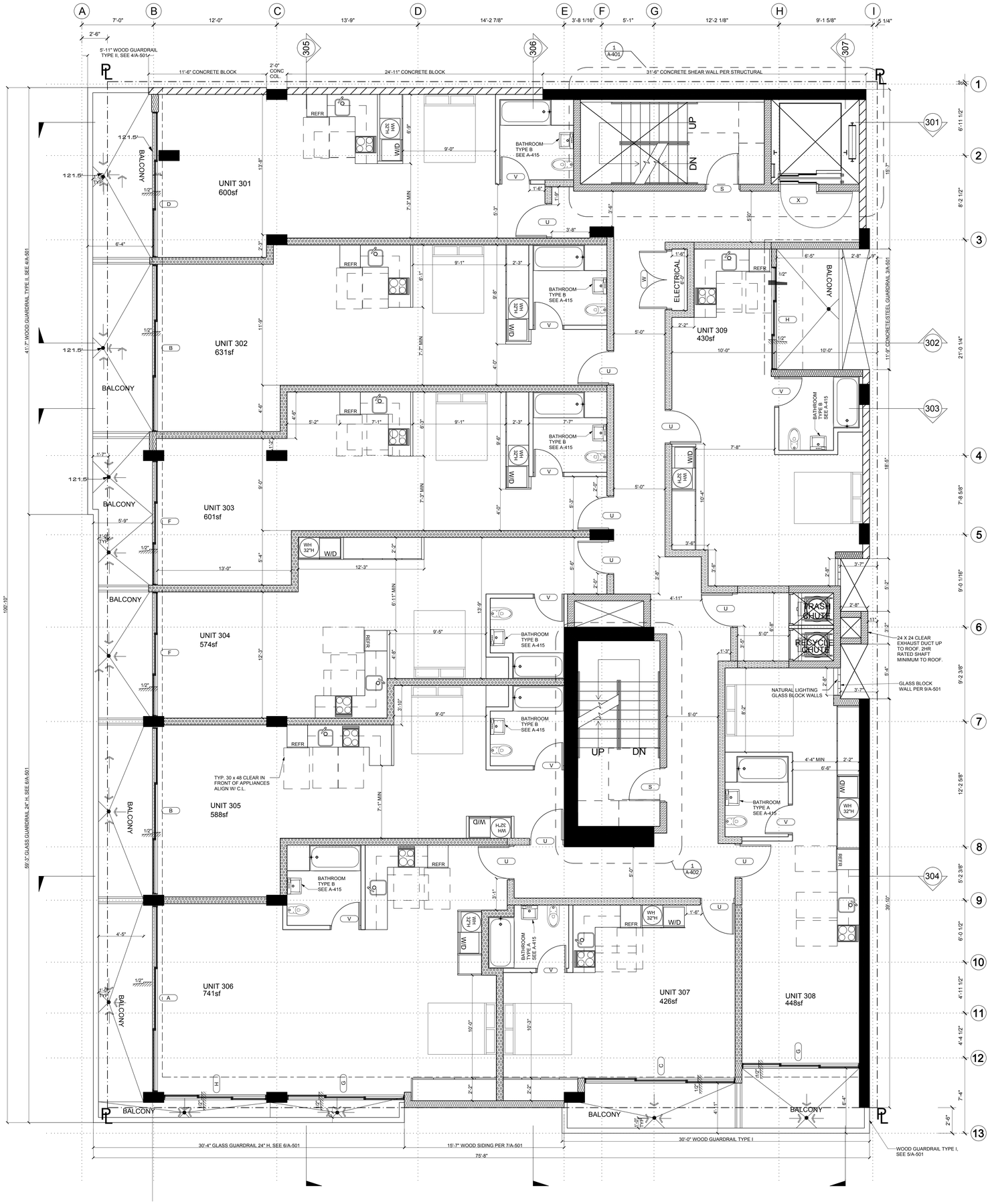
MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

1ST FLOOR SLAB PLAN

A-101-2


A
B
C
D
E
F
G
H
I
7'-0"
12'-0"
13'-9"
14'-2 7/8"
3'-8 1/16"
5'-1"
12'-2 1/8"
9'-1 5/8"
6 1/4"
2'-6"
6'-6" WOOD GUARDRAIL TYPE II, SEE 4/A-501
11'-6" CONCRETE BLOCK
2'-0" CONC COL
24'-11" CONCRETE BLOCK
31'-6" CONCRETE SHEAR WALL PER STRUCTURAL
305
306
307
1
A-401
1
2
3
4
5
6
7
8
9
10
11
12
13
301
302
303
304
6'-11 1/2"
8'-2 1/2"
21'-0 1/4"
18'-5"
7'-8 5/8"
9'-0 1/16"
9'-2 3/8"
12'-2 5/8"
5'-2 3/8"
6'-0 1/2"
4'-11 1/2"
4'-4 1/2"
7'-4"
2'-6"
35'-4" WOOD GUARDRAIL TYPE II, SEE 4/A-501
66'-8" 24"H GLASS GUARDRAIL, SEE 6/A-501
12'-7" CONCRETE BLOCK WALL
11'-9" CONCRETE/STEEL GUARDRAIL 3/A-501
38'-10" CONCRETE SHEAR WALL PER STRUCTURAL
BALCONY
UNIT 201
598sf
UNIT 202
630sf
UNIT 203
599sf
UNIT 204
575sf
UNIT 205
579sf
UNIT 206
739sf
UNIT 207
426sf
UNIT 208
444sf
UNIT 209
444sf
121.5'
121.33'
121.5'
121.33'
121.5'
121.33'



6TH STREET

PLAN NORTH

LEGEND:	
107.5'	SPOT ELEVATION ALL SPOT ELEVATIONS ARE DISTANCE ABOVE MEAN SEA LEVEL, SEE SURVEY SHEET A-099

WALL LEGEND:	
	POURED IN PLACE CONCRETE
	CONCRETE BLOCK 3HR RATED
	2HR RATED SHAFT WALL SEE A-503
	EXTERIOR WALL 1HR RATED
	1HR RATED CORRIDOR
	1HR RATED STAGGER STUD PARTY WALL
	NONRATED INTERIOR WALL

- Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.

Every primary entrance to a covered multifamily dwelling unit shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall be mounted a maximum of 48 inches above the floor and connected to permanent wiring. [§1132A.10 CBC]

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1563
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BARD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

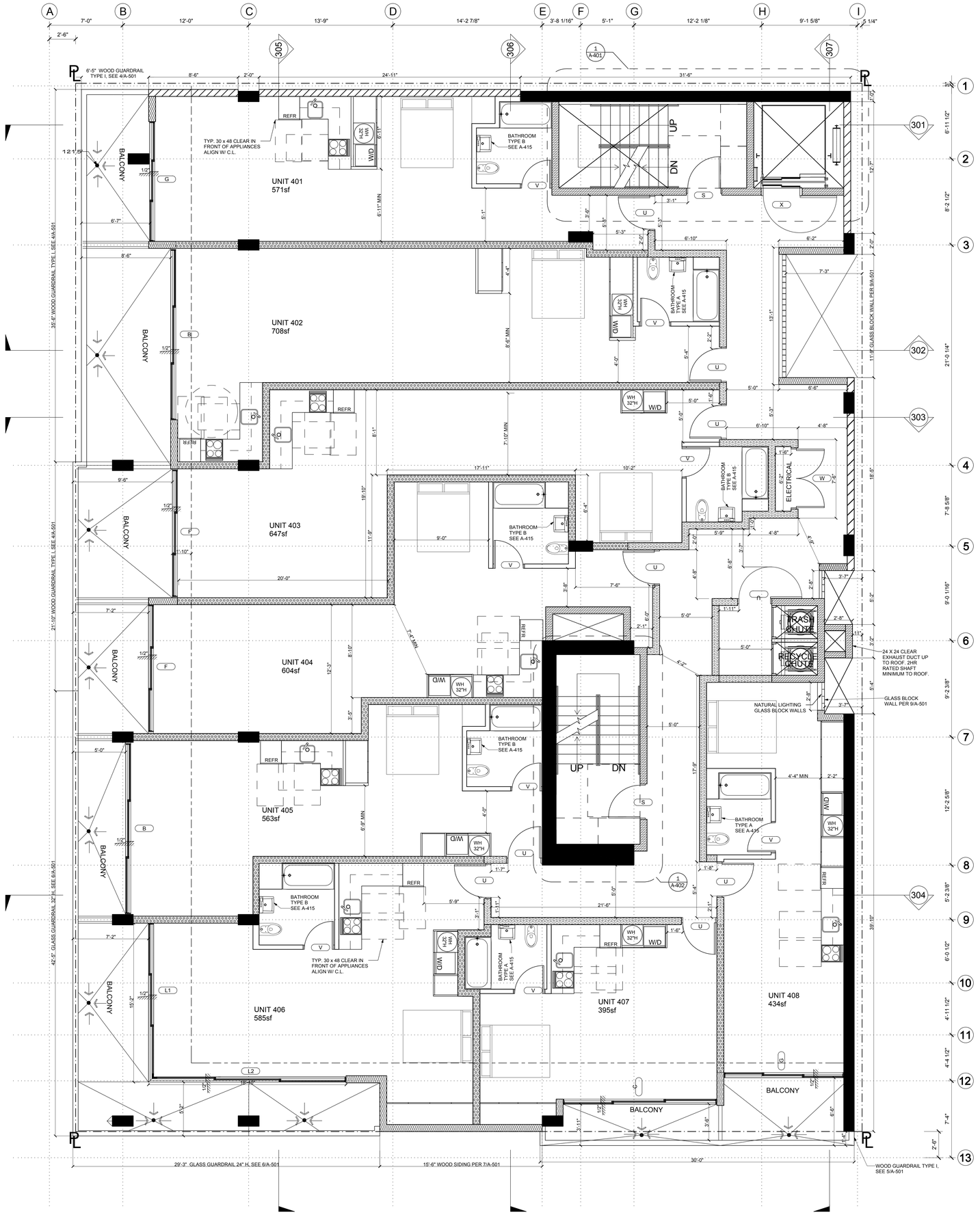
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

3RD FLOOR PLAN

A-103



6TH STREET

LEGEND:	
107.5'	SPOT ELEVATION ALL SPOT ELEVATIONS ARE DISTANCE ABOVE MEAN SEA LEVEL, SEE SURVEY SHEET A-099

WALL LEGEND:	
	POURED IN PLACE CONCRETE
	CONCRETE BLOCK 3HR RATED
	2HR RATED SHAFT WALL SEE A-503
	EXTERIOR WALL 1HR RATED
	1HR RATED CORRIDOR
	1HR RATED STAGGER STUD PARTY WALL
	NONRATED INTERIOR WALL

- Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.

Every primary entrance to a covered multifamily dwelling unit shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall be mounted a maximum of 48 inches above the floor and connected to permanent wiring. [§1132A.10 CBC]

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1563
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BARD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

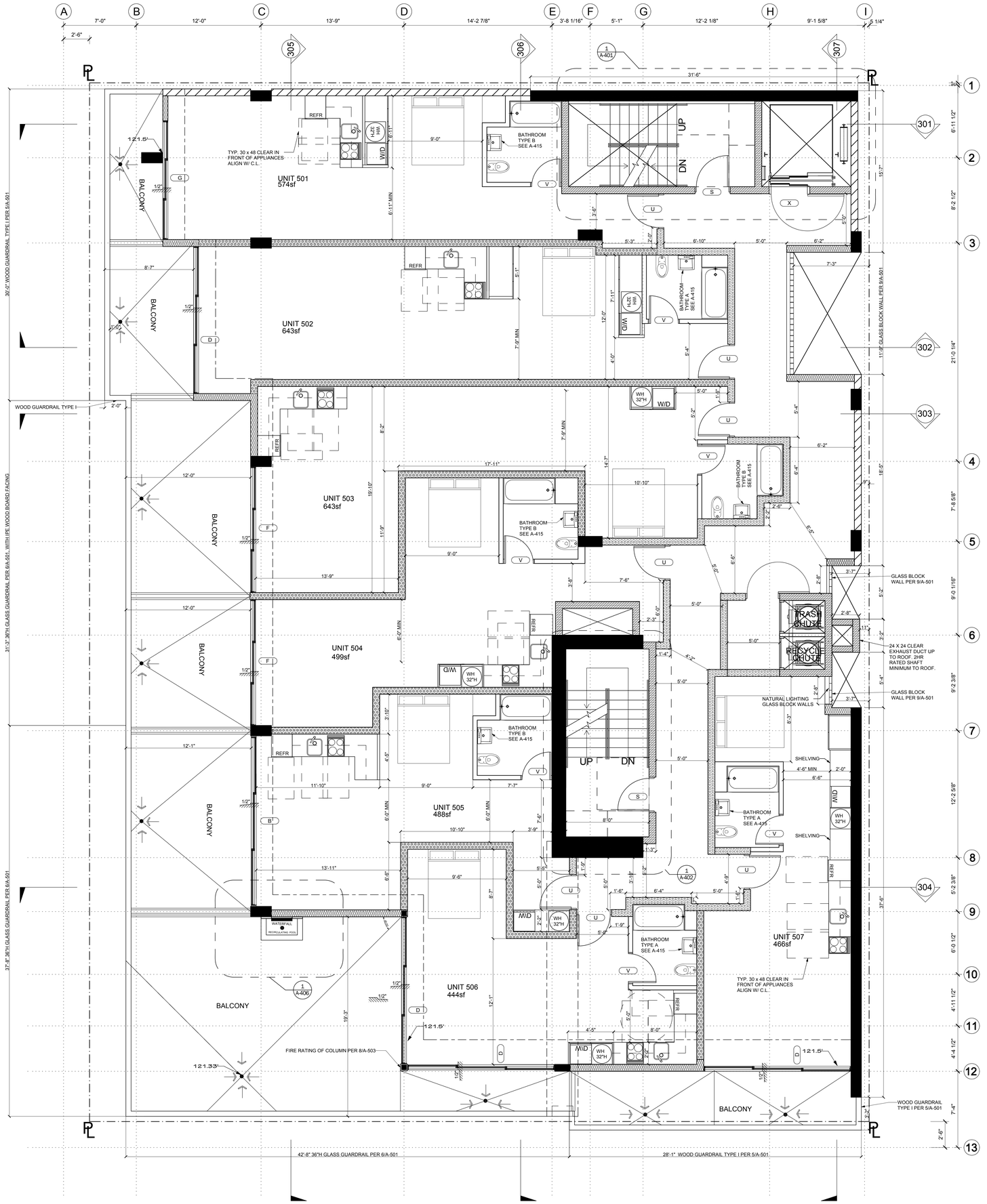
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

4TH FLOOR PLAN

A-104



6TH STREET

PLAN NORTH

LEGEND:	
107.5'	SPOT ELEVATION ALL SPOT ELEVATIONS ARE DISTANCE ABOVE MEAN SEA LEVEL, SEE SURVEY SHEET A-099

WALL LEGEND:		
	POURED IN PLACE CONCRETE	
	CONCRETE BLOCK 3HR RATED	
	2HR RATED SHAFT WALL	SEE A-503
	EXTERIOR WALL 1HR RATED	
	1HR RATED CORRIDOR	
	1HR RATED STAGGER STUD PARTY WALL	
	NONRATED INTERIOR WALL	

- Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.

Every primary entrance to a covered multifamily dwelling unit shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall be mounted a maximum of 48 inches above the floor and connected to permanent wiring. [§1132A.10 CBC]

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:
utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1563
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BARD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

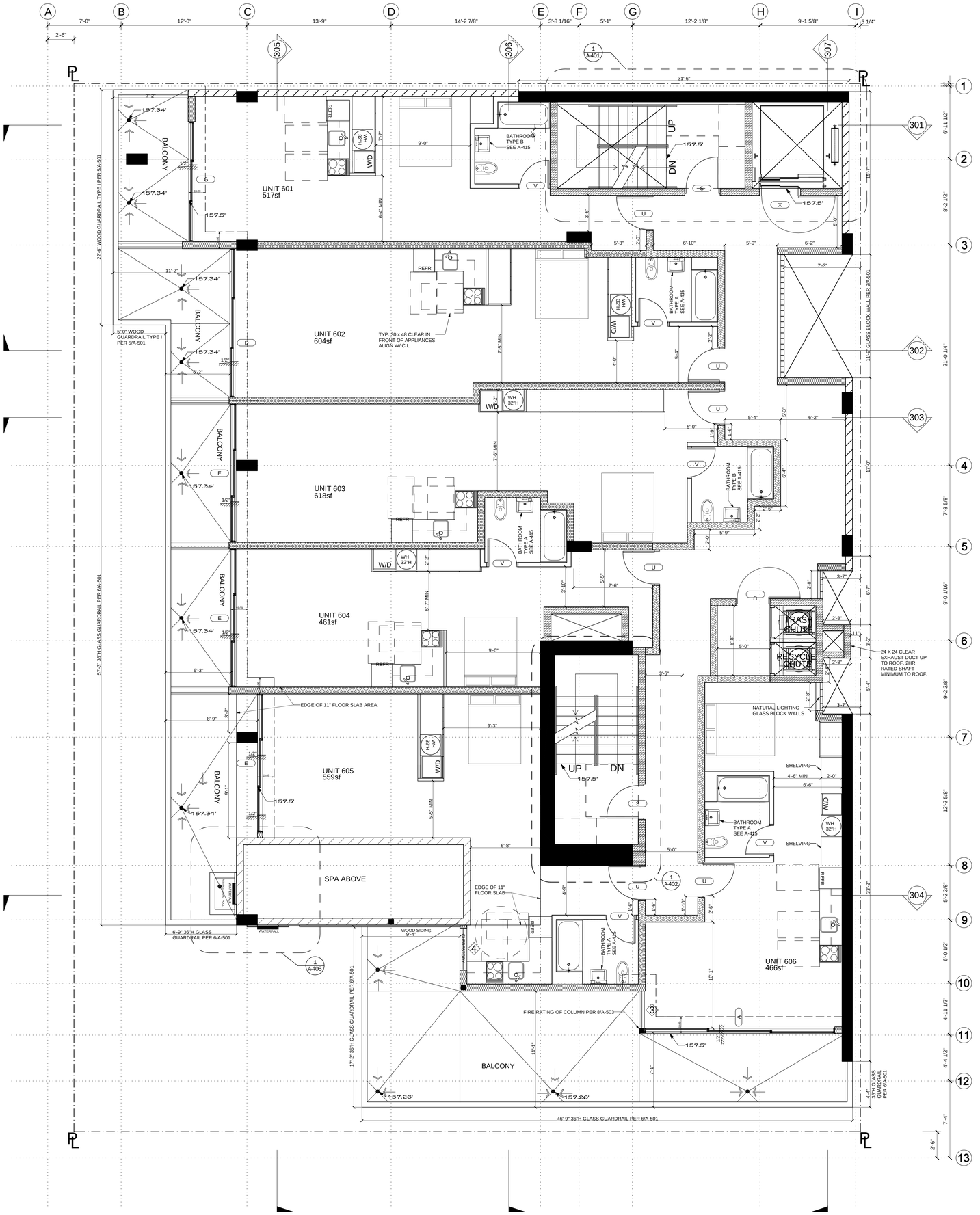
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

5TH FLOOR PLAN

A-105



6TH STREET

LEGEND:	
107.5'	SPOT ELEVATION ALL SPOT ELEVATIONS ARE DISTANCE ABOVE MEAN SEA LEVEL, SEE SURVEY SHEET A-099

WALL LEGEND:		
	POURED IN PLACE CONCRETE	
	CONCRETE BLOCK 3HR RATED	
	2HR RATED SHAFT WALL	SEE A-503
	EXTERIOR WALL 1HR RATED	
	1HR RATED CORRIDOR	
	1HR RATED STAGGER STUD PARTY WALL	
	NONRATED INTERIOR WALL	

- Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.

Every primary entrance to a covered multifamily dwelling unit shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall be mounted a maximum of 48 inches above the floor and connected to permanent wiring. [§1132A.10 CBC]

PLAN NORTH

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:
utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

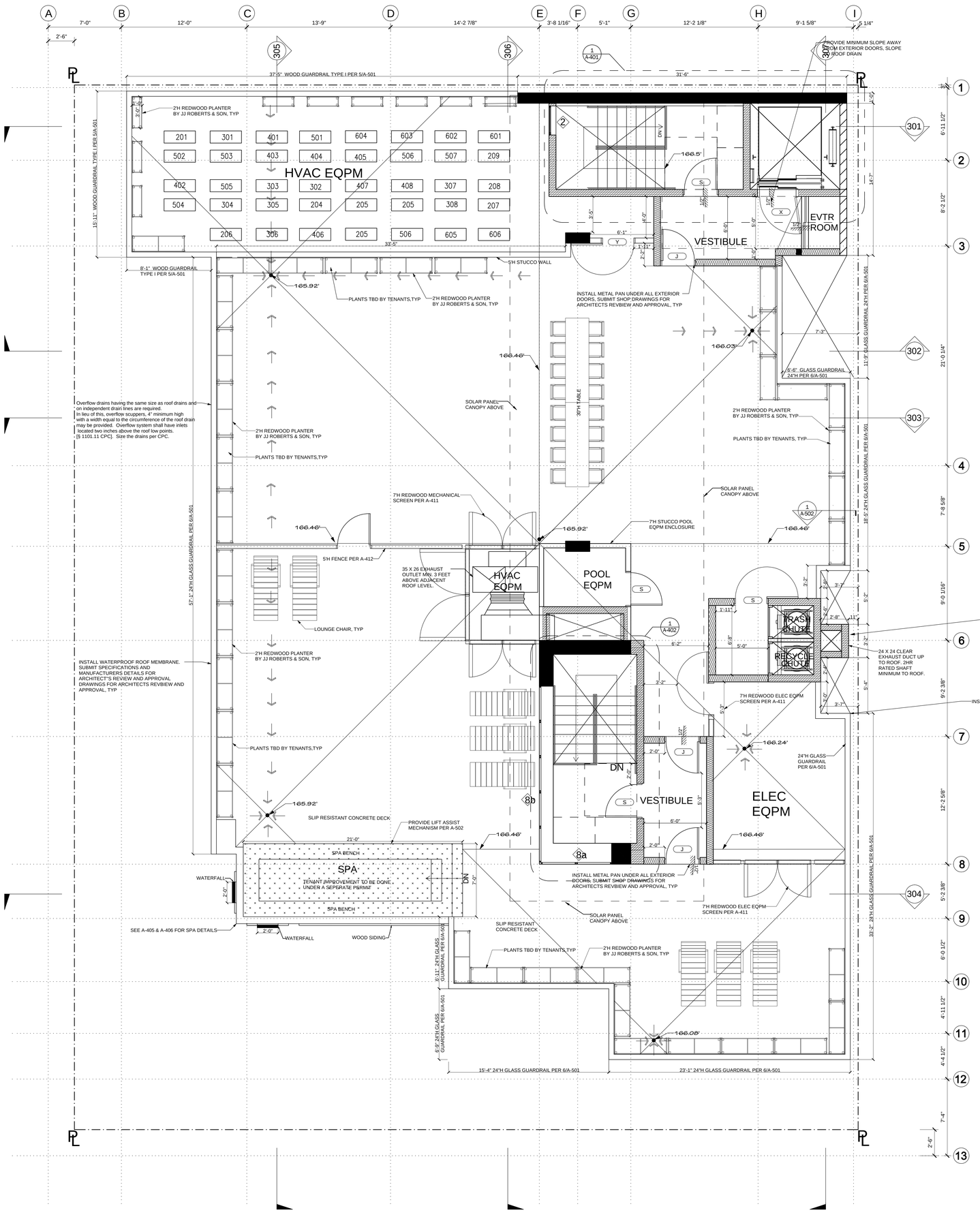
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

6TH FLOOR PLAN

A-106



6TH STREET

LEGEND:	
107.5'	SPOT ELEVATION ALL SPOT ELEVATIONS ARE DISTANCE ABOVE MEAN SEA LEVEL, SEE SURVEY SHEET A-099

WALL LEGEND:		
	POURED IN PLACE CONCRETE	
	CONCRETE BLOCK 3HR RATED	
	2HR RATED SHAFT WALL	SEE A-503
	EXTERIOR WALL 1HR RATED	
	1HR RATED CORRIDOR	
X	1HR RATED STAGGER STUD PARTY WALL	
	NONRATED INTERIOR WALL	

- Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:
utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

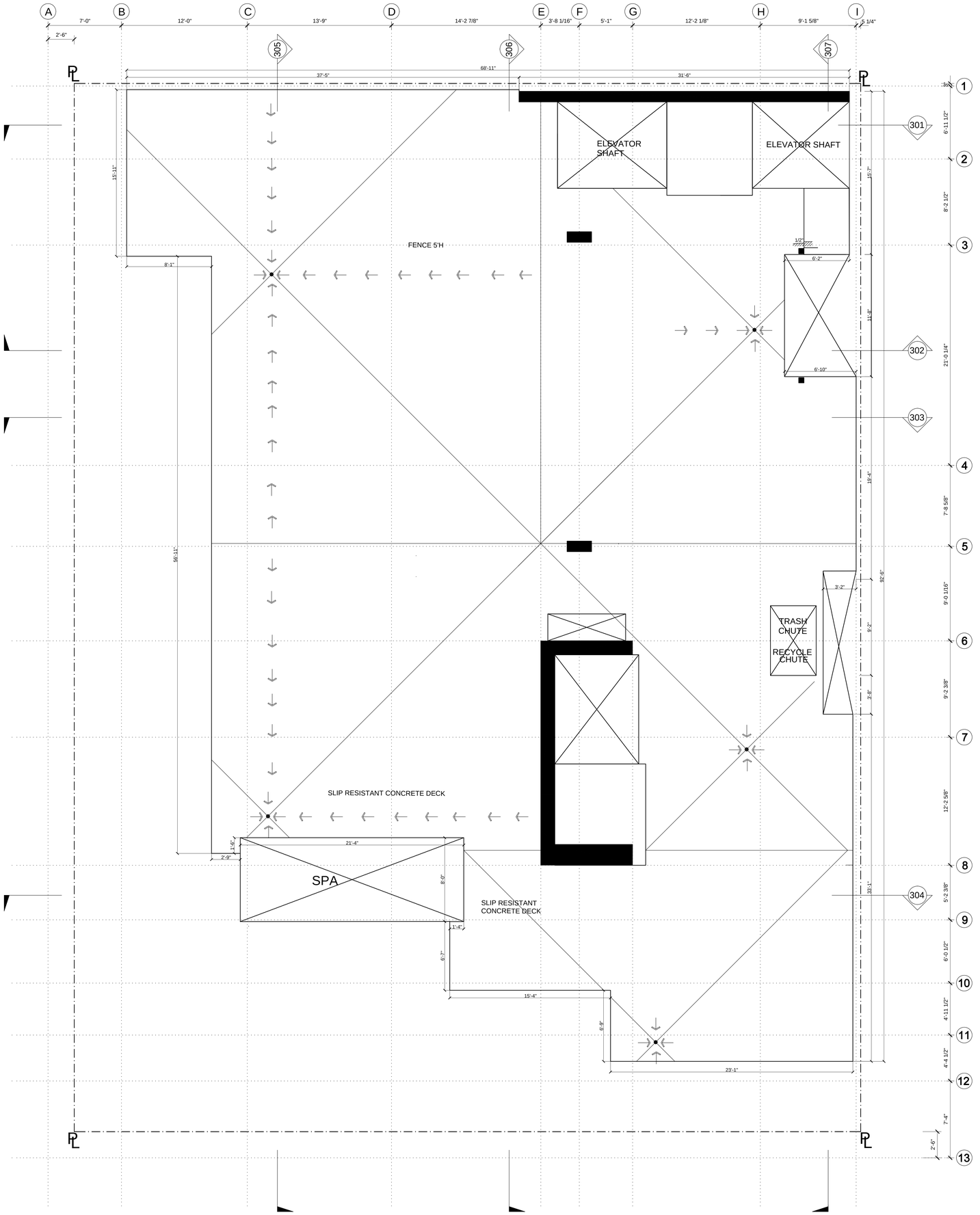
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

ROOF DECK PLAN

A-107-1



6TH STREET

LEGEND:

107.5'	SPOT ELEVATION ALL SPOT ELEVATIONS ARE DISTANCE ABOVE MEAN SEA LEVEL, SEE SURVEY SHEET A-099

WALL LEGEND:

	POURED IN PLACE CONCRETE
	CONCRETE BLOCK 3HR RATED
	2HR RATED SHAFT WALL SEE A-503
	EXTERIOR WALL 1HR RATED
	1HR RATED CORRIDOR
	1HR RATED STAGGER STUD PARTY WALL
	NONRATED INTERIOR WALL

- Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.

PLAN NORTH
NORTH

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

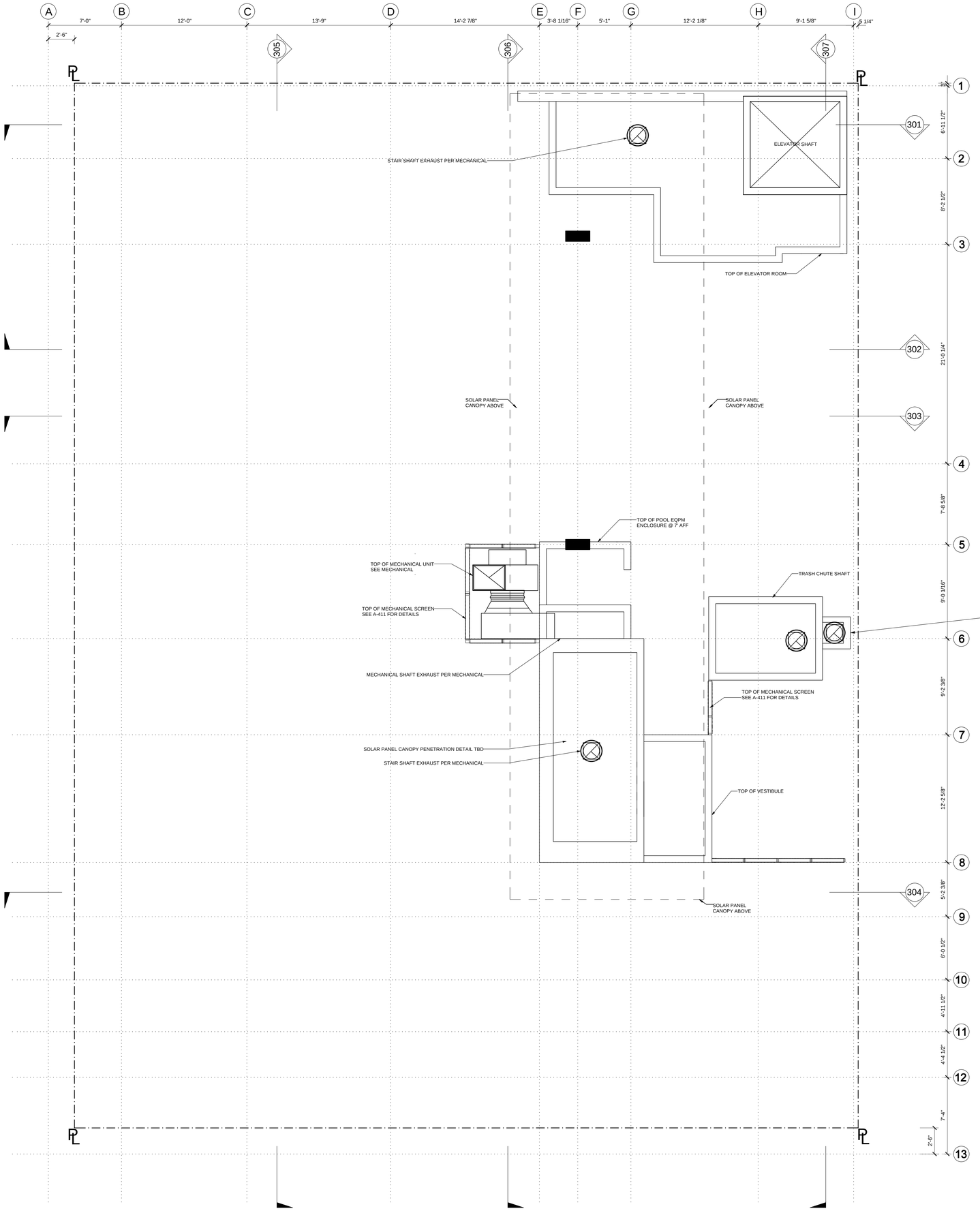
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

ROOF DECK SLAB PLAN

A-107-2



6TH STREET

LEGEND:	
107.5'	SPOT ELEVATION ALL SPOT ELEVATIONS ARE DISTANCE ABOVE MEAN SEA LEVEL, SEE SURVEY SHEET A-099

WALL LEGEND:		
	POURED IN PLACE CONCRETE	
	CONCRETE BLOCK 3HR RATED	
	2HR RATED SHAFT WALL	SEE A-503
	EXTERIOR WALL 1HR RATED	
	1HR RATED CORRIDOR	
	1HR RATED STAGGER STUD PARTY WALL	
	NONRATED INTERIOR WALL	

- Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.

PLAN NORTH

NORTH

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

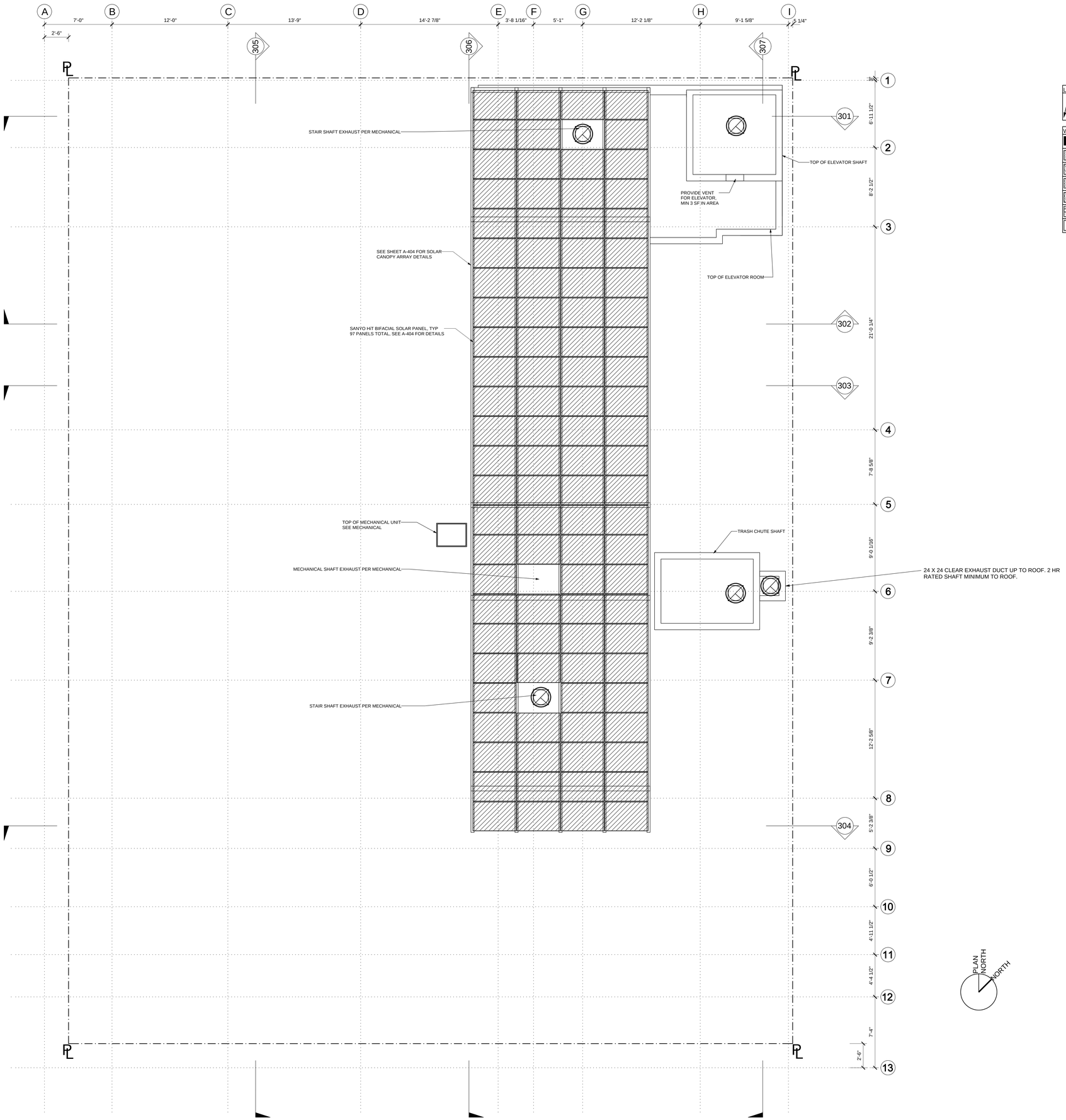
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

TOP OF STAIR ROOF PLAN

A-107-3



6TH STREET

LEGEND:

107.5'	SPOT ELEVATION ALL SPOT ELEVATIONS ARE DISTANCE ABOVE MEAN SEA LEVEL, SEE SURVEY SHEET A-099

WALL LEGEND:

	POURED IN PLACE CONCRETE
	CONCRETE BLOCK 3HR RATED
	2HR RATED SHAFT WALL SEE A-503
	EXTERIOR WALL 1HR RATED
	1HR RATED CORRIDOR
	1HR RATED STAGGER STUD PARTY WALL
	NONRATED INTERIOR WALL

- Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:
utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

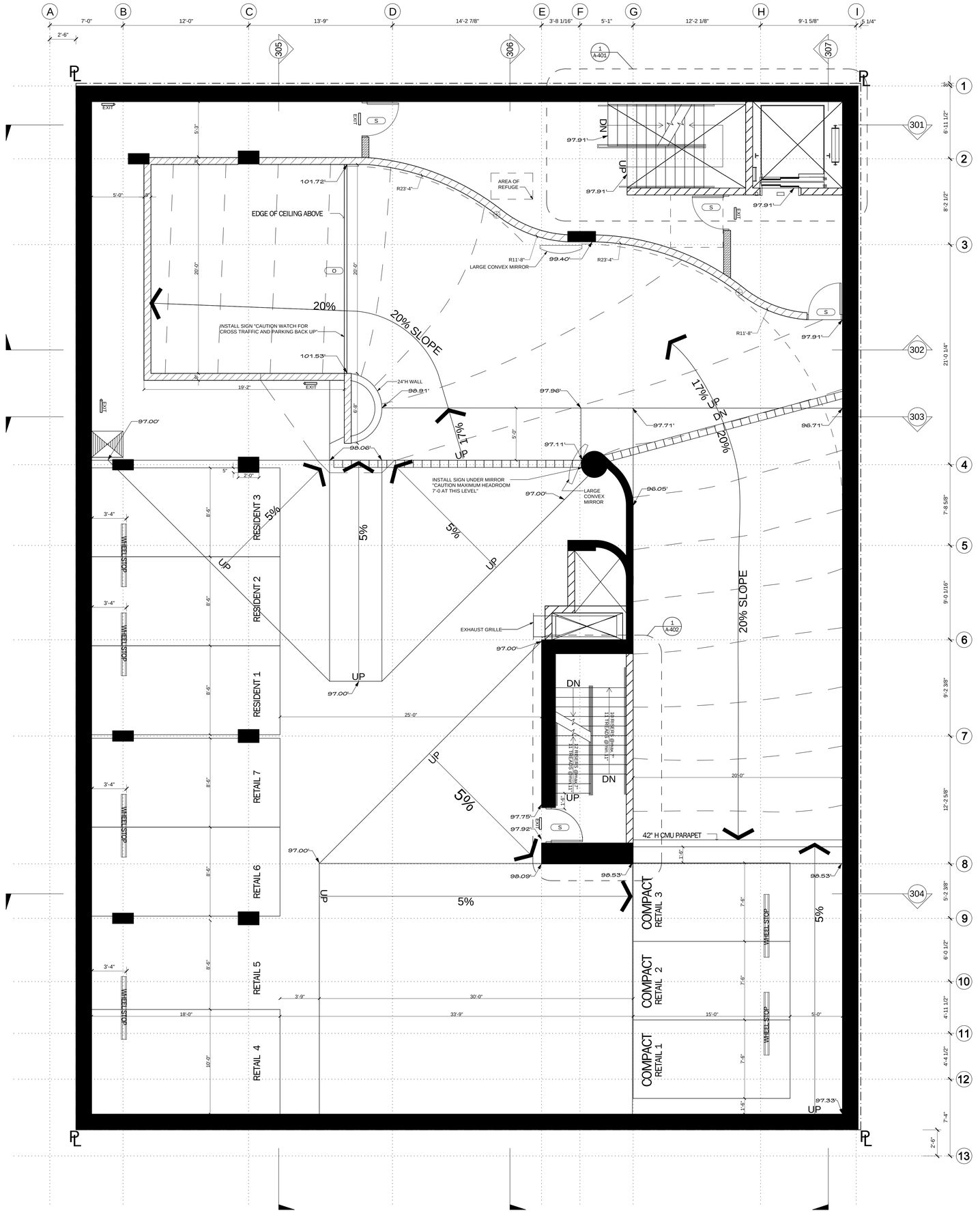
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

ROOF OF ROOF DECK PLAN

A-107-4



6TH STREET

LEGEND:	
107.5'	SPOT ELEVATION ALL SPOT ELEVATIONS ARE DISTANCE ABOVE MEAN SEA LEVEL, SEE SURVEY SHEET A-099

WALL LEGEND:		
	POURED IN PLACE CONCRETE	
	CONCRETE BLOCK 3HR RATED	
	2HR RATED SHAFT WALL	SEE A-503
	EXTERIOR WALL 1HR RATED	
	1HR RATED CORRIDOR	
	1HR RATED STAGGER STUD PARTY WALL	
	NONRATED INTERIOR WALL	

- Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.

P1 PARKING SUMMARY

P1 LEVEL: 10 SPACES TOTAL
3 ASSIGNED RESIDENT SPACES
7 RETAIL SPACES (3 COMPACT)

PLAN NORTH
NORTH

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:
utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

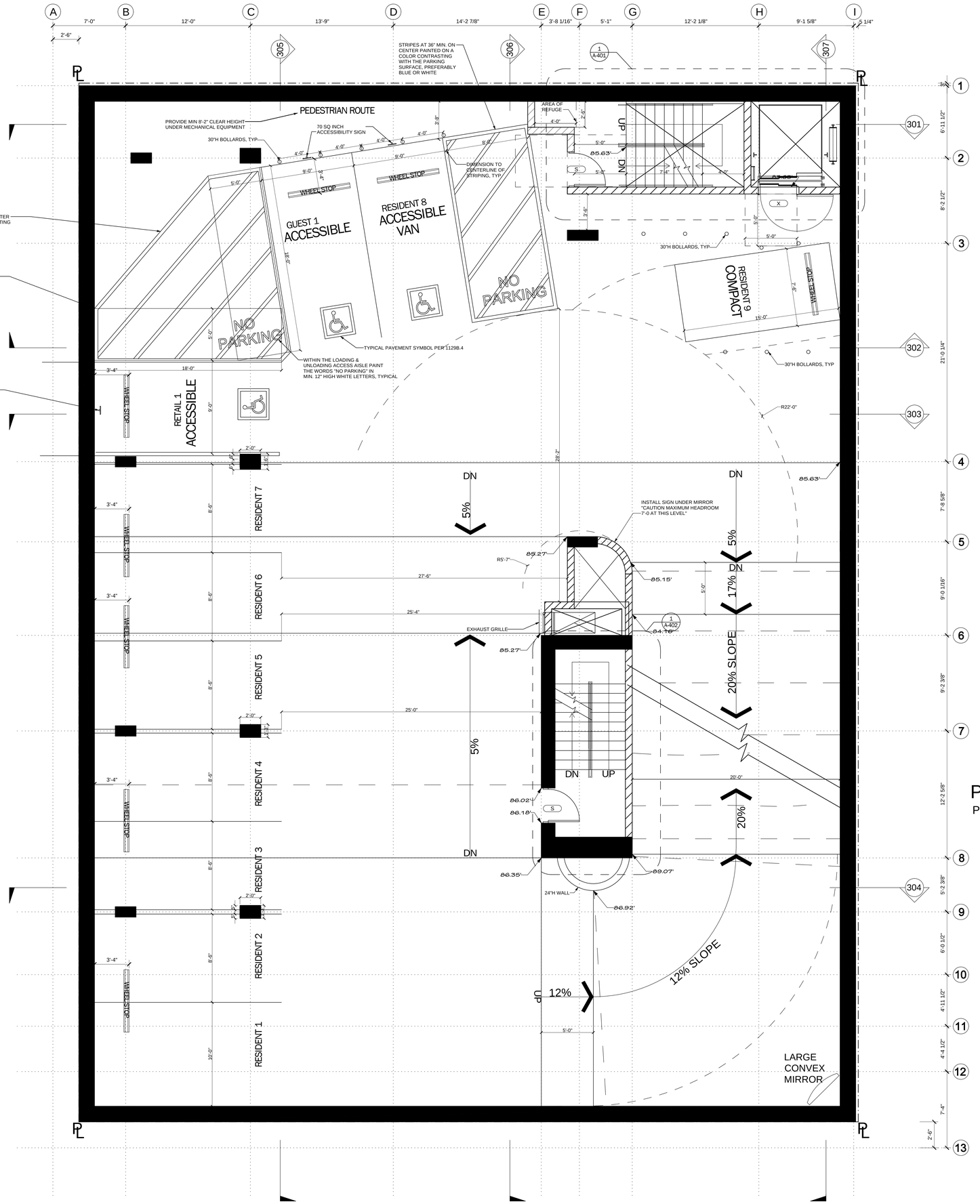
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

P1 LEVEL PLAN

A-108



6TH STREET

LEGEND:	
107.5'	SPOT ELEVATION ALL SPOT ELEVATIONS ARE DISTANCE ABOVE MEAN SEA LEVEL, SEE SURVEY SHEET A-099

WALL LEGEND:		
	POURED IN PLACE CONCRETE	
	CONCRETE BLOCK 3HR RATED	
	2HR RATED SHAFT WALL	SEE A-503
	EXTERIOR WALL 1HR RATED	
	1HR RATED CORRIDOR	
	1HR RATED STAGGER STUD PARTY WALL	
	NONRATED INTERIOR WALL	

- Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.

P2 PARKING SUMMARY

P2 LEVEL: 11 SPACES TOTAL
1 RETAIL SPACES (1 ACCESSIBLE)
1 GUEST SPACE (1 ACCESSIBLE)
9 TENANT SPACE (1 ACCESSIBLE, 1 COMPACT)

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:
utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

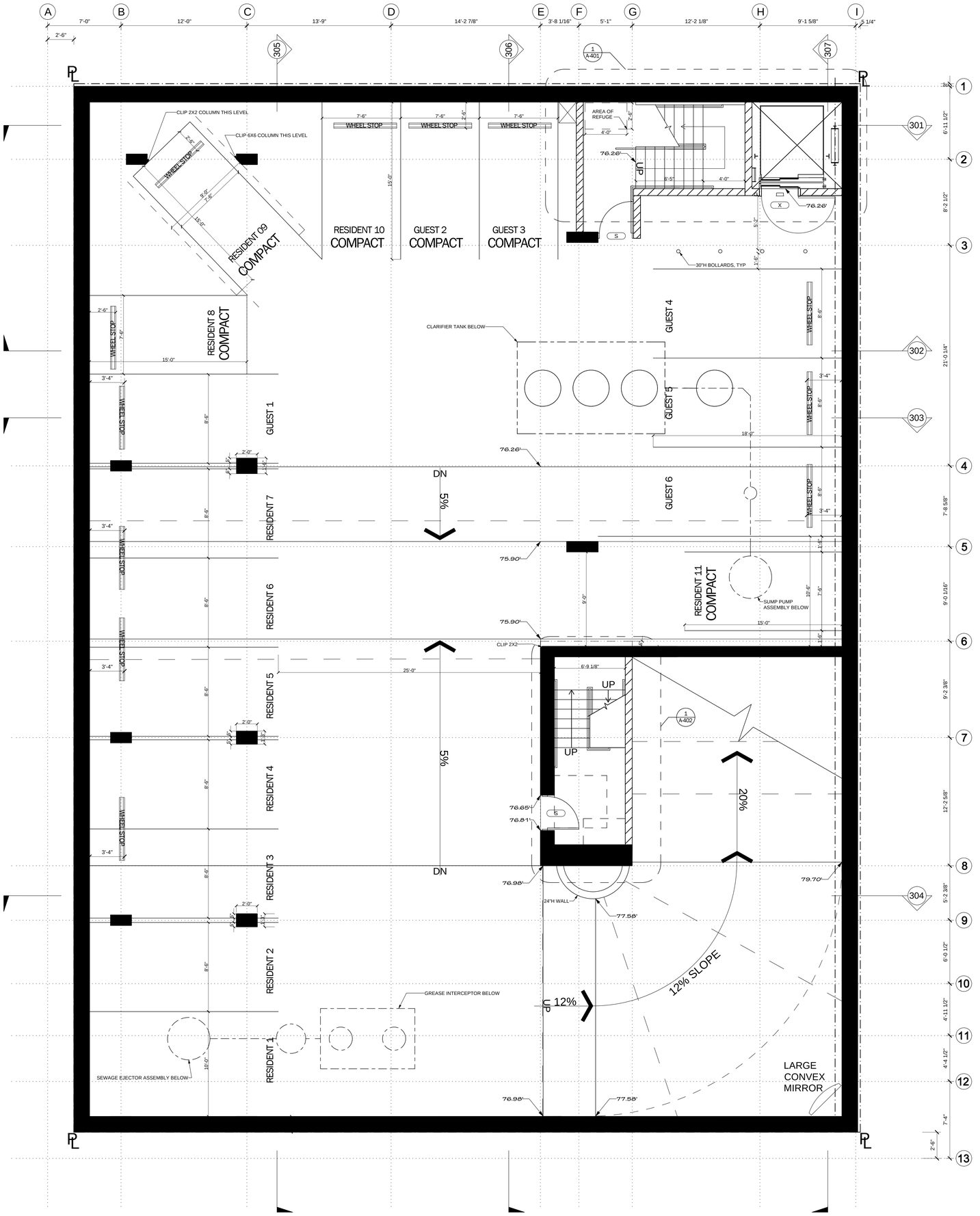
PLAN NORTH

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

P2 LEVEL PLAN

A-109



6TH STREET

LEGEND:	
107.5'	SPOT ELEVATION ALL SPOT ELEVATIONS ARE DISTANCE ABOVE MEAN SEA LEVEL, SEE SURVEY SHEET A-099

WALL LEGEND:		
	POURED IN PLACE CONCRETE	
	CONCRETE BLOCK 3HR RATED	
	2HR RATED SHAFT WALL	SEE A-503
	EXTERIOR WALL 1HR RATED	
	1HR RATED CORRIDOR	
	1HR RATED STAGGER STUD PARTY WALL	
	NONRATED INTERIOR WALL	

- Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.

P3 PARKING SUMMARY

P3 LEVEL: 17 TOTAL SPACES
11 TENANT SPACES (3 COMPACT)
6 GUEST SPACES (2 COMPACT)

PLAN NORTH
NORTH

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:
utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT
FARHAD ASHOFTEH
C 19728
OCTOBER 31, 2011
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

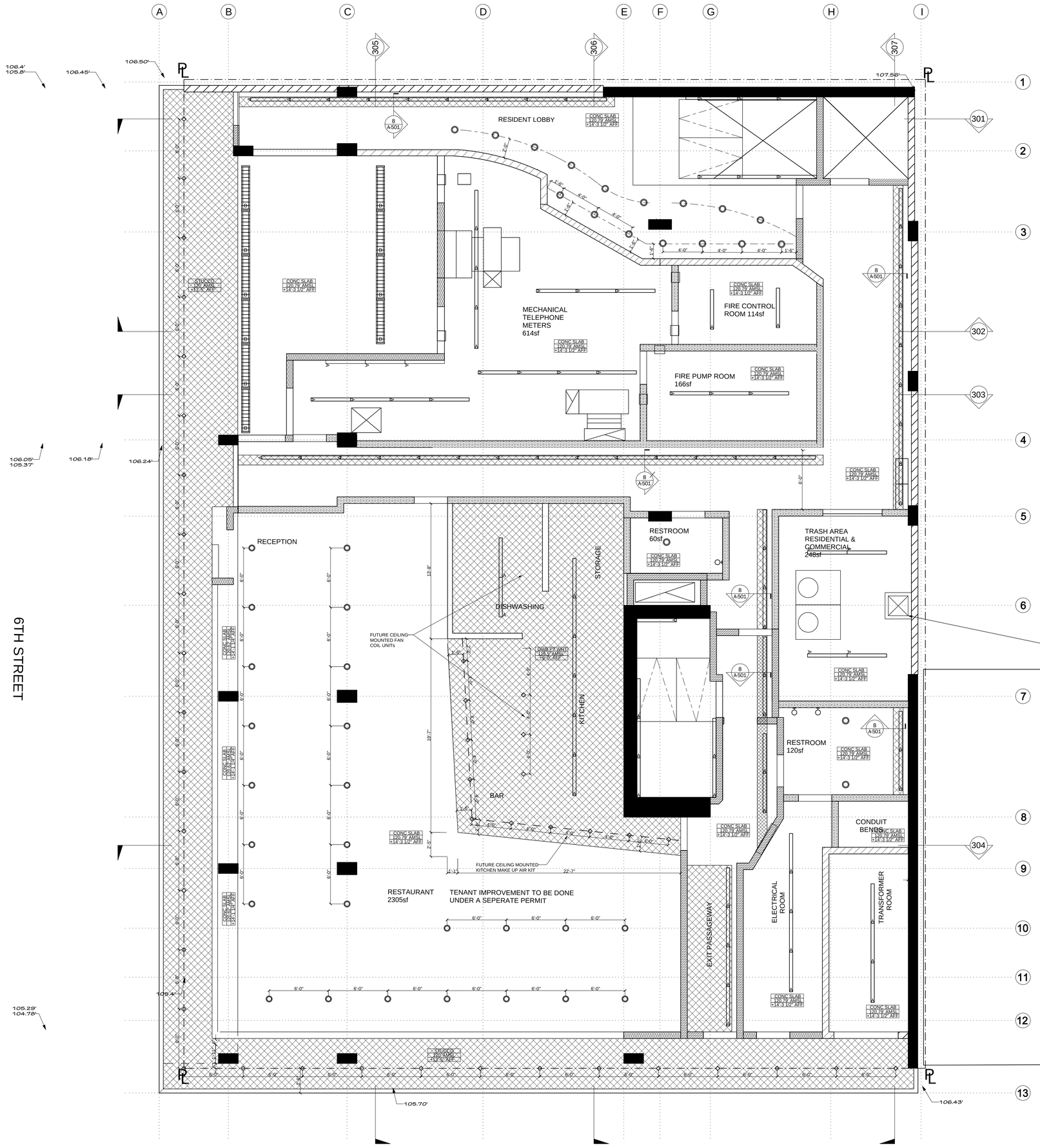
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

P3 LEVEL PLAN

A-110



LEGEND:

107.5'	SPOT ELEVATION ALL SPOT ELEVATIONS ARE DISTANCE ABOVE MEAN SEA LEVEL, SEE SURVEY SHEET A-099

WALL LEGEND:

	POURED IN PLACE CONCRETE
	CONCRETE BLOCK 3HR RATED
	2HR RATED SHAFT WALL SEE A-503
	EXTERIOR WALL 1HR RATED
	1HR RATED CORRIDOR
	1HR RATED STAGGER STUD PARTY WALL
	NONRATED INTERIOR WALL

- Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.

REFLECTED CEILING PLAN LEGEND:

GWB PT WHT 120.7' AMSL +7'-2 1/2" AFF	INDICATES FINISH MATERIAL
	INDICATES FINISH ELEVATION
	INDICATES ELEVATION ABOVE FINISH FLOOR
	INDICATES DROP CEILING SOFFIT

LIGHTING LEGEND:

	4' SURFACE MOUNT FLUORESCENT FIXTURE
	4' SURFACE MOUNT FLUORESCENT FIXTURE W/ GUARD
	SURFACE MOUNTED FLOOD
	WALL SCONCE
	RECESSED FIXTURE
	SURFACE MOUNTED TRACK LTG.
	SURFACE MOUNTED FIXTURE

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL. (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT
FARHAD ASHOFTEH
C 19728
OCTOBER 31, 2011
RENEWAL
DATE
STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

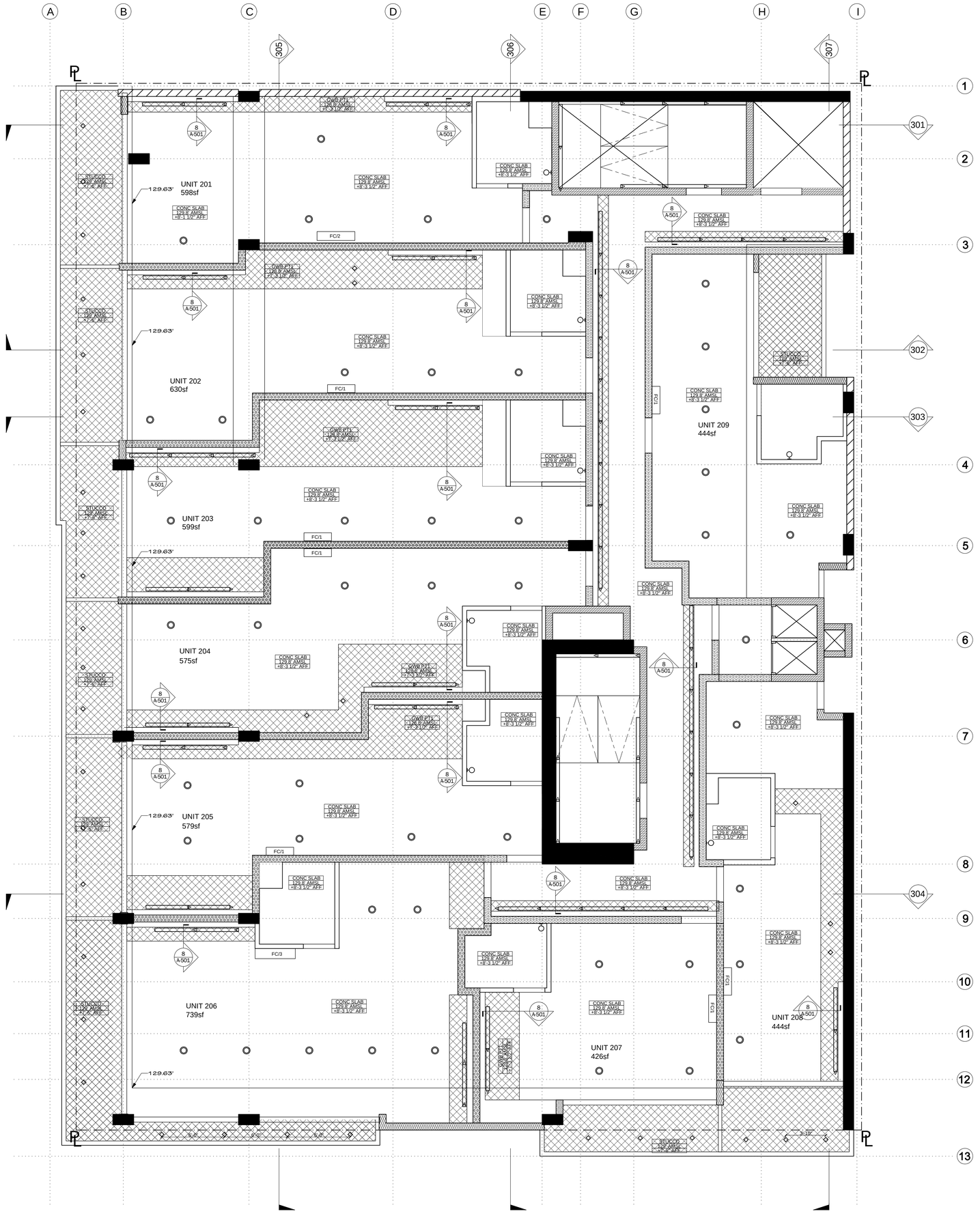
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

FIRST FLOOR RCP

A-111



6TH STREET

LEGEND:

107.5'	SPOT ELEVATION ALL SPOT ELEVATIONS ARE DISTANCE ABOVE MEAN SEA LEVEL, SEE SURVEY SHEET A-099

WALL LEGEND:

	POURED IN PLACE CONCRETE
	CONCRETE BLOCK 3HR RATED
	2HR RATED SHAFT WALL SEE A-503
	EXTERIOR WALL 1HR RATED
	1HR RATED CORRIDOR
	1HR RATED STAGGER STUD PARTY WALL
	NONRATED INTERIOR WALL

- Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.

REFLECTED CEILING PLAN LEGEND:

GWB PT WHT
130.2' AMSL
+7'-2 1/2" AFF

- INDICATES FINISH MATERIAL
- INDICATES FINISH ELEVATION
- INDICATES ELEVATION ABOVE FINISH FLOOR

INDICATES DROP CEILING SOFFIT

LIGHTING LEGEND:

	4' SURFACE MOUNT FLUORESCENT FIXTURE
	4' SURFACE MOUNT FLUORESCENT FIXTURE W/ GUARD
	SURFACE MOUNTED FLOOD
	WALL SCONCE
	RECESSED FIXTURE
	SURFACE MOUNTED TRACK LTG.
	SURFACE MOUNTED FIXTURE

PLAN NORTH

Every primary entrance to a covered multifamily dwelling unit shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall be mounted a maximum of 48 inches above the floor and connected to permanent wiring. [§1132A.10 CBC]

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3802

LICENSED ARCHITECT
FARHAD ASHOFTEH
C 19728
OCTOBER 31, 2011
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

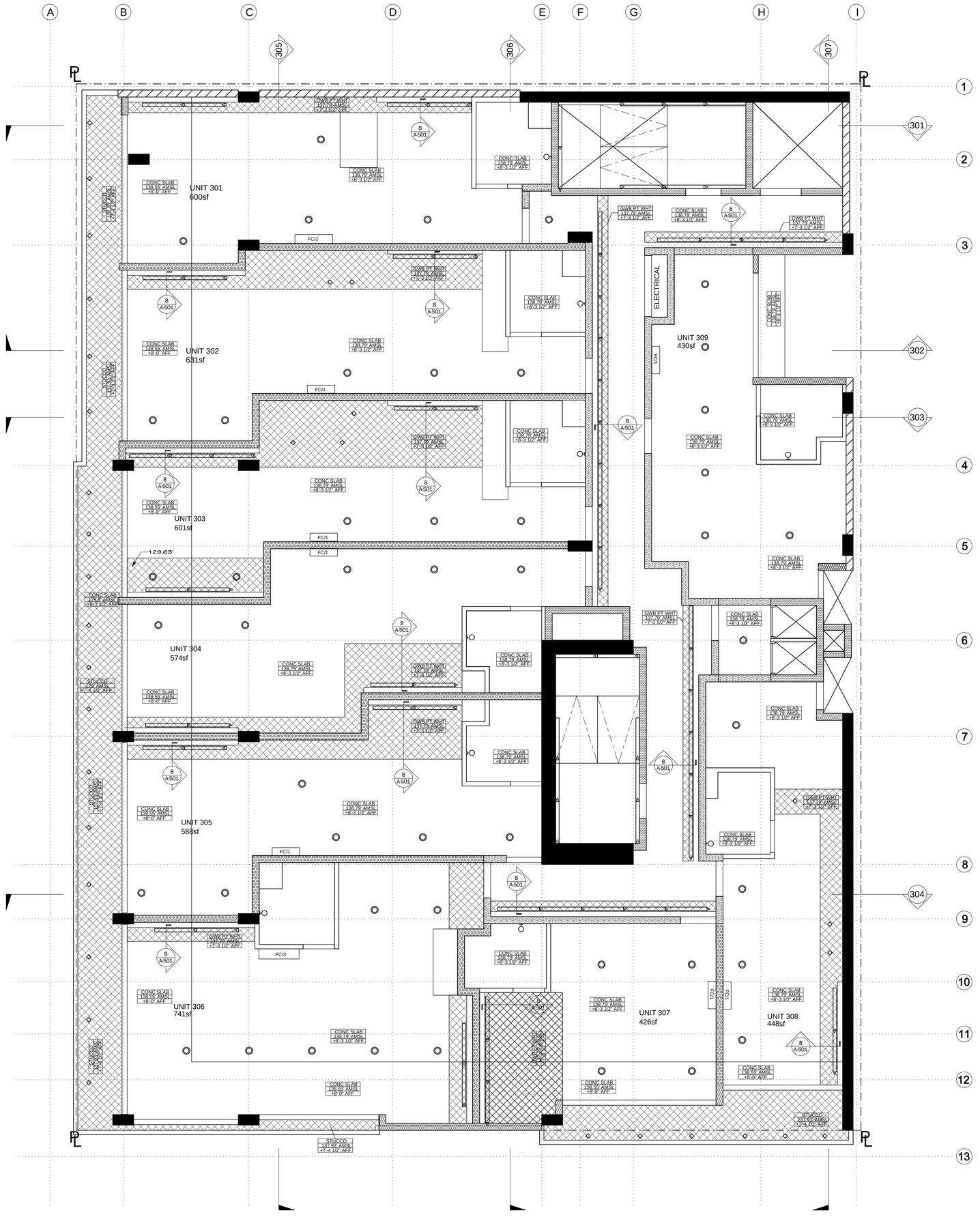
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

2ND FLOOR RCP

A-112



6TH STREET

LEGEND:

107.5'	SPOT ELEVATION ALL SPOT ELEVATIONS ARE DISTANCE ABOVE MEAN SEA LEVEL, SEE SURVEY SHEET A-099

WALL LEGEND:

	POURED IN PLACE CONCRETE
	CONCRETE BLOCK 3HR RATED
	2HR RATED SHAFT WALL SEE A-503
	EXTERIOR WALL 1HR RATED
	1HR RATED CORRIDOR
	1HR RATED STAGGER STUD PARTY WALL
	NONRATED INTERIOR WALL

- Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.

REFLECTED CEILING PLAN LEGEND:

GWB PT WHT
137.79' AMSL
+7'-2 1/2" AFF

- INDICATES FINISH MATERIAL
- INDICATES FINISH ELEVATION
- INDICATES ELEVATION ABOVE FINISH FLOOR
- INDICATES DROP CEILING SOFFIT

LIGHTING LEGEND:

	4' SURFACE MOUNT FLUORESCENT FIXTURE
	4' SURFACE MOUNT FLUORESCENT FIXTURE W/ GUARD
	SURFACE MOUNTED FLOOD
	WALL SCONCE
	RECESSED FIXTURE
	SURFACE MOUNTED TRACK LTG.
	SURFACE MOUNTED FIXTURE

PLAN NORTH
NORTH

Every primary entrance to a covered multifamily dwelling unit shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall be mounted a maximum of 48 inches above the floor and connected to permanent wiring. [§1132A.10 CBC]

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT
FARHAD ASHOFTEH
C 19728
OCTOBER 31, 2011
RENEWAL
DATE
STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

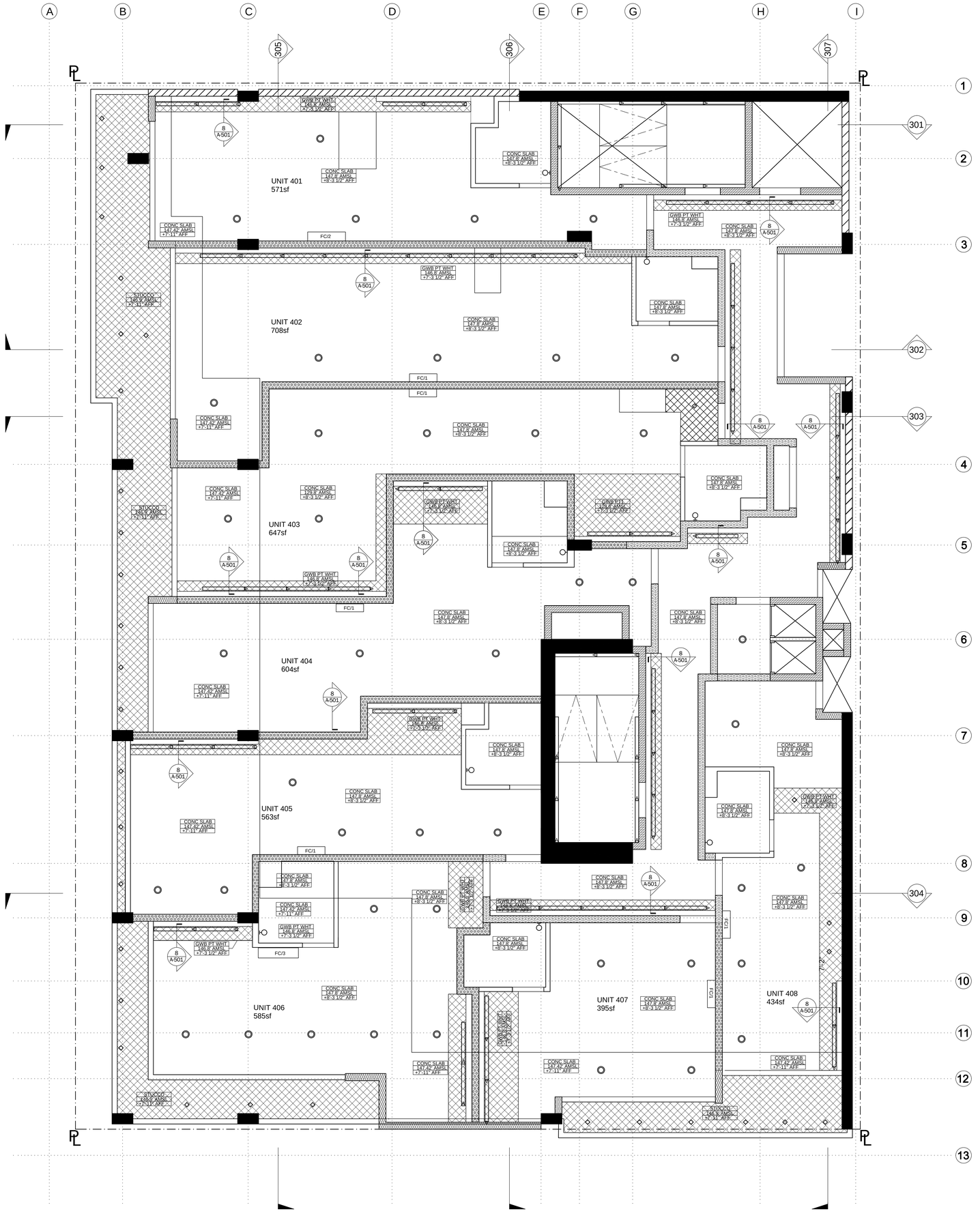
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

3RD FLOOR RCP

A-113



6TH STREET

LEGEND:	
107.5'	SPOT ELEVATION ALL SPOT ELEVATIONS ARE DISTANCE ABOVE MEAN SEA LEVEL, SEE SURVEY SHEET A-099

WALL LEGEND:	
	POURED IN PLACE CONCRETE
	CONCRETE BLOCK 3HR RATED
	2HR RATED SHAFT WALL SEE A-503
	EXTERIOR WALL 1HR RATED
	1HR RATED CORRIDOR
	1HR RATED STAGGER STUD PARTY WALL
	NONRATED INTERIOR WALL

- Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.

REFLECTED CEILING PLAN LEGEND:	
GWB PT WHT 146.8' AMSL +7'-2 1/2" AFF	INDICATES FINISH MATERIAL INDICATES FINISH ELEVATION INDICATES ELEVATION ABOVE FINISH FLOOR
	INDICATES DROP CEILING SOFFIT

LIGHTING LEGEND:	
	4' SURFACE MOUNT FLUORESCENT FIXTURE
	4' SURFACE MOUNT FLUORESCENT FIXTURE W/ GUARD
	SURFACE MOUNTED FLOOD
	WALL SCONCE
	RECESSED FIXTURE
	SURFACE MOUNTED TRACK LTG.
	SURFACE MOUNTED FIXTURE

PLAN NORTH

Every primary entrance to a covered multifamily dwelling unit shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall be mounted a maximum of 48 inches above the floor and connected to permanent wiring. [§1132A.10 CBC]

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

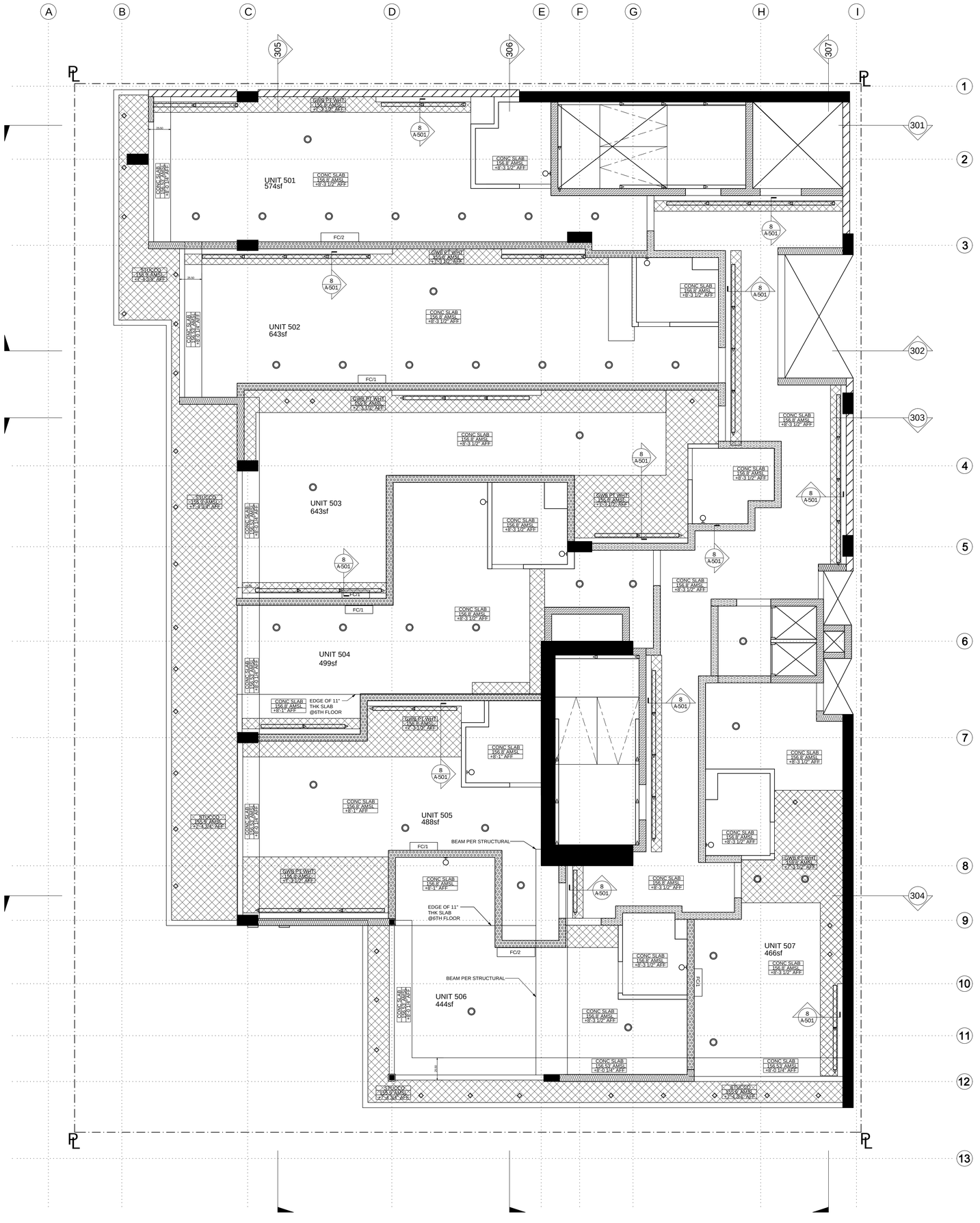
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

4TH FLOOR RCP

A-114



LEGEND:

107.5'	SPOT ELEVATION ALL SPOT ELEVATIONS ARE DISTANCE ABOVE MEAN SEA LEVEL, SEE SURVEY SHEET A-099

WALL LEGEND:

	POURED IN PLACE CONCRETE
	CONCRETE BLOCK 3HR RATED
	2HR RATED SHAFT WALL SEE A-503
	EXTERIOR WALL 1HR RATED
	1HR RATED CORRIDOR
	1HR RATED STAGGER STUD PARTY WALL
	NONRATED INTERIOR WALL

- Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.

REFLECTED CEILING PLAN LEGEND:

GWB PT WHT 156.8' AMSL +7'-2 1/2" AFF

- INDICATES FINISH MATERIAL
- INDICATES FINISH ELEVATION
- INDICATES ELEVATION ABOVE FINISH FLOOR

INDICATES DROP CEILING SOFFIT

LIGHTING LEGEND:

	4' SURFACE MOUNT FLUORESCENT FIXTURE
	4' SURFACE MOUNT FLUORESCENT FIXTURE W/ GUARD
	SURFACE MOUNTED FLOOD
	WALL SCONCE
	RECESSED FIXTURE
	SURFACE MOUNTED TRACK LTG.
	SURFACE MOUNTED FIXTURE

PLAN NORTH
NORTH

Every primary entrance to a covered multifamily dwelling unit shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall be mounted a maximum of 48 inches above the floor and connected to permanent wiring. [§1132A.10 CBC]

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

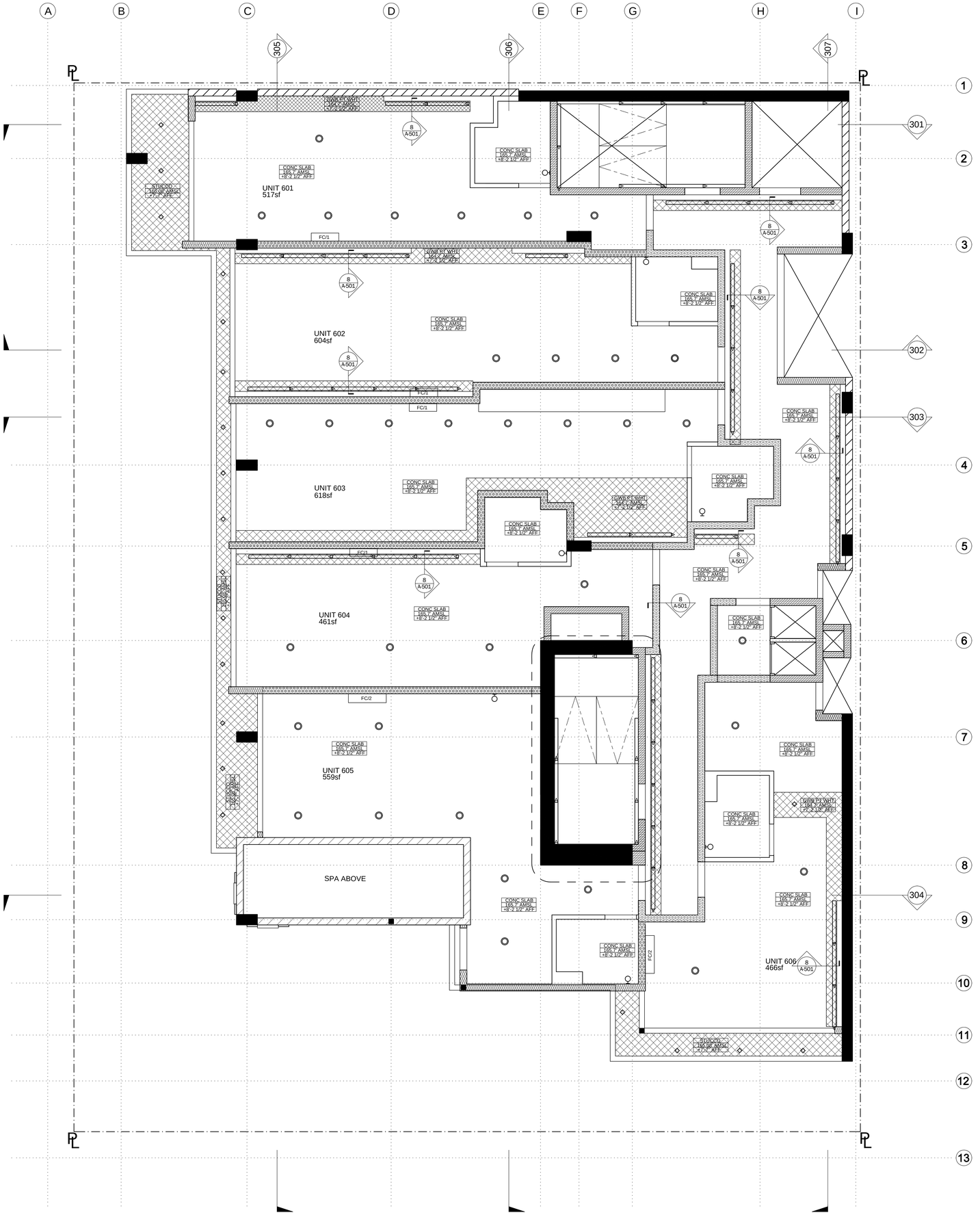
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

5TH FLOOR RCP

A-115



6TH STREET

LEGEND:	
107.5'	SPOT ELEVATION ALL SPOT ELEVATIONS ARE DISTANCE ABOVE MEAN SEA LEVEL, SEE SURVEY SHEET A-099

WALL LEGEND:	
	POURED IN PLACE CONCRETE
	CONCRETE BLOCK 3HR RATED
	2HR RATED SHAFT WALL SEE A-503
	EXTERIOR WALL 1HR RATED
	1HR RATED CORRIDOR
	1HR RATED STAGGER STUD PARTY WALL
	NONRATED INTERIOR WALL

- Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.

REFLECTED CEILING PLAN LEGEND:	
GWB PT WHT 106.1' AMSL +7'-2 1/2" AFF	INDICATES FINISH MATERIAL INDICATES FINISH ELEVATION INDICATES ELEVATION ABOVE FINISH FLOOR
	INDICATES DROP CEILING SOFFIT

LIGHTING LEGEND:	
	4' SURFACE MOUNT FLUORESCENT FIXTURE
	4' SURFACE MOUNT FLUORESCENT FIXTURE W/ GUARD
	SURFACE MOUNTED FLOOD
	WALL SCONCE
	RECESSED FIXTURE
	SURFACE MOUNTED TRACK LTG.
	SURFACE MOUNTED FIXTURE

PLAN NORTH

NORTH

Every primary entrance to a covered multifamily dwelling unit shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall be mounted a maximum of 48 inches above the floor and connected to permanent wiring. [§1132A.10 CBC]

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

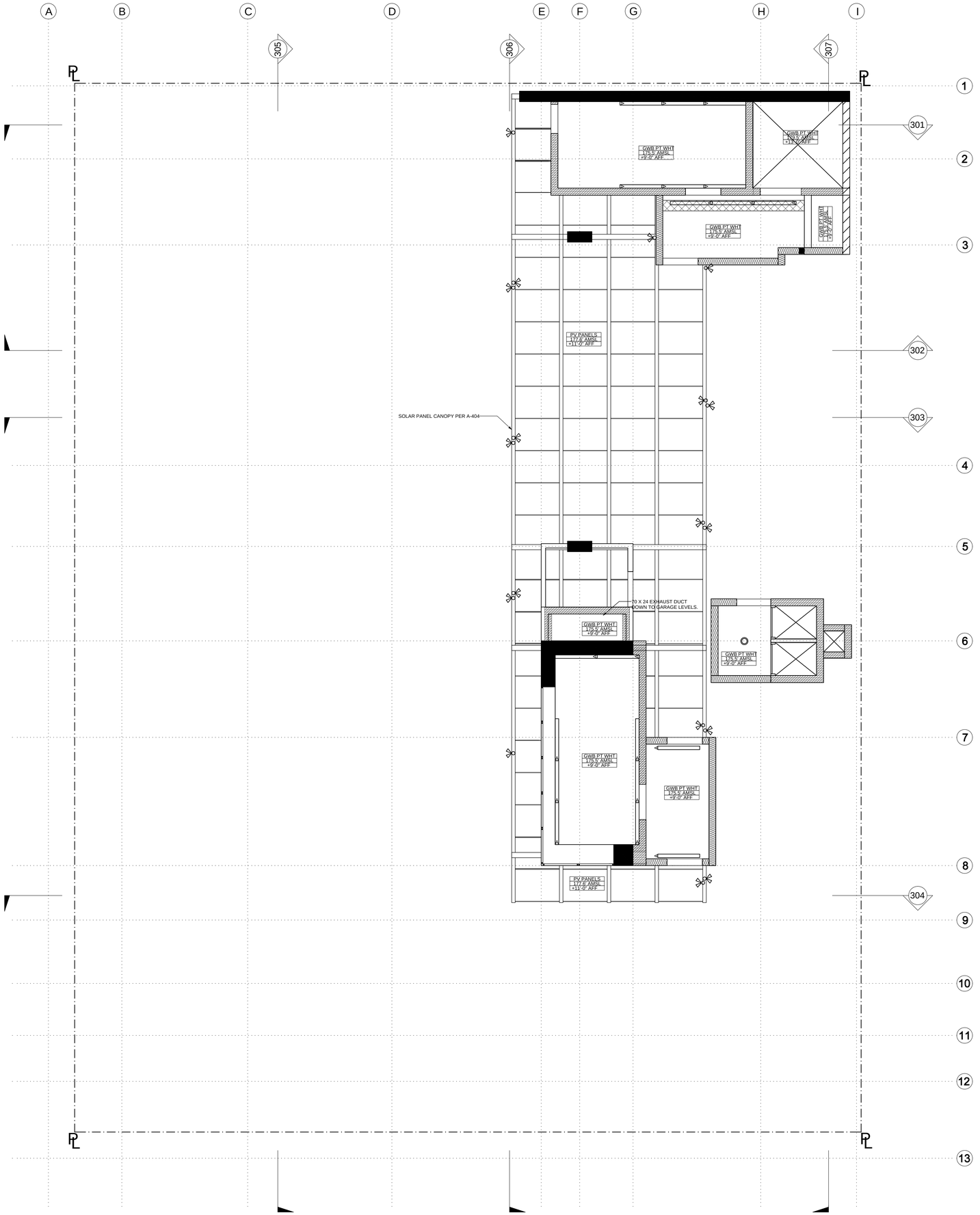
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

6TH FLOOR RCP

A-116



6TH STREET

LEGEND:

107.5'	SPOT ELEVATION ALL SPOT ELEVATIONS ARE DISTANCE ABOVE MEAN SEA LEVEL, SEE SURVEY SHEET A-099

WALL LEGEND:

	POURED IN PLACE CONCRETE
	CONCRETE BLOCK 3HR RATED
	2HR RATED SHAFT WALL SEE A-503
	EXTERIOR WALL 1HR RATED
	1HR RATED CORRIDOR
	1HR RATED STAGGER STUD PARTY WALL
	NONRATED INTERIOR WALL

- Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.

REFLECTED CEILING PLAN LEGEND:

GWB PT WHT
175.5' AMSL
+17'-2 1/2" AFF

- INDICATES FINISH MATERIAL
- INDICATES FINISH ELEVATION
- INDICATES ELEVATION ABOVE FINISH FLOOR

INDICATES DROP CEILING SOFFIT

LIGHTING LEGEND:

	4' SURFACE MOUNT FLUORESCENT FIXTURE
	4' SURFACE MOUNT FLUORESCENT FIXTURE W/ GUARD
	SURFACE MOUNTED FLOOD
	WALL SCONCE
	RECESSED FIXTURE
	SURFACE MOUNTED TRACK LTG.
	SURFACE MOUNTED FIXTURE

PLAN NORTH
NORTH

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT
FARHAD ASHOFTEH
C 19728
OCTOBER 31, 2011
RENEWAL
DATE
STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

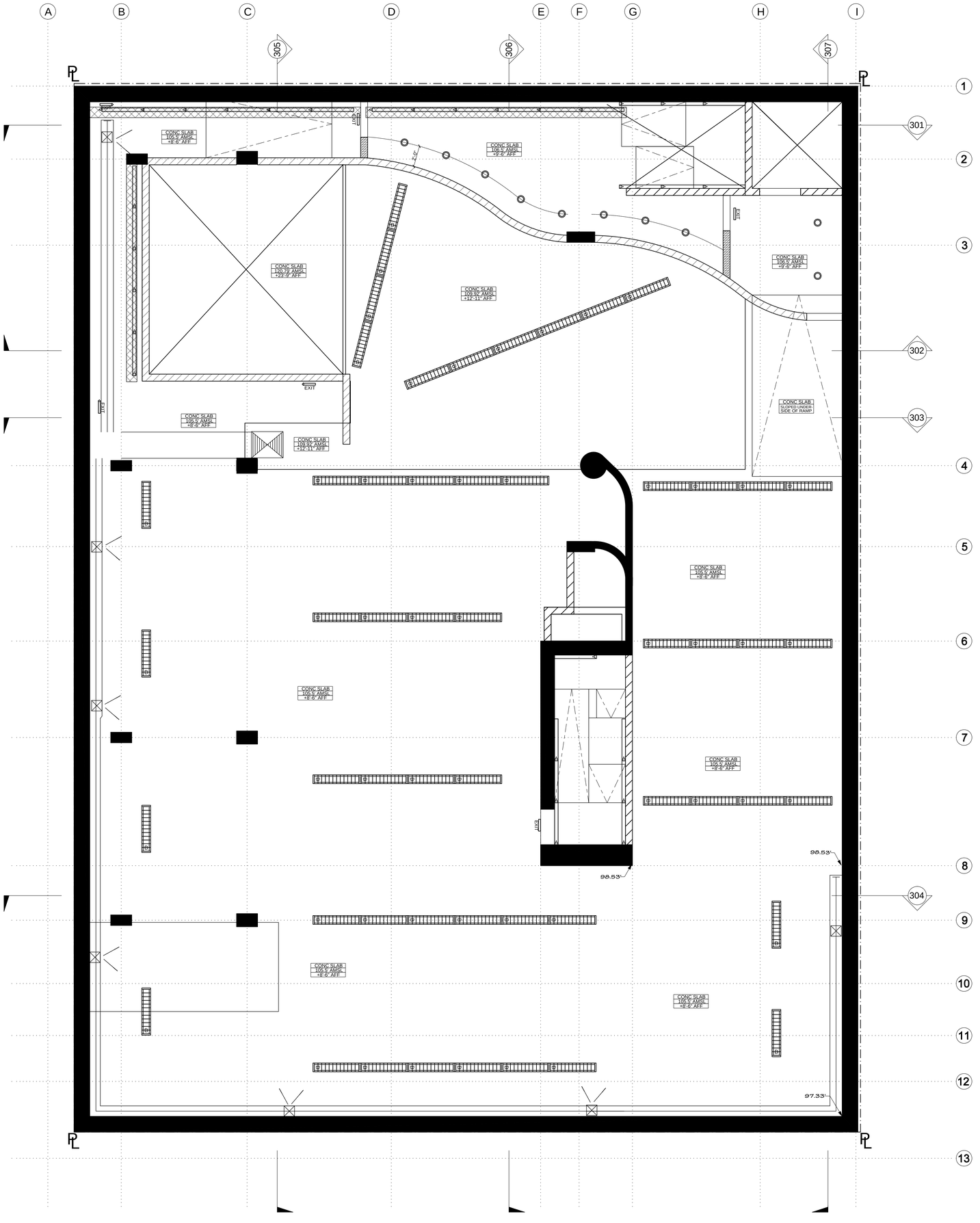
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

ROOF DECK RCP

A-117



P1 LEVEL: 10 SPACES TOTAL
3 ASSIGNED RESIDENT SPACES
7 RETAIL SPACES (3 COMPACT)

LEGEND:	
107.5'	SPOT ELEVATION ALL SPOT ELEVATIONS ARE DISTANCE ABOVE MEAN SEA LEVEL, SEE SURVEY SHEET A-099

WALL LEGEND:	
	POURED IN PLACE CONCRETE
	CONCRETE BLOCK 3HR RATED
	2HR RATED SHAFT WALL SEE A-503
	EXTERIOR WALL 1HR RATED
	1HR RATED CORRIDOR
	1HR RATED STAGGER STUD PARTY WALL
	NONRATED INTERIOR WALL

- Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.

REFLECTED CEILING PLAN LEGEND:	
GWB PT WHT 105.5' AMSL +7'-2 1/2" AFF	INDICATES FINISH MATERIAL INDICATES FINISH ELEVATION INDICATES ELEVATION ABOVE FINISH FLOOR
	INDICATES DROP CEILING SOFFIT

LIGHTING LEGEND:	
	4' SURFACE MOUNT FLUORESCENT FIXTURE
	4' SURFACE MOUNT FLUORESCENT FIXTURE W/ GUARD
	SURFACE MOUNTED FLOOD
	WALL SCONCE
	RECESSED FIXTURE
	SURFACE MOUNTED TRACK LTG.
	SURFACE MOUNTED FIXTURE

PLAN NORTH

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:
utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

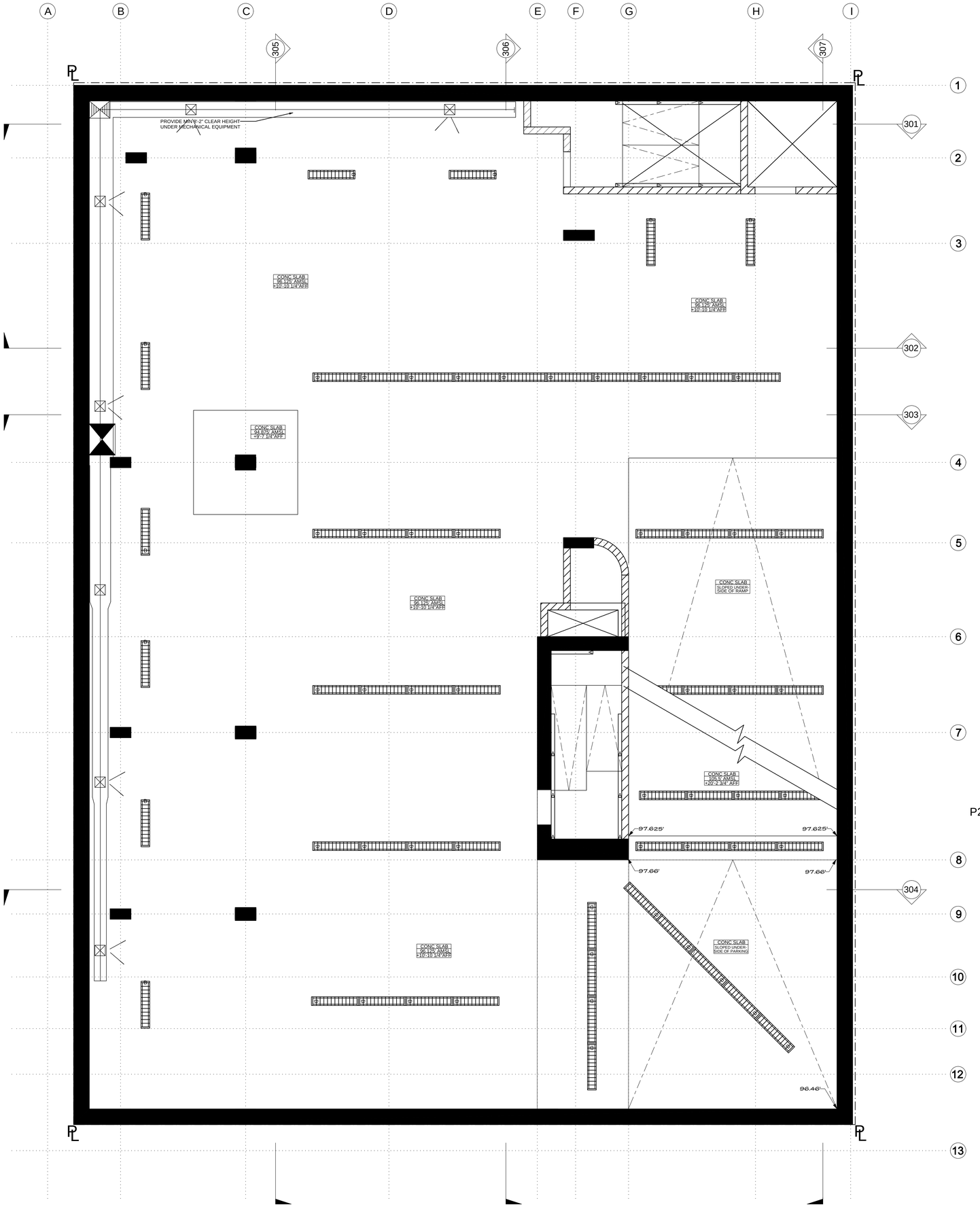
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

P1 RCP

A-118



6TH STREET

P2 LEVEL: 11 SPACES TOTAL
1 RETAIL SPACES (1 ACCESSIBLE)
1 GUEST SPACE (1 ACCESSIBLE)
9 TENANT SPACE (1 ACCESSIBLE, 1 COMPACT)

PLAN NORTH

NORTH

LEGEND:	
107.5'	SPOT ELEVATION ALL SPOT ELEVATIONS ARE DISTANCE ABOVE MEAN SEA LEVEL, SEE SURVEY SHEET A-099

WALL LEGEND:	
	POURED IN PLACE CONCRETE
	CONCRETE BLOCK 3HR RATED
	2HR RATED SHAFT WALL SEE A-503
	EXTERIOR WALL 1HR RATED
	1HR RATED CORRIDOR
	1HR RATED STAGGER STUD PARTY WALL
	NONRATED INTERIOR WALL

- Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.

REFLECTED CEILING PLAN LEGEND:	
GWB PT WHT 104.2' AMSL +7'-2 1/2" AFF	INDICATES FINISH MATERIAL INDICATES FINISH ELEVATION INDICATES ELEVATION ABOVE FINISH FLOOR
	INDICATES DROP CEILING SOFFIT

LIGHTING LEGEND:	
	4' SURFACE MOUNT FLUORESCENT FIXTURE
	4' SURFACE MOUNT FLUORESCENT FIXTURE W/ GUARD
	SURFACE MOUNTED FLOOD
	WALL SCONCE
	RECESSED FIXTURE
	SURFACE MOUNTED TRACK LTG.
	SURFACE MOUNTED FIXTURE

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT
FARHAD ASHOFTEH
C 19728
OCTOBER 31, 2011
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

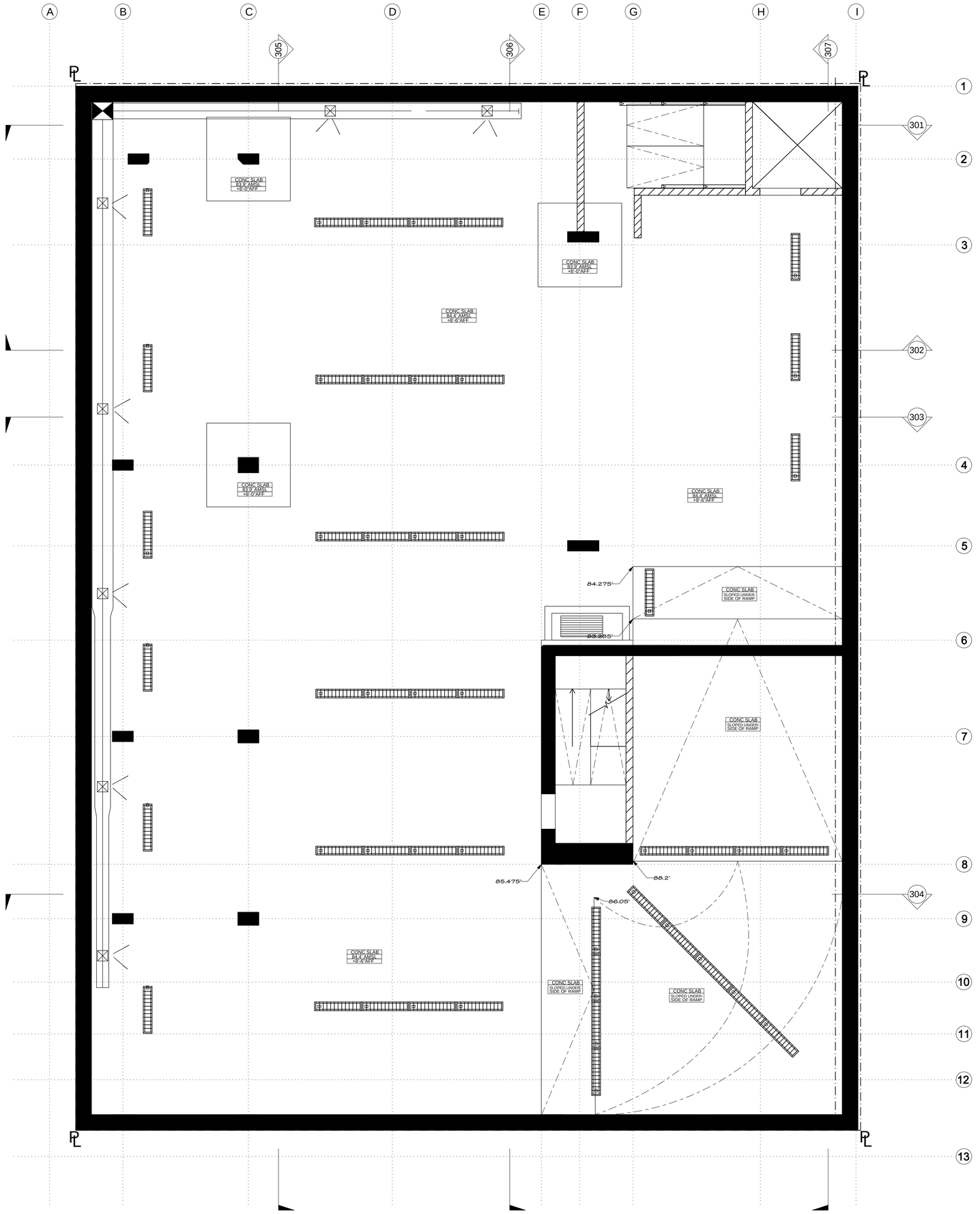
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

P2 RCP

A-119



6TH STREET

LEGEND:	
107.5'	SPOT ELEVATION ALL SPOT ELEVATIONS ARE DISTANCE ABOVE MEAN SEA LEVEL, SEE SURVEY SHEET A-099

WALL LEGEND:	
	POURED IN PLACE CONCRETE
	CONCRETE BLOCK 3HR RATED
	2HR RATED SHAFT WALL SEE A-503
	EXTERIOR WALL 1HR RATED
	1HR RATED CORRIDOR
	1HR RATED STAGGER STUD PARTY WALL
	NONRATED INTERIOR WALL

- Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.

REFLECTED CEILING PLAN LEGEND:	
GWB PT WHT 104.2' AMSL +7'-2 1/2" AFF	INDICATES FINISH MATERIAL INDICATES FINISH ELEVATION INDICATES ELEVATION ABOVE FINISH FLOOR
	INDICATES DROP CEILING SOFFIT

LIGHTING LEGEND:	
	4' SURFACE MOUNT FLUORESCENT FIXTURE
	4' SURFACE MOUNT FLUORESCENT FIXTURE W/ GUARD
	SURFACE MOUNTED FLOOD
	WALL SCONCE
	RECESSED FIXTURE
	SURFACE MOUNTED TRACK LTG.
	SURFACE MOUNTED FIXTURE

P3 LEVEL: 17 TOTAL SPACES
11 TENANT SPACES (3 COMPACT)
6 GUEST SPACES (2 COMPACT)

PLAN NORTH
NORTH

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT
FARHAD ASHOFTEH
C 19728
OCTOBER 31, 2011
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

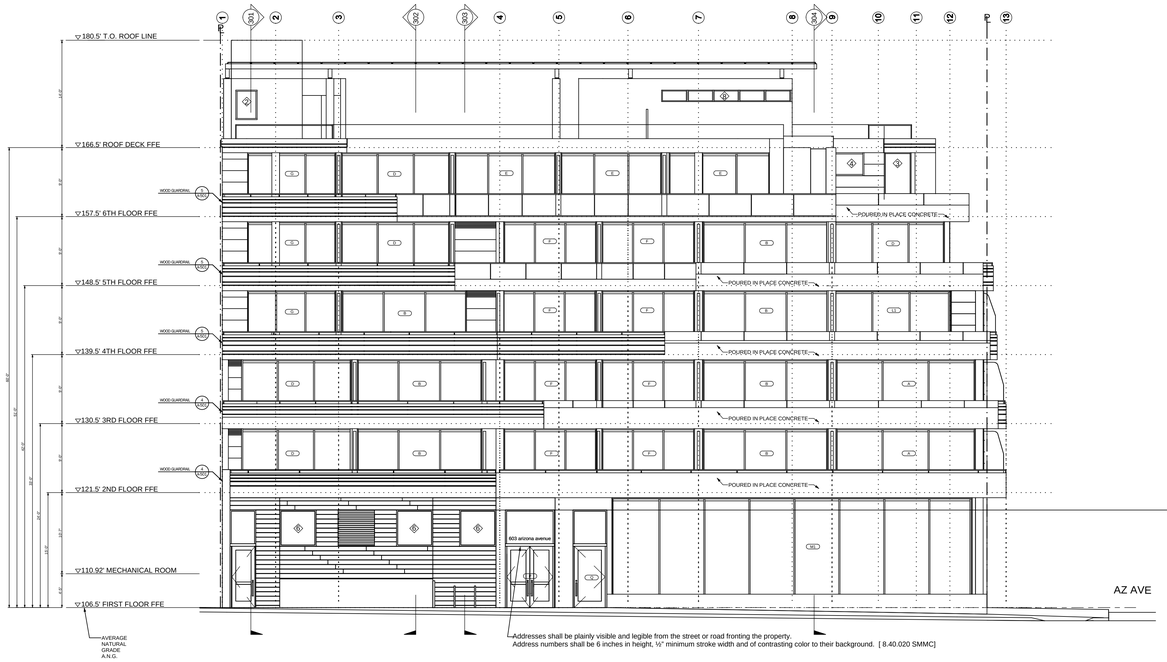
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

P3 RCP

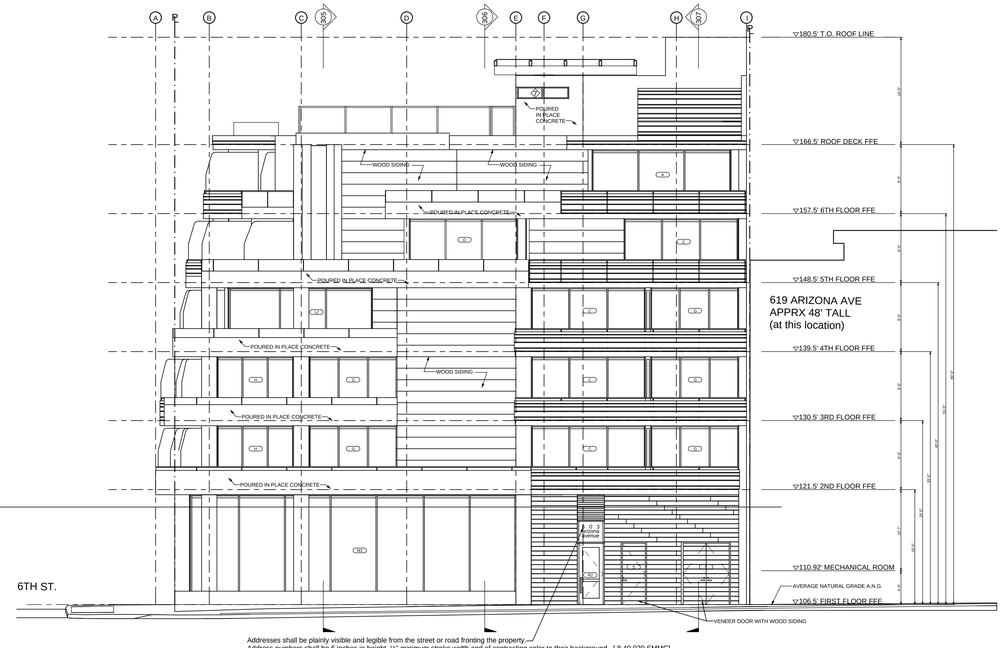
A-120



Addresses shall be plainly visible and legible from the street or road fronting the property.
Address numbers shall be 6 inches in height, ½" minimum stroke width and of contrasting color to their background. [8.40.020 SMMC]

1/8" = 1'-0"

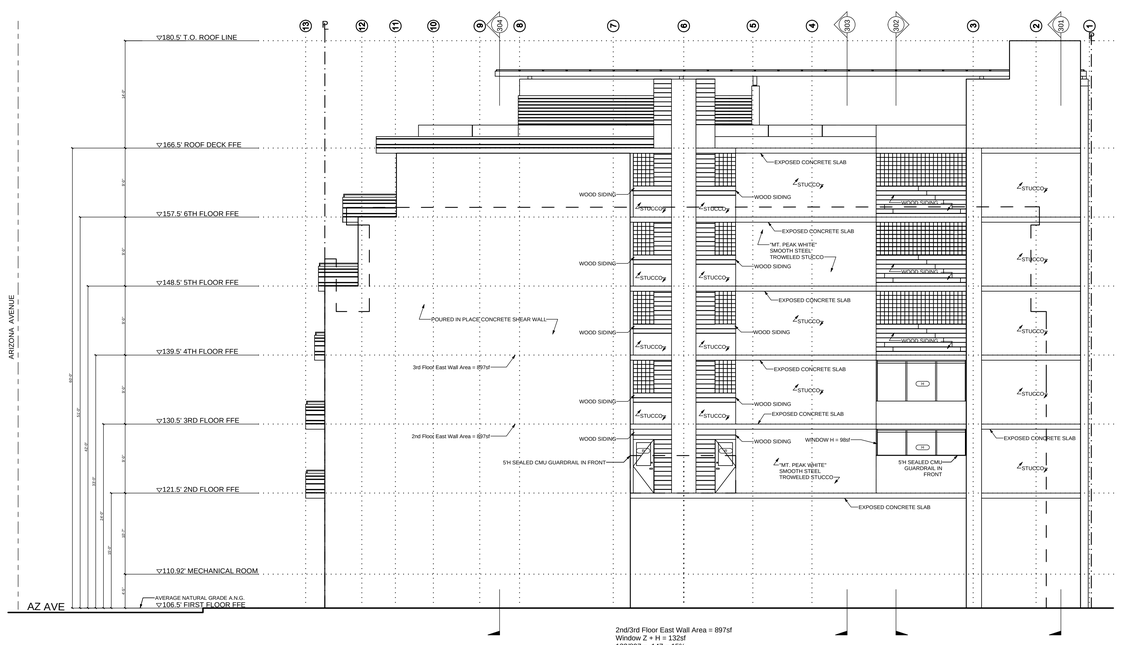
WEST EXTERIOR ELEVATION 4



Addresses shall be plainly visible and legible from the street or road fronting the property.
Address numbers shall be 6 inches in height, ½" minimum stroke width and of contrasting color to their background. [8.40.020 SMMC]

1/8" = 1'-0"

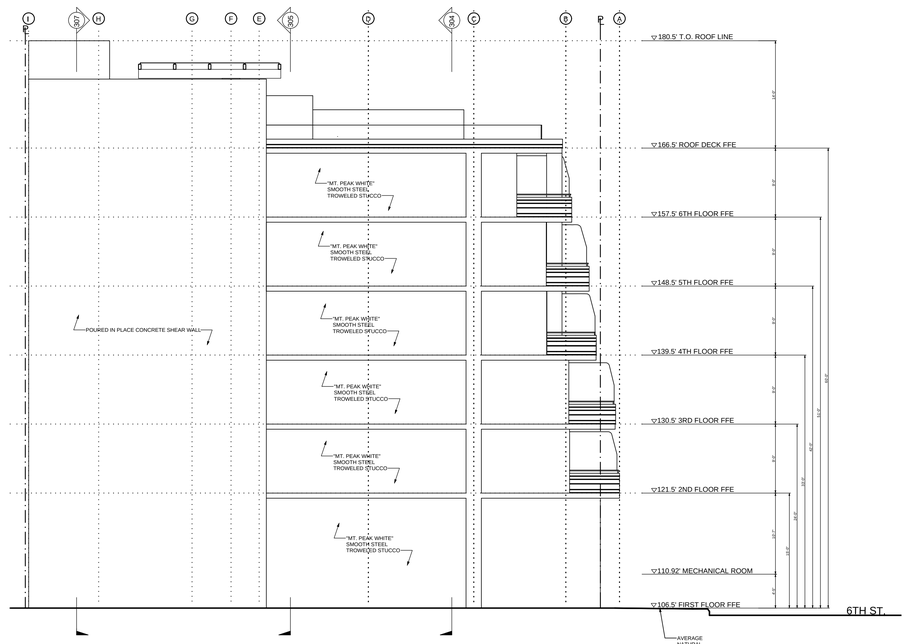
SOUTH EXTERIOR ELEVATION 3



2nd/3rd Floor East Wall Area = 897sf
Window Z + H = 132sf
132/897 = .147 = 15%
openings are less than 25% of wall area

1/8" = 1'-0"

EAST EXTERIOR ELEVATION 2



1/8" = 1'-0"

NORTH EXTERIOR ELEVATION 1

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:
utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

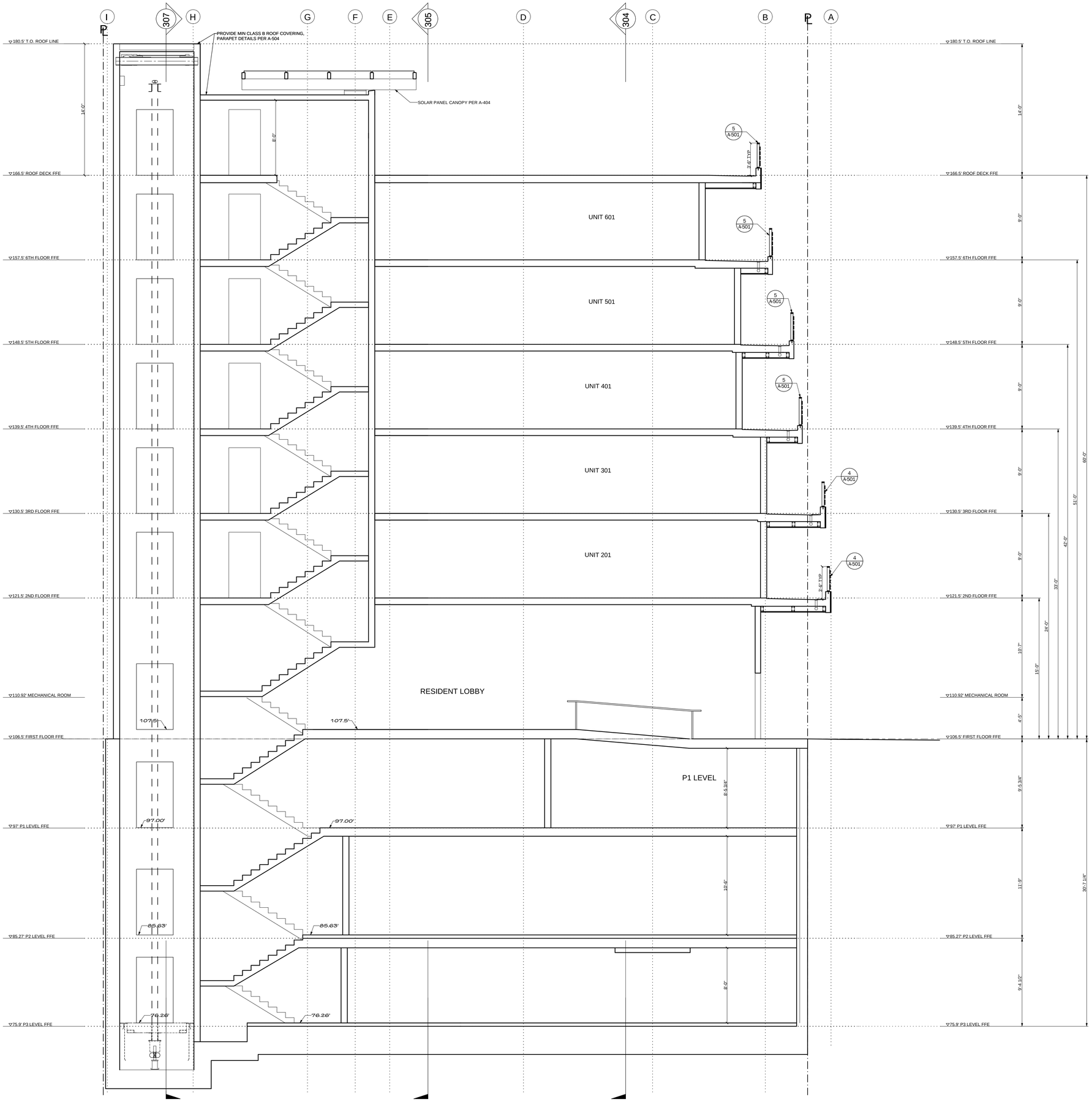
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

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

ELEVATIONS

A-201



6TH STREET

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE, SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BARD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT
FARHAD ASHOFTEH
C 19728
OCTOBER 31, 2011
RENEWAL
DATE
STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

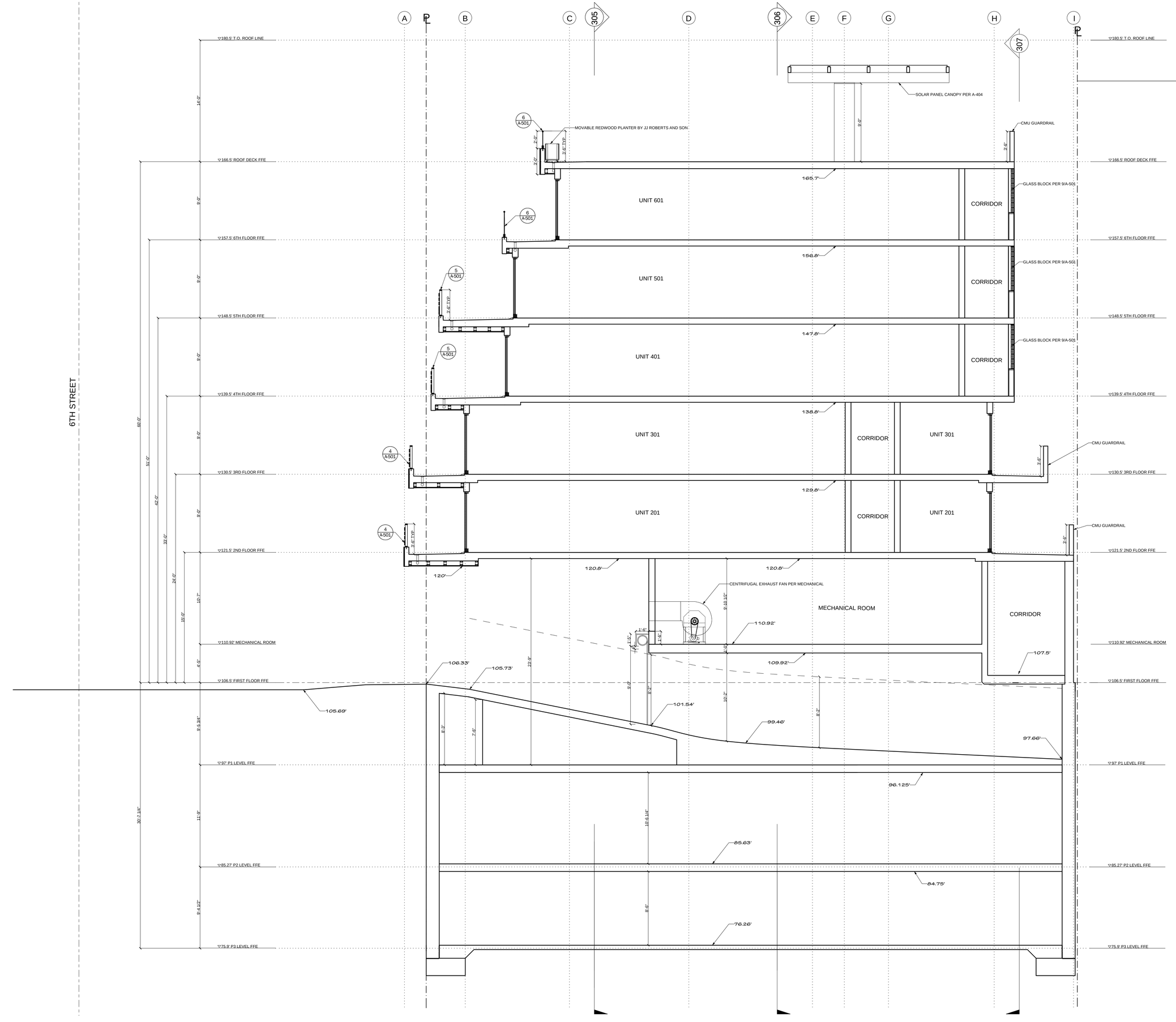
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4"=1'-0"

CROSS SECTION

A-301



FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

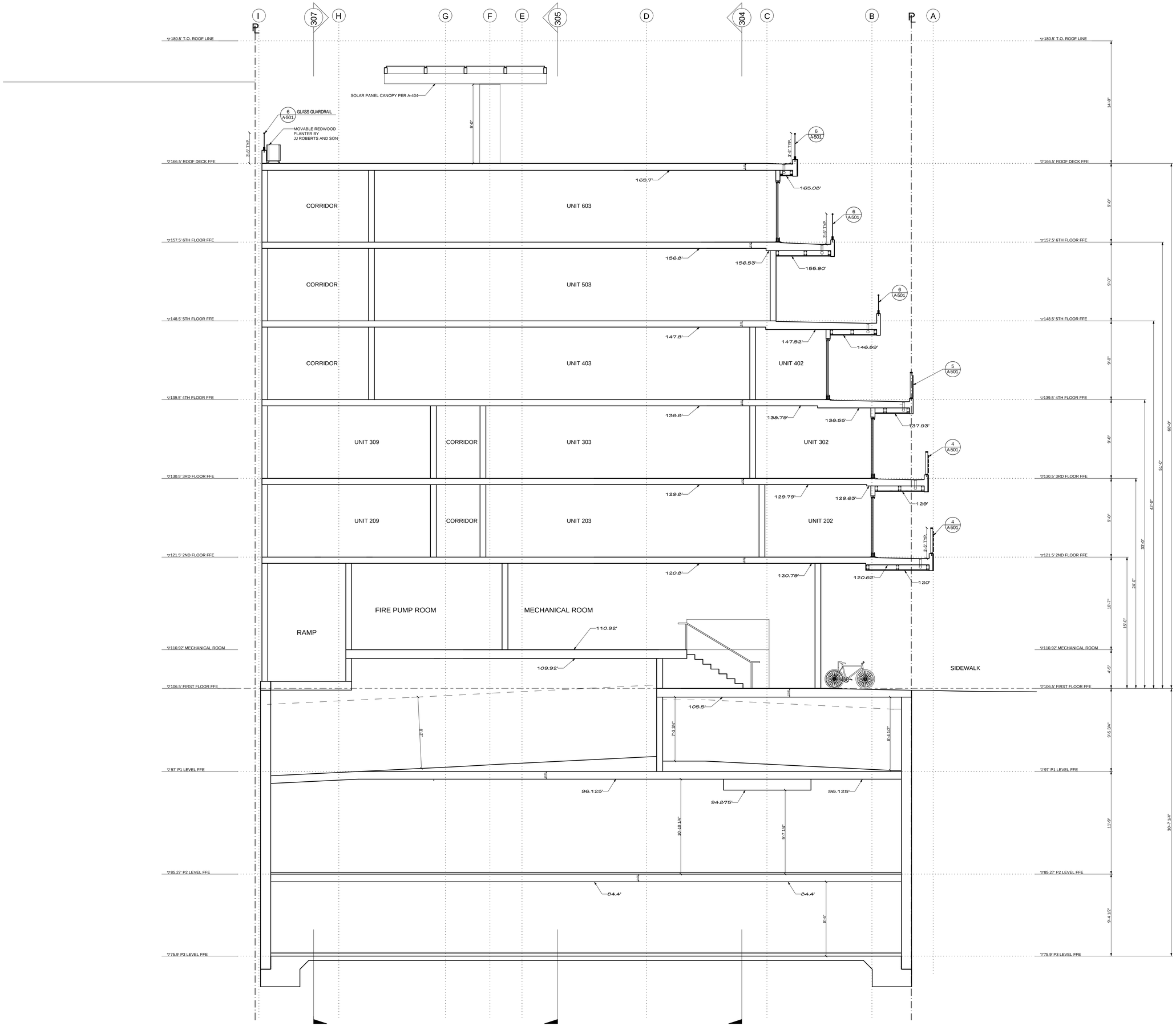
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4"=1'-0"

CROSS SECTION

A-302



6TH STREET

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BARD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

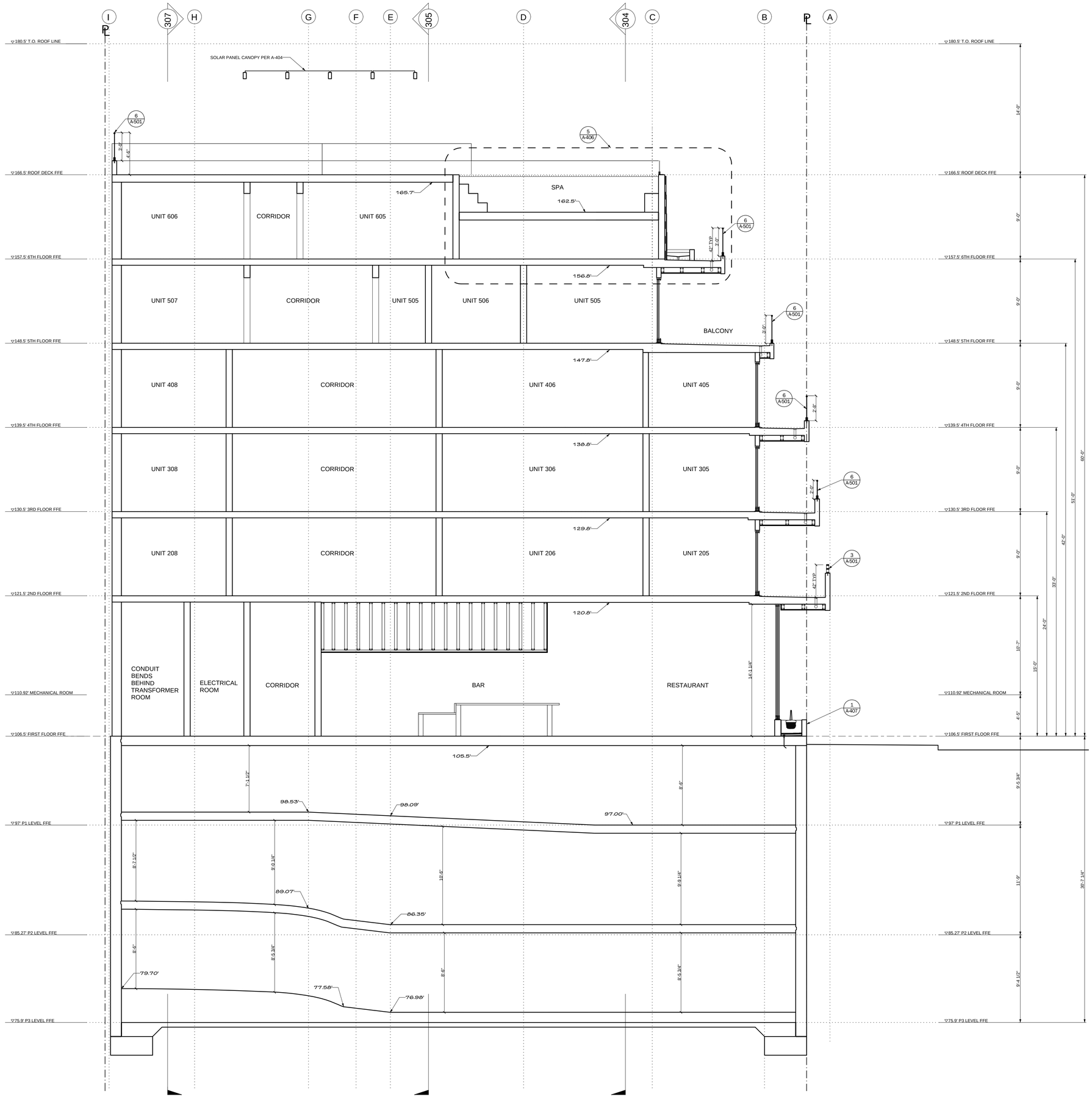
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
MARK	DATE	DESCRIPTION
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4"=1'-0"

CROSS SECTION

A-303



6TH STREET

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3802

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

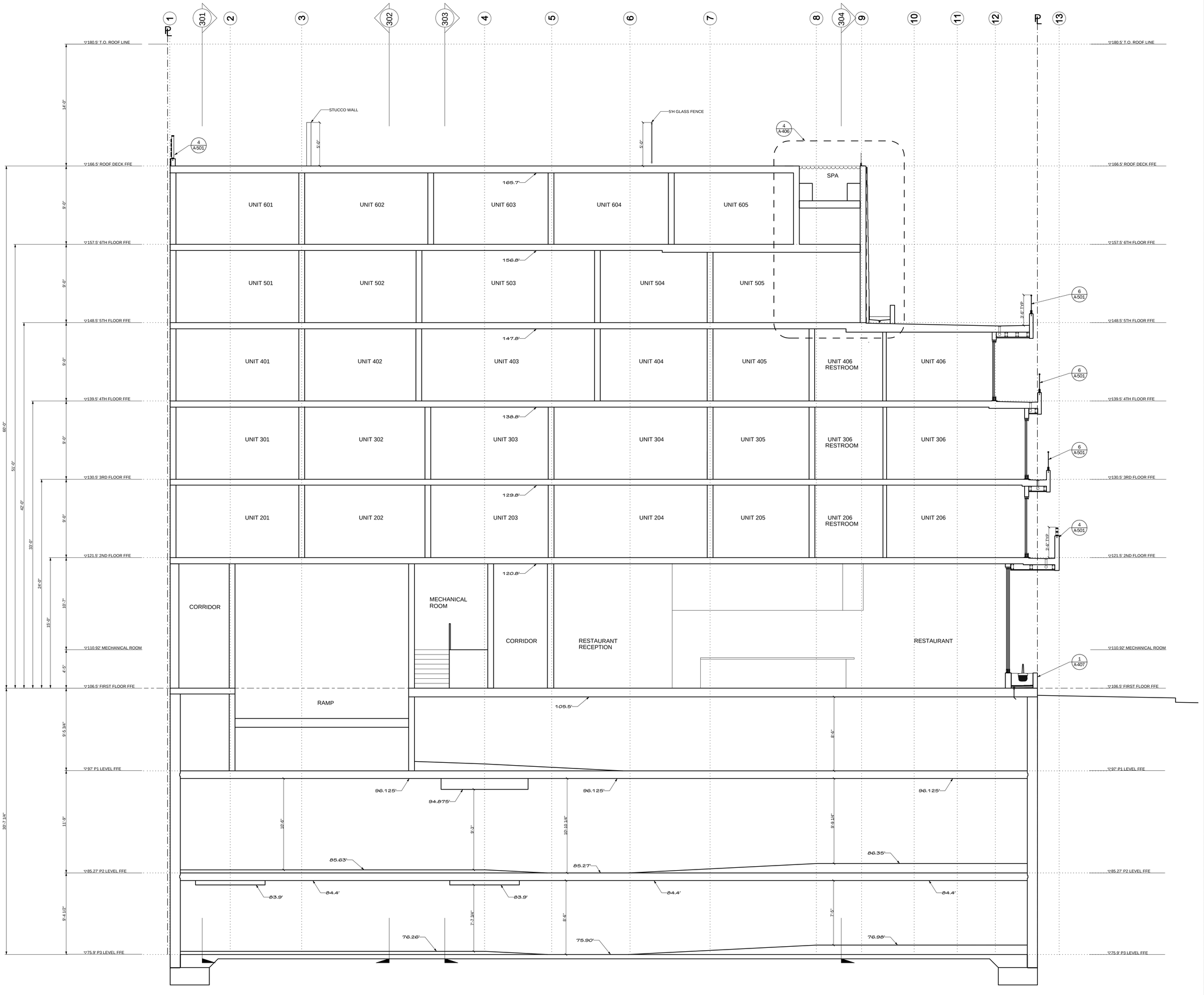
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4"=1'-0"

CROSS SECTION

A-304



FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING

833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE, SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

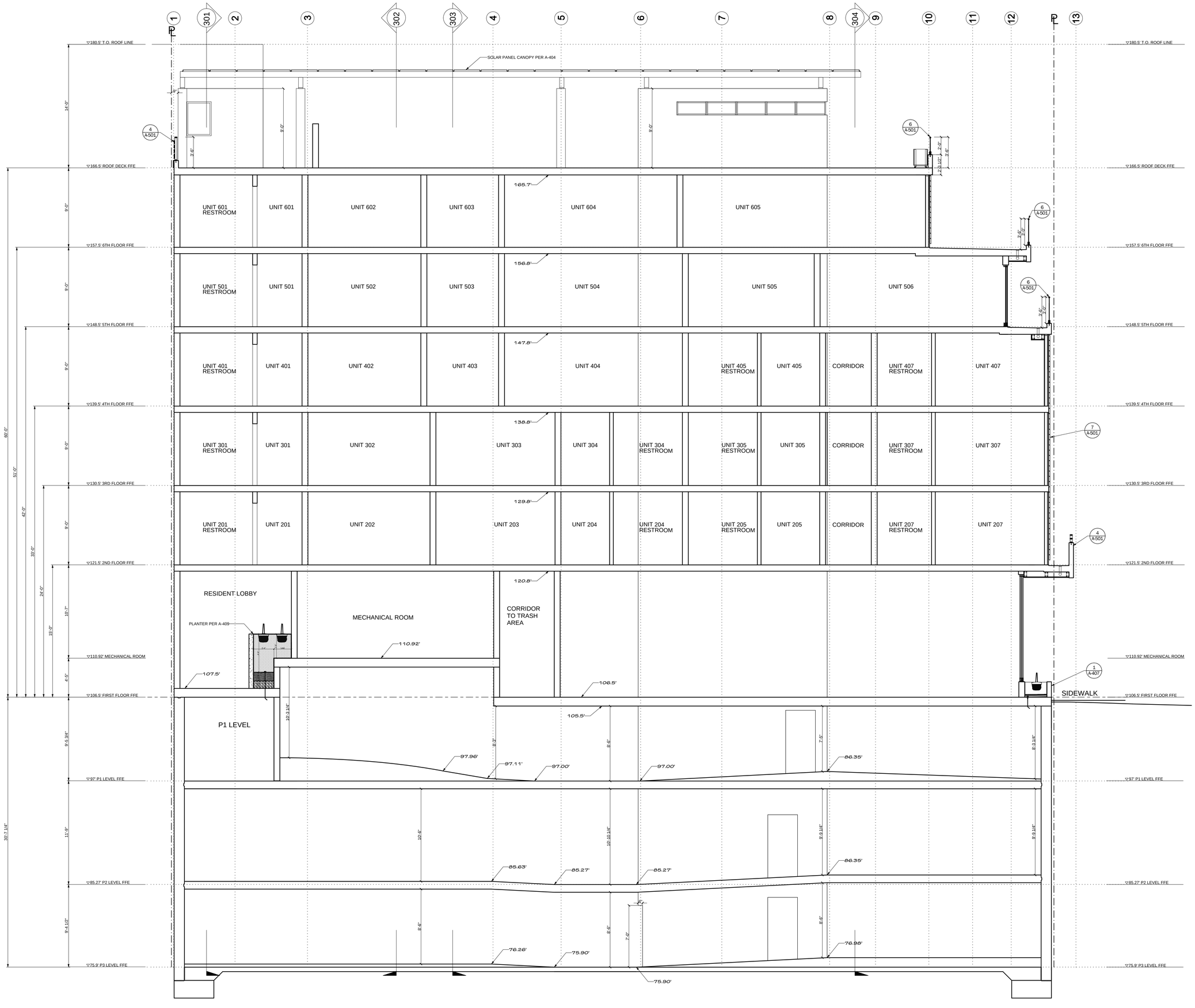
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4"=1'-0"

CROSS SECTION

A-305



FARHAD ASHOFTEH INC.

ARCHITECTURE PLANNING

833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY

HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL

ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING

BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC

MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL

A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

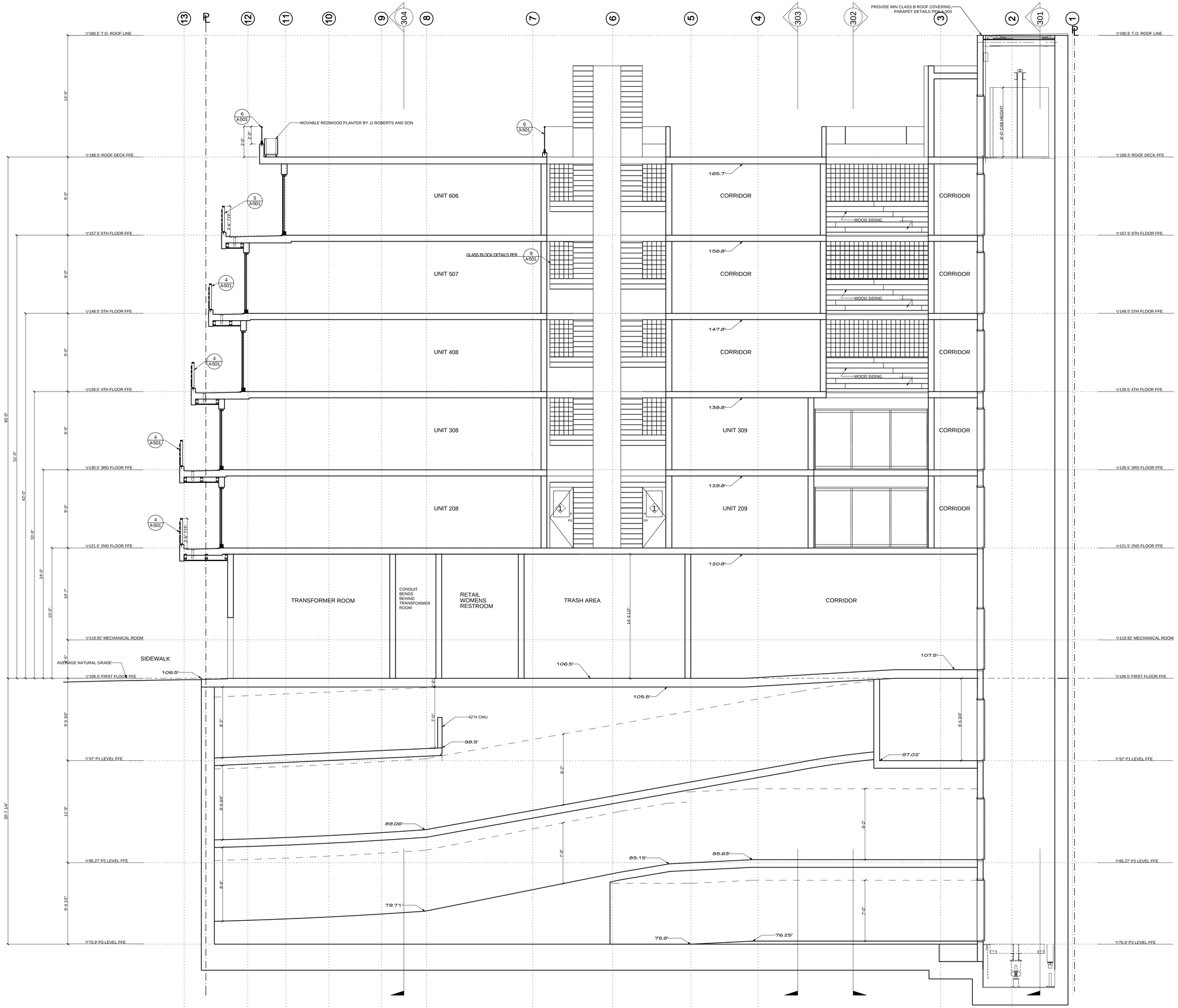
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE:1/4"=1'-0"

LONG SECTION

A-306



FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BARD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE:1/4"=1'-0"

LONG SECTION

A-307

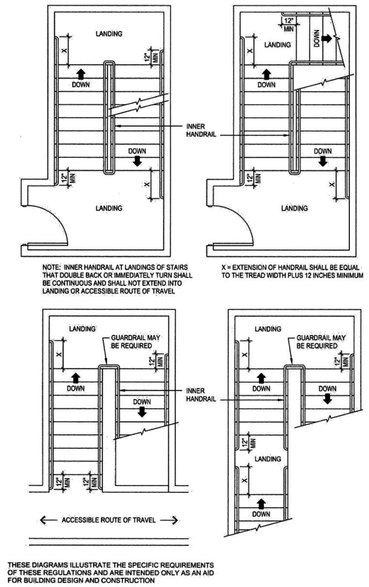


FIGURE 11B-37—STAIR HANDRAILS

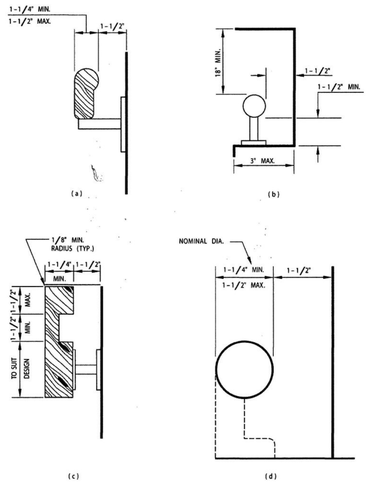


FIGURE 11B-36—STAIR HANDRAILS

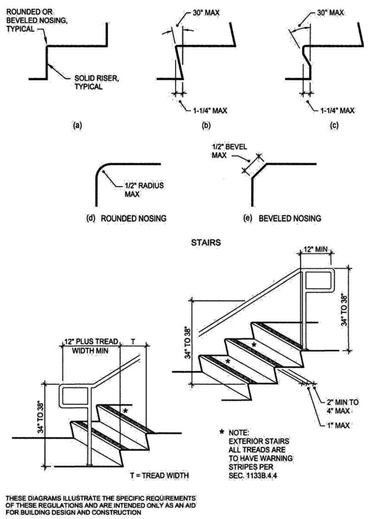


FIGURE 11B-35—WARNING STRIPING AND HANDRAIL EXTENSIONS

ACCESSIBLE MEANS OF EGRESS

1.[§1007.6 CBC] Areas of refuge:
Areas of refuge shall be provided with a two-way communication system. Also, a button shall activate a light in the area of refuge and light at the central control point. [§1007.6.3 CBC]
Instructions on the use of the area shall be posted adjoining the communication system. The instructions shall include (1) Directions to find other means of egress, (2) Persons able to use the exit stairway do so as soon as possible, unless they are assisting others, (3) Information on planned availability of assistance in the use of stairs or supervised operation of elevators and how to summon such assistance, and (4) Directions for use of the emergency communications system. [§1007.6.4 CBC]
Each door providing access to an area of refuge shall be identified by a sign stating 'AREA OF REFUGE' and shall also include the international symbol of accessibility and tactile signage.
If exit signs are required, the area of refuge sign shall be illuminated.

EXIT STAIR DOORS

Each door providing access to an area of refuge shall be identified by a sign stating 'AREA OF REFUGE' and shall also include the international symbol of accessibility and tactile signage. The area of refuge sign shall be illuminated.

1022.8.1 Signage requirements. Stairway identification signs shall comply with all of the following requirements:
The signs shall be a minimum size of 18 inches (457 mm) by 12 inches (305 mm).
The letters designating the identification of the stair enclosure, such as STAIR NO. 1 or WEST STAIR, shall be placed at the top of the sign and shall be a minimum of 1½ inches (38 mm) in height block lettering with ¼-inch (6 mm) strokes.
The number designating the floor level shall be a minimum of 5 inches (127 mm) in height with ¾-inch (19 mm) strokes and located in the center of the sign. The mezzanine levels shall have the letter "M" preceding the floor level. Basement levels shall have the letter "B" preceding the floor number.
All other lettering and numbers shall be a minimum of 1 inch (25 mm) in height.
The stairway's upper terminus, such as ROOF ACCESS or NO ROOF ACCESS, shall be placed 356under the stairway identification in 1-inch-high (25 mm) block lettering with ¼-inch (6 mm) strokes.
The lower and upper terminus of the stairway shall be placed at the bottom of the sign in 1-inch-high (25 mm) block lettering with ¼-inch (6 mm) strokes.
Characters and their background shall have a nonglare finish. Characters shall contrast with their background, with either light characters on a dark background or dark characters on a light background.
When signs required by Section 1022.8 are installed in interior exit enclosures of buildings subject to Section 1024, the signs shall be made of the same materials as required by Section 1024.4.

STAIRWAYS

1. Handrails shall be 34" to 38" above the nosing of the treads. [§1115A.6.2.1, 1123A.6.2.1 CBC]
2. Handrails shall extend a minimum of 12" beyond the top nosing and 12" plus the tread width beyond the bottom nosing. [§1115A.6.2.3, 1123A.6.2.3 CBC]
3. Where the extension of the handrail in the direction of the stair run would create a hazard, the termination of the extension shall be made either rounded or returned smoothly to the floor, wall, or post. Where the stairs are continuous from landing to landing, the inner rail shall be continuous and need not extend out into the landing. [§1115A.6.2.3, 1123A.6.2.3 CBC]
4. The handgrip portion of handrails shall be not less than 1-1/4" nor more than 1-1/2" in cross sectional nominal dimension or the shape shall provide an equivalent gripping surface. The handgrip portion of handrails shall have a smooth surface with no sharp corners. Gripping surfaces (top and sides) shall be uninterrupted by newel posts, other construction elements, or obstructions. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements. Edges shall have a minimum radius of 1/8". [§1133B.4.2.6.1 CBC]
5. Handrails projecting from a wall shall have a space of 1-1/2" between the wall and the handrail. Handrails may be located in a recess if the recess is a maximum of 3" deep and extends at least 18" above the top of the rail. Handrails shall not rotate within their fitting. [§1115A.6.2.4, 1123A.6.2.4 CBC]
6. The upper approach and the lower tread of each stair shall be marked by a strip of clearly contrasting color at least 2" wide placed parallel to and not more than 1" from the nose of the step or landing to alert the visually impaired. The strip shall be of material that is at least as slip resistant as the other treads of the stair. [§1123A.5 CBC]
7. The nosing shall not project more than 1-1/4" past the face of the riser below. [§1115A.4, 1123A.4 CBC]

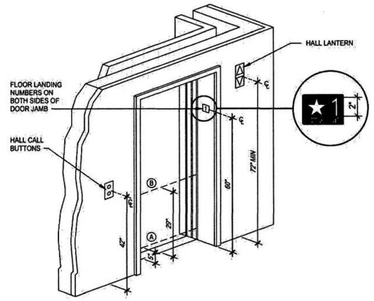
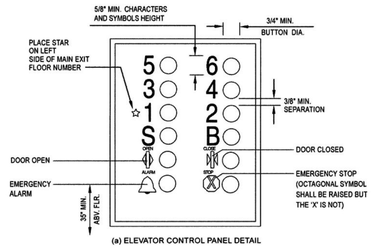
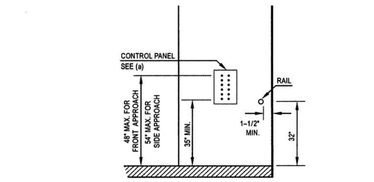


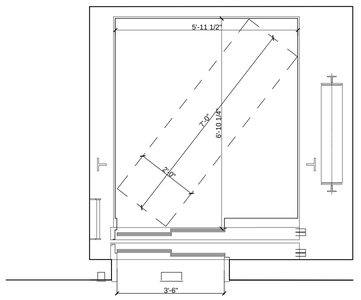
FIGURE 11B-40C—HOISTWAY AND ELEVATOR ENTRANCES





THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-40B—ELEVATOR CONTROL PANEL



DIMENSIONS OF ELEVATOR CAB
SCALE 1/2" = 1'-0"

ELEVATORS

1. The car inside shall allow for the turning of a wheelchair. The minimum clear distance between wall or between wall and door excluding return panels, shall not be less than 80 inches by 54 inches for center-opening doors, and 68 inches by 54 inches for side-slide opening doors. Minimum distance from wall to return panel shall not be less than 51 inches. [§1124A.3.2 CBC] 80" x 66" CLEAR PROVIDED. SEE A-401 FOR ELEVATOR DIMENSIONS. WE ARE USING SIDE OPENING DOORS.
2. Elevator control buttons shall be configured, located and designed as required by Section 1124A.3.3.1
3. Car control identification for the visually impaired shall be as required in Section 1124A.3.3.2.
4. A visual and audible signal shall be provided at each hoistway entrance indicating to the prospective passenger the car answering the call and its direction of travel as required by Section 1124A.6.
5. Passenger elevator shall have doorjamb marking conforming to Section 1124A.8.

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

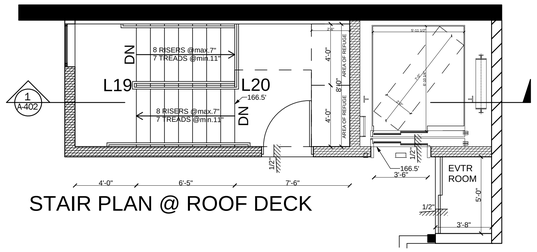
sixth & arizona mixed use

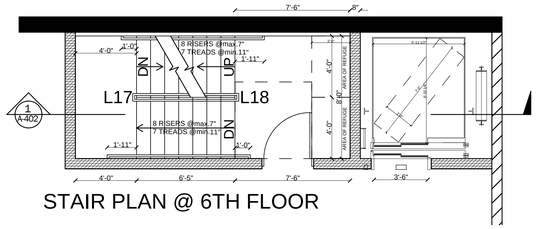
ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

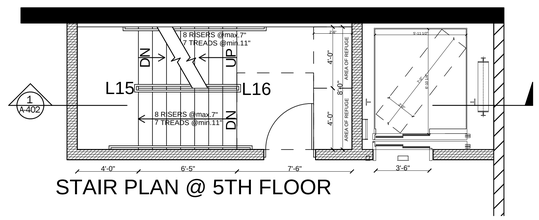
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

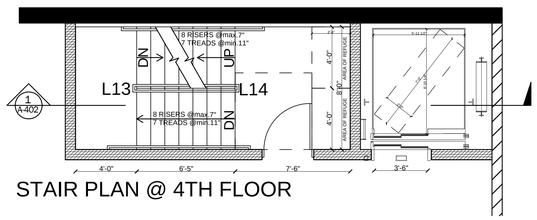
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
MARK	DATE	DESCRIPTION
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

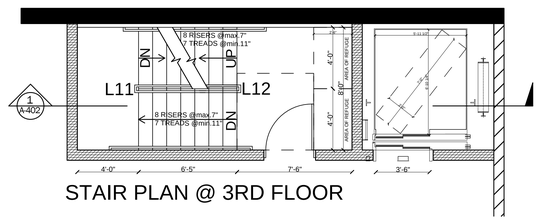
STANDARD DETAILS
STAIRS & ELEVATORS
A-400

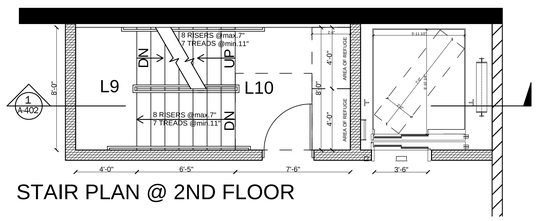


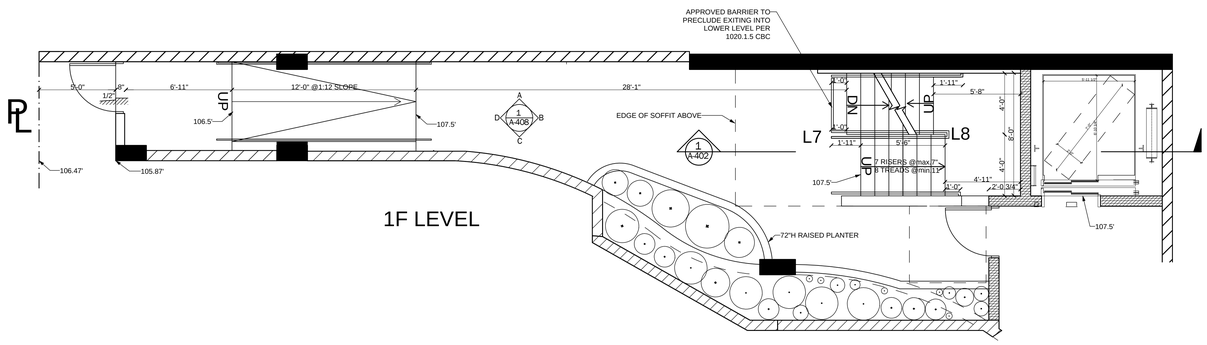


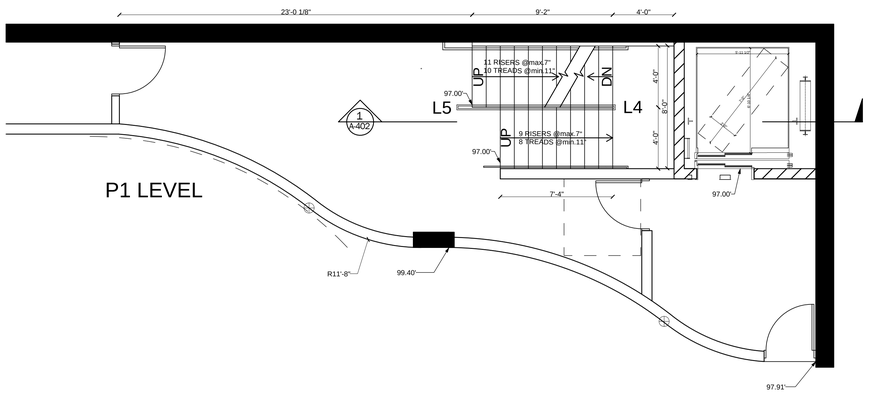


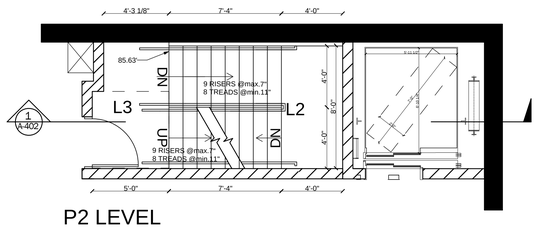


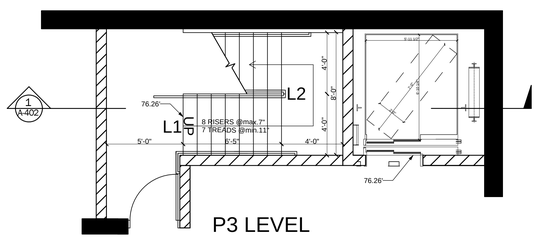


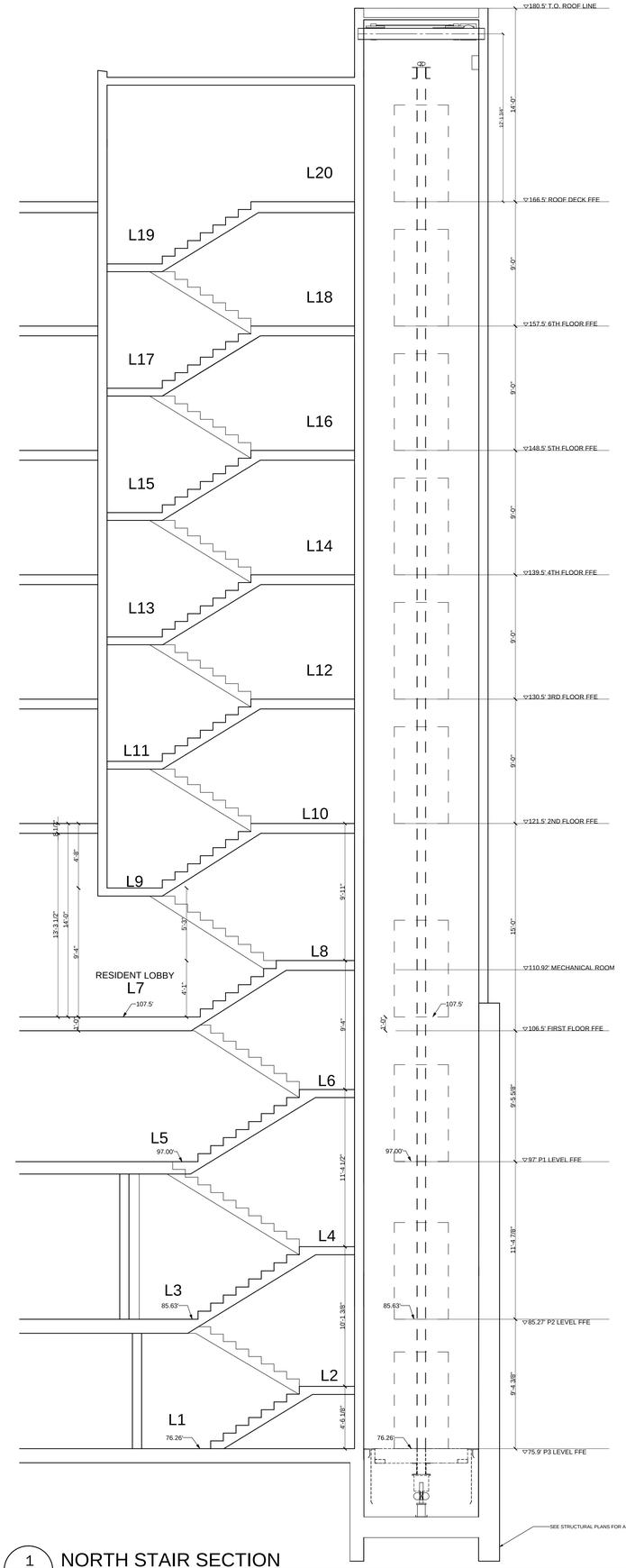












1 A-401 NORTH STAIR SECTION

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT
FARHAD ASHOFTEH
C 19728
OCTOBER 31, 2011
RENEWAL
STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

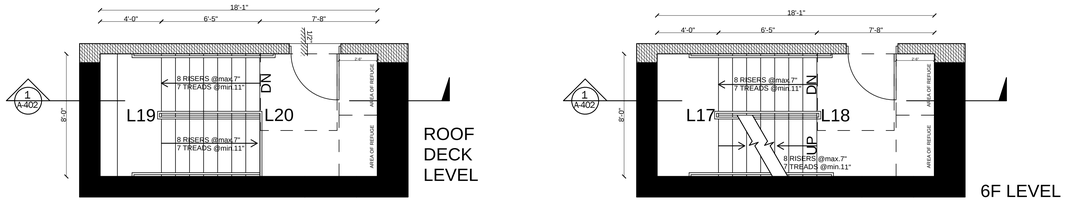
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

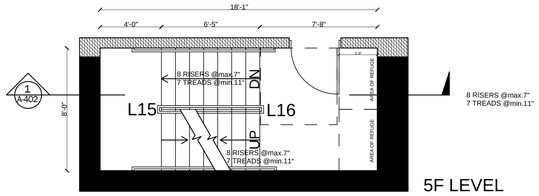
N. STAIR PLAN/SECTION

A-401



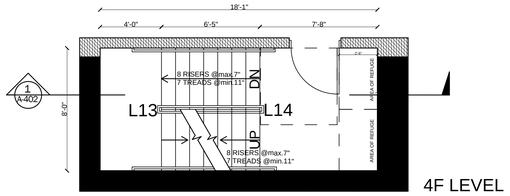
ROOF DECK LEVEL

6F LEVEL

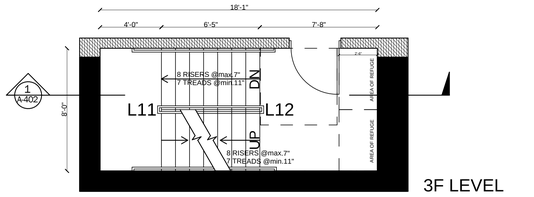


8 RISERS @max.7"
7 TREADS @min.11"

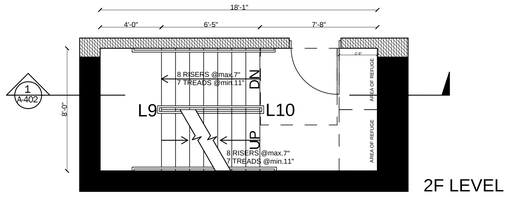
5F LEVEL



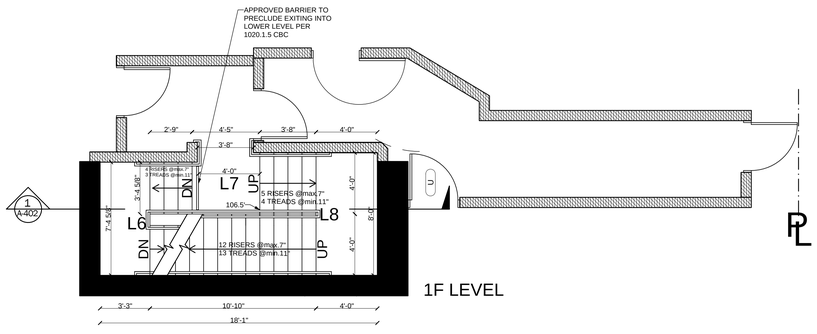
4F LEVEL



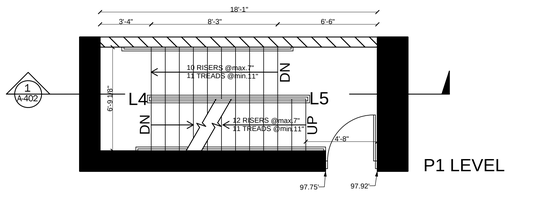
3F LEVEL



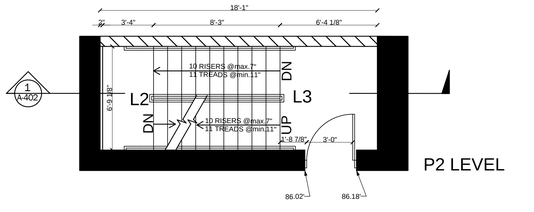
2F LEVEL



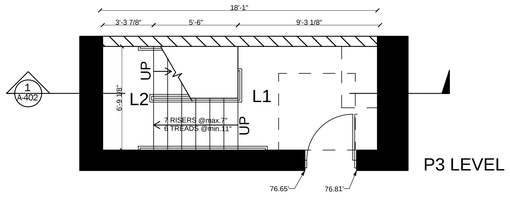
1F LEVEL



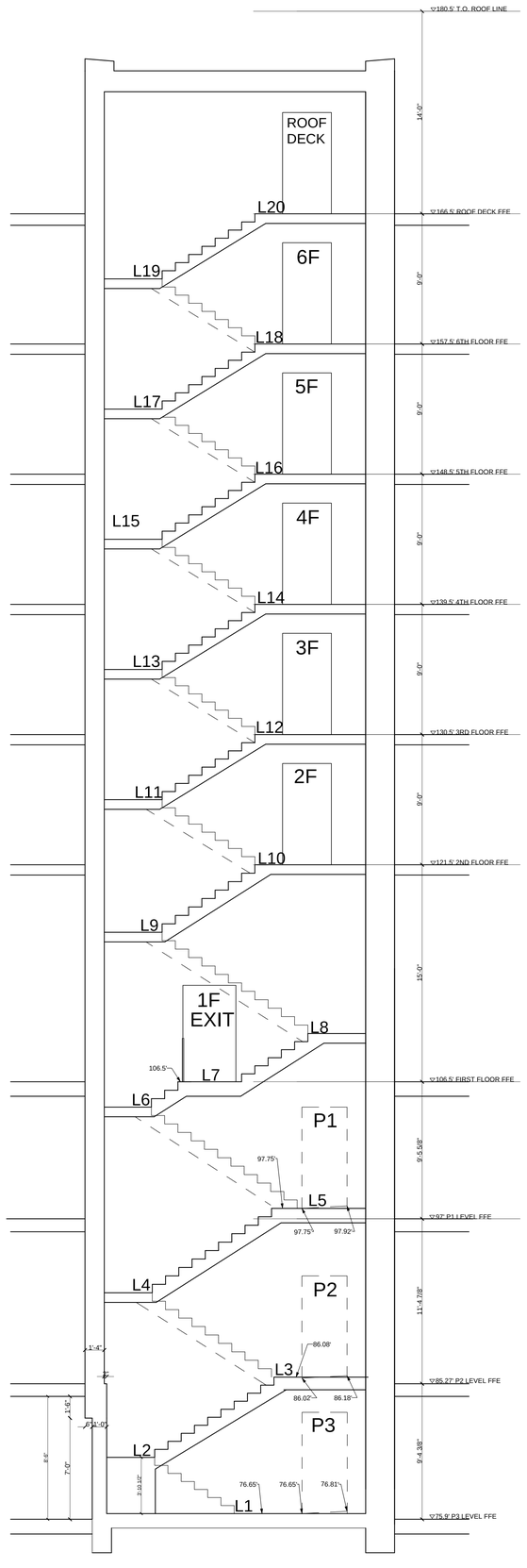
P1 LEVEL



P2 LEVEL



P3 LEVEL



SOUTH STAIR SECTION

1
A-402

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:
utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BARD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3802

LICENSED ARCHITECT
FARHAD ASHOFTEH
C 19728
OCTOBER 31, 2011
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

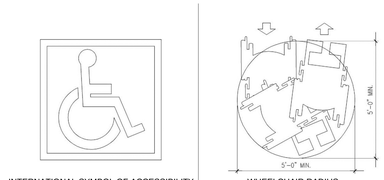
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

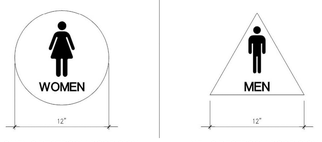
S. STAIR PLAN/SECTION

A-402



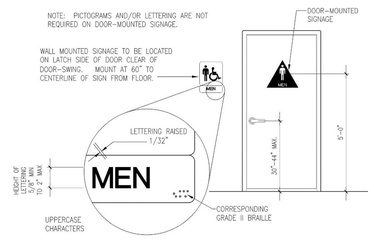
INTERNATIONAL SYMBOL OF ACCESSIBILITY

WHEELCHAIR RADIUS



WOMEN'S RESTROOM DOOR SIGN

MEN'S RESTROOM DOOR SIGN



COMMERCIAL RESTROOM DOOR SIGNAGE

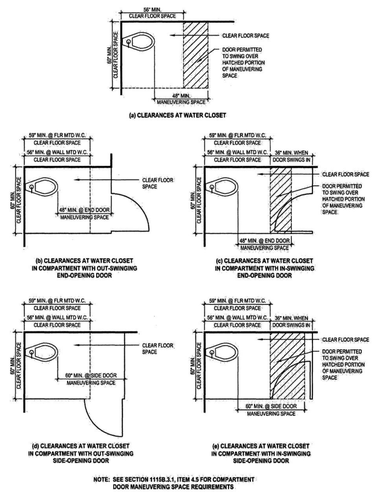


FIGURE 11B-1E—CLEARANCES AT WATER CLOSETS

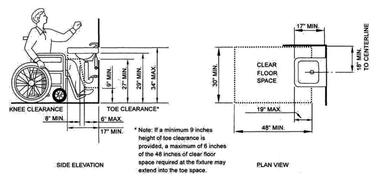


FIGURE 11 B-1 D—KNEE CLEARANCE

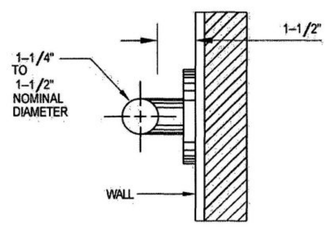


FIGURE 11B-1C—TYPICAL GRAB BAR SECTION

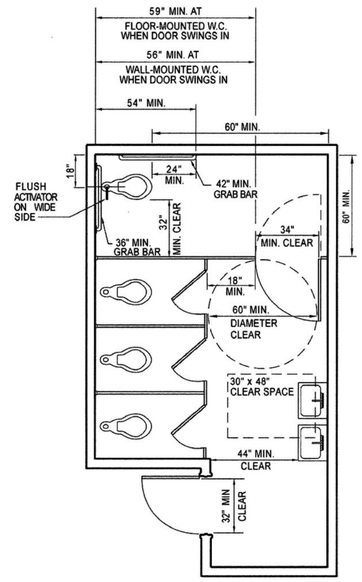


FIGURE 11B-1B—MULTIPLE-ACCOMMODATION TOILET FACILITY

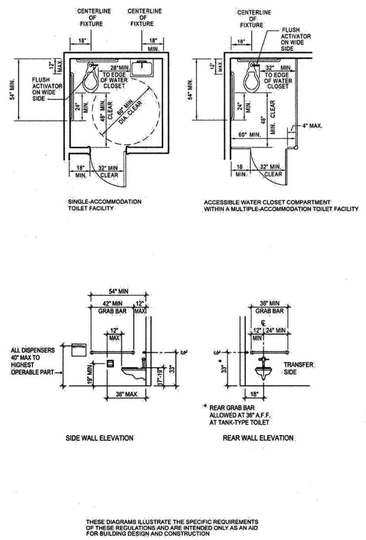


FIGURE 11B-1A

COMMERCIAL: SIGNS

1. All building entrances that are accessible to and usable by persons with disabilities and at every major junction along or leading to an accessible route of travel shall be identified with a sign displaying the International Symbol of Accessibility and with additional directional signs, as required, to be visible to persons along approaching pedestrian ways. [§1117B.5.8.1.2 CBC]

COMMERCIAL: DOORS

1. Maximum effort to operate doors shall not exceed 5 pounds for exterior doors and 5 pounds for interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet the above standards. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate administrative authority, not to exceed 15 pounds. [§1133B.2.5 CBC]

COMMERCIAL RESTROOMS

1.Doorways leading to men's sanitary facilities shall be identified by an equilateral triangle 1/4" thick with edges 12" long and a vertex pointing upward. Women's sanitary facilities shall be identified by a circle 1/4" thick and 12" in diameter. [§1115B.6 CBC]
2.No door shall encroach into the required 60" clear floor space for more than 12" except for the panel door to any water closet compartment if there is one. [§1115B.3 CBC]
3.Water Closets [§1115B.4.1 CBC]:
a.The water closet shall be located in a space which provides a minimum 28" wide clear space from a fixture or a minimum 32" wide clear space from a wall at one side. Grab bars shall project no more than 3" into the required clear space.
b.The height of accessible water closets shall be a minimum of 17" and a maximum of 19" measured to the top of a maximum 2" high toilet seat, except that 3" seats shall be permitted only in alterations where the existing fixture is less than 15" high.
4.Urinals [§1115B.4.2 CBC]:
a.Urinals shall be floor mounted or wall hung. Where one or more wall hung urinals are provided, at least one with a rim projecting a minimum of 14" from the wall and at a maximum of 17" above the floor shall be provided.
5.Lavatories [§1115B.4.3 CBC]:
a.All lavatories that are designated to be accessible shall be mounted with the rim or counter edge no higher than 34" above the finished floor and with a vertical clearance measured from the bottom of the apron or outside bottom edge of the lavatory of 29", reducing to 27" at a point located 8" back from the front edge. Toe clearance shall be the same width and shall be a minimum of 9" high from the floor and a minimum of 6" deep from the back wall.
b.Hot water and drain pipes accessible under lavatories shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under lavatories.
6.Grab Bars [§1115B.4.1 & 1115B.7 CBC]:
a.Grab bars at the side shall be at least 42" long with the front end positioned 24" in front of the water closet stool and with the back end positioned no more than 12" from the rear wall. Grab bars at the back shall be not less than 36" long. The grab bar shall extend 12" min. from the centerline of the water closet toward the wall side of the grab bar and 24" min toward the transfer side.
b.Grab bars shall be securely attached 33" above and parallel to the floor, except that where a tank-type toilet is used which obstructs placement at 33", the grab bar may be as high as 36".
c.The diameter or width of the gripping surfaces of a grab bar shall be 1-1/4" to 1-1/2" or the shape shall provide an equivalent gripping surface. If grab bars are mounted adjacent to a wall, the space between the wall and the grab bars shall be 1-1/2".
7.Bathroom Accessories:
a.Mirrors shall be mounted with the bottomDIM edge no higher than 40" from the floor. [§ 1115B.8.1 CBC]
b.Where towel, sanitary napkins, waste receptacles, and other similar dispensing and disposal fixtures are provided, at least one of each type shall be located with all operable parts, including coin slots, within 40" from the finished floor. [§1115B.8.3 CBC]
c.Toilet tissue dispensers shall be located on the wall within 12" of the front edge of the toilet seat, 36" maximum to the far edge from the rear wall, mounted below the grab bar, and no lower than 19" from the floor. Dispensers that control delivery or that does not permit continuous paper flow shall not be used. [§1115B.8.4 CBC]

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

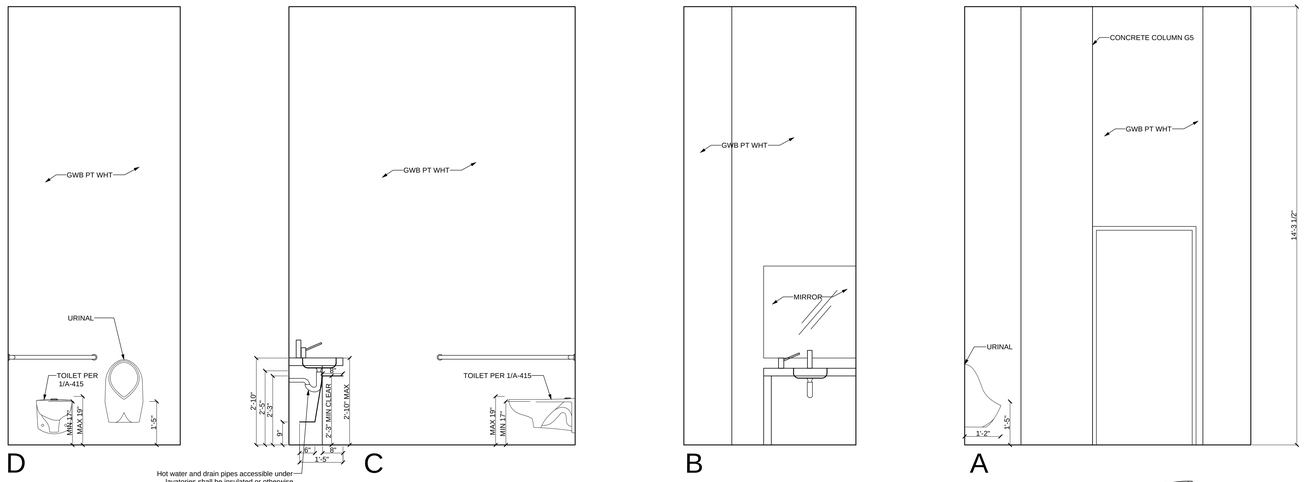
ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

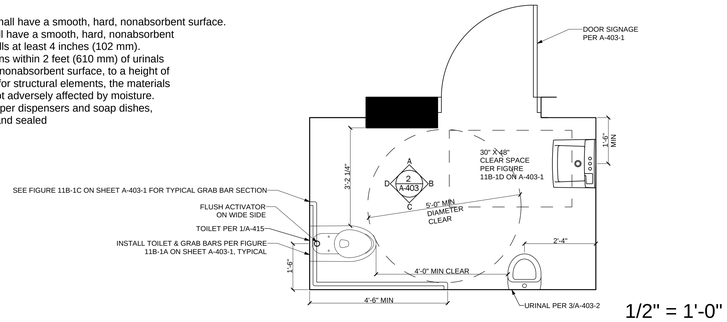
STANDARD DETAILS AND NOTES

A-403-1



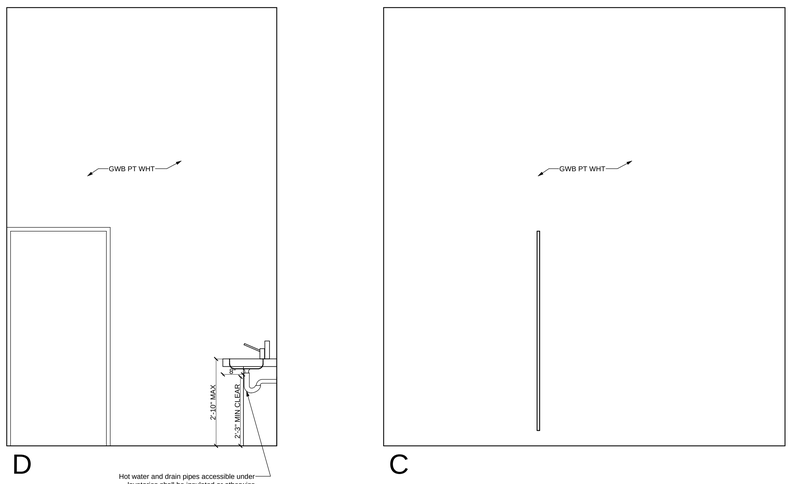
Hot water and drain pipes accessible under lavatories shall be insulated or otherwise covered. There shall be no sharp or Abrasive surfaces under lavatories.

1210.1 Floors and wall base finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls at least 4 inches (102 mm).
1210.2 Walls and partitions. Walls and partitions within 2 feet (610 mm) of urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of 4 feet (1219 mm) above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. Accessories such as grab bars, towel bars, paper dispensers and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture.



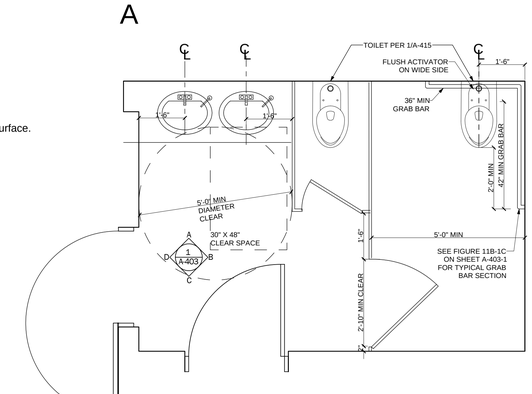
1/2" = 1'-0"

FIRST FLOOR MENS PUBLIC RESTROOM 2



Hot water and drain pipes accessible under lavatories shall be insulated or otherwise covered. There shall be no sharp or Abrasive surfaces under lavatories.

1210.1 Floors and wall base finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls at least 4 inches (102 mm).
1210.2 Walls and partitions. Walls and partitions within 2 feet (610 mm) of urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of 4 feet (1219 mm) above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. Accessories such as grab bars, towel bars, paper dispensers and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture.



1/2" = 1'-0"

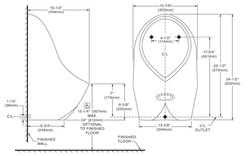
FIRST FLOOR WOMENS PUBLIC RESTROOM 1

American Standard
Style That Works Better
BARRIER FREE

FloWise® FLUSH-FREE WATERLESS URINAL
VITREOUS CHINA

FloWise® FLUSH-FREE WATERLESS URINAL 6154.100

- Vitreous china no water wall hung urinal with integral housing and drain insert
- Includes Mounting Hardware and Wall Bracket
- Drain Flange Coupler
- Odor Barrier Liquid
- Insert Key
- Drain Insert
- Installation and Maintenance Instructions



❑ **6154.100** Medium
Nominal Dimensions:
403 x 622 x 394mm
(15-7/8" x 24-1/2" x 15-1/2")

6154.100

Compliance Certifications -
Meets or Exceeds the Following Specifications:
• ASME A112.19.19 for Vitreous China Fixtures

To Be Specified:
❑ Color: ❑ White

NOTES:
PROVIDE SUITABLE REINFORCEMENT FOR ALL WALL SUPPORTS.

IMPORTANT: Dimensions of fixtures are nominal and may vary within the range of tolerances established by ANSI Standard A112.19.2. These measurements are subject to change or cancellation. No responsibility is assumed for use of superseded or voided pages.

WATER EFFICIENT PRODUCT

MEETS THE AMERICANS WITH DISABILITIES ACT GUIDELINES AND ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES - CHECK LOCAL CODES.
• When installed so top of rim is 387mm (15-1/4") from finished floor.

M135

© 2011 AS America Inc. Revised 3/11

URINAL 3

COMMERCIAL REQUIREMENTS

Restrooms
1. Doorways leading to men's sanitary facilities shall be identified by an equilateral triangle 1/4" thick with edges 12" long and a vertex pointing upward. Women's sanitary facilities shall be identified by a circle 1/4" thick and 12" in diameter. [§1115B.6 CBC]
2. No door shall encroach into the required 60" clear floor space for more than 12" except for the panel door to any water closet compartment if there is one. [§1115B.3 CBC]
3. Water Closets [§1115B.4.1 CBC]:
a. The water closet shall be located in a space which provides a minimum 28" wide clear space from a fixture or a minimum 32" wide clear space from a wall at one side. Grab bars shall project no more than 3" into the required clear space.
b. The height of accessible water closets shall be a minimum of 17" and a maximum of 19" measured to the top of a maximum 2" high toilet seat, except that 3" seats shall be permitted only in alterations where the existing fixture is less than 15" high.
4. Urinals [§1115B.4.2 CBC]:
a. Urinals shall be floor mounted or wall hung. Where one or more wall hung urinals are provided, at least one with a rim projecting a minimum of 14" from the wall and at a maximum of 17" above the floor shall be provided.
5. Lavatories [§1115B.4.3 CBC]:
a. All lavatories that are designated to be accessible shall be mounted with the rim or counter edge no higher than 34" above the finished floor and with a vertical clearance measured from the bottom of the apron or outside bottom edge of the lavatory of 29", reducing to 27" at a point located 8" back from the front edge. Toe clearance shall be the same width and shall be a minimum of 9" high from the floor and a minimum of 6" deep from the back wall.
b. Hot water and drain pipes accessible under lavatories shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under lavatories.
6. Grab Bars [§1115B.4.1 & 1115B.7 CBC]:
a. Grab bars at the side shall be at least 42" long with the front end positioned 24" in front of the water closet stool and with the back end positioned no more than 12" from the rear wall. Grab bars at the back shall be not less than 36" long. The grab bar shall extend 12" min. from the centerline of the water closet toward the wall side of the grab bar and 24" min toward the transfer side.
b. Grab bars shall be securely attached 33" above and parallel to the floor, except that where a tank-type toilet is used which obstructs placement at 33", the grab bar may be as high as 36".
c. The diameter or width of the gripping surfaces of a grab bar shall be 1-1/4" to 1-1/2" or the shape shall provide an equivalent gripping surface. If grab bars are mounted adjacent to a wall, the space between the wall and the grab bars shall be 1-1/2".
7. Bathroom Accessories:
a. Mirrors shall be mounted with the bottomDIM edge no higher than 40" from the floor. [§1115B.8.1 CBC]
b. Where towel, sanitary napkins, waste receptacles, and other similar dispensing and disposal fixtures are provided, at least one of each type shall be located with all operable parts, including coin slots, within 40" from the finished floor. [§1115B.8.3 CBC]
c. Toilet tissue dispensers shall be located on the wall within 12" of the front edge of the toilet seat, 36" maximum to the far edge from the rear wall, mounted below the grab bar, and no lower than 19" from the floor. Dispensers that control delivery or that does not permit continuous paper flow shall not be used. [§1115B.8.4 CBC]

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BARD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3802

LICENSED ARCHITECT
FARHAD ASHOFTEH
C 19728
OCTOBER 31, 2011
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

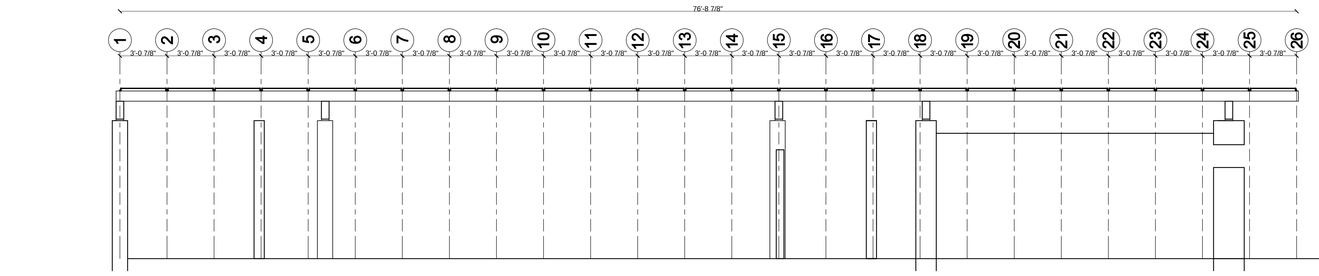
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: AS NOTED

COMMERCIAL RESTROOMS

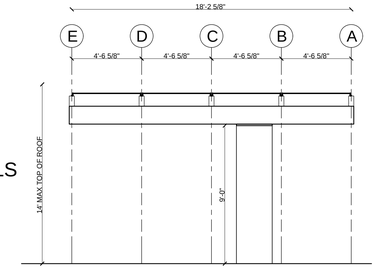
A-403-2



SEE STRUCTURAL FOR DETAILS
SHEET S2.11

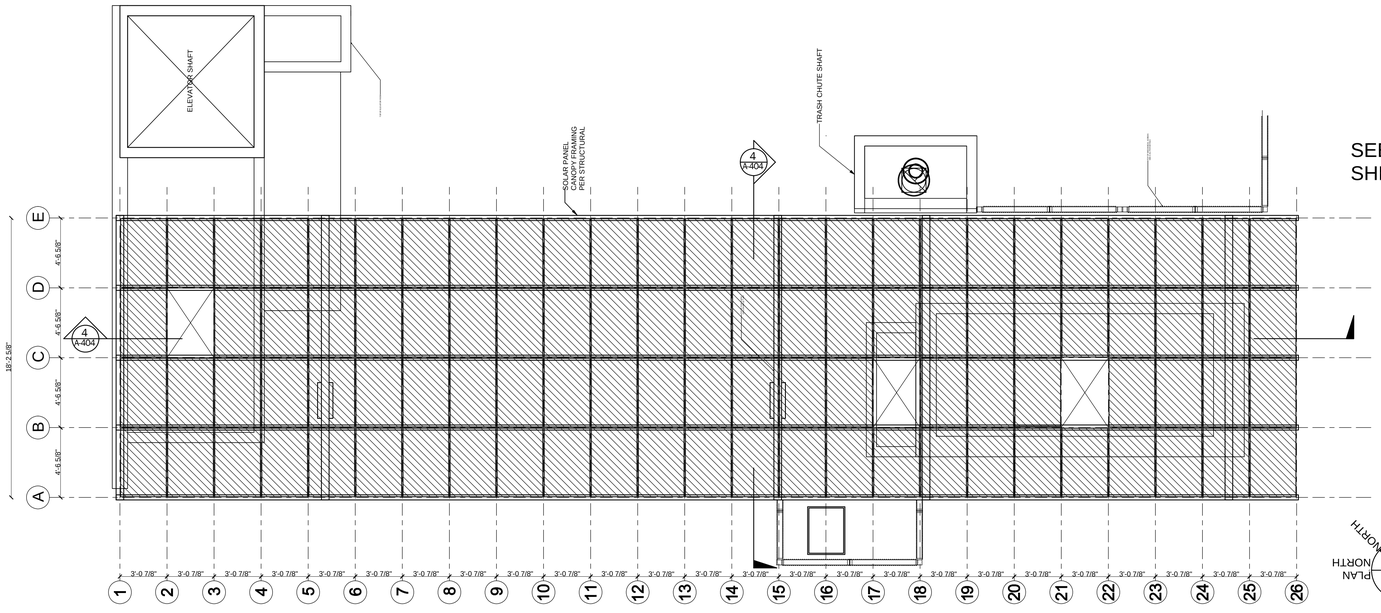
1/4" = 1'-0"

LONG SECTION THRU SOLAR PANEL CANOPY 4



1/4" = 1'-0"

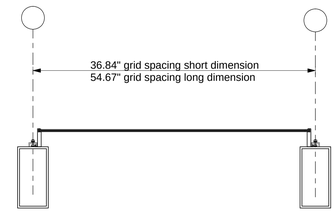
SHORT SECTION THRU SOLAR PANEL CANOPY 3



SEE STRUCTURAL FOR DETAILS
SHEET S2.11

1/4" = 1'-0"

SOLAR PANEL CANOPY PLAN 2



1 1/2" = 1'-0"

ENLARGED CROSS SECTION THRU SOLAR PANEL 2

General Installation Manual

© 2007 Sanyo Electric Co., Ltd. All Rights Reserved 7/13/07

General Installation Manual for SANYO HIT® Double Photovoltaic (PV) Modules. Please read this manual completely before installation or use of modules. This manual applies to the following products: HIP-200DA3, HIP-195DA3, HIP-190DA3, HIP-186DA3, HIP-180DA3

INTRODUCTION

Thank you for choosing SANYO HIT® Double PV modules. With proper operation and maintenance, SANYO modules will provide you with clean, renewable solar electricity for many years. This manual contains important installation, maintenance and safety information. The word "module" as used in this manual refers to one or more PV modules. ***Retain this manual for future reference.***

Disclaimer of Liability

SANYO does not assume responsibility and expressly disclaims liability for loss, damage, or expense arising out of, or in any way connected with installation, operation, use, or maintenance by using this manual.
SANYO assumes no responsibility for any infringement of patents or other rights of third parties, which may result from use of modules.
No license is granted by implication or under any patent or patent rights. The information in this manual is believed to be reliable, but does not constitute an expressed and/or implied warranty.
SANYO reserves the right to make changes to the product, specifications, or this manual without prior notice.
The return of any modules will not be accepted by SANYO unless prior written authorization has been given by SANYO.

General Information

The installation of solar modules requires a great degree of skill and should only be performed by qualified licensed professionals, including, without limitation, licensed contractors and electricians.

⚠ WARNING

All instructions should be read and understood before attempting to install, wire, operate, and/or maintain the photovoltaic module. PV modules generate DC electrical energy when exposed to sunlight or other light sources. Contact with electrically active parts of the module such as terminals can result in burns, sparks, and lethal shock whether the module is connected or disconnected.

The shock hazard increases as modules are connected in parallel, producing higher current, and as modules are connected in series, producing higher voltage.
The installer assumes the risk of all personal injury or property damage that might occur during installation and handling of modules.
To avoid injury or damage:

- **Cover the entire front and back surface of the PV modules with a dense, opaque material such as a cardboard box.**
- **Work only in dry conditions, with dry modules and tools.**
- **Do not stand or step on a module.**
- **Do not drop a module.**
- **Do not break the glass surfaces of modules.**
- **Do not allow children and unauthorized persons near the installation site or storage area of modules.**
- **Completely ground all modules according to applicable electric codes.**
- **Do not disassemble the module, or remove any part installed by the manufacturer.**
- **Do not open the cover of the junction box.**
- **Wear suitable protection (gloves, clothes, etc.) to prevent direct contact with 30V DC or greater.**
- **Carry a module by its' frame with two or more people.**
- **Do not carry a module by its wires or junction box.**
- **Wear non-slip gloves.**
- **Do not drop or place heavy items on the surfaces of a module (such as tools).**
- **Check that all other system components (inverters, wires, racks, balance of system materials, etc.) are mechanically and electrically compatible.**
- **Do not install the module where flammable gases or vapors are present.**
- **Never leave a module unsupported or unsecured.**
- **Do not use or install broken modules.**
- **Do not artificially concentrate sunlight on a module.**
- **Do not touch the junction box terminals.**
- **Do not change the wiring of bypass diodes.**

⚠ CAUTIONS

- **Use a module for its intended purpose only.**
- **Do not treat any portion of the module with paint or adhesives, to avoid damage to the module, inoperable conditions, or reducing the module's functionality.**
- **Careful attention to the design of the PV system and electrical capacity of system components is required (especially the inverter), because this module may generate more than 120% of its' STC rated power (P_{max}). This additional power depends upon the level of incident light irradiance (albedo) available to the backside of the module, and can be increased or decreased depending upon site characteristics and installation design.**

GENERAL SAFETY

Follow all permission, installation and inspection requirements.

- Before installing modules, contact the appropriate authorities to determine permissions, installation and inspection requirements to follow that apply to your site and installation.
- Electrically ground modules for all systems of any voltage. If not otherwise specified, it is recommended that requirements of the latest National Electrical Code (USA) or Canadian Electric Code (Canada) or other national or international electrical standards be followed.
- Check applicable building codes to ensure that the construction or structure (roof, façade, support, etc.) where the modules are being installed has enough strength.
- For modules mounted on roofs, special construction or structures may be required to help provide proper installation support.
- Both roof construction and module installation design have an effect on the fire resistance of a building. Improper installation may contribute to fire hazards. Additional devices such as ground faults, fuses, and disconnects may be required.
- Do not use modules of different specifications in the same system.
- Check and follow all safety precautions of other system components used.

UL Listing Information

To satisfy UL requirements, when installing modules, be sure to:

General Installation Manual

© 2007 Sanyo Electric Co., Ltd. All Rights Reserved 7/13/07

- Use only stranded or solid copper single–conductor type UF cable or USE cable, rated sunlight resistant, for modules and interconnect wiring that is exposed to weather.
- Observe the requirements described in sections labeled INSTALLTION and SPECIFICATIONS.
- Grounding of the module frame is required. When ground wires greater than 6mm² (No.10 AWG) are required, the installer will need to provide suitable terminal connectors.

INSTALLATION

General

Please read this guide completely before installation or use of the modules. This section contains electrical and mechanical specifications needed before use of the PV modules.

- Modules should be firmly fixed in place in a manner suitable to withstand all expected loads, including wind and snow loads.
- The drilling and addition of ground holes to the module is permitted, but should be avoided when possible, to prevent damage to the modules. When needed, it is recommended to add additional ground holes to the outer aluminum lip (rail) area of the module. Caution is advised to avoid accidentally drilling, scratching, or penetrating the glass of the module. The position of additional ground holes must be at least 65mm away from frame corners. Do not leave unused or open ground holes in the frame, as they may allow water to enter the frame cavity, which may freeze, expand, and damage the module during cold weather. Fill all unused ground holes.
- Appropriate materials should be used for mounting hardware to prevent the module frame, mounting structure, and hardware itself from corrosion.
- Install modules where they are not shaded by obstacles like buildings and trees. Especially pay attention to avoid partially shading modules by objects during the daytime.

Notes on Installation

- Clearance between the roof surface and module frame is required to allow cooling air to circulate around the back of the module. This also allows any condensation or moisture to dissipate. Install modules so that air can circulate between the roof and the module.
- Leave 4 inches of clearance between the roof and the module frame.
- SANYO recommends the installation method and mounting profile shown in Figure 1.
- HIT Double modules are bifacial and produce power from both surfaces of the module at the same time.
- Treat the backside of the module the same as the front side and avoid objects that directly shade the solar cells. To optimize power output:
  1. Elevate modules above a surface as much as possible, to allow reflected and ambient light beneath the modules.
  2. Place modules over light-colored surfaces.
  3. Keep the backside of the module open to allow reflected and ambient light to enter the solar cells.
  4. Position support structures and rails along the edges of a module, or between modules, and do not allow rails to shade a module's back surface.

Operating Conditions

SANYO requires that modules be operated within the following Operating Conditions:

- Terrestrial applications only—no outer space or Special Conditions (see below).
- The ambient temperature must be within –20°C (-4°F) to 45°C (113°F). The temperature limits are defined as the monthly average low and high of the installation site.
- The wind pressure load of the installation site should be less than 2,400N/m² (50PSF).

Special Conditions

Modules must not be installed nor operated in areas where:

- Salt damage is above normal or excessive.
- Frequent or large hail, ice, and/or heavy snow occur.
- Sand and dust damage is excessive.
- Air pollution, chemically active vapors, acid rain, soot, etc. are above normal.

SPECIFICATIONS

Notes on Specifications

- Rated electrical characteristics are within –5% to +10% of the values measured at Standard Test Conditions (STC). Irradiance of 1000W/m², 25ºC cell temperature, and solar spectral irradiance per IEC 60904-3.
- Under normal conditions, a photovoltaic module may experience conditions that produce more current and/or voltage than reported at Standard Test Conditions. Accordingly, the values of Isc and Voc marked on UL listed modules should be multiplied by a factor of 1.25 when determining voltage ratings, conductor capacities, fuse sizes, and size of controls connected to the module output. **USA: Refer to Section 690.7 of the U.S. National Electrical Code for an additional multiplying factor of 1.25, which may be applicable.**
- The current output for the modules shown in the Specifications is measured at Standard Test Conditions. These conditions may not be frequently observed in actual practice.

WIRING

General

- All wiring should be done in accordance with applicable electrical codes.
- Wiring methods should be in accordance with the NEC in the USA or the CEC in Canada.
- A qualified, licensed professional should do all wiring.
- Wiring should be protected to help ensure personal safety and to prevent its damage.
- All modules connected in series should be of the same model number and/or type.
- Do not connect modules in parallel without using a connection box.

Module Wiring

- The number of modules that can be wired in series is recommended at seven (7) or fewer. If connecting eight (8) modules in series, check local temperature conditions and follow the National Electric Code (690.7) to ensure compliance with maximum voltage limitations. Also, be sure to calculate and account for the bifacial effect of the modules.
- In temperatures of –20°C (-4°F) and very strong sunshine (1kW/m²) such as a very clear sky on a winter morning, the system voltage may exceed 600V if 8 modules are connected in series. This situation is rare, however, it may cause the inverter to stop functioning, or enter a self-protective mode.
- SANYO solar modules are not designed for "off-grid" or battery charging systems, because of their operating voltage. Therefore, it is not recommended to use them to charge batteries.
- These modules contain factory installed bypass diodes. If these

General Installation Manual

© 2007 Sanyo Electric Co., Ltd. All Rights Reserved 7/13/07

modules are incorrectly connected to each other, the bypass diodes, cable, or junction box may be damaged.

Array Wiring

- The term "array" is used to describe the assembly of several modules on a support structure with associated wiring.
- Use copper wire that is sunlight resistant and is insulated to withstand the maximum possible system open circuit voltage.
- Check local codes for requirements.

Mechanical Loading

- Modules should be mounted at four symmetrical quarter points within the shaded areas shown in Figure 3. This method offers a maximum loading of 2,400N/m² (50PSF) in a static state on the module surface.

Earth Ground Wiring

- Grounding should be carried out by attachment to the module or array frame, to avoid the hazards of electric shock or fire.
- The array frame shall be grounded in accordance with NEC Article 250 (USA) or CEC in Canada.
- Each framed module has a hole in the shorter side frame rail, to connect a grounding conductor to the module's metal frame (see Figure 2).

Module Terminations

- A junction box as a terminal enclosure is equipped for electrical connections on SANYO modules.
- Modules are equipped with MC™ plugs as a terminal enclosure. Use these MC™ plugs for electrical connections.

Junction Box and Terminals

- Modules equipped with one junction box contain terminals for both positive and negative polarity, and bypass diodes.
- One terminal is dedicated to each polarity, with the polarity symbols engraved onto the body of the junction box.

Conduit

- For applications where wire conduits are used, follow the applicable codes for outdoor installation of wires in conduits.
- Verify that all fittings are properly installed to protect wires against damage and prevent moisture intrusion.

DIODES

Bypass Diodes

- When the modules in series strings are shaded partially, it may cause reverse voltage across cells or modules, because the current from other cells in the same series is forced to flow through the shaded area. This may cause undesirable heating to occur.
- The use of a diode to bypass the shaded area can minimize both heating and array current reduction.
- All SANYO modules are equipped with factory installed bypass diodes. The factory-installed diodes provide proper circuit protection for the systems within the specified system voltage, so that you do not need any other additional bypass diodes.

MAINTENANCE

- Some maintenance is recommended to maintain optimal output performance of the HIT Double solar modules.
- When the module's front or back surface becomes dirty, power output is reduced.
- It is recommended to clean the front surface of the module with water and a soft cloth or sponge, twice or more per year. It is recommended to clean the back surface as needed.
- A mild non-abrasive detergent may be applied for persistent dirt.
- It is also recommended to inspect the electrical and mechanical connections annually.
- If you need electrical or mechanical inspection or maintenance, it is recommended to have a licensed authorized professional carry out the inspection or maintenance to avoid the hazards of electric shock or injury.

For further information, please visit www.us.sanyo.com or contact your SANYO Authorized Representative.

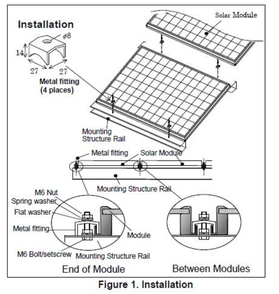


Figure 1. Installation

General Installation Manual

© 2007 Sanyo Electric Co., Ltd. All Rights Reserved 7/13/07

SPECIFICATIONS

HIT Double Bifacial Models–HIP-xxxDA3

Electrical Specification

Model	HIP-200DA3	HIP-195DA3	HIP-190DA3	HIP-186DA3	HIP-180DA3
Cell Number in Series [Pieces]	96	96	96	96	96
Maximum Power (Pmax) [W]	200	195	190	186	180
Maximum Power Voltage (Vmp) [V]	56.2	55.8	55.3	54.8	54.4
Maximum Power Current (Imp) [A]	3.56	3.50	3.44	3.40	3.31
Open Circuit Voltage (Voc) [V]	68.8	68.7	68.1	67.5	67
Short Circuit Current (Isc) [A]	3.75	3.73	3.70	3.68	3.62
Cell Type	HIT® (hybrid of a-Si and mono c-Si)				
Maximum System Voltage [V]	600				
Factory Installed Bypass Diode	Yes				
Mechanical Specification					
Length, mm (inches)	1351 (54)				
Width, mm (inches)	898 (36)				
Depth (frame), mm (inches)	60 (2.4)				
Depth (including j-box), mm (inches)	60 (2.4)				
Weight [kg]	23				

Figure 2. Module Ground Position

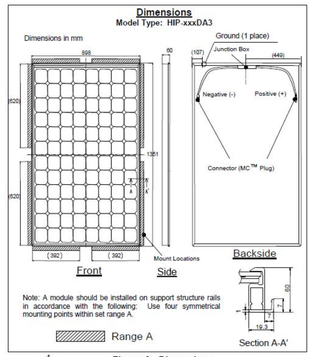


Figure 3. Dimensions

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT
FARHAD ASHOFTEH
C 19728
OCTOBER 31, 2011
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

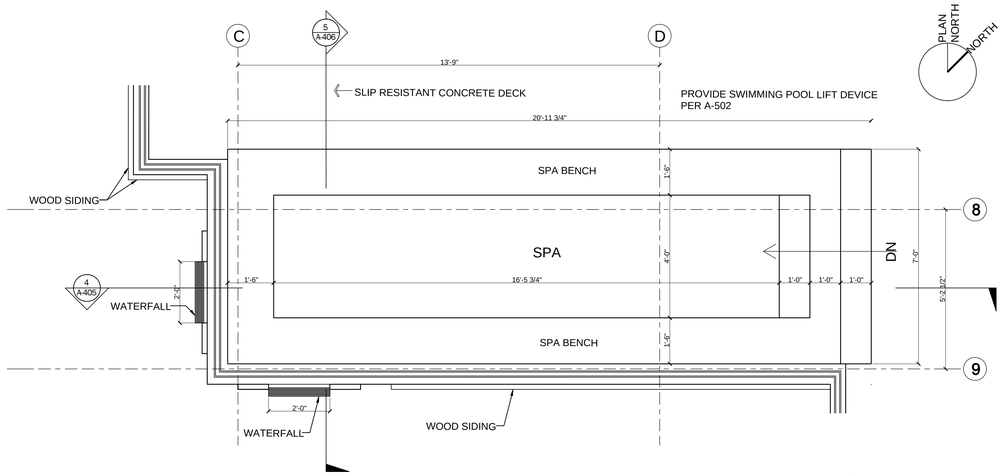
ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

ISSUE	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
MARK	DATE	DESCRIPTION
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

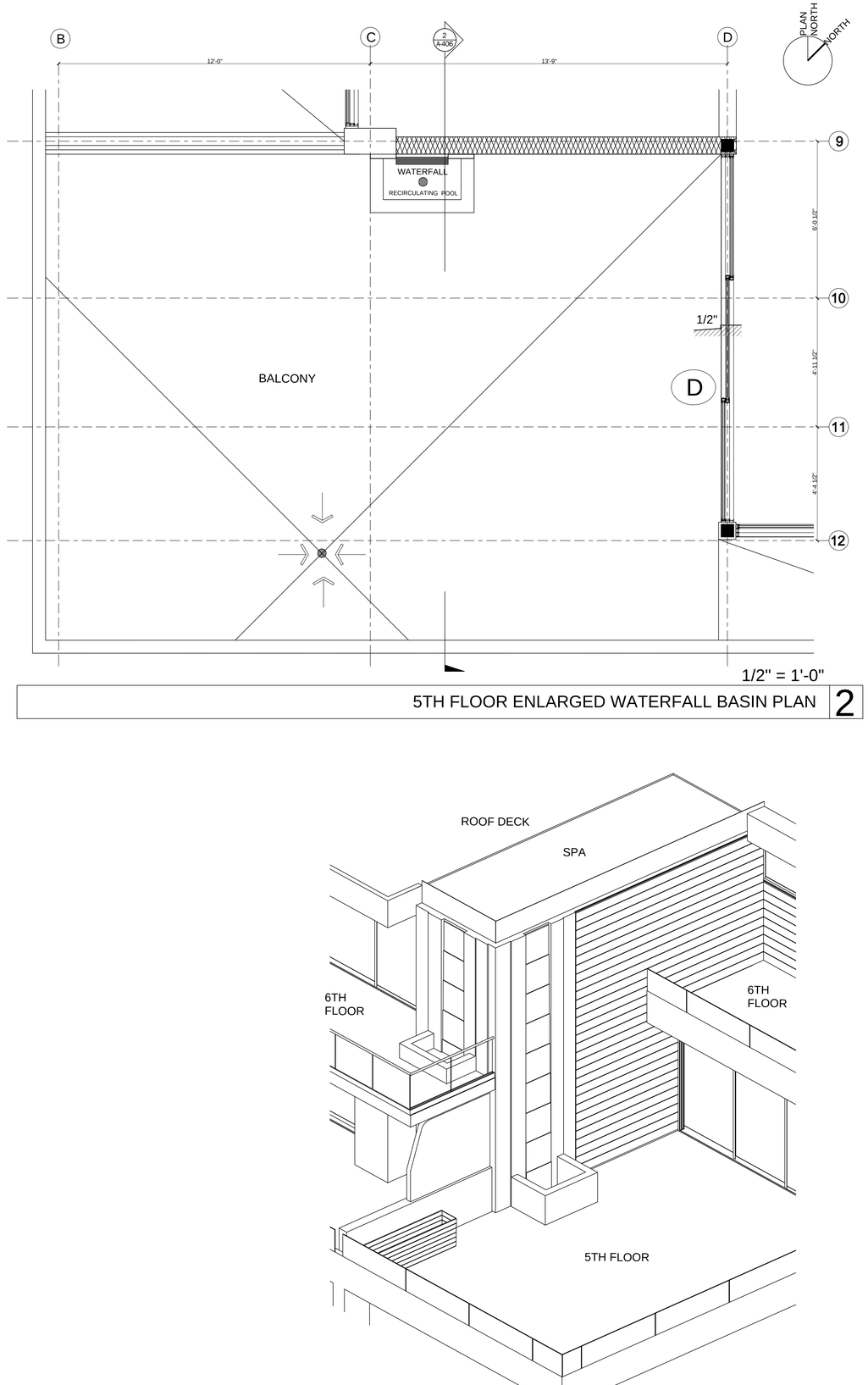
SCALE: AS NOTED
SOLAR PANEL CANOPY
A-404

SOLAR PANEL MANUFACTURER'S INSTALLATION INSTRUCTIONS 1



1/2" = 1'-0"

ROOF DECK ENLARGED SPA/WATERFALL PLAN | 4



1/2" = 1'-0"

5TH FLOOR ENLARGED WATERFALL BASIN PLAN | 2

1/2" = 1'-0"

6TH FLOOR ENLARGED SPA/WATERFALL PLAN | 3

SPA & WATERFALL AXONOMETRIC | 1

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

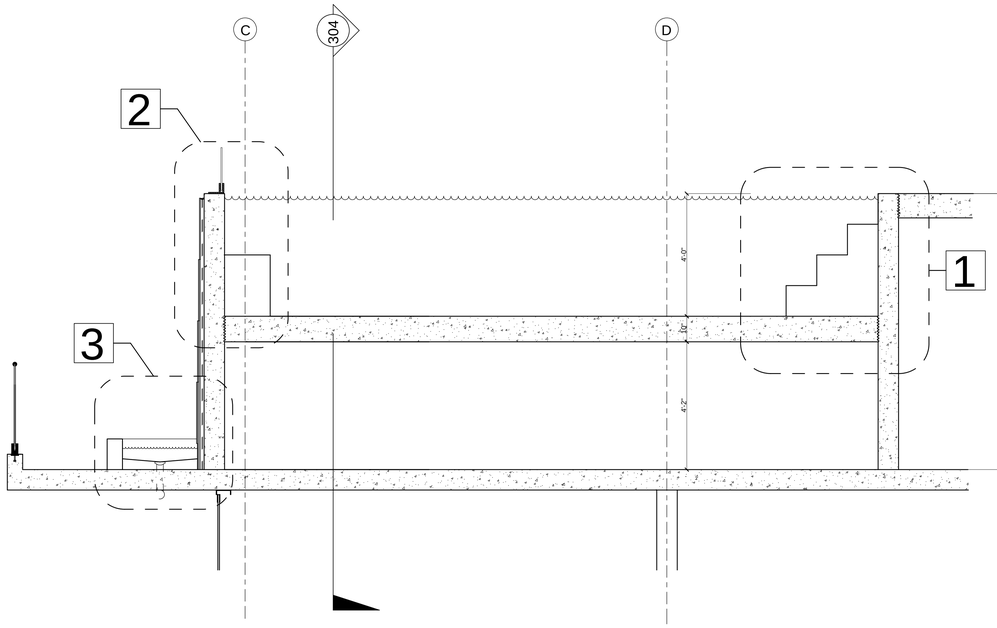
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: AS NOTED

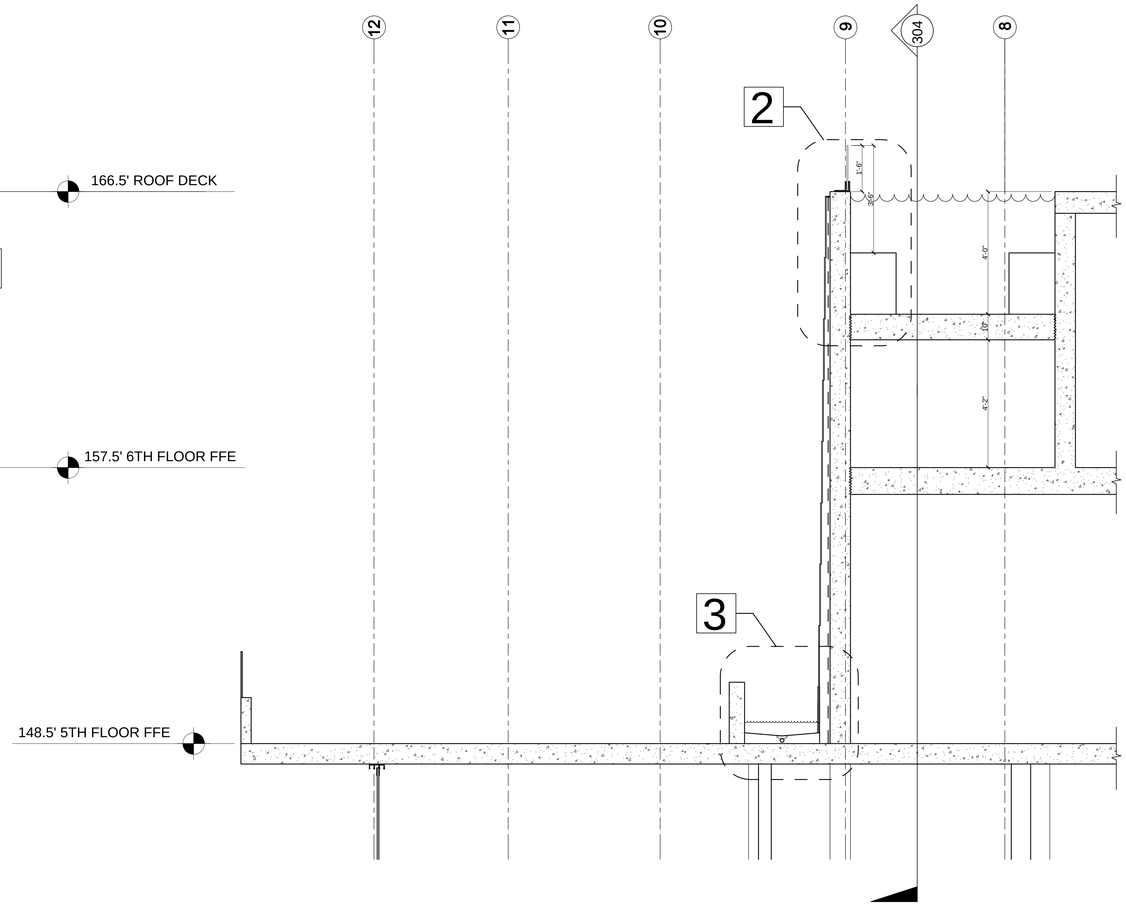
ENLARGED SPA PLANS

A-405



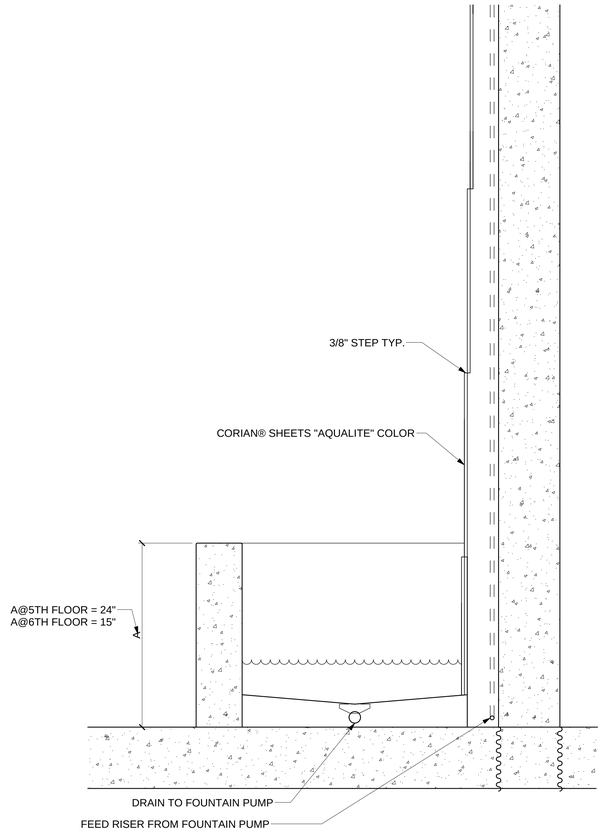
1/2" = 1'-0"

LONG SECTION THRU SPA 5



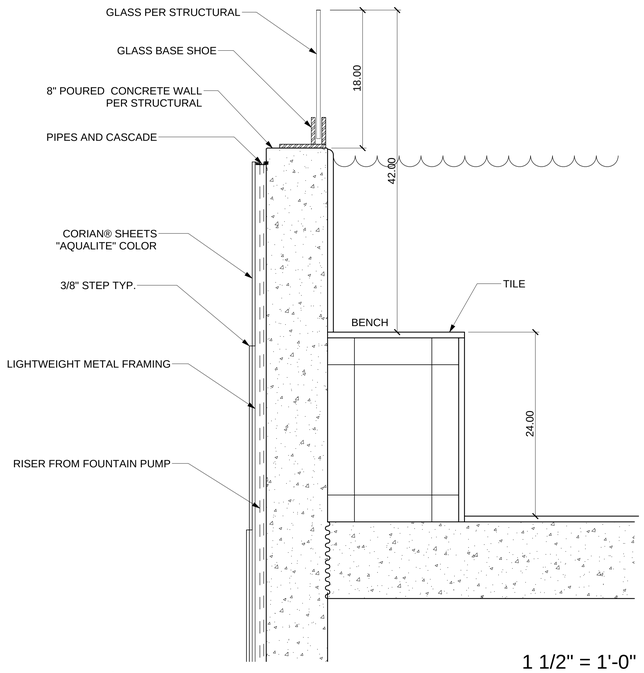
1/2" = 1'-0"

LONG SECTION THRU SPA 4



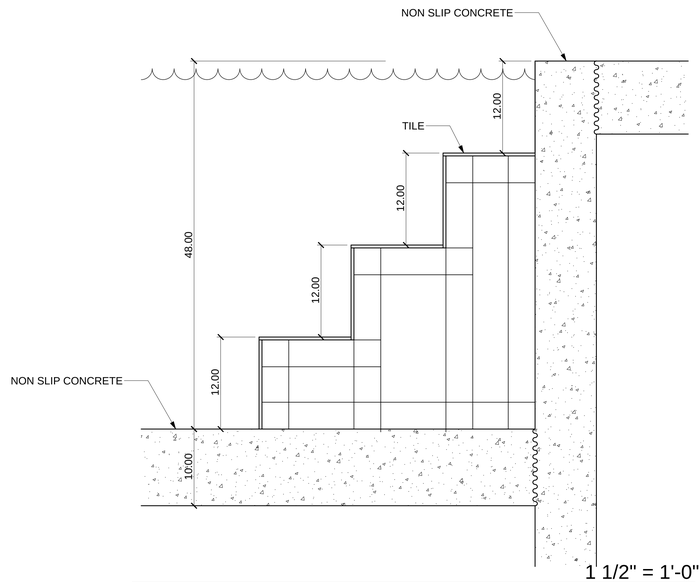
1 1/2" = 1'-0"

TYP. WATERFALL BASIN 3



1 1/2" = 1'-0"

TYP SECTION:TOP OF WATERFALL AND SPA BENCH 2



1 1/2" = 1'-0"

SECTION THRU SPA STAIRS 1

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING

833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT
FARHAD ASHOFTEH
C 19728
OCTOBER 31, 2011
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: AS NOTED

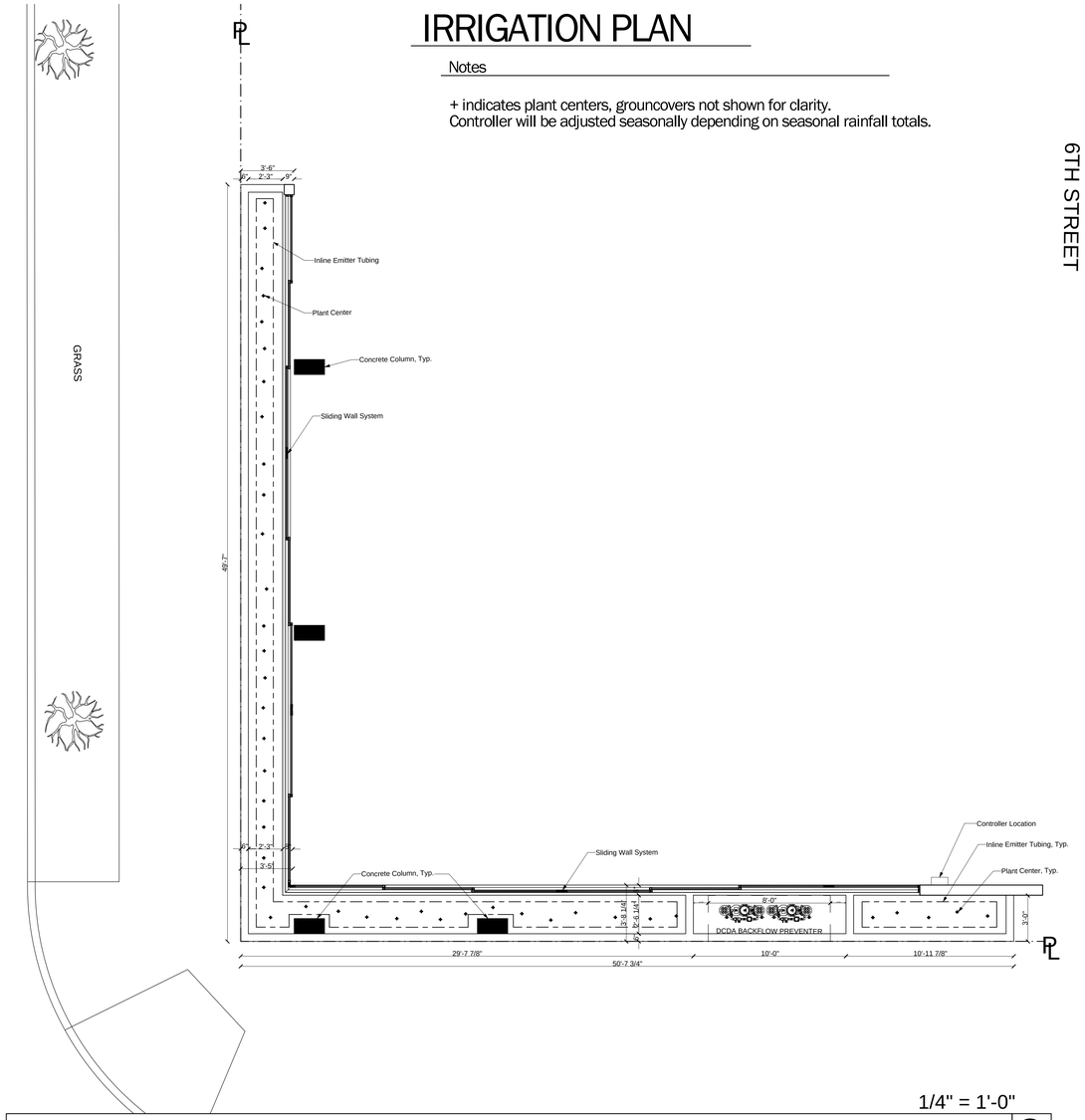
ENLARGED SPA PLANS

A-406

IRRIGATION PLAN

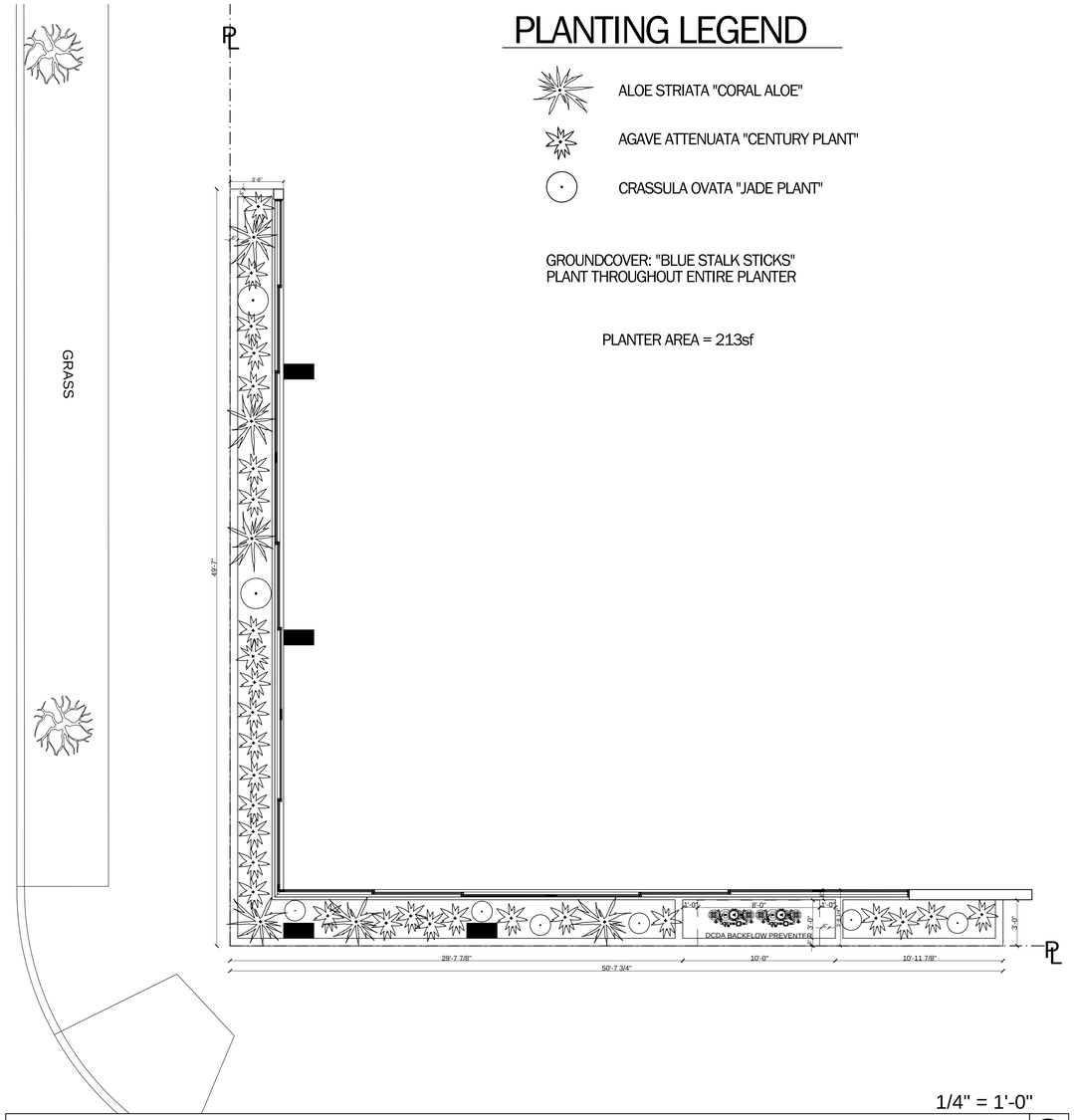
Notes

+ indicates plant centers, grouncovers not shown for clarity.
Controller will be adjusted seasonally depending on seasonal rainfall totals.



1/4" = 1'-0"

SIDEWALK PLANTER IRRIGATION PLAN 3



1/4" = 1'-0"

SIDEWALK PLANTER PLANTING PLAN 2

PLANTING LEGEND

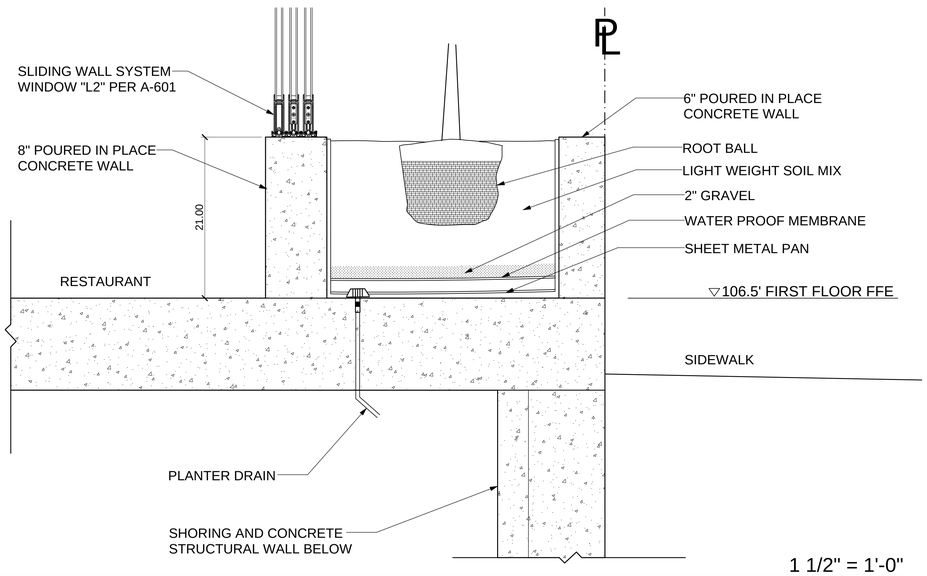
ALOE STRIATA "CORAL ALOE"

AGAVE ATTENUATA "CENTURY PLANT"

CRASSULA OVATA "JADE PLANT"

GROUNDCOVER: "BLUE STALK STICKS"
PLANT THROUGHOUT ENTIRE PLANTER

PLANTER AREA = 213sf



1 1/2" = 1'-0"

SIDEWALK PLANTER CROSS SECTION 1

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT
FARHAD ASHOFTEH
C 19728
OCTOBER 31, 2011
RENEWAL
DATE
STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

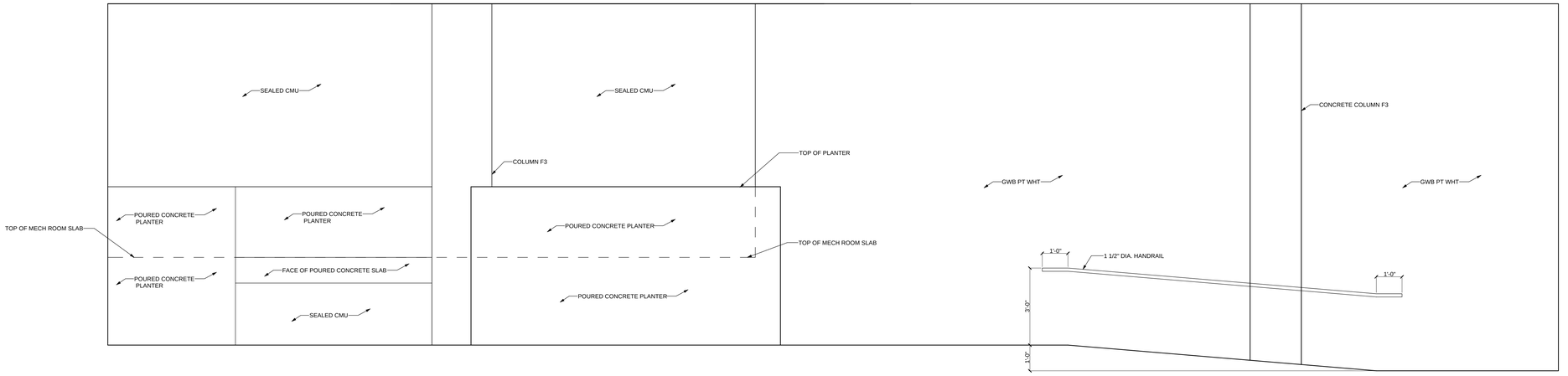
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
MARK	DATE	DESCRIPTION
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

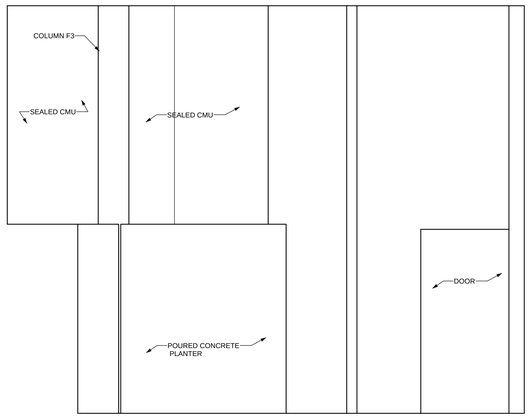
SCALE: AS NOTED

SIDEWALK PLANTER

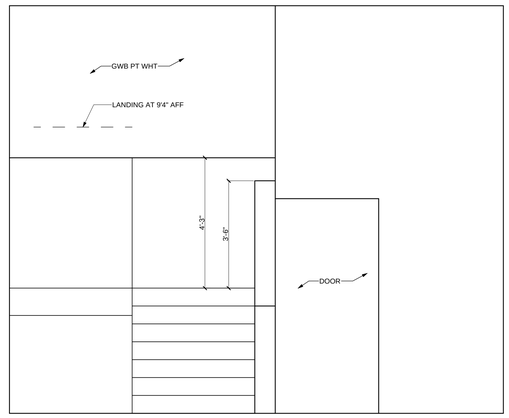
A-407



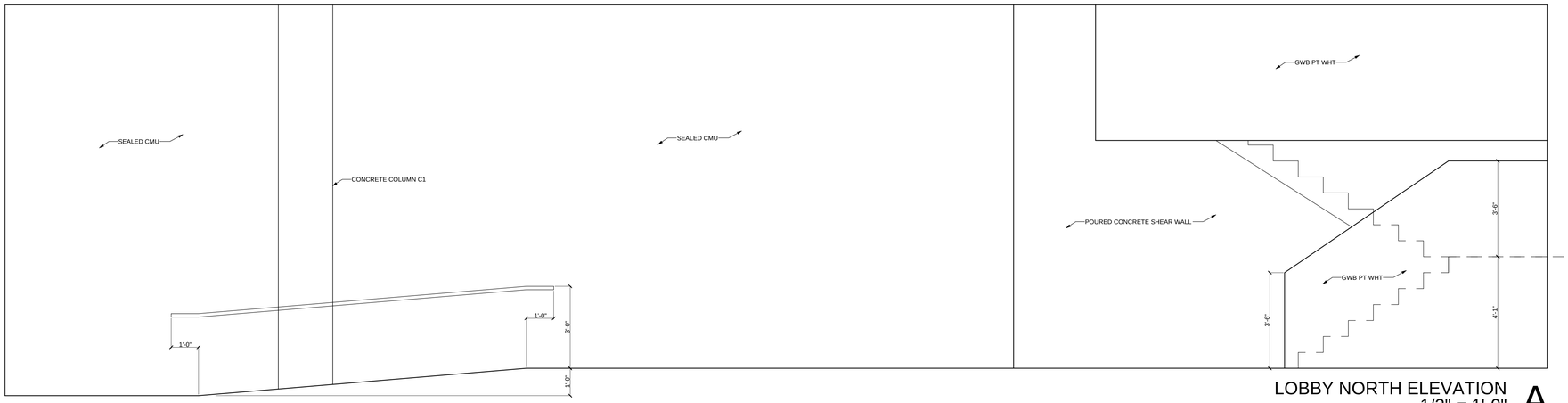
LOBBY SOUTH ELEVATION
1/2" = 1'-0" D



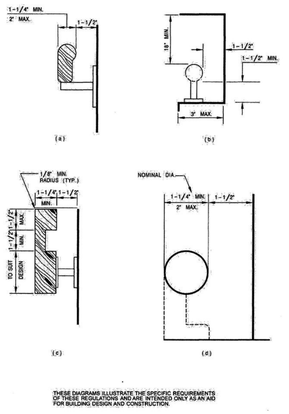
LOBBY WEST ELEVATION
1/2" = 1'-0" D



LOBBY EAST ELEVATION
1/2" = 1'-0" B

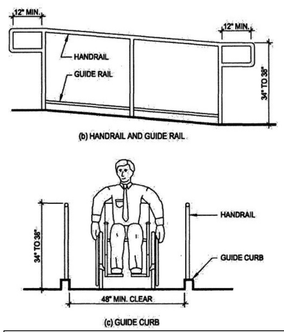


LOBBY NORTH ELEVATION
1/2" = 1'-0" A

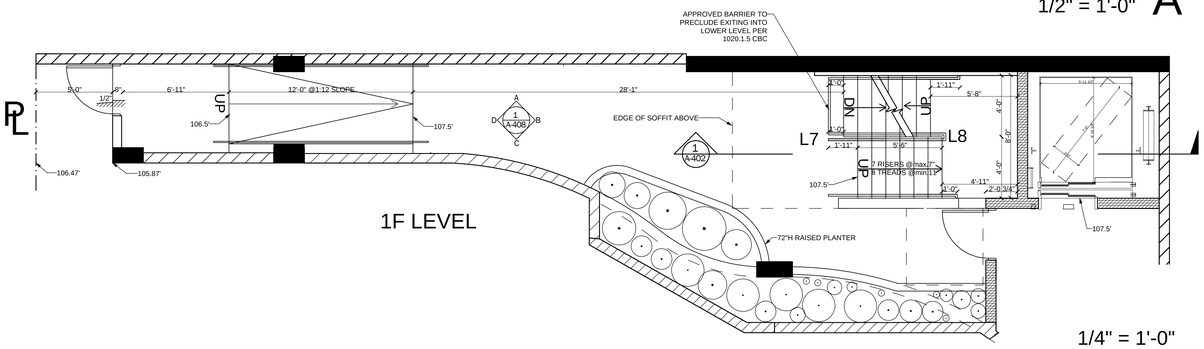


THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

RAMP HANDRAILS 3



RAMP DETAILS 2



1/4" = 1'-0"

ENLARGED LOBBY PLAN AND INTERIOR ELEVATIONS 1

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING

833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT
FARHAD ASHOFTEH
C 19728
OCTOBER 31, 2011
RENEWAL
DATE
STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

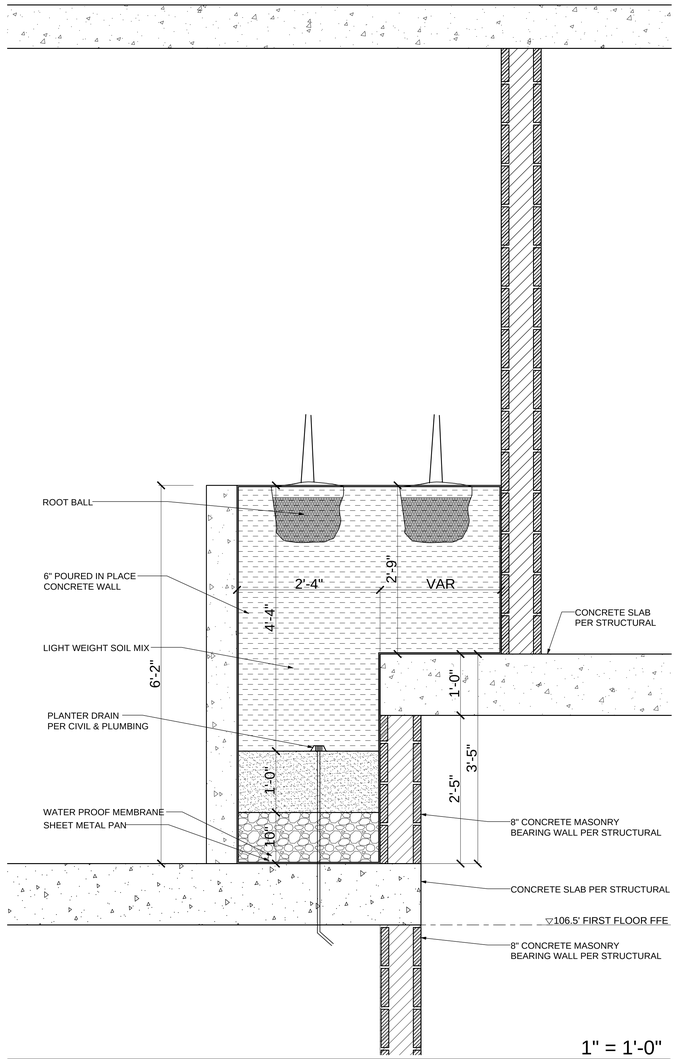
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

NORTH STAIR LOBBY

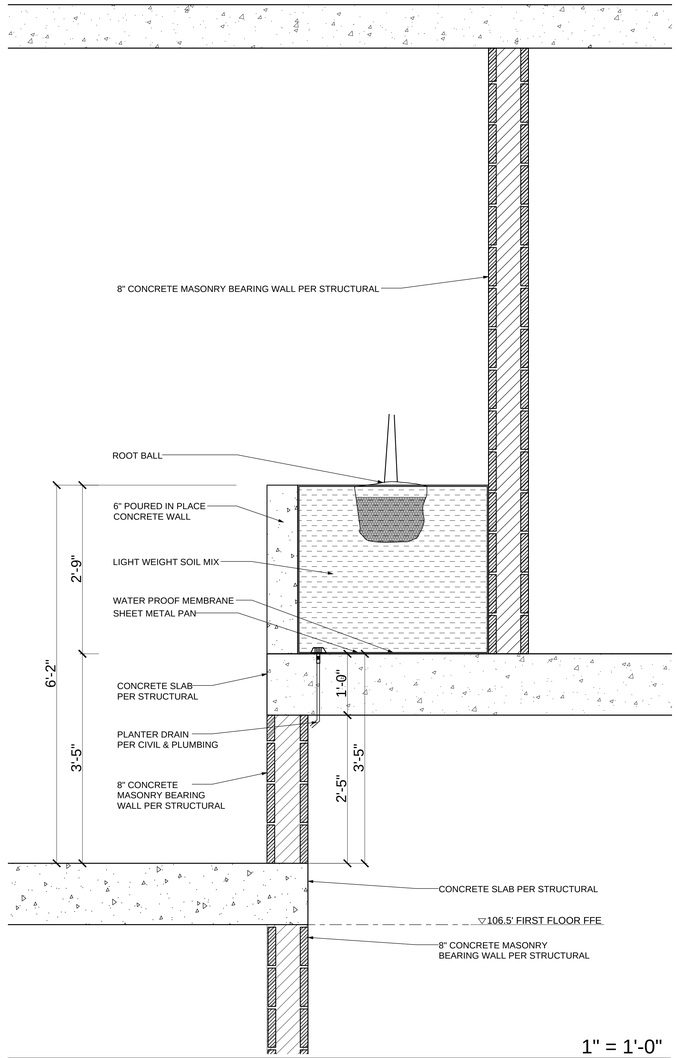
TYP. RAMP DETAILS

A-408



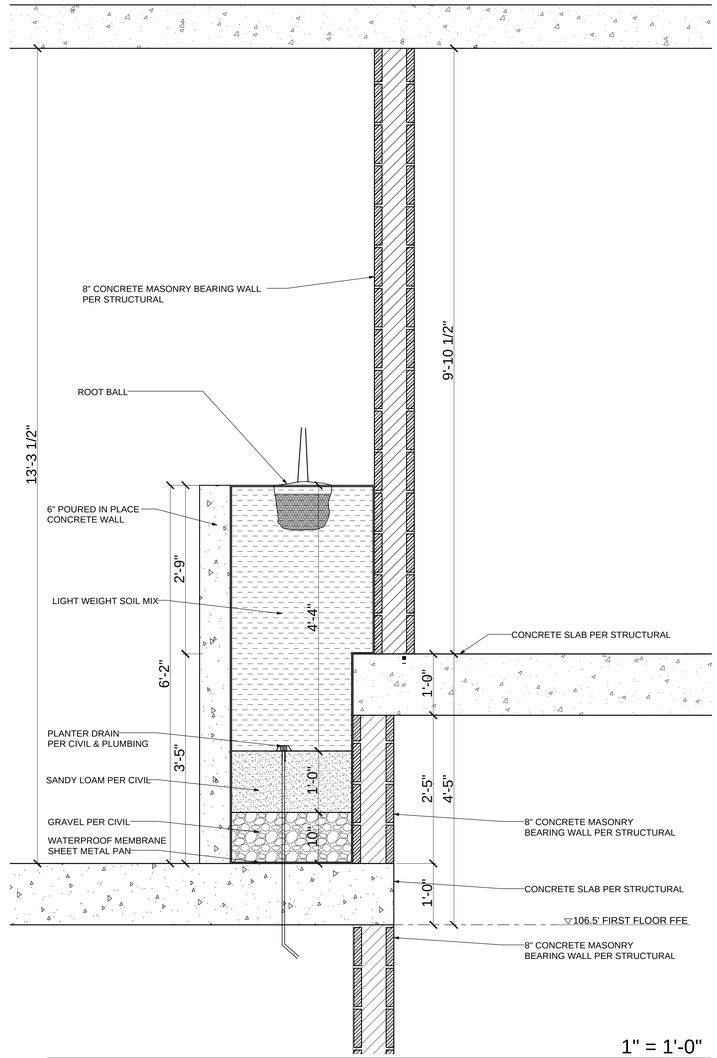
1" = 1'-0"

LOBBY PLANTER DETAIL SECTION 5



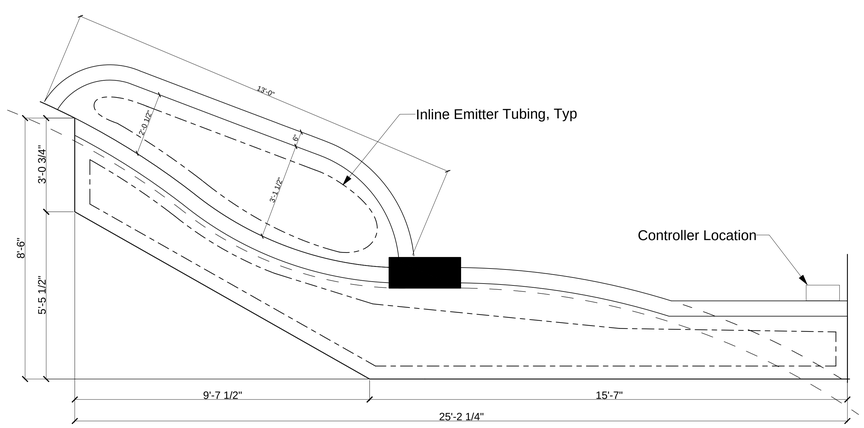
1" = 1'-0"

LOBBY PLANTER DETAIL SECTION 4



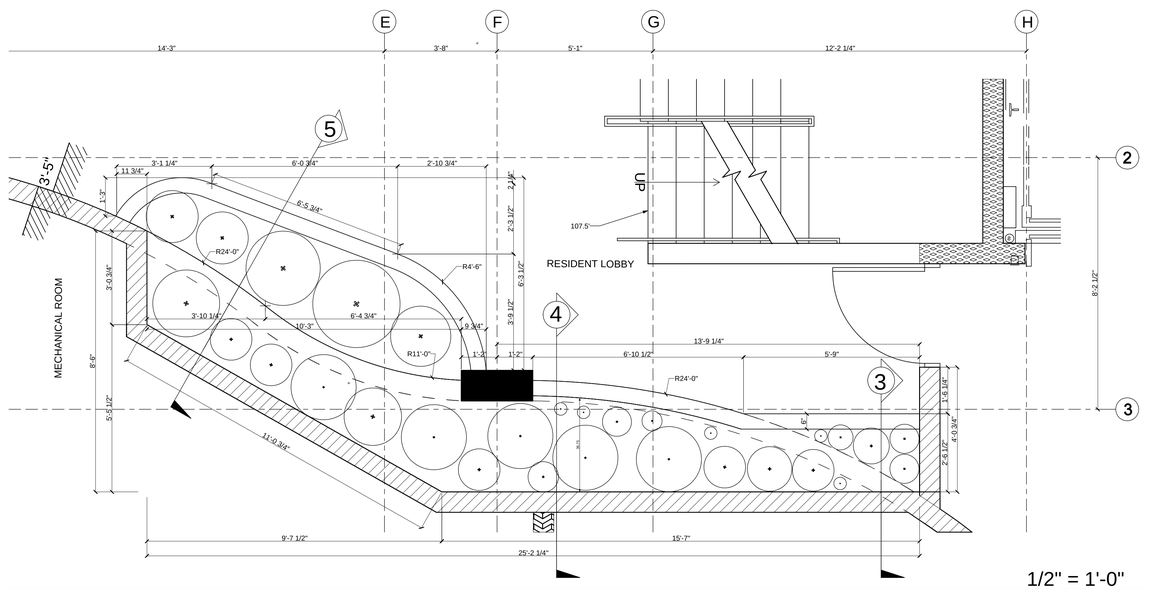
1" = 1'-0"

LOBBY PLANTER DETAIL SECTION 3



1/2" = 1'-0"

LOBBY PLANTER IRRIGATION PLAN 2



1/2" = 1'-0"

ENLARGED LOBBY PLANTER PLAN 1

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BARD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

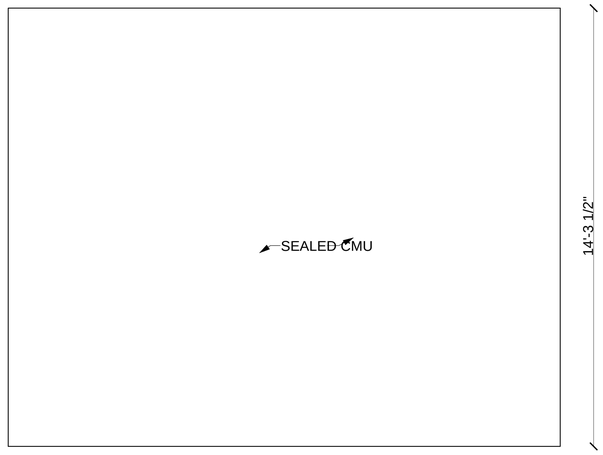
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: AS NOTED

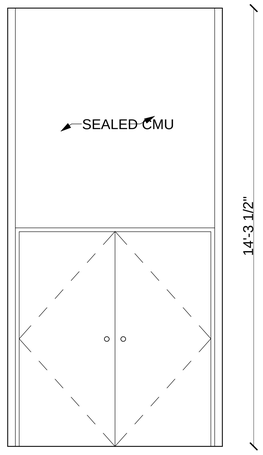
LOBBY PLANTER

A-409



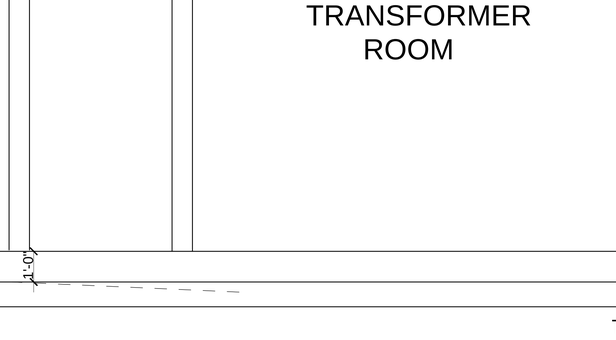
1/2" = 1'-0"

WEST INTERIOR ELEVATION 6



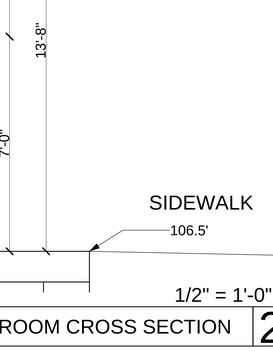
1/2" = 1'-0"

SOUTH INTERIOR ELEVATION 5



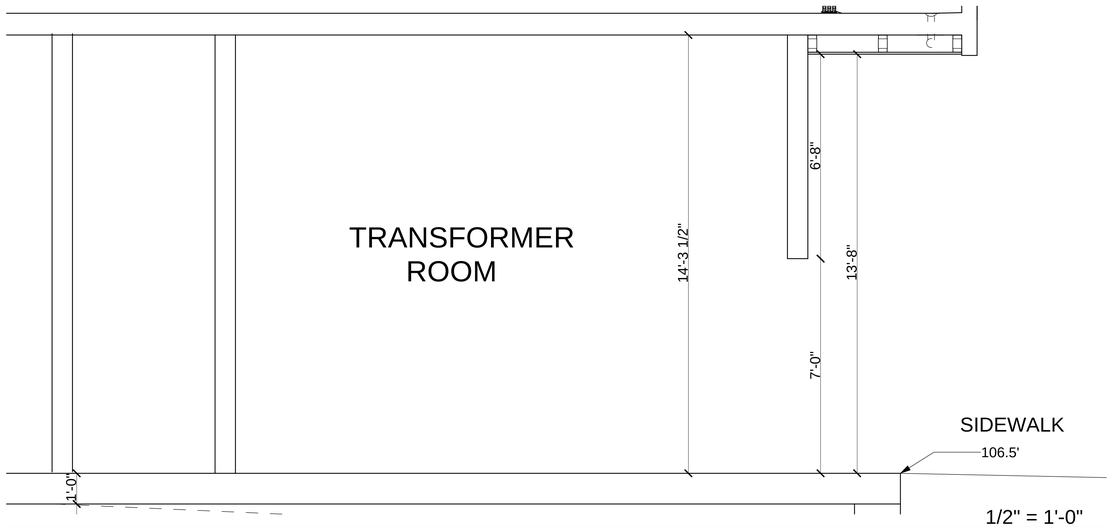
1/2" = 1'-0"

EAST INTERIOR ELEVATION 4



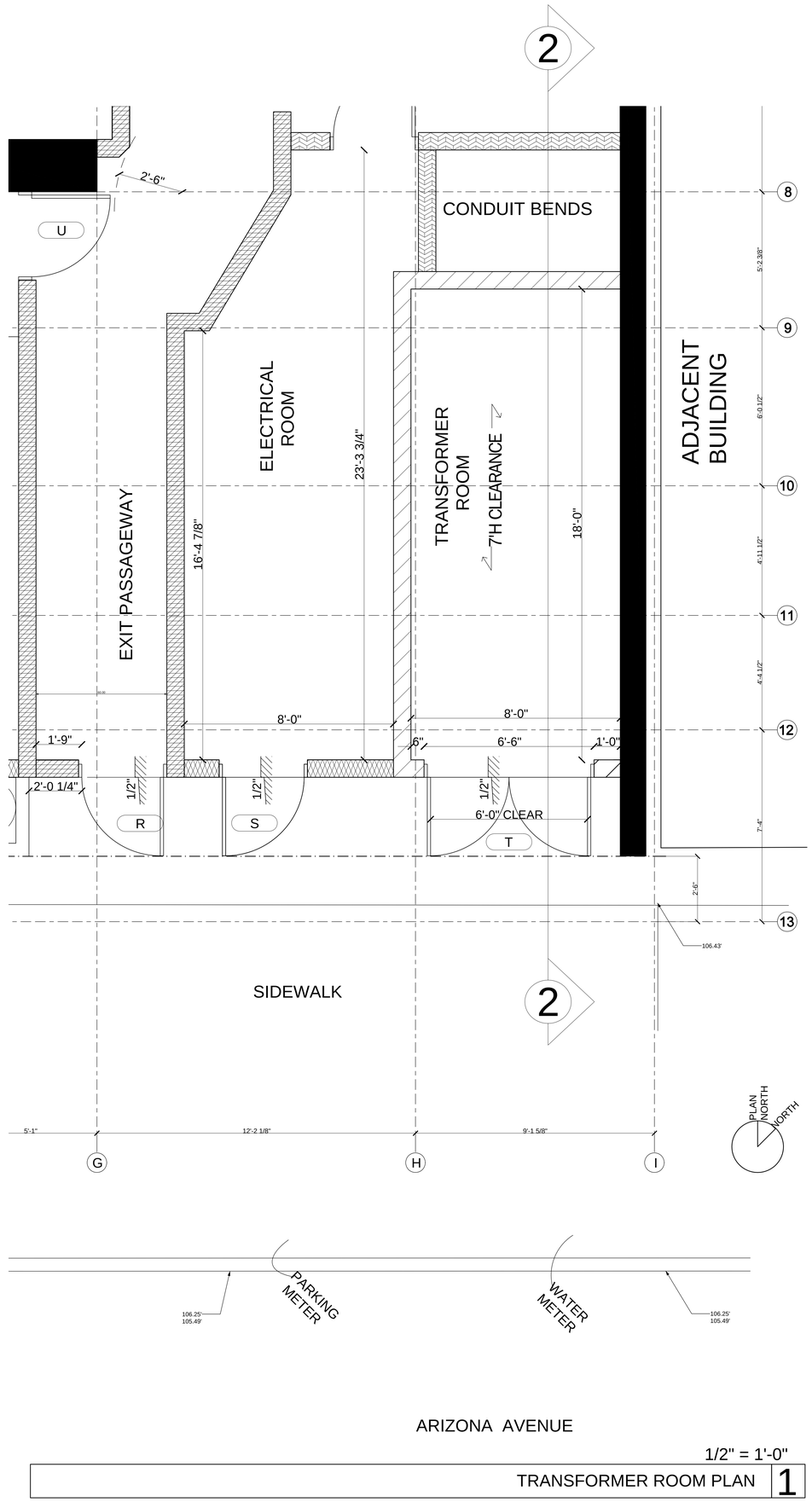
1/2" = 1'-0"

NORTH INTERIOR ELEVATION 3



1/2" = 1'-0"

TRANSFORMERROOM CROSS SECTION 2



1/2" = 1'-0"

TRANSFORMER ROOM PLAN 1

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING

833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

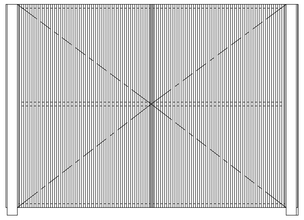
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/2" = 1'-0"

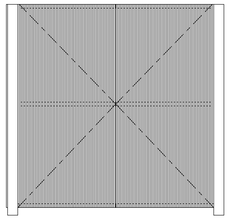
TRANSFORMER ROOM

A-410



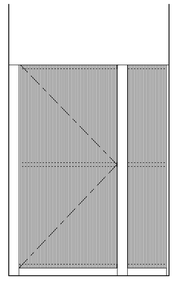
1/2" = 1'-0"

ROOF MECHANICAL EQUIPMENT SCREEN 7



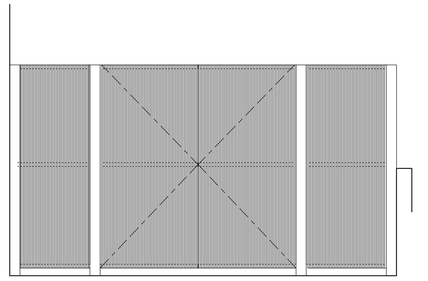
1/2" = 1'-0"

ROOF MECHANICAL EQUIPMENT SCREEN 6



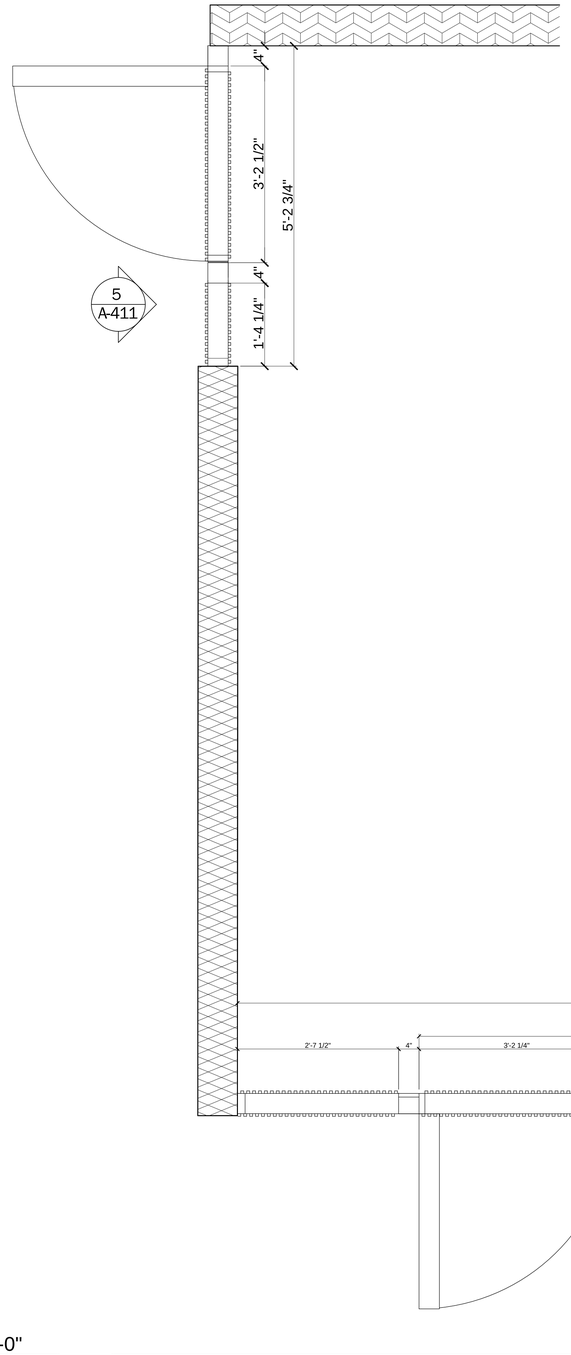
1/2" = 1'-0"

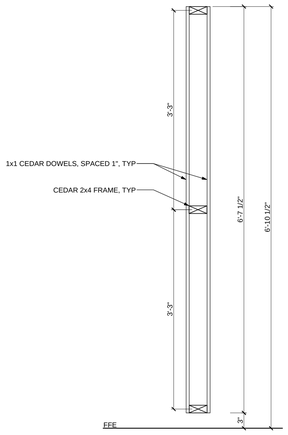
ROOF ELECTRICAL EQUIPMENT SCREEN 5



1/2" = 1'-0"

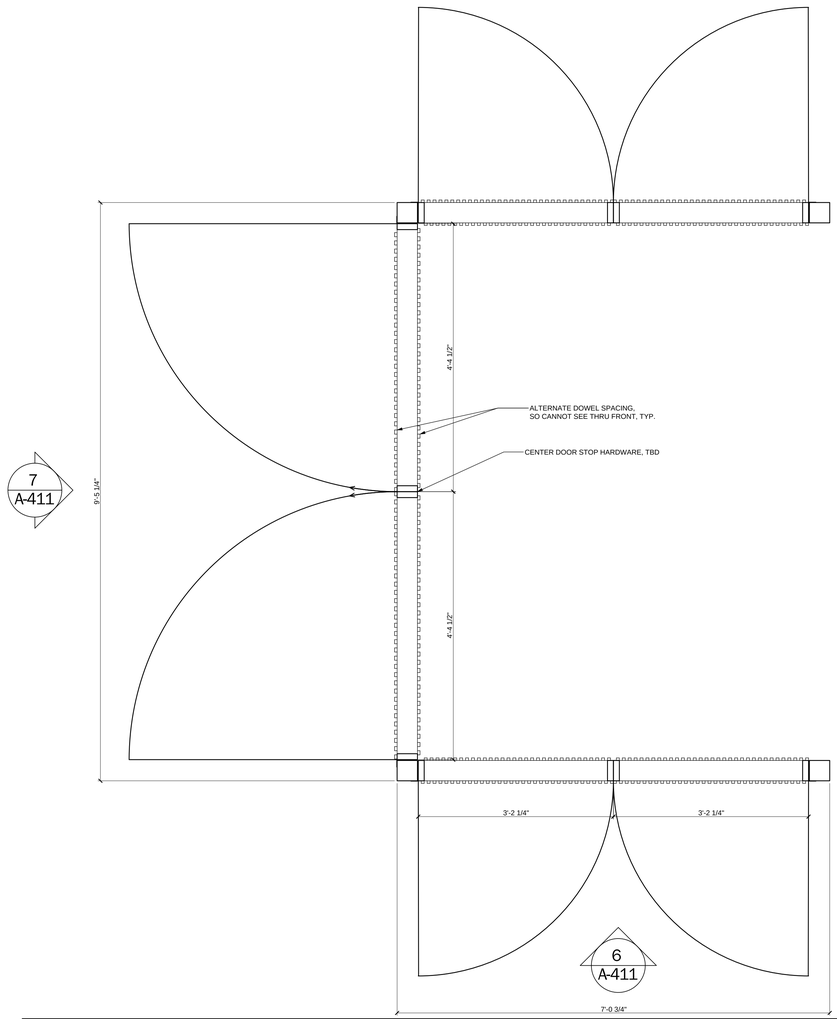
ROOF ELECTRICAL EQUIPMENT SCREEN 4





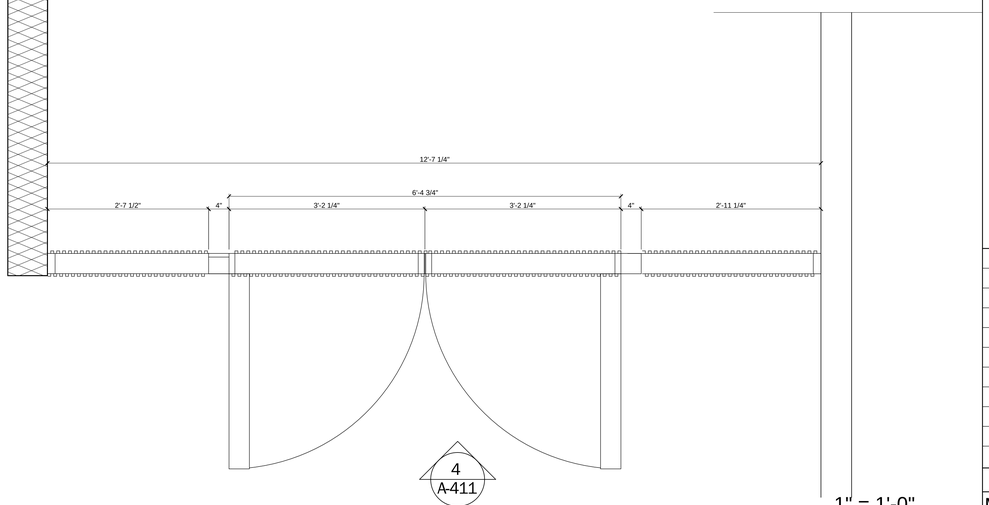
1" = 1'-0"

TYP EQUIPMENT SCREEN SECTION 3



1" = 1'-0"

ROOF MECHANICAL EQUIPMENT SCREEN 2



1" = 1'-0"

ROOF ELECTRICAL EQUIPMENT SCREEN 1

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING

833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT
FARHAD ASHOFTEH
C 19728
OCTOBER 31, 2011
RENEWAL
DATE
STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

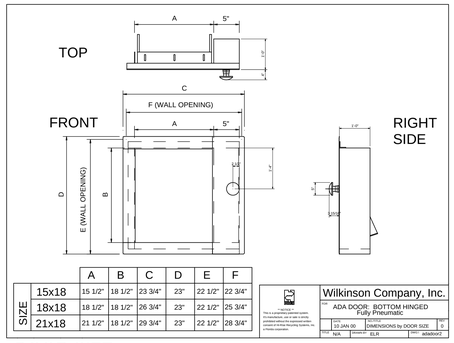
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: AS NOTED

MECHANICAL SCREENS

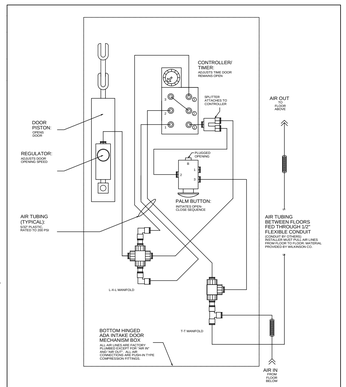
A-411



SIZE	A	B	C	D	E	F
15x18	15 1/2"	18 1/2"	23 3/4"	23"	22 1/2"	22 3/4"
18x18	18 1/2"	18 1/2"	26 3/4"	23"	22 1/2"	25 3/4"
21x18	21 1/2"	18 1/2"	29 3/4"	23"	22 1/2"	28 3/4"

Wilkinson Company, Inc.
TITLE: ADA DOOR: BOTTOM HINGED Fully Pneumatic
DATE: 10 JAN 00 | DRAWING: DOOR SIZE | REV: 0
SCALE: N/A | DRAWN: ELR | FILE: adadoor2

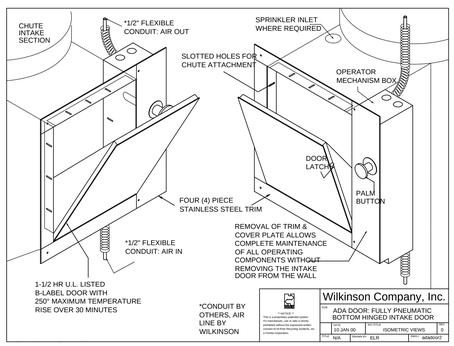
DOOR SIZE DIMENSIONS



PNEUMATIC AIR SCHEMATIC
BOTTOM HINGED ADA DOOR

Wilkinson Company, Inc.
TITLE: ADA DOOR: BOTTOM HINGED Fully Pneumatic
DATE: 10 JAN 00 | DRAWING: PNEUMATIC SCHEMATIC | REV: 0
SCALE: N/A | DRAWN: ELR | FILE: adadoor2

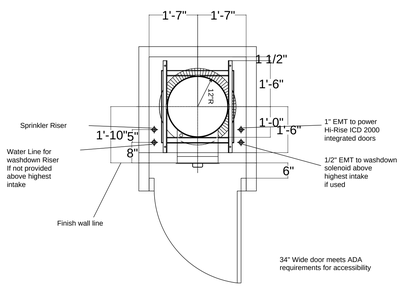
AIR SUPPLY SCHEMATIC

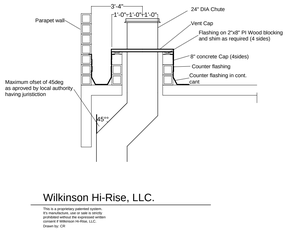


Wilkinson Company, Inc.
TITLE: ADA DOOR: FULLY PNEUMATIC BOTTOM HINGED INTAKE DOOR
DATE: 10 JAN 00 | DRAWING: ISOMETRIC VIEWS | REV: 0
SCALE: N/A | DRAWN: ELR | FILE: adadoor2

INSTALLATION SCHEMATIC

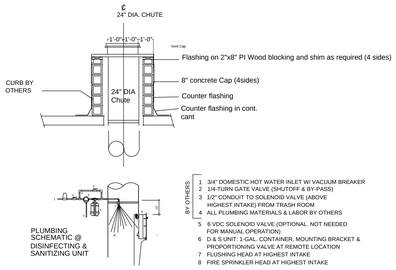
WILKINSON-HI-RISE, LLC
TRASH CHUTES W/ ADA COMPLIANT INTAKE DOORS

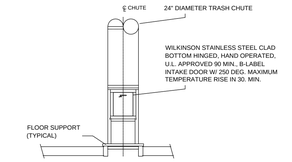


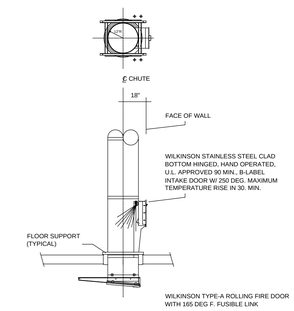


Wilkinson Hi-Rise, LLC.

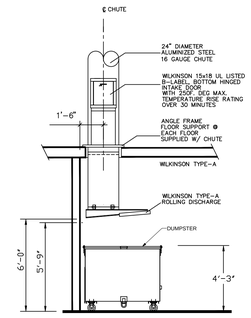
ALTERNATE CHUTE VENT | 5





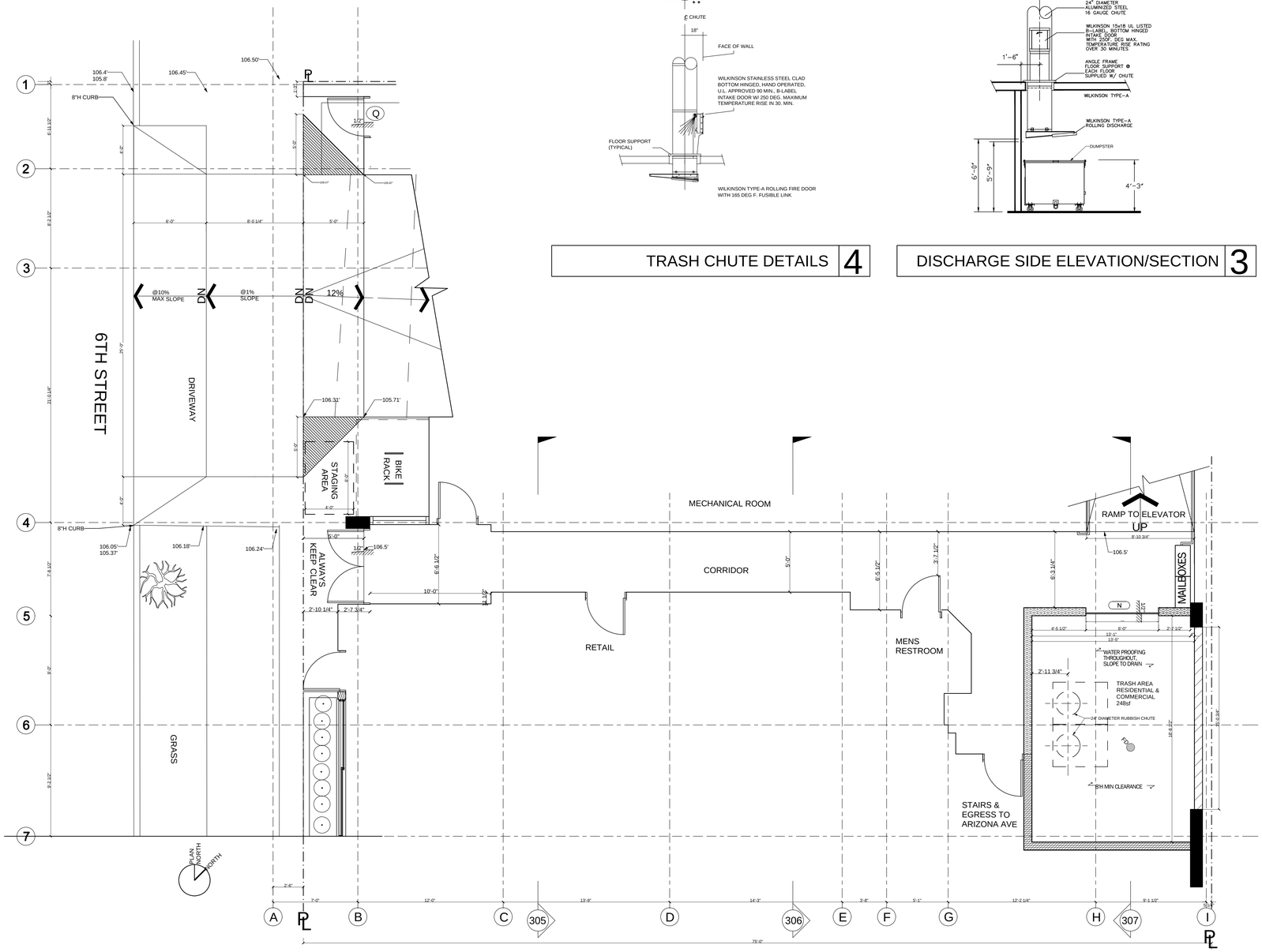


1.Refuse chutes shall comply with the requirements in Section 707.13.
a.Provide protection of openings into the chute.
b.The openings into the chute shall not be located in corridors.
c.The termination room shall be separated from the remainder of the building with a 1-hour fire barrier. And the opening shall be 45 minute rated, self closing.



TRASH CHUTE DETAILS | 4

DISCHARGE SIDE ELEVATION/SECTION | 3



UPSTAIRS TRASH CHUTE PLAN, TYP. | 2

TRASH AREA ENLARGED PLAN | 1

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:
utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3802

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

ISSUE	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
MARK	DATE	DESCRIPTION
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: AS NOTED

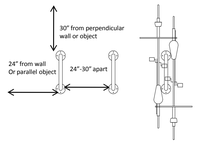
REFUSE AREA PLAN

A-412

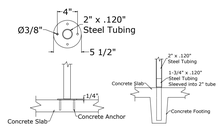
Specification Sheet

Placement Guidelines and Mounting Options

Suggested Spacing

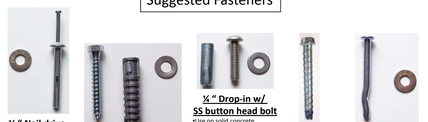


Mounting Options
(excludes Bike Rib 1.5)



Surface Mount In-Ground Mount

Suggested Fasteners



¼ " Nail drive
- Fast and easy
- Use on solid concrete
- Permanent installation
- Install w/ rack in place

¼ " Lag w/ Shield
- Use on asphalt
- Removable installation

¼ " Drop-in w/ SS button head bolt
- Use on solid concrete
- Removable installation

¼ " Powers WedgeBolt®
- Fast and easy
- Use on solid concrete
- Removable installation
- Install w/ rack in place

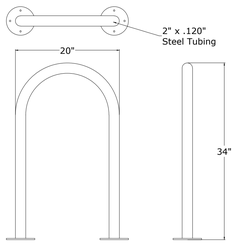
¼ " Powers Spike®
- Fast and easy
- Use on solid concrete
- Permanent installation
- Install w/ rack in place

Function First, Inc. 3935 N. Country Club Rd. #25 Tucson, AZ 85716
http://www.bikerack.com - bikeribs@yahoo.com
1.888.BIKE.RIB 1.888(245.3742) FAX 1.520.844.1110

Data Sheet

The Bike Rib® 2.0

The Bike Rib 2.0 fits where other racks won't. The Bike Rib's user friendly design allows easy lock-up of the bike frame and wheels while promoting organized and efficient bike parking.



Finish Options

Galvanized
Hot-dipped after fabrication

Powder Coat Paint
With optional zinc rich prime coat

Thermo-plastic Coating
With optional zinc rich prime coat

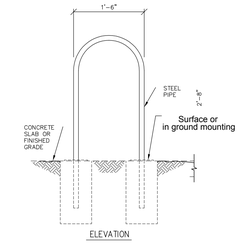
Available in surface mount (shown in photos) or in-ground mounting options.
See: Placement guidelines and mounting options detail sheet.

Function First, Inc. 3935 N. Country Club Rd. #25 Tucson, AZ 85716
http://www.bikerack.com - bikeribs@yahoo.com
1.888.BIKE.RIB 1.888(245.3742) FAX 1.520.844.1110

Specification Sheet

The Bike Rib® Inverted U Rack

www.bikerack.com/bikeracks/



NOTE:
SEE SPECIFICATION SHEET FOR ADDITIONAL INFORMATION SHOWN BUT NOT NOTED

Finish Options

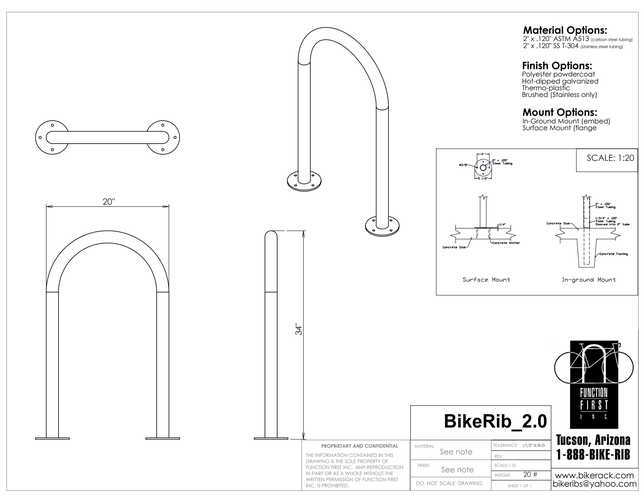
Galvanized
Hot-dipped after fabrication.

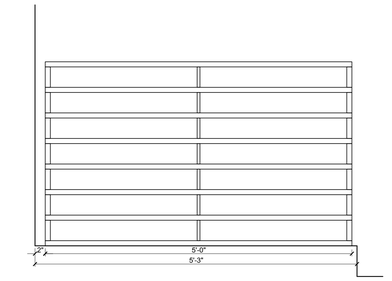
Powder Coat Paint
Polyester powder coat. Standard color: black hammer.

Thermo Plastic Coating
A kind-to-the-bike (soft to the touch) finish. Standard color: black.

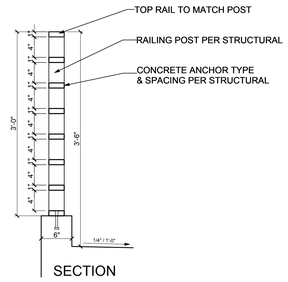
Stainless Steel
1.5" O.D. x 120, 304 St.St. tube with #4 satin finish.

Function First, Inc. : 3935 N. Country Club Rd., #25 : Tucson, Arizona 85716
http://www.bikerack.com - bikeribs@yahoo.com
1.888.BIKE.RIB 1.888(245.3742) FAX 1. 520.844.1110





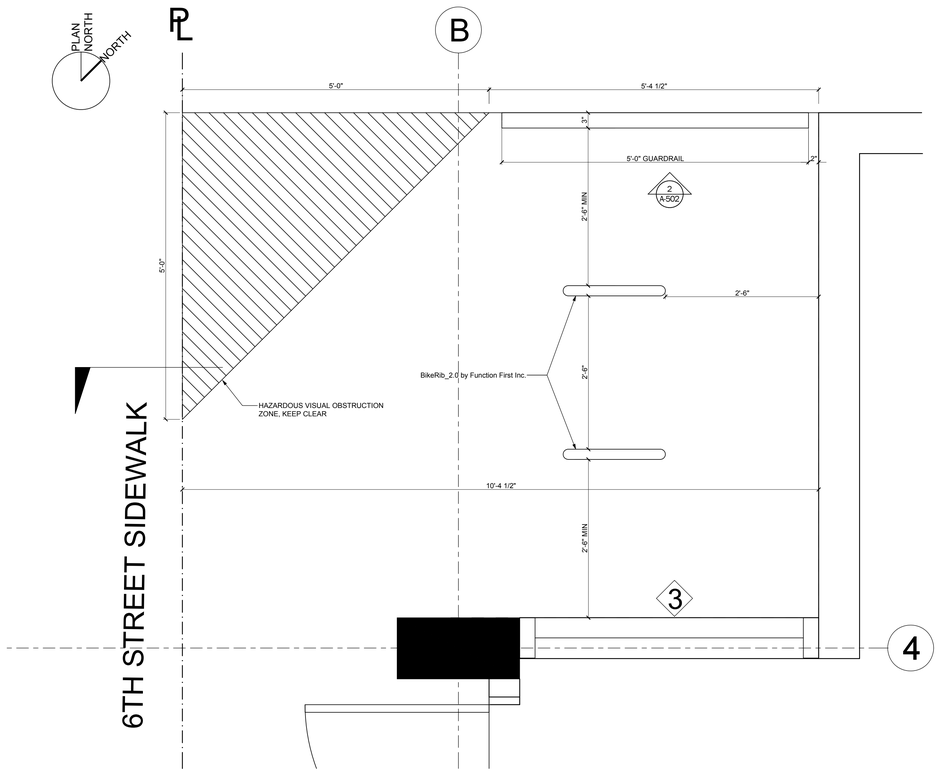
ELEVATION



SECTION

1" = 1'-0"

GROUND FLOOR GUARDRAIL NEXT TO BIKE RACK | 2



1" = 1'-0"

ENLARGED BIKE RACK PLAN | 1

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1563
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT
FARHAD ASHOFTEH
C 19728
OCTOBER 31, 2011
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

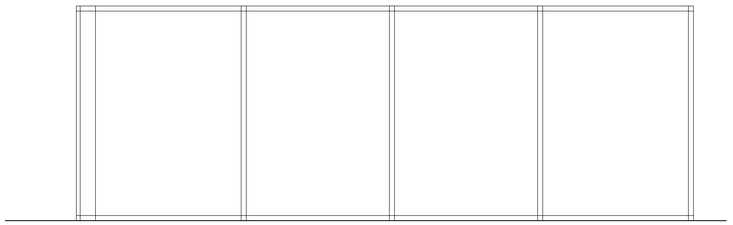
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: AS NOTED

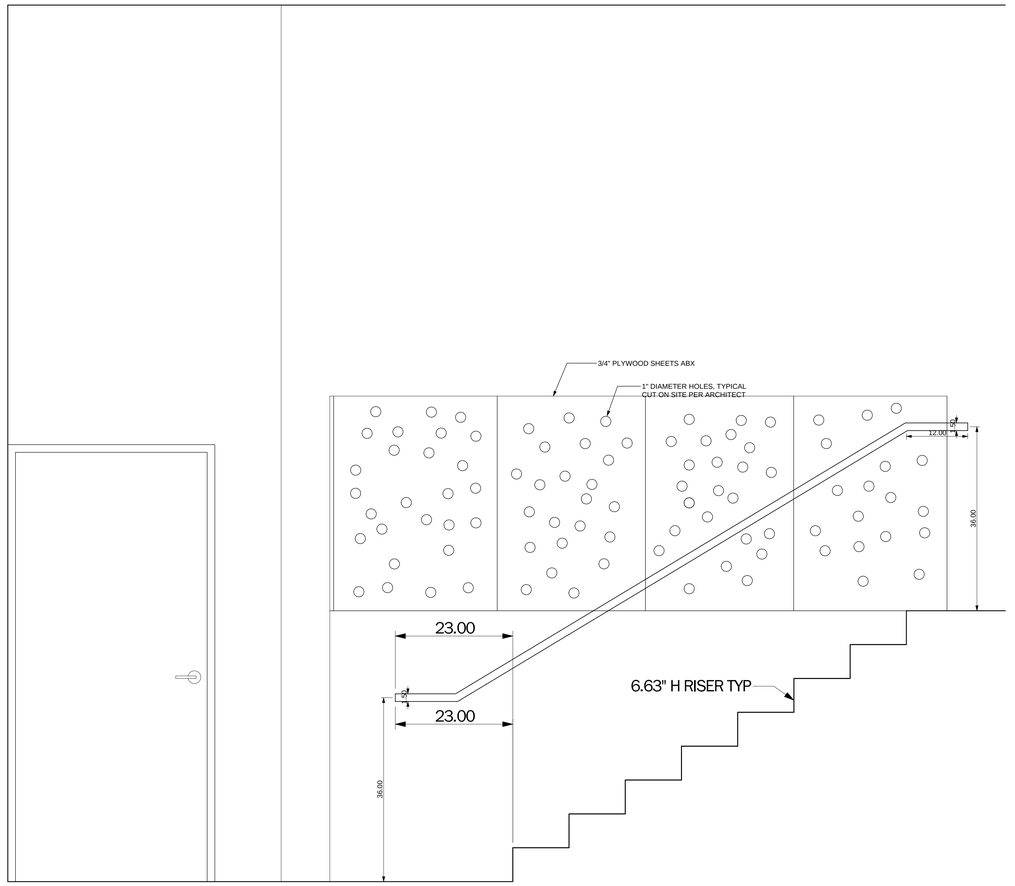
BIKE RACK DETAILS

A-413



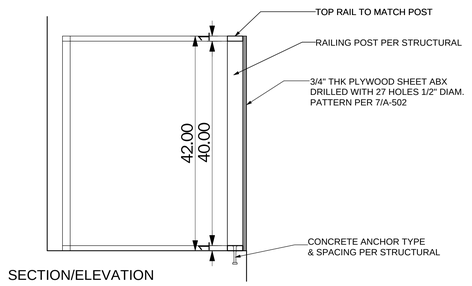
1" = 1'-0"

MECHANICAL ROOM GUARDRAIL 4



1" = 1'-0"

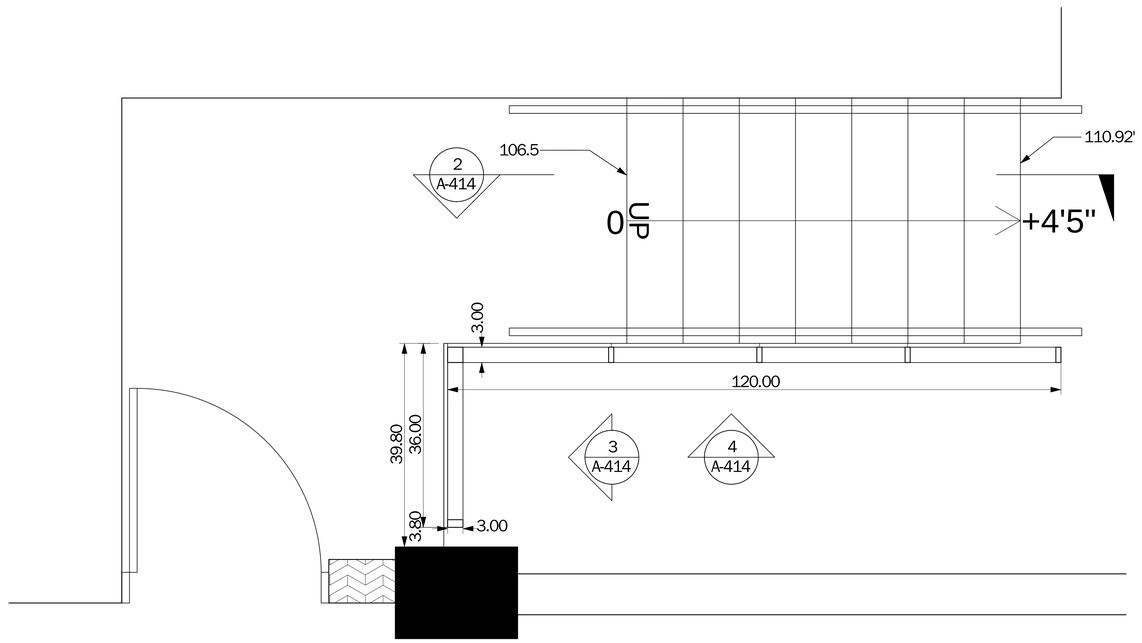
MECHANICAL ROOM STAIR AND GUARDRAIL ENLARGED PLAN 2



SECTION/ELEVATION

1" = 1'-0"

MECHANICAL ROOM GUARDRAIL 3



1" = 1'-0"

MECHANICAL ROOM STAIR AND GUARDRAIL ENLARGED PLAN 1

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT
FARHAD ASHOFTEH
C 19728
OCTOBER 31, 2011
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

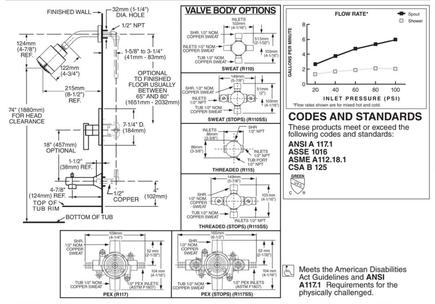
SCALE: AS NOTED

MECH ROOM GUARDRAIL

A-414

American Standard
Style That Works Better

BERWICK™
PRESSURE BALANCE BATH/SHOWER FITTING
WITH FloWise® SHOWERHEAD



CODES AND STANDARDS

These products meet or exceed the following codes and standards:

ANSI A 117.1
ASSE 1016
ASME A112.18.1
CSA B 125

Meets the American Disabilities Act Guidelines and **ANSI A117.1** Requirements for the physically challenged.

	Product Number	Description	Finish Options: Polished Chrome (002)	Finish Options: PVD Satin Nickel (295)
TRIM KITS *	T430.508	Bath/Shower Trim Kit. Lever Handle. FloWise Showerhead. L ESS Valve Body.		
	T430.507	Shower Only Trim Kit. Lever Handle. FloWise Showerhead. L ESS Valve Body.		

	Product Number	Description
ROUGH VALVE BODIES	R110	Rough Valve Body less trim. Direct Sweat inlets/outlets.
	R110SS	Rough Valve Body less trim. Direct Sweat inlets/outlets with Screwdriver Stops.
	R115	Rough Valve Body less trim. Female Thread inlets/outlets.
	R115SS	Rough Valve Body less trim. Female Thread inlets/outlets with Screwdriver Stops.
	R117	Rough Valve Body less trim. PEX inlets/ Direct Sweat outlets.
	R117SS	Rough Valve Body less trim. PEX inlets/ Direct Sweat outlets with Screwdriver Stops.

*** TRIM & ROUGH MUST BE ORDERED SEPARATELY.**

© 2010 AS America Inc.

American Standard
Style That Works Better

BERWICK™
PRESSURE BALANCE BATH/SHOWER FITTING
WITH FloWise® SHOWERHEAD

T430.508 Bath/Shower Trim Shown

GENERAL DESCRIPTION:

TRIM KIT

FloWise water saving 3-function showerhead offers up to 40% water savings at maximum 2.0gpm/7.6L/min. flow rate. Metal slip-on diverter spout. Available with metal lever handle.

ROUGH VALVE BODY

Cast brass body, washerless ceramic disc valve cartridge with back to back capability, and hot limit safety stop. Cycles from "off" to "cold" to "hot". Pressure balancing cartridge maintains constant output temperature in response to changes in relative hot and cold supply pressure. 1/2" inlets and outlets (choice of direct sweat, threaded, or PEX). Available with screwdriver stops. Rough-in plaster guard designed for use as thin-wall mounting adaptor.

Valve body will accept a variety of decorative Bath/Shower Trims

MODEL NUMBER:

TRIM KITS:

❑ **T430.508 Berwick BATH/SHOWER Trim Kit**
Lever Handle. FloWise® Showerhead. LESS Valve Body.

❑ **T430.507 Berwick SHOWER ONLY Trim Kit**
Lever Handle. FloWise Showerhead. LESS Valve Body.

ROUGH VALVES:

❑ **R110 Pressure Balance Rough Valve Body only**
Direct sweat inlets/outlets. LESS trim.

❑ **R110SS Pressure Balance Rough Valve Body only with Screwdriver stops**
Direct sweat inlets/outlets. Screwdriver stops. LESS trim.

❑ **R115 Pressure Balance Rough Valve Body only**
Female thread inlets/outlets. LESS trim.

❑ **R115SS Pressure Balance Rough Valve Body only with Screwdriver stops**
Female thread inlets/outlets. Screwdriver stops. LESS trim.

❑ **R117 Pressure Balance Rough Valve Body only**
PEX inlets/Direct sweat outlets. LESS trim.

❑ **R117SS Pressure Balance Rough Valve Body only with Screwdriver stops**
PEX inlets/Direct sweat outlets. Screwdriver stops. LESS trim.

PRODUCT FEATURES:

FloWise Water Saving 3-Function Showerhead: Saves up to 40% in water usage. Max. 2.0gpm/7.6L/min. flow rate.

Cast Brass Valve Body: Durable - Quality that will last a lifetime. Ideal material for prolonged contact with water.

Ceramic Disc Valve Cartridge: Assures a lifetime of drip-free performance. Allows easy fine tuning of temperature (125 handle rotation from off to hot).

Pressure Balancing Valve Cartridge: Maintains constant output temperature in response to changes in hot and cold supply pressure. Diaphragm system engineered to eliminate cross flow. Avoids failure due to mineral deposits - ideal for use in hard water.

Back-to-Back Capability: Hot and cold can be reversed quickly and easily.

Adjustable Hot Limit Safety Stop: Limits the amount of hot water allowed to mix with cold. Reduces the risk of accidental scalding.

Exclusive Plaster Guard: Plaster guard is designed to protect valve during installation and serve as a mounting plate for thin-wall installations. 2 piece design allows valve to be tested prior to trim installation.

Wide Rough-in Range: From 1-5/8" to 3-1/4".

SUGGESTED SPECIFICATION:

Bath/shower fitting shall feature water saving 3-function showerhead with Max. 2.0gpm/7.6L/min. flow rate. Shall feature a cast brass body. Shall feature ceramic disc valve cartridge which is capable of back-to-back installation. Fitting shall be equipped with pressure balancing cartridge engineered to eliminate cross flow and avoid failure due to mineral deposits. Shall also feature hot limit safety stop. Fitting shall be: Rough Valve Body - American Standard Model # R11____, Trim Kit - American Standard Model # T430.50____.

© 2010 AS America Inc.

BATHTUB FAUCETS AND CONTROLS 5

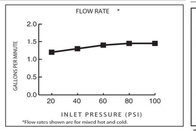
American Standard
Style That Works Better

CADET
SINGLE CONTROL LAVATORY FAUCET

CODES AND STANDARDS

These products meet or exceed the following codes and standards:

ANSI A117.1
ASME A112.18.1
NSF 61/Section 9
CSA B 125



Product Number	Description
81155F	Lavatory faucet. Non-Metallic Speed Connect™ Pop-up drain, Satin Nickel (PVD) Finish.

Meets the American Disabilities Act Guidelines and ANSI A117.1 Requirements for the physically challenged.

© 2009 AS America, Inc.

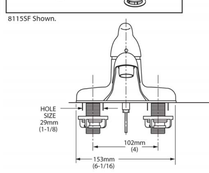
American Standard
Style That Works Better

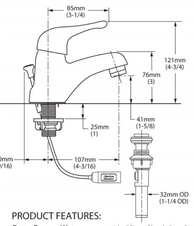
CADET
SINGLE CONTROL LAVATORY FAUCET

8115SF Shown.

MODEL NUMBER:

❑ 8115SF Lavatory Faucet
Speed Connect™ Pop-up drain. Metal Lever Handle. Satin Nickel (PVD) finish.





GENERAL DESCRIPTION:

Single control lavatroy faucet on 4" centers. Washerless 40mm ceramic disc valve cartridge. Durable cast brass waterway with 1/2" male threaded brass inlet shanks. Metal body with color matched underbody. Metal lever handle. 20" (500mm) long flexible stainless steel drain cable is pre-assembled to faucet body. Non-Metallic Speed Connect™ drain body with 1-1/4 inch (32mm) tail piece. 1.5 gpm/5.7L/min. maximum flow rate.

PRODUCT FEATURES:

Cast Brass Waterways with "City Shanks" : Strong and durable. Integral tabs on casting provide a wobble-free installation.

Ceramic Disc Valve Cartridge: Assures a lifetime of drip-free performance.

Low Lead: Meets NSF Standard 61/Section 9 & Prop 65 lead requirements.

Speed Connect™ Drain:
- 1/3 the parts, installs in 1/3 the time.
- No tools or plumbers putty required for installation.
- No adjustments required - seals the first time, every time.
- Flexible stainless steel cable - installs effortlessly in tight spaces.

Longer Spout: Provides extended reach into lavatory.

Simple Installation: Fast and easy one person installation. Faucet drops in from top. Quick spin nuts secure faucet in place.

SUGGESTED SPECIFICATION:

Single control lavatory fitting shall feature cast brass waterways with 1/2" male inlet shanks. Shall also feature washerless 40mm ceramic disc valve cartridge. Shall also feature a drain body with stainless steel cable actuation. Fitting shall be American Standard Model # 8115SF.

© 2009 AS America, Inc.

LAVATORY FAUCET, TYPICAL 4

American Standard
Style That Works Better

BARRIER FREE

NEW SOLAR™ AFR BATH
ENAMELED STEEL

NEW SOLAR™ BATH FOR ABOVE FLOOR ROUGH INSTALLATION

❑ **0263.102** Right hand outlet
❑ **0263.202** Left hand outlet

Product Features:
- Acid resisting, enameled steel construction
- One-piece bath
- Integral apron
- For above-floor rough installations
- End drain outlet
- Full slip-resistant pattern
- Straight tiling flange
- Fully-bonded support pad

Nominal Dimensions:
1524 x 762 x 422mm
(60" x 30" x 16-5/8")

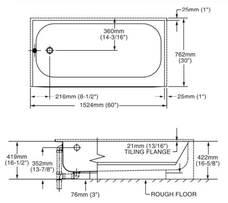
Bathing Well Depth:
13-1/4" (337mm)

Shipping Weight:
85lbs. (39 kg)

Compliance Certifications -
Meets or Exceeds the Following Specifications:
- ASME A112.19.4 for Enameled Steel Plumbing Fixtures
- ASTM F-462 for Slip-resistant Bathing Facilities

To Be Specified:
❑ Color:
❑ Bath Faucet*:
❑ Faucet Finish:
❑ Drain:

* See faucet section for additional models available



NOTES:
0263.202 LEFT HAND OUTLET (SHOWN).
0263.102 RIGHT HAND OUTLET (REVERSE DIMENSIONS).
CONCEALED TRAP NOT INCLUDED.
FITTINGS NOT INCLUDED AND MUST BE ORDERED SEPARATELY.
CONCEALED PIPING NOT INCLUDED.

IMPORTANT: Dimensions of fixtures are nominal and may vary within the range of tolerances established by ANSI Standard A112.19.4. These measurements are subject to change or cancellation. No responsibility is assumed for use of superseded or voided leaflet.

MEETS THE AMERICANS WITH DISABILITIES ACT GUIDELINES AND ANSI A117.1 REQUIREMENTS FOR ACCESSIBLE AND USEABLE BUILDING FACILITIES-CHECK LOCAL CODES. INSTALL WITH SEAT AT HEAD END.

© 2009 AS America Inc.

American Standard
Style That Works Better

BARRIER FREE

DECLYN™ WALL-HUNG LAVATORY
VITREOUS CHINA

DECLYN™ WALL-HUNG LAVATORY

- Wall-hung sink
- Vitreous china
- Rear overflow
- Soap depression
- Faucet ledge
  Shown with 2000.101 Ceramix faucet (not included)

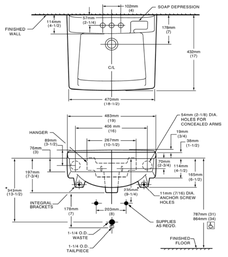
❑ **0321.026** With wall hanger (Illustrated)
Faucet holes on 102mm (4") centers

❑ **0321.075** For concealed arms support
Faucet holes on 102mm (4") centers

Nominal Dimensions:
470 x 432mm
(18-1/2" x 17")

Bowl sizes:
362mm (14-1/4") wide
273mm (10-3/4") front to back
152mm (6") deep

Compliance Certifications -
Meets or Exceeds the Following Specifications:
- ASME A112.19.2 for Vitreous China Fixtures



To Be Specified:
❑ Color: ❑ White ❑ Bone ❑ Silver
❑ Faucet*:
❑ Faucet Finish:
❑ Supplies:
❑ 1-1/4" Trap:
❑ Nipple:
❑ Concealed Arms Support (by others):

* See faucet section for additional models available

MEETS THE AMERICANS WITH DISABILITIES ACT GUIDELINES AND ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES - CHECK LOCAL CODES.
Top of front rim mounted 864mm (34") from finished floor.

NOTES:
- DIMENSIONS SHOWN FOR LOCATION OF SUPPLIES AND "P" TRAP ARE SUGGESTED.
PROVIDE SUITABLE REINFORCEMENT FOR ALL WALL SUPPORTS.
FITTINGS NOT INCLUDED AND MUST BE ORDERED SEPARATELY.

IMPORTANT: Dimensions of fixtures are nominal and may vary within the range of tolerances established by ANSI Standard A112.19.2. These measurements are subject to change or cancellation. No responsibility is assumed for use of superseded or voided pages.

© 2008 AS America Inc.

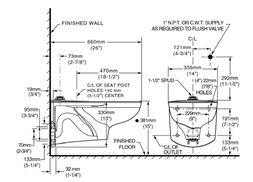
LAVATORY, TYPICAL 2

American Standard
Style That Works Better

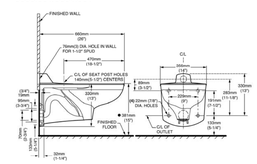
BARRIER FREE

AFWALL™ FloWise® ELONGATED 1.28 GPF FLUSHOMETER TOILET
VITREOUS CHINA with EVERCLEAN®

3351.128/3352.128
3351.001/3352.001



3353.128/3354.128
3353.001/3354.001



NOTES:
● **Toilet designed to meet ADA accessibility standards when top of seat height set at 432 to 483mm (17" to 19") from finished floor.**

PRODUCT 3351 AND 3353 SHOWN, 3352 AND 3354 SAME AS EXCEPT WITH SLOTTED RIM FOR BED PAN HOLDING.
WASTE OUTLET SEAL RING MUST BE NEOPRENE OR GRAPHITE-FELT (WAX RING NOT RECOMMENDED).
SUGGESTED 2mm (1/16) CLEARANCE BETWEEN FACE OF WALL AND BACK OF BOWL TO COMPLY WITH AREA CODE GOVERNING THE HEIGHT OF VACUUM BREAKER ON THE FLUSHOMETER VALVE, THE PLUMBER MUST VERIFY DIMENSIONS SHOWN FOR HIS INSTALLATION.
FLUSHOMETER VALVE NOT INCLUDED WITH FIXTURE AND MUST BE ORDERED SEPARATELY.
CARRIER FITTING AS REQUIRED TO BE FURNISHED BY OTHERS.
PROVIDE SUITABLE REINFORCEMENT FOR ALL WALL SUPPORT.

IMPORTANT: Dimensions of fixtures are nominal and may vary within the range of tolerances established by ANSI Standard A112.19.2.
These measurements are subject to change or cancellation. No responsibility is assumed for use of superseded or voided pages

© 2010 AS America Inc.

American Standard
Style That Works Better

BARRIER FREE

AFWALL™ FloWise® ELONGATED 1.28 GPF FLUSHOMETER TOILET
VITREOUS CHINA with EVERCLEAN®

AFWALL™ FloWise® ELONGATED TOILET with EVERCLEAN®

- Wall-mounted flushometer valve toilet
- Vitreous china
- Meets definition for HET (High Efficiency Toilet)
- High Efficiency (4.8 Lpf/1.28 gpf)
- Will also function at 1.1gpf and 1.6gpf with a properly set dual flush valve
- EverClean® surface inhibits the growth of stain- and odor-causing bacteria, mold, and mildew on the surface
- Condensation channel
- Elongated bowl
- Powerful direct-fed siphon jet action
- 1-1/2" inlet spud
- Fully-glazed 2-1/8" trapway
- 10" x 12" water surface area
- 100% factory flush tested

❑ **3351.128** Elongated bowl only, top spud
❑ **3351.001** Same as above, Universal Bowl
❑ **3352.128** Elongated bowl only, top spud with slotted rim for bedpan holding (White only)
❑ **3352.001** Same as above, Universal Bowl
❑ **3353.128** Elongated bowl only, back spud (White, Bone, and Linen only)
❑ **3353.001** Same as above, Universal Bowl
❑ **3354.128** Elongated bowl only, back spud with slotted rim for bedpan holding (White only)
❑ **3354.001** Same as above, Universal Bowl

Component Parts:
❑ **047007-0070A** Inlet Spud (furnished with bowl)

Nominal Dimensions:
660 x 356 x 381mm
(26" x 14" x 15")

Recommended working pressure–between 25 psi at valve when flushing and 80 psi static

Fixture only, less seat, bolt caps, and flushometer valve

Compliance Certifications -
Meets or Exceeds the Following Specifications:
- ASME A112.19.2-2008/CSA B45.1-08 for Vitreous China Fixtures

SEE REVERSE FOR ROUGHING-IN DIMENSIONS

To Be Specified:
❑ Color: ❑ White ❑ Bone ❑ Linen ❑ Black
❑ Seat:
  ❑ American Standard #5901.100 Heavy duty open front less cover
  ❑ American Standard #5905.100 Extra heavy duty open front less cover
❑ Flushometer Valve:
  ❑ American Standard Selectronic™ #6065.121.002 DC Power (Top Spud)
  ❑ American Standard Selectronic® #6065.222.007 DC Power (Concealed Back Spud)
  ❑ American Standard Selectronic® #6067.222.007 AC Power (Concealed Back Spud)
  ❑ American Standard Selectronic™ #6068.222.007 Multi AC Power (Concealed Back Spud)

MEETS THE AMERICANS WITH DISABILITIES ACT GUIDELINES AND ANSI A117.1 REQUIREMENTS FOR ACCESSIBLE AND USABLE BUILDING FACILITIES - CHECK LOCAL CODES.
● When installed so top of seat is 432 to 483mm (17" to 19") from the finished floor.

EVERCLEAN® surface

© 2010 AS America Inc.

TOILET, TYPICAL 1

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY

HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL

ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING

BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC

MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL

A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3802

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

ISSUE	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
MARK	DATE	DESCRIPTION
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

BATHROOM PRODUCTS
A-415

WORKTOP LIFTS **BASELIFT 6200**

230 V ~ 50 Hz 230 VA

1.5 cm / sec.

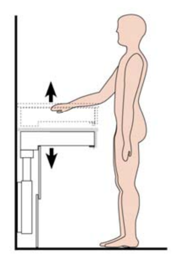
30 cm (70 - 100 cm, excl. worktop)

100 kg

CE

- ✓ *Can be fitted with drawers*
- ✓ *Cover panels conceal the wall and wiring*
- ✓ *Sink unit and hob can be inserted in the lift*
- ✓ *Movable motors and free space at the wall beneath the motorised leg simplify the moving of electric, water and drain connections*

FUNCTION



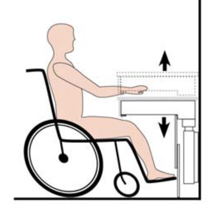
BASELIFT 6200 adjusts the height of the work surface on a straight wall. Worktops with a depth of 56-61 cm are mounted on the lift.

The worktop lift is adapted to allow the installation of an inset sink unit, hob and drawers.

Control:
The work surface is adjusted to the optimal height simply by pushing a button. Choose between recessed button or remote control.

Safety:
Overload protection:
If it is overloaded, the lift stops.

Safety buffer:
Located under the front edge of the worktop. When the buffer is touched, the lift stops.



PLANNING

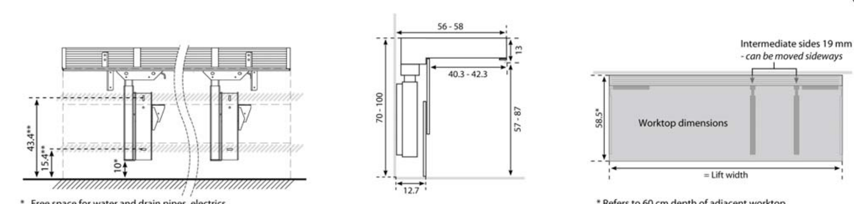
When planning, note the following points:
- Available in widths from 59 - 340 cm. Adjustable frame depth 56 - 58 cm.
- The lift is adjusted to the front height 11.8 cm.
- Check the condition of the wall (material, positioning of bolts). *Plaster walls must be strengthened.*
- Water, drain and electric connections are positioned below or to the side of the motorised leg. (See diagram below).
- Is the lift to be fitted with an inset sink unit or a complete sink unit?
- Will the lift have drawers or chopping boards? (If so, where?)
- Which control unit is required? *An area of 9 cm x 9 cm is required for a recessed control button*
- There must be 0.5 cm clearance between the adjacent cabinet and the lift to allow space for movement.
- Fittings for installing fronts and cover panels included.
- The lift allows 1.5 cm clearance at the wall for wall covering.

INSTALLATION

- BASELIFT 6200 comprises two parts. Motorised leg and pre-mounted frame system in aluminium.
- The motorised leg is screwed to the wall.
- The frame system is fitted on the motorised leg and adjusted for width, depth and inclination.
- The control unit is plugged into the wall socket
- Fronts, worktop, any sink unit, hob etc. are mounted.

TECHNICAL SPECIFICATIONS

(cm)



* Free space for water and drain pipes, electrics
** Horizontal cross bars placed in wall

* Refers to 60 cm depth of adjacent worktop.

Detailed installation instructions can be downloaded from www.granberg.se **20**

GRANBERG since 1870

REPOSTIONABLE COUNTERTOP HARDWARE 1

Amana 20" (50.8 cm) Freestanding Electric Range

PRODUCT MODEL NUMBERS

AEP222VA AEP200VA

Electrical Requirements: If codes permit and a separate ground wire is used, it is recommended that a qualified electrical installer determine that the ground path is adequate and wire gauge is in accordance with local codes.

Range Rating*		Specified Rating of Power Supply Cord Kit and Circuit Protection
120/240 Volts	**120/208 Volts**	**Amps**
8.0 - 16.5 KW	6.0 - 12.5 KW	40 or 50**
16.6 - 22.5 KW	12.6 - 18.5 KW	50

*The NEC calculated load is less than the total connected load listed on the model/serial rating plate.

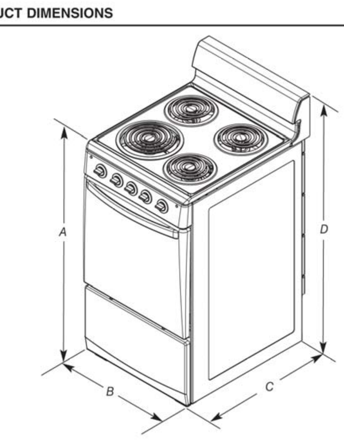
**If connecting to a 50-amp circuit, use a 50-amp rated cord with kit. For 50-amp rated cord kits, use kits that specify use with a nominal 1⅜" (34.9 mm) diameter connection opening.

A circuit breaker is recommended.

The range can be connected directly to the circuit breaker box (or fused disconnect) through flexible or nonmetallic sheathed, copper or aluminum cable.

The model/serial rating plate is located under the left front burner bowl.

PRODUCT DIMENSIONS



A. 36" (91.5 cm)
B. 19½" (49.5 cm)
C. 24½" (62.2 cm)
D. 42" (106.7 cm)

CABINET OPENING DIMENSIONS

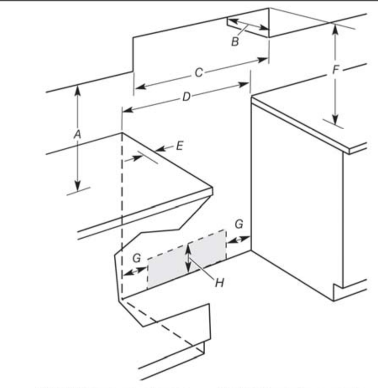
Cabinet opening dimensions shown are for:
25" (63.5 cm) countertop depth
24" (61.0 cm) base cabinet depth
36" (91.4 cm) countertop height

IMPORTANT: If installing a range hood or microwave hood combination above the range, follow the range hood or microwave hood combination installation instructions for dimensional clearances above the cooktop surface.

NOTE: 24" (61.0 cm) minimum when bottom of wood or metal cabinet is covered by not less than ¼" (0.64 cm) flame retardant millboard covered with not less than No. 28 MSG sheet steel, 0.015" (0.4 mm) stainless steel, 0.024" (0.6 mm) aluminum or 0.020" (0.5 mm) copper.

30" (76.2 cm) minimum clearance between the top of the cooking platform and the bottom of an uncovered wood or metal cabinet.

To eliminate the risk of burns or fire by reaching over heated surface units, cabinet storage space located above the surface units should be avoided. If cabinet storage is to be provided, the risk can be reduced by installing a range hood that projects horizontally a minimum of 5" (12.7 cm) beyond the bottom of the cabinets.



A. 18" (45.7 cm) min. clearance upper side cabinet to countertop
B. 13" (33.0 cm) max. upper cabinet depth
C. 20" (50.8 cm) min. cabinet opening width
D. 20⅛" (51.1 cm) opening width
E. 5" (12.7 cm) min. countertop space to side wall or other combustible material
F. For minimum clearance to top of cooktop, see NOTE.
G. Wall receptacle - 8" (20.3 cm) from either cabinet,
H. 5½" (14.0 cm) max. from floor. Locate 120/240-volt receptacle in shaded area.

Because Whirlpool Corporation policy includes a continuous commitment to improve our products, we reserve the right to change materials and specifications without notice. Dimensions are for planning purposes only. For complete details, see Installation Instructions packed with product. Specifications subject to change without notice. Ref. W10175654B 12/20/10

OVEN/RANGE, TYPICAL 4

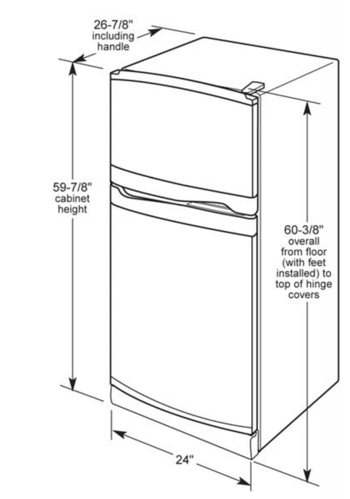
Whirlpool Top Mount Refrigerator

PRODUCT MODEL NUMBERS

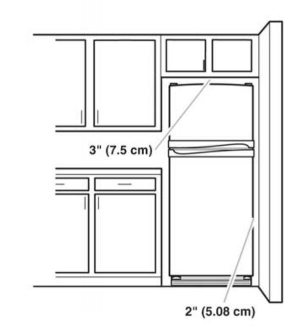
ETOMSRXT ET0WSRXM

Electrical: A 115 Volt, 60 Hz., AC only 15 or 20 amp fused, grounded electrical supply is required. It is recommended that a separate circuit serving only your refrigerator be provided. Use an outlet that cannot be turned off by a switch. Do not use an extension cord.

OVERALL DIMENSIONS



LOCATION REQUIREMENTS



To ensure proper ventilation for your refrigerator, allow for a 1/2" (1.25 cm) space on each side. Allow 3" (7.5 cm) of space between overhead cabinets and refrigerator top. Allow at least 1" (2.5 cm) between back of cabinet and the wall. If you are installing your refrigerator next to a fixed wall, leave 2" (5.08 cm) minimum on the hinge side (depending on your model) to allow for the door to swing open. If your refrigerator has an ice maker, make sure you leave some extra space at the back for the water line connections.

NOTE: Do not install the refrigerator near an oven, radiator, or other heat source, nor in a location where the temperature will fall below 55°F (13°C).

Because Whirlpool Corporation policy includes a continuous commitment to improve our products, we reserve the right to change materials and specifications without notice. Dimensions are for planning purposes only. For complete details, see Installation Instructions packed with product. Specifications subject to change without notice. Ref. 2252895 05-16-07

REFRIGERATOR, TYPICAL 3

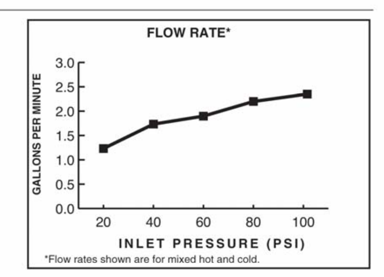
American Standard
Style That Works Better

CADET
SINGLE CONTROL KITCHEN FAUCET

CODES AND STANDARDS

These products meet or exceed the following codes and standards:

ANSI A117.1
ASME A112.18.1
CSA B125
NSF 61/Section 9



*Flow rates shown are for mixed hot and cold.

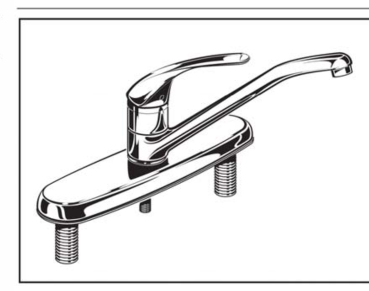
Product Number	Description
8410F	Kitchen faucet. Less Handspray. Polished Chrome finish.
8410SSF	Kitchen faucet. Less Handspray. Stainless Steel (PVD) finish.

Meets the American Disabilities Act Guidelines and **ANSI A117.1** Requirements for the physically challenged.

© 2009 AS America, Inc. HD-104 Revised 02/10

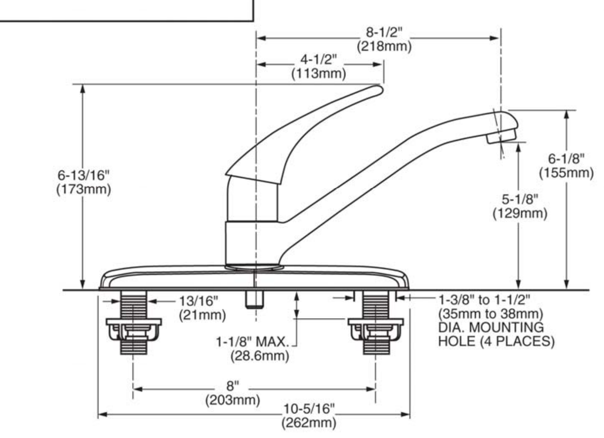
American Standard
Style That Works Better

CADET
SINGLE CONTROL KITCHEN FAUCET



MODEL NUMBER:

- ❑ **8410F Kitchen Faucet**
  Metal Lever Handle. Less Handspray.
  Finish: (Chrome)
- ❑ **8410SSF Kitchen Faucet**
  Metal Lever Handle. Less Handspray.
  Finish: (Stainless Steel (PVD)



GENERAL DESCRIPTION:
Cast Brass 8-1/2" (218mm) long swivel spout. Metal lever handle. Washerless 40mm ceramic disc valve cartridge. Cast brass waterway with 1/2" male inlet shanks. Metal escutcheon plate (escutcheon size 10-5/16"L x 2-3/8"W). 2.2gpm/8.3L/min. maximum flow rate.

PRODUCT FEATURES:

Ceramic Disc Valve Cartridge: Assures a lifetime of smooth handle operation and drip-free performance.

Cast Brass Waterways with "City Shanks": Strong and durable. Integral tabs on casting provide a wobble-free installation.

Low Lead: Meets NSF Standard 61/Section 9 & Prop 65 lead requirements.

Memory Position Valving: Allows user to turn valve on and off at preferred temperature setting without readjusting handle position each time.

Large "Comfort Zone": Allows easy fine tuning of temperature.

Simple Installation: Fast and easy one person installation. Faucet drops in from top. Quick spin nuts secure faucet in place.

Lifetime Warranty: On Function and Finish.

SUGGESTED SPECIFICATION:
Single control kitchen faucet shall feature cast brass waterway. Shall also feature washerless 40mm ceramic disc valve cartridge. Cast brass swivel spout. Fitting shall be American Standard Model # 8410__F.

© 2009 AS America, Inc. HD-103 Revised 02/10

KITCHEN FAUCET, TYPICAL 2

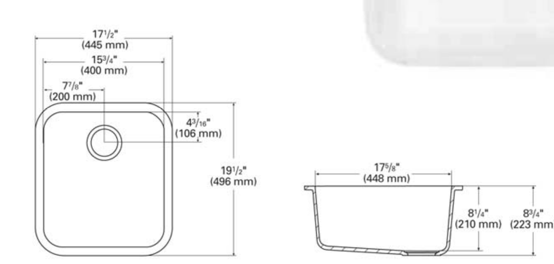
64592B 5/19/07 3:05 PM Page 13

Sinks 805

805
Large Single Sink

Put this spacious, rectangular sink to work in a busy kitchen or commercial area.

- Features extra-large bowl with a unique, yet functional design
- Can be installed on its own or with other Corian® sinks
- See *Color Options* page at the beginning of Sinks Section for available colors



TOP VIEW SIDE CROSS-SECTION

805 (SEAMED UNDERMOUNT)
INSIDE SINK DIMENSIONS

	Length	×	Width	×	Depth
inches	15¾		17⅝		8¼
(mm)	(400)		(448)		(210)

For an explanation of installation options, see *Installation/Accessories.*

All drain holes in sinks are nominally 3½" in diameter and accept all standard drain hardware, including waste disposal units.

Metric conversions are approximate.

DUPONT corian.

C952-HS6360-10 (Rev. 3/07) Printed in U.S.A.

KITCHEN SINK, TYPICAL 1

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3802

PROJECT INFORMATION

sixth & arizona mixed use

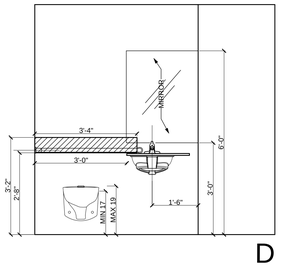
ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

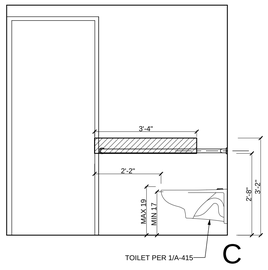
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
MARK	DATE	DESCRIPTION
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

KITCHEN PRODUCTS

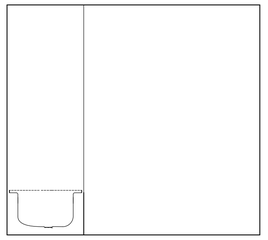
A-416



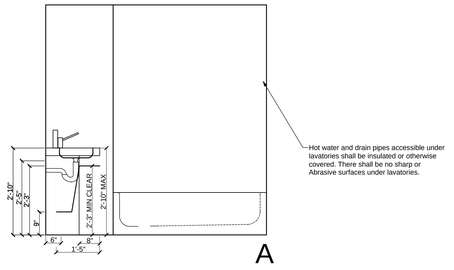
D



C



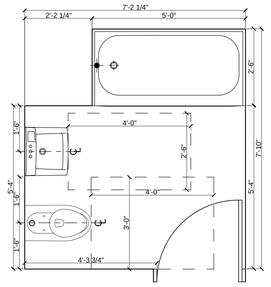
B



A

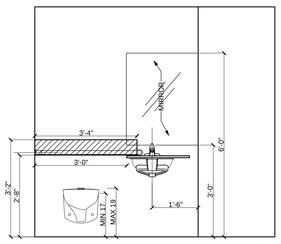
Hot water and drain pipes accessible under lavatories shall be insulated or otherwise covered. There shall be no sharp or Abrasive surfaces under lavatories.

1. Showers and walls above bathtubs with shower heads shall be finished with a smooth, nonabsorbent surface to a height not less than 70" above the drain inlet. [§ 1210.3 CBC]

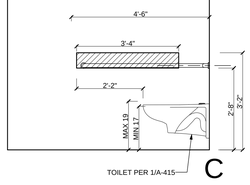


1/2" = 1'-0"

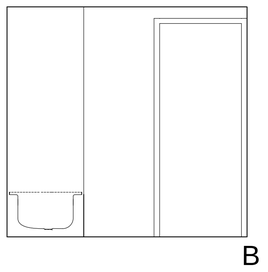
PRIVATE RESTROOM TYPE B 2



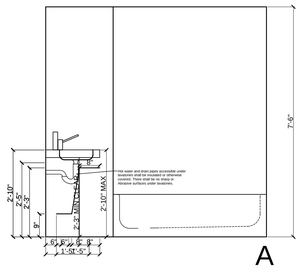
D



C

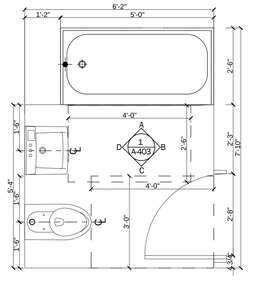


B



A

1. Showers and walls above bathtubs with shower heads shall be finished with a smooth, nonabsorbent surface to a height not less than 70" above the drain inlet. [§ 1210.3 CBC]



1/2" = 1'-0"

PRIVATE RESTROOM TYPE A 1

Doors to the cabinet beneath the lavatory shall be removable or openable to provide the required unobstructed knee and toe space.
The toe space required in this section shall be provided as follows:
Shall be at least 30 inches (762 mm) wide and centered on the lavatory.
Shall be at least 17 inches (432 mm) deep, measured from the front edge.
Shall be at least 9 inches (228.6 mm) high from the floor.
Finished floor. The finished floor beneath the lavatory shall be extended to the wall.
Plumbing protection. Hot water and drain pipes exposed under lavatories shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under lavatories.
Lavatory faucet controls. Faucet controls and operation mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist.
The force required to activate controls shall be no greater than 5 pound-force (22.2 N). Lever operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.
Mirrors and towel fixtures. Where mirrors or towel fixtures are provided they shall be mounted with the bottom edge no higher than 40 inches (1016 mm) from the floor.

Water closet controls. Water closet controls shall be mounted no more than 44 inches (1118 mm) above the floor. The force required to activate controls shall be no greater than 5 pound-force (22.2 N).
1134A.8 Lavatories, vanities, mirrors and towel fixtures. Bathrooms or powder rooms required to be accessible shall have at least one accessible lavatory. Where mirrors and towel fixtures are provided, at least one of each shall be accessible.
Location. Vanities and lavatories shall be installed with the centerline of the fixture a minimum of 18 inches (457 mm) horizontally from an adjoining wall or fixture to allow for forward approach. When parallel approach is provided, lavatories shall be installed with the centerline of the fixture a minimum of 24 inches (610 mm) horizontally from an adjoining wall or fixture. The top of the fixture rim shall be a maximum of 34 inches (864 mm) above the finished floor.
Floor space. A clear maneuvering space at least 30 inches by 48 inches (762 mm by 1219 mm) shall be provided at lavatories and shall be centered on the lavatory.
Cabinets. Cabinets under lavatories are acceptable provided the bathroom has space to allow a parallel approach by a person in a wheelchair and the lavatory cabinets are designed with adaptable knee and toe space.
Knee and toe space. Knee and toe space shall be provided as follows:
The knee space shall be at least 30 inches (762 mm) wide and 8 inches (203.2 mm) deep.
The knee space shall be at least 29 inches (737 mm) high at the front face and reducing to not less than 27 inches (686 mm) at a point 8 inches (203.2 mm) back from the front edge.
The knee and toe space required in this section shall be provided by one of the following:
The space beneath the lavatory shall be left clear and unobstructed;
Any cabinet beneath the lavatory shall be removable without the use of specialized knowledge or specialized tools; or -

1134A.7 Water closets. Water closets in bathrooms or powder rooms required to be accessible shall comply with this section.
Floor space. The minimum floor space provided at awater closet shall be 48 inches (1219 mm) in clear width. The clear floor space shall extend past the front edge of the water closet at least 36 inches (914 mm). See Figure 11A-9M.
Exception: The 48-inch (1219 mm) minimum clear width may be reduced to 36 inches (914 mm) for lavatories, cabinets, wing walls or privacy walls located immediately adjacent to a water closet which extend no more than 24 inches (610 mm) in depth.
Water closets shall be located within bathrooms in a manner that permits a grab bar to be installed on one side of the fixture. In locations where water closets are adjacent to walls, vanities, lavatories or bathtubs, the centerline of the fixture shall be a minimum of 18 inches (457 mm) from the obstacle.
Reinforced walls for grab bars. Where the water closet is not placed adjacent to a side wall, the bathroom shall have provisions for installation of floor-mounted, fold-away or similar alternative grab bars. 402
Where the water closet is placed adjacent to a side wall, reinforcement shall be installed on both sides or one side and the back. If reinforcement is installed at the back, it shall be installed between 32 inches (813 mm) and 38 inches (965 mm) above the floor. The grab bar reinforcement shall be a minimum of 6 inches (152.4 mm) nominal in height. The backing shall be a minimum of 40 inches (1016 mm) in length.
Reinforcement installed at the side of the water closet shall be installed 32 inches to 38 inches (813 mm to 965 mm) above the floor. The reinforcement shall be installed a maximum of 12 inches (305 mm) from the rear wall and shall extend a minimum of 26 inches (660 mm) in front of the water closet. The grab bar reinforcement shall be a minimum of 6 inches (152.4 mm) nominal in height.
Seat height. The minimum height of water closet seats shall be 15 inches (381 mm) above the floor.

(1219 mm) grab bar with each end a maximum of 6 inches (152.4 mm) from the end walls of the bathtub. The grab bar reinforcement shall be a minimum of 6 inches (152.4 mm) nominal in height.
Bathtub controls. Faucet controls and operation mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist.
The force required to activate controls shall be no greater than 5 pound-force (22.2 N). Lever operated, push type and electronically controlled mechanisms are examples of acceptable designs.
Shower unit. A shower spray unit is not required in bathtubs.
Bathtub enclosures. Doors and panels of bathtub enclosures shall be substantially constructed from approved, shatter-resistant materials. Hinged doors shall open outward. Glazing used in doors and panels of bathtub enclosures shall be fully tempered, laminated safety glass or approved plastic. When glass is used, it shall have minimum thickness of not less than 1/8 inch (3.17 mm) when fully tempered, or ¼ inch (6.35 mm) when laminated, and shall pass the test requirements of this part, Chapter 24, Glass and Glazing. Plastics used in doors and panels of bathtub enclosures shall be of a shatter-resistant type.

the room. The clear maneuvering space shall allow the user to position a wheelchair or other mobility aid clear of the path of the door as it is closed and to permit use of fixtures.
Doors may swing into the required clear space at any fixture when a clear maneuvering space is provided outside the swing are of the door so it can be closed.
Maneuvering spaces may include any knee space or toe space available below bathroom fixtures.
1134A.5 Bathtubs. Bathtubs required to be accessible shall comply with this section.
Floor space. There shall be a minimum clear floor space 48 inches parallel by 30 inches perpendicular (1219 mm by 762 mm) to the side of a bathtub or bathtub-shower combination (measured from the foot or drain end of the bathtub) to provide for the maneuvering of a wheelchair and transfer to and from the bathing facilities. The area under a lavatory may be included in the clear floor space provided the knee and toe space comply with Section 1134A.8. Cabinets under lavatories and toilets shall not encroach into the clear floor space.
Reinforced walls for grab bars. A bathtub installed without surrounding walls shall provide reinforced areas for the installation of floor-mounted grab bars. Where a bathtub is installed with surrounding walls, grab bar reinforcement shall be located on each end of the bathtub, 32 inches to 38 inches (813 mm to 965 mm) above the floor, extending a minimum of 24 inches (610 mm) from the front edge of the bathtub toward the back wall of the bathtub. The grab bar reinforcement shall be a minimum of 6 inches (152.4 mm) nominal in height. (See Figure 11A-9G).
Grab bar reinforcement shall be installed on the back wall of the bathtub a maximum of 6 inches (152.4 mm) above the bathtub rim extending upward to at least 38 inches (965 mm) above the floor. Grab bar backing shall be installed horizontally to permit the installation of a 48-inch -

SECTION 1134A
BATHING AND TOILET FACILITIES
1134A.1 General. All bathrooms, bathing and toilet facilities within covered multifamily dwelling units shall comply with this section.
1134A.2 Number of complying bathrooms. Bathrooms shall be designed to comply with one of the following options:
Option 1. All bathrooms within the dwelling unit shall be designed to comply with the following:
Toilet, bathing and shower facilities shall comply with Section 1134A.4.
Bathtubs shall comply with Section 1134A.5.
Showers shall comply with Section 1134A.6. 400
Water closets shall comply with Section 1134A.7.
Lavatories, vanities, mirrors and towel fixtures shall comply with Section 1134A.8.
Bathrooms shall be provided with an accessible route into and through the bathroom.
If a door is provided, it shall comply with the requirements of Section 1132A.5.
A minimum 18-inch (457 mm) clear maneuvering space shall be provided on the swing side of the door at the strike edge of the door.
Switches, outlets and controls shall comply with Section 1142A.
Reinforced walls to allow for the future installation of grab bars around the toilet, tub and shower shall comply with Sections 1134A.5 for bathtubs, 1134A.6 for showers and 1134A.7 for water closets. Grab bars shall comply with Section 1127A.4.
1134A.4 Sufficient maneuvering space. Bathing and toilet facilities required to be adaptable shall provide sufficient maneuvering space for a person using a wheelchair or other mobility and to enter and close the door, use the fixtures, reopen the door and exit.
Where the door swings into the bathroom or powder room, there shall be a clear maneuvering space outside the swing of the door of at least 30 inches by 48 inches (762 mm by 1219 mm) within -

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:
utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT
FARHAD ASHOFTEH
C 19728
OCTOBER 31, 2011
RENEWAL
DATE
STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

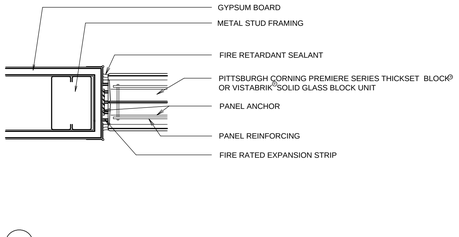
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: AS NOTED

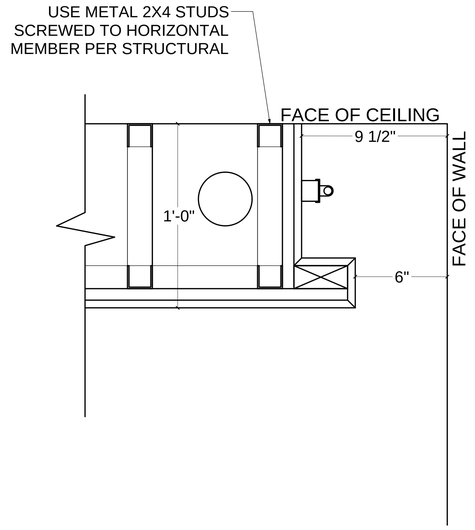
PRIVATE RESTROOMS

A-417



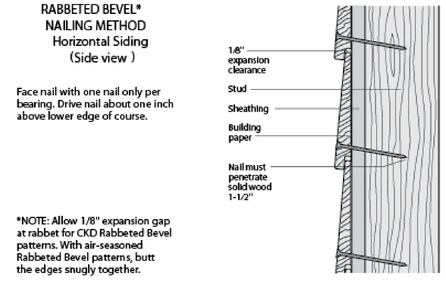
3" = 1'-0"

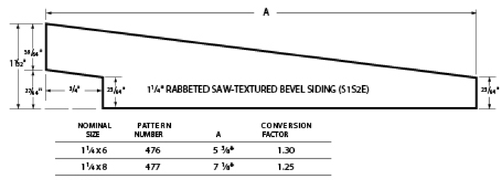
TYP 60 MIN RATED GLASS BLOCK PANEL 9



3" = 1'-0"

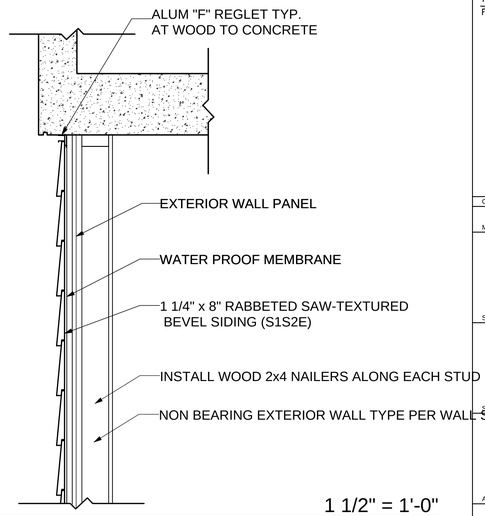
TYP LINEAR LIGHT COVE 8





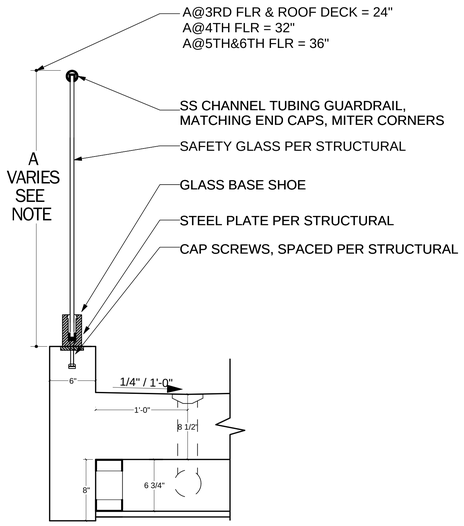
NOMINAL SIZE	PATTERN NUMBER	A	CONVERSION FACTOR
1 ¼ x 6	476	5 ⅜*	1.30
1 ¼ x 8	477	7 ⅛*	1.25

*Under ALS size



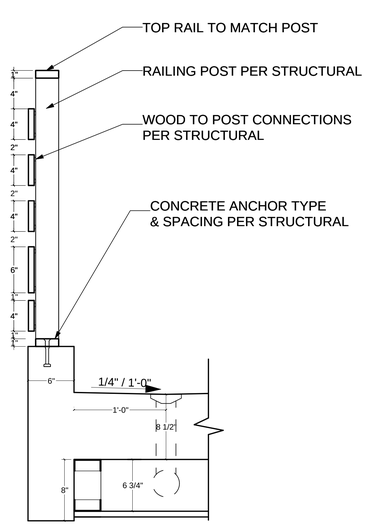
1 1/2" = 1'-0"

WOOD SIDING 7



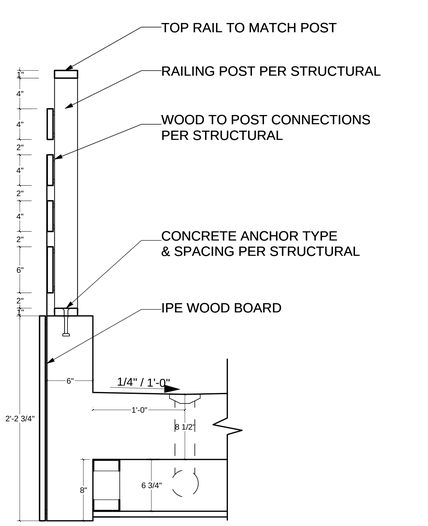
1 1/2" = 1'-0"

GLASS GUARDRAIL 6



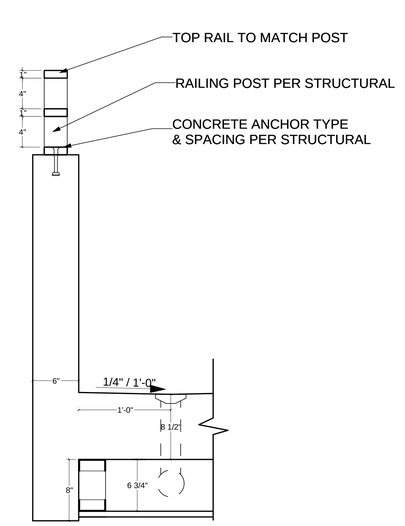
1 1/2" = 1'-0"

WOOD GUARDRAIL TYPE I 5



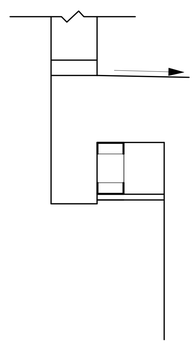
1 1/2" = 1'-0"

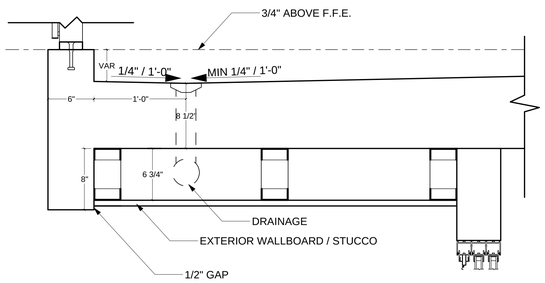
WOOD GUARDRAIL TYPE II 4



1 1/2" = 1'-0"

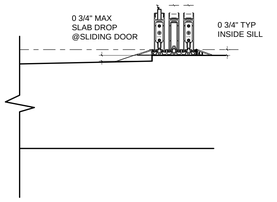
STEEL GUARDRAIL 3





1 1/2" = 1'-0"

TYP BALCONY CURB & SOFFIT 2



1 1/2" = 1'-0"

TYP SLIDING DOOR SILL 1

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:
utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: AS NOTED

DETAILS

A-501

DK6-1 - Heavy Duty Washer, Dryer Stacking Kit

Haier

Heavy Duty Washer, Dryer Stacking Kit

> Home Appliances > Laundry > Compact Washers and Dryers

DK6-1

For use with models: HDY6-1 Dryer stacked above HBF1055TVE washer

Key Features

Detailed Specifications

Unit Dimensions	
Depth	22 1/8"
Product Height	2 11/16"
Product Width	23 15/16"
Weight	
Unit Weight	6.6 lbs.

HBF1055TVE - Compact High-Efficiency Washer

Haier

Compact High-Efficiency Washer

> Home Appliances > Laundry > Compact Washers and Dryers

HBF1055TVE

The HBF1055TVE washer comes with 1000 RPM spin speed and can be stacked with the HDY6-1 electric dryer to create one unit that fits nicely in a closet or they can be placed side-by-side.

Key Features

- 1.8 Cu. Ft. Stainless Steel Drum
- 1000 RPM Maximum Spin Speed
- Stackable with HDY6-1 Dryer
- Fabric Softener, Pre-Wash, and Detergent Dispenser
- 12 Wash Cycles
- Auto Wash/Rinse Temperatures
- 3 Spin Speed Selections
- End-of-Cycle Signal
- Adjustable Leveling Feet
- Hot and Cold Water Inlet Valves

Detailed Specifications

Unit Dimensions	
Depth	22 13/16"
Product Height	33 1/2"
Product Width	23 1/2"
Weight	
Unit Weight	159 lbs.

HDY6-1 - Compact Electric Dryer

Haier

Compact Electric Dryer

> Home Appliances > Laundry > Compact Washers and Dryers

HDY6-1

Multiple settings and ultra-quiet operation make this dryer an ideal appliance for your home. (Stackable with HBF1055TVE Washer)

Key Features

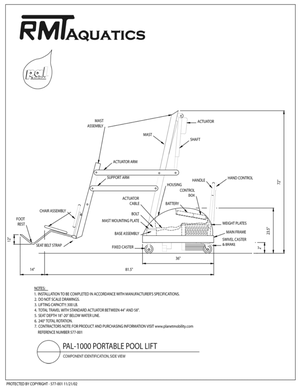
- 3.5 Cu. Ft. Stainless Steel Drum
- Reversible Door
- Stackable with HBF1055TVE Washer
- Rotary Cycle/Time Selector
- 15 Dry Cycles
- 2 Temperatures
- End-of-Cycle Signal
- Wrinkle Saver Option
- Temperature Sensor
- Adjustable Leveling Feet
- Venting Required for Air Exhaust
- Requires 208-240 Volts/60Hz (Power Cord Not Included)

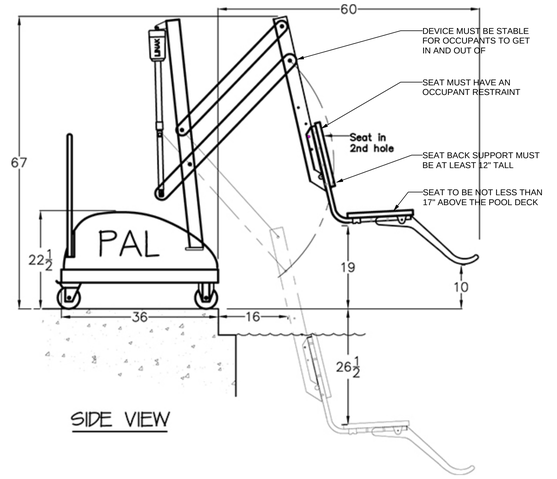
Detailed Specifications

Agency Approvals	
Safety Approvals	ETL/CETL
Capacity	
Interior Size	3.5 Cu.ft
Colors	
Console	White
Drum	Stainless steel
Overall	White
Convenience Features	
Check Lint Screen Light	yes
Cycle Status Light	No
Damp Dry Signal Door Window	No
Drum Light	yes
End-of-Cycle Signal	yes
Quiet Operation	yes
Drying Technology	
Dryness Levels	Temperature sensing
Gentle Drying	6kg
Temperatures	2 temperature options
Durability	
Top	
General Features	
Control	Sensor
Height to Top of Control Panel	855
Includes Dry Rack	yes
Power Cord Included	No
Power Source	220-240V/60Hz
Space Management	yes
Stackable	Yes
Venting Directions	No
Venting Options	No
Product Overview	
Labor	12 months
Special Cycles	
Air Dry	yes
Jeans	yes
Large Items	yes
Sensor Dry	yes
Touch Up	No
Towels	yes
Ultra Delicate	yes
Wrinkle Reduction	No
Standard Cycles	
Casual	yes
Damp Dry	yes
Delicate	yes
Heavy Dry	yes
Normal	yes
Permanent Press	yes
Timed Dry	yes
Unit Dimensions	
Depth	23 7/16"
Product Height	33 1/2"
Product Width	24 3/8"
Weight	
Unit Weight	83.8 lbs.

TYPICAL WASHER DRYER STACK 2

RMI AQUATICS





Spa
45. [§1141A.2 CBC] Swimming pool deck areas must be accessible, and a mechanism to assist persons with disabilities gain entry to the pool and exit from the pool shall be provided. Such mechanism may consist of a swimming pool lift device as long as the device meets all of the following criteria:
a. It has a seat that meets the following: (1)The seat must be rigid; (2)The seat must be not less than 17 inches and not more than 19 inches, inclusive of any cushioned surface that might be provided, above the pool deck; (3)The seat must have two armrests. The armrest on the side of the seat by which access is gained shall be either removable or fold clear of the seat; (4) The seat must have a back support that is at least 12 inches tall; and (5)The seat must have an occupant restraint for use by the occupant of the seat, and the restraint must meet the standards for operable controls in compliance with Section 1127A.9.6.4
b. It is capable of unassisted operation from both the deck and water levels.
c. It is stable and not permit unintended movement when a person is getting into or out of the seat.
d. It is designed to have a live-load capacity of not less than 300 pounds.
e. It is positioned so that, if the pool has water of different depths, it will place the operator into water that is at least three feet (914 mm) deep.
f. It is capable of lowering the operator at least 18 inches (457 mm) below the surface of the water.

SPA LIFT ASSIST MECHANISM 1

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

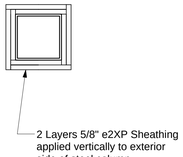
sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: AS NOTED
DETAILS
A-502



INTERIOR FLOOR, WALL, AND CEILING FINISH

1. When walls and ceiling are required to be fire-resistive or noncombustible, the finish material shall be applied directly against such fire-resistive or noncombustible construction or to furring strips not exceeding 1-3/4 inches. The furred space shall be filled with inorganic or Class A material or fire blocked not to exceed 8 feet in any direction. [§ 803.4.1 CBC]
2. When walls and ceiling are required to be fire-resistive or noncombustible, finish materials that are set out or dropped more than 1- ¾ inches from such fire-rated walls or ceilings shall be Class A, sprinklered on both sides, or attached to noncombustible backing or furring strips. [§803.4.2 CBC]
3. Showers and walls above bathtubs with shower heads shall be finished with a smooth, nonabsorbent surface to a height not less than 70" above the drain inlet. [§ 1210.3 CBC]
4. "Wall and ceiling materials shall not exceed the flame spread classification in CBC Table 803.5"

FIRE-RESISTIVE CONSTRUCTION

THROUGH-PENETRATION (through the entire assembly): [§ 712.3.1 & 712.4.1.1 CBC]

Fire walls, fire barrier walls, smoke barrier walls and fire partitions shall have penetrations protected with an approved through-penetration fire stop system with an F rating of not less that the required rating of the wall penetrated or an approved fire-resistance rated assembly.

Fire resistive floor/ceiling or roof/ceiling assemblies shall have penetrations protected with an approved through-penetration fire stop system with an F and T rating of not less than 1 hour or an approved fire-resistance rated assembly.

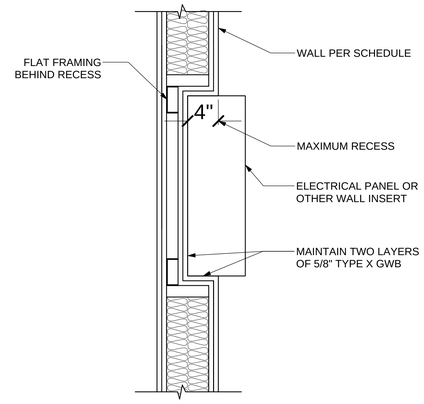
MEMBRANE-PENETRATIONS (through only one side of an assembly): [§ 712.3.2 & 712.4.1.2 CBC]

Fire walls, fire barrier walls, smoke barrier walls and fire partitions shall have penetrations protected with an approved through-penetration fire stop system with a F rating of not less that the required rating of the wall penetrated or an approved fire-resistance rated assembly. Limited steel electrical outlet boxes (not exceeding 16-sq. in., or more than 100-sq. in. for any 100-sq. ft. of wall) require no protection.

Fire resistive floor/ceiling or roof/ceiling assemblies shall have penetrations protected with an approved through-penetration fire stop system with an F and T rating of not less than 1 hour or an approved fire-resistance rated assembly.

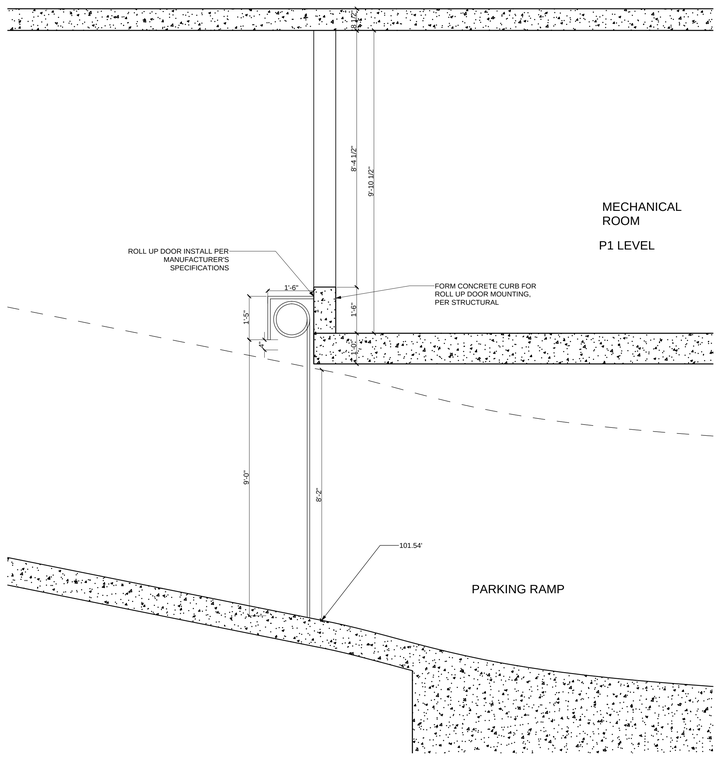
1 1/2" = 1'-0"

1HR RATED COLUMN WRAP 8



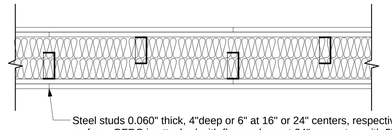
1 1/2" = 1'-0"

PARTY WALL DETAIL AT ELECTRICAL SUBPANEL OR OTHER RECESS 7



1/2" = 1'-0"

P1 ROLL UP GATE CROSS SECTION 6

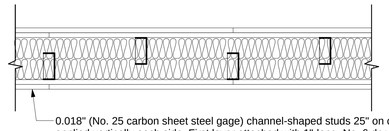


TEST ASSEMBLY 15-1.11 PER TABLE 720.1(2)

Steel studs 0.060" thick, 4"deep or 6" at 16" or 24" centers, respectively, with ½" Glass Fiber Reinforced Concrete (GFRC) on the exterior surface. GFRC is attached with flex anchors at 24" on center, with 5" leg welded to studs with two ½"–long flare-bevel welds, and 4" foot attached to the GFRC skin with 5/8"-thick GFRC bonding pads that extend 2½" beyond the flex anchor foot on both sides. Interior surface to have one layer of 5/8" Type X gypsum wallboarde, attached with 1½"-long Type S buglehead screws spaced 12" on center. Cavity is to be filled with 5" of 4 pcf (nominal) mineral fiber batts. GFRC has 1½" returns packed with mineral fiber and caulked on the exterior.

1 1/2" = 1'-0"

EXTERIOR WALL 1HR RATED 5

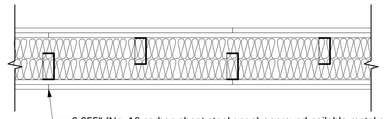


TEST ASSEMBLY 13-1.2 PER TABLE 720.1(2)

0.018" (No. 25 carbon sheet steel gage) channel-shaped studs 25" on center with two full-length layers of ½" Type X gypsum wallboarde applied vertically each side. First layer attached with 1"-long, No. 6 drywall screws, 8" on center around the perimeter and 12" on center on the intermediate stud. Second layer applied with vertical joints offset one stud space from first layer using 15/8" long, No. 6 drywall screws spaced 9" on center along vertical joints, 12" on center at intermediate studs and 24" on center along top and bottom runners.

1 1/2" = 1'-0"

2HR RATED INTERIOR WALL 4

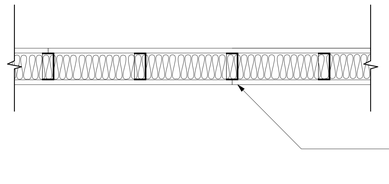


TEST ASSEMBLY 13-1.3 PER TABLE 720.1(2)

0.055" (No. 16 carbon sheet steel gage) approved nailable metal studse 24" on center with full-length 5/8" Type X gypsum wallboarde applied vertically and nailed 7" on center with 6d cement-coated common nails. Approved metal fastener grips used with nails at vertical butt joints along studs.

1 1/2" = 1'-0"

1HR RATED INTERIOR WALL 3



1 1/2" = 1'-0"

NON RATED INTERIOR WALL 2

WALL LEGEND:		
	POURED IN PLACE CONCRETE	PER STRUCTURAL
	CONCRETE BLOCK 3HR RATED	PER STRUCTURAL
	2HR RATED SHAFT WALL	4/A-503
	EXTERIOR WALL 1HR RATED	5/A-503
	1HR RATED CORRIDOR	3/A-503
	1HR RATED STAGGER STUD PARTY WALL	3/A-503
	NONRATED INTERIOR WALL	2/A-503

WALL LEGEND 1

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:
utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: AS NOTED

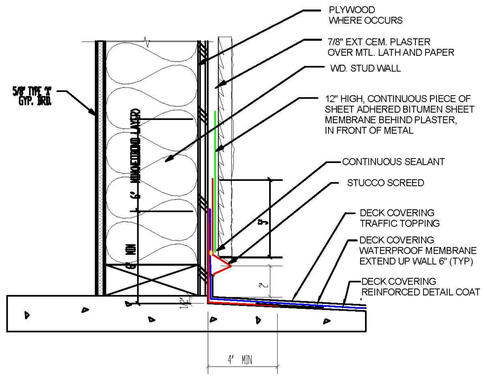
DETAILS & NOTES

A-503

DEX-O-TEX®

www.dexotex.com

WEATHERWEAR: ELASTOMERIC DECK COVERING PERIMETER FLASHING



Deck To Wall 2 Piece Flashing Detail - W3C

Crossfield Products Corp.
Corporate Offices
West Coast Office
3000 Harcourt Street
Rancho Dominguez, CA 90221
310-886-9100
310-886-9119 fax

East Coast Office
140 Valley Road
Roselle Park, NJ 07204
908-245-2800
908-245-0659 fax

DCH161-W3C001/01

Weatherwear

System Description Sheet

Promenade and Roof Deck Waterproofing Surfacing System

For Substrate Preparation: See Weatherwear Architectural Information Sheet and its Detail Drawings for particulars. **Note:** Generally all Special Dex-O-Tex drains are available from major drain manufacturers. Consult Crossfield for current listings and plumbing roughing.

4. PRODUCT AVAILABILITY

Crossfield Products Corp. maintains offices and/or factories at all addresses listed below. Factory Trained Contractors are established in all major trading areas in the United States, Canada and various European, Latin American and Far East nations.

5. SKID RESISTANCE and CLEANABILITY

In general, the more aggressive the finished surface the greater the coefficient of friction and corresponding skid resistance, the more difficult to clean. The smoother the finished texture the easier the surface is to clean, but there is a loss of skid resistant properties.

6. CLEANING

Cleaning and disinfecting compounds and cleaning techniques can affect the color, gloss, texture and performance of the system. As a precautionary step, Crossfield recommends that the end-user test their cleaning and disinfecting compounds on a sample or on a small, out of the way finished area, utilizing the intended cleaning technique prior to cleaning the entire surface area. If no deleterious effects are observed, the procedure can be continued. If the cleaning and disinfecting compounds or cleaning techniques damage the system, modification of the cleaning material or techniques will be required. Contact your Representative for additional information.

7. SPECIFICATION ASSISTANCE

Consult Crossfield for specification assistance, detailing, etc. This consultation is highly recommended prior to specification.

8. TESTING

The technical data contained herein is the result of tests made in Crossfield's laboratories or in independent laboratories using small scale equipment, following generally accepted trade practices. Although this information is believed to be true and accurate, the use of different equipment for testing under dissimilar conditions or the testing of samples produced under dissimilar conditions may develop substantially different results.

LIMITED WARRANTY

NO WARRANTY SHALL BE EFFECTIVE UNTIL THE TERMS AND CONDITIONS OF SALE SET FORTH IN CROSSFIELD PRODUCTS CORP. INVOICE ARE MET.

Crossfield Products Corp. warrants to the purchaser of its products that such products are free from manufacturing defect. Crossfield does not warrant or guarantee the workmanship performed by any person or firm installing its products. Crossfield's obligation under this warranty is limited solely to the original purchaser and solely to the remedy of replacement in kind of any product which Crossfield sold which may prove defective in manufacture within one year from date of installation, provided said product was stored correctly and installed within the product's shelf life, by the original purchaser and which Crossfield examination shall disclose to Crossfield's satisfaction to be thus defective.

IN NO EVENT SHALL CROSSFIELD PRODUCTS CORP. BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES. THIS WARRANTY IS EXPRESSLY GIVEN IN LIEU OF ALL OTHER WARRANTIES EXPRESSED OR IMPLIED; INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR USE AND ALL OTHER OBLIGATIONS OR LIABILITIES ON CROSSFIELD'S PART, AND WE NEITHER ASSUME NOR AUTHORIZE ANY PERSON OR PERSONS TO ASSUME FOR US ANY OTHER LIABILITY IN CONNECTION WITH THE SALE OF A CROSSFIELD PRODUCT. THIS WARRANTY SHALL NOT APPLY TO ANY OF CROSSFIELD'S PRODUCTS, WHICH HAVE BEEN SUBJECT TO ADULTERATION, ALTERATION, ABUSE OR MISUSE. CROSSFIELD PRODUCTS CORP. MAKES NO WARRANTY WHATSOEVER IN RESPECT TO ACCESSORIES, PARTS OR MATERIALS NOT SUPPLIED BY CROSSFIELD PRODUCTS CORP., WHICH ARE USED IN CONNECTION WITH ITS PRODUCTS. THE TERM "ORIGINAL PURCHASER" IN THIS WARRANTY MEANS THAT PERSON, CORPORATION OR ENTITY TO WHOM CROSSFIELD PRODUCTS CORP. SOLD ITS PRODUCT OR PRODUCTS. ANY ACTION TO ENFORCE ANY WARRANTY OR FOR BREACH OF CONTRACT OR ARISING OUT OF ANY CLAIM AGAINST CROSSFIELD PRODUCTS CORP. SHALL BE COMMENCED AND MAINTAINED ONLY IN A COURT OF COMPETENT JURISDICTION IN THE CONTINENTAL UNITED STATES OF AMERICA. THE PURCHASER ACCEPTS THESE TERMS AND CONDITIONS, AND HEREBY EXPRESSLY WAIVES ANY CLAIM TO ADDITIONAL DAMAGES.

CAUTION: ALWAYS KEEP OUT OF THE REACH OF CHILDREN.

DEX-O-TEX PRODUCT LINE
Crossfield Products Corp.

West Coast Office
3000 E. Harcourt Street
Rancho Dominguez, CA 90221
310-886-9100
310-886-9119 fax

East Coast Office
140 Valley Road
Roselle Park, NJ 07204
908-245-2800
908-245-0659 fax

www.dexotex.com

DEX-O-TEX®

Weatherwear

System Description Sheet

Promenade and Roof Deck Waterproofing Surfacing System

1. PRODUCT DESCRIPTION

A. COMPOSITION

Weatherwear promenade and roof deck covering system is a multi-layered troweled applied waterproofing and wearing surface. It is designed for use as waterproof promenade decks and roof surfaces, such as sun decks, play roofs, observation decks, etc., which are subject to normal foot traffic, roof furniture and rubber-tired window washing rigs.

The material is applied in a series of troweled coatings, which form an elastic latex membrane with integral composition flashing and a flexible rubber-cement traffic surface. A unique "slip-sheet" divorces the system from the surface and permits it to "float" over normal building cracks and isolated element movement.

Weatherwear components consist of a combination of dehydrated polymeric liquid rubber-latex in powder form and vulcanizers, as well as special pre-engineered aggregates.

The total thickness of the material is 3/16" (4.75mm) to 1/4" (6.35mm). It can be applied over plywood or concrete. After suitable preparation it may be installed over existing promenade surfaces of various types, such as quarry tile, flagstone, etc. Direct bond application may be substituted for the slip-sheet feature, contact Crossfield for recommendations. It is available in a wide range of colors.

Weatherwear is a fire retardant system, with a One Hour Fire-resistive Construction Rating and it is approved by the following agencies:

1. International Code Council (ICC), Class A
   Fire Retardant Roof Covering, Report No. ESR-1757.
2. California State Fire Marshal, Listing No. 4175-291:1
3. City of Los Angeles Research Report No. 2360.

B. TYPICAL USES

Promenade roofs, condominium roofs, sun decks, play decks, office roofs where window washing equipment is used, etc.

C. ADVANTAGES AND LIMITATIONS

ADVANTAGES:

1. Monolithic, including integral flashing.
2. Slip-sheet permits "float" over cracks in substrate.
3. Installed only by Professional Factory Trained Dex-O-Tex Contractors.

LIMITATIONS:

1. Substrates must be dry when material is applied.
2. Not suitable for use when subjected to heavy steel wheeled loads.
3. Material subject to vapor damage upon water leakage underneath stemming from adjacent areas.
4. Moisture vapor transmission (MVT) in excess of 3.0 lbs/1000 sq/ft/per 24 hr period per ASTM F1869-04, may result in delamination, discoloration or improper curing. Use Dex-O-Tex VaporControl™ Primer 200 vapor control membrane over substrates, which have MVT emissions that exceed these limits. Consult with Crossfield prior to using VaporControl™.

Primer 100 if moisture vapor transmission exceeds 15 lbs/1000 sq/ft/per 24 hr period per ASTM F1869-04.

2. TYPICAL PHYSICAL PROPERTIES at 75°F (24°C)

A. Weight ..... 2.5 lbs. psf

B. Accelerated Weathering ASTM G23*** .....
(Atlas Twin-Arc Weatherometer: 120min. Cycle/102 mins. Dry at 145°F; 18 mins. Wet at 60° 2,000 hours) Under 5x Magnification, No cracking, blistering, chalking, crazing or color change.
Note: 2,000 hrs. as above is generally considered equivalent of 6 years natural weathering.

C. Accelerated Aging ASTM D756* ..... No effect
Procedure D & E, 6 cycles (No chalking, crscing, cracking, blistering, delaminting, etc.)

D. Freeze-Thaw ASTM C67 ..... No Breakage (50 cycles) ..... Weight loss >1%

E. Chemical Resistance ASTM D2299*

Industrial Detergent (20%)	No color change or change in texture
Salt 20% solution	No color change or change in texture
Ammonia Solution (5%)	No color change or change in texture
Muriatic Acid 10%	No color change or change in texture
Chlorine (10%)	No color change or change in texture
Kerosene	No color change or change in texture
Turpentine	Slight softening of surface
Paint Thinner	Slight softening of surface

F. Percolation ICC Test
No moisture on underside, Mar, drop in water column 0.10"
Complies ICC Standard for this test.

G. Water Absorption MIL-D-3134 & ASTM D570..... 6.09% (No warping, crucking, crscing under 5X magnification)

H. Wind Uplift Factory Mutual 1-52, Qualifying Wind Velocity with a 3 Safety Factor – 131 m.p.h. complies with ICC requirement.

I. Fire Safety ASTM E108, UL 790, NFPA 256

Intermittent Flame Exposure	Class A
Spread of Flame	Class A
Burning Brand	Class A

3. OVERVIEW OF INSTALLATION STEPS

A. On suitably pitched sub-surfaces apply Dex-O-Tex Slip Sheet.

B. Apply Elastomeric rubber composition membrane with fabric reinforcement.

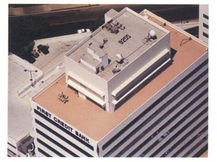
C. Apply Dex-O-Tex integral flashing of similar construction as above.

D. Apply two trowel coats of liquid rubber and aggregate composition traffic surfacing over entire deck. Sand to remove trowel ridges.

E. Apply two grout-smoothing coats of rubber-cement composition to smooth surface.

F. Roller apply two coats of surface dressing to achieve uniform surface.

CROSSFIELD dex-o-tex PRODUCTS

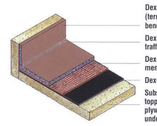


File Code L-333

Weatherwear

The Architect's Choice for Promenade Decking

Dex-O-Tex Weatherwear is a fire retardant decking system perfect for waterproofing balconies, promenades, play areas and observation decks. Weatherwear consists of a unique slipsheet feature that permits it to "float" over normal building cracks and movement. From major roof installations on prominent buildings, to applications on single-family residences, Weatherwear has been performing since the 1940's with more than 100 million square feet installed. Dex-O-Tex Weatherwear carries a class "A" fire rating, increasing building safety in the event of fire.



- **Dex-O-Tex cove base (terminates on flashing and beneath counter-flashing)**
- **Dex-O-Tex rubber-cement traffic surface**
- **Dex-O-Tex waterproof latex membrane (fabric reinforced)**
- **Dex-O-Tex slip sheet**
- **Substrate- concrete, concrete topping over insulation, plywood or Dex-O-Tex underlayment**

Dex-O-Tex Weatherwear is installed in a series of layers, which consist of a slipsheet, fabric reinforced membrane and Neoprene latex protection layers followed by an acrylic topcoat. This traffic surface is available in 15 standard colors, in simulated tile patterns or in decorative "faux stone" finishes. Weatherwear is installed by Factory Trained Professional Applicators. For more information call our corporate offices or visit our website; www.dexotex.com.

Dex-O-Tex Division,
Crossfield Products Corp. **www.dexotex.com**

3000 E. Harcourt Street **140 Valley Road**
Rancho Dominguez CA 90221 **Roselle Park NJ 07204**
Tel. (310) 886-9100 **Tel. (908) 245-2800**
Fax (310) 886-9119 **Fax (908) 245-2583**

The experts in fluid-applied seamless flooring systems

ROOF DECK WATERPROOFING OVER CONCRETE | 3

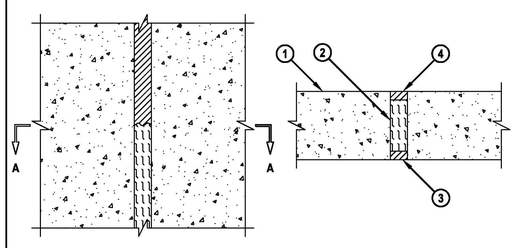
UL/cUL SYSTEM NO. WW-S-0042

FIRE-RATED JOINT THROUGH CONCRETE WALL ASSEMBLY

ASSEMBLY RATING = 2-HR.
L-RATING AT AMBIENT = LESS THAN 1 CFM/LINEAR FT.
L-RATING AT 400° F = LESS THAN 1 CFM/LINEAR FT.

WWS0042b 021803

FRONT VIEW SECTION A-A



1. CONCRETE WALL ASSEMBLY (2-HR. FIRE-RATING) :
   A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE WALL (MIN. 4" THICK).
   B. ANY UL/ULC CLASSIFIED CONCRETE BLOCK WALL.
2. MINIMUM 3" THICKNESS MINERAL WOOL (MIN. 4 PCF DENSITY) TIGHTLY PACKED.
3. MINIMUM 1/2" DEPTH OF ANY OF THE FOLLOWING FIRESTOP SEALANTS APPLIED TO EXTERIOR OF WALL :
   A. 790 OF 795 SEALANT MANUFACTURED BY DOW CORNING CORP.
   B. PENSIL 300 SEALANT MANUFACTURED BY GENERAL ELECTRIC SILICONE PRODUCTS DIVISION.
   C. DYNATROL II CAULK, OR 864 SILICONE CAULK MANUFACTURED BY PECORA CORP.
4. MINIMUM 1/2" DEPTH HILTI CP 601S ELASTOMERIC FIRESTOP SEALANT OR CP 606 FLEXIBLE FIRESTOP SEALANT APPLIED TO INTERIOR OF WALL.

NOTE : MAXIMUM WIDTH OF JOINT = 1".

HILTI® FIRESTOP SYSTEMS

HILTI, Inc.
Tulsa, Oklahoma USA (918) 252-6000

Sheet	1 of 1
Scale	1/4" = 1"
Date	Feb. 18, 2003
Drawing No.	WWS 0042b

Saving Lives through Innovation and Education

DETAIL FOR JOINTS BETWEEN CONCRETE PANELS | 2

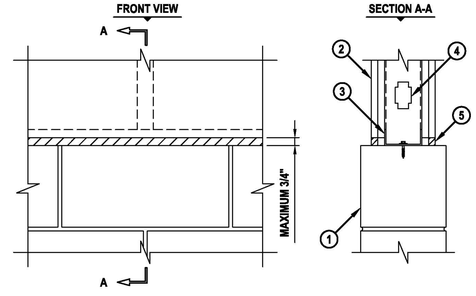
UL/cUL SYSTEM NO. WW-S-0048

WALL TO WALL JOINT: GYPSUM WALL TO CONCRETE OR BLOCK WALL ASSEMBLY

ASSEMBLY RATING = 1-HR. OR 2-HR.
L-RATING AT AMBIENT = LESS THAN 1 CFM/LIN FT
L-RATING AT 400°F = LESS THAN 1 CFM/LIN FT

WWS0048b 082908

FRONT VIEW SECTION A-A



1. CONCRETE WALL ASSEMBLY :
   A. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE WALL (MINIMUM 4-3/4" THICK) (1-HR. FIRE-RATING).
   B. LIGHTWEIGHT OR NORMAL WEIGHT CONCRETE WALL (MINIMUM 6" THICK) (2-HR. FIRE-RATING).
   C. ANY UL/cUL CLASSIFIED CONCRETE BLOCK WALL (1-HR. OR 2-HR. FIRE-RATING). TOP COURSE OF CONCRETE BLOCKS SHOULD BE SOLID OR FILLED WITH CONCRETE.
2. GYPSUM WALL ASSEMBLY (UL/cUL CLASSIFIED U400 OR V400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
3. FLOOR RUNNER (MINIMUM 25 GA., WITH 1-1/2" FLANGES) SECURED TO CONCRETE WALL ASSEMBLY WITH STEEL CONCRETE FASTENERS (SPACED MAXIMUM 24" C/C).
4. STEEL STUDS (MINIMUM 3-1/2" WIDE), CUT 1/2" TO 3/4" LESS IN LENGTH THAN ASSEMBLY HEIGHT, WITH BOTTOM NESTING IN, NESTING ON AND FASTENED TO FLOOR RUNNER (SPACED MAXIMUM 24" C/C).
5. MINIMUM 5/8" DEPTH HILTI CP 601S ELASTOMERIC FIRESTOP SEALANT OR HILTI CP 606 FLEXIBLE FIRESTOP SEALANT.

Hilti Firestop Systems

HILTI, Inc.
Tulsa, Oklahoma USA (800) 879-8000

Sheet	1 of 1
Scale	5/32" = 1"
Date	Sep. 26, 2008
Drawing No.	WWS 0048b

Saving Lives through Innovation and Education

DETAIL FOR JOINTS BETWEEN CONCRETE AND STEEL STUD WALLS | 1

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY

HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1563
FAX: 310-576-1569

STRUCTURAL

ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING

BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC

MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8009
FAX (818) 981-9418

CIVIL

A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
1		
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: AS NOTED

DETAILS

A-504

System No. W-L-3320

F Rating - 1 and 2 Hr (See Item 1)
T Rating - 0 Hr

WL 3320

1. Wall Assembly — The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400 or V400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — One or two layers of nom 5/8 in. (16 mm) thick gypsum board as specified in the individual Wall and Partition Design. Max diam of opening is 5 in. (127 mm).
   The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly.

2. Sleeve — Nom 3 in. (76 mm) diam (or smaller) steel EMT, steel conduit or Schedule 5 (or heavier) steel pipe. The annular space between sleeve and periphery of opening shall be min. 0 in. (point contact) to max 1 in. (25 mm). Maximum projection from wall is 12 in. (305 mm). Sleeve to be rigidly supported on penetrated side of the wall assembly.

3. Cables — Aggregate cross-sectional area of cable in opening to be max 45 percent of the cross-sectional area of the opening. The annular space between the cable bundle and the periphery of the opening to be min 0 in. (point contact) to max 1 in. (25 mm) Cables to be rigidly supported on penetrated side of the wall assembly. Any combination of the following types and sizes of copper conductor cables may be used.
   A. Max 7/C No. 12 AWG with polyvinyl chloride (PVC) insulation and jacket.
   B. Max 25 pair No. 24 AWG telephone cable with PVC insulation and jacket.
   C. Type RG/U coaxial cable with polyethylene (PE) insulation and PVC jacket having a max outside diameter of ½ in. (13 mm).
   D. Multiple fiber optical communication cable jacketed with PVC and having a max OD of 5/8 in. (16 mm).
   E. Through Penetrating Products*— Max three copper conductor No. 8 AWG . Metal-Clad Cable+.
   AFC CABLE SYSTEMS INC
   F. Max 3/C (with ground) No. 8 AWG (or smaller) copper conductor cable with PVC insulation and jacketing.
   G. Max 3/4 in. (19 mm) diam copper ground cable with or without a PVC jacket.
   H. Fire Resistive Cables* — Max 1-1/4 in. (32 mm) diam single conductor or multi conductor Type MI cable. A min 1/8 in. (3 mm) separation shall be maintained between MI cables and any other types of cable.

4. Fill, Void or Cavity Material++— Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with surface of wall. Min 1/2 in. (13 mm) diam bead of sealant applied at point contact location.
HILTI CONSTRUCTION CHEMICALS, DIV OF
HILTI INC — FS-ONE Sealant, CP601S Elastomeric Sealant, CP 606 Sealant, CP618 Putty

++ Bearing the UL Classification Mark

HILTI
Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. August 14, 2007

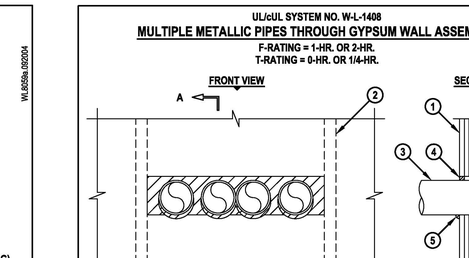
CLASSIFIED C UL US

Page: 2 of 2

System No. W-L-3320

F Rating - 1 and 2 Hr (See Item 1)
T Rating - 0 Hr

WL 3320



HILTI
Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. August 14, 2007

CLASSIFIED C UL US

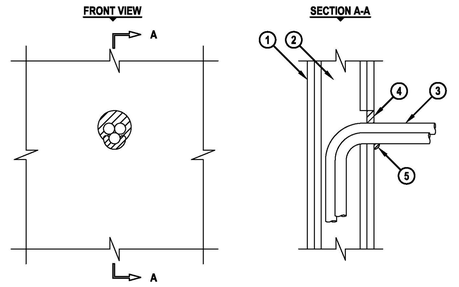
Page: 1 of 2

THROUGH PENETRATION 7

UL/cUL SYSTEM NO. W-L-3310
SINGLE OR MULTIPLE CABLES THROUGH GYPSUM WALL ASSEMBLY

F-RATING = 1-HR. OR 2-HR.
T-RATING = 0-HR.

WL3310a.080106



1. GYPSUM WALL ASSEMBLY (UL/cUL CLASSIFIED U300, U400 OR V400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. [NOT SHOWN] WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 3-1/2" WIDE.
3. MAXIMUM 3/C NO. 8 AWG METAL CLAD CABLE (MAX. QTY. = 3).
4. MINIMUM 5/8" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT OR HILTI CP 606 FLEXIBLE FIRESTOP SEALANT.
5. MINIMUM 1/2" BEAD HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT OR HILTI CP 606 FLEXIBLE FIRESTOP SEALANT APPLIED AT POINT OF CONTACT.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 3".
2. ANNULAR SPACE [WHEN CP 606 IS USED] = MINIMUM 0", MAXIMUM 1".
3. ANNULAR SPACE [WHEN FS-ONE IS USED] = MINIMUM 0", MAXIMUM 1-1/2".

HILTI
Hilti Firestop Systems

HILTI, Inc.
Tulsa, Oklahoma USA (800) 879-8000

Sheet	1 of 1
Scale	11/64" = 1"
Date	Aug. 01, 2006

Drawing No. **WL 3310a**

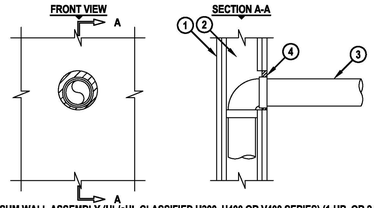
Saving Lives through Innovation and Education

THROUGH PENETRATION 6

UL/cUL SYSTEM NO. W-L-1410
METAL PIPE THROUGH GYPSUM WALL ASSEMBLY

F-RATING = 1-HR. OR 2-HR.
T-RATING = 0-HR.

WL1410a.021307



1. GYPSUM WALL ASSEMBLY (UL/cUL CLASSIFIED U300, U400 OR V400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. [NOT SHOWN] WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 3-1/2" WIDE.
3. PENETRATING ITEM TO BE ONE OF THE FOLLOWING :
   A. MAXIMUM 3" NOMINAL DIAMETER STEEL PIPE (SCHEDULE 5 OR HEAVIER).
   B. MAXIMUM 3" NOMINAL DIAMETER STEEL CONDUIT.
   C. MAXIMUM 3" NOMINAL DIAMETER EMT.
4. HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT, HILTI CP 606 FLEXIBLE FIRESTOP SEALANT, HILTI CP 601S ELASTOMERIC FIRESTOP SEALANT OR HILTI CP 618 FIRESTOP PUTTY STICK.

SEALANT/PUTTY	ANNULAR SPACE (IN.)	DEPTH OF SEALANT (IN.)	F-RATING
FS-ONE	0" - 1"	5/8"	1-HR. OR 2-HR.
CP 601S	0" - 1"	5/8"	1-HR.
CP 601S	1"	1-1/4"	2-HR.
CP 606	0" - 1"	5/8"	1-HR.
CP 606	1"	1-1/4"	2-HR.
CP 618	0" - 1"	5/8"	1-HR. OR 2-HR.

NOTES : 1. MAXIMUM DIAMETER OF OPENING = 5".
2. [NOT SHOWN] WHEN ANNULAR SPACE IS 0", APPLY MINIMUM 1/2" BEAD HILTI SEALANT OR PUTTY AT POINT OF CONTACT.

HILTI
Hilti Firestop Systems

HILTI, Inc.
Tulsa, Oklahoma USA (800) 879-8000

Sheet	1 of 1
Scale	1/8" = 1"
Date	Feb. 13, 2007

Drawing No. **WL 1410a**

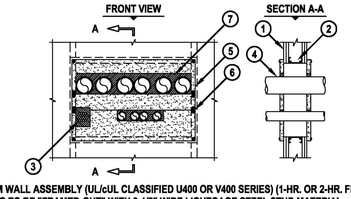
Saving Lives through Innovation and Education

THROUGH PENETRATION 5

UL/cUL SYSTEM NO. W-L-8059
MULTIPLE PENETRANTS THROUGH GYPSUM WALL ASSEMBLY

F-RATING = 1-HR. OR 2-HR.
T-RATING = 0-HR.

WL8059a.092004



1. GYPSUM WALL ASSEMBLY (UL/cUL CLASSIFIED U400 OR V400 SERIES) (1-HR. OR 2-HR. FIRE-RATING).
2. OPENING TO BE "FRAMED-OUT" WITH 3-1/2" WIDE LIGHTGAGE STEEL STUD MATERIAL.
3. CABLE BUNDLE (MAXIMUM 4" DIAMETER) TO CONSIST OF ANY COMBINATION OF THE FOLLOWING :
   A. MAXIMUM 7/C NO. 12 AWG POWER CABLE WITH PVC JACKET.
   B. MAXIMUM 25 PAIR NO. 24 AWG TELEPHONE CABLE WTIH PVC JACKET.
   C. MAXIMUM RG 59 COAXIAL CABLE WITH PVC JACKET.
   D. MAXIMUM 3/C NO. 8 AWG METAL-CLAD CABLE.
   E. MAXIMUM 3/C (+GROUND) NO. 8 AWG COPPER CONDUCTOR CABLE (ROMEX).
   F. MAXIMUM 5/8" FIBER OPTIC CABLE WITH PVC JACKET.
4. ONE OR MORE OF THE FOLLOWING PENETRANTS MAY BE INSTALLED WITHIN THE OPENINGS (MAXIMUM QUANTITY = 10):
   A. MAXIMUM 4" NOMINAL DIAMETER STEEL PIPE (SCHEDULE 10 OR HEAVIER), STEEL CONDUIT, OR EMT (MAXIMUM QUANTITY = 6).
   B. MAXIMUM 2" NOM. DIAMETER STEEL PIPE (SCHEDULE 10 OR HEAVIER), STEEL CONDUIT, OR EMT.
5. HILTI CP 675T FIRESTOP BOARD CUT TO OVERLAP OPENING, MINIMUM 1" ON ALL SIDES.
6. WITH SEAMS TIGHTLY BUTTED, FASTEN HILTI CP 675T FIRESTOP BOARD TO FRAMING MATERIAL UTILIZING 2-5/8" LONG SELF-DRILLING STEEL SCREWS WITH 1-1/4" DIAMETER STEEL WASHERS AT EACH CORNER OF FIRESTOP BOARD AND MAXIMUM 8" C/C (ON BOTH SIDES OF WALL).
7. MINIMUM 1" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED AROUND PENETRANTS (SEE NOTE NO. 3 BELOW).

NOTES : 1. MAXIMUM SIZE OF OPENING = 40" x 19".
2. ANNULAR SPACE BETWEEN FIRESTOP BOARD AND PENETRANTS AND BETWEEN PENETRANTS = MINIMUM 0", MAXIMUM 1".
3. AS AN ALTERNATE TO FS-ONE, HILTI CP 618 FIRESTOP PUTTY STICK MAY BE APPLIED AROUND CABLES.

HILTI
FIRESTOP SYSTEMS

HILTI, Inc.
Tulsa, Oklahoma USA (918) 252-6000

Sheet	1 of 1
Scale	1/16" = 1"
Date	Sept. 20, 2004

Drawing No. **WL 8059a**

Saving Lives through Innovation and Education

THROUGH PENETRATION 4

UL/cUL SYSTEM NO. W-L-1408
MULTIPLE METALLIC PIPES THROUGH GYPSUM WALL ASSEMBLY

F-RATING = 1-HR. OR 2-HR.
T-RATING = 0-HR. OR 1/4-HR.

WL1408a.061406

1. GYPSUM WALL ASSEMBLY (UL/cUL CLASSIFIED U400 OR V400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. STEEL STUDS TO BE MINIMUM 3-5/8" WIDE.
3. ONE OR MORE OF THE FOLLOWING PENETRATING ITEMS TO BE INSTALLED IN A SINGLE ROW :
   A. MAXIMUM 4" NOMINAL DIAMETER STEEL PIPE (SCHEDULE 5 OR HEAVIER).
   B. MAXIMUM 4" NOMINAL DIAMETER STEEL CONDUIT.
   C. MAXIMUM 4" NOMINAL DIAMETER EMT.
4. MINIMUM 5/8" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT.
5. MINIMUM 1/2" BEAD HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT.

NOTES : 1. MAXIMUM SIZE OF OPENING = 23" x 5".
2. ANNULAR SPACE BETWEEN PENETRANTS AND PERIPHERY OF OPENING = MINIMUM 0", MAXIMUM 1".
3. ANNULAR SPACE BETWEEN PENETRANTS = MINIMUM 0", MAXIMUM 1-1/2".

HILTI
Hilti Firestop Systems

HILTI, Inc.
Tulsa, Oklahoma USA (800) 879-8000

Sheet	1 of 1
Scale	1/8" = 1"
Date	Sep. 14, 2006

Drawing No. **WL 1408a**

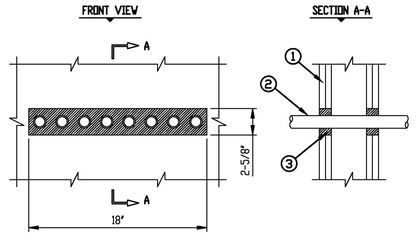
Saving Lives through Innovation and Education

THROUGH PENETRATION 3

UL/cUL SYSTEM NO. WL1095
METAL PIPE THROUGH 1-HR. OR 2-HR. GYPSUM WALL

F RATING = 1-HR. OR 2-HR.
T RATING = 1-HR. OR 2-HR.
L RATING AT AMBIENT = LESS THAN 1 CFM/SQ. FT.
L RATING AT 400° F = 4 CFM/SQ. FT.

WL1095d100599



1. GYPSUM WALL ASSEMBLY (UL/ULC CLASSIFIED U300 OR U400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. ONE OR MORE 1" NOMINAL DIAMETER EMT.
3. HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT:
   A. MINIMUM 5/8" DEPTH, FOR A 1-HR. FIRE-RATING.
   B. MINIMUM 1-1/4" DEPTH, FOR A 2-HR. FIRE-RATING.

NOTE : ANNULAR SPACE = MINIMUM 1/2", MAXIMUM 1".

HILTI
FIRESTOP SYSTEMS

HILTI, Inc.
Tulsa, Oklahoma USA (918) 252-6000

Sheet	1 of 1
Scale	5/32" = 1'
Date	SEPT. 16, 1999

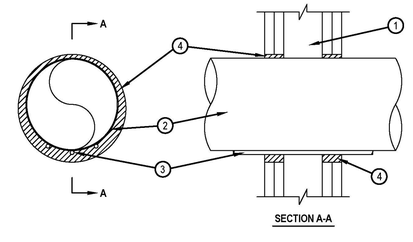
Drawing No. **WL 1095d**

THROUGH PENETRATION 2

System No. W-L-8023

F Ratings — 1 and 2 Hr (See Item 1)
T Rating — 0 Hr

WL 8023



1. Wall Assembly — The 1 or 2 hr fire rated board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400 or V400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features.
   A. Studs — Wall framing shall consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.
   B. Gypsum Board* — One or two layers of nom 5/8 in. thick gypsum board as specified in the individual Wall and Partition Design. Max diam of opening is 7 in.
   The hourly F Rating of the firestop system is equal to the hourly rating of the wall assembly.
2. Steel Tube — Nom 6 in. diam (or smaller) 16 MSG steel tube installed eccentrically within the opening. The annular space between the tube and the periphery of the opening shall be min ¼ in. to max 3/4 in. Tube to be rigidly supported on both sides of wall assembly.
3. Cables — Max three 3/6 in diam 2 pair 22 AWG foil shielded communication cables with polyvinyl chloride (PVC) insulation and jacket. Min separation between cables and periphery of opening shall be 1/4 in. Separation between cables and tube shall be min 0 in. (point contact) to max 1 in. Cables to be rigidly supported on both sides of wall assembly.
4. Fill, Void or Cavity Material* - Sealant — Min 5/8 in. (for 1 hr rated walls) or 1-1/4 in. (for 2 hr rated walls) thickness of fill material applied within the annulus, flush with both surfaces of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF
HILTI INC — FS-ONE Sealant
*Bearing the UL Classification Mark

HILTI
Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. August 12, 2004

CLASSIFIED C UL US

THROUGH PENETRATION 1

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1563
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3602

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

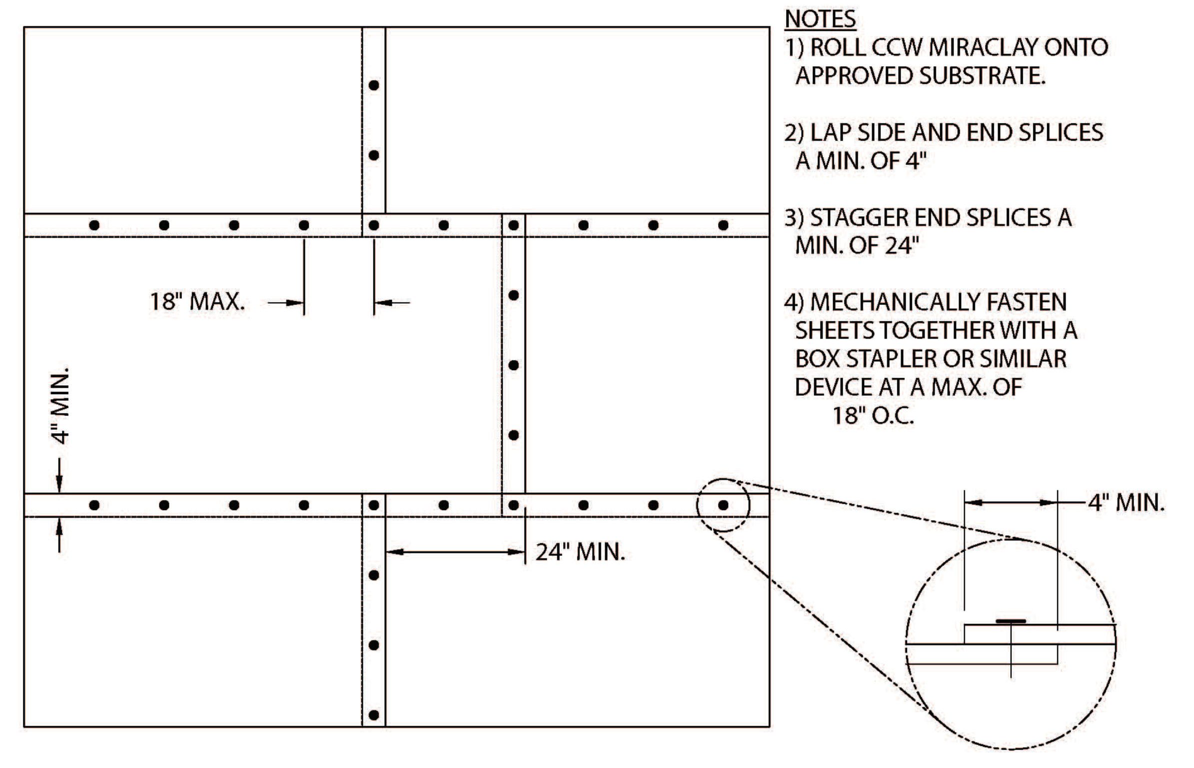
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

ISSUE	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
MARK	DATE	DESCRIPTION
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

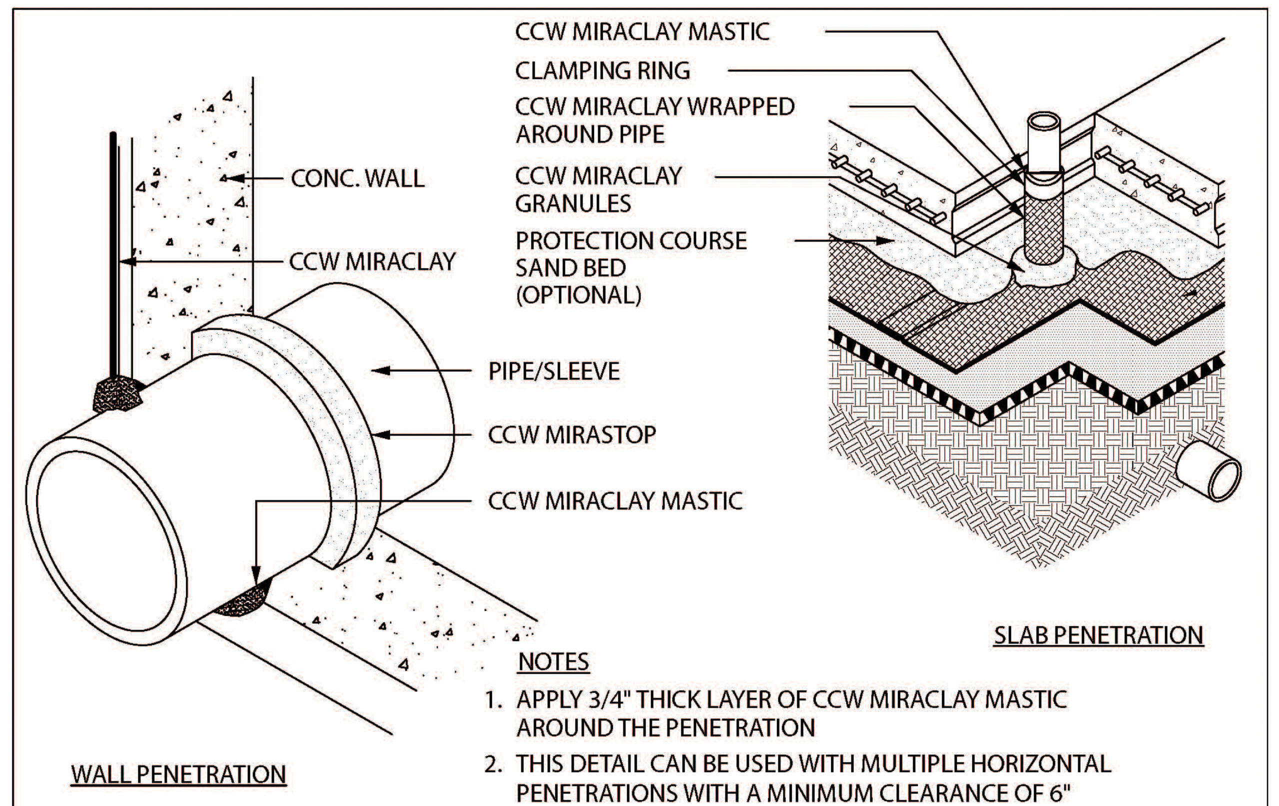
SCALE: AS NOTED

DETAILS

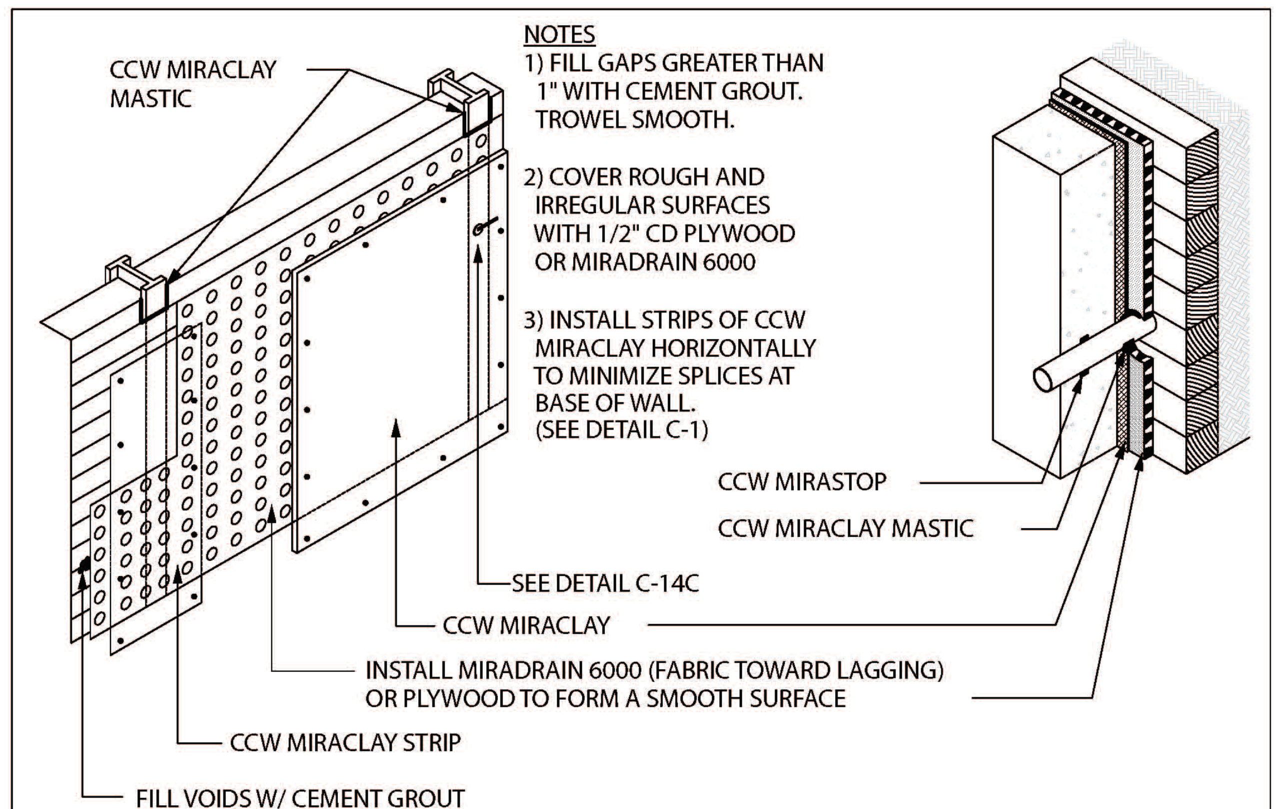
A-505



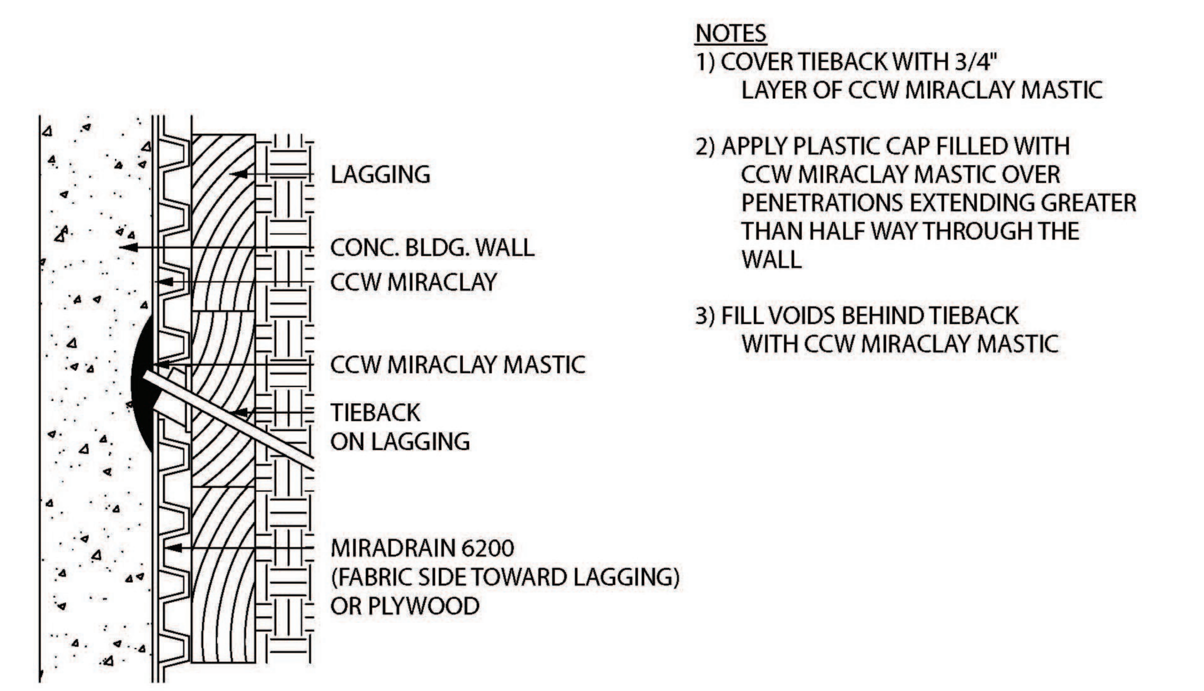
C-1	HORIZONTAL SPLICES	CARLISLE ©1998 CARLISLE CORPORATION



C-14B	PENETRATIONS	CARLISLE ©2005 CARLISLE CORPORATION



C-5A	SOLDIER BEAMS & LAGGING	CARLISLE ©1998 CARLISLE CORPORATION



C-14C	SUB GRADE HORIZONTAL PENETRATIONS	CARLISLE ©1998 CARLISLE CORPORATION

At property line retaining walls, such as soldier pile or lagging, continue the underslab CCW MiraCLAY application up the retaining wall a minimum 12" (300 mm) above the top edge of the slab or footing and secure. Overlap the vertical CCW MiraCLAY waterproofing membrane by a minimum of 6" (150 mm) or a minimum of 12" (300 mm) under hydrostatic head conditions.

PROPERTY LINE OR LAGGING APPLICATION

SUBSTRATE PREPARATION

Gaps between the wood lagging greater than 1" (25 mm) must be filled with cementitious grout. In areas with large gaps (1" to 5" / 25 mm to 125 mm) between lagging, install plywood to provide a uniform substrate. Where drainage issues may arise, install CCW MiraDRAIN to provide a uniform substrate as well as to facilitate drainage.

INSTALLATION

Install CCW MiraCLAY with the white non-woven side facing the installer. Secure the CCW MiraCLAY into position with fasteners and 1" (25 mm) washers. Use the appropriate fasteners for the type of substrate used to receive the CCW MiraCLAY. Install succeeding courses of CCW MiraCLAY by overlapping the previous course a minimum of 4" (100 mm). Stagger the seams a minimum of 24" (600 mm). Install in shingle fashion so that the upper roll of CCW MiraCLAY overlaps the lower roll. Fasten membrane once every 18" (45 cm) on seams or as required to prevent blousing. Shotcrete installations require a seam fastening pattern not to exceed 12" O.C. or as necessary to prevent seam blousing.

Extend waterproofing membrane to 6" below grade and fasten membrane to the substrate to maintain constant compression using a 1/8" x 1" (3 x 25 mm) minimum termination bar. Embed the top edge of CCW MiraCLAY and termination bar with a thick bead of CCW MiraCLAY Mastic 2" (50 mm) wide by 1/2" (12 mm) thick.

STANDARD FOUNDATION WALLS

SUBSTRATE PREPARATION

The substrate must be properly prepared to receive the CCW MiraCLAY waterproofing membrane. All honeycombs, form-tie cavities and indentations should be filled with CCW MiraCLAY Mastic or filled with latex Portland Cement. Substrate must be smooth and uniform removing any protrusions over 1/2" (12 mm) from the surface. Footings must be free of soil, rocks or debris to provide a suitable substrate to receive the CCW MiraCLAY waterproofing membrane.

INSTALLATION

The CCW MiraCLAY waterproofing membrane should be installed with the white non-woven side facing the applicator. Create a cant at any vertical to horizontal transition by applying a 1.5" (39 mm) to 2" (50 mm) of CCW MiraCLAY Granules or CCW MiraCLAY Mastic along that junction. At the base of the foundation wall where the vertical wall meets the horizontal footing, install CCW MiraCLAY in a horizontal manner extending out onto the footing a minimum of 12" (300 mm). Fasten the CCW MiraCLAY in place with concrete fasteners and 1" (25 mm) washers. Install succeeding courses of CCW MiraCLAY by overlapping the previous course a minimum of 4" (100 mm). Stagger the seams a minimum of 12" (300 mm). Install in shingle fashion so that the upper roll of CCW MiraCLAY overlaps the lower roll. Fasten membrane once every 18" (45 cm) to 3' (90 cm) on seams or as required to prevent blousing. At grade line, terminate CCW MiraCLAY with a rigid termination bar or fasten 12" (300 mm) on center. Embed the top edge of CCW MiraCLAY and termination bar with a thick bead of CCW MiraCLAY mastic 2" (50 mm) wide by 1/2" (12 mm) thick. Backfill must be compactible soils free of construction debris and must be uniformly compacted to a minimum 85% Modified Protor on each lift.

PACKAGING

Available in 5 ft x 14 ft (70 sq ft) rolls

DETAIL REQUIREMENTS

For standard installation details, follow the CCW MiraCLAY details drawings. For non-standard installation instructions contact your local Carlisle Coatings & Waterproofing representative.

RECOMMENDATIONS

Carlisle Coatings & Waterproofing recommends the use of CCW MiraDRAIN, a geocomposite sheet drain, to facilitate the removal of water away from the structure. The CCW MiraCLAY and CCW MiraDRAIN waterproofing and drainage system provides maximum protection against water penetration.

CAUTIONS & LIMITATIONS

- CCW MiraCLAY membranes should remain dry before and during installation.
- Improper storage could lead to product deterioration.
- Not for use on CMU foundations.

LIMITED WARRANTY

Carlisle Coatings & Waterproofing, Incorporated (Carlisle) warrants this product to be free of defects in workmanship and materials only at the time of shipment from our factory. If any Carlisle materials prove to contain manufacturing defects that substantially affect their performance, Carlisle will, at its option, replace the materials or refund its purchase price.

This limited warranty is the only warranty extended by Carlisle with respect to its materials. There are no other warranties, including the implied warranties of merchantability and fitness for a particular purpose. Carlisle specifically disclaims liability for any incidental, consequential or other damages, including, but not limited to, loss of profits or damages to a structure or its contents, arising under any theory of law whatsoever.

The dollar value of Carlisle's liability and buyer's remedy under this limited warranty shall not exceed the purchase price of the Carlisle material in question.

Carlisle, MiraDRAIN and MiraCLAY are trademarks of Carlisle. © 2008 Carlisle. 601405 CCW MiraCLAY 07/09

Carlisle Coatings & Waterproofing

CCW MiraCLAY®

Bentonite Clay
Waterproofing Membrane

DESCRIPTION

CCW MiraCLAY has a uniform layer of sodium bentonite clay that is sandwiched between a durable puncture-resistant nonwoven polypropylene fabric and a high-tensile strength woven polypropylene fabric and then needle punched together with thousands of high-strength denier yarns. These fibers are then thermally fused to the polypropylene in a proprietary Infrabond™ procedure that locks the sodium bentonite into place.

TYPICAL USES

CCW MiraCLAY is designed for waterproofing below-grade structural slabs as well as construction methods incorporating lagging, concrete caisson or shotcrete retention walls. CCW MiraCLAY is also very effective in rehab waterproofing and zero clearance property line construction.

ADVANTAGES

- The CCW MiraCLAY waterproofing membrane has the ability to heal itself if ripped or punctured.
- In a hydrated state, the bentonite clay has tremendous impermeability and excellent resistance to chemicals (i.e., acids, bases and hydrocarbons).
- The CCW MiraCLAY has the ability to expand and seal cracks in concrete.

INSTALLATION

UNDERSLAB APPLICATIONS

CCW MiraCLAY is designed for use under reinforced concrete slabs 4" (100 mm) thick or greater on a compacted earth/gravel substrate. If installed over a mud slab, CCW MiraCLAY requires a minimum 5" (150 mm) thick reinforced concrete slab.

For contaminated site water conditions, as determined by a site water analysis, CCW MiraCLAY EF should be used. When hydrostatic conditions exist, CCW MiraCLAY should be installed under footings and grade beams as shown in CCW MiraCLAY details.

SUBSTRATE PREPARATION

NOTE: Do not begin construction in work areas where there is standing water or in situations which may cause the CCW MiraCLAY to prematurely hydrate.

Before installing CCW MiraCLAY, the substrate must be properly prepared. Substrate may be concrete, earth, sand, pea gravel or crushed stone. Earth and sand substrates should be compacted to a minimum 85% Modified Proctor density. Crushed stone should not be larger than 3/4" (18 mm) in size. Honeycombing, voids and aggregate pockets exceeding 1" in diameter or have a depth greater than 3/4 inch should be filled with a non-shrink cementitious grout. Fill tie-rod holes with a non-shrink cementitious grout. Substrate should be smooth and uniform without sharp projections or pockets. Complete all required elevator pit, sump pit and grade beam and piling work before installing CCW MiraCLAY under main slab area.

TECHNICAL DATA

PROPERTY	METHOD	UNIT	TYPICAL VALUE
Bentonite Content[1]	@12% moisture content	lb/ft² (kg/m²)	1.0 (4.88)
Permeability[4]	ASTM D5084	cm/sec, max	5 x 10^{-9}
Grab Tensile Strength[2]	ASTM D4632	lbs (N)	95 (422)
Grab Elongation[2]	ASTM D4632	%	150
Internal Shear Strength[5]	ASTM D5321	psf (kPa)	500 (24)
Swell Index	ASTM D5890	—	2g (24ml) min
Fluid Loss	ASTM D5891	ml	18 ml max
Low Temperature Flexibility	ASTM D1970	@ -25ºF (-32ºC)	unaffected
Peel Strength[3]	ASTM D4632	lbs (N)	15 (66)
Hydrostatic Head Pressure	ASTM D751	ft (meter)	228 (69.49)
Adhesion to Concrete	ASTM D903	lb/in (kg/cm)	17.7 (8)

[1]At 12% moisture content. Equates to 0.893 lbs at 0%. When indexed to a 12% moisture content. [2]Measure at maximum peak, in the weakest principle direction. [3]Modified to use a 4-inch wide grip. The maximum peak of five specimens averaged. [4]DeAired Tap water@ 5 psi maximum effective confining stress and 2 psi head. [5]Typical peak value or specimen hydrated for 25hr. and sheared under a 200 psf normal stress.

INSTALLATION

Install CCW MiraCLAY over the properly prepared substrate with the non-woven geotextile side up. Overlap adjoining edges a minimum of 4" (100 mm); stagger sheet ends a minimum of 24" (600 mm); and nail or staple edges together as required to prevent any displacement during concrete placement. CCW MiraCLAY Granules may also be placed in the seam for additional waterproofing performance.

When the slab is poured in sections, CCW MiraCLAY should extend a minimum 12" (300 mm) beyond the slab edge. When the installation reaches the outer edge of the slab, continue CCW MiraCLAY up and out of the form a minimum of 12" (300 mm). At the corner, CCW MiraCLAY should remain in contact with the substrate and inside the surface of the concrete form. When the form is removed, the CCW MiraCLAY outside the form should be positioned and fastened onto the footing or vertical wall. Overlay the CCW MiraCLAY a minimum of 6" (150 mm) with the succeeding vertical waterproofing membrane.

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:
utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3802

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

BASEMENT WATERPROOFING

A-506

SECURITY PROVISIONS FOR WINDOWS AND DOORS:

8.48.020 Scope.

Unless specified otherwise, the provisions of this Chapter shall apply to all new construction and condominium conversions.

Any building as defined in the California Building Code and Title 19 of the California Administrative Code, requiring special type releasing, latching, or locking devices, other than described herein, shall be exempt from the provisions hereof relating to locking devices of interior and/or exterior doors. (Added by Ord. No. 1945CCS § 12 (part), adopted 6/8/99)

8.48.090 Frames/jambs/strikes/hinges.

Installation and construction of frames, jambs, strikes and hinges shall be as follows:

(1) Door jambs shall be installed with solid backing in such a manner that any open space between trimmers and wood doorjambs shall be solid shimmed by a single piece extending not less than twelve inches above and below the strike plate.

(2) Door stops on wooden jambs for inswinging doors shall be of one piece construction with the jamb. Jambs for all doors shall be constructed or protected so as to prevent violation of the strike.

(3) In wood framing, horizontal blocking shall be placed between studs at door lock height for three stud spaces each side of the door openings. Trimmers shall be full length from the header to the floor with solid backing against sole plates.

(4) The strike plate for dead bolts on all wood framed doors shall be constructed of minimum sixteen U.S. gauge steel, bronze, or brass and secured to the jamb by a minimum of two screws, which must penetrate at least two inches into solid backing beyond the surface to which the strike is attached.

(5) Hinges for out-swinging doors shall be equipped with nonremovable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.

(6) Not less than three four and one-half inch steel butt hinges shall be symmetrically fastened to both the door and frame with not less than four No. 9 by three-fourths-inch wood screws or to metal with not less than four No. 8 machine screws.

(7) In wood construction, an open space between trimmers and wood doorjambs shall be solid shimmed extending not less than 6 inches above and below the hinge plate. (Added by Ord. No. 1945CCS § 12 (part), adopted 6/8/99)

8.48.100 Windows/sliding glass doors.

The following requirements must be met for windows and sliding glass doors:

(a) Except as otherwise specified in Municipal Code Sections 8.48.120 (Special residential building provisions) and 8.48.130 (Special commercial building provisions), all openable exterior windows and sliding glass doors shall comply with the tests as set forth in Section 8.48.140 (Tests).

(b) Window assemblies which are designed to be openable and which are regulated by this Chapter shall comply with California Building Code, unless such windows are protected by approved metal bars, screens or grilles.

(c) Sliding door assemblies regulated by this Chapter shall comply with California Building Code.

(d) Louvered windows shall not be used when any portion of the window is less than twelve feet vertically or six feet horizontally from an accessible surface or any adjoining roof, balcony, landing, stair tread, platform, or similar structure. (Added by Ord. No. 1945CCS § 12 (part), adopted 6/8/99; amended by Ord. No. 2328CCS § 25, adopted 11/9/10)

8.48.110 Garage type doors-Rolling overhead, solid overhead, swing, added by sliding or accordion.

The above described doors shall conform to the following standards:

(1) Wood doors shall have panels a minimum of five-sixteenths of an inch in thickness with the locking hardware being attached to the support framing.

(2) Aluminum doors shall be a minimum thickness of .0215 inches and riveted together a minimum of eighteen inches on center along the outside seams. There shall be a full width horizontal beam attached to the main door structure which shall meet the pilot, or pedestrian access, door framing within three inches of the strike area of the pilot or pedestrian access door.

(3) Fiberglass doors shall have panels a minimum density of six ounces per square foot from the bottom of the door to a height of seven feet. Panels above seven feet and panels in residential structures shall have a density not less than five ounces per square foot.

(4) Doors utilizing a cylinder lock shall have a minimum five pin tumbler operation with the locking bar or bolt extending into the receiving guide a minimum of one inch.

(5) Doors that exceed sixteen feet in width shall have two lock receiving points; or, if the door does not exceed nineteen feet, a single bolt may be used if placed in the center of the door with the locking point located either at the floor or door frame header; or, torsion spring counter balance type hardware may be used.

(6) Except in a residential building, doors secured by electrical operation shall have a keyed-switch to open the door when in a closed position, or by a signal locking device.

(7) Doors with slide bolt assemblies shall have frames a minimum of .120 inches in thickness, with a minimum bolt diameter of one-half inch and protrude at least one and one-half inches into the receiving guide. A bolt diameter of three-eighths of an inch may be used in a residential building. The slide bolt shall be attached to the door with nonremovable bolts from the outside. Rivets shall not be used to attach slide bolt assemblies.

(8) Except in a residential building, padlock(s) used with exterior mounted slide bolt(s) shall have a hardened steel shackle locking both at heel and toe and a minimum five-pin tumbler operation with nonremovable key when in an unlocked position. Padlock(s) used with interior mounted slide bolt shall have a hardened steel shackle with a minimum four pin tumbler operation. (Added by Ord. No. 1945CCS § 12 (part), adopted 6/8/99)

8.48.130 Special commercial building provisions.

(a) Swinging exterior glass doors, wood or metal doors with glass panels, solid wood or metal doors shall be constructed or protected as follows:

(1) Wood doors shall be of solid core construction with a minimum thickness of one and three-fourths inches. Wood panel doors with panels less than one inch thick shall be covered on the inside with a minimum sixteen U.S. gauge sheet steel, or its equivalent, which is to be attached with screws on minimum six-inch centers. Hollow steel doors shall be of a minimum sixteen U.S. gauge and have sufficient reinforcement to maintain the designed thickness of the door when any locking device is installed; such reinforcement being able to restrict collapsing of the door around any locking device.

(2) Any glazing utilized within forty inches of any door locking mechanism shall be constructed or protected as follows:

(A) Fully tempered glass or rated burglary resistant glazing; or

(B) Iron or steel grills of at least one-eighth of an inch material with a minimum two-inch mesh secured on the inside of the glazing may be utilized or

(C) The glazing shall be covered with iron bars of at least one-half of an inch round or one inch by one-fourth of an inch flat steel material, spaced not more than five inches apart, secured on the inside of the glazing.

(D) Subsections (a)(2)(B) and (C) of this Section shall not interfere with the operation of opening windows if such windows are required to be openable by the California Building Code.

(b) All swinging exterior wood and steel doors shall be equipped as follows:

(1) A single or double door shall be equipped with a single cylinder deadbolt lock. The deadbolt lock must be actuated by a key from the exterior and a knob or thumb turn from the interior and when projected becomes locked against return by end pressure. The bolt shall have a minimum projection of one inch and be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least three-fourths of an inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of five pin tumblers, and shall be connected to the inner portion of the lock by connecting screws of at least one-fourth of an inch in diameter. The provisions of the preceding paragraph do not apply where: (1) panic hardware is required, or (2) an equivalent device is approved by the enforcing authority.

(2) Double doors shall be equipped as follows:

(A) The inactive leaf of double door(s) shall be equipped with metal flush bolts having a minimum embedment of five-eighths of an inch into the head and threshold of the door frame.

(B) Double doors shall have an astragal constructed of steel a minimum of 0.125 inch thick which will cover the opening between the doors. The astragal shall be a minimum of two inches wide, and extend a minimum of one inch beyond the edge of the door to which it is attached. The astragal shall be attached to the outside of the active door by means of welding or with nonremovable bolts spaced apart on not more than ten-inch centers.

(c) Aluminum frame swinging doors shall be equipped as follows:

(1) The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand one thousand six hundred pounds of pressure in both a vertical distance of three inches and a horizontal distance of one inch each side of the strike, so as to prevent violation of the strike.

(2) A single or double door shall be equipped with a double cylinder deadbolt with a bolt projection exceeding one inch, or a hook shaped or expanding dog bolt that engages the strike sufficiently to prevent spreading. The deadbolt lock shall have a minimum of five pin tumblers and a cylinder guard.

(d) Panic hardware, whenever required by the California Building Code or Title 19 of the California Administrative Code, shall be installed as follows:

(1) Panic hardware shall contain a minimum of two locking points on each door; or

(2) On single doors, panic hardware may have one locking point which is not to be located at either the top or bottom rails of the door frame. The door shall have an astragal constructed of steel 0.125 inch thick which shall be attached with nonremovable bolts to the outside of the door. The astragal shall extend a minimum of six inches vertically above and below the latch of the panic hardware. The astragal shall be a minimum of two inches wide and extend a minimum of one inch beyond the edge of the door to which it is attached.

(3) Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point which will close the opening between them, but not interfere with the operation of either door.

(e) Horizontal sliding doors shall be equipped with a metal guide track at top and bottom and a cylinder lock and/or padlock with a hardened steel shackle which locks at both heel and toe, and a minimum five pin tumbler operation with nonremovable key when in an unlocked position. The bottom track shall be so designed that the door cannot be lifted from the track when the door is in a locked position.

(f) In office buildings (multiple occupancy), all entrance doors to individual office suites shall meet the construction and locking requirements for exterior doors.

(g) Windows shall be deemed accessible if less than twelve feet above ground. Accessible windows having a pane exceeding ninety-six square inches in an area with the smallest dimension exceeding six inches and not visible from a public or private thoroughfare shall be protected in the following manner:

(1) Fully tempered glass or burglary-resistant glazing; or

(2) The following windows barriers may be used but shall be secured with nonremovable bolts:

(A) Inside or outside iron bars of at least one-half-inch round or one by one quarter-inch flat steel material, spaced not more than five inches apart and securely fastened; or

(B) Inside or outside iron or steel grills of at least one-eighth-inch material with not more than a two-inch mesh and securely fastened.

(3) If a side or rear window is of the type that can be opened, it shall, where applicable, be secured on the inside with either a slide bar, bolt, crossbar, auxiliary locking device, and/or padlock with hardened steel shackle, a minimum four pin tumbler operation.

(4) The protective bars or grills shall not interfere with the operation of opening windows if such windows are required to be openable by the California Building Code.

(h) All exterior transoms exceeding ninety-six square inches on the side and rear of any building or premises used for business purposes shall be protected by one of the following:

(1) Fully tempered glass or rated burglary-resistant glazing; or

(2) The following barriers may be used but shall be secured with nonremovable bolts:

(A) Outside iron bars of at least one-half-inch round or one by one-quarter-inch flat steel material, spaced no more than five inches apart and securely fastened; or

(B) Outside iron or steel grills of at least one-eighth-inch with not more than a two-inch mesh and securely fastened.

(3) The protective bars or grills shall not interfere with the operation of opening the transoms if such transoms are required to be openable by the California Building Code or Title 19, California Administrative Code.

(i) Roof openings shall be equipped as follows:

(1) All skylights on the roof of any building or premises used for business purposes shall be provided with:

(A) Rated burglary-resistant glazing; or

(B) Iron bars of at least one-half-inch round or one by one-fourth-inch flat steel material under the skylight and securely fastened; or

(C) A steel grill or at least one-eighth-inch material with a maximum two-inch mesh under the skylight and securely fastened.

(2) All hatchway openings on the roof of any building or premises used for business purposes shall be secured as follows:

(A) If the hatchway is of wooden material, it shall be covered on the inside with at least sixteen U.S. gauge sheet metal, or its equivalent, attached with screws.

(B) The hatchway shall be secured from the inside with a slide bar or slide bolts.

(C) Outside hinges on all hatchway openings shall be provided with nonremovable pins when using pin-type hinges.

(3) All air duct or air vent openings exceeding ninety-six square inches on the roof or exterior walls of any building or premises used for business purposes shall be secured by covering the same with either of the following:

(A) Bars of at least one-half-inch round or one by one-fourth-inch flat steel material spaced no more than five inches apart and securely fastened; or

(B) Iron or steel grills of at least one-eighth-inch material with a maximum two-inch mesh and securely fastened.

(C) If the barrier is on the outside, it shall be secured with bolts which are non-removable from the exterior.

(D) The above subsections (i)(3)(A) and (B) of this section must not interfere with venting requirements creating a potentially hazardous condition to health and safety or conflict with the provisions of the California Building Code or Title 19 of the California Administrative Code.

(j) Permanently affixed ladders leading to roofs shall be fully enclosed with sheet metal to a height of ten feet. This covering shall be locked against the ladder with a case hardened hasp, secured with nonremovable screws or bolts. Hinges on the cover will be provided with non-removable pins when using pin-type hinges. If a padlock is used, it shall have a hardened steel shackle, locking at both heel and toe, and a minimum five-pin tumbler operation with nonremovable key when in an unlocked position.

(k) A building located within eight feet of utility poles or similar structures which can be used to gain access to the building's roof, windows or other openings shall have such access area barricaded or fenced with materials to deter human climbing.

(l) The following standards shall apply to lighting, address identification and parking areas:

(1) The address number of every commercial building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six inches in height and be of a color contrasting to the background. In addition, any business which affords vehicular access to the rear through any driveway, alleyway or parking lot shall also display the same numbers on the rear of the building.

(2) All exterior commercial doors, during the hours of darkness, shall be illuminated with a minimum of one footcandle of light. All exterior bulbs shall be protected by weather- and vandalism-resistant cover (s).

(3) Open parking lots, and access thereto, providing more than ten parking spaces and for use by the general public, shall be provided with a maintained minimum of one footcandle of light on the parking surface from dusk until the termination of business every operating day. (Added by Ord. No. 1945CCS § 12 (part), adopted 6/8/99)

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BARD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3802

LICENSED ARCHITECT FARHAD ASHOFTEH C 19728 OCTOBER 31, 2011 RENEWAL DATE STATE OF CALIFORNIA

PROJECT INFORMATION

sixth & arizona mixed use

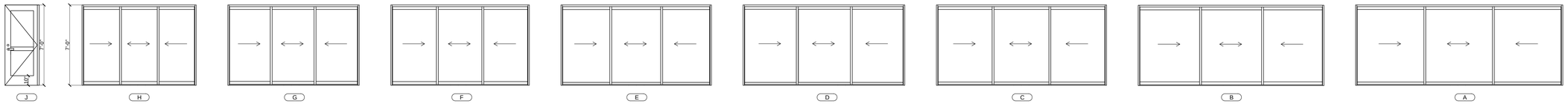
ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

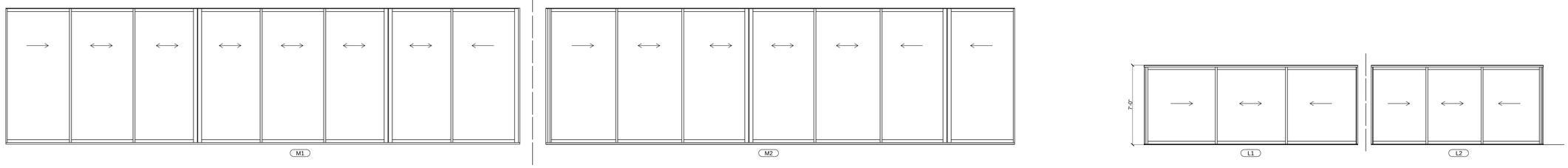
OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

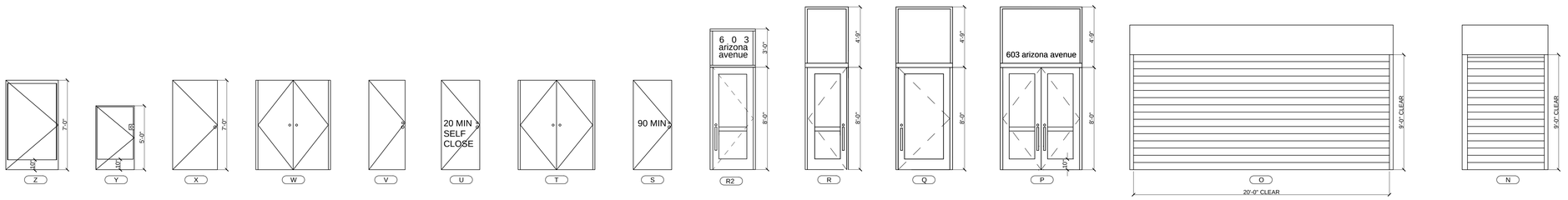
MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

WINDOW & DOOR SECURITY PROVISIONS

A-600







COMMERCIAL: SIGNS

1. All building entrances that are accessible to and usable by persons with disabilities and at every major junction along or leading to an accessible route of travel shall be identified with a sign displaying the International Symbol of Accessibility and with additional directional signs, as required, to be visible to persons along approaching pedestrian ways. [§1117B.5.8.1.2 CBC]

COMMERCIAL: DOORS

1. Maximum effort to operate doors shall not exceed 5 pounds for exterior doors and 5 pounds for interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet the above standards. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate administrative authority, not to exceed 15 pounds. [§1133B.2.5 CBC]

EXIT STAIR DOORS

Each door providing access to an area of refuge shall be identified by a sign stating 'AREA OF REFUGE' and shall also include the international symbol of accessibility and tactile signage. The area of refuge sign shall be illuminated.

SAFETY GLAZING

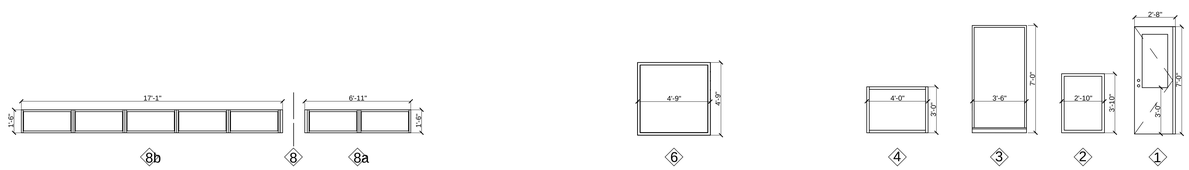
[§2406.3 CBC] Use safety glazing in the following locations:
Glazing in swinging and sliding doors.
Glazing adjacent to stairways, landings and ramps within 36" horizontally of a walking surface when the glazing is less than 60" above the plane of the adjacent walking surface.
Glazing part of a guard rail.

COMMON USE DOORS

1. Maximum effort to operate doors shall not exceed 8 1/2 pounds for exterior doors and 5 pounds for interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet these standards. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate enforcement agency, not to exceed 15 pounds. [§1126A.4 CBC]
2. Hand-activated door latching, locking and opening hardware shall be centered between 30 inches and 44 inches above the door. Latching and locking doors that are hand-activated and on an accessible route shall be operable with a single effort by lever-type hardware, panic bars, push-pull activating bars or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. Locked exit doors shall operate consistent with Section 1126A.4, in the direction of egress. [§1126A.6 CBC]
3. The lever or lever of actuated latches or locks shall be curved with a return to within ½ inch of the door to prevent catching on the clothing of persons during egress. EXCEPTION: Group R and U Occupancies with an occupant load of 10 or less. [§1126A.6.1 CBC]
4. The bottom 10 inches of all doors and/or gates shall have a smooth, uninterrupted surface to allow the door or gate to be opened by a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a 10-inch high smooth panel shall be installed on the push side of the door, which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. EXCEPTION: Automatic and sliding doors or gates. [§1126A.7 CBC]

DOOR SCHEDULE

	DOOR					FRAME				HARDWARE			
	SIZE			MATL	GLAZING	MATL	DETAIL			SET NO.	KEYSIDE RM NO.	QUANTITY	NOTES
MARK	W	HT	THK				HEAD	JAMB	SILL				
A	18'-1 3/4"	7'-0"	5-7/8"	MTL	SAFETY	MTL						3	PRIVATE RESIDENT BALCONY SLIDING DOOR, ADA COMPLIANT
B	16'-3 1/8"	7'-0"	5-7/8"	MTL	SAFETY	MTL						7	PRIVATE RESIDENT BALCONY SLIDING DOOR, ADA COMPLIANT
C	14'-8"	7'-0"	5-7/8"	MTL	SAFETY	MTL						4	PRIVATE RESIDENT BALCONY SLIDING DOOR, ADA COMPLIANT
D	14'-2"	7'-0"	5-7/8"	MTL	SAFETY	MTL						7	PRIVATE RESIDENT BALCONY SLIDING DOOR, ADA COMPLIANT
E	13'-2"	7'-0"	5-7/8"	MTL	SAFETY	MTL						5	PRIVATE RESIDENT BALCONY SLIDING DOOR, ADA COMPLIANT
F	12'-1 1/2"	7'-0"	5-7/8"	MTL	SAFETY	MTL						8	PRIVATE RESIDENT BALCONY SLIDING DOOR, ADA COMPLIANT
G	11'-5 3/16"	7'-0"	5-7/8"	MTL	SAFETY	MTL						8	PRIVATE RESIDENT BALCONY SLIDING DOOR, ADA COMPLIANT
H	10'-0"	7'-0"	5-7/8"	MTL	SAFETY	MTL						2	PRIVATE RESIDENT BALCONY SLIDING DOOR, ADA COMPLIANT
J	3'-0"	7'-0"	1-3/4"	MTL	SAFETY	MTL						3	ROOF DECK VESTIBULE EXTERIOR DOORS
K	5'-0"	7'-0"	1"	MTL	-	MTL						1	ROOF DECK ELEVATOR ROOM SLIDING
L1	18'-10 1/4"	7'-0"	5-7/8"	MTL		MTL						1	PRIVATE RESIDENT BALCONY SLIDING DOOR, ADA COMPLIANT
L2	15'-1 7/8"	7'-0"	5-7/8"	MTL		MTL						1	PRIVATE RESIDENT BALCONY SLIDING DOOR, ADA COMPLIANT
M1	45'-8 1/2"	12'-0"	5-7/8"	MTL		MTL						1	SLIDING DOOR/WINDOW FOR FIRST FLOOR RETAIL
M2	41'-6" 3/4"	12'-0"	5-7/8"	MTL		MTL						1	SLIDING DOOR/WINDOW FOR FIRST FLOOR RETAIL
N	6'-0"	9'-0"	1-3/4"	MTL	-	MTL						1	TRASH AREA ROLL UP DOOR, 45 MINUTE RATED, SELF CLOSING
O	20'-0"	9'-0"	1-3/4"	MTL	-	MTL						1	PARKING GARAGE ROLL UP GRILLE, SEE 6/A-503 FOR SECTION
P	6'-0"	8'-0"	1-3/4"	MTL	SAFETY	MTL						1	FIRST FLOOR ENTRY DOUBLE METAL/GLASS DOOR W/ PANIC BAR
Q	4'-0"	8'-0"	1-3/4"	MTL	SAFETY	MTL						1	FIRST FLOOR RETAIL GLASS ENTRY DOOR
R	3'-0"	8'-0"	1-3/4"	MTL	SAFETY	MTL						1	1ST FLOOR 6TH STREET RESIDENT ENTRY DOOR W/ PANIC BAR
R2	3'-0"	8'-0"	1-3/4"	MTL	SAFETY	MTL						1	1ST FLOOR ARIZONA AVE. RESIDENT ENTRY DOOR W/ PANIC BAR
S	3'-0"	7'-0"	1-3/4"	MTL	-	MTL						26	90 MINUTE STEEL DOOR
T	3'-0"	7'-0"	1-3/4"	MTL	-	MTL						1	DOUBLE METAL DOOR, PANIC BAR EQUIPPED
U	3'-0"	7'-0"	1-3/4"	MTL	-	MTL						46	20 MINUTE SELF CLOSING
V	2'-10"	7'-0"	1-1/2"	WOOD	-	MTL						39	RESIDENT'S BATHROOM DOOR
W	3'-0"	7'-0"	1-3/4"	MTL	-	WOOD						2	DOUBLE DOOR, 20 MINUTE RATED SELF CLOSING, GASKETED
X	7'-0"	3'-6"	1-3/4"	MTL	-	WOOD						10	ELEVATOR SMOKE DOOR, SELF CLOSING, 90 MIN RATED
Y	3'-0"	5'-0"	1"	MTL	SAFETY	MTL						1	ROOF DECK GATES
Z	4'-1 1/8"	7'-0"	1-3/4"	MTL	SAFETY	MTL						2	PRIVATE RESIDENT BALCONY DOOR



WINDOW SCHEDULE

MARK	SIZE		TYPE	MATL	GLAZING	INT FINISH	EXT FINISH	QTY	NOTES
	W	HT							
1	1'-10 1/4"	4'-8"	HINGE	MTL.	DUAL	MTL.	MTL.	2	UNITS 208 & 209
2	2'-10"	3'-10"	FIXED	MTL.	DUAL	MTL.	MTL.	1	TOP OF NORTH STAIR TOWER
3	3'-6 1/2"	7'-0"	FIXED	MTL.	DUAL	MTL.	MTL.	1	SAFETY GLASS. UNIT 606 FIXED PANEL
4	4'-0"	3'-0"	HOPPER	MTL.	DUAL	MTL.	MTL.	1	SAFETY GLASS. UNIT 605 KITCHEN WINDOW
6	4'-9"	4'-9"	FIXED	MTL.	DUAL	MTL.	MTL.	4	SAFETY GLASS. MECHANICAL ROOM WINDOWS.
8a	6'-11"	1'-6"	FIXED	MTL.	DUAL	MTL.	MTL.	1	TOP OF CENTER STAIR TOWER L WINDOW
8b	17'-0 1/2"	1'-6"	FIXED	MTL.	DUAL	MTL.	MTL.	1	TOP OF CENTER STAIR TOWER L WINDOW

FARHAD ASHOFTEH INC.
ARCHITECTURE PLANNING
833 HAVERFORD AVE, PACIFIC PALISADES CA 90272
TEL (310) 454-9995 FAX (310) 454-2266
FARHADASHOFTEH.COM FARHAD@ATT.NET

IN ASSOCIATION WITH:

utopiad.org
drawing advocacy visualization
k@utopiad.org 323.252.8510
828 Solano Ave, LA CA 90012

CONSULTANTS

MECHANICAL, ELECTRICAL, PLUMBING, FIRE/LIFE SAFETY
HI-TECH ENGINEERING
1431 OCEAN AVENUE SUITE 800
SANTA MONICA, CALIFORNIA 90401
TEL: 310-576-1553
FAX: 310-576-1569

STRUCTURAL
ENGLEKIRK PARTNERS
3621 HARBOR BOULEVARD #125
SANTA ANA, CA 92704-6924
TEL: (714) 557-8551
FAX: (714) 557-5530

SHORING
BURNETT & YOUNG, INC.
CONSULTING ENGINEERS
650 SIERRA MADRE VILLA AVE. SUITE 206
PASADENA, CA 91107
TEL: (626) 351-3367
FAX: (626) 351-3247

ACOUSTIC
MARSHALL LONG ACOUSTICS
13636 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423
(818) 981-8005
FAX (818) 981-9418

CIVIL
A & N CONSULTING
11442 BAIRD AVE, #A
NORTHRIDGE, CA 91326
TEL: (818) 599-5810
FAX: (818) 366-3802

PROJECT INFORMATION

sixth & arizona mixed use

ADDRESS:
603 Arizona Avenue
Santa Monica California 90401

OWNER:
603 Arizona, LP
100 Wilshire Blvd
Suite 2010
Santa Monica California 90401

MARK	DATE	DESCRIPTION
3	05.26.11	PERMIT SET
2	04.27.11	PLAN CHECK SUBMITTAL TWO
ISSUE	09.10.10	PLAN CHECK SUBMITTAL ONE

SCALE: 1/4" = 1'-0"

SCHEDULES

A-601