



2853 West

22-Unit Volumetric Modular Multi-family Housing

Volume 2 : HCD Set

ARCHITECT

b|ARCH

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MODULAR MANUFACTURER



WEST
MODULAR
MANUFACTURING

Carretera Libre Tijuana –
Mexicali 22219 Interior B
Colonia Fidecosmiso El Florido
Tijuana, Baja California C.P. 2224



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PROJECT TITLE

PROJECT ADDRESS

Joanna Ostrander
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5050 - 011 - 022

2853 West Modular Apartments
HCD Plan Check Response

REVISIONS

Rev. #	Date	Desc.

Plan Check Number 21010-10000-02714

Zoning Number DR 2021 6289 TOC HCA

SHEET TITLE SHEET INFORMATION

PK#	JOB NUMBER	SCALE	DATE	DRAWN BY	CHECK BY	CHECKER
	2101		11/28/2023 4:02:10 PM	Author		

Cover

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Los Angeles, CA 90016
5050 - 011 - 022
PROJECT TITLE
2853 West Modular Apartments
HCD Plan Check Response

Table with 3 columns: Rvs. #, Date, Desc.
1 2/1/2022 LADBS Plan Review
2 8/19/2022 LADBS Review 2 & HCD Plan Review 1
8 6/12/2023 HCD Review

Plan Check Number 21010-10000-02714
Zoning Number DR 2021 6289 TOC HCA

SHEET TITLE SHEET INFORMATION
Modular Delineation of Work
P/N/E 2101
JOB NUMBER 2101
SCALE
DATE 11/28/2023 4:02:11 PM
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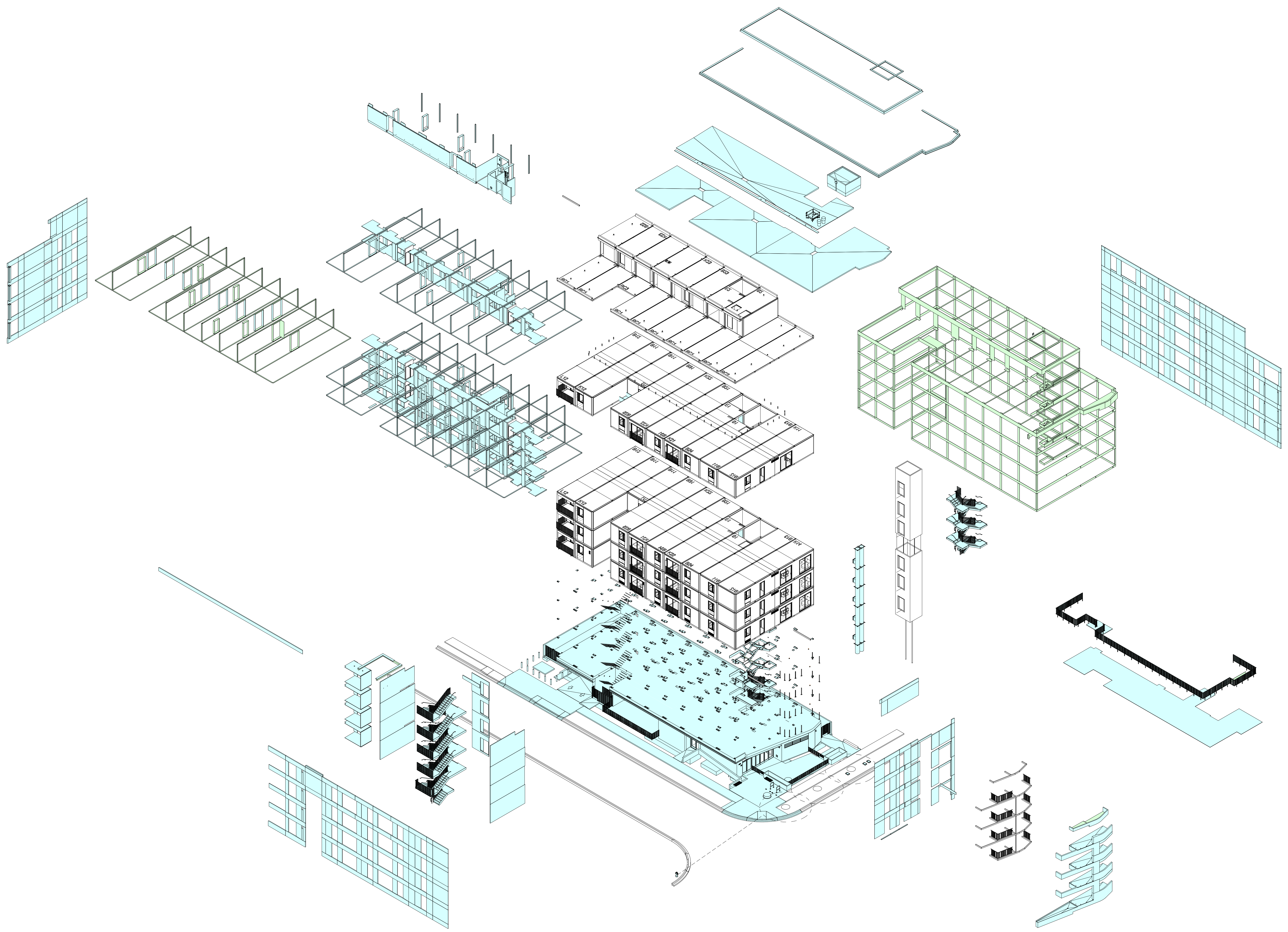
A002

Table with 7 columns: Component, HCD, LADBS, LAFD, HCD, LADBS, LAFD, Comments. Rows include Fire Protection, Fire Alarm, Low Voltage, Disabled Access, Green Code, Vertical Conveyance, and Exterior Enclosure.

Table with 7 columns: Component, HCD, LADBS, LAFD, HCD, LADBS, LAFD, Comments. Rows include Structural, Mechanical, Electrical, and Plumbing.

Table with 7 columns: Component, HCD, LADBS, LAFD, HCD, LADBS, LAFD, Comments. Rows include Zoning, General, Civil, Landscape, Architectural, and various site-built components.

Notes:
1. When Drawings and Construction include both factory built and site built construction, plan review and inspections will be according to the following rules:
a. Factory built elements will be reviewed by DAA and inspected by QAA
b. Connections between factory built components or between factory built and site built components will be reviewed by DAA and inspected by LADBS
c. Site-Built elements will be reviewed and inspected by LADBS except for Structural (See #2)
2. Structural Drawings and Calculations (Excluding Foundations) will be entirely reviewed by DAA to maintain the structural integrity of the structure. LADBS will review foundation plans and Calculations. QAA will inspect factory-built structural elements. LADBS will inspect all field construction and connections.
3. All other site work not mentioned above (including, but not limited to, Grading, Installation of Site Utilities, Stormwater Management, Landscaping, Etc.) will be reviewed and inspected by appropriate local authority having jurisdiction.



Indicates Site-Built Element (Beyond)
 Indicates Site-Built Element
 1/8" = 1'-0" Modular Diagram

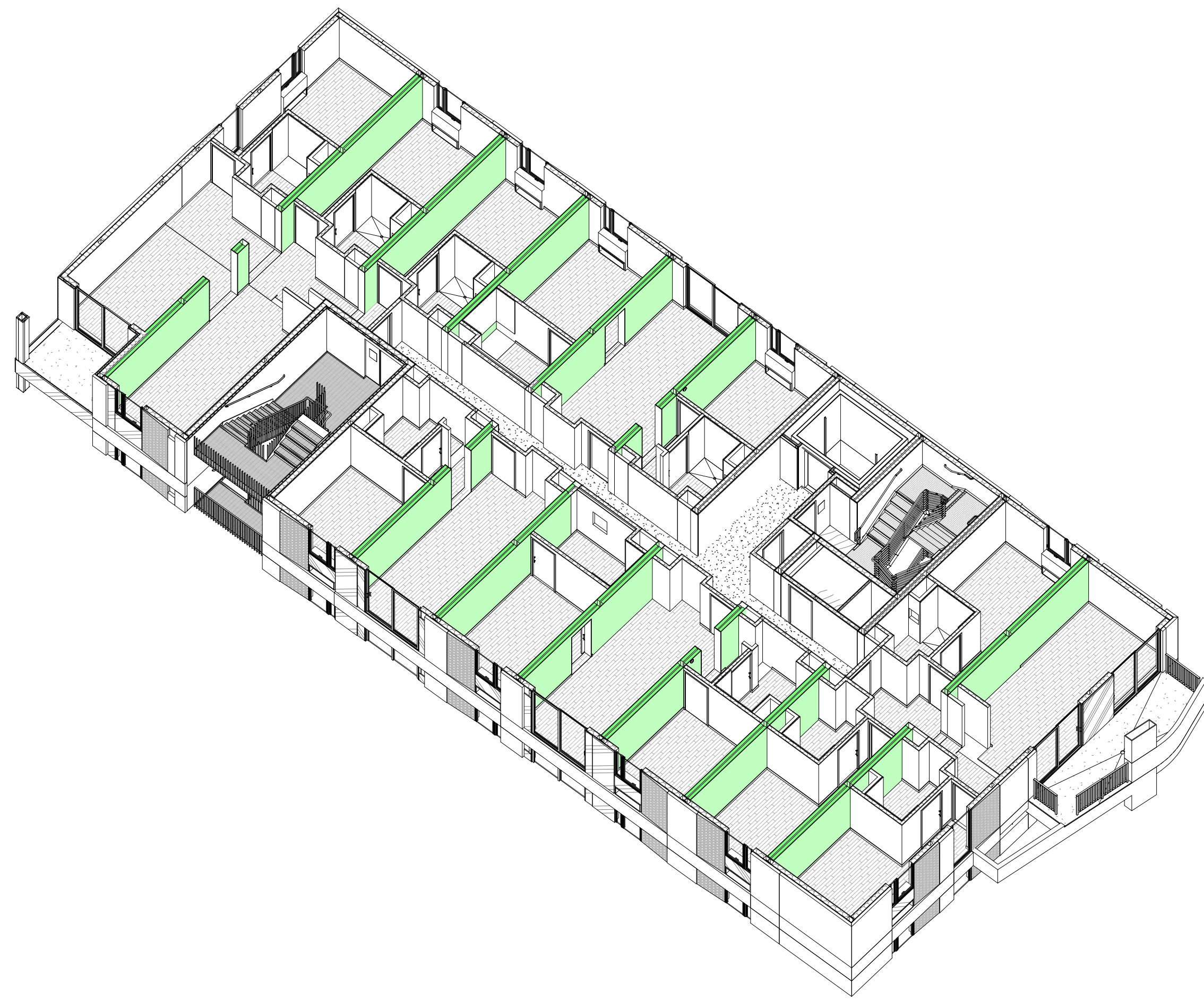


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2853 West Modular Apartments
 HCD Plan Check Response

REVISIONS	Rev. #	Date	Desc.

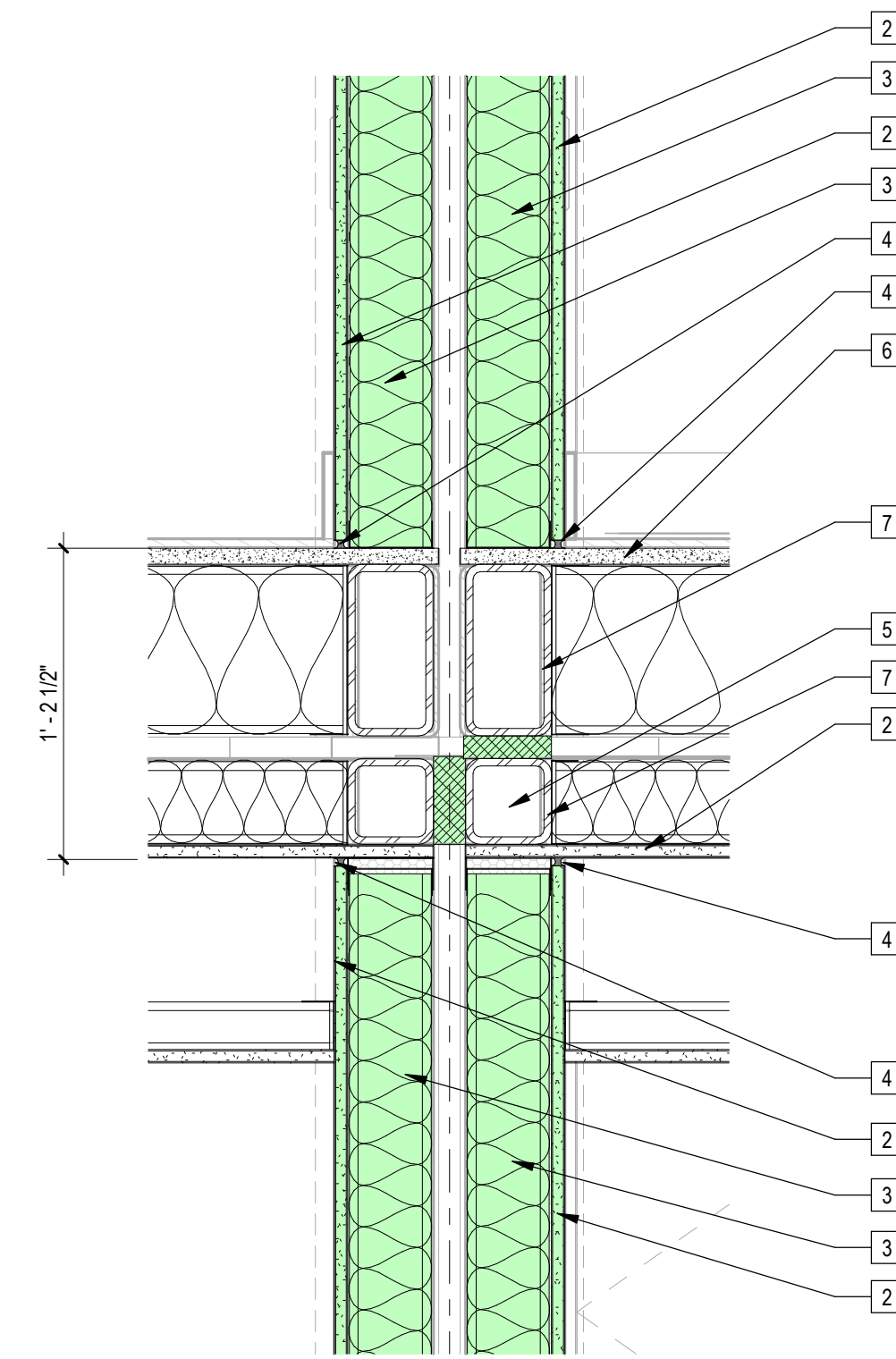
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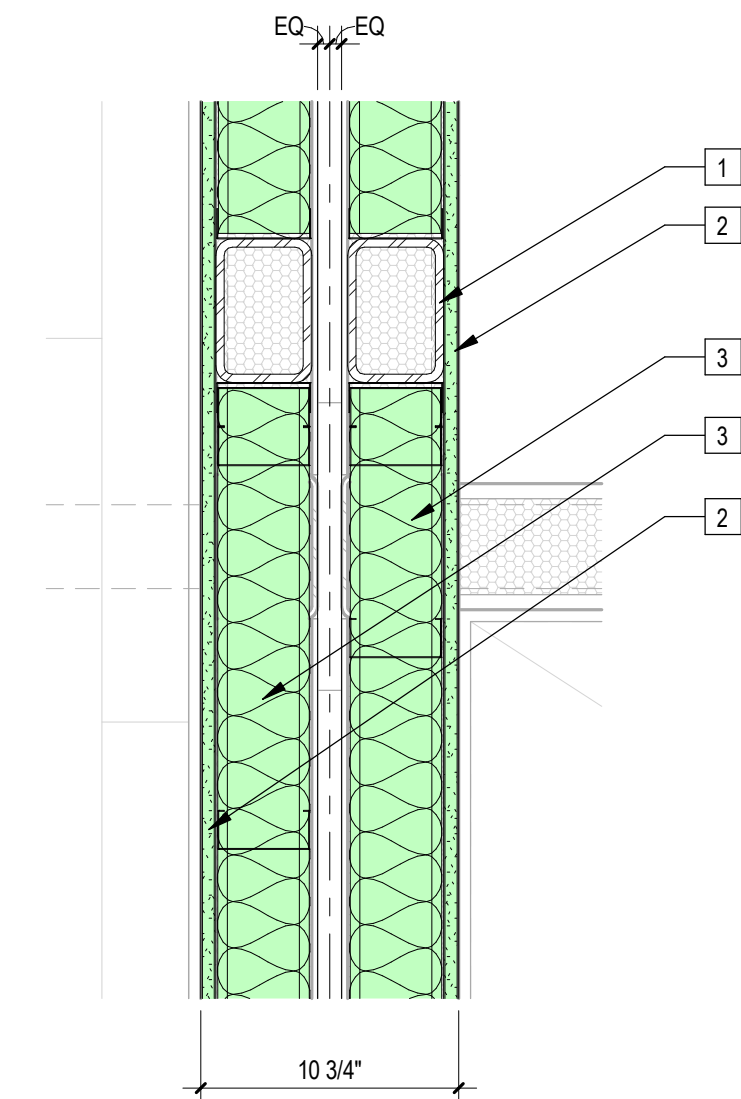
1 | 1/8" = 1'-0" Fire Diagram Axonometric - 1 hr Barriers



2 | 1/8" = 1'-0" Fire Diagram Plan - 1 hr Barriers



4 | 1 1/2" = 1'-0" 1hr Modular Wall Assembly, Section View (U493)



3 | 1 1/2" = 1'-0" 1hr Modular Wall Assembly, Plan View (U493)

Sheet Keynotes

- 1 Modular Chassis Tube Steel Column, Refer to Structural
- 2 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association, or Approved Equal ESR-1338
- 3 4" Metal Stud Wall Assembly with R-13 High-Performance Fiberglass Batt Insulation by Johns Manville, or approved equal
- 4 Continuous Fire Caulking
- 5 Mineral Wool Fire-Rated Wall Expansion Joint
- 6 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, or Approved Equal, ICC ESR-1792
- 7 HSS Chassis Beam, Refer to Structural

Notes:
1. Refer to A05x Series for partition fire rating and sound transmission testing information

1/8" = 1'-0" Fire Protection Element Diagram Legend

UL Assembly U493/GA File No. WP 5017
50-54 STC, 1 Hour Rated



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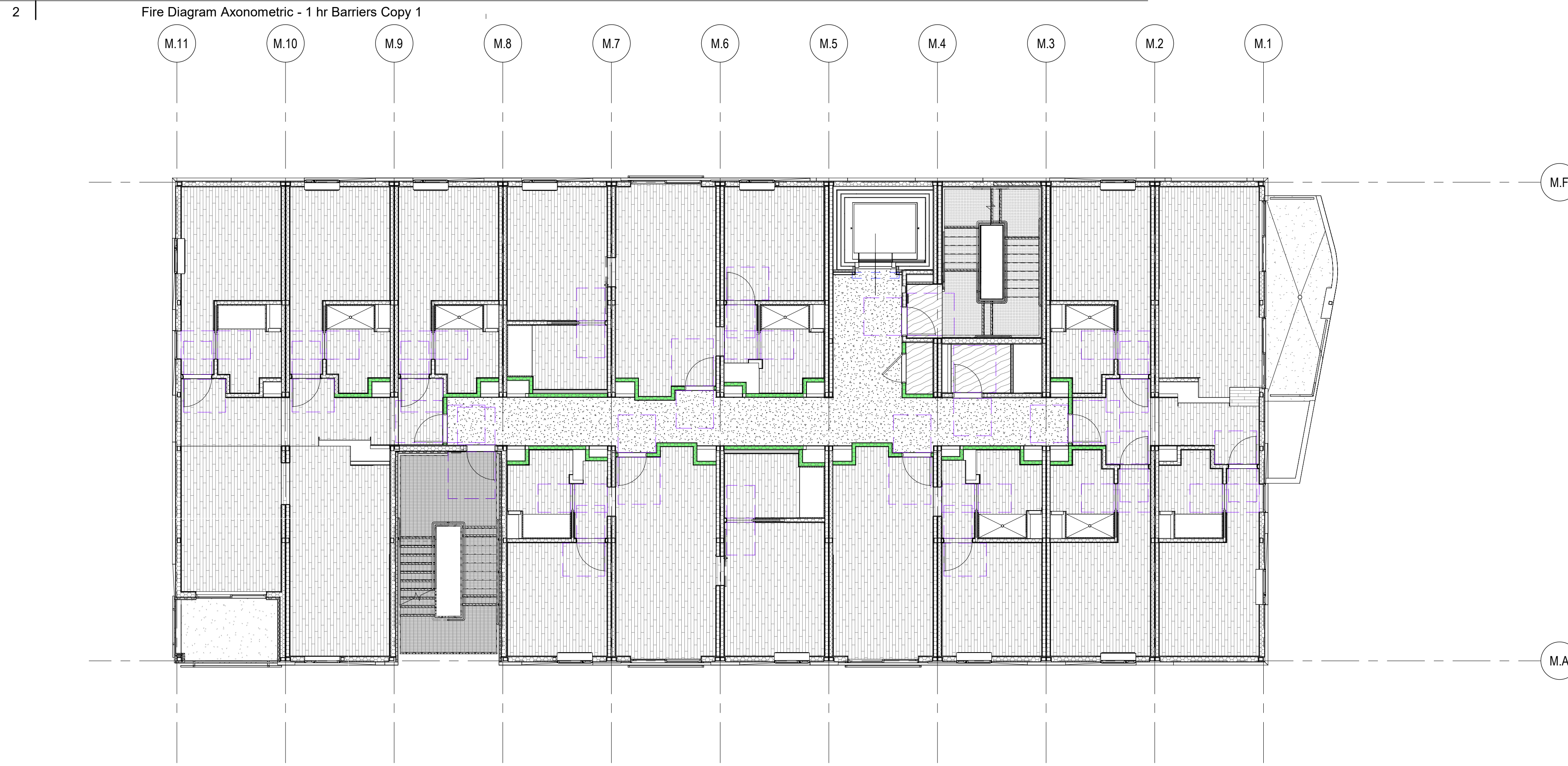
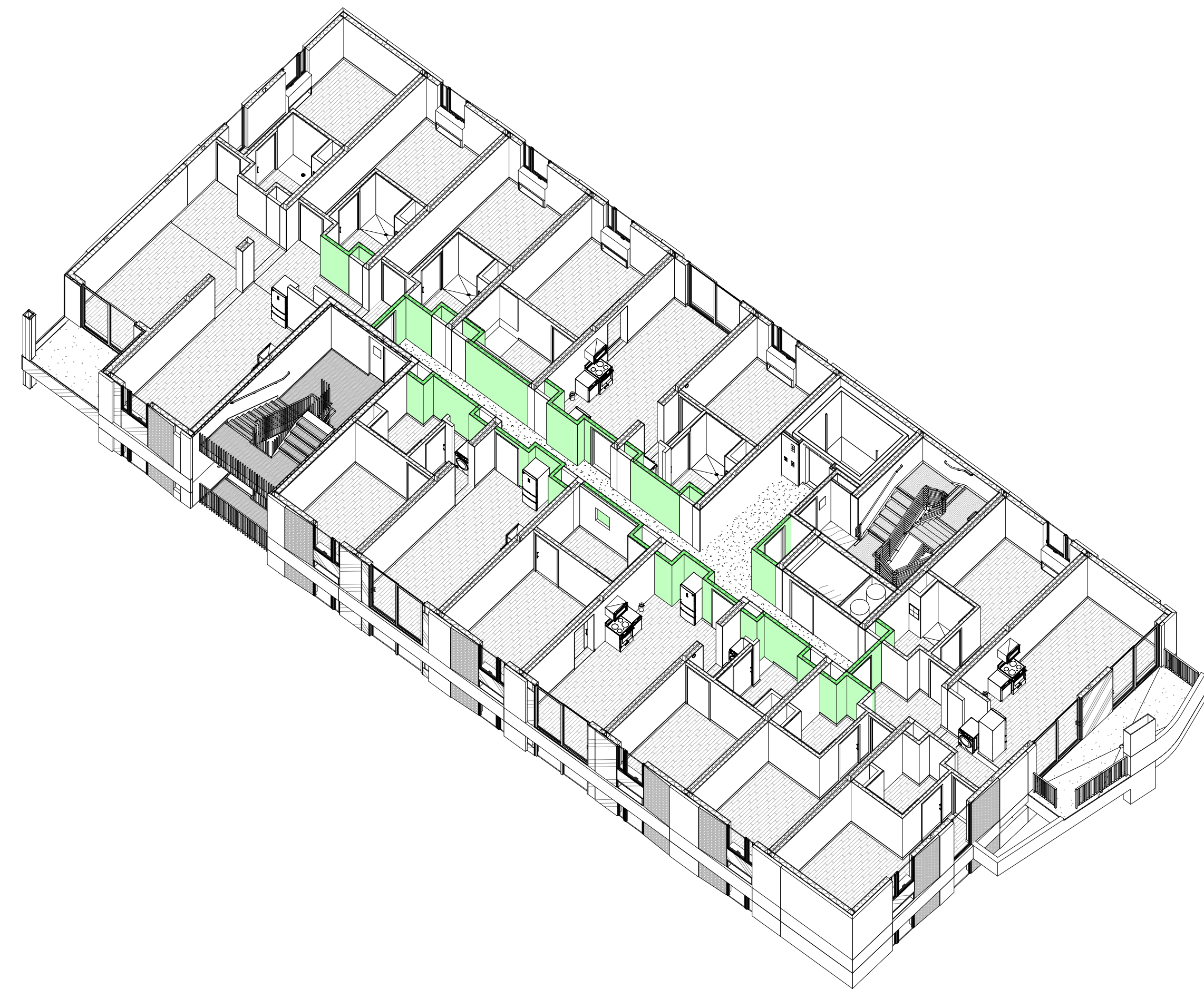
PROJECT ADDRESS
Joanna Ostrander
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Los Angeles, CA 90016
5050 - 011 - 022

REV. #	DATE	DESC.
2	8/19/2022	LADBS Review 2 & HCD Plan Review 1
9	11/1/2023	VE Rev 3

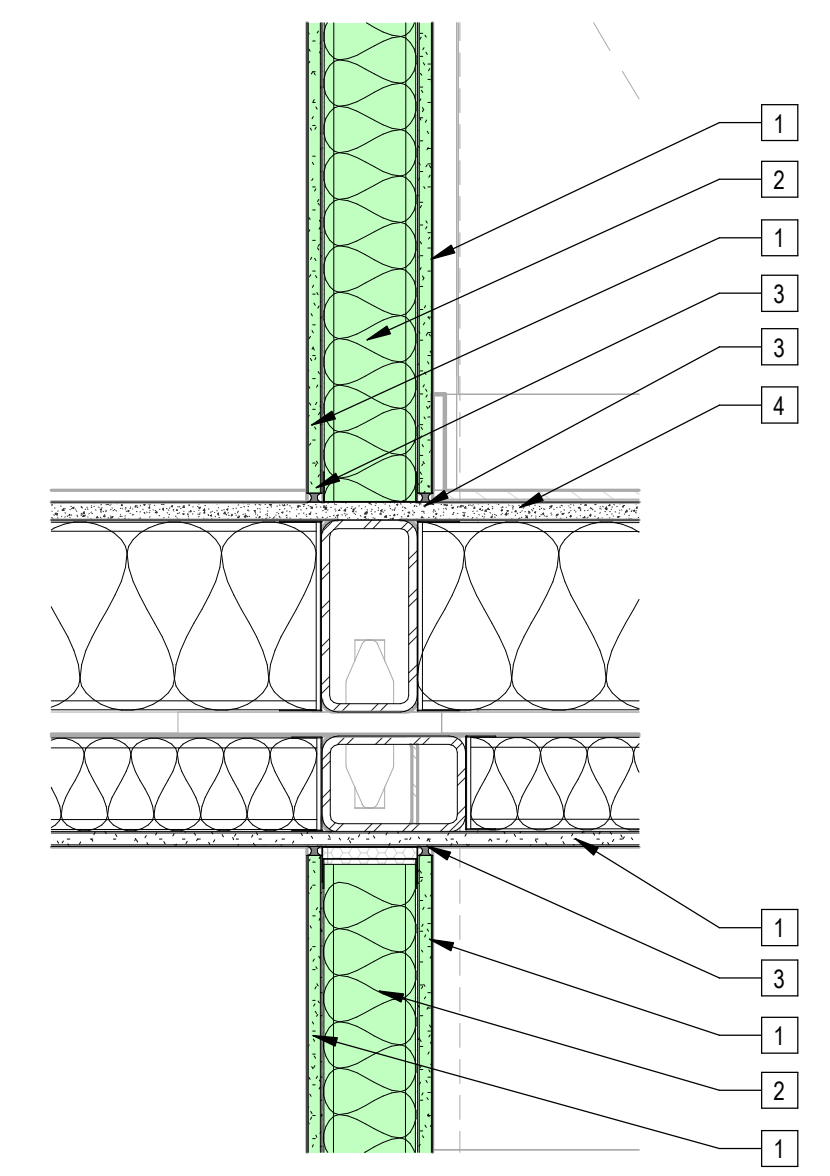
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Zoning Number: DR 2021 6289 TOC HCA

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JOB NUMBER	As indicated	DRAWN BY	Author
SCALE			

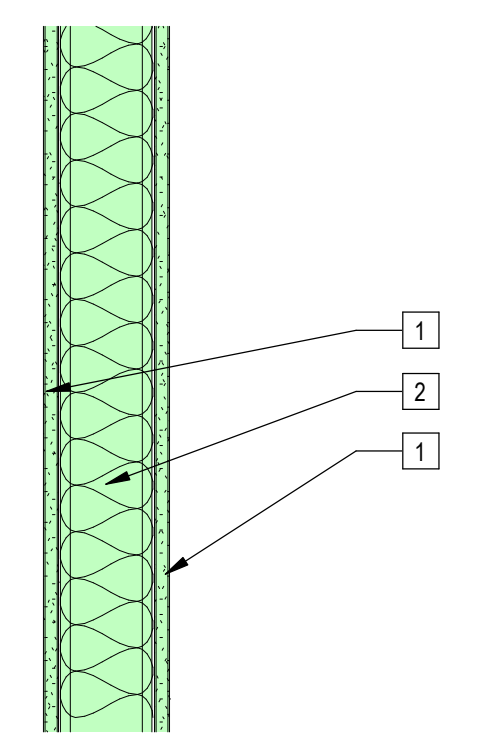
SHEET NUMBER
A040



1 | 1/8" = 1'-0" Fire Diagram Plan - 1 hr Barriers Copy 1



3 | 1 1/2" = 1'-0" 1 HR Wall Assembly Section (U465)



4 | 1 1/2" = 1'-0" 1 HR Wall Assembly Plan (U465)

- Sheet Keynotes**
- 1 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association, or Approved Equal ESR-1338
 - 2 4" Metal Stud Wall Assembly with R-13 High-Performance Fiberglass Batt Insulation by Johns Manville, or approved equal
 - 3 Continuous Fire Caulking
 - 4 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, or Approved Equal, ICC ESR-1792

Notes:
1. Refer to A05x Series for partition fire rating and sound transmission testing information

Indicates Element, location identification

1/8" = 1'-0" Fire Protection Element Diagram Legend

UL Assembly U465/GA File No. WP 1068
50-54 STC, 1 Hour Rated



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PROJECT TITLE
2853 West Modular Apartments
HCD Plan Check Response

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REVISIONS

Rev. #	Date	Desc.
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9	11/1/2023	VE Rev 3

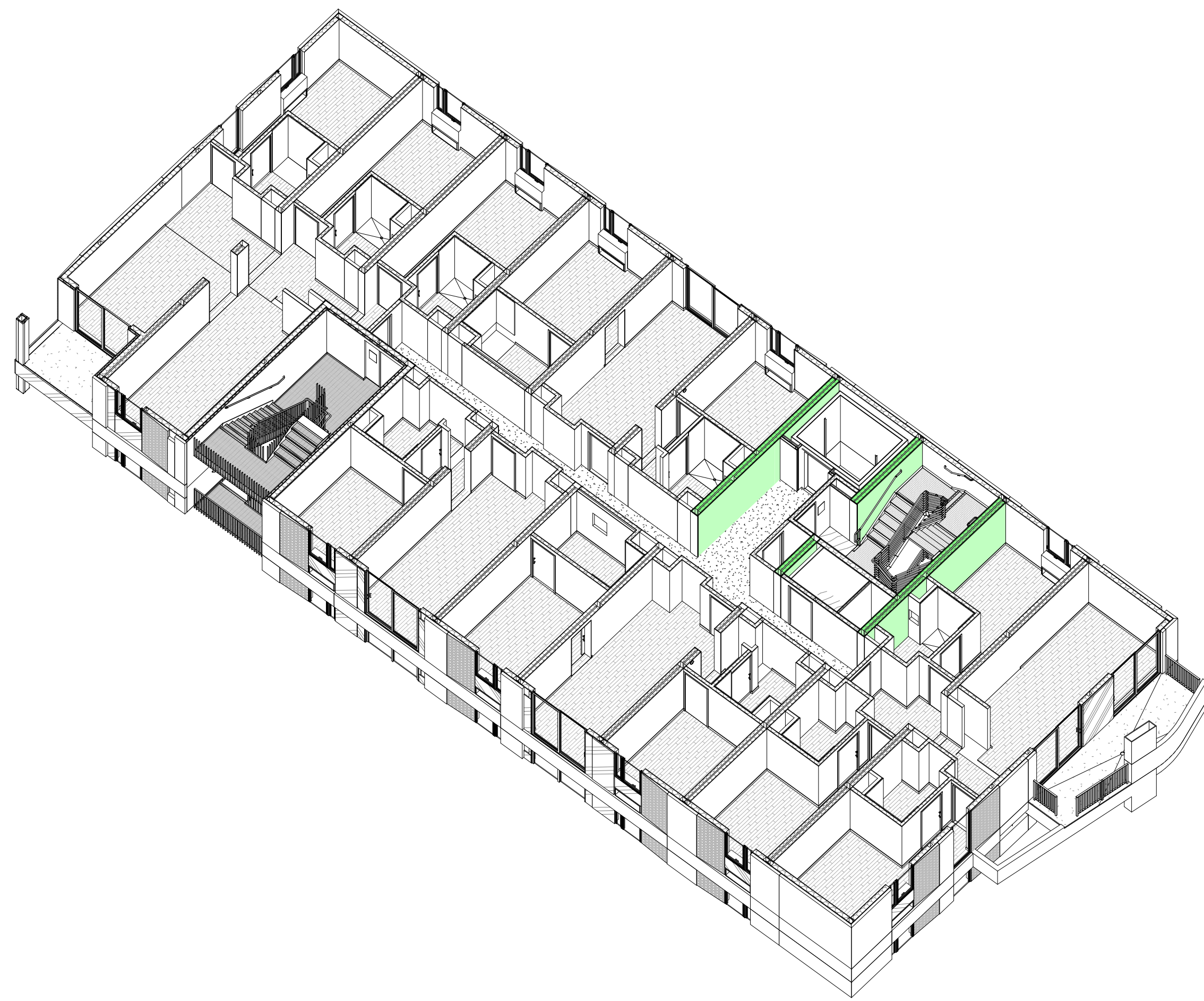
Plan Check Number 21010-10000-02714
Zoning Number DR 2021 6289 TOC HCA

SHEET TITLE
Modular Fire Diagrams - 1 hr Partition (U465)

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AUTHOR

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DATE 12/18/2023 7:25:34 PM
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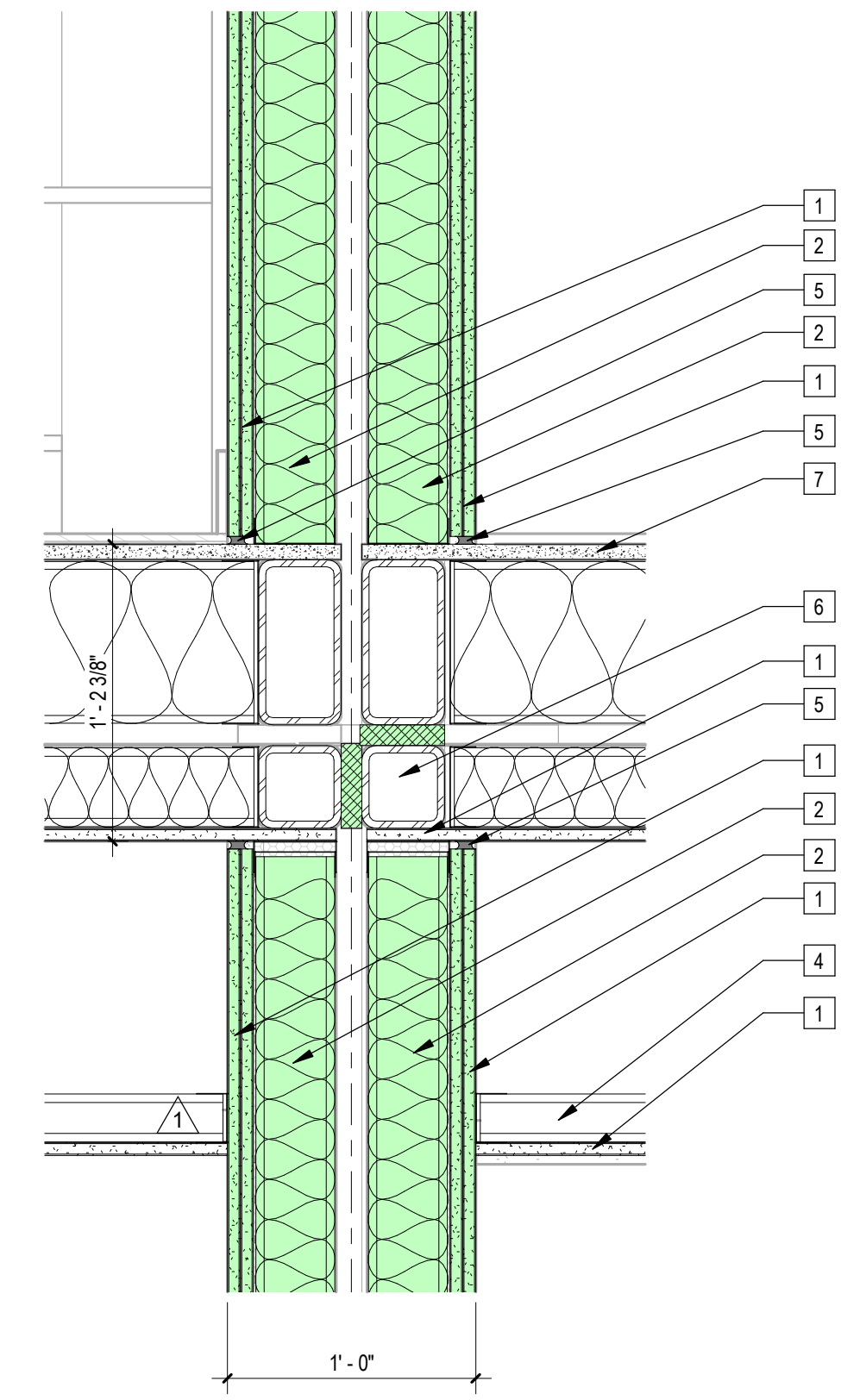
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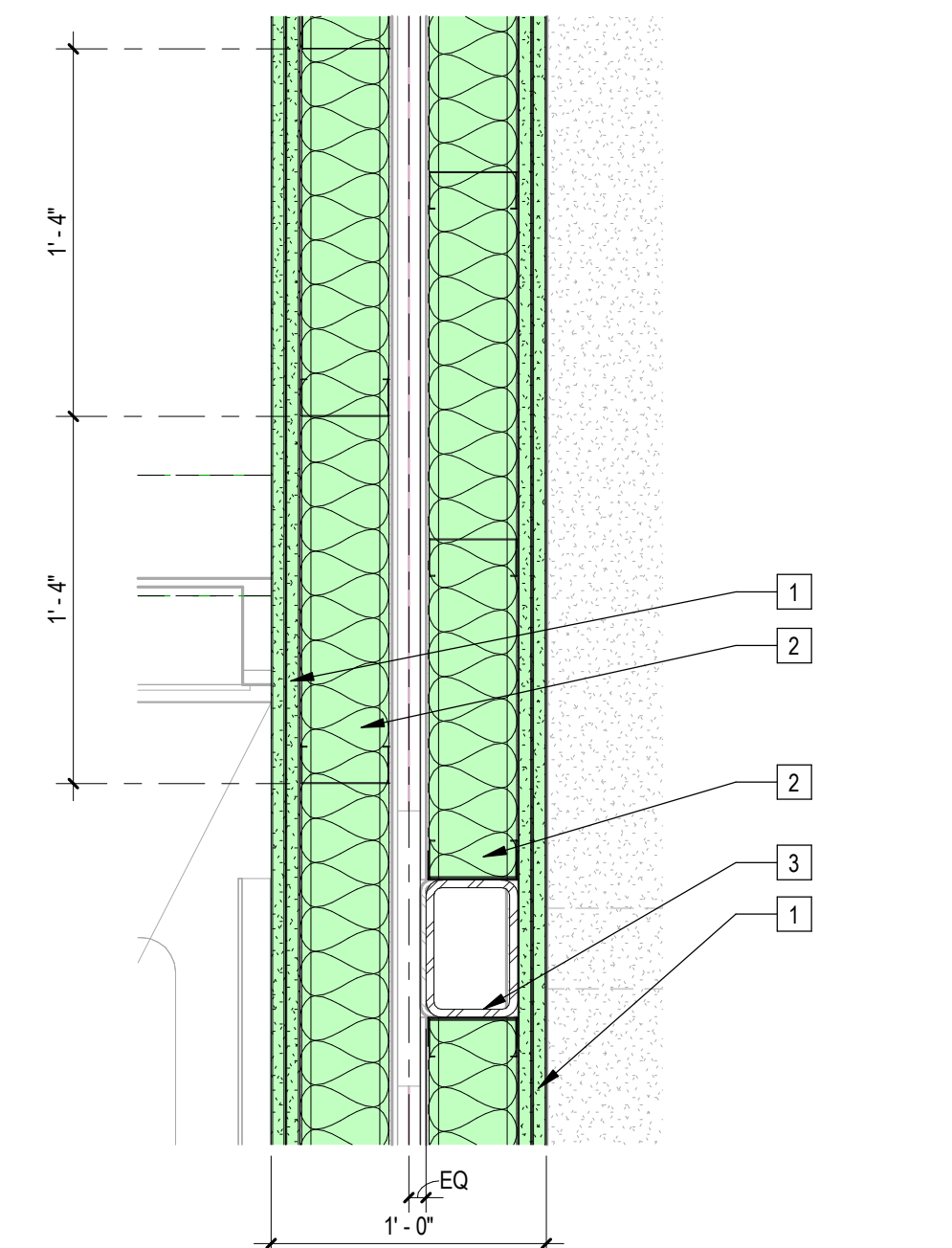
2 | Fire Diagram Axonometric - 2 hr Partitions



1 | 1/8" = 1'-0" Fire Diagram Plan - 2 hr Partitions



4 | 1 1/2" = 1'-0" Section Detail at Modular 2hr Wall Assembly (U493)



3 | 1 1/2" = 1'-0" Plan Detail at Modular 2hr Wall Assembly (U493)

Sheet Keynotes

- 1 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association, or Approved Equal ESR-1338
- 2 4" Metal Stud Wall Assembly with R-13 High-Performance Fiberglass Batt Insulation by Johns Manville, or approved equal
- 3 Modular Chassis Tube Steel Column, Refer to Structural
- 4 Metal Stud Ceiling Assembly
- 5 Continuous Fire Caulking
- 6 Mineral Wool Fire-Rated Wall Expansion Joint
- 7 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, or Approved Equal, ICC ESR-1792

Notes:
1. Refer to A05x Series for partition fire rating and sound transmission testing information

Indicates Element, location identification

1/8" = 1'-0" Fire Protection Element Diagram Legend

UL Assembly U493/GA File No. WP 5060
65-69 STC, 2 Hour Rated



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2853 West Modular Apartments
HCD Plan Check Response

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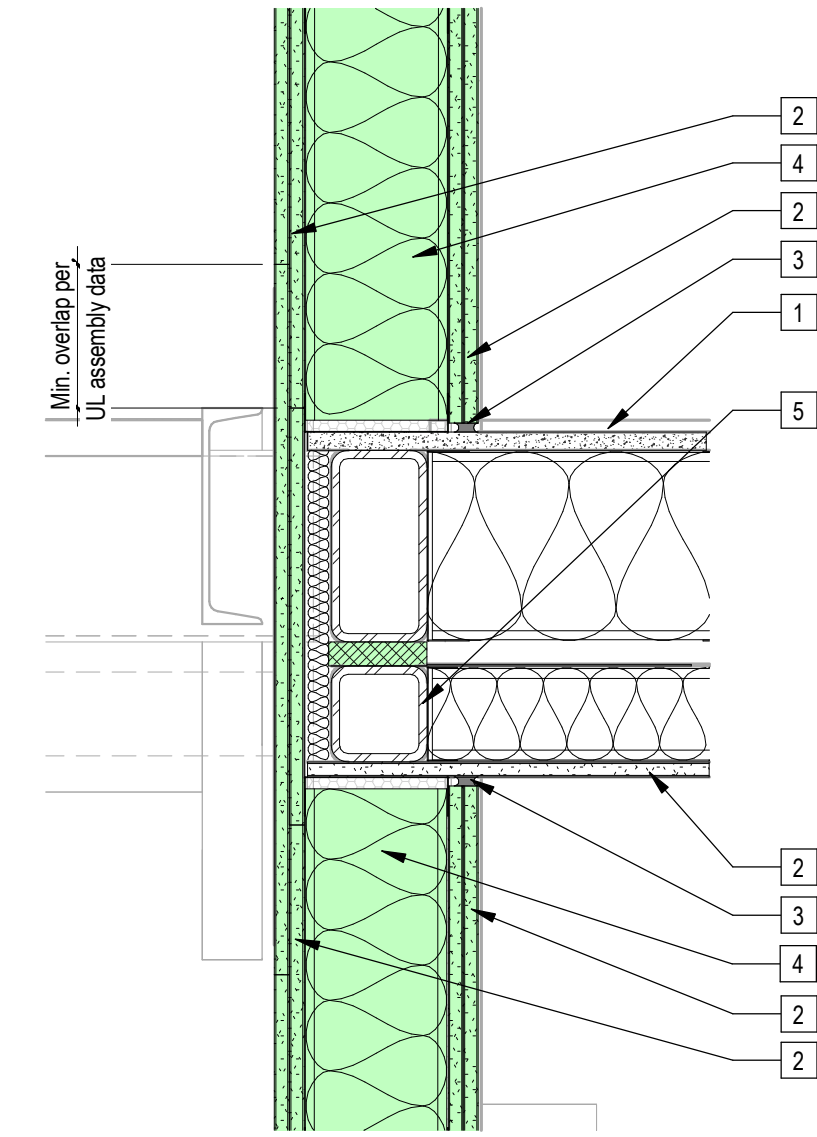
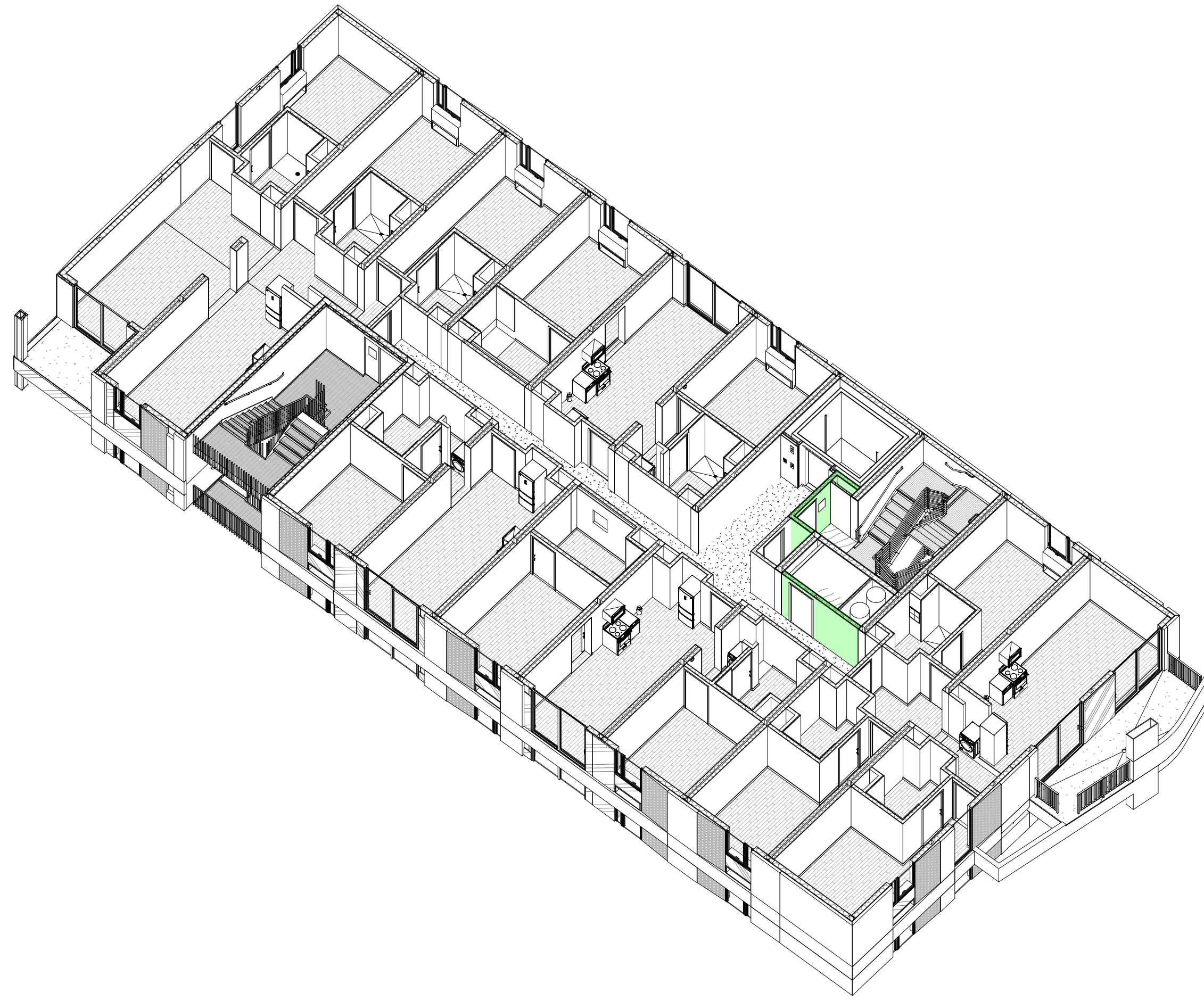
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	2	8/19/2022	LADBS Review 2 & HCD Plan Review 1
	9	11/10/2023	VE Rev 3

Plan Check Number: 21010-10000-02714
Zoning Number: DR 2021 6289 TOC HCA

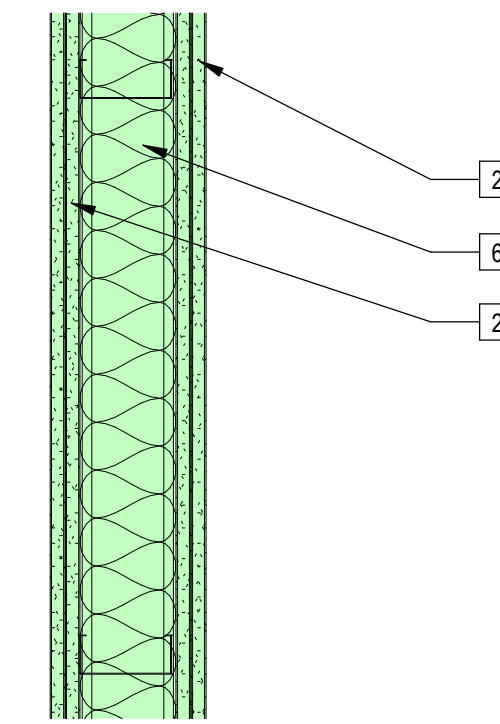
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Author	Checker
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12/18/2023 7:24:37 PM	
Author	Checker

SHEET NUMBER

A042



4 | 1 1/2" = 1'-0" 2 HR Wall Section (U419)



3 | 1 1/2" = 1'-0" 2 HR Wall Assembly (U419)

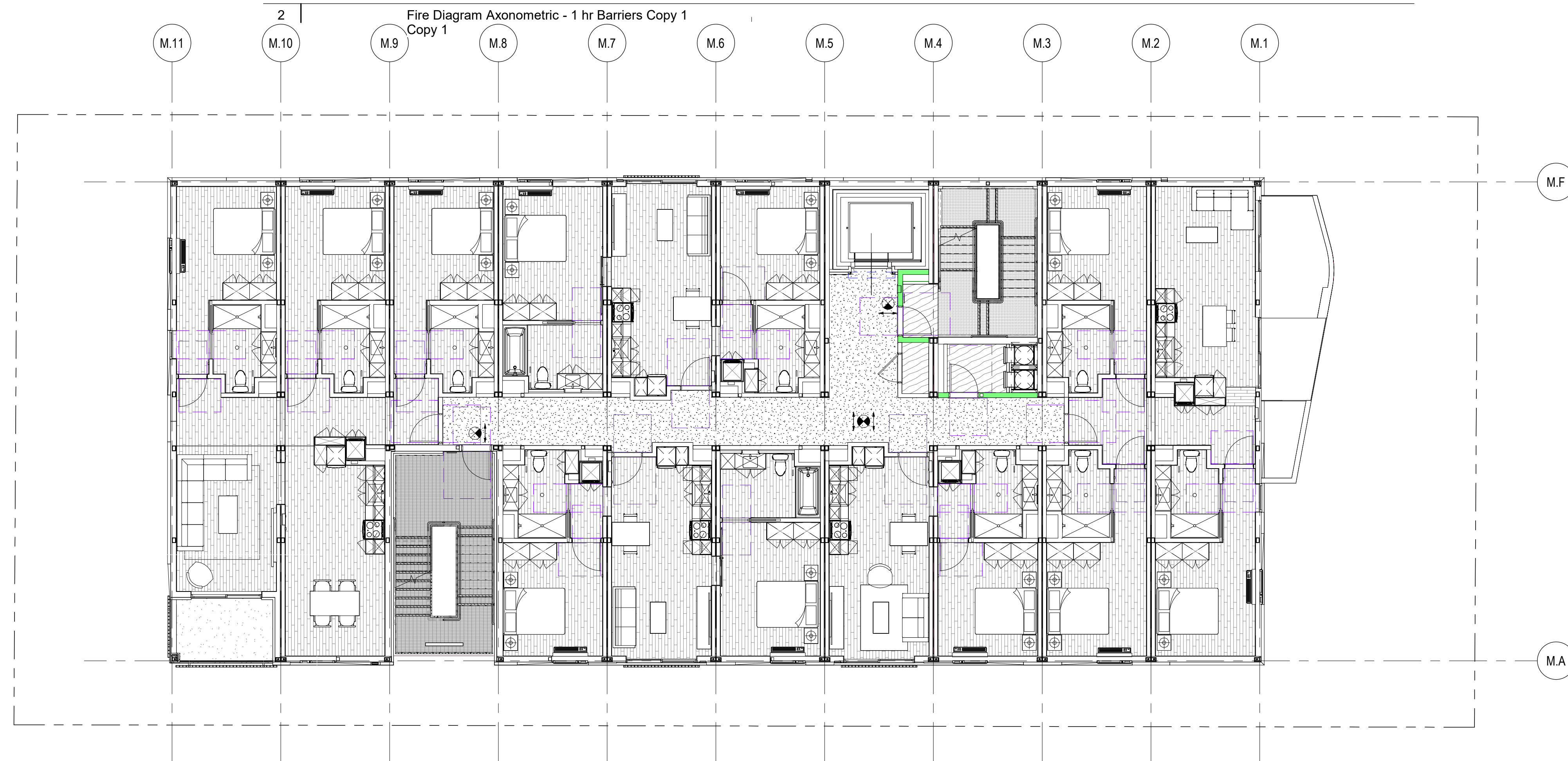
Sheet Keynotes

- 1 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, or Approved Equal, ICC ESR-1792
- 2 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association, or Approved Equal, ESR-1338
- 3 Continuous Fire Caulking
- 4 6" Metal Stud Wall Assembly
- 5 Mineral Wool Fire-Rated Wall Expansion Joint
- 6 4" Metal Stud Wall Assembly with R-13 High-Performance Fiberglass Batt Insulation by Johns Manville, or approved equal

Indicates Element, location identification

Notes:
1. Refer to A05x Series for partition fire rating and sound transmission testing information

1/8" = 1'-0" Fire Protection Element Diagram Legend



1 | 1/8" = 1'-0" Fire Diagram Plan - 2 hr Barriers



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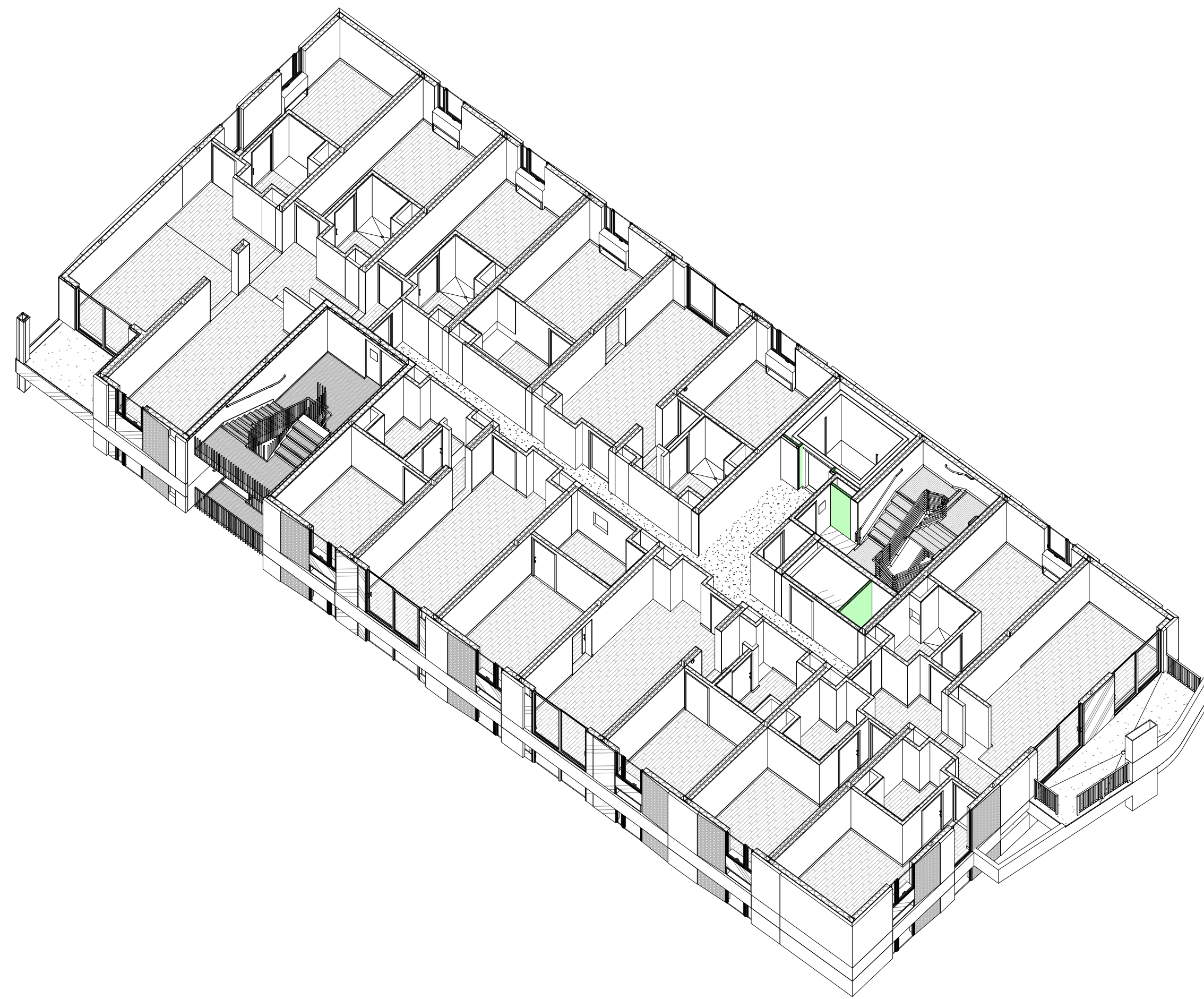
PROJECT ADDRESS
Joanna Cottrander
2853 South West Boulevard
Los Angeles, CA 90016
3050 - 011 - 022
PROJECT TITLE
2853 West Modular Apartments
HCD Plan Check Response

REV. #	DATE	DESC.
1	2/1/2022	LASBS Plan Review
9	11/1/2023	VE Rev 3

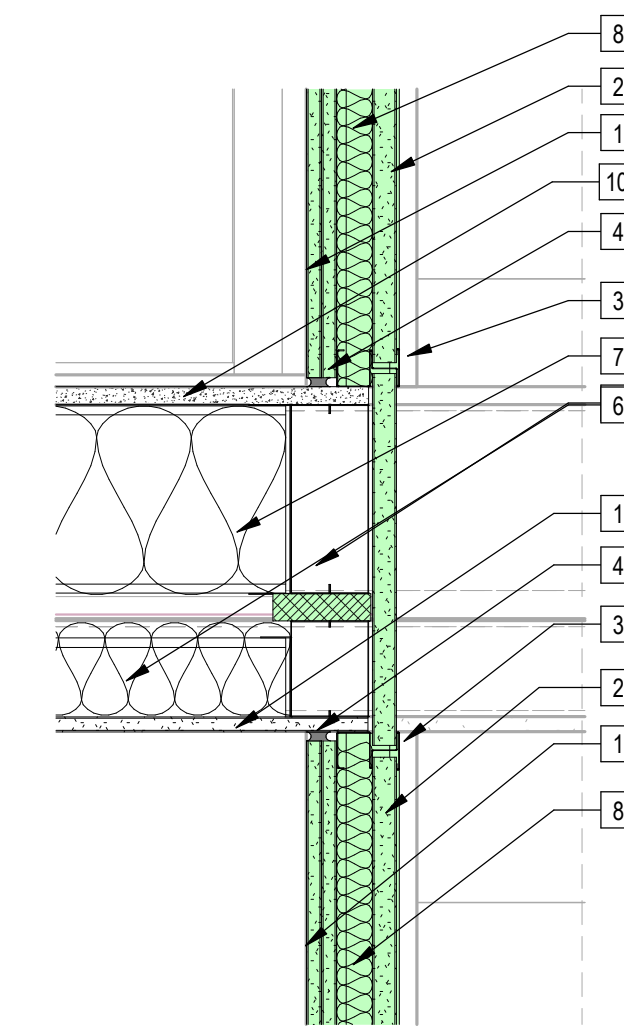
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Zoning Number DR 2021 6289 TOC HCA

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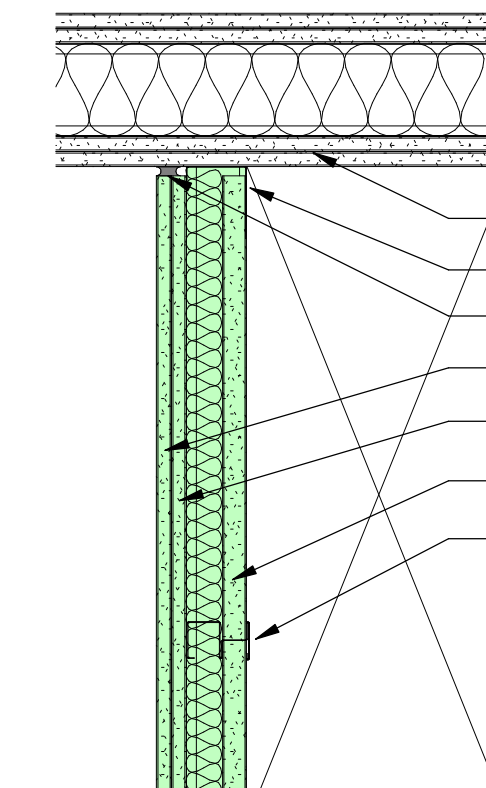
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2 | 1/8" = 1'-0" Fire Diagram Plan - 2 hr Barriers Shaftwall



4 | 1 1/2" = 1'-0" 2 HR Shaftwall Section (UL U415)



3 | 1 1/2" = 1'-0" 2 Hr Shaftwall - Plan (UL U415)

Sheet Keynotes

- 1 5/8" Type 'X' Light-weight Gypsum Wallboard, Gypsum Association, or Approved Equal ESR-1338
- 2 1" Shaftwall liner, Gypsum Association ESR-1338
- 3 2.5" C-H Metal Stud
- 4 Continuous Fire Caulking
- 5 Mineral Wool Fire-Rated Wall Expansion Joint
- 6 4" Ceiling Framing
- 7 8" Floor Framing with minimum 3-1/2" thick Batt Insulation by Johns Manville, or approved equal, per UL501. Provide wire mesh on underside of floor joists to secure insulation
- 8 2.5" J-C Metal Stud
- 9 Thermoplastic Polyolefin (TPO) Single-Ply Mechanically Applied Roofing, "EverGuard TPO 60 mil" by GAF, ESR-4676 or approved equal, Adhered Wall Flashing
- 10 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, or Approved Equal, ICC ESR-1792

Indicates Element, location identification

Notes:
1. Refer to A05x Series for partition fire rating and sound transmission testing information

1/8" = 1'-0" Fire Protection Element Diagram Legend

UL Assembly U415/GA File No. WP 7053
50-54 STC, 2 Hour Rated

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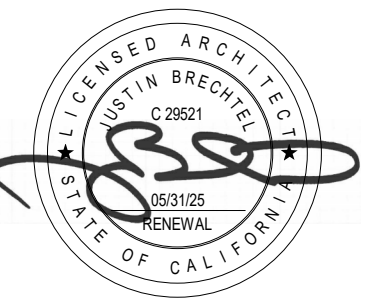
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MODULAR MANUFACTURER



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Carretera Libre Tijuana -
Mexicali 22219 Interior B
Colonia Fidecosmiso El Florido
Tijuana, Baja California C.P. 2224



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Plan Check Number 21010-10000-02714

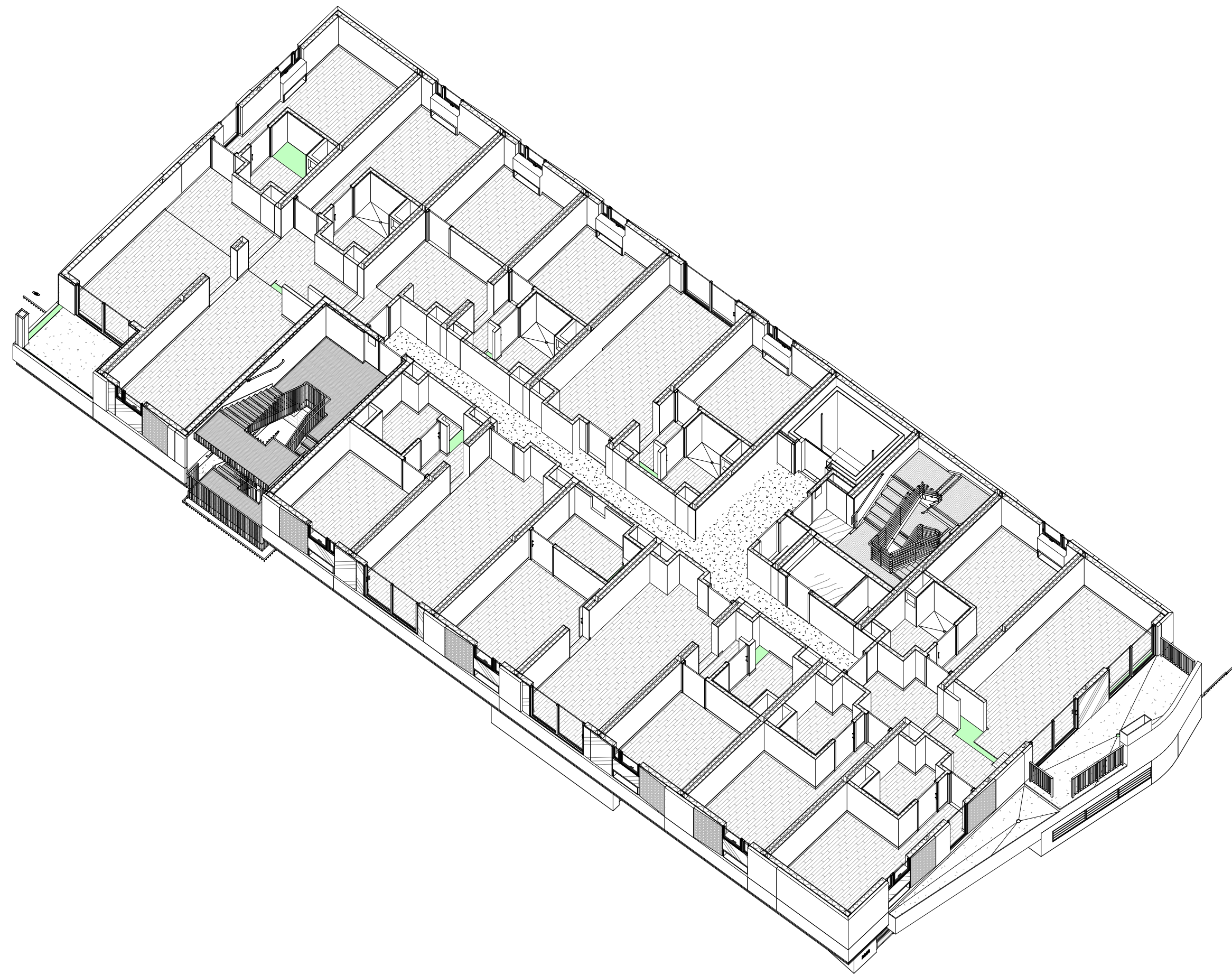
Zoning Number DR 2021 6289 TOC HCA

SHEET TITLE SHEET INFORMATION

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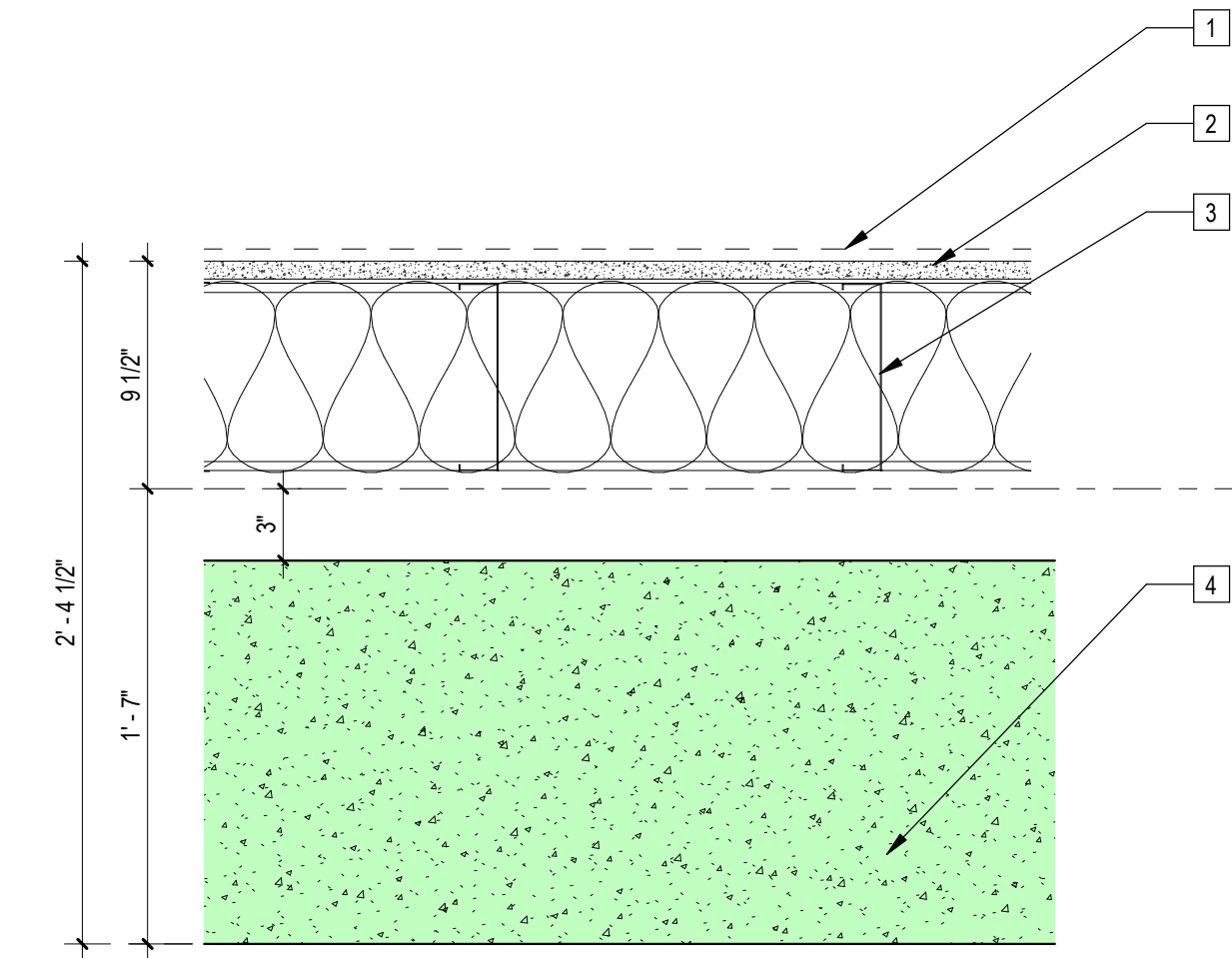
A044



2 | Fire Diagram Axonometric - 3 hr Floor-Ceiling Assembly



1 | 1/8" = 1'-0" Section 12



3 | 1 1/2" = 1'-0" 3 Hr Modular Floor-Ceiling Assembly

Sheet Keynotes

- 1 Floor Finish, Refer to Finish Plan
- 2 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing or Approved Equal, ICC ESR-1792
- 3 8" Floor Framing with minimum 3-1/2" thick Batt Insulation by Johns Manville, or approved equal, per ULS01. Provide wire mesh on underside of floor joists to secure insulation.
- 4 16" Thick Cast-in-place Concrete Podium, Min. 3hr rated per CBC Table 721.1(3) Refer to Structural

1.	6" thick flat concrete panel, 75 psf.	Riverbank Acoustical Labs. NA NA 14'	55	1.1.1.1.8.2
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Catalog of STC and IIC Ratings for Wall and Floor/Ceiling Assemblies
California Department of Health Services, Office of Noise Control 1980

Notes:
1. Refer to A05x Series for partition fire rating and sound transmission testing information

1/8" = 1'-0" Fire Protection Element Diagram Legend

Prescriptive Assembly CBC Table 721.1(3) Item 1-1.1 :
Min. Finished Thickness, Siliceous Aggregate
Concrete, 6.2inches = 3 hr, STC 55



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9	11/17/2023	VE Rev 3

Plan Check Number 21010-10000-02714
Zoning Number DR 2021 6289 TOC HCA

SHEET TITLE
Modular Fire Diagrams - 3 hr Horizontal Barrier

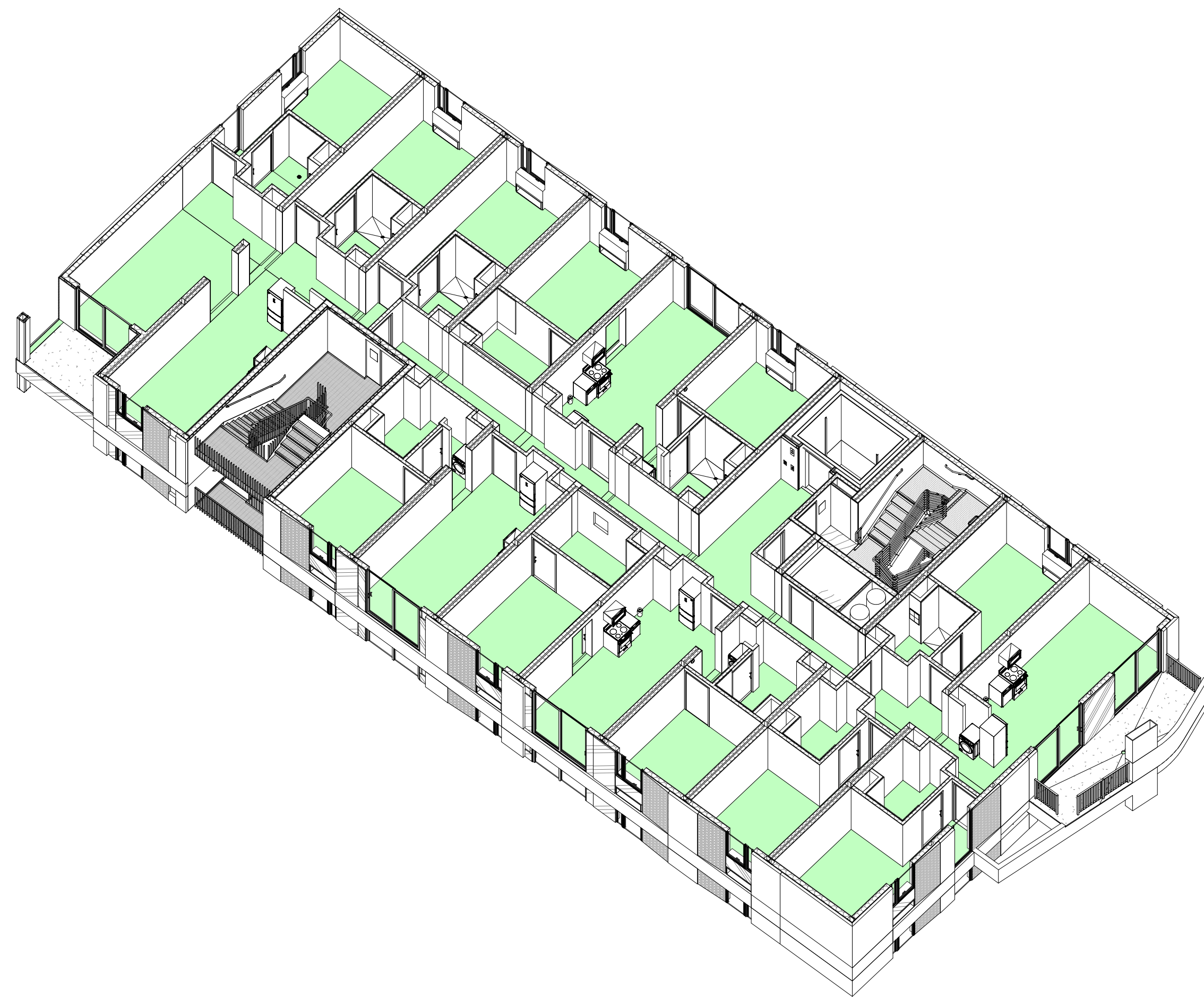
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Author

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JOB NUMBER
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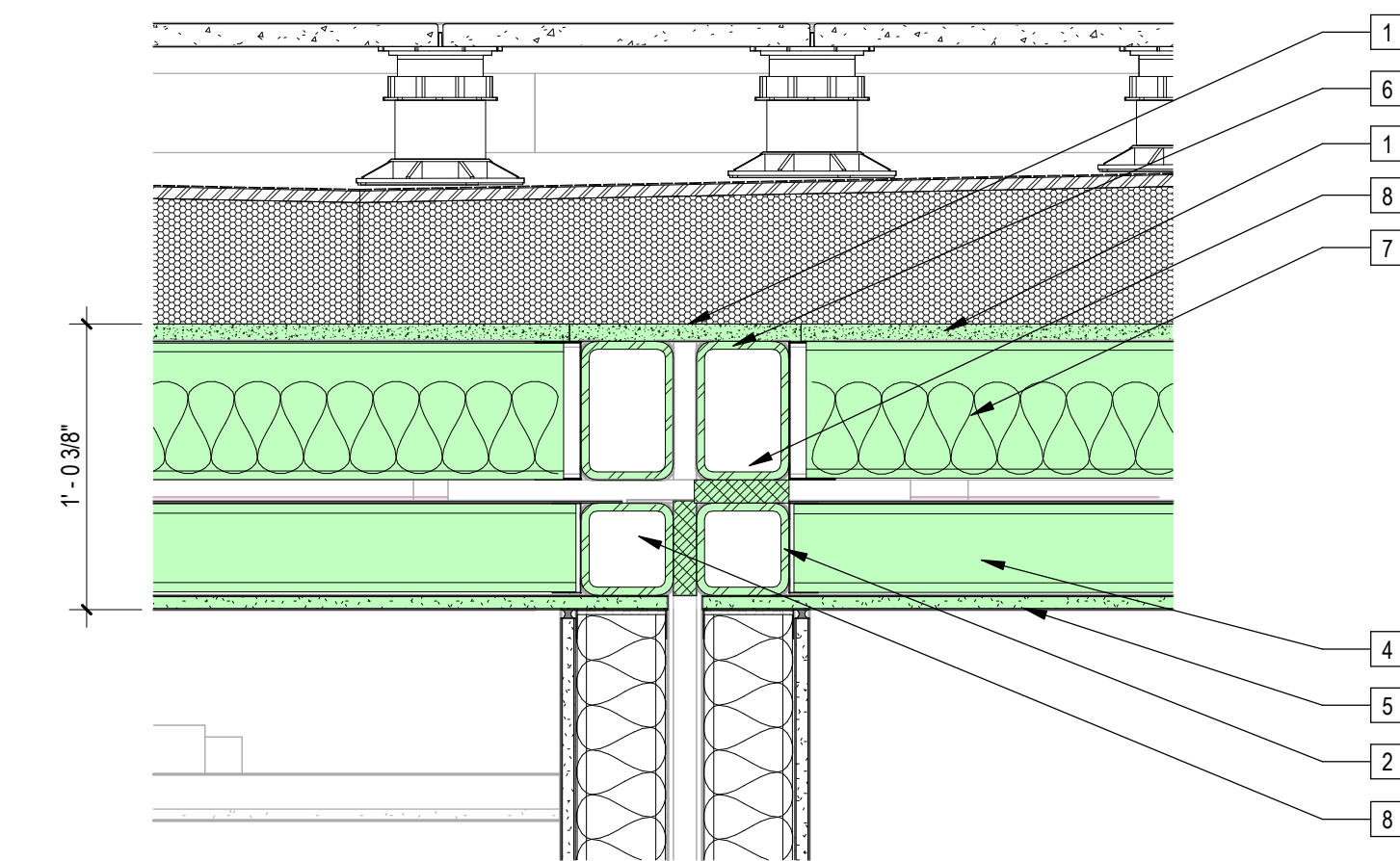
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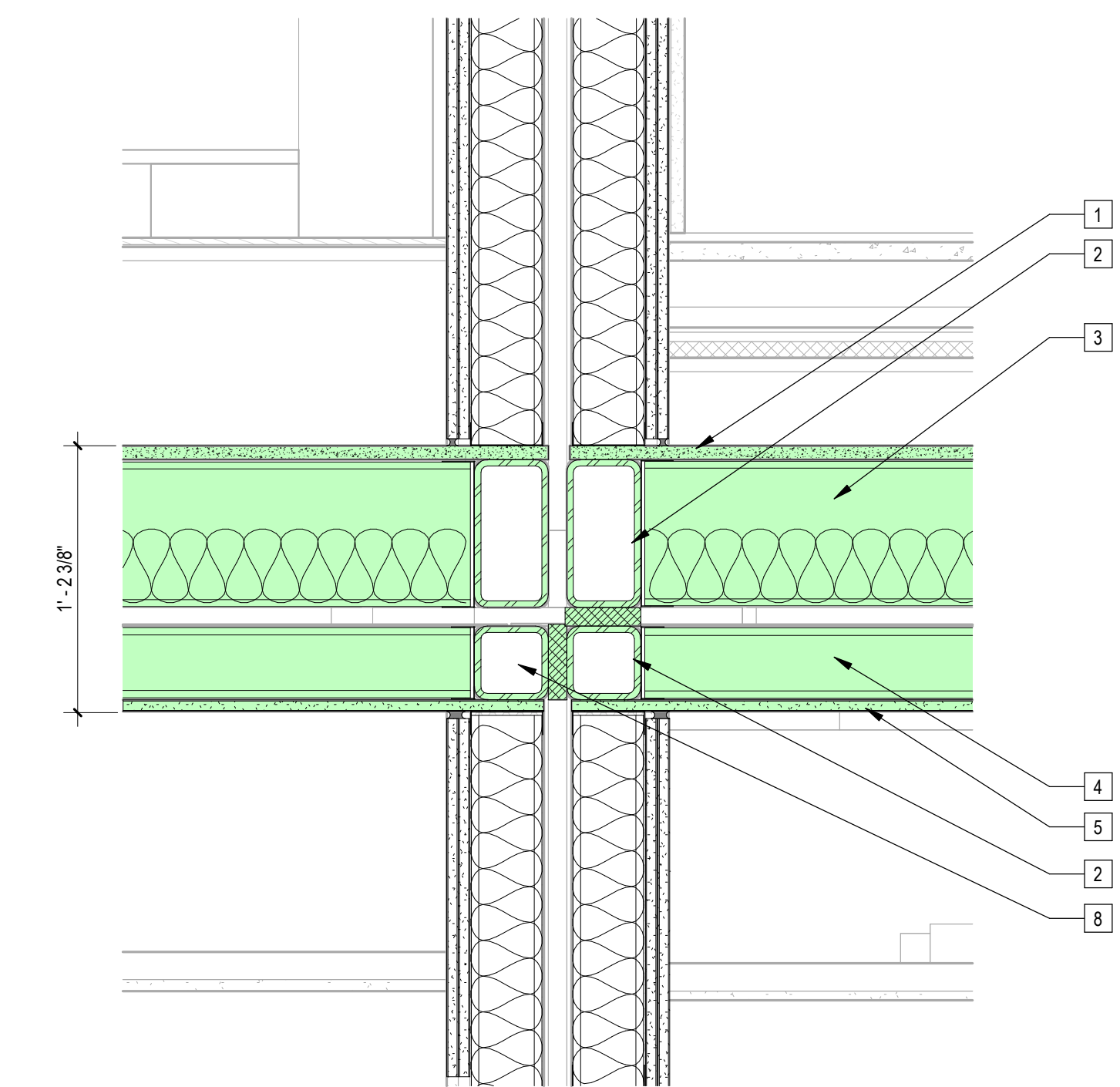
2 | Fire Diagram Axonometric - 1 hr Floor-Ceiling Assembly



1 | 1/8" = 1'-0" Section 12 Copy 1



3 | 1 1/2" = 1'-0" 1 HR Modular Floor-Ceiling Assembly - Roof Deck Cassettes, Level 6 (UL H501)



4 | 1 1/2" = 1'-0" 1 HR Modular Floor-Ceiling Assembly - Levels 3-6 (UL H501)

Sheet Keynotes

- 1 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, or Approved Equal, ICC ESR-1792
- 2 HSS Chassis Beam. Refer to Structural
- 3 8" Floor Framing with minimum 3-1/2" thick Batt Insulation by Johns Manville, or approved equal, per UL501. Provide wire mesh on underside of floor joists to secure insulation
- 4 4" Ceiling Framing
- 5 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association, or Approved Equal ESR-1338
- 6 Modular Chassis Tube Steel Column. Refer to Structural
- 7 6" Floor Framing with minimum 3-1/2" thick Batt Insulation by Johns Manville, or approved equal, per UL501. Provide wire mesh on underside of floor joists to secure insulation
- 8 Mineral Wool Fire-Rated Wall Expansion Joint

Notes:
1. Refer to A05x Series for partition fire rating and sound transmission testing information

1/8" = 1'-0" Fire Protection Element Diagram Legend

UL Assembly H501 : 2hr Fire Rated, STC 55-59

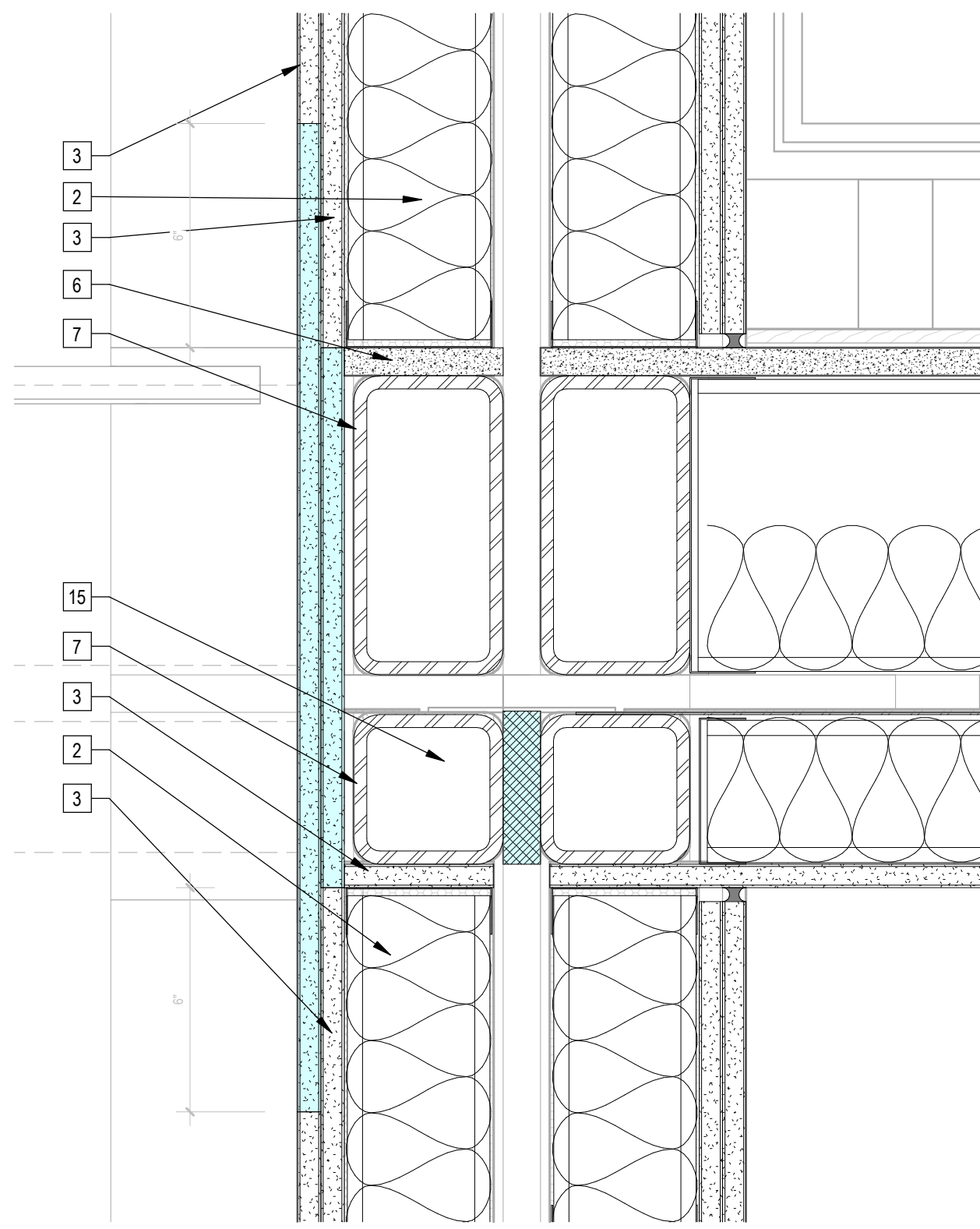
REV. #	DATE	DESC.
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9	11/1/2023	VE Rev 3

Plan Check Number 21010-10000-02714
Zoning Number DR 2021 6289 TOC HCA

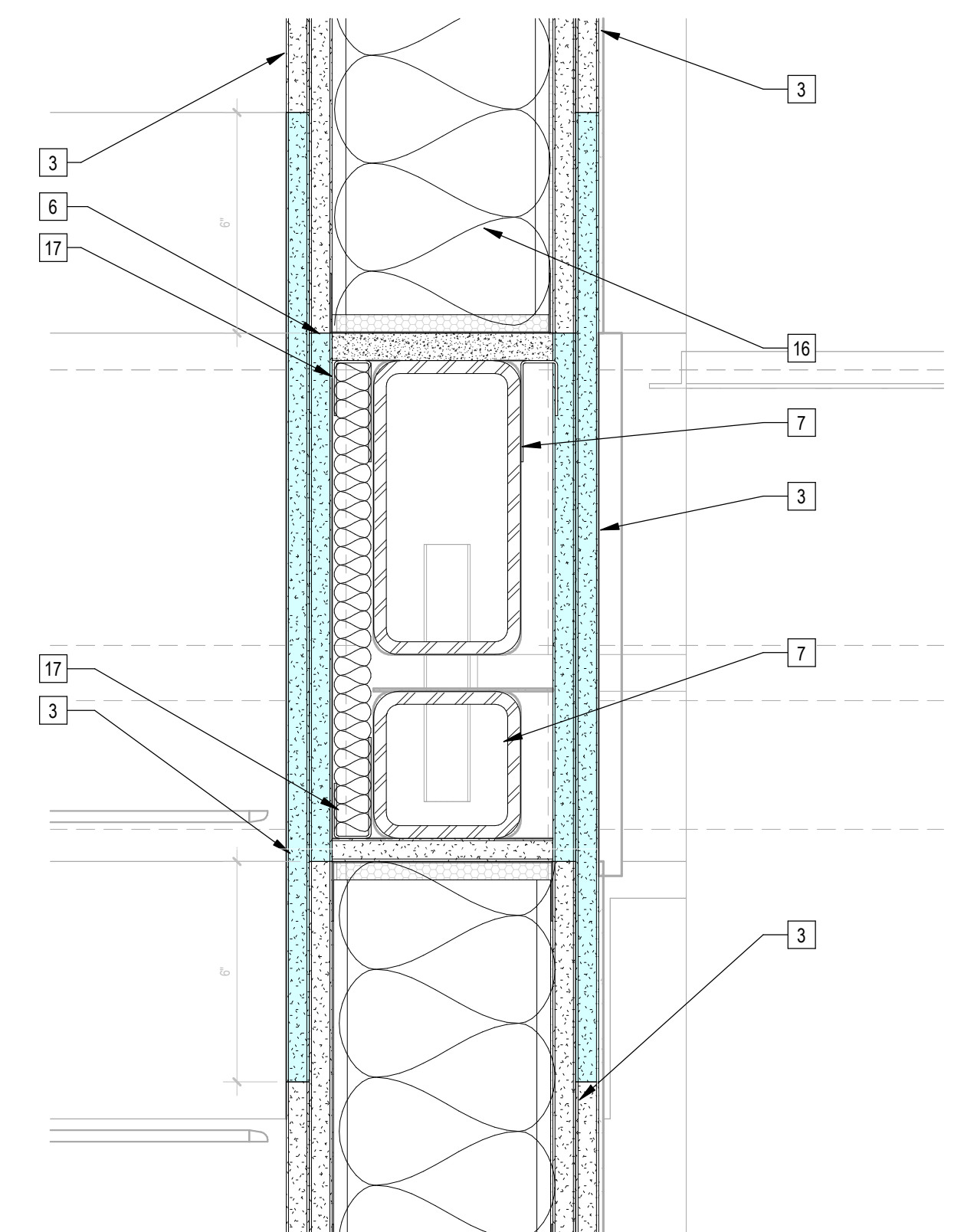
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SHEET NUMBER

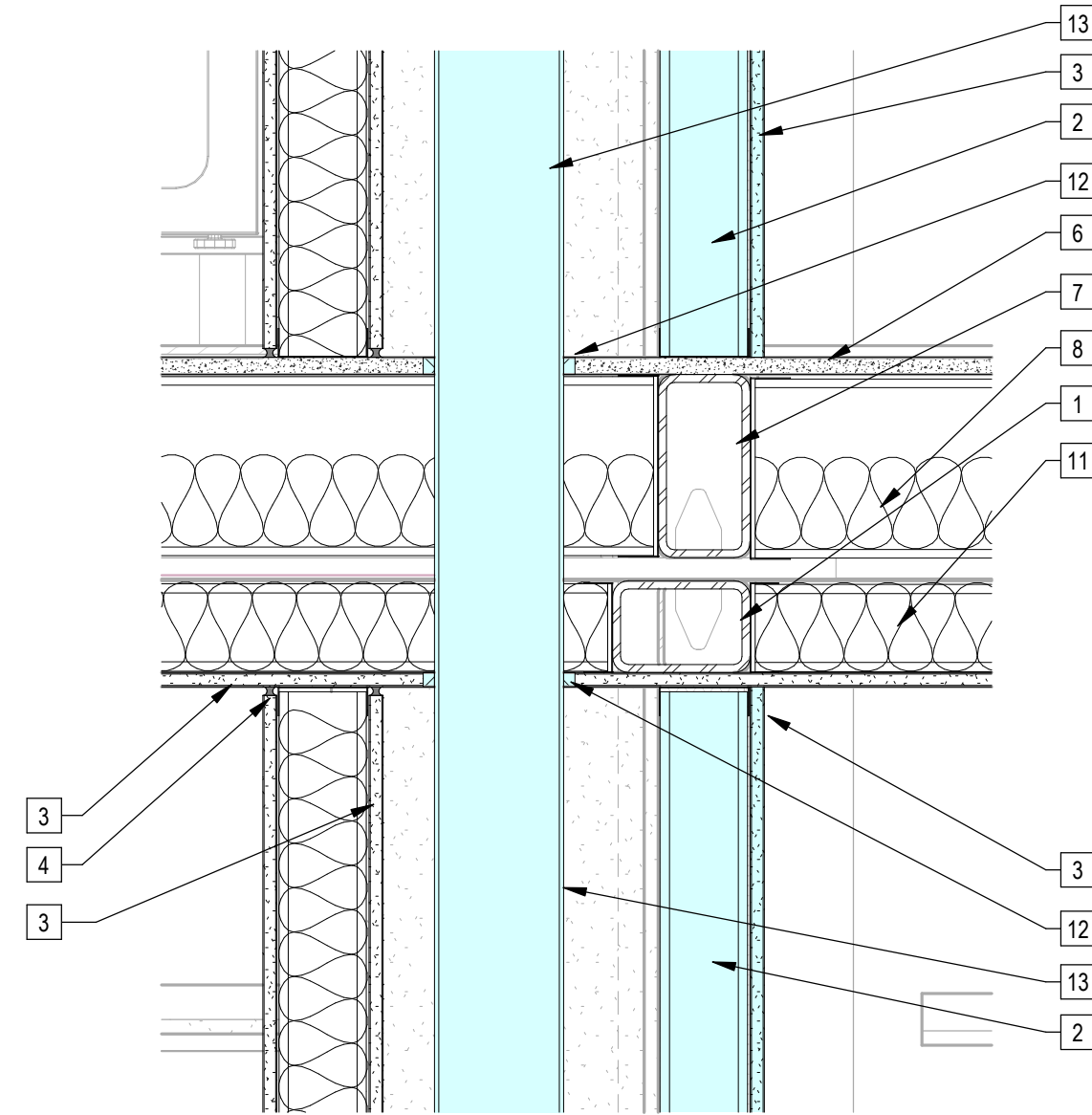
A046



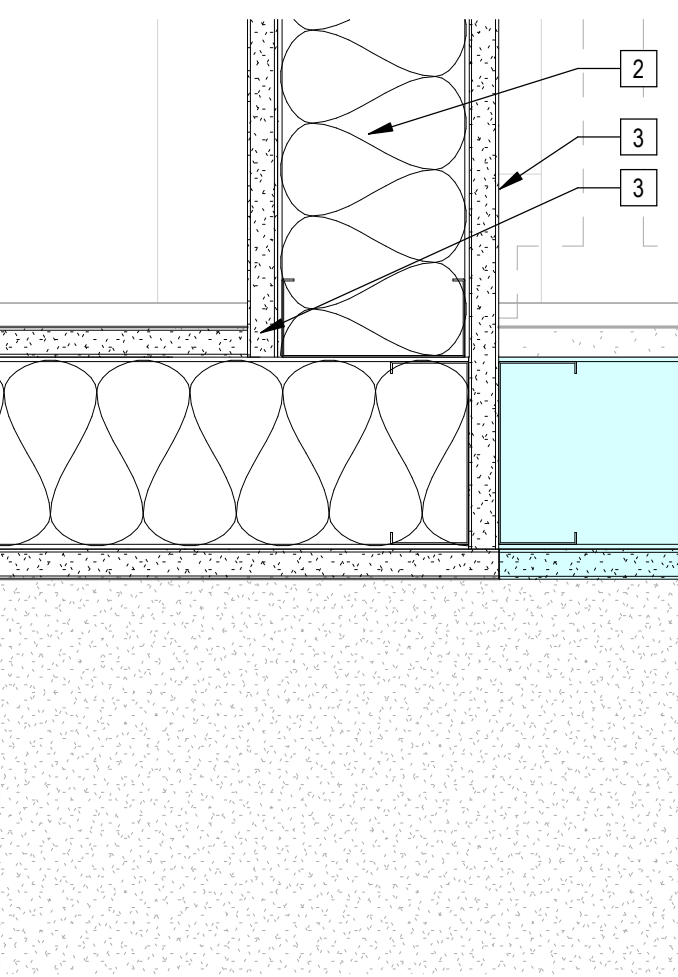
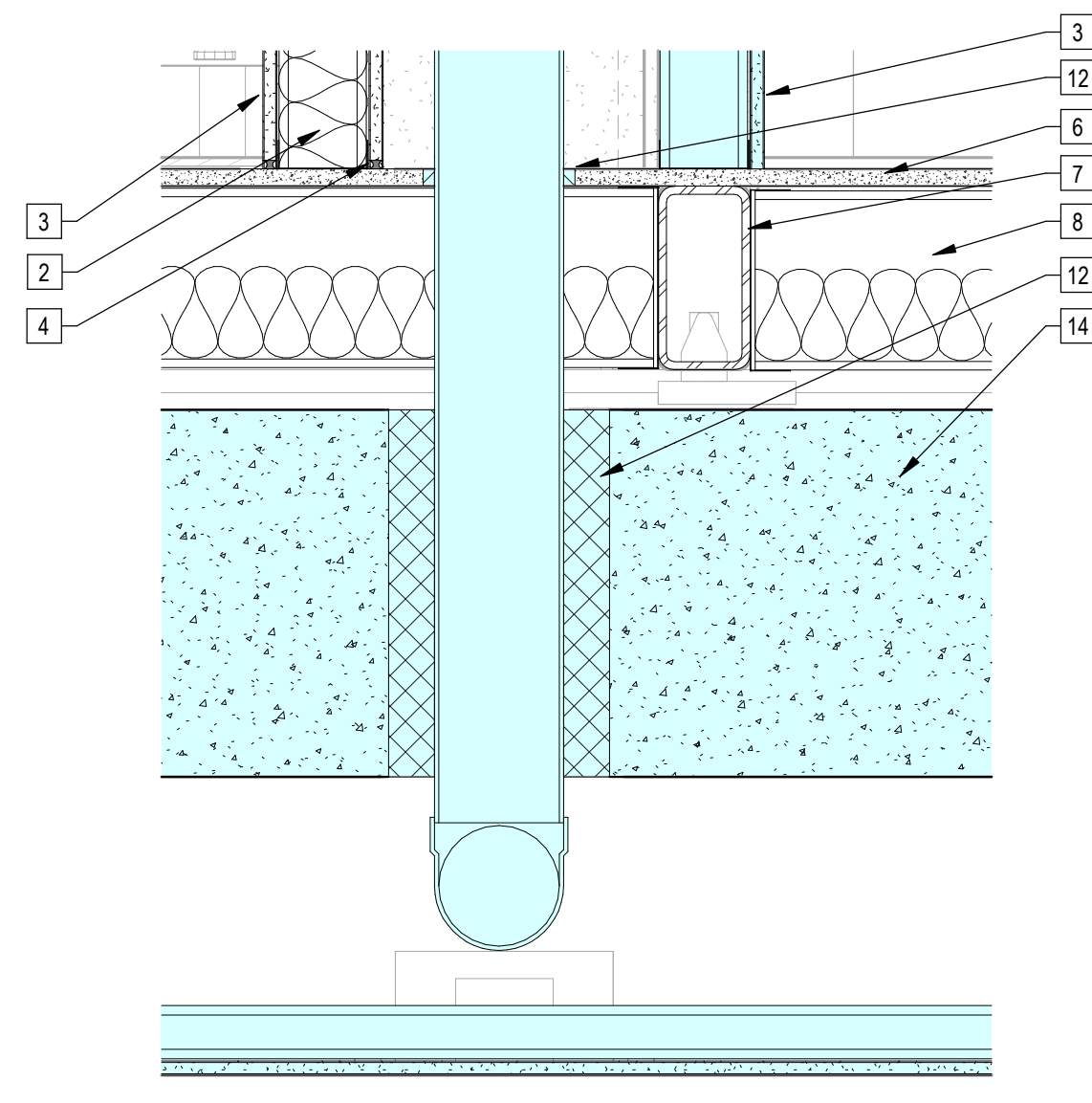
6 | 3" = 1'-0" Detail 2



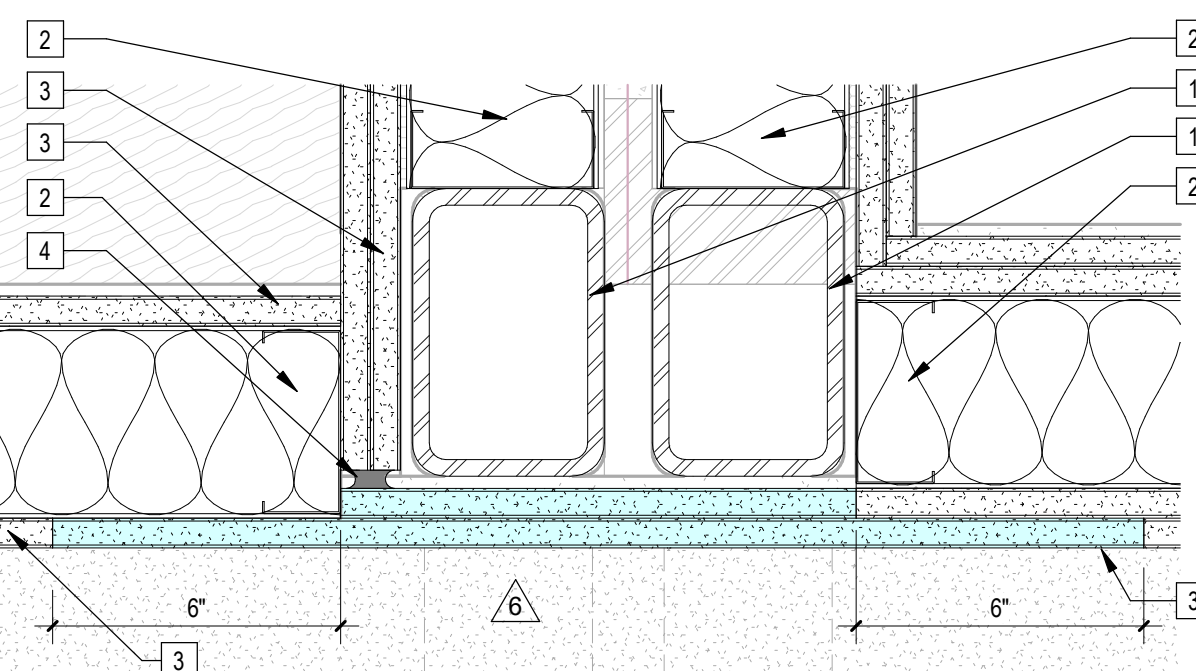
5 | 3" = 1'-0" 2hr Shaftwall Zip-up



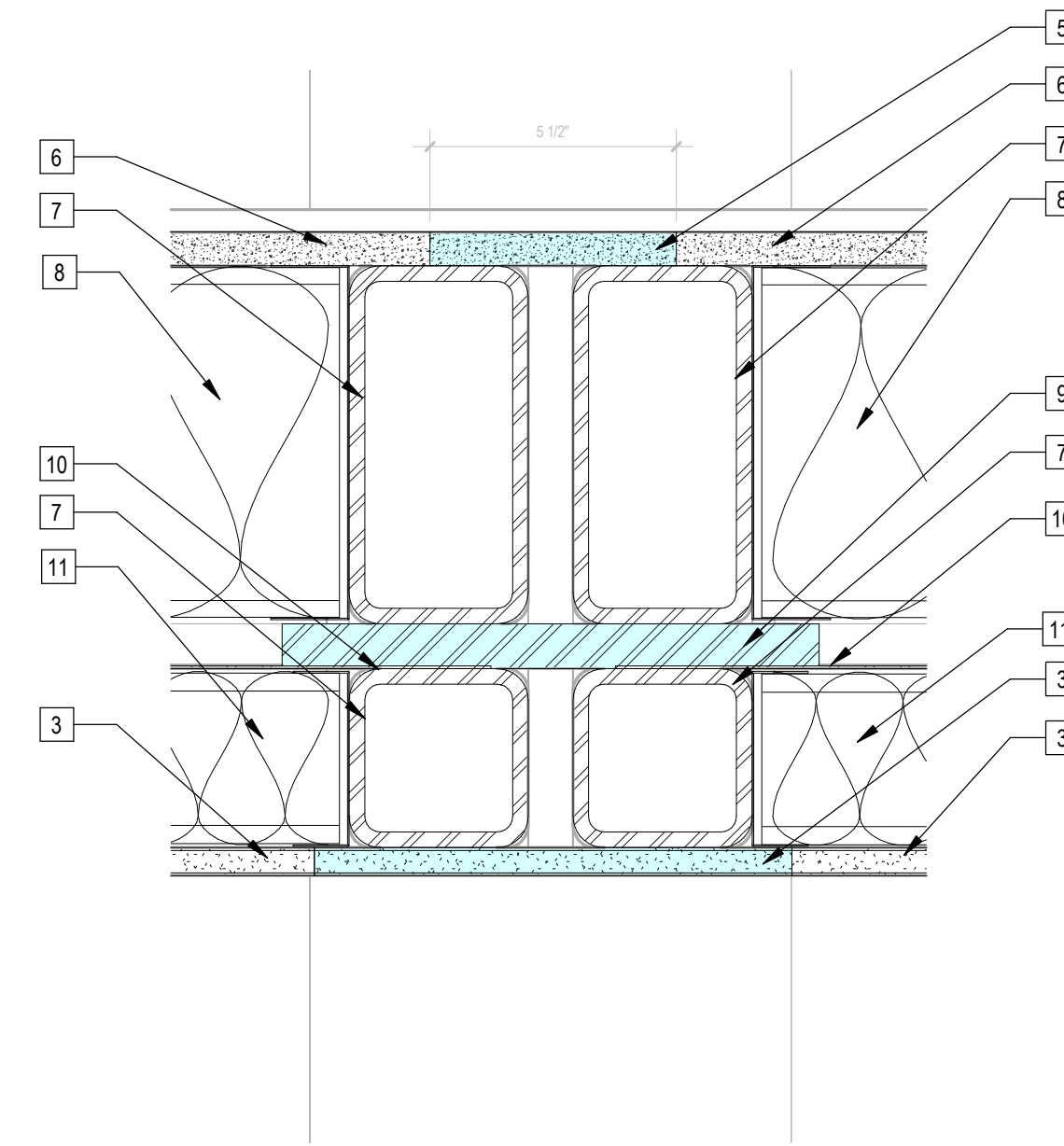
4 | 1 1/2" = 1'-0" Detail at Plumbing Wall



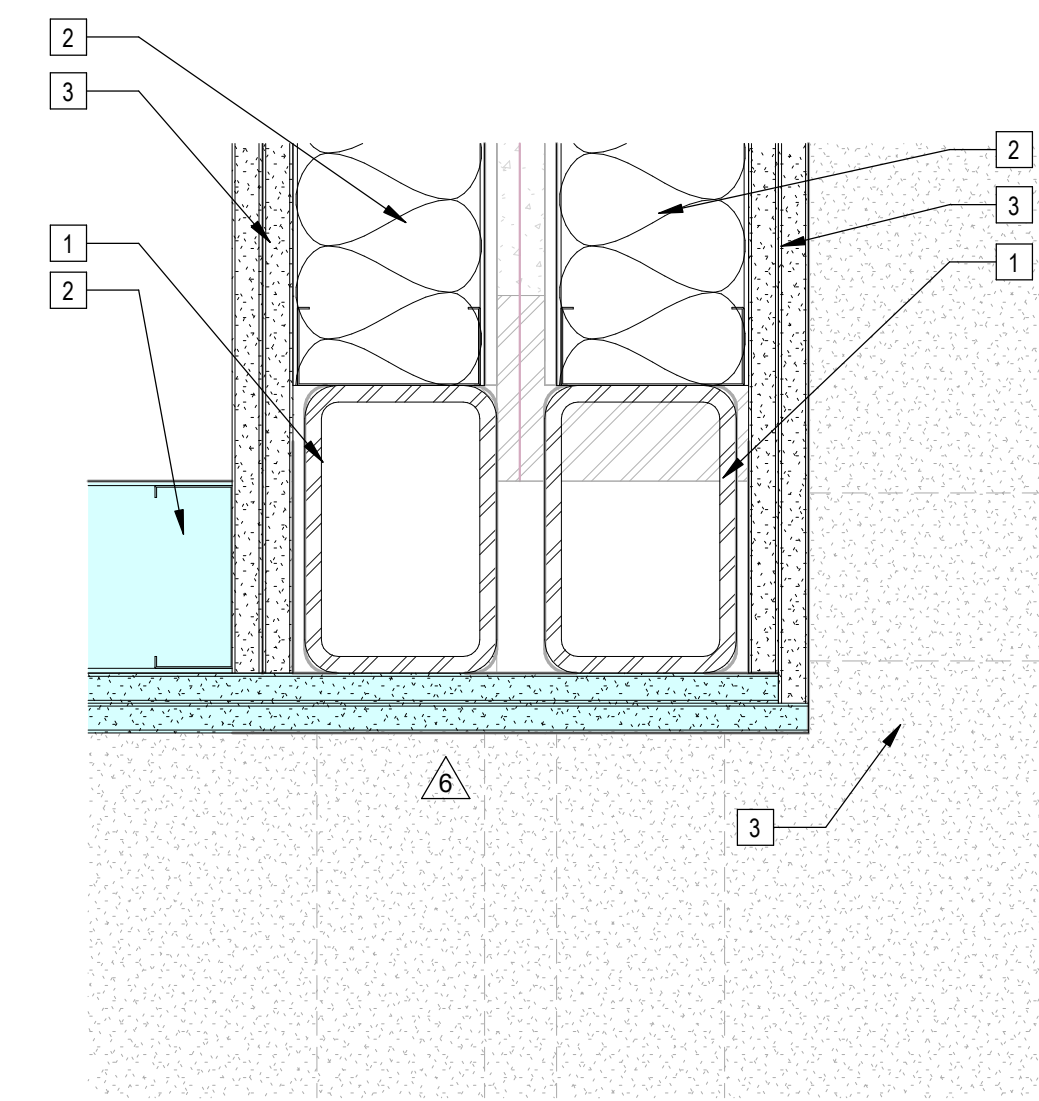
2 | 3" = 1'-0" Interior Vertical Zip-up Condition 02



1 | 3" = 1'-0" Interior Vertical Zip-Up Condition 01



3 | 3" = 1'-0" Interior Zip-up Horizontal Condition 01



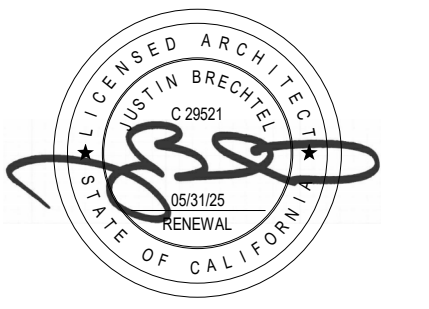
Sheet Keynotes

- 1 Modular Chassis Tube Steel Column. Refer to Structural
- 2 4" Metal Stud Wall Assembly with R-13 High-Performance Fiberglass Batt Insulation by Johns Manville, or approved equal
- 3 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association, or Approved Equal ESR-1338 Continuous Fire Caulking
- 4 Site-Installed 3/4" thickness Structural Cement-Fiber Liners-USG Structo-Crete, ESR-1792 or Approved Equal
- 5 3/4" thickness Structural Cement-Fiber Liners, USG Structo-Crete Sheathing, or Approved Equal, ICC ESR-1792
- 6 HSS Chassis Beam. Refer to Structural
- 7 8" Floor Framing with minimum 3-1/2" thick Batt Insulation by Johns Manville, or approved equal, per ULS01. Provide wire mesh on underside of floor joists to secure insulation
- 8 Site-Installed Plate Steel Horizontal Mending Plate. Refer to Structural
- 9 Modular diaphragm plate steel
- 10 4" Ceiling Framing
- 11 3M Fire Barrier Sealant CP 25 WB+ & Packing Material PM 4C-AJ-5210 (UL 1479)
- 12 Cast Iron Roof Drain. Refer to Plumbing
- 13 16" Thick Cast-in-place Concrete Podium, Min. 3hr rated per CBC Table 721.1(3) Refer to Structural
- 14 Mineral Wool Fire-Rated Wall Expansion Joint
- 15 6" Metal Stud Wall Assembly with R-19 Wall Cavity Batt Insulation, High-Performance Fiberglass Building Insulation by Johns Manville or Approved Equal
- 16 1-1/2" x 2" x 3" "J" Break-Metal Flange for Densglass attachment at zip-up

Note:
1. Floor Finishes shown transparent to illustrate concealed features

- Indicates Zip-Up Element
- Indicates Site-Built Element

NTS Detail Legend



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PROJECT TITLE
2853 West Modular Apartments
HCD Plan Check Response

PROJECT ADDRESS
Joanna Cottrander
2853 South West Boulevard
Los Angeles, CA 90016
5050 - 011 - 022

REVISONS	Rev. #	Date	Desc.
	8	4/7/2023	VE Rev 2
	9	11/1/2023	VE Rev 3

Plan Check Number 21010-10000-02714
Zoning Number DR 2021 6289 TOC HCA

SHEET TITLE		SHEET INFORMATION	
Modular Zip-up Conditions	2101	As indicated	Author
PKNS#	JOB NUMBER	SCALE	DATE
			12/18/2023 7:53:02 PM
			Author

SHEET NUMBER
A047



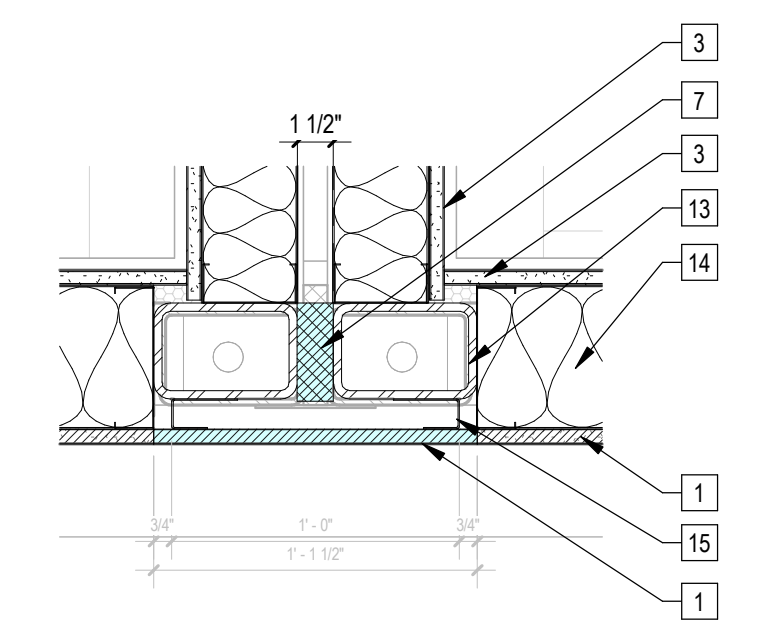
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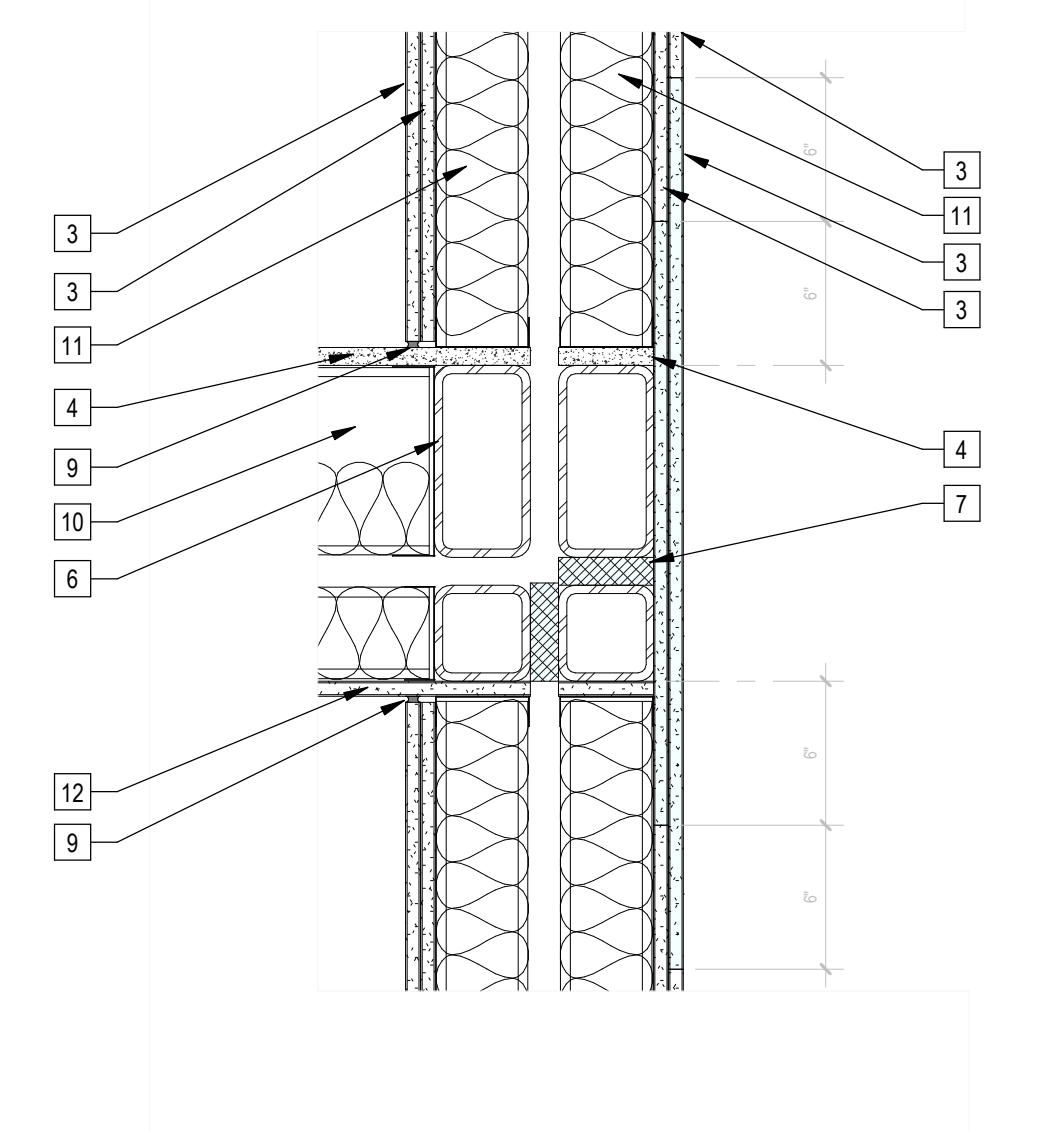
Rev. #	Date	Desc.

21010-10000-02714

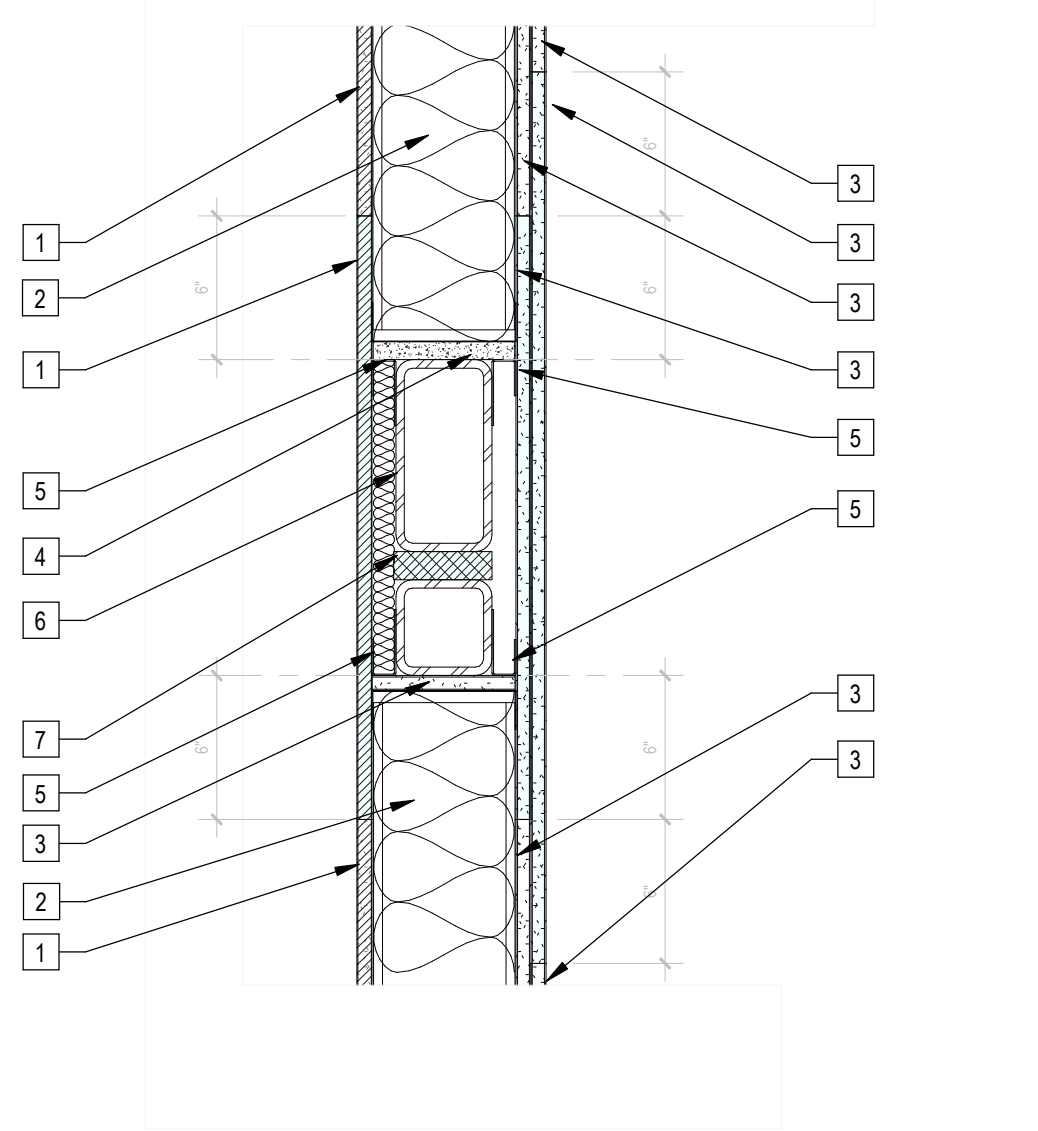
DR 2021 6289 TOC HCA



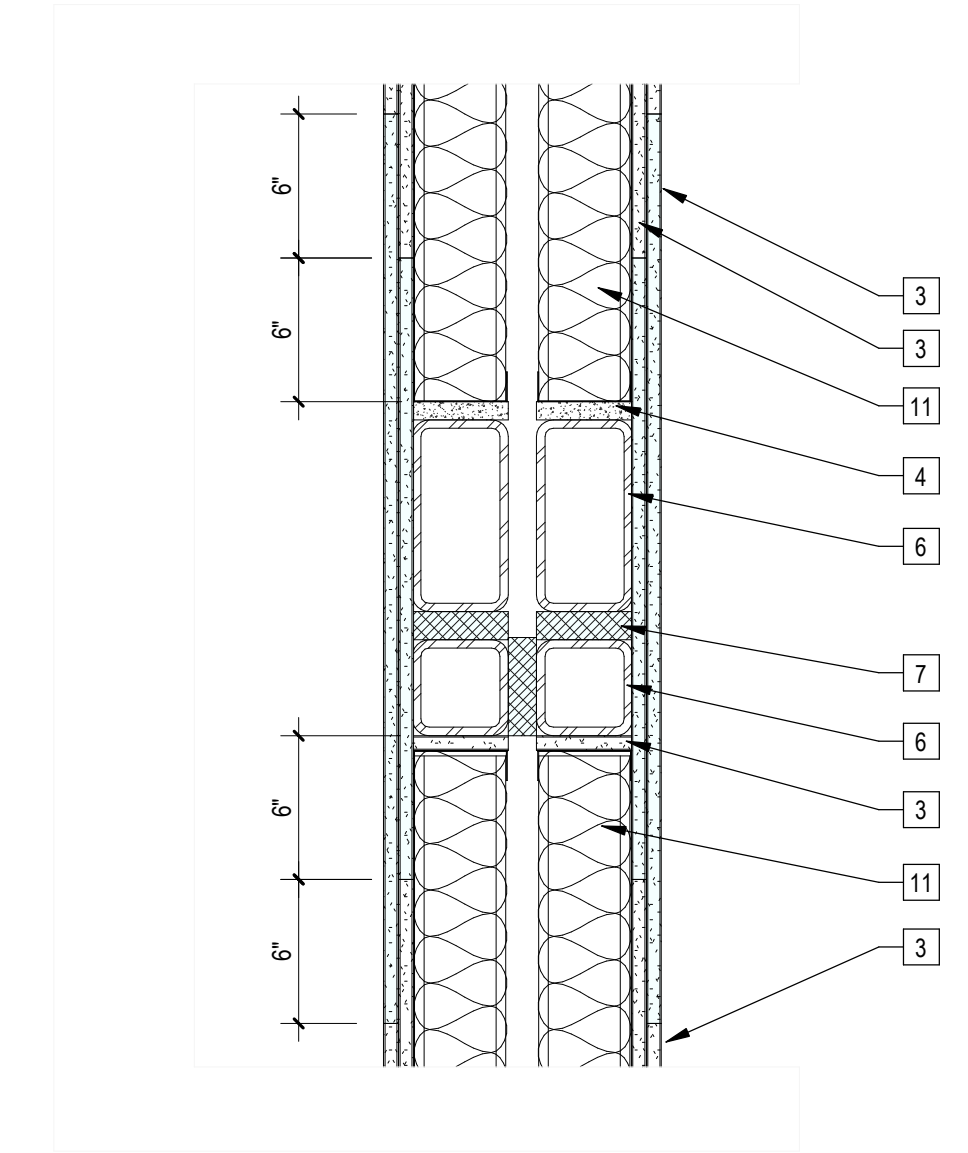
6 | 1 1/2" = 1'-0" Vertical Zip-up at Module Exterior Wall



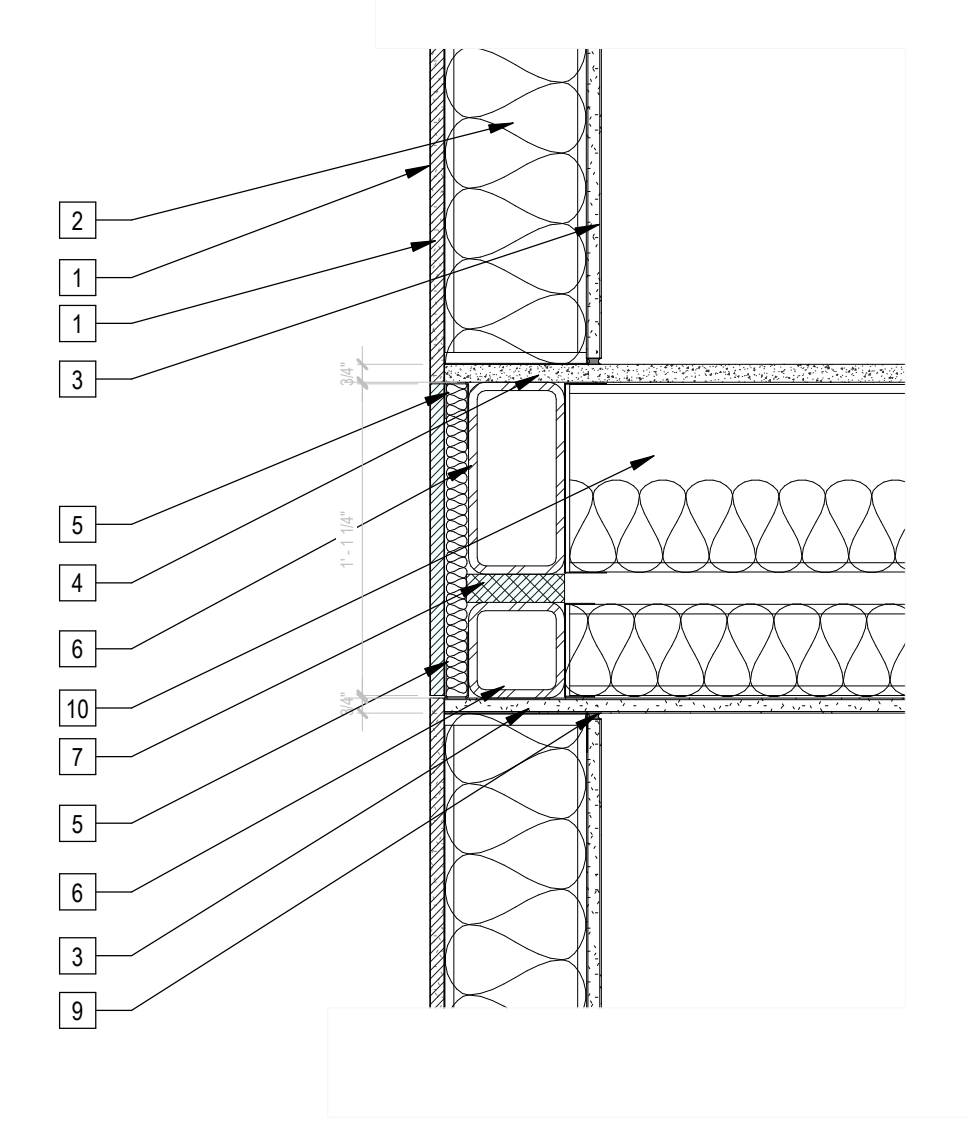
3 | 1 1/2" = 1'-0" Elevator Shaft at Stair



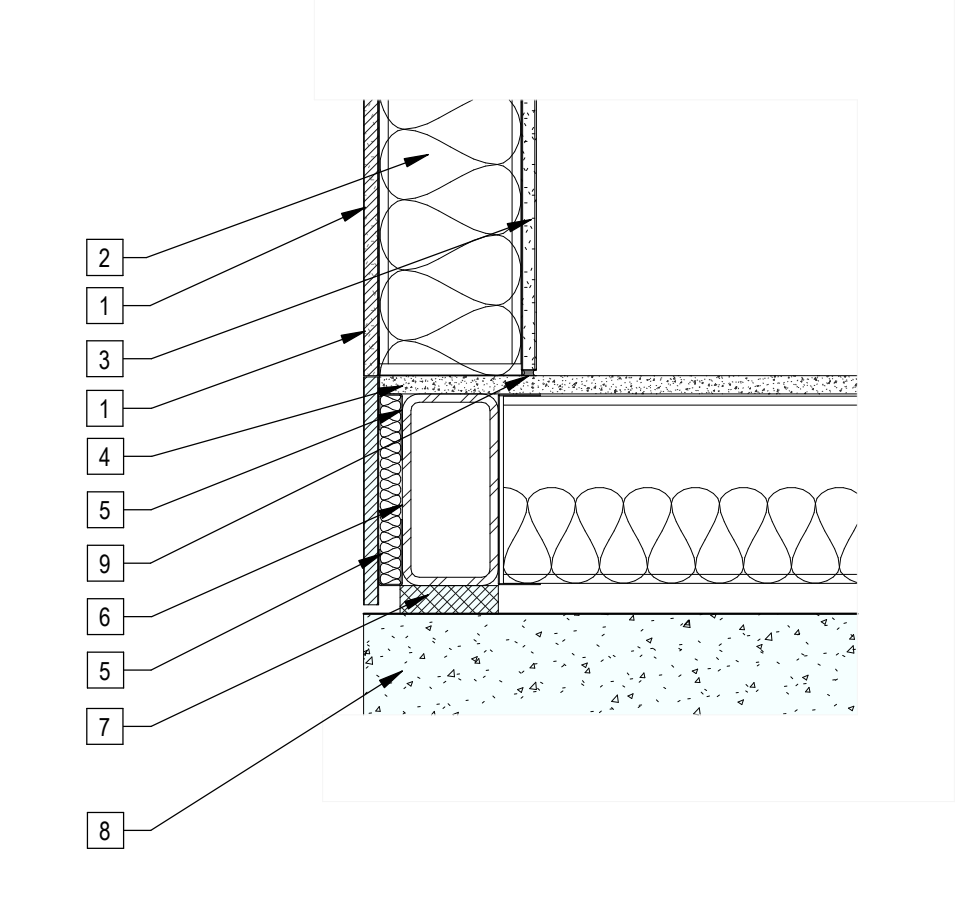
1 | 1 1/2" = 1'-0" Elevator Shaft Wall @ Modular Units



3 | 1 1/2" = 1'-0" Elevator Shaft at Stair



5 | 1 1/2" = 1'-0" Floorline Zip-up at Module Floor-Ceiling



4 | 1 1/2" = 1'-0" Floorline Zip-up at Concrete Podium

Sheet Keynotes

- 1 5/8" Thick glassmat Exterior Sheathing, Georgia-Pacific Gypsum LLC, ESR-3786
- 2 6" Metal Stud Wall Assembly with R-19 Wall Cavity Batt Insulation, High-Performance Fiberglass Building Insulation by Johns Manville, or Approved Equal
- 3 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association, or Approved Equal ESR-1338
- 4 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, or Approved Equal, ICC ESR-1792
- 5 1-1/2" x 2' x 3' "J" Break-Metal Flange for Densglass attachment at zip-up
- 6 HSS Chassis Beam. Refer to Structural
- 7 Mineral Wool Fire-Rated Wall Expansion Joint
- 8 Cast-in-place concrete wall. Fire Protection per CBC Table 721.1(2), refer to Structural. Anti-Graffiti coating on exposed exterior surfaces
- 9 Continuous Fire Caulking
- 10 8" Floor Framing with minimum 3-1/2" thick Batt Insulation by Johns Manville, or approved equal, per UL501. Provide wire mesh on underside of floor joists to secure insulation
- 11 4" Metal Stud Wall Assembly with R-13 High-Performance Fiberglass Batt Insulation by Johns Manville, or approved equal
- 12 4" Ceiling Framing
- 13 Modular Chassis Tube Steel Column, Refer to Structural
- 14 Continuous Silicon Sealant, color to match wall panels
- 15 1-1/4" x 1-1/2" x 3' "J" Break-Metal Flange

Note:
1. Floor Finishes shown transparent to illustrate concealed features

- Indicates Zip-Up Element
- Indicates Site-Built Element

NTS Detail Legend



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PROJECT TITLE
2853 West Modular Apartments
HCD Plan Check Response

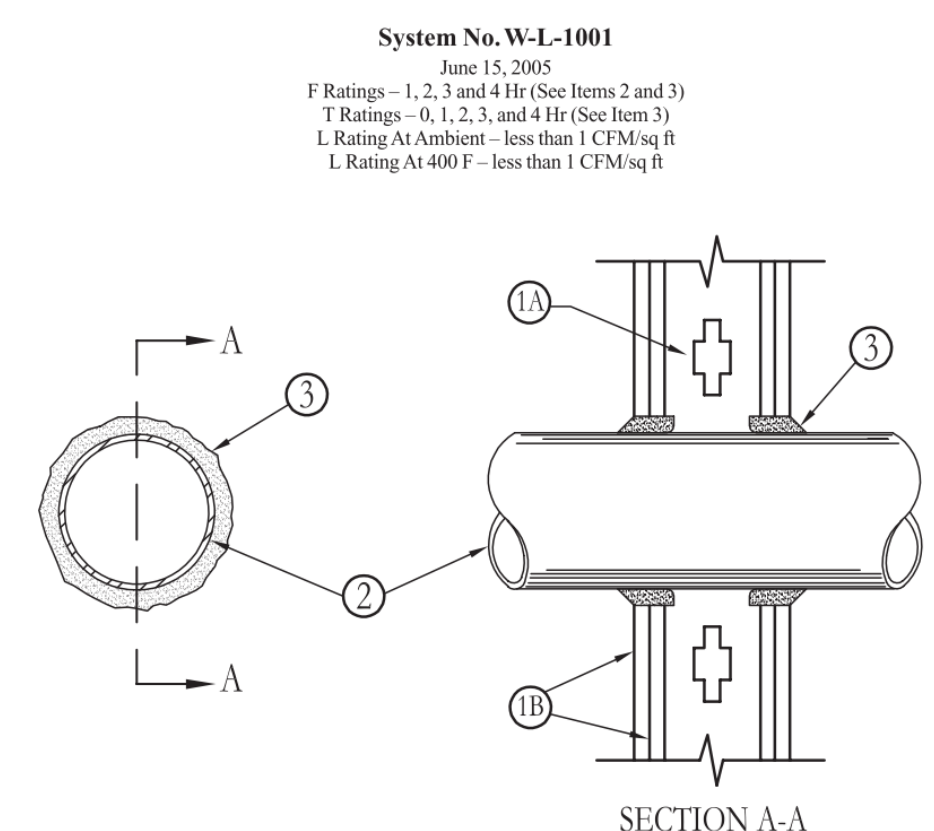
PROJECT ADDRESS
Joanna Ostrander
2853 South West Boulevard
Los Angeles, CA 90016
5050 - 011 - 022

REVISIONS

Rev. #	Date	Desc.

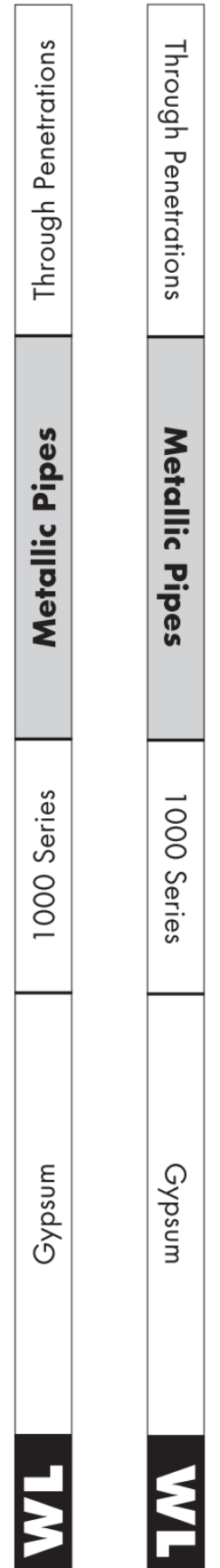
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Zoning Number: DR 2021 6289 TOC HCA
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JOB NUMBER: 2101
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DATE: 11/28/2023 4:04:28 PM
DRAWN BY: Author
CHECK BY: Checker

SHEET NUMBER



System No. W-L-1001
June 15, 2005
F Ratings – 1, 2, 3 and 4 Hr (See Items 2 and 3)
T Ratings – 0, 1, 2, 3, and 4 Hr (See Item 3)
L Rating At Ambient – less than 1 CFM/sq ft
L Rating At 400 F – less than 1 CFM/sq ft

- Wall Assembly** – The 1, 2, 3 or 4 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
 - Studs** – Wall framing may consist of either wood studs (max 2 hr fire rated assemblies) 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 with nom 2 by 4 in. (51 by 102 mm) lumber end plates and cross braces. Steel studs to be min 3.5/8 in. (92 mm) wide by 1.3/8 in. (35 mm) deep channels spaced max 24 in. (610 mm) OC.
 - Gypsum Board*** – Nom 1/2 or 5/8 in. (13 or 16 mm) thick, 4 ft. (122 cm) wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 26 in. (660 mm).
- Through Penetrant** – One metallic pipe, conduit or tubing installed either concentrically or eccentrically within the firestop system. The annular space between pipe, conduit or tubing and periphery of opening shall be min of 0 in. (0 mm) (point contact) to max 2 in. (51 mm). Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
 - Steel Pipe** – Nom 24 in. (610 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
 - Iron Pipe** – Nom 24 in. (610 mm) diam (or smaller) service weight (or heavier) cast iron soil pipe, nom 12 in. (305 mm) diam (or smaller) or Class 50 (or heavier) ductile iron pressure pipe.
 - Conduit** – Nom 6 in. (152 mm) diam (or smaller) steel conduit or nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing.
 - Copper Tubing** – Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing.
 - Copper Pipe** – Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe.
 - Through Penetrating Product*** – **Flexible Metal Piping** – The following types of steel flexible metal gas piping may be used:
 - Nom 2 in. (51 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.
 - Nom 1 in. (25 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.
 - Nom 1 in. (25 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.



System No. W-L-1001 continued

3. **Fill, Void or Cavity Material*** – **Caulk or Sealant** – Min 5/8, 1-1/4, 1-7/8 and 2-1/2 in. (16, 32, 48 and 64 mm) thickness of caulk for 1, 2, 3 and 4 hr rated assemblies, respectively, applied within annulus, flush with both surfaces of wall. Min 1/4 in. (6 mm) diam bead of caulk applied to gypsum board/penetrant interface at point contact location on both sides of wall. The hourly F Rating of the firestop system is dependent upon the hourly fire rating of the wall assembly in which it is installed, as shown in the following table. The hourly T Rating of the firestop system is dependent upon the type or size of the pipe or conduit and the hourly fire rating of the wall assembly in which it is installed, as tabulated below:

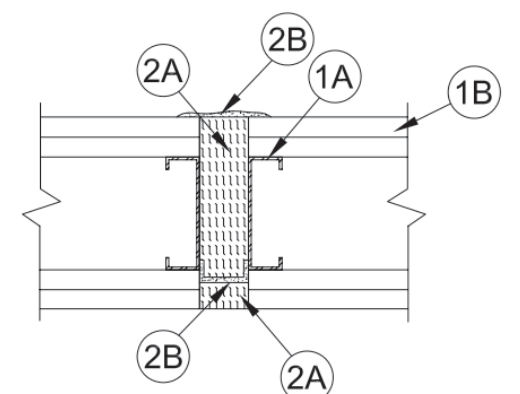
Max Pipe or Conduit Diam In. (mm)	F Rating Hr	T Rating Hr
1 (25)	1 or 2	0 ¹ , 1 or 2
1 (25)	3 or 4	3 or 4
4 (102)	1 or 2	0
6 (152)	3 or 4	0
12 (305)	1 or 2	0

¹When copper pipe is used, T Rating is 0 hr.
3M COMPANY – CP 25WB+ caulk or FB-3000 WT sealant.
*Bearing the UL Classification Marking
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UL System No. WW-D-0227
XHBN - Joint Systems Certified for Canada
September 26, 2018

ANSI/UL2079	CAN/ULC S15
Assembly Ratings – 1 and 2 Hr (See Item 1)	F Ratings – 1 and 2 Hr (See Item 1)
Nominal Joint Width - 2 in.	FT Ratings – 1 and 2 Hr (See Item 1)
Class I Movement Capabilities – 10% Compression or Extension	FH Ratings – 1 and 2 Hr (See Item 1)
	FTH Ratings – 1 and 2 Hr (See Item 1)
	Nominal Joint Width – 51 mm
	Class I Movement Capabilities – 10% Compression or Extension



1. Wall Assembly – Nonbearing 1 or 2 hr fire-rated gypsum board/steel stud assembly constructed of the materials and in the manner described in the individual U400, V400 or W400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:

- Studs** – Min 3-1/2 (89 mm) wide steel studs spaced max 24 in. (610 mm) OC. Additional studs lining opening.
- Gypsum Board*** – The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U400, V400 or W400 Series Design in the UL Fire Resistance Directory.

The hourly assembly rating of the joint system is equal to the hourly fire rating of the wall assembly in which it is installed.

2. Joint System – Max width of joint (at time of installation of joint system) is 2 in. (51 mm) The joint system is designed to accommodate a max 10 percent compression or extension from its installed width. The joint system shall consist of the following:

- Forming Material*** – Min 4.0 pcf (64 kg/m³) mineral wool batt insulation installed in joint opening as a permanent form. Pieces of batt cut to min width of twice the width of the joint and 1 in. wide, compressed 50% and inserted cut edge first into the joint flush with inaccessible side of wall. A min 1/16 in. (1.6 mm) dry thickness (min 1/8 in. or 3.2 mm wet thickness) of spray is then applied. Additional pieces of batt are cut to a thickness of twice the width of the joint and a width to fill the remaining depth of the joint (3-3/4 in. for 1 hr, 5 in. for 2 hr), compressed 50% and inserted cut edge first into the joint. Pieces of batt are inserted such that the compressed batt sections are flush with the accessible surfaces of gypsum board wall.

INDUSTRIAL INSULATION GROUP L.L.C. – MinWool-1200 Safing
JOHNS MANVILLE – Safing
THERMAFIBER INC. – Type SAF
ROCK WOOL MANUFACTURING CO. – Delta Board
ROCKWOOL MALAYSIA SDN BHD – Type Safe
ROCKWOOL – Type Safe

- Fill, Void or Cavity Material*** – **Caulk or Sealant** – Min 1/16 in. (1.6 mm) dry thickness (min 1/8 in. or 3.2 mm wet thickness) of fill material sprayed or brushed within the joint from the accessible side of wall to the installed over the 1 in. (25 mm) depth of forming material (Item 2A). Min 1/16 in. (1.6 mm) dry thickness (min 1/8 in. or 3.2 mm wet thickness) thickness sprayed or brushed to completely the forming materials (Item 2A) and overlapping both sides of the opening a min 1/2 in. (13 mm) on the accessible side of wall.

3M COMPANY 3M FIRE PROTECTION PRODUCTS – FireDam™ Spray 200
Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively. Reprinted from the Online Certifications Directory with permission from UL®

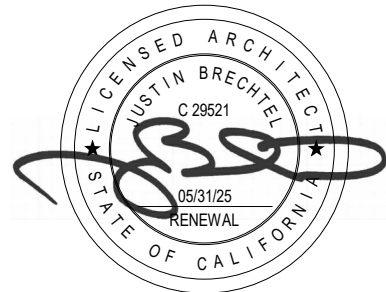
3M Industrial Adhesives and Tapes
Fire Protection Products
3M Center, Building 230 B-S-37
St. Paul, MN 55144-1000

3M Fire Protection Products
Aplicator and Specifier Guide
http://3m.com/firestop 1-800-328-1687



Construction Joints
Wall to Wall





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Joanna Ostrander
2853 South West Boulevard
Los Angeles, CA 90016
5050 - 011 - 022
2853 West Modular Apartments
HCD Plan Check/Response

REVISED	Rev. #	Date	Desc.
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Plan Check Number 2010-10000-0274
Zoning Number DR 2021 6289 TDC HCA
SHEET TITLE SHEET INFORMATION

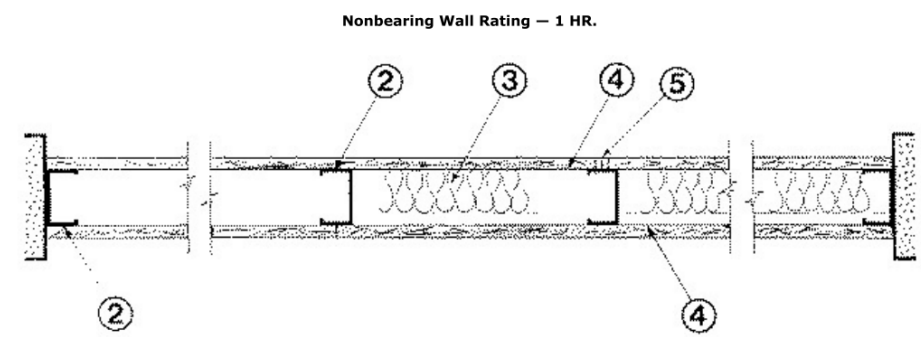
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DATE	DATE		DATE		CHECKER	

SHEET NUMBER
A056
2

UL ONLINE CERTIFICATIONS DIRECTORY
BXUV.U465
Fire Resistance Ratings - ANSI/UL 263
Page Bottom
Design/System/Construction/Assembly Usage Disclaimer
Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Listed or Classified products, equipment, systems, devices, and materials.
Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specific information concerning alternate materials and alternate methods of construction.
Only products which bear UL's Mark are considered as Classified, Listed, or Recognized.

Fire Resistance Ratings - ANSI/UL 263
See General Information for Fire Resistance Ratings - ANSI/UL 263

Design No. U465
March 03, 2010



- 1. Floor and Ceiling Runners** - (Not shown) - Channel shaped runners, 3-5/8 in. deep (min), 1-1/4 in. legs, formed from min No. 25 MSG galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
- 1A. Framing Members - Floor and Ceiling Runners** - (Not shown) - As an alternate to Item 1 - Channel shaped, min 3-5/8 in. deep, attached to floor and ceiling with fasteners 24 in. OC max.
- ALLSTEEL & GYPSUM PRODUCTS INC** - Type SUPREME Framing System
- CONSOLIDATED FABRICATORS CORP,**
BUILDING PRODUCTS DIV - Type SUPREME Framing System
- QUAIL RUN BUILDING MATERIALS INC** - Type SUPREME Framing System
- SCAFCO STEEL STUD MANUFACTURING CO** - Type SUPREME Framing System
- Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Gypsum panels fastened to framing with 1 in. long Type 5 steel screws 1-1/2 in. from beaded edges, 3 in. from board edge and every 8 in. OC in the field. Screws spaced a max 12 in. along the top and bottom edges of the wall.
- NATIONAL GYPSUM CO** - Types FSK, FSK-C, FSK-G, FSW-C, FSW-G, FSW.
- 4E. Gypsum Board*** - (As an alternate to Items 4 through 4D) - Installed as described in Item 4, 5/8 in. thick, 4 ft. wide, paper surface, applied vertically only and fastened to the studs and joints with 1 in. long, Type 5 steel screws spaced 7 in. OC. Not to be used with Item 6.
- NATIONAL GYPSUM CO** - SoundBreak XP Type X Gypsum Board
- 4F. Gypsum Board*** - (Not Shown) - (As an alternate to Item 4E) - Used as the base layer on one or both sides of wall. For direct attachment only to steel studs (Item 2C) - Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints on studs and staggered min 1 stud cavity on opposite sides of studs. Gypsum board secured to studs with 1-1/4 in. long Type 5-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field.
- RAY-BAR ENGINEERING CORP** - Type RB-LBG
- 4G. Gypsum Board*** - (As an alternate to Items 4 through 4F) - For use with Items 3C and 2C only, 5/8 in. thick, 4 ft wide, attached to steel studs and floor and ceiling tracks with 1 in. long, Type 5 steel screws spaced 8 in. OC along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly.
- NATIONAL GYPSUM CO** - Types FSW
- UNITED STATES GYPSUM CO** - Type SCX
- 4I. Wall and Partition Facings and Accessories*** - (As an alternate to Items 4 through 4G) - Nominal 5/8 in. thick, 4 ft. wide panels, applied vertically and secured as described in Item 4.
- QUIET SOLUTION INC** - Types QuietRock ES, QuietRock 527
- 5. Joint Tape and Compound** - Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads; paper tape, 2 in. wide, embedded in first coat; covers over all joints. As an alternate, nominal 3/2 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges.
- 6. Resilient Channel** - (Optional-Not Shown) - 25 MSG galv steel resilient channels spaced vertically max 24 in. OC, furring portion attached to each intersecting stud with 1/2 in. long Type S-12 pan head steel screws. May not be used with Item 4F.
- 6A. Steel Framing Members (Not Shown)*** - As an alternate to Item 3, furring channels and resilient sound isolation clip as described below:
 - a. Furring Channels** - Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 5. Ends of adjoining channels are overlapped 8 in., and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in., and secured together with two self-tapping No. 6 furring screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel.
 - b. Framing Members*** - Used to attach furring channels (Item a) to studs (Item 1). Clips spaced 48 in. OC, and secured to studs with 1-5/8 in. waffer or hex head Type 5 steel screws through the center gnomion. Furring channels are friction fitted into clips.
- PAC INTERNATIONAL INC** - Type K51C-1.
- 6B. Framing Members*** - Optional - Not Shown - Used as an alternate method to attach resilient channels (Item 6). Clips attached at each intersection of the resilient channel and the steel studs (Item 3). Resilient channels are friction fitted into clips, and then clips are secured to the stud with min. 1 in. long Type S-12 pan head steel screws through the center hole of the clip and the resilient channel flange.
- KENE BUILDING PRODUCTS CO INC** - Type RC Assurance.
- 7. Wall and Partition Facings and Accessories*** - (Optional, Not shown) - Nominal 1/2 in. thick, 4 ft. wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's

- STEEL CONSTRUCTION SYSTEMS INC** - Type SUPREME Framing System
- 1B. Framing Members* - Floor and Ceiling Runners** - Not shown - In lieu of Item 1 - For use with Item 2B, proprietary channel shaped runners, 3-1/4 in. wide by min 3-5/8 in. deep fabricated from min 0.020 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
- CRACO MFG INC** - SmarterTrack20™, SmartTrack20™
- MARINO/WARE A DIV OF WARE INDUSTRIES**
INC - Viper205™ Track, Viper200™ Track
- 1C. Floor and Ceiling Runners** - (Not shown)-For use with Item 2C Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, min depth to accommodate stud, etc., with min 3/8 in. long legs, attached to floor and ceiling with fasteners spaced max 24 in. OC.
- 1D. Framing Members - Floor and Ceiling Runners** - Not shown - In lieu of Items 1 through 1C - For use with Item 2D and 4G only, proprietary channel shaped runners, 1-1/4 in. deep by min 3-5/8 in., wide fabricated from min 0.015 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
- CLARKWESTERN BUILDING SYSTEMS INC** - CW ProTRAK
- DIETRICH INDUSTRIES INC** - DIETRICH ProTRAK
- DMFCWS L L C** - ProTRAK
- 2. Steel Studs** - Channel shaped, 3-5/8 in. deep (min), formed from min No. 25 MSG galv steel spaced 24 in. OC max. Studs to be cut 3/4 in. less than assembly height.
- 2A. Framing Members - Steel Studs** - As an alternate to Item 2 - Channel shaped studs, min 3-5/8 in. deep, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
- ALLSTEEL & GYPSUM PRODUCTS INC** - Type SUPREME Framing System
- CONSOLIDATED FABRICATORS CORP,**
BUILDING PRODUCTS DIV - Type SUPREME Framing System
- QUAIL RUN BUILDING MATERIALS INC** - Type SUPREME Framing System
- SCAFCO STEEL STUD MANUFACTURING CO** - Type SUPREME Framing System
- STEEL CONSTRUCTION SYSTEMS INC** - Type SUPREME Framing System
- 2B. Framing Members - Steel Studs** - Not shown - In lieu of Item 2 - For use with Item 1B, proprietary channel shaped steel studs, 1-1/4 in. wide by min 3-5/8 in. deep fabricated from min 0.020 in. thick galv steel. Studs cut 3/4 in. less in length than assembly height.
- CRACO MFG INC** - SmarterStud20™, SmartStud20™
- MARINO/WARE A DIV OF WARE INDUSTRIES**
INC - Viper205™, Viper200™
- 2C. Steel Studs** - (As an alternate to Item 2, for use with Item 4E) Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, 3-1/2 in. min depth, spaced a max of 16 in. OC. Studs friction-fit into floor and ceiling runners. Studs to be cut 5/8 to 3/4 in. less than assembly height.
- recommendations. When the QR-510 panel is installed between the steel framing and the UL Classified gypsum board, the required UL Classified gypsum board (Item 4) is to be installed as indicated as to fastener type and spacing, except that the required fastener length shall not be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
- QUIET SOLUTION INC** - Type QuietLock QR-510.
- 8. Lead Batten Strips** - (Not Shown, For Use With Item 4E) - Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. Strips placed on the interior face of studs and attached from the exterior face of the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QSL-2011, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum board (Item 4E) and optional at rehaining stud locations. Required behind vertical joints.
- 9. Lead Discs or Tabs** - (Not Shown, For Use With Item 4E) - Used in lieu of or in addition to the lead batten strips (Item 8) or optional at other locations - Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards (Item 4E) underneath screw locations prior to the installation of the screens. Lead discs or tabs to have a purity of 99.9% meeting the Federal specification QSL-2011, Grade "C".
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- An independent organization working for a safer world with integrity, precision and knowledge.
- UL Logo
- 20. Framing Members* - Steel Studs** - As an alternate to Items 2 through 2C. For use with Item 1D and 4G only, channel shaped studs, min 2-1/2 in. wide fabricated from min 0.018 in. thick galv steel, spaced a max of 24 in. OC. Studs to be cut 1/2 in. less than assembly height.
- CLARKWESTERN BUILDING SYSTEMS INC** - CW ProSTUD
- DIETRICH INDUSTRIES INC** - DIETRICH ProSTUD
- DMFCWS L L C** - ProSTUD
- 3. Batts and Blankets*** - (Optional) - Mineral wool or glass fiber batts partially or completely filling stud cavity.
- The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product.
- 3A. Fiber, Sprayed*** - As an alternate to Batts and Blankets (Item 3) - Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lbs/ft³. Alternate application method: The fiber is applied with U.S. Greenfibre LLC Type AD2100 hot melt adhesive at a nominal rate of one part adhesive to 6.6 parts fiber to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 2.5 lbs/ft³.
- U S GREENFIBER L L C** - Coconut Stabilized or Coconut-FRM (Fire Rated Material)
- 3B. Fiber, Sprayed*** - As an alternate to Batts and Blankets (Item 3) and Item 3A - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
- NU-WOOD CO INC** - Cellulose Insulation
- 3C. Fiber, Sprayed*** - As an alternate to Batts and Blankets (Item 3) - Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft³.
- INTERNATIONAL CELLULOSE CORP** - Celbar-RI
- 4. Gypsum Board*** - 5/8 in. thick, 4 ft wide, attached to steel studs and floor and ceiling track with 1 in. long, Type 5 steel screws spaced 8 in. OC along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly. When attached to Item 4 (resilient channels) or 6A (furring channels), gypsum board is screw attached to furring channels with 1 in. long, Type 5 steel screws spaced 12 in. OC.
- AMERICAN GYPSUM CO** - Types AG-C, AGX-1
- BEIZING NEW BUILDING MATERIALS PUBLIC LTD CO** - Type DEX-1.
- CANADIAN GYPSUM COMPANY** - Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.
- CERTAINTED GYPSUM INC** - Types 1, EGRG, GlasRock, ProRock Type X, ProRock Type C.
- CERTAINTED GYPSUM CANADA INC** - ProRock Type X, ProRock Type C.
- GEORGIA-PACIFIC GYPSUM L L C** - Types 5, 6, 9, C, DAF, DD, DA, DAPC, DGG, DS, GP56.
- LAFARGE NORTH AMERICA INC** - Types LGFCZ, LGFCA, LGFCA, LGFC-A, LGFC-C/A, LGFC-WD.
- NATIONAL GYPSUM CO** - Types FSK, FSK-C, FSK-G, FSW-C, FSW-G, FSW, FSW-3, FSW-5, FSW-6.
- 4D. Gypsum Board*** - As an alternate to Items 4, 4A, 4B, and 4C - Nom. 5/8 in. thick gypsum panels applied horizontally.

PARCO BUILDING PRODUCTS L L C, DBA
PARCO GYPSUM - Type PG-C, PG-11 or PG-9.

PANEL REY S A - Type PRX.

SIAM GYPSUM INDUSTRY (SARABURU) CO LTD - Type EX-1

TEMPLE-INLAND - Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soft® - Type X, TG-C, GreenGloss Type X, Type X ComfortSound Sound DensGloss Gypsum Board.

UNITED STATES GYPSUM CO - Type AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC, WRX, USGX (Joint tape and compound, Item 5, optional for use with Type USGX).

USG MEXICO S A DE C V - Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.

4A. Gypsum Board* - (As alternate to Item 4) - Nom 5/8 in. thick gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered or backed by steel framing. Panels attached to steel studs and floor runner with 1 in. long Type 5 steel screws spaced 8 in. OC when applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. When used in widths other than 48 in., gypsum panels to be installed horizontally.

CANADIAN GYPSUM COMPANY - Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.

CERTAINTED GYPSUM INC - ProRock Type X, ProRock Type C.

CERTAINTED GYPSUM CANADA INC - ProRock Type X, ProRock Type C.

GEORGIA-PACIFIC GYPSUM L L C - Types DAP, DAPC, DGG, DS.

LAFARGE NORTH AMERICA INC - Type LGFCA, LGFC-A

UNITED STATES GYPSUM CO - Type AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC, WRX, USGX (Joint tape and compound, Item 5, optional for use with Type USGX).

USG MEXICO S A DE C V - Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.

4B. Gypsum Board* - (As an alternate to Items 4 or 4A) - Nom 3/4 in. thick, 4 ft wide, installed as described in Item 4A with screw length increased to 1-1/4 in.

CANADIAN GYPSUM COMPANY - Types AR, IP-AR.

UNITED STATES GYPSUM CO - Types AR, IP-AR.

USG MEXICO S A DE C V - Types AR, IP-AR.

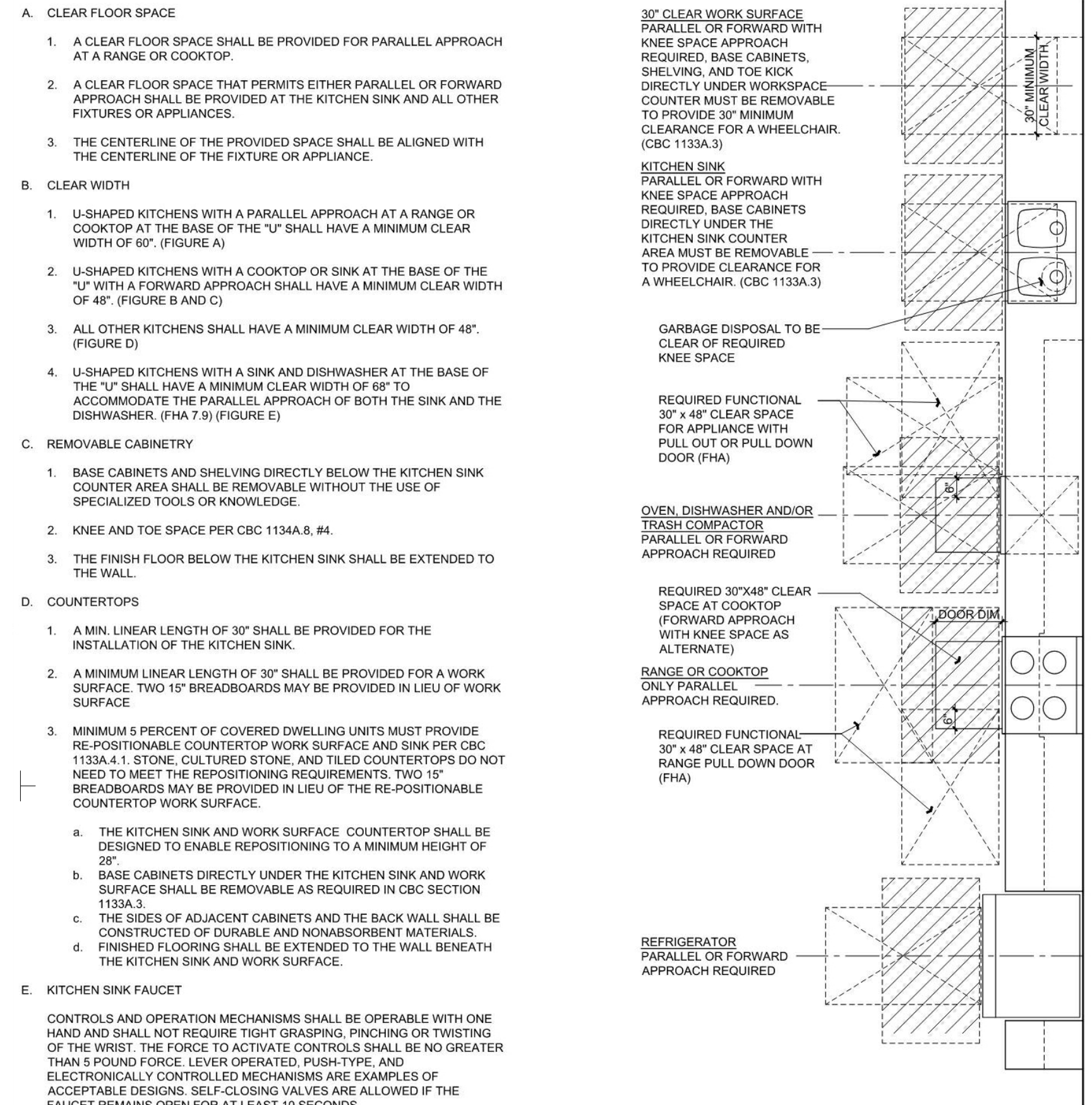
4C. Gypsum Board* - As an alternate to Items 4, 4A, and 4B - Nom. 5/8 in. thick gypsum panels, with square edges, applied horizontally. Gypsum panels fastened to framing with 1 in. long bugle head steel screws spaced a max 8 in. OC, with last 2 screws 3/4 in. and 4 in. from each edge of board. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs on interior walls need not be staggered or backed by steel framing.

TEMPLE-INLAND - GreenGlass Type X.

4E. Gypsum Board* - As an alternate to Items 4, 4A, 4B, and 4C - Nom. 5/8 in. thick gypsum panels applied horizontally.

GA FILE NO. WP 1068	PROPRIETARY	1 HOUR FIRE	50 to 54 STC SOUND
GYPSUM WALLBOARD, STEEL STUDS			
Fire Design: One layer 5/8" proprietary type X gypsum wallboard applied parallel to each side of 3-5/8" 18 mil steel studs 24" o.c. with 1" Type 5 screws 8" o.c. along edges of board and 12" o.c. in the field. (NLB)			
Sound Design: Sound tested with 3-1/2" glass fiber insulation in the cavity.			
PROPRIETARY GYPSUM BOARD CertainTeed Gypsum, Inc. - 5/8" CertainTeed® M2Tech™ Type X			
Thickness: 4-7/8" (Fire and Sound)		Approx. Weight: 4.9 psf (Fire) 5.2 psf (Sound)	
Fire Test: UL F3660, 07M821426, 2-14-08, UL Design U465		Sound Test: NOAL 18-0652, 6-13-18	

KITCHENS SHALL COMPLY WITH CBC SECTION 1133A.



12 | 12" = 1'-0" Accessibility General Notes

THIS SHEET IS FOR REFERENCE ONLY AND ILLUSTRATES CODE-REQUIRED MINIMUM STANDARDS FOR DWELLING UNITS WITHIN A MULTIFAMILY DEVELOPMENT. SEE PERTINENT SHEETS, DRAWINGS, AND SPECIFICATIONS FOR APPLICATION OF THESE STANDARDS TO THIS SPECIFIC PROJECT.

THE INFORMATION CONTAINED WITHIN THESE SHEETS ARE EXCERPTS FROM THE 2019 CALIFORNIA BUILDING CODE (CBC) AND APRIL 1996 FAIR HOUSING ACT (FHA) DESIGN MANUAL AND INTENDED TO PROVIDE THE CONTRACTOR WITH THE GENERAL REQUIREMENTS OF ACCESSIBILITY FOR THIS PROJECT. THE GENERAL CONTRACTOR SHALL BE KNOWLEDGEABLE OF AND SHALL BUILD TO ALL APPLICABLE ACCESSIBILITY CODE REQUIREMENTS. IF FURTHER INFORMATION OR CLARIFICATION IS REQUIRED, CONSULT THE ARCHITECT OR REFERENCE THE CBC AND FHA DESIGN MANUAL PRIOR TO FABRICATION OR INSTALLATION OF THE WORK.

DWELLING UNITS SHALL COMPLY WITH CBC CHAPTER 11A AND THE FHA DESIGN MANUAL. A DWELLING UNIT IS A SINGLE UNIT OR FAULTY OF ONE OR MORE PERSONS, WHICH MAY INCLUDE CONDOMINIUMS, AN APARTMENT UNIT WITHIN AN APARTMENT BUILDING, AND OTHER TYPES OF DWELLINGS IN WHICH SLEEPING ACCOMMODATIONS ARE PROVIDED BUT TOILETING OR COOKING FACILITIES ARE SHARED BY OCCUPANTS OF MORE THAN ONE ROOM OR PORTION OF THE DWELLING. EXAMPLES OF THE LATTER INCLUDE DORMITORY ROOMS AND SLEEPING ACCOMMODATIONS IN SHELTERS INTENDED FOR OCCUPANCY SUCH AS RESIDENCES FOR HOMELESS PERSONS.

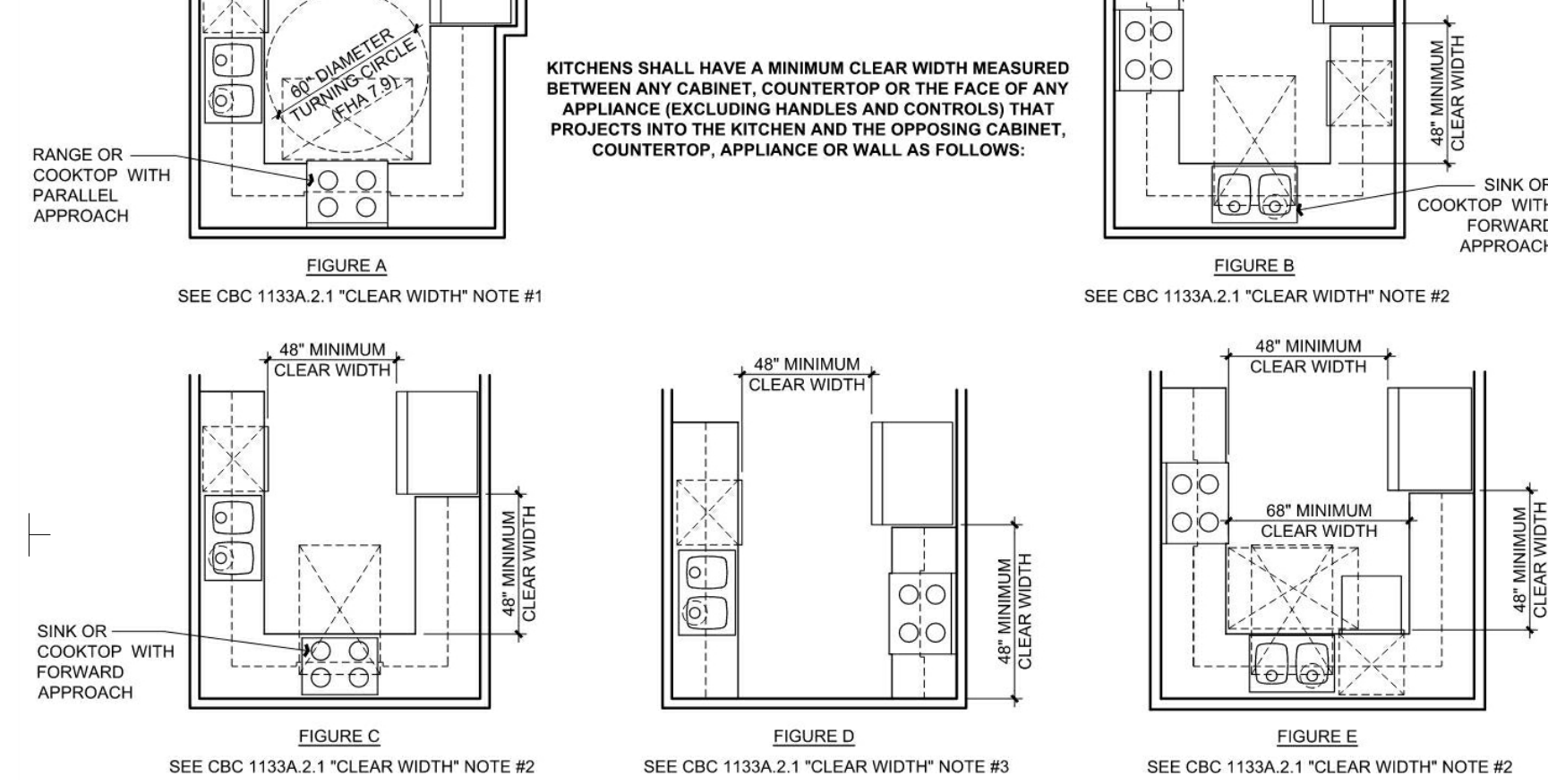
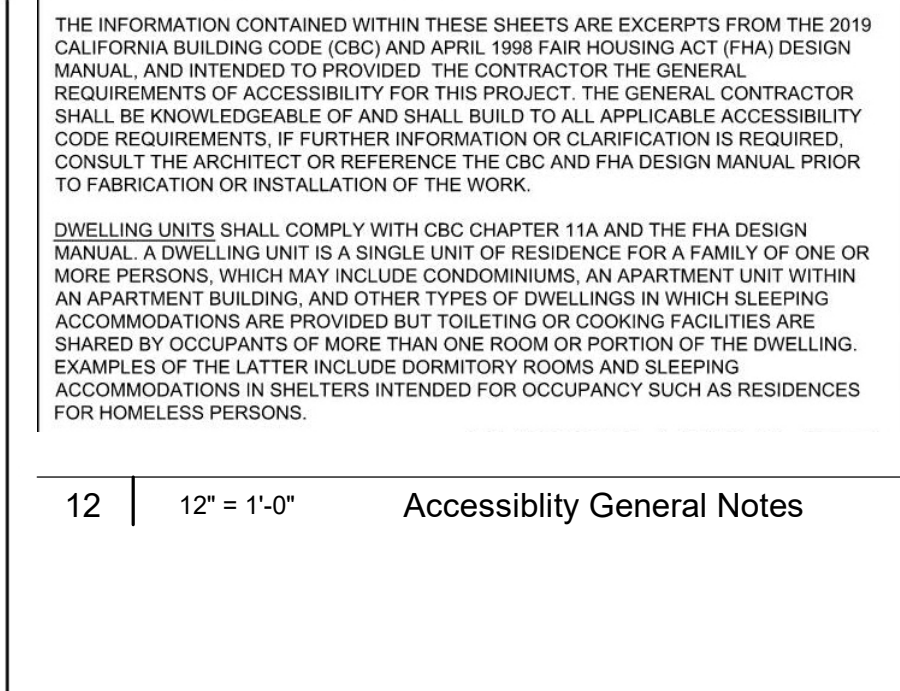


FIGURE A, FIGURE B, FIGURE C, FIGURE D, FIGURE E

11 | 12" = 1'-0" Accessibility CBC 11a Kitchens

DOOR LANDINGS SHALL COMPLY WITH CBC SECTION 1132A.4.



12 | 12" = 1'-0" Accessibility General Notes

PRIMARY ENTRY DOORS AND REQUIRED EXIT DOORS SHALL COMPLY WITH SECTION 1132A.1. THE REQUIREMENTS OF SECTION 1132A.3 SHALL APPLY TO THE MANEUVERING CLEARANCES AT THE SIDE OF THE DOOR EXPOSED TO COMMON OR PUBLIC USE SPACES, INCLUDING ENTRY OR EXIT DOORS WHICH OPEN FROM THE COVERED MULTIFAMILY DWELLING UNIT INTO A CORRIDOR, HALLWAY OR LOBBY, OR DIRECTLY TO THE OUTSIDE.

INTERIOR DOORS AND SECONDARY EXTERIOR DOORS SHALL COMPLY WITH SECTION 1132A.2 EXCEPT AS ALLOWED BY SECTION 1109A.2. INTERIOR DOORS INTENDED FOR USER PASSAGE AND SECONDARY EXTERIOR DOORS SHALL COMPLY WITH THIS SECTION. THE PROVISIONS OF THIS SECTION SHALL APPLY TO THE DWELLING UNIT SIDE OF DOORS LEADING FROM THE INTERIOR OF THE DWELLING UNIT TO AN UNFINISHED BASEMENT OR ATTACHED GARAGE.

A. THE WIDTH AND HEIGHT OF DOORS SHALL COMPLY WITH THE FOLLOWING:

- 1. DOORS SHALL BE NOT LESS THAN 6'-8" IN HEIGHT
- 2. SWINGING DOORS MUST PROVIDE A MINIMUM NET CLEAR OPENING WIDTH OF 32" MEASURED WITH THE DOOR OR DOORS POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION. A 34" DOOR IS ACCEPTABLE.
- 3. SWINGING DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES WITHIN THE DWELLING UNIT.
- 4. A NOMINAL 32" CLEAR OPENING PROVIDED BY A STANDARD 6' WIDE SLIDING PATIO DOOR IS ACCEPTABLE.
- 5. A PAIR OF DOORS, MANUAL OR AUTOMATIC, MUST HAVE AT LEAST ONE LEAF THAT PROVIDES A CLEAR WIDTH OF NOT LESS THAN 32" MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

B. FLOOR OR LANDING ON EACH SIDE OF THE DOOR SHALL BE LEVEL AND CLEAR. CHANGES IN HEIGHT BETWEEN LANDINGS SHALL COMPLY WITH CBC SECTION 1128A.2 OUTSIDE THE UNIT. SEE DETAIL 6 SHEET A-520, AND CBC SECTION 1132A.4 WITHIN THE UNIT. SEE DETAIL 4 THIS SHEET.

C. MANEUVERING CLEARANCES AT DOORS SERVING COVERED DWELLING UNITS SHALL COMPLY WITH CBC SECTION 1132A.5 (SEE FIGURES BELOW) AND CBC SECTION 1128A.3 FOR OTHER DOORS.

D. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8-1/2 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. 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.

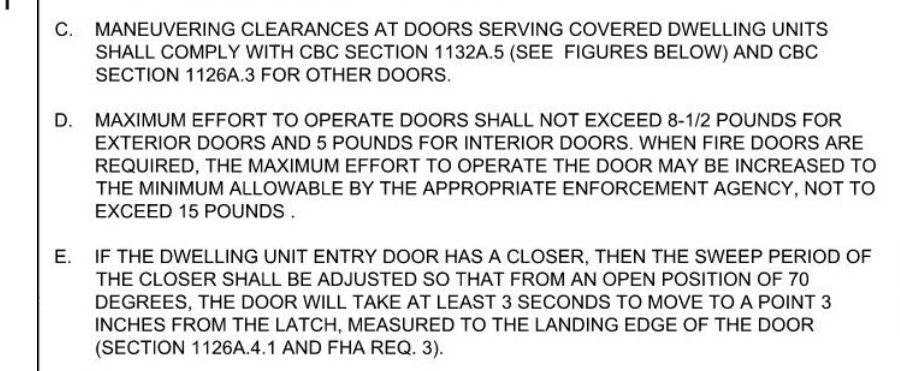
E. IF THE DWELLING UNIT ENTRY DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LANDING EDGE OF THE DOOR (SECTION 1128A.1 AND FHA REQ. 3).

F. HAND-ACTIVATED DOOR LATCHING, LOCKING AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FINISHED FLOOR. LATCHING AND LOCKING DEVICES THAT ARE HAND-ACTIVATED AND ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATION BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE.

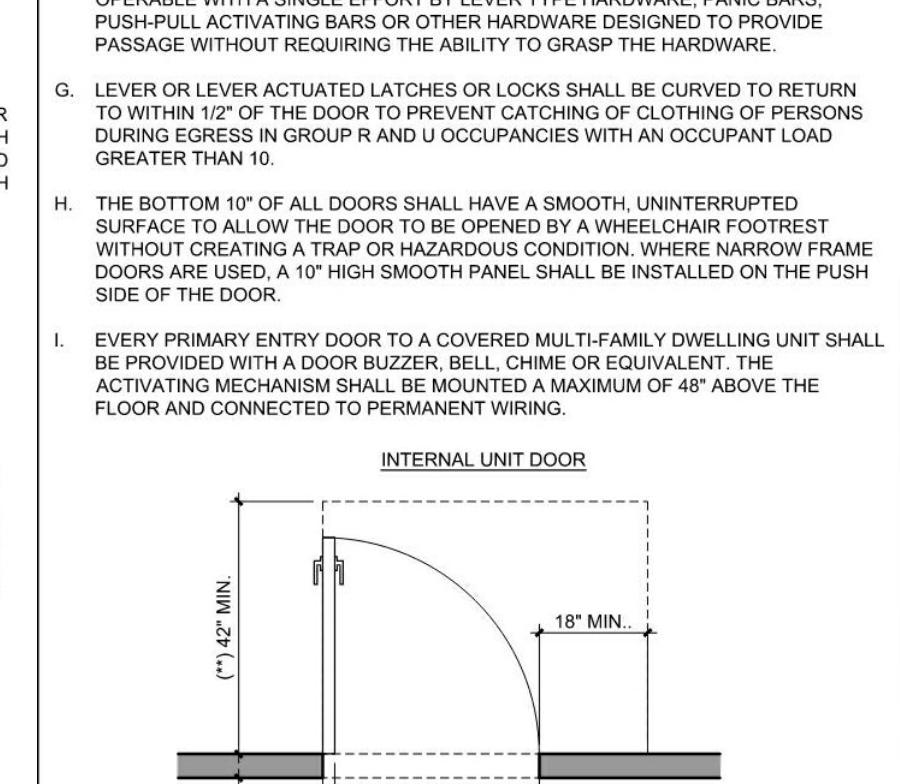
G. LEVER OR LEVER ACTUATED LATCHES OR LOCKS SHALL BE CURVED TO RETURN TO WITHIN 12" OF THE DOOR TO PREVENT CATCHING OF CLOTHING OR PERSONS DURING EGRESS IN GROUP R AND U OCCUPANCIES WITH AN OCCUPANT LOAD GREATER THAN 10.

H. THE BOTTOM 10" OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR.

I. EVERY PRIMARY ENTRY DOOR TO A COVERED MULTIFAMILY DWELLING UNIT SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT THE ACTUATING MECHANISM SHALL BE MOUNTED AT A MAXIMUM OF 48" ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING.

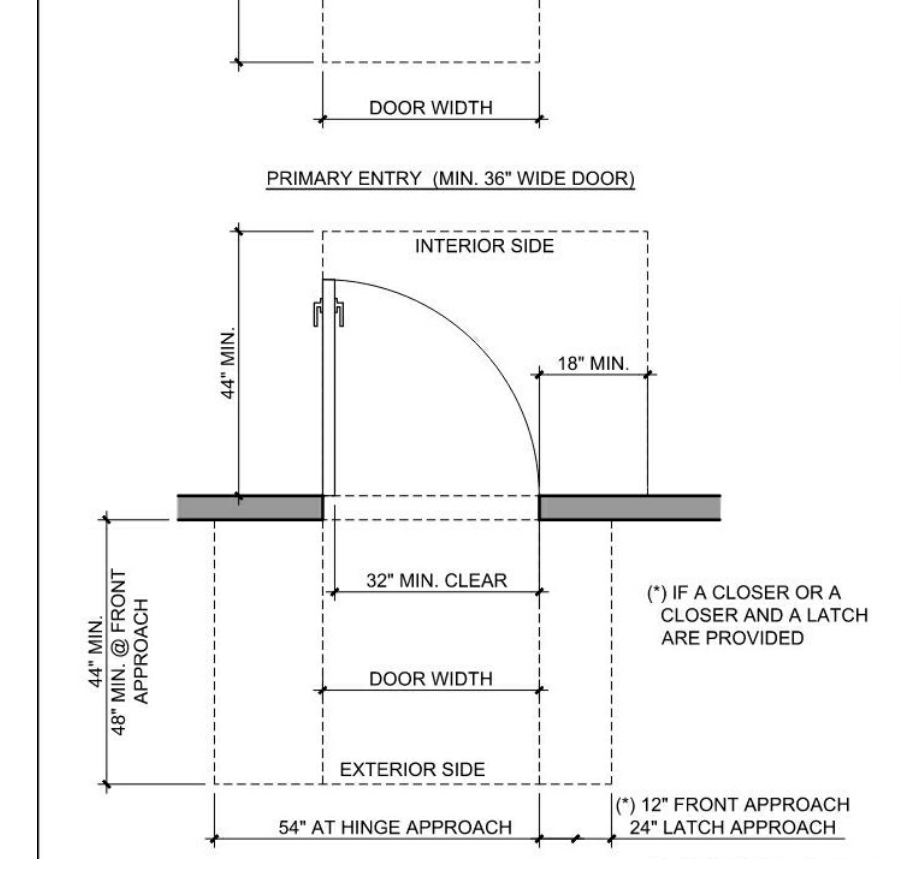


9 | 12" = 1'-0" Thresholds and Landings



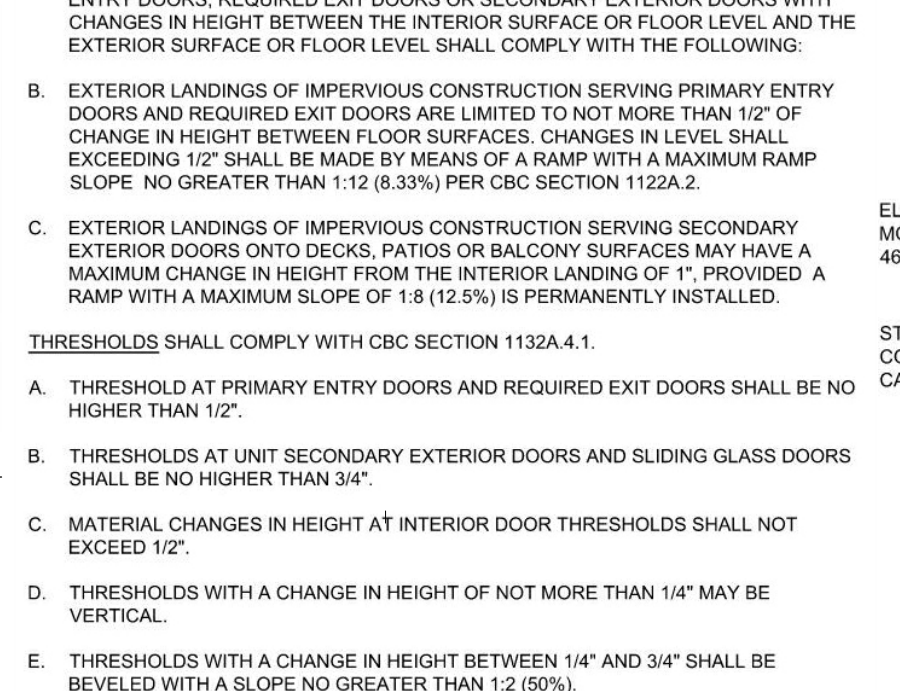
6 | 12" = 1'-0" Removable Base Cabinet

ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS SHALL COMPLY WITH CBC SECTION 1136A



10 | 12" = 1'-0" Accessibility CBC 11a Doors

DOOR LANDINGS SHALL COMPLY WITH CBC SECTION 1132A.4.



7 | 12" = 1'-0" Corner Outlets and Controls

LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH CBC SECTION 1134A.8. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE ACCESSIBLE.

A. LOCATION: THE LAVATORY SHALL BE LOCATED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 18" FROM AN ADJOINING WALL OR FIXTURE FOR FORWARD APPROACH. THE LAVATORY SHALL BE LOCATED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 24" FROM AN ADJOINING WALL OR FIXTURE FOR PARALLEL APPROACH. THE TOP OF THE FIXTURE RIM SHALL BE A MAXIMUM OF 34" ABOVE THE FINISH FLOOR. DISTANCE SHALL BE MEASURED TO THE HIGHER OF THE FIXTURE RIM FOR SURFACE MOUNT OR COUNTER SURFACE FOR UNDER MOUNT.

B. MANEUVERING: A 30" X 48" CLEAR SPACE SHALL BE CENTERED ON THE LAVATORY.

C. CABINETS UNDER THE LAVATORY ARE PERMITTED PROVIDED A PARALLEL APPROACH IS PROVIDED AND THE CABINETS ARE DESIGNED TO PROVIDE THE ADAPTABLE KNEE AND TOE CLEARANCES.

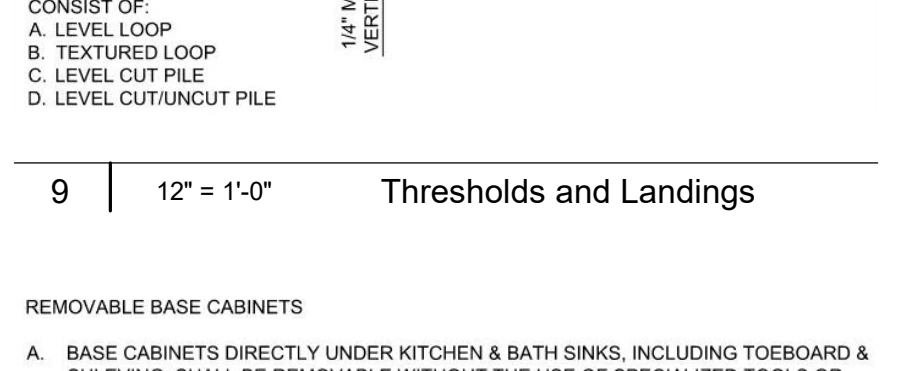
D. KNEE AND TOE CLEARANCE SHALL BE PROVIDED AS SHOWN BELOW. A MAXIMUM OF 19" OF THE REQUIRED FORWARD APPROACH MAY BE PROVIDED BY KNEE AND TOE CLEARANCES. A MAX. OF 6" OF THE REQUIRED FORWARD APPROACH MAY BE PROVIDED BY TOE CLEARANCE.

E. THE FLOOR FINISH BENEATH THE LAVATORY SHALL EXTEND TO THE WALL.

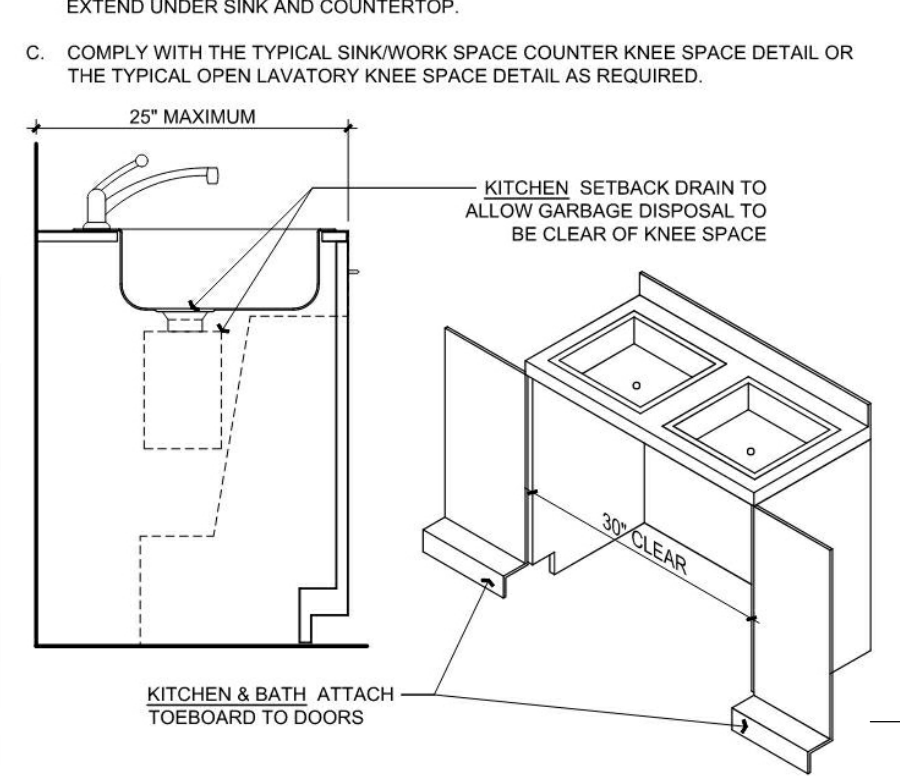
F. HOT WATER AND DRAIN PIPES EXPOSED UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

G. LAVATORY 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 TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND FORCE. 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.

H. WHERE MIRRORS OR TOWEL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH SHALL BE ACCESSIBLE AND SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE FLOOR.

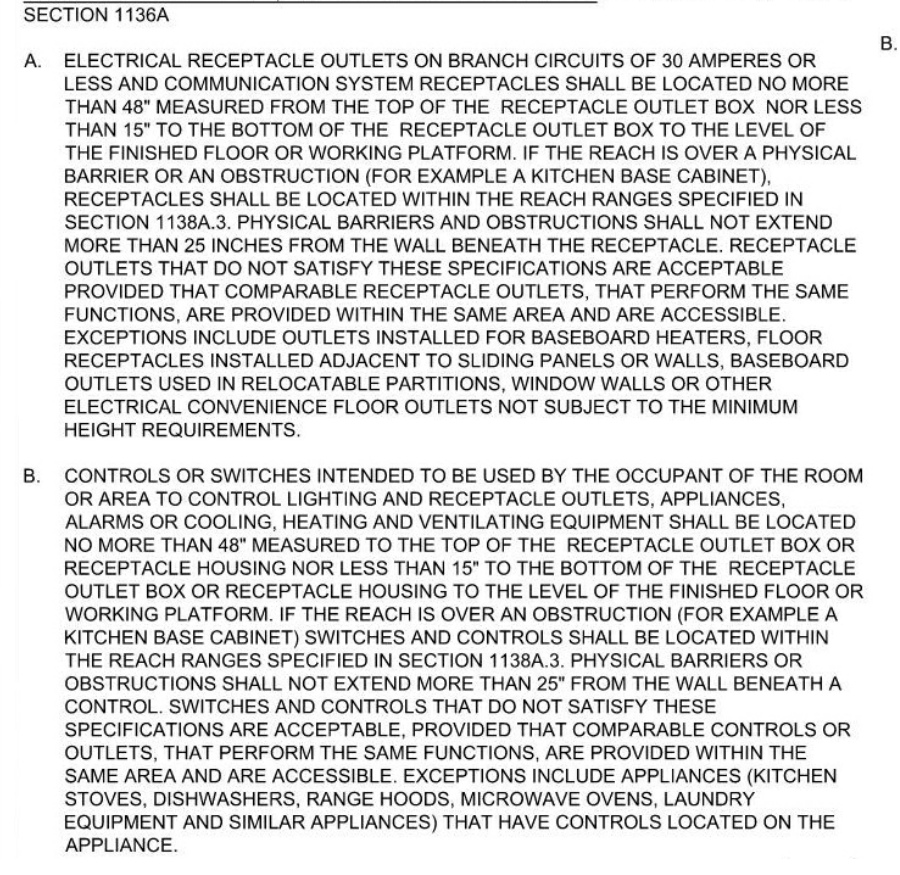


5 | 12" = 1'-0" Lavatories



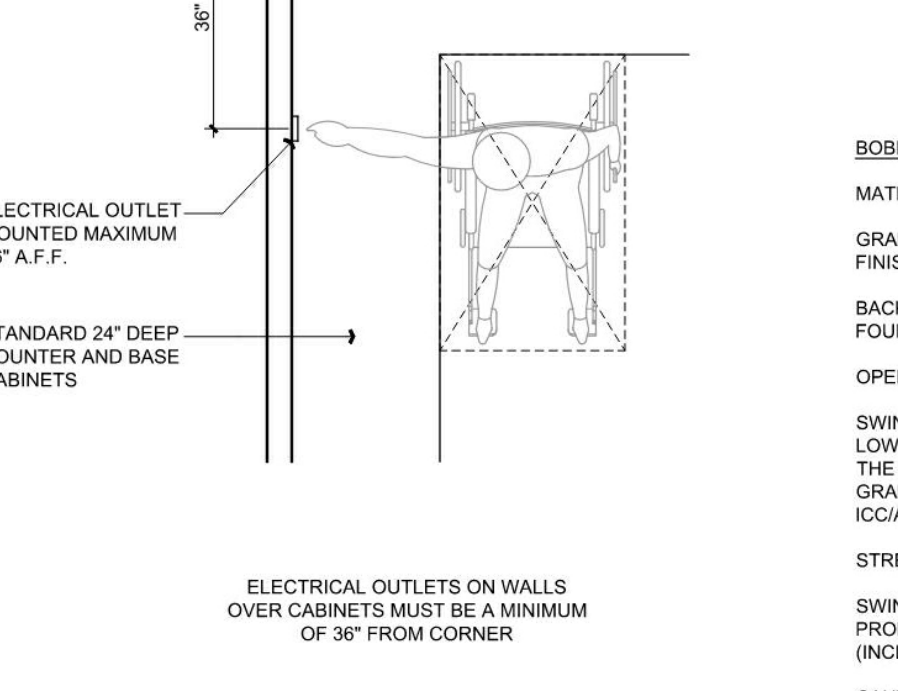
6 | 12" = 1'-0" Removable Base Cabinet

ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS SHALL COMPLY WITH CBC SECTION 1136A



10 | 12" = 1'-0" Accessibility CBC 11a Doors

DOOR LANDINGS SHALL COMPLY WITH CBC SECTION 1132A.4.



7 | 12" = 1'-0" Corner Outlets and Controls

LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH CBC SECTION 1134A.8. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE ACCESSIBLE.

A. LOCATION: THE LAVATORY SHALL BE LOCATED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 18" FROM AN ADJOINING WALL OR FIXTURE FOR FORWARD APPROACH. THE LAVATORY SHALL BE LOCATED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 24" FROM AN ADJOINING WALL OR FIXTURE FOR PARALLEL APPROACH. THE TOP OF THE FIXTURE RIM SHALL BE A MAXIMUM OF 34" ABOVE THE FINISH FLOOR. DISTANCE SHALL BE MEASURED TO THE HIGHER OF THE FIXTURE RIM FOR SURFACE MOUNT OR COUNTER SURFACE FOR UNDER MOUNT.

B. MANEUVERING: A 30" X 48" CLEAR SPACE SHALL BE CENTERED ON THE LAVATORY.

C. CABINETS UNDER THE LAVATORY ARE PERMITTED PROVIDED A PARALLEL APPROACH IS PROVIDED AND THE CABINETS ARE DESIGNED TO PROVIDE THE ADAPTABLE KNEE AND TOE CLEARANCES.

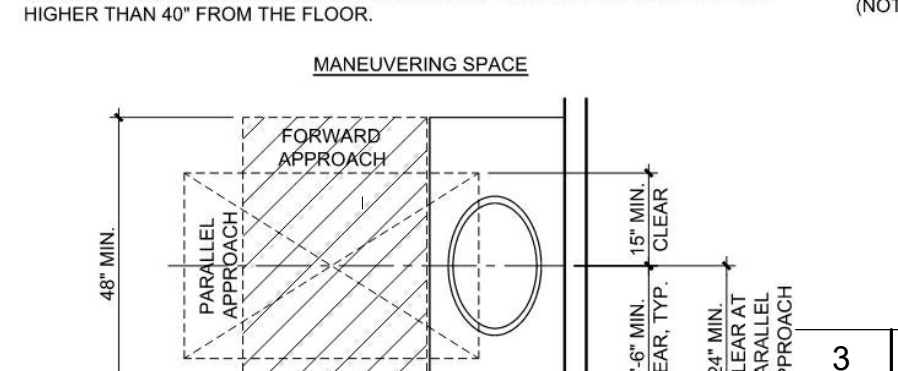
D. KNEE AND TOE CLEARANCE SHALL BE PROVIDED AS SHOWN BELOW. A MAXIMUM OF 19" OF THE REQUIRED FORWARD APPROACH MAY BE PROVIDED BY KNEE AND TOE CLEARANCES. A MAX. OF 6" OF THE REQUIRED FORWARD APPROACH MAY BE PROVIDED BY TOE CLEARANCE.

E. THE FLOOR FINISH BENEATH THE LAVATORY SHALL EXTEND TO THE WALL.

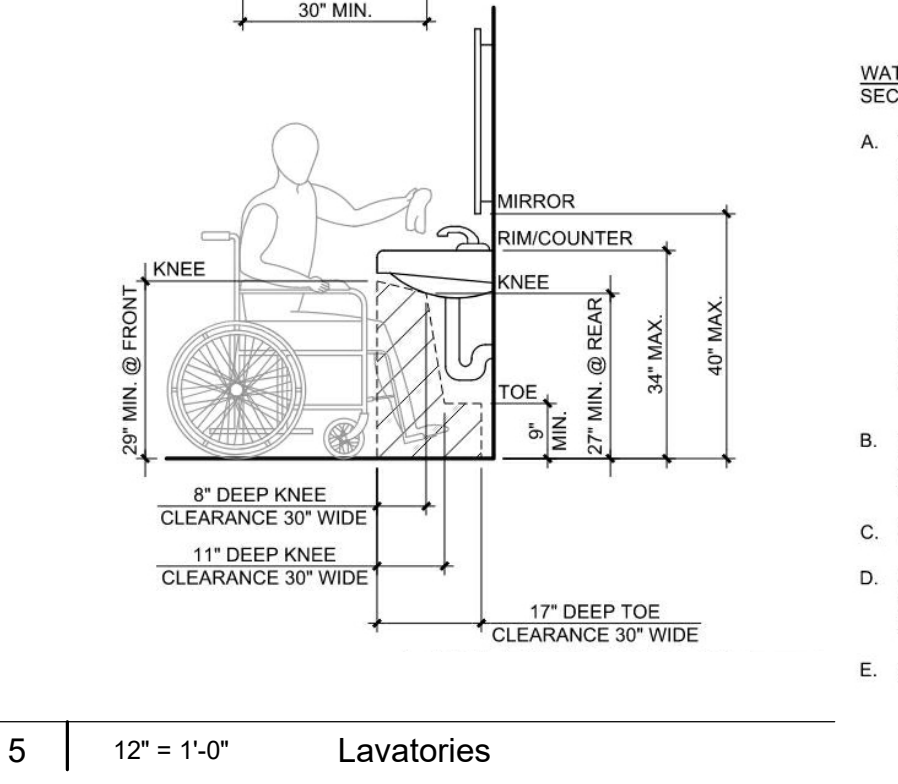
F. HOT WATER AND DRAIN PIPES EXPOSED UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

G. LAVATORY 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 TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND FORCE. 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.

H. WHERE MIRRORS OR TOWEL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH SHALL BE ACCESSIBLE AND SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE FLOOR.

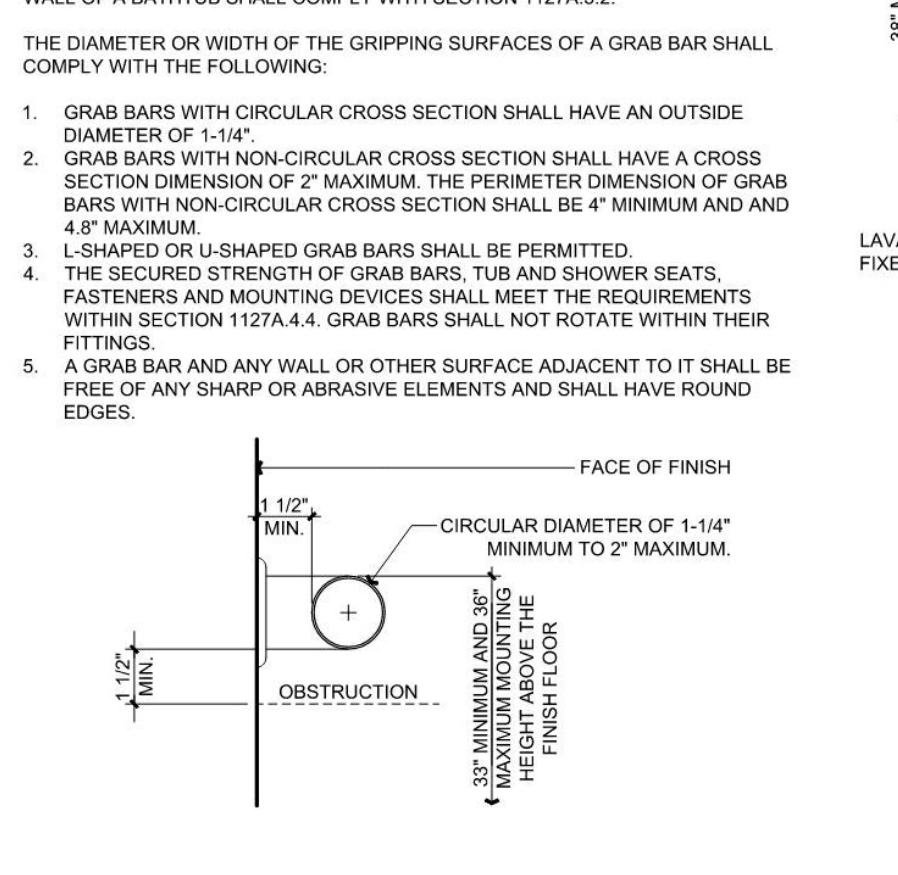


5 | 12" = 1'-0" Lavatories



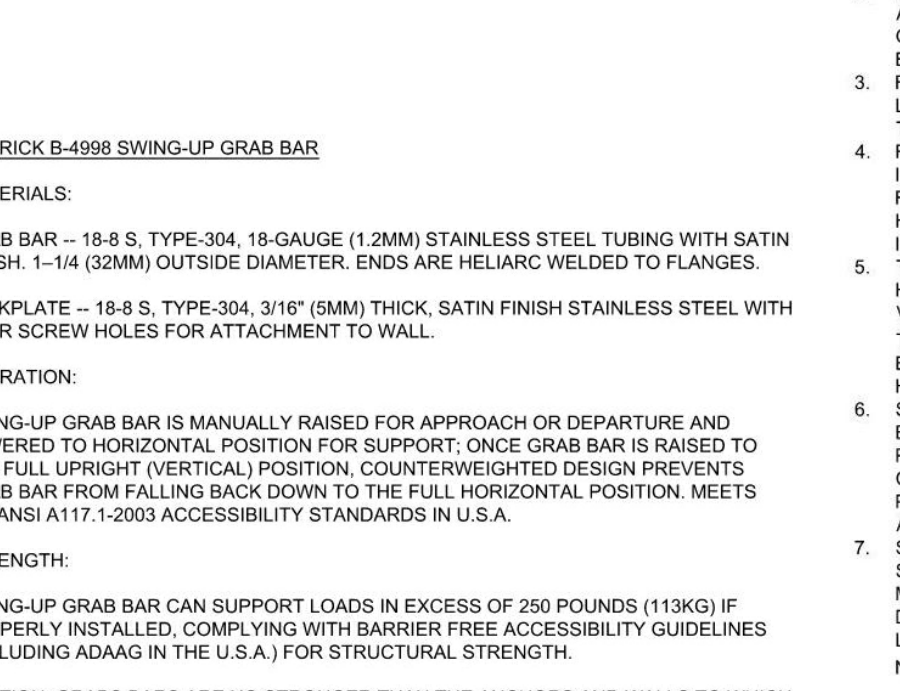
6 | 12" = 1'-0" Removable Base Cabinet

ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS SHALL COMPLY WITH CBC SECTION 1136A



10 | 12" = 1'-0" Accessibility CBC 11a Doors

DOOR LANDINGS SHALL COMPLY WITH CBC SECTION 1132A.4.



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LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH CBC SECTION 1134A.8. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE ACCESSIBLE.

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B. MANEUVERING: A 30" X 48" CLEAR SPACE SHALL BE CENTERED ON THE LAVATORY.

C. CABINETS UNDER THE LAVATORY ARE PERMITTED PROVIDED A PARALLEL APPROACH IS PROVIDED AND THE CABINETS ARE DESIGNED TO PROVIDE THE ADAPTABLE KNEE AND TOE CLEARANCES.

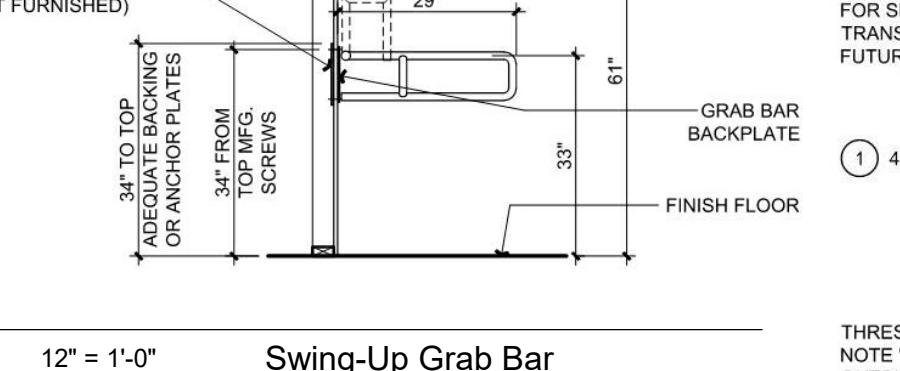
D. KNEE AND TOE CLEARANCE SHALL BE PROVIDED AS SHOWN BELOW. A MAXIMUM OF 19" OF THE REQUIRED FORWARD APPROACH MAY BE PROVIDED BY KNEE AND TOE CLEARANCES. A MAX. OF 6" OF THE REQUIRED FORWARD APPROACH MAY BE PROVIDED BY TOE CLEARANCE.

E. THE FLOOR FINISH BENEATH THE LAVATORY SHALL EXTEND TO THE WALL.

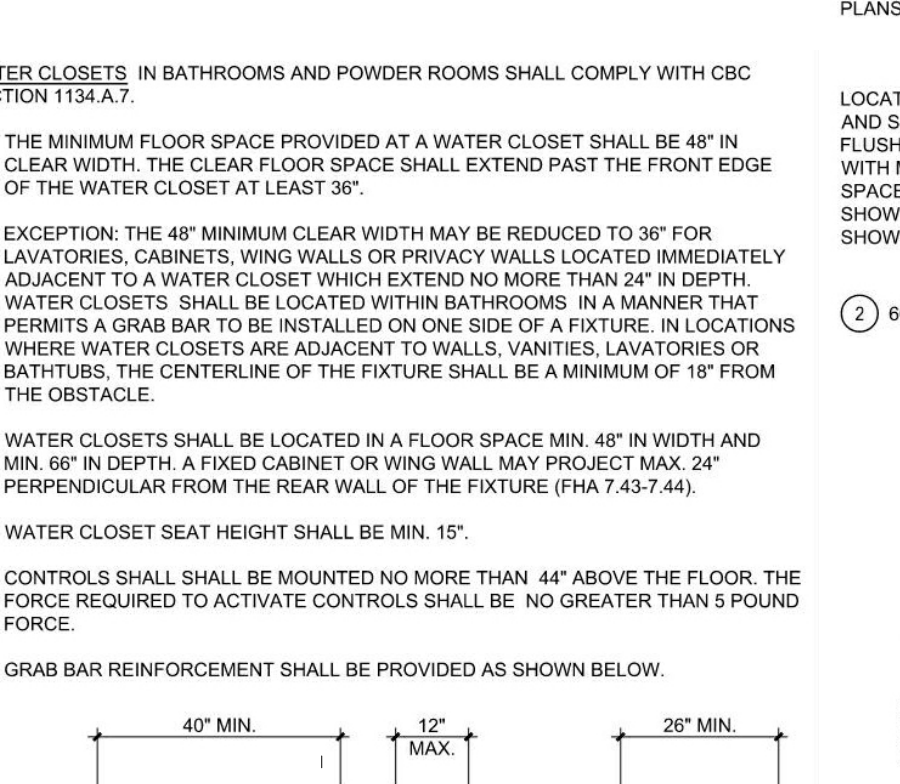
F. HOT WATER AND DRAIN PIPES EXPOSED UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

G. LAVATORY 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 TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND FORCE. 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.

H. WHERE MIRRORS OR TOWEL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH SHALL BE ACCESSIBLE AND SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE FLOOR.

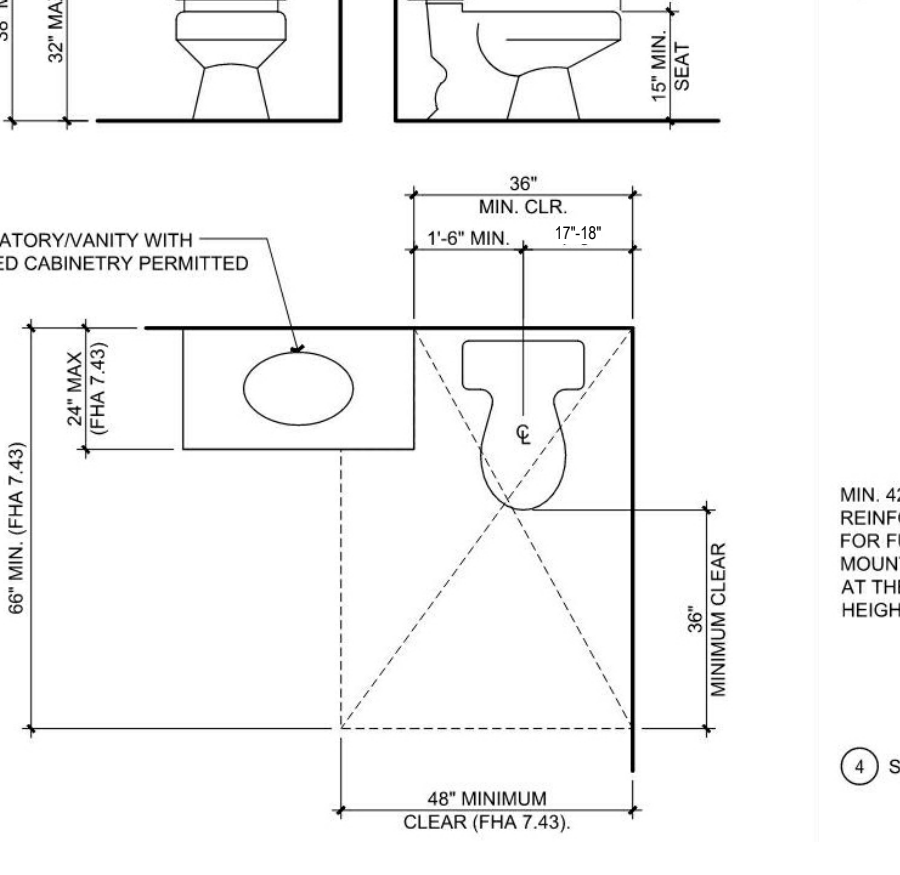


5 | 12" = 1'-0" Lavatories



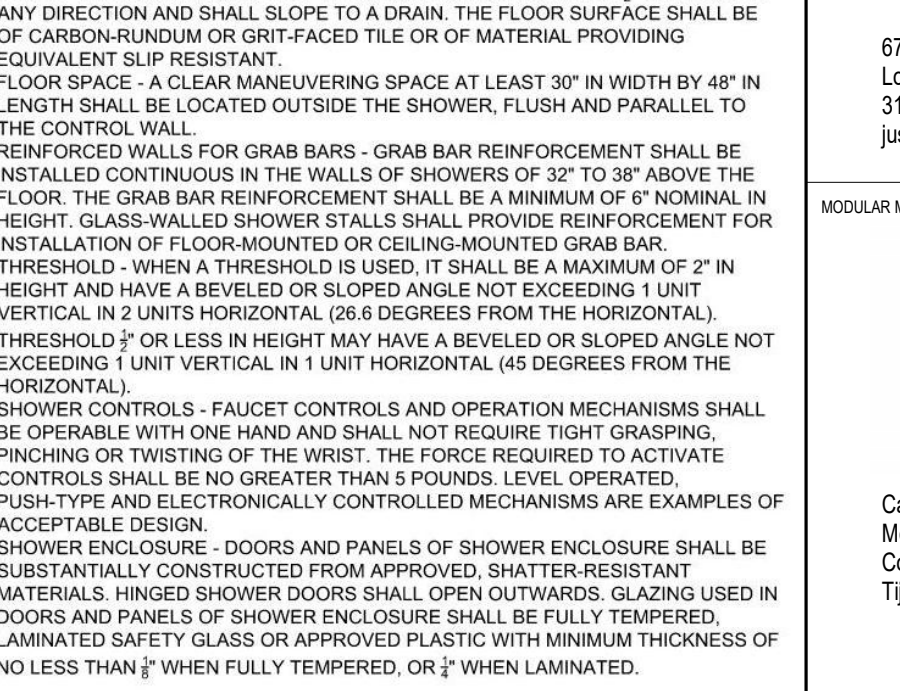
6 | 12" = 1'-0" Removable Base Cabinet

ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS SHALL COMPLY WITH CBC SECTION 1136A



10 | 12" = 1'-0" Accessibility CBC 11a Doors

SHOWERS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH SECTION 1134A.6.



3 | 12" = 1'-0" Swing-Up Grab Bar

WATER CLOSETS IN BATHROOMS AND POWDER ROOMS SHALL COMPLY WITH CBC SECTION 1134.7.

A. THE MINIMUM FLOOR SPACE PROVIDED AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36".

EXCEPTION: THE 48" MINIMUM CLEAR WIDTH MAY BE REDUCED TO 36" FOR LAVATORIES, CABINETS, BATHS OR PRIVACY WALLS LOCATED IMMEDIATELY ADJACENT TO A WATER CLOSET WHICH EXTEND NO MORE THAN 24" IN DEPTH. WATER CLOSETS SHALL BE LOCATED WITHIN BATHROOMS IN A MANNER THAT PERMITS A GRAB BAR TO BE INSTALLED ON ONE SIDE OF A FIXTURE. IN LOCATIONS WHERE WATER CLOSETS ARE ADJACENT TO WALLS, VANITIES, LAVATORIES, OR BATHUBS, THE CENTERLINE OF THE FIXTURE SHALL BE A MINIMUM OF 18" FROM THE OBSTACLE.

B. WATER CLOSETS SHALL BE LOCATED IN A FLOOR SPACE MIN. 48" IN WIDTH AND MIN. 66" IN DEPTH. A FIXED CABINET OR WING WALL MAY PROVIDE MAX. 24" PERPENDICULAR FROM THE REAR WALL OF THE FIXTURE (FHA 7.437.44).

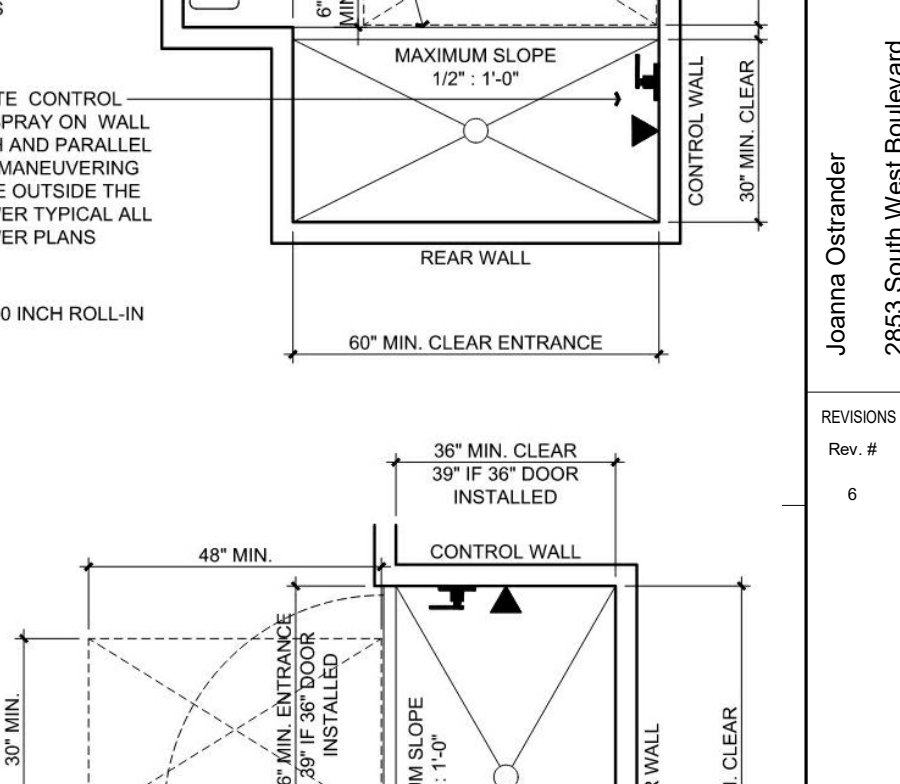
C. WATER CLOSET SEAT HEIGHT SHALL BE MIN. 15".

D. CONTROLS SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND FORCE.

E. GRAB BAR REINFORCEMENT SHALL BE PROVIDED AS SHOWN BELOW.

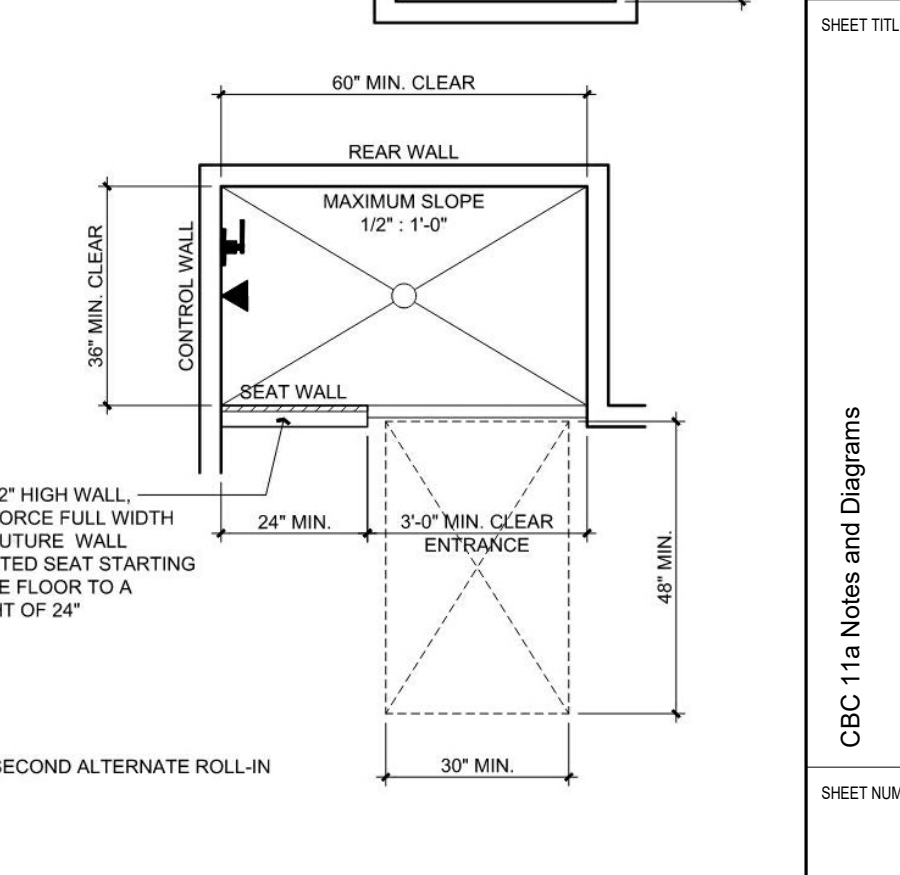


3 | 12" = 1'-0" Swing-Up Grab Bar



6 | 12" = 1'-0" Removable Base Cabinet

ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS SHALL COMPLY WITH CBC SECTION 1136A



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WATER CLOSETS IN BATHROOMS AND POWDER ROOMS SHALL COMPLY WITH CBC SECTION 1134.7.

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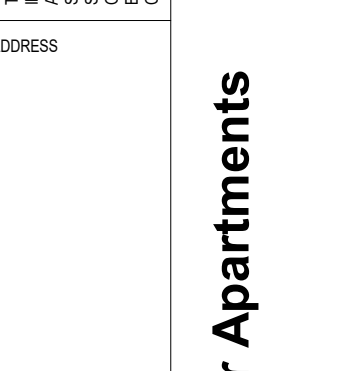
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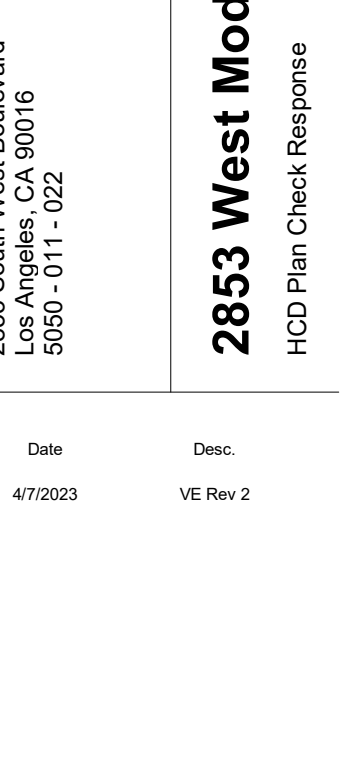
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E. GRAB BAR REINFORCEMENT SHALL BE PROVIDED AS SHOWN BELOW.

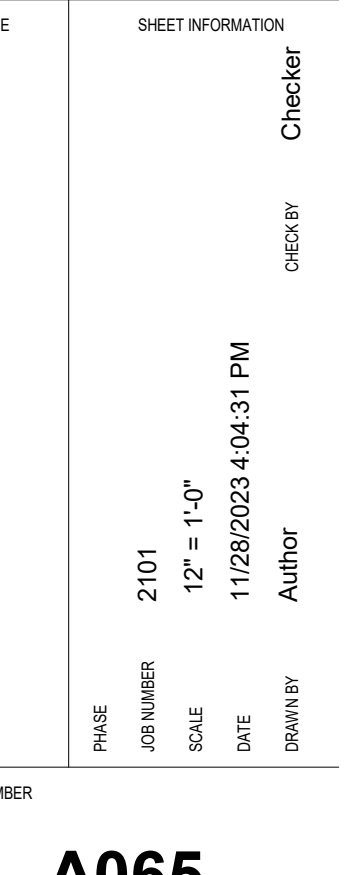


3 | 12" = 1'-0" Swing-Up Grab Bar



6 | 12" = 1'-0" Removable Base Cabinet

ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS SHALL COMPLY WITH CBC SECTION 1136A



10 | 12" = 1'-0" Accessibility CBC 11a Doors

ARCHITECT: biARCH, Justin Brechtel, AIA
6740 Hillpark Ave, #102, Los Angeles, California, 90068, 310.959.2910, justin.brechtel@gmail.com
MODULAR MANUFACTURER: MODULAR MANUFACTURING, Carretera Libre Tijuana - Mexical 2219 Interior B, Colonia Fideicomiso El Florido, Tijuana, Baja California C.P. 2224
PROJECT TITLE: 2853 West Modular Apartments
PROJECT ADDRESS: 2853 South West Boulevard, Los Angeles, CA 90016, 5050 - 011 - 022
PROJECT INFORMATION: SHEET INFORMATION, SHEET NUMBER, CHECKED BY, DRAWN BY, DATE, SCALE, JOB NUMBER, PINKIE
SHEET NUMBER: A065
11/28/2023 4:04:31 PM
12" = 1'-0"



2020 Los Angeles Green Building Code

WORKSHEET (WS-1) BASELINE WATER USE

Table with columns: Fixture Type, Flow Rate, Duration, Daily Uses, Occupants, Gallons per Day. Includes rows for Showerheads, Lavatory faucets, Kitchen faucets, etc.

- 1. Refer to Table A, Chapter 4 of the Los Angeles Plumbing Code, for occupant load factors. a. Shower use by occupants depends on the type of use of a building or portion of a building...

- 2. Kitchen faucet use is determined by occupant load of the area served by the fixture. The daily use number shall be increased to three if urinals are not installed in the room.

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



2020 Los Angeles Green Building Code

FORM GRN 18R

WATER CONSERVATION NOTES - ORDINANCE #184248 RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

- 1. Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.3)

IRRIGATION SYSTEM

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



2020 Los Angeles Green Building Code

FORM GRN 14

GREEN BUILDING CODE PLAN CHECK NOTES RESIDENTIAL BUILDINGS

- 1. For each new dwelling and townhouse, provide a listed recessed tray that can accommodate a dedicated 208/240 volt branch circuit. The recessed tray shall not be less than trade size 1 (nominal 1 1/2 inch inside diameter)...

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2020 Los Angeles Green Building Code

FORM GRN 4

MANDATORY REQUIREMENTS CHECKLIST NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS (COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Permit # 21010 10000 02714 Date: 10/19/2021

Table with columns: Item #, Code Section, Requirements, Reference Sheet, Comments. Includes items for Storm water drainage, Electric vehicle EV charging, Energy Efficiency, Water conserving plumbing fixtures, etc.

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STORM WATER POLLUTION CONTROL (2020 Los Angeles Green Building Code)

FORM GRN 1

Storm Water Pollution Control Requirements for Construction Activities Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility...

- 1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.



PLUMBING FIXTURE FLOW RATES Residential Occupancies 2020 Los Angeles Green Building Code

FORM GRN 16

SECTION 4.303.1 WATER REDUCTION FIXTURE FLOW RATES

Table with columns: Fixture Type, Maximum Allowable Flow Rate. Includes rows for Showerheads, Lavatory faucets, Kitchen faucets, etc.

- 1. Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi. 2. Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.

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



VOC AND FORMALDEHYDE LIMITS 2020 Los Angeles Green Building Code

FORM GRN 11

Table with columns: VOC Content Limits for Architectural Coatings, Formaldehyde Limits, Adhesive VOC Limit 1.2. Includes rows for Flat coatings, Nonflat coatings, etc.

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2020 Los Angeles Green Building Code

FORM GRN 4

Table with columns: Item #, Code Section, Requirements, Reference Sheet, Comments. Includes items for Material protection, Construction water reduction, Operation and maintenance manual, etc.

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

Logo for b|ARCH and contact information for Justin Brechtel, AIA, 6740 Hillpark Drive, #102 Los Angeles, California, 90068

Logo for MODULAR MANUFACTURING and contact information for Carretera Libre Tijuana - Mexicali 22219 Interior B Colonia Fidecomiso El Florido



Project Information section including Project Title, Project Address, and Revision table with columns for Rev #, Date, Desc.

Vertical text on the right side of the page: 2853 West Modular Apartments, HCD Plan Check Response, Joanna Ostrander, 2853 South West Boulevard Los Angeles, CA 90016

Vertical text on the right side of the page: 2853 West Modular Apartments, HCD Plan Check Response, Joanna Ostrander, 2853 South West Boulevard Los Angeles, CA 90016

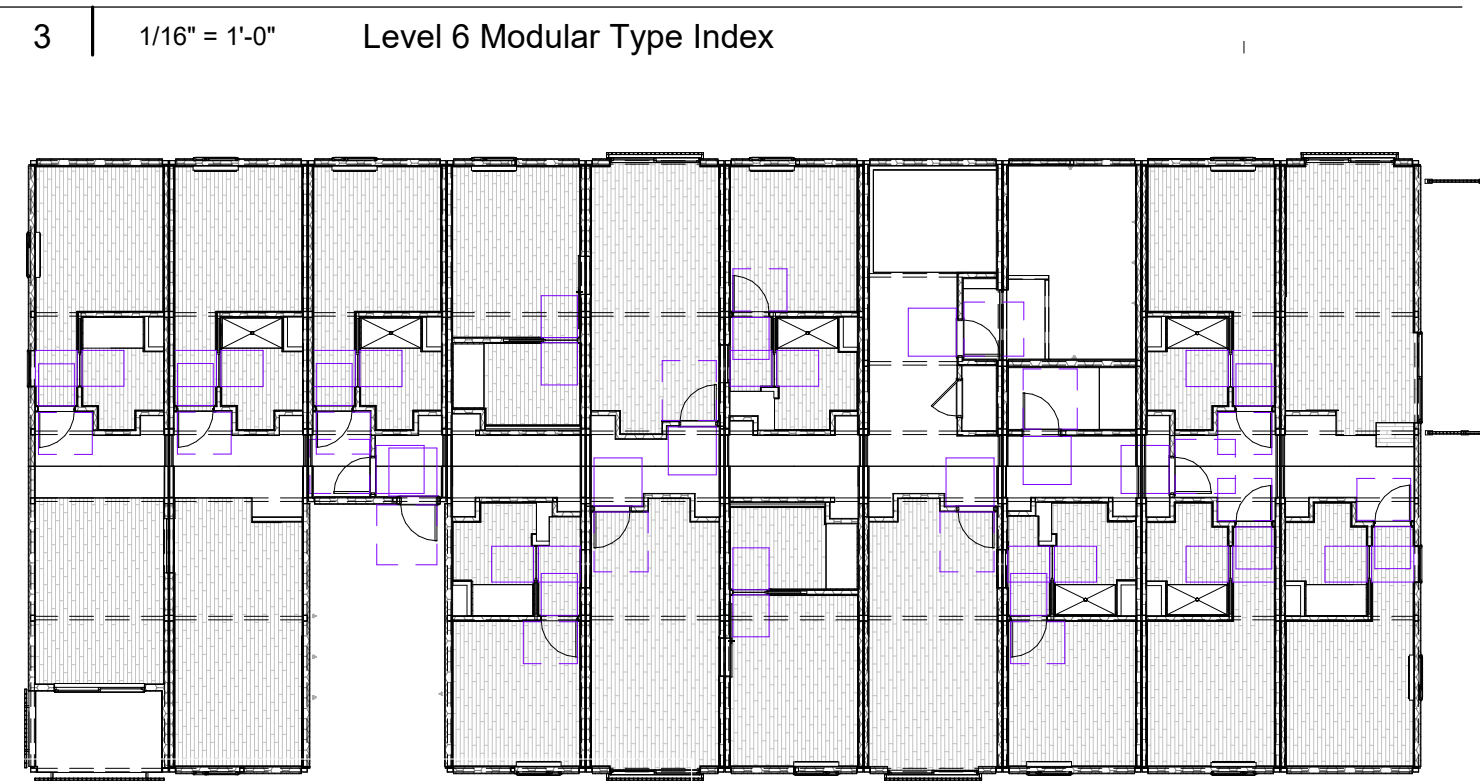
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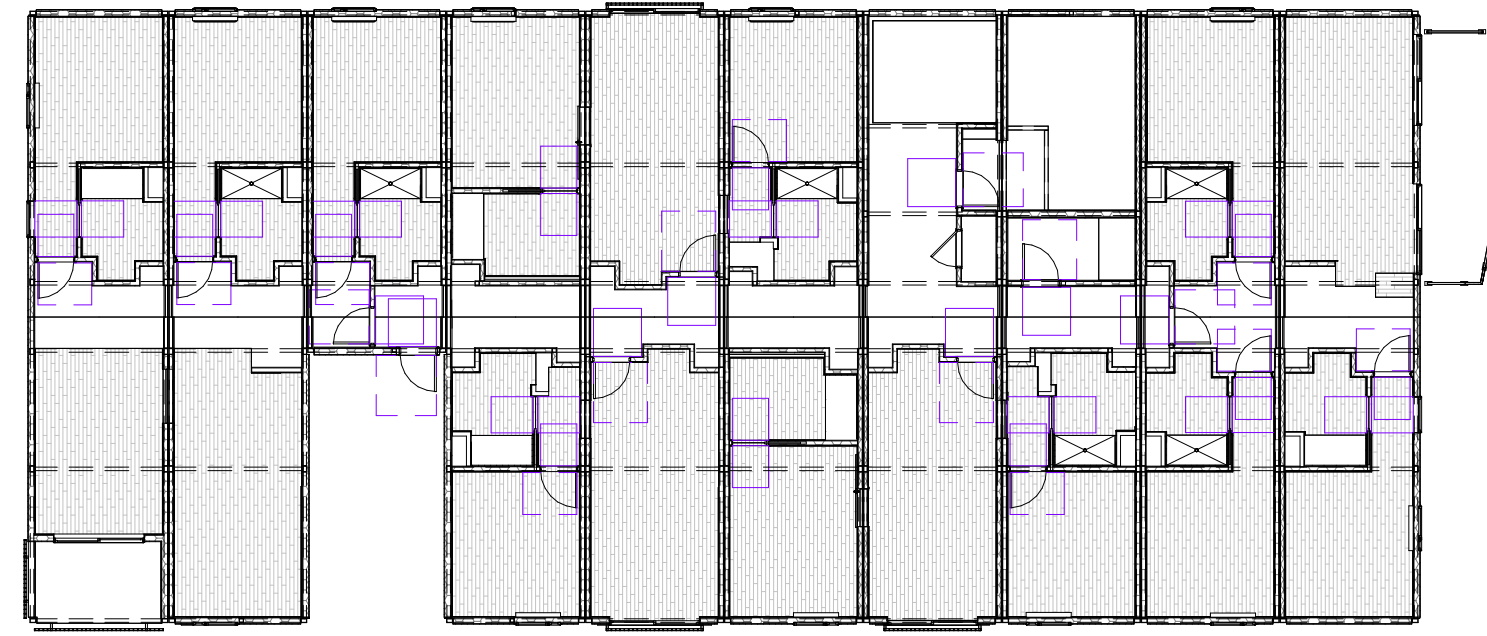


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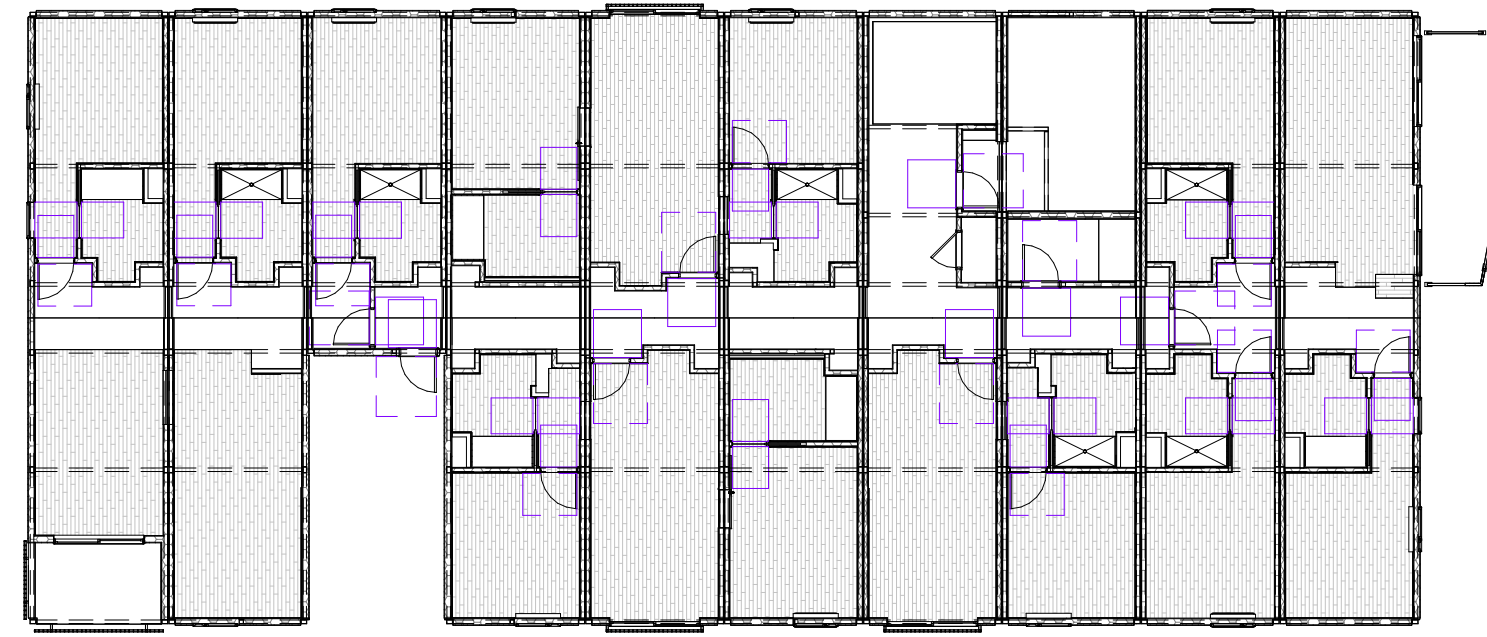
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MOD ID: 587B24S1
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6 | 1/16" = 1'-0" Level 5 Modular Plan



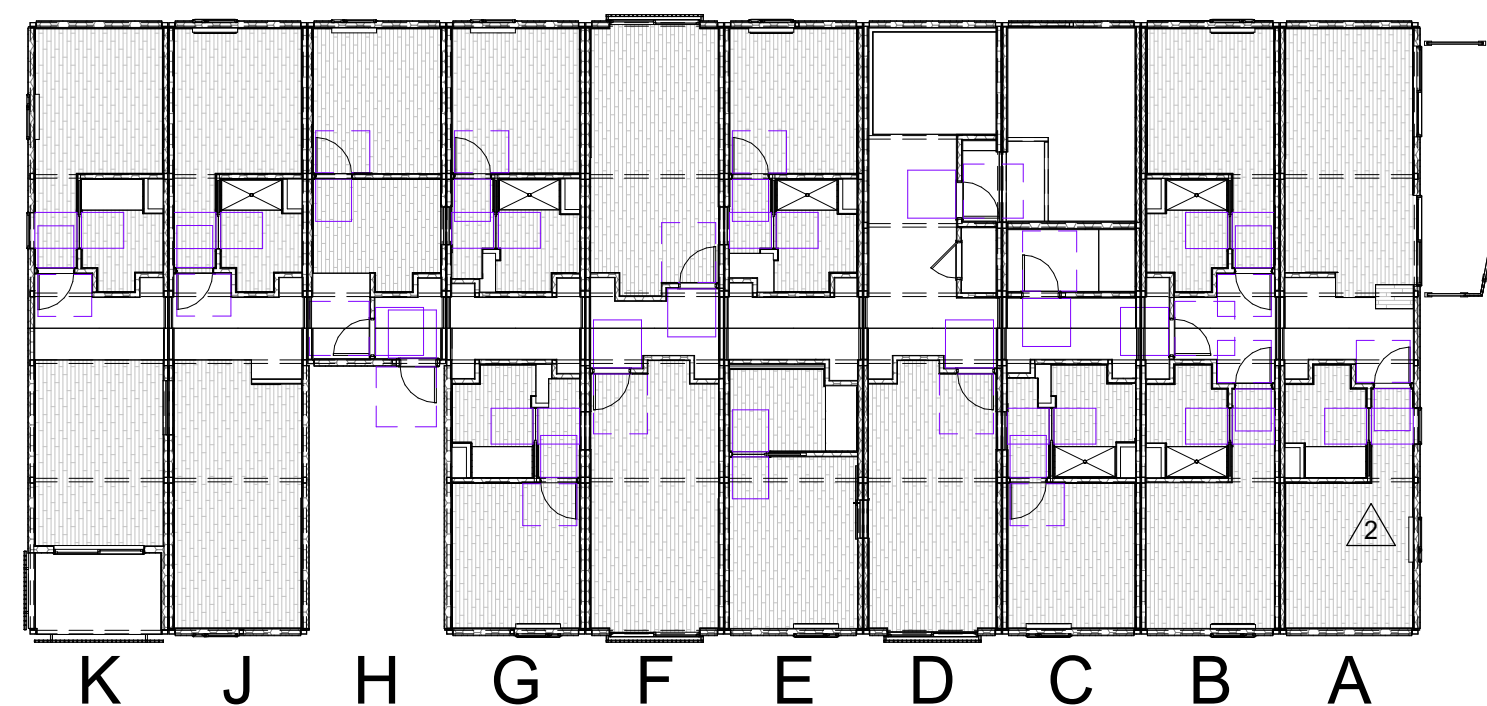
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4 | 1/16" = 1'-0" Level 4 Modular Type Index



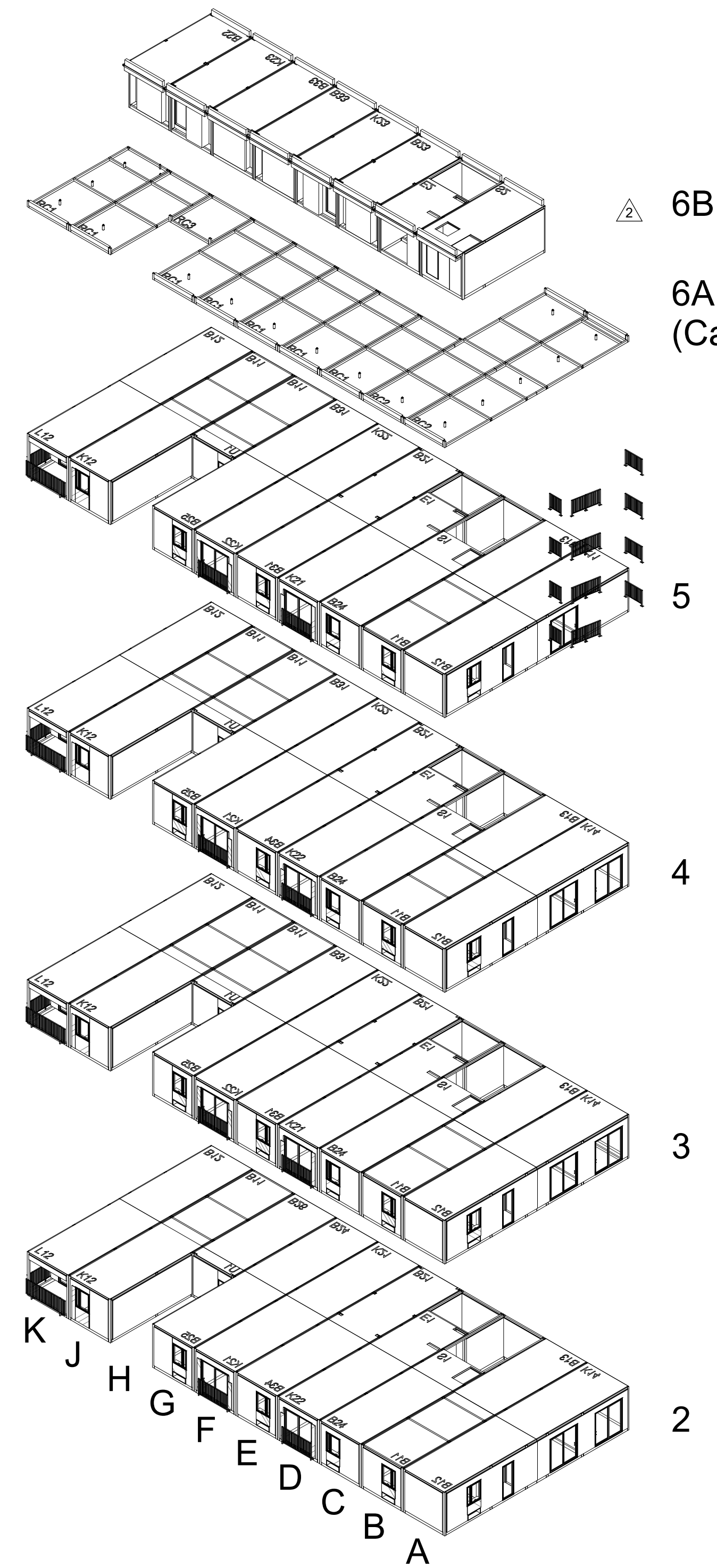
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5 | 1/16" = 1'-0" Level 3 Modular Reference Plan



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MOD ID: 587B24S1
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MOD ID: 587B11B13
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2 | 1/16" = 1'-0" Level 2 Modular Type Index



1 | Modular Stacking Reference Diagram

Sheet Reference	MODULAR TABLE																									
	Structural Chassis ID	Type 1	Type 1	Type 2	Type 3	Type 1	Type 1	Type 1	Type 4	Type 1	Type 5	Type 1	Type 1	Type 3	Type 1	Type 1	Type 6	Type 6	Type 6	Type 6	Type 8	Type 7	Cas. Type 2	Cas. Type 1	Cas. Type 3	
Architectural Module ID	587B12K14	587B11B13	587B24S1	587K22E1	587B34B21	587K21K21	587B25B24	329U1B11	587K12B11	587L12B12	587U1B26	587B12K11	587K21E1	587K2K22	587B31B21	293B22	293B33	293K23	293B23	293E2	293S2	322RC1	587RC2	132RC3		
Level 7																										
Level 6																										
Level 5		1	1						1	1	1	1														
Level 4		1	1	1					1	1	1	1														
Level 3		1	1	1					1	1	1	1														
Level 2		1	1	1	1	1	1	1																		
Level 1																										
		3	4	4	2	1	1	4	3	4	4	1	2	3	3	3	1	2	2	1	1	1	7	2	1	58

Last Update 5/24/2023

REV	DATE	DESCRIPTION
2	8/19/2022	LADBS Review 2 & HCD Plan Review 1
7	5/22/2023	LADBS Revision
9	11/10/2023	VE Rev 3

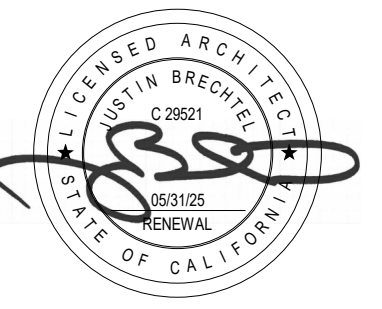
Plan Check Number 21015-10000-02714

Zoning Number DR 2021 6289 TDC HCA

SHEET TITLE SHEET INFORMATION

Modular Type Index	2101	1/16" = 1'-0"	12/20/2023 12:11:40 PM
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A080	2101	1/16" = 1'-0"	12/20/2023 12:11:40 PM
DRAWN BY	AUTHOR	CHECK BY	CHECKER

SHEET NUMBER



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2853 West Modular Apartments
HCD Plan Check Response

Joanna Ostrander
2853 South West Boulevard
Los Angeles, CA 90016
5050 - 011 - 022

Rev. #	Date	Desc.

21010-10000-02714

DR 2021 6289 TDC HCA

Module Control Dimensions

2101
JOB NUMBER

3" = 1'-0"
SCALE

11/28/2023 4:05:22 PM
DATE

Author
DRAWN BY

Checker
CHECK BY

2101

3" = 1'-0"

11/28/2023 4:05:22 PM

Author

Checker

CHECK BY

Author

CHECK BY

Author

CHECK BY

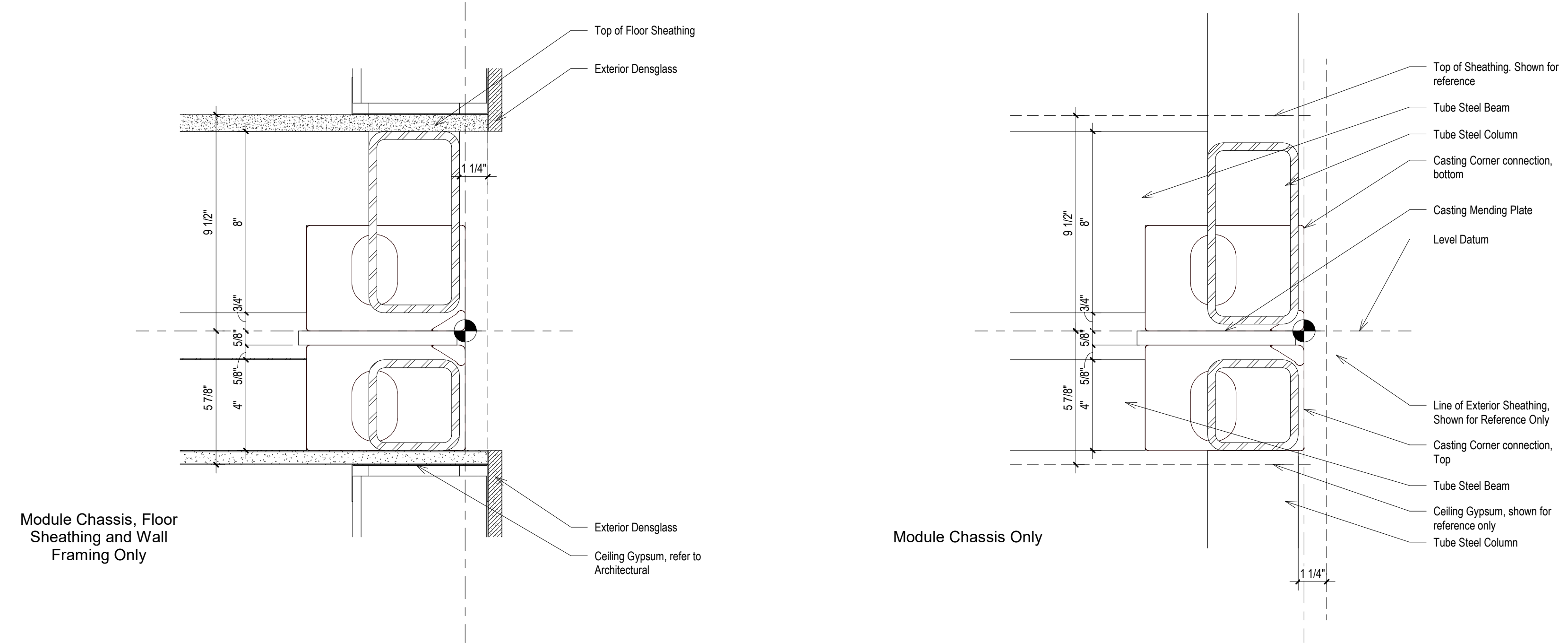
Author

CHECK BY

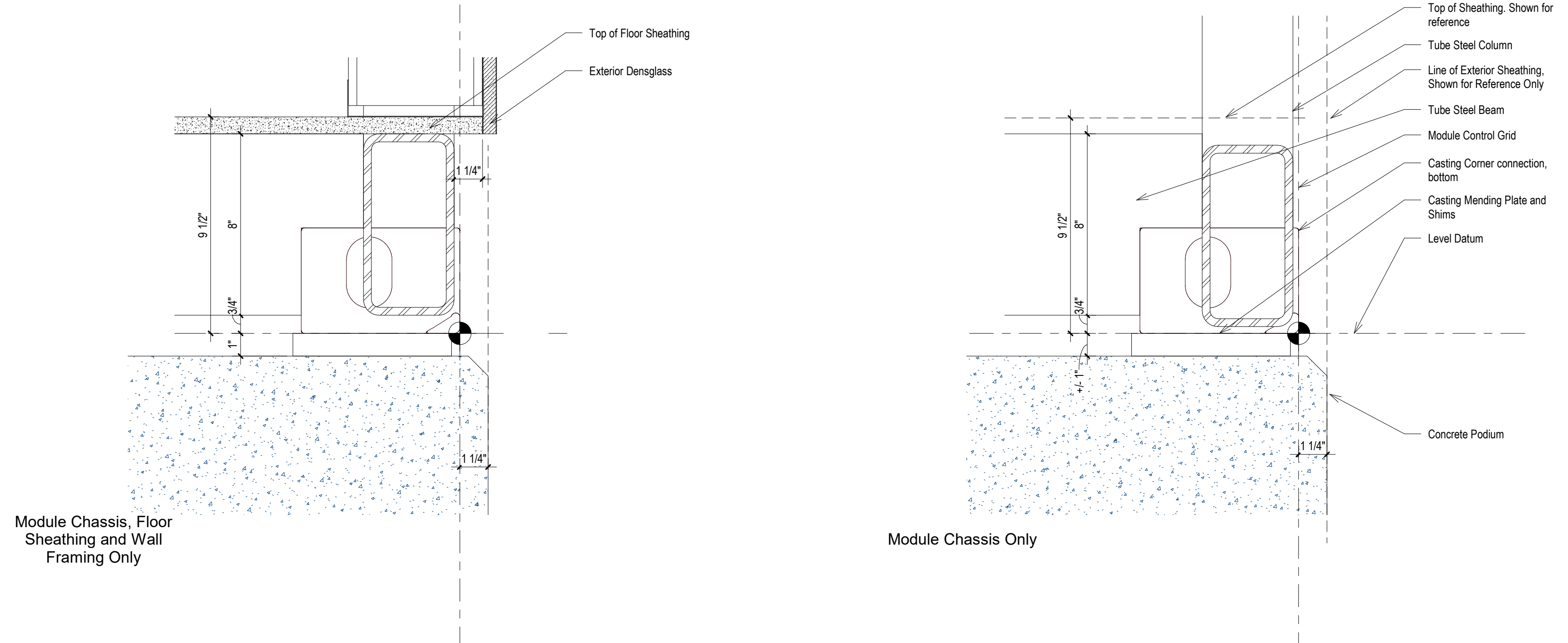
Author

CHECK BY

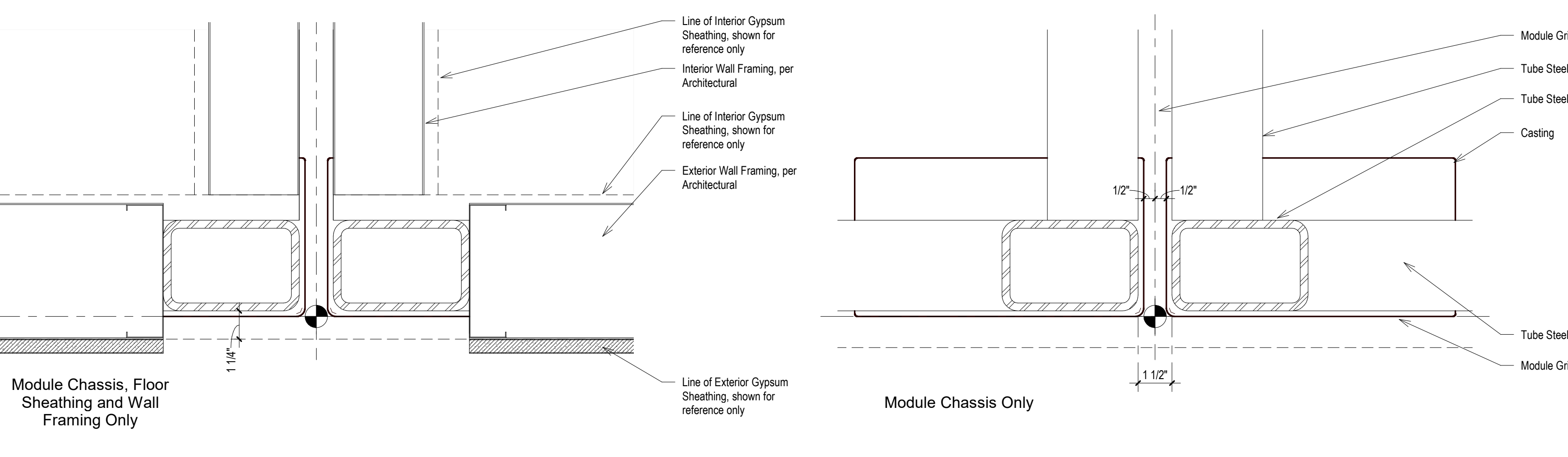
Author



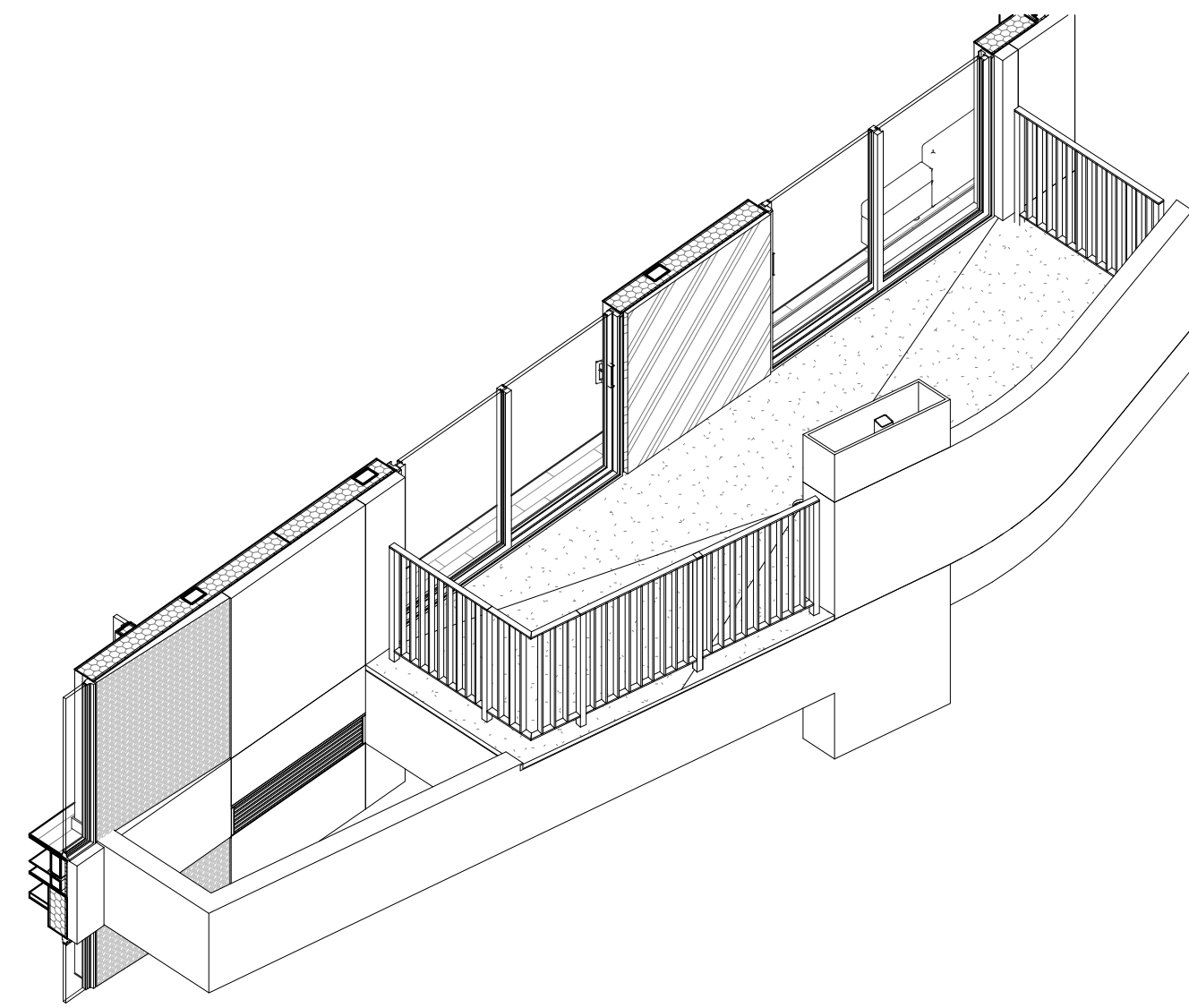
3 | 3" = 1'-0" Module Control Dimensions - Side View at Floor-Ceiling Joint



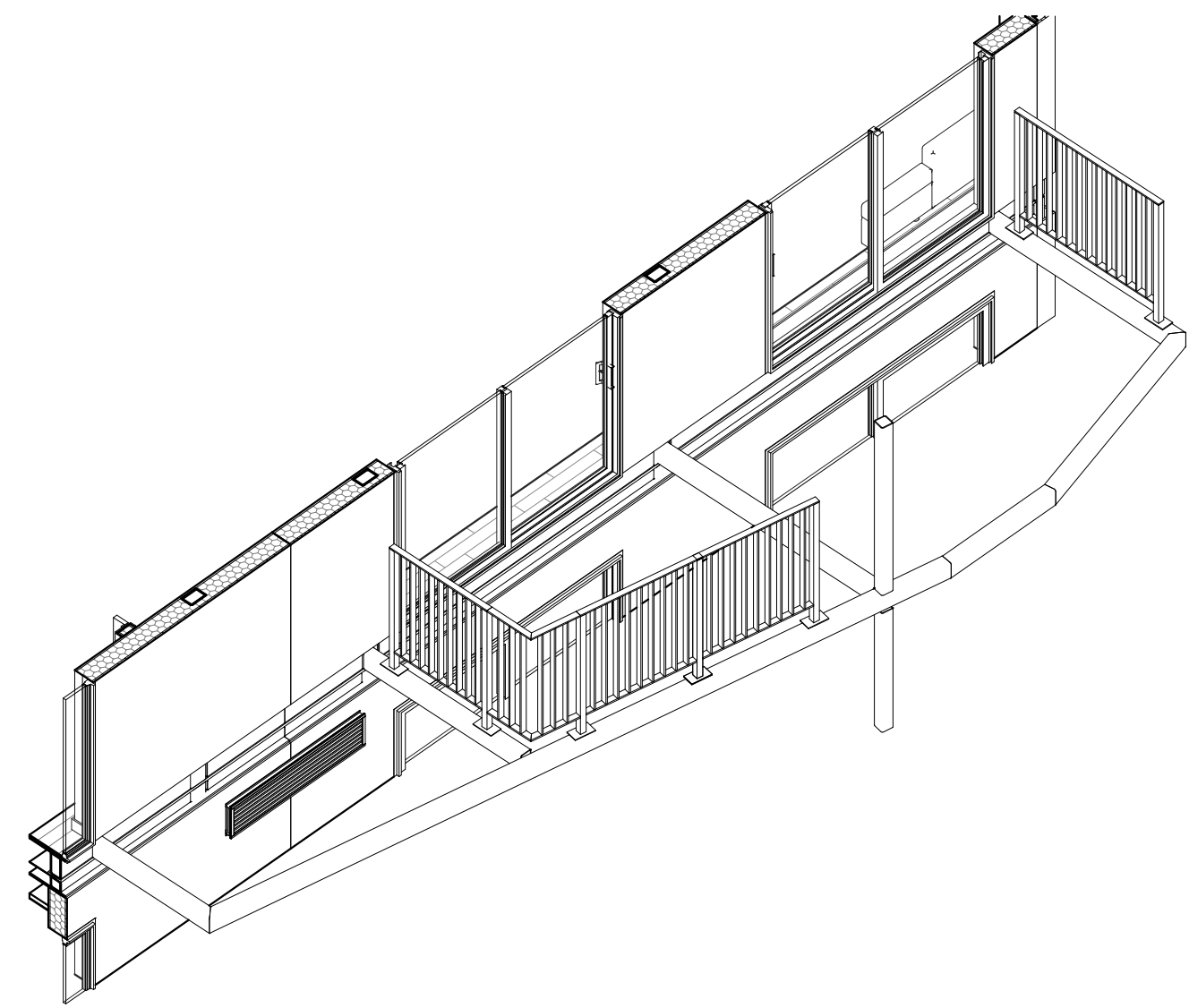
2 | 3" = 1'-0" Module Control Dimensions - Side View at Floor-Podium Joint



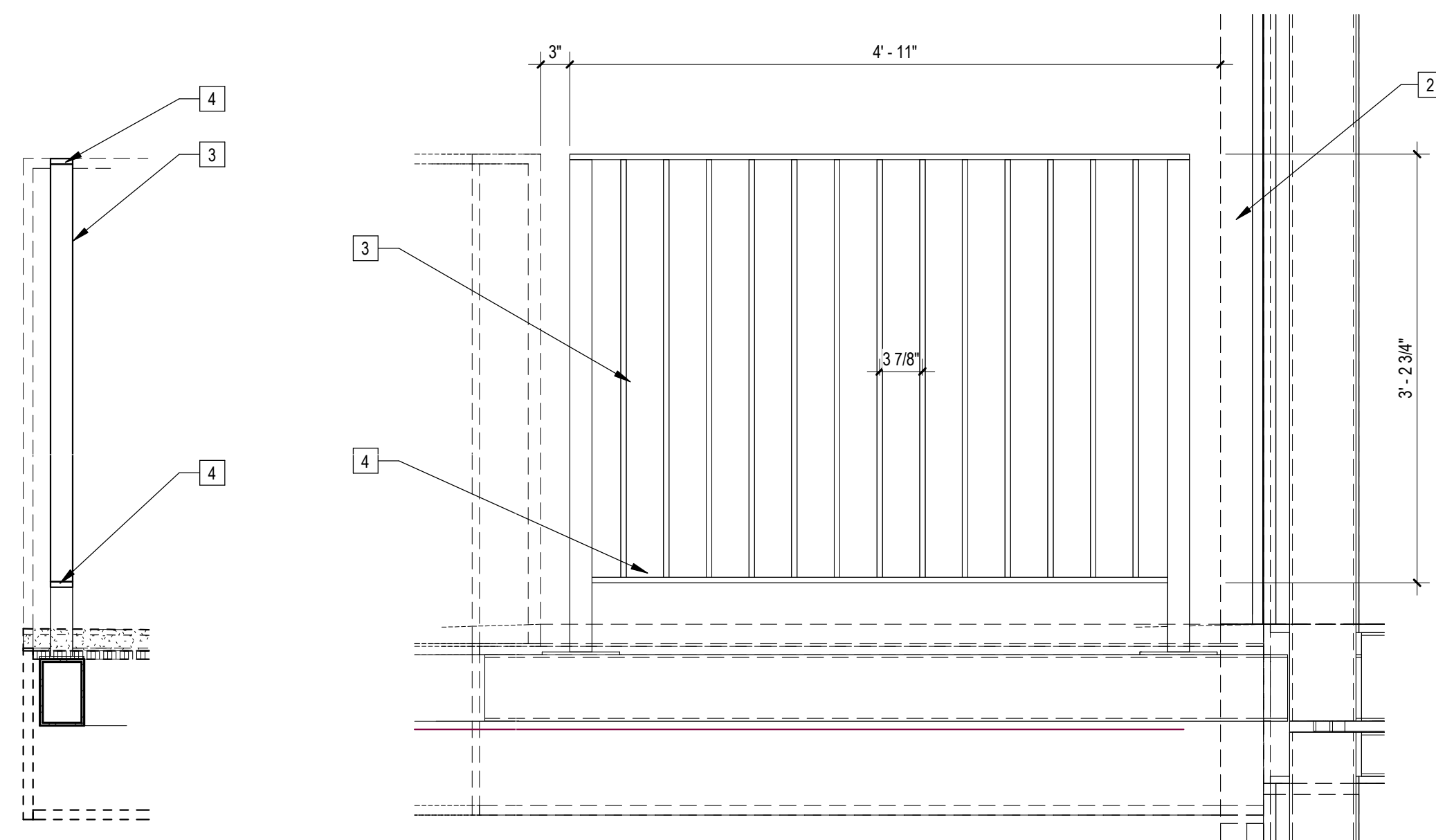
1 | 3" = 1'-0" Module Control Dimension - Plan View at Corner Columns



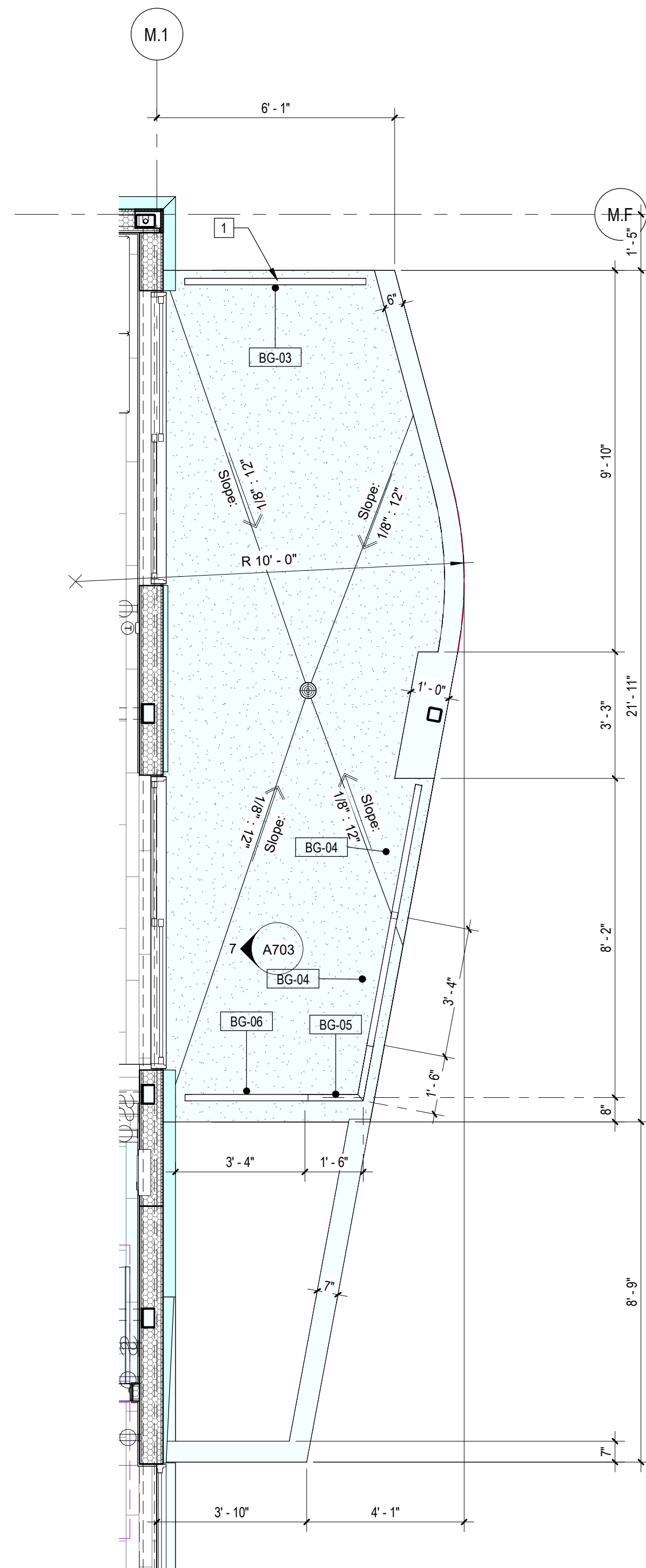
4 | East Balcony Guardrail 3d



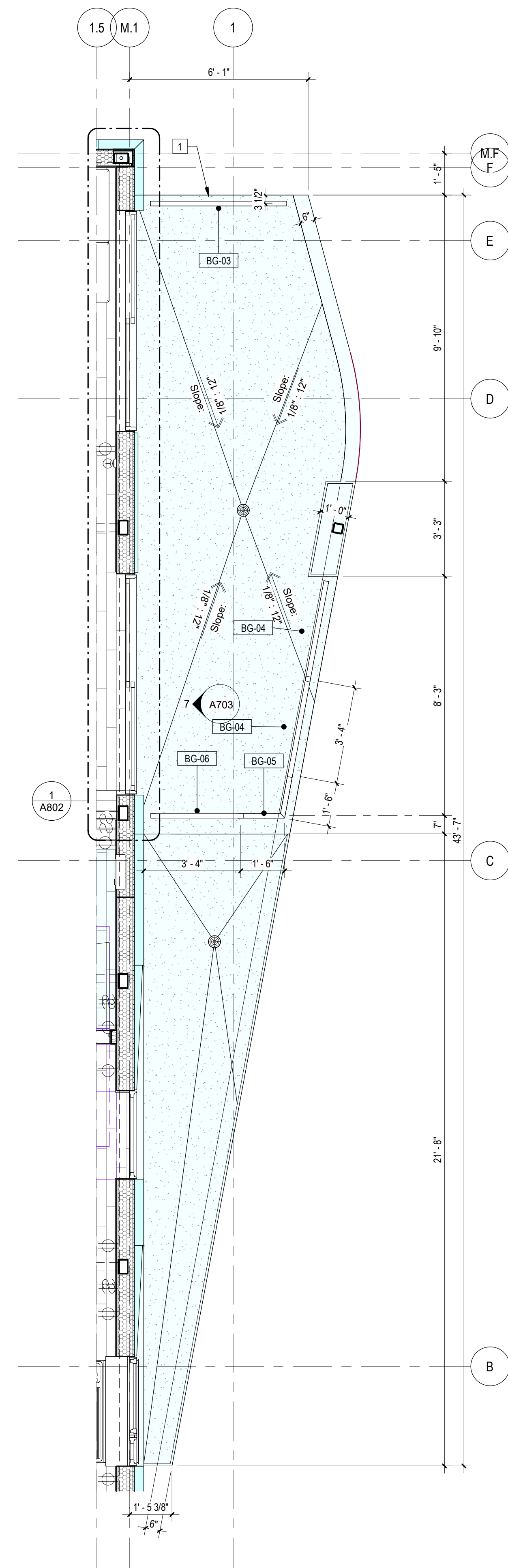
3 | East Balcony Guardrail 3d (Finishes removed for clarity)



5 | 1" = 1'-0" BG-03 Section 6 | 1" = 1'-0" BG-03 Elevation



2 | 3/8" = 1'-0" Levels 3, 4 Enlarged Balcony Plan (Level 5 Sim.)



1 | 3/8" = 1'-0" Level 2 Enlarged Balcony Plan

- Sheet Keynotes**
- 4'2" High AFF Steel Guardrail at Occupied Rooftop. Min. 75% Openness factor, 10'-0" min. offset from roof edge.
 - 3-Coat Stucco over Continuous Insulation. Stucco finish texture and color per elevations. Assembly thickness varies.
 - 1/2"x2" Rectangular Steel Bar Vertical, Factory Prime and Paint to match Window Frames
 - 1/2"x2" Rectangular steel Bar Horizontal Rail, Factory Prime and Paint to match Window Frames

Note:
1. Floor Finishes shown transparent to illustrate concealed features

- Indicates Zip-Up Element
- Indicates Site-Built Element

NTS Detail Legend



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 Joana Ostrander
 2853 South West Boulevard
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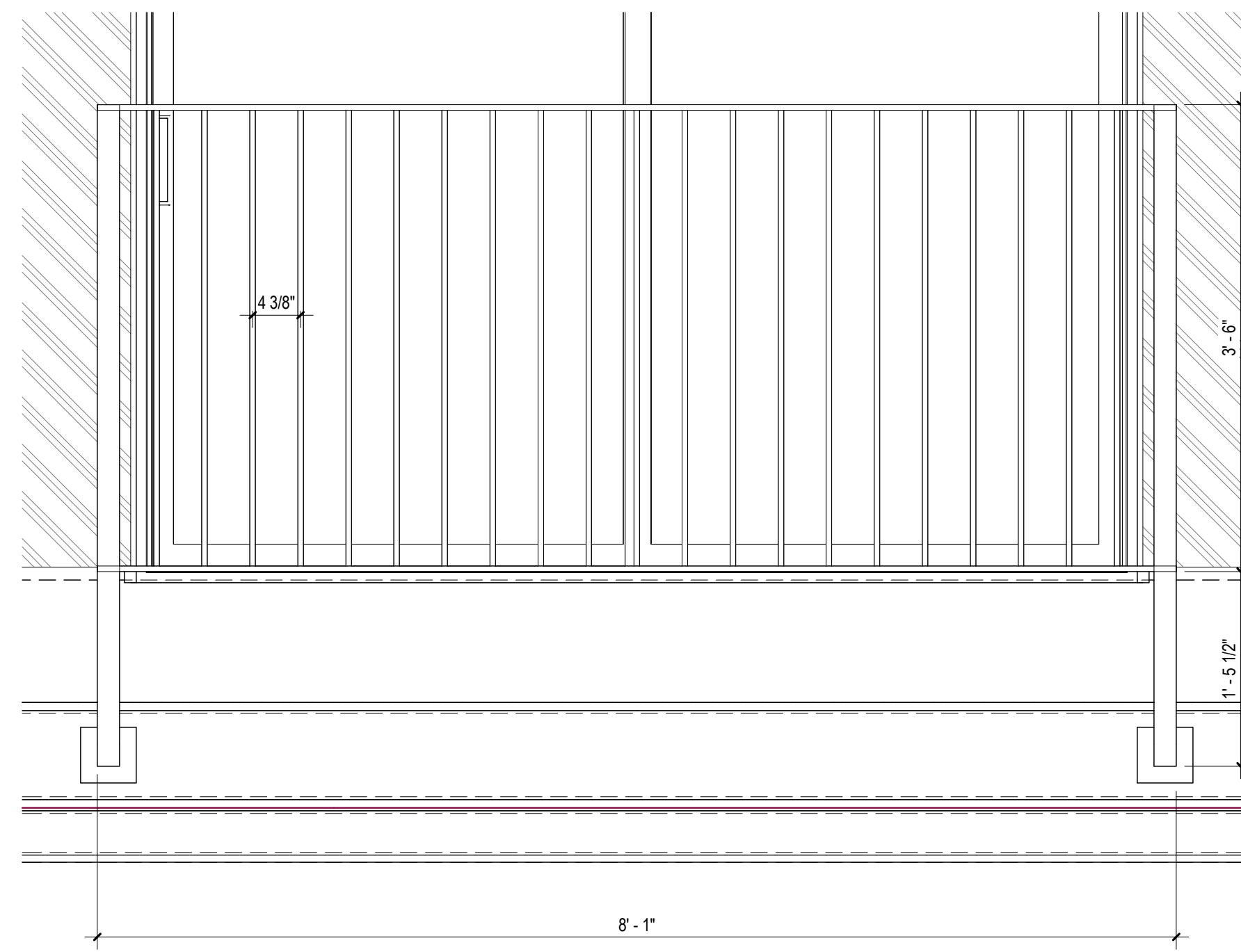
PROJECT TITLE
2853 West Modular Apartments
 HCD Plan Check Response

REV. #	DATE	DESC.
2	9/19/2022	LADBS Review 2 & HCD Plan Review 1

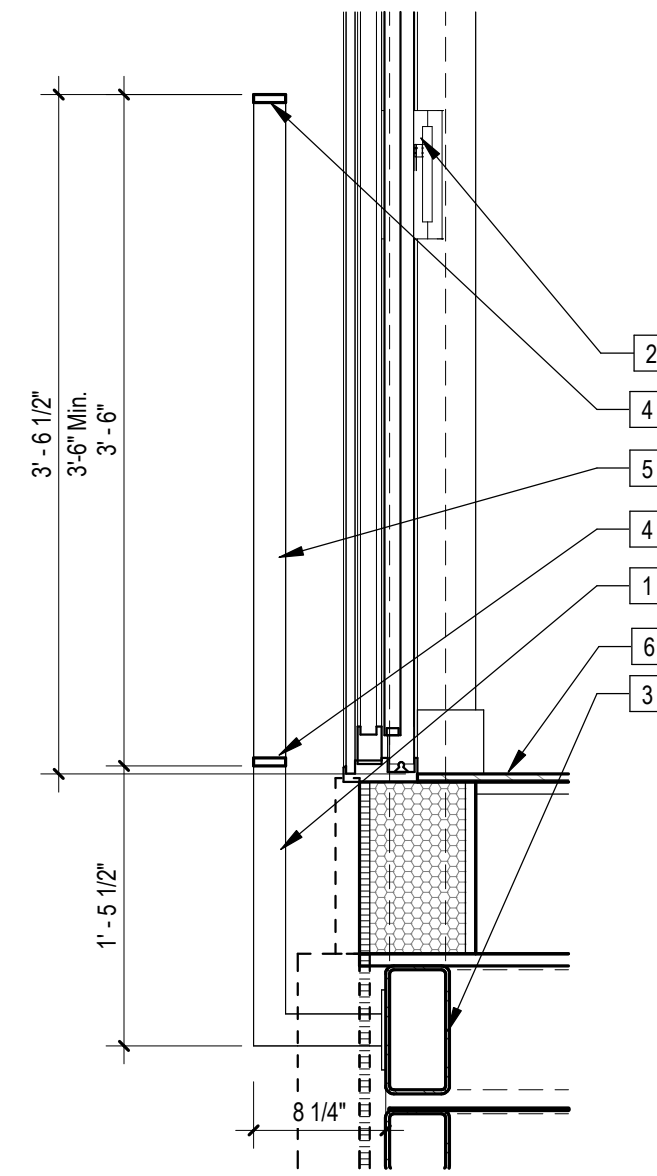
Plan Check Number: 21010-10000-02714
 Zoning Number: DR 2021 6289 TOC HCA

PK/NO.	JOB NUMBER	SCALE	DATE	DRAWN BY	CHECK/RY
2101	As indicated	11/28/2023	4:05:39 PM	Author	Checker

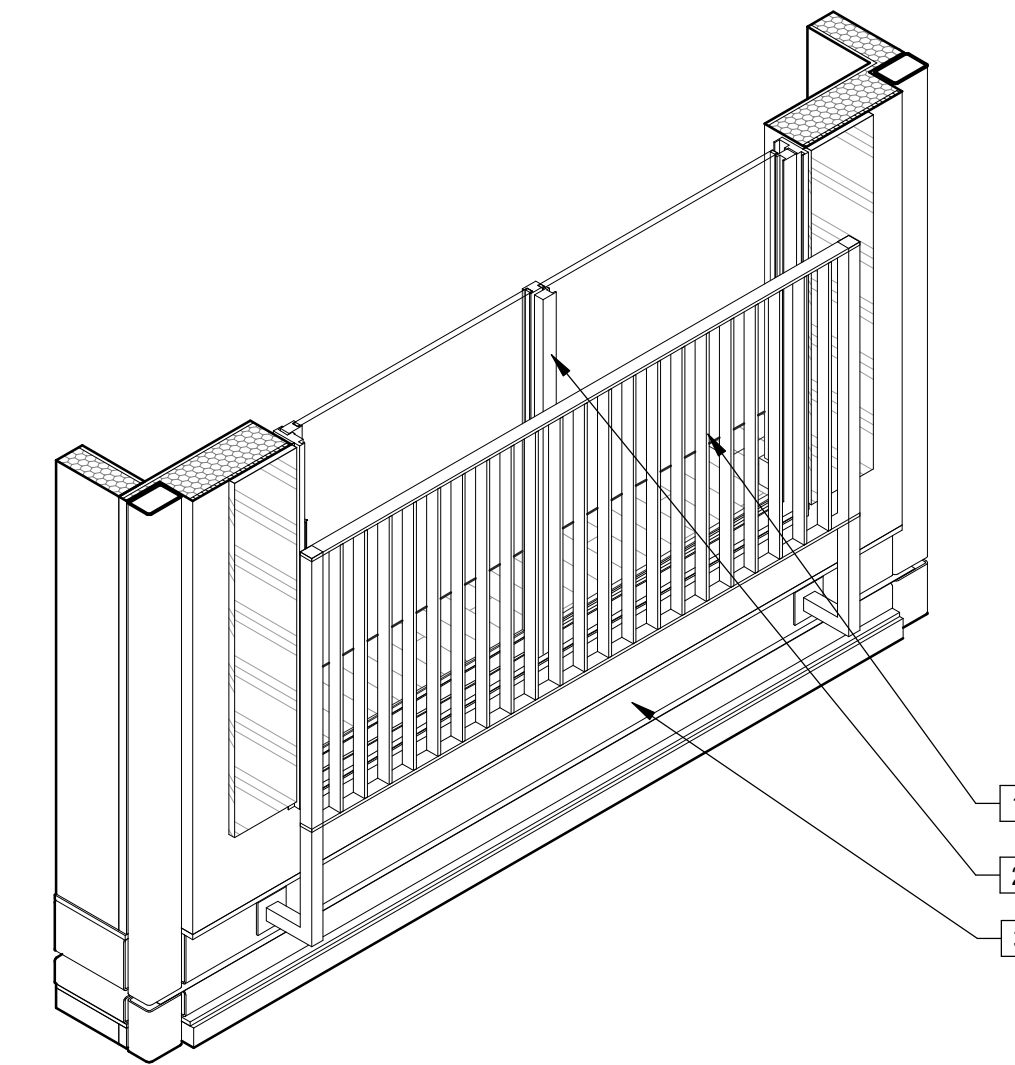
SHEET NUMBER
A520



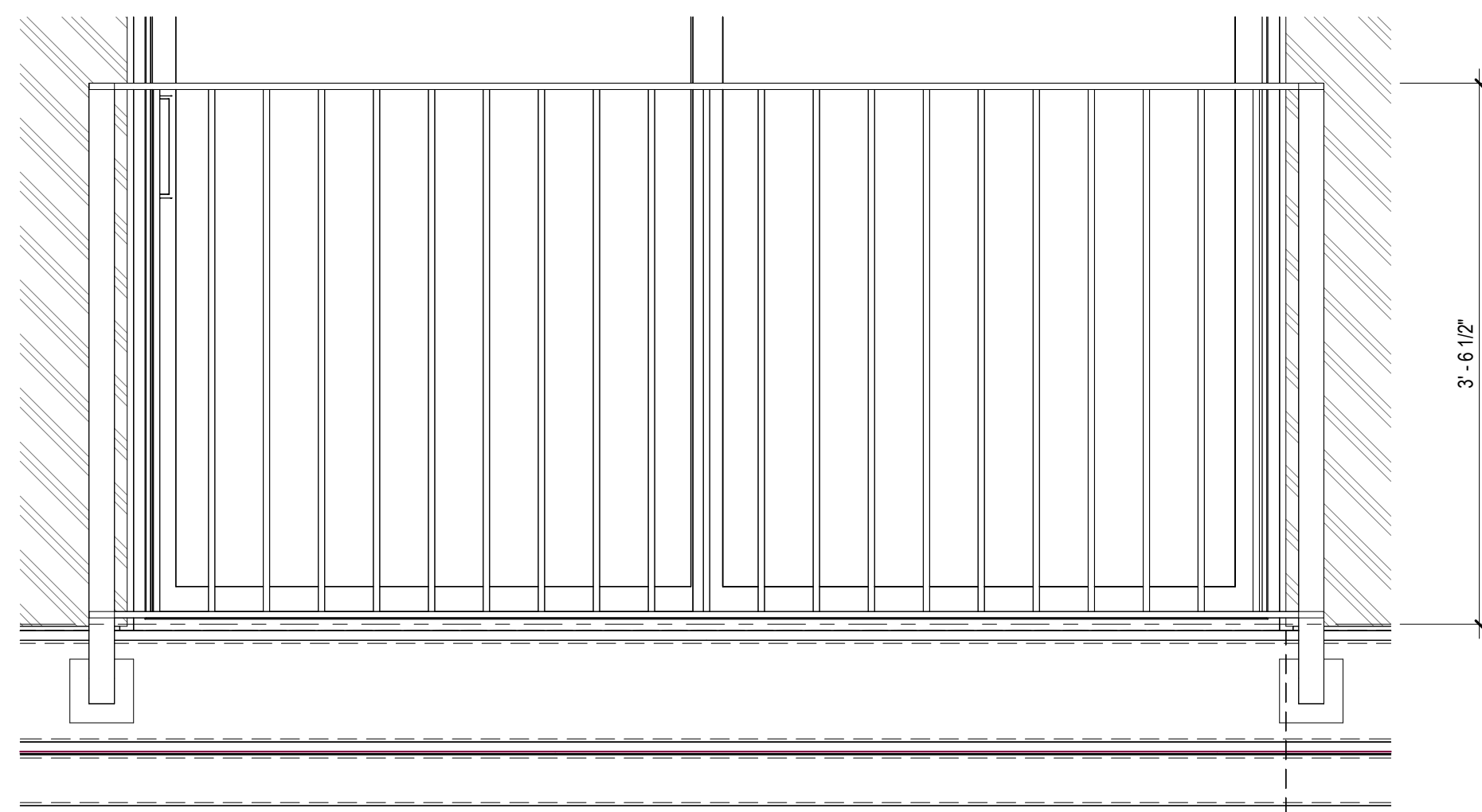
4 | 1" = 1'-0" Juliet Guardrail JR-03 Elevation



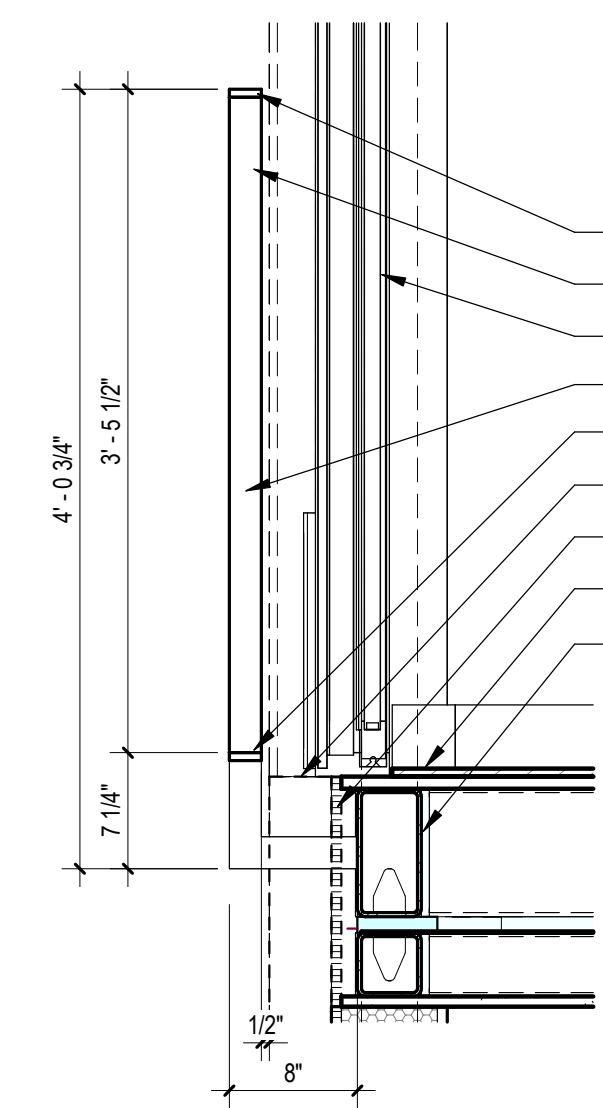
9 | 1" = 1'-0" Juliet Guardrail JR-03 Section



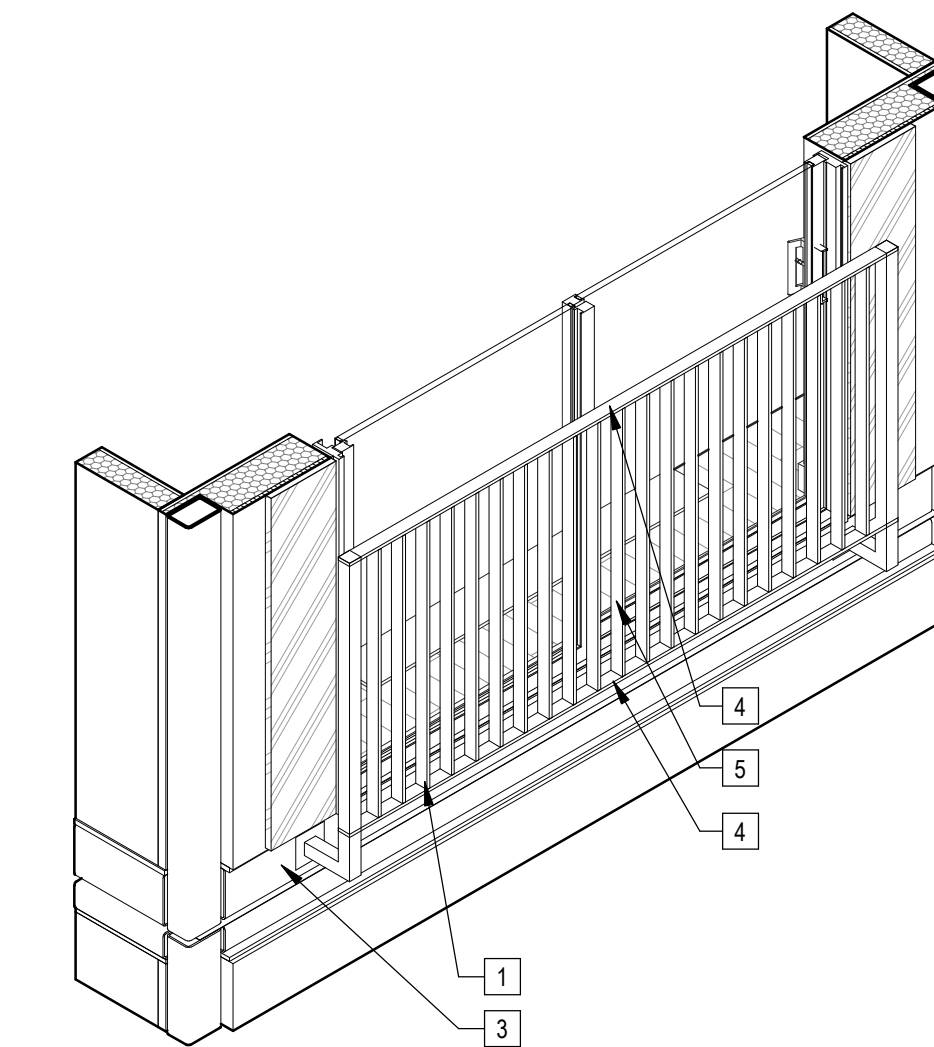
8 | Juliet Guardrail JR-03 3d Axon



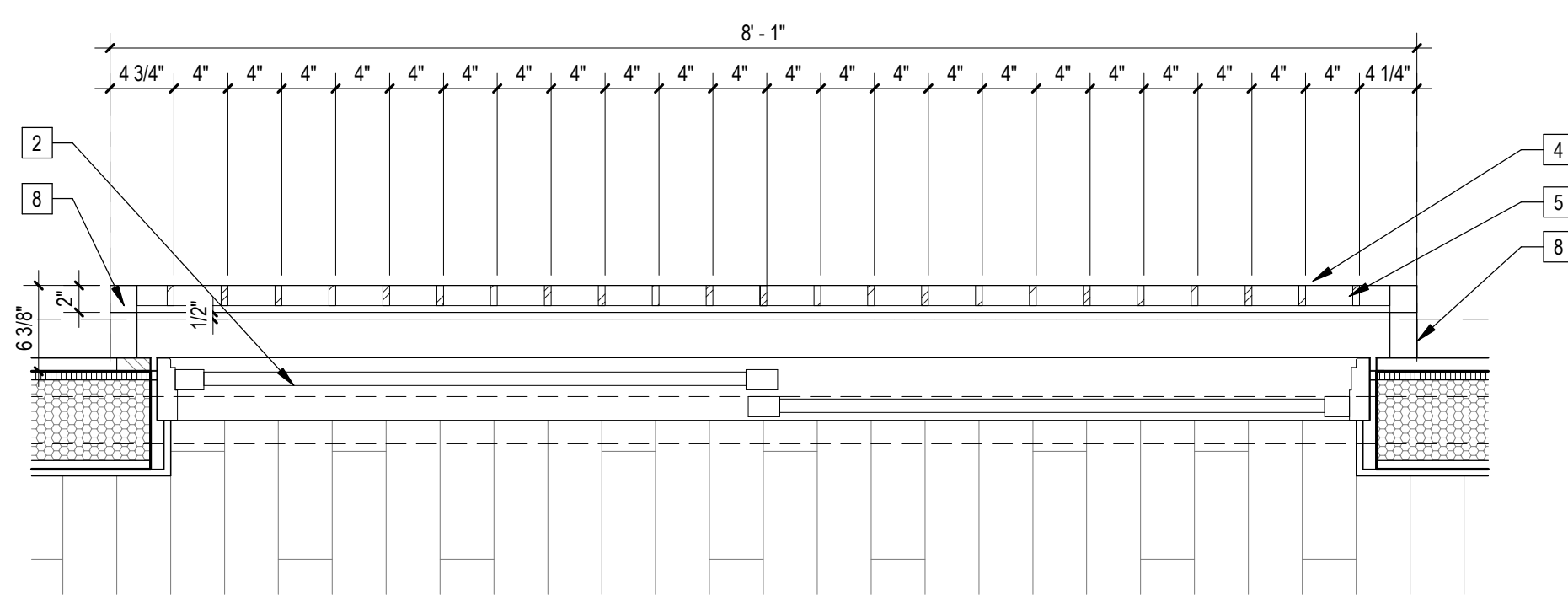
3 | 1" = 1'-0" Juliet Guardrail JR-02 Elevation



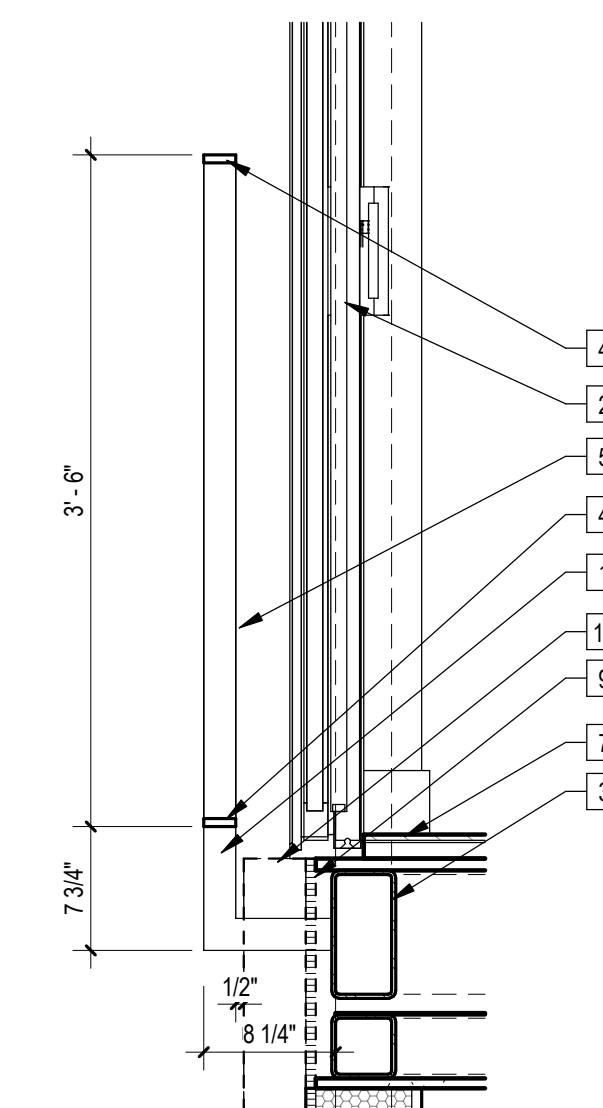
2 | 1" = 1'-0" Section 4 - Callout 5



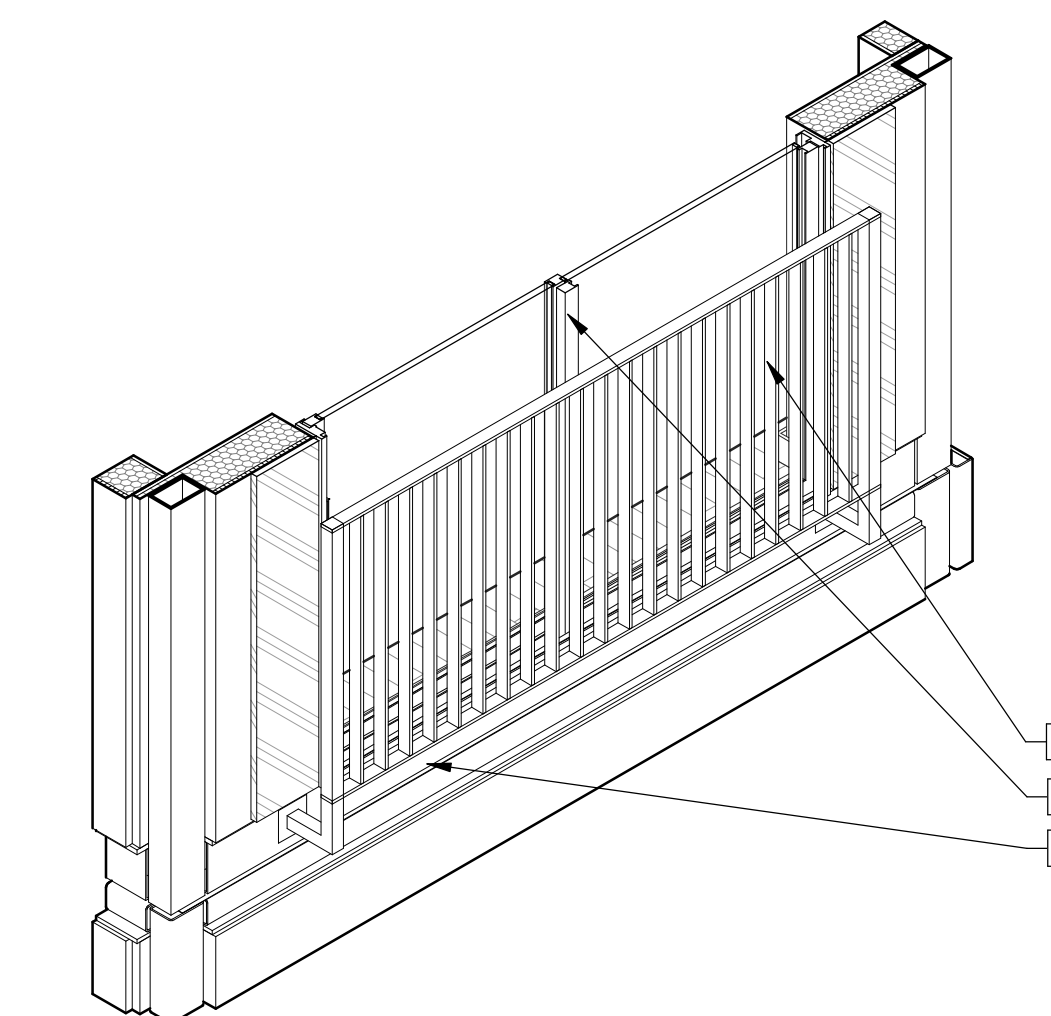
5 | Juliet Guardrail JR-02 3d Axon



7 | 1" = 1'-0" Enlarged Juliet Rail Plan, Typical



6 | 1" = 1'-0" Juliet Guardrail JR-01



1 | Juliet Guardrail JR-01 3d Axon

Sheet Keynotes

- 1 42" high AFF Bolted Steel Juliet Guardrail
- 2 Factory-installed sliding glass door, refer to Door Schedule
- 3 Modular Steel Chassis, Refer to structural.
- 4 1/2"x2" Rectangular steel Bar Horizontal Rail, Factory Prime and Paint to match Window Frames
- 5 1/2"x2" Rectangular Steel Bar Vertical, Factory Prime and Paint to match Window Frames
- 6 Luxury Vinyl Plank Flooring over Sound Underlayment
- 7 Luxury Vinyl Plank Flooring over 1" thick subfloor
- 8 2"x2" HSS Guardrail Stanchion, bolt to Chassis HSS Floor Beam per Structural
- 9 1-hr zip-up assembly, 5/8" Dennglass Exterior Sheathing
- 10 3-Coat Stucco over Continuous Insulation, Stucco finish texture and color per elevations, Assembly thickness varies.

ARCHITECT

b|ARCH

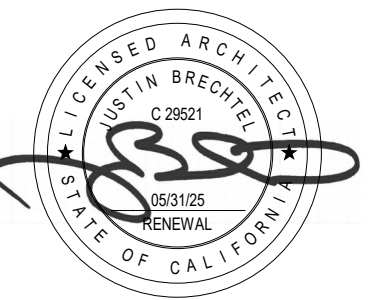
Justin Brechtel, AIA
6740 Hillpark Drive, #102
Los Angeles, California, 90068
310 908 2910
justin.brechtel@gmail.com

MODULAR MANUFACTURER



WEST
MODULAR
MANUFACTURING

Carretera Libre Tijuana –
Mexicali 22219 Interior B
Colonia Fidecosmisio El Florido
Tijuana, Baja California C.P. 2224



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PROJECT TITLE

PROJECT ADDRESS

Joanna Ostrander
2853 South West Boulevard
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2853 West Modular Apartments
HCD Plan Check Response

REVISIONS

Rev. #	Date	Desc.

Plan Check Number 21010-10000-02714

Zoning Number DR 2021 6289 TOC HCA

SHEET TITLE SHEET INFORMATION

PKR#	2101	SCALE	1" = 1'-0"	DRAWN BY	Author	CHECKER BY	Checker
JOB NUMBER	2101	DATE	11/28/2023 4:06:15 PM				

SHEET NUMBER

A521



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PROJECT TITLE
2853 West Modular Apartments
HCD Plan Check Response
PROJECT ADDRESS
Joanna Ostrander
2853 South West Boulevard
Los Angeles, CA 90016
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REVISIONS

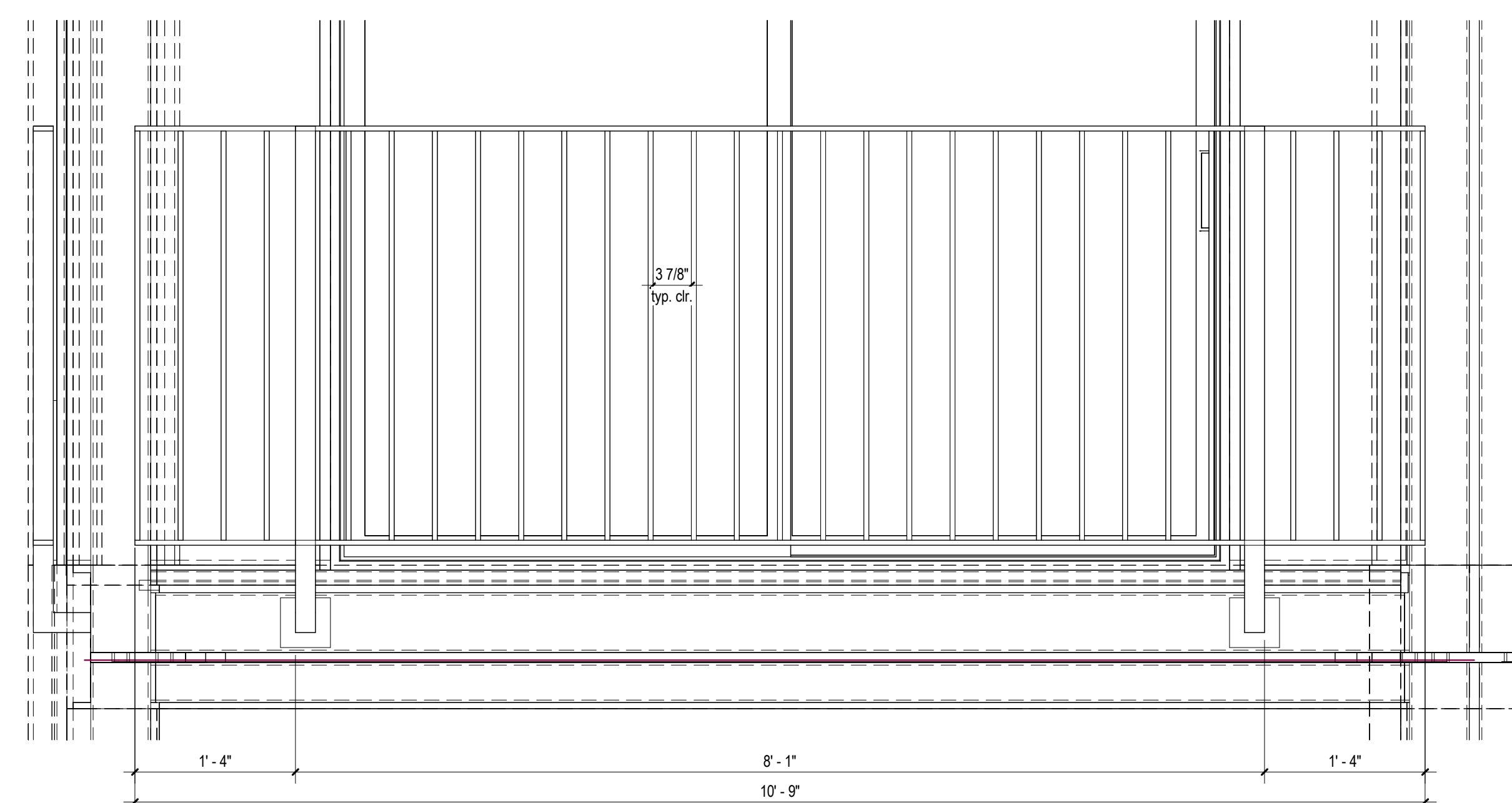
Rev. #	Date	Desc.
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Plan Check Number 21010-10000-02714
Zoning Number DR 2021 6289 TOC HCA

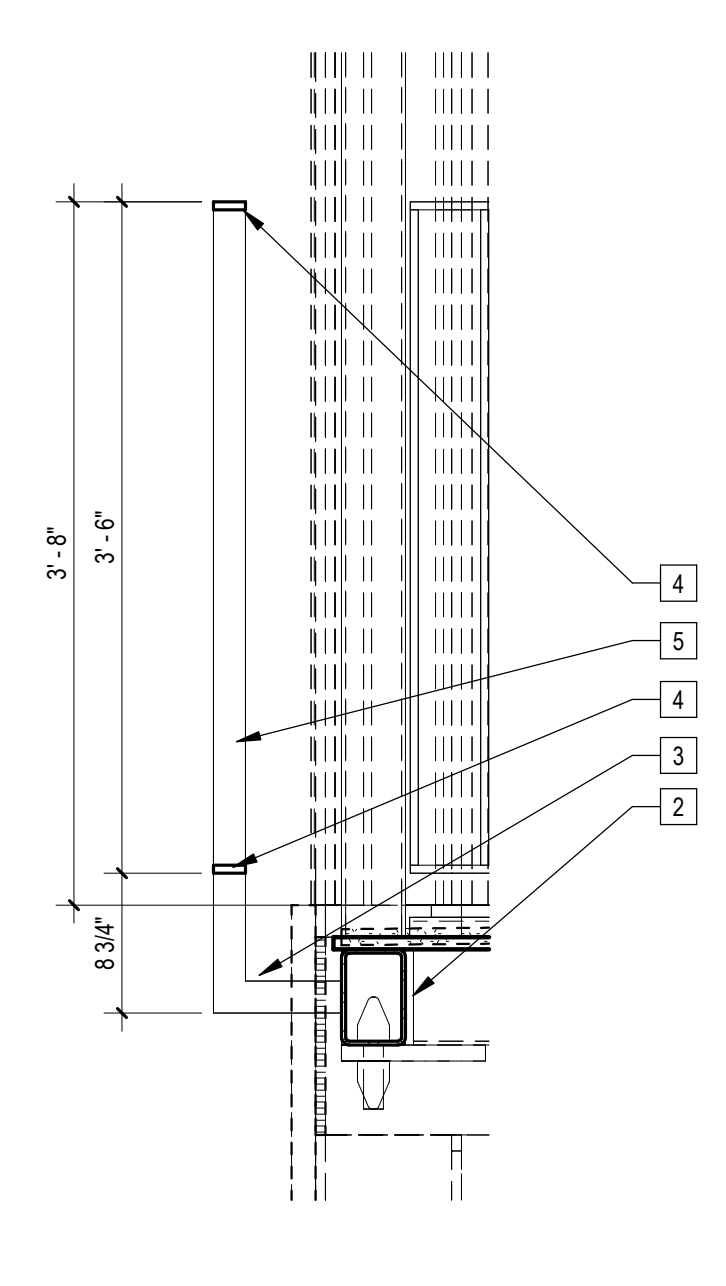
SHEET INFORMATION

SHEET TITLE	CHECKER
Balcony Guardrails	Author
PKS# 2101	Author
JOB NUMBER 1" = 1'-0"	Author
SCALE 1" = 1'-0"	Author
DATE 11/28/2023 4:06:33 PM	Author
DRAWN BY	Author

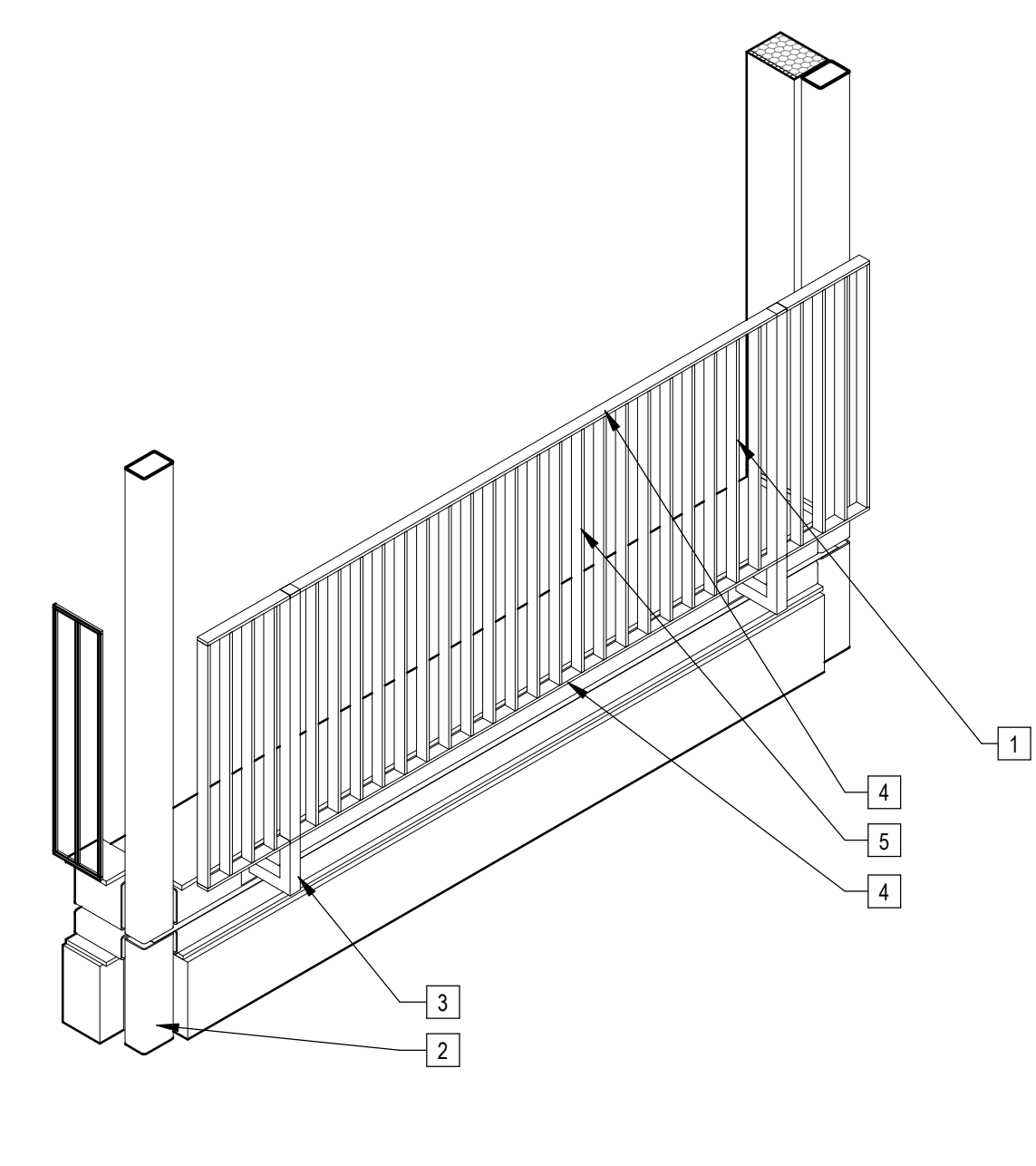
SHEET NUMBER
A522



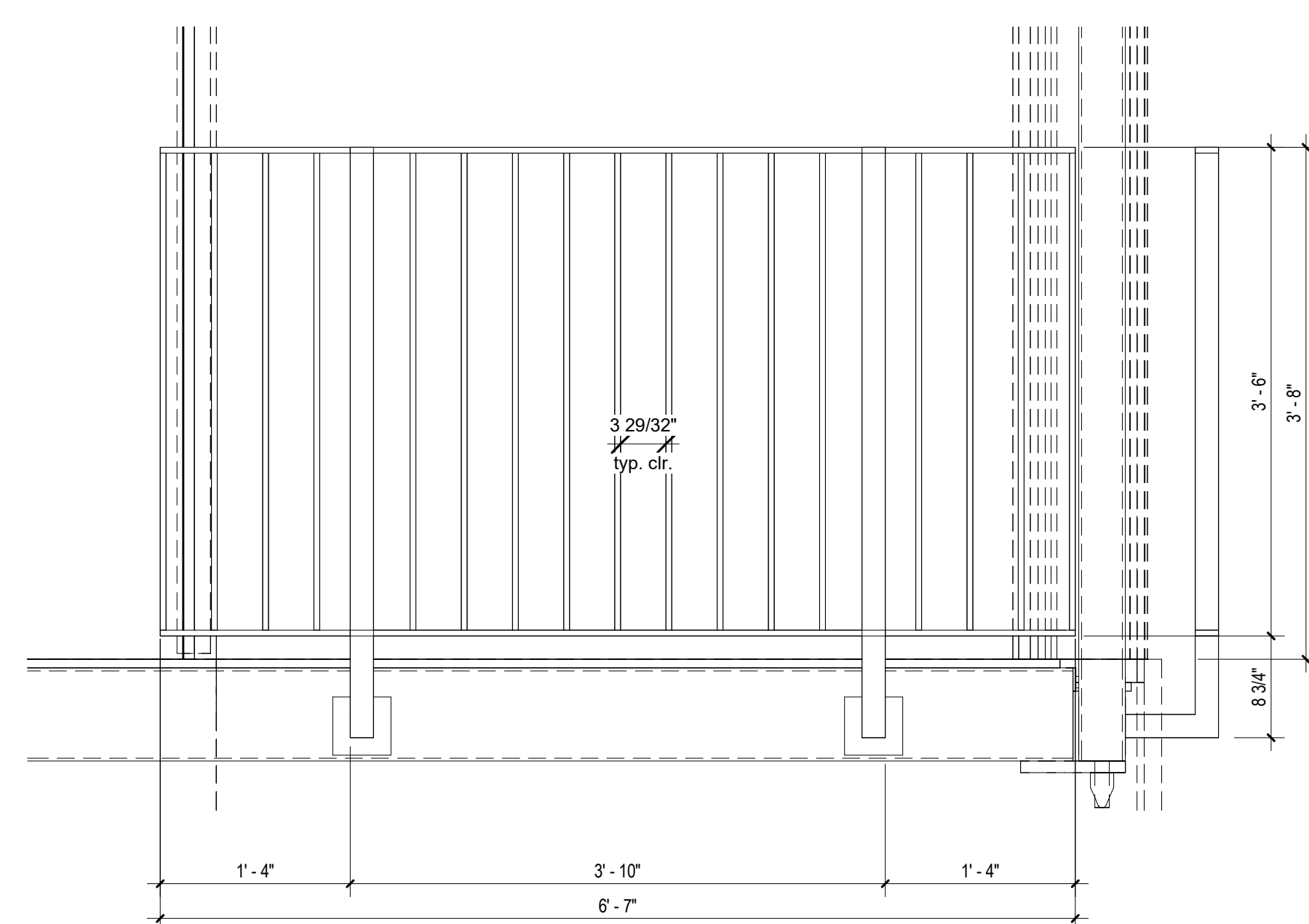
5 | 1" = 1'-0" Balcony Guardrail BG-02 Elevation



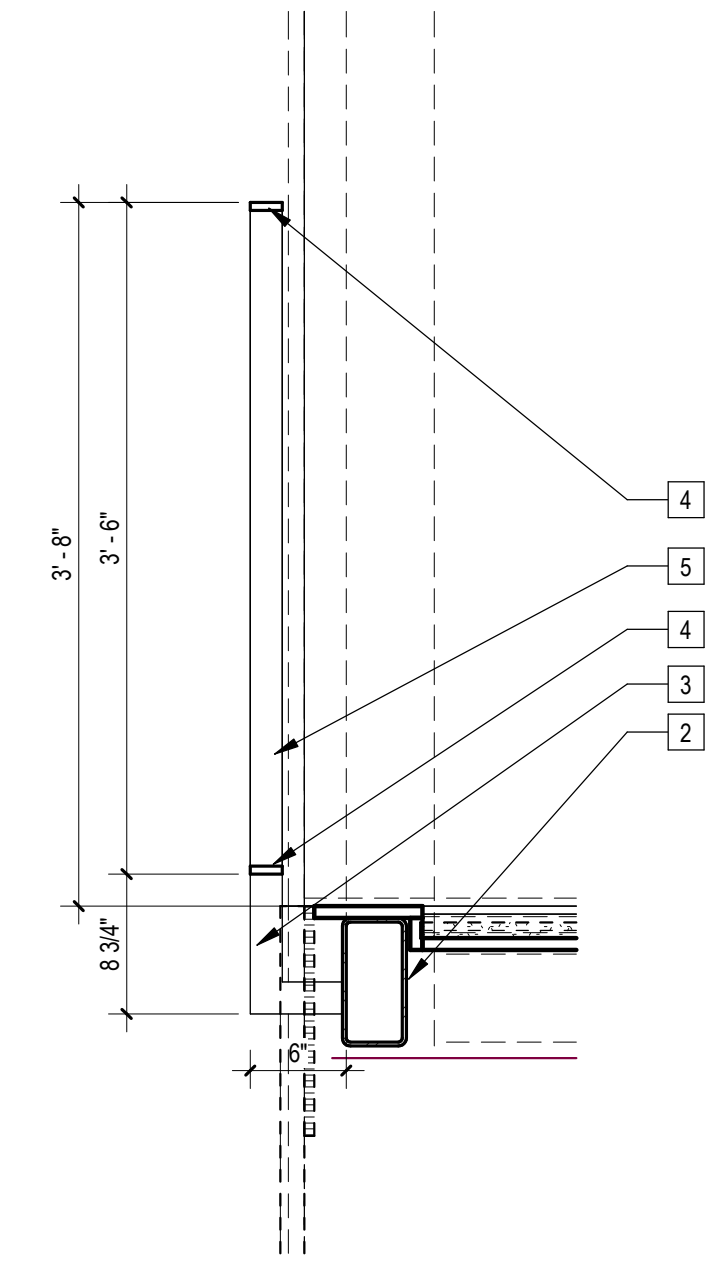
4 | 1" = 1'-0" Balcony Guardrail BG-02 Section



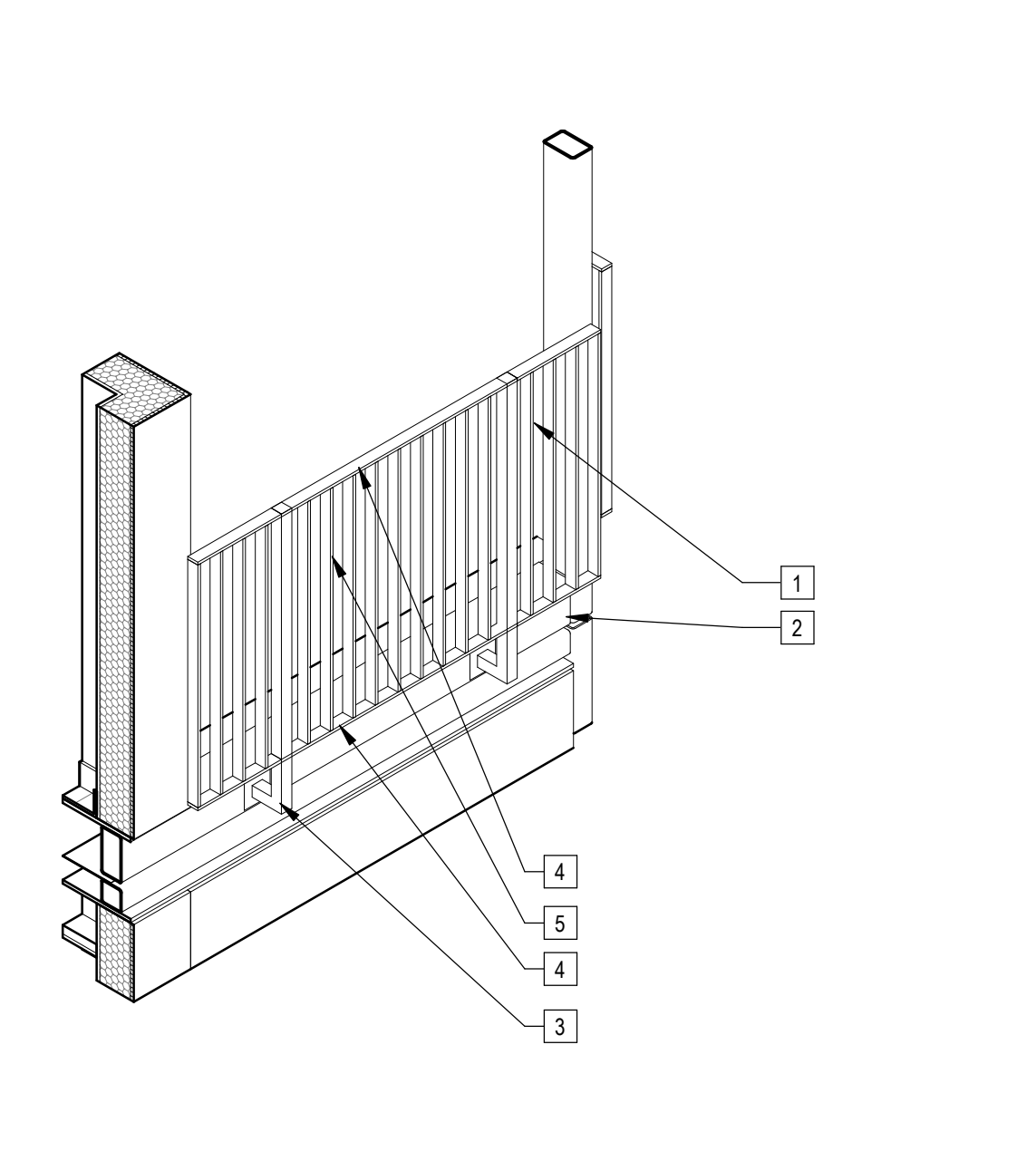
2 | Balcony Guardrail BG-02 3d Axon



6 | 1" = 1'-0" Balcony Guardrail BG-01 Elevation



3 | 1" = 1'-0" Balcony Guardrail BG-01 Section



1 | Balcony Guardrail BG-01 3d Axon

Sheet Keynotes

- 1 42" high AFF Bolted Steel Juliet Guardrail
- 2 Modular Steel Chassis, Refer to structural.
- 3 2"x2" HSS Guardrail Stanchion, bolt to Chassis HSS Floor Beam per Structural
- 4 1/2"x2" Rectangular steel Bar Horizontal Rail, Factory Prime and Paint to match Window Frames
- 5 1/2"x2" Rectangular Steel Bar Vertical, Factory Prime and Paint to match Window Frames



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PROJECT TITLE
2853 West Modular Apartments
HCD Plan Check Response

REVISIONS
Rev. # Date Desc.

Plan Check Number 21010-10000-02714

Zoning Number DR 2021 6289 TDC HCA

SHEET TITLE SHEET INFORMATION

Factory-Built Schedules -
Appliances, Plumbing Fixtures,
Lighting

PKNE 2101
JOB NUMBER
SCALE
DATE 11/28/2023 4:06:44 PM
DRAWN BY Author
CHECK BY
Checker

SHEET NUMBER

A600

Unit Finishes					
Item Number	Item Description	Item Finish	Item Manufacturer	Item Link	Item Image
PL-01	Plastic Laminate	Matte White	Various		
CH-01	Cabinet Tab Drawer Pull	Brushed Chrome (26D)	Various		
SS-01	3/4" Solid Surface Countertop	Designer White	Dupont/Corian	https://www.corian.com/	
LVT-01	Wood-Effect Vinyl Plank Flooring	Cartwheel Oak 2061	Shaw/CorTec	https://coretecfloors.com/en-us/product/s/coretec-pro-galaxy/cartwheel-oak-vv-465-02061	
PT-01	Wall Paint	Cameo White Flat	Behr		
PT-02	Ceiling Paint	Ultra Pure White Flat	Behr		
PT-03	Bathroom Wall Paint	Cameo White Eggshell	Behr		
PT-04	Bathroom Ceiling Paint	White (52) Eggshell	Behr		
PT-05	Trim, Doors, Casing, Misc Casework Paint	White (52) Semi-Gloss	Behr		
SS-02	1/4" Solid Surface Wall Panel	Designer White	Dupont/Corian	https://www.corian.com/	

Unit Lighting Fixture Schedule					
Type Mark	Manufacturer	Model	Lamp	Description	RVT Link: Name
LL-1	Day-Brite	CSW48-2835120XXZO	LED	Cubelite 4' 2800 LM, 3500K, 120 ZO	L2
LM-1	KOHLER Co.	K-99007-TL-NA		lighted medicine cabinet, 24 inches W x 30 inches H	L2
LM-2					L2
LR-1	Lutron Electronics Co., Inc	See Housing and Trim Model Information	LED	Finire Prime LED Round Recessed Downlight	L2
LR-2	Lutron Electronics Co., Inc	See Housing and Trim Model Information	LED	Finire Prime LED Round Recessed Downlight	L2
LR-4	Lutron Electronics Co., Inc	See Housing and Trim Model Information	LED	Finire Prime LED Round Recessed Downlight	L2
LU-2	Lutron Electronics Co., Inc	LULF06L27XSXU	27 - 5 wft 2700K	<varies>	L2
LU-3	Lutron Electronics Co., Inc	LULF06L27XSXU	27 - 5 wft 2700K	24in Luminar LED Linear Lighting	L2

Unit Plumbing Fixture Schedule					
Type Mark	Manufacturer	Description	Type	Family	
P-15	Various	36" x 66" Shower Tray with Center Drain	60" x 30"	Shower Tray Generic	
P-01	IPS Corporation	1/4 Turn Valves Installed, 1/2" Sweat Connection, 2" Slipout Drain Kit	1/2" Sweat Connection	Outlet_Box-Washing_Machine-IPS_Corporation-Guy_Gray-MWB_Series	
P-04	TOTO USA, Inc.	Toilets, Transitional, Elongated, Eco Drake® Two-Piece Toilet, 1.28GPF, WaterSense	CST744EF-10	Eco Drake BM-00325_CST744EF_10	
P-05	KOHLER Co.	Under-mount bathroom sink	<varies>	<varies>	
P-06	KOHLER Co.	single-Hole Kitchen Sink Faucet With 6inch Spout	CP Polished Chrome	Faucet-Kitchen-KOHLER-Purist-K-7509	
P-07	KOHLER Co.	24inch x 18-2/7inch x 6inch under-mount single-bowl kitchen sink	Under-Mount, NA-Stainless Steel	Sink-Top_Under_Mount-Kitchen-KOHLER-Vault-K-3894	
P-08	Duravit USA	Architec Bathub with panel 66" x 32", Drain Right	700407_US_1	700407_US_1	
P-09	TOTO USA, Inc.	Toilets, Transitional, Elongated, Eco Drake® Two-Piece Toilet, 1.28GPF, WaterSense	CST744EF-10	Eco Drake BM-00325_CST744EF_10	
P-10	Grohe	Tube Spout	13273000	Spout-GROHE-Eurosmart_Cosmopolitan-13273000	
P-11	Grohe	Concetto PBV Trimsset	19457001	Trim_Set-GROHE-Concetto-19457_Series	
P-12	Grohe	Concetto Single-lever basin mixer 1/2" S-Size	34270001	Faucet-Lavatory-Grohe-Concetto-34270_Series	
P-13	Grohe	Relixa	27144000	Shower_Arm-GROHE-Relixa-27144_Series	
P-14	GROHE	New Tempesta Cosmopolitan 100.	27591000	Shower_Head-GROHE-Cosmopolitan_100-27591_Series (1)	

Modular Appliance Schedule				
Type Mark	Manufacturer	Description	Family	Count
A-01	General Electric	24" 2.4cuft Front Load Washer/Condenser Dryer Combo	GE GFQ14ESSNWW	23
A-02	General Electric	11.9 Cu. Ft. Bottom-Freezer Stainless Steel Refrigerator	GE GLE12HSL	22
A-03	General Electric	24" Free-Standing Stainless Steel Electric Range	GE JAS640RMSS	22
A-05	General Electric	18" Stainless Steel Dishwasher 18" Undercounter Dishwasher	GE PDT145SSL	22
A-06	GE Appliances	Heat pump	Mechanical_Equipment-GE-Zoneline_PTAC-AirConditioner-Heat_Pump-AZ65	48
A-07	GE Appliances	PTAC Heavy-gauge steel Insulated Wall Sleeve	AZ65 Series Wall Sleeve	48
A-13	Haier	24" 1.4 Cu. Ft. Over-The-Range Microwave Oven	24in Microwave Hood Generic	21

Bathroom Accessories					
Accessory ID	Accessory ID Description	Accessory ID Finish	Accessory ID Manufacturer	Accessory ID Link	Accessory ID Image
ACC-01	Essentials 24" Towel Bar 40366001	Polished Chrome	Grohe	https://www.bulld.com/grohe-40-366-1	
ACC-02	Essentials Wall Mounted Euro Paper Holder 40689001	Polished Chrome	Grohe	https://www.bulld.com/grohe-40-689-1	
ACC-03	Essentials Robe Hook	Polished Chrome	Grohe	https://www.bulld.com/grohe-40-364-1/	



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2853 West Modular Apartments
HCD Plan Check Response

Rev. #	Date	Desc.
8	4/7/2023	VE Rev 2
9	11/1/2023	VE Rev 3

Enlarged Dwelling Unit "Type 1" (1 Bedroom)

PKR#	JOB NUMBER	SCALE	DATE	DRAWN BY	CHECKER
	2101	1/4" = 1'-0"	11/28/2023 4:06:51 PM	Author	

A601

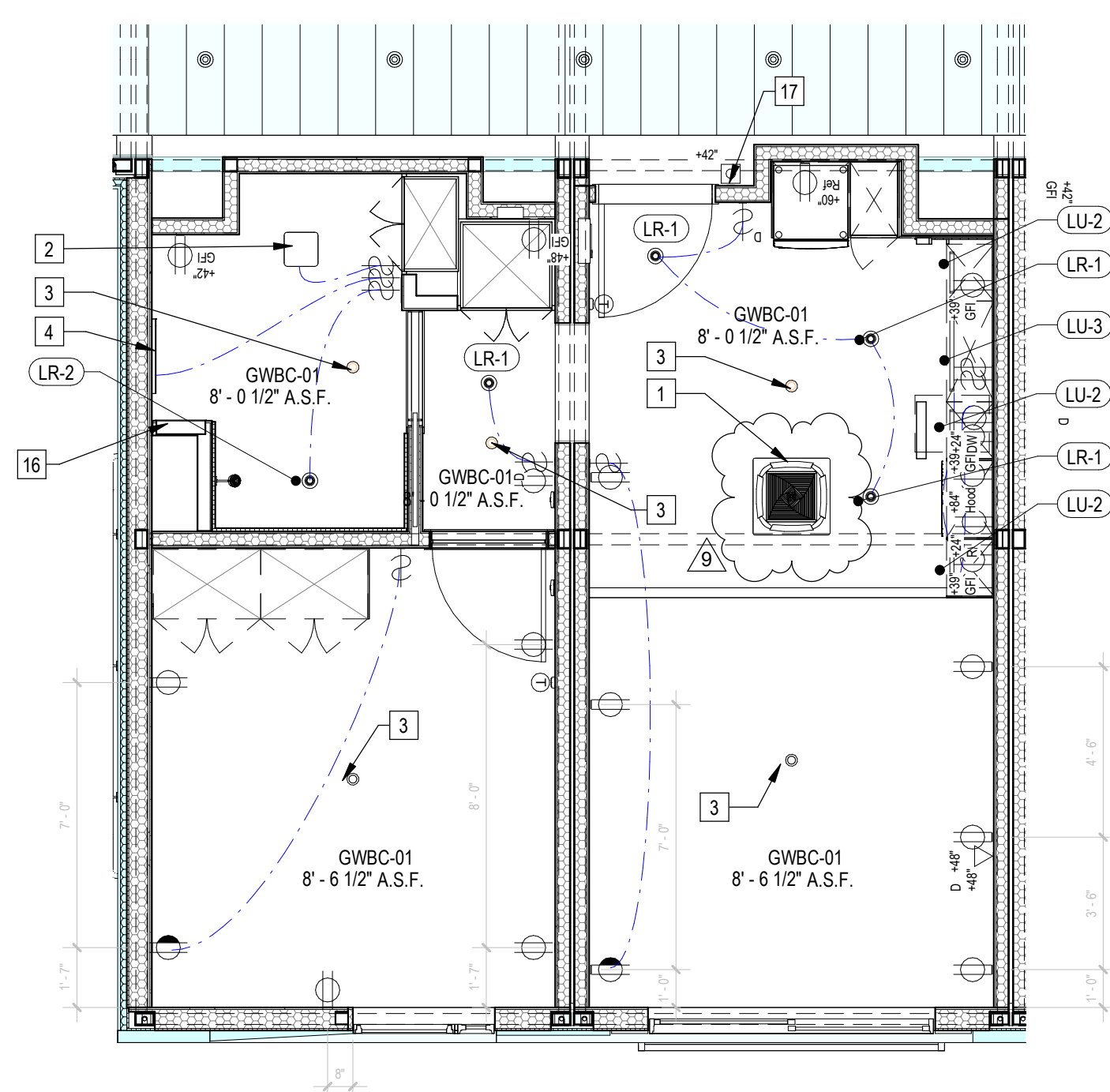
Sheet Keynotes

- Remote compressor for ductless, split-system heat pump
- Bathroom Exhaust Fan, vent to exterior. Fan shall be on humidistat control. Refer to Mechanical Plans
- Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
- Illuminated Mirror
- Dwelling Unit Power Distribution Panel
- Wall-Mounted Thermostat
- Luxury Vinyl Plank Flooring over Sound Underlayment
- GE Self-Contained Heat Pump
- PTAC Interior Painted MDF Enclosure
- Factory-installed window, refer to Window Schedule
- 42" high AFF Bolted Steel Juliet Guardrail
- Factory-installed sliding glass door, refer to Door Schedule
- GE Front Load Washer/Condenser Dryer Combo on 4" high ADA Riser
- Built-in Storage Cabinet
- Built-in Wardrobe Casework
- Recessed Medicine Casework
- Dwelling Unit Door Bell @ 42" AFF

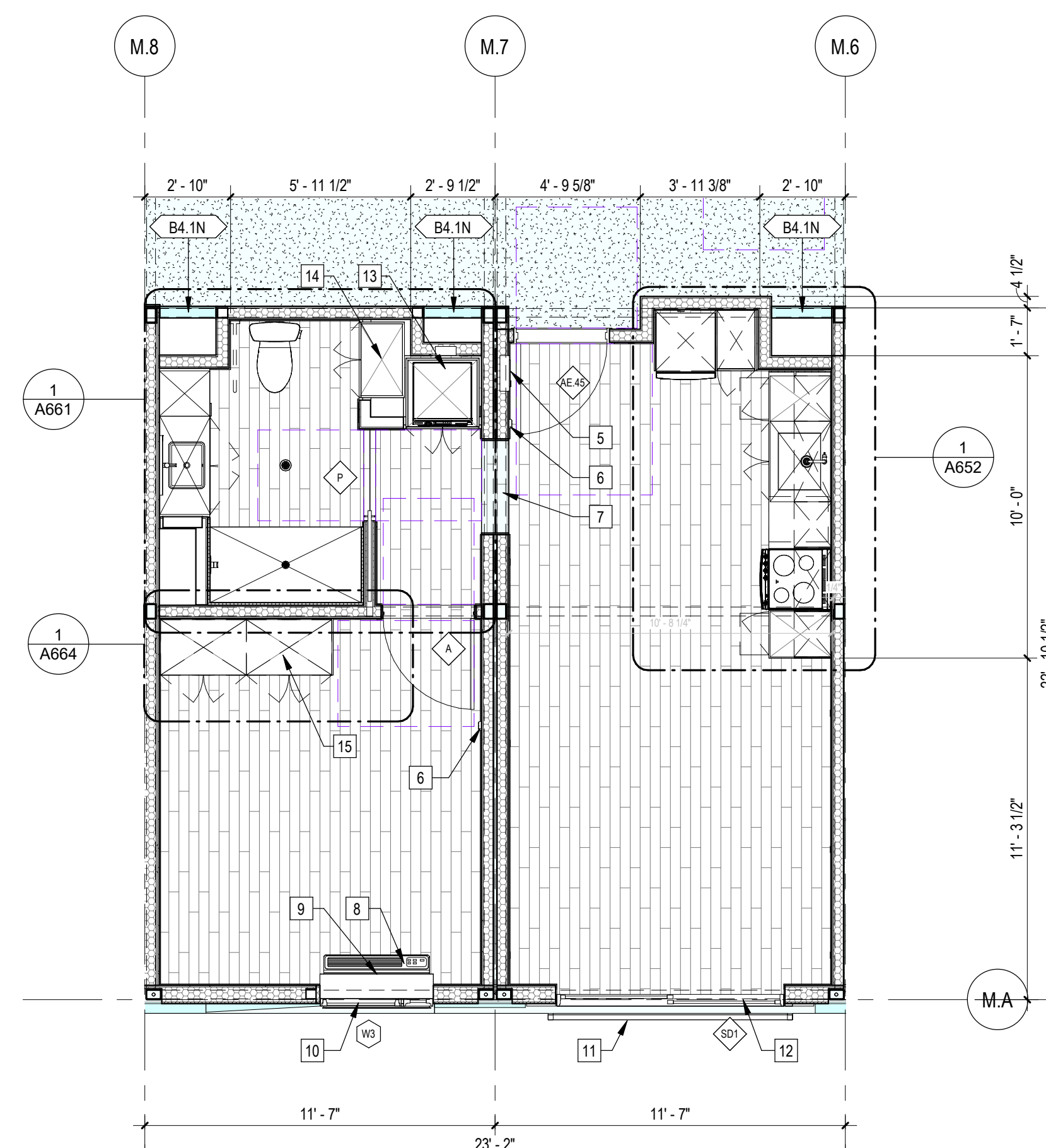
Note:

- Refer to A600 for Unit Type Schedule and locations
- Refer to A600 Series drawings for ceiling fixture locations
- Refer to A600 for appliance, plumbing fixture and lighting fixture schedules
- Refer to A610 for Accessibility Compliance
- Refer to A702 for window and door schedules
- Bathroom Exhaust Fans
 - Shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building.
 - Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control

- Indicates Site-Built Element (Beyond)
- Indicates Site-Built Element
- Indicates lowered ceiling or soffit as indicated on plan
- Indicates 36" wide accessible path-of-travel within the Unit



2 | 1/4" = 1'-0" Enlarged Dwelling Unit "Type 1" Reflected Ceiling Plan (1 Bedroom)



1 | 1/4" = 1'-0" Enlarged Dwelling Unit "Type 1" Plan (1 Bedroom)



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PROJECT TITLE
2853 West Modular Apartments
HCD Plan Check Response

PROJECT ADDRESS
2853 South West Boulevard
Los Angeles, CA 90016
5050 - 011 - 022

REV. #	DATE	DESC.
8	4/7/2023	VE Rev 2
9	11/1/2023	VE Rev 3

Plan Check Number: 21010-10000-02714

Zoning Number: DR 2021 6289 TOC HCA

SHEET TITLE: Enlarged Dwelling Unit Plan - Type Z (2 Bedroom)

SHEET INFORMATION: SHEET NUMBER: 2101, JOB NUMBER: 1/4" = 1'-0", SCALE: 11/28/2023 4:07:00 PM, DATE: 11/28/2023 4:07:00 PM, DRAWN BY: Author, CHECKER: Checker

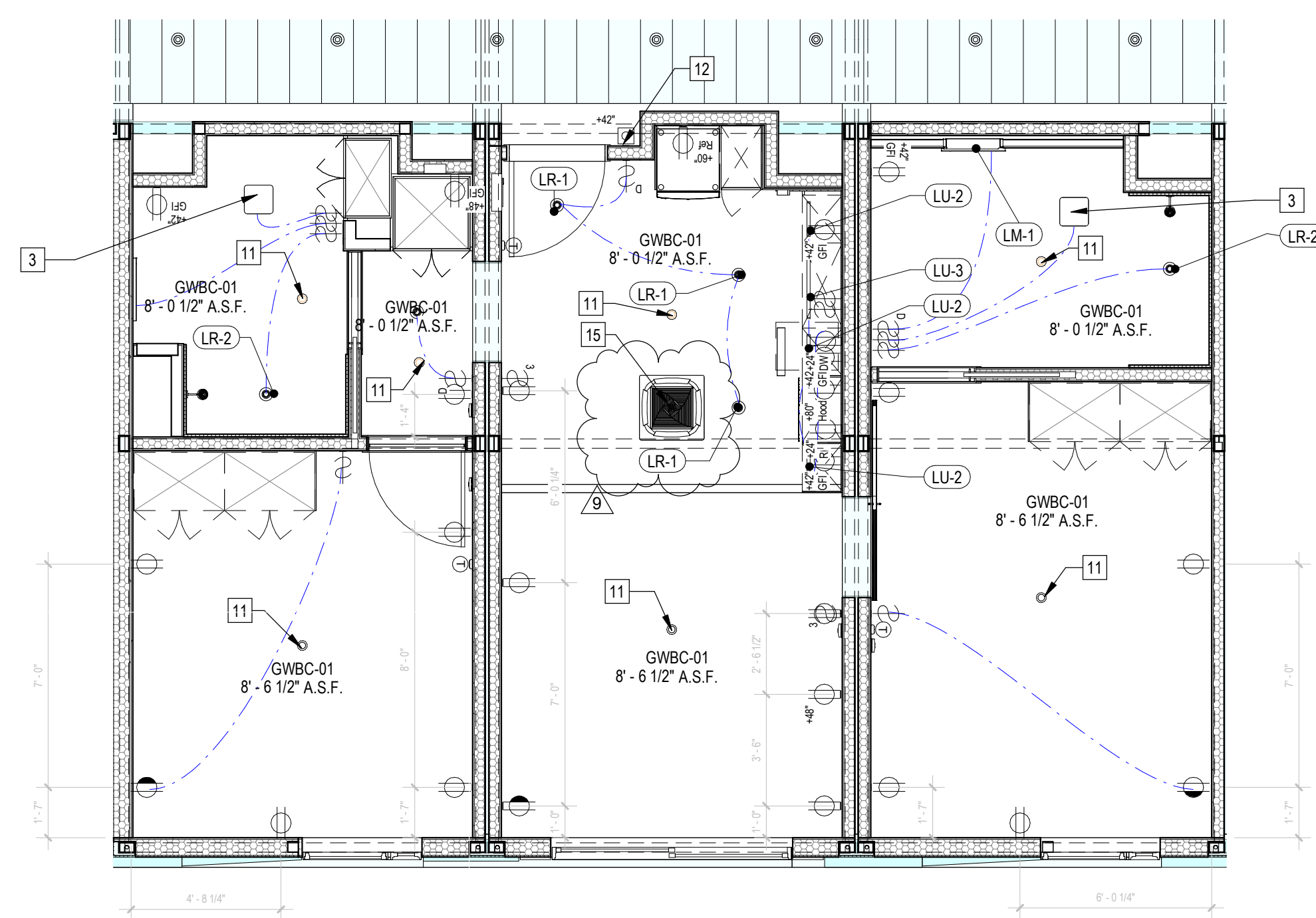
SHEET NUMBER: A602

Sheet Keynotes

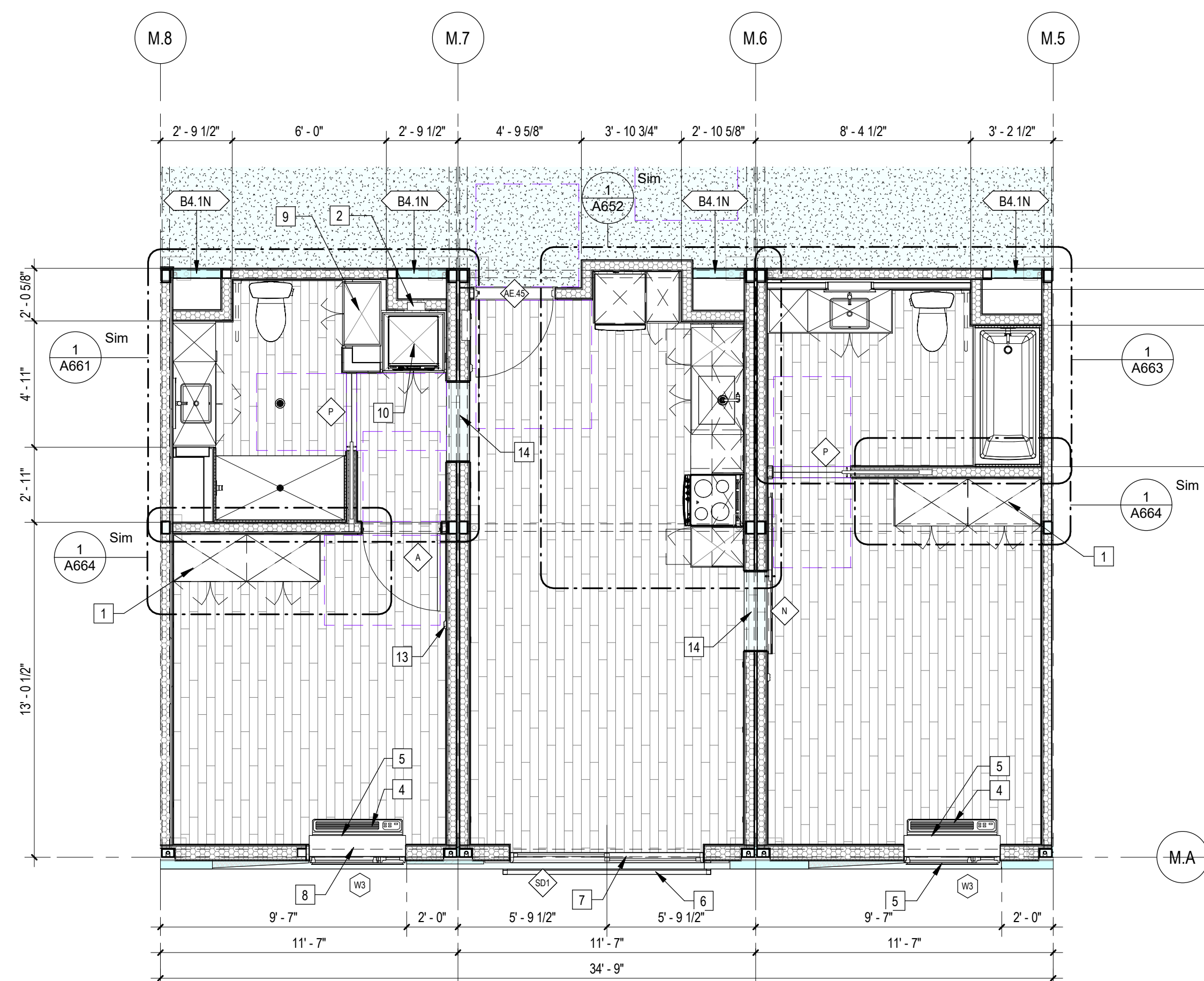
- Built-in Wardrobe Casework
- Recessed Washer Hose Bibb
- Bathroom Exhaust Fan, vent to exterior. Fan shall be on humidistat control. Refer to Mechanical Plans
- GE Self-Contained Heat Pump
- GE Insulated Through-Wall Sleeve, Model RAB81
- 42" high AFF Bolted Steel Juliet Guardrail
- Factory-installed sliding glass door, refer to Door Schedule
- Factory-installed window, refer to Window Schedule
- Built-in Storage Cabinet
- Built-in Laundry machine cabinet with storage
- Ceiling-Recessed Concealed Fire Sprinkler. Refer to Fire Protection Drawings
- Dwelling Unit Door Bell @ 42" AFF
- Wall-Mounted Thermostat
- Luxury Vinyl Plank Flooring over Sound Underlayment
- Remote compressor for ductless, split-system heat pump

- Note:
- Refer to A590 for Unit Type Schedule and locations
 - Refer to A500 Series drawings for ceiling fixture locations
 - Refer to A600 for appliance, plumbing fixture and lighting fixture schedules
 - Refer to A610 for Accessibility Compliance
 - Refer to A702 for window and door schedules
 - Bathroom Exhaust Fans
 - Shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building.
 - Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control

- Indicates Site-Built Element (Beyond)
- Indicates Site-Built Element
- Indicates lowered ceiling or soffit as indicated on plan
- Indicates 36" wide accessible path-of-travel within the Unit



2 | 1/4" = 1'-0" Enlarged Dwelling Unit "Type 2A" Reflected Ceiling Plan (2 Bedroom)



1 | 1/4" = 1'-0" Enlarged Dwelling Unit "Type 2A" Plan (2 Bedroom)



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PROJECT TITLE
2853 West Modular Apartments
HCD Plan Check Response
PROJECT ADDRESS
2853 South West Boulevard
Los Angeles, CA 90016
5050 - 011 - 022
Joanna Ostrander
2853 South West Boulevard
Los Angeles, CA 90016
5050 - 011 - 022

REVISIONS

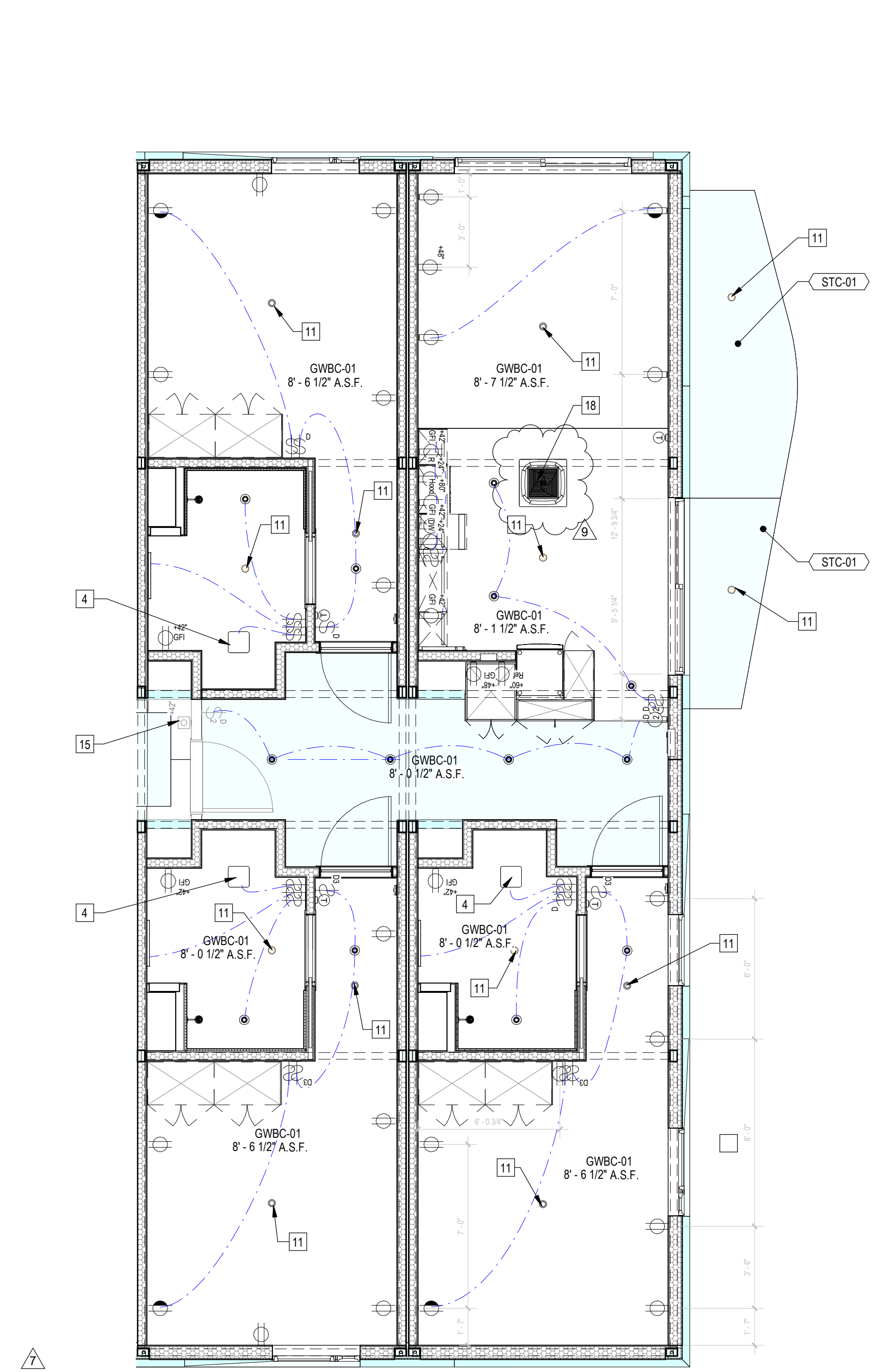
Rev. #	Date	Desc.
5	2/22/2023	LADBS Rev4
6	4/7/2023	VE Rev 2
7	5/22/2023	LADH Revision
9	11/1/2023	VE Rev 3

Plan Check Number 21010-10000-02714
Zoning Number DR 2021 6289 TOC HCA

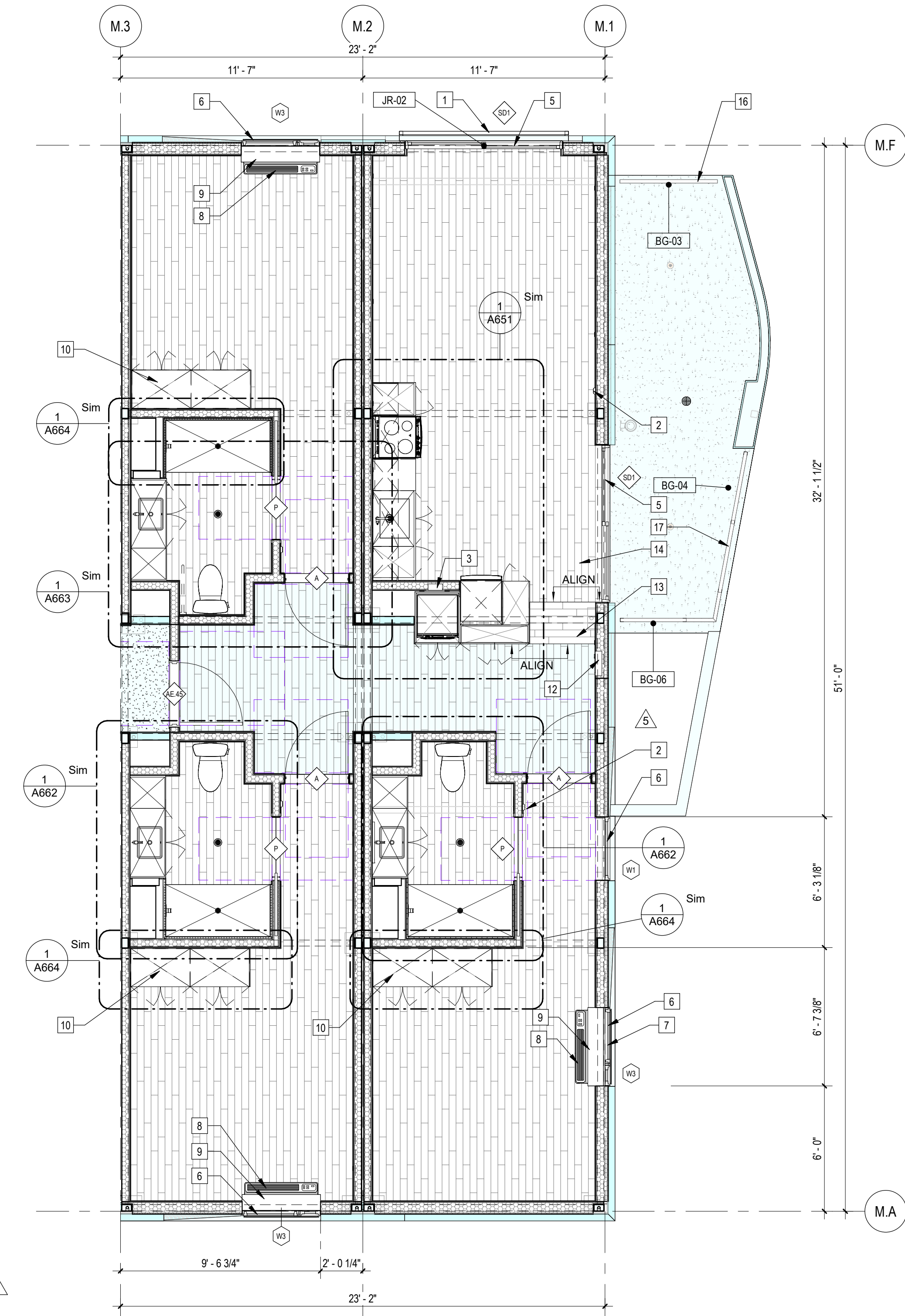
SHEET INFORMATION

PKNE	JOB NUMBER	SCALE	DATE	DRAWN BY	CHECKER
	2101	1/4" = 1'-0"	11/28/2023 4:07:07 PM	Author	

SHEET NUMBER
A603



2 1/4" = 1'-0" Enlarged Dwelling Unit "Type 3" Reflected Ceiling Plan (2 Bedroom)



1 1/4" = 1'-0" Enlarged Dwelling Unit "Type 3" Plan (2 Bedroom)

Sheet Keynotes

- 1 42" high AFF Bolted Steel Juliet Guardrail
- 2 Wall-Mounted Thermostat
- 3 Recessed Washer Hose Bibb
- 4 Bathroom Exhaust Fan, vent to exterior. Fan shall be on humidistat control. Refer to Mechanical Plans
- 5 Factory-installed sliding glass door, refer to Door Schedule
- 6 Factory-installed window, refer to Window Schedule
- 7 GE Insulated Through-Wall Sleeve, Model RAB81
- 8 GE Self-Contained Heat Pump
- 9 PTAC Interior Painted MDF Enclosure
- 10 Built-in Wardrobe Casework
- 11 Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
- 12 Dwelling Unit Power Distribution Panel
- 13 Sloped Luxury Vinyl Plank Flooring over Sloped Flooring Shim, by Traxx or approved equal, to form floor slope transition. Slope not to exceed 1:20
- 14 Luxury Vinyl Plank Flooring over 1" thick subfloor
- 15 Dwelling Unit Door Bell @ 42" AFF
- 16 42" high AFF Steel Guardrail at Occupied Rooftop, Mn. 75% Openness factor, 10'-0" min. offset from roof edge
- 17 42" high AFF Bolted Steel Balcony Guardrail
- 18 Remote compressor for ductless, split-system heat pump

- Note:
- 1. Refer to A090 for Unit Type Schedule and locations
 - 2. Refer to A900 Series drawings for ceiling fixture locations
 - 3. Refer to A600 for appliance, plumbing fixture and lighting fixture schedules
 - 4. Refer to A610 for Accessibility Compliance
 - 5. Refer to A702 for window and door schedules
 - 6. Bathroom Exhaust Fans
 - A. Shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building.
 - B. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control

- Indicates Site-Built Element (Beyond)
- Indicates Site-Built Element
- Indicates lowered ceiling or soffit as indicated on plan
- Indicates 36" wide accessible path-of-travel within the Unit

NTS Unit Plan Legend



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PROJECT TITLE
2853 West Modular Apartments

PROJECT ADDRESS
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - U22

Joanna Ostrander
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - U22

REVISIONS

Rev. #	Date	Desc.
9	11/10/2023	VE Rev 3

Plan Check Number: 21010-10000-02714
 Zoning Number: DR 2021 6289 TOC HCA

REVISIONS

Rev. #	Date	Desc.
9	11/10/2023	VE Rev 3

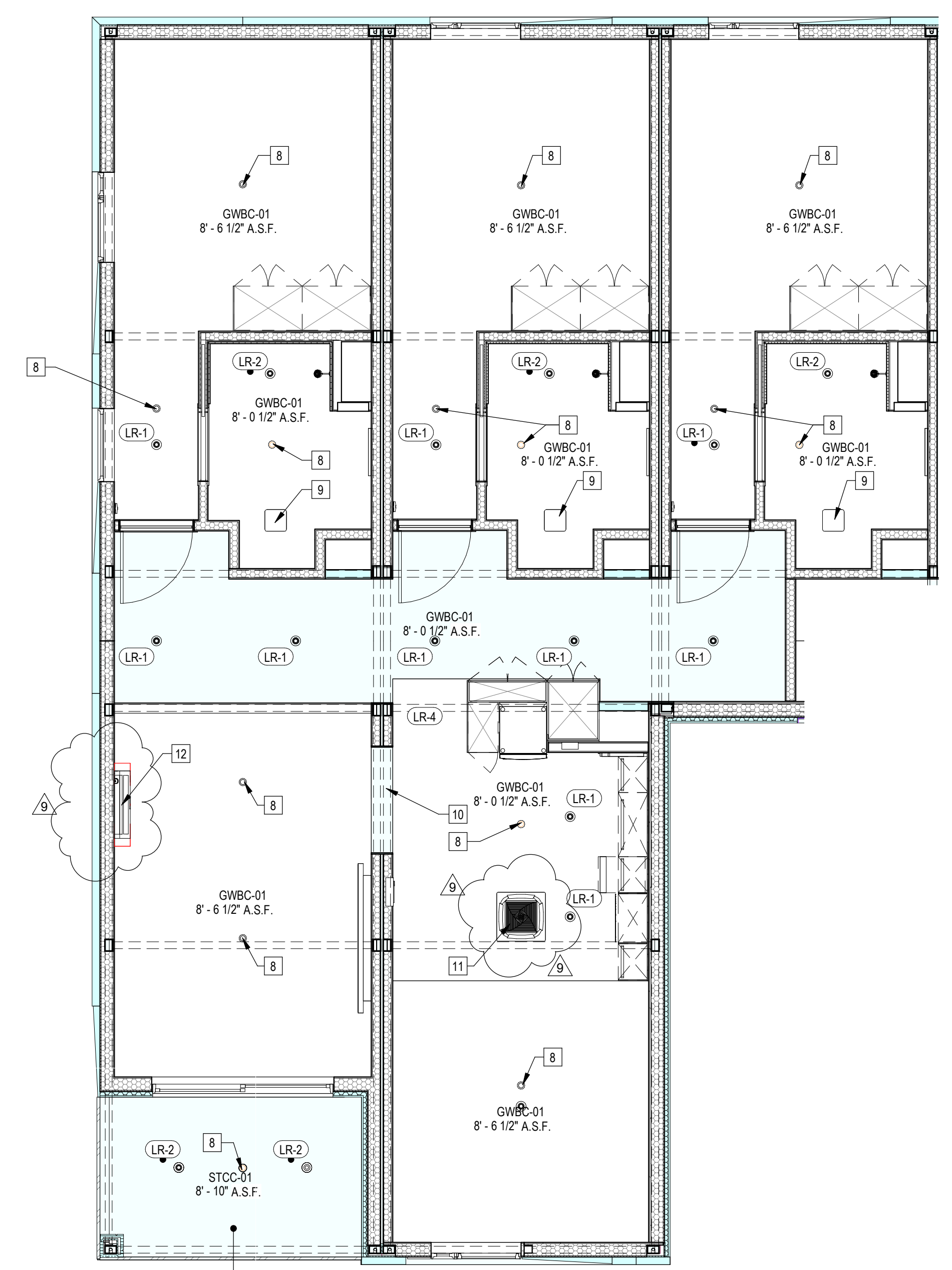
Plan Check Number: 21010-10000-02714
 Zoning Number: DR 2021 6289 TOC HCA

Enlarged Dwelling Unit Plan "Type 4"
 4' (3 Bedroom)

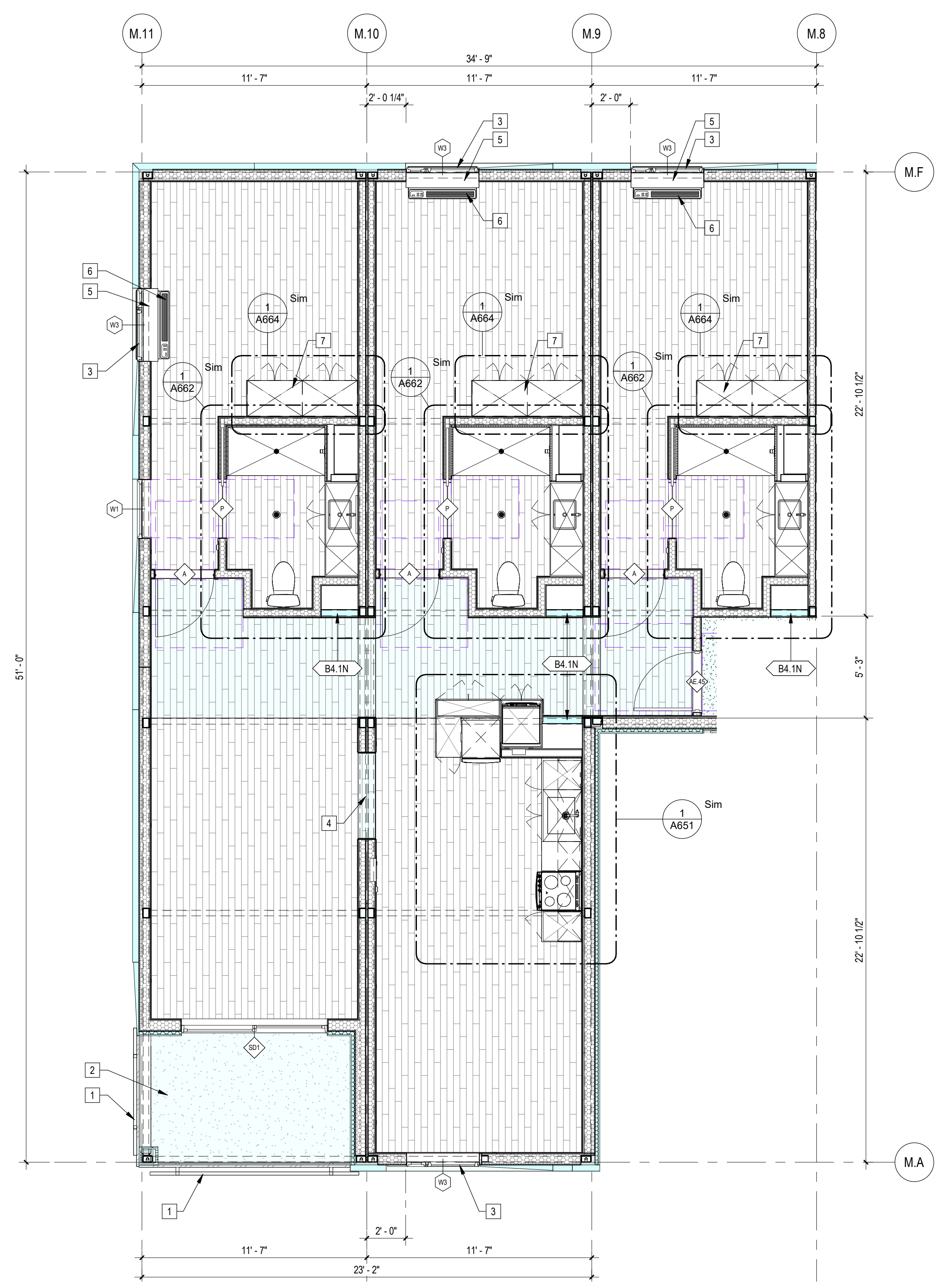
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 Date: 11/28/2023 4:07:14 PM

Author: Joanna Ostrander
 Checker: Justin Brechtel

A604



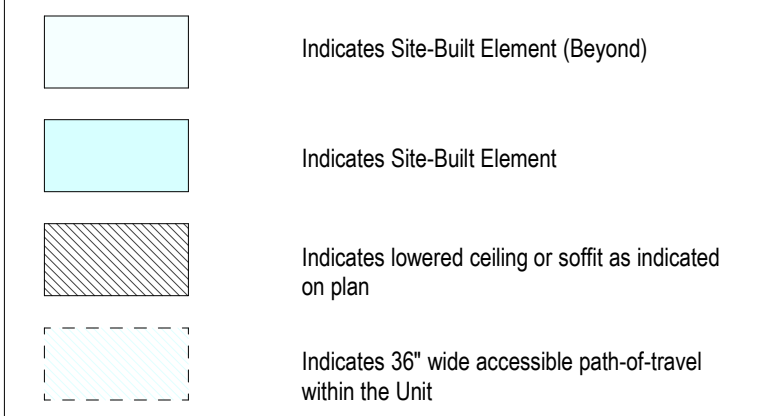
1 1/4" = 1'-0" Dwelling Unit RCP "Type 4"



3 1/4" = 1'-0" Dwelling Unit Plan "Type 4"

- Sheet Keynotes**
- 42" high AFF Bolted Steel Juliet Guardrail
 - Epoxy Sand sloped to area drain with Dex-O-Tex waterproof coating by Crossfield Products Corp. ESR-1757, or approved equal
 - Factory-installed window, refer to Window Schedule
 - Luxury Vinyl Plank Flooring over Sound Underlayment
 - PTAC Interior Painted MDF Enclosure
 - GE Self-Contained Heat Pump
 - Built-in Wardrobe Casework
 - Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
 - Bathroom Exhaust Fan, vent to exterior. Fan shall be on humidistat control. Refer to Mechanical Plans
 - 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association ESR-1338
 - Remote compressor for ductless, split-system heat pump
 - Ceiling-Recessed compact cassette for ductless, split-system heat pump

- Note:**
- Refer to A600 for Unit Type Schedule and locations
 - Refer to A600 Series drawings for ceiling fixture locations
 - Refer to A600 for appliance, plumbing fixture and lighting fixture schedules
 - Refer to A610 for Accessibility Compliance
 - Refer to A702 for window and door schedules
 - Bathroom Exhaust Fans
 - Shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building.
 - Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control



NTS Unit Plan Legend



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PROJECT TITLE
2853 West Modular Apartments

PROJECT ADDRESS
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - 022

Author
 Joanna Contreras

Check/By
 Justin Brechtel

Check/By
 Justin Brechtel

REVISIONS

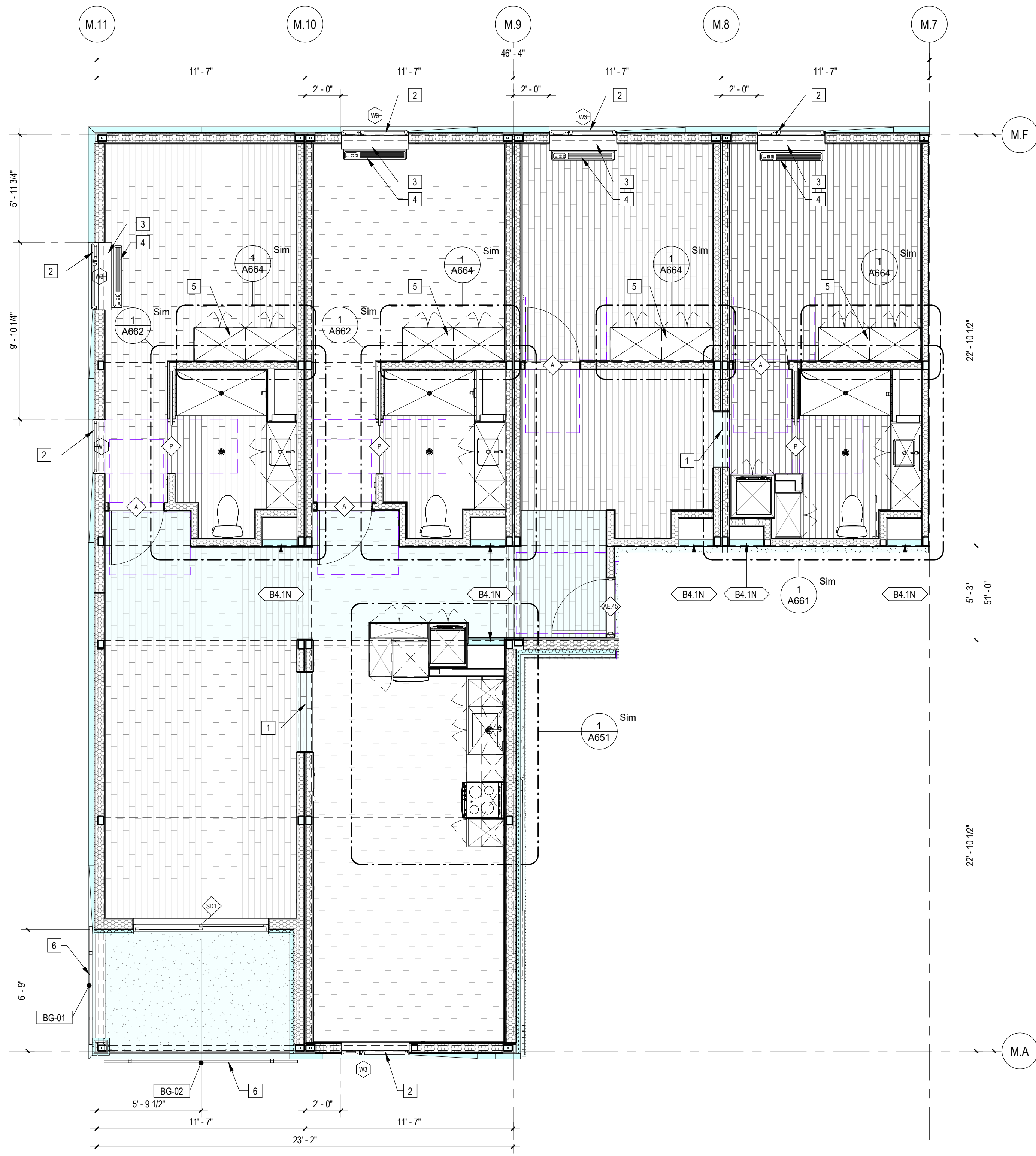
Rev. #	Date	Desc.
1	8/19/2022	LADBS Review 2 & HCD Plan Review 1
2	2/22/2023	LADBS Rev 4
3	11/11/2023	VE Rev 3

Plan Check Number 21010-10000-02714
 Zoning Number DR 2021 6289 TDC HCA

SHEET TITLE
 Enlarged Dwelling Unit Plan "Type 5" (4 Bedroom)

SHEET INFORMATION
 SHEET NUMBER 2101
 JOB NUMBER 14" = 1'-0"
 SCALE 11/28/2023 4:07:23 PM
 DRAWN BY Author
 CHECK/RY Justin Brechtel

A605



1 1/4" = 1'-0" Enlarged Dwelling Unit "Type 5" Plan (4 Bedroom)




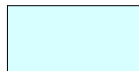


2 1/4" = 1'-0" Enlarged Dwelling Unit "Type 5" Reflected Ceiling Plan (4 Bedroom)

Sheet Keynotes

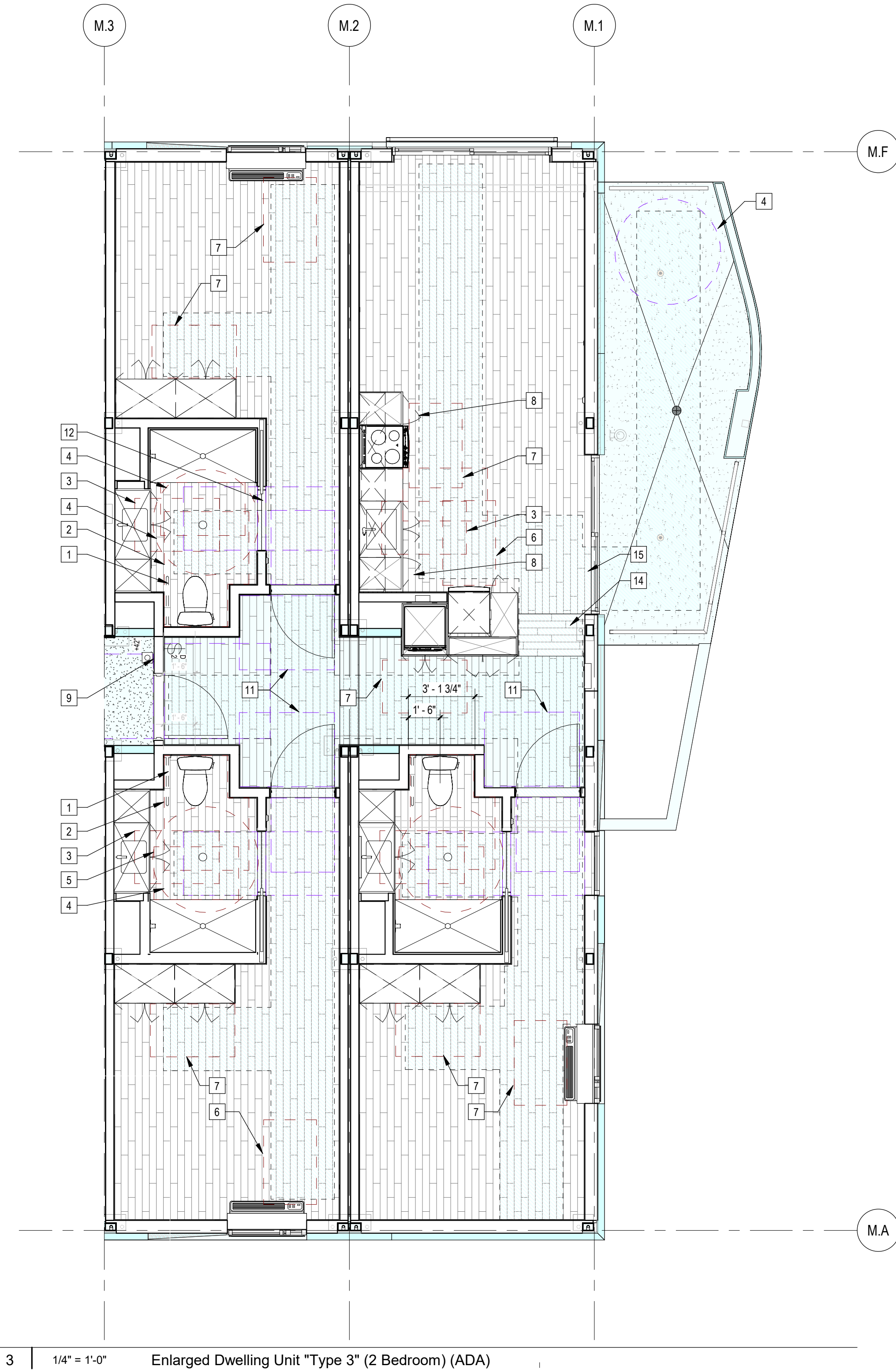
- Luxury Vinyl Plank Flooring over Sound Underlayment
- Factory-installed window, refer to Window Schedule
- PTAC Interior Painted MDF Enclosure
- GE Self-Contained Heat Pump
- Built-in Wardrobe Casework
- 42" high AFF Bolted Steel Juliet Guardrail
- Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
- Bathroom Exhaust Fan, vent to exterior. Fan shall be on humidistat control. Refer to Mechanical Plans
- Fire Alarm refer to Fire Protection Drawings
- 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association ESR-1338
- Remote compressor for ductless, split-system heat pump
- Ceiling-Recessed compact cassette for ductless, split-system heat pump

Note:

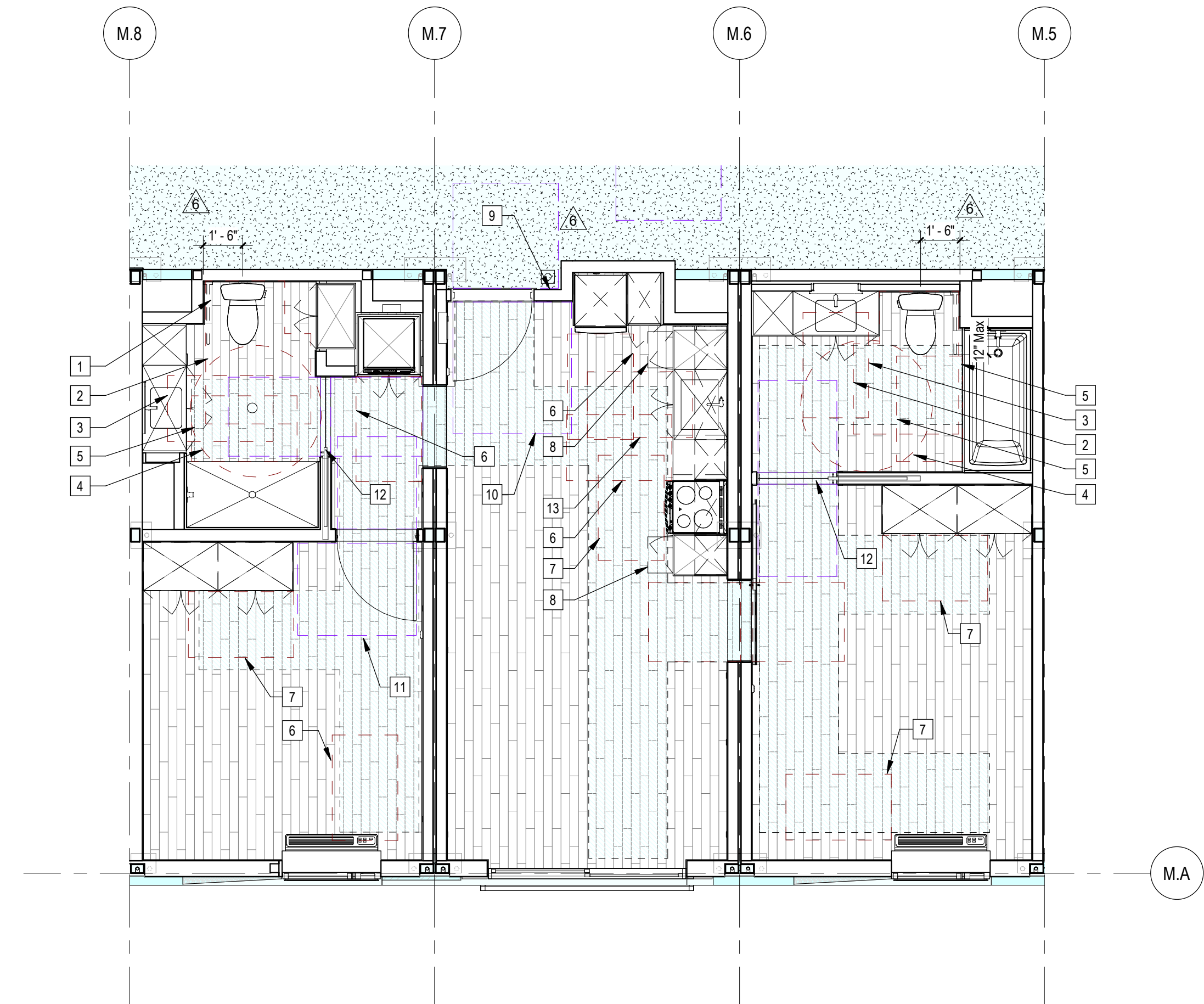
- Refer to A600 for Unit Type Schedule and locations
- Refer to A600 Series drawings for ceiling fixture locations
- Refer to A600 for appliance, plumbing fixture and lighting fixture schedules
- Refer to A610 for Accessibility Compliance
- Refer to A702 for window and door schedules
- Bathroom Exhaust Fans
 - Shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building.
 - Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control

 Indicates Site-Built Element (Beyond)
 Indicates Site-Built Element
 Indicates lowered ceiling or soffit as indicated on plan
 Indicates 36" wide accessible path-of-travel within the Unit

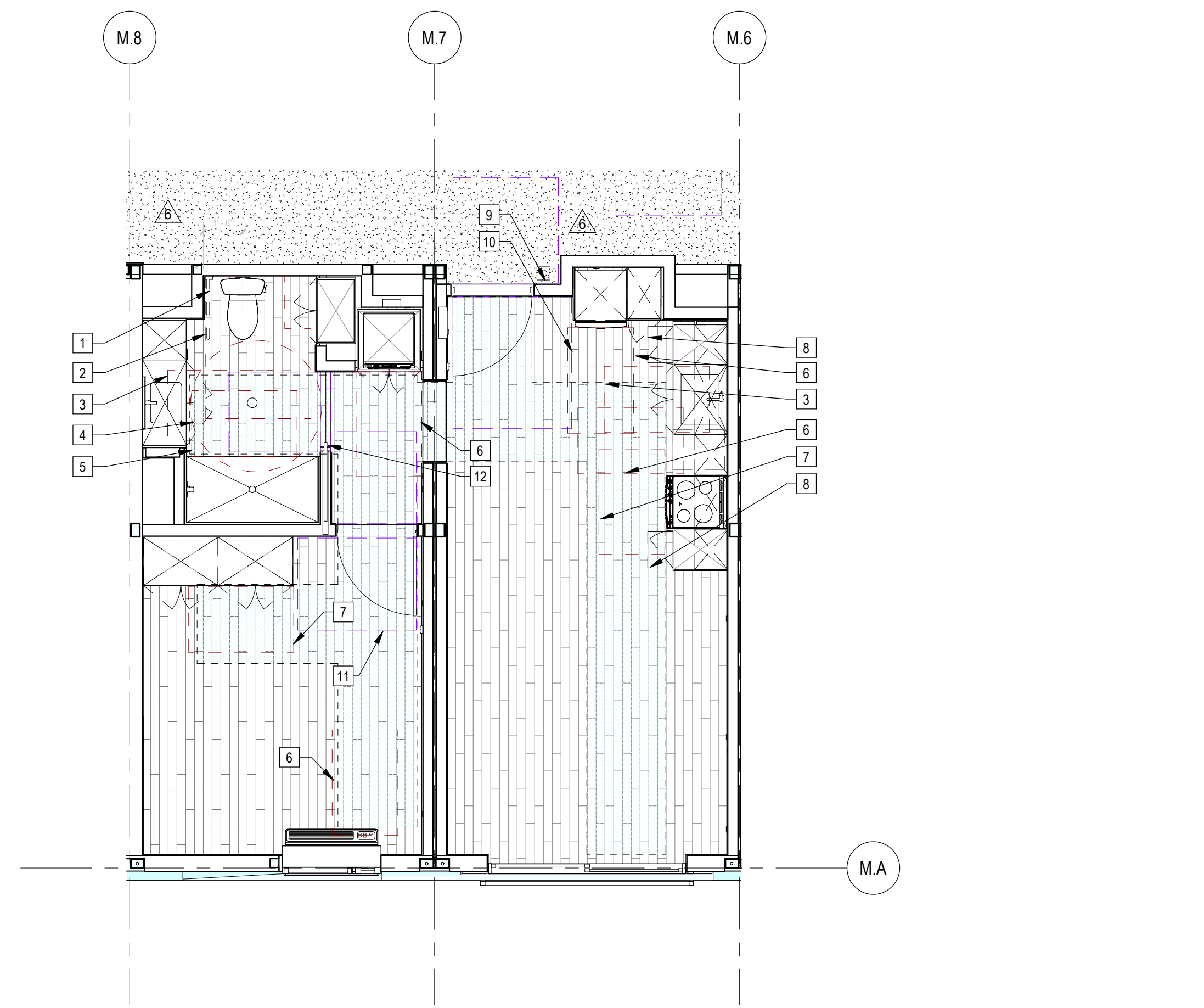
NTS Unit Plan Legend



3 | 1/4" = 1'-0" Enlarged Dwelling Unit "Type 3" (2 Bedroom) (ADA)



2 | 1/4" = 1'-0" Enlarged Dwelling Unit "Type 2" (2 Bedroom) (ADA)



1 | 1/4" = 1'-0" Enlarged Dwelling Unit "Type 1" (1 Bedroom) (ADA)

- Sheet Keynotes**
- 1 Provide in-wall backing for future fold-down grab-bar
 - 2 Water Closet clear floor space, 36" wide adjacent to wall, lavatory, cabinets which extend no more than 24" in depth. The clear floor space shall extend past the front edge of the water closet at least 36"
 - 3 30" x 48" clear maneuvering space, centered at lavatory
 - 4 60" Turning Radius
 - 5 30" x 48" clear maneuvering space in length located outside the shower, flush and parallel to the control wall.
 - 6 30" x 48" front approach clear floor space
 - 7 30" x 48" Parallel Approach
 - 8 15" wide pull-out breadboard
 - 9 Dwelling Unit Door Bell @ 42" AFF
 - 10 Front approach pull-side maneuvering space for unit entry doors. Minimum 60" in direction of door swing and 18" past the strike side edge
 - 11 Front approach pull-side maneuvering space for unit interior doors. Minimum 60" in direction of door swing and 18" past the strike side edge
 - 12 Pocket Door opens to min. 32" CLR with ADA-Compliant Hardware, Typ.
 - 13 30" x 48" Kitchen Sink Clear Floor Space Forward Approach
 - 14 Sloped Luxury Vinyl Plank Flooring over Sloped Flooring Shim, by Traxx or approved equal, to form floor slope transition. Slope not to exceed 1:20
 - 15 Threshold Ramps for Secondary Exterior Doors per CBC 1132A.3 1/8" : 12" Max Slope

- Note:**
1. Refer to A090 for Unit Type Schedule and locations
 2. Refer to A900 Series drawings for ceiling fixture locations
 3. Refer to A600 for appliance, plumbing fixture and lighting fixture schedules
 4. Refer to A610 for Accessibility Compliance
 5. Refer to A702 for window and door schedules
 6. Bathroom Exhaust Fans
 - A. Shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building.
 - B. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control
- Unit Accessibility Compliance Plans**
- Indicates Site-Built Element (Beyond)
 - Indicates Site-Built Element
 - Indicates lowered ceiling or soffit as indicated on plan
 - Indicates 36" wide accessible path-of-travel within the Unit

NTS Unit Plan Legend



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PROJECT TITLE
2853 West Modular Apartments
HCD Plan Check Response

PROJECT ADDRESS
Joanna Cottrander
2853 South West Boulevard
Los Angeles, CA 90016
5050 - 011 - U22

REVISIONS

Rev. #	Date	Desc.
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Plan Check Number: 21010-10000-02714
Zoning Number: DR 2021 6289 TOC HCA

SHEET INFORMATION

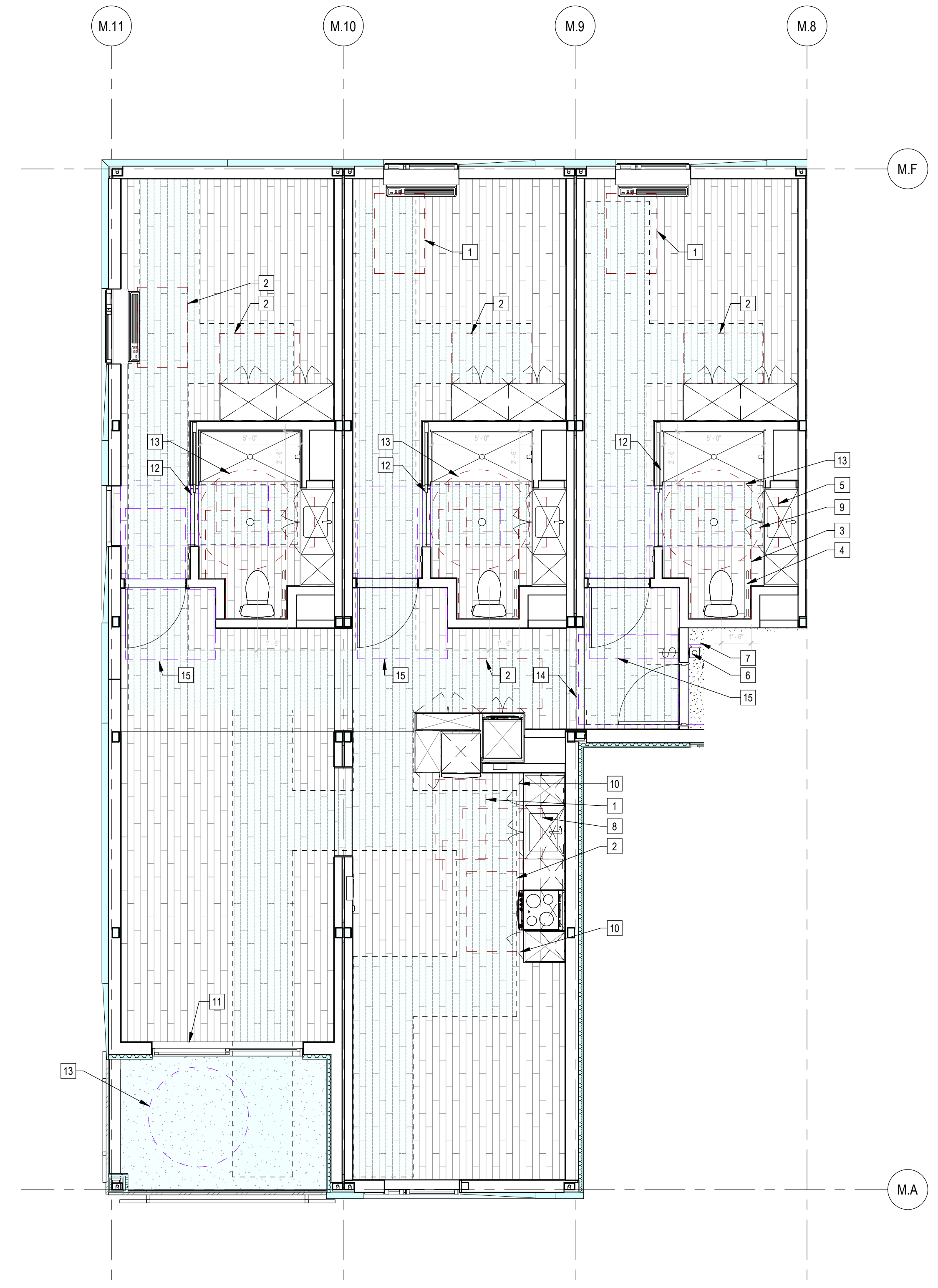
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	2101	1/4" = 1'-0"	11/28/2023 4:07:40 PM	Author	

SHEET NUMBER

A611



2 | 1/4" = 1'-0" Dwelling Unit "Type 5" Enlarged Plan (3 Bedroom) (ADA)



1 | 1/4" = 1'-0" Dwelling Unit "Type 4" Enlarged Plan (3 Bedroom) (ADA)

Sheet Keynotes

- 1 30" x 48" front approach clear floor space
- 2 30" x 48" Parallel Approach
- 3 Water Closet clear floor space, 36" wide adjacent to wall, lavatory, cabinets which extend no more than 24" in depth. The clear floor space shall extend past the front edge of the water closet at least 35"
- 4 Provide in-wall backing for future fold-down grab-bar
- 5 30" x 48" clear maneuvering space, centered at lavatory
- 6 Dwelling Unit Door Bell @ 42" AFF
- 7 Front approach push-side maneuvering space for doors with latch and closer. Minimum 48" in direction of door swing and 12" past the strike edge
- 8 30" x 48" Kitchen Sink Clear Floor Space Forward Approach
- 9 30" x 48" clear maneuvering space in length located outside the shower, flush and parallel to the control wall
- 10 15" wide pull-out breadboard
- 11 Threshold Rampo for Secondary Exterior Doors per CBC 1132A.3 1/8" : 12" Max Slope
- 12 Pocket Door opens to min. 32" CLR with ADA-Compliant Hardware, Typ.
- 13 60" Turning Radius
- 14 Front approach pull-side maneuvering space for unit entry doors. Minimum 60" in direction of door swing and 18" past the strike side edge
- 15 Front approach pull-side maneuvering space for unit interior doors. Minimum 60" in direction of door swing and 18" past the strike side edge

- Note:
- 1. Refer to A090 for Unit Type Schedule and locations
 - 2. Refer to A900 Series drawings for ceiling fixture locations
 - 3. Refer to A600 for appliance, plumbing fixture and lighting fixture schedules
 - 4. Refer to A610 for Accessibility Compliance
 - 5. Refer to A702 for window and door schedules
 - 6. Bathroom Exhaust Fans
 - A. Shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building.
 - B. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control

- Indicates Site-Built Element (Beyond)
- Indicates Site-Built Element
- Indicates lowered ceiling or soffit as indicated on plan
- Indicates 36" wide accessible path-of-travel within the Unit



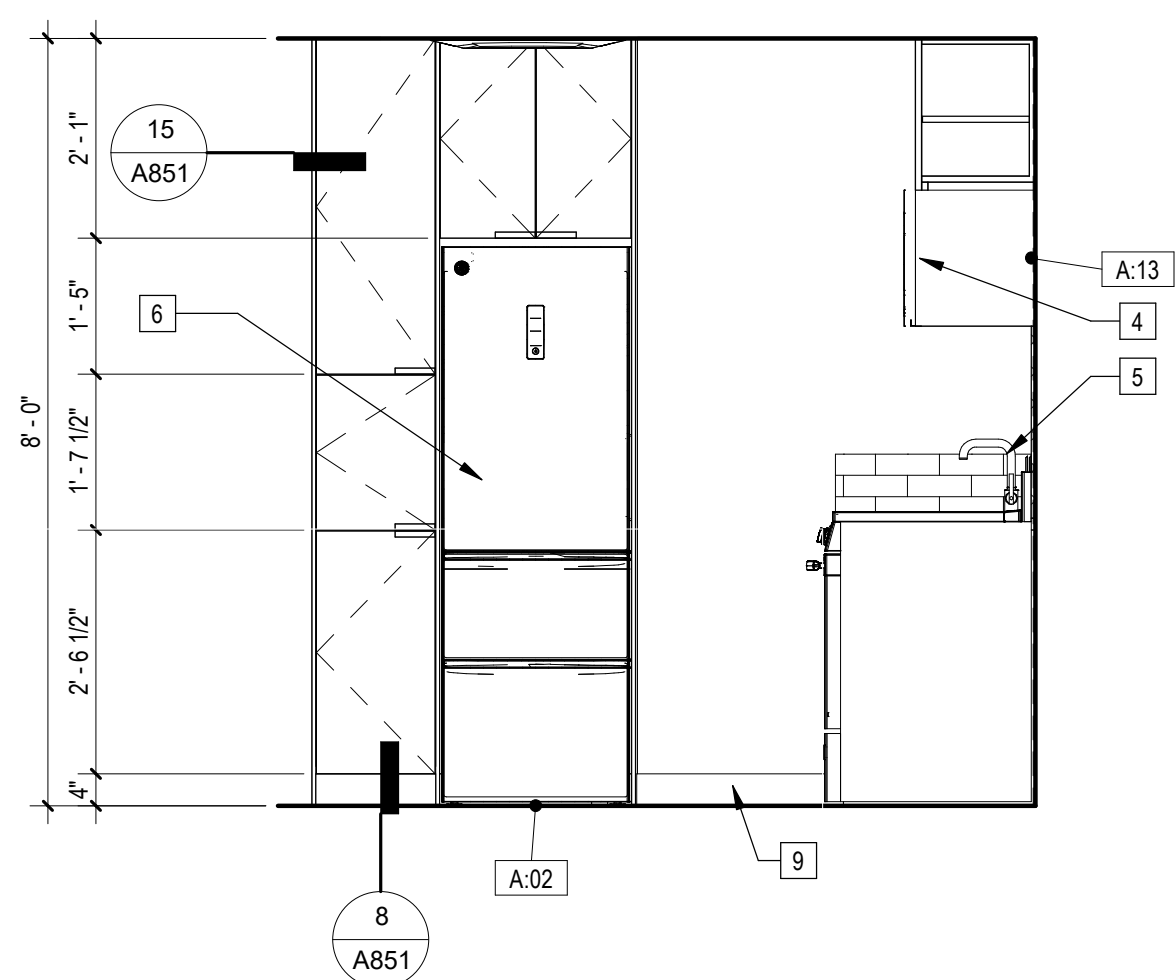
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Joanna Ostrander
2853 South West Boulevard
Los Angeles, CA 90016
5050 - 011 - 022

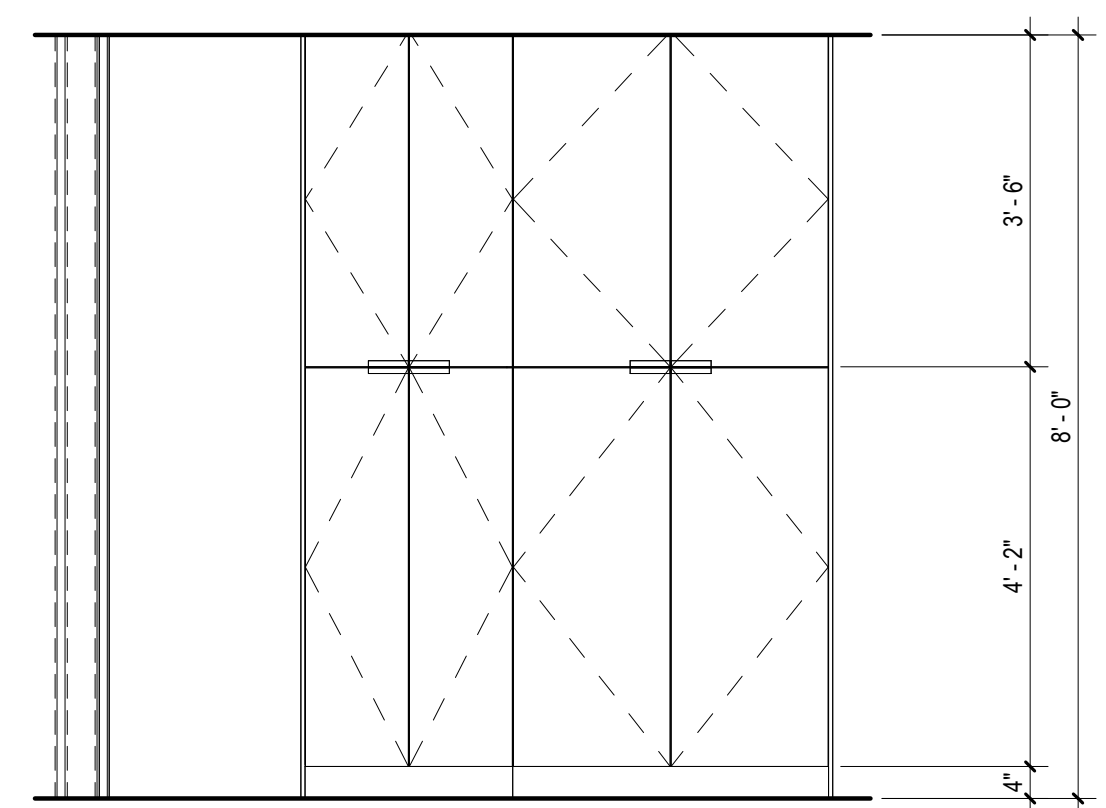
2853 West Modular Apartments
HCD Plan Check Response

Rev. #	Date	Desc.

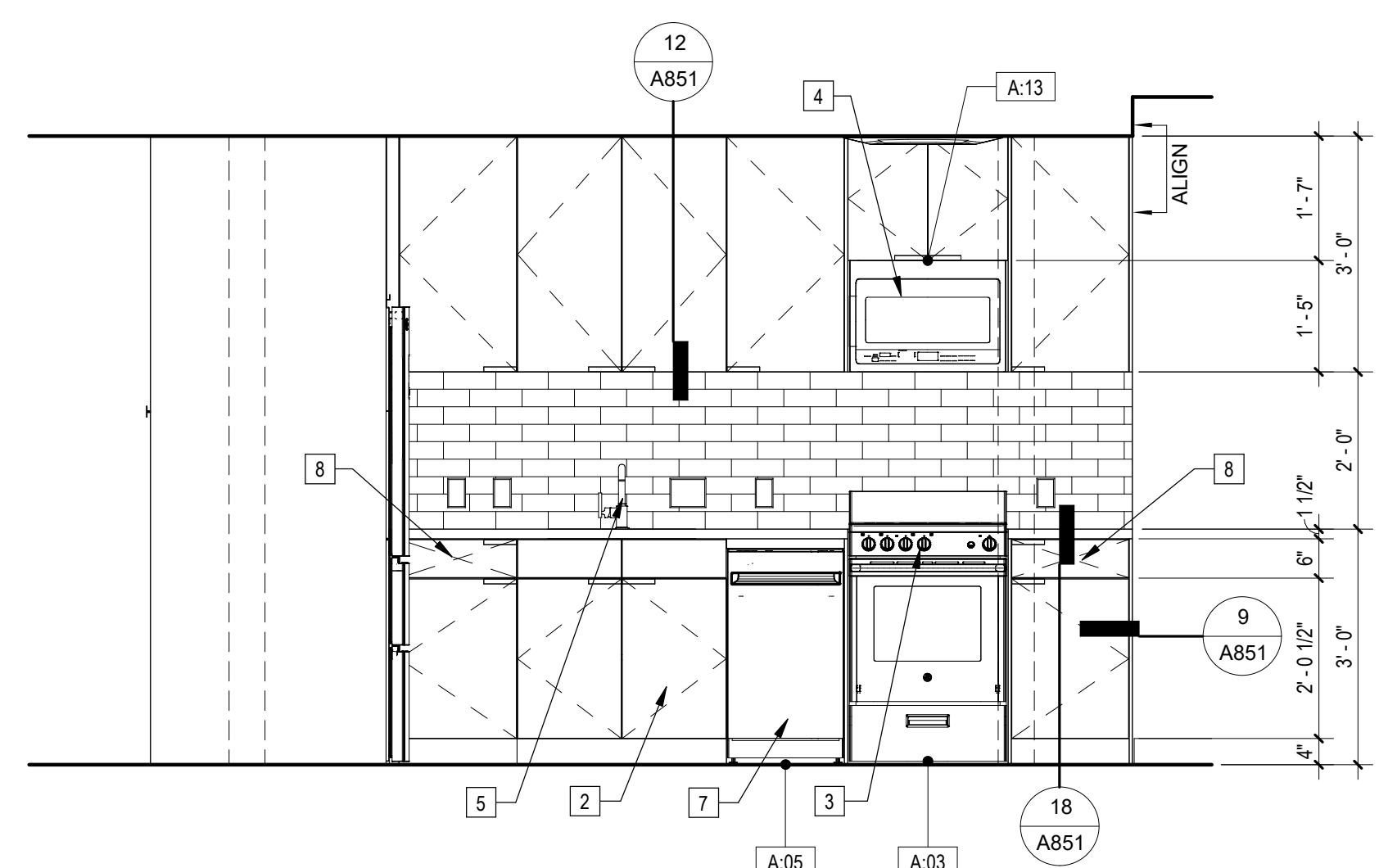
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					AUTHOR



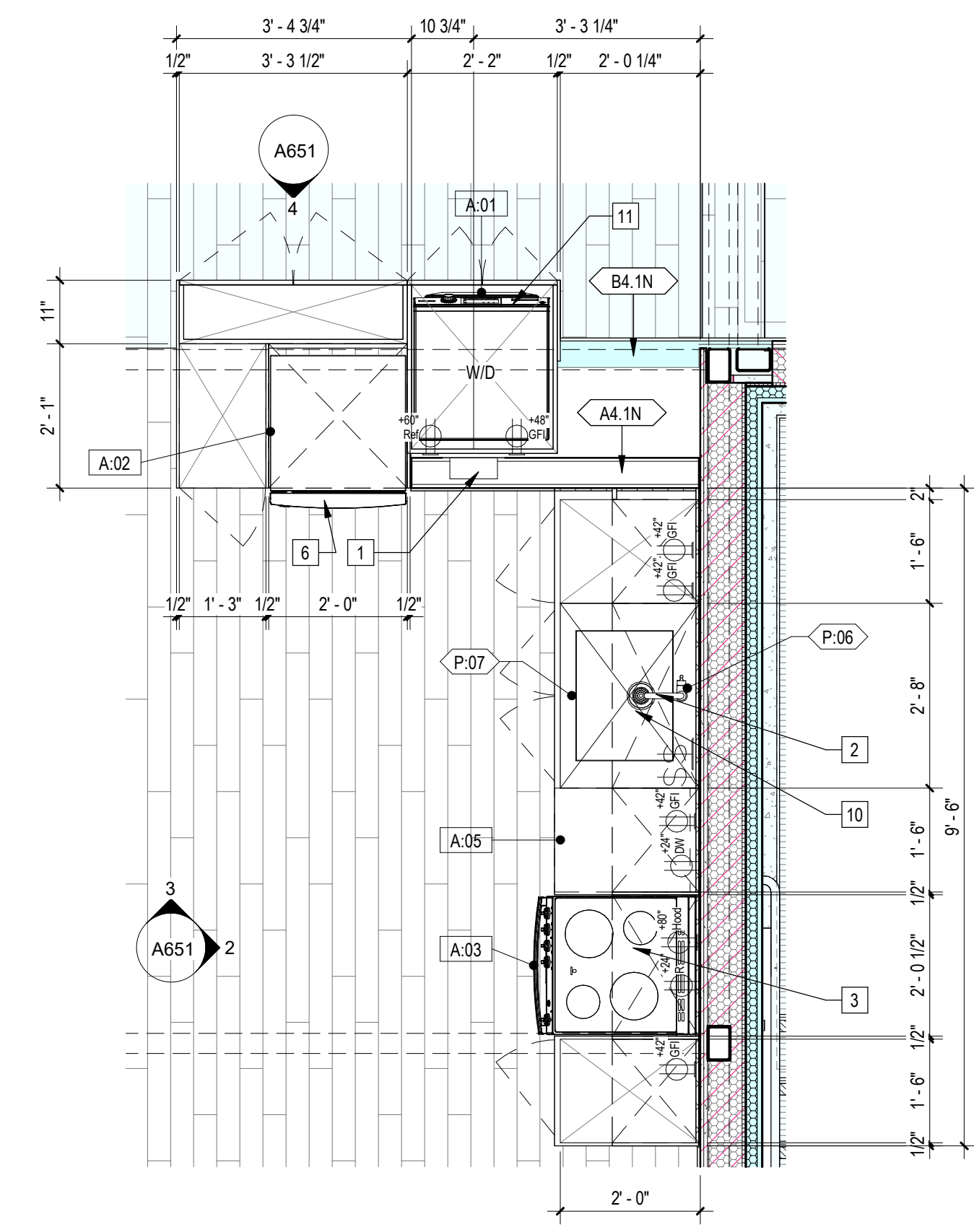
3 | 1/2" = 1'-0" Enlarged Kitchen Type "A" Elevation - North



4 | 1/2" = 1'-0" Enlarged Millwork Elevation - Laundry



2 | 1/2" = 1'-0" Enlarged Kitchen Type "A" Elevation - East



1 | 1/2" = 1'-0" Enlarged Kitchen Type "A" Plan

Sheet Keynotes

- 1 Recessed Washer Hose Bibb
- 2 Base cabinet directly under the kitchen sink counter area, including toeboard and shelving, shall be removable without specialized tools or knowledge. The finish floor beneath the kitchen sink counter shall extend to the wall
- 3 GE 24" Stainless Steel Free-Standing Electric Range
- 4 Haier 24" Over-the-Range Microwave Hood
- 5 Stainless Steel Kitchen Faucet with integral pull-out nozzle, ADA Compliant, 1.5gpm @ 60psi max flow rate
- 6 GE Stainless Steel Bottom-Freezer Refrigerator
- 7 GE 18" Stainless Steel Dishwasher
- 8 15" wide pull-out breadboard
- 9 4" x 1/2" MDF baseboard
- 10 Stainless Steel Undermount Single Bowl Kitchen Sink, ADA Compliant
- 11 GE Front Load Washer/Condenser Dryer Combo on 4" high ADA Riser

- Note:
1. Refer to A090 for Unit Type Schedule and locations
 2. Refer to A900 Series drawings for ceiling fixture locations
 3. Refer to A600 for appliance, plumbing fixture and lighting fixture schedules
 4. Refer to A610 for Accessibility Compliance
 5. Refer to A702 for window and door schedules
 6. Bathroom Exhaust Fans
 - A. Shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building.
 - B. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.

- Indicates Site-Built Element (Beyond)
- Indicates Site-Built Element
- Indicates lowered ceiling or soffit as indicated on plan
- Indicates 36" wide accessible path-of-travel within the Unit



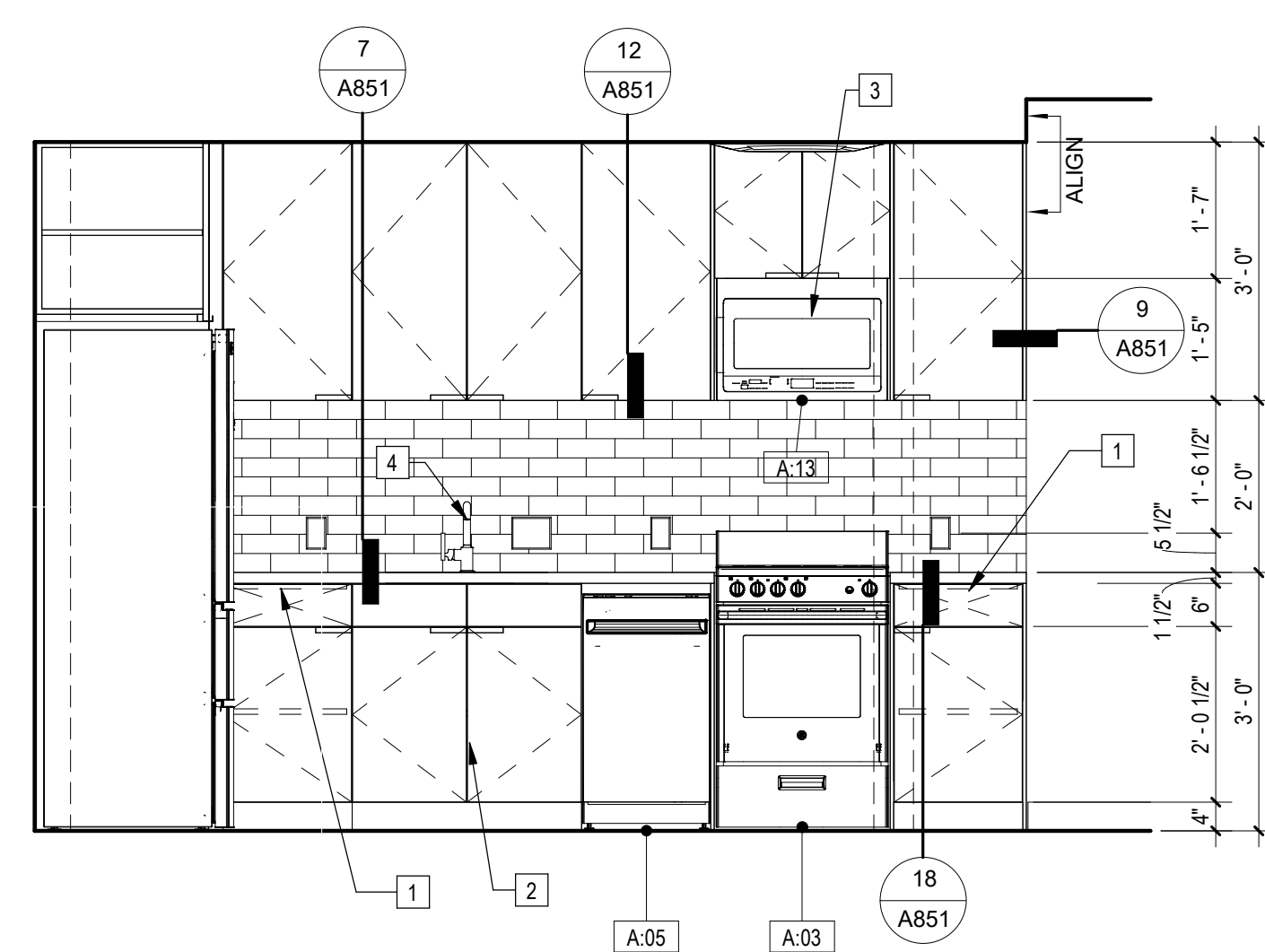
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PROJECT TITLE

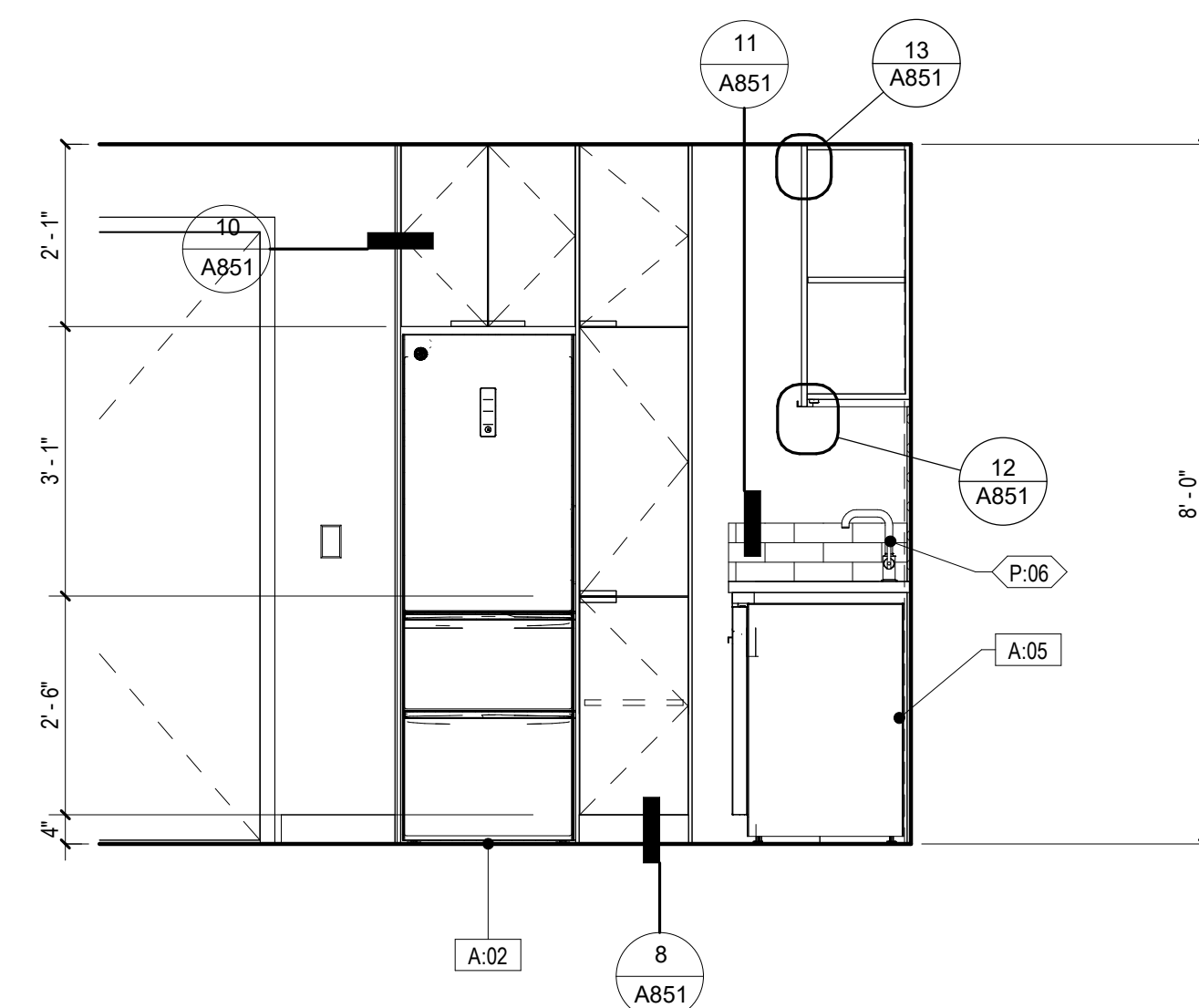
PROJECT ADDRESS
Joanna Ostrander
2853 South West Boulevard
Los Angeles, CA 90016
5950 - 011 - 022

2853 West Modular Apartments
HCD Plan Check Response

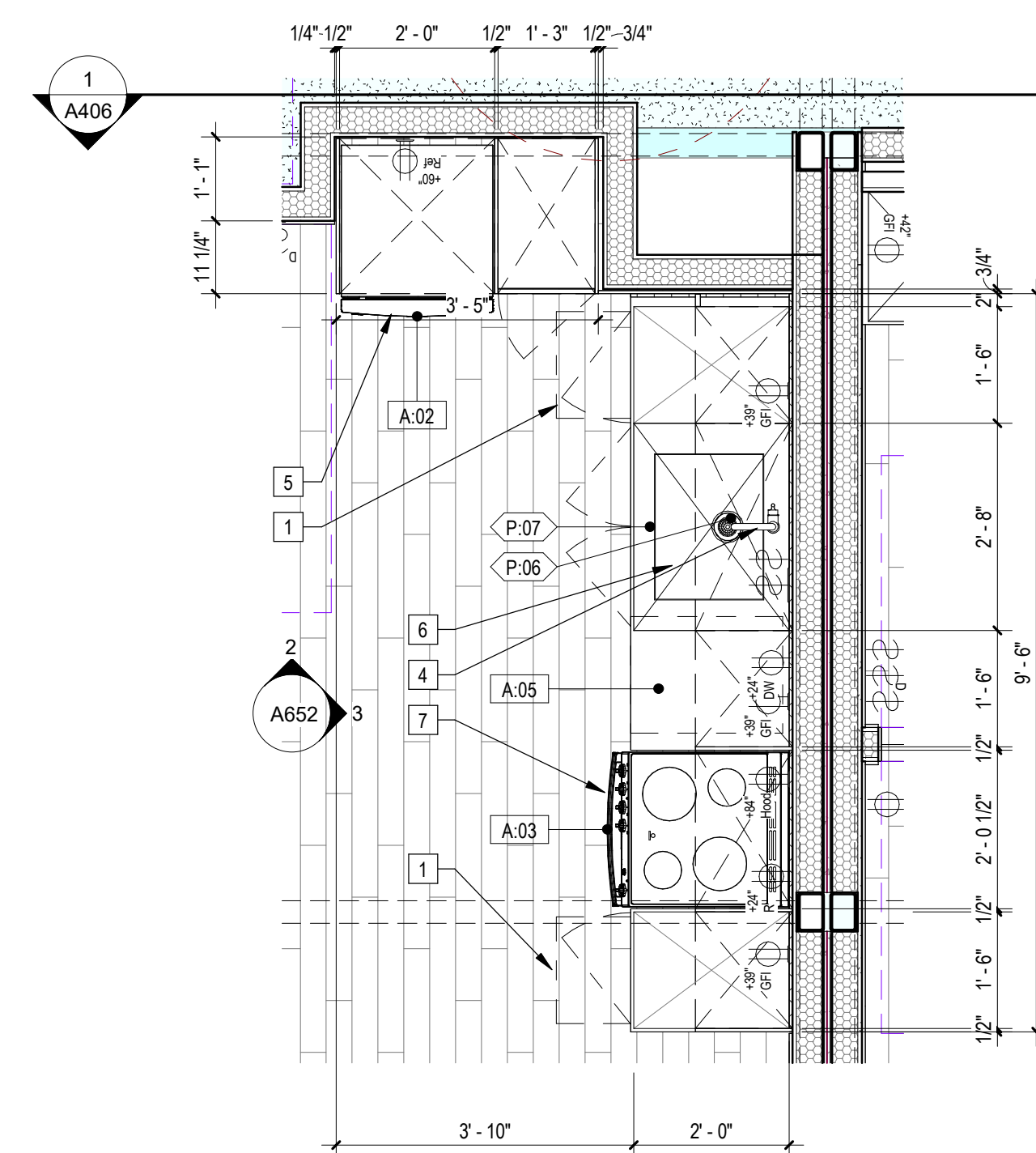
REVISIONS
REV. # LSNR LDESC



3 | 1/2" = 1'-0" Enlarged Kitchen Type "B" Elevation - East



2 | 1/2" = 1'-0" Enlarged Kitchen Type "B" Elevation - North

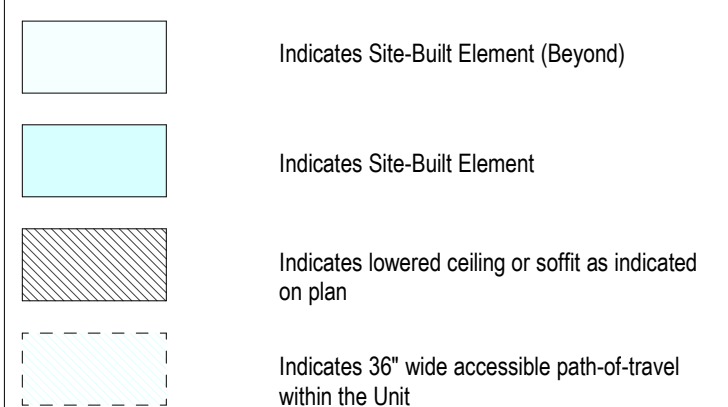


1 | 1/2" = 1'-0" Enlarged Kitchen Type "B" Plan

Sheet Keynotes

- 1 15" wide pull-out breadboard
- 2 Base cabinet directly under the kitchen sink counter area, including toeboard and shelving, shall be removable without specialized tools or knowledge. The finish floor beneath the kitchen sink counter shall extend to the wall
- 3 Haier 24" Over-the-Range Microwave Hood
- 4 Stainless Steel Kitchen Faucet with integral pull-out nozzle, ADA Compliant, 1.5gpm @ 60psi max flow rate
- 5 GE Stainless Steel Bottom-Freezer Refrigerator
- 6 Stainless Steel Undermount Single Bowl Kitchen Sink, ADA Compliant
- 7 GE 24" Stainless Steel Free-Standing Electric Range

- Note:
1. Refer to A090 for Unit Type Schedule and locations
 2. Refer to A900 Series drawings for ceiling fixture locations
 3. Refer to A600 for appliance, plumbing fixture and lighting fixture schedules
 4. Refer to A610 for Accessibility Compliance
 5. Refer to A702 for window and door schedules
 6. Bathroom Exhaust Fans
 7. Shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building.
 8. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.



NTS Unit Plan Legend

Plan Check Number 21010-10000-02714
Zoning Number DR 2021 6289 TDC HCA

SHEET TITLE SHEET INFORMATION

PKNE	JOB NUMBER	SCALE	DATE	DRAWN BY	CHECKER
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SHEET NUMBER

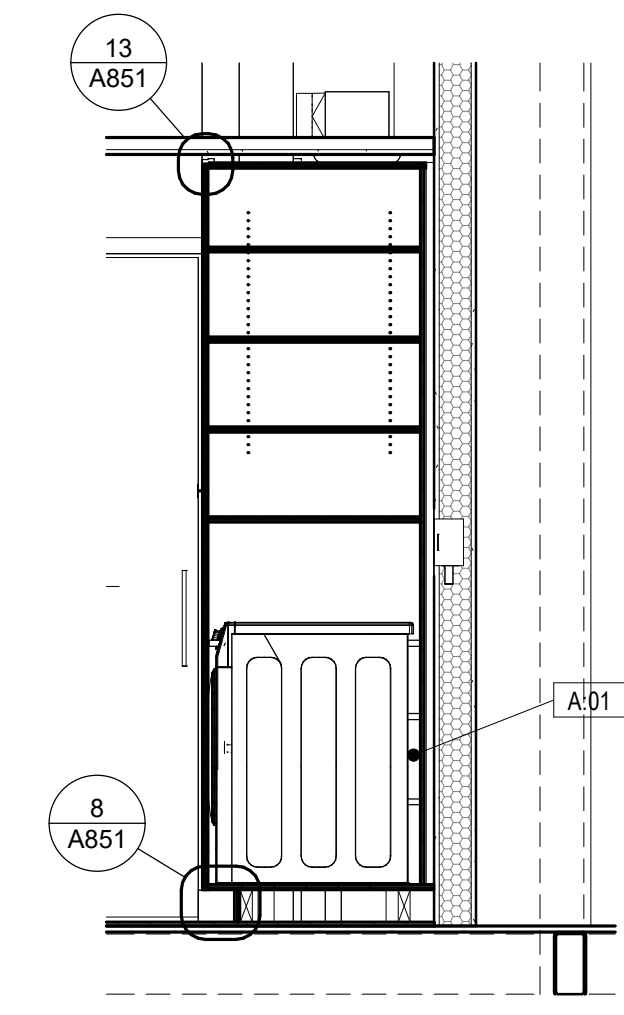
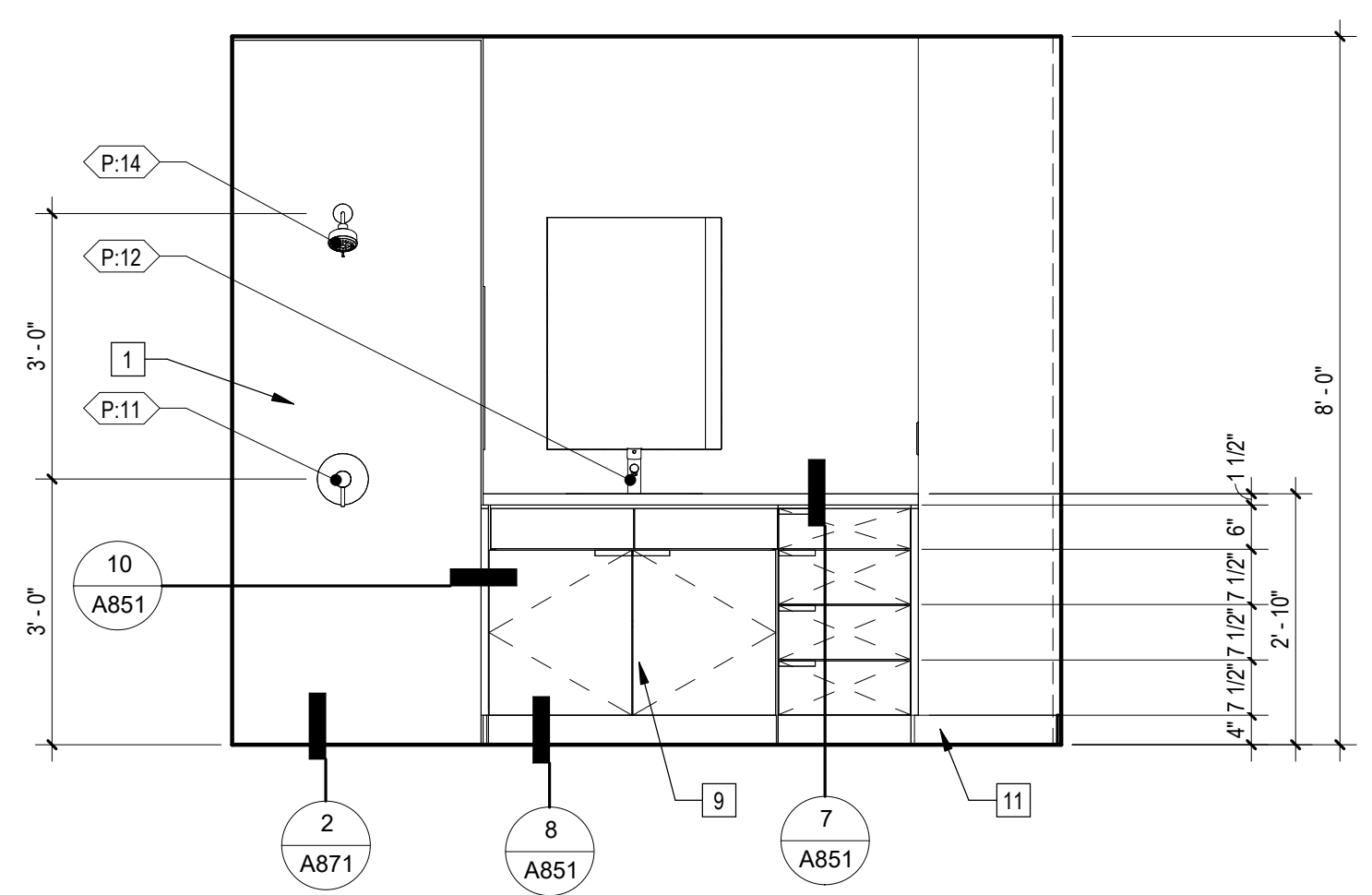
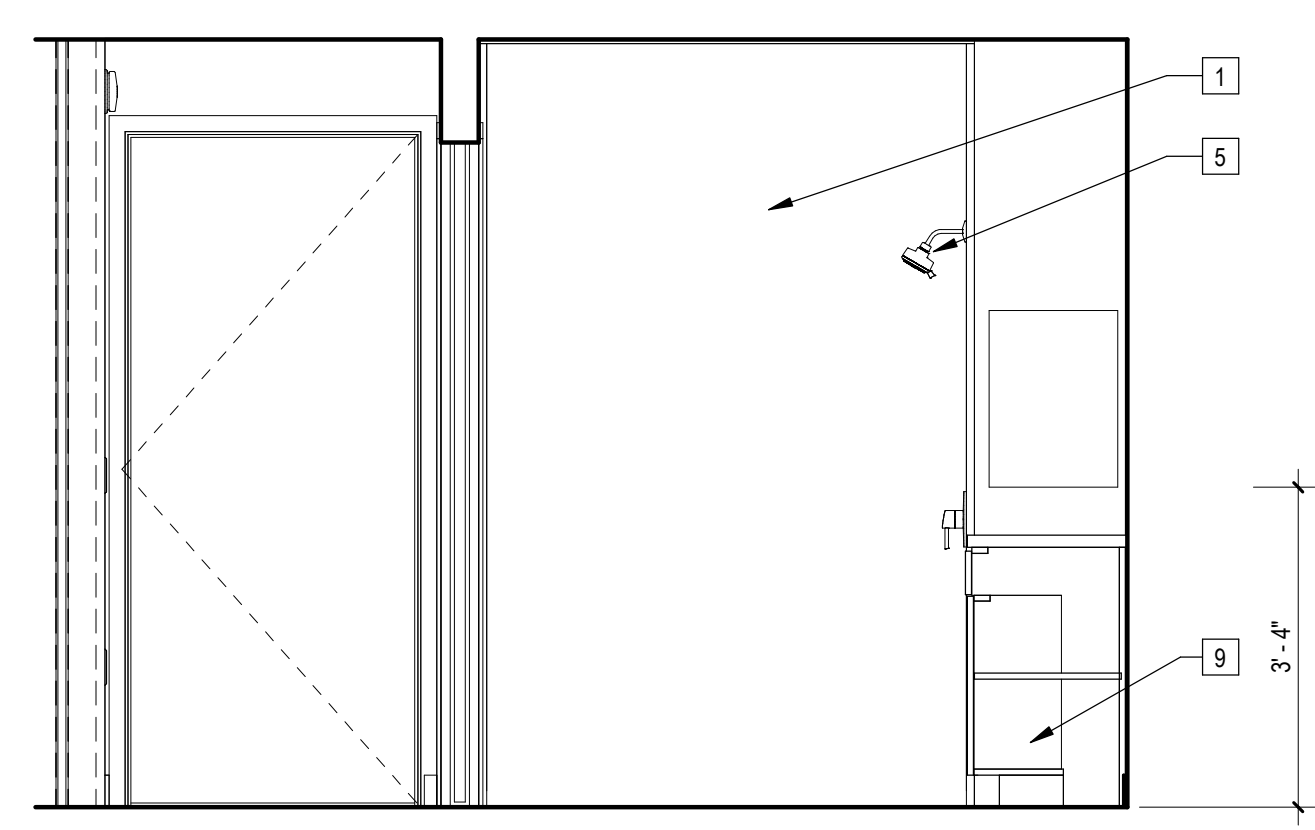
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PROJECT TITLE
2853 West Modular Apartments
 HCD Plan Check Response

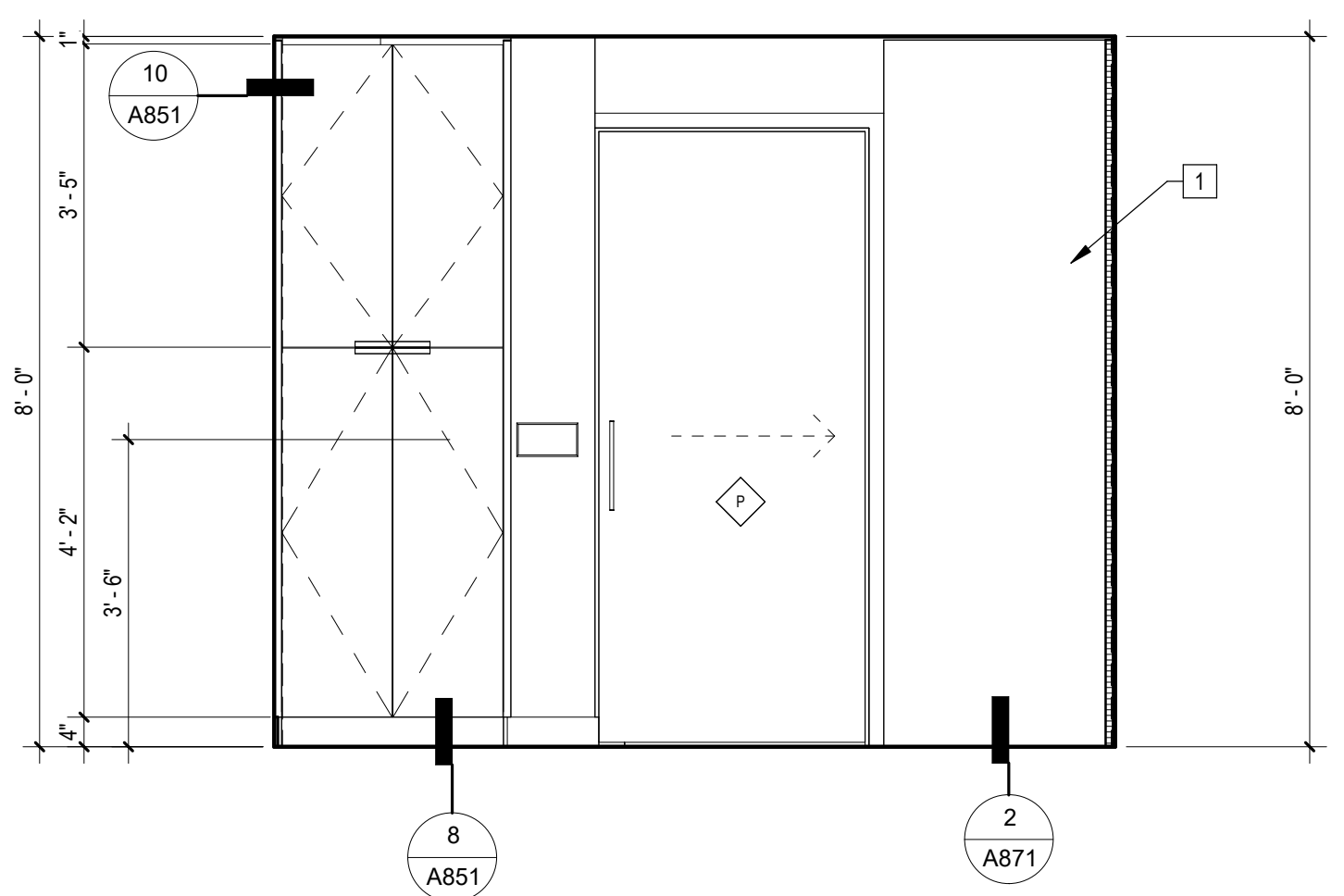
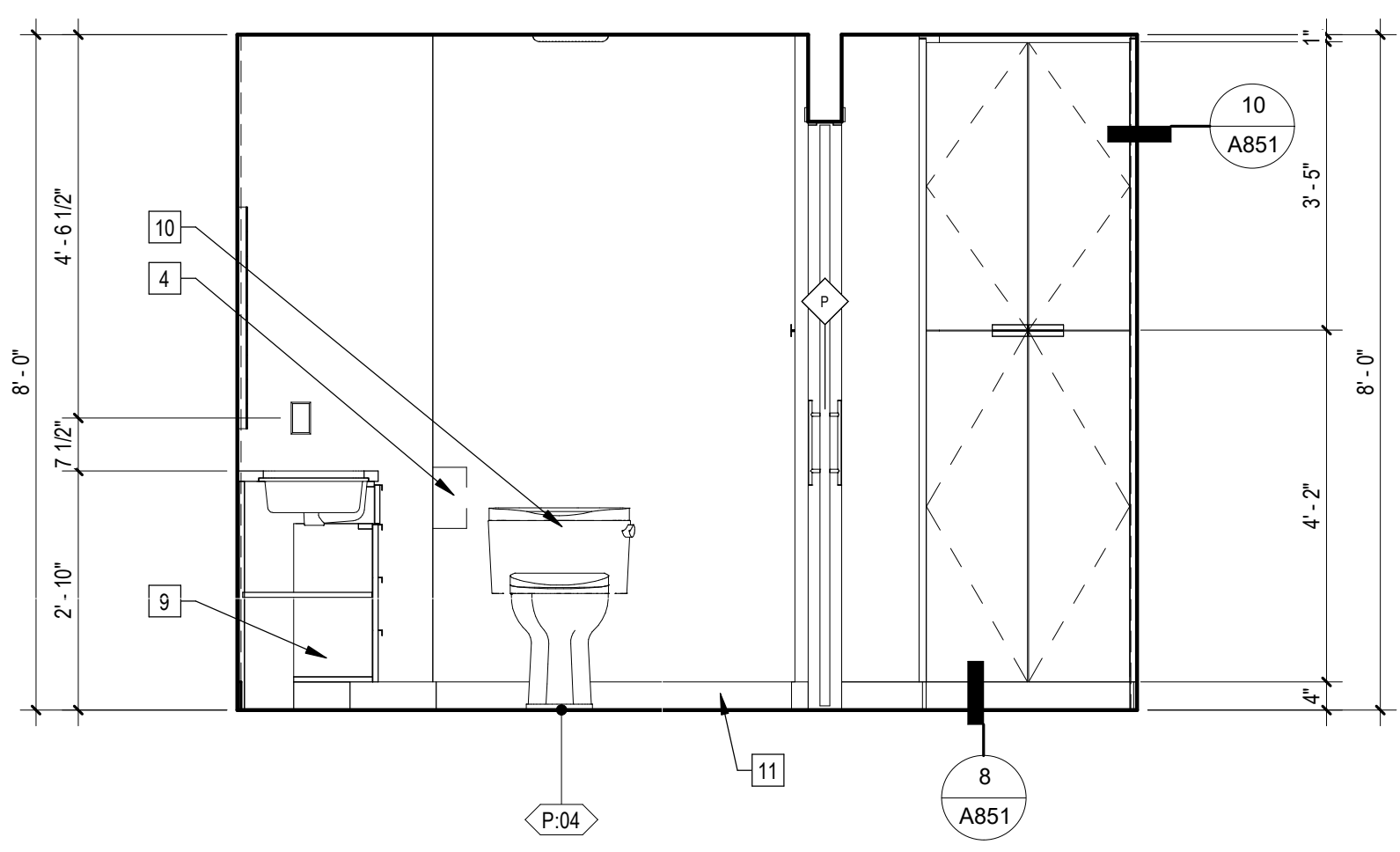
PROJECT ADDRESS
 Joanna Ostrander
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - 022



5 | 1/2" = 1'-0" | Enlarged Bathroom "A" Elevation - South

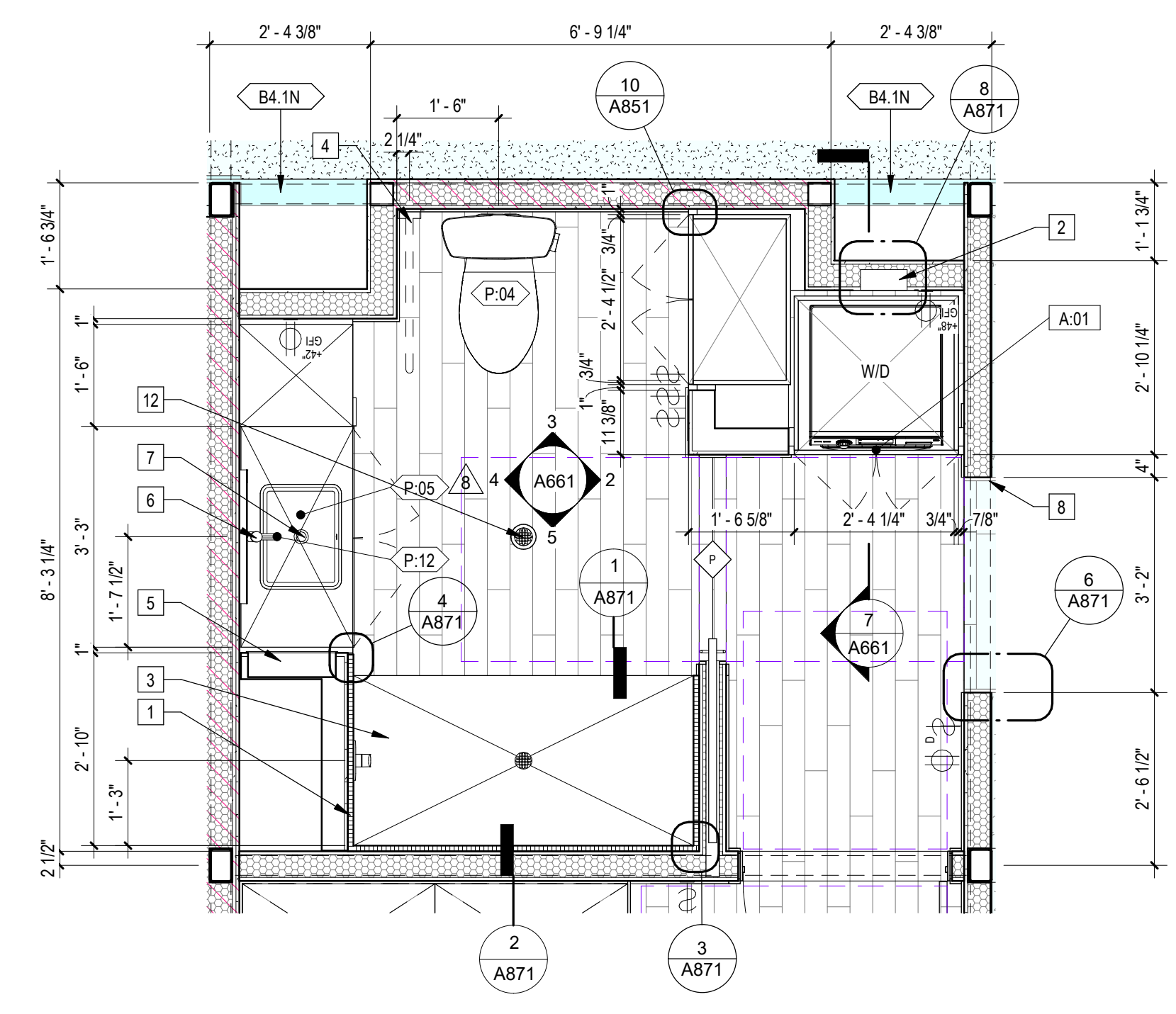
4 | 1/2" = 1'-0" | Enlarged Bathroom "A" Elevation - West

7 | 1/2" = 1'-0" | Enlarged Laundry Section Detail



3 | 1/2" = 1'-0" | Enlarged Bathroom "A" Elevation - North

2 | 1/2" = 1'-0" | Enlarged Bathroom "A" Elevation - East

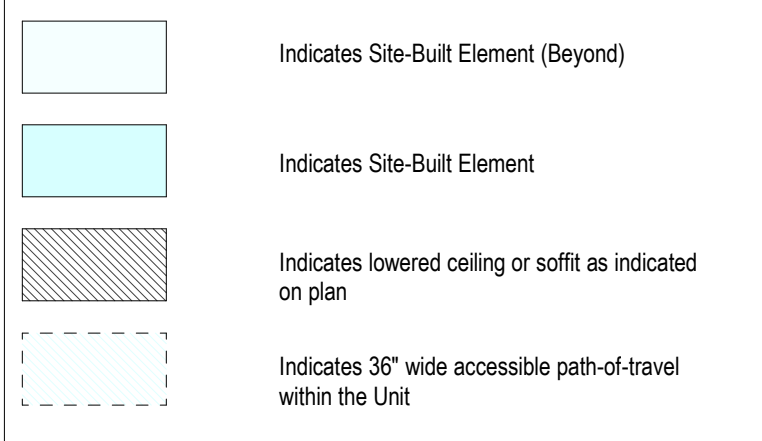


1 | 1/2" = 1'-0" | Enlarged Bathroom Type "A" Plan

Sheet Keynotes

- 1 5/8" Thick Densglass Exterior Sheathing, Georgia-Pacific Gypsum LLC, ESR-3786
- 2 Recessed Washer Hose Bibb
- 3 Shower Tray, maximum slope of 1/2" per 12", slip-resistant finish
- 4 Provide in-wall backing for future fold-down grab-bar
- 5
- 6 Single-Hole Bathroom Faucet, 1.2gpm @ 60psi max flow rate, ADA compliant
- 7 Undermount Bathroom Sink
- 8 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association ESR-1338
- 9 Removable Lavatory Base Cabinet
- 10 One-Piece Elongated dual flush toilet, 1.28gpf max flow rate, Left-Hand Flush, ADA Compliant
- 11 4" x 1/2" MDF baseboard
- 12 Floor Drain, Refer to Plumbing Drawings

- Note:
1. Refer to A090 for Unit Type Schedule and locations
 2. Refer to A900 Series drawings for ceiling fixture locations
 3. Refer to A600 for appliance, plumbing fixture and lighting fixture schedules
 4. Refer to A610 for Accessibility Compliance
 5. Refer to A702 for window and door schedules
 6. Bathroom Exhaust Fans
 - A. Shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building.
 - B. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.



NTS Unit Plan Legend

REVISIONS	Rev. #	Date	Desc.
	B	6/12/2023	HCD Review

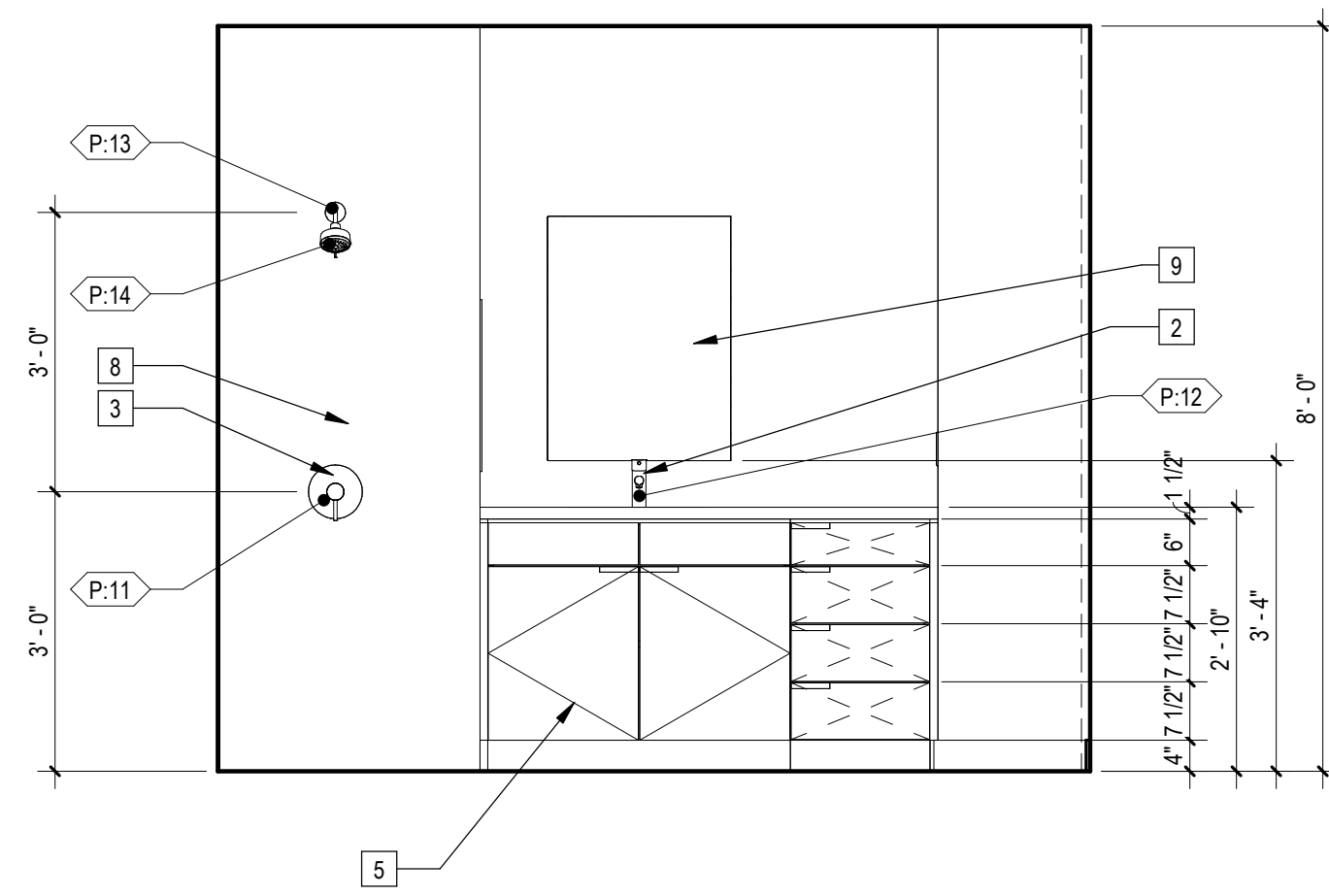
Plan Check Number 21010-10000-02714
 Zoning Number DR 201 6289 TOC HCA

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Author	Checker
2101 As indicated	
11/28/2023 4:08:01 PM	
Author	Checker

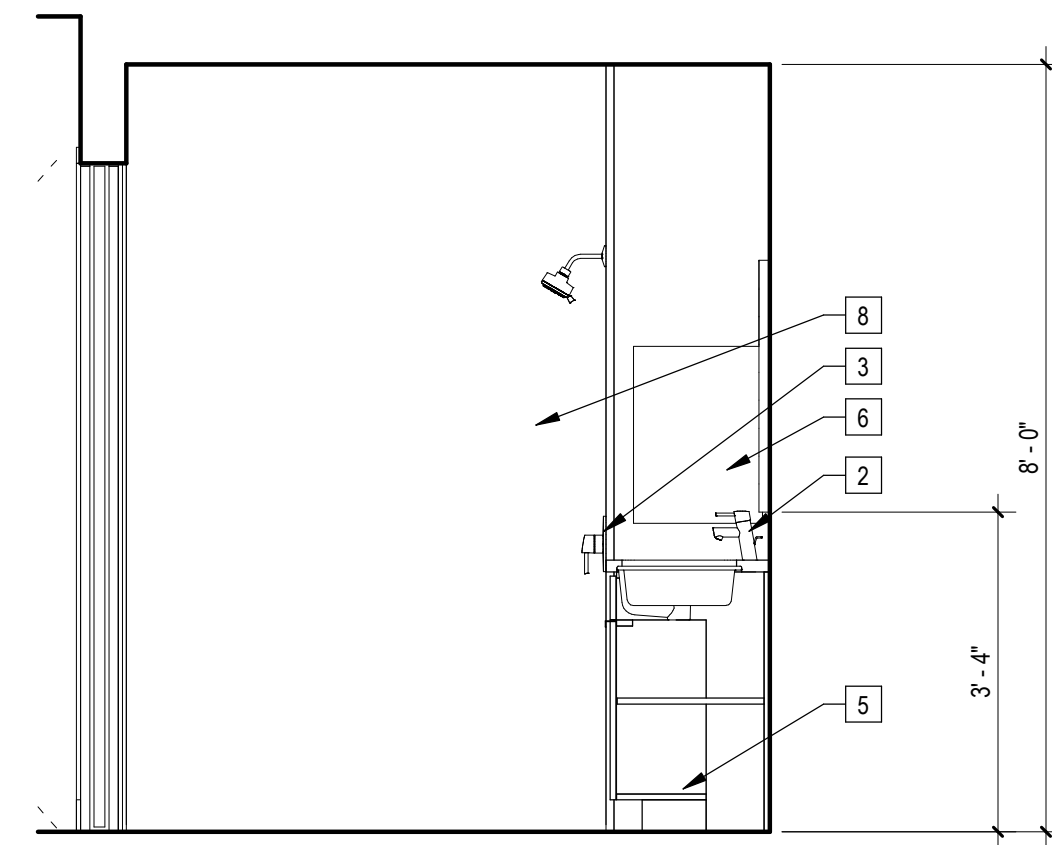
Enlarged Bathroom Type "A" Plan and Elevations

Job Number 2101
 Scale As indicated
 Date 11/28/2023 4:08:01 PM
 Drawn By Author

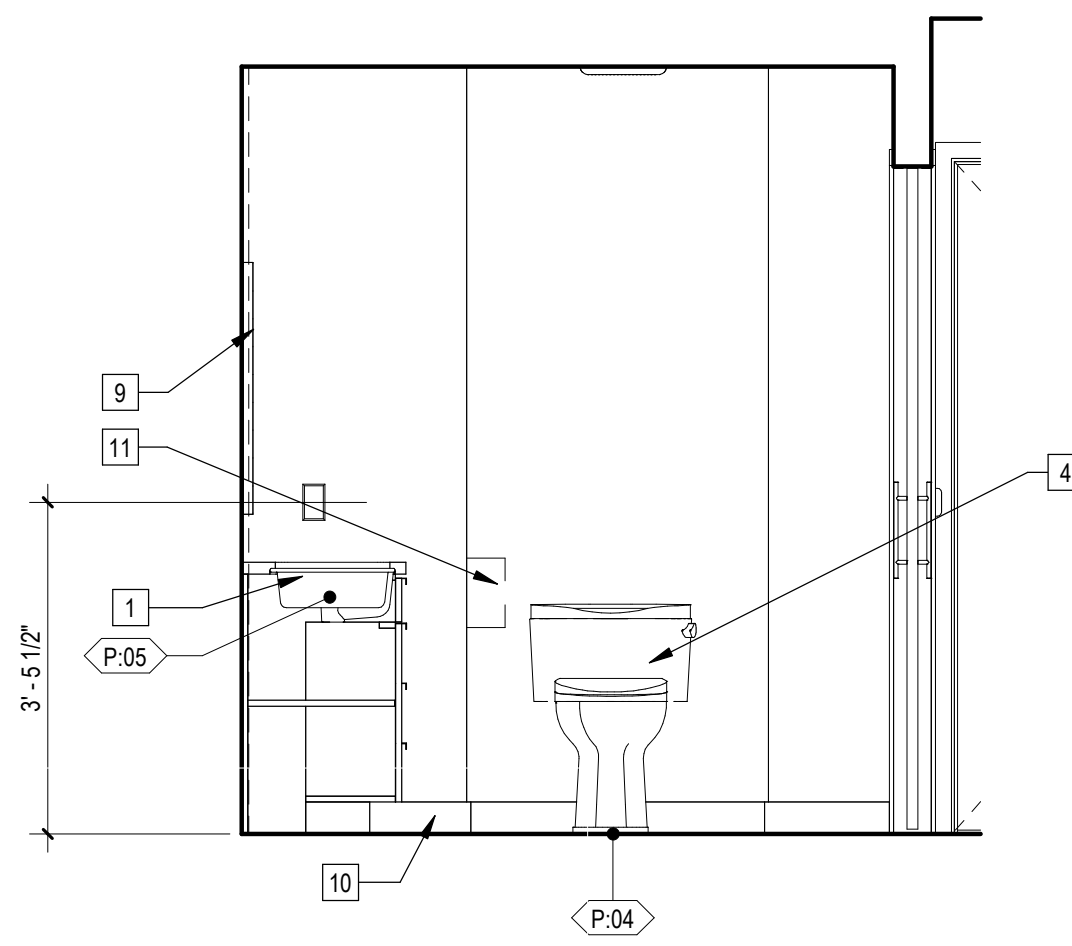
Sheet Number
A661



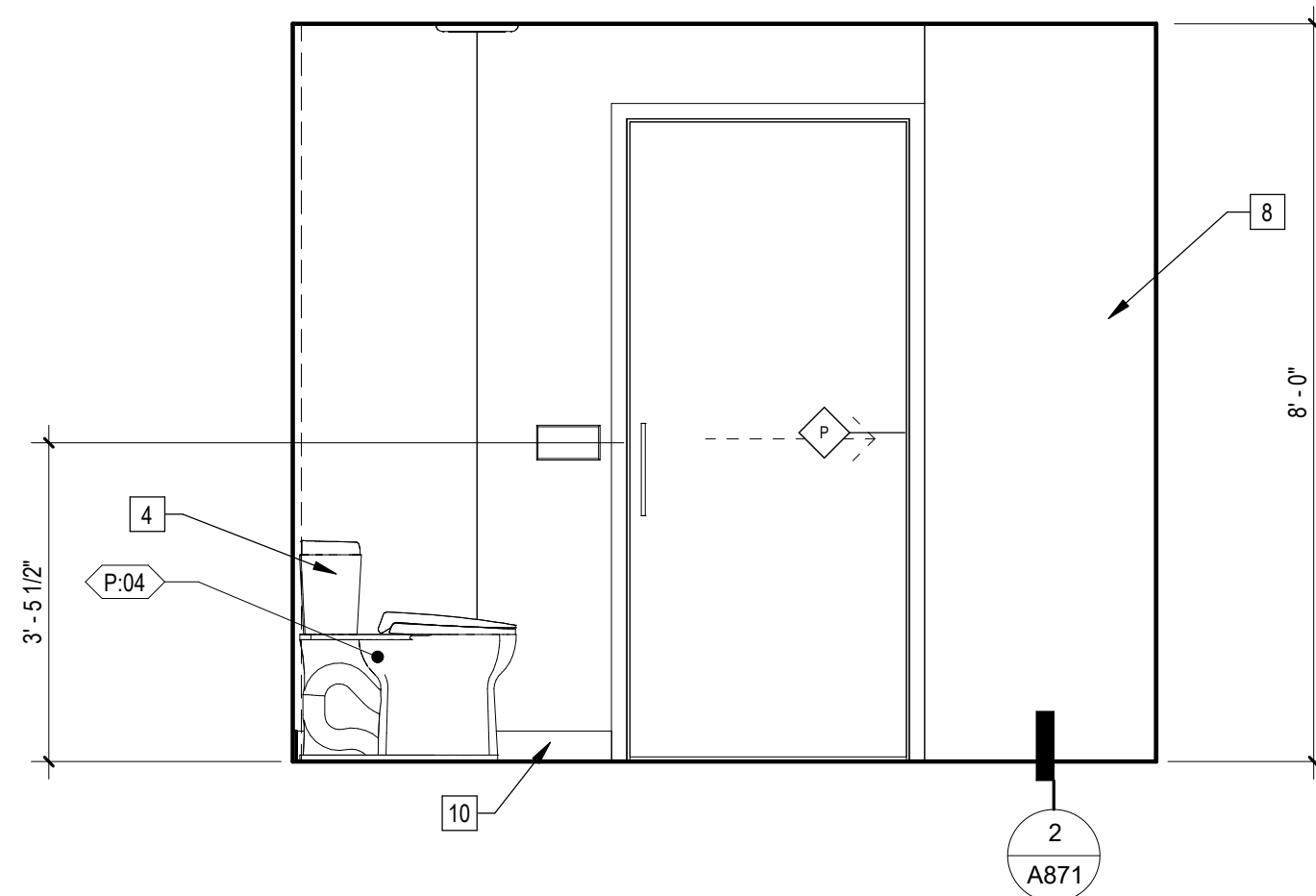
5 | 1/2" = 1'-0" Bathroom Type "B" Elevation - South



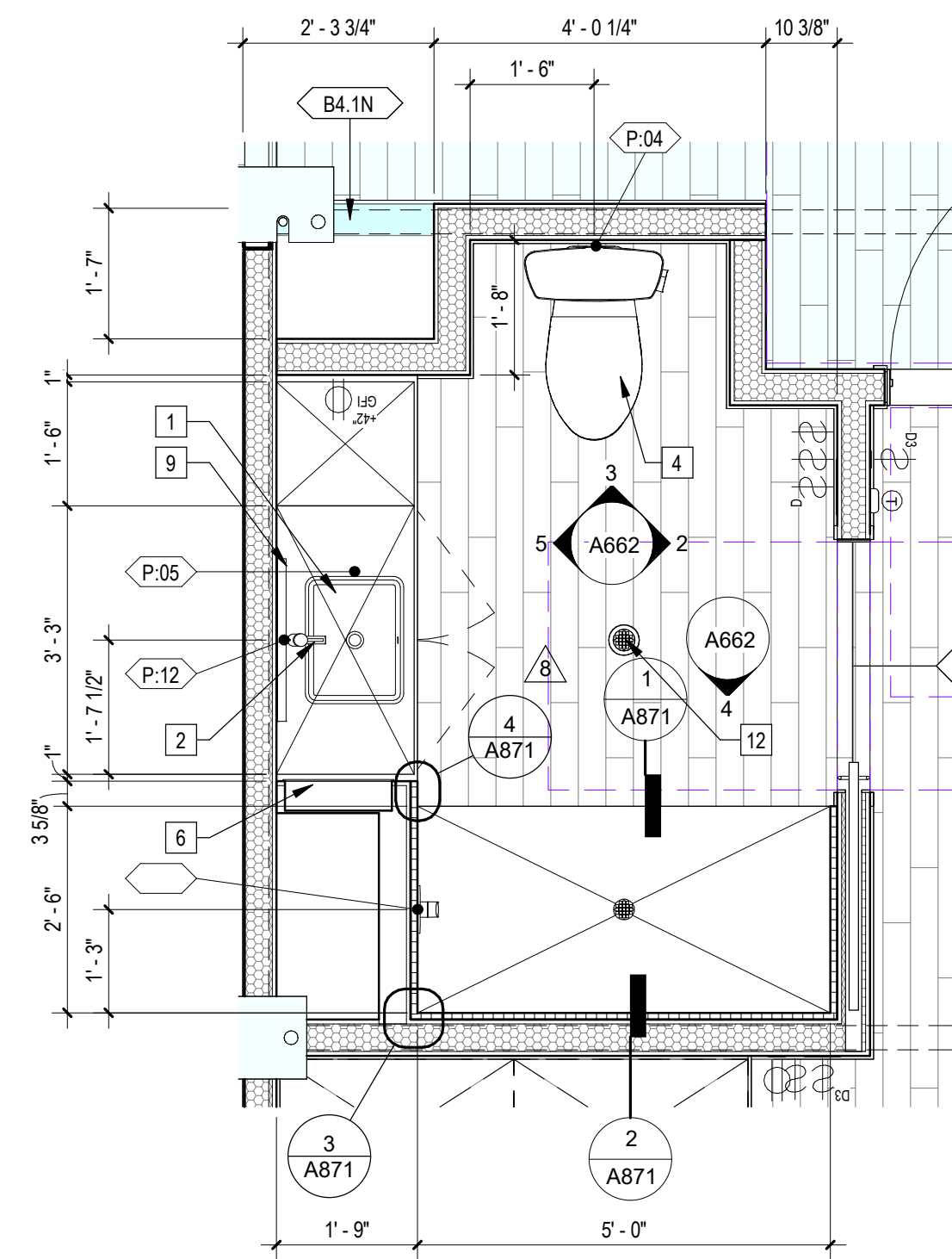
4 | 1/2" = 1'-0" Bathroom Type "B" Elevation - West



3 | 1/2" = 1'-0" Bathroom Type "B" Elevation - North



2 | 1/2" = 1'-0" Bathroom Type "B" Elevation - East



1 | 1/2" = 1'-0" Enlarged Bathroom Type "B" Plan

Sheet Keynotes

- Undermount Bathroom Sink
- Single-Hole Bathroom Faucet, 1.2gpm @ 60psi max flow rate, ADA compliant
- Shower Control
- One-Piece Elongated dual flush toilet, 1.28gpf max flow rate, Right-Hand Flush, ADA Compliant
- Removable Lavatory Base Cabinet
- Recessed Medicine Cabinet
- 1/4" Thick Solid Surface Wall Panel, Corian or Approved Equal
- Illuminated Mirror
- 4" x 1/2" MDF baseboard
- Floor Drain, Refer to Plumbing Drawings

Note:

- Refer to A090 for Unit Type Schedule and locations
- Refer to A900 Series drawings for ceiling fixture locations
- Refer to A600 for appliance, plumbing fixture and lighting fixture schedules
- Refer to A610 for Accessibility Compliance
- Refer to A702 for window and door schedules
- Bathroom Exhaust Fans
 - Shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building.
 - Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.

Unit Plan Legend

- Indicates Site-Built Element (Beyond)
- Indicates Site-Built Element
- Indicates lowered ceiling or soffit as indicated on plan
- Indicates 36" wide accessible path-of-travel within the Unit

NTS

ARCHITECT
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 310 908 2910
 justin.brechtel@gmail.com

MODULAR MANUFACTURER

WEST MODULAR MANUFACTURING
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 Mexicali 22219 Interior B
 Colonia Fidecosmisso El Florido
 Tijuana, Baja California C.P. 2224



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PROJECT TITLE
2853 West Modular Apartments

PROJECT ADDRESS
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - 022

Joanna Ostrander
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - 022

2853 West Modular Apartments
 HCD Plan Check Response

REVISIONS

Rev. #	Date	Desc.
B	6/12/2023	HCD Review

Plan Check Number: 21010-10000-02714
 Zoning Number: DR 2021 6289 TOC HCA

SHEET TITLE
 Enlarged Bathroom Type "B" Plan and Elevations

SHEET INFORMATION

PKNE: 2101
 JOB NUMBER: 2101
 SCALE: As indicated
 DATE: 11/28/2023 4:08:31 PM
 DRAWN BY: Author
 CHECKED BY: Checker

SHEET NUMBER
A662



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PROJECT ADDRESS
Joanna Ostrander
2853 South West Boulevard
Los Angeles, CA 90016
5050 - 011 - 022

REVISIONS
Rev. # Date Desc.

Plan Check Number 21010-10000-02714
Zoning Number DR 2021 6289 TOC HCA

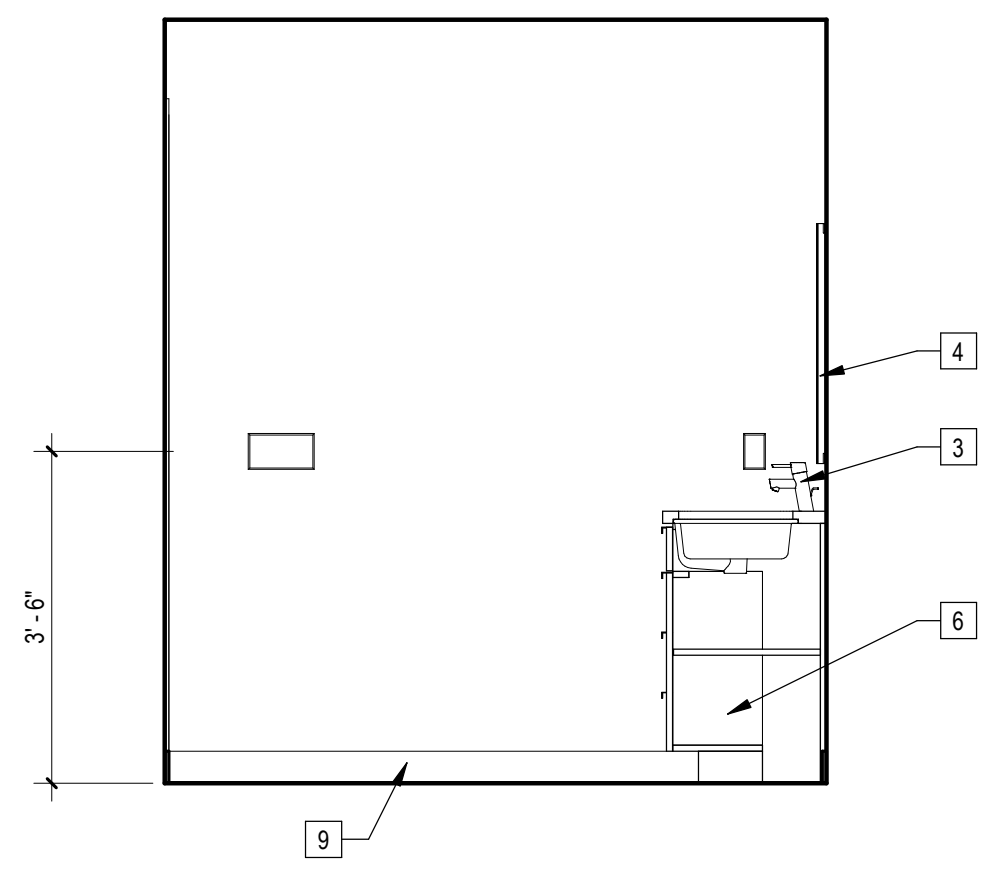
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P/NR# 2101
JOB NUMBER 2101
SCALE As indicated
DATE 11/28/2023 4:10:04 PM
DRAWN BY Author
CHECKED BY Checker

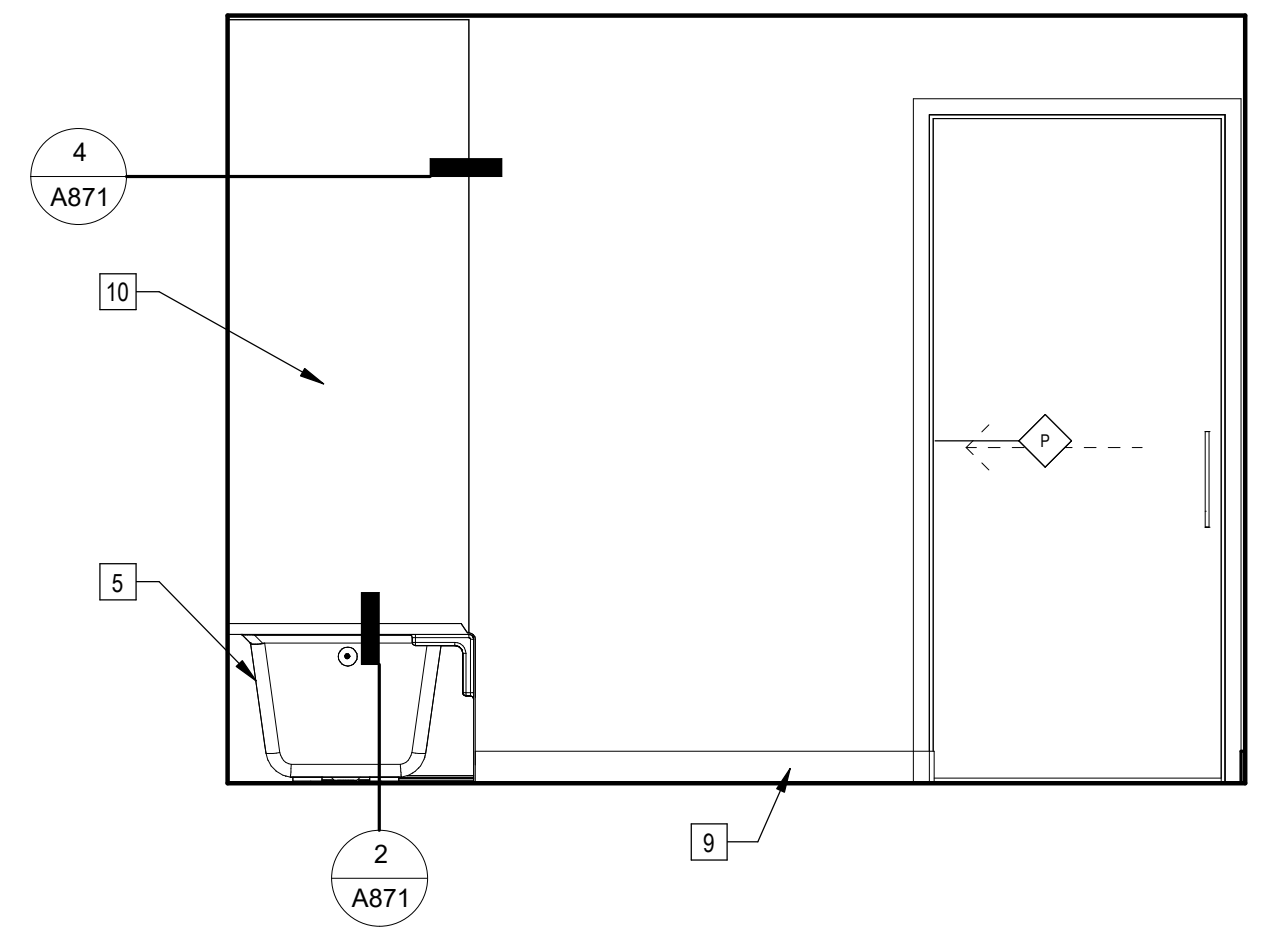
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A663

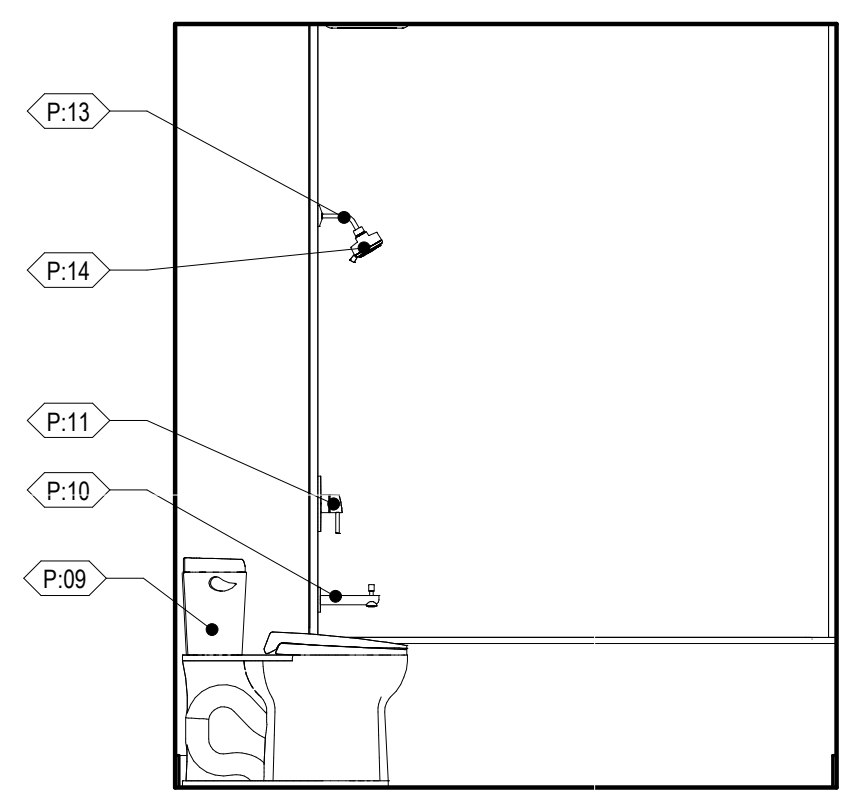
2853 West Modular Apartments
HCD Plan Check Response



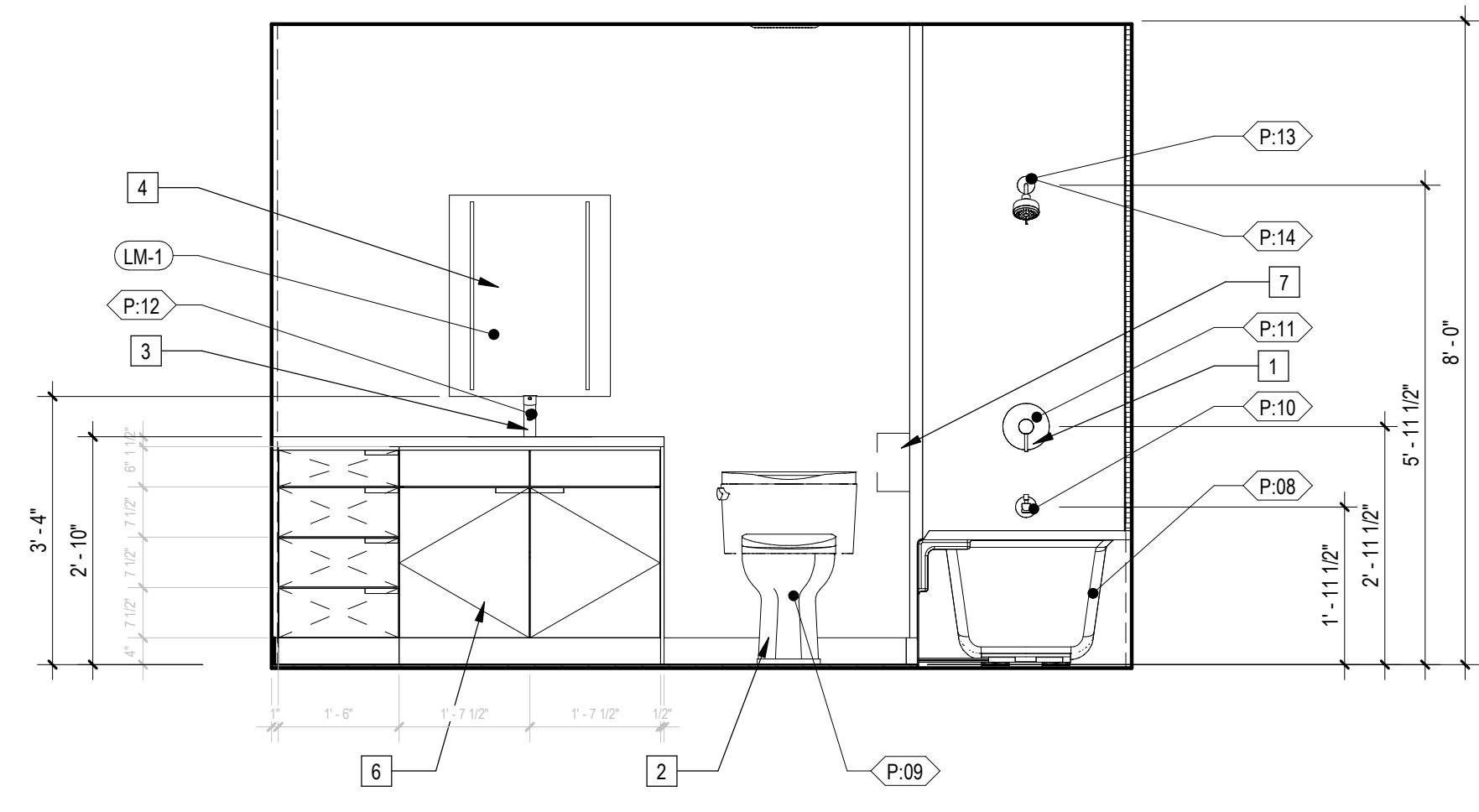
5 | 1/2" = 1'-0" Enlarged Bathroom Type "C" Elevation - West



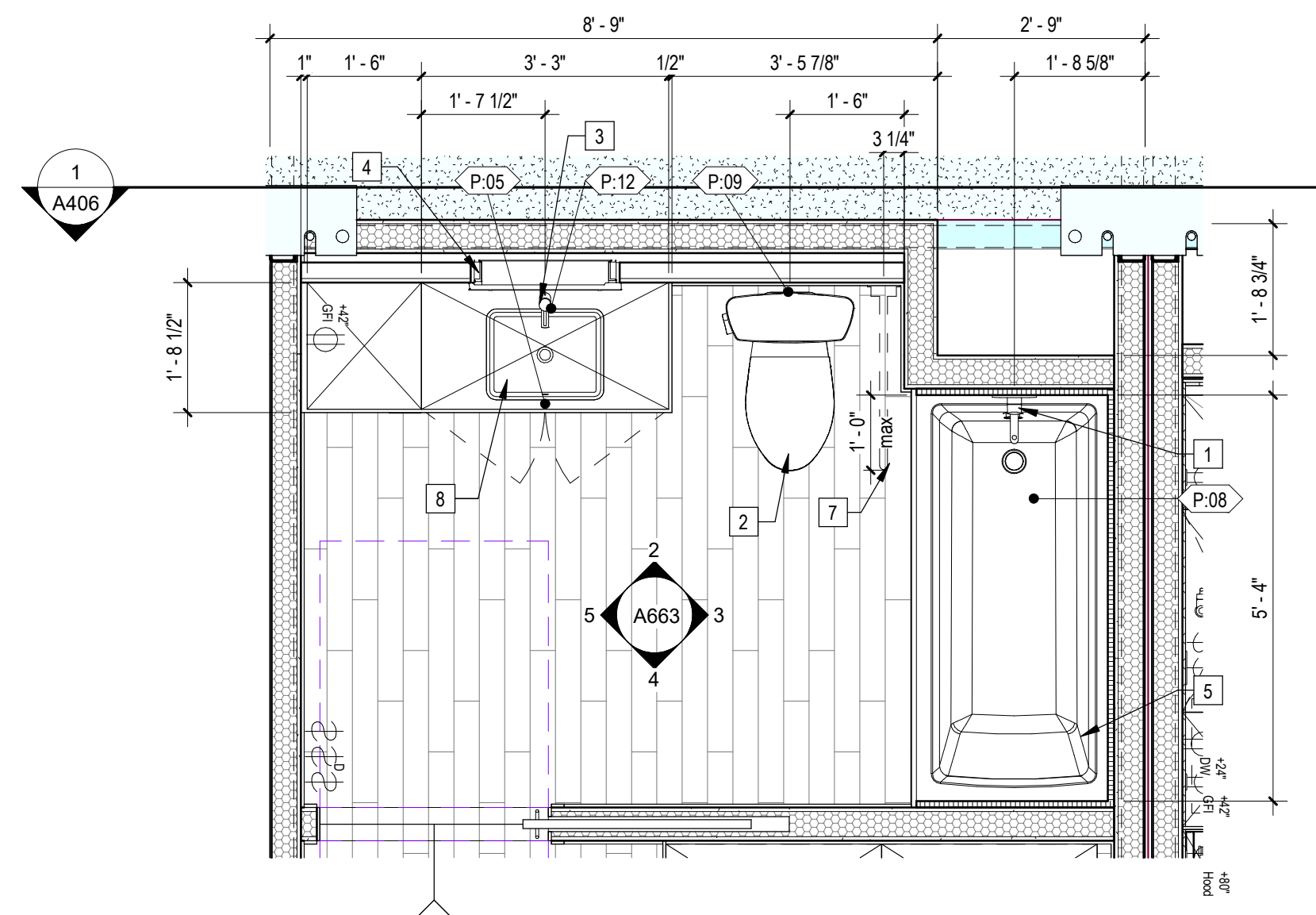
4 | 1/2" = 1'-0" Enlarged Bathroom Type "C" Elevation - South



3 | 1/2" = 1'-0" Enlarged Bathroom Type "C" Elevation - East



2 | 1/2" = 1'-0" Enlarged Bathroom Type "C" Elevation - North



1 | 1/2" = 1'-0" Enlarged Bathroom Type "C" Plan

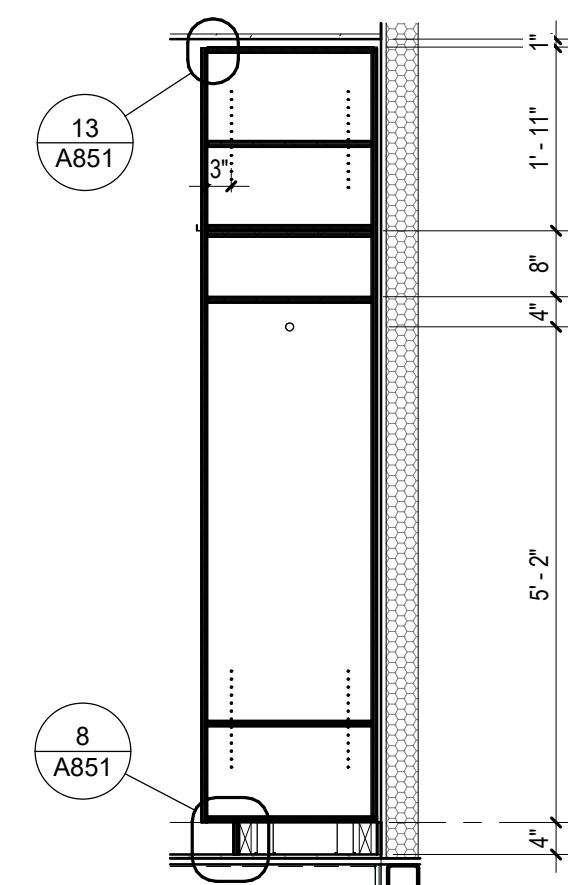
Sheet Keynotes

- Shower Control
- One-Piece Elongated dual flush toilet, 1.28gpf max flow rate, Right-Hand Flush, ADA Compliant
- Single-Hole Bathroom Faucet, 1.2gpm @ 60psi max flow rate, ADA compliant
- LED Medicine Cabinet. Wrap Gyp. Board within wall cavity to maintain wall fire rating
- Alcove Bathtub with integral tile flange
- Removable Lavatory Base Cabinet
- Provide in-wall backing for future fold-down grab-bar
- Undermount Bathroom Sink
- 4" x 1/2" MDF baseboard
- 5/8" Thick Denoglass Exterior Sheathing, Georgia-Pacific Gypsum LLC, ESR-3786

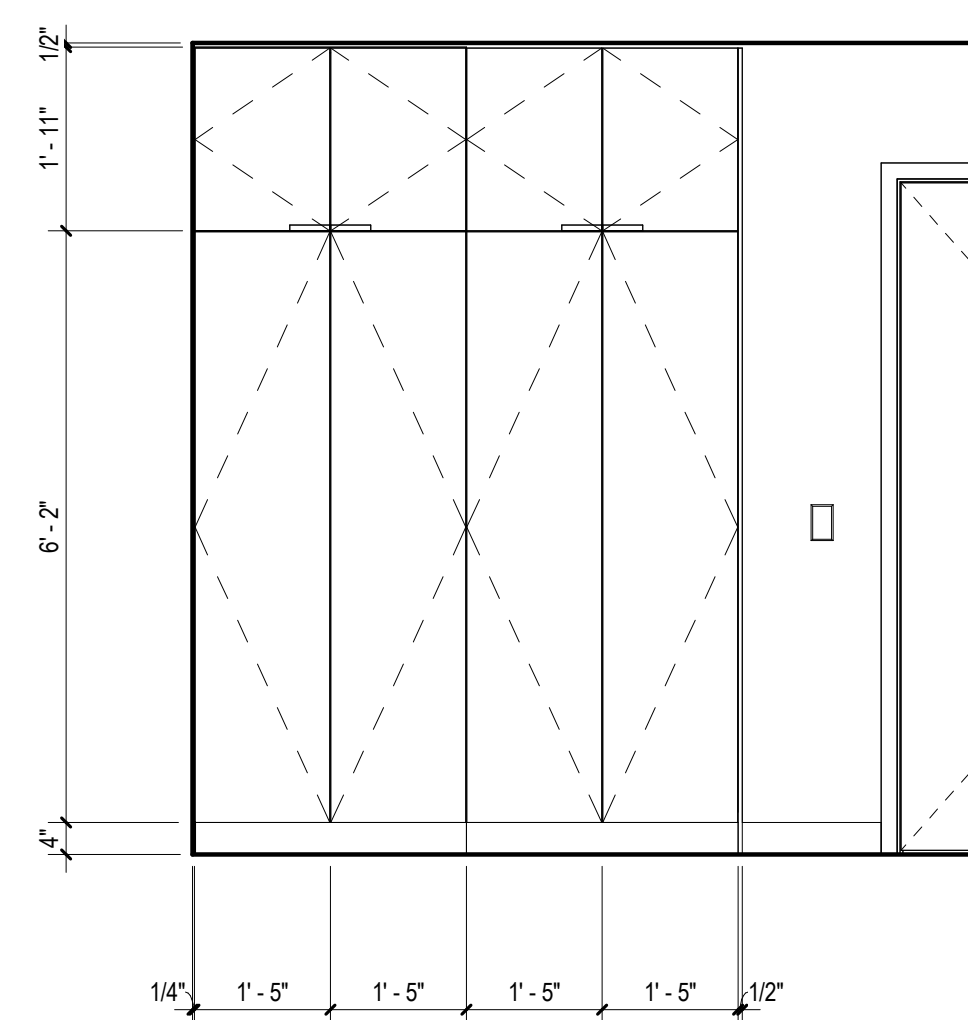
- Note:
- Refer to A090 for Unit Type Schedule and locations
 - Refer to A900 Series drawings for ceiling fixture locations
 - Refer to A600 for appliance, plumbing fixture and lighting fixture schedules
 - Refer to A610 for Accessibility Compliance
 - Refer to A702 for window and door schedules
 - Bathroom Exhaust Fans
 - Shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building.
 - Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.

- Indicates Site-Built Element (Beyond)
- Indicates Site-Built Element
- Indicates lowered ceiling or soffit as indicated on plan
- Indicates 36" wide accessible path-of-travel within the Unit

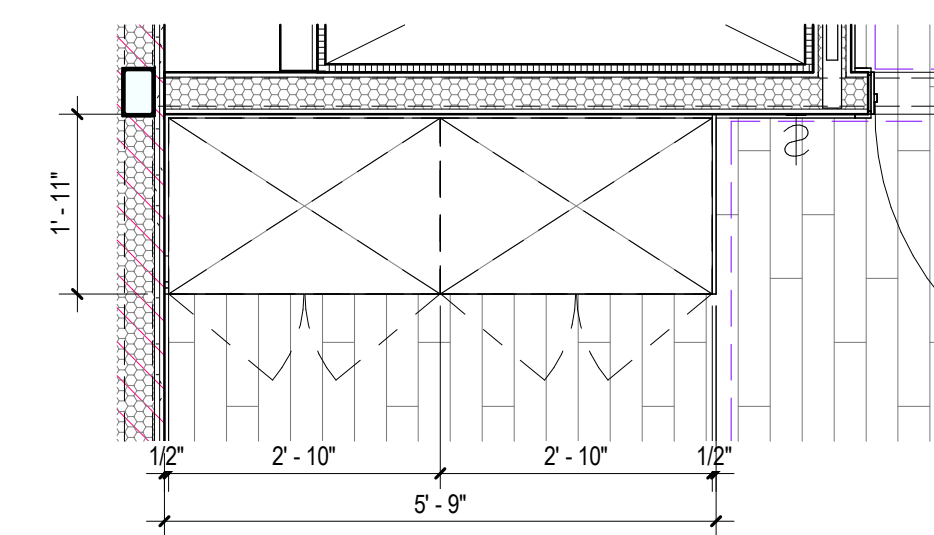
NTS Unit Plan Legend



5 | 1/2" = 1'-0" | Enlarged Wardrobe Section



2 | 1/2" = 1'-0" | Enlarged Wardrobe Elevation (Type "A")



1 | 1/2" = 1'-0" | Enlarged Wardrobe Plan (Type "A")

- Note:
1. Refer to A090 for Unit Type Schedule and locations
 2. Refer to A900 Series drawings for ceiling fixture locations
 3. Refer to A600 for appliance, plumbing fixture and lighting fixture schedules
 4. Refer to A610 for Accessibility Compliance
 5. Refer to A702 for window and door schedules
 6. Bathroom Exhaust Fans
 - A. Shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building.
 - B. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.

	Indicates Site-Built Element (Beyond)
	Indicates Site-Built Element
	Indicates lowered ceiling or soffit as indicated on plan
	Indicates 36" wide accessible path-of-travel within the Unit

NTS | Unit Plan Legend

Sheet Keynotes

ARCHITECT

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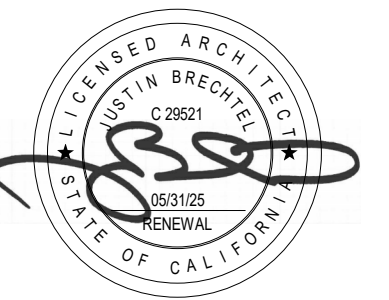
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6740 Hillpark Drive, #102
Los Angeles, California, 90068
310 908 2910
justin.brechtel@gmail.com

MODULAR MANUFACTURER



WEST
MODULAR
MANUFACTURING

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Colonia Fidecosmisso El Florido
Tijuana, Baja California C.P. 2224



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PROJECT TITLE

PROJECT ADDRESS

Joanna Ostrander
2853 South West Boulevard
Los Angeles, CA 90016
5050 - 011 - 022

2853 West Modular Apartments
HCD Plan Check Response

REVISIONS

Rev. #	Date	Desc.
7	5/22/2023	LAH-D Revision

Plan Check Number 21010-10000-02714

Zoning Number DR 2021 6289 TOC HCA

SHEET TITLE SHEET INFORMATION

ENLARGED MILLWORK PLANS AND ELEVATIONS - FACTORY-BUILT	CHECKER
PIN#	2101
JOB NUMBER	As indicated
SCALE	11/28/2023 4:10:20 PM
DATE	Author
DRAWN BY	Author

SHEET NUMBER

A664

Door and Glazing Notes

- 1 Egress Doors shall be operable from the inside without the use of a key or any special knowledge or effort
- 2 All Interior Doors through which an occupant must pass must be a minimum of 2'-8" (32") Clear
- 3 Each pane of safety glazing installed in hazardous locations shall be identified by a manufacturer's designation specifying who applied the designation, the manufacturer or installer and the safety glazing standard. The following shall be considered specific hazardous locations for the purpose of safety glazing: Glazing in:
 - A. Swing Doors
 - B. Fixed and Sliding panels of sliding door assemblies and panels in sliding and bi-fold closet door assemblies
 - C. Storm Doors
 - D. Unframed sliding doors
 - E. Doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers
 - F. Fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within 24 inches arc of either vertical edge of the door in a closed position and where the bottom exposed edges of the glazing is less than 60 inches above teh walking surface.
 - G. Fixed or operable panel, other than described in items E and F, which meets all of the following conditions: Exposed area of an individual pane greater than 9 square feet Exposed bottom edge less than 18 inches above the floor Exposed top edge greater than 36 inches above the floor One or more walking surfaces within 36 inches horizontally of the plane of glazing
 - H. Guards and railings regardless of area or height above the walking surface. Included are structural baluster panels and nonstructural in-fill panels
 - I. Walls and fences enclosing indoor and outdoor swimming pools and spas where all of the following conditions are present: The bottom edge of teh glazing is less than 60 inches above a walking surface on the pool or spa side of the glazing The glazing is within 60 inches of a swimming pool or spa water's edge
 - J. Adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface: when the exposed surface of the glass is less than 60 inches above teh plane of the adjacent walking surface
 - K. Adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread
 - L. All glazing shall be safety glazing UNO
- 4 All nail holes and joints in paint grade doors shall be puttied and sanded smooth prior to painting
- 5 All interior and exterior wood doors shall be solid core UNO
- 6 All exterior doors and windows shall meet the minimum prescriptive requirements of California Title 24 Energy code for the climate zone where the project is located, unless otherwise noted
 - A. Zone 8
 - B. U-Factor 0.47
 - C. SHGC: 0.31
- 7 Thresholds at doorways shall not exceed 0.50" in height and 0.75" in height for sliding doors serving dwelling units

Door and Glazing Notes

- 8 Emergency Escape and rescue openings shall comply with CBC Sections 1031.3.1 through 1031.3.3
 - A. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet except minimum net clear opening for grade/floor shall be 5 square feet
 - B. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. The net clear opening dimensions shall be the result of normal operation of the opening
 - C. Emergency escape and rescue opening shall have the bottom of the clear opening not greater than 44 inches measured from the floor

Hardware Notes

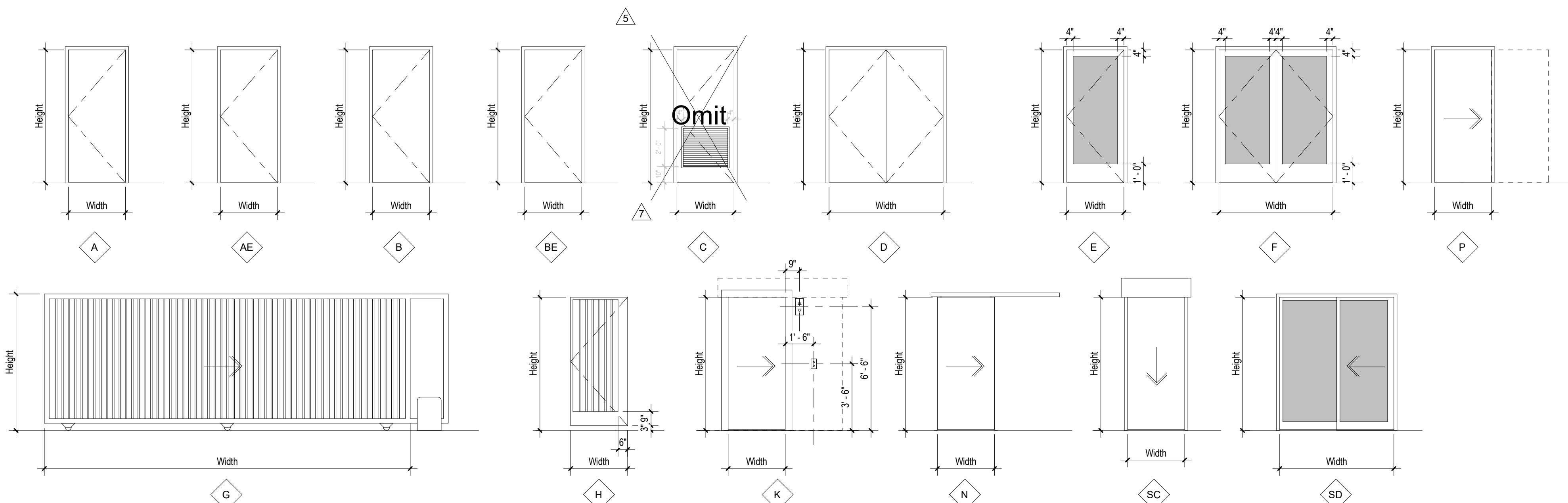
Schlage "AL" Series Model "Saturn" or approved equal complying with ANSI A156.2 Series 40000, Grade 2 strength and operational requirements, meets A117.1 Accessibility Code, California State Reference Code, all levers returns within 1/2" of door face. Finish for all hardware shall be 625 (Bright Chromium Plated)

Door openings into one-hour fire resistive corridor shall be protected with a smoke or draft-stop fire assembly having a minimum 20-minute rating. Door and frame shall bear an approved label showing the rating followed by the letter "S".

Locksets

Type	Function	Notes
A	Passage Set	Either lever operates latchbolt at all times. Both Levers or knobs are always free.
B	Entry or Office Lock	For Entrance of Office Doors. Deadlocking Latchbolt. Latchbolt if operated by key in inside lever or by rotating inside lever. Inside Lever is always active. No key is required to unlock from the inside.
C	Keyed Lever with Blank Plate	Deadlocking latchbolt by lever, except when lever is locked by key. Lever on outside, blank plate inside.
D	Egress Only Set	Panic Bar with Automatic Closer
E	Static Push Bar	Standard Hardware per Storefront Manufacturer - static push bar on interior, fixed handle on exterior (pull side), with keyed, after-hours security lock

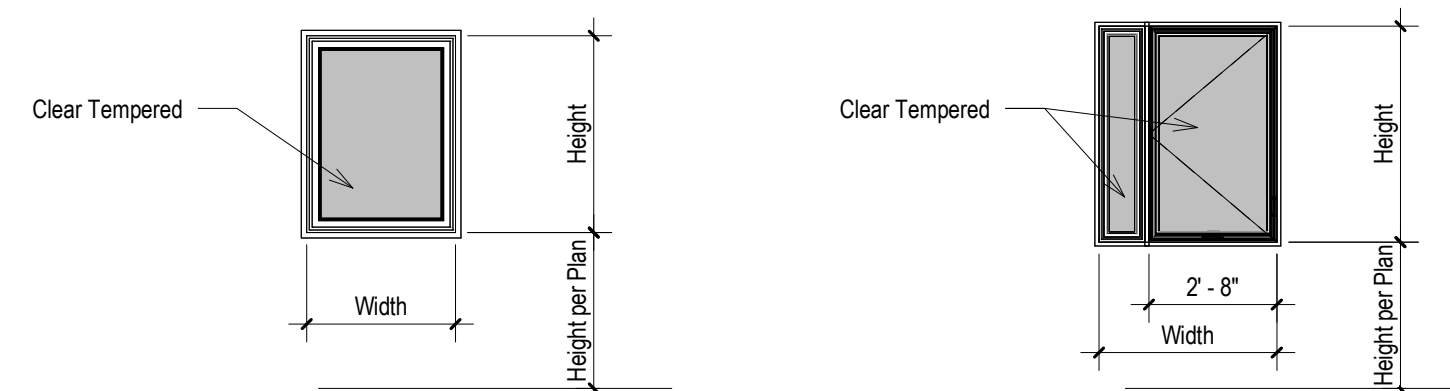
10 | 12" = 1'-0" Door Hardware Notes



3 | 1/4" = 1'-0" Door Types

Door Schedule - Site-Built										
Type Mark	Model	Manufacturer	Height	Width	Description	Frame Type	Frame Material	Hardware	Fire Rating	Count
A	TBD	Various	7' - 0"	3' - 0"	HM Single Panel Interior Swing Door, NR	HM	STL		NR	3
A.90	TBD	Various	7' - 0"	3' - 0"	HM Single Panel Interior Swing Door, 90 Min. FR	HM	STL		90 Min.	2
B.45	TBD	Various	7' - 0"	3' - 0"	HM Single Panel Exterior Swing Door, 45min FR	HM	STL		45 Min.	1
D.45.P	TBD	Various	7' - 0"	6' - 0"	HM Double Panel Exterior Swing Door, 45 Min. FR	HM	STL	Panic Bar	45 Min.	1
D.90	TBD	Various	7' - 0"	6' - 0"	HM Double Panel Exterior Swing Door, 90 Min. FR	HM	STL		90 Min.	1
E	NS212T	Arcadia Doors and Windows	7' - 0"	3' - 0"	Narrow Stile Aluminum Storefront Entrance Door	HM	AL		NR	2
F.1	NS212T	Arcadia Doors and Windows	7' - 0"	6' - 0"	Narrow Stile Aluminum Storefront Swing Door Pair	HM	AL		NR	1
F.2	NS212T	Arcadia Doors and Windows	7' - 0"	5' - 4"	Narrow Stile Aluminum Storefront Swing Door Pair	HM	AL		NR	2
G	TBD	TBD	6' - 0"	18' - 9"	Wrought Iron Mechanized Rolling Vehicle Gate	STL	STL	N/A	N/A	1
H.3630	TBD	Various	2' - 6"	3' - 0"	Wrought Iron Swing Gate	STL	STL	N/A	N/A	2
H.3672	TBD	Various	6' - 0"	3' - 0"	Wrought Iron Swing Gate	STL	STL	N/A	N/A	1
H.4272	TBD	Various	6' - 0"	3' - 6"	Wrought Iron Swing Gate	STL	STL	N/A	N/A	1
K	3500G HW-28	MEM	7' - 0"	3' - 6"	Stainless Steel 1-Panel Side-Opening Elevator Door				90 Min.	6
SC	DSI 600-60GS	Door Systems, Inc	8' - 0"	4' - 0"	Door Systems Inc Fire Rated Elevator Smoke Curtain - DSI-600 as Specified				N/A	4

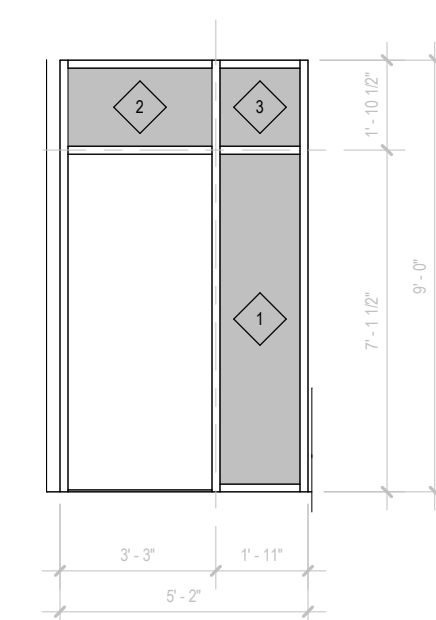
Door Schedule - Factory-Built										
Type Mark	Model	Manufacturer	Height	Width	Description	Frame Type	Frame Material	Hardware	Fire Rating	Count
A	TBD	Various	7' - 0"	3' - 0"	SC Wood Single Panel Interior Swing Door				NR	39
A.45	TBD	Various	7' - 0"	3' - 0"	HM Single Panel Interior Swing Door, 45 Min. FR				45 Min.	8
A.90	TBD	Various	7' - 0"	3' - 0"	HM Single Panel Interior Swing Door, 90 Min. FR				90 Min.	4
AE.45	TBD	Various	7' - 0"	3' - 0"	Solid Core Wood Unit Entry Door, 45 Min. FR				45 Min.	20
B.45	TBD	Various	7' - 0"	3' - 0"	HM Insulated Single Panel Exterior Swing Door, 45 Min. FR				45 Min.	2
B.90	TBD	Various	7' - 0"	3' - 0"	HM Insulated Single Panel Exterior Swing Door, 90 Min. FR				90 Min.	5
BE.45	TBD	Various	7' - 0"	3' - 0"	Solid Core Exterior Unit Entry Door, 45 Min. FR				45 Min.	2
N	TBD	Various	7' - 0 3/4"	3' - 0"	SC Wood Single Panel Barn Door				NR	9
P	TBD	Various	7' - 0"	3' - 0"	HC Wood Single Panel Pocket Door				NR	47
SD1	Trinsic 2 Panel	Milgard Windows and Doors	8' - 0"	7' - 6"	Milgard Trinsic Sliding Glass Door				NR	26



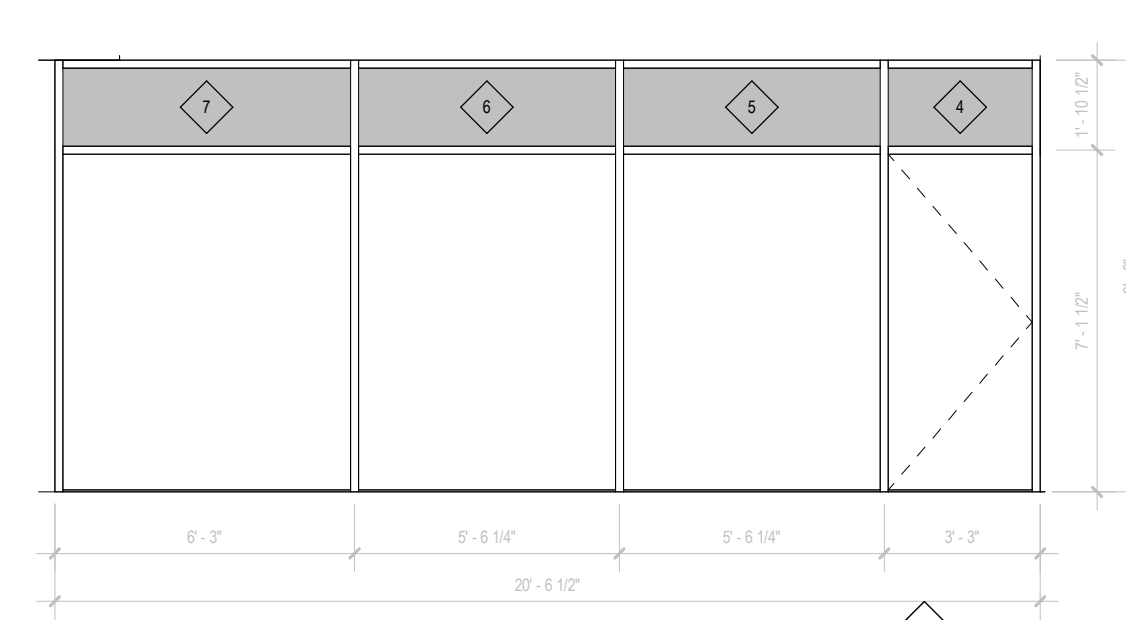
1/4" = 1'-0" Modular Window Types

Window Schedule - Factory-Built							
vg	Type Mark	Model	Description	Manufacturer	Width	Height	Count
Factory-Built	W1	Trinsic Picture	Milgard Vinyl Picture Window as Specified	Milgard	3' - 0"	8' - 0"	8
Factory-Built	W3	Trinsic	Casement beside Picture	Milgard	3' - 9"	4' - 6"	52

1 | 1/4" = 1'-0" Entry Storefront Elevation



2 | 1/4" = 1'-0" Ground Floor Patio Storefront



Panel Schedule - Site-Built									
Mark	Manufacturer	Model	Family	Family and Type	Height	Width	Type Mark	Description	
1	Vitro Architectural Glass	Solarban 70	System Panel	System Panel: Glazed	6' - 10 1/2"	1' - 8"	A	1" Clear Insulating Low-E Tempered Glass	
2	Vitro Architectural Glass	Solarban 70	System Panel	System Panel: Glazed	1' - 7 1/2"	3' - 0"	A	1" Clear Insulating Low-E Tempered Glass	
3	Vitro Architectural Glass	Solarban 70	System Panel	System Panel: Glazed	1' - 7 1/2"	1' - 8"	A	1" Clear Insulating Low-E Tempered Glass	
4	Vitro Architectural Glass	Solarban 70	System Panel	System Panel: Glazed	1' - 7 1/2"	3' - 0"	A	1" Clear Insulating Low-E Tempered Glass	
5	Vitro Architectural Glass	Solarban 70	System Panel	System Panel: Glazed	1' - 7 1/2"	5' - 4 1/4"	A	1" Clear Insulating Low-E Tempered Glass	
6	Vitro Architectural Glass	Solarban 70	System Panel	System Panel: Glazed	1' - 7 1/2"	5' - 4 1/4"	A	1" Clear Insulating Low-E Tempered Glass	
7	Vitro Architectural Glass	Solarban 70	System Panel	System Panel: Glazed	1' - 7 1/2"	6' - 0"	A	1" Clear Insulating Low-E Tempered Glass	



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PROJECT ADDRESS
 Joanna Ostrander
 2853 South West Boulevard
 Los Angeles, CA 90016
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PROJECT TITLE
2853 West Modular Apartments
 HCD Plan Check Response

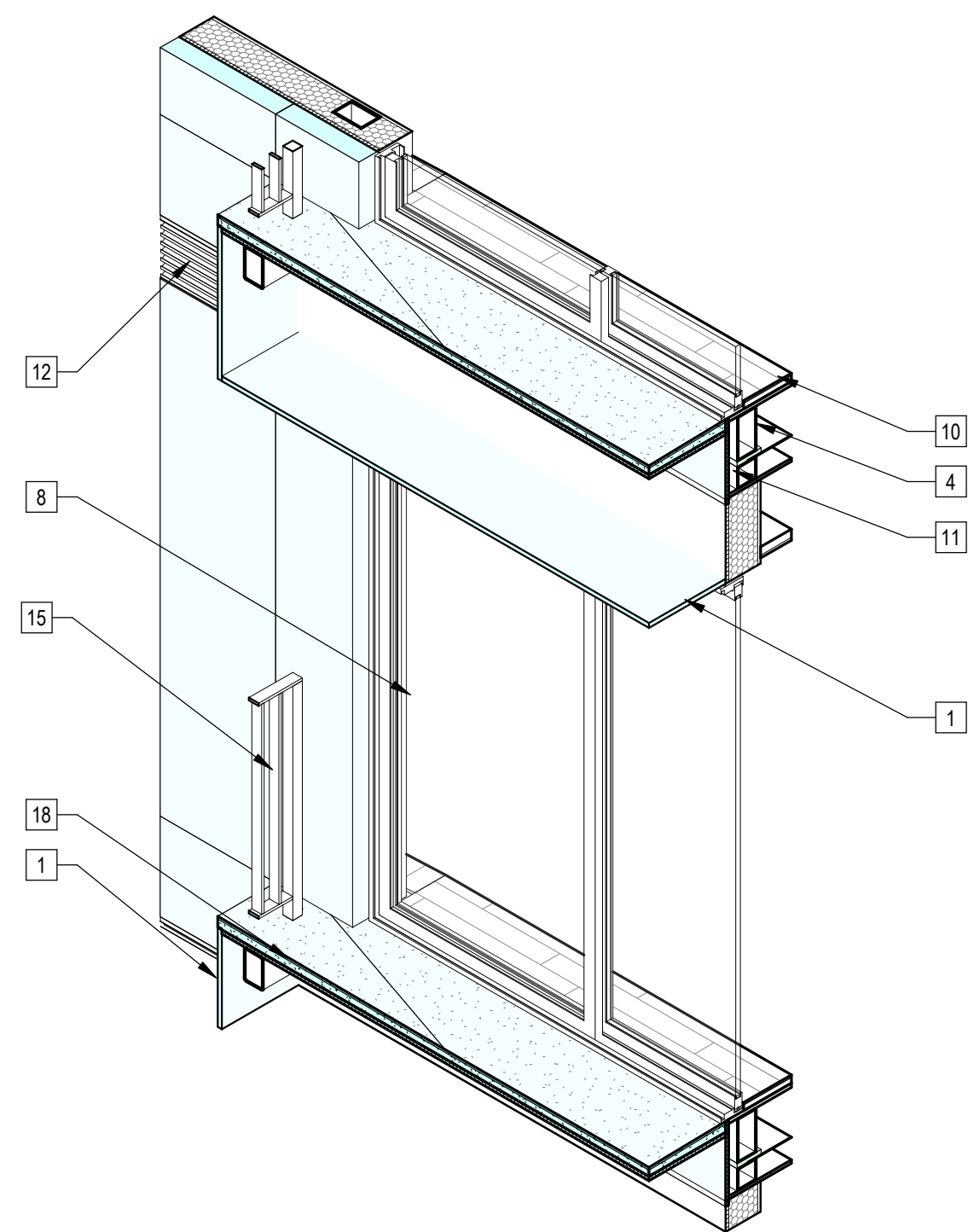
Rev. #	Date	Desc.
1	8/19/2022	LADBS Review 2 & HCD Plan Review 1
2	12/19/2022	VE Revisions
3	2/2/2023	LADBS Rev 4
4	5/22/2023	LAHD Revision

Plan Check Number: 21010-10000-02714
 Zoning Number: DR 2021 6389 TOC HCA

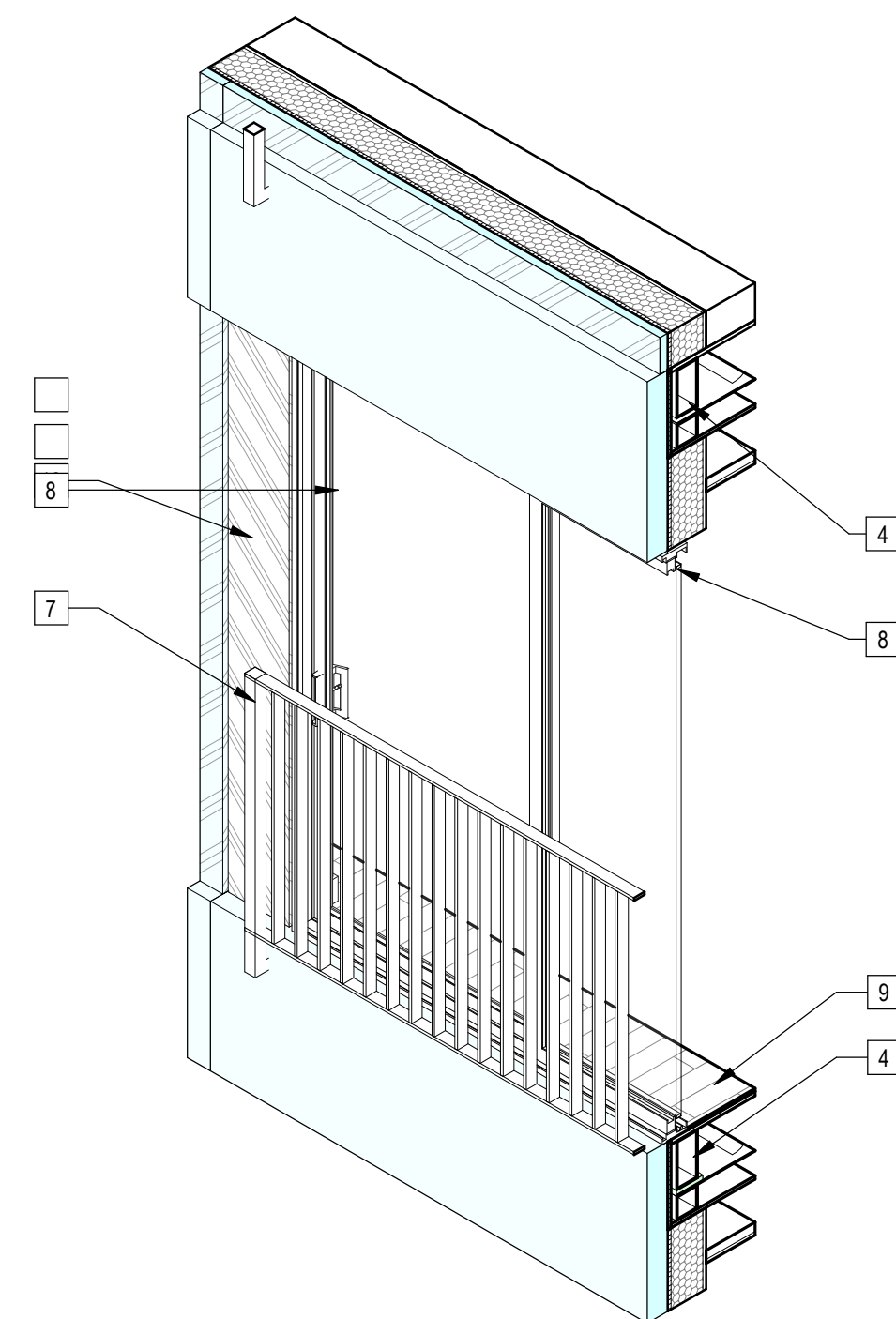
SHEET TITLE
 Door Types and Schedule, Window Types and Schedule

SHEET INFORMATION
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 JOB NUMBER: As indicated
 SCALE: 1/8" = 1'-0"
 DATE: 11/28/2023 4:10:40 PM
 DRAWN BY: Author
 CHECKED BY: Checker

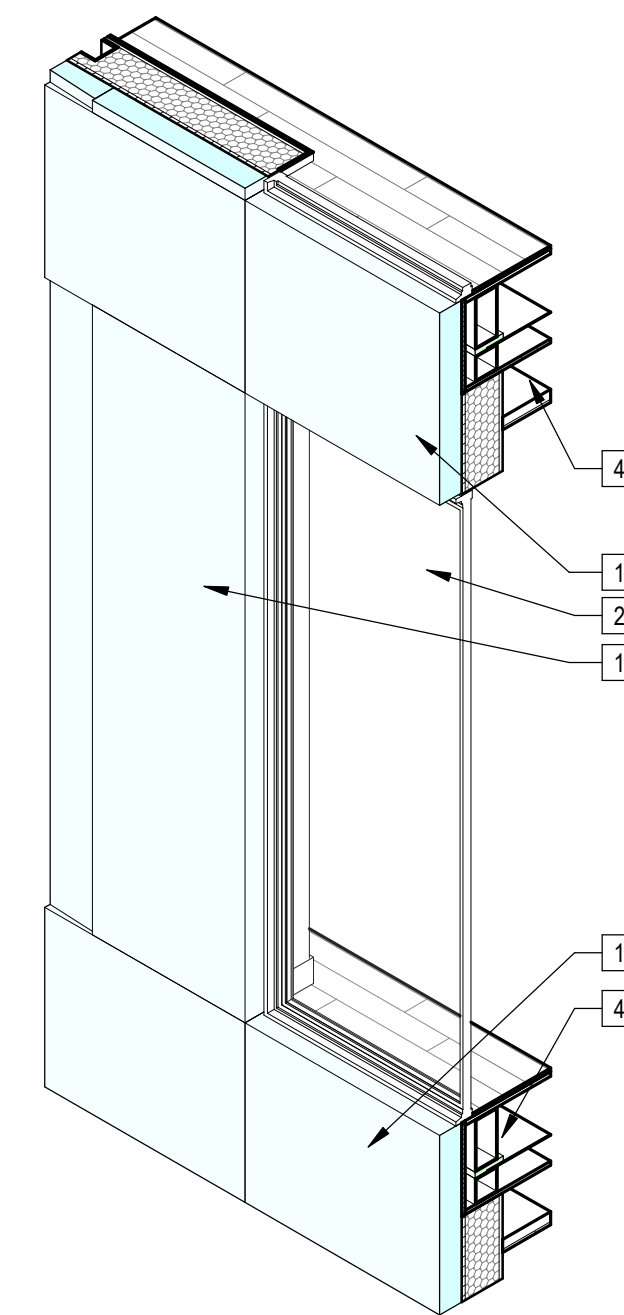
Door Types and Schedule, Window Types and Schedule



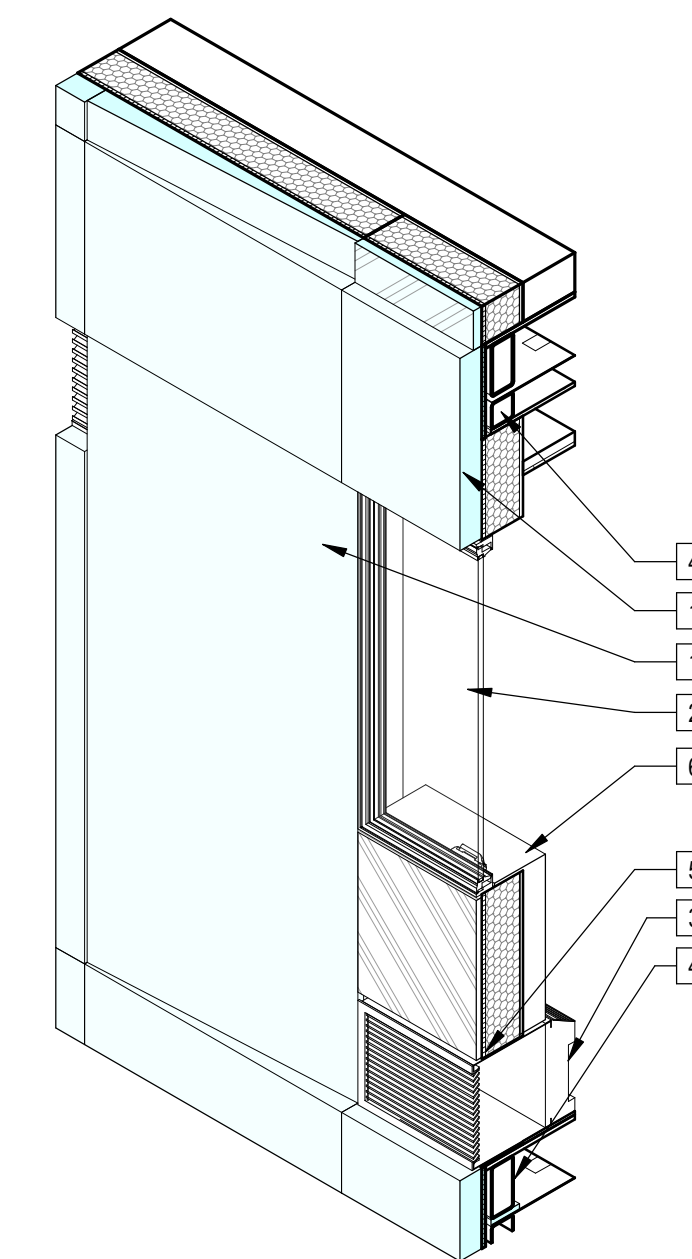
8 | Sliding Door 3d Section @ Balcony Diagram



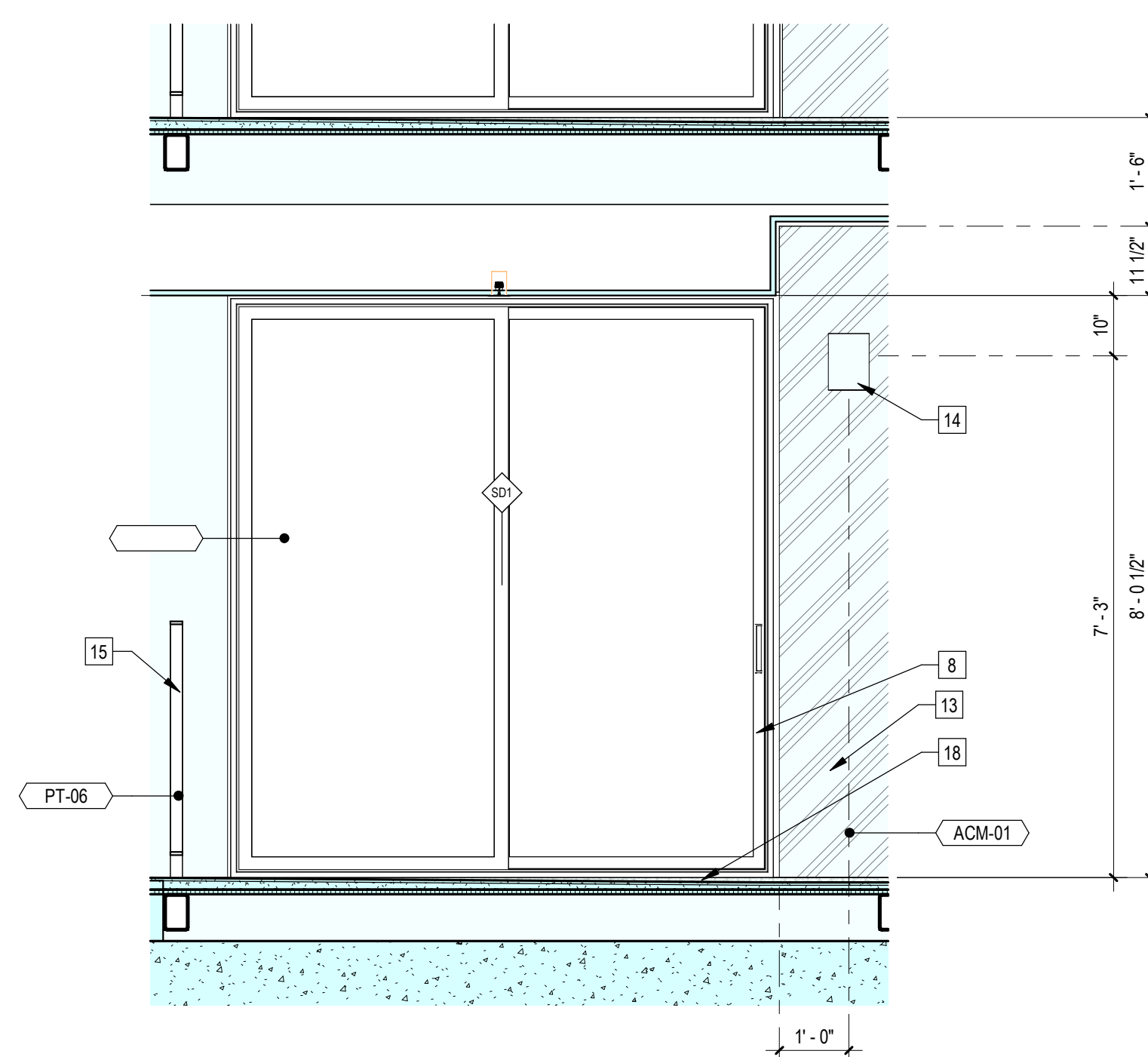
6 | Sliding Door 3d Section Diagram



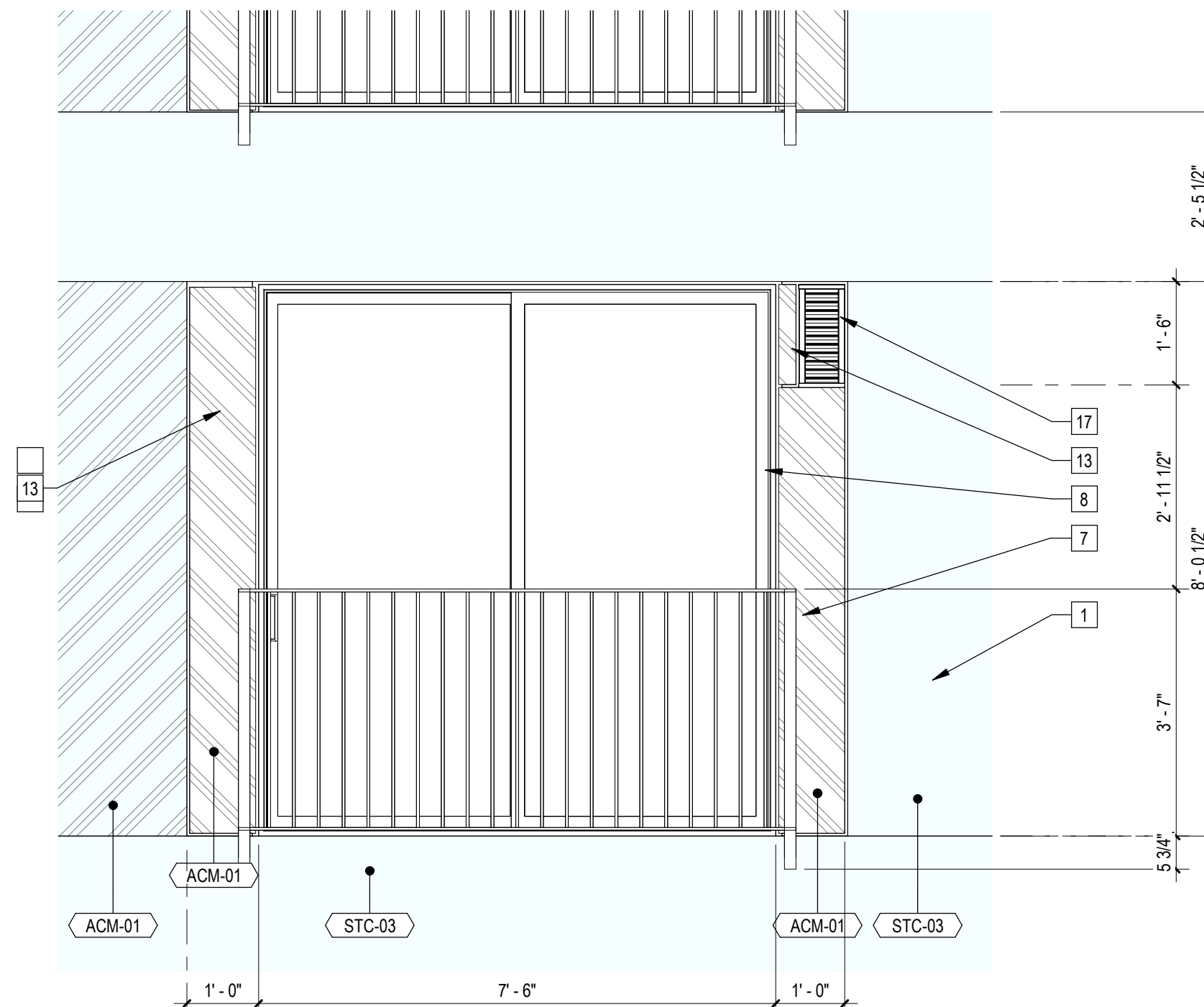
5 | Window Type 9 3d Section Diagram



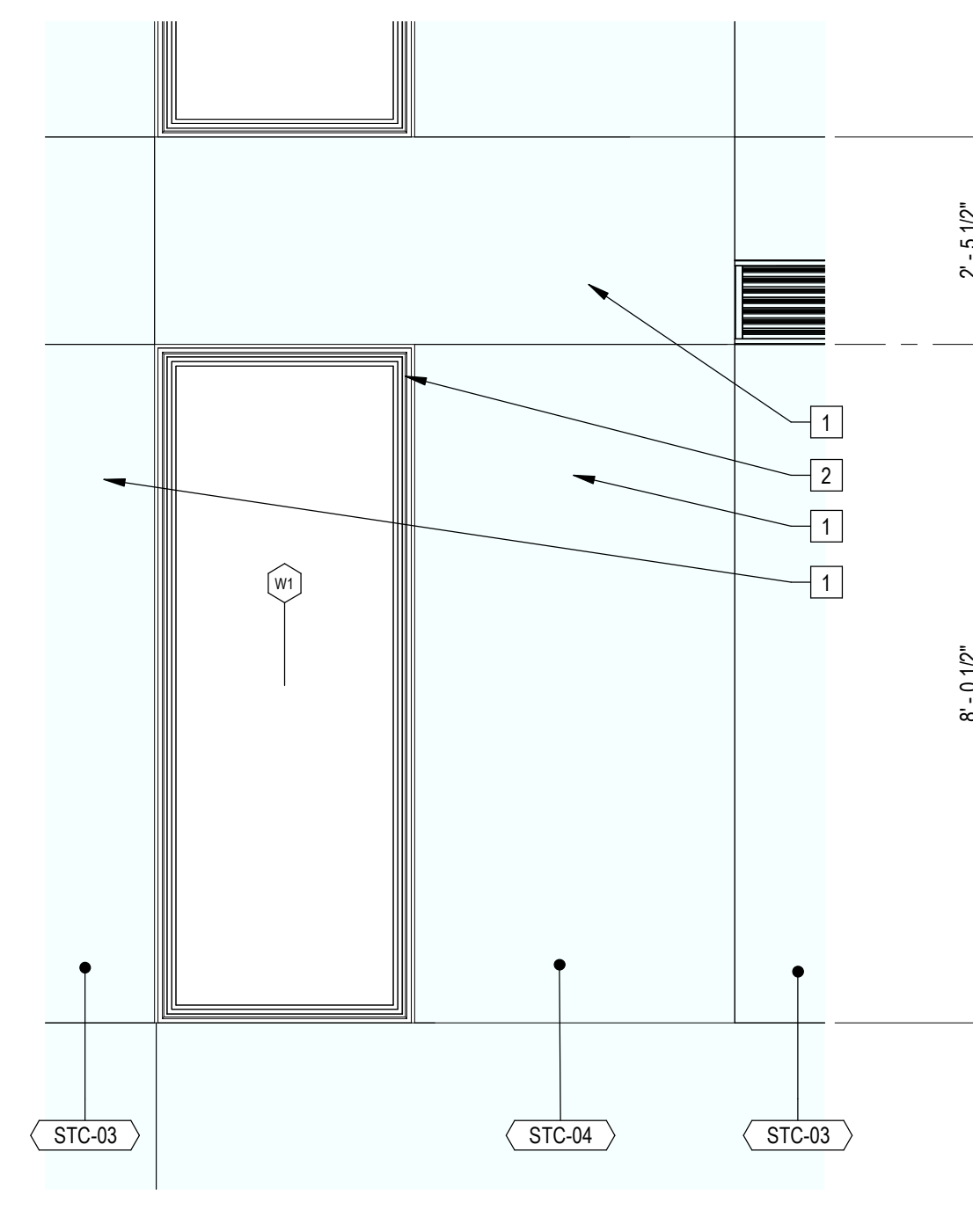
3 | Window Type 8 3d Section Diagram



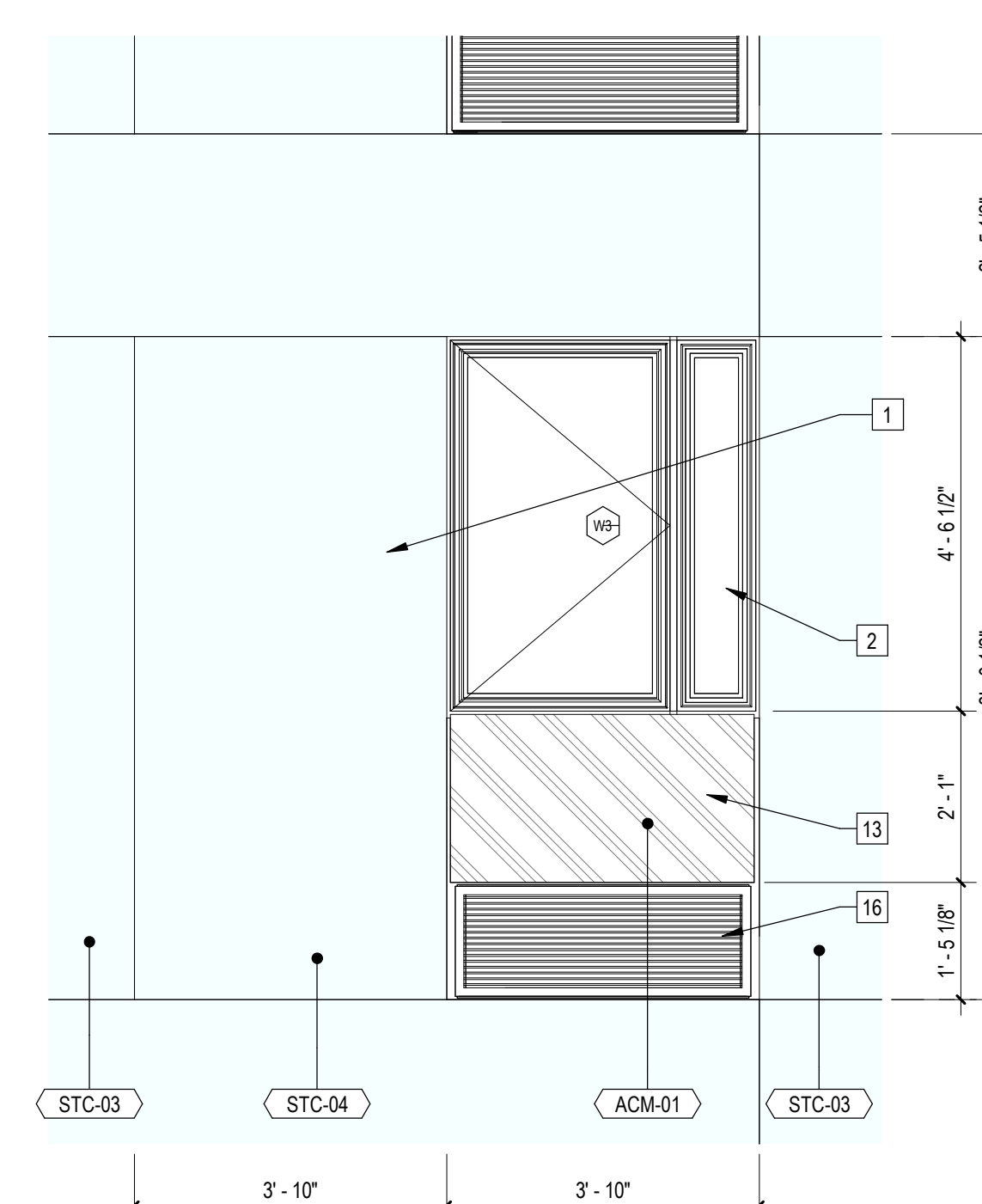
7 | 1/2" = 1'-0" Typical Exterior Sliding Door at Balcony Elevation



2 | 1/2" = 1'-0" Typical Exterior Sliding Door Elevation



4 | 1/2" = 1'-0" Enlarged Window Elevation Type 9



1 | 1/2" = 1'-0" Enlarge Exterior Window Elevation Type 8

Sheet Keynotes

- 1 3-Coat Stucco over Continuous Insulation. Stucco finish texture and color per elevations, Assembly thickness varies.
- 2 Factory-installed window, refer to Window Schedule
- 3 GE Self-Contained Heat Pump
- 4 Modular Steel Chassis, Refer to structural.
- 5 GE Insulated Through-Wall Steeve, Model RAB81
- 6 PTAC Interior Painted MDF Enclosure
- 7 42" high AFF Bolted Steel Juliet Guardrail
- 8 Factory-installed sliding glass door, refer to Door Schedule
- 9 Luxury Vinyl Plank Flooring over Sound Underlayment
- 10 Luxury Vinyl Plank Flooring over 1" thick subfloor
- 11 1-1/4" zip-up assembly, 5/8" Demiglass Exterior Sheathing
- 12 Stationary Wind-Driven Rain Intake Louver with insect screen. Verify minimum required free area. Refer to Mechanical Drawings
- 13 ACM rainscreen over Continuous Insulation. ACM color per elevations.
- 14 Exterior Wall-mounted light fixture
- 15 42" high AFF Steel Guardrail at Occupied Roofdeck. Min. 75% Openness factor, 10'-0" min. offset from roof edge
- 16 Extruded Aluminum Grille for GE Heat Pump unit, Model RAG67, color to match window frames
- 17 Stationary Wind-Driven Rain Exhaust Louver with insect screen. Verify minimum required free area. Refer to Mechanical Drawings
- 18 Epoxy Sand sloped to area drain with Dex-O-Tex waterproof coating by Crossfield Products Corp. ESR-1757, or approved equal

Refer to A002 for Modular Delineation of Plan Check Review and Inspection

Factory-built modular units shown in gray. Refer to A6 Series drawings for additional information

- Indicates Site-Built Element (Beyond)
- Indicates Site-Built Element

1/8" = 1'-0" Section Legend

ARCHITECT

b|ARCH

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MODULAR MANUFACTURER



WEST
MODULAR
MANUFACTURING

Carretera Libre Tijuana -
Mexicali 22219 Interior B
Colonia Fidecosmiso El Florido
Tijuana, Baja California C.P. 2224



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REVISIONS

Rev. # Date Desc.

Plan Check Number 21010-10000-02714

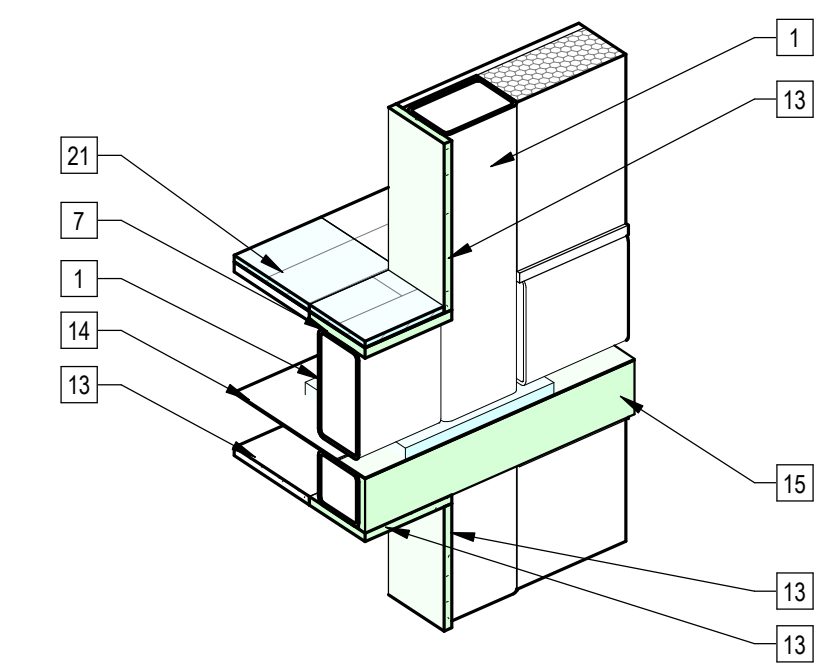
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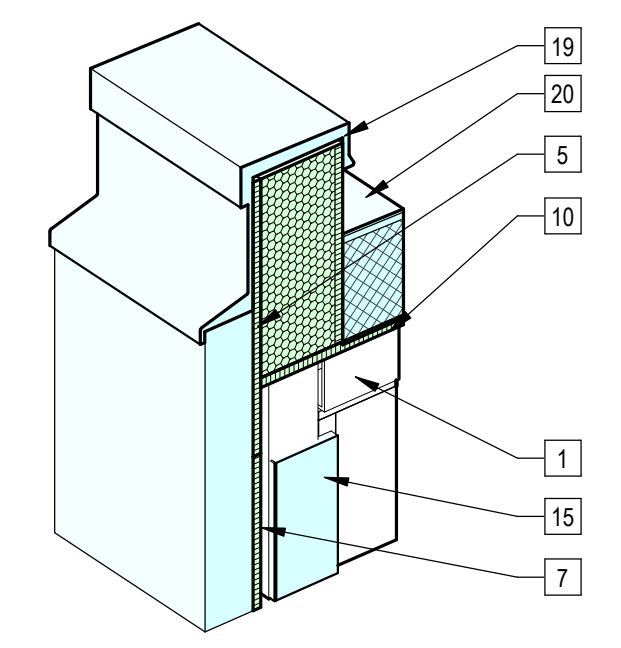
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CHECKED BY Checker

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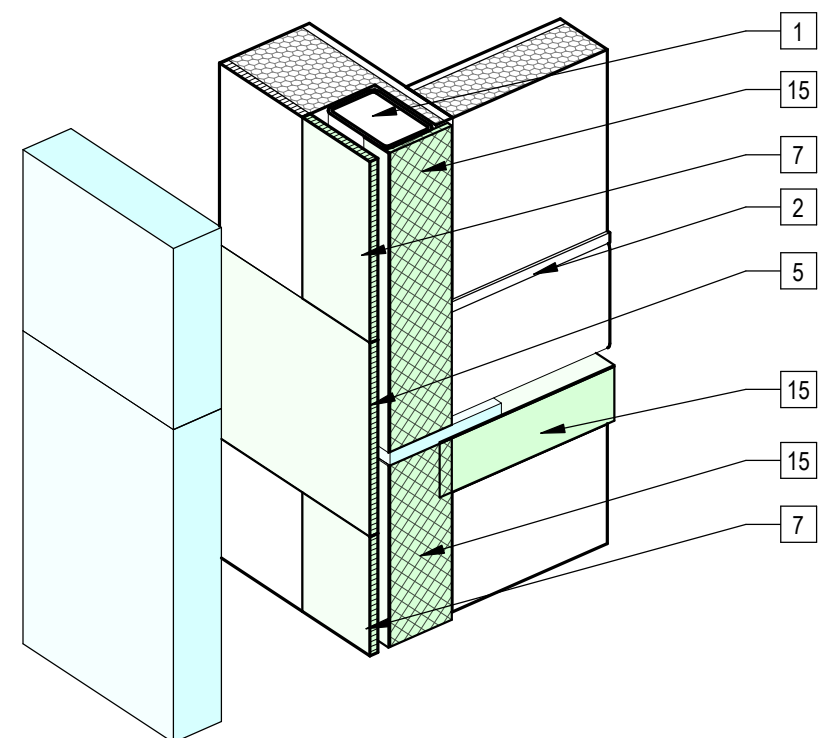
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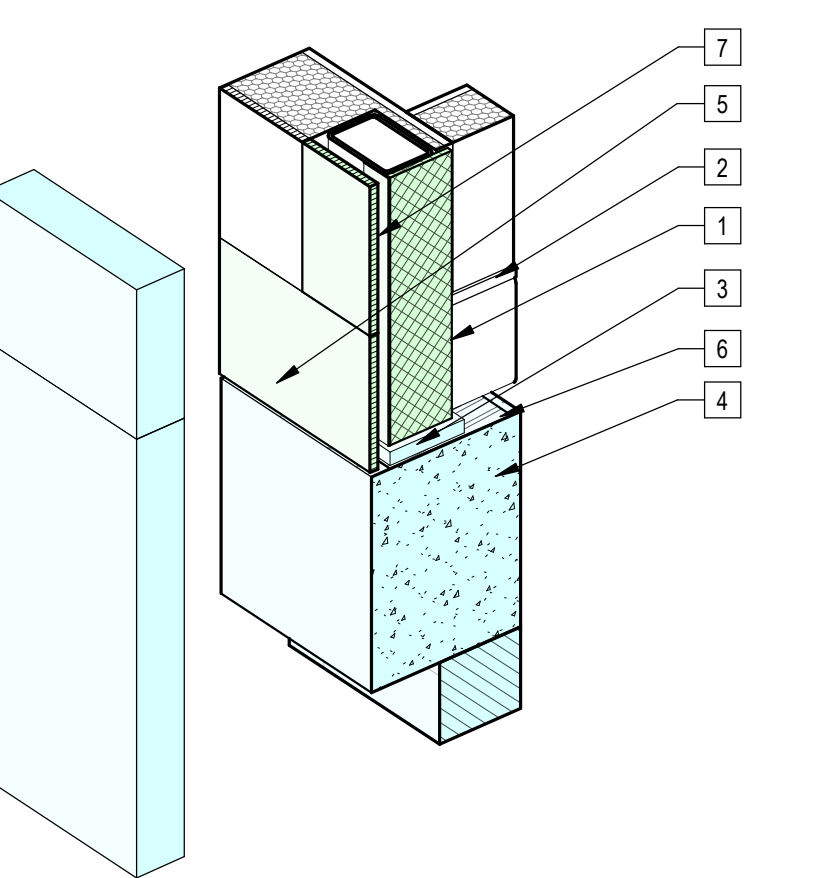
4 | Modular Zip-up - Typical Internal Seam



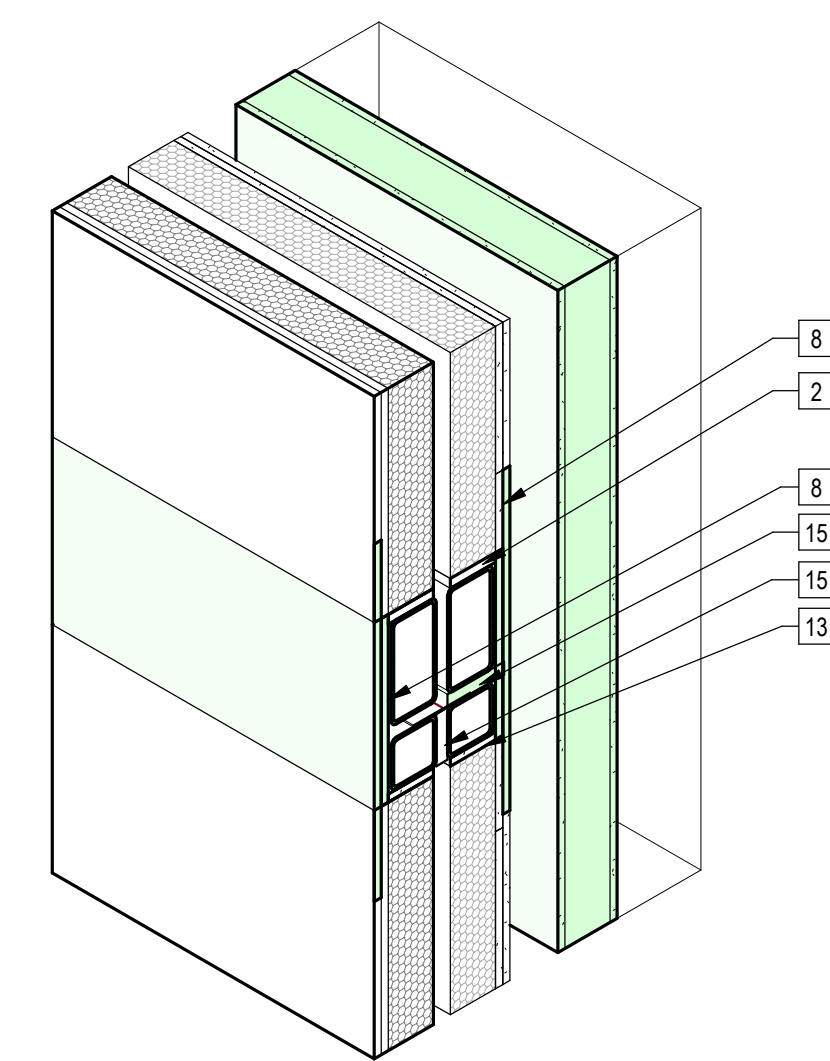
3 | Modular Zip-up - Facade at Roof Deck Parapet



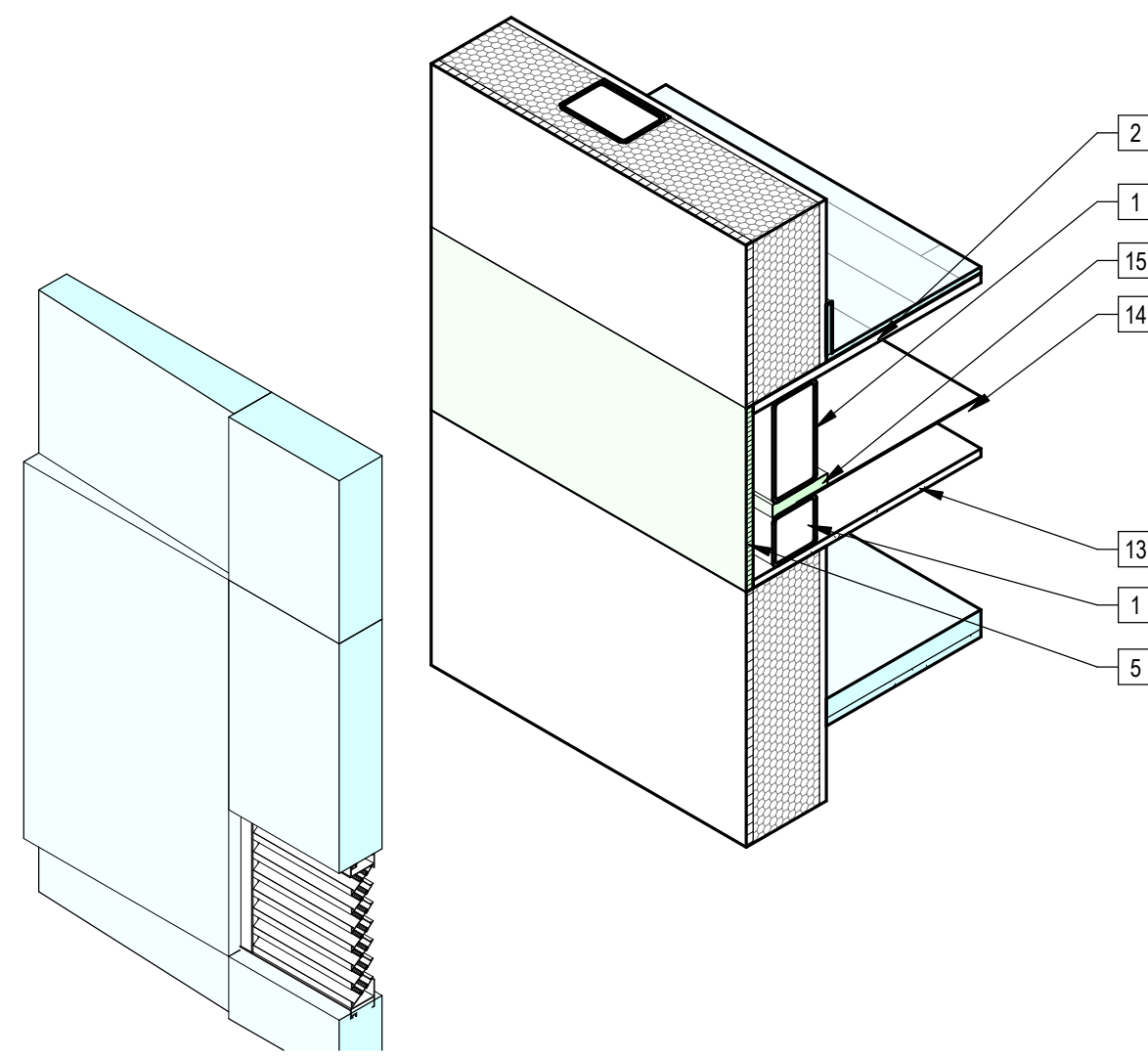
2 | Modular Zip-up - Typical Corner Casting



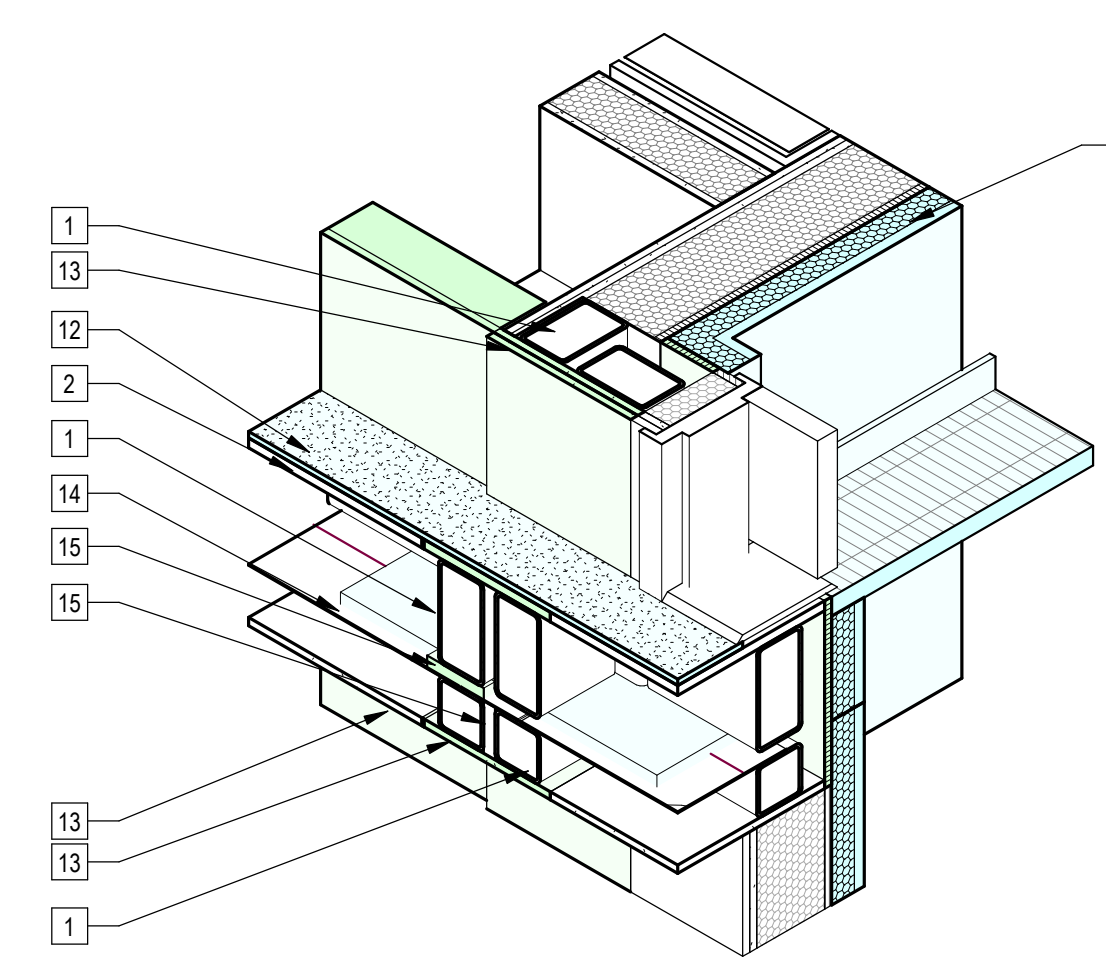
1 | Modular Zip-up - Corner Casting at Concrete Podium



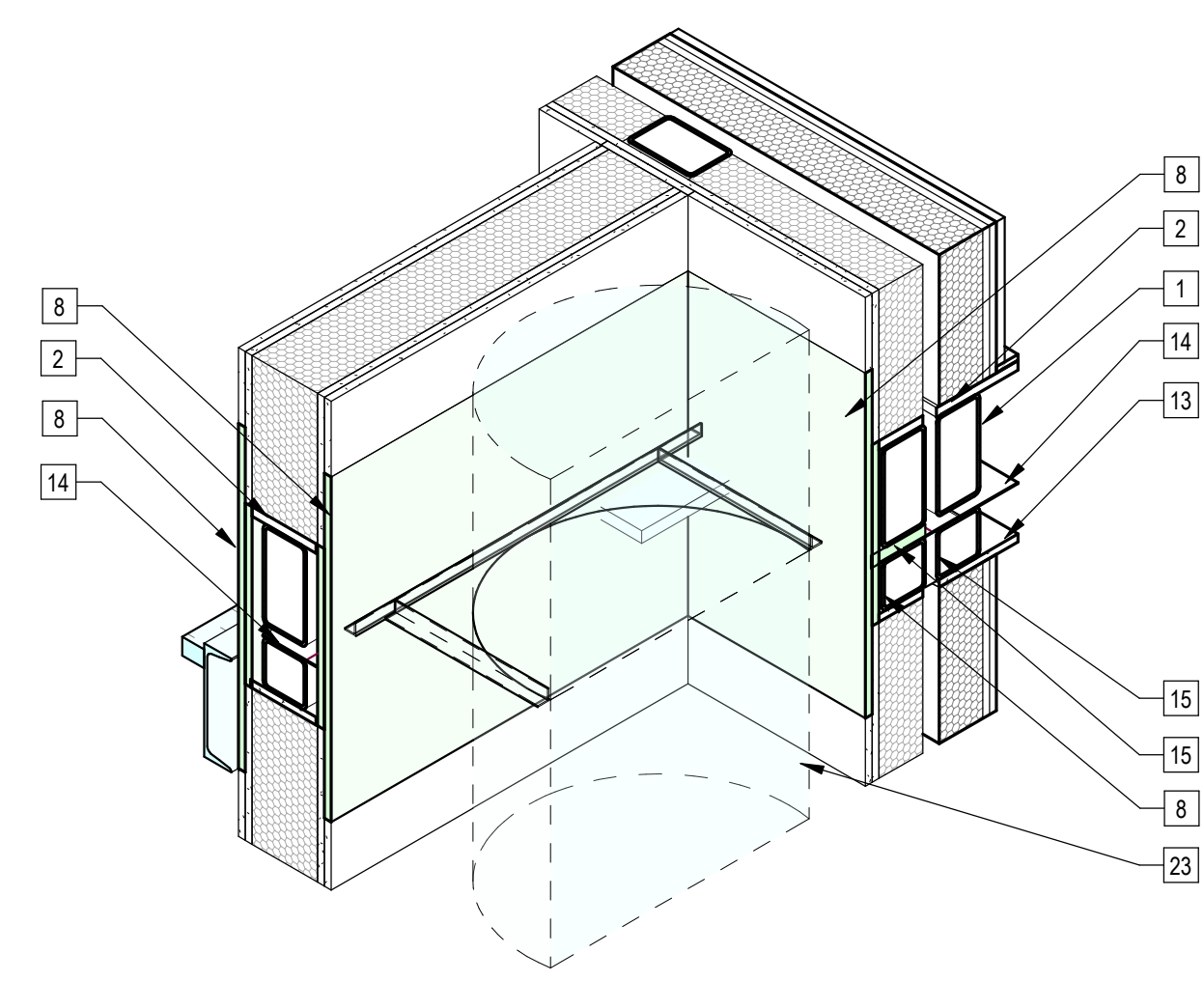
7 | Modular Zip-up - Floor-Ceiling at Stair-Elevator Shaft



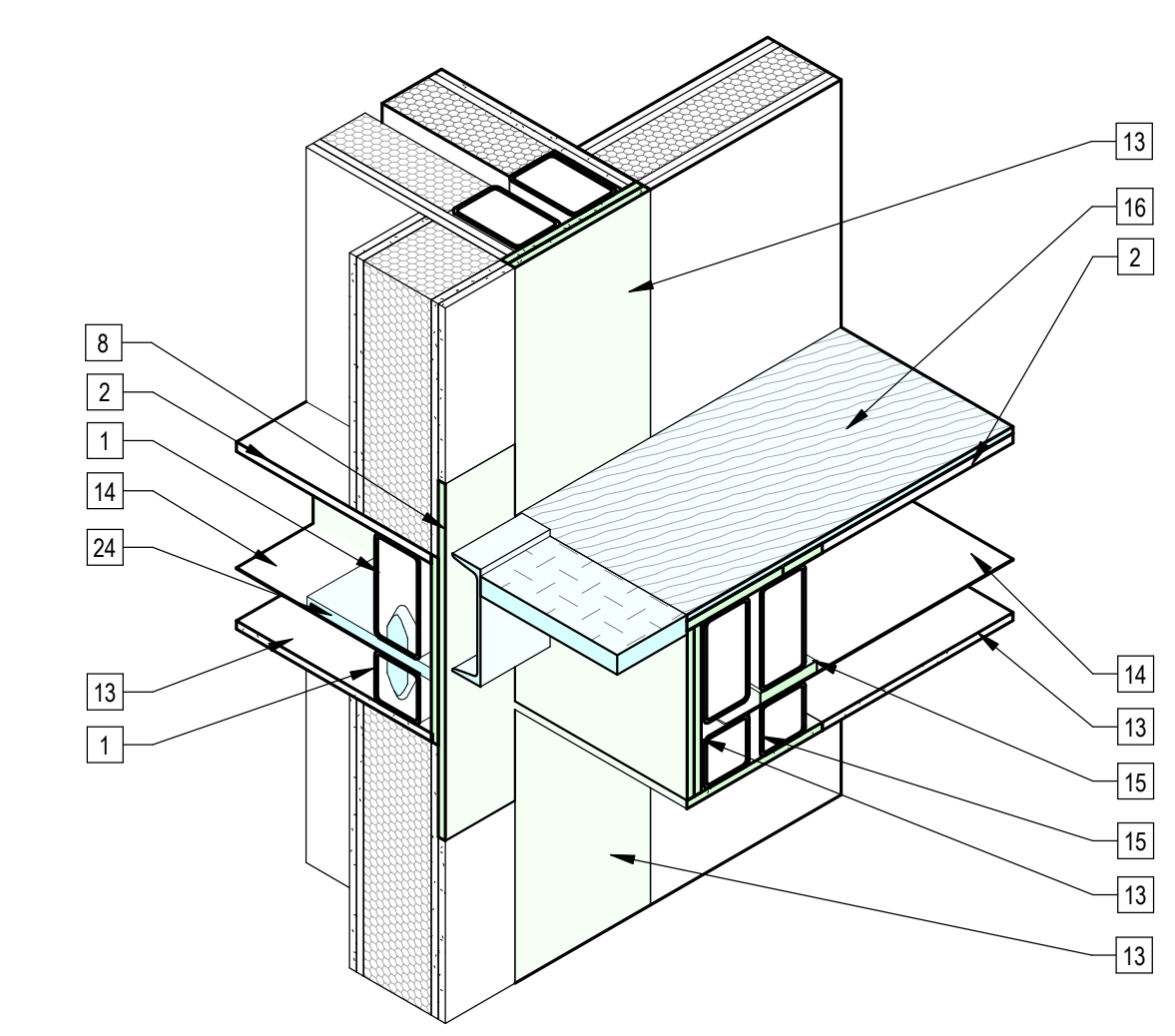
6 | Modular Zip-up - Facade Exhaust Grill



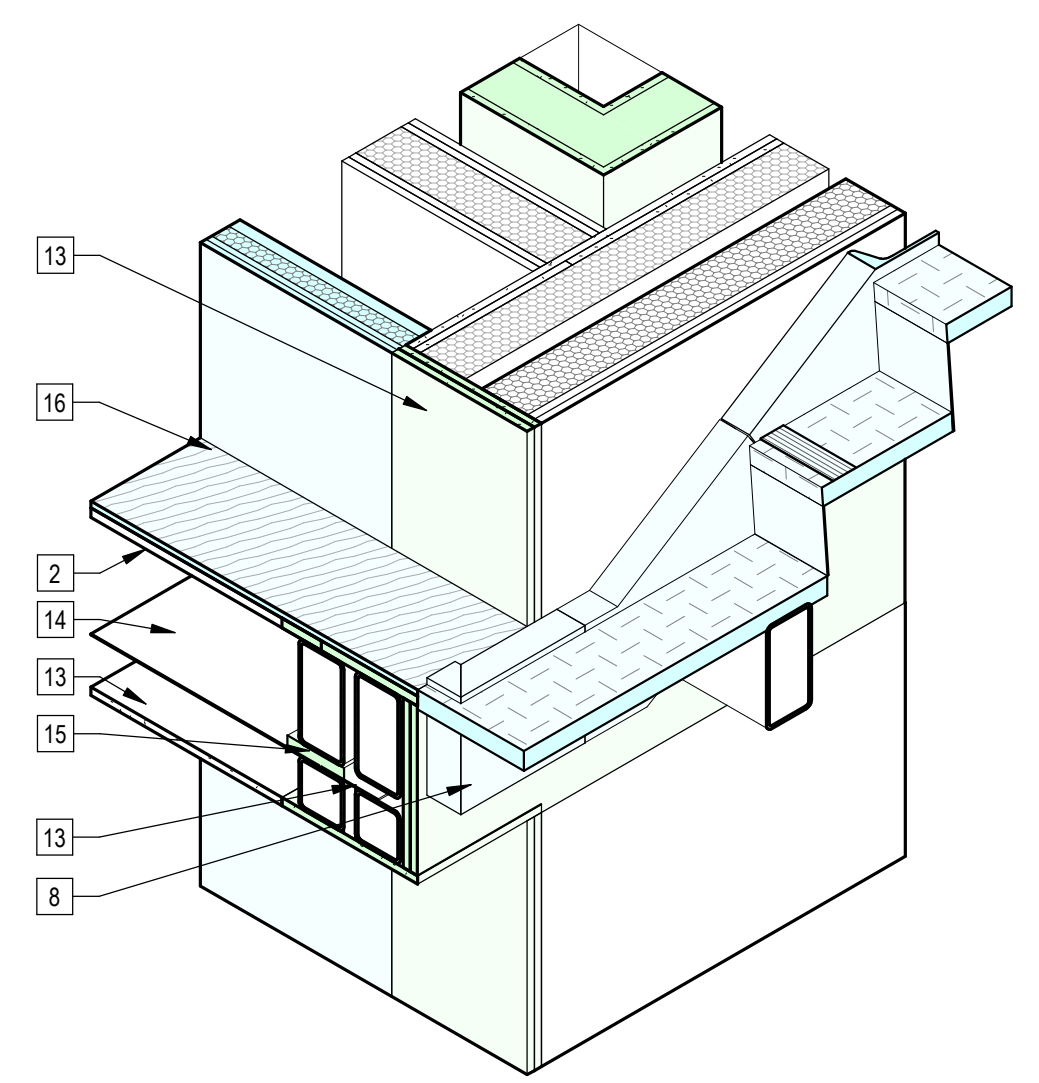
5 | Modular Zip-up - Corridor at Stair 2



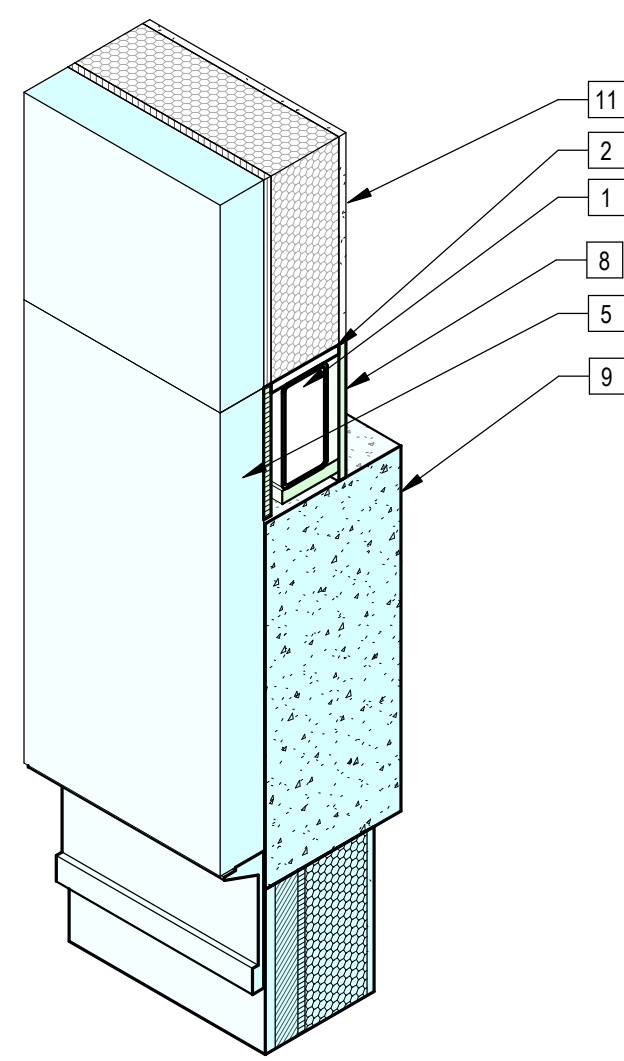
10 | Modular Zip-up - Trash Room Shaft



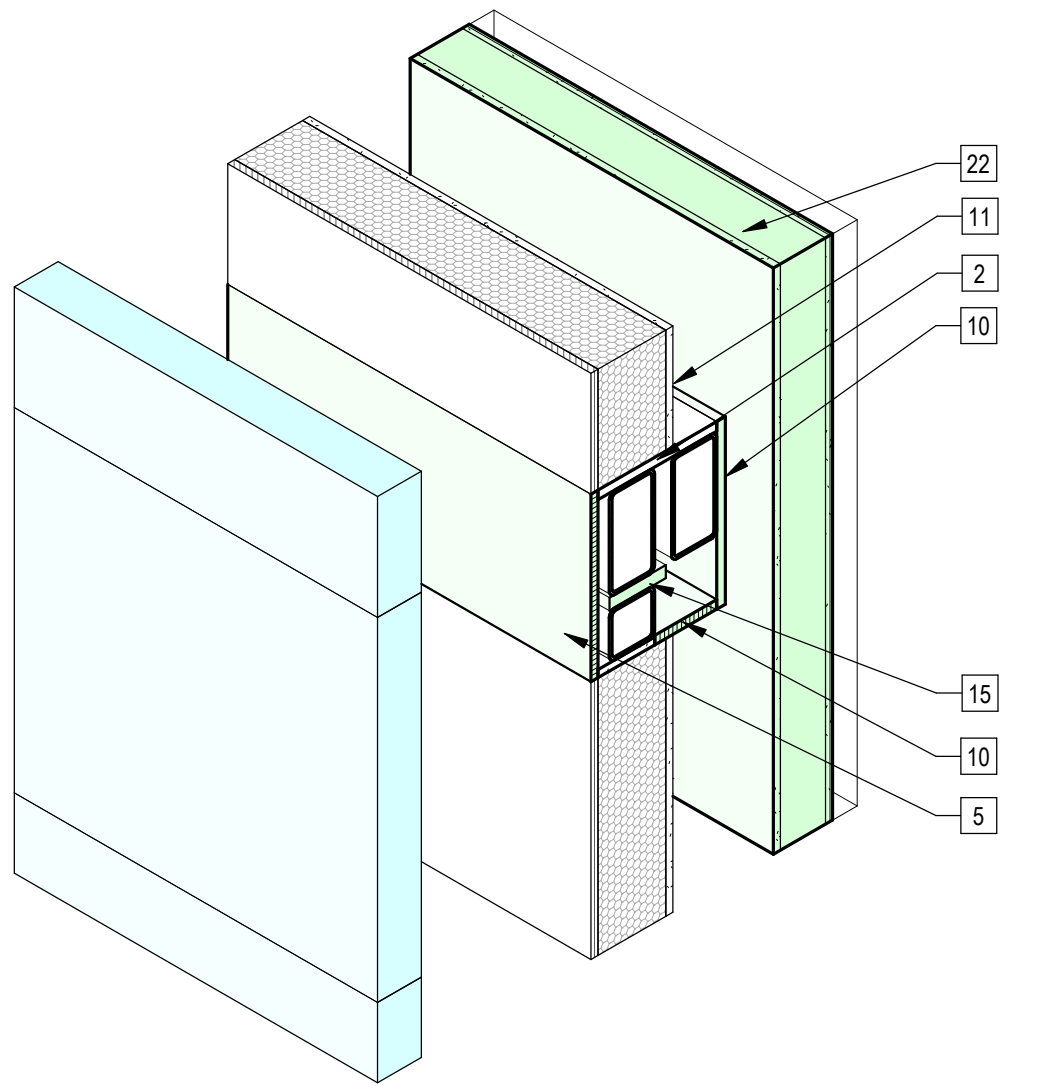
9 | Modular Zip-up - Stair 1 Landing near Trash Room



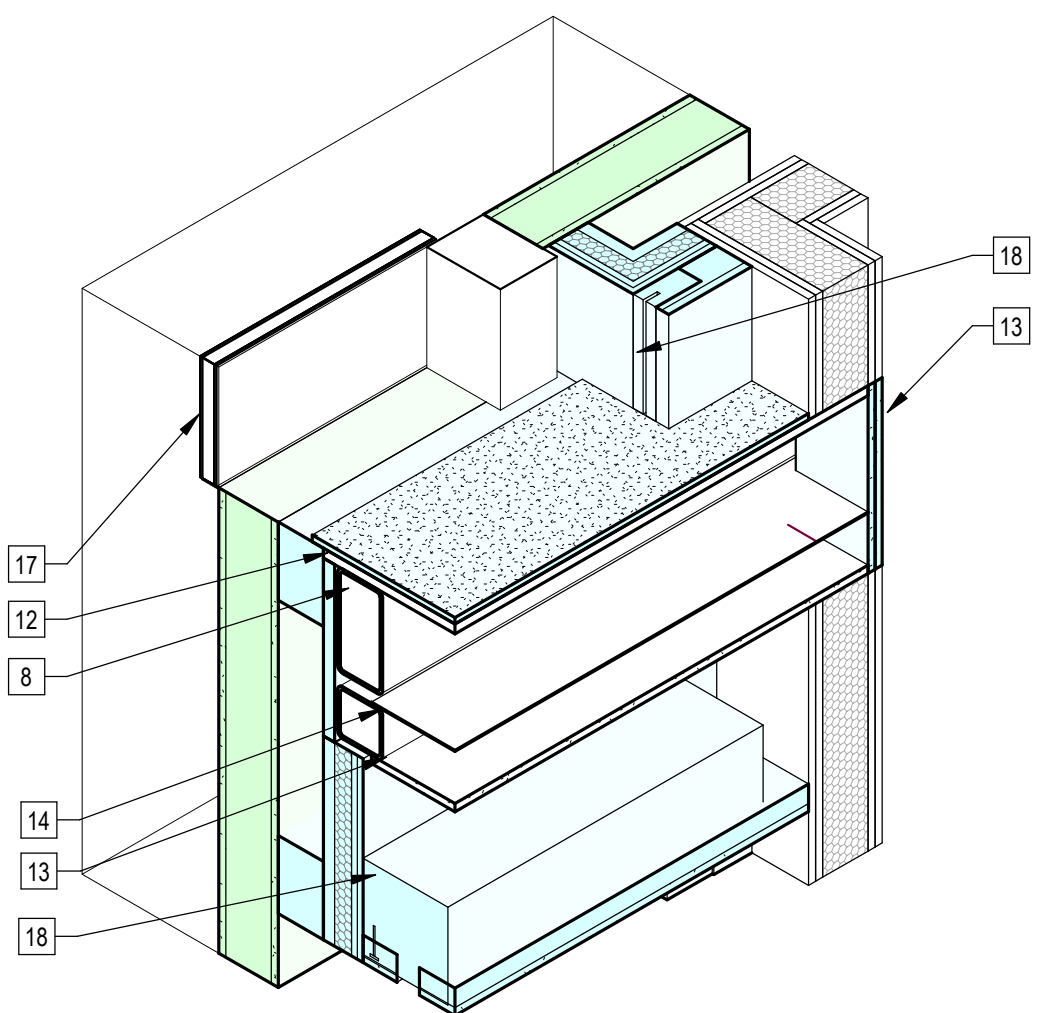
8 | Modular Zip-up - Stair 1 Landing near Elevator



13 | Modular Zip-up - Facade at Stair 1 Podium



12 | Modular Zip-up - Facade at Elevator Shaft

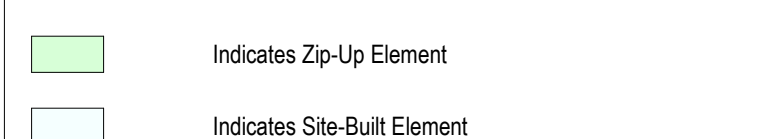


11 | Modular Zip-up - Elevator Door

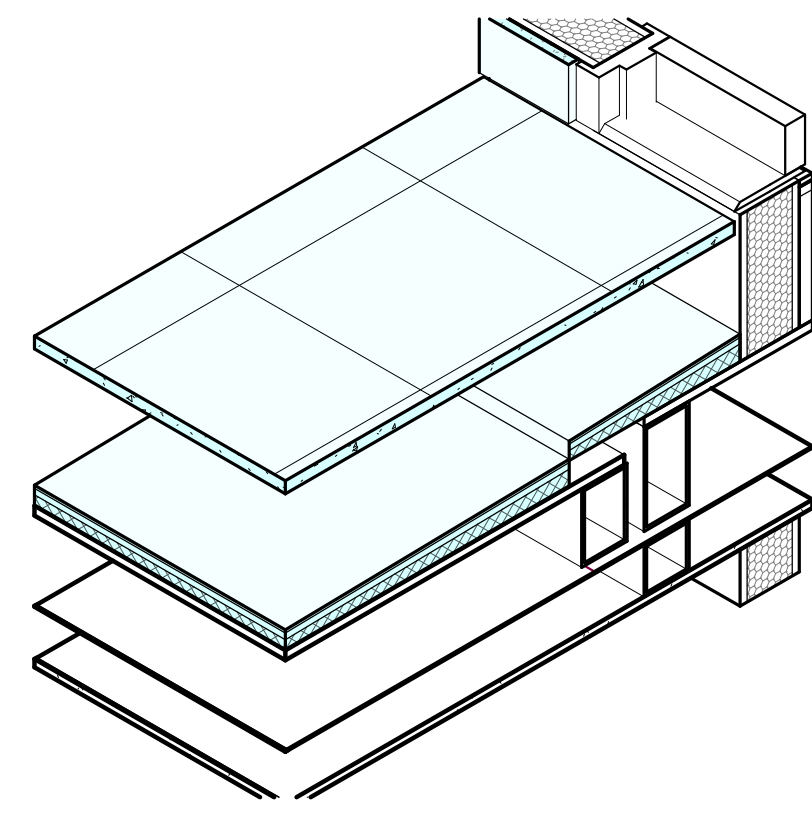
Sheet Keynotes

- 1 Modular Steel Chassis. Refer to structural.
- 2 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792 or Approved Equal. Refer to Zip-up Details.
- 3 Modular BM Plate and leveling shims. Refer to structural.
- 4 Cast-in-place concrete podium, refer to Structural.
- 5 1-hr zip-up assembly, 5/8" Densglass Exterior Sheathing.
- 6 Modular Embed Plate. Refer to structural. Location shown for reference only. Contractor to coordinate and verify location with Modular manufacturer prior to installation.
- 7 5/8" Thick glassmat Exterior Sheathing, Georgia-Pacific Gypsum LLC, ESR-3786.
- 8 2 hr zip-up assembly at floor-ceiling level between modules.
- 9 Cast-in-place concrete beam, refer to Structural.
- 10 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, or Approved Equal, ESR-1792.
- 11 Sureboard Shear Wall, Refer to Structural.
- 12 Carpet and Pad.
- 13 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association, or Approved Equal ESR-1338.
- 14 Modular diaphragm plate steel.
- 15 Mineral Wool Fire-Rated Wall Expansion Joint.
- 16 Sheet Vinyl Flooring with integral cove.
- 17 Stainless Steel 1-Panel Side-Opening 90 min. fire-rated elevator door, by elevator manufacturer.
- 18 Elevator Smoke Containment System model "DSI-600" by Door Systems, Inc. ESR 4761 or Approved Equal.
- 19 Break metal parapet cap.
- 20 Thermoplastic Polyolefin (TPO) Single-Ply Mechanically Applied Roofing, "EverGuard TPO 60 mil" by GAF, ESR-4676 or approved equal. White with minimum SRI 75 (aged) for slopes < 2:12.
- 21 Luxury Vinyl Plank Flooring over Sound Underlayment.
- 22 MEM 3500G Holed Hydraulic Pre-fabricated Passenger Elevator.
- 23 Trash Chute.
- 24 Modular MM Plate and leveling shims. Refer to structural.

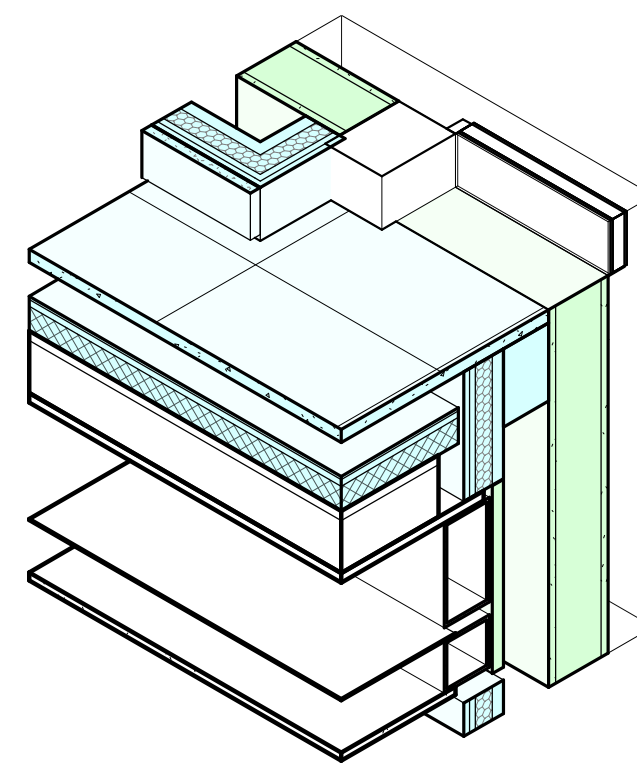
Note:
 1. Floor Finishes shown transparent to illustrate concealed features



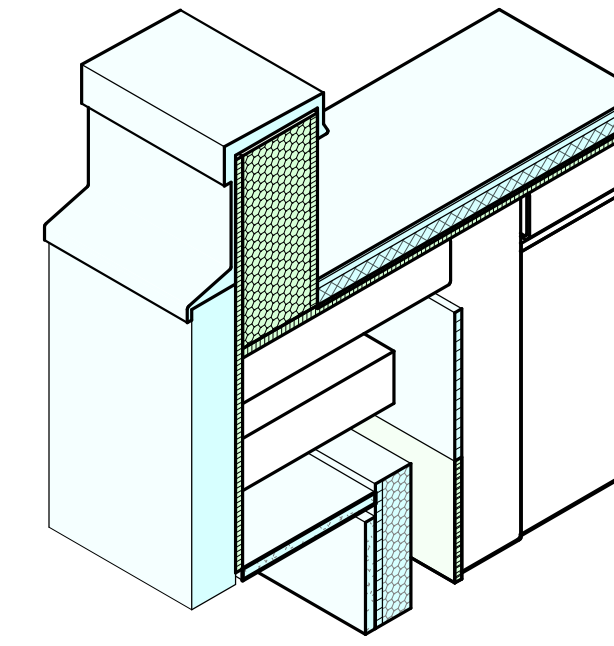
NTS Detail Legend



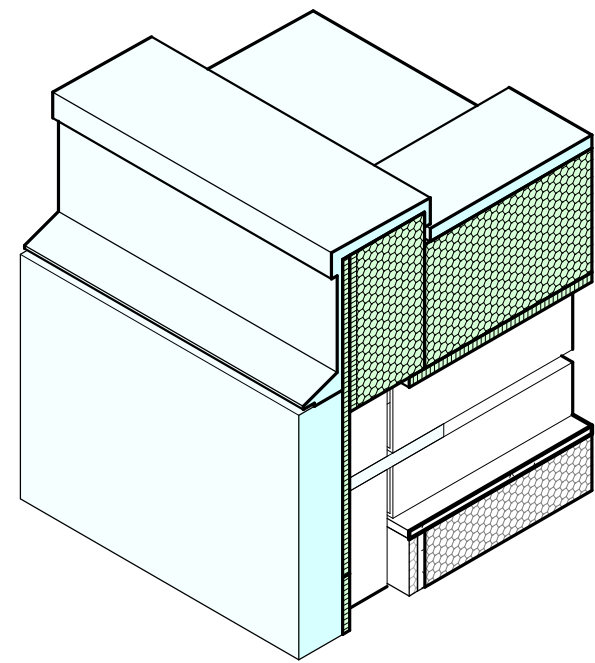
11 | Modular Zip-up - Drain at Roof Deck



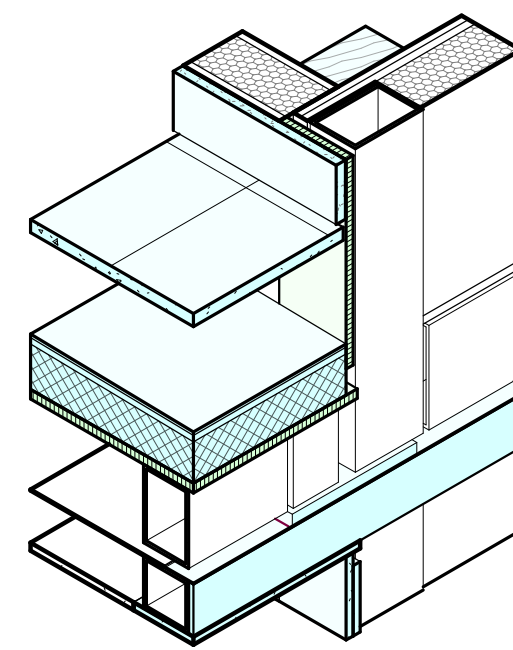
7 | Modular Zip-up - Elevator Door Threshold at Roof Deck



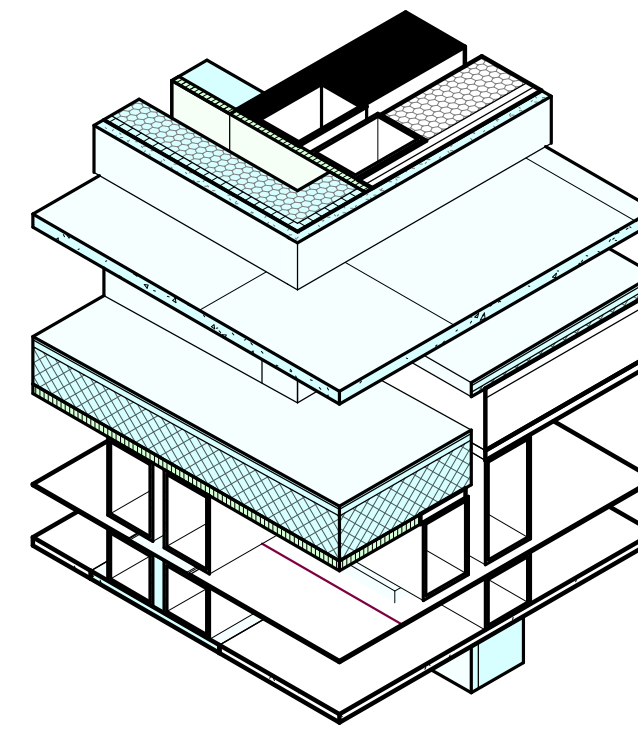
3 | Modular Zip-up - Upper Roof Eave



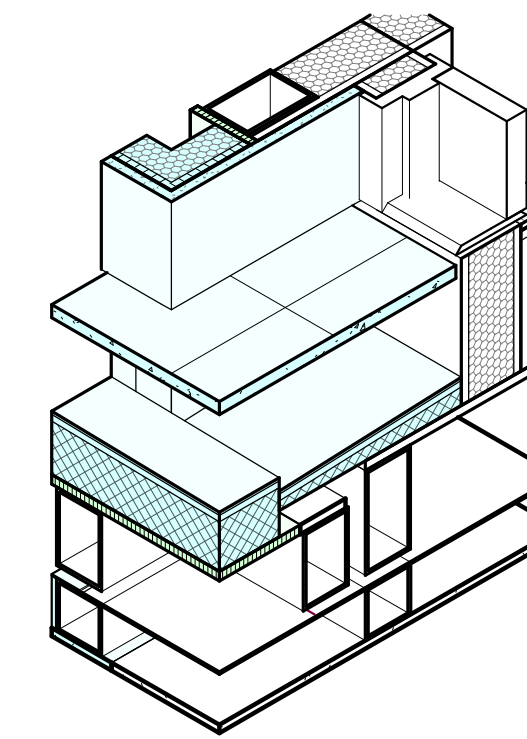
15 | Modular Zip-up - Stair 2 Parapet transition at Facade Wall



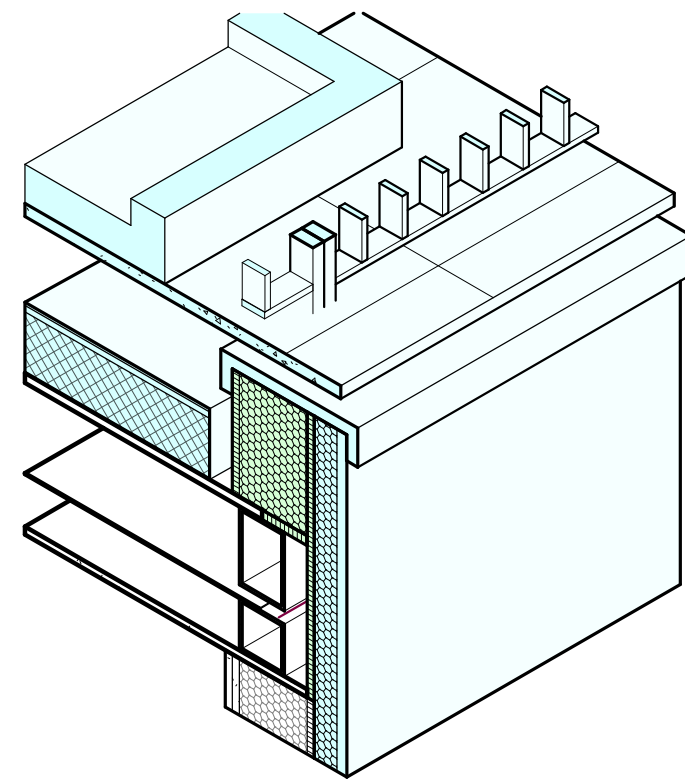
10 | Modular Zip-up - Roofing Transition at Module Wall



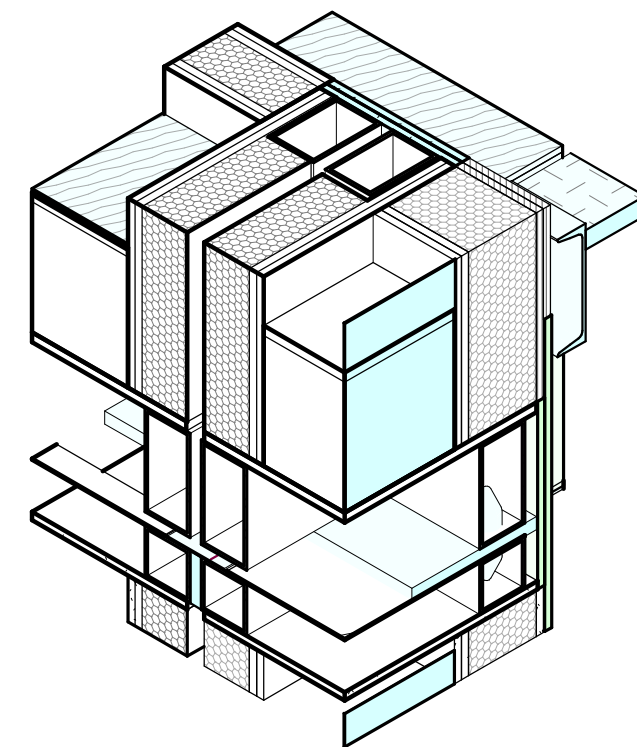
6 | Modular Zip-up - Roofing Transition at Roof Deck at Entrance to Elevator Lobby



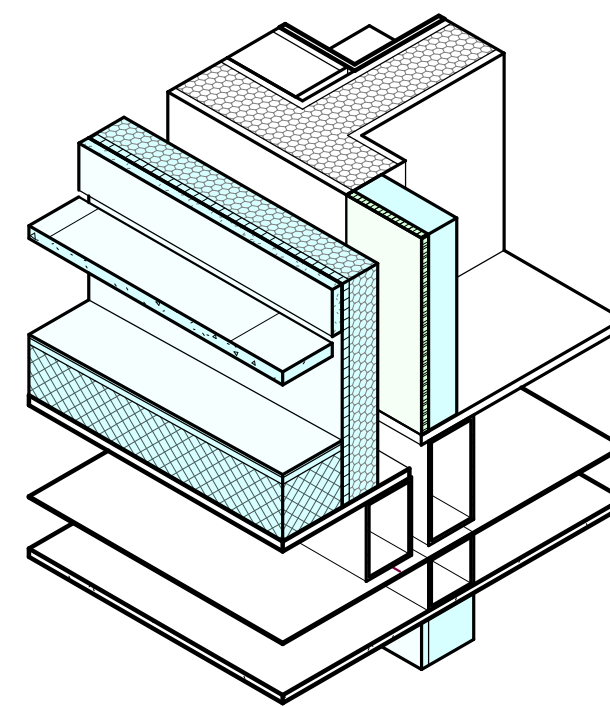
2 | Modular Zip-up - Door Threshold at Roof Deck



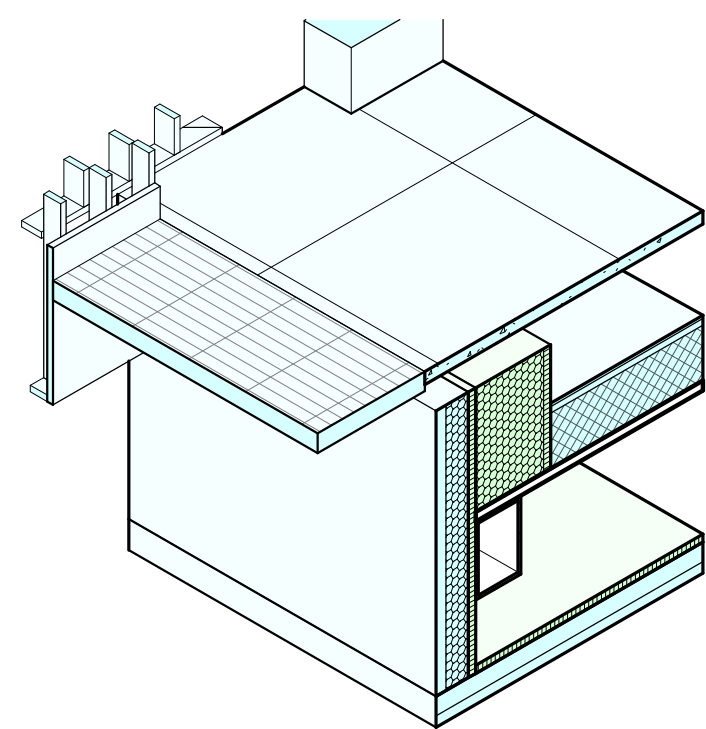
13 | Modular Zip-up - Stair 2 Parapet at Roof Deck



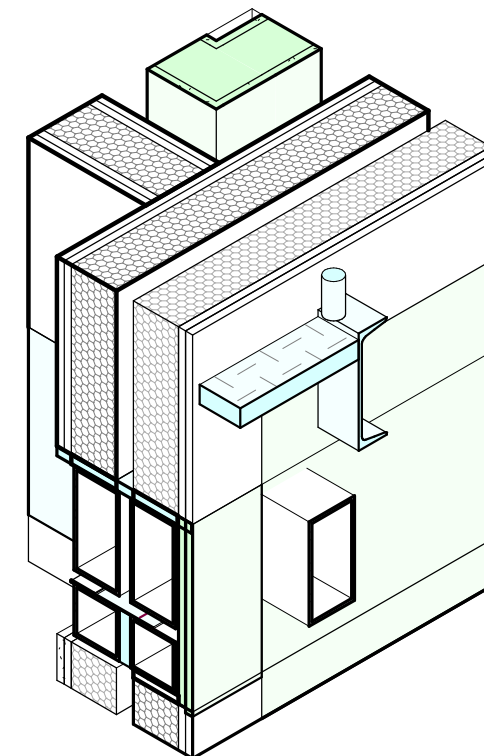
9 | Modular Zip-up - Shaft at Roof Deck



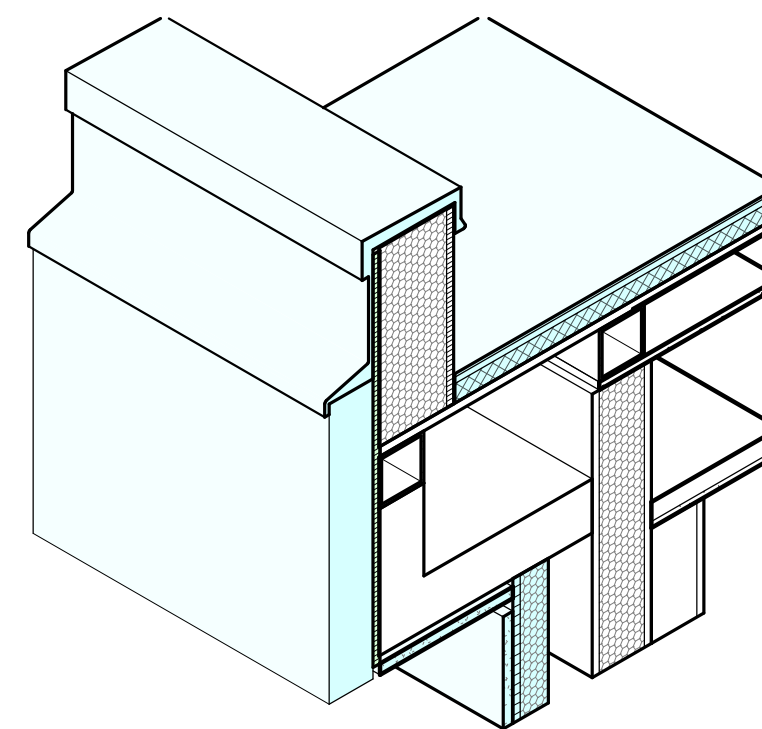
5 | Modular Zip-up - Plumbing Wall at Roof Deck



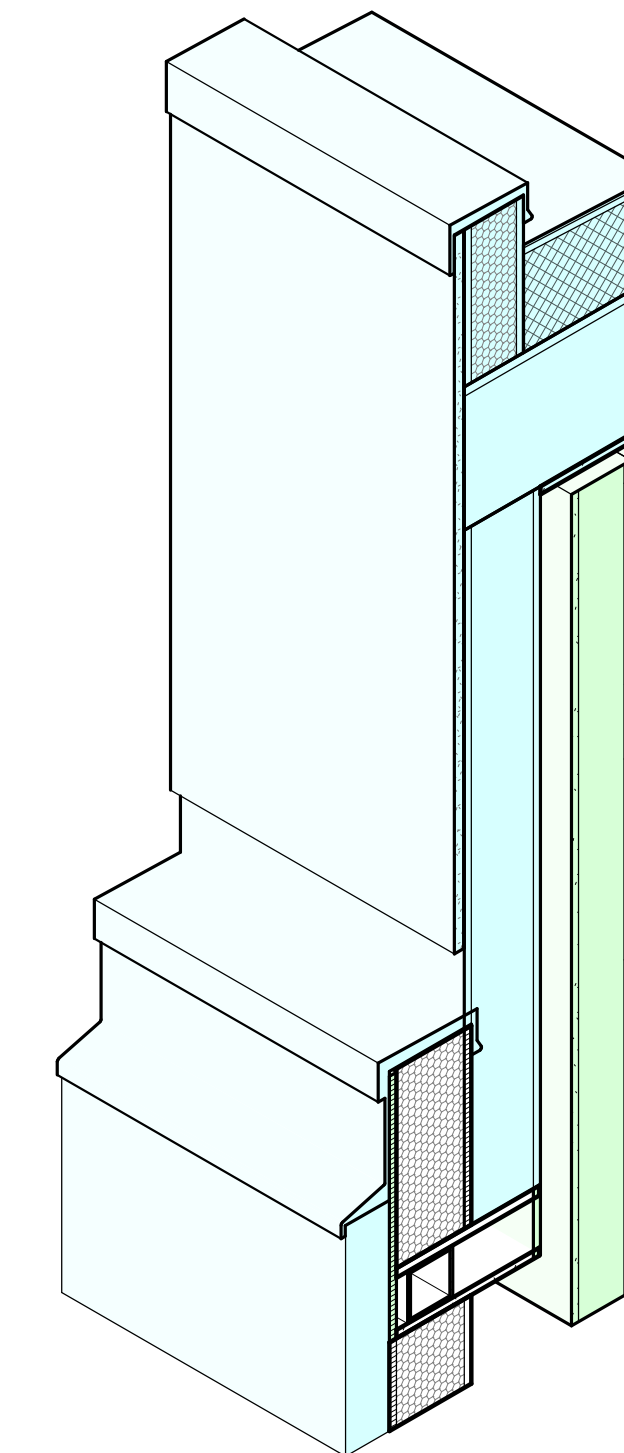
12 | Modular Zip-up - Stair 2-Roof Deck Transition



8 | Modular Zip-up - Stair 1 Landing at Level 6



4 | Modular Zip-up - Upper Roof Drain



1 | Modular Zip-up - Facade at Elevator Penthouse



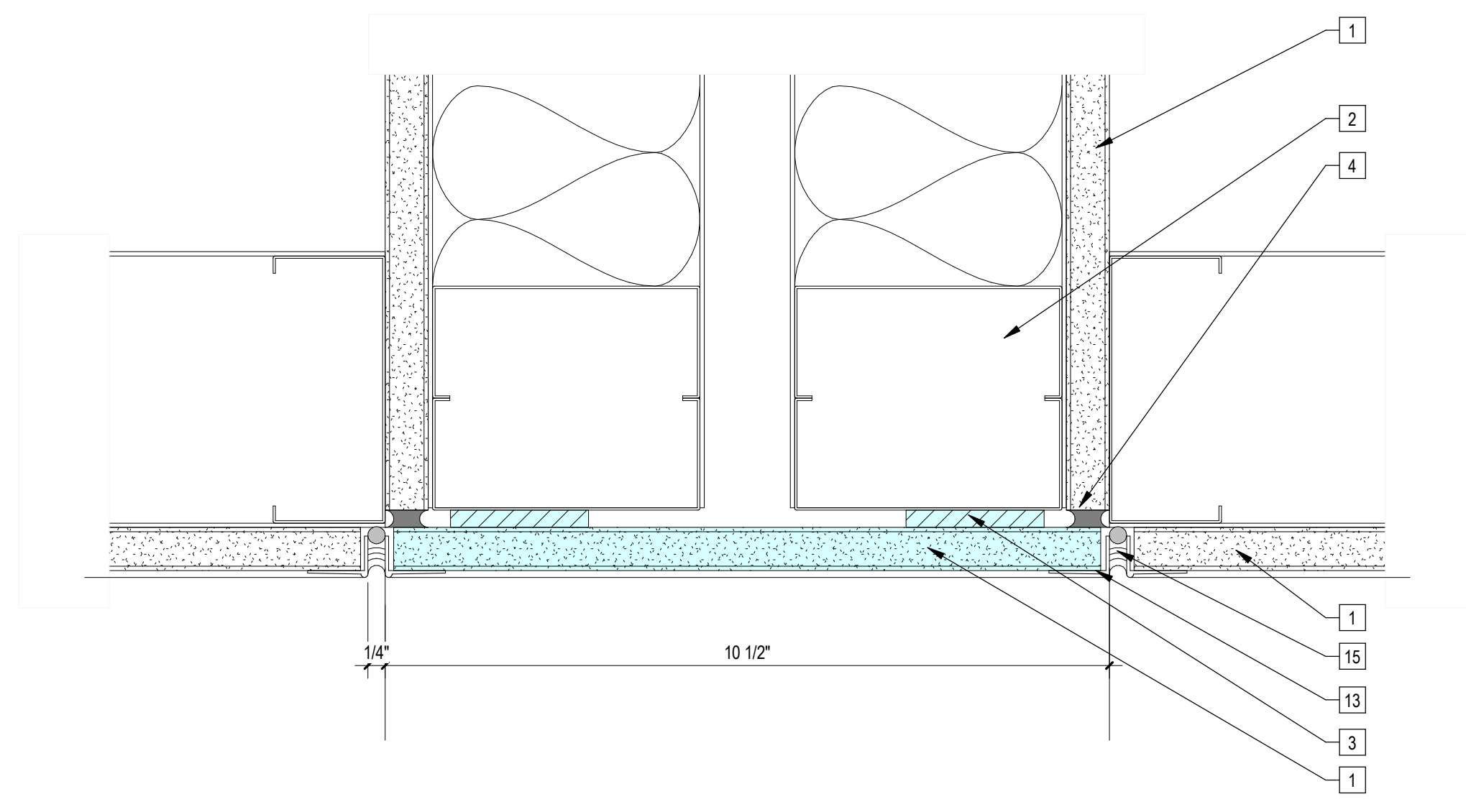
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PROJECT TITLE

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Los Angeles, CA 90016
5050 - 011 - 022
2853 West Modular Apartments
HCD Plan Check Response

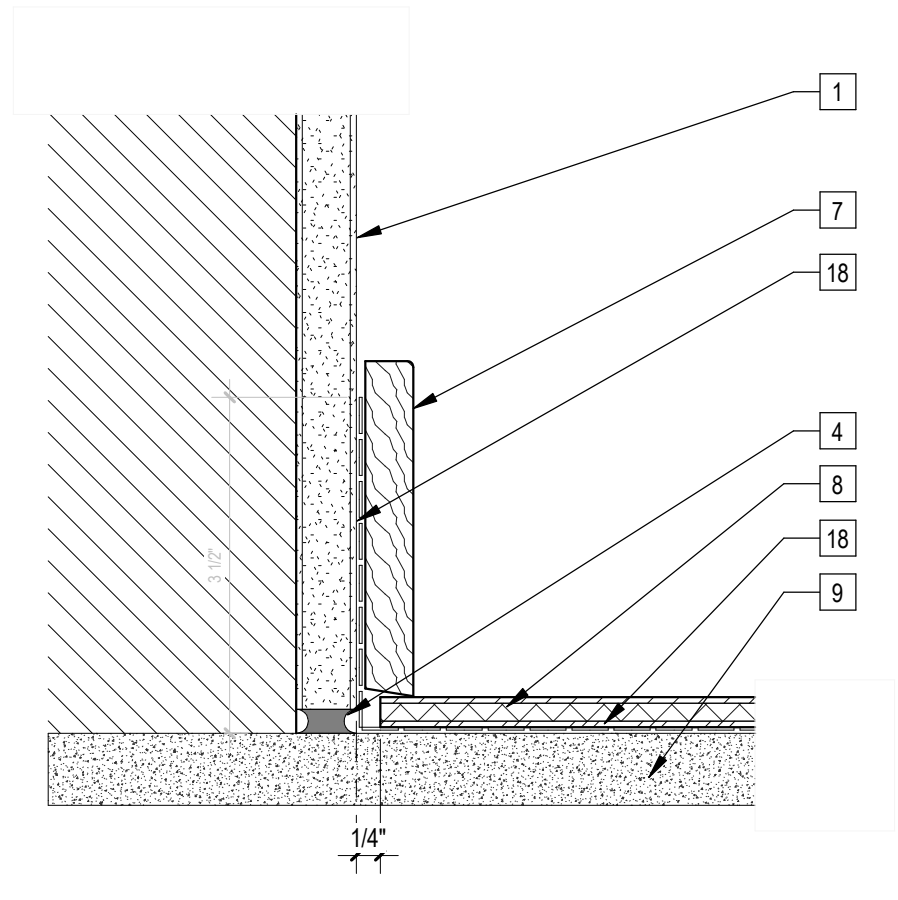
REVISIONS

Rev. #	Date	Desc.
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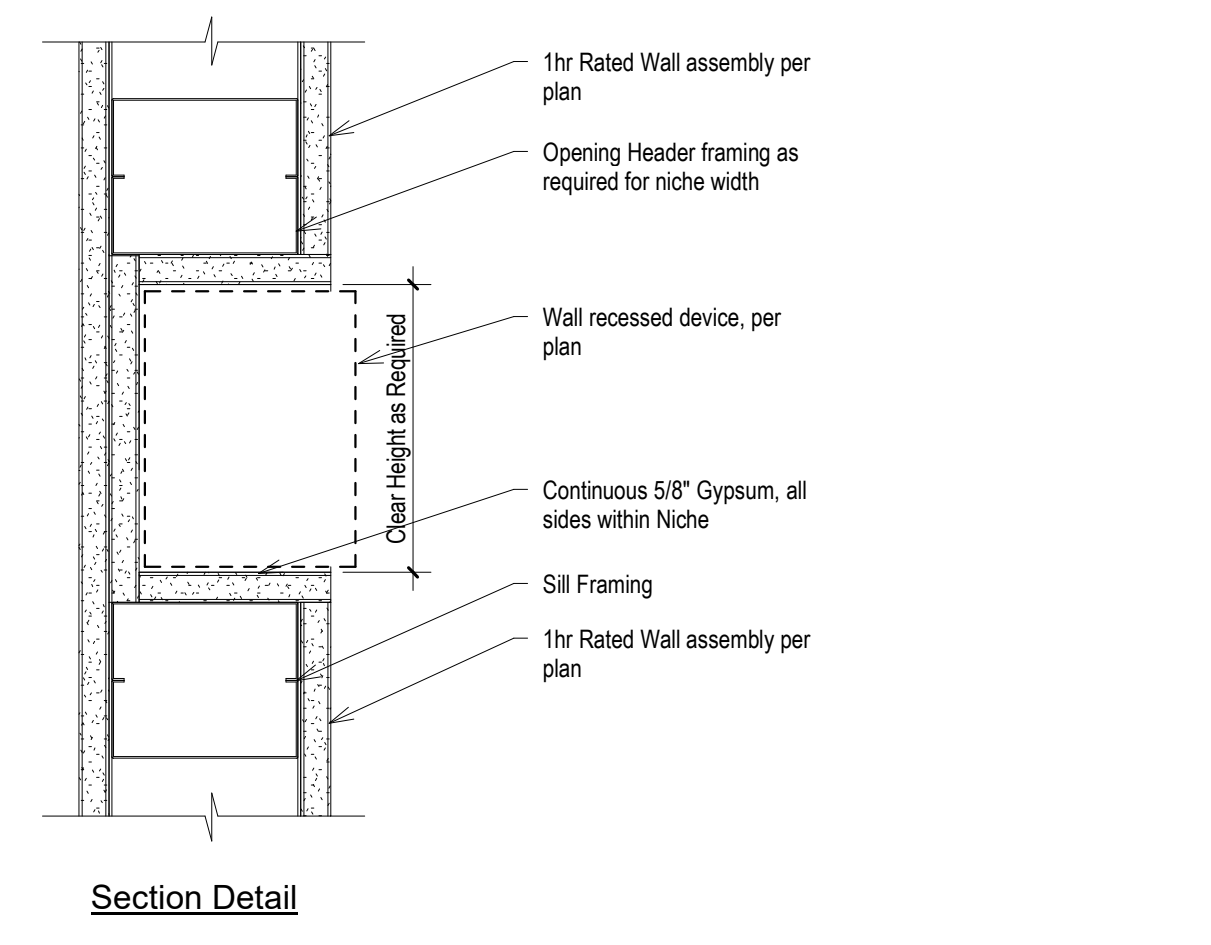
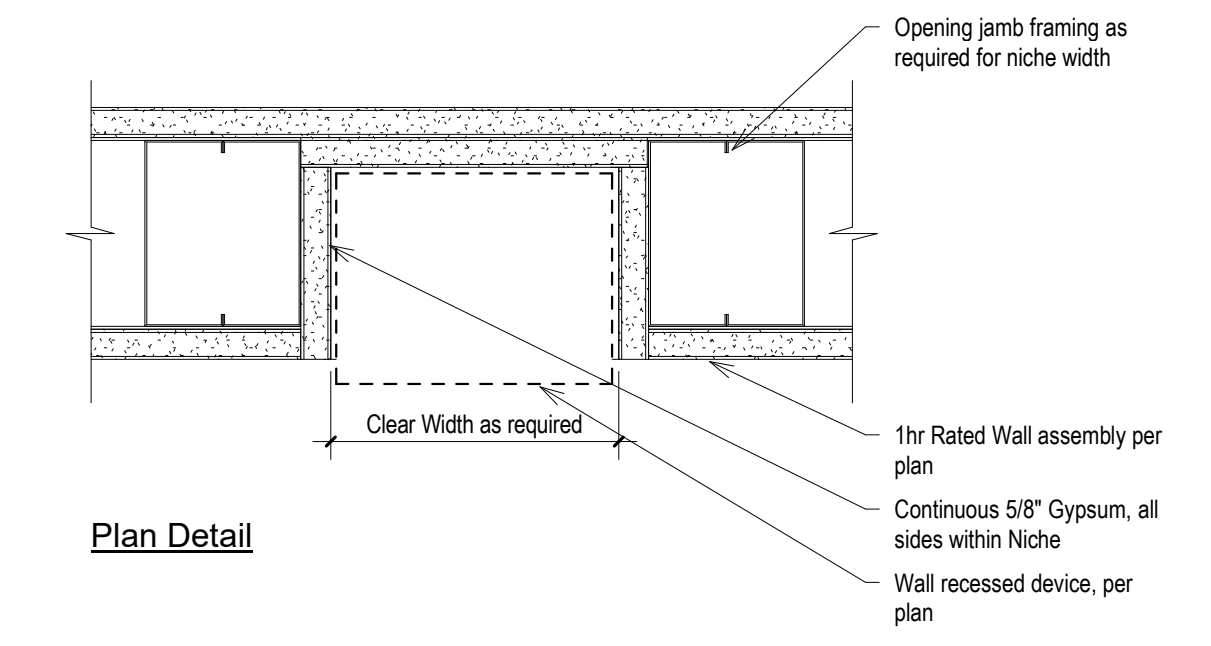
Plan Check Number 21010-10000-02714
Zoning Number DR 2021 6289 TDC HCA
SHEET INFORMATION
Zip-up Diagrams
JOB NUMBER 2101
SCALE
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CHECK BY
CHECKER



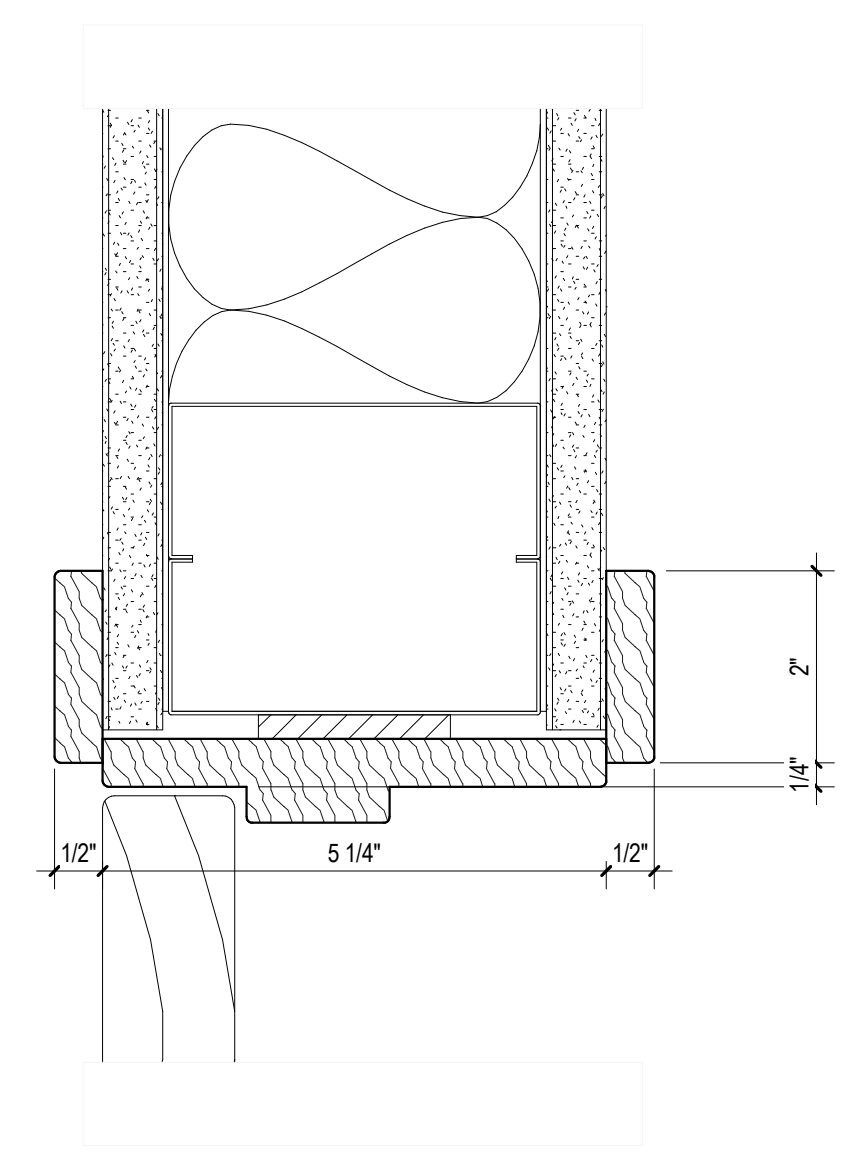
9 | 6" = 1'-0" Inter-Module Zip-Up at Lower Ceiling



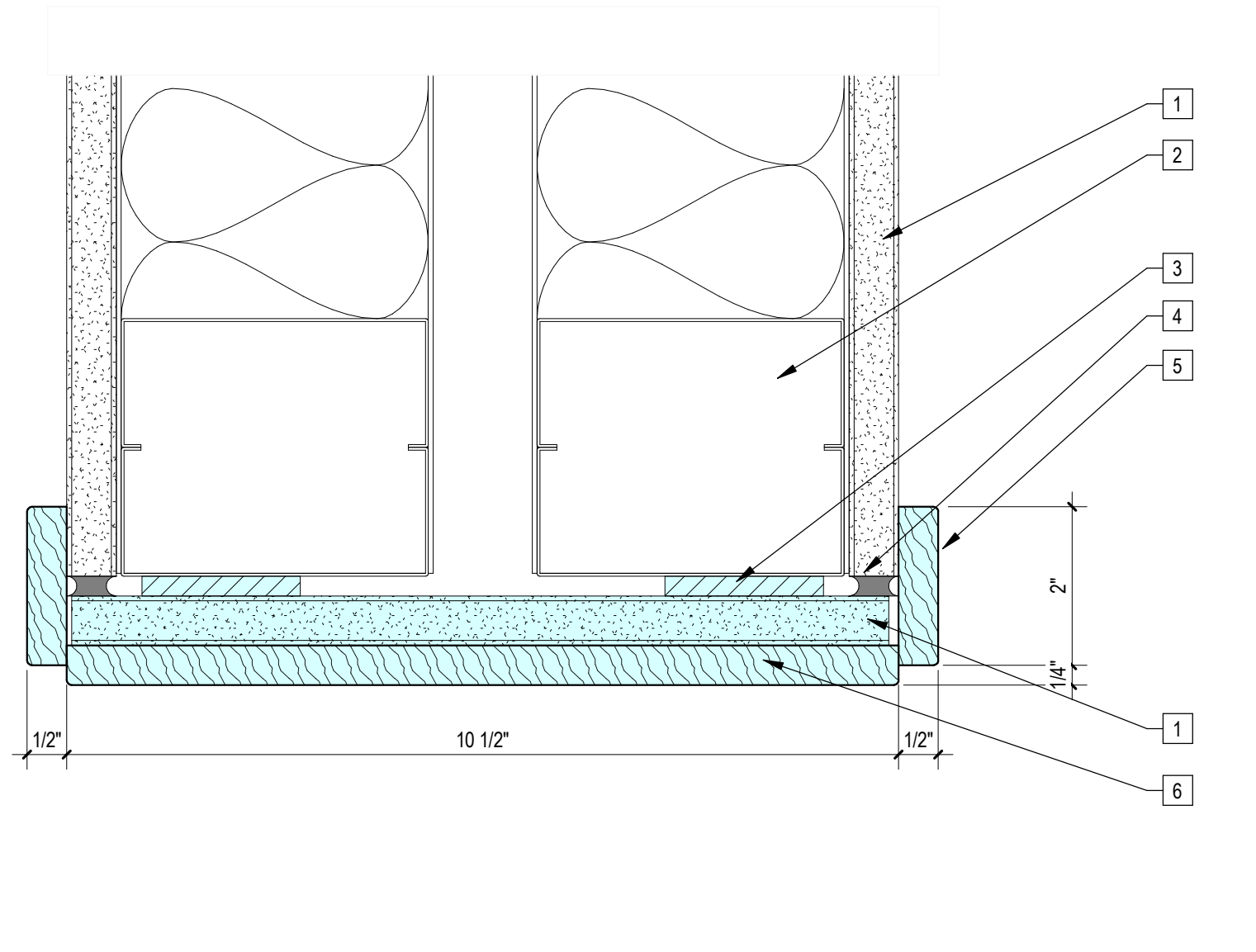
10 | 6" = 1'-0" MDF Baseboard, Bathrooms



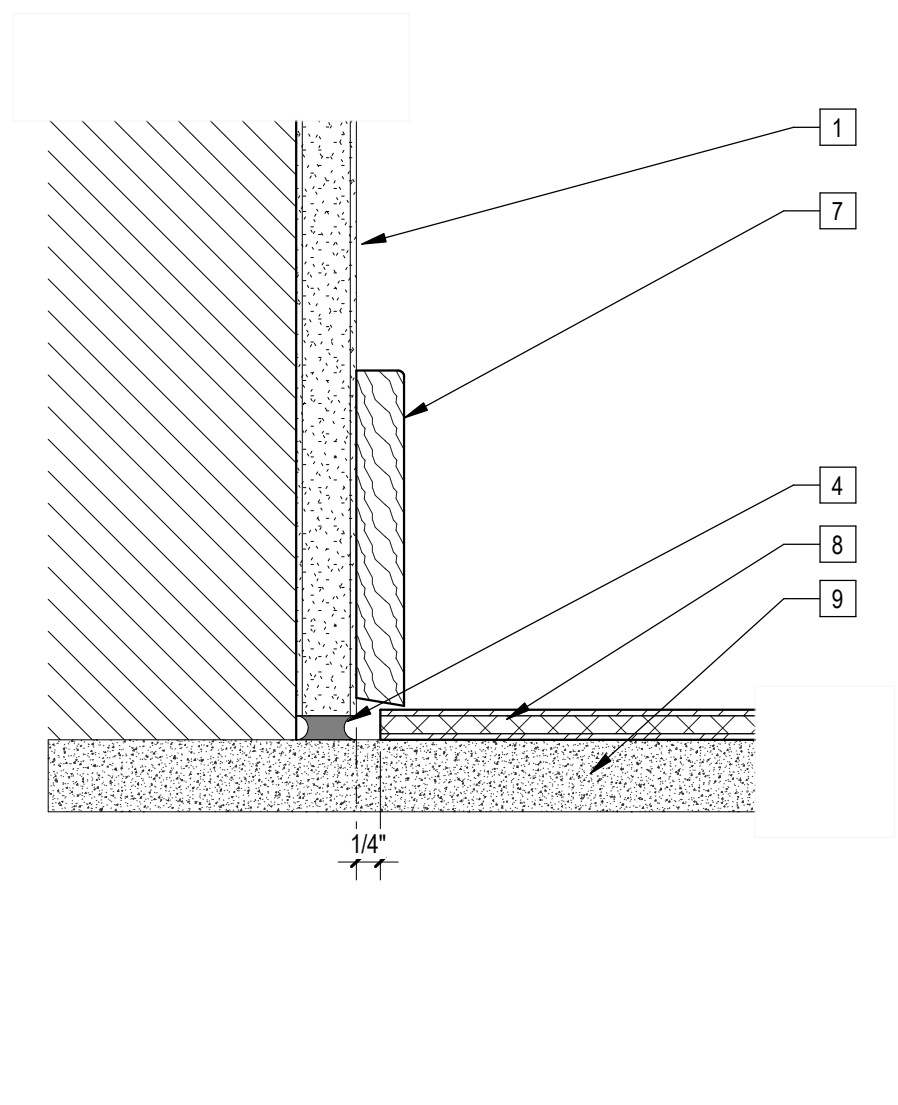
8 | 3" = 1'-0" Recessed Niche in 1hr Rated Wall



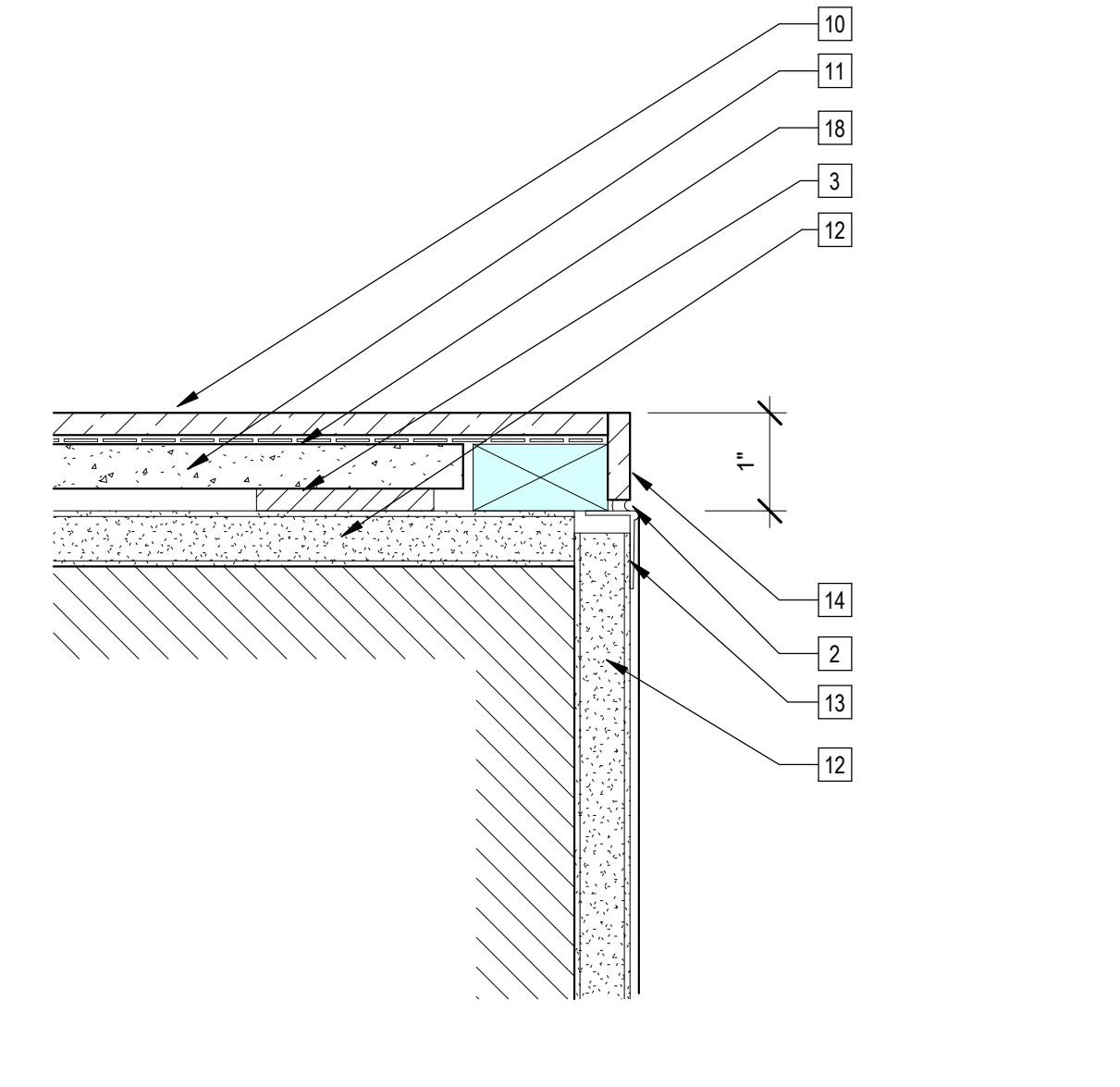
7 | 6" = 1'-0" MDF Door Jamb Casing (Head Sim.)



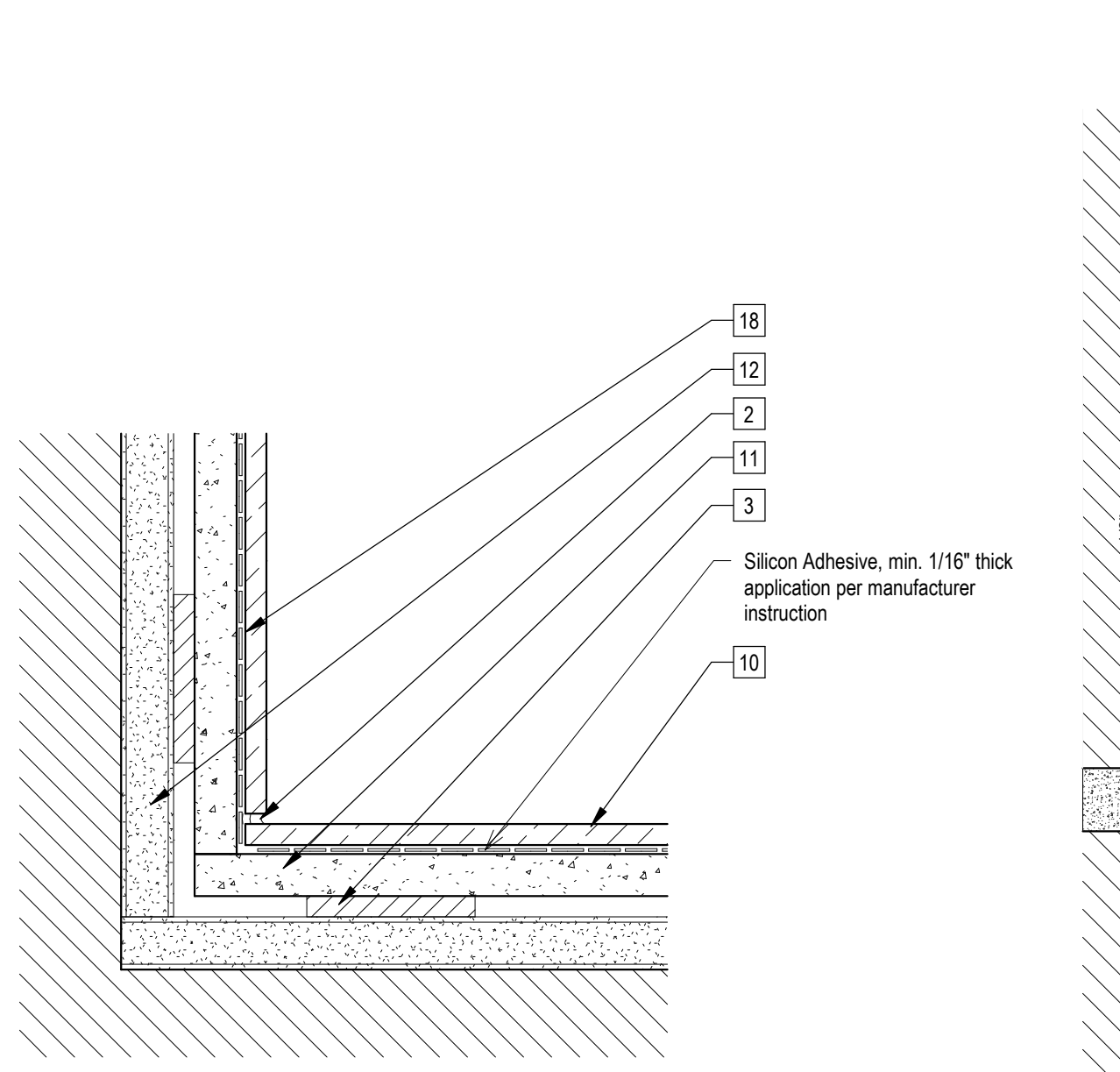
6 | 6" = 1'-0" MDF Opening Jamb Casing (Head Sim.)



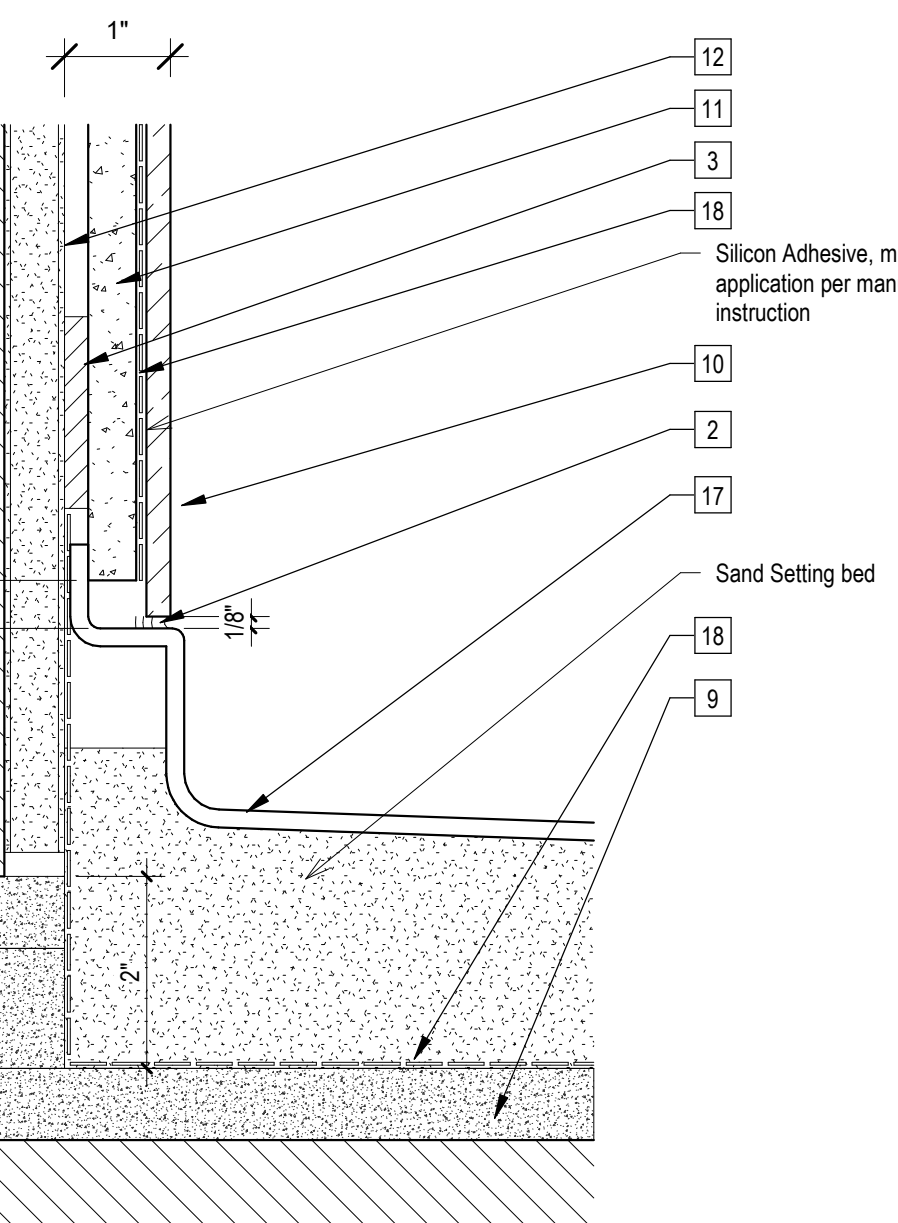
5 | 6" = 1'-0" MDF Baseboard



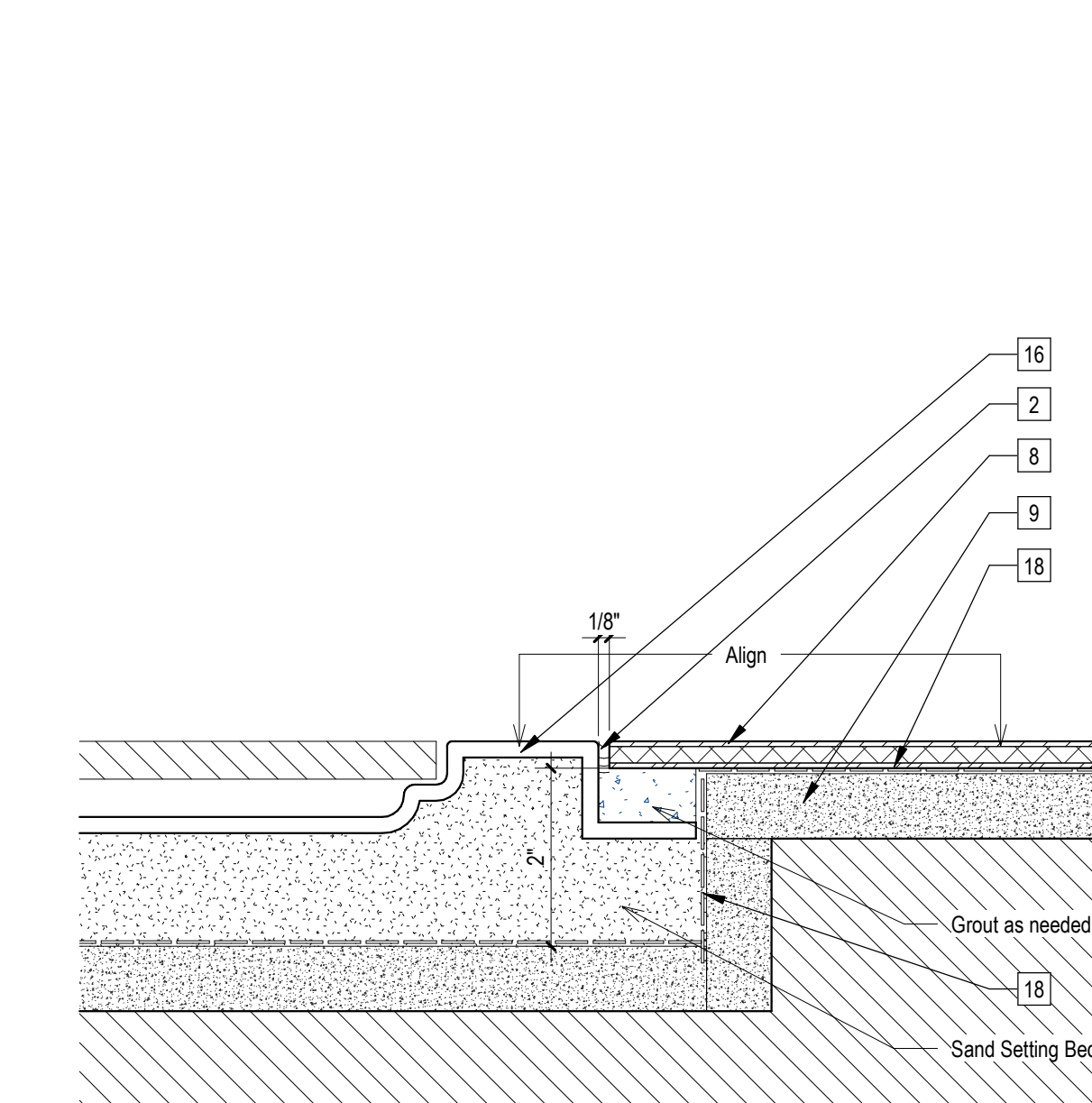
4 | 6" = 1'-0" Solid Surface Wall Panel at Outside Corner



3 | 6" = 1'-0" Solid Surface Wall Panel at Inside Corner



2 | 6" = 1'-0" Solid Surface Wall Panel at Acrylic Shower

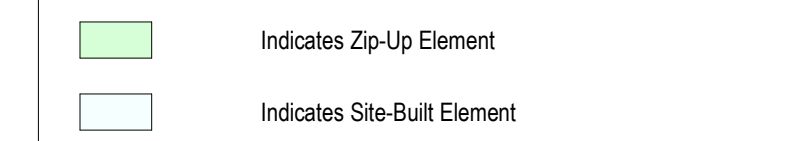


1 | 6" = 1'-0" Acrylic Shower Tray Sill Transition

Sheet Keynotes

- 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association ESR-1338
- Continuous Silicon Sealant, color to match wall panels
- Shim as needed
- Continuous Fire Caulking
- 1/2" x 2" MDF factory-primed Opening Casing, semi-gloss painted finish
- 1/2" x 10.5" factory-primed MDF Zip-up Casing, semi-gloss painted finish
- 1/2" x 4" MDF factory-primed Base Moulding, semi-gloss painted finish
- Luxury Vinyl Plank Flooring over 1-Layer of 1/4" USG Fiberglass Underlayment, refer to finish schedule
- 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ICC ESR-1792
- 1/4" Thick Solid-Surface Wall Panel, Corian or Approved Equal. Refer to finish Schedule
- 1/2" Thick Cement Tile-backer
- 5/8" Type "X" Water-Resistant Gypsum Wallboard, Gypsum Association ESR-1338
- Drywall Metal "L" Trim
- 1/4" thick Solid Surface Wall panel, 90 degrees butt-joint weld and sand smooth per manufacturer recommendations
- Sealant and Backer Rod
- Acrylic Shower Tray over epoxy sand setting bed and waterproof membrane
- Acrylic Shower Tray over epoxy sand setting bed and waterproof membrane (Acrylic tub similar)
- Waterproof Bonded Sheet Membrane System, "Kerdi" by Schluter Systems or approval equal, ESR-2467

Note:
 1. Floor Finishes shown transparent to illustrate concealed features





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HCD Plan Check Response

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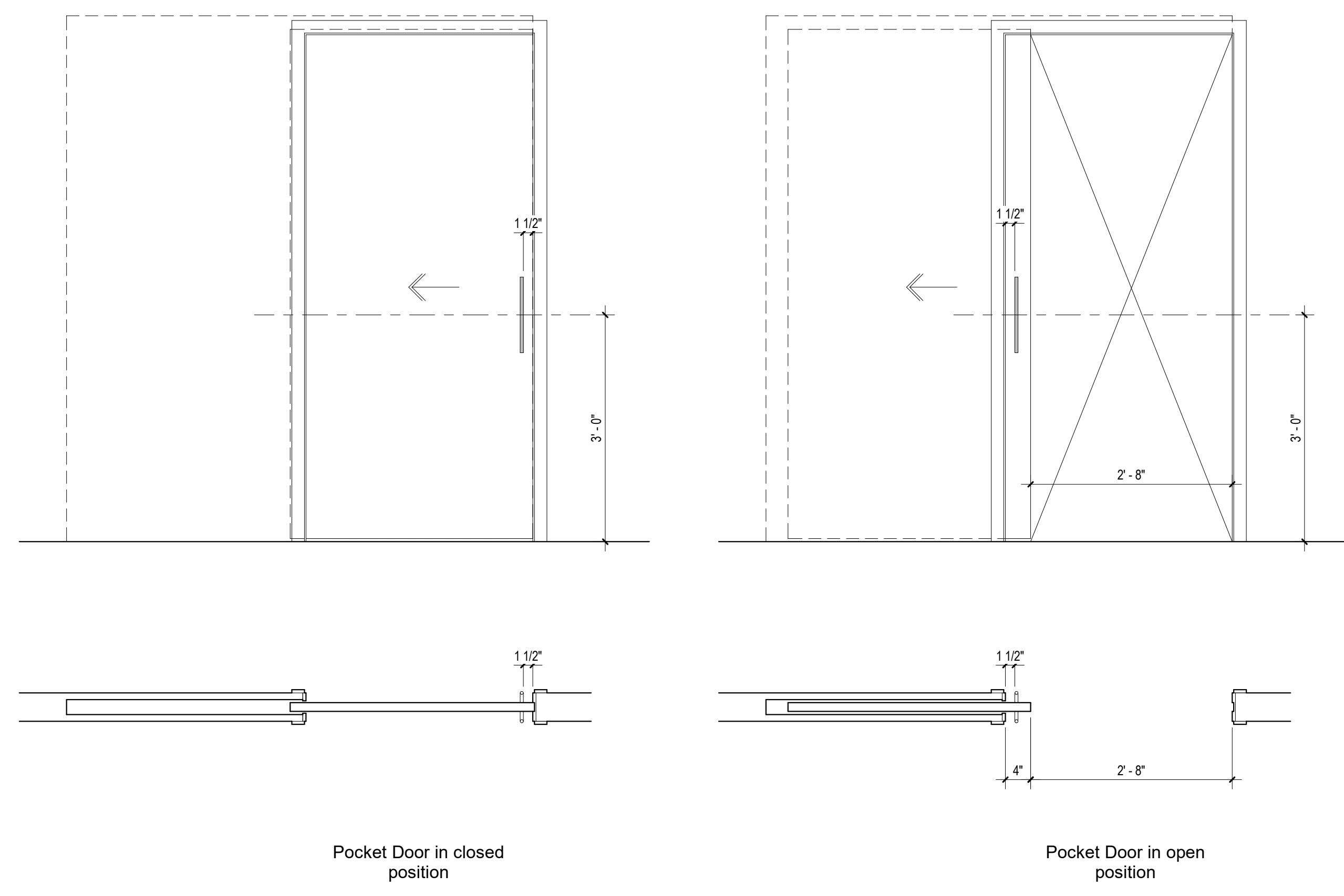
Plan Check Number 21010-10000-02714
Zoning Number DR 2021 6289 TOC HCA

SHEET TITLE
Module Finish Details

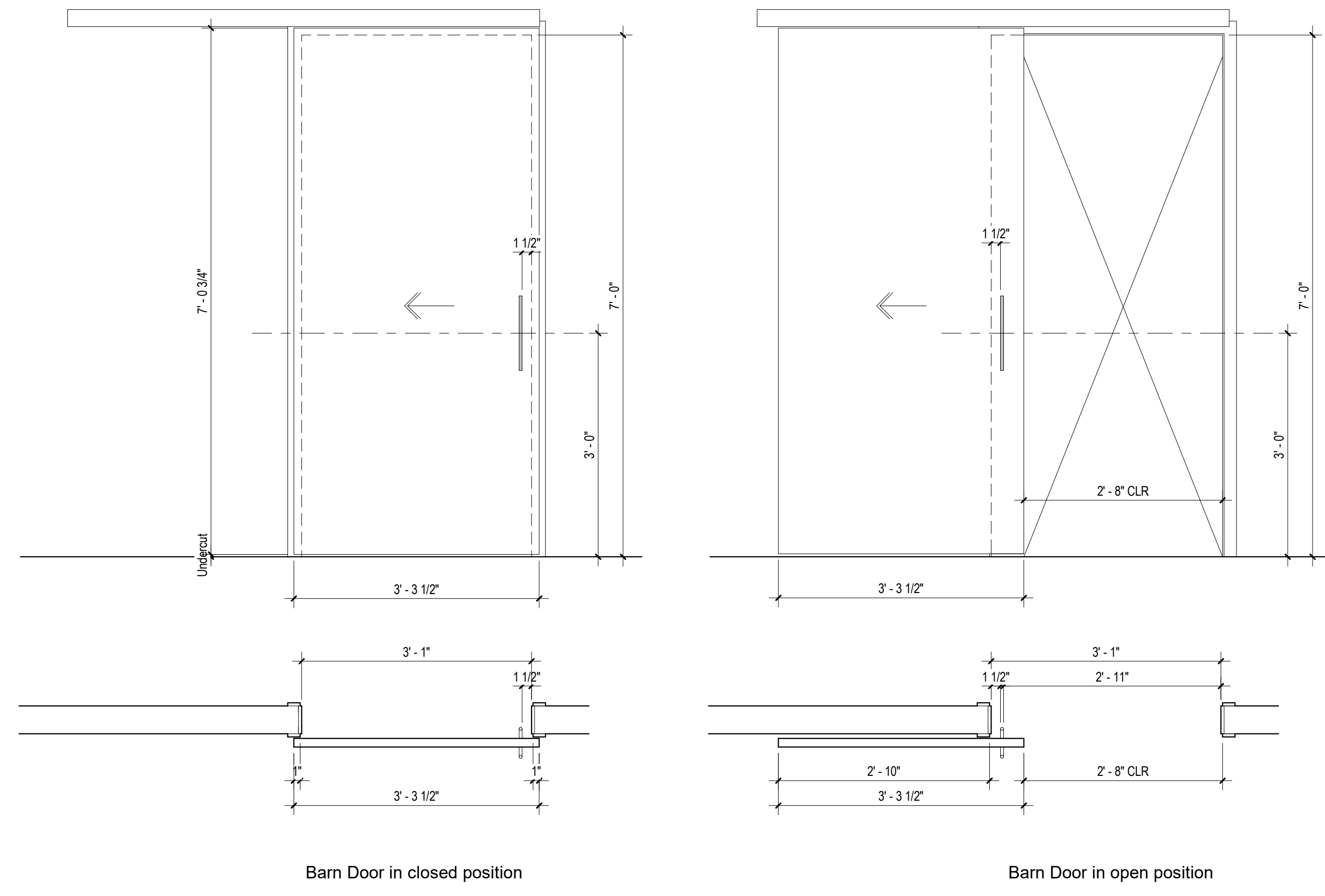
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PK#	JOB NUMBER	SCALE	DATE	DRAWN BY	CHECK BY	CHECKER
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SHEET NUMBER



2 | 3/4" = 1'-0" Pocket Door Elevation

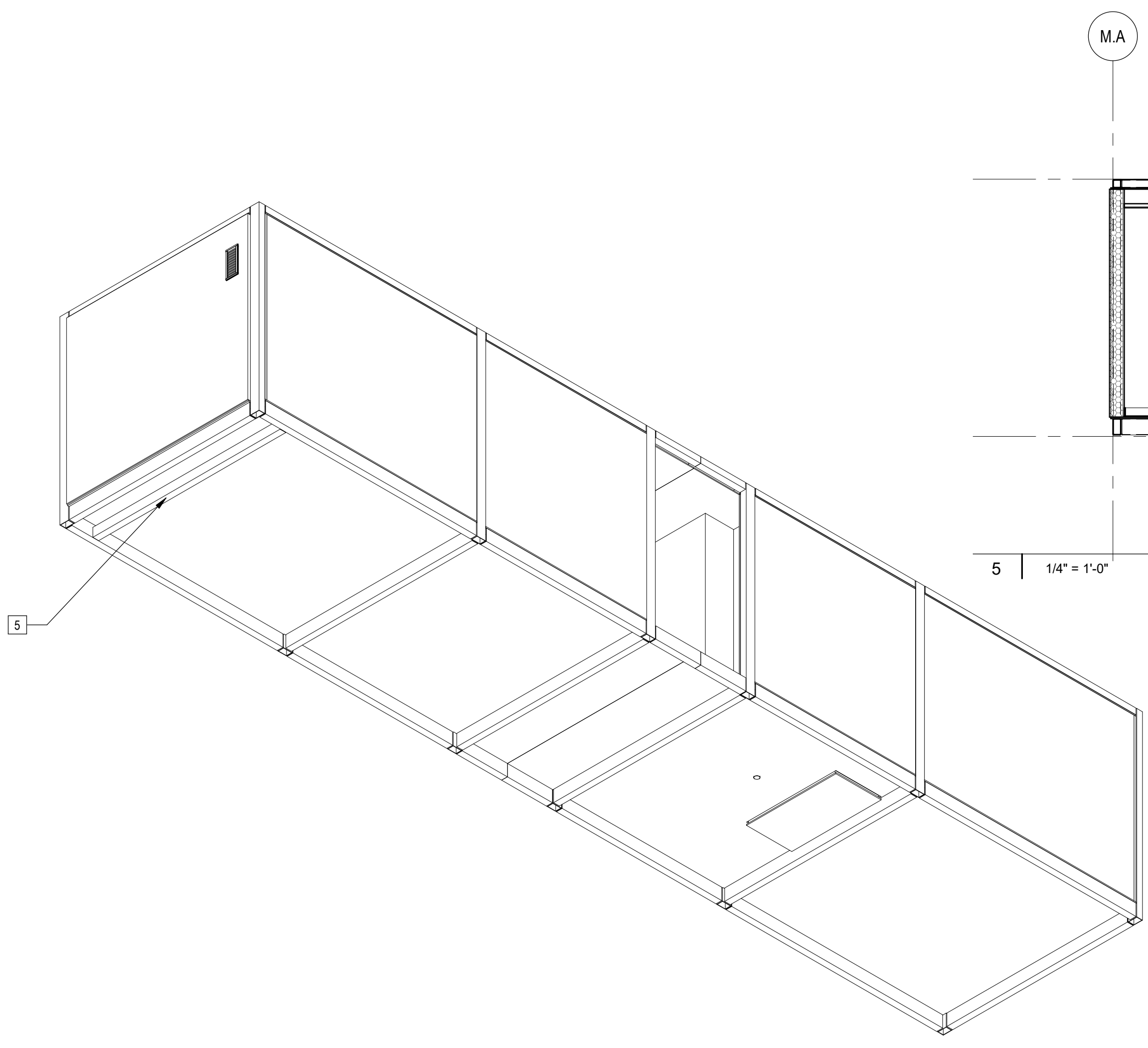


1 | 3/4" = 1'-0" Barn Door Elevation

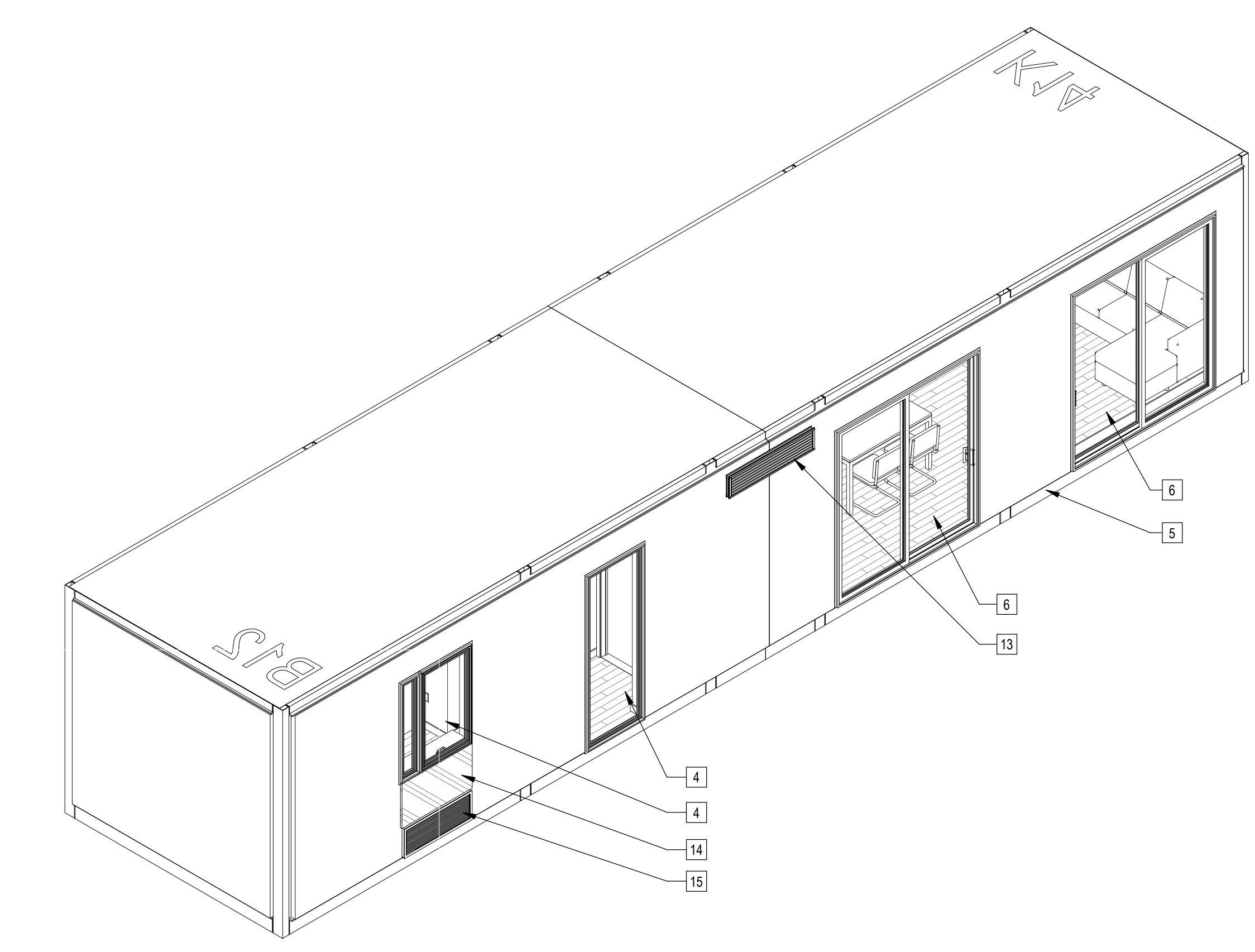
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1	8/19/2022	LADBS Review 2 & HCD Plan Review 1
2	4/7/2023	VE Rev 2
3	11/10/2023	VE Rev 3

Plan Check Number	21010-10000-02714
zoning Number	DR 2021 6289 TOC HCA
SHEET TITLE	SHEET INFORMATION
PKN#	JOB NUMBER
SCALE	DATE
DRAWN BY	CHECKER
AUTHOR	CHECKER

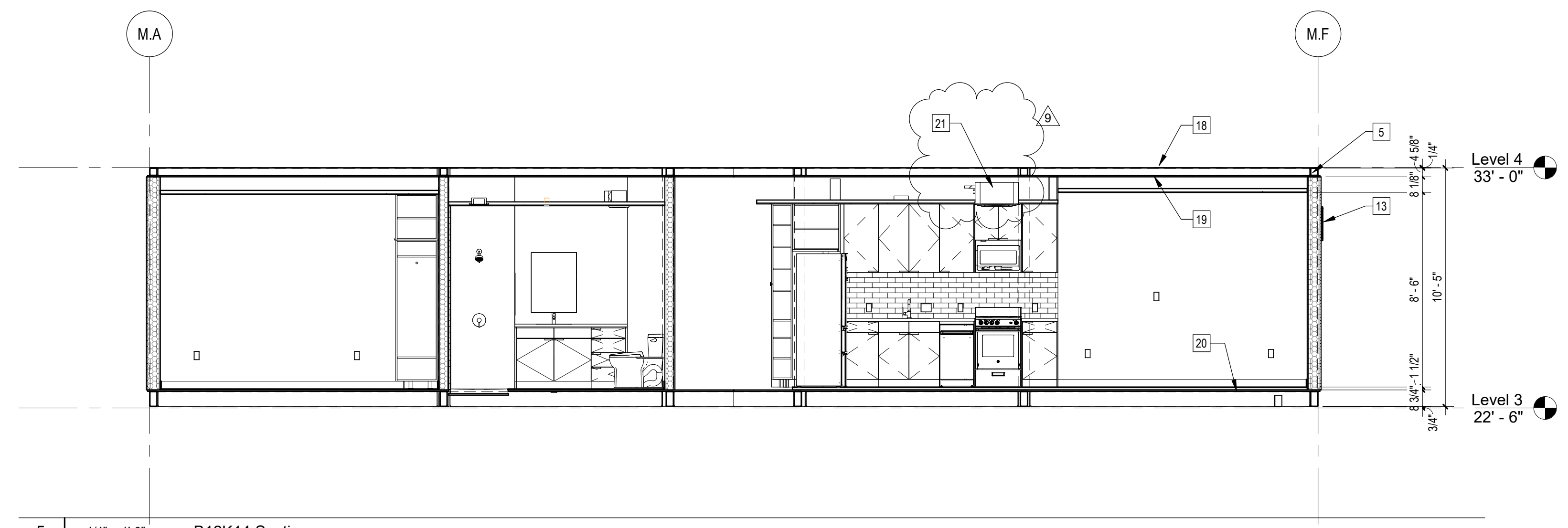
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JOB NUMBER	As indicated
SCALE	12/18/2023 5:00:49 PM
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CHECKER	



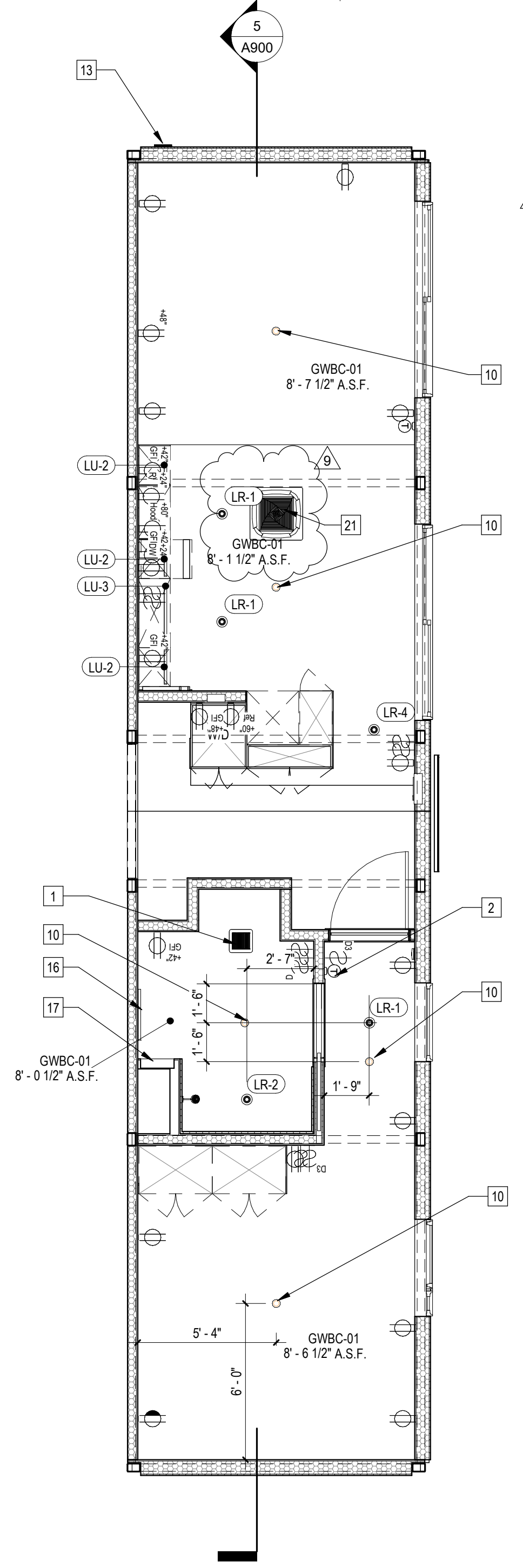
4 | 587B12K14 Axon NW



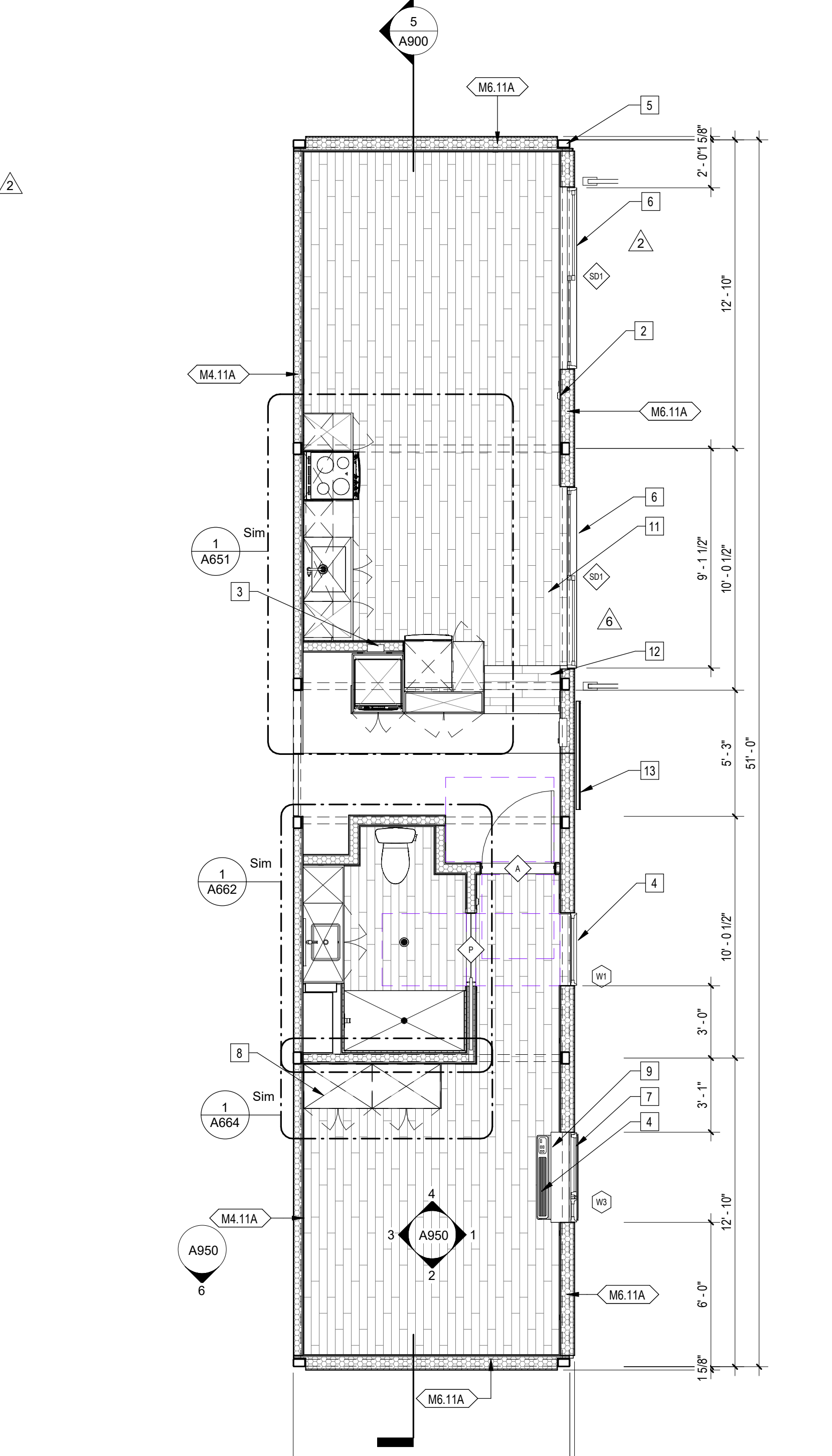
2 | 587B12K14 Axon



5 | 1/4" = 1'-0" B12K14 Section



3 | 1/4" = 1'-0" 587B12K14 RCP



1 | 1/4" = 1'-0" 587B12K14 Plan

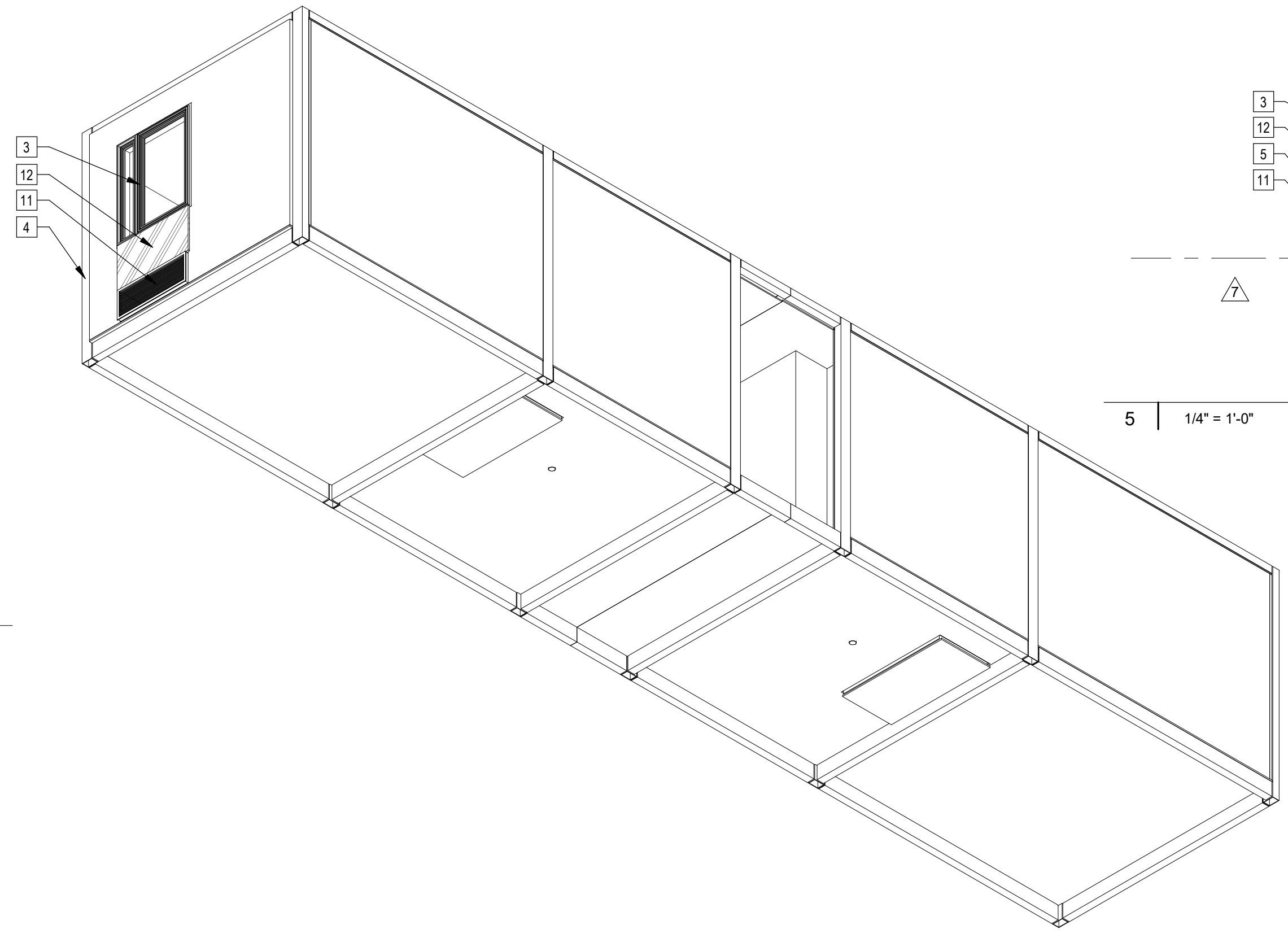
Sheet Keynotes

- Bathroom Exhaust Fan, vent to exterior. Fan shall be on humidistat control. Refer to Mechanical Plans
- Wall-Mounted Thermostat
- Recessed Washer Hose Bibb
- Factory-installed window, refer to Window Schedule
- Modular Steel Chassis, refer to structural.
- Factory-installed sliding glass door, refer to Door Schedule
- PTAC Interior Painted MDF Enclosure
- Built-in Wardrobe Casework
- GE Self-Contained Heat Pump
- Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
- Luxury Vinyl Plank Flooring over 1" thick subfloor
- Sloped Luxury Vinyl Plank Flooring over Sloped Flooring Shim, by Taxx or approved equal, to form floor slope transition. Slope not to exceed 1:20
- Stationary Wind-Driven Rain Intake Louver with insect screen. Verify minimum required free area. Refer to Mechanical Drawings
- ACM rainspess over Continuous Insulation. ACM color per elevations.
- Extruded Aluminum Grille for GE Heat Pump unit, Model RA67, color to match window frames
- Illuminated Mirror
- Recessed Medicine Cabinet
- Modular diaphragm plate steel
- 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association, or Approved Equal ESR-1338
- 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792 or Approved Equal. Refer to Zip-up Details
- Remote compressor for ductless, split-system heat pump

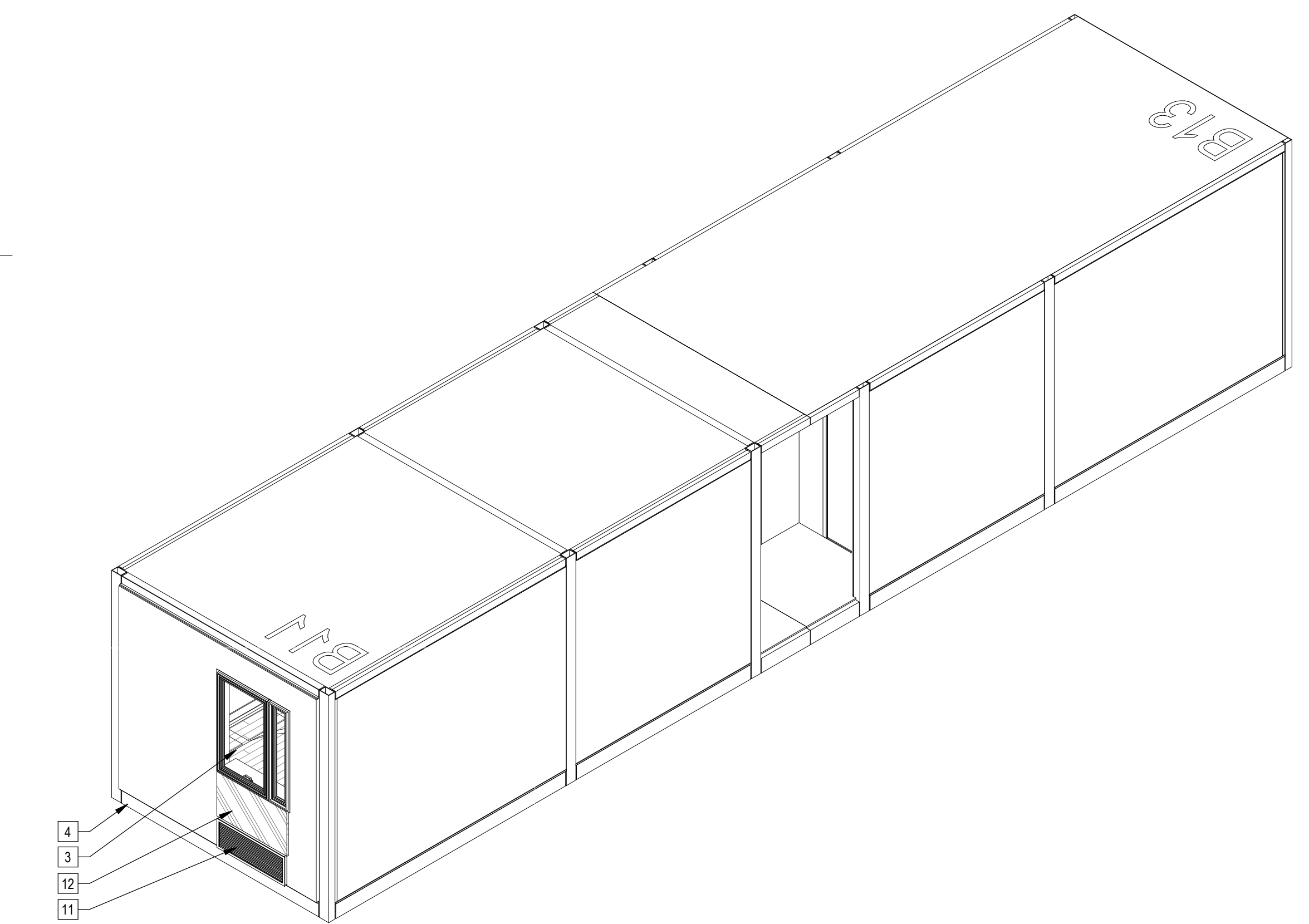
Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.

- Overall module dimensions are from "face of casting" to "face of casting".
- Refer to A702 for modular door and window types
- Refer to A555 for wall type legend
- Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules

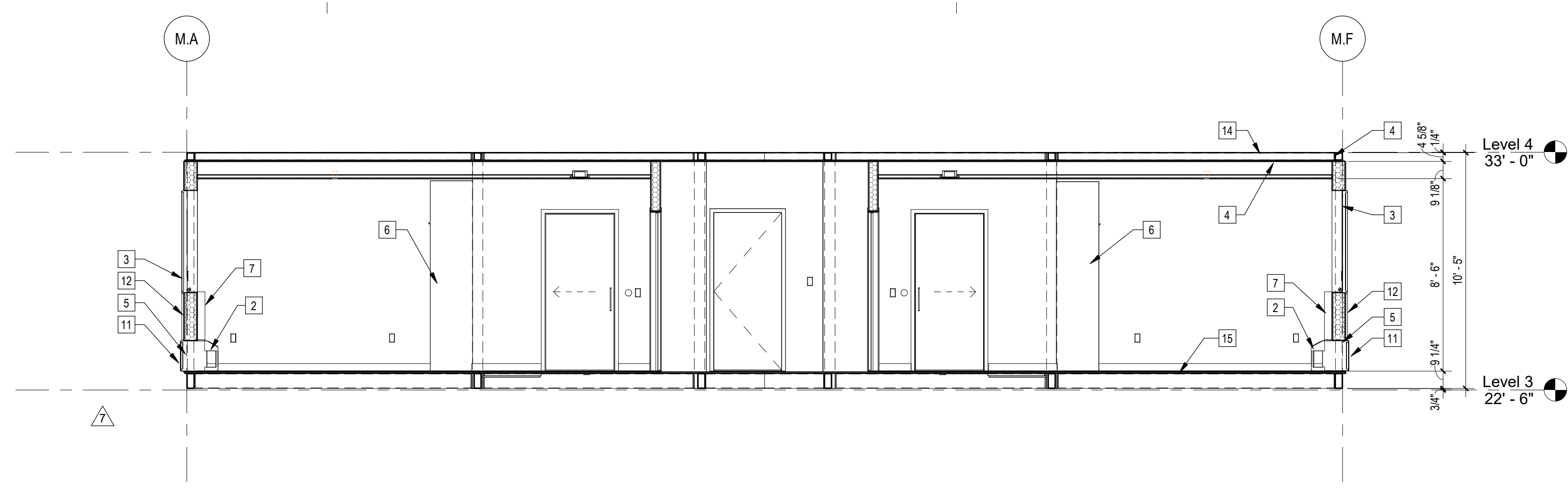
- Indicates Factory-Built Shearwall Location
- Indicates Factory-Built Shearwall Location
- Lowered ceiling or soffit as indicated on plan



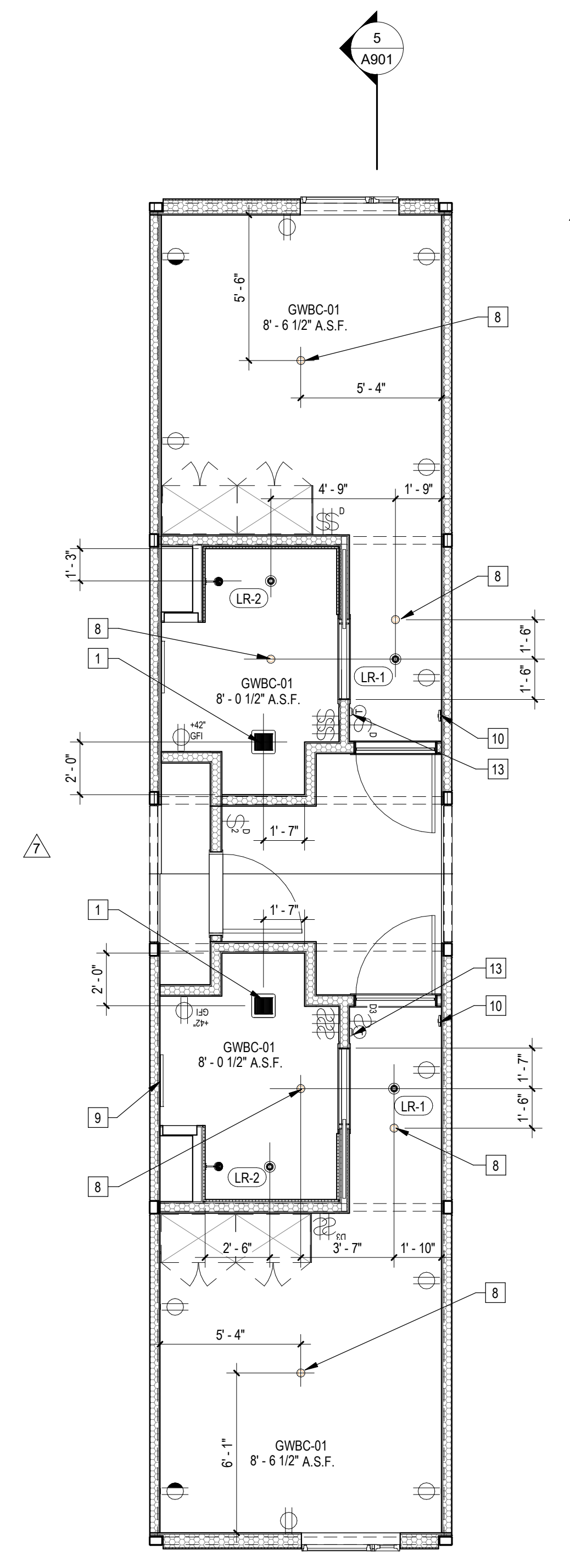
4 | 587B11B13 Axon NW



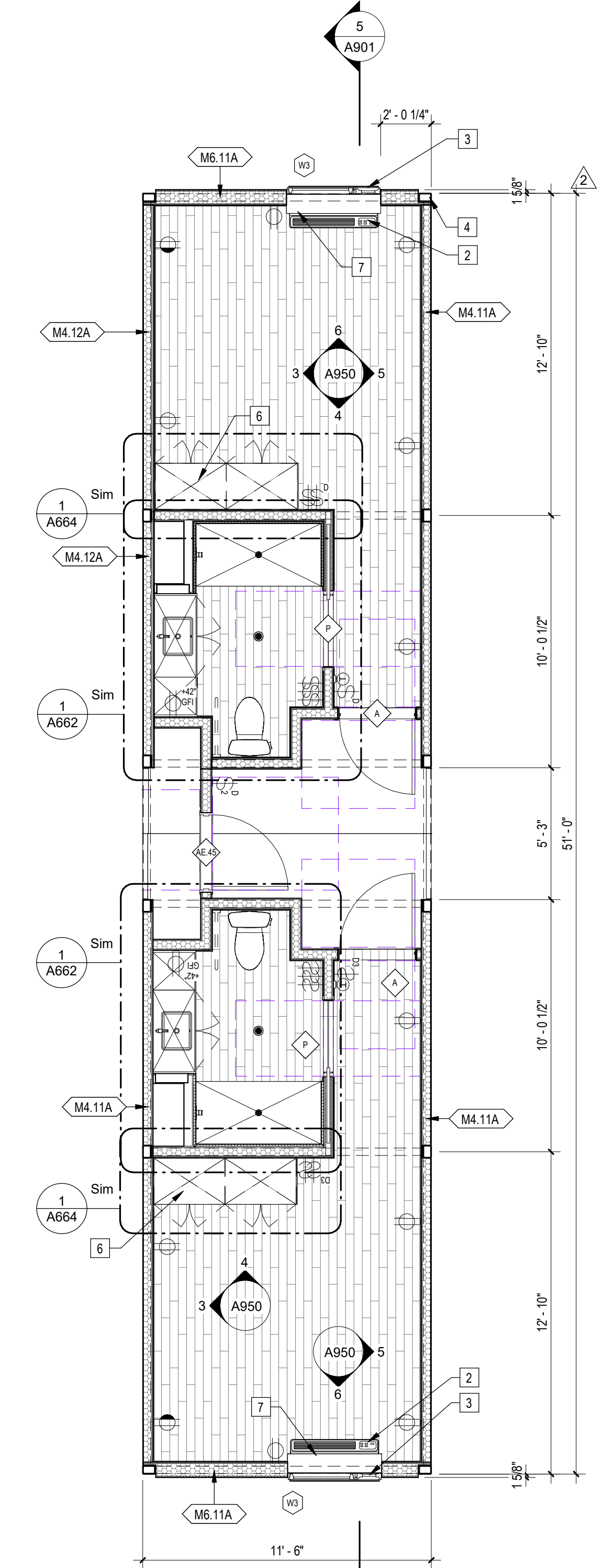
3 | 587B11B13 Axon



5 | 1/4" = 1'-0" 587B11B13 Section



2 | 1/4" = 1'-0" 587B11B13 RCP



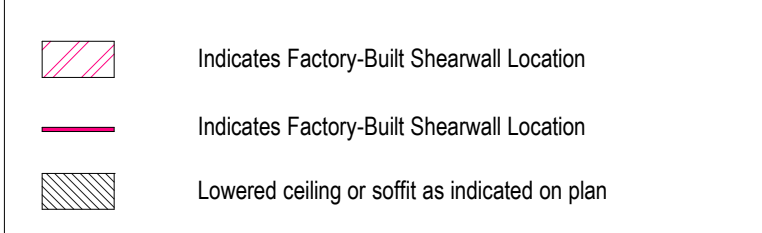
1 | 1/4" = 1'-0" 587B11B13 Plan

Sheet Keynotes

- 1 Bathroom Exhaust Fan, vent to exterior. Fan shall be on humidistat control. Refer to Mechanical Plans
- 2 GE Self-Contained Heat Pump
- 3 Factory-installed window, refer to Window Schedule
- 4 Modular Steel Chassis, Refer to structural.
- 5 GE Insulated Through-Wall Sleeve, Model RAB81
- 6 Built-in Wardrobe Casework
- 7 PTAC Interior Painted MDF Enclosure
- 8 Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
- 9 Illuminated Mirror
- 10 Fire Alarm refer to Fire Protection Drawings
- 11 Extruded Aluminum Grille for GE Heat Pump unit, Model RAG67, color to match window frames
- 12 ACM rainscreen over Continuous Insulation. ACM color per elevations.
- 13 Wall-Mounted Thermostat
- 14 Modular diaphragm plate steel
- 15 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792 or Approved Equal. Refer to Zip-up Details

Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.

1. Overall module dimensions are from "face of casting" to "face of casting".
2. Refer to A702 for modular door and window types
3. Refer to A555 for wall type tag legend
4. Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules



NTS Modular Plan Legend



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PROJECT TITLE
2853 West Modular Apartments
HCD Plan Check Response

PROJECT ADDRESS
Joanna Osterlander
2853 South West Boulevard
Los Angeles, CA 90016
5050 - 011 - 022

REVISIONS

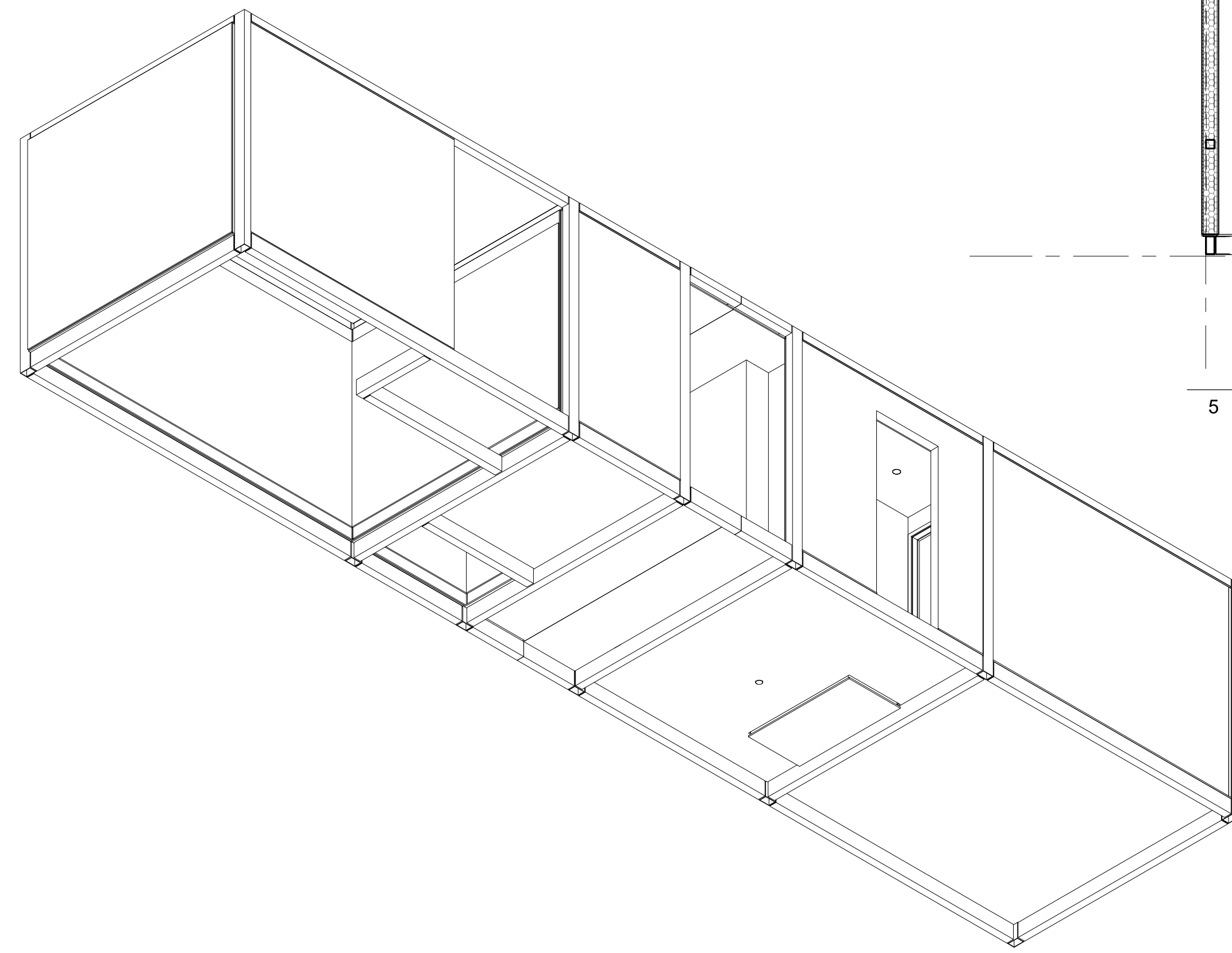
Rev. #	Date	Desc.
2	8/19/2022	LADBS Review 2 & HCD Plan Review 1
7	5/22/2023	LAHD Revision

Plan Check Number: 21010-10000-02714
Zoning Number: DR 2021 6289 TOC HCA

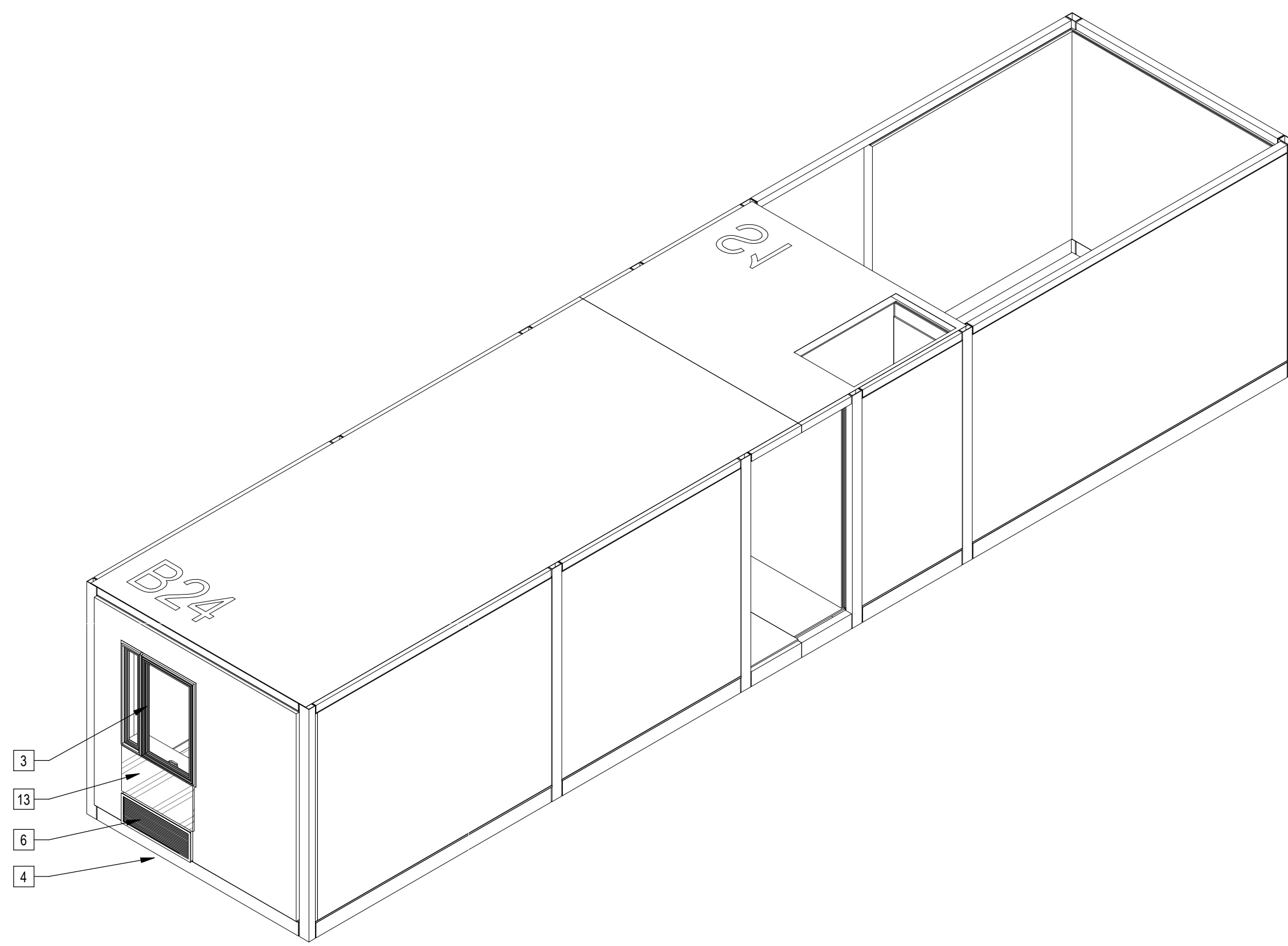
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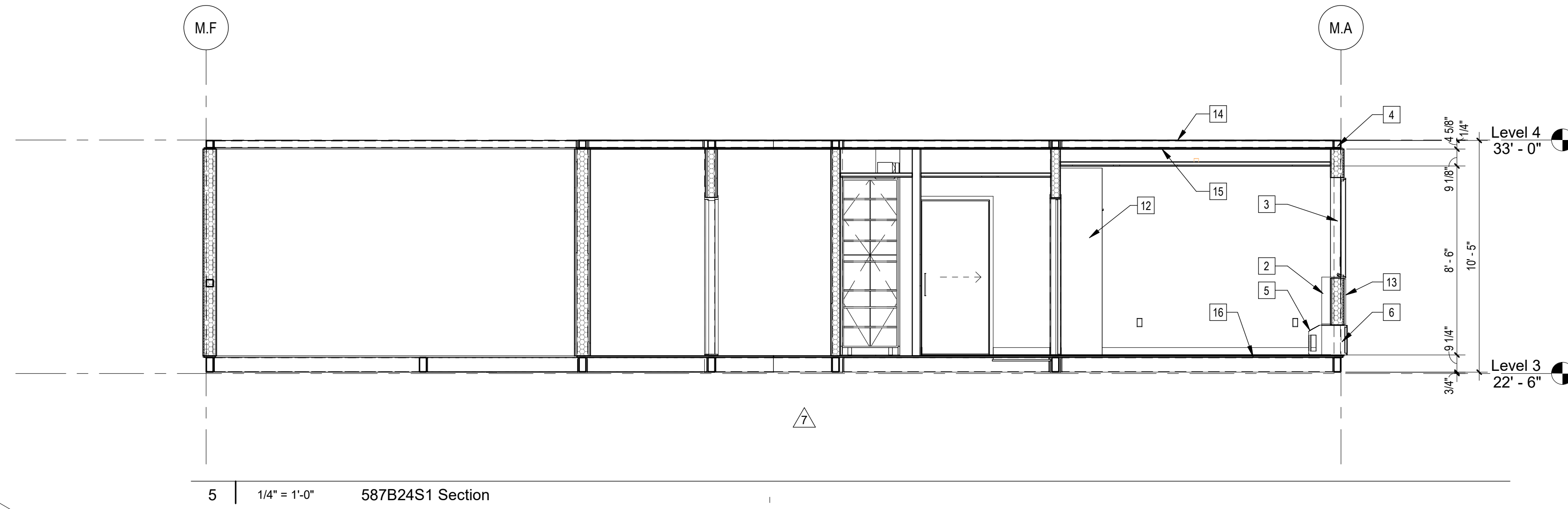
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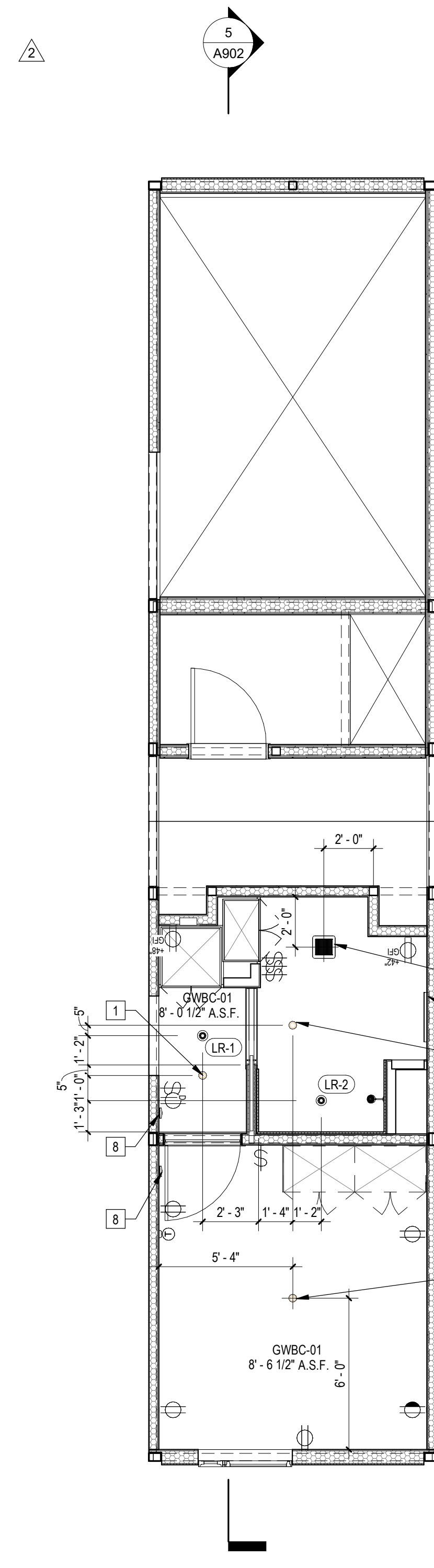
4 | 587B24S1 Axon NW



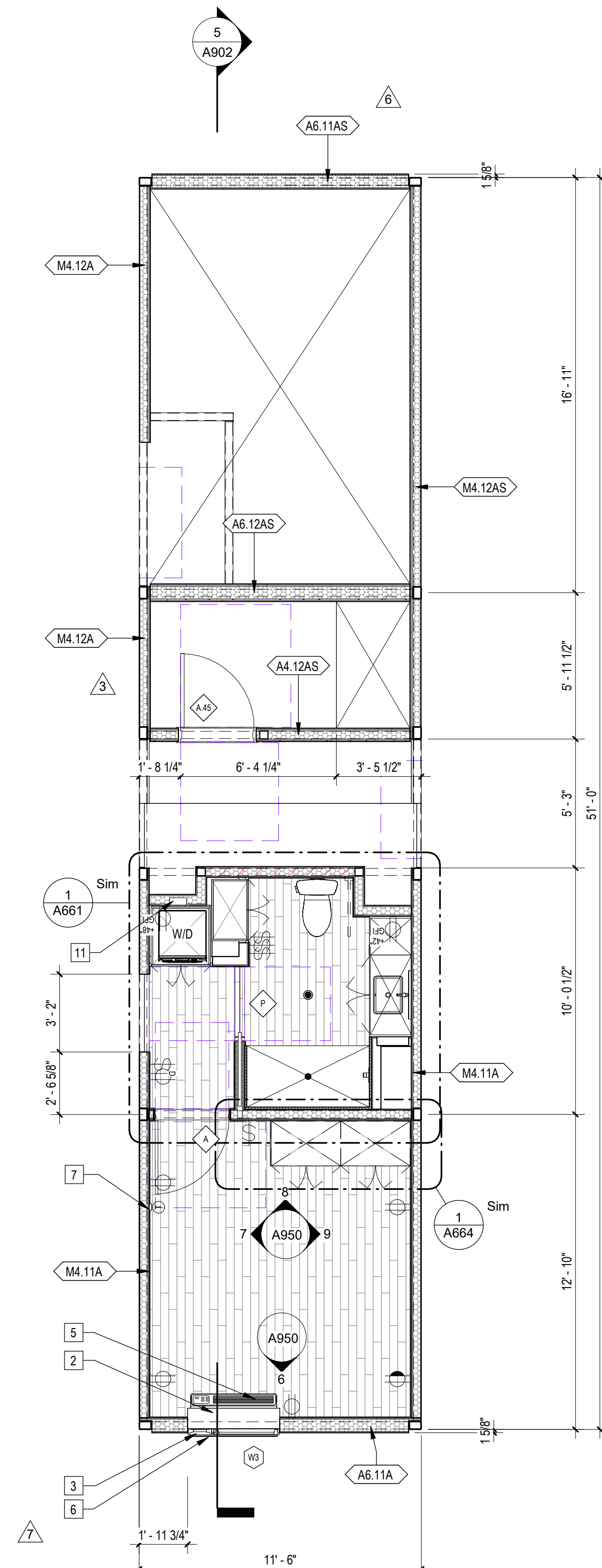
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5 | 1/4" = 1'-0" 587B24S1 Section



3 | 1/4" = 1'-0" 587B24S1 RCP



2 | 1/4" = 1'-0" 587B24S1 Plan

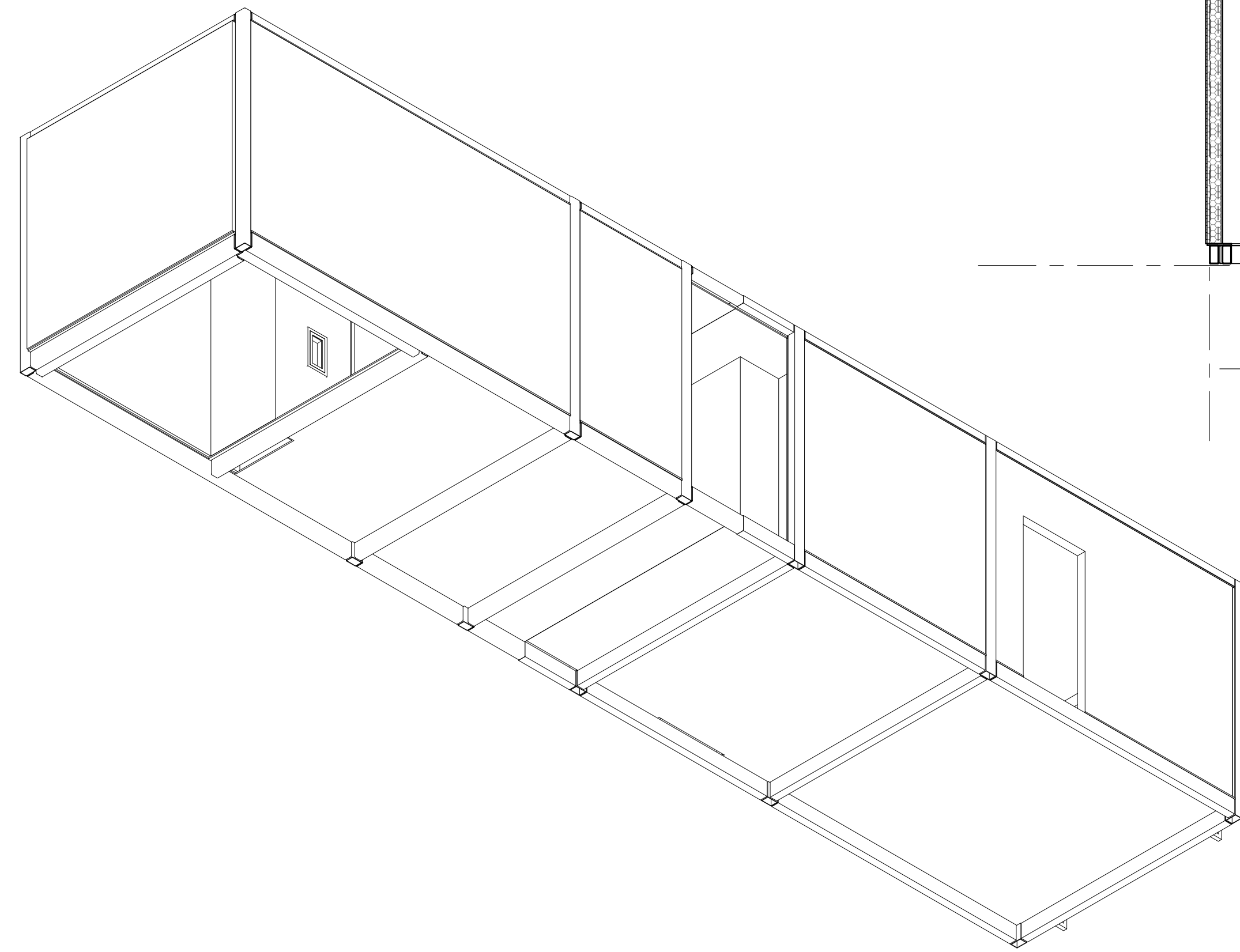
- ### Sheet Keynotes
- Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
 - PTAC Interior Painted MDF Enclosure
 - Factory-installed window, refer to Window Schedule
 - Modular Steel Chassis, Refer to structural.
 - GE Self-Contained Heat Pump
 - Extruded Aluminum Grille for GE Heat Pump unit, Model RAG67, color to match window frames
 - Wall-Mounted Thermostat
 - Fire Alarm refer to Fire Protection Drawings
 - Bathroom Exhaust Fan, Vent to exterior. Fan shall be on humidistat control. Refer to Mechanical Plans
 - Illuminated Mirror
 - Recessed Washer Hose Bibb
 - Built-in Wardrobe Casework
 - ACM rainscreen over Continuous Insulation, ACM color per elevations.
 - Modular diaphragm plate steel
 - 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association, or Approved Equal ESR-1338
 - 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792 or Approved Equal. Refer to Zip-up Details

- Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.
- Overall module dimensions are from "face of casting" to "face of casting".
 - Refer to A702 for modular door and window types
 - Refer to A659 for wall type tag legend
 - Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules
- Indicates Factory-Built Shearwall Location
 - Indicates Factory-Built Shearwall Location
 - Lowered ceiling or soffit as indicated on plan

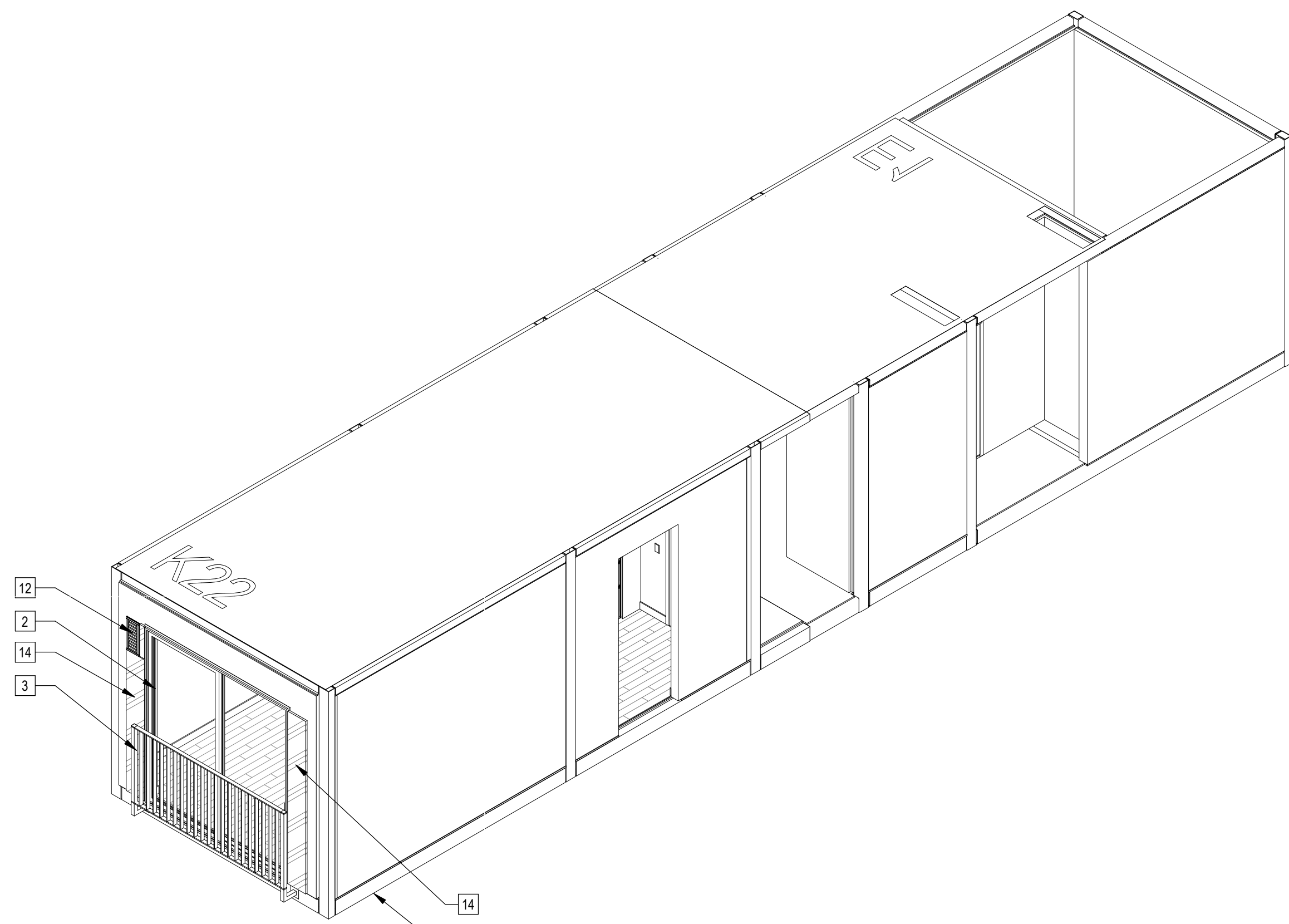
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1	9/19/2022	LA/DBS Review 2 & HCD Plan Review 1
2	12/10/2022	VE Revisions
3	4/7/2023	VE Rev 2
4	5/22/2023	LA/HD Revision

Plan Check Number: 21010-10000-02714
 Zoning Number: DR 2021 6289 TOC HCA

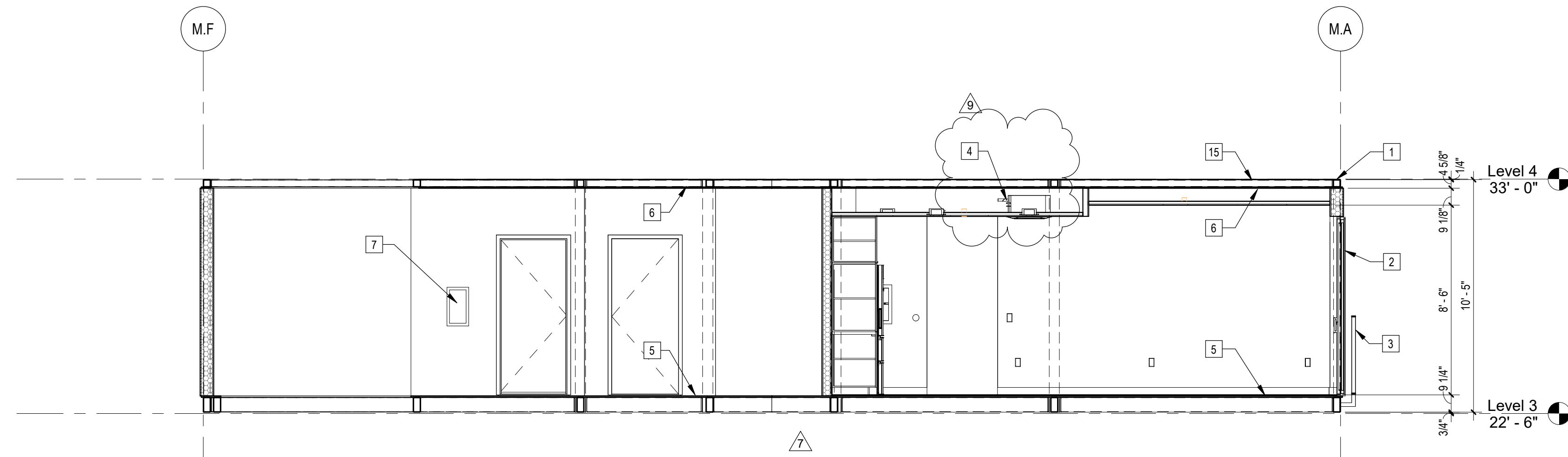
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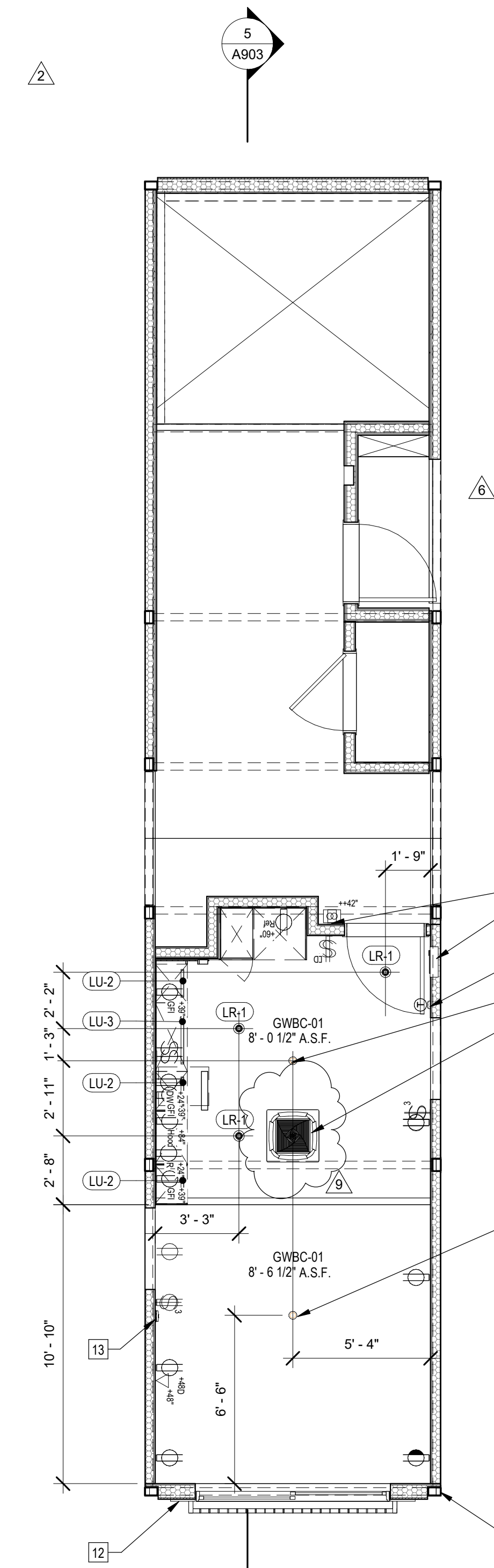
4 | 587K22E1 Axon NW



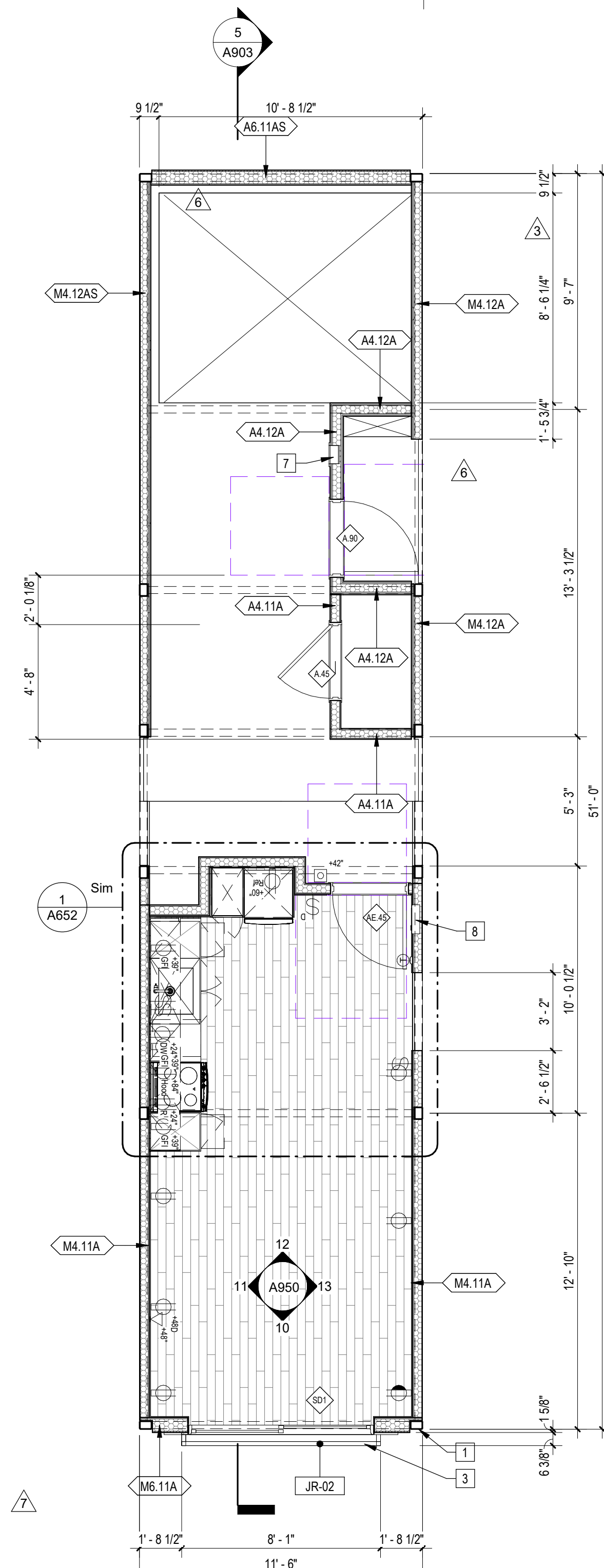
2 | 587K22E1 Axon SE



5 | 1/4" = 1'-0" 587K22E1 Section



3 | 1/4" = 1'-0" 587K22E1 RCP



1 | 1/4" = 1'-0" 587K22E1

- ### Sheet Keynotes
- 1 Modular Steel Chassis, Refer to structural.
 - 2 Factory-installed sliding glass door, refer to Door Schedule
 - 3 42" high AFF Bolted Steel Juliet Guardrail
 - 4 Remote compressor for ductless, split-system heat pump
 - 5 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792 or Approved Equal. Refer to Zip-up Details
 - 6 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association, or Approved Equal ESR-1338
 - 7 Recessed Portable Fire Extinguisher Cabinet
 - 8 Dwelling Unit Power Distribution Panel
 - 9 Wall-Mounted Thermostat
 - 10 Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
 - 11 Dwelling Unit Door Bell @ 42" AFF
 - 12 Stationary Wind-Driven Rain Exhaust Louver with insect screen. Verify minimum required free area. Refer to Mechanical Drawings
 - 13 Fire Alarm refer to Fire Protection Drawings
 - 14 ACM rainscreen over Continuous Insulation. ACM color per elevations.
 - 15 Modular diaphragm plate steel

- Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.
- 1 Overall module dimensions are from "face of casting" to "face of casing"
 - 2 Refer to A702 for modular door and window types
 - 3 Refer to A659 for wall type tag legend
 - 4 Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules
- [Hatched Box] Indicates Factory-Built Shearwall Location
 - [Solid Line] Indicates Factory-Built Shearwall Location
 - [Dotted Area] Lowered ceiling or soffit as indicated on plan

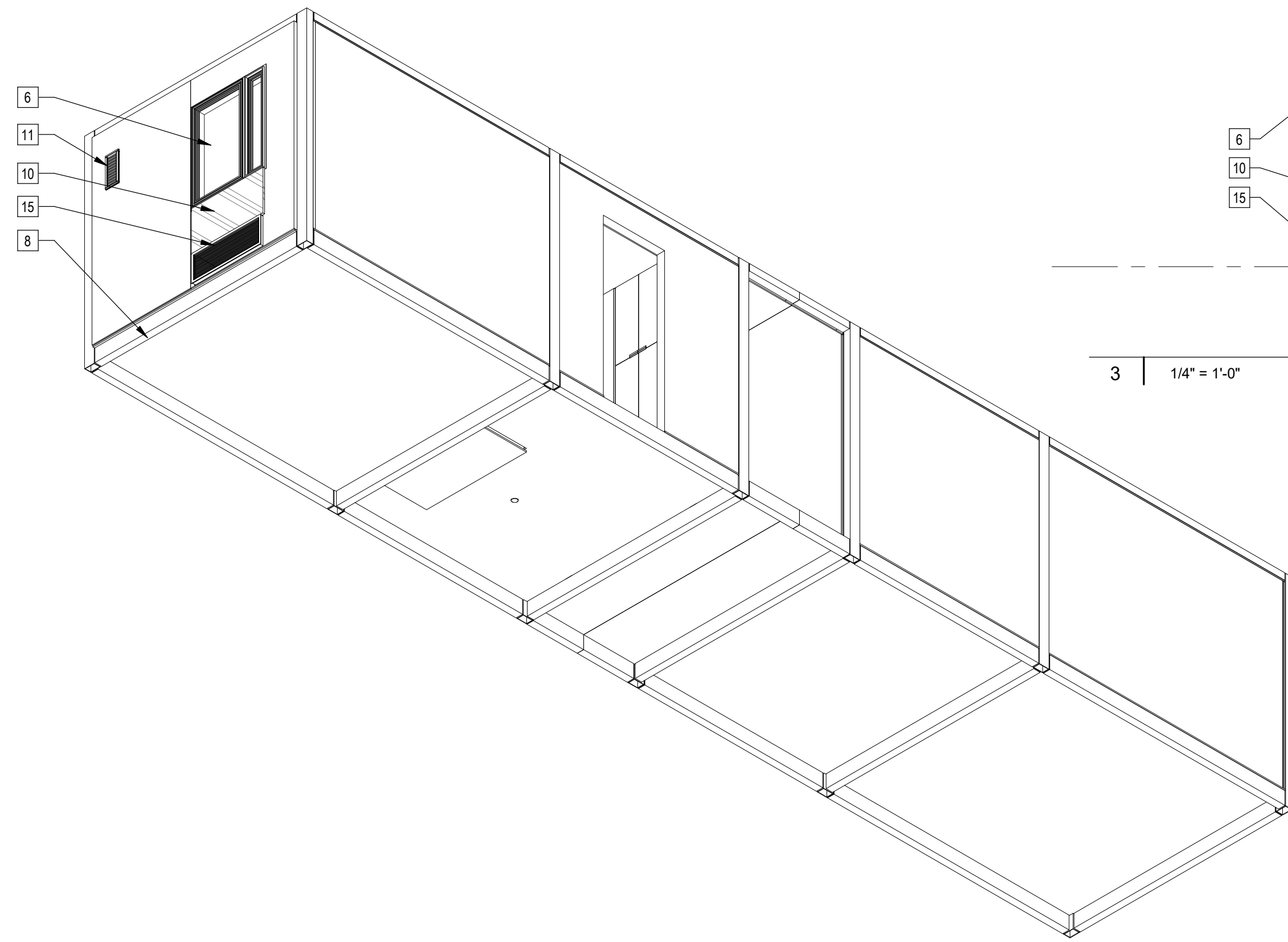
NTS Modular Plan Legend

Joanna Ostrander
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - 022

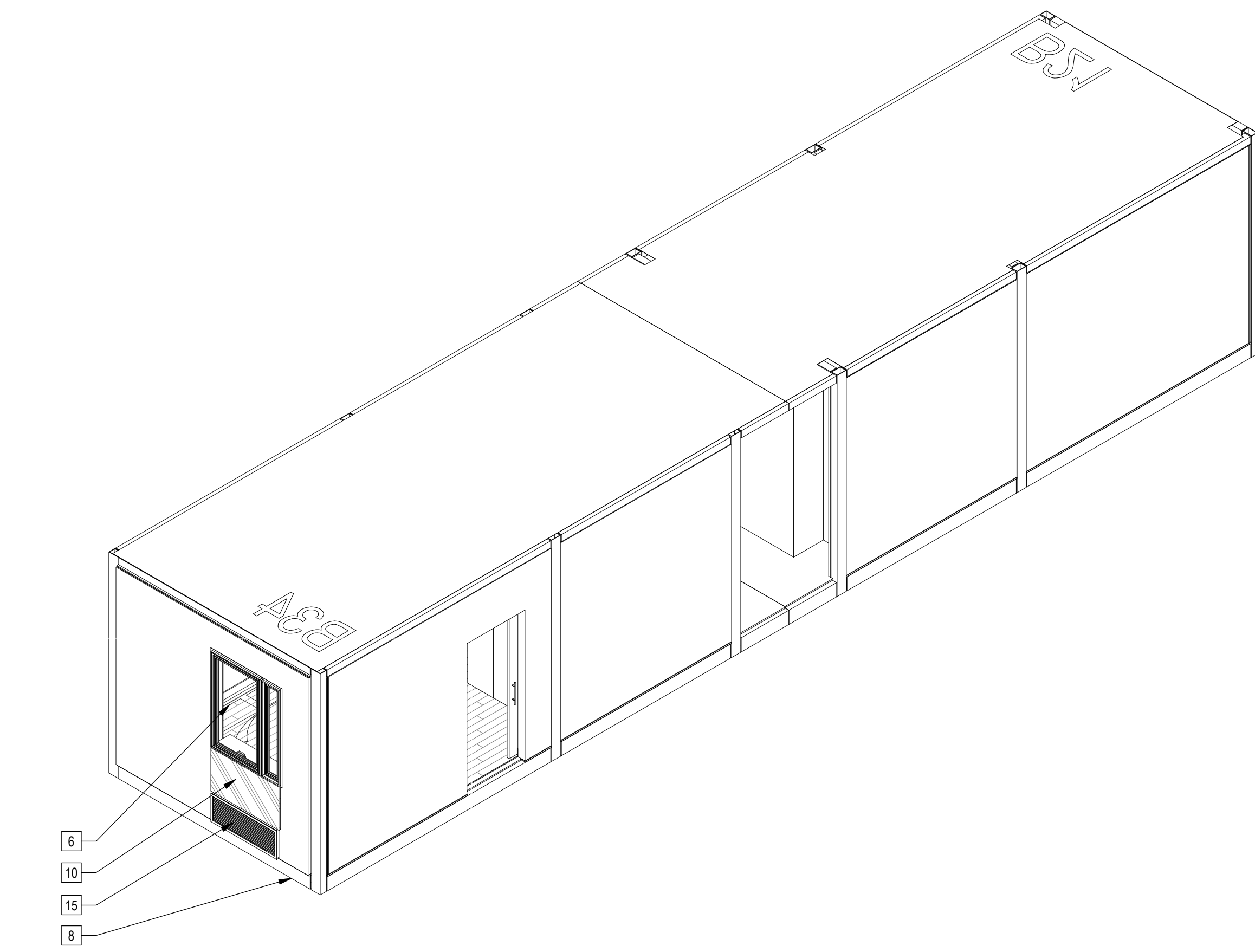
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	3	12/10/2022	VE Revisions
	6	4/7/2023	VE Rev 2
	7	5/22/2023	LA/HD Revision
	9	11/1/2023	VE Rev 3

Plan Check Number: 21010-10000-02714
 Zoning Number: DR 2021 6289 TOC HCA

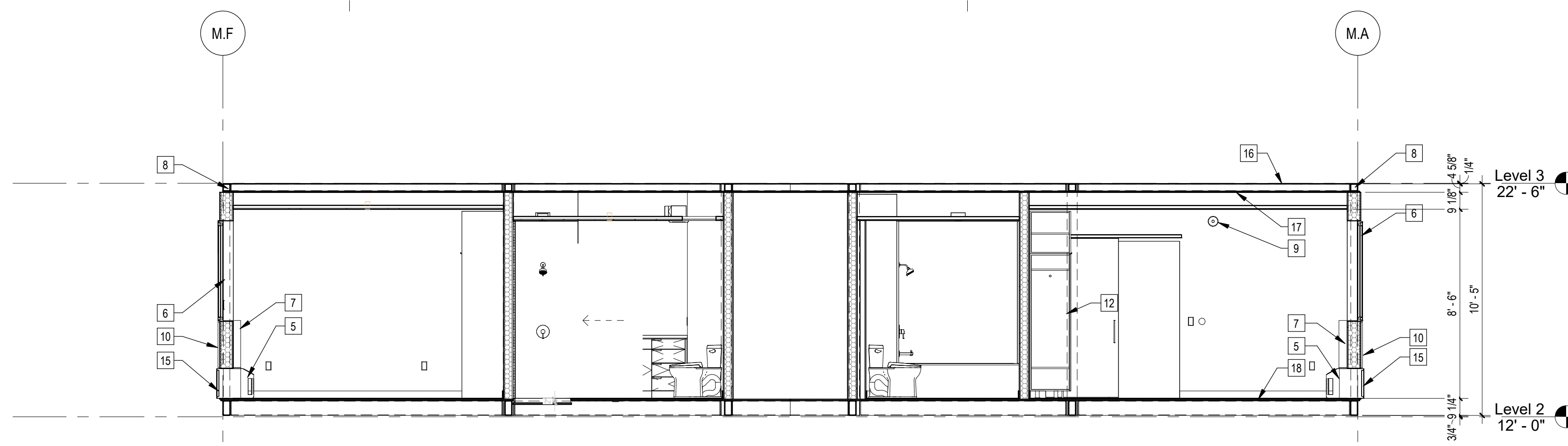
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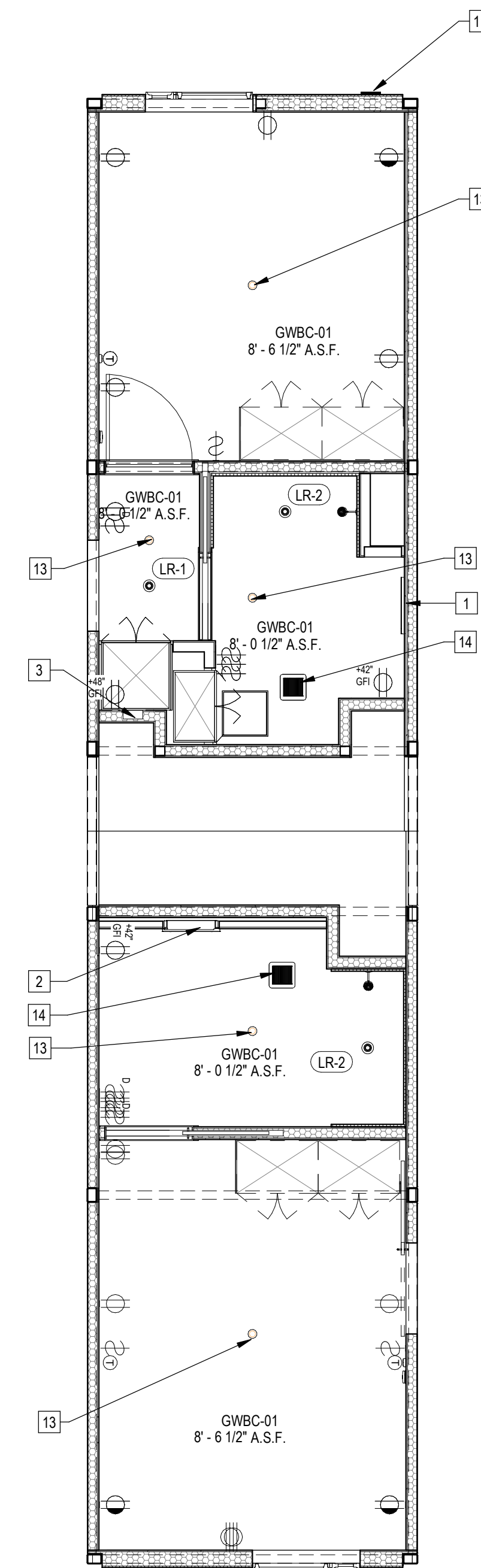
5 | 587B34B21 Axon NW



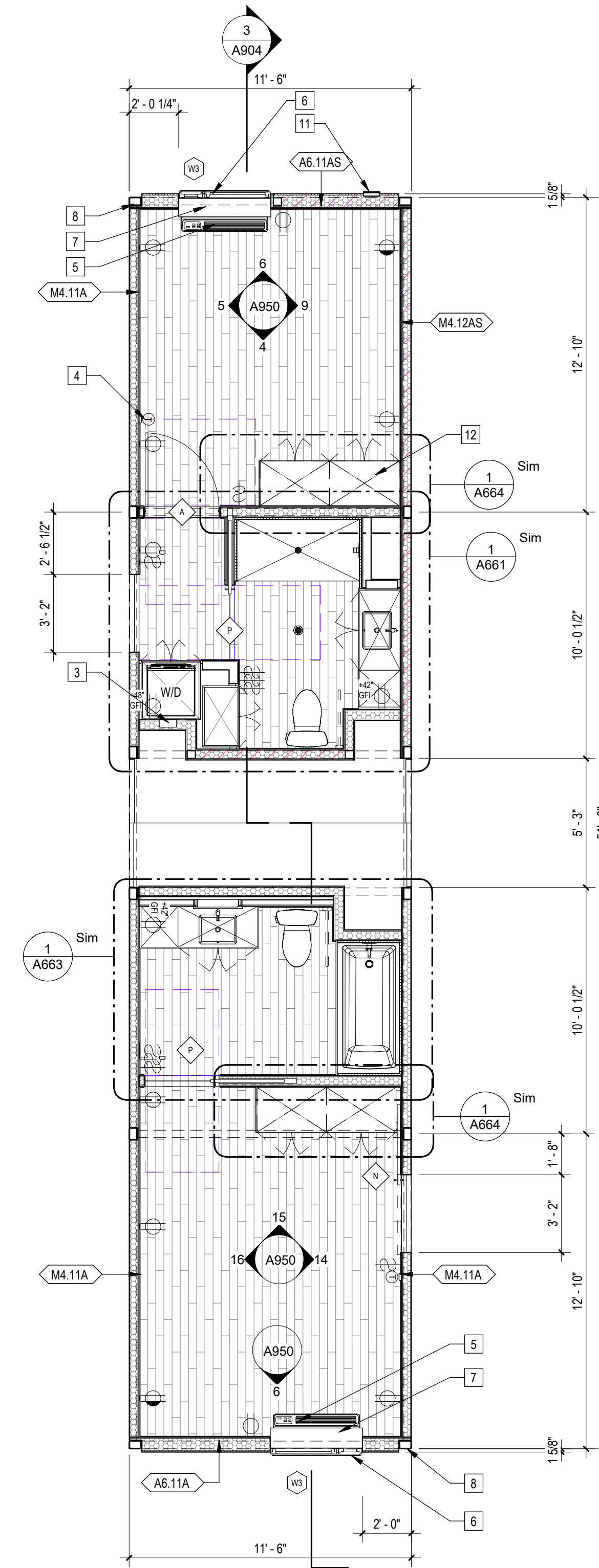
4 | 587B34B21 Axon SE



3 | 1/4" = 1'-0" 587B34B21 Section



2 | 1/4" = 1'-0" 587B34B21 RCP



1 | 1/4" = 1'-0" 587B34B21 Plan

Sheet Keynotes

- 1 Illuminated Mirror
- 2 LED Medicine Cabinet, Wrap Gyp. Board within wall cavity to maintain wall fire rating
- 3 Recessed Washer Hose Bibb
- 4 Wall-Mounted Thermostat
- 5 GE Self-Contained Heat Pump
- 6 Factory-installed window, refer to Window Schedule
- 7 PTAC Interior Painted MDF Enclosure
- 8 Modular Steel Chassis, Refer to structural
- 9 Fire Alarm refer to Fire Protection Drawings
- 10 ACM rainscreen over Continuous Insulation, ACM color per elevations.
- 11 Stationary Wind-Driven Rain Intake Louver with insect screen. Verify minimum required free area. Refer to Mechanical Drawings
- 12 Built-in Wardrobe Casework
- 13 Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
- 14 Bathroom Exhaust Fan, vent to exterior. Fan shall be on humidistat control. Refer to Mechanical Plans
- 15 Extruded Aluminum Grille for GE Heat Pump unit, Model RAG67, color to match window frames
- 16 Modular diaphragm plate steel
- 17 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association, or Approved Equal ESR-1338
- 18 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792 or Approved Equal. Refer to Zip-up Details

Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.

1. Overall module dimensions are from "face of casting" to "face of casting"
2. Refer to A702 for modular door and window types
3. Refer to A059 for wall type tag legend
4. Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules

Indicates Factory-Built Shearwall Location
 Indicates Factory-Built Shearwall Location
 Lowered ceiling or soffit as indicated on plan

NTS Modular Plan Legend



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PROJECT TITLE
2853 West Modular Apartments
 HCD Plan Check Response

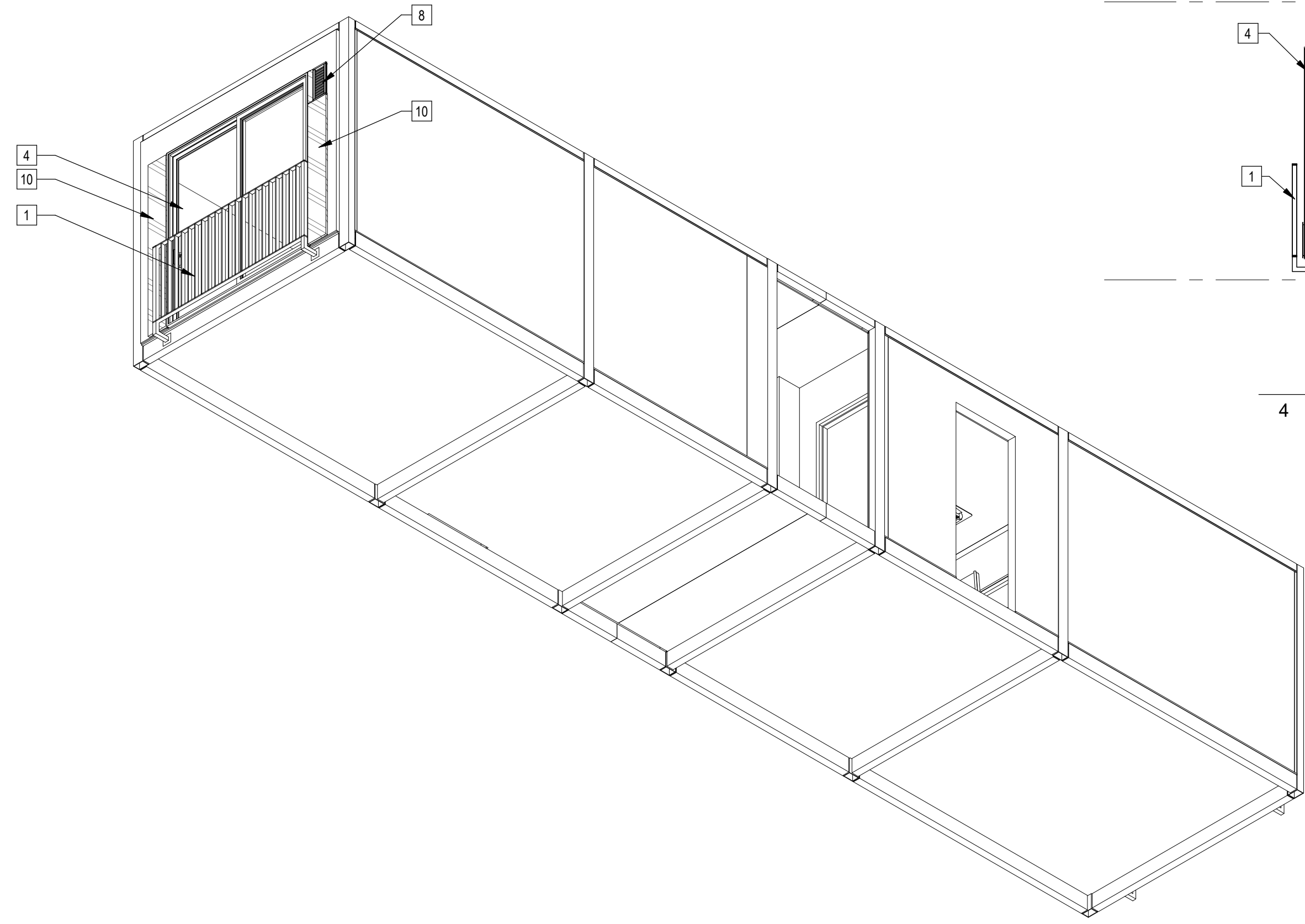
PROJECT ADDRESS
 Joanna Ostrander
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - 022

REVISIONS

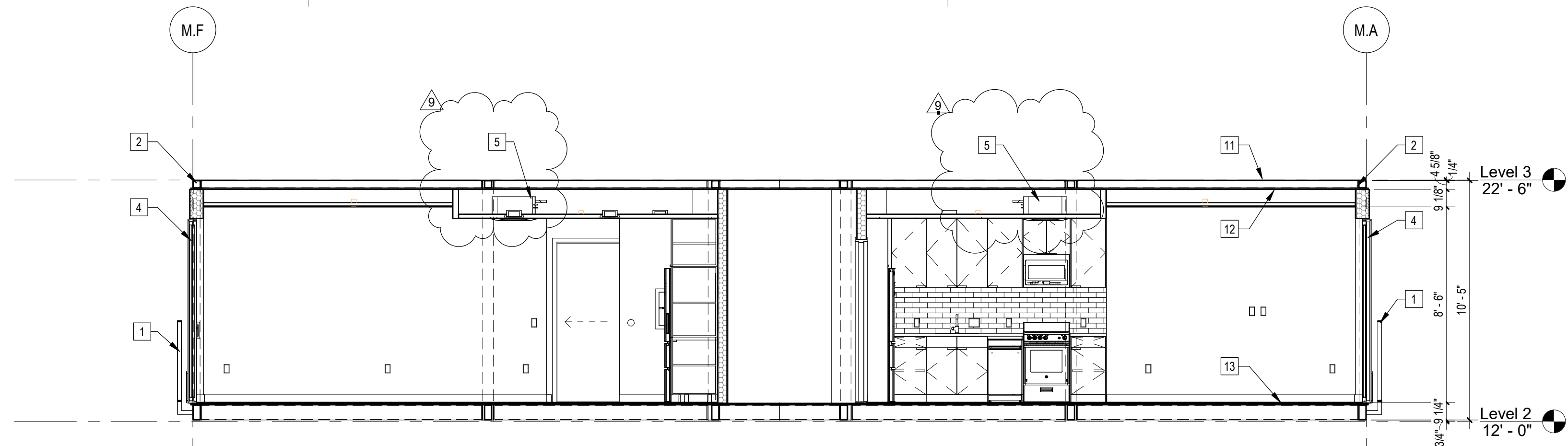
Rev. #	Date	Desc.

Plan Check Number 21010-10000-02714
 Zoning Number DR 2021 6289 TOC HCA
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 CHECK BY Author

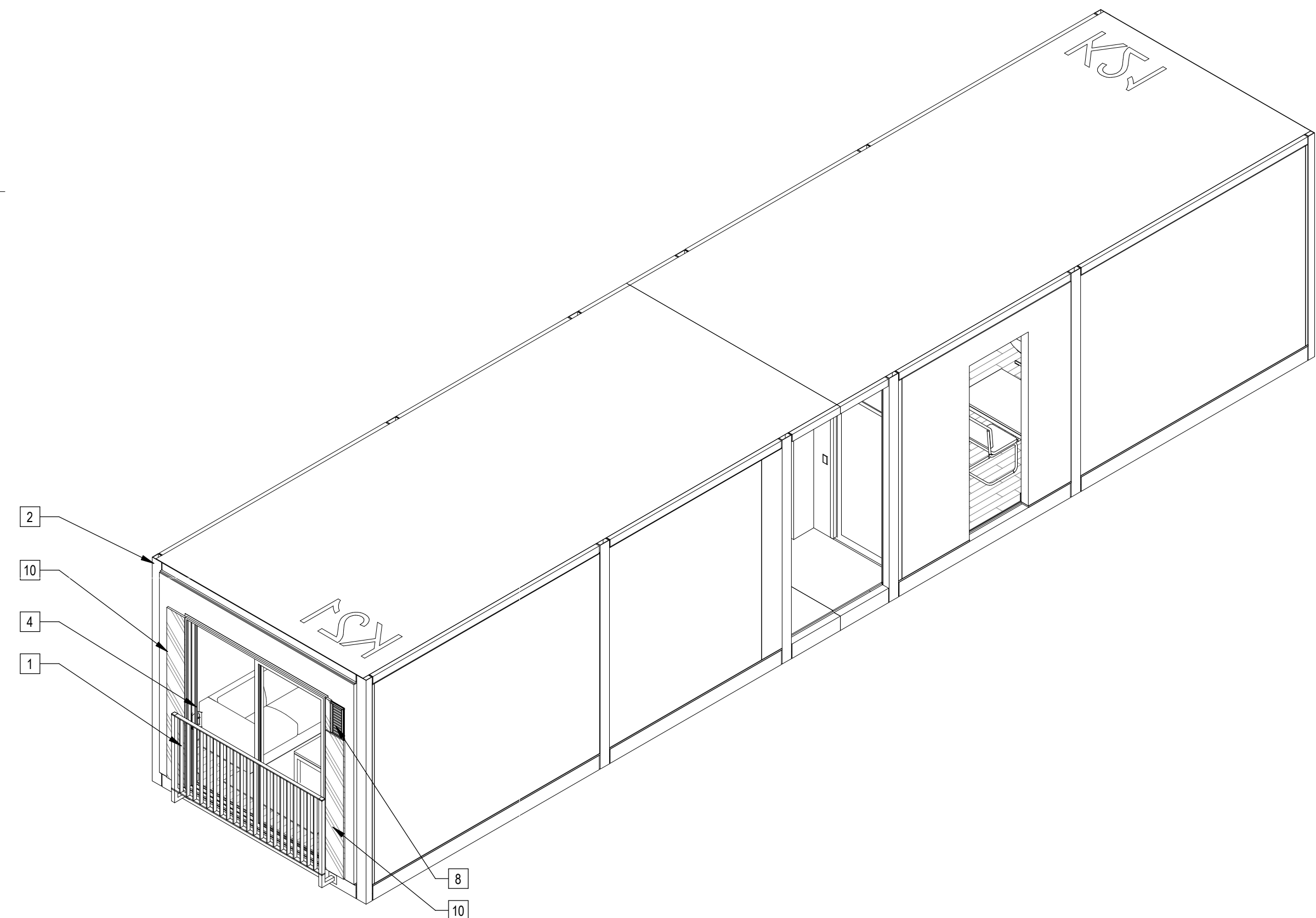
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 DATE 12/18/2023 5:17:50 PM
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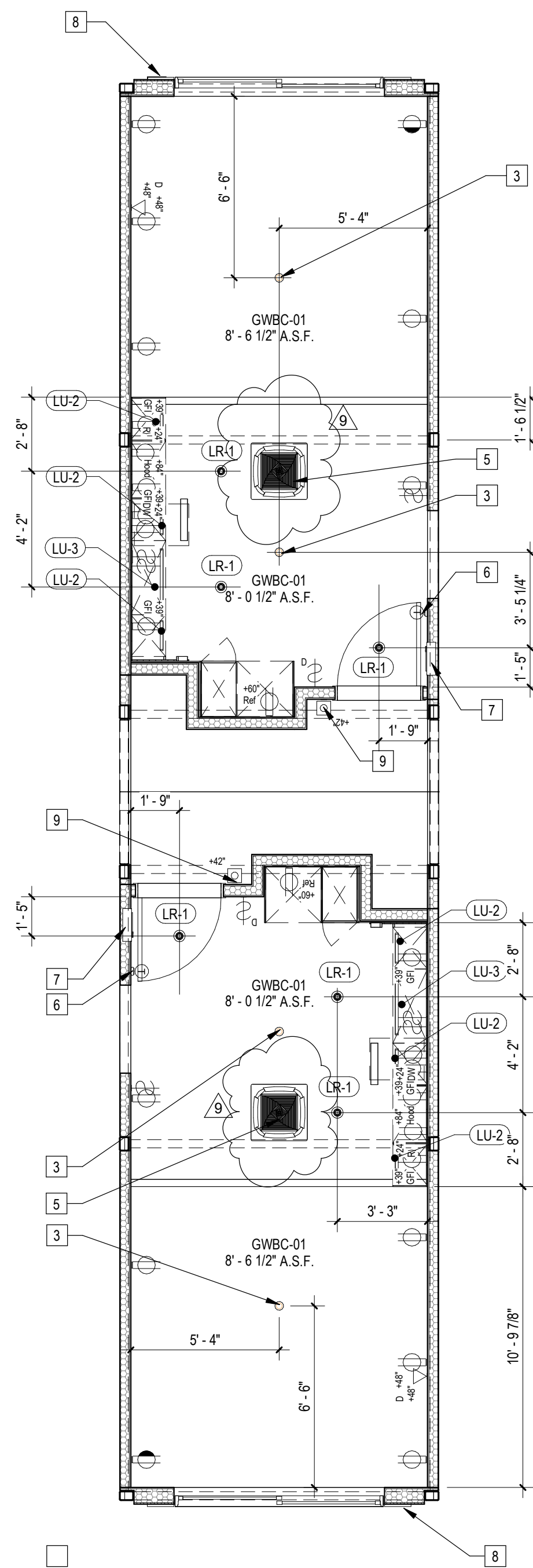
5 | 587K21K21 Axon NW



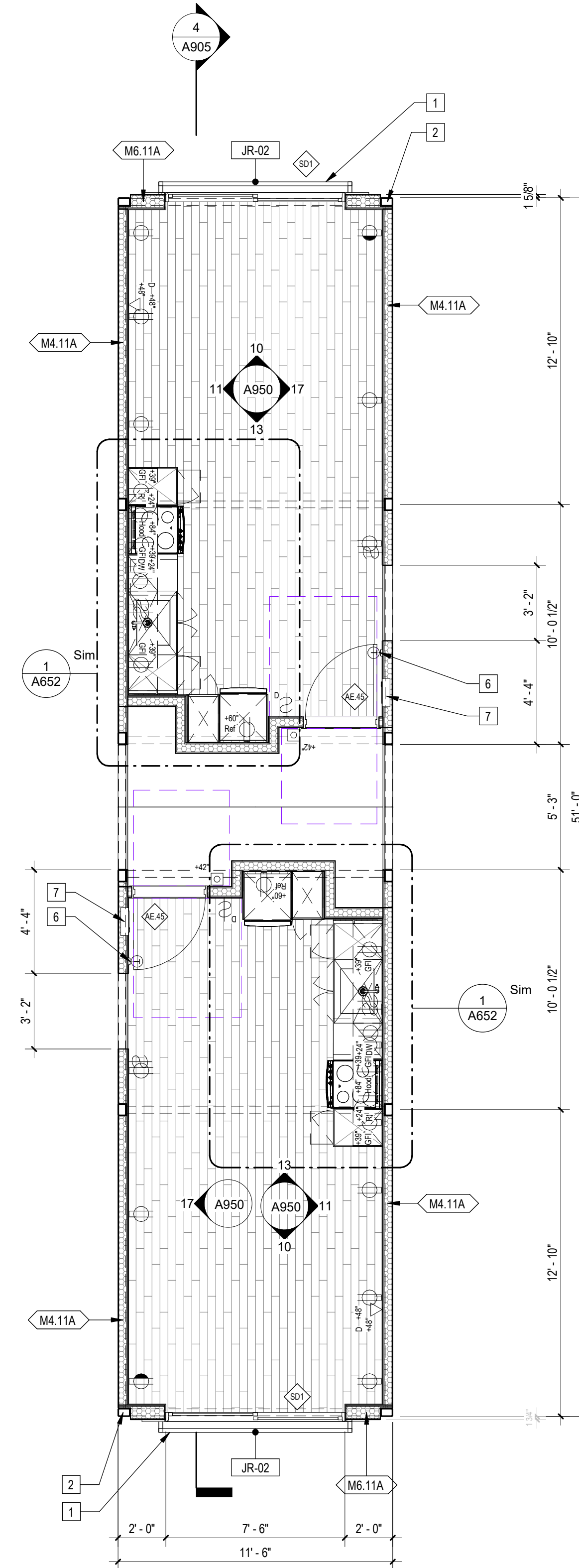
4 | 1/4" = 1'-0" 587K21K21 Section



2 | 587K21K21 Axon SE



3 | 1/4" = 1'-0" 587K21K21 RCP



1 | 1/4" = 1'-0" 587K21K21 Plan

Sheet Keynotes

1	42" high AFF Bolted Steel Juliet Guardrail
2	Modular Steel Chassis, Refer to structural.
3	Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
4	Factory-installed sliding glass door, refer to Door Schedule
5	Remote compressor for ductless, split-system heat pump
6	Wall-Mounted Thermostat
7	Dwelling Unit Power Distribution Panel
8	Stationary Wind-Driven Rain Exhaust Louver with insect screen. Verify minimum required free area. Refer to Mechanical Drawings
9	Dwelling Unit Door Bell @ 42" AFF
10	ACM rainscreen over Continuous Insulation. ACM color per elevations.
11	Modular diaphragm plate steel
12	5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association, or Approved Equal ESR-1338
13	3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792 or Approved Equal. Refer to Zip-up Details

Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.

- Overall module dimensions are from "face of casting" to "face of casting"
- Refer to A702 for modular door and window types
- Refer to A059 for wall type legend
- Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules

	Indicates Factory-Built Shearwall Location
	Indicates Factory-Built Shearwall Location
	Lowered ceiling or soffit as indicated on plan

NTS Modular Plan Legend



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PROJECT TITLE
2853 West Modular Apartments
 HCD Plan Check Response

PROJECT ADDRESS
 Joanna Ostrander
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - 022

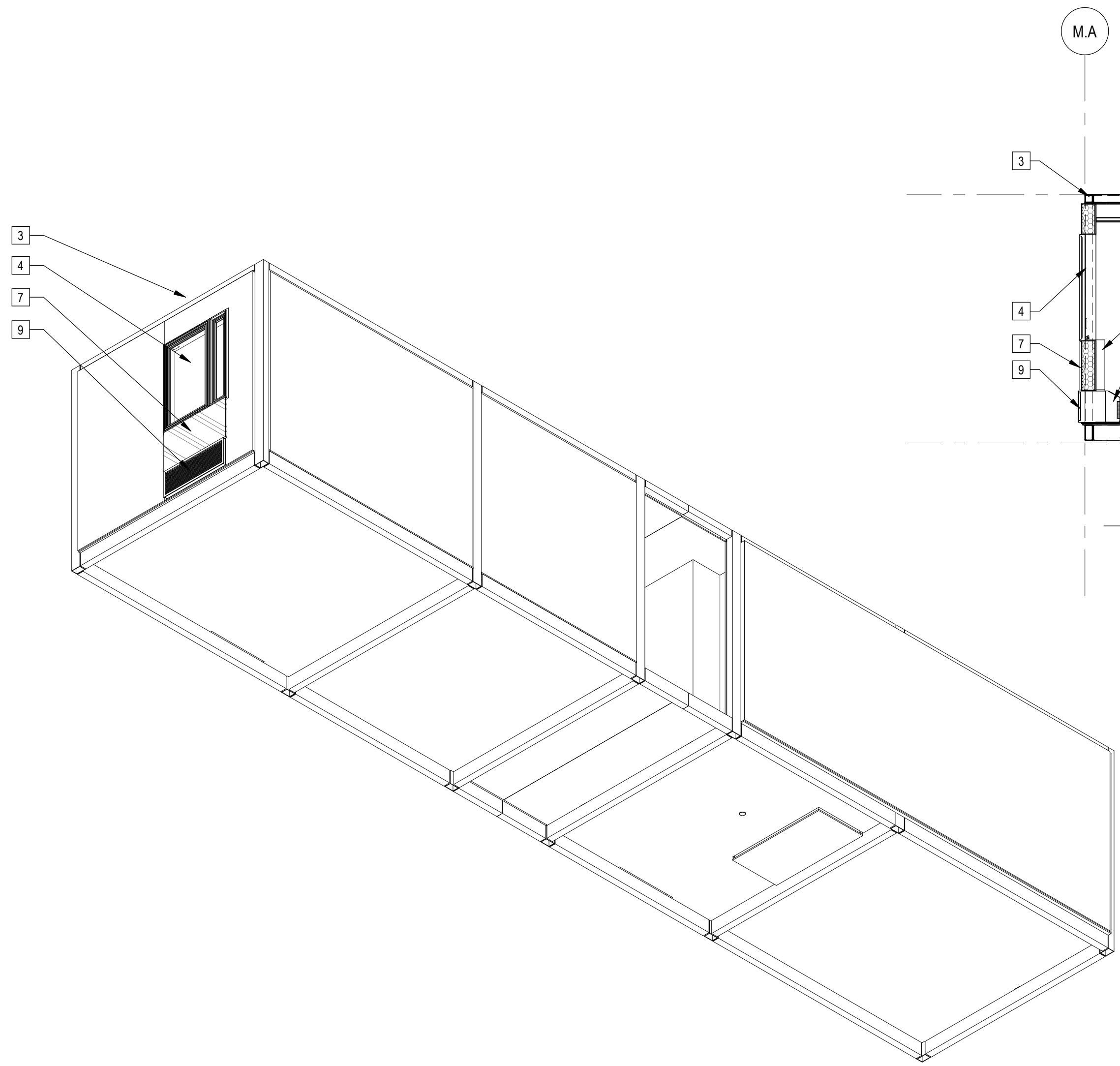
REVISIONS

Rev. #	Date	Desc.
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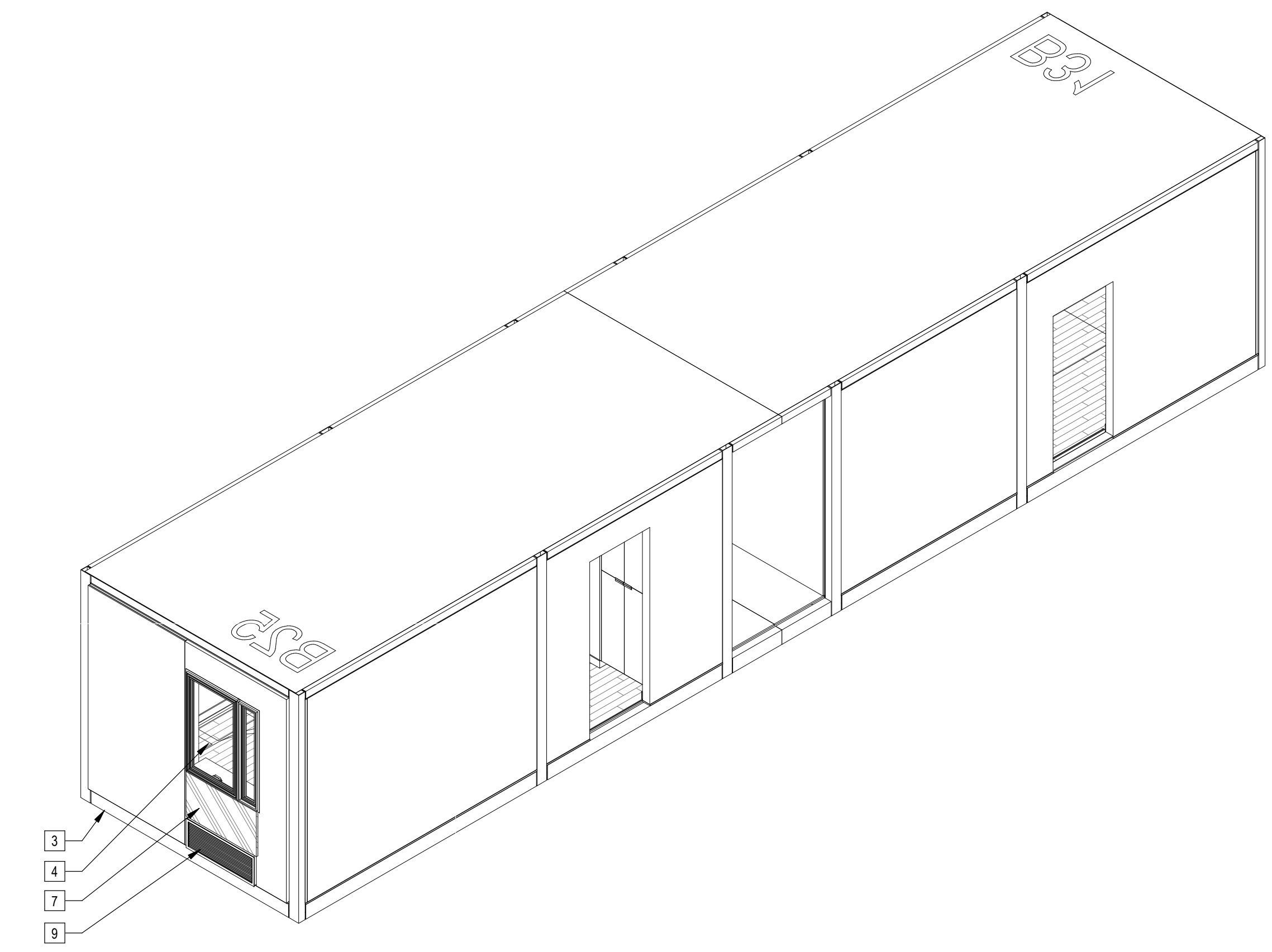
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 Zoning Number DR 2021 6289 TOC HCA

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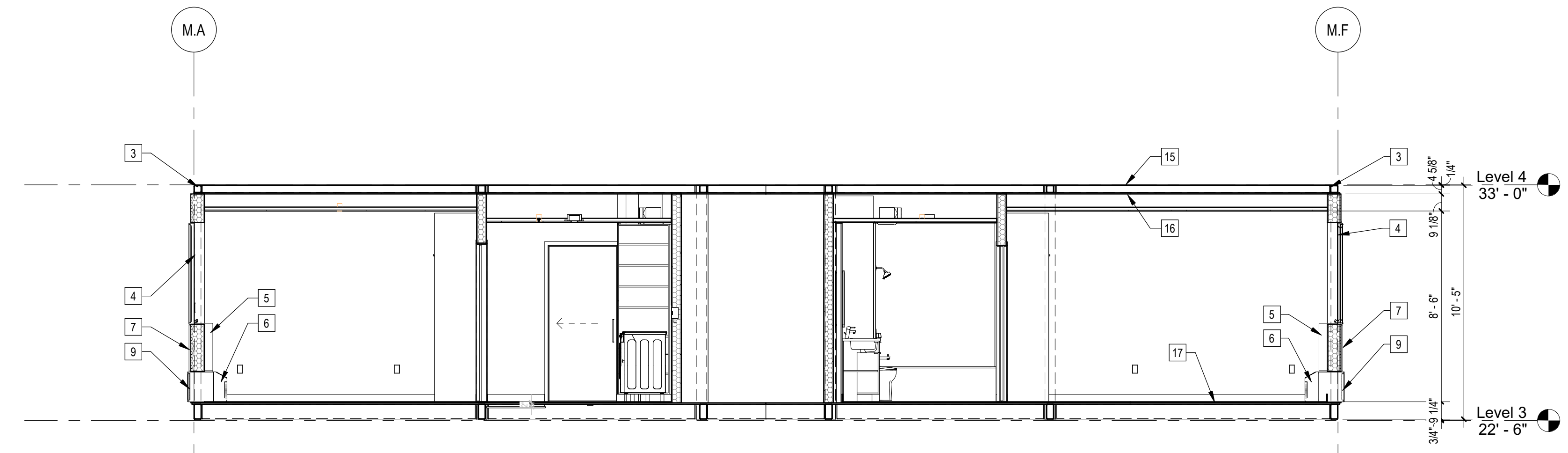
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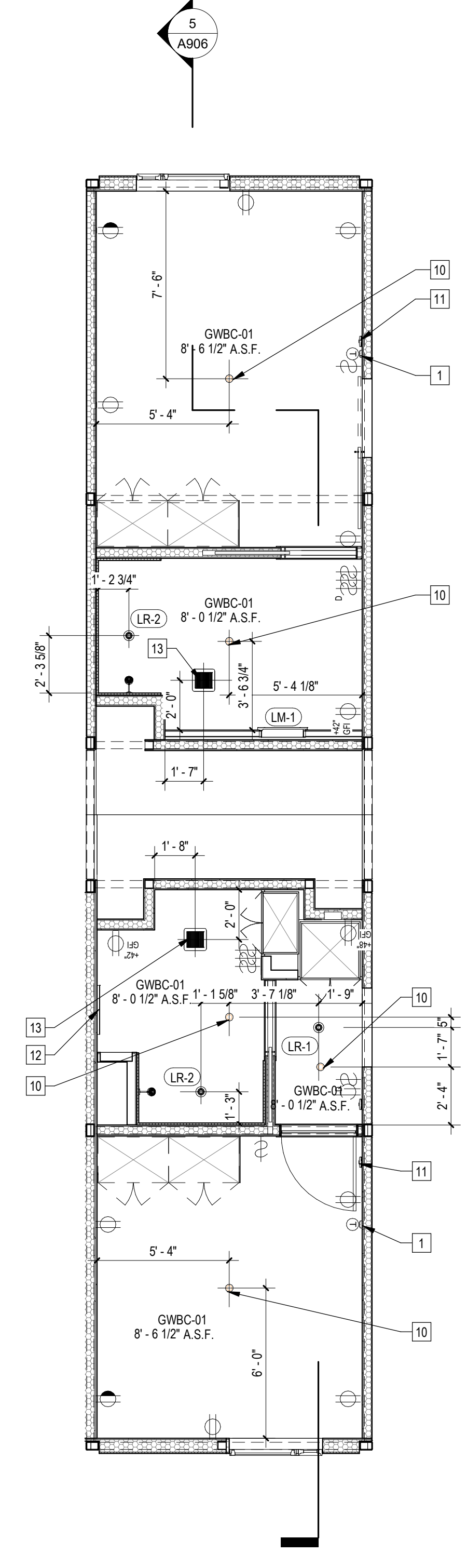
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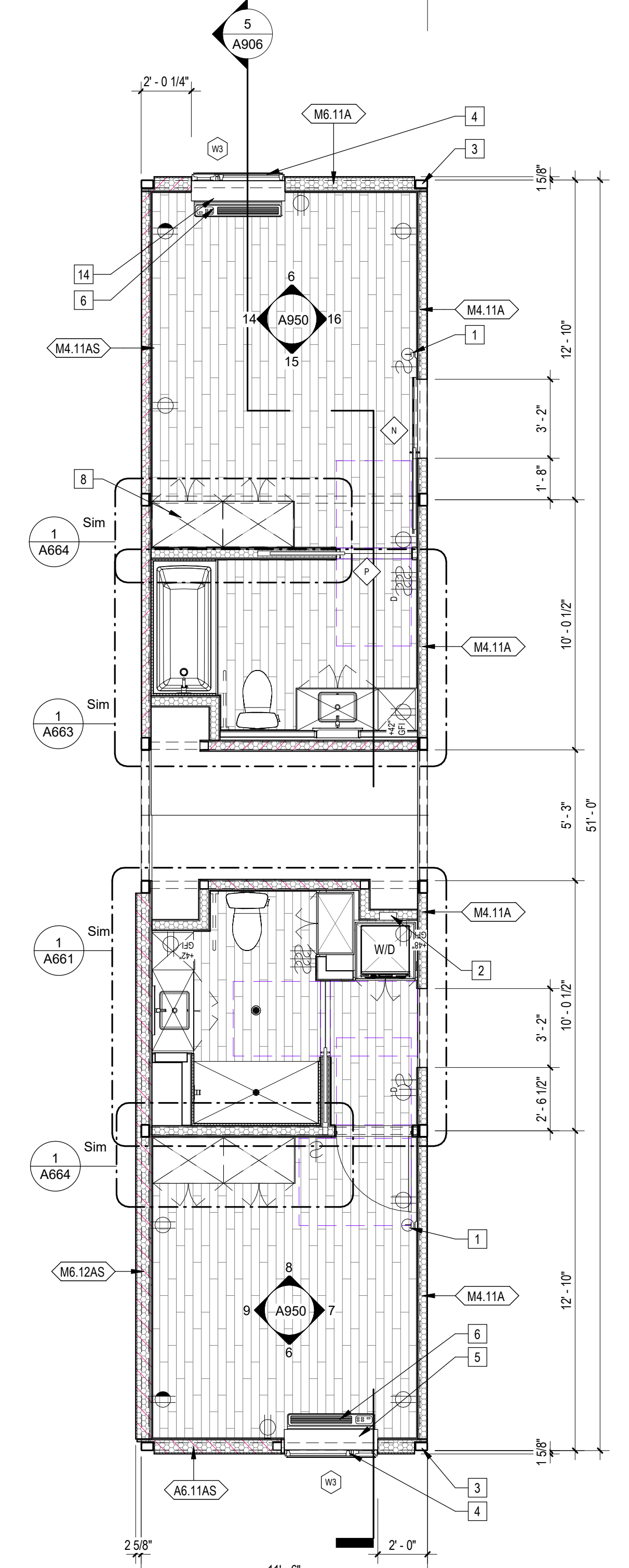
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5 | 1/4" = 1'-0" 587B25B31 Section



2 | 1/4" = 1'-0" 587B25B31 RCP



3 | 1/4" = 1'-0" 587B25B31 Enlarged Plan

Sheet Keynotes

- Wall-Mounted Thermostat
- Recessed Washer Hose Bibb
- Modular Steel Chassis, Refer to structural
- Factory-installed window, refer to Window Schedule
- PTAC Interior Painted MDF Enclosure
- GE Self-Contained Heat Pump
- ACM ranspouse over Continuous Insulation. ACM color per elevations.
- Built-in Wardrobe Casework
- Extruded Aluminum Grille for GE Heat Pump unit, Model RAG67, color to match window frames
- Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
- Fire Alarm refer to Fire Protection Drawings
- Illuminated Mirror
- Bathroom Exhaust Fan, vent to exterior. Fan shall be on humidistat control. Refer to Mechanical Plans
- GE Insulated Through-Wall Sleeve, Model RAB81
- Modular diaphragm plate steel
- 5/8" Type 70 Light-weight Gypsum Wallboard, Gypsum Association, or Approved Equal ESR-1338
- 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792 or Approved Equal. Refer to Zip-up Details

Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.

- Overall module dimensions are from "face of casting" to "face of casting"
- Refer to A702 for modular door and window types
- Refer to A059 for wall type tag legend
- Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules

Indicates Factory-Built Shearwall Location
 Indicates Factory-Built Shearwall Location
 Lowered ceiling or soffit as indicated on plan

NTS Modular Plan Legend

ARCHITECT
b|ARCH
 Justin Brechtel, AIA
 6740 Hillpark Drive, #102
 Los Angeles, California, 90068
 310 908 2910
 justin.brechtel@gmail.com

MODULAR MANUFACTURER

WEST MODULAR MANUFACTURING
 Carretera Libre Tijuana - Mexicali 22219 Interior B
 Colonia Fidecosmisio El Florida
 Tijuana, Baja California C.P. 2224



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PROJECT TITLE
2853 West Modular Apartments
 HCD Plan Check Response

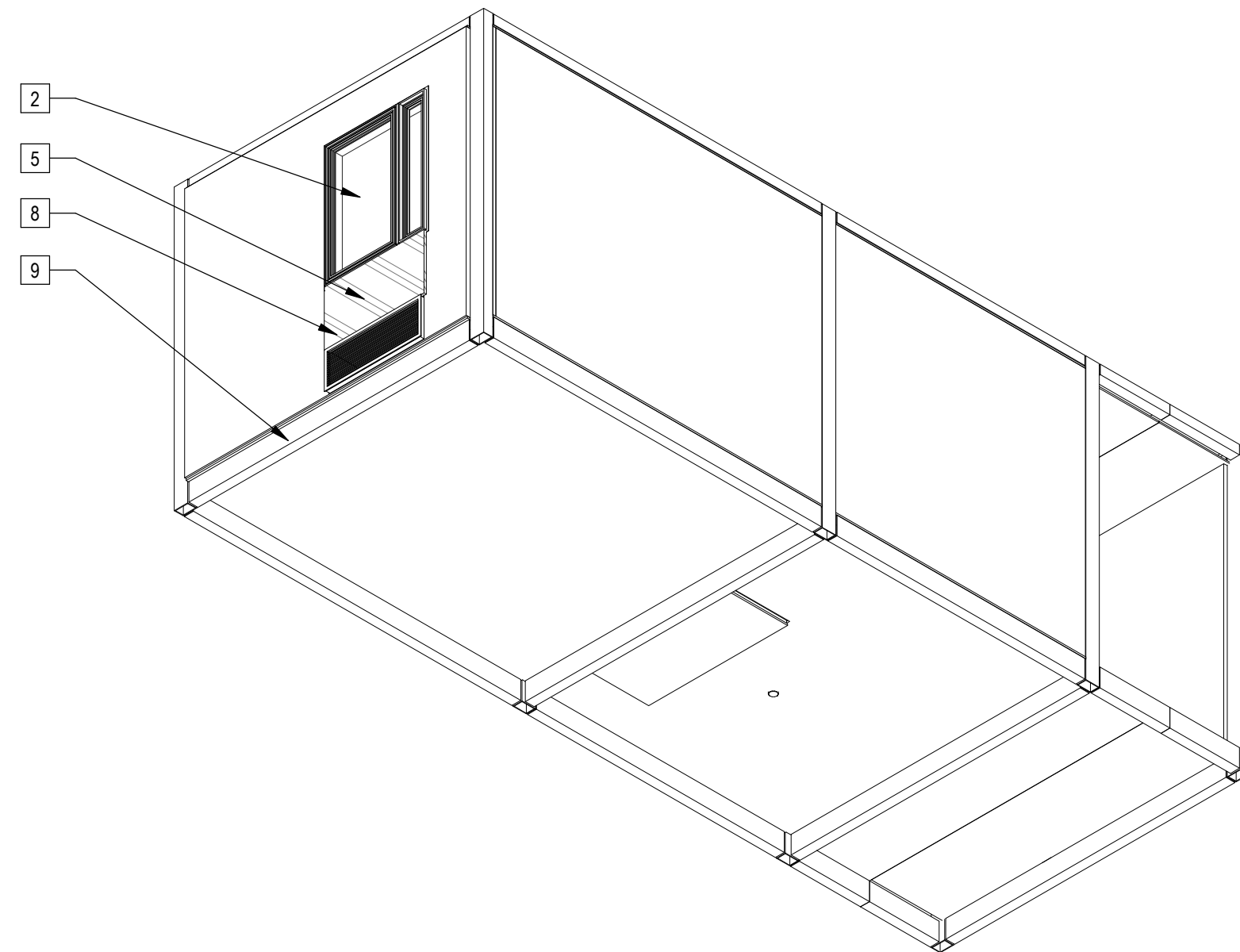
PROJECT ADDRESS
 Joanna Ostrander
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - 022

REVISIONS

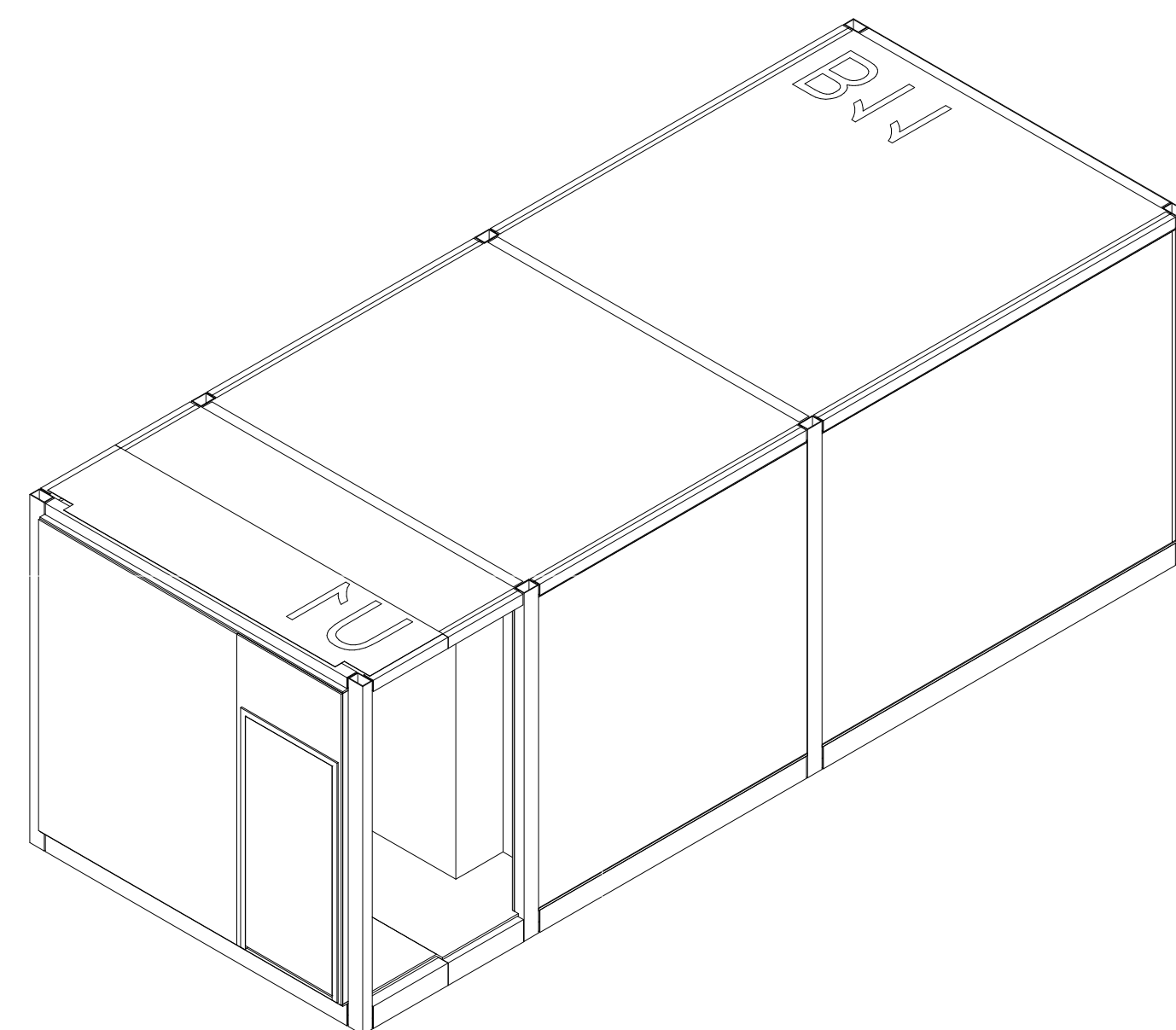
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 Zoning Number DR 2021 6289 TOC HCA
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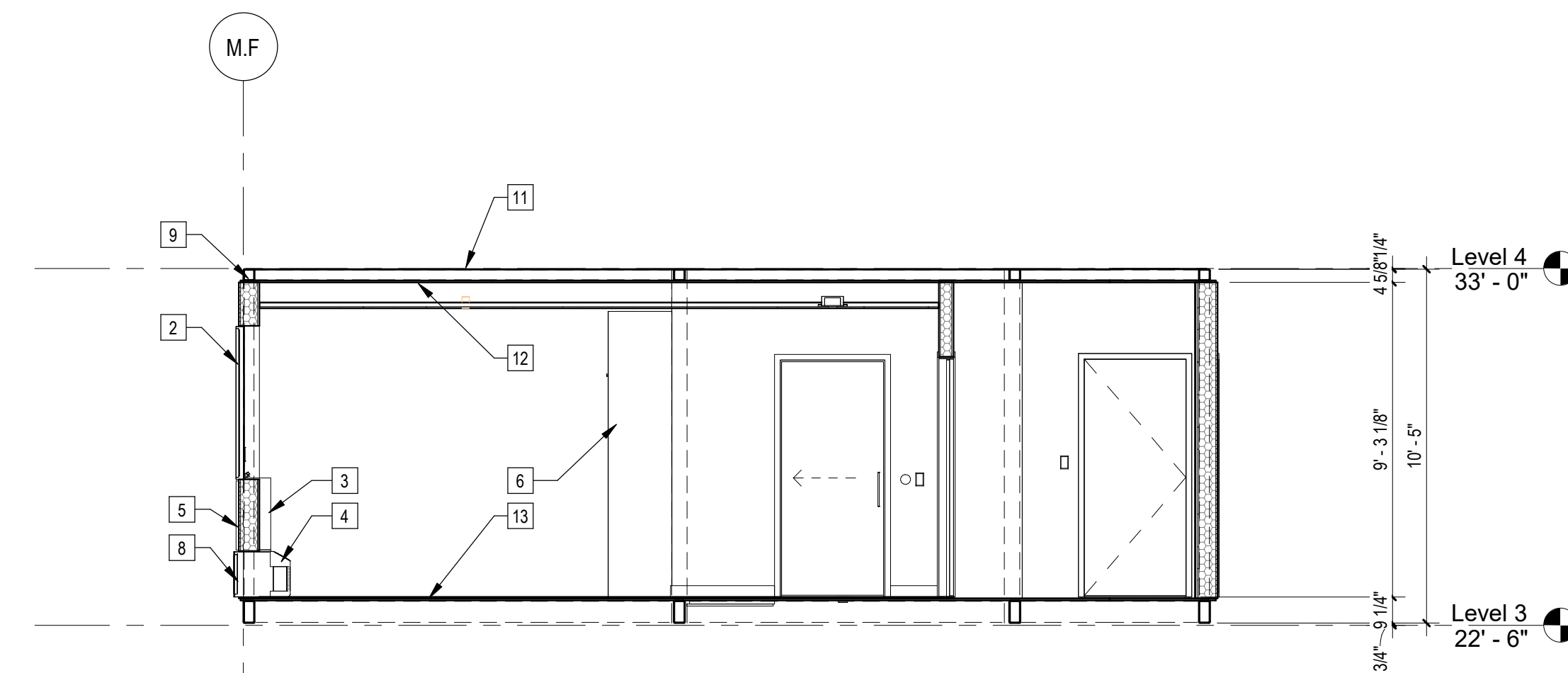
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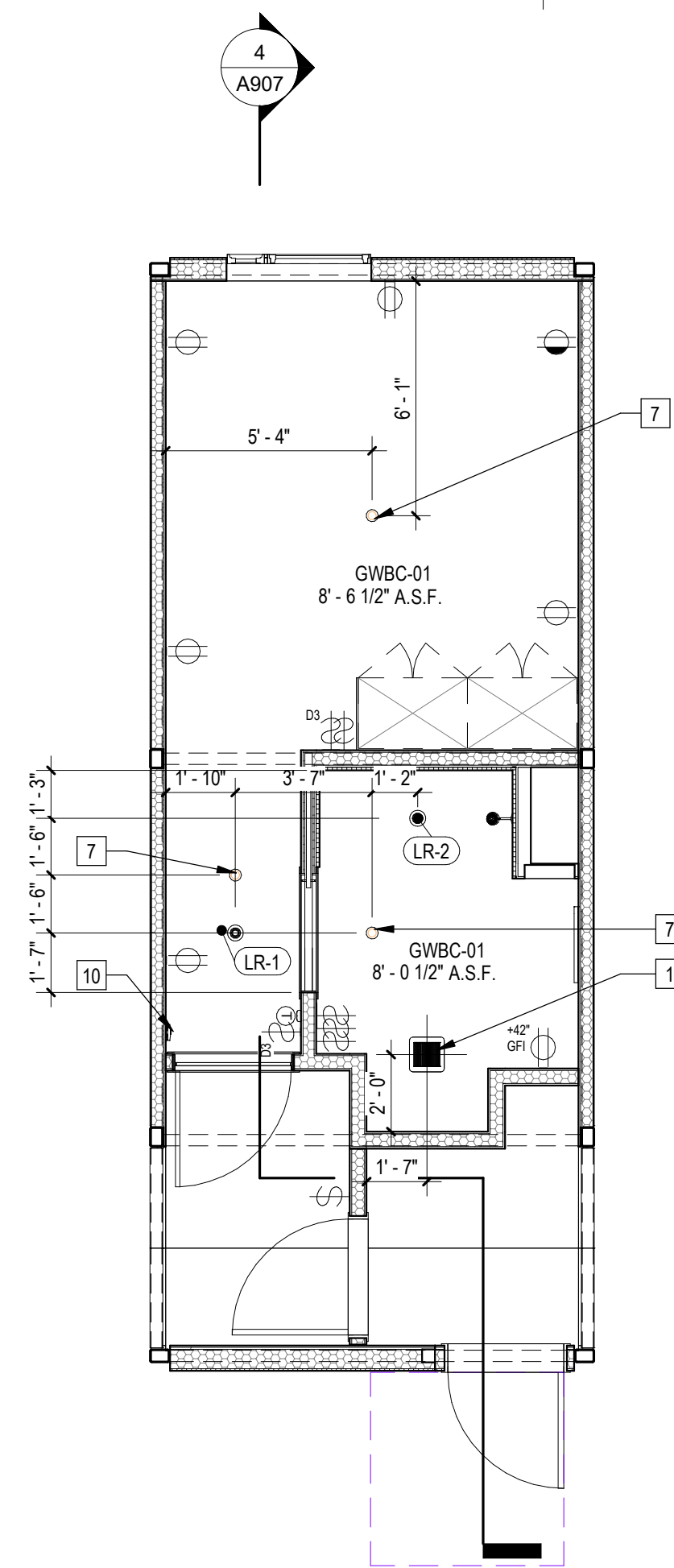
5 | 329U1B11 Axon NW



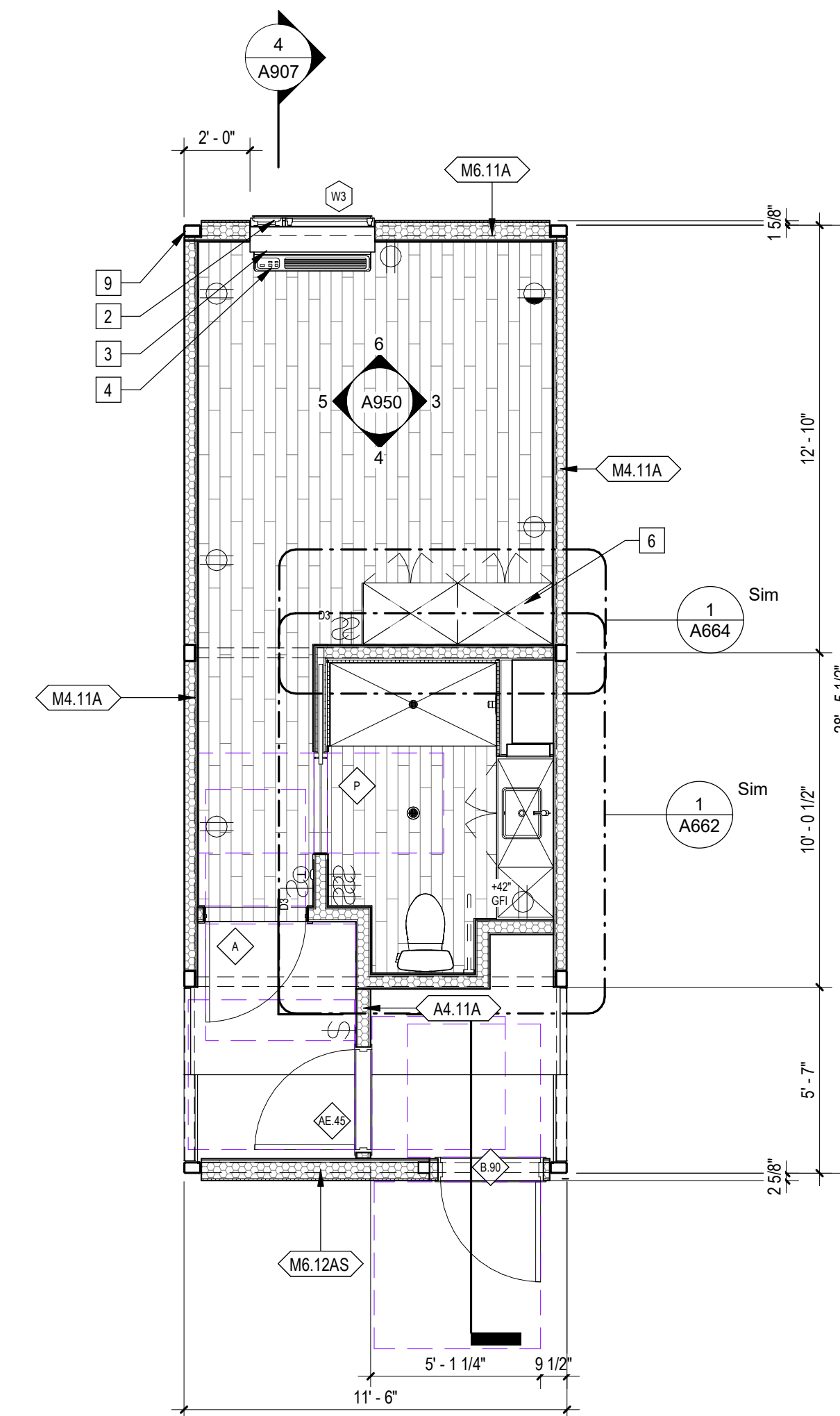
1 | 329U1B11 Axon



4 | 1/4" = 1'-0" 329U1B11 Section



3 | 1/4" = 1'-0" 329U1B11 RCP



2 | 1/4" = 1'-0" 329U1B11 Plan

Sheet Keynotes

- Bathroom Exhaust Fan, vent to exterior. Fan shall be on humidistat control. Refer to Mechanical Plans
- Factory-installed window, refer to Window Schedule
- PTAC Interior Painted MDF Enclosure
- GE Self-Contained Heat Pump
- ACM rainscreen over Continuous Insulation. ACM color per elevations.
- Built-in Wardrobe Casework
- Ceiling-Recessed Concealed Fire Sprinkler. Refer to Fire Protection Drawings
- Extruded Aluminum Grille for GE Heat Pump unit, Model RA67, color to match window frames
- Modular Steel Chassis, Refer to structural.
- Fire Alarm refer to Fire Protection Drawings
- Modular diaphragm plate steel
- 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association, or Approved Equal ESR-1338
- 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792 or Approved Equal. Refer to Zip-up Details

Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.

1. Overall module dimensions are from "face of casting" to "face of casting"

2. Refer to A702 for modular door and window types

3. Refer to A059 for wall type legend

4. Refer to A050 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules

Indicates Factory-Built Shearwall Location
 Indicates Factory-Built Shearwall Location
 Lowered ceiling or soffit as indicated on plan

NTS Modular Plan Legend

ARCHITECT
b|ARCH
 Justin Brechtel, AIA
 6740 Hillpark Drive, #102
 Los Angeles, California, 90068
 310 908 2910
 justin.brechtel@gmail.com

MODULAR MANUFACTURER

WEST MODULAR MANUFACTURING
 Carretera Libre Tijuana - Mexicali 22219 Interior B
 Colonia Fidecosmisso El Florido
 Tijuana, Baja California C.P. 2224

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PROJECT TITLE
2853 West Modular Apartments
 HCD Plan Check Response

PROJECT ADDRESS
 Joanna Ostrander
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - 022

REVISIONS

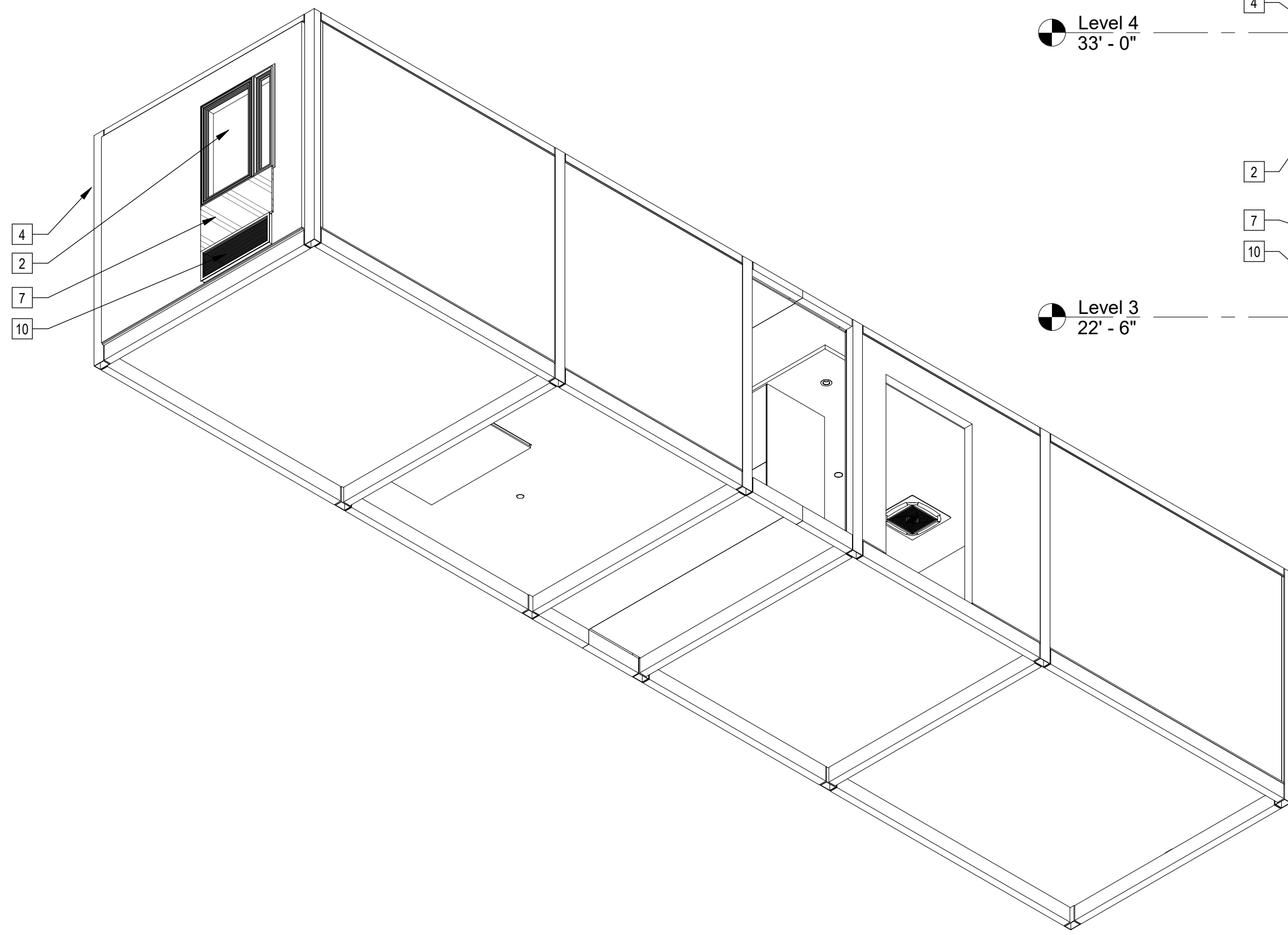
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 Zoning Number DR 2021 6289 TOC HCA

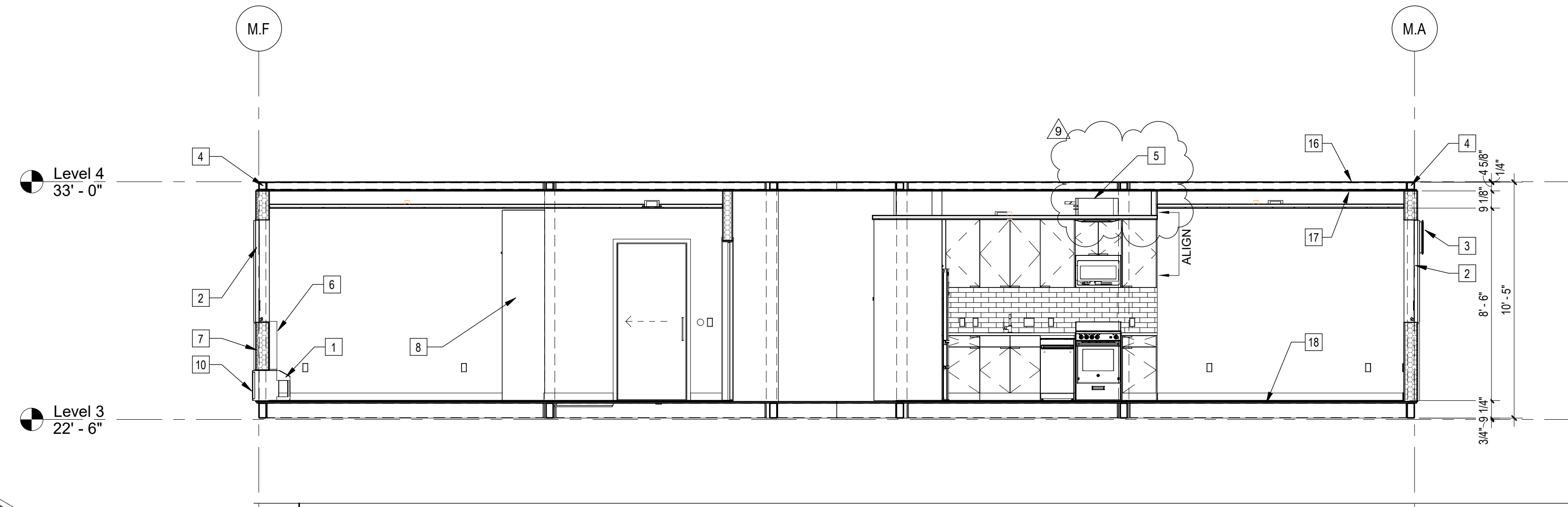
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SHEET INFORMATION
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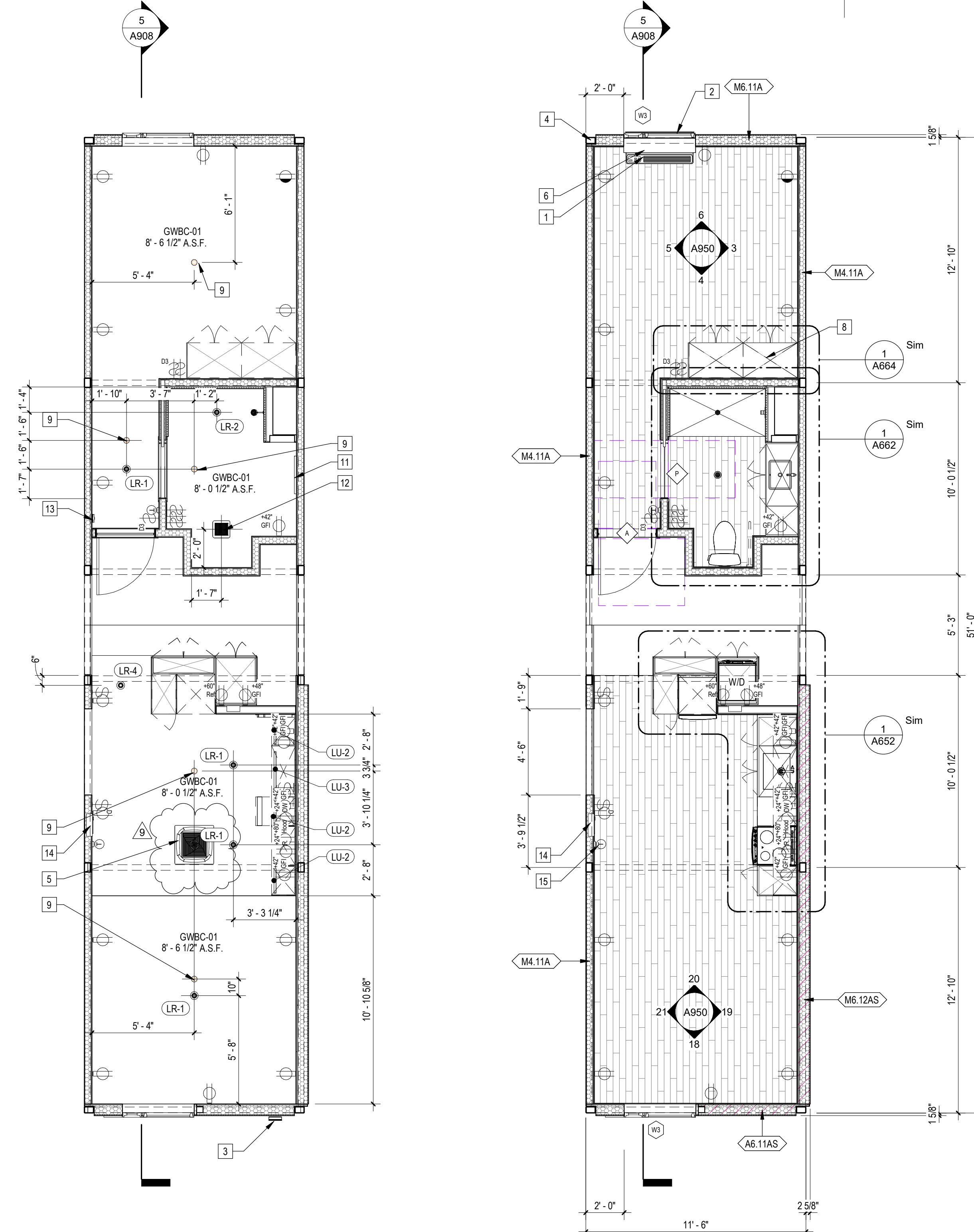
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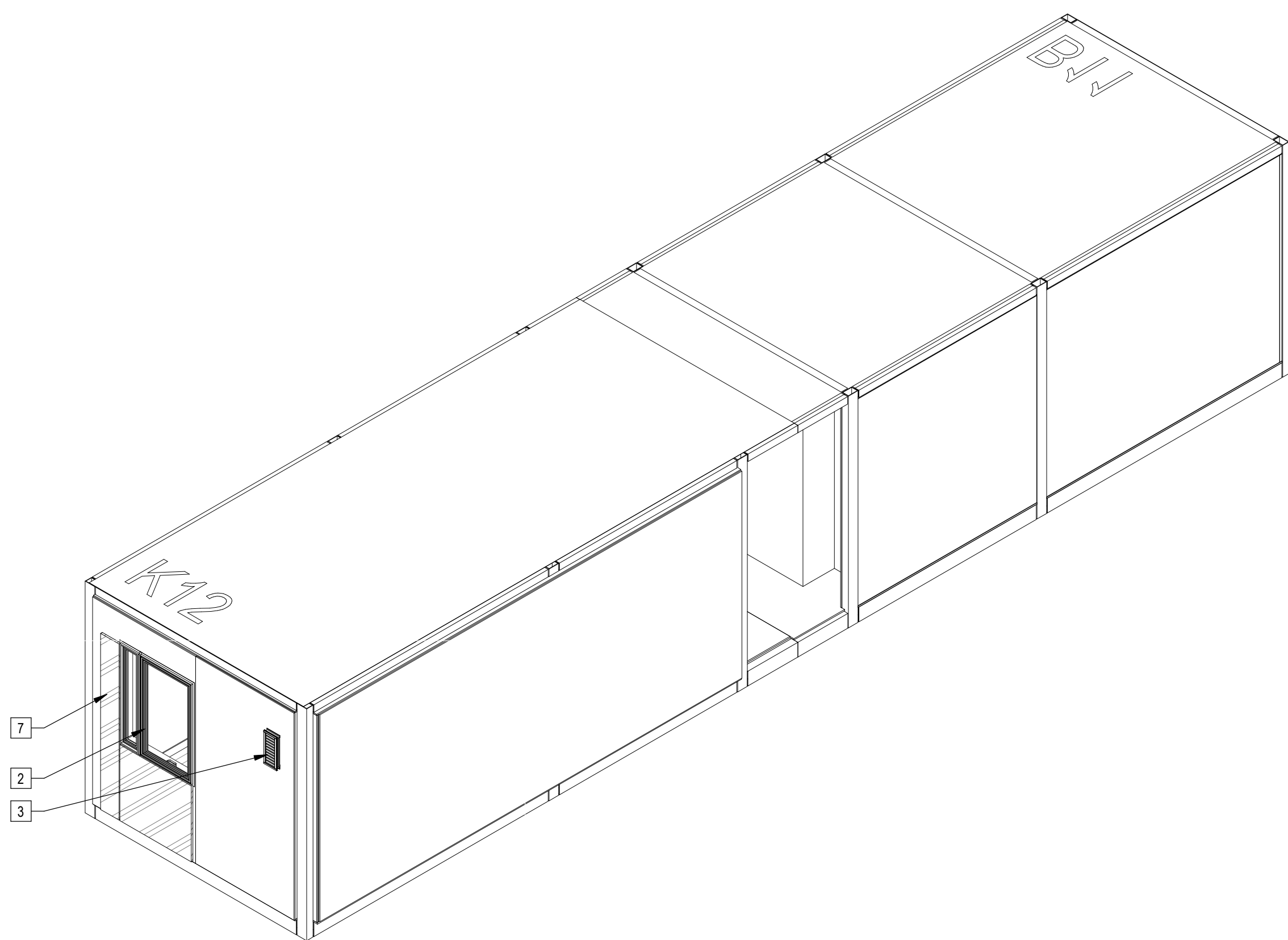
4 | 587K12B11 Axon NW



5 | 1/4" = 1'-0" 587K12B11 Section



3 | 1/4" = 1'-0" 587K12B11 RCP



2 | 587K12B11 Axon

Sheet Keynotes

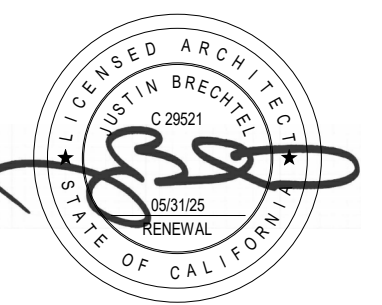
- GE Self-Contained Heat Pump
- Factory-installed window, refer to Window Schedule
- Stationary Wind-Driven Rain Exhaust Louver with insect screen. Verify minimum required free area. Refer to Mechanical Drawings
- Modular Steel Chassis, Refer to structural.
- Remote compressor for ductless, split-system heat pump
- PTAC Interior Painted MDF Enclosure
- ACM rainscreen over Continuous Insulation. ACM color per elevations.
- Built-in Wardrobe Casework
- Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
- Extruded Aluminum Grille for GE Heat Pump unit, Model RAG67, color to match window frames
- Illuminated Mirror
- Bathroom Exhaust Fan, vent to exterior. Fan shall be on humidistat control. Refer to Mechanical Plans
- Fire Alarm refer to Fire Protection Drawings
- Dwelling Unit Power Distribution Panel
- Wall-Mounted Thermostat
- Modular diaphragm plate steel
- 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association, or Approved Equal ESR-1338
- 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792 or Approved Equal. Refer to Zip-up Details

Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.

- Overall module dimensions are from "face of casting" to "face of casting"
- Refer to A702 for modular door and window types
- Refer to A253 for wall type tag legend
- Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules

Indicates Factory-Built Shearwall Location
 Indicates Factory-Built Shearwall Location
 Lowered ceiling or soffit as indicated on plan

NTS Modular Plan Legend



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PROJECT ADDRESS
 2853 South West Boulevard
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REVISIONS
 Rev. # Date Desc.

Plan Check Number 21010-10000-02714

Zoning Number DR 2021 6289 TOC HCA

SHEET TITLE

SHEET INFORMATION

PKR# 587L12B12

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 DATE 12/18/2023 5:35:37 PM
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 CHECKED BY Checker

SHEET NUMBER

PROJECT TITLE

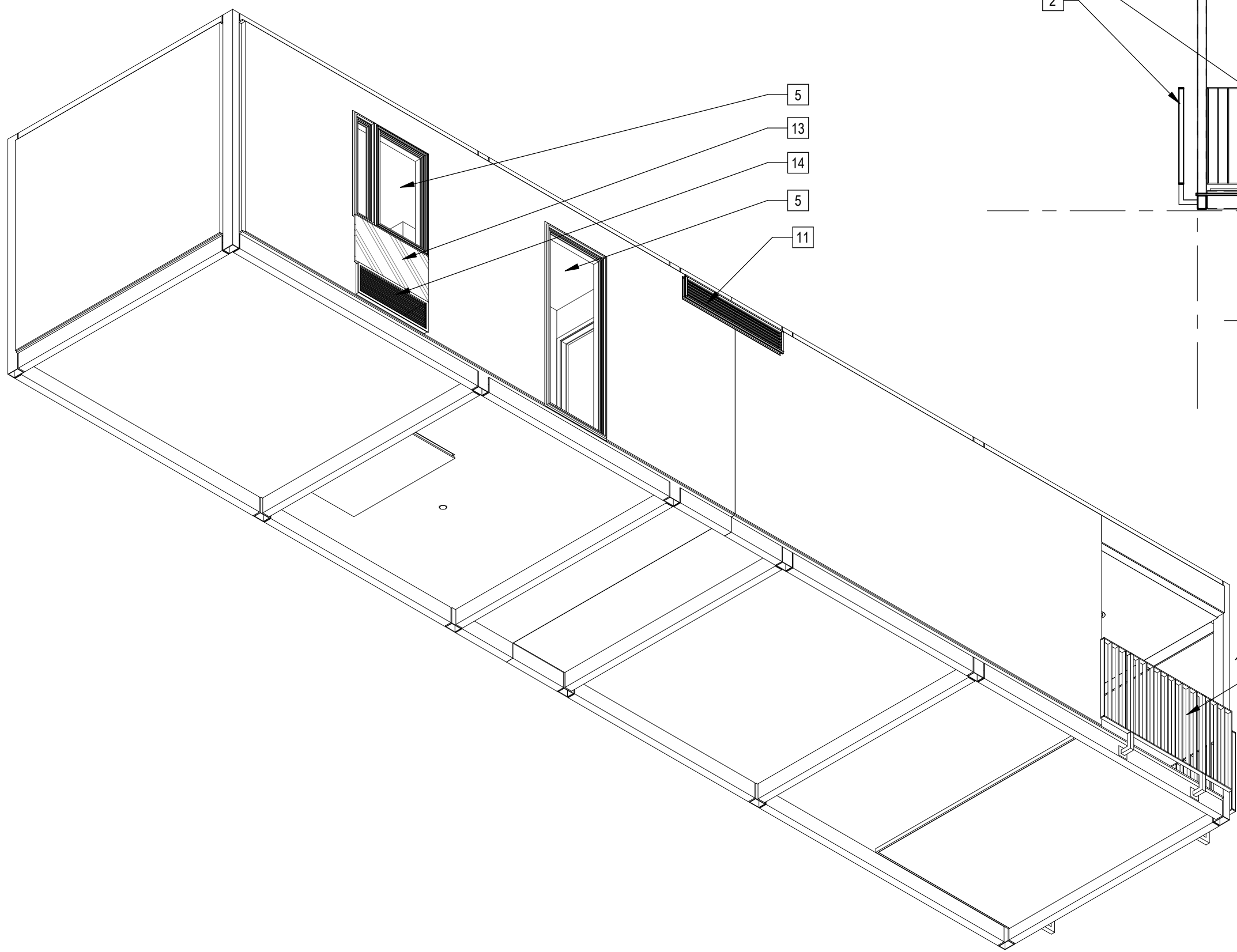
2853 West Modular Apartments

HCD Plan Check Response

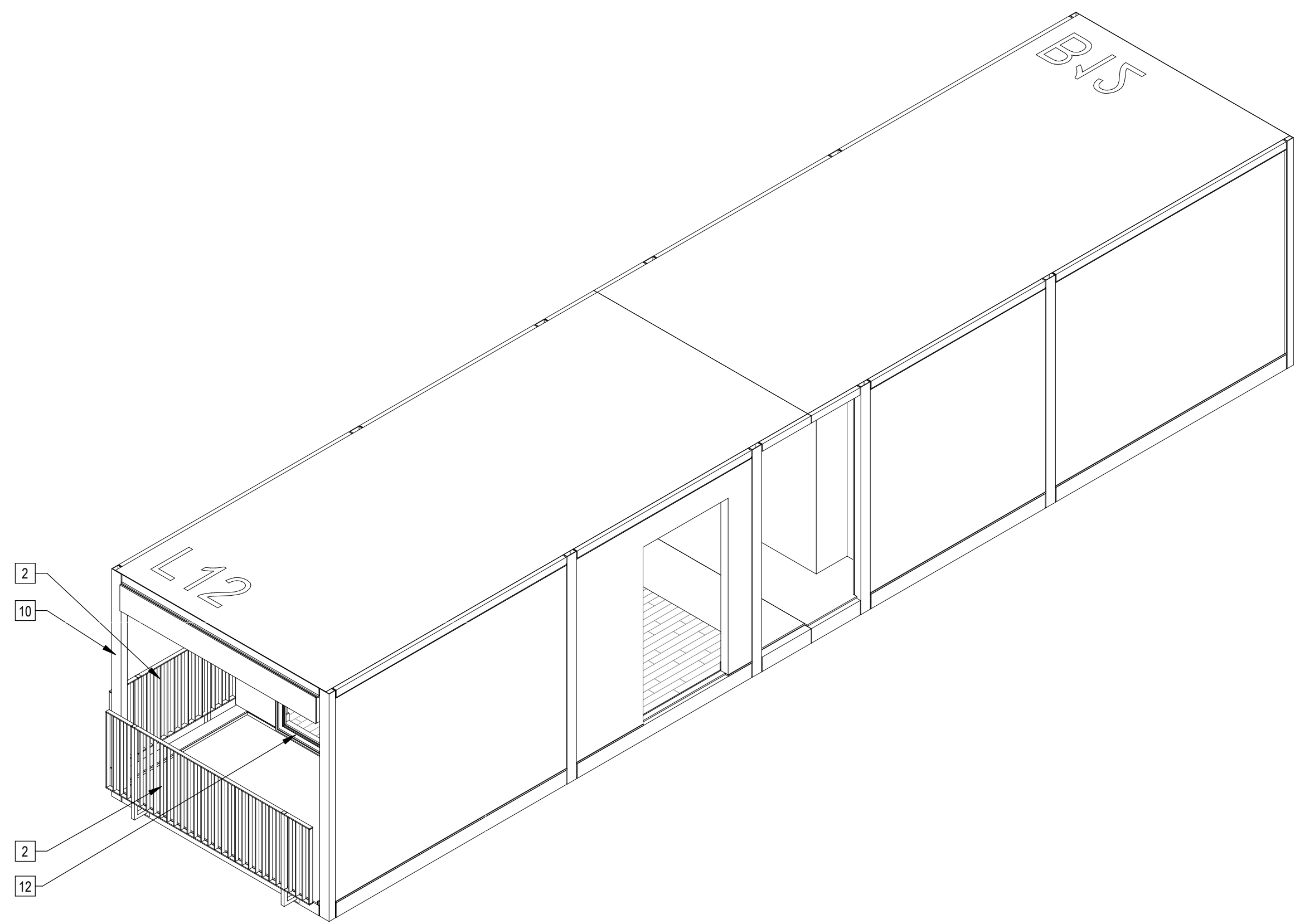
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Checker

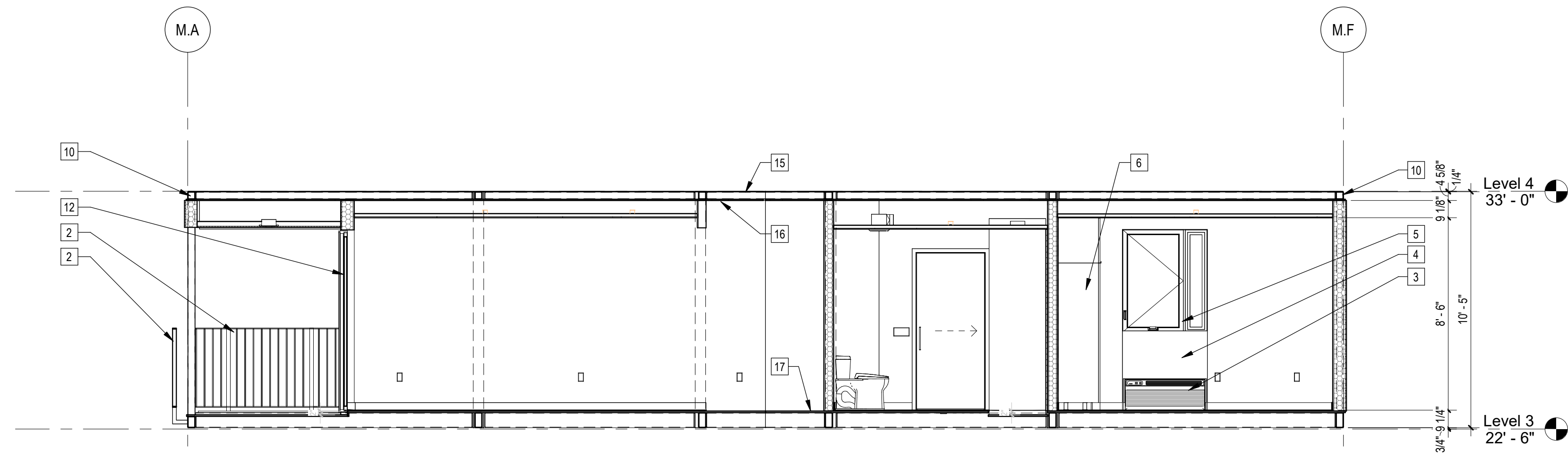
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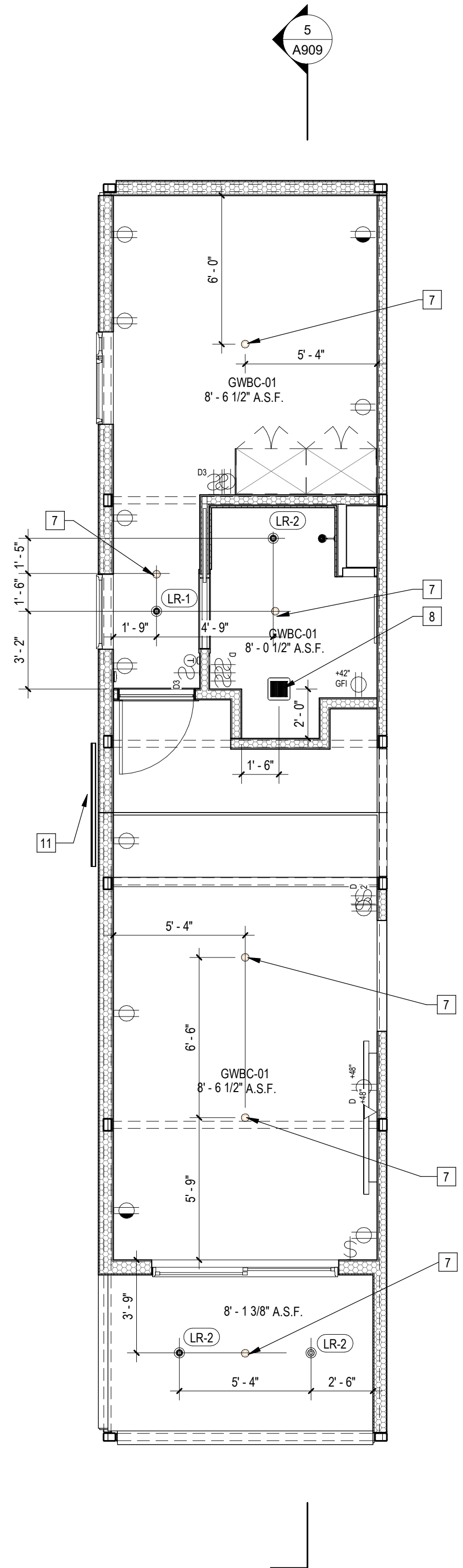
4 | 587L12B12 Axon NW



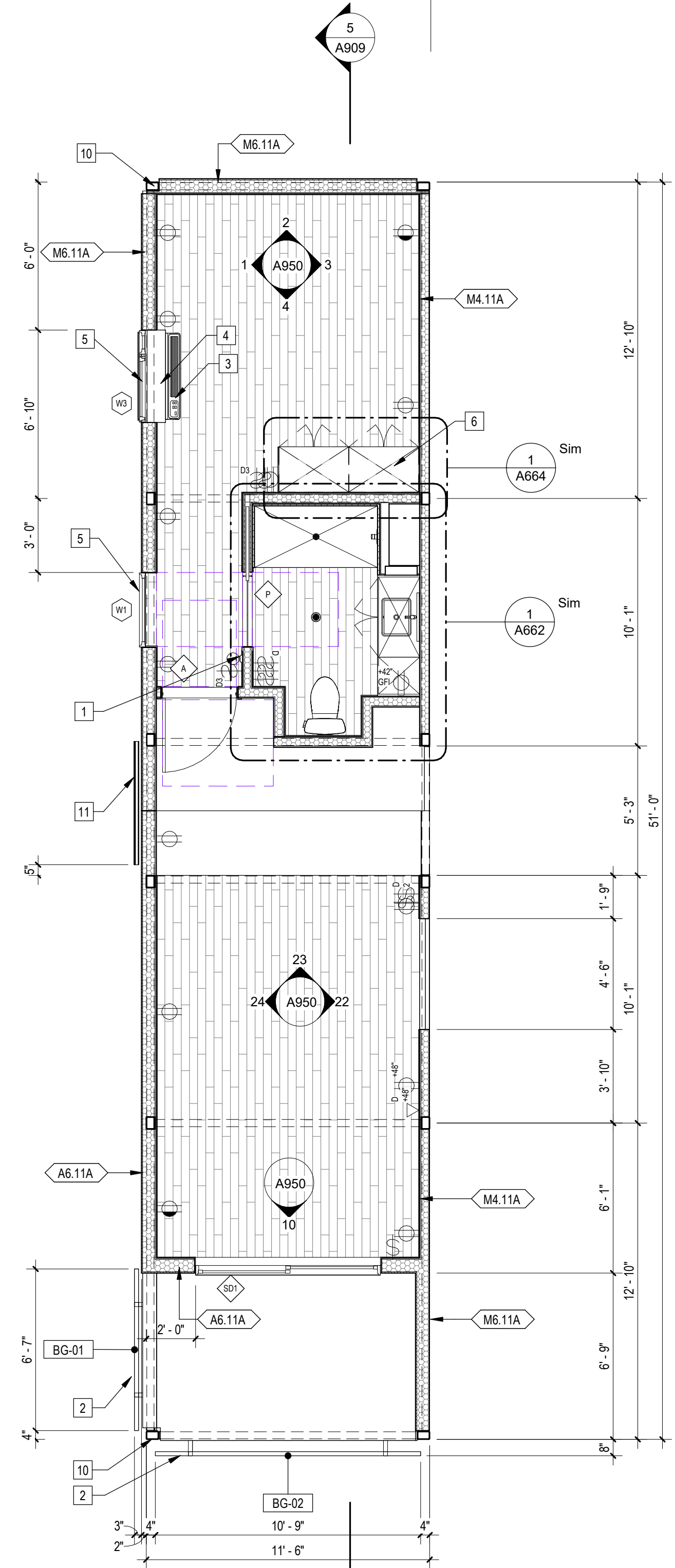
2 | 587L12B12 Axon



5 | 1/4" = 1'-0" 587L12B12 Section



3 | 1/4" = 1'-0" 587L12B12 RCP



1 | 1/4" = 1'-0" 587L12B12 Plan

Sheet Keynotes

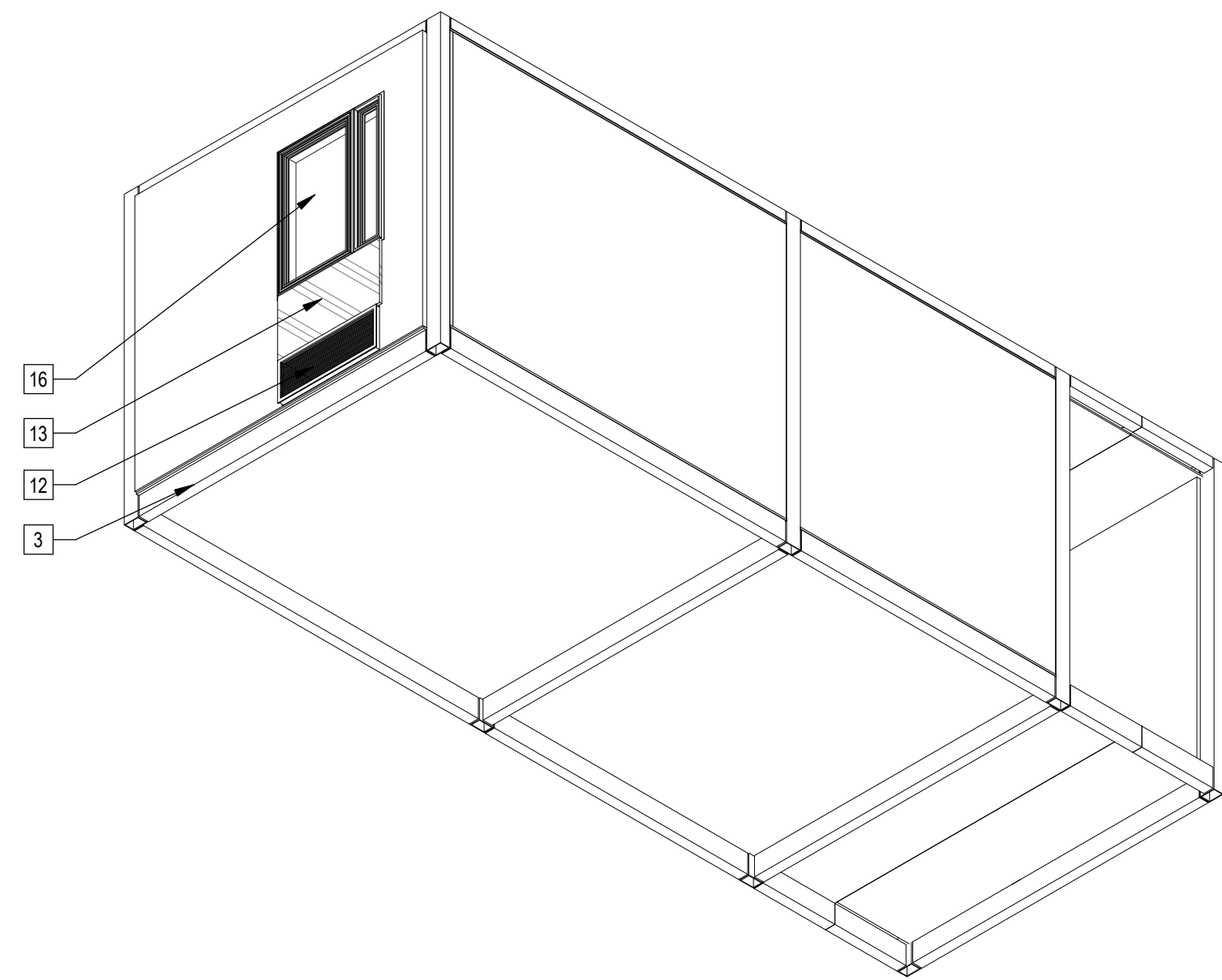
- 1 Wall-Mounted Thermostat
- 2 42" high AFF Bolted Steel Juliet Guardrail
- 3 GE Self-Contained Heat Pump
- 4 PTAC Interior Painted MDF Enclosure
- 5 Factory-installed window, refer to Window Schedule
- 6 Built-in Wardrobe Casework
- 7 Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
- 8 Bathroom Exhaust Fan, vent to exterior. Fan shall be on humidistat control. Refer to Mechanical Plans
- 10 Modular Steel Chassis, Refer to structural.
- 11 Stationary Wind-Driven Rain Intake Louver with insect screen. Verify minimum required free area. Refer to Mechanical Drawings
- 12 Factory-installed sliding glass door, refer to Door Schedule
- 13 ACM rainscreen over Continuous Insulation. ACM color per elevations.
- 14 Extruded Aluminum Grille for GE Heat Pump unit, Model RAG67, color to match window frames
- 15 Modular diaphragm plate steel
- 16 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association, or Approved Equal ESR-1338
- 17 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792 or Approved Equal. Refer to Zip-up Details

Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.

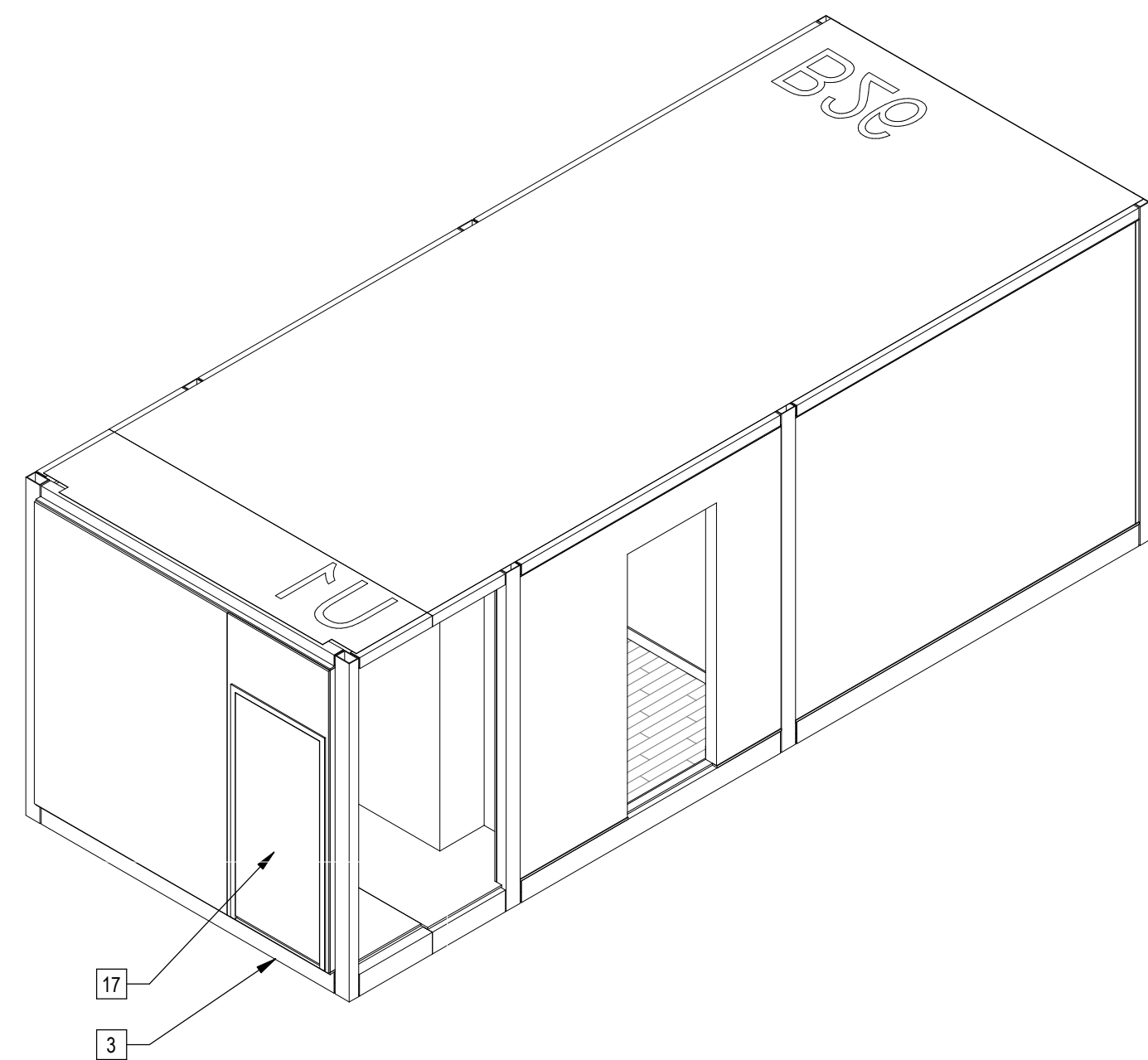
- 1. Overall module dimensions are from "face of casting" to "face of casting".
- 2. Refer to A702 for modular door and window types
- 3. Refer to A059 for wall type tag legend
- 4. Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules

- Indicates Factory-Built Shearwall Location
- Indicates Factory-Built Shearwall Location
- Lowered ceiling or soffit as indicated on plan

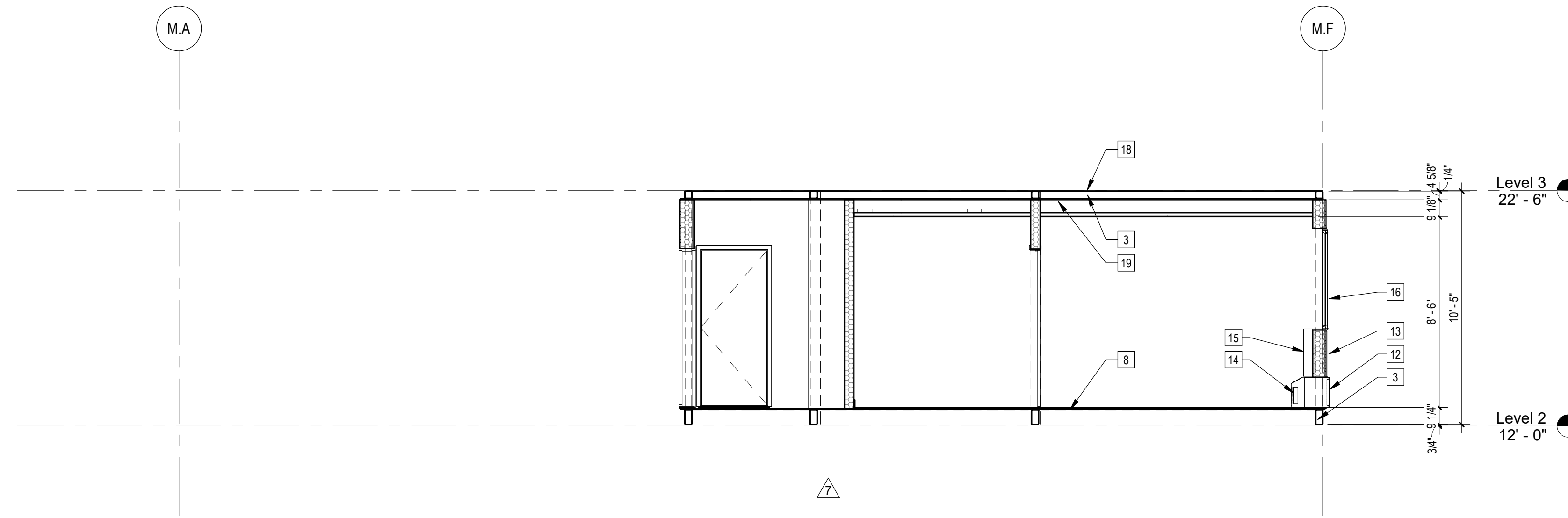
Modular Plan Legend



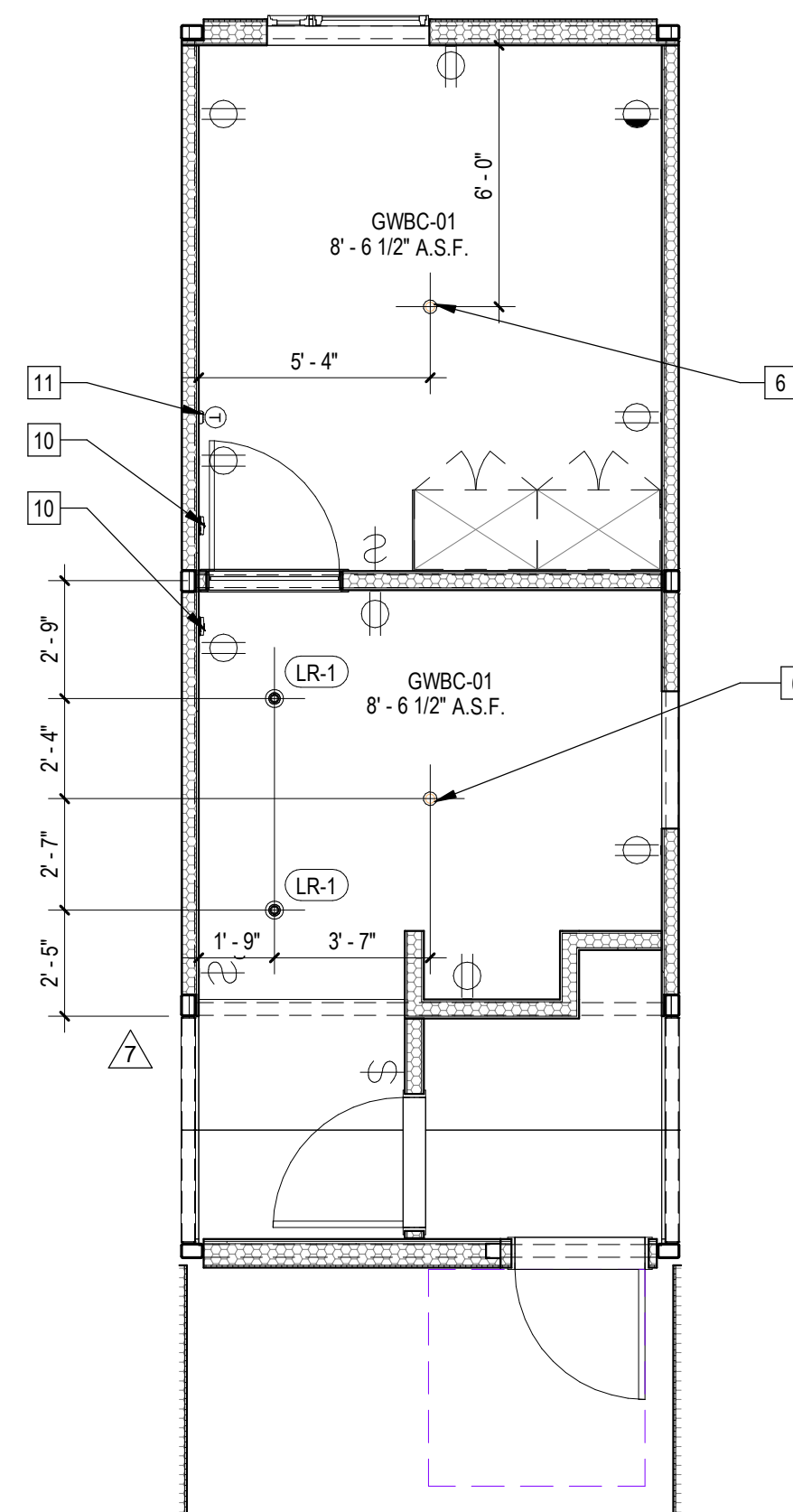
5 | 587U1B26 Axon NW



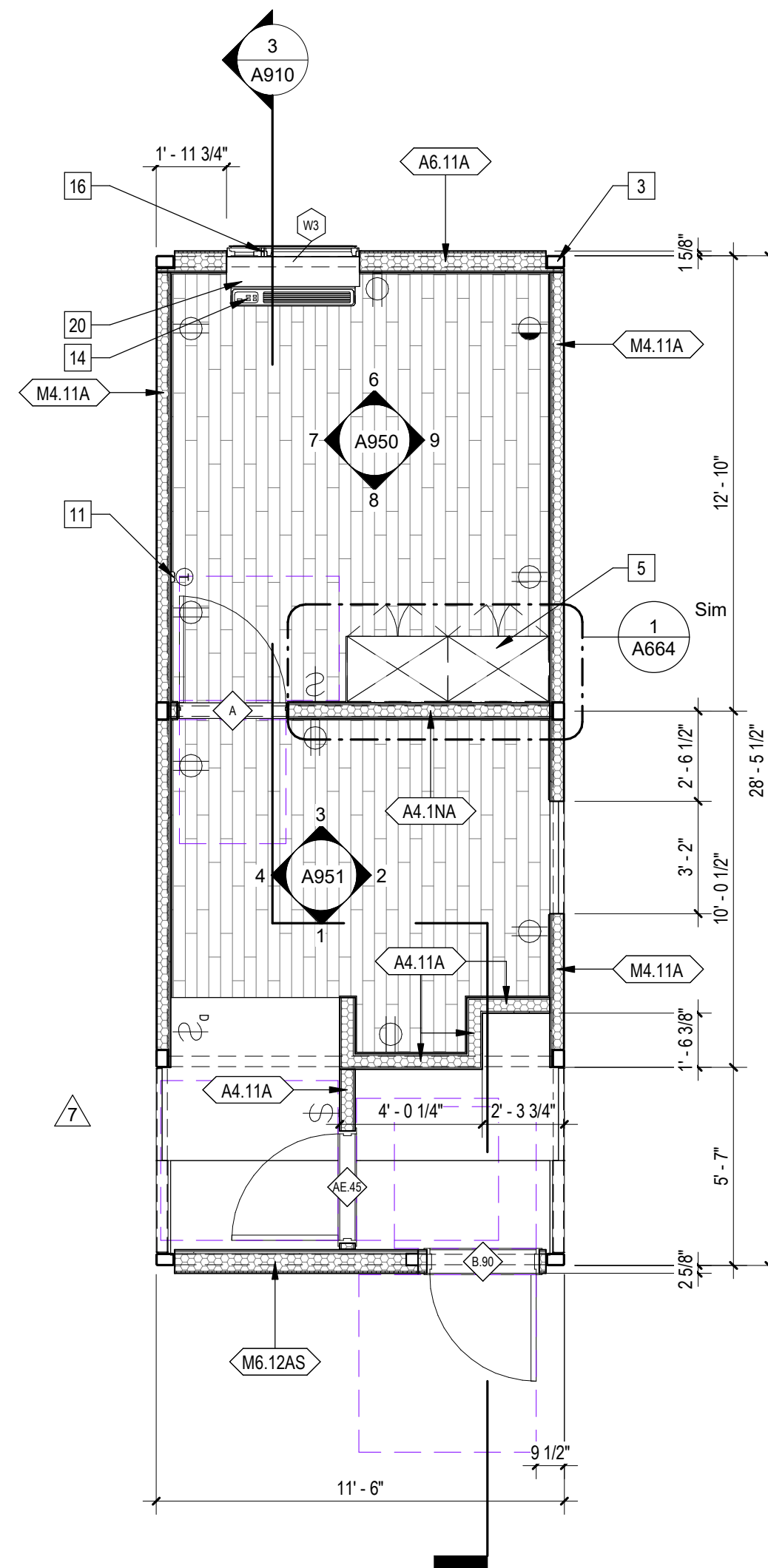
4 | 587U1B26 Axon



3 | 1/4" = 1'-0" 587U1B26 Section



2 | 1/4" = 1'-0" 587U1B26 RCP



1 | 1/4" = 1'-0" 587U1B26 Plan

Sheet Keynotes

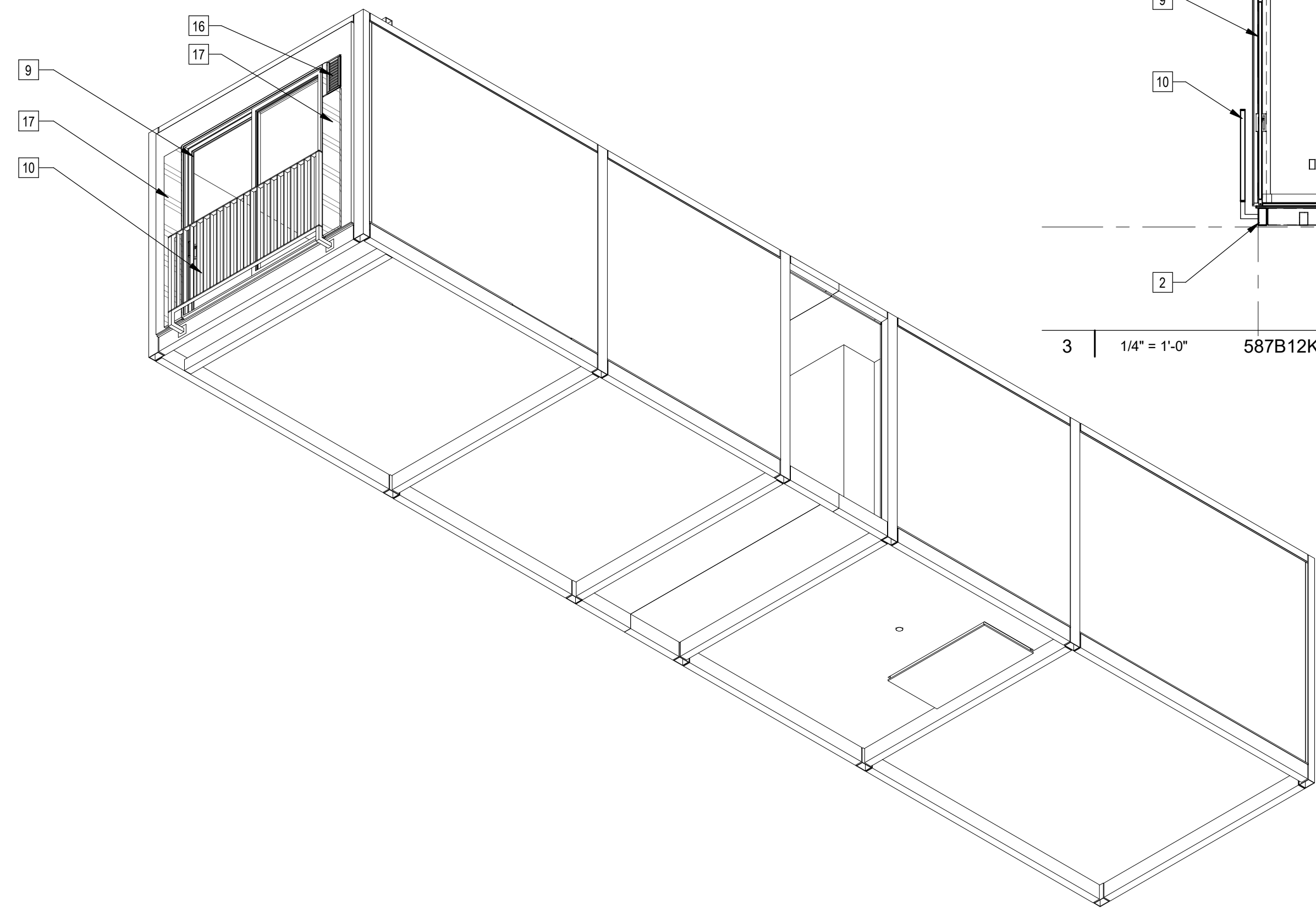
- 3 Modular Steel Chassis, Refer to structural.
- 5 Built-in Wardrobe Casework
- 6 Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
- 8 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792 or Approved Equal, Refer to Zip-up Details
- 10 Fire Alarm refer to Fire Protection Drawings
- 11 Wall-Mounted Thermostat
- 12 Extruded Aluminum Grille for GE Heat Pump unit, Model RAG67, color to match window frames
- 13 ACM rainscreen over Continuous Insulation, ACM color per elevations.
- 14 GE Self-Contained Heat Pump
- 15 PTAC Interior Painted MDF Enclosure
- 16 Factory-installed window, refer to Window Schedule
- 17 Interior HM single-swing rated door and frame, refer to Door Schedule
- 18 Modular diaphragm plate steel
- 19 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association, or Approved Equal ESR-1338
- 20 GE Insulated Through-Wall Sleeve, Model RAB81

Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.

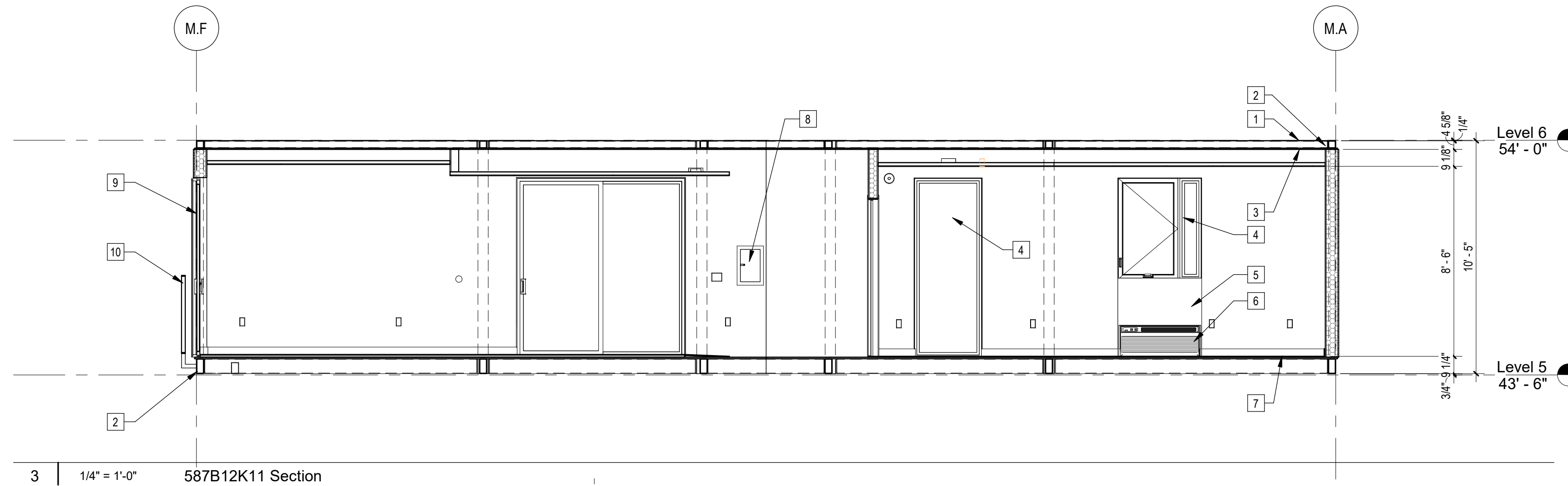
- 1. Overall module dimensions are from "face of casting" to "face of casting"
- 2. Refer to A702 for modular door and window types
- 3. Refer to A059 for wall type tag legend
- 4. Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules

- Indicates Factory-Built Shearwall Location
- Indicates Factory-Built Shearwall Location
- Lowered ceiling or soffit as indicated on plan

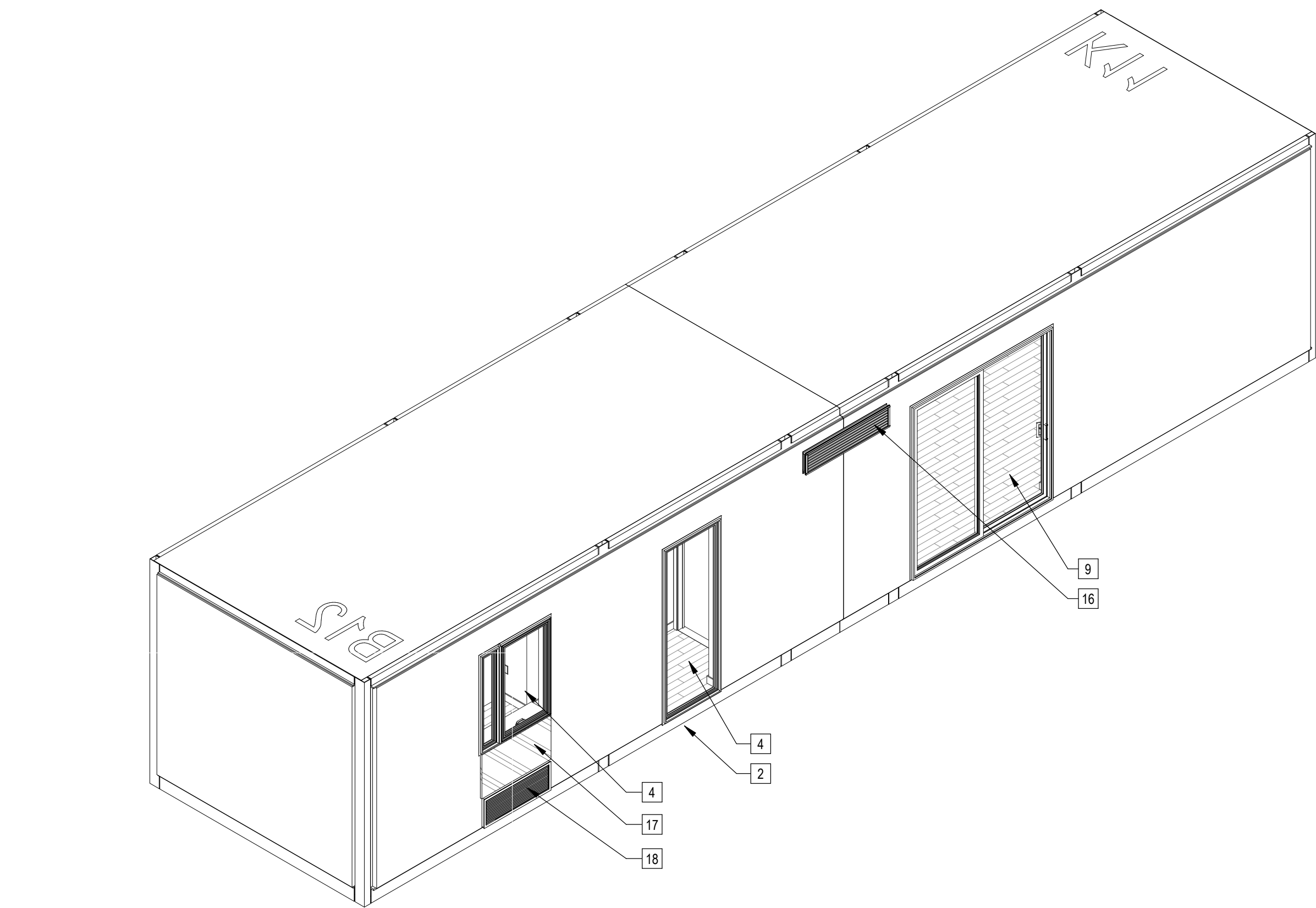
NTS Modular Plan Legend



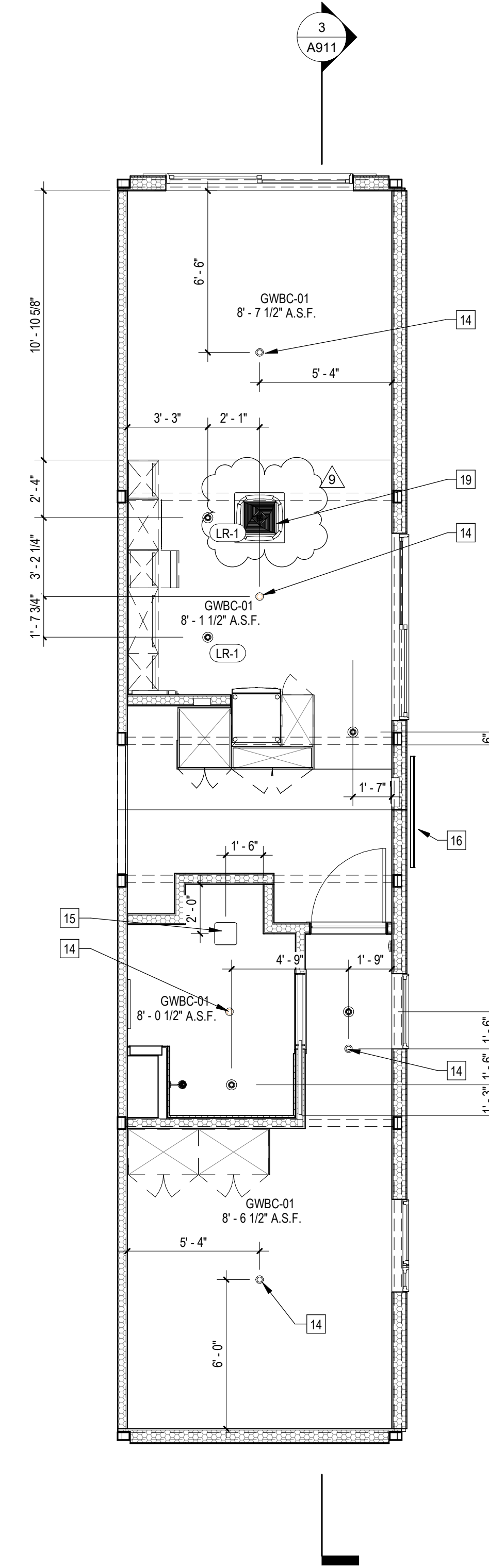
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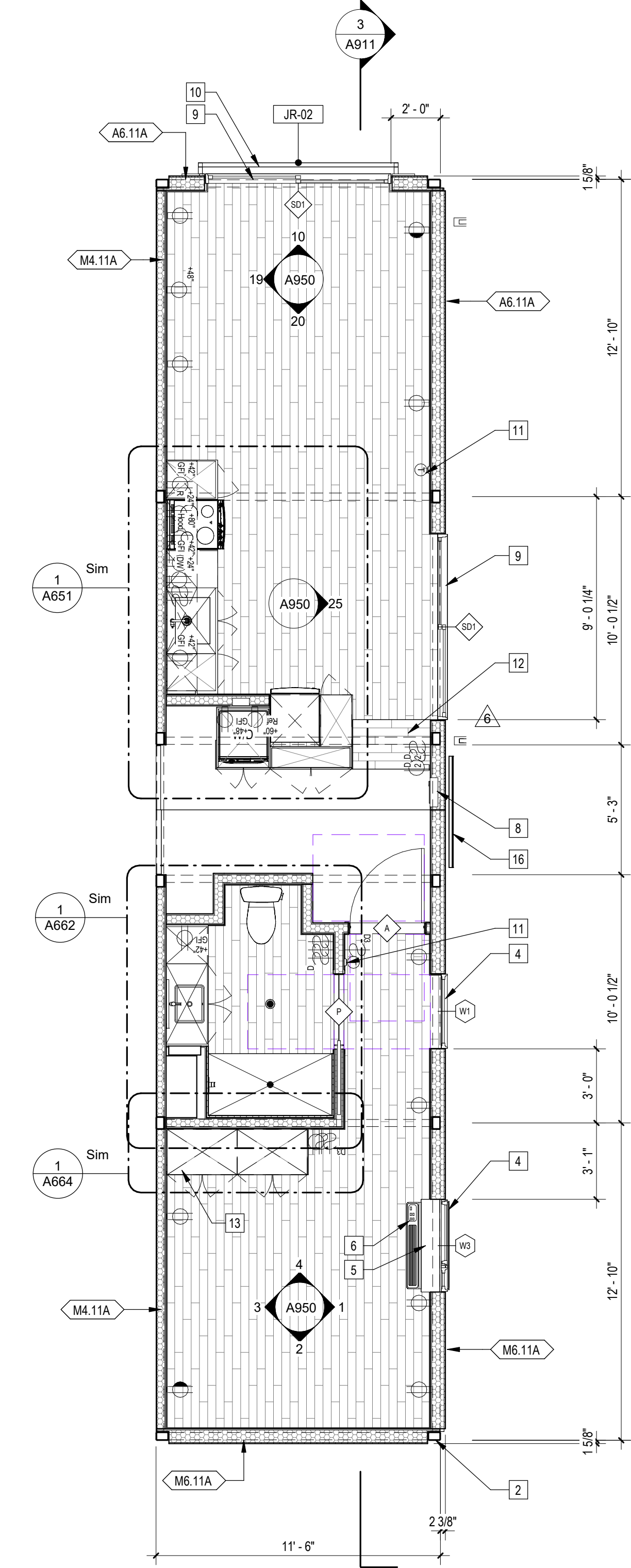
3 | 1/4" = 1'-0" 587B12K11 Section



4 | 587B12K11 Axon



2 | 1/4" = 1'-0" 587B12K11 RCP



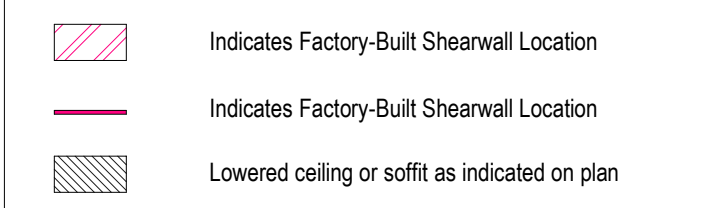
1 | 1/4" = 1'-0" 587B12K11 Plan

Sheet Keynotes

- 1 Modular diaphragm plate steel
- 2 Modular Steel Chassis, Refer to structural.
- 3 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association, or Approved Equal ESR-1338
- 4 Factory-installed window, refer to Window Schedule
- 5 PTAC Interior Painted MDF Enclosure
- 6 GE Self-Contained Heat Pump
- 7 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792 or Approved Equal. Refer to Zip-up Details
- 8 Dwelling Unit Power Distribution Panel
- 9 Factory-installed sliding glass door, refer to Door Schedule
- 10 42" high AFF Bolted Steel Juliet Guardrail
- 11 Wall-Mounted Thermostat
- 12 Sloped Luxury Vinyl Plank Flooring over Sloped Flooring Shim, by Trax or approved equal, to form floor slope transition. Slope not to exceed 1:20
- 13 Built-in Wardrobe Casework
- 14 Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
- 15 Bathroom Exhaust Fan, vent to exterior. Fan shall be on humidistat control. Refer to Mechanical Plans
- 16 Stationary Wind-Driven Rain Intake Louver with insect screen. Verify minimum required free area. Refer to Mechanical Drawings
- 17 ACM ranspress over Continuous Insulation. ACM color per elevations.
- 18 Extruded Aluminum Grille for GE Heat Pump unit, Model RA67, color to match window frames
- 19 Remote compressor for ductless, split-system heat pump

Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.

1. Overall module dimensions are from "face of casting" to "face of casting".
2. Refer to A702 for modular door and window types
3. Refer to A059 for wall type tag legend
4. Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules



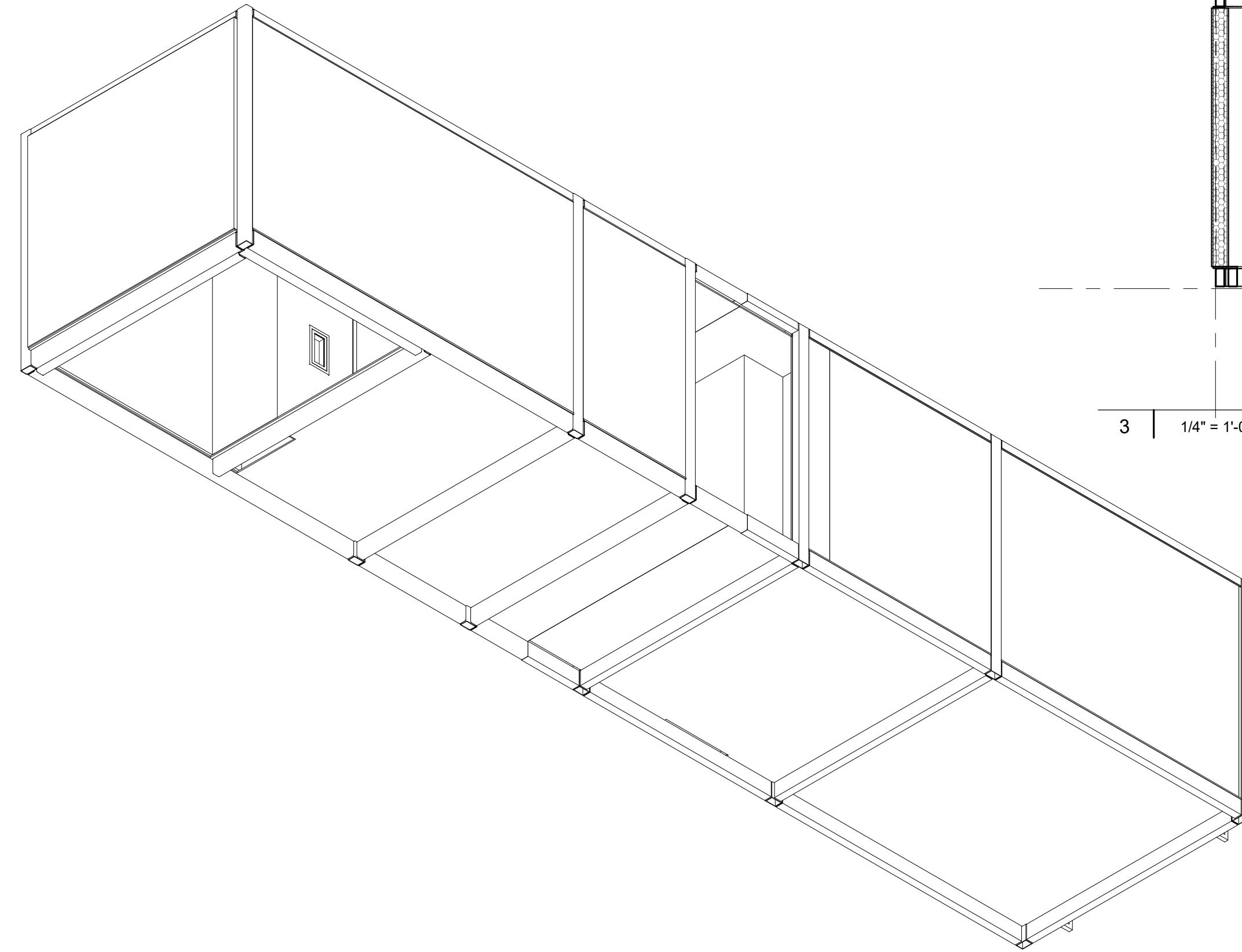
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	9	11/1/2023	VE Rev 3

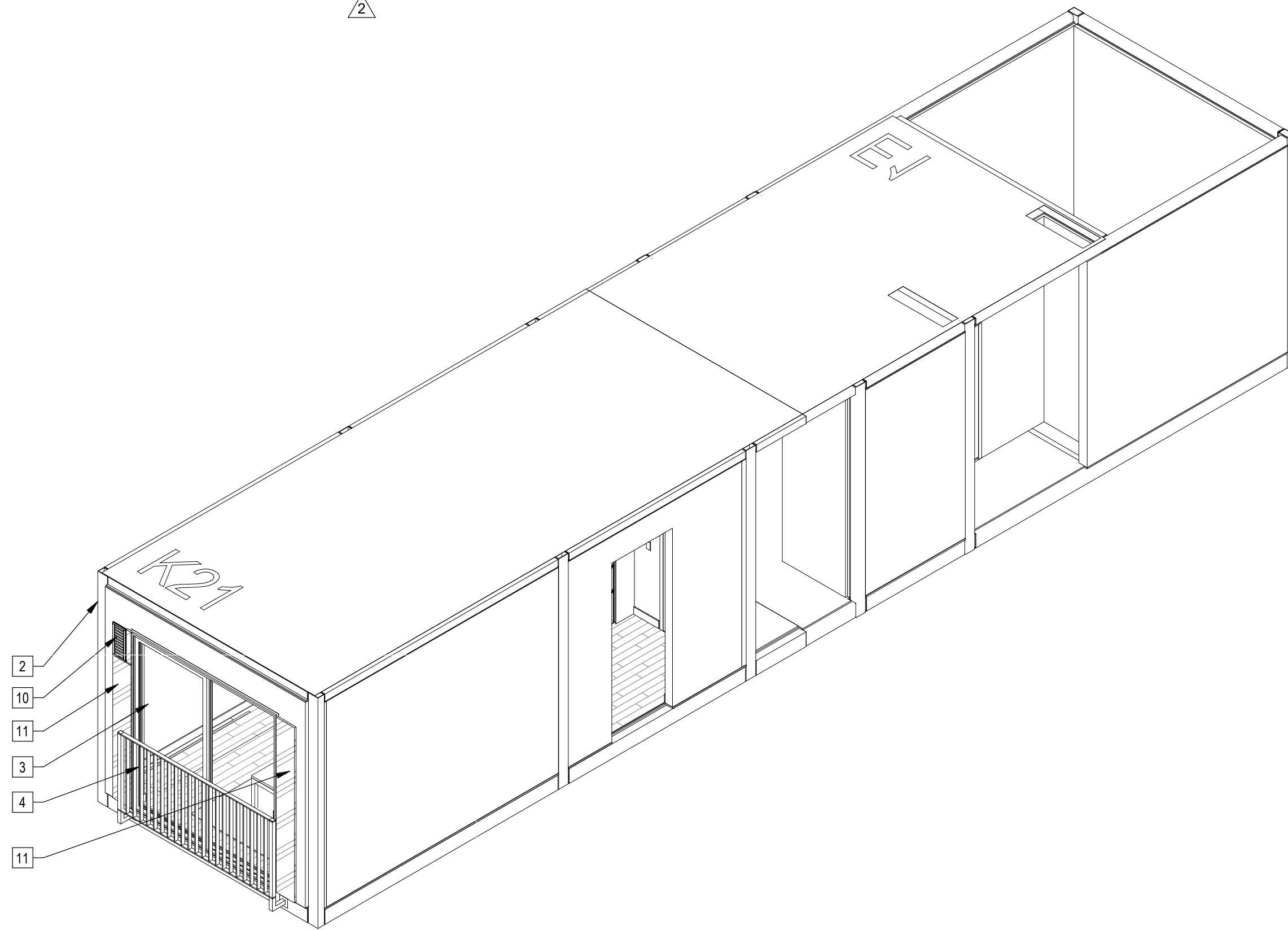
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 21010-10000-02714
 Zoning Number DR 2021 6289 TDC HCA

SHEET TITLE
 SHEET INFORMATION
 CHECK BY
 CHECK/RY

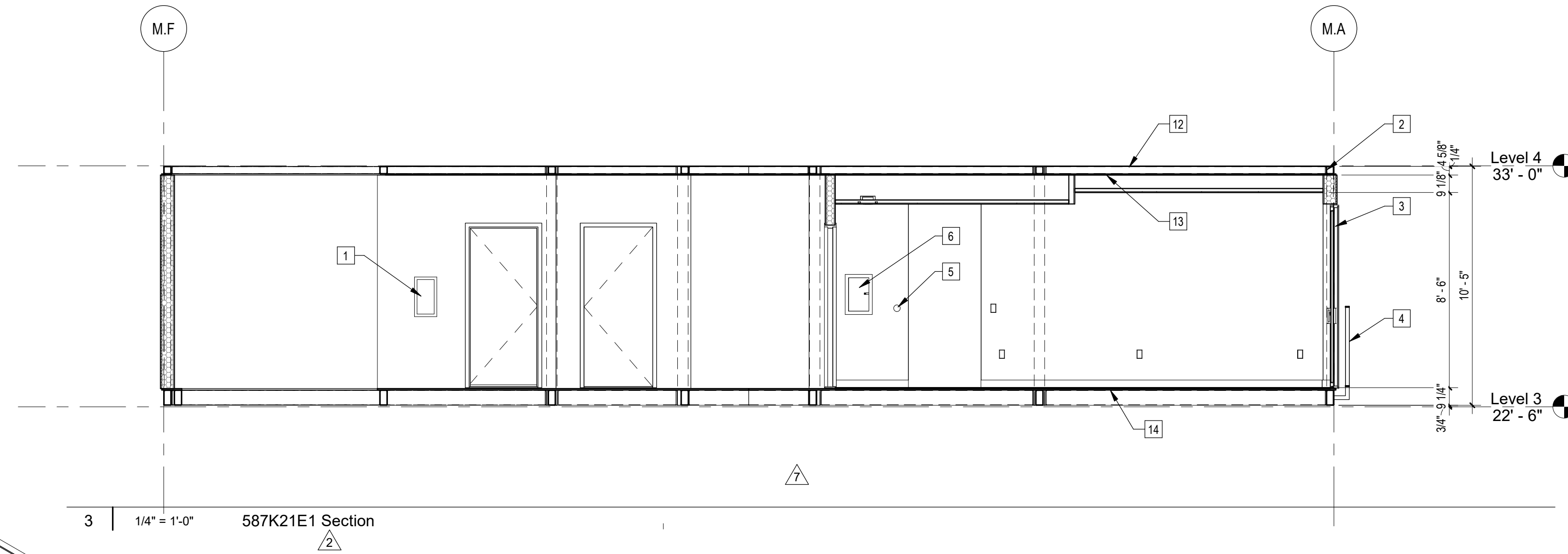
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 As indicated
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 Author



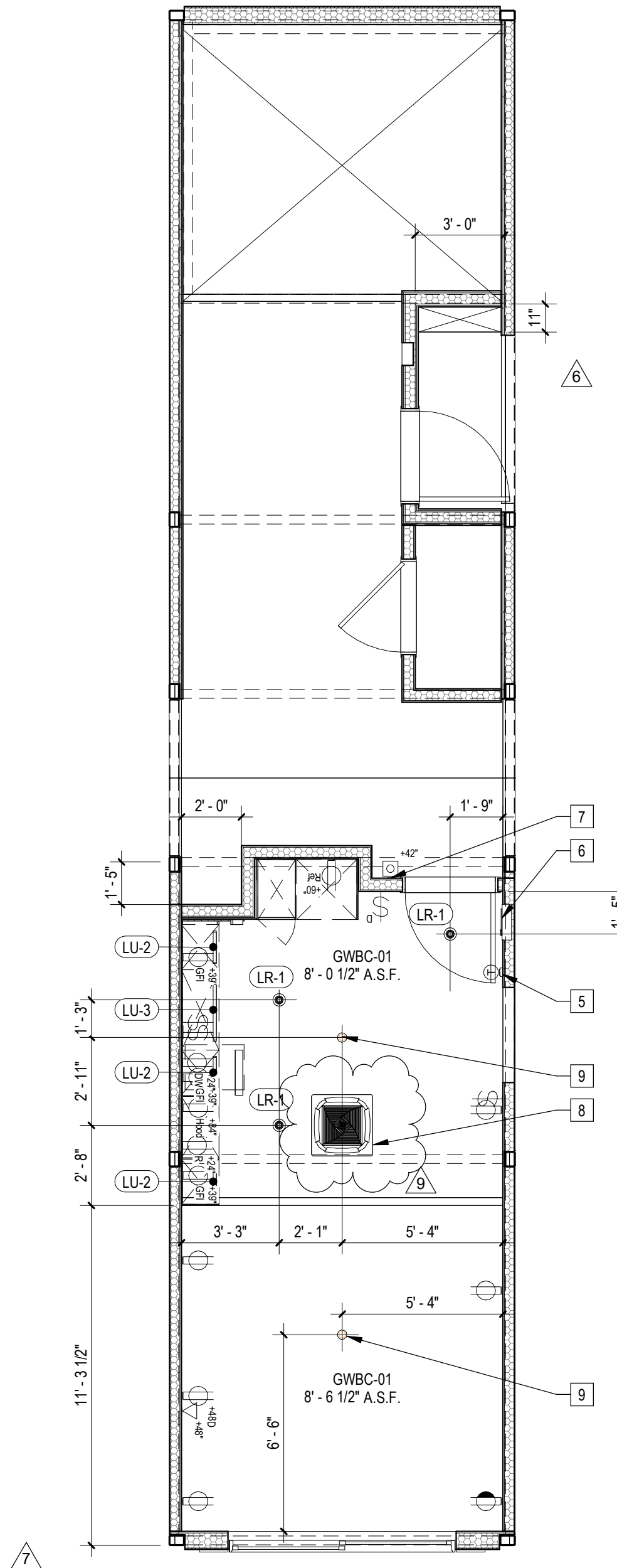
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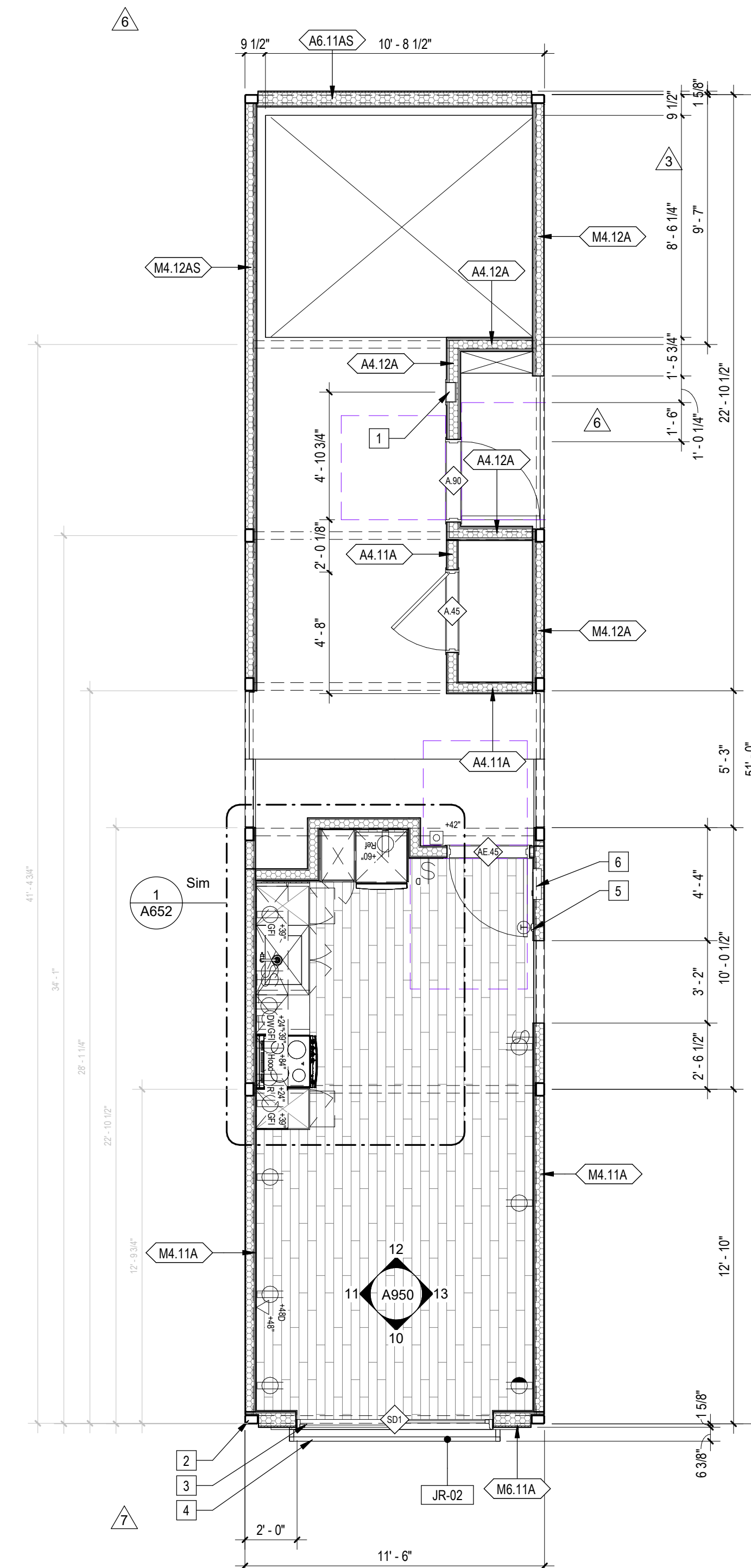
4 | 587K21E1 Axon



3 | 1/4" = 1'-0" 587K21E1 Section



2 | 1/4" = 1'-0" 587K21E1 RCP



1 | 1/4" = 1'-0" 587K21E1 Plan

Sheet Keynotes

- 1 Recessed Portable Fire Extinguisher Cabinet
- 2 Modular Steel Chassis, Refer to structural.
- 3 Factory-installed sliding glass door, refer to Door Schedule
- 4 42" high AFF Bolted Steel Juliet Guardrail
- 5 Wall-Mounted Thermostat
- 6 Dwelling Unit Power Distribution Panel
- 7 Dwelling Unit Door Bell @ 42" AFF
- 8 Remote compressor for ductless, split-system heat pump
- 9 Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
- 10 Stationary Wind-Driven Rain Exhaust Louver with insect screen. Verify minimum required free area. Refer to Mechanical Drawings
- 11 ACM rainscreen over Continuous Insulation. ACM color per elevations.
- 12 Modular diaphragm plate steel
- 13 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association, or Approved Equal ESR-1338
- 14 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792 or Approved Equal. Refer to Zip-up Details

Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.

1. Overall module dimensions are from "face of casting" to "face of casting".
2. Refer to A702 for modular door and window types
3. Refer to A059 for wall tie tag legend
4. Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules

- Indicates Factory-Built Shearwall Location
- Indicates Factory-Built Shearwall Location
- Lowered ceiling or soffit as indicated on plan

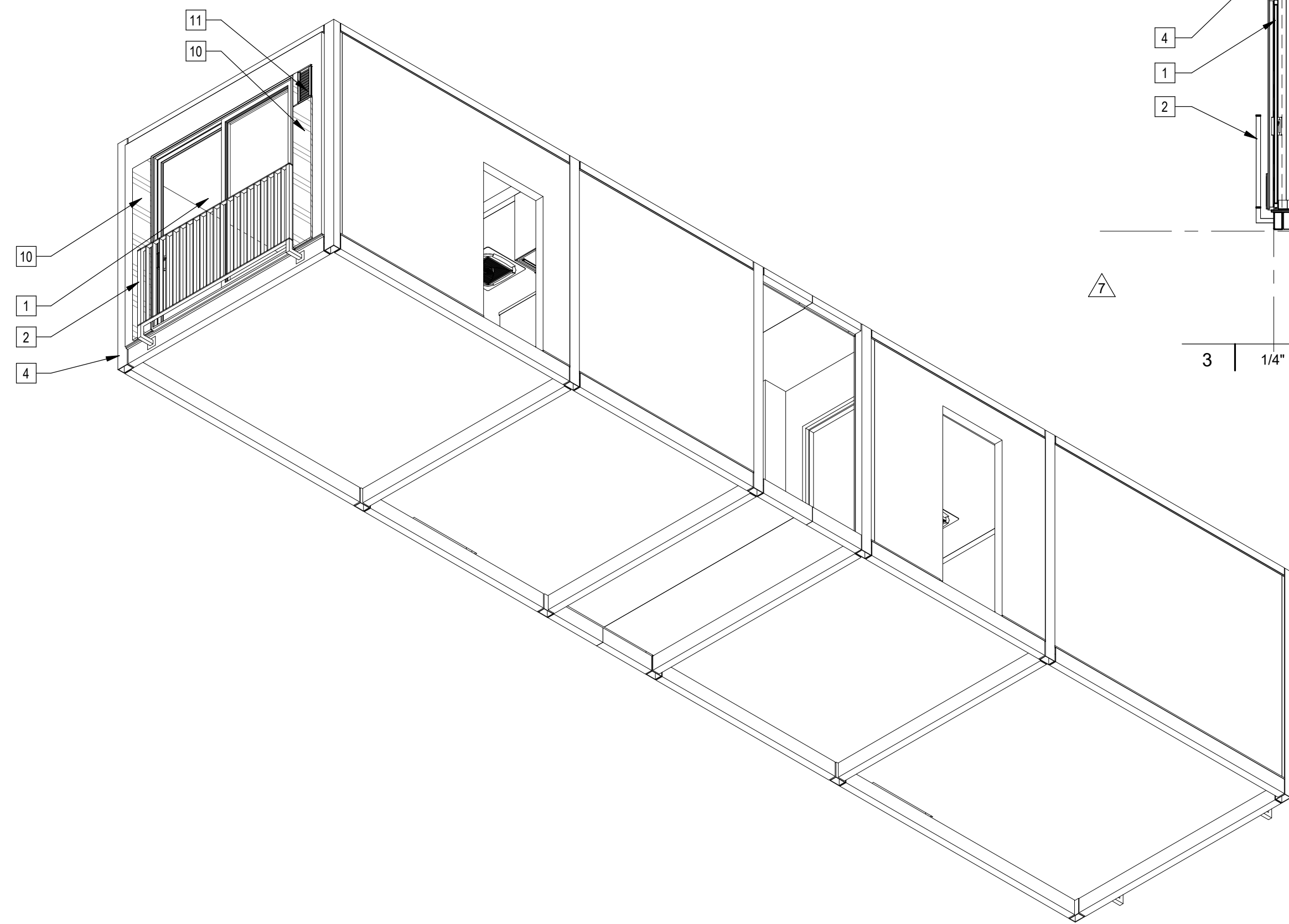
NTS Modular Plan Legend

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2	12/10/2022	VE Revisions
3	4/7/2023	VE Rev 2
4	5/22/2023	LAHD Revision
5	11/1/2023	VE Rev 3

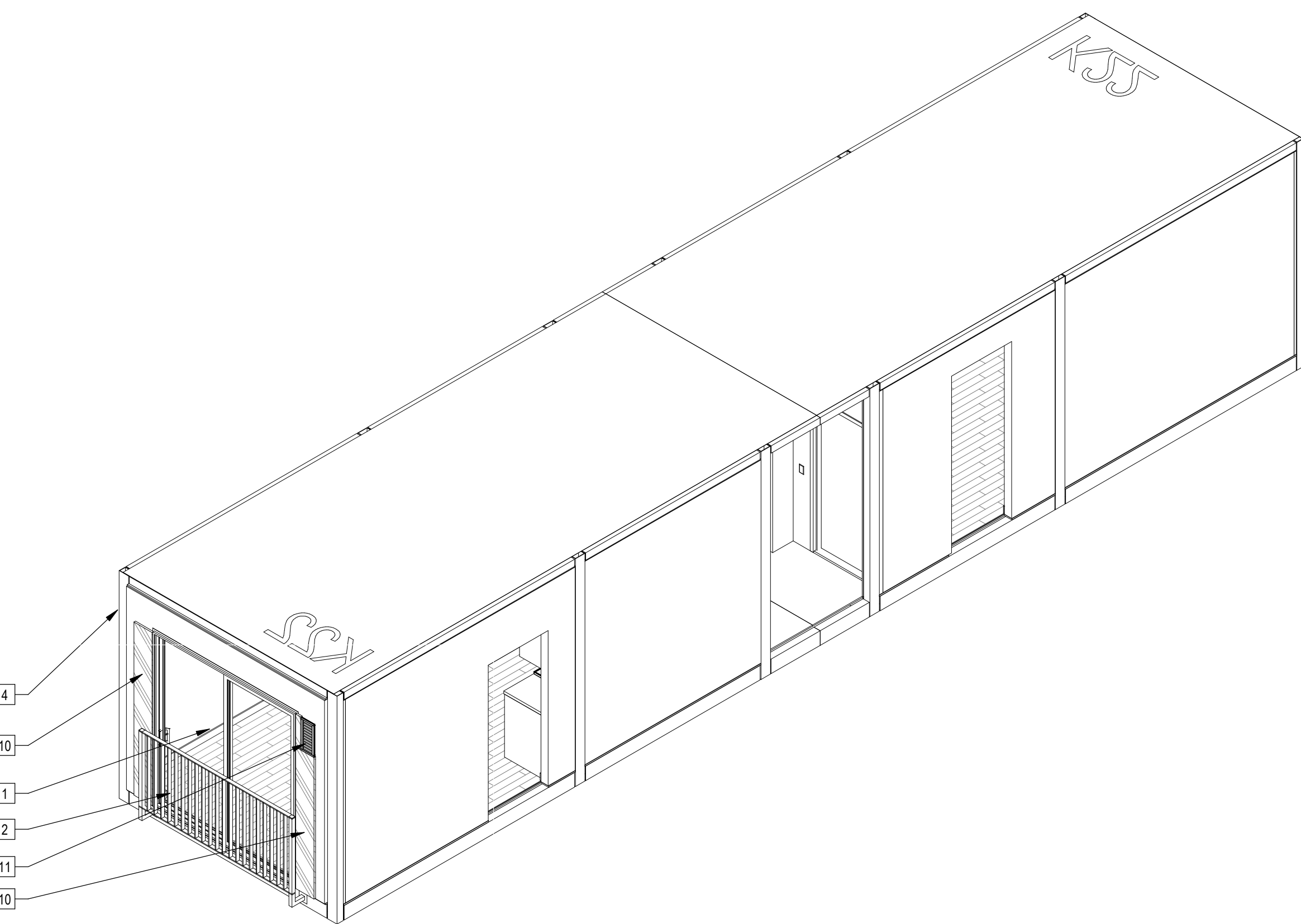
Plan Check Number 21010-10000-02714
 Zoning Number DR 2021 6289 TOC HCA

SHEET TITLE	SHEET INFORMATION
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SCALE	DATE
DRAWN BY	AUTHOR
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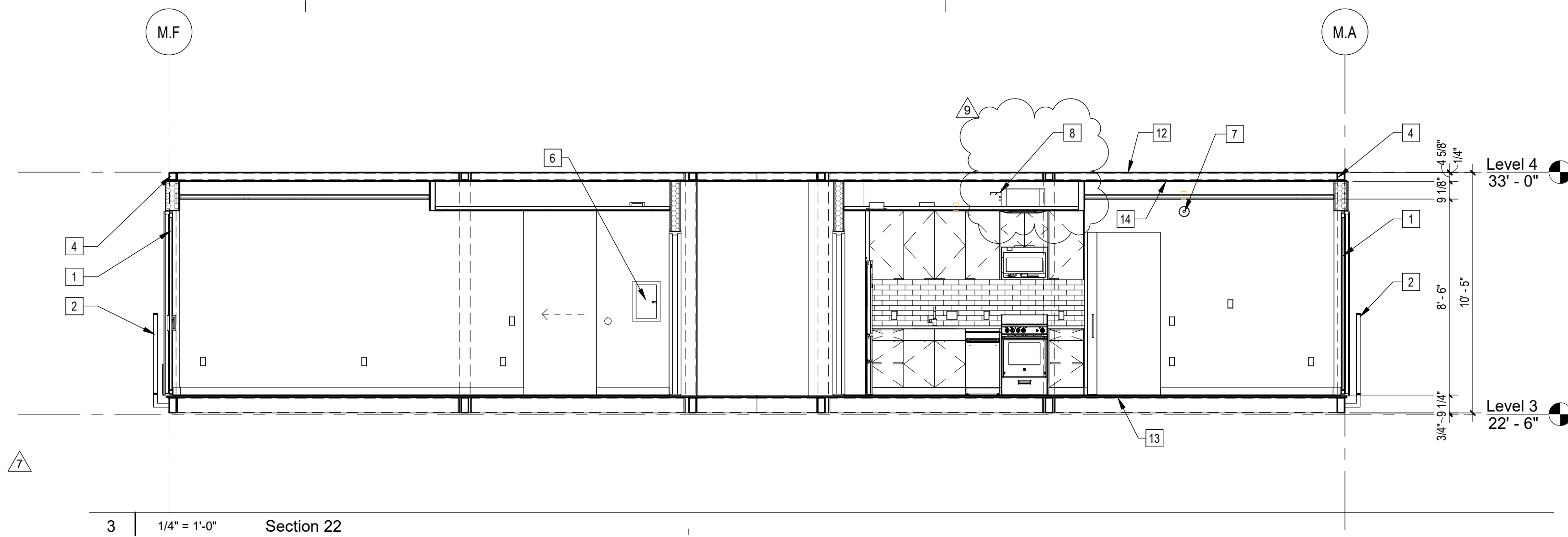
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 Justin Brechtel



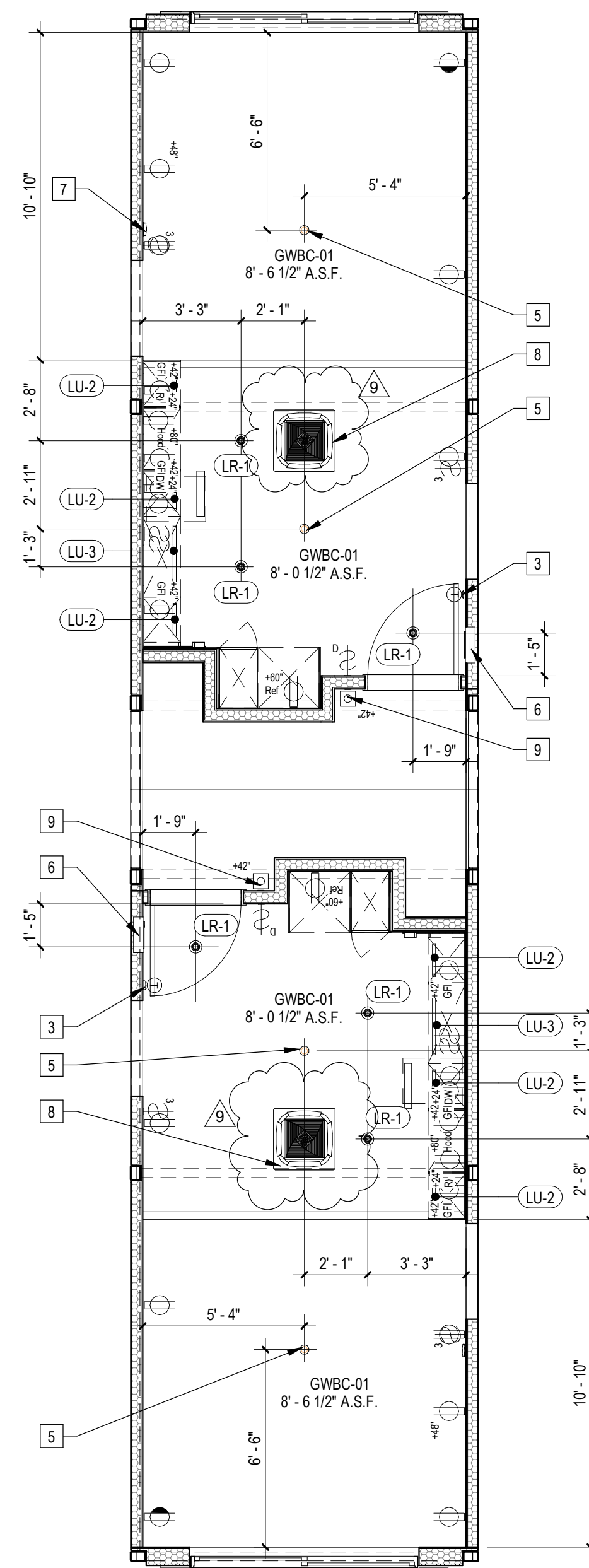
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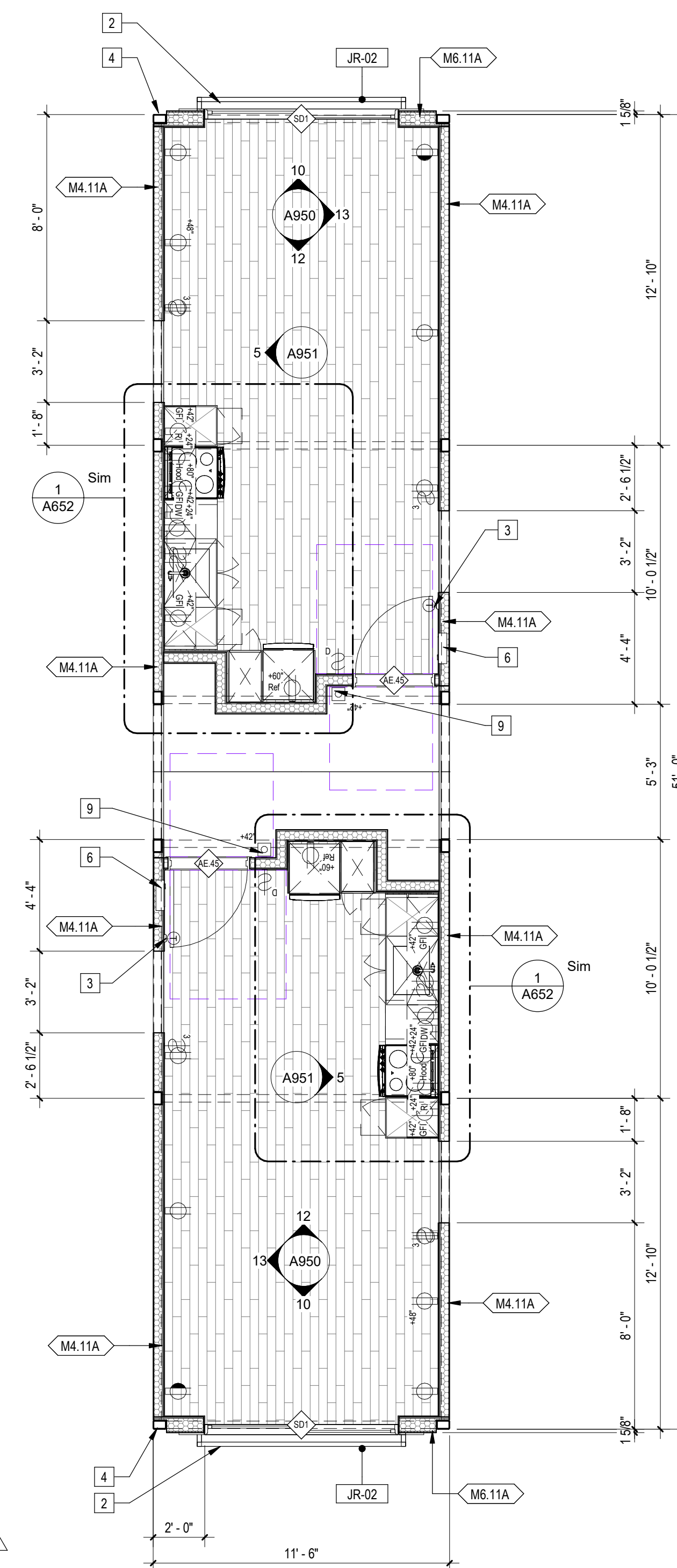
4 | 587K22K22 Axon



3 | 1/4" = 1'-0" Section 22



2 | 1/4" = 1'-0" 587K22K22 RCP



1 | 1/4" = 1'-0" 587K22K22 Plan

Sheet Keynotes

- 1 Factory-installed sliding glass door, refer to Door Schedule
- 2 42" high AFF Bolted Steel Juliet Guardrail
- 3 Wall-Mounted Thermostat
- 4 Modular Steel Chassis, Refer to structural
- 5 Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
- 6 Dwelling Unit Power Distribution Panel
- 7 Fire Alarm refer to Fire Protection Drawings
- 8 Remote compressor for ductless, split-system heat pump
- 9 Dwelling Unit Door Bell @ 42" AFF
- 10 ACM rainscreen over Continuous Insulation. ACM color per elevations.
- 11 Stationary Wind-Driven Rain Exhaust Louver with insect screen. Verify minimum required free area. Refer to Mechanical Drawings
- 12 Modular diaphragm plate steel
- 13 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792 or Approved Equal. Refer to Zip-up Details
- 14 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association, or Approved Equal ESR-1338

Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.

- 1. Overall module dimensions are from "face of casting" to "face of casting".
- 2. Refer to A702 for modular door and window types
- 3. Refer to A059 for wall tie tag legend
- 4. Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules

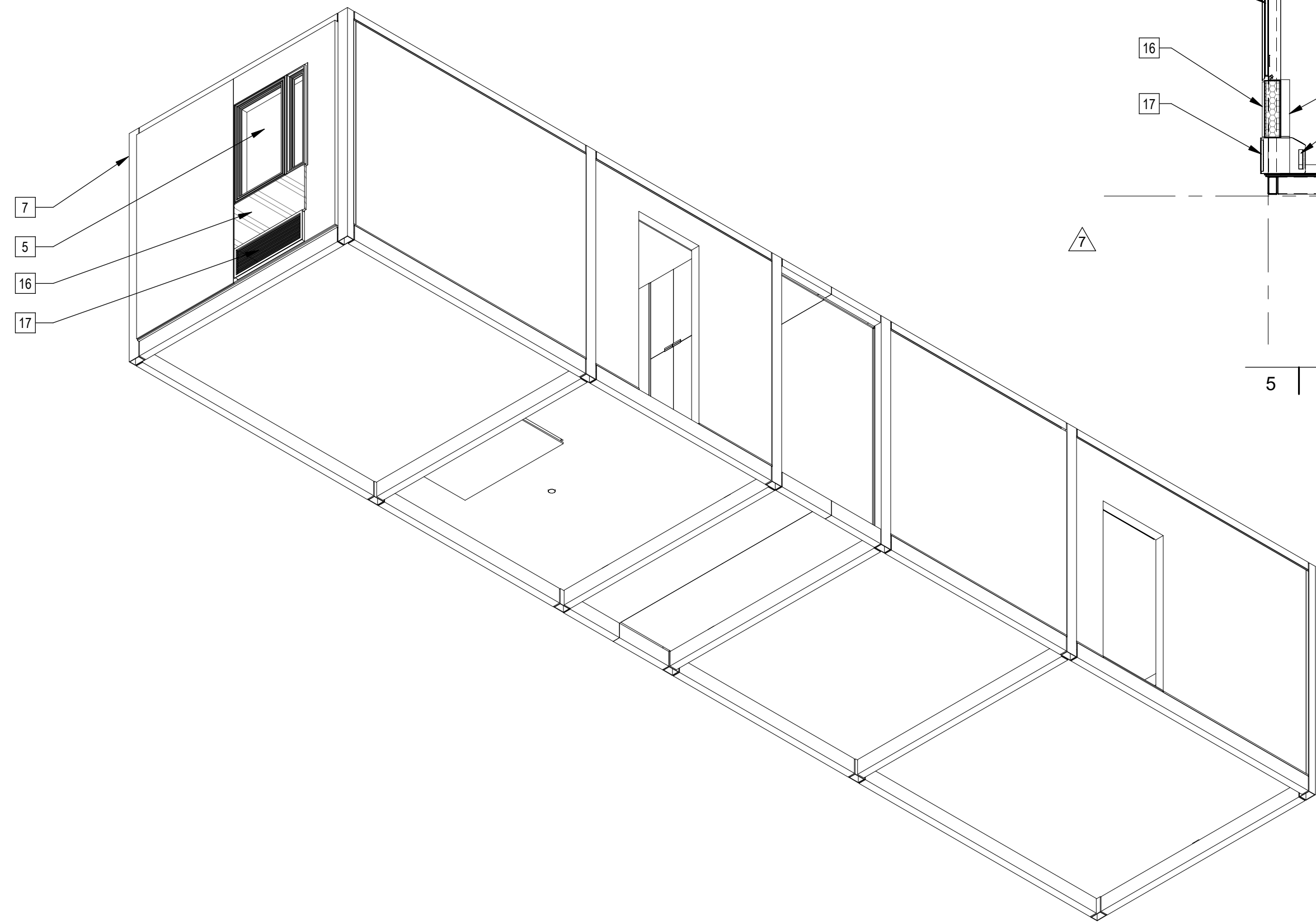
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- Indicates Factory-Built Shearwall Location
- Lowered ceiling or soffit as indicated on plan

NTS Modular Plan Legend

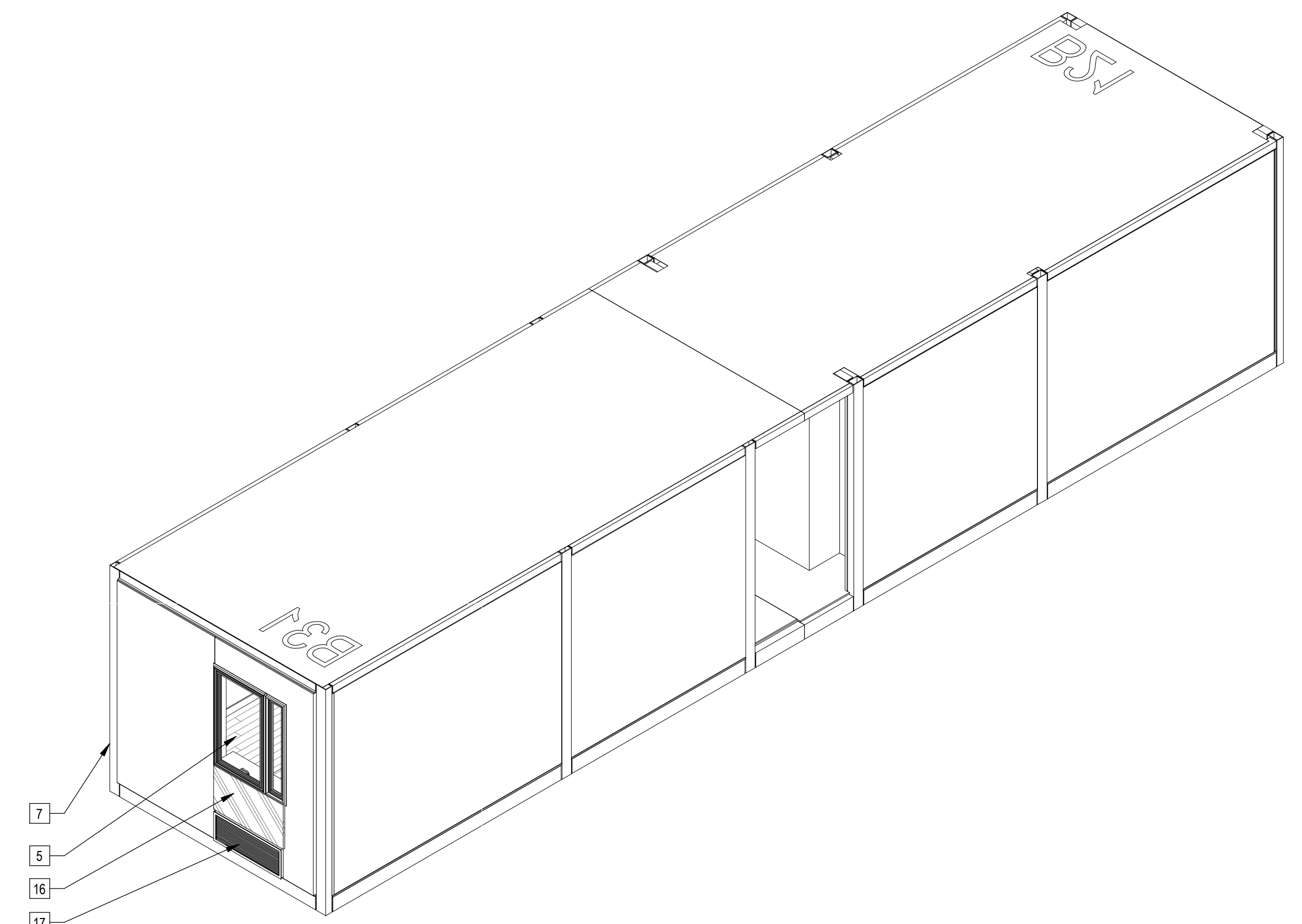
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	9	11/1/2023	VE Rev 3

Plan Check Number 21010-10000-02714
 Zoning Number DR 2021 6389 TDC HCA

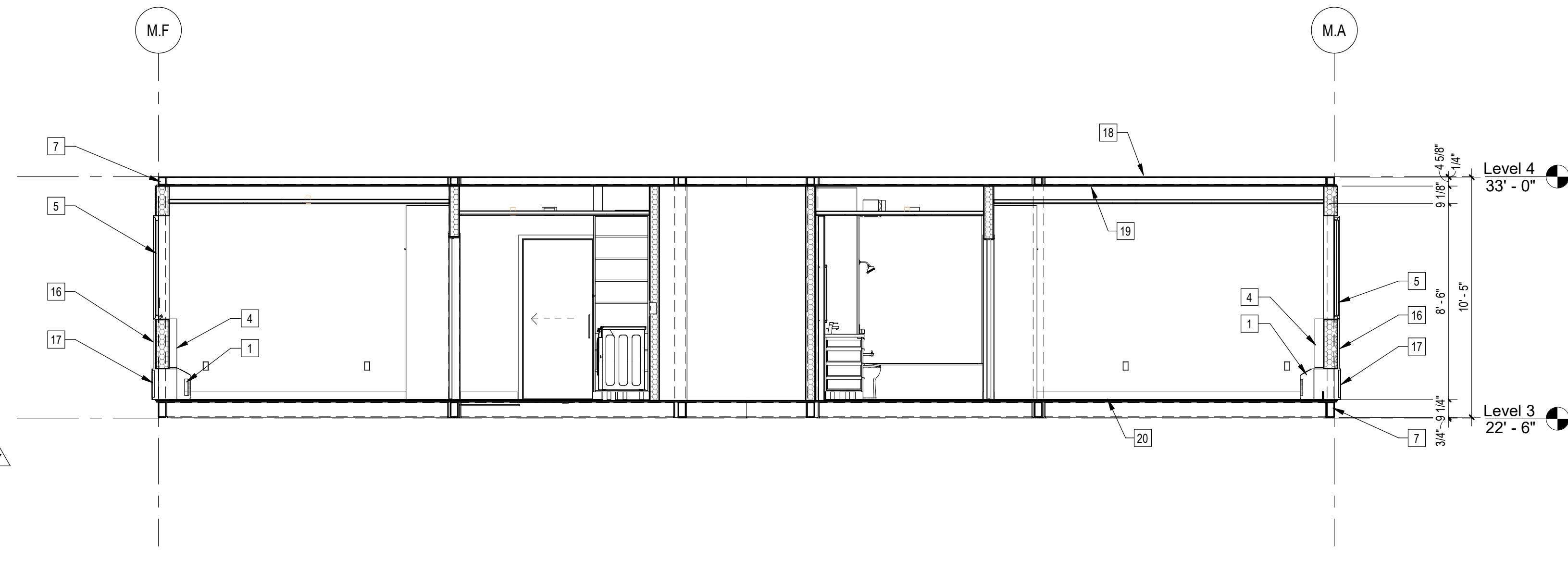
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SCALE	DATE
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CHECKER	AUTHOR



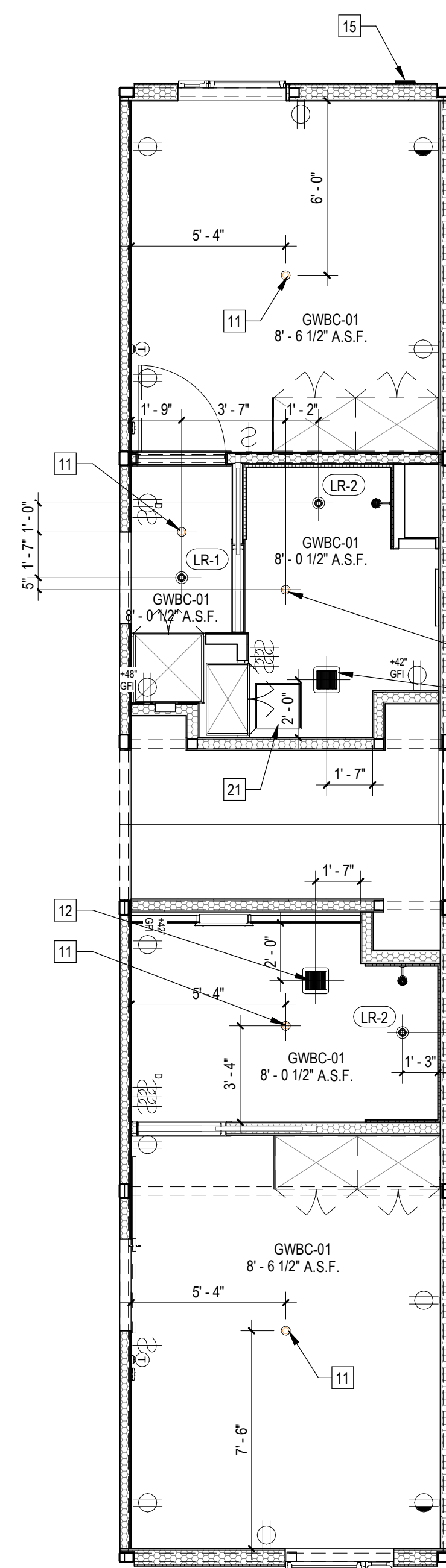
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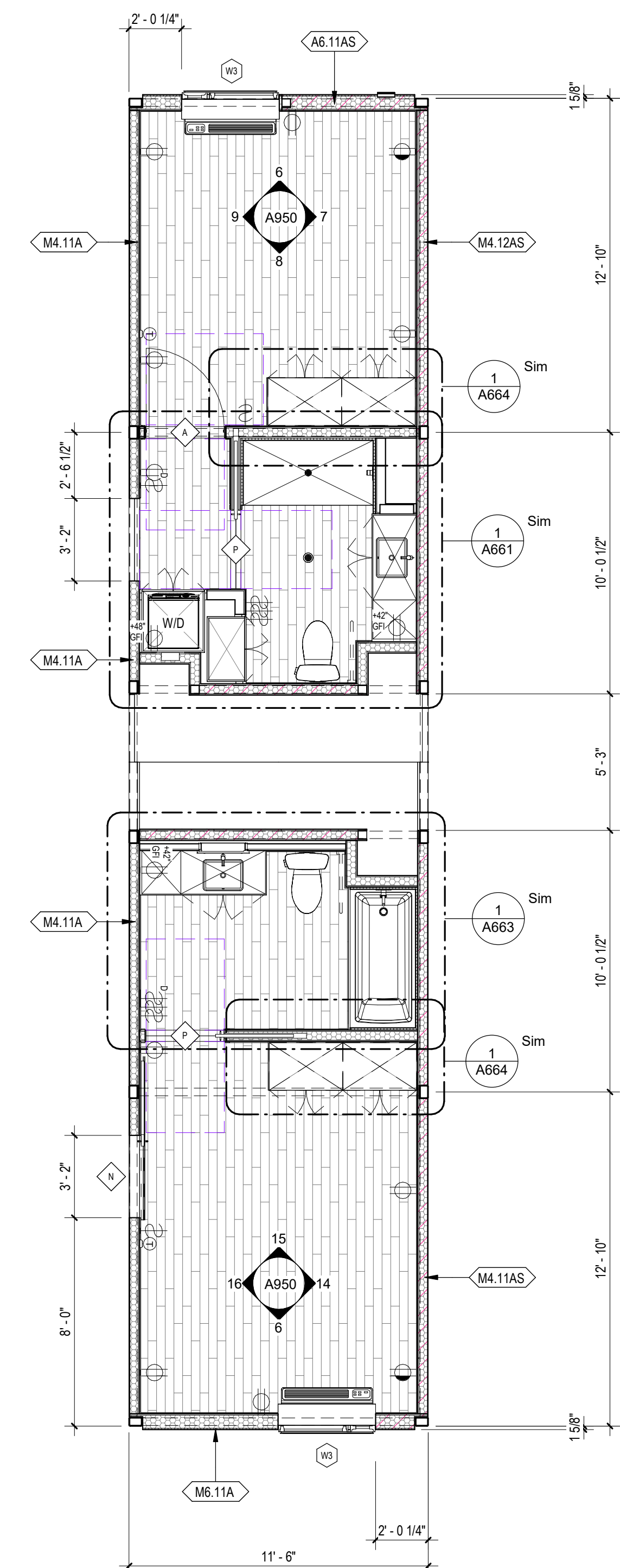
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5 | 1/4" = 1'-0" 587B21B31 Section



1 | 1/4" = 1'-0" 587B21B31 RCP



2 | 1/4" = 1'-0" 587B21B31 Plan

Sheet Keynotes

- 1 GE Self-Contained Heat Pump
- 4 PTAC Interior Painted MDF Enclosure
- 5 Factory-installed window, refer to Window Schedule
- 7 Modular Steel Chassis, Refer to structural.
- 11 Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
- 12 Bathroom Exhaust Fan, vent to exterior. Fan shall be on humidistat control. Refer to Mechanical Plans
- 15 Stationary Wind-Driven Rain Intake Louver with insect screen. Verify minimum required free area. Refer to Mechanical Drawings
- 16 ACM rainscreen over Continuous Insulation. ACM color per elevations.
- 17 Extruded Aluminum Grille for GE Heat Pump unit, Model RAG67, color to match window frames
- 18 Modular diaphragm plate steel
- 19 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association, or Approved Equal ESR-1338
- 20 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792 or Approved Equal. Refer to Zip-up Details
- 21 18" x 18" Ceiling Access Panel for Corridor Supply Fan

Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.

- 1. Overall module dimensions are from "face of casting" to "face of casting".
- 2. Refer to A702 for modular door and window types
- 3. Refer to A659 for well type tag legend
- 4. Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules

- Indicates Factory-Built Shearwall Location
- Indicates Factory-Built Shearwall Location
- Lowered ceiling or soffit as indicated on plan

NTS Modular Plan Legend

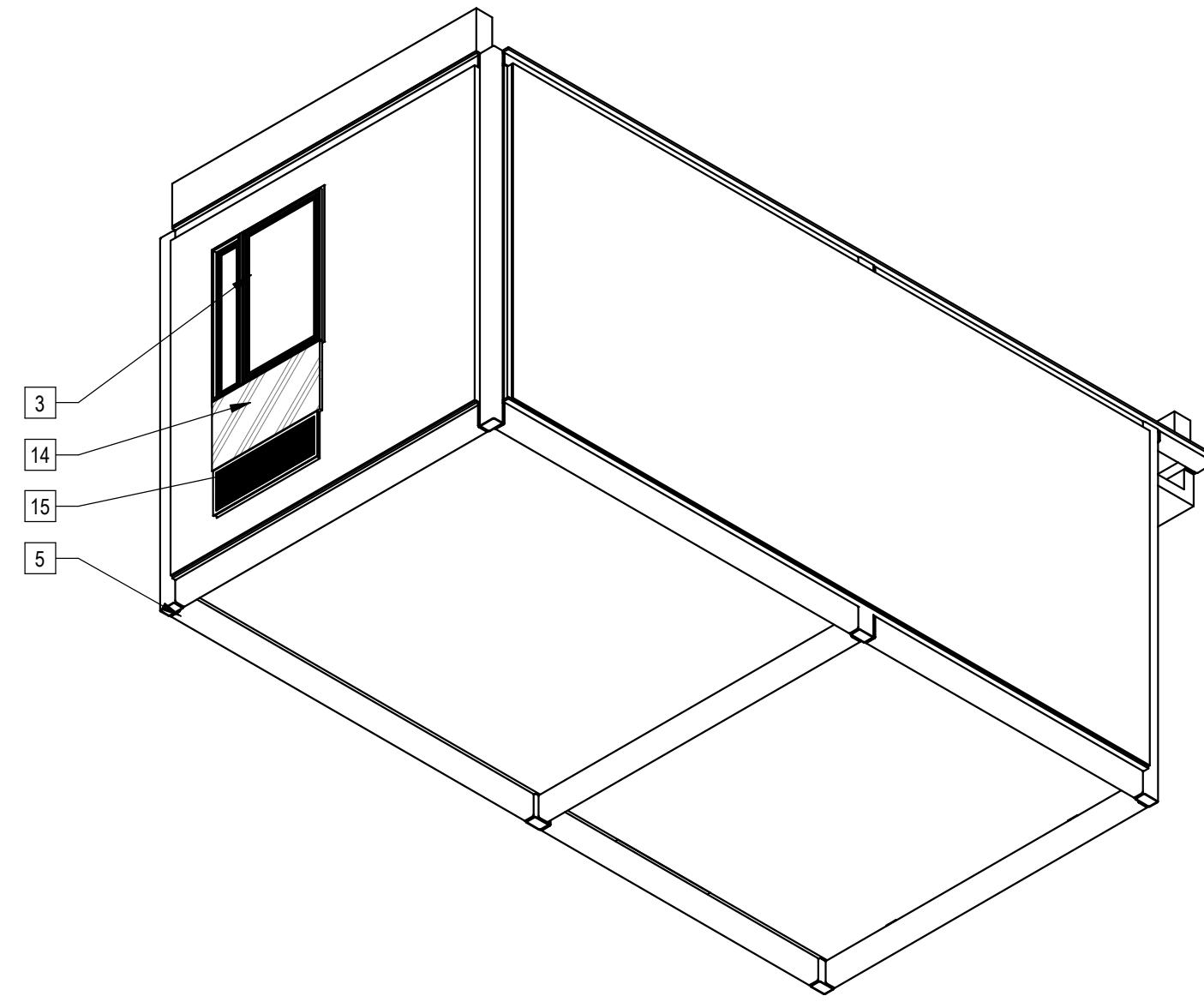
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Plan Check Number	21010-10000-02714
Zoning Number	DR 2021 6289 TDC HCA

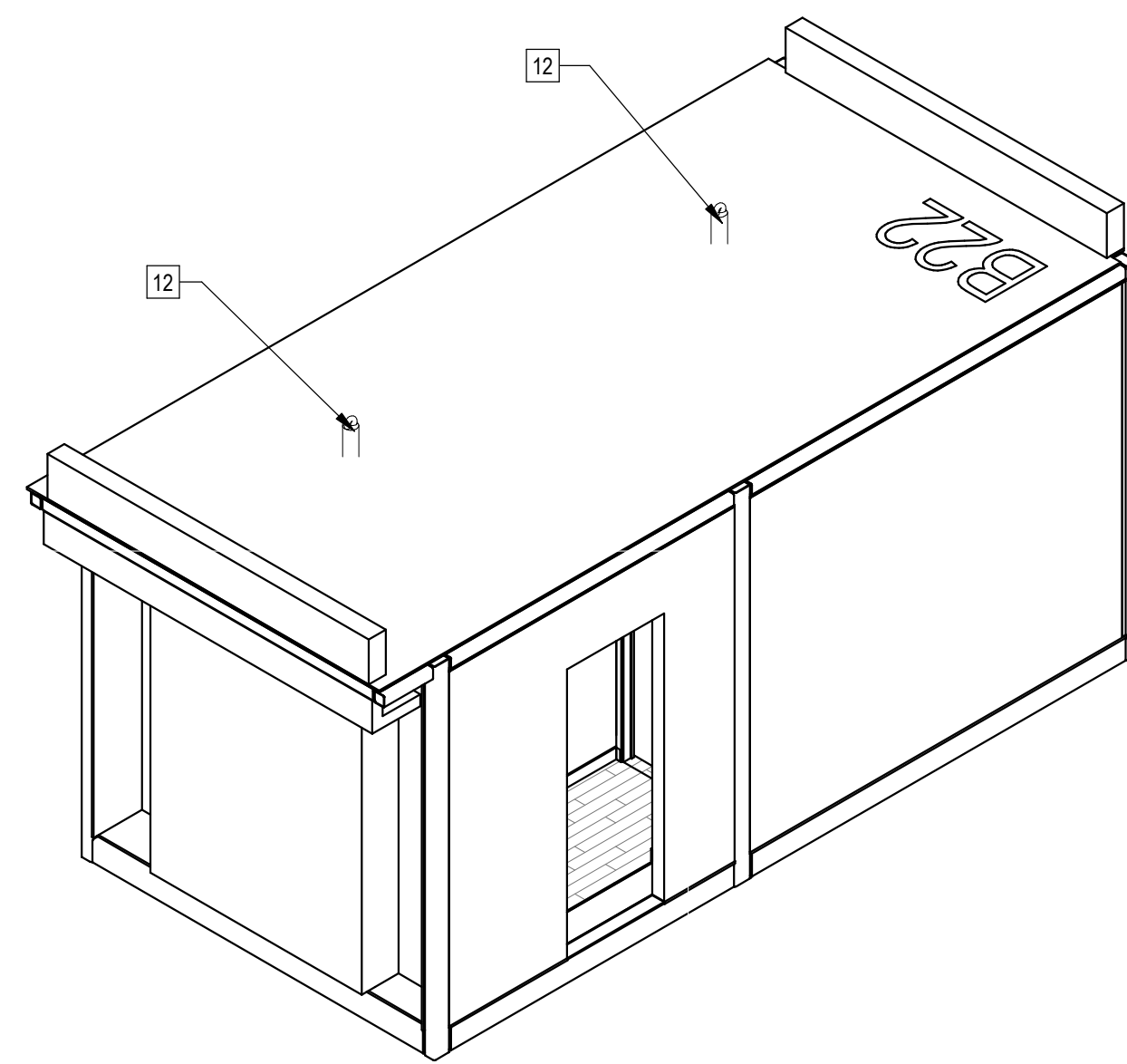
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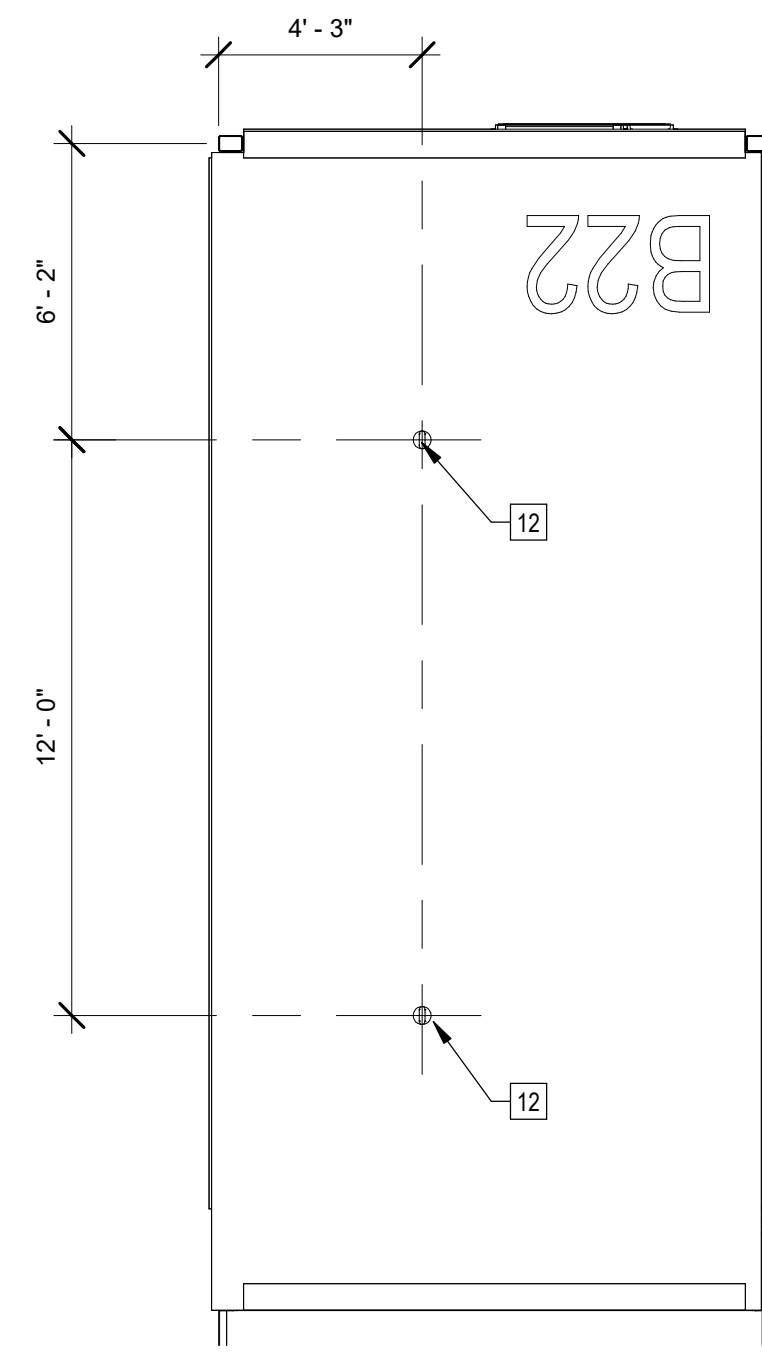
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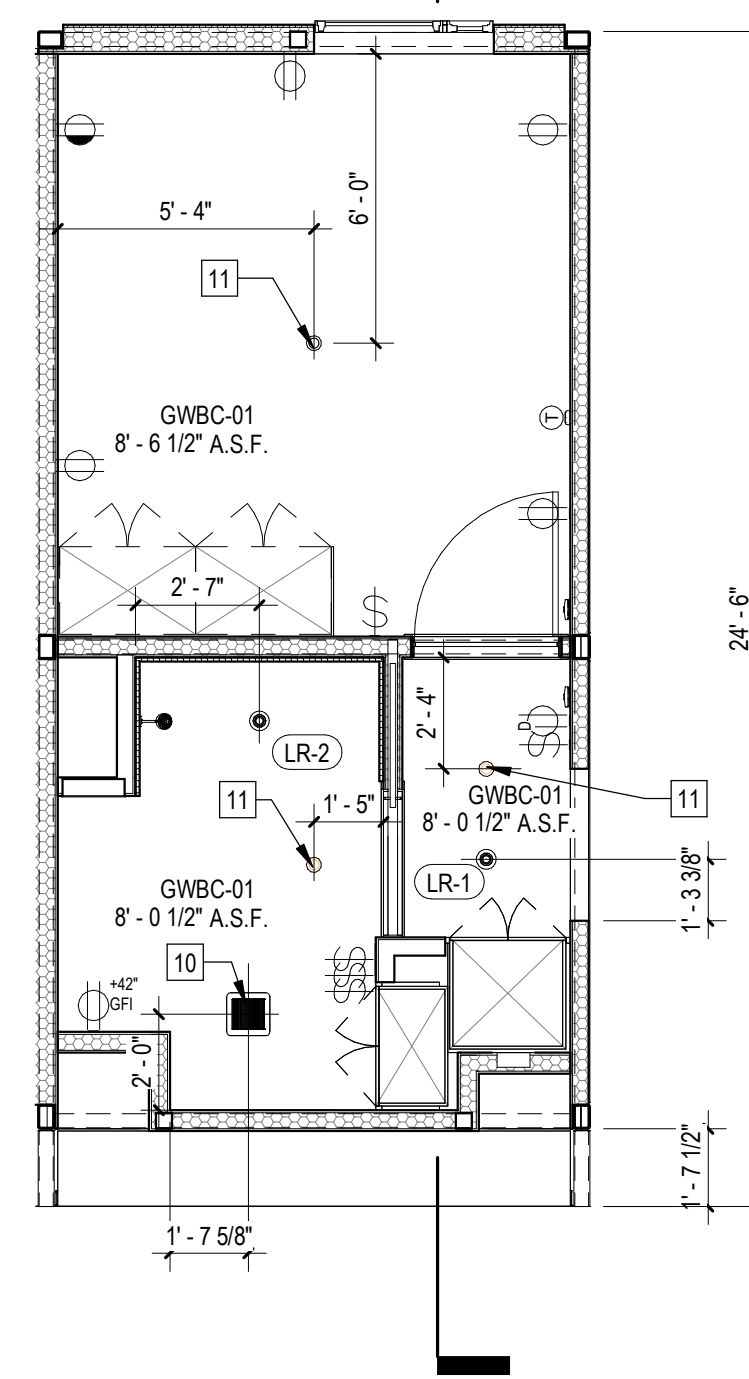
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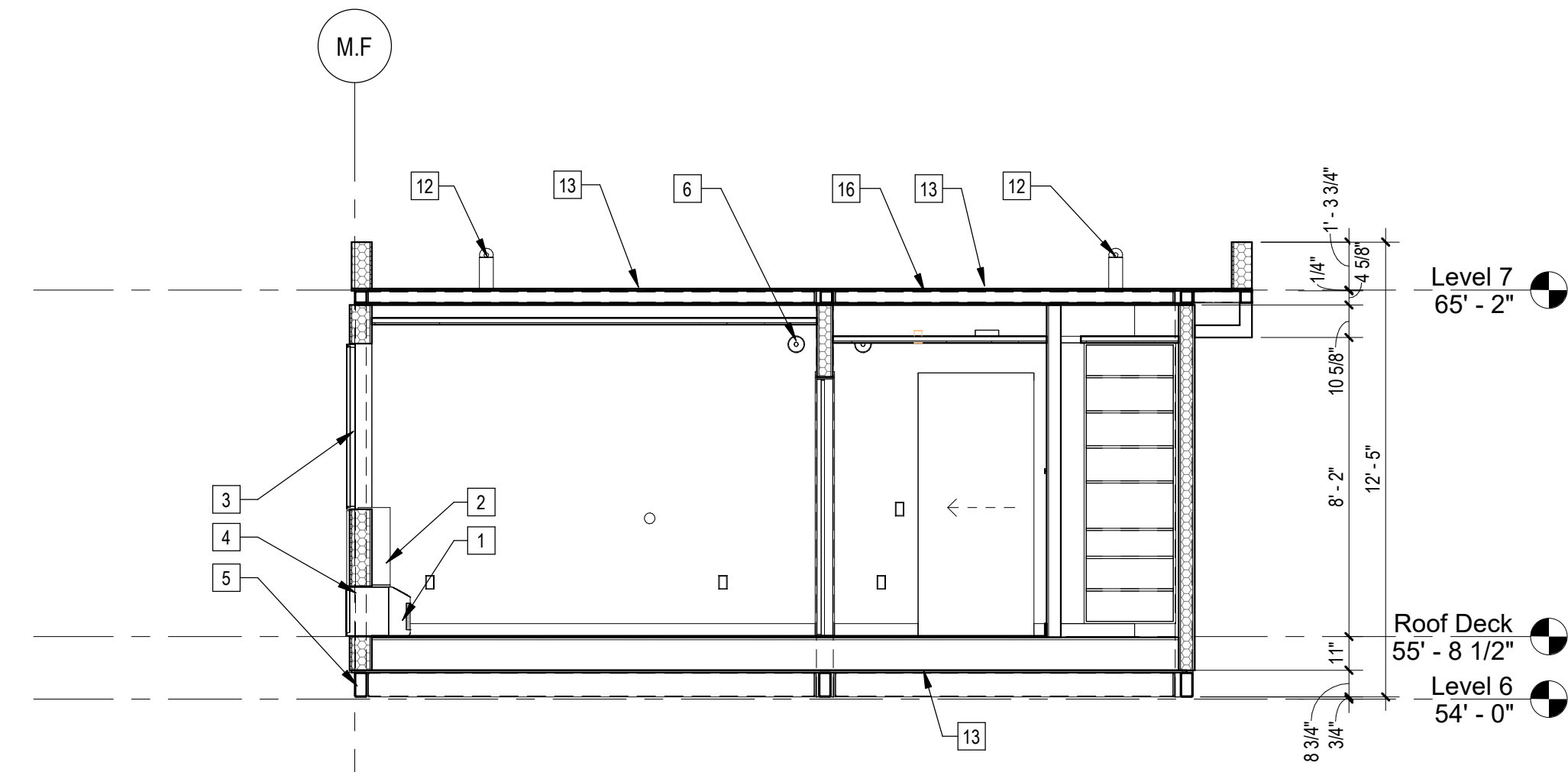
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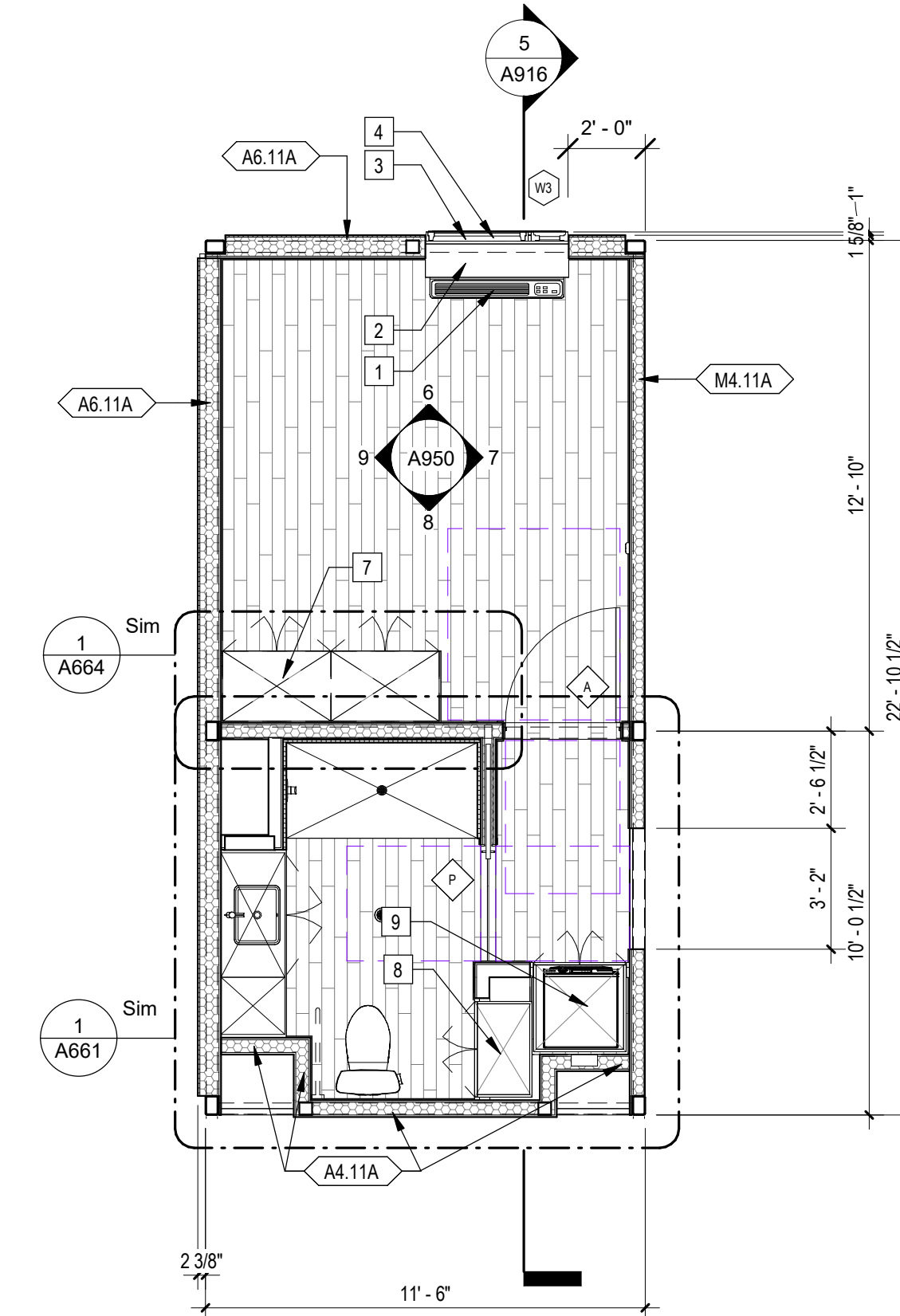
6 | 1/4" = 1'-0" B22 Roof Plan



3 | 1/4" = 1'-0" 293B22 RCP



5 | 1/4" = 1'-0" 293B22 Section



1 | 1/4" = 1'-0" 293B22 Plan

Sheet Keynotes

- GE Self-Contained Heat Pump
- PTAC Interior Painted MDF Enclosure
- Factory-installed window, refer to Window Schedule
- GE Insulated Through-Wall Sleeve, Model RAB81
- Modular Steel Chassis, Refer to structural.
- Fire Alarm refer to Fire Protection Drawings
- Built-in Wardrobe Casework
- Built-in Storage Cabinet
- Built-in Laundry machine cabinet with storage
- Bathroom Exhaust Fan, vent to exterior. Fan shall be on humidistat control. Refer to Mechanical Plans
- Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
- Maintenance Tie-Back per Cal/OSHA Requirements
- 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792. Refer to Zip-up Details
- ACM rainscreen over Continuous Insulation. ACM color per elevations.
- Extruded Aluminum Grille for GE Heat Pump unit, Model RAG67, color to match window frames
- Modular diaphragm plate steel

Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.

- Overall module dimensions are from "face of casting" to "face of casting".
- Refer to A702 for modular door and window types
- Refer to A255 for wall type tag legends
- Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules

Indicates Factory-Built Shearwall Location
 Indicates Factory-Built Shearwall Location
 Lowered ceiling or soffit as indicated on plan



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PROJECT TITLE
 2853 West Modular Apartments
 HCD Plan Check Response

PROJECT ADDRESS
 Joanna Ostrander
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - 022

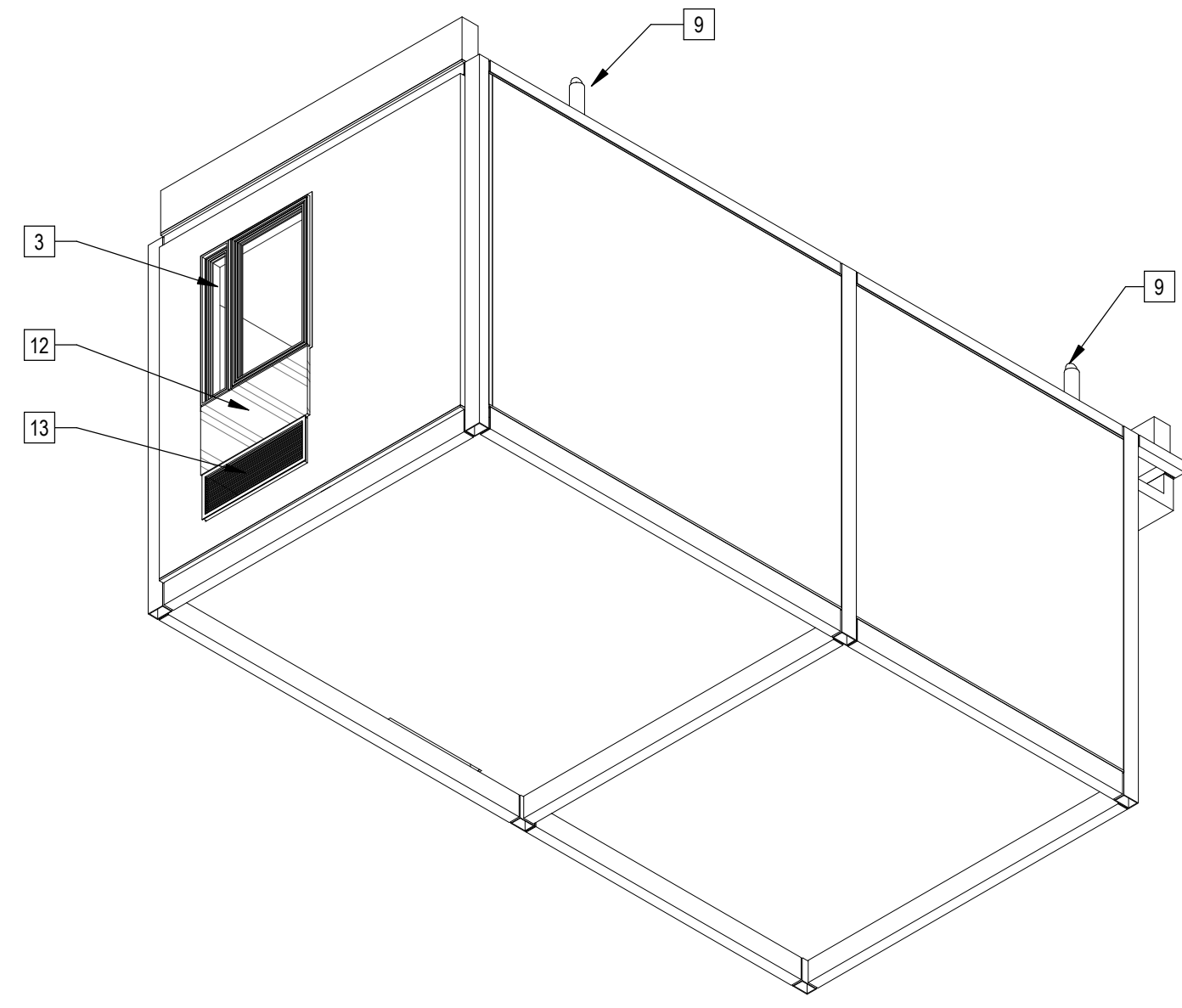
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Rev. #	Date	Desc.

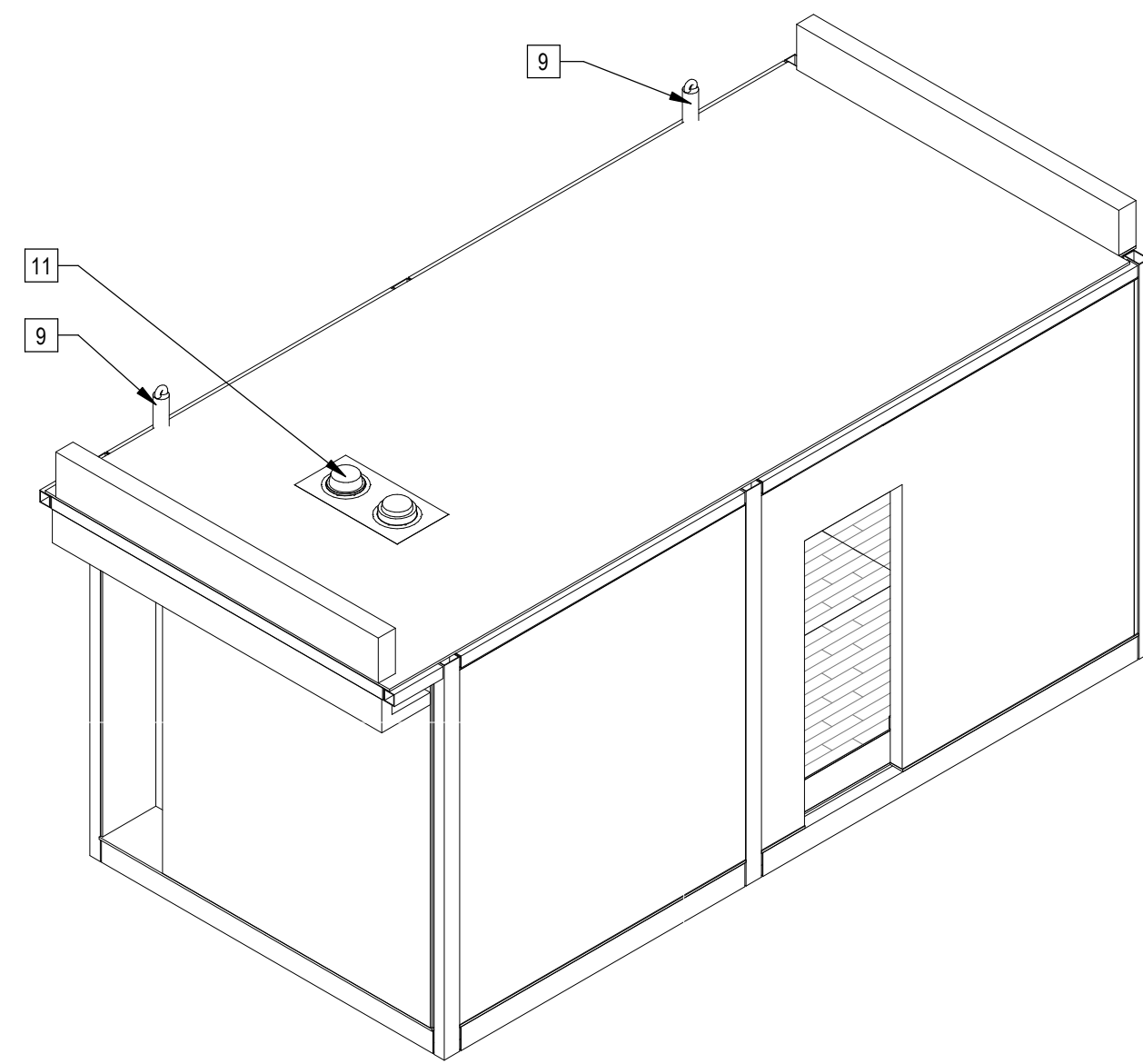
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 Zoning Number: DR 2021 6289 TOC HCA

293B22

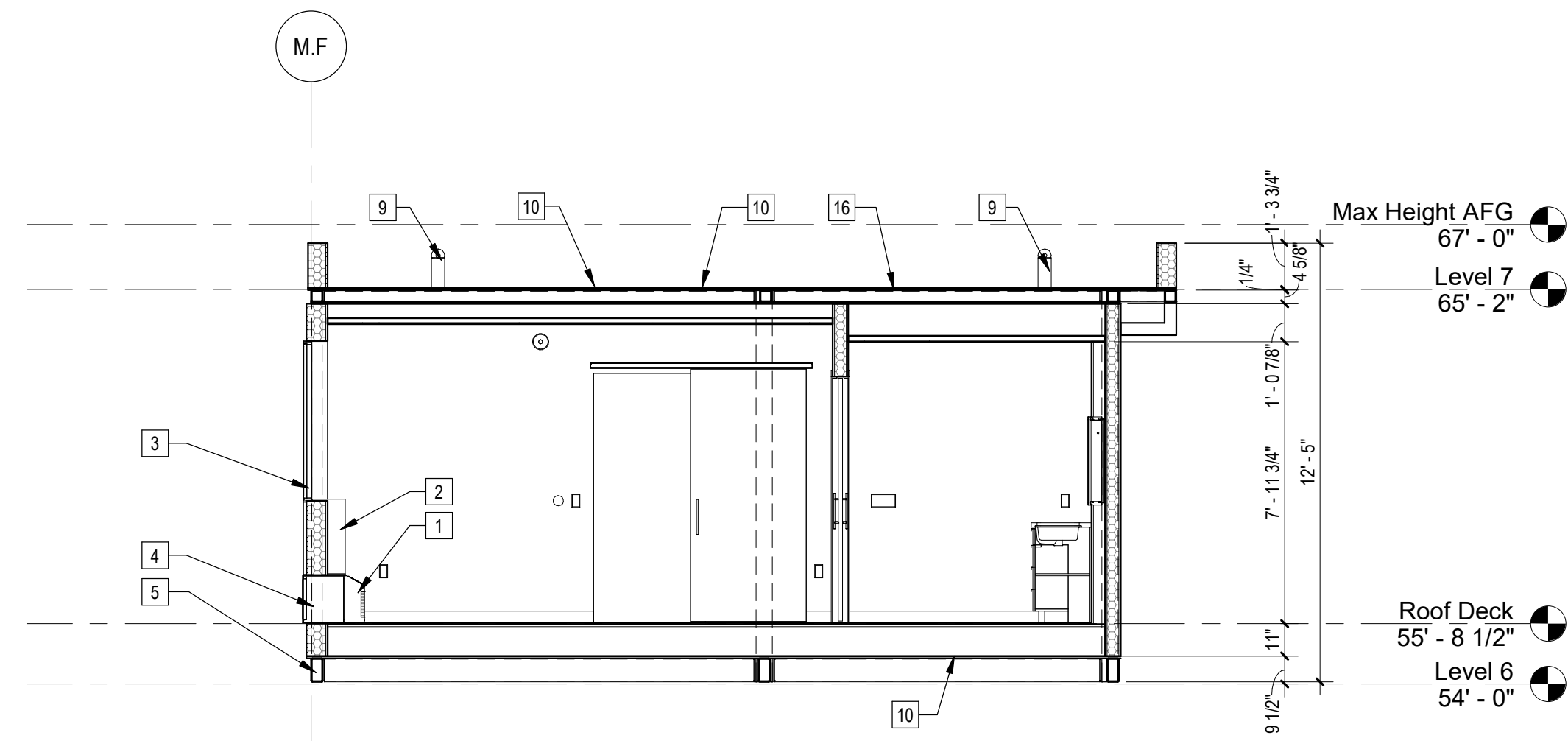
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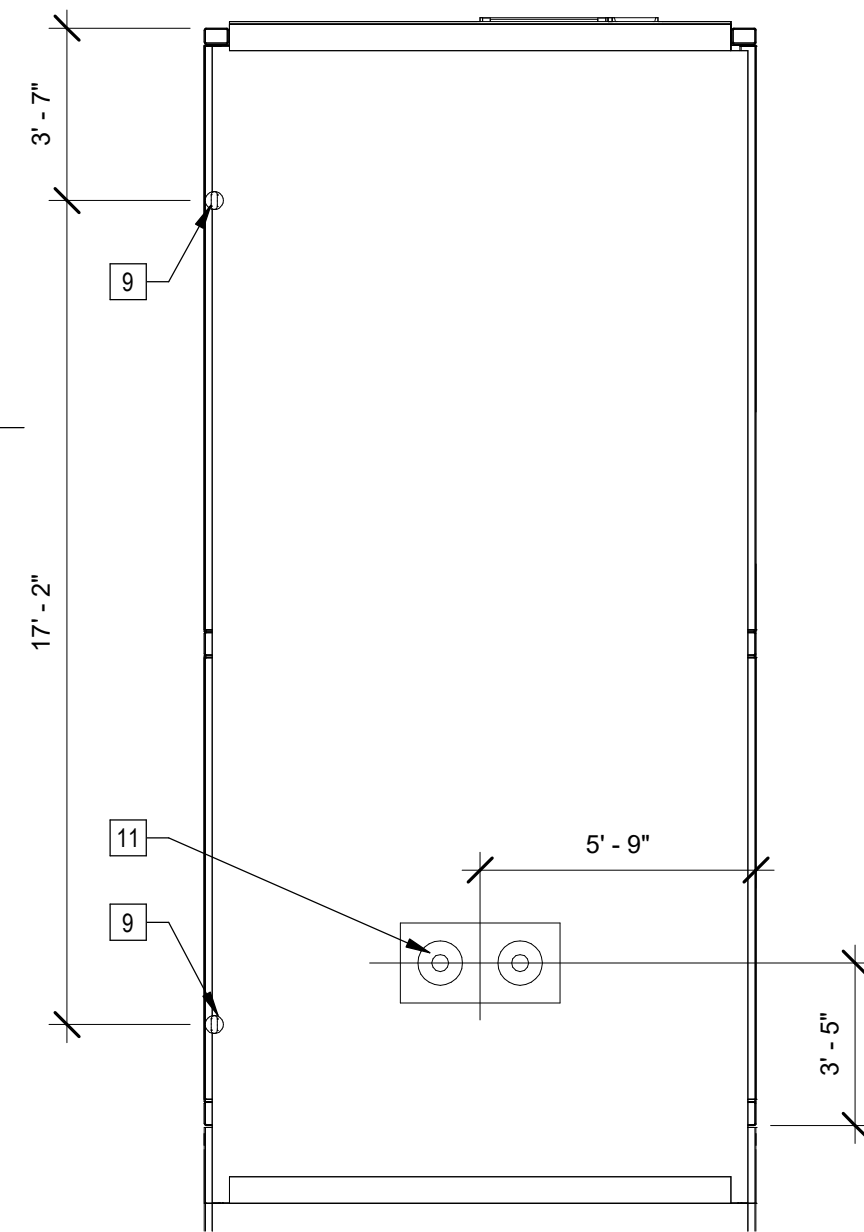
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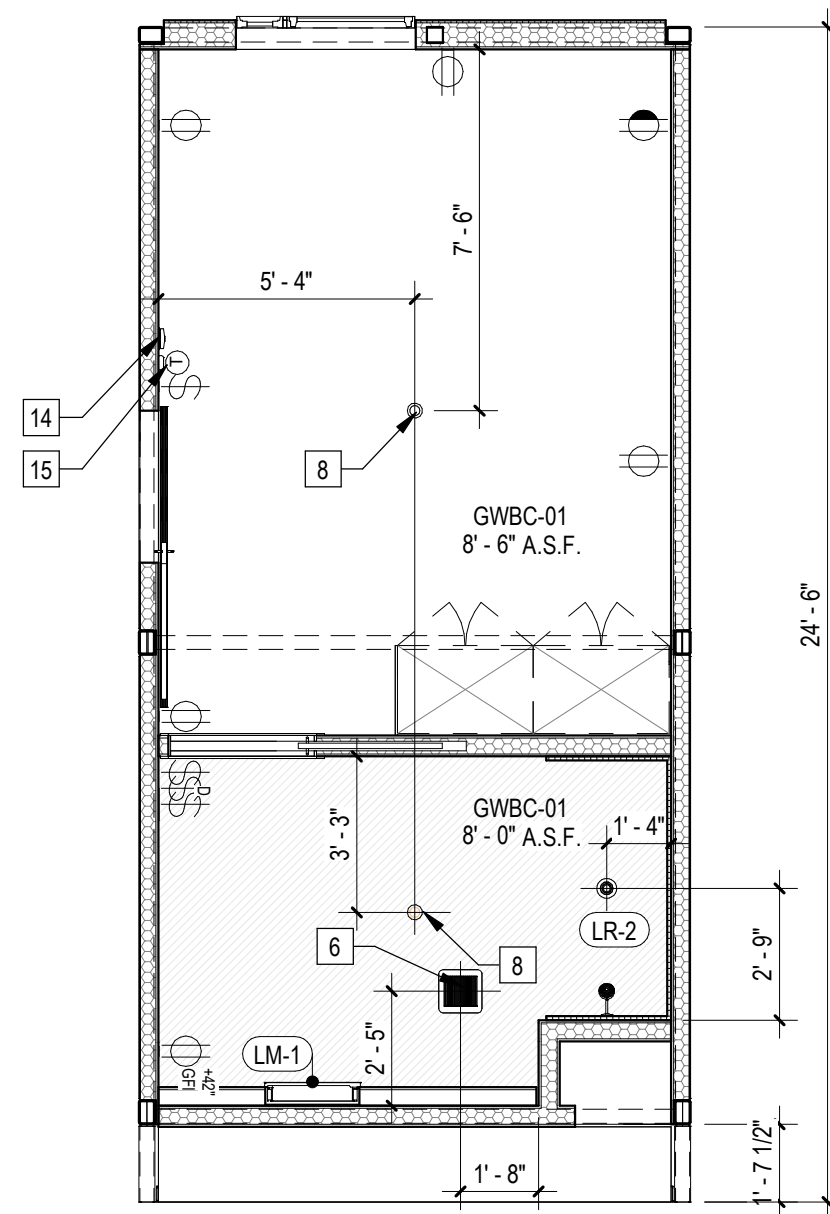
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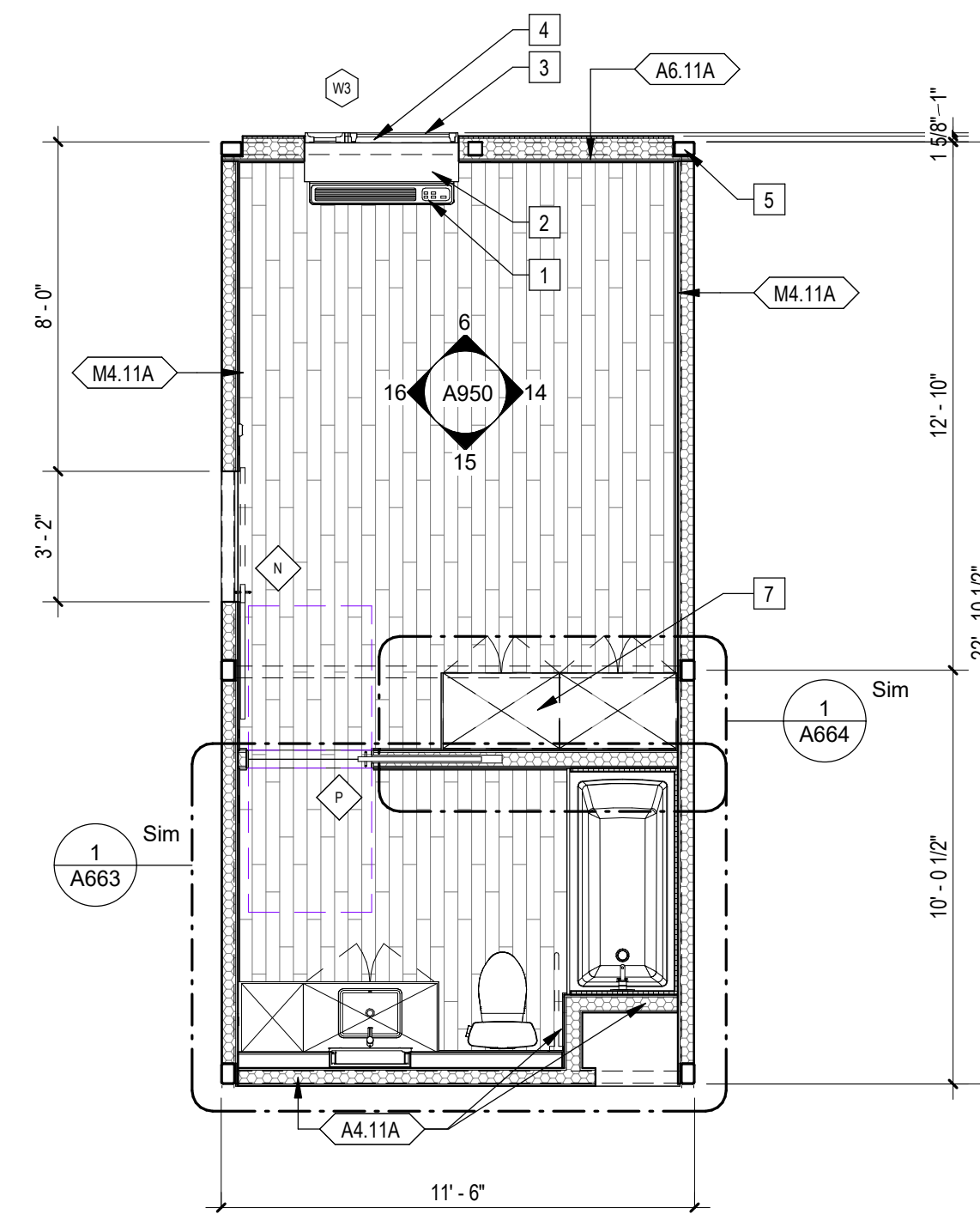
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6 | 1/4" = 1'-0" B33 Roof Plan



3 | 1/4" = 1'-0" 293B33 RCP



1 | 1/4" = 1'-0" 293B33 Plan

Sheet Keynotes

- 1 GE Self-Contained Heat Pump
- 2 PTAC Interior Painted MDF Enclosure
- 3 Factory-installed window, refer to Window Schedule
- 4 GE Insulated Through-Wall Sleeve, Model RAB81
- 5 Modular Steel Chassis, Refer to structural.
- 6 Bathroom Exhaust Fan, vent to exterior. Fan shall be on humidistat control. Refer to Mechanical Plans
- 7 Built-in Wardrobe Casework
- 8 Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
- 9 Maintenance Tie-Back per CalOSHA Requirements
- 10 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792. Refer to Zip-up Details
- 11 Cast Iron Roof drain and overflow assembly, Refer to Plumbing Sheets
- 12 ACM rainscreen over Continuous Insulation. ACM color per elevations.
- 13 Extruded Aluminum Grille for GE Heat Pump unit, Model RAC67, color to match window frames
- 14 Fire Alarm refer to Fire Protection Drawings
- 15 Wall-Mounted Thermostat
- 16 Modular diaphragm plate steel

Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.

1. Overall module dimensions are from "face of casting" to "face of casting".
2. Refer to A702 for modular door and window types
3. Refer to A555 for wall type tag legend
4. Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules

- Indicates Factory-Built Sheanwall Location
- Indicates Factory-Built Sheanwall Location
- Lowered ceiling or soffit as indicated on plan

NTS Modular Plan Legend

ARCHITECT

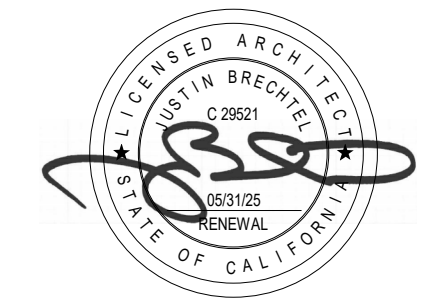
b|ARCH

Justin Brechtel, AIA
6740 Hillpark Drive, #102
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310 908 2910
justin.brechtel@gmail.com

MODULAR MANUFACTURER



WEST
MODULAR
MANUFACTURING
Carretera Libre Tijuana -
Mexicali 22219 Interior B
Colonia Fidecosmisso El Florido
Tijuana, Baja California C.P. 2224



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PROJECT ADDRESS

Joanna Ostrander
2853 South West Boulevard
Los Angeles, CA 90016
5050 - 011 - 022

PROJECT TITLE

2853 West Modular Apartments

HCD Plan Check Response

REVISIONS

Rev. #	Date	Desc.
2	9/19/2022	LADBS Review 2 & HCD Plan Review 1

Plan Check Number

21010-10000-02714

Zoning Number

DR 2021 6289 TOC HCA

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SHEET INFORMATION

CHECKER

CHECKER

2101

As indicated

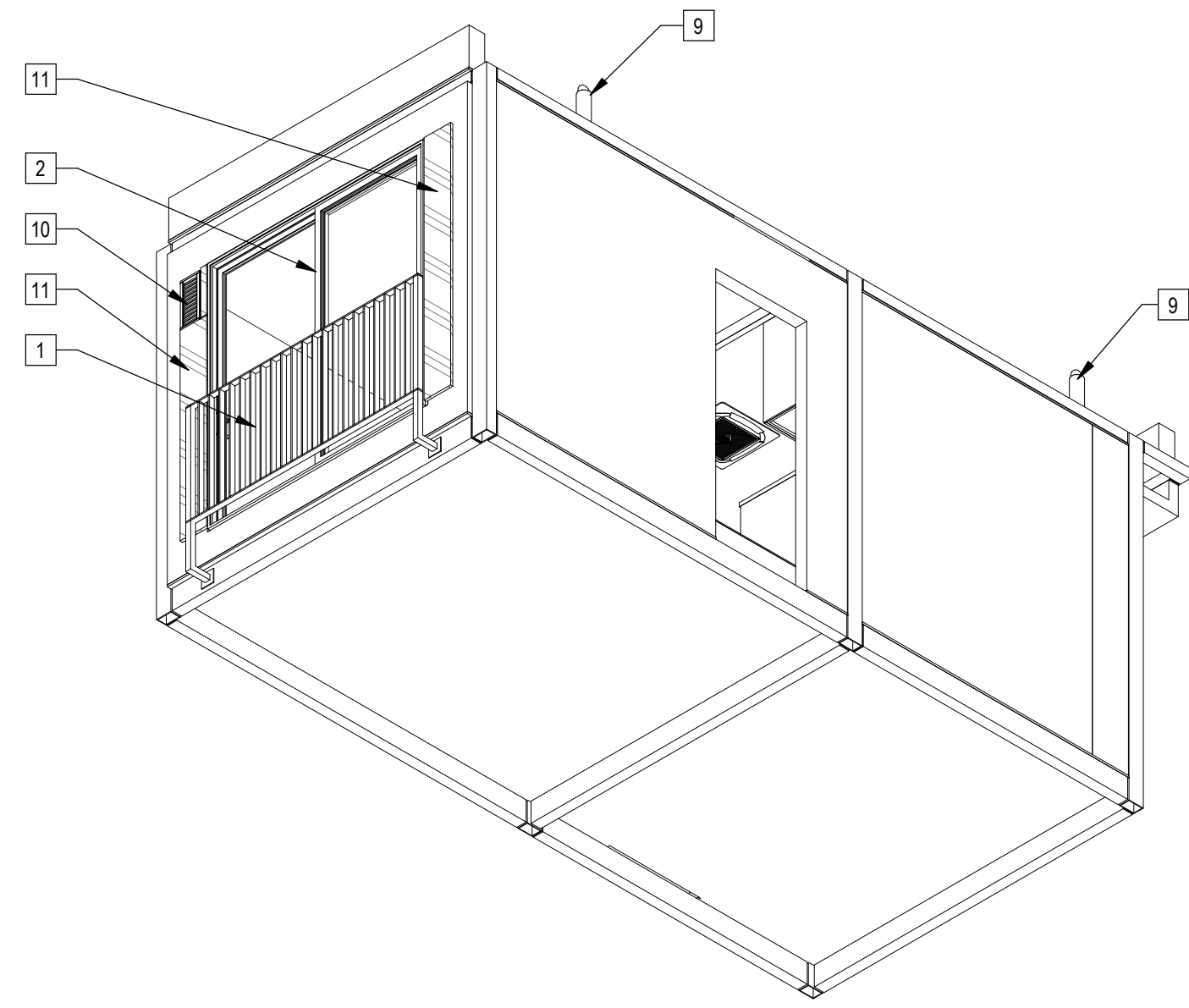
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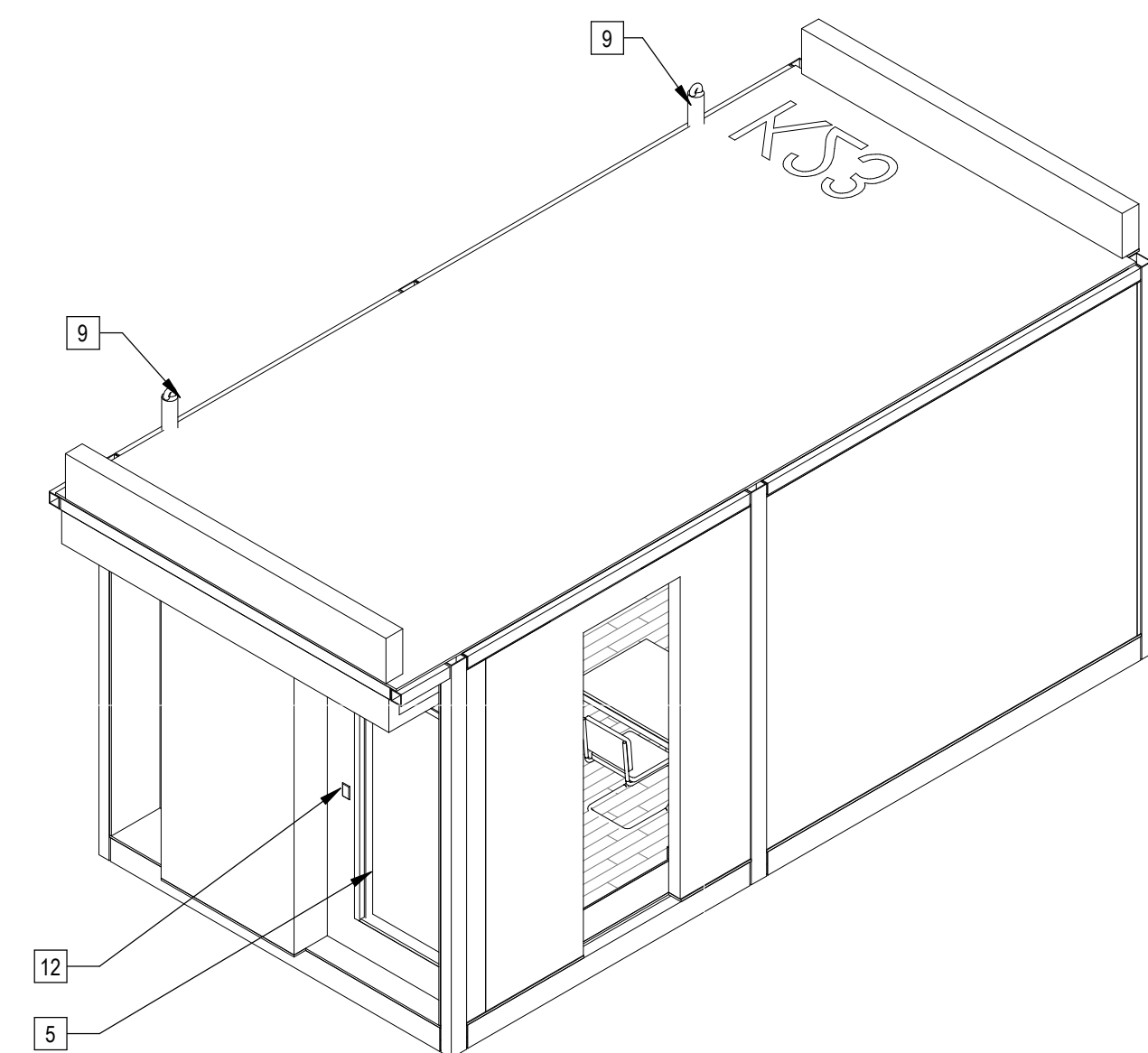
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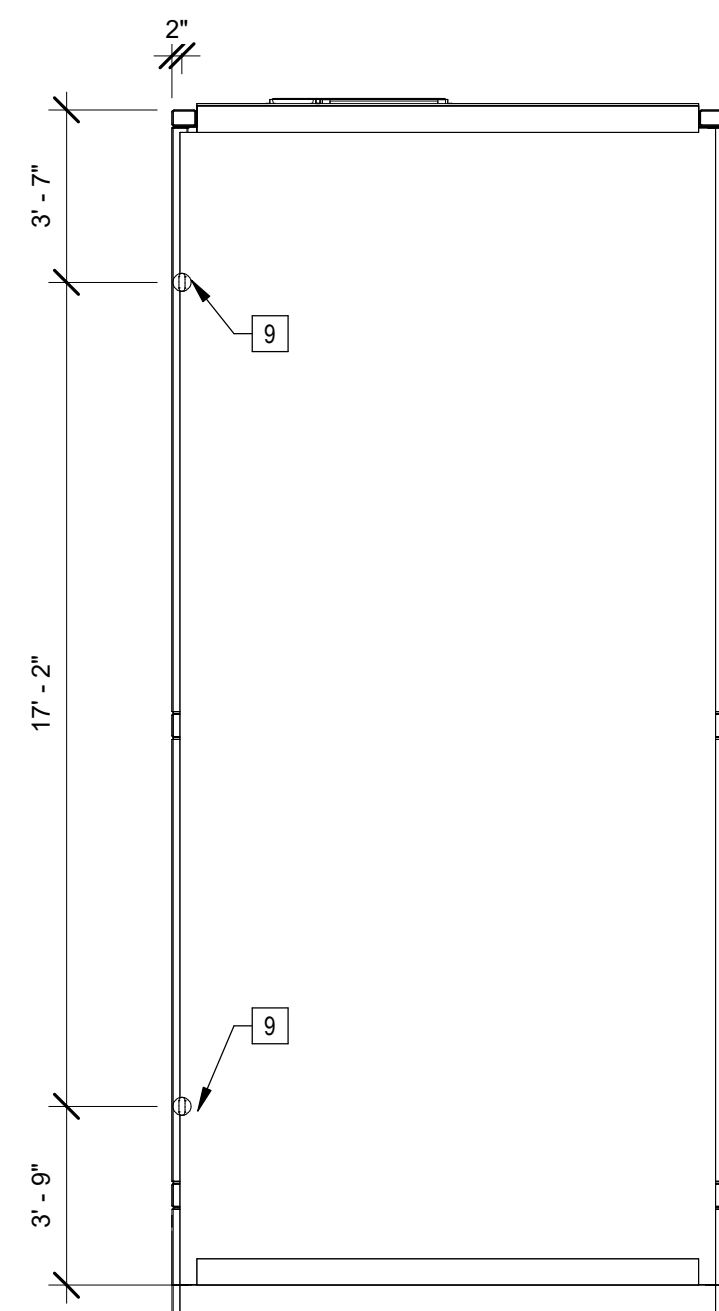
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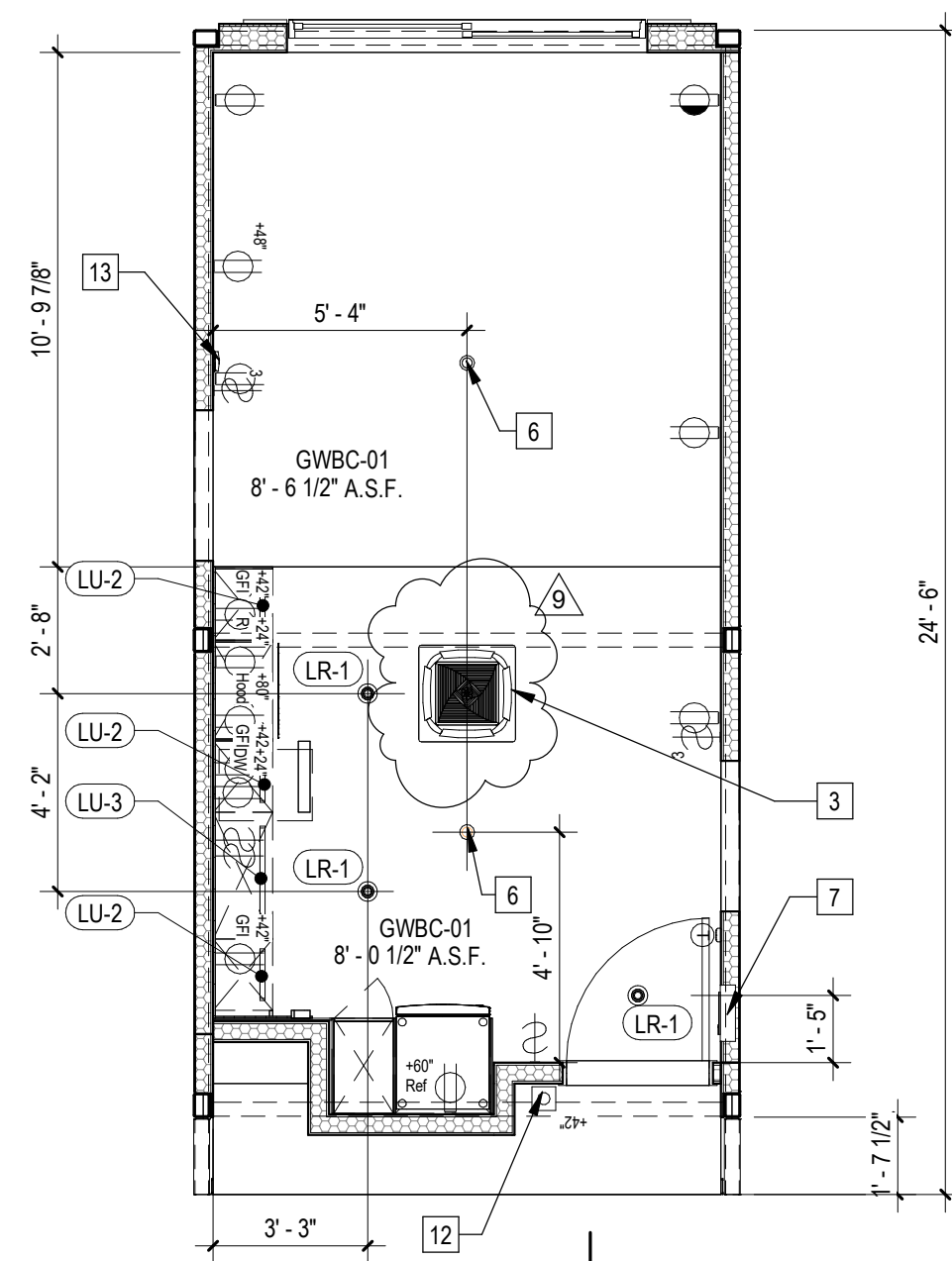
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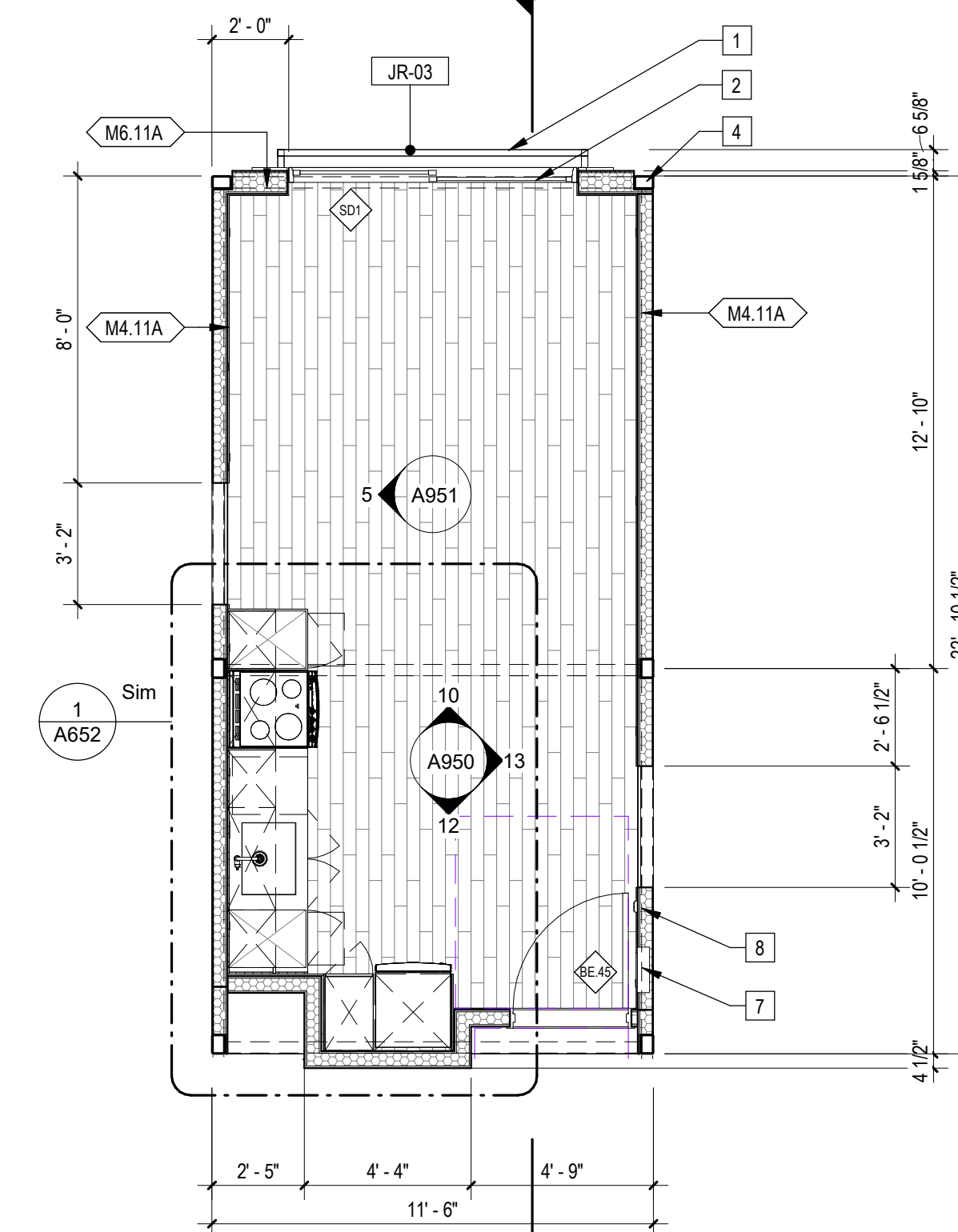
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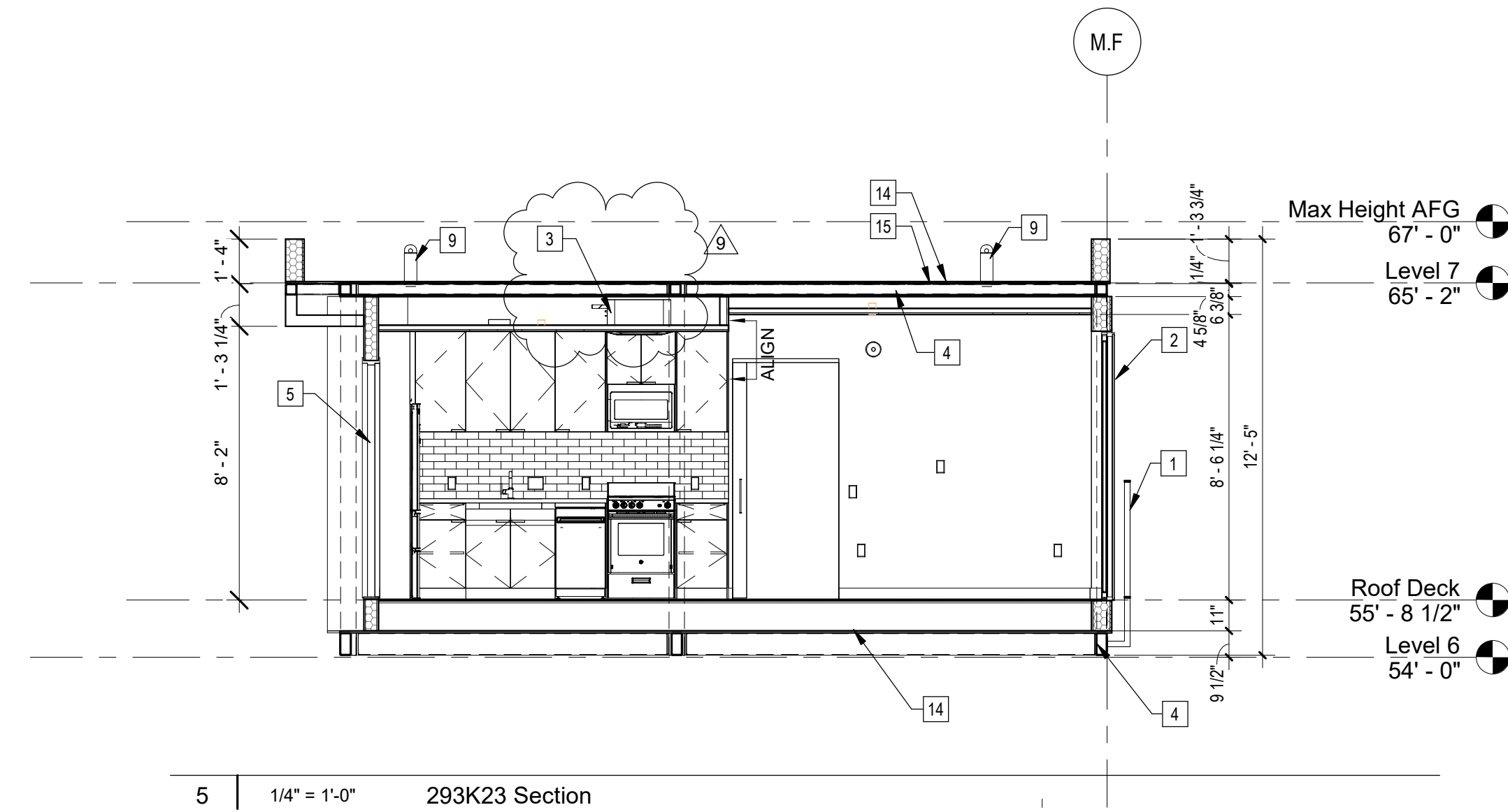
6 | 1/4" = 1'-0" K23 Roof Plan



3 | 1/4" = 1'-0" 293K23 RCP



1 | 1/4" = 1'-0" 293K23 Plan



5 | 1/4" = 1'-0" 293K23 Section

Sheet Keynotes

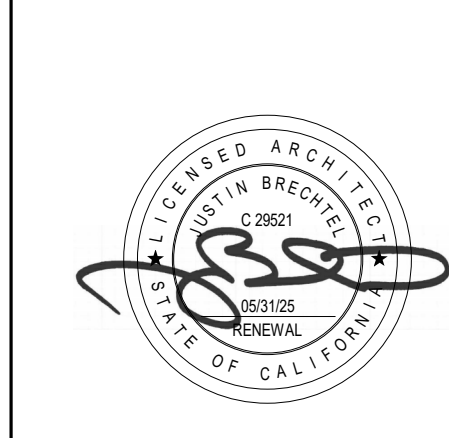
- 1 42" high AFF Bolted Steel Juliet Guardrail
- 2 Factory-installed sliding glass door, refer to Door Schedule
- 3 Remote compressor for ductless, split-system heat pump
- 4 Modular Steel Chassis, Refer to structural.
- 5 Exterior HM single-swing rated door and frame, refer to Door Schedule
- 6 Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
- 7 Dwelling Unit Power Distribution Panel
- 8 Wall-Mounted Thermostat
- 9 Maintenance Tie-Back per Cal/OSHA Requirements
- 10 Stationary Wind-Driven Rain Intake Louver with insect screen. Verify minimum required free area. Refer to Mechanical Drawings
- 11 ACM rainscreen over Continuous Insulation. ACM color per elevations.
- 12 Dwelling Unit Door Bell @ 42" AFF
- 13 Fire Alarm refer to Fire Protection Drawings
- 14 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792 or Approved Equal. Refer to Zip-up Details
- 15 Modular diaphragm plate steel

Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.

1. Overall module dimensions are from "face of casting" to "face of casting"
2. Refer to A702 for modular door and window types
3. Refer to A959 for wall type tag legend
4. Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules

Indicates Factory-Built Shearwall Location
 Indicates Factory-Built Shearwall Location
 Lowered ceiling or soffit as indicated on plan

NTS Modular Plan Legend

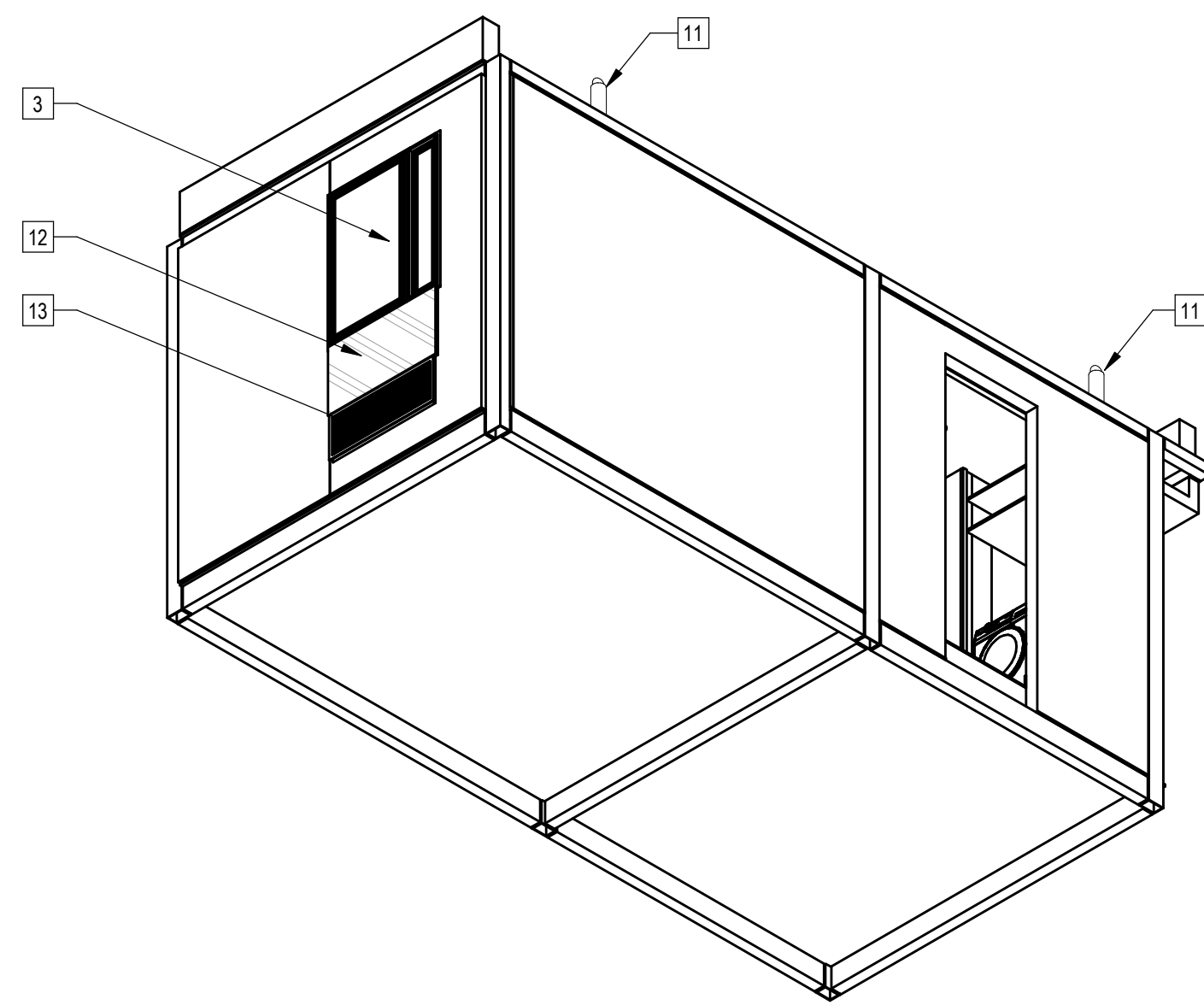


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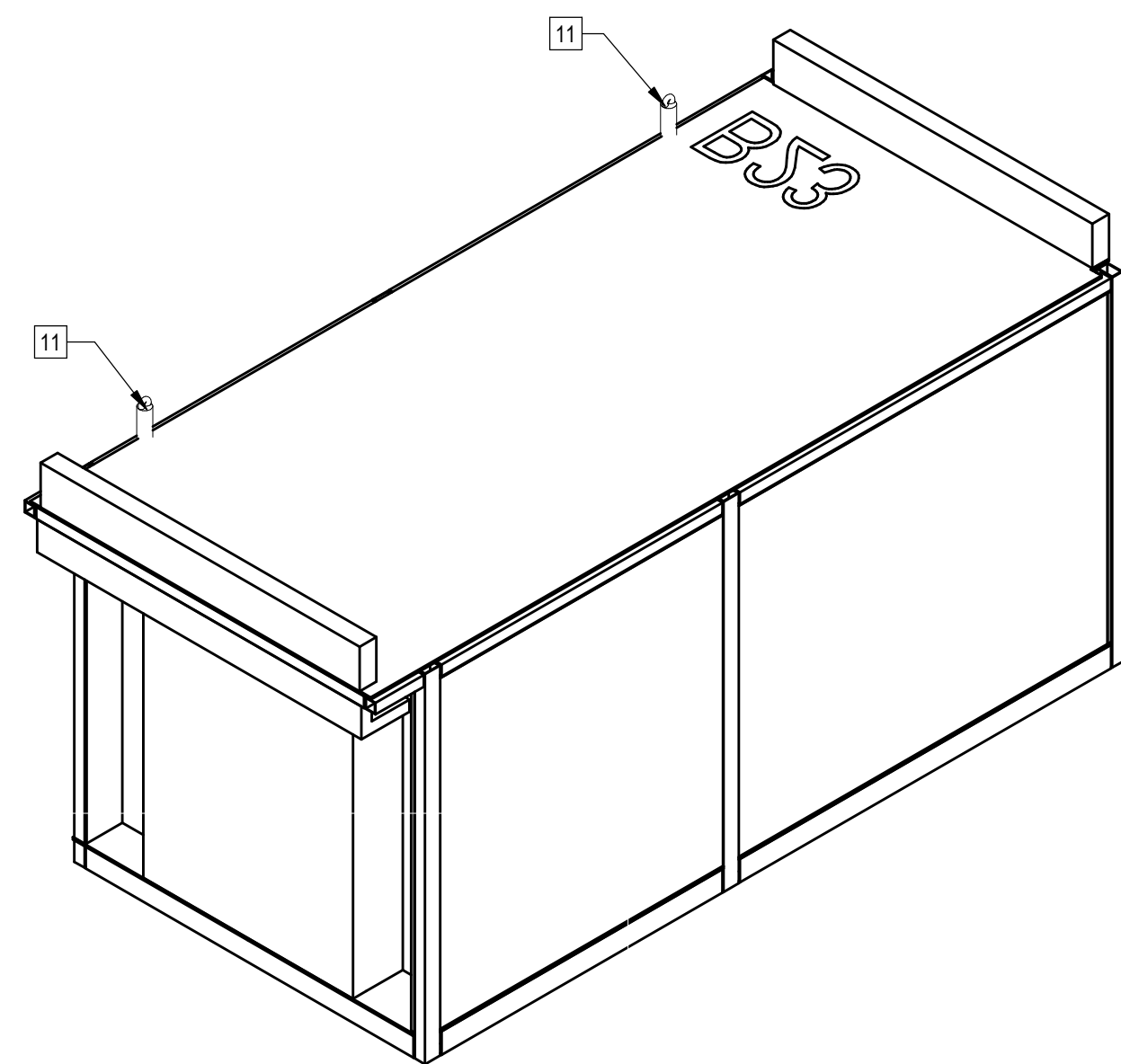
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2853 West Modular Apartments
 HCD Plan Check Response
 PROJECT ADDRESS
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - 022

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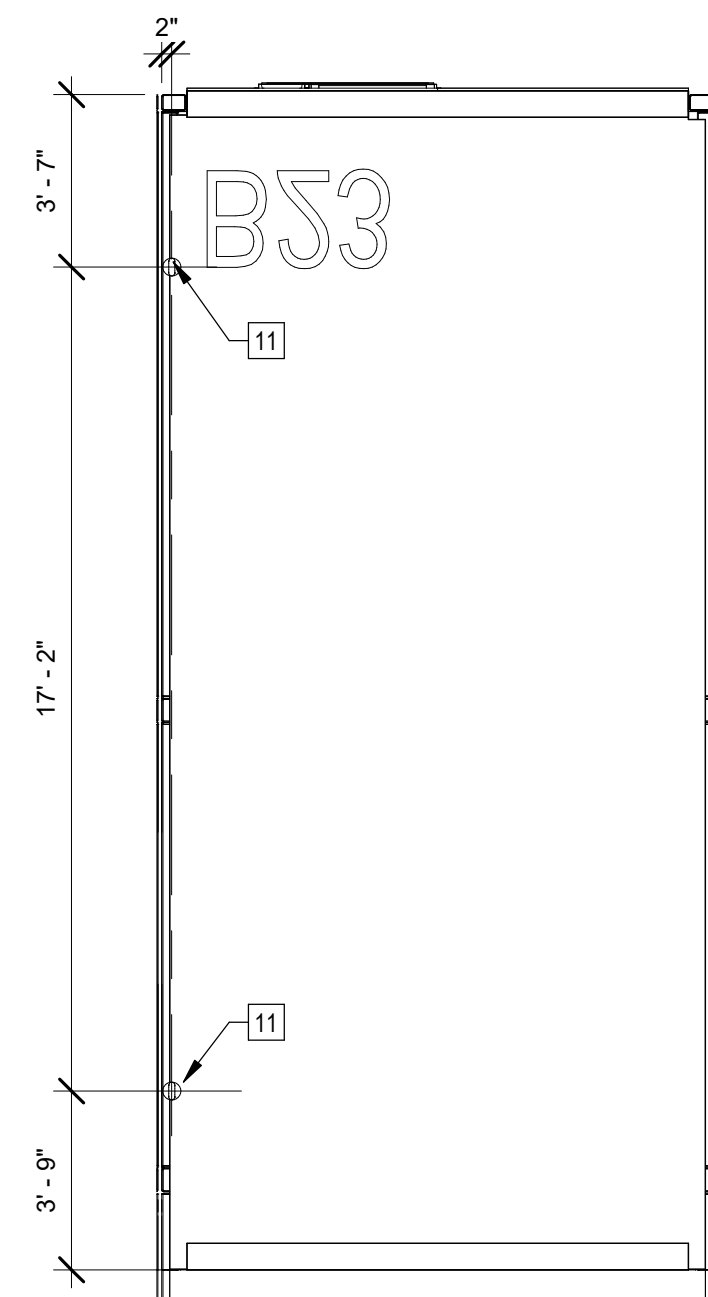
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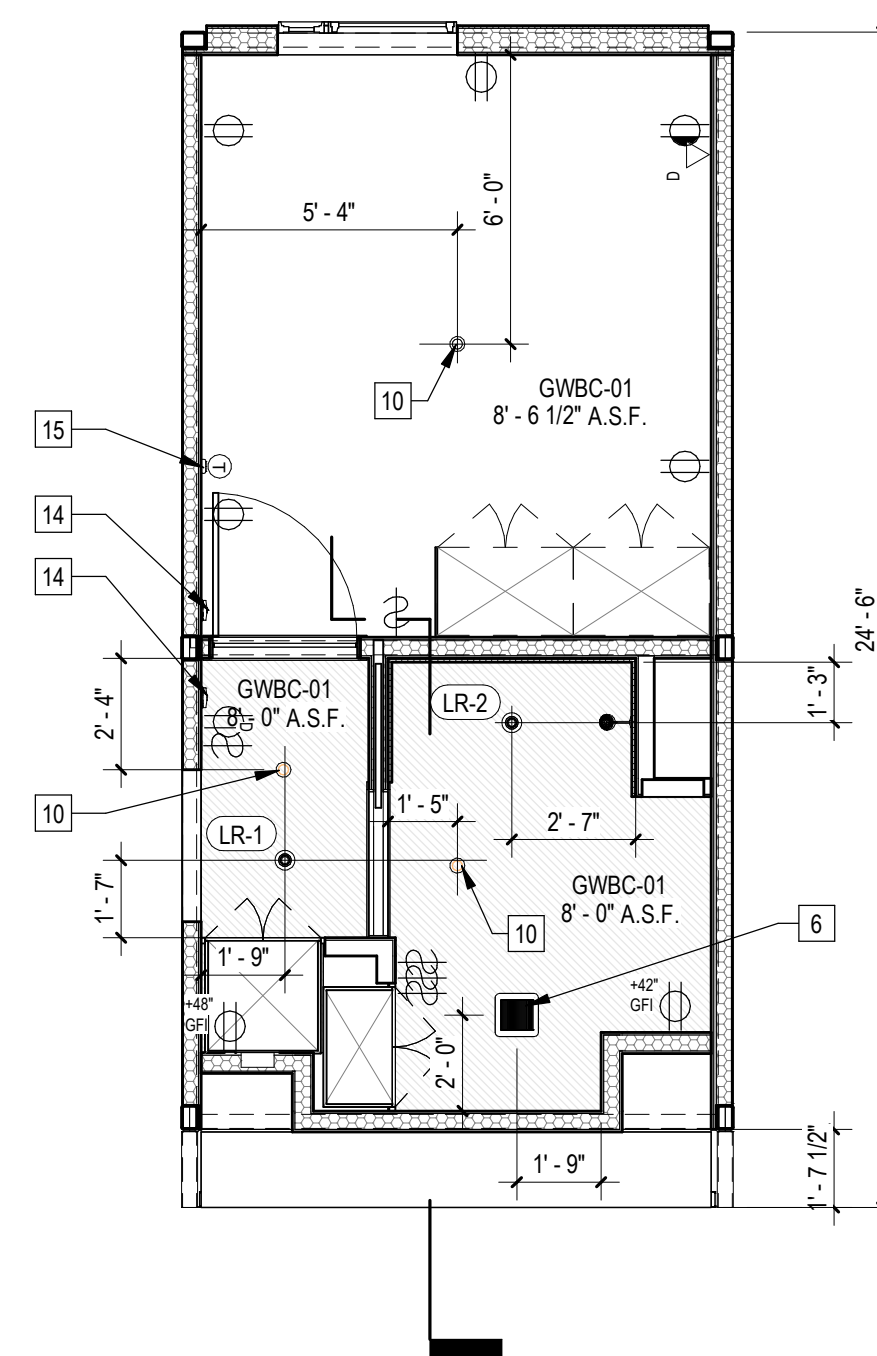
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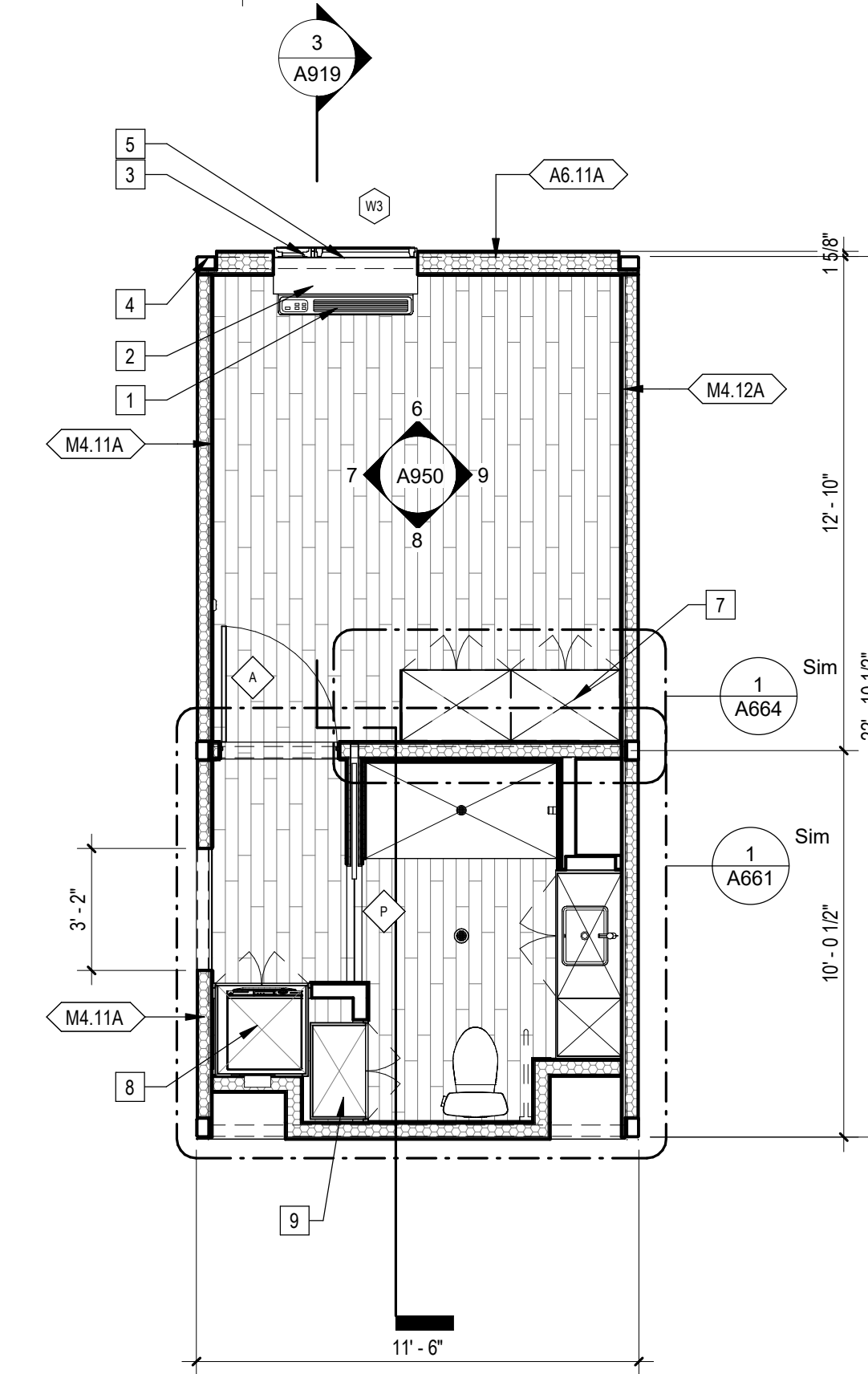
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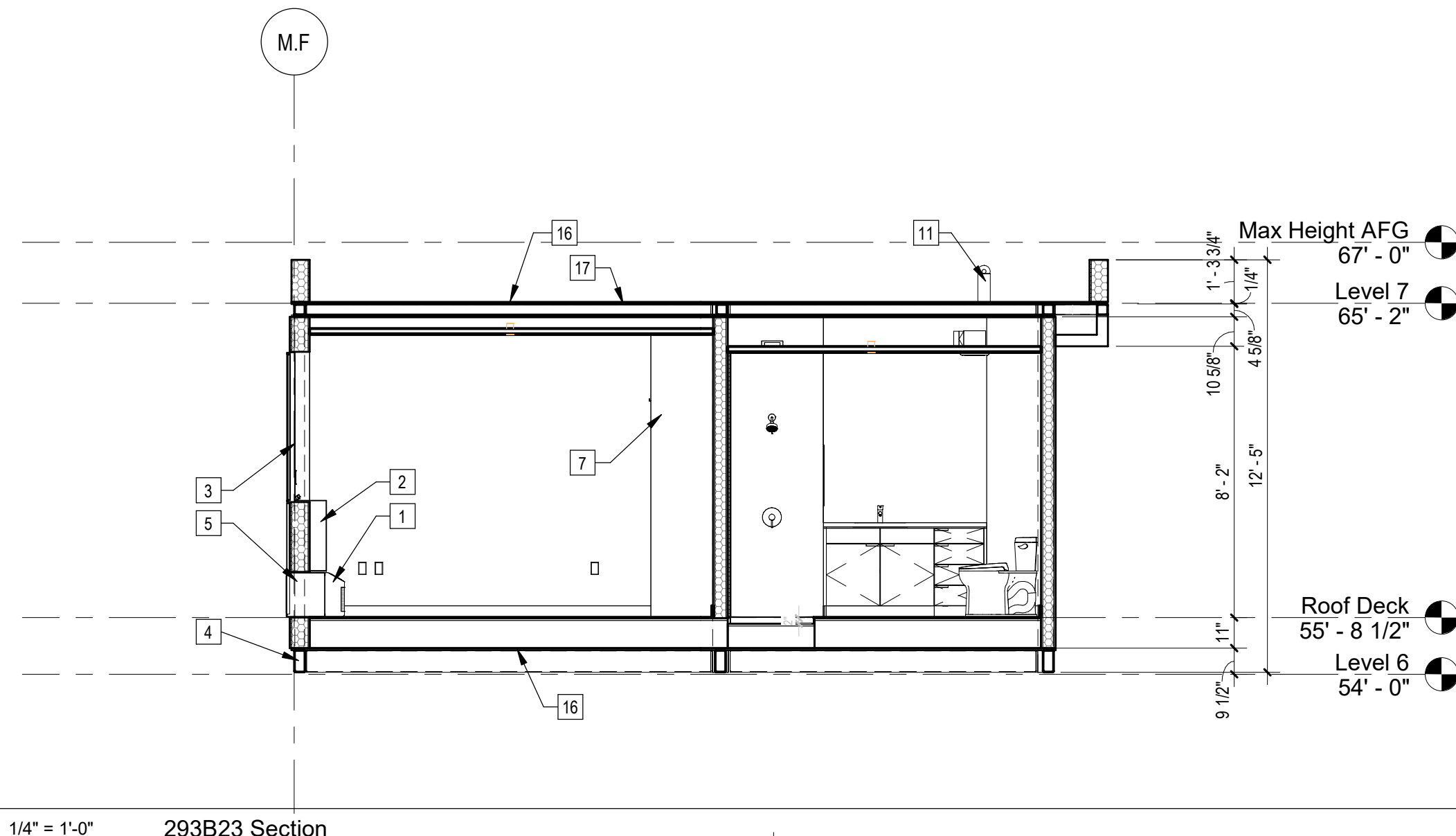
6 | 1/4" = 1'-0" B23 Roof Plan



2 | 1/4" = 1'-0" 293B23 RCP



1 | 1/4" = 1'-0" 293B23 Plan



3 | 1/4" = 1'-0" 293B23 Section

- ### Sheet Keynotes
- 1 GE Self-Contained Heat Pump
 - 2 PTAC Interior Painted MDF Enclosure
 - 3 Factory-installed window, refer to Window Schedule
 - 4 Modular Steel Chassis, Refer to structural
 - 5 GE Insulated Through-Wall Sleeve, Model RAB81
 - 6 Bathroom Exhaust Fan, vent to exterior. Fan shall be on humidistat control. Refer to Mechanical Plans
 - 7 Built-in Wardrobe Casework
 - 8 Built-in Laundry machine cabinet with storage
 - 9 Built-in Storage Cabinet
 - 10 Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
 - 11 Maintenance Tie-Back per Cal/OSHA Requirements
 - 12 ACM rainscreen over Continuous Insulation. ACM color per elevations.
 - 13 Extruded Aluminum Grille for GE Heat Pump unit, Model RAG67, color to match window frames
 - 14 Fire Alarm refer to Fire Protection Drawings
 - 15 Wall-Mounted Thermostat
 - 16 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792. Refer to Zip-up Details
 - 17 Modular diaphragm plate steel

Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.

- 1. Overall module dimensions are from "face of casting" to "face of casting"
- 2. Refer to A702 for modular door and window types
- 3. Refer to A659 for wall type tag legend
- 4. Refer to A600 for Module Finish, Appliances, Plumbing Features and Lighting Schedules

- Indicates Factory-Built Shearwall Location
- Indicates Factory-Built Shearwall Location
- Lowered ceiling or soffit as indicated on plan

NTS | Modular Plan Legend



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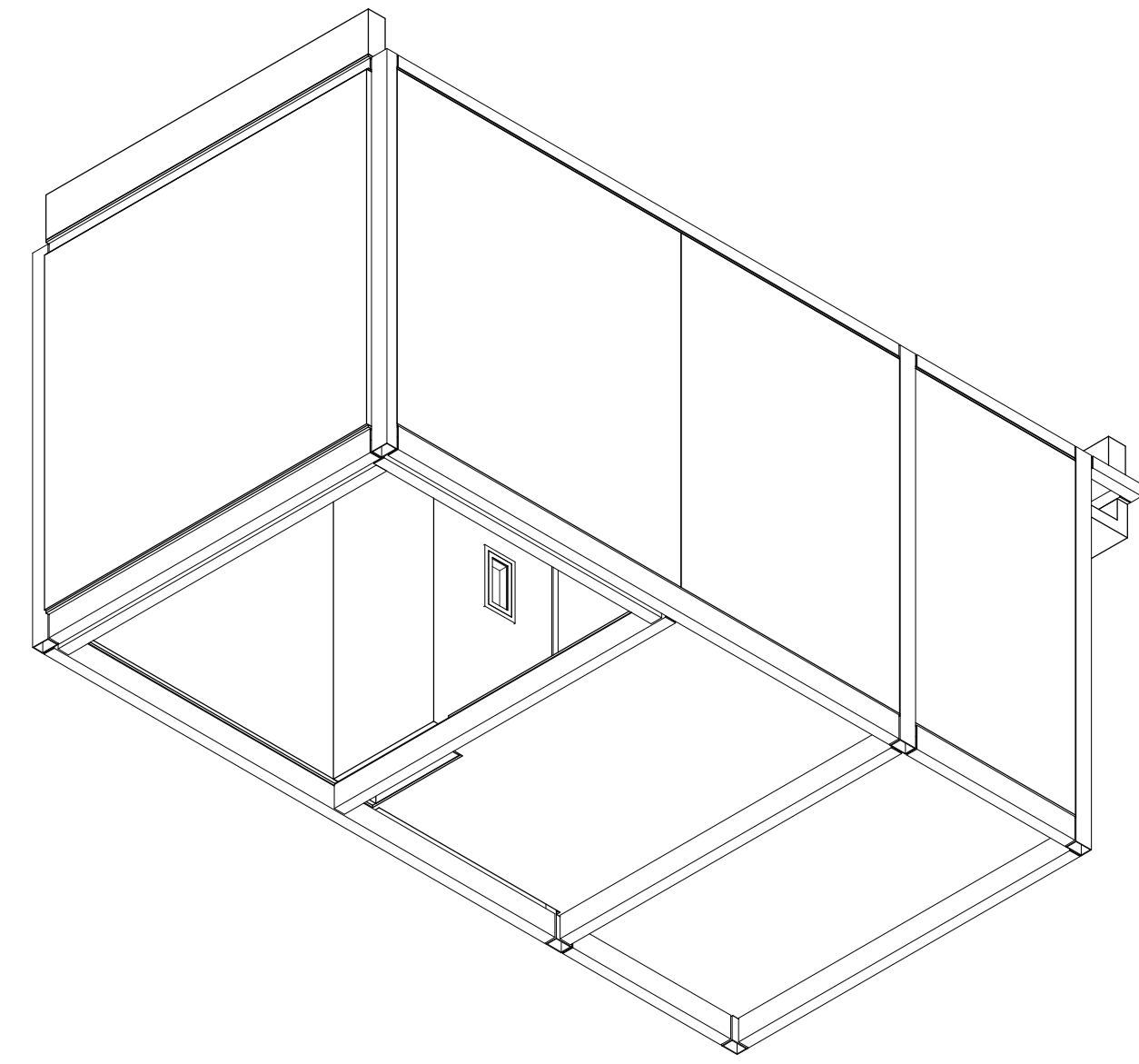
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2853 West Modular Apartments
HCD Plan Check Response
PROJECT ADDRESS
Joanna Osterlander
2853 South West Boulevard
Los Angeles, CA 90016
5050 - 011 - 022

REVISIONS	Rev. #	Date	Desc.

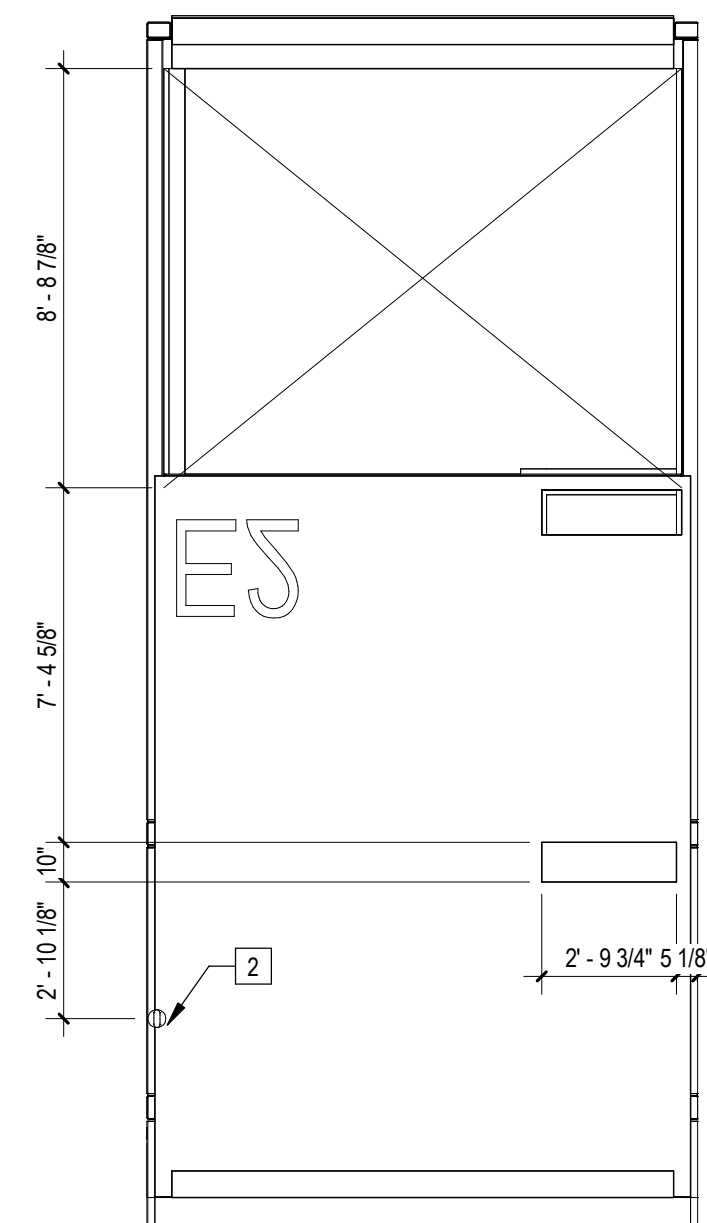
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Zoning Number: DR 2021 6289 TOC HCA

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JOB NUMBER	CHECKER
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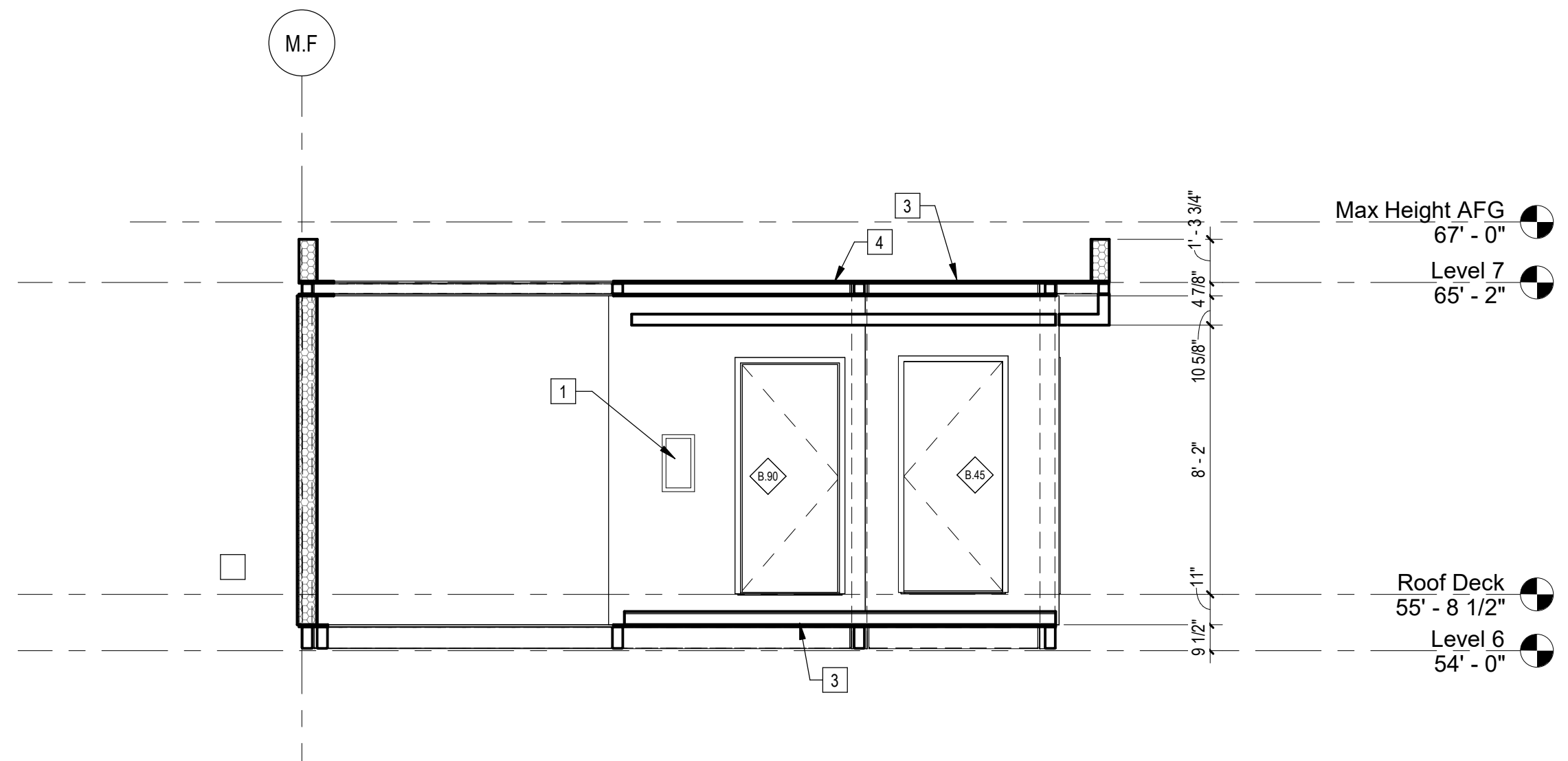
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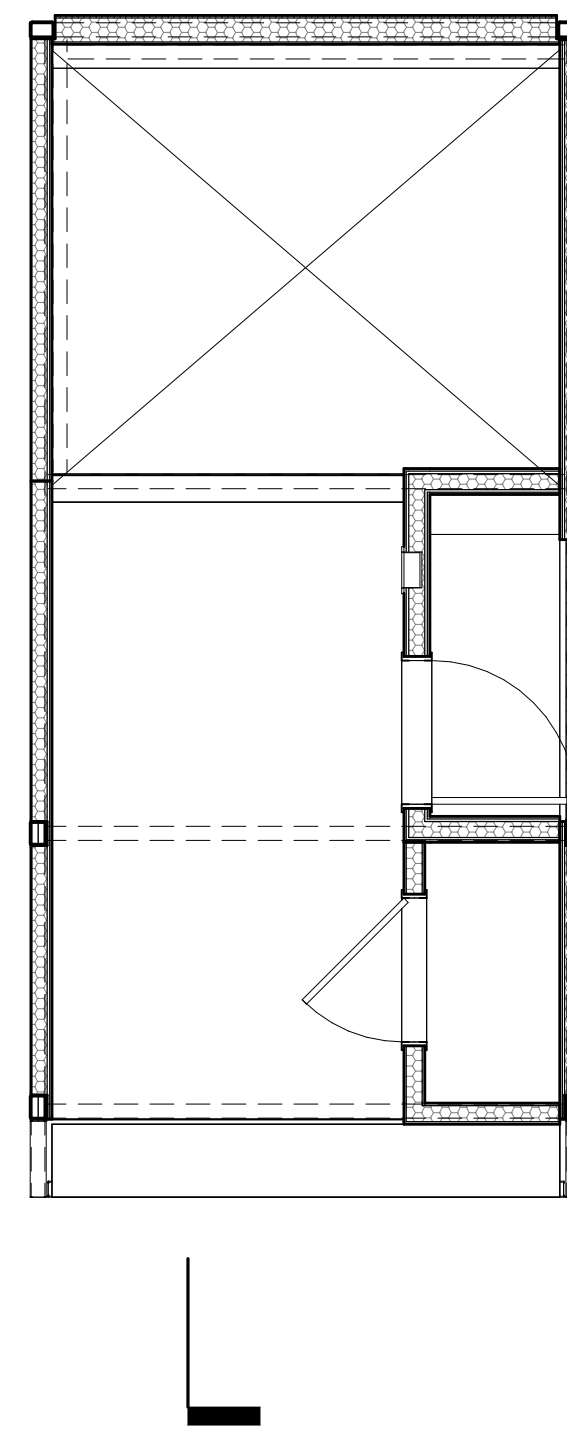
4 | 293E2 Axon NW



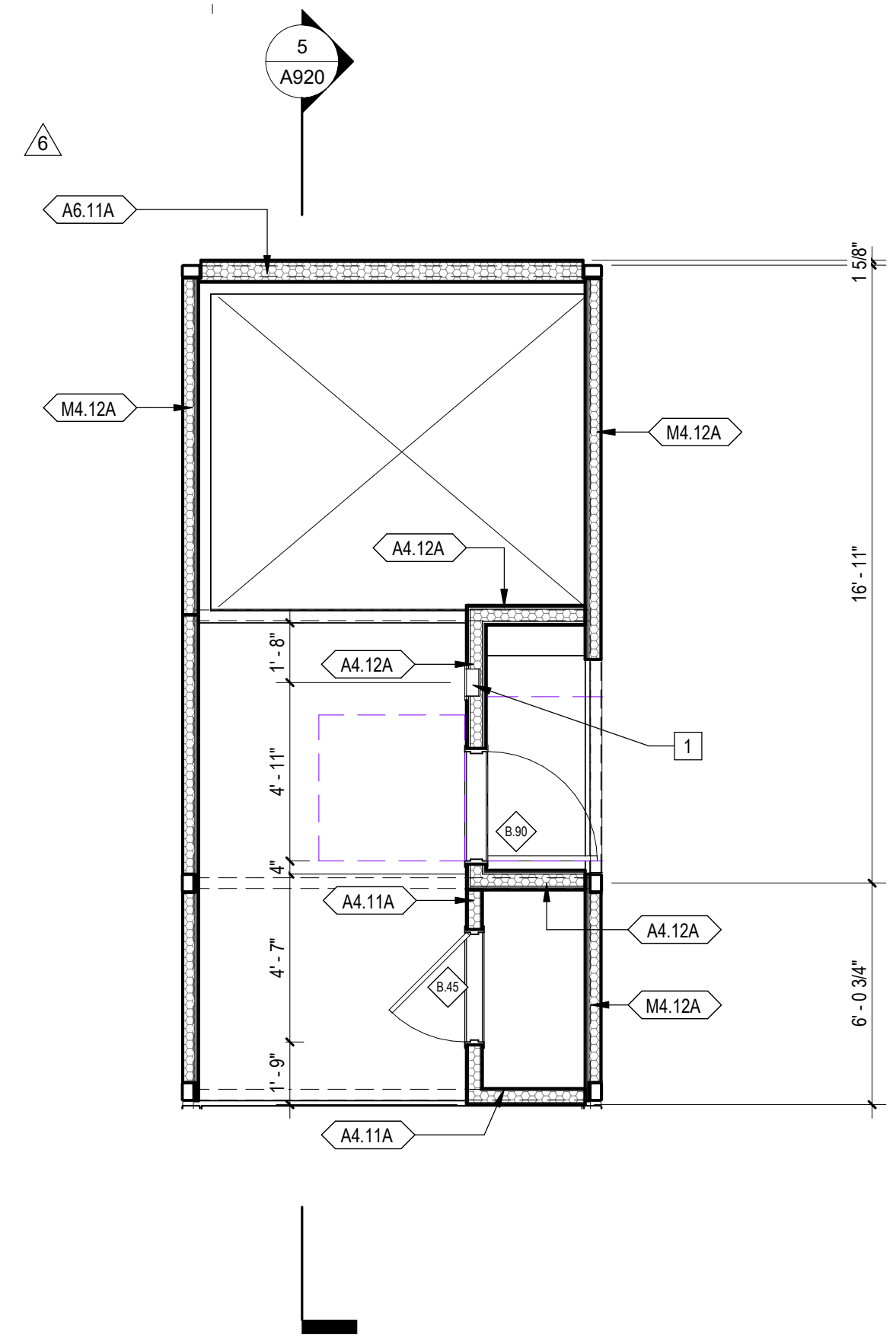
6 | 1/4" = 1'-0" E2 Roof Plan



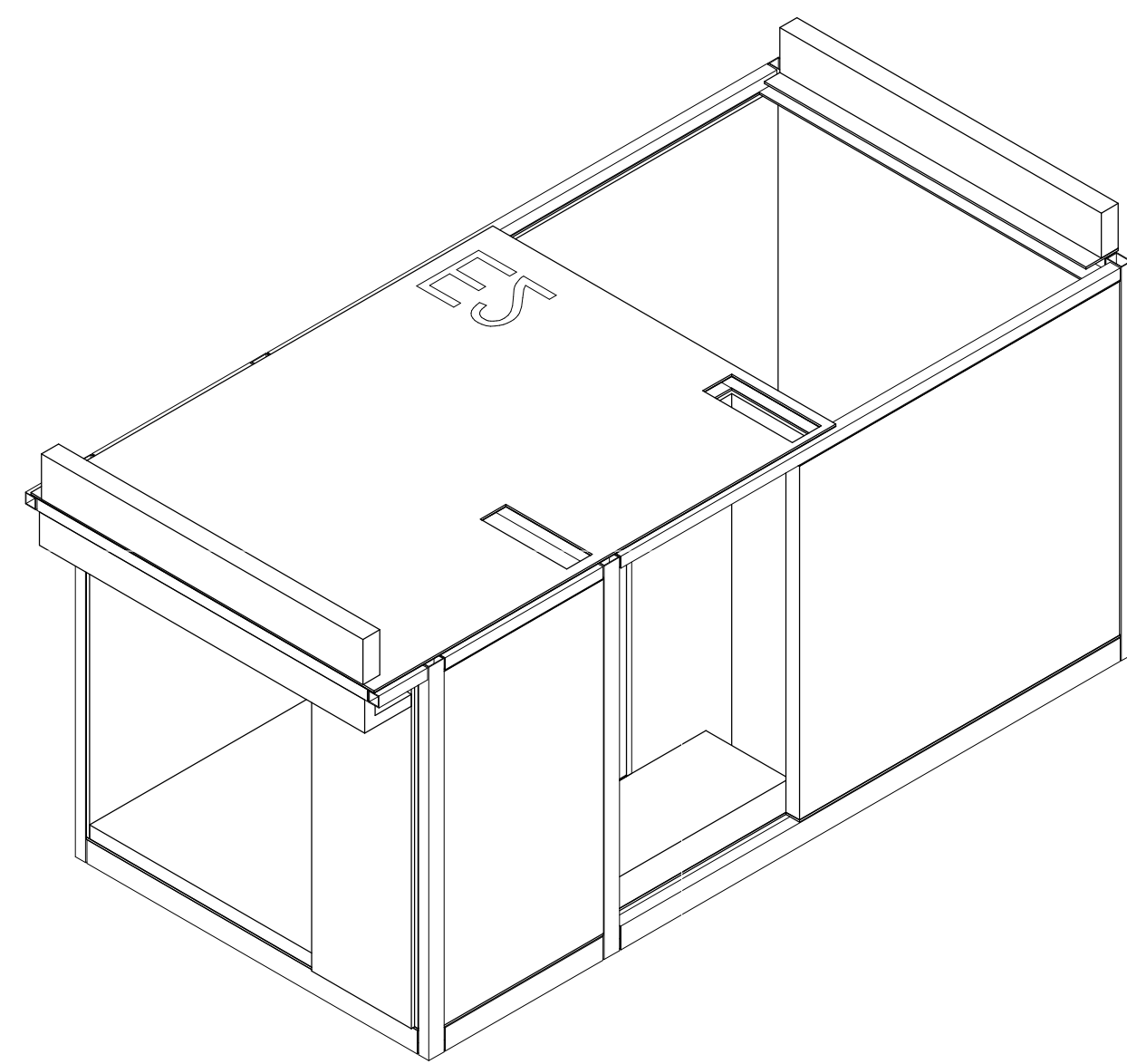
5 | 1/4" = 1'-0" 293E2 Section



3 | 1/4" = 1'-0" 293E2 RCP



1 | 1/4" = 1'-0" 293E2 Plan



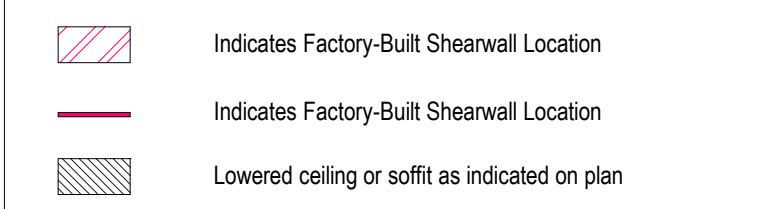
2 | 293E2

Sheet Keynotes

- 1 Recessed Portable Fire Extinguisher Cabinet
- 2 Maintenance Tie-Back per Cal/OSHA Requirements
- 3 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792. Refer to Zip-up Details
- 4 Modular diaphragm plate steel

Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.

- 1. Overall module dimensions are from "face of casting" to "face of casting".
- 2. Refer to A702 for modular door and window types.
- 3. Refer to A059 for wall type tag legend.
- 4. Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules.



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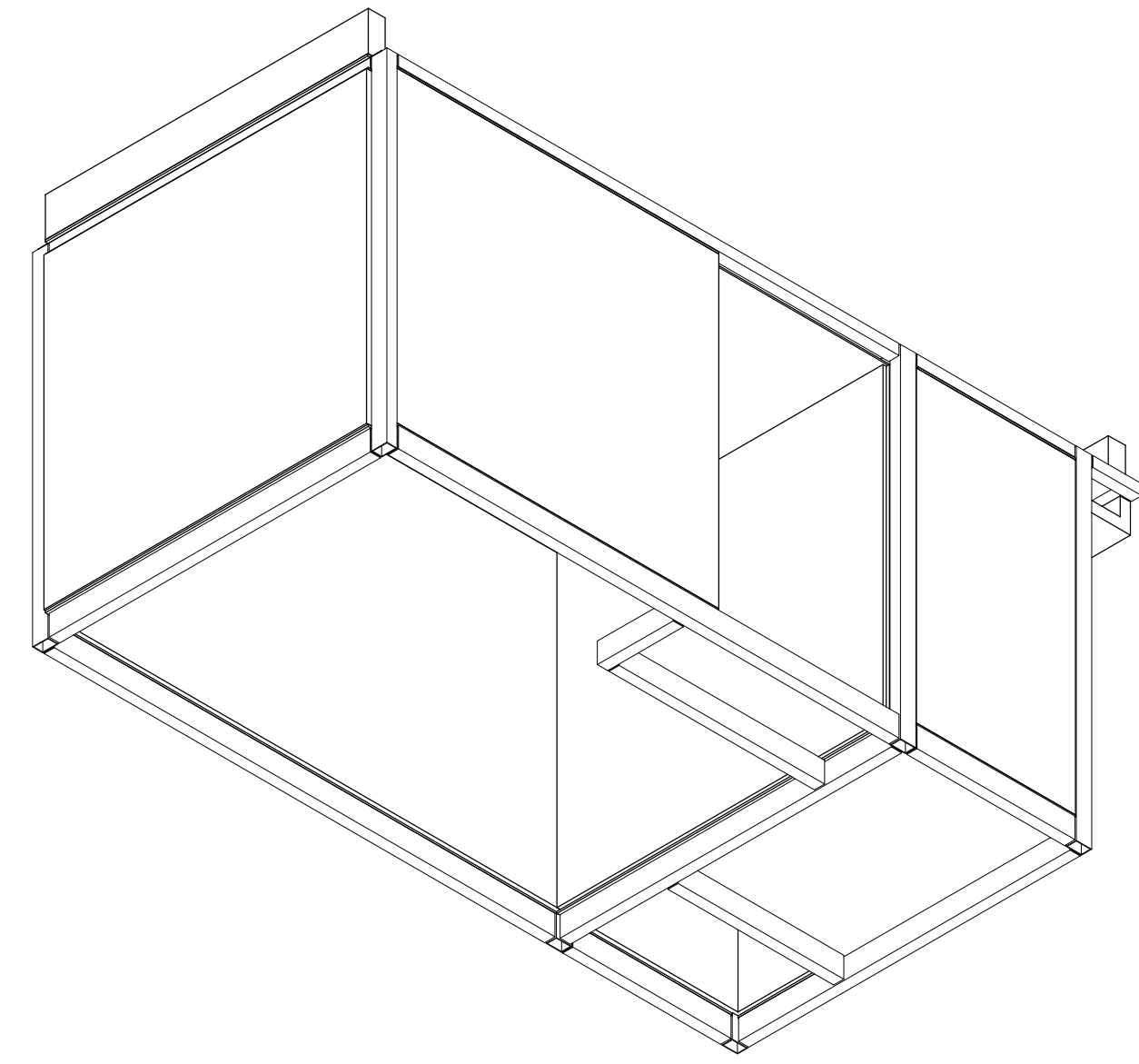
PROJECT ADDRESS
 Joanna Cottrander
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - 022

PROJECT TITLE
2853 West Modular Apartments
 HCD Plan Check Response

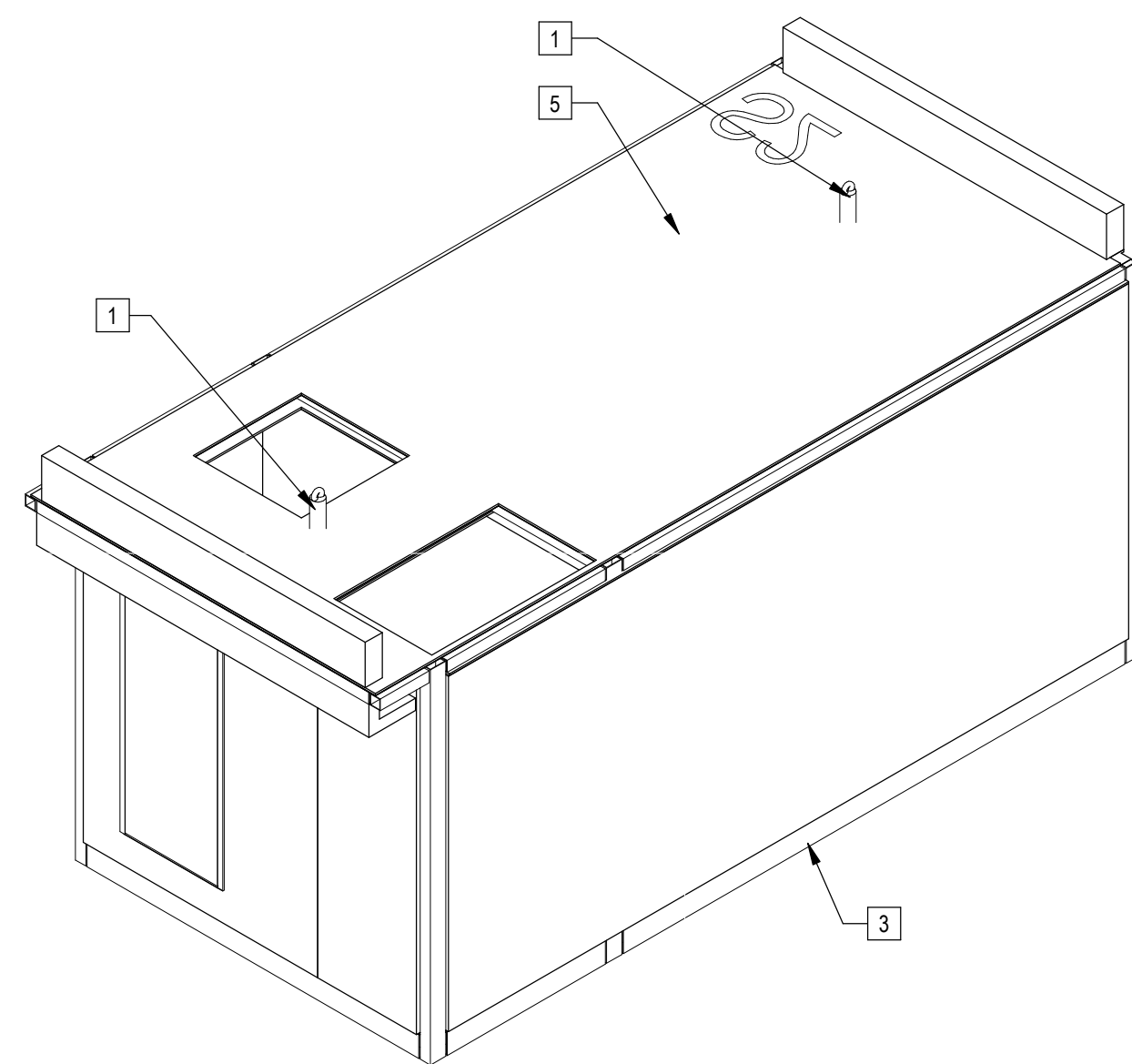
REV. #	DATE	DESC.
6	4/7/2023	VE Rev 2

Plan Check Number 21010-10000-02714
 Zoning Number DR 2021 6289 TOC HCA

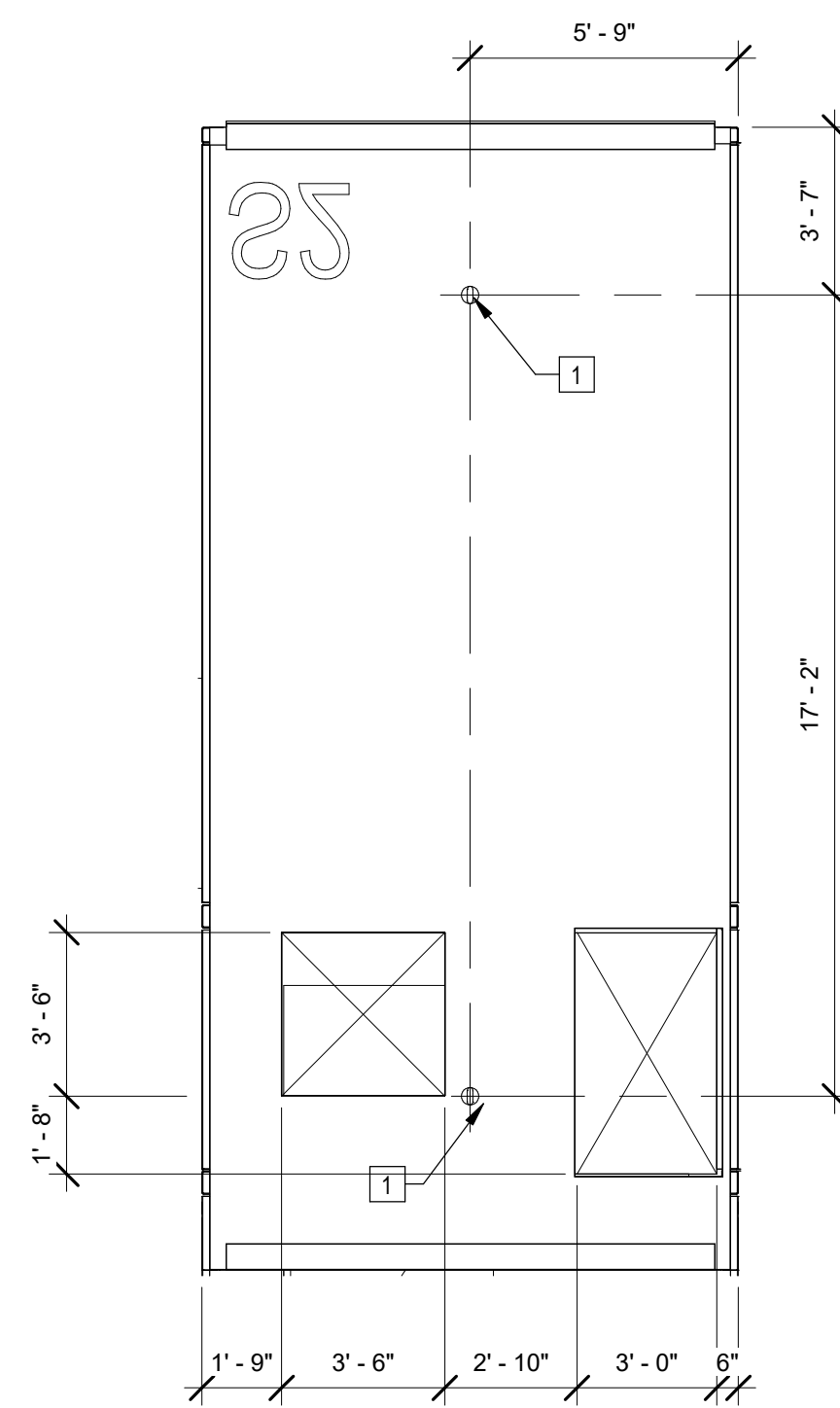
SHEET TITLE		SHEET INFORMATION	
293E2		2101	Author
		As indicated	Author
		11/28/2023 4:19:30 PM	Author



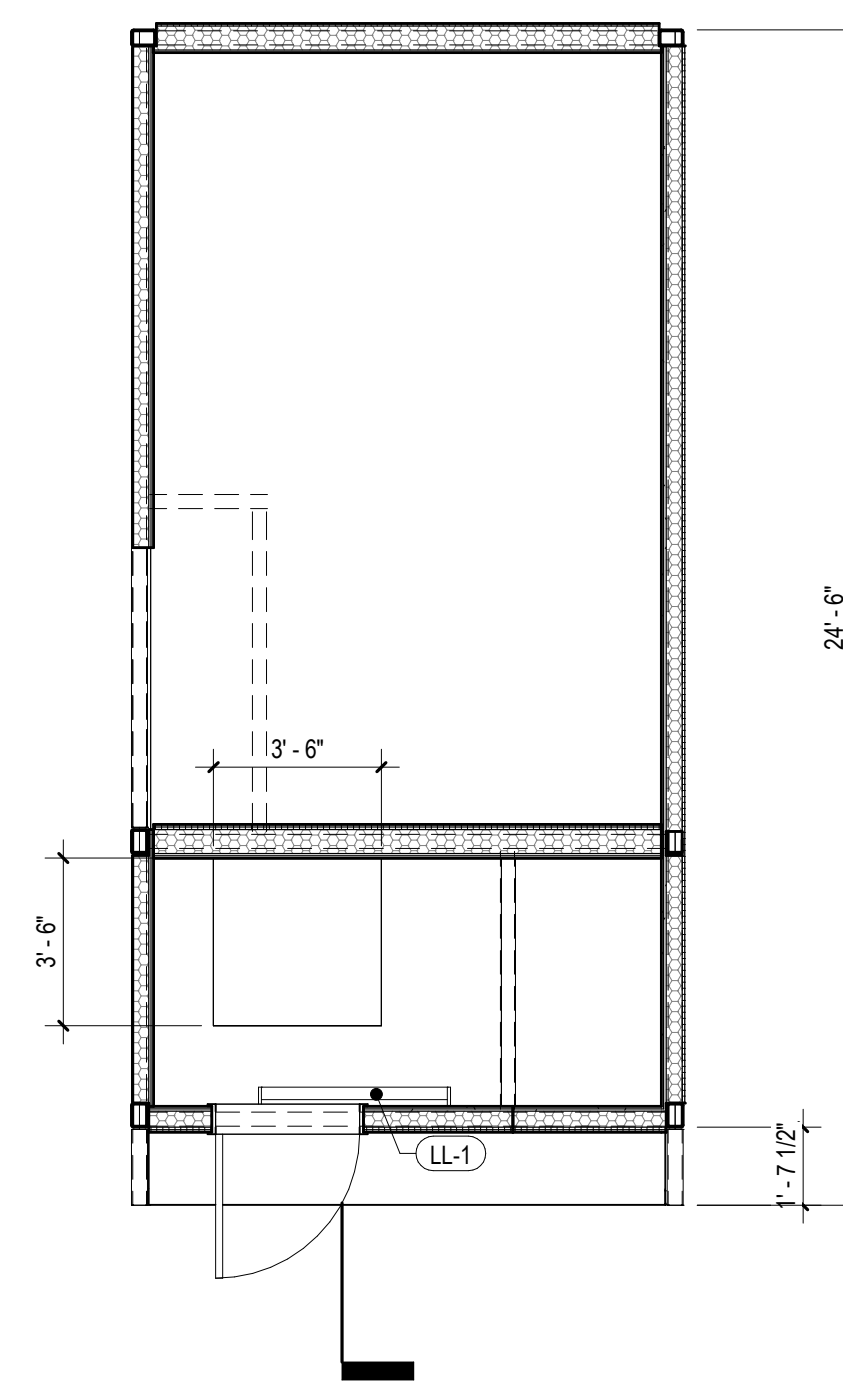
5 | 293S2 NW Axon



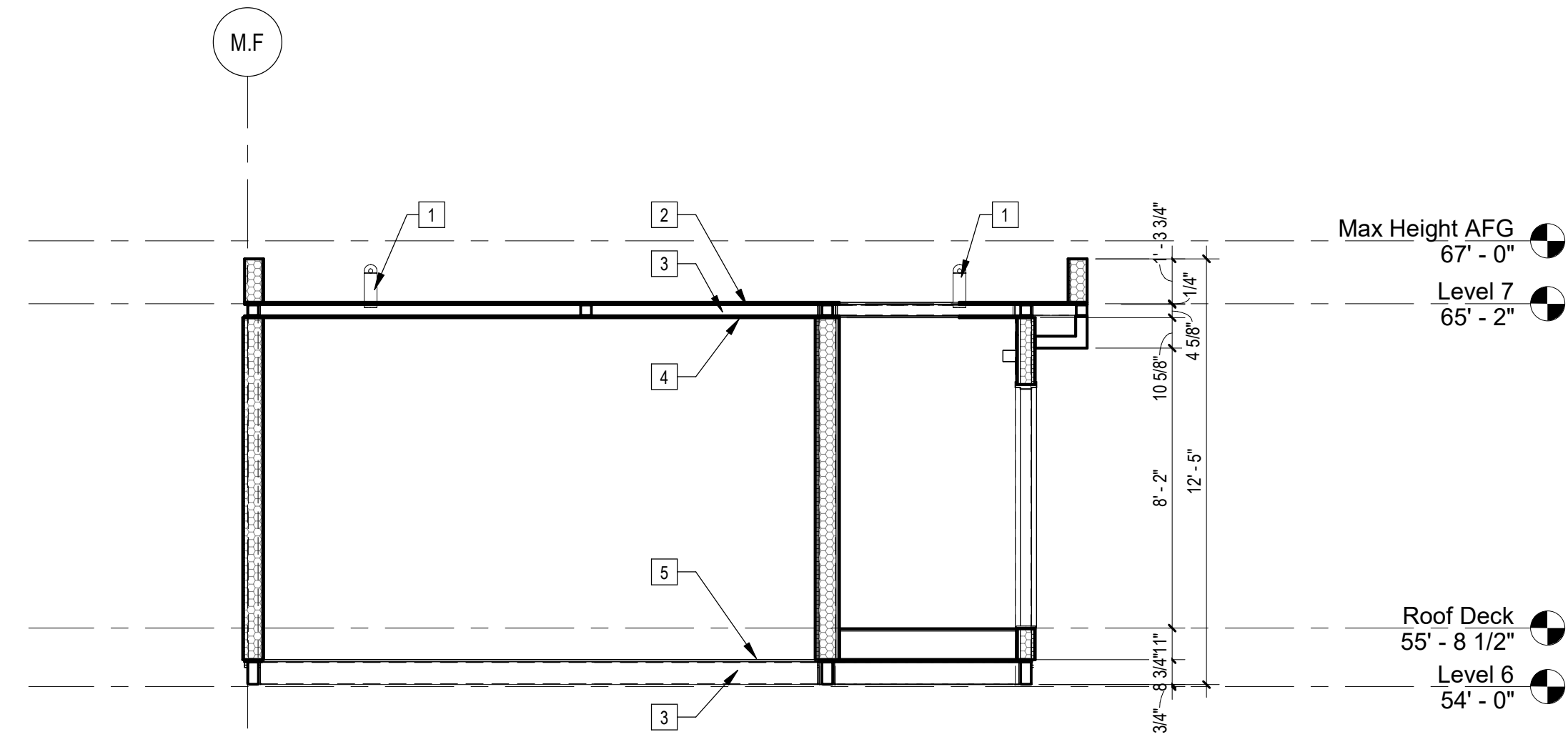
2 | 293S2 SE Axon



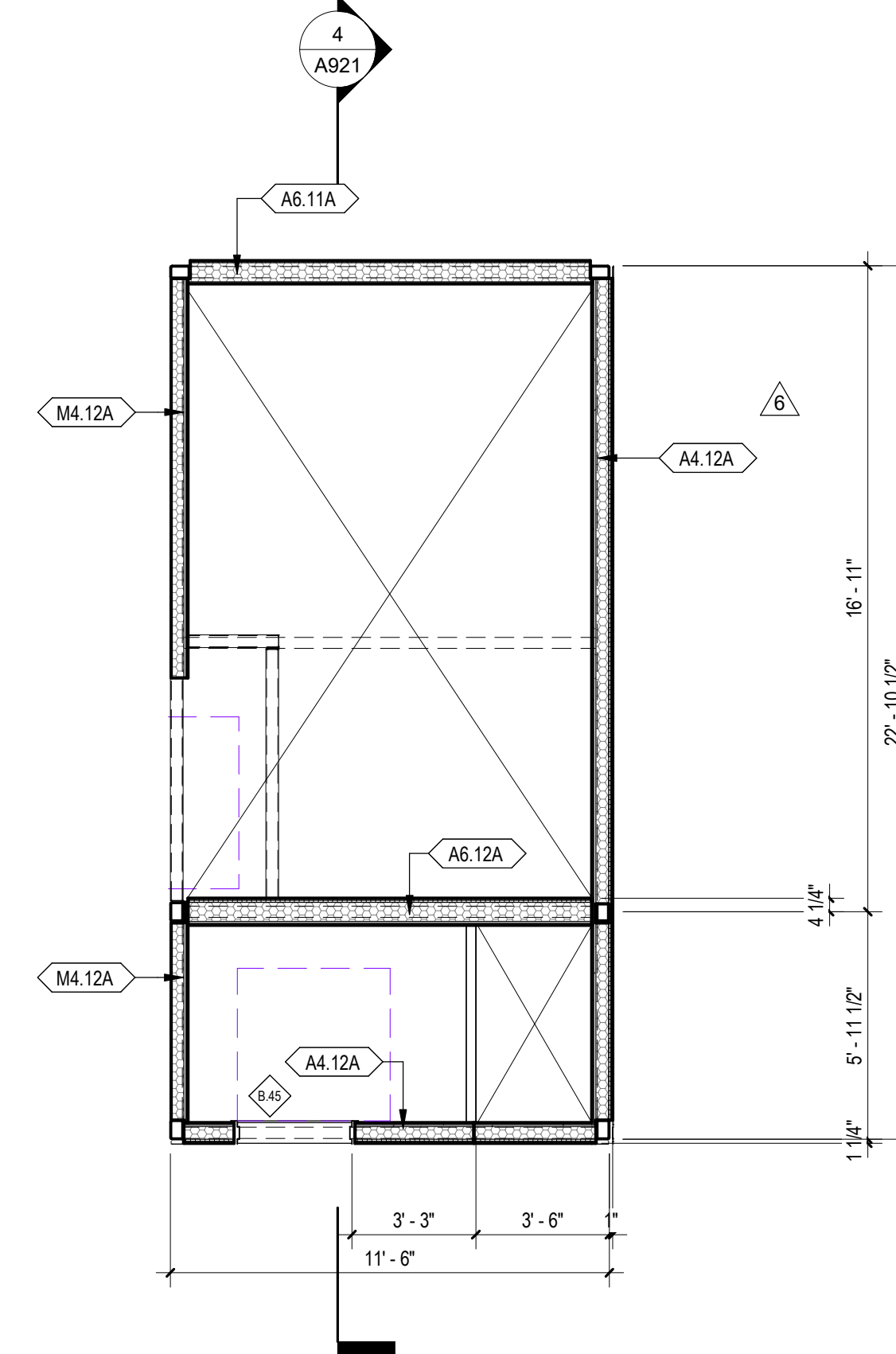
6 | 1/4" = 1'-0" S2 Roof Plan



3 | 1/4" = 1'-0" 293S2 RCP



4 | 1/4" = 1'-0" 293S2 Section



1 | 1/4" = 1'-0" 293S2 Plan

- Sheet Keynotes**
- Maintenance Tie-Back per Cal/OSHA Requirements
 - Modular diaphragm plate steel
 - Modular Steel Chassis, Refer to structural.
 - 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association ESR-1338
 - 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792. Refer to Zip-up Details

Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.

- Overall module dimensions are from "face of casting" to "face of casting"
- Refer to A702 for modular door and window types
- Refer to A059 for wall type tag legend
- Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules

- Indicates Factory-Built Shearwall Location
- Indicates Factory-Built Shearwall Location
- Lowered ceiling or soffit as indicated on plan

NTS Modular Plan Legend



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PROJECT TITLE
2853 West Modular Apartments
HCD Plan Check Response

PROJECT ADDRESS
Joanna Cottrander
2853 South West Boulevard
Los Angeles, CA 90016
5050 - 011 - 022

REVISIONS

Rev. #	Date	Desc.
6	4/7/2023	VE Rev 2

Plan Check Number: 21010-10000-02714
Zoning Number: DR 2021 6289 TOC HCA

SHEET INFORMATION

PKR#	JOB NUMBER	SCALE	DATE	DRAWN BY	CHECKED BY	AUTHOR
293S2	2101	As indicated	11/28/2023 4:19:43 PM			Author

A921



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PROJECT TITLE
2853 West Modular Apartments
HCD Plan Check Response
PROJECT ADDRESS
Joanna Ostrander
2853 South West Boulevard
Los Angeles, CA 90016
5050 - 011 - 022

REVISIONS

Rev. #	Date	Desc.
--------	------	-------

Sheet Keynotes

1	Maintenance Tie-Back per Cal/OSHA Requirements
2	Cast Iron Roof drain and overflow assembly, Refer to Plumbing Sheets
3	3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792. Refer to Zip-up Details
4	Modular Steel Chassis, Refer to structural.

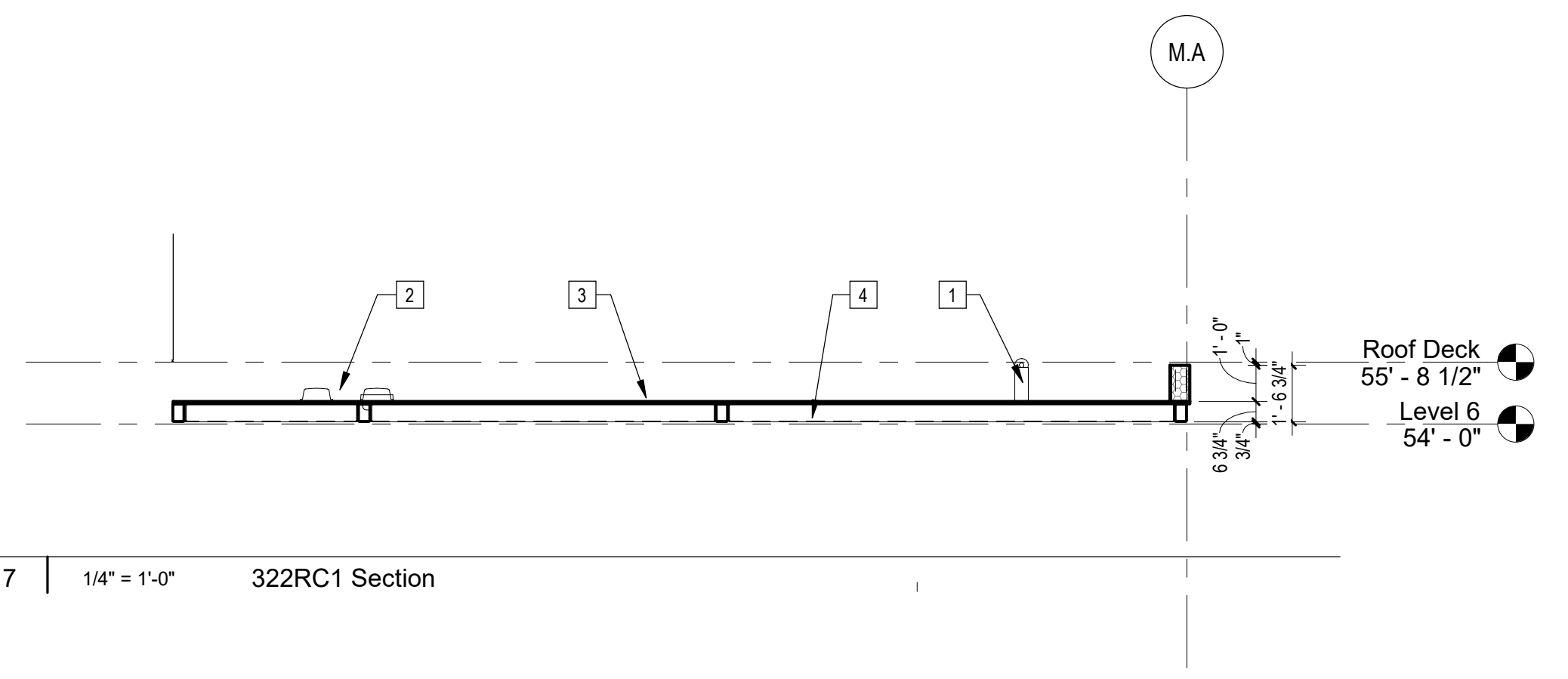
Plan Check Number 21010-10000-02714
Zoning Number DR 2021 6289 TOC HCA

SHEET INFORMATION

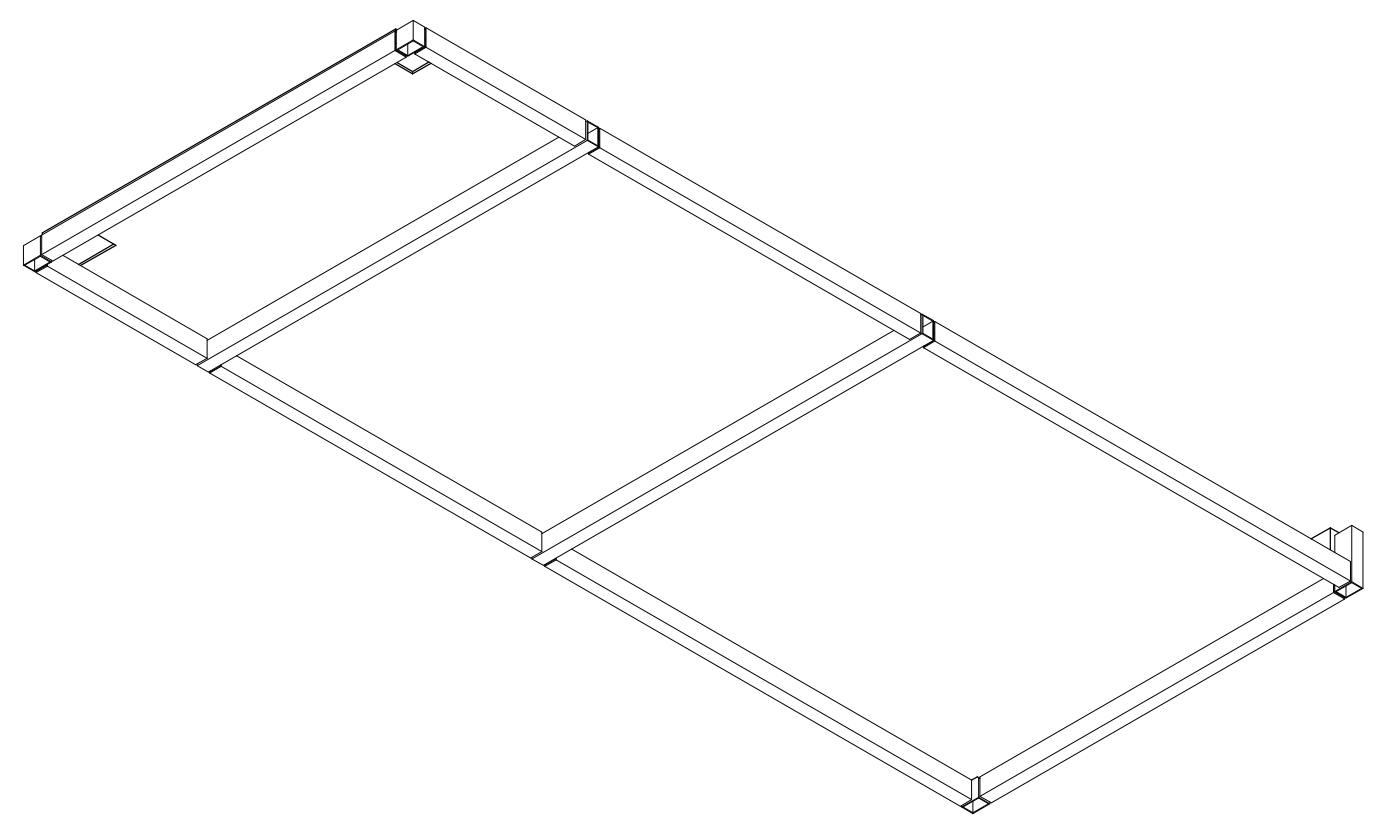
PK/NO	JOB NUMBER	SCALE	DATE	DRAWN BY	CHECKER
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322RC1
SHEET NUMBER

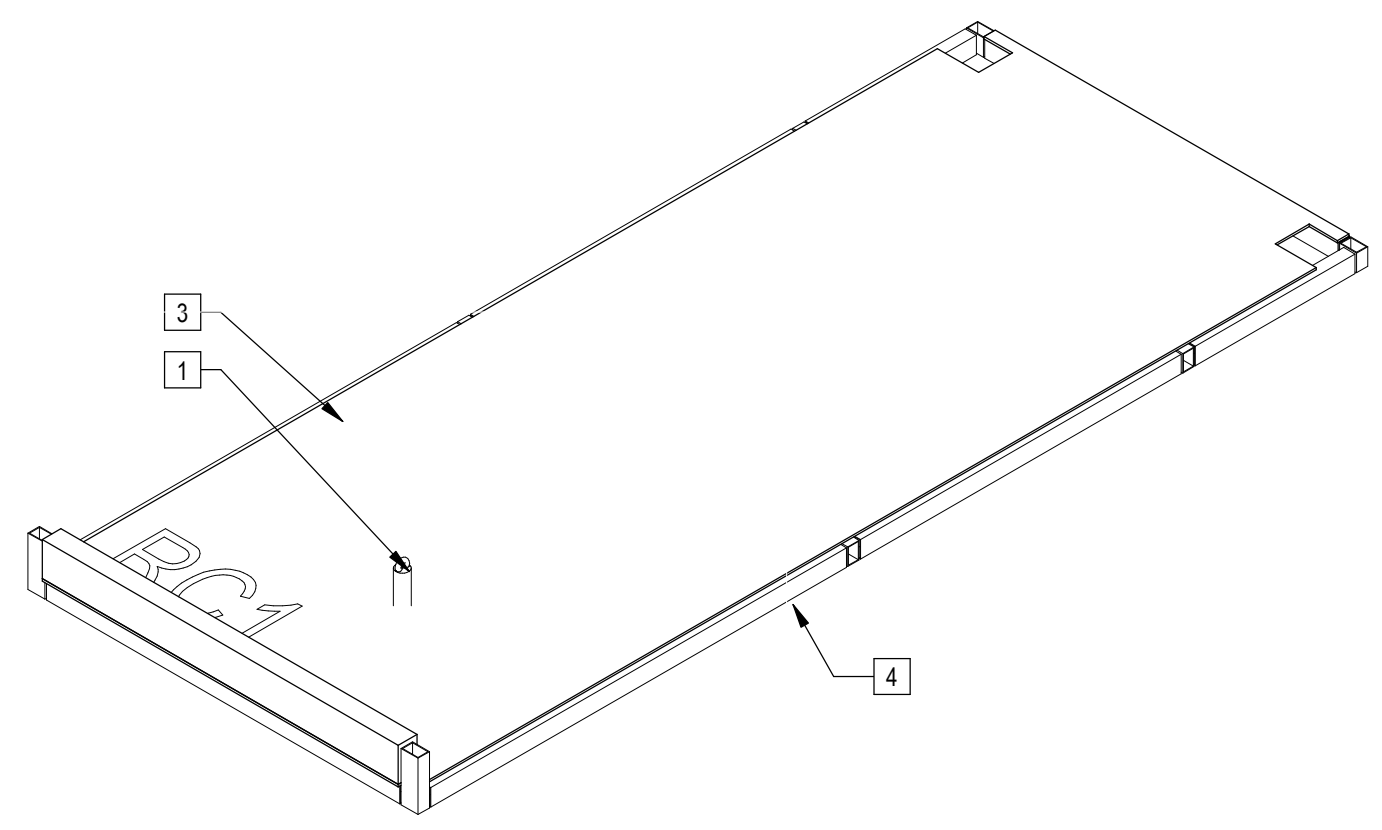
A922



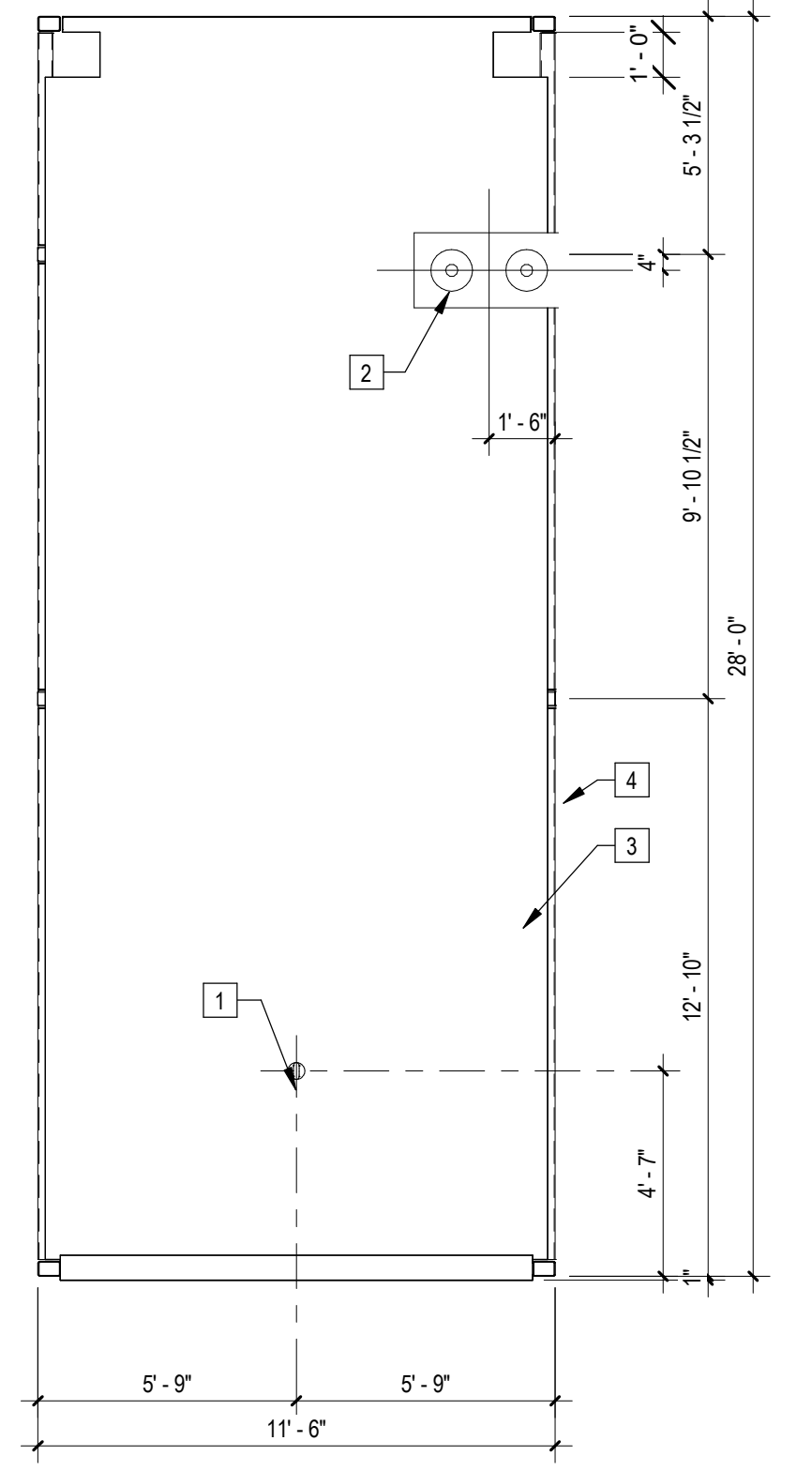
7 | 1/4" = 1'-0" 322RC1 Section



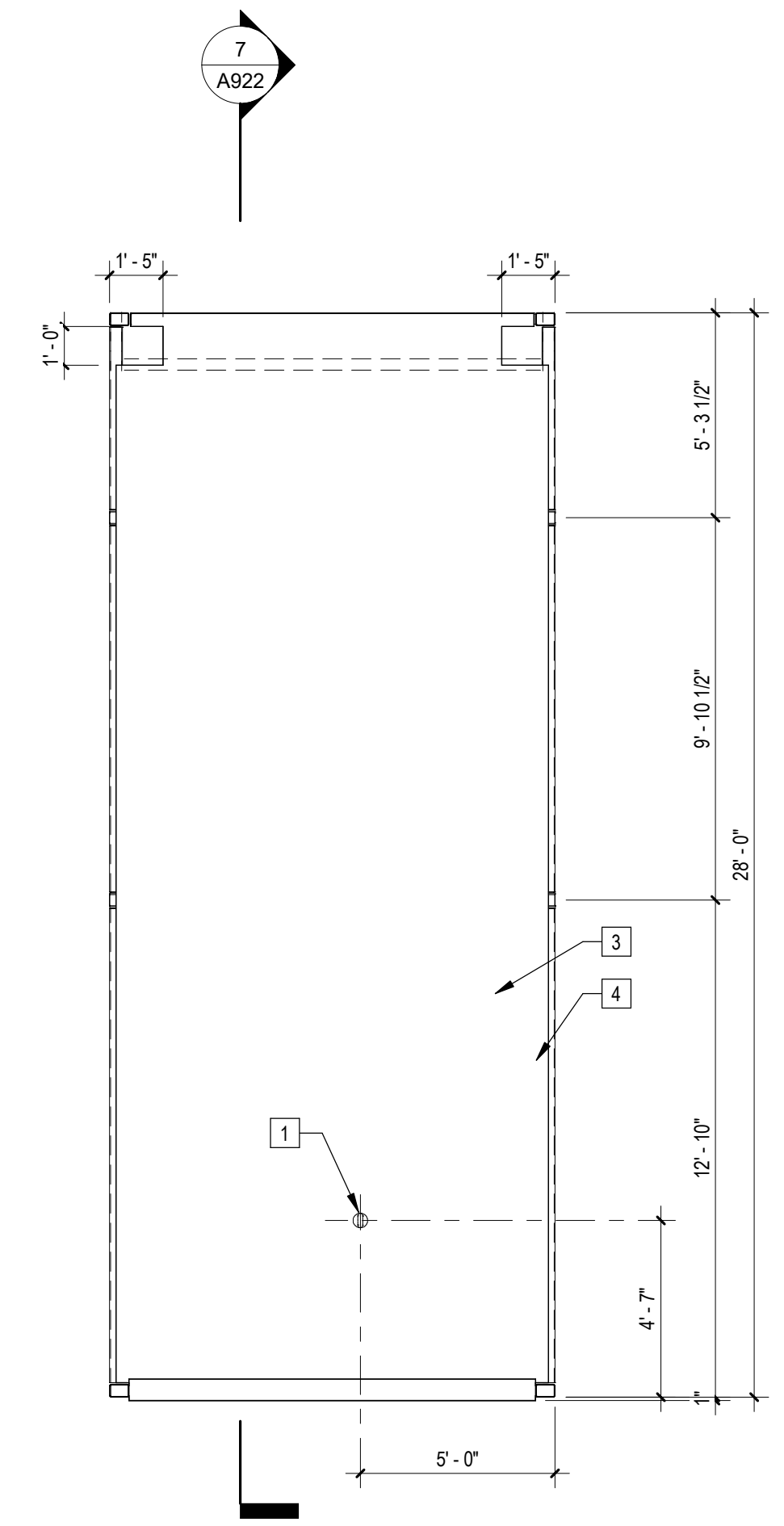
5 | 322RC1 Axon NW



2 | 322RC1 Axon



3 | 1/4" = 1'-0" 322RC1A



1 | 1/4" = 1'-0" 322RC1 Plan

Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.

- Overall module dimensions are from "face of casting" to "face of casting".
- Refer to A702 for modular door and window types
- Refer to A059 for wall type tag legend.
- Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules

Modular Plan Legend

	Indicates Factory-Built Shearwall Location
	Indicates Factory-Built Shearwall Location
	Lowered ceiling or soffit as indicated on plan

NTS Modular Plan Legend



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PROJECT TITLE
2853 West Modular Apartments
 HCD Plan Check Response

PROJECT ADDRESS
 Joanna Cottrander
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - 022

REV. #	DATE	DESC.

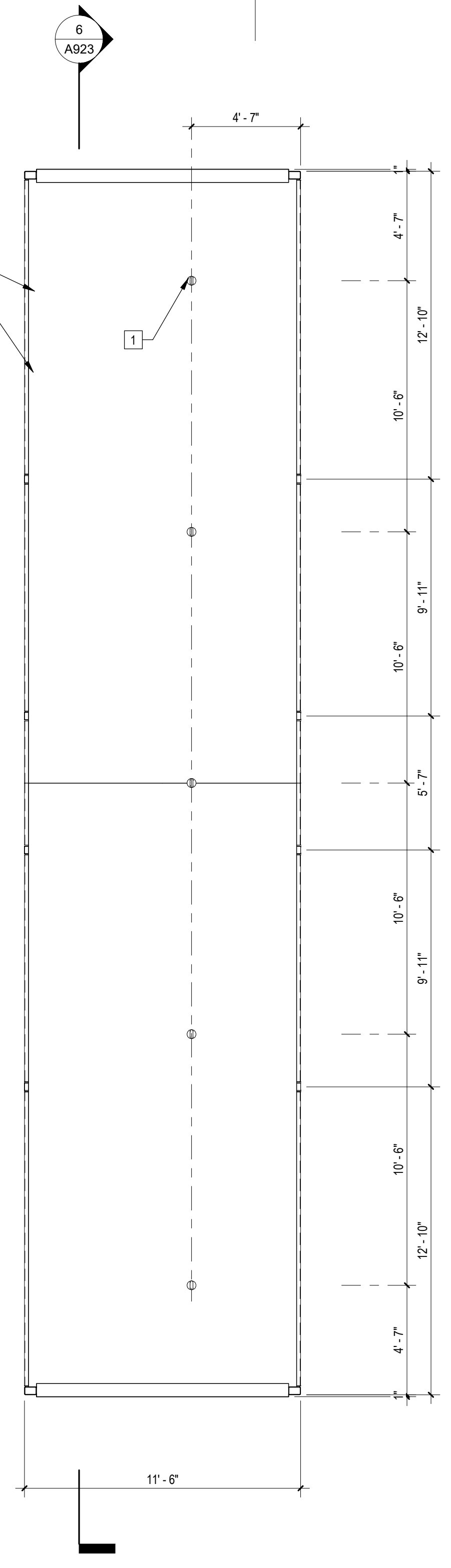
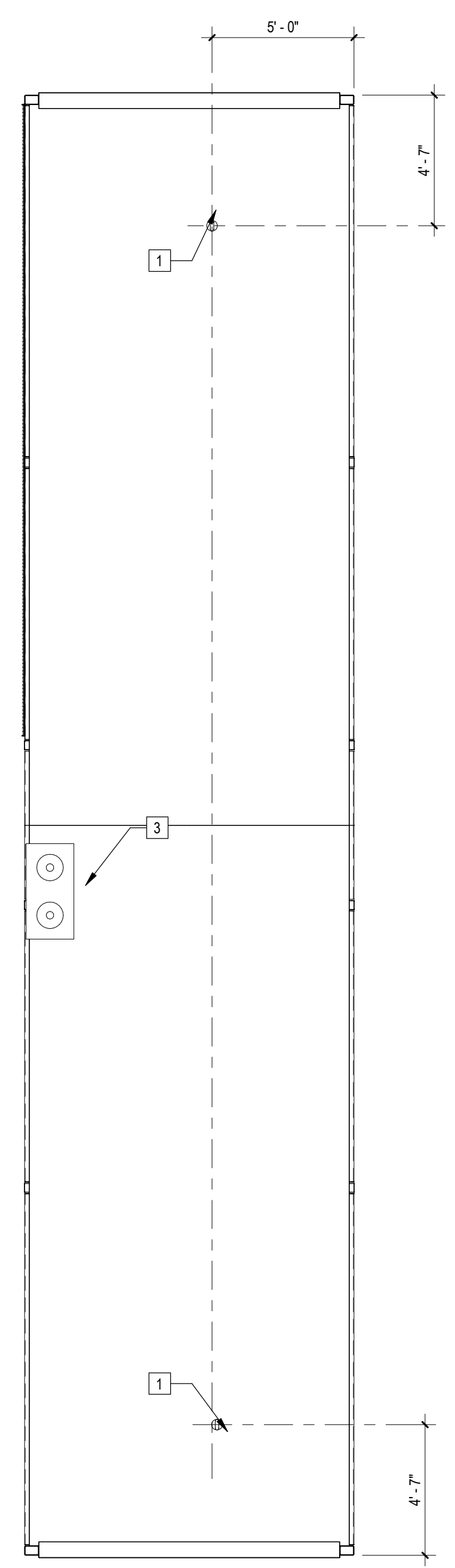
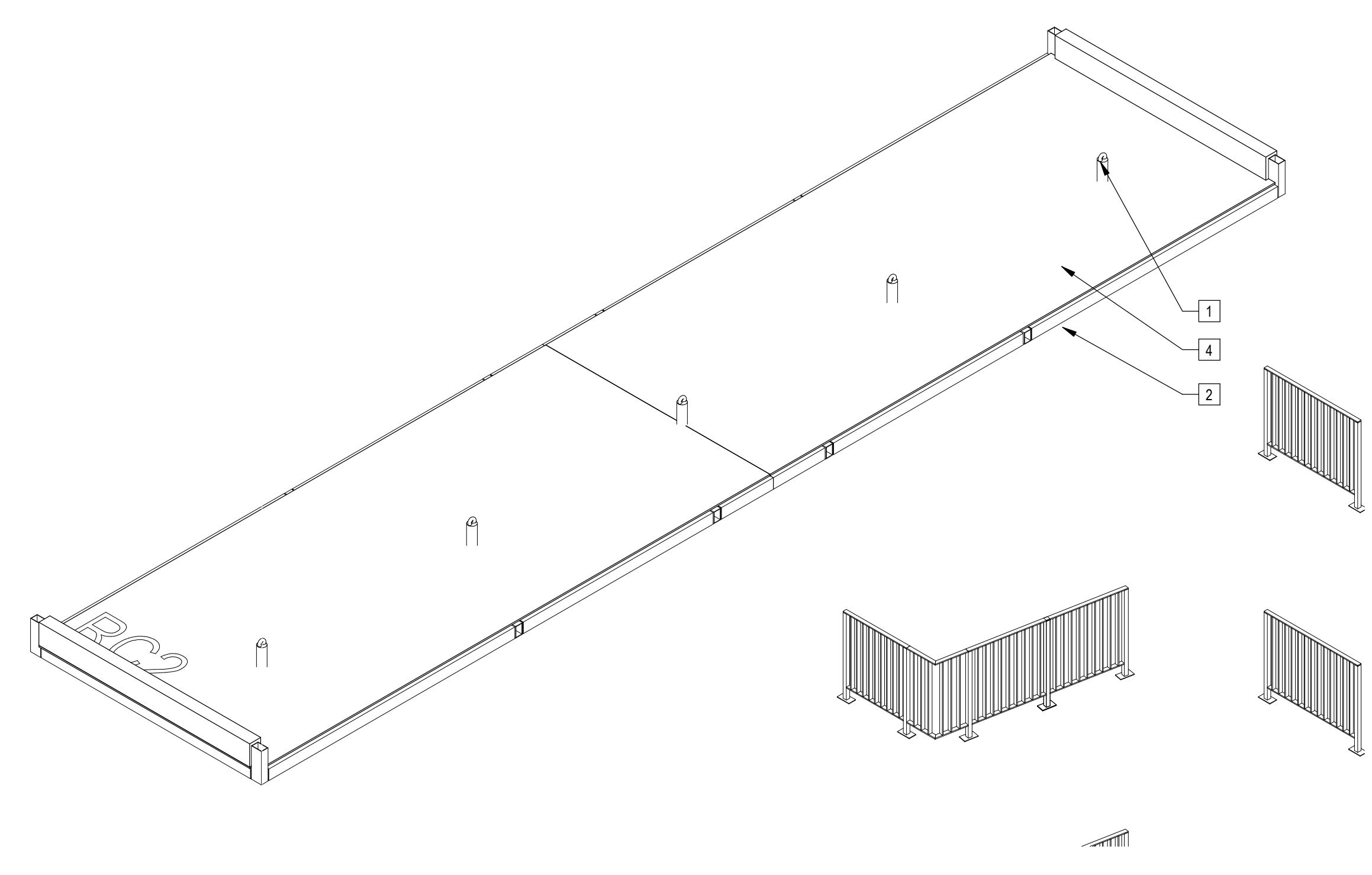
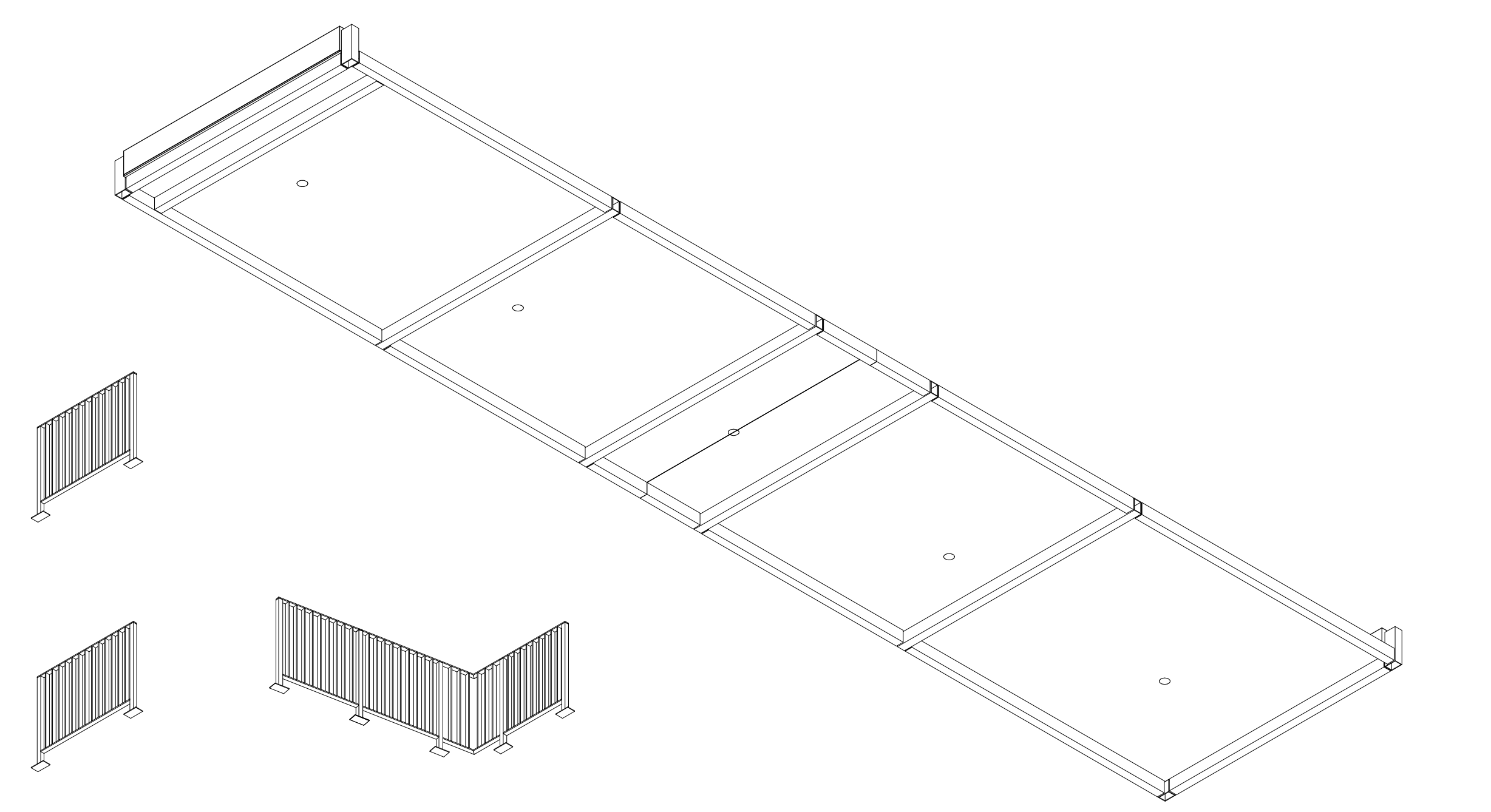
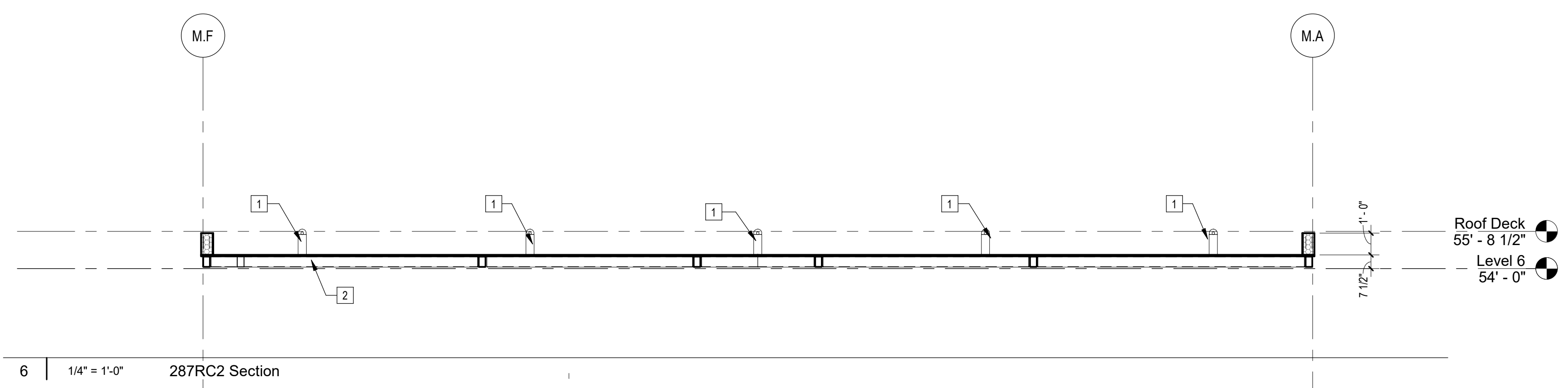
Sheet Keynotes

- Maintenance Tie-Back per Cal/OSHA Requirements
- Modular Steel Chassis, Refer to structural.
- Cast Iron Roof drain and overflow assembly, Refer to Plumbing Sheets
- 3/4" Thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792. Refer to Zip-up Details

Plan Check Number 21010-10000-02714
 Zoning Number DR 2021 6289 TOC HCA

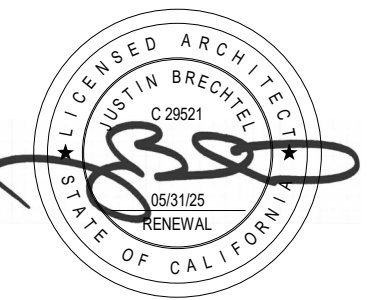
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587RC2	2101	As indicated	Author
PK#	JOB NUMBER	SCALE	DATE
			11/28/2023 4:20:00 PM
			DRAWN BY
			CHECK BY
			Checker

A923



- Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.
- Overall module dimensions are from "face of casting" to "face of casting".
 - Refer to A702 for modular door and window types
 - Refer to A059 for wall type tag legend.
 - Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules
- Indicates Factory-Built Shearwall Location
 - Indicates Factory-Built Shearwall Location
 - Lowered ceiling or soffit as indicated on plan

NTS Modular Plan Legend



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PROJECT TITLE

PROJECT ADDRESS

Joanna Cottrander
2853 South West Boulevard
Los Angeles, CA 90016
5050 - 011 - 022

2853 West Modular Apartments
HCD Plan Check Response

REV. #	DATE	DESC.

Sheet Keynotes

- 1 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792. Refer to Zip-up Details
- 2 Modular Steel Chassis, Refer to structural.

Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.

- 1. Overall module dimensions are from "face of casting" to "face of casting".
- 2. Refer to A702 for modular door and window types
- 3. Refer to A059 for wall type tag legend.
- 4. Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules

- Indicates Factory-Built Shearwall Location
- Indicates Factory-Built Shearwall Location
- Lowered ceiling or soffit as indicated on plan

Plan Check Number 21010-10000-02714

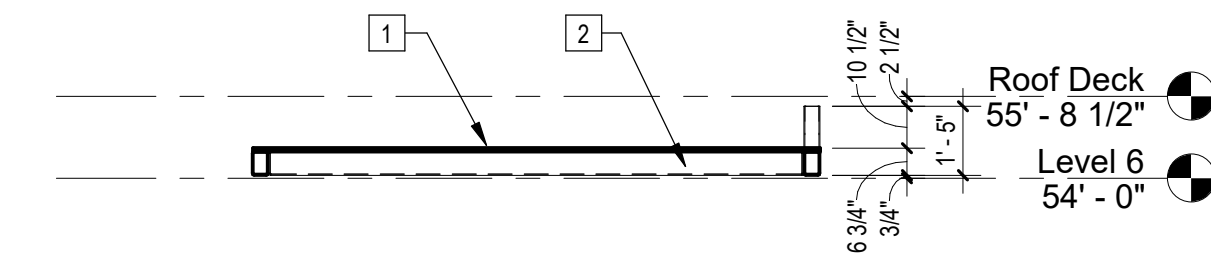
Zoning Number DR 2021 6289 TDC HCA

SHEET TITLE SHEET INFORMATION

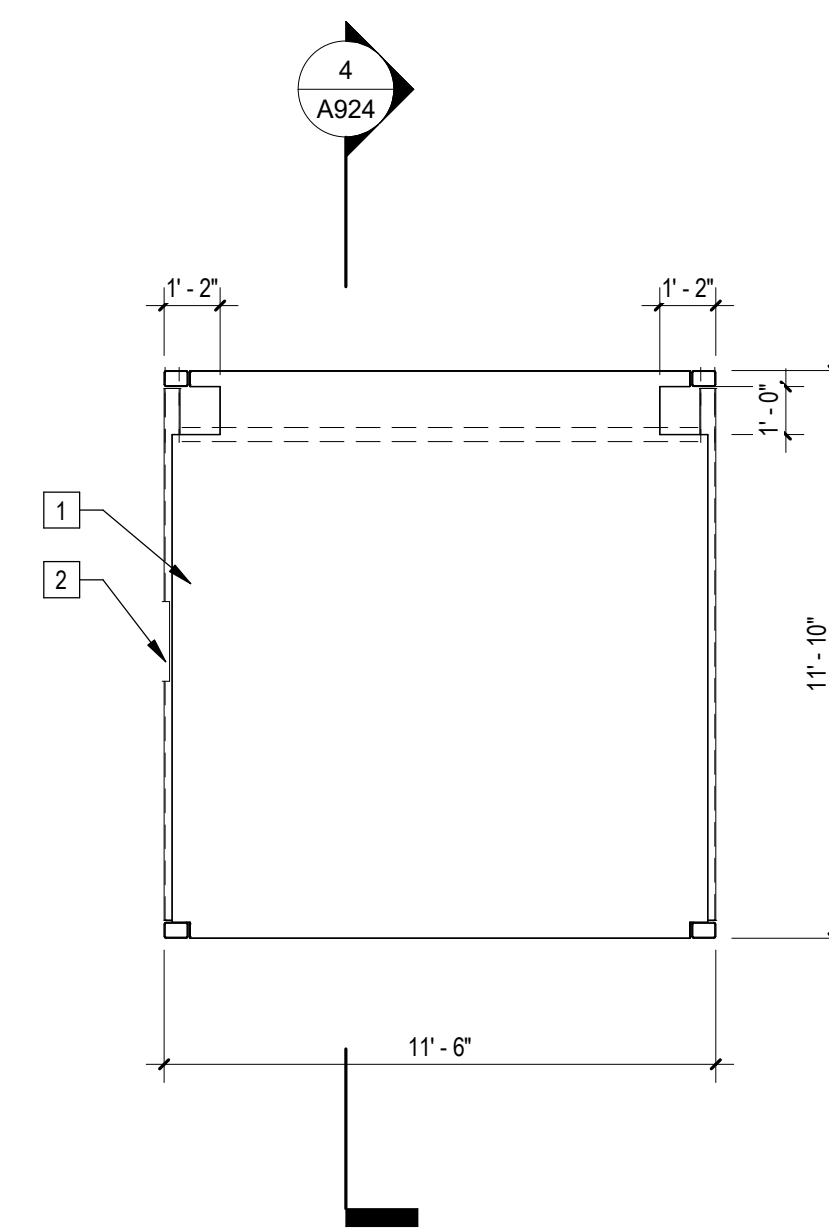
136RC3	PKR#	JOB NUMBER	SCALE	DATE	DRAWN BY	CHECKER
		2101	As indicated	11/28/2023 4:20:07 PM	Author	Checker

SHEET NUMBER

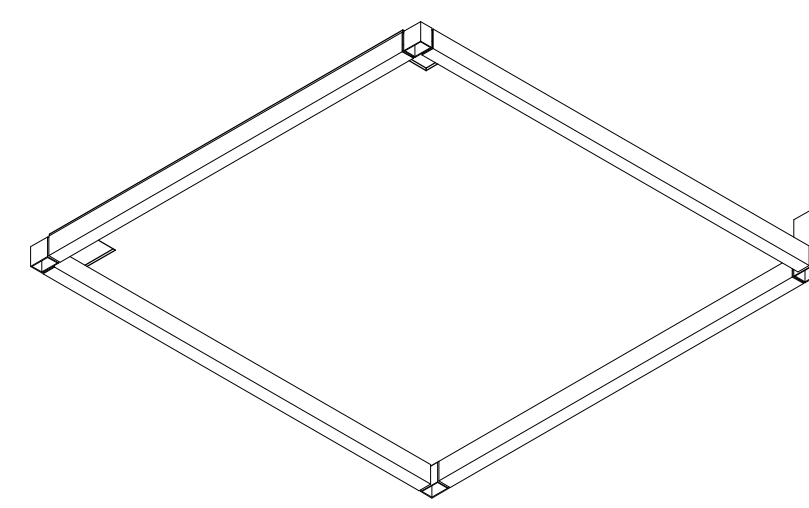
A924



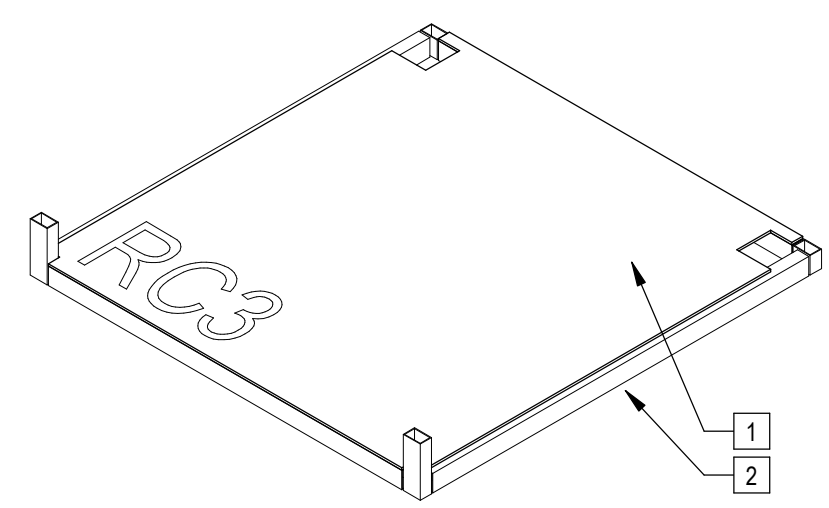
4 | 1/4" = 1'-0" | 136RC3 Section



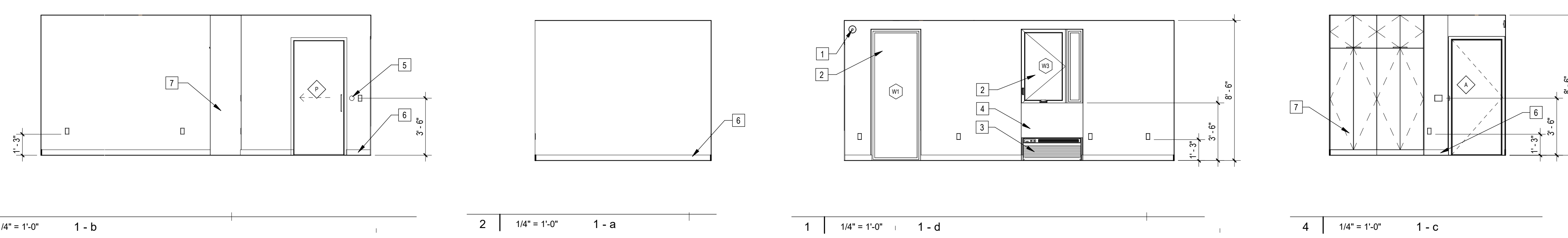
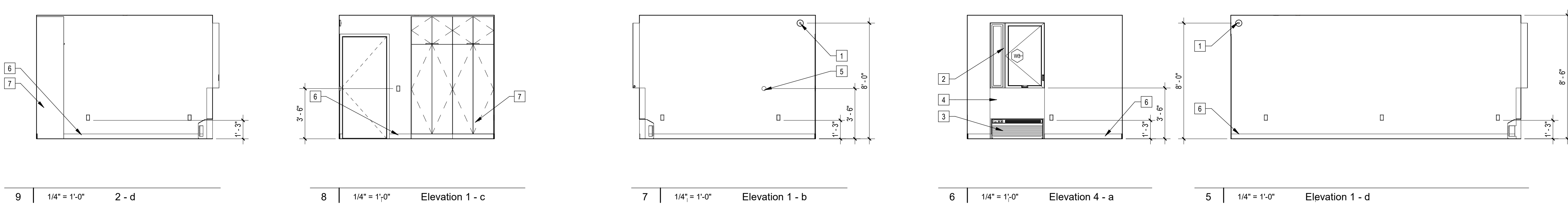
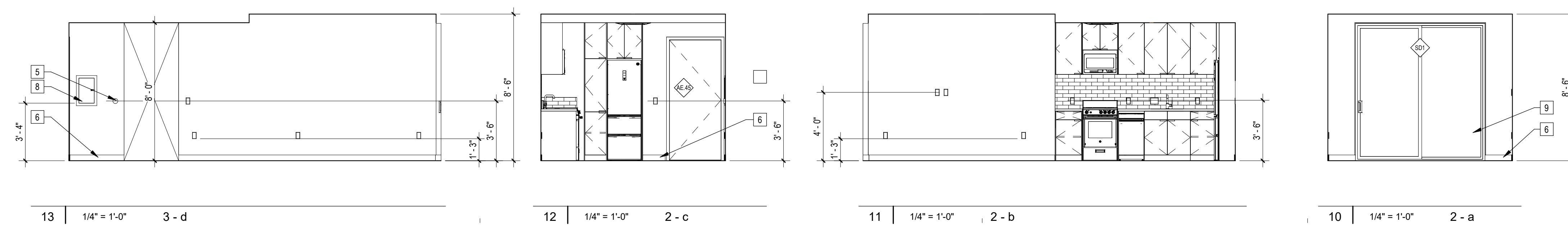
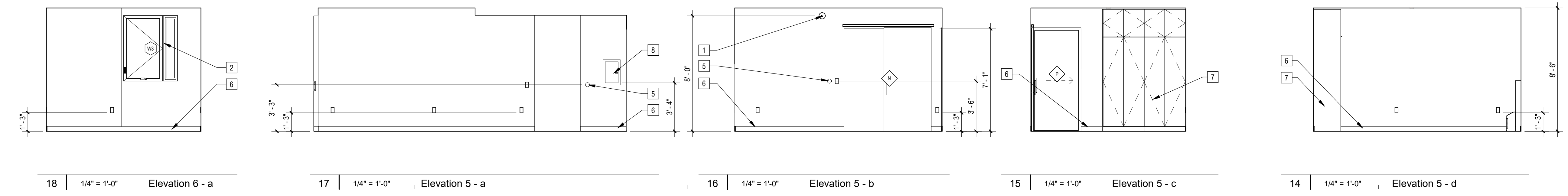
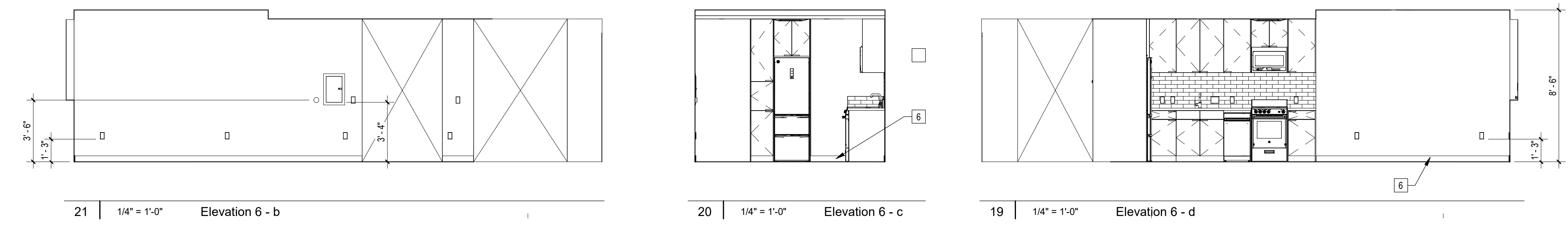
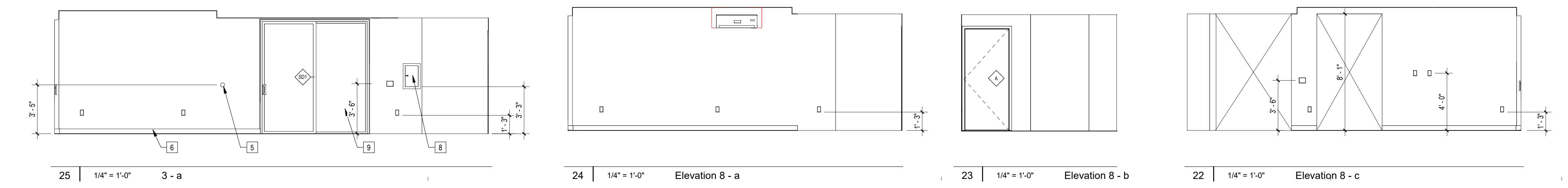
1 | 1/4" = 1'-0" | 136RC3 Plan



3 | 136RC3 Axon NW



2 | 136RC3 Axon SE



- Sheet Keynotes**
- 1 Fire Alarm refer to Fire Protection Drawings
 - 2 Factory-installed window, refer to Window Schedule
 - 3 GE Self-Contained Heat Pump
 - 4 PTAC Interior Painted MDF Enclosure
 - 5 Wall-Mounted Thermostat
 - 6 4" x 1/2" MDF baseboard
 - 7 Built-in Wardrobe Casework
 - 8 Dwelling Unit Power Distribution Panel
 - 9 Factory-installed sliding glass door, refer to Door Schedule

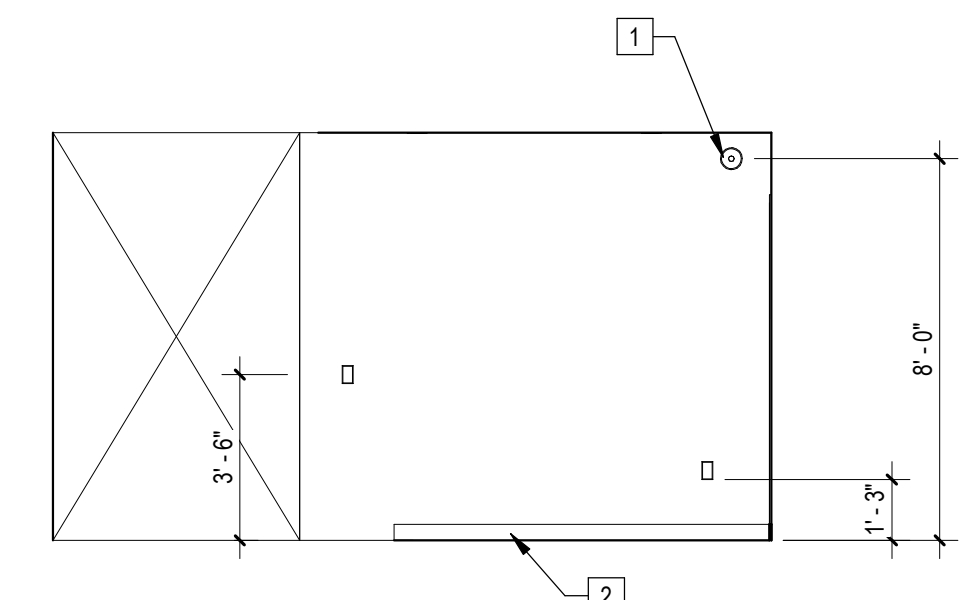
REVISIONS	Rev. #	Date	Desc.

Plan Check Number 21010-10000-02714
 Zoning Number DR 2021 6289 TOC HCA

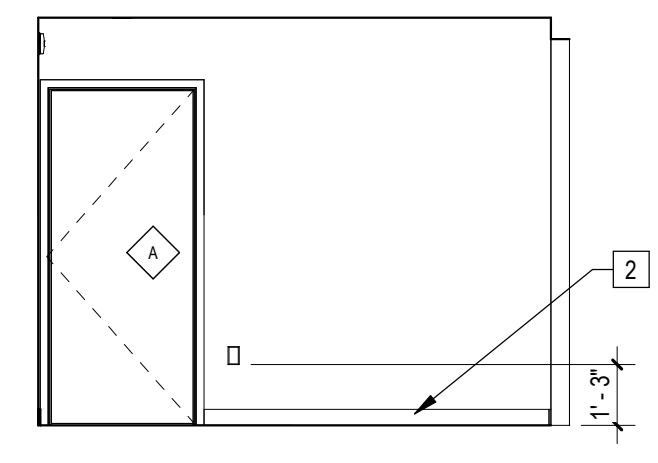
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Module Interior Elevations	2101	DATE	11/28/2023 4:23:57 PM
PKNSR	JOB NUMBER	SCALE	1/4" = 1'-0"
		DRAWN BY	Author
		CHECKED BY	Checker



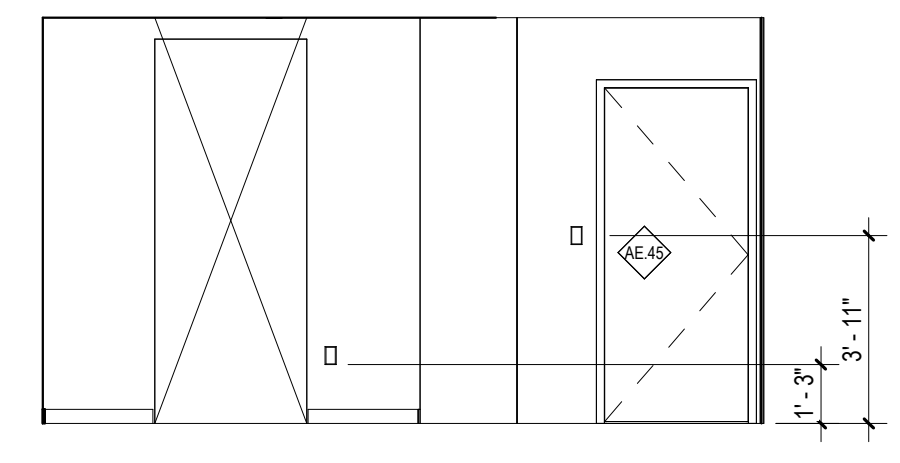
5 | 1/4" = 1'-0" | Elevation 8 - d



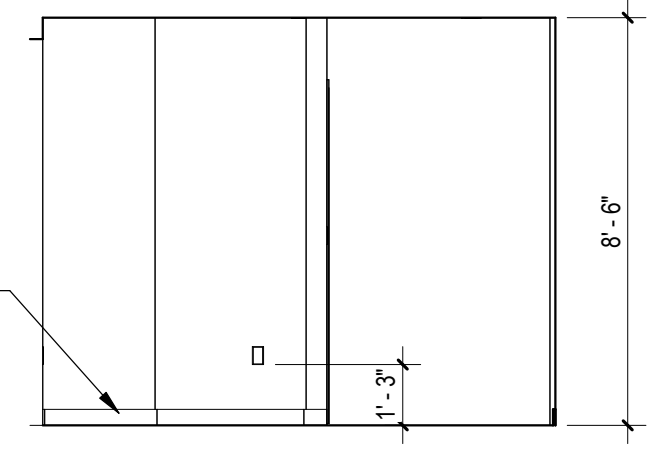
4 | 1/4" = 1'-0" | Elevation 7 - b



3 | 1/4" = 1'-0" | Elevation 7 - c



2 | 1/4" = 1'-0" | Elevation 7 - d



1 | 1/4" = 1'-0" | Elevation 7 - a

Sheet Keynotes

- 1 Fire Alarm refer to Fire Protection Drawings
- 2 4" x 1/2" MDF baseboard

ARCHITECT
b|ARCH
 Justin Brechtel, AIA
 6740 Hillpark Drive, #102
 Los Angeles, California, 90068
 310 908 2910
 justin.brechtel@gmail.com

MODULAR MANUFACTURER

WEST MODULAR MANUFACTURING
 Carretera Libre Tijuana –
 Mexicali 22219 Interior B
 Colonia Fidecosmiso El Florido
 Tijuana, Baja California C.P. 2224



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PROJECT TITLE

PROJECT ADDRESS
 Joanna Ostrander
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - 022

2853 West Modular Apartments
 HCD Plan Check Response

REV. #	DATE	DESC.

Plan Check Number 21010-10000-02714
 Zoning Number DR 2021 6289 TOC HCA

SHEET TITLE: Module Interior Elevations
 SHEET INFORMATION: SHEET INFORMATION

PK#/E 2101
 JOB NUMBER 1/4" = 1'-0"
 SCALE 11/28/2023 4:24:53 PM
 DATE
 DRAWN BY Author
 CHECKED BY
 CHECKER

SHEET NUMBER
A951