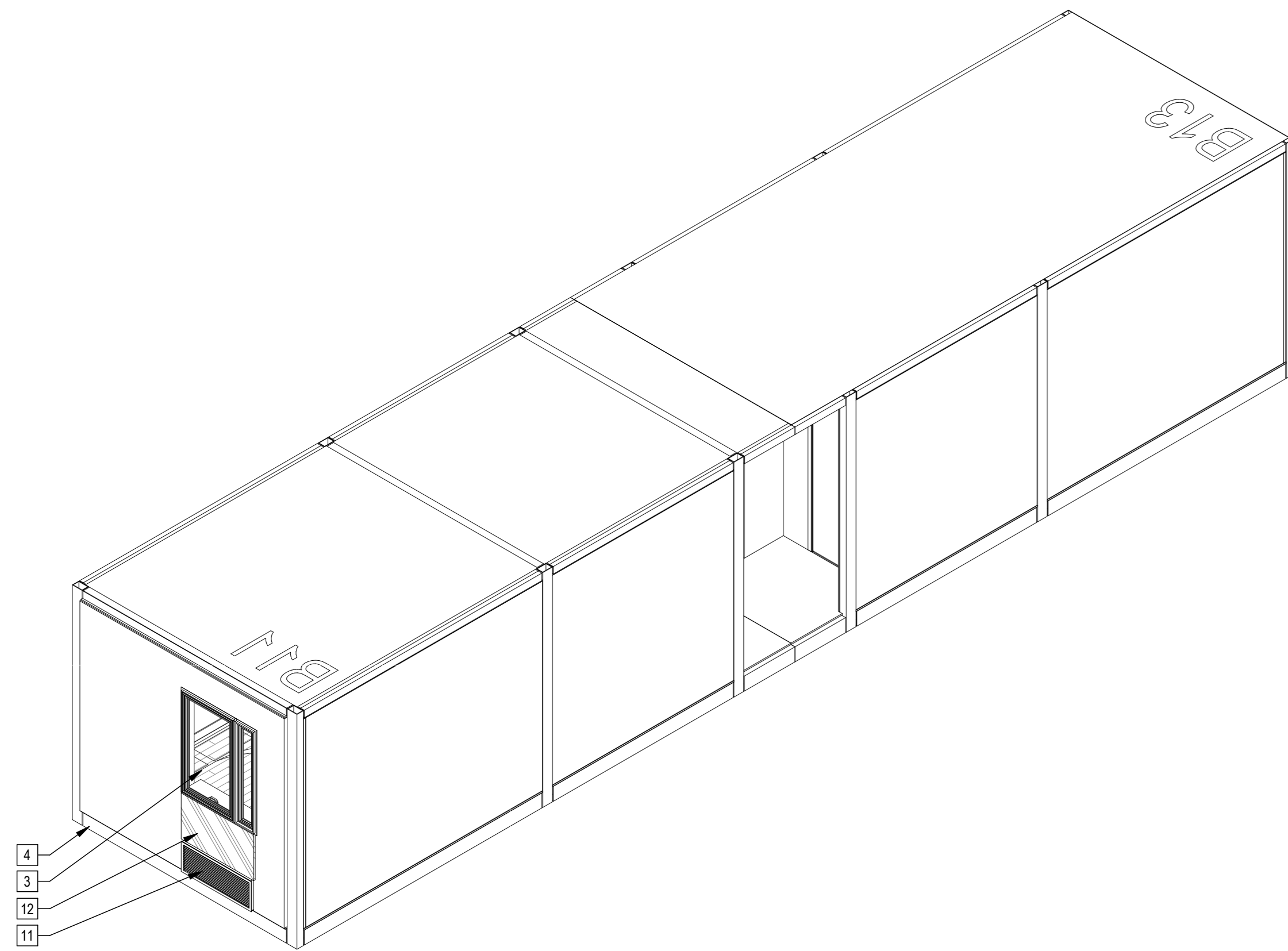
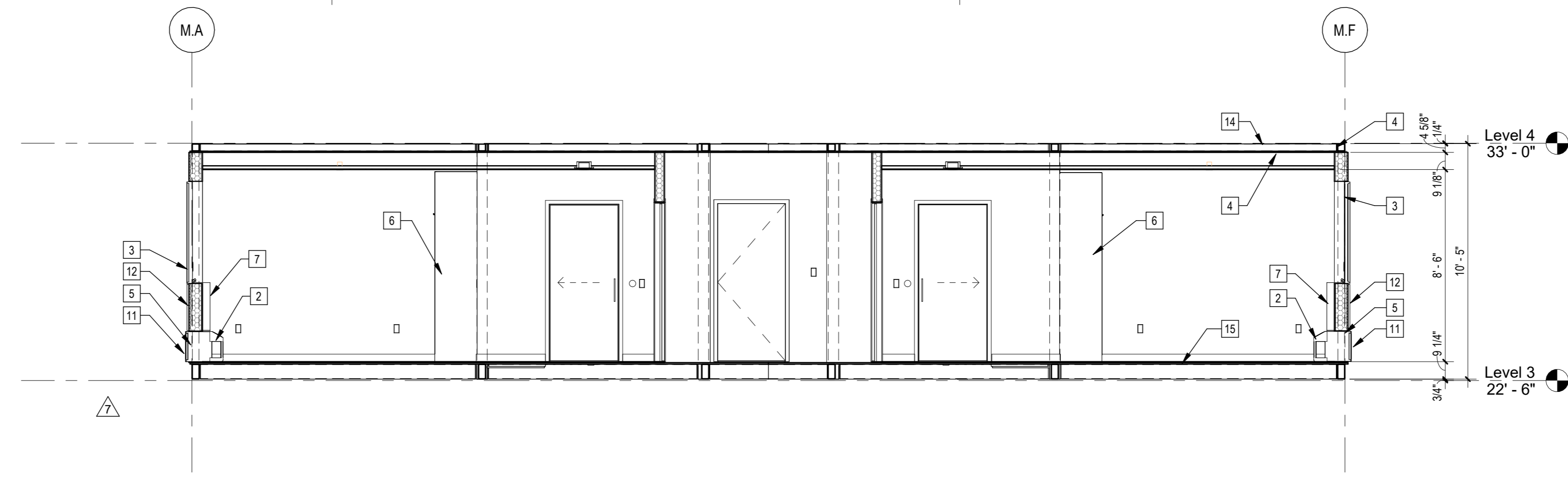


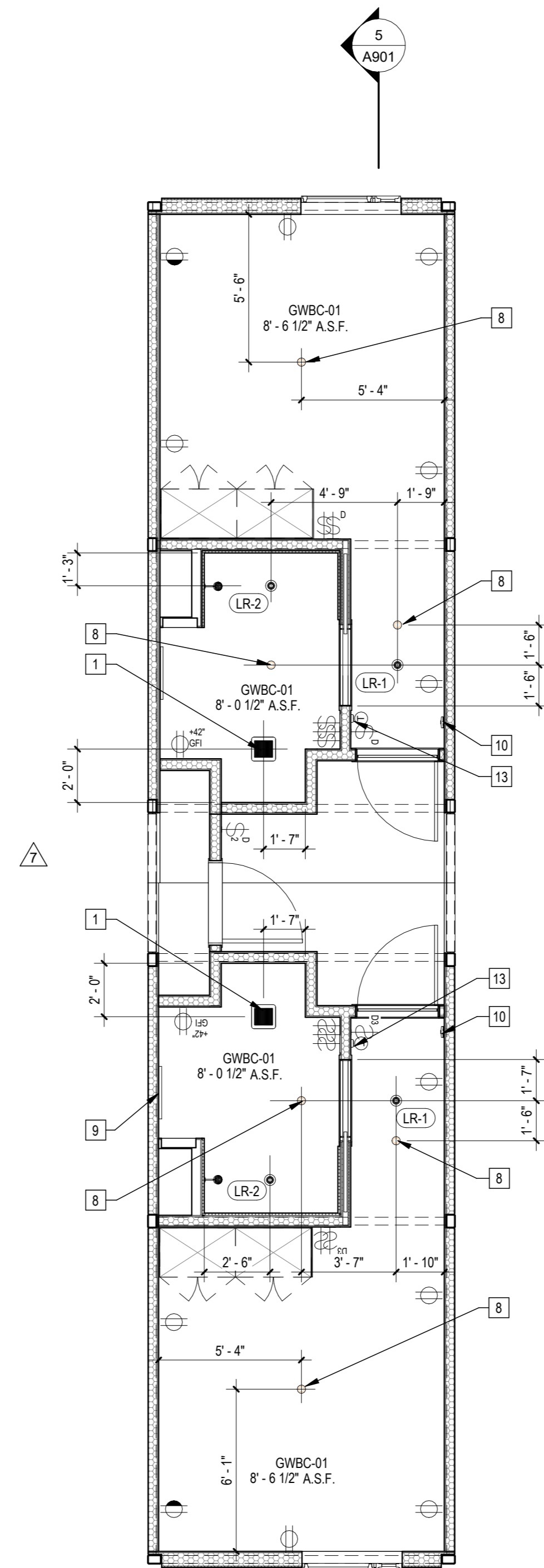
4 | 587B11B13 Axon NW



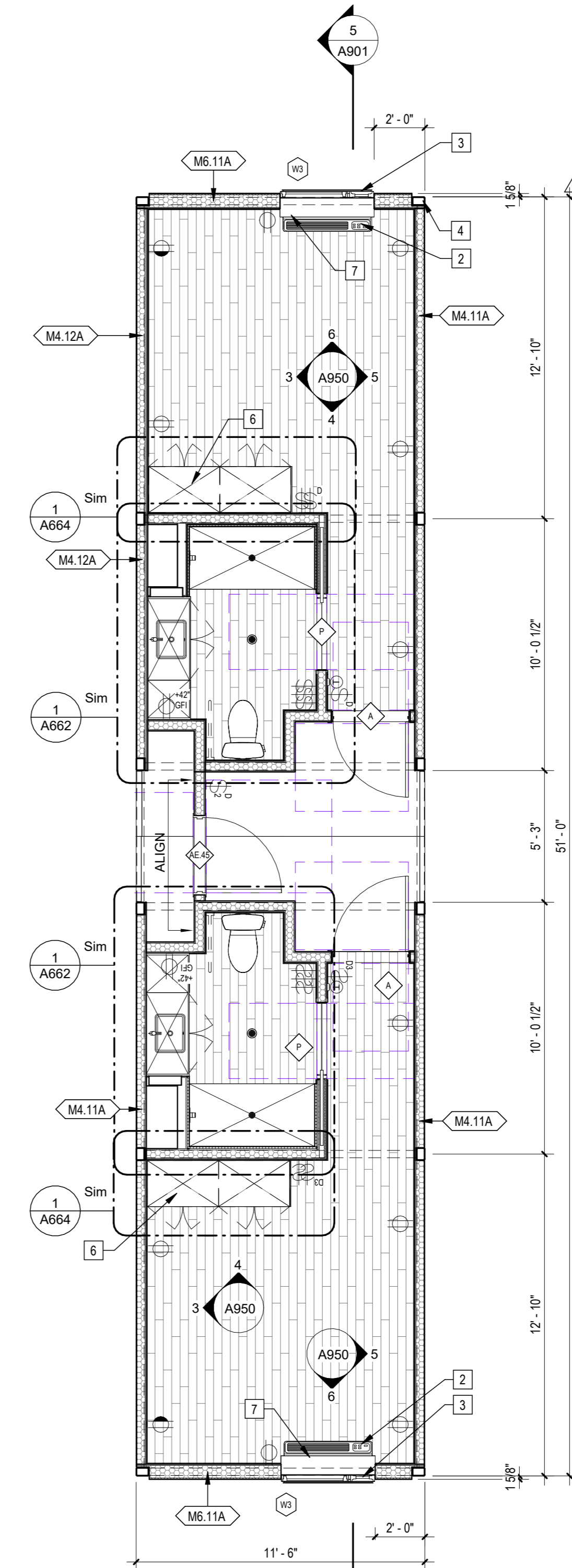
3 | 587B11B13 Axon



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 A259 for wall type tag legend
4. Refer to A650 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules
5. Refer to Structural Drawings for location of shearwalls

- 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
 Joaquin Ostlander
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - 022

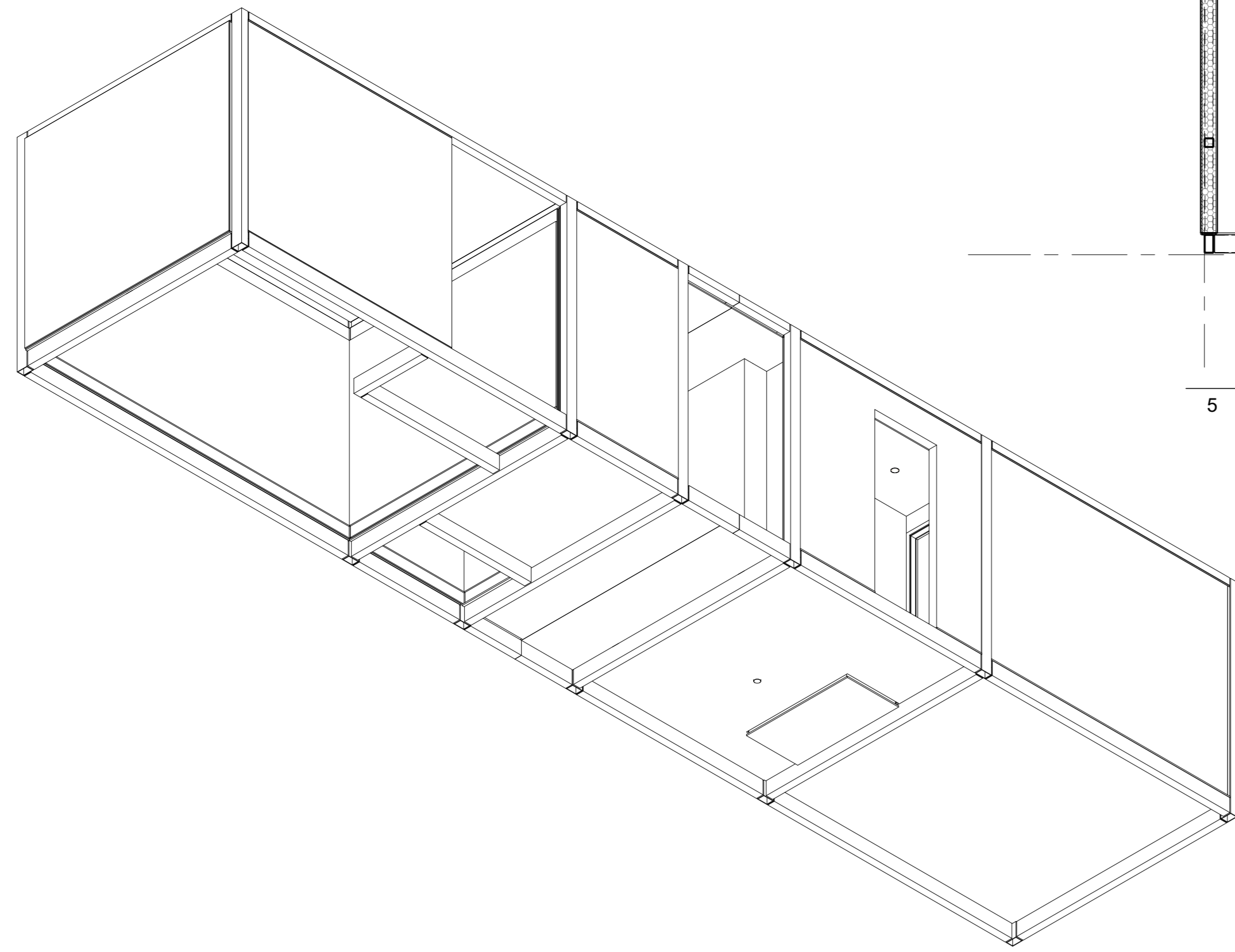
REVISIONS	Rev. #	Date	Desc.
	2	8/19/2022	LADBS Review 2 & HCD Plan Review 1
	7	5/22/2023	LAHD Revision

Plan Check Number: 21010-10000-02714
 Zoning Number: DIR 2021 E2B9 TOC HCA

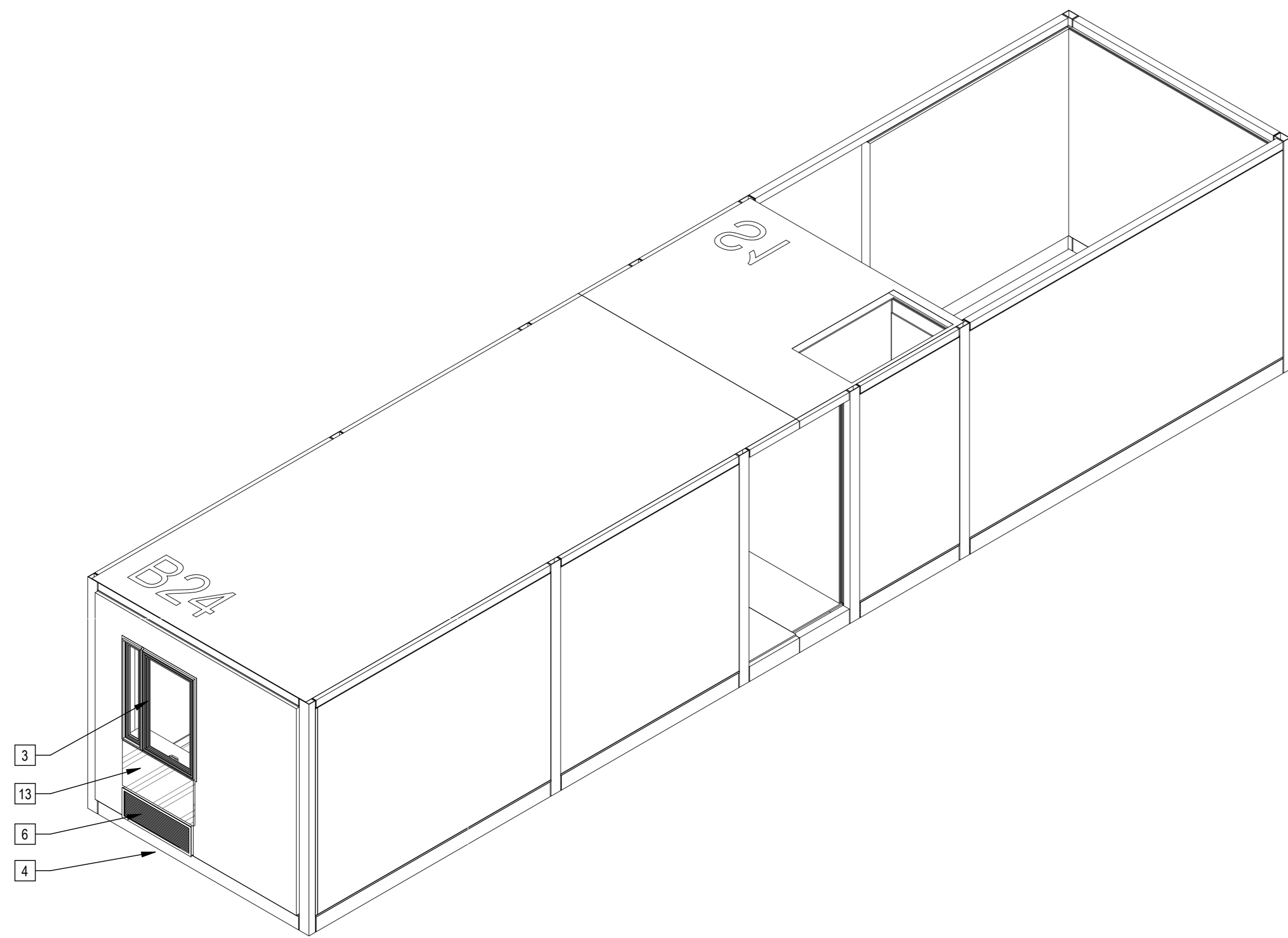
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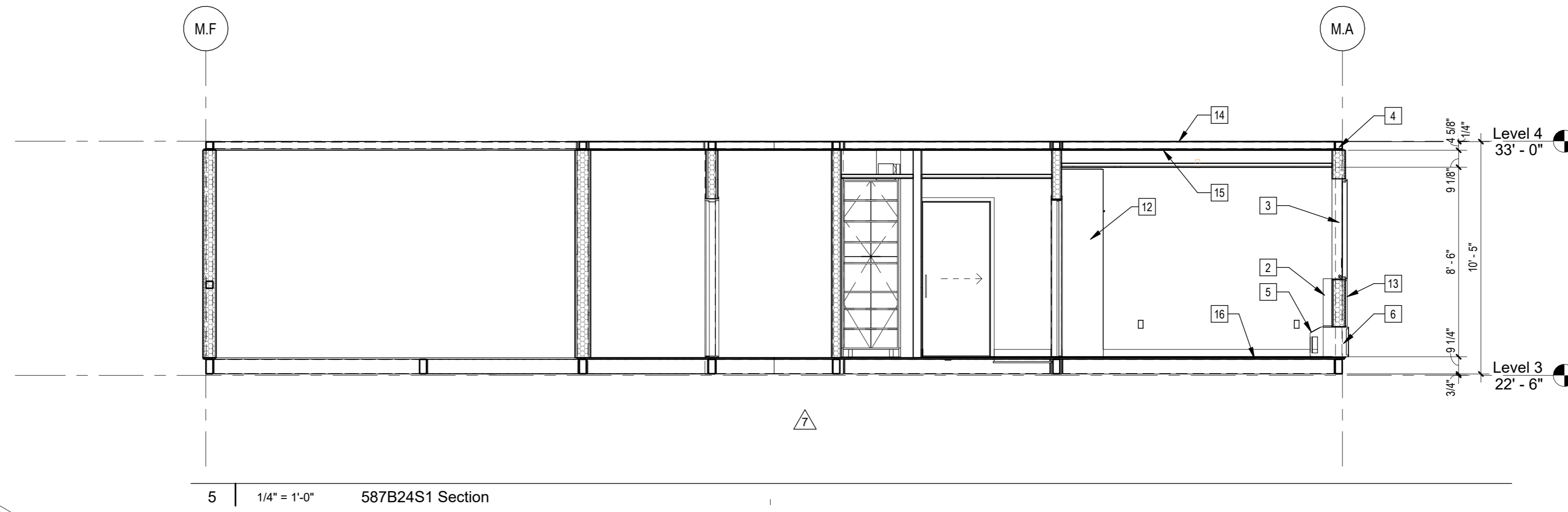
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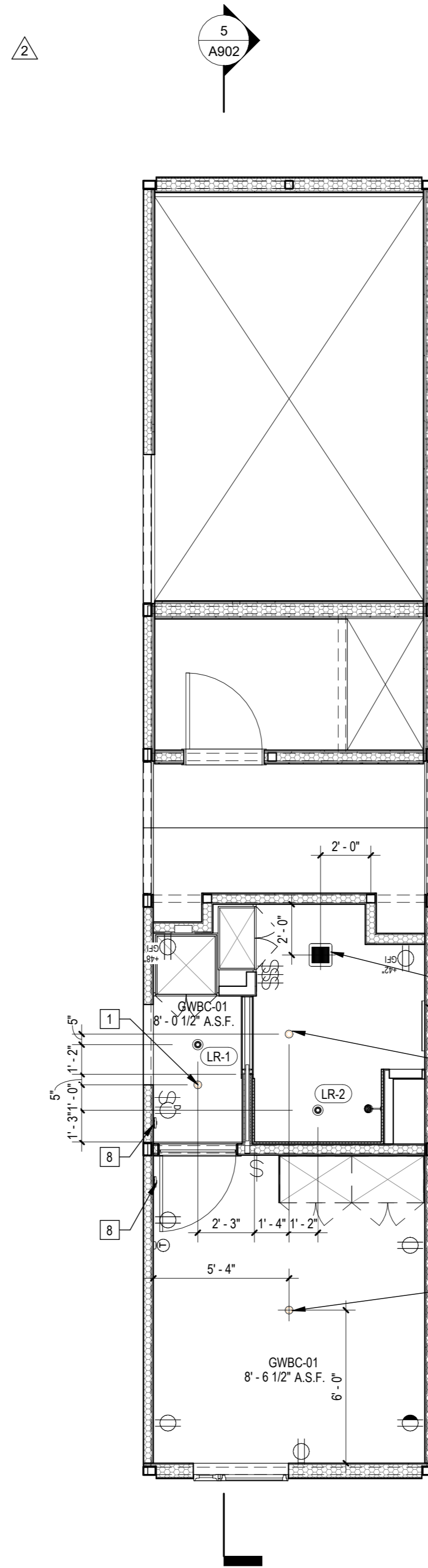
4 | 587B24S1 Axon NW



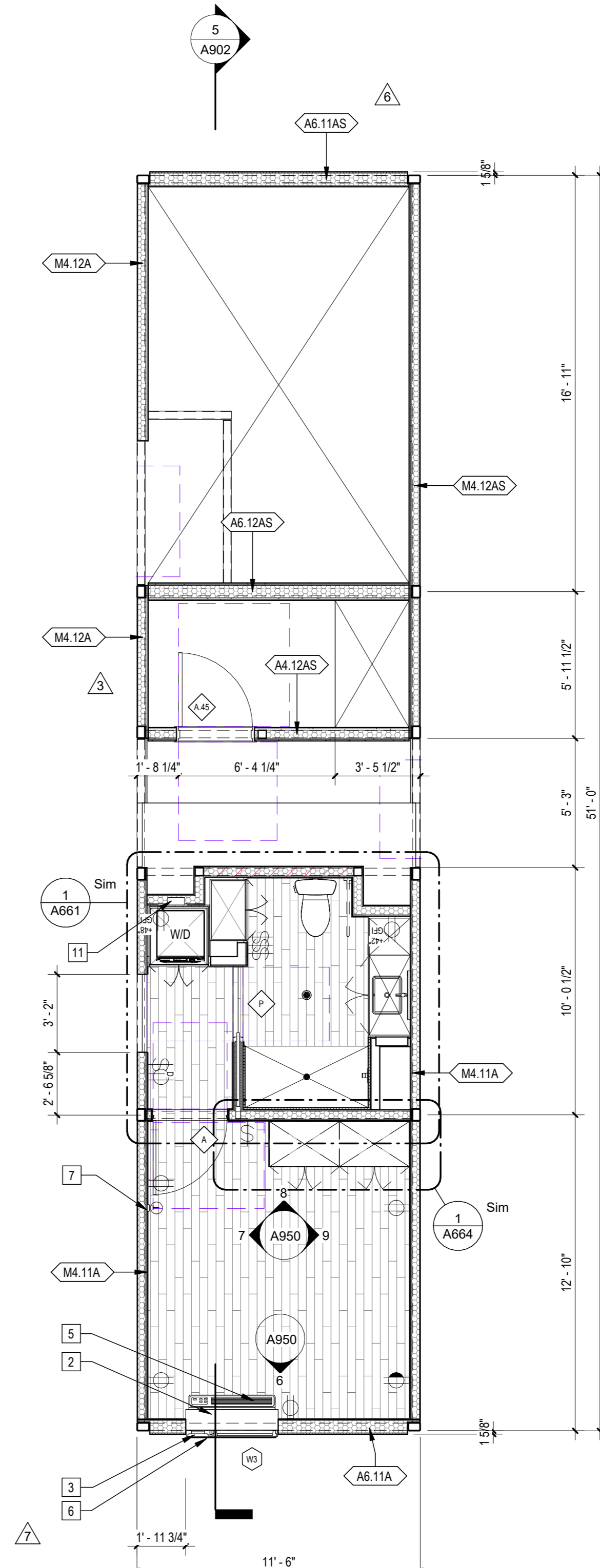
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5 | 1/4" = 1'-0" 587B24S1 Section



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 A609 for wall type tag legend
- Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules
- Refer to Structural Drawings for location of shearwalls

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

NTS Modular Plan Legend

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WEST MODULAR MANUFACTURING
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 STATE OF CALIFORNIA

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PROJECT TITLE
 2853 West Modular Apartments

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

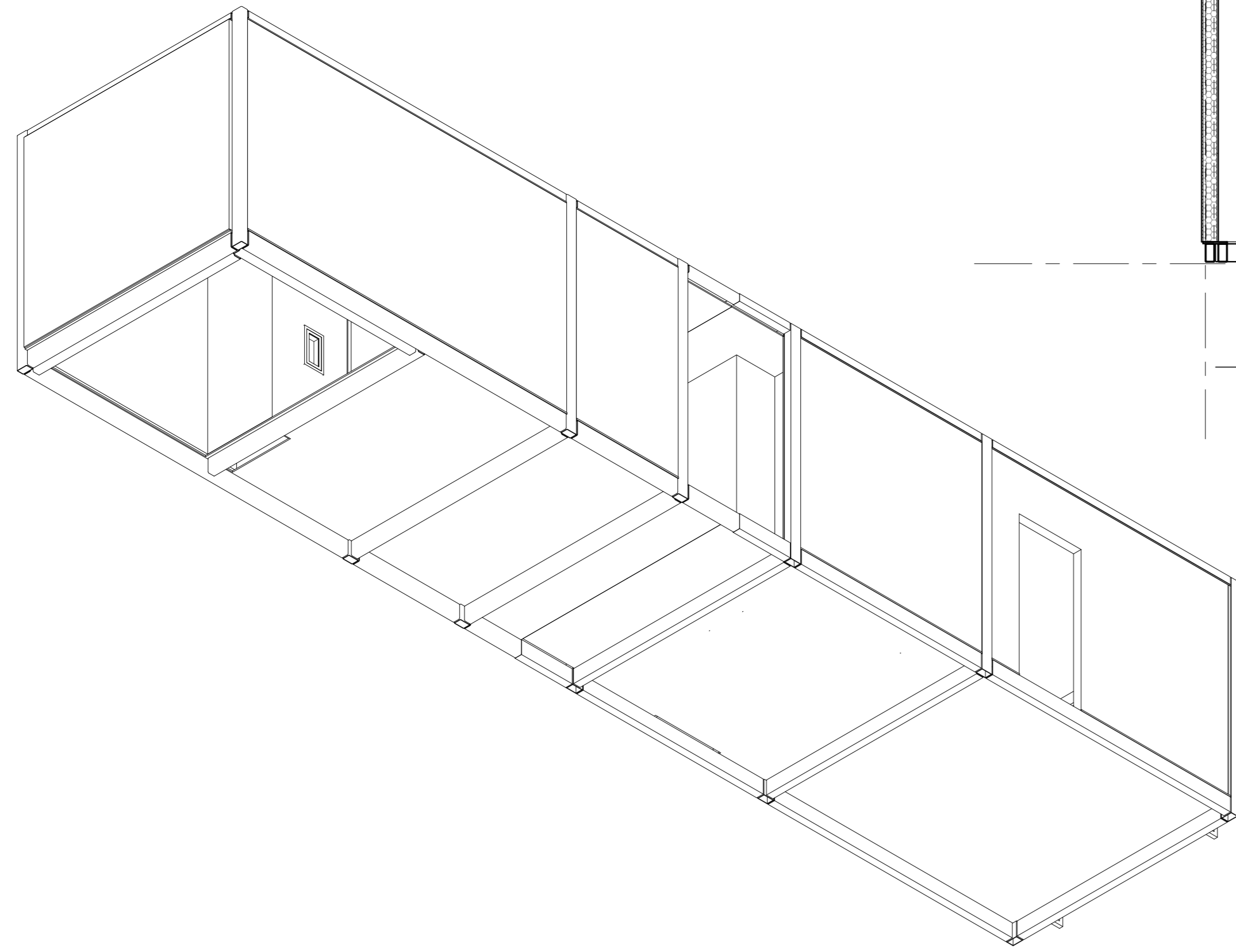
REVISIONS

Rev. #	Date	Desc.
2	8/19/2022	LADBS Review 2 & HCD Plan Review 1
3	12/10/2022	VE Revisions
6	4/10/2023	VE Rev 2
7	5/22/2023	LAHD Revision

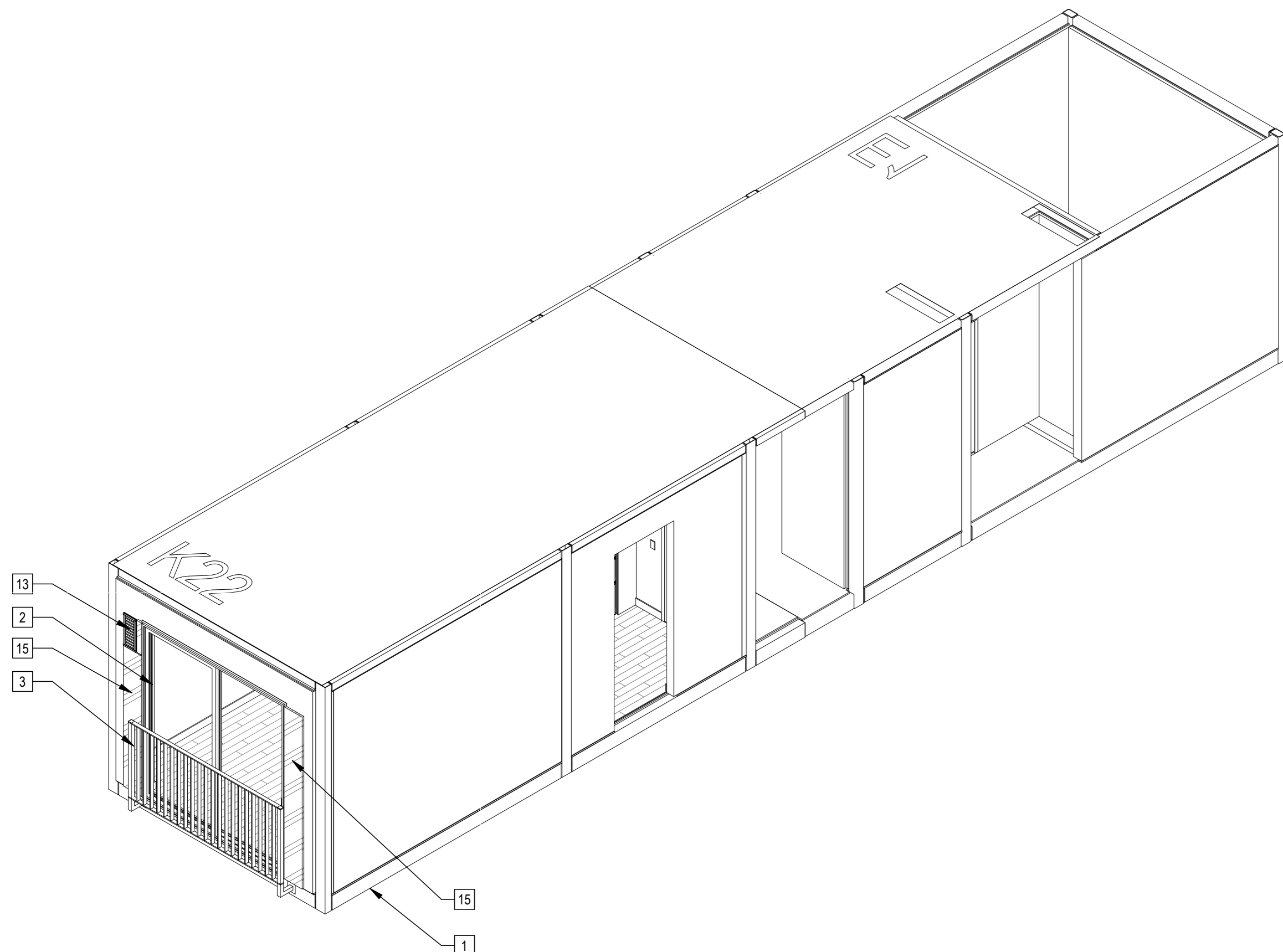
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 Zoning Number: DIR 2021 E289 TOC HCA

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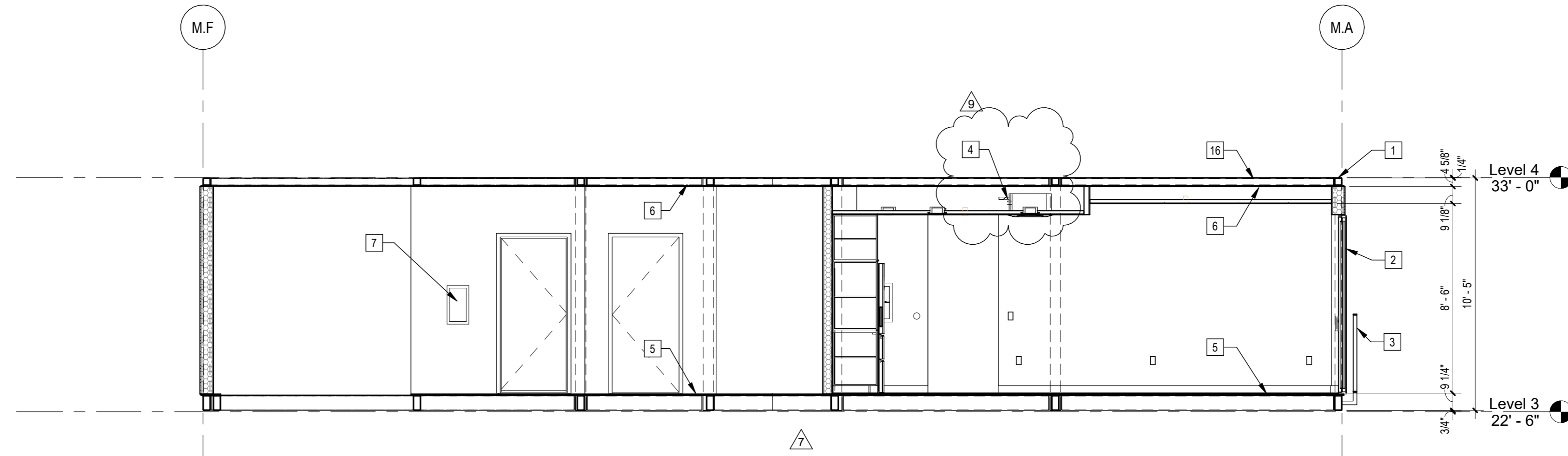
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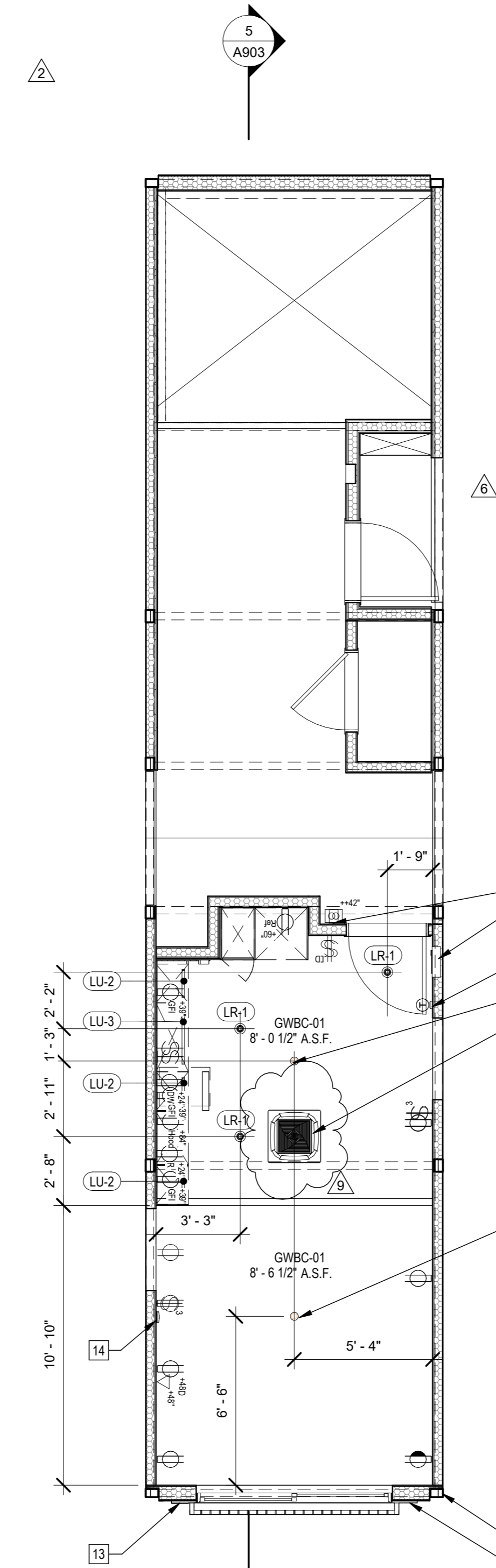
4 | 587K22E1 Axon NW



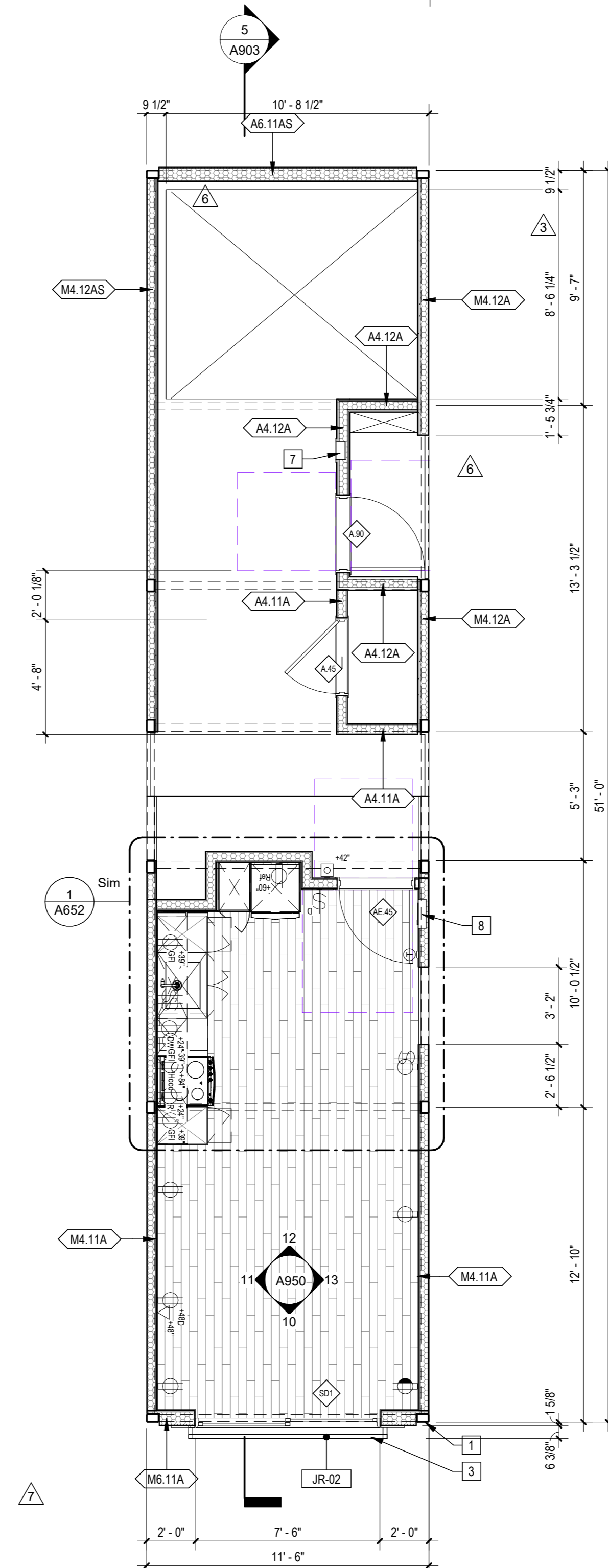
2 | 587K22E1 Axon SE



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 ACM rainscreen over Continuous Insulation. ACM color per elevations.
- 13 Stationary Wind-Driven Rain Exhaust Louver with insect screen. Verify minimum required free area. Refer to Mechanical Drawings
- 14 Fire Alarm refer to Fire Protection Drawings
- 15 ACM rainscreen over Continuous Insulation. ACM color per elevations.
- 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 A509 for wall type tag legend
4. Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules
5. Refer to Structural Drawings for location of shearwalls

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

NTS Modular Plan Legend



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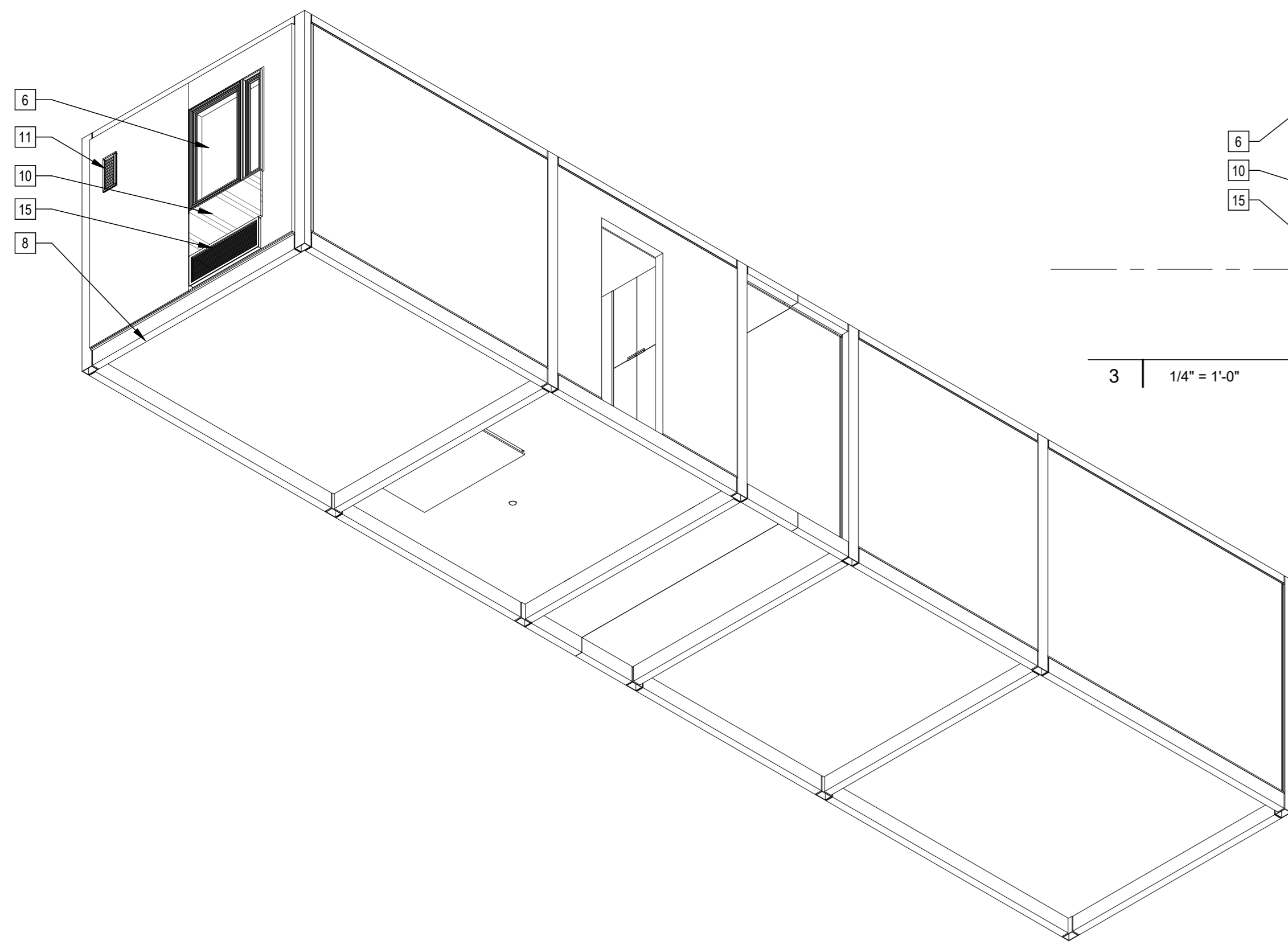
PROJECT TITLE
2853 West Modular Apartments
 HCD Plan Check Response
 PROJECT ADDRESS
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - 022

REVISIONS	Rev. #	Date	Desc.
	2	8/19/2022	LADBS Review 2 & HCD Plan Review 1
	3	12/10/2022	VE Revisions
	6	4/17/2023	VE Rev 2
	7	5/22/2023	LAHD Revision
	9	11/17/2023	VE Rev 3

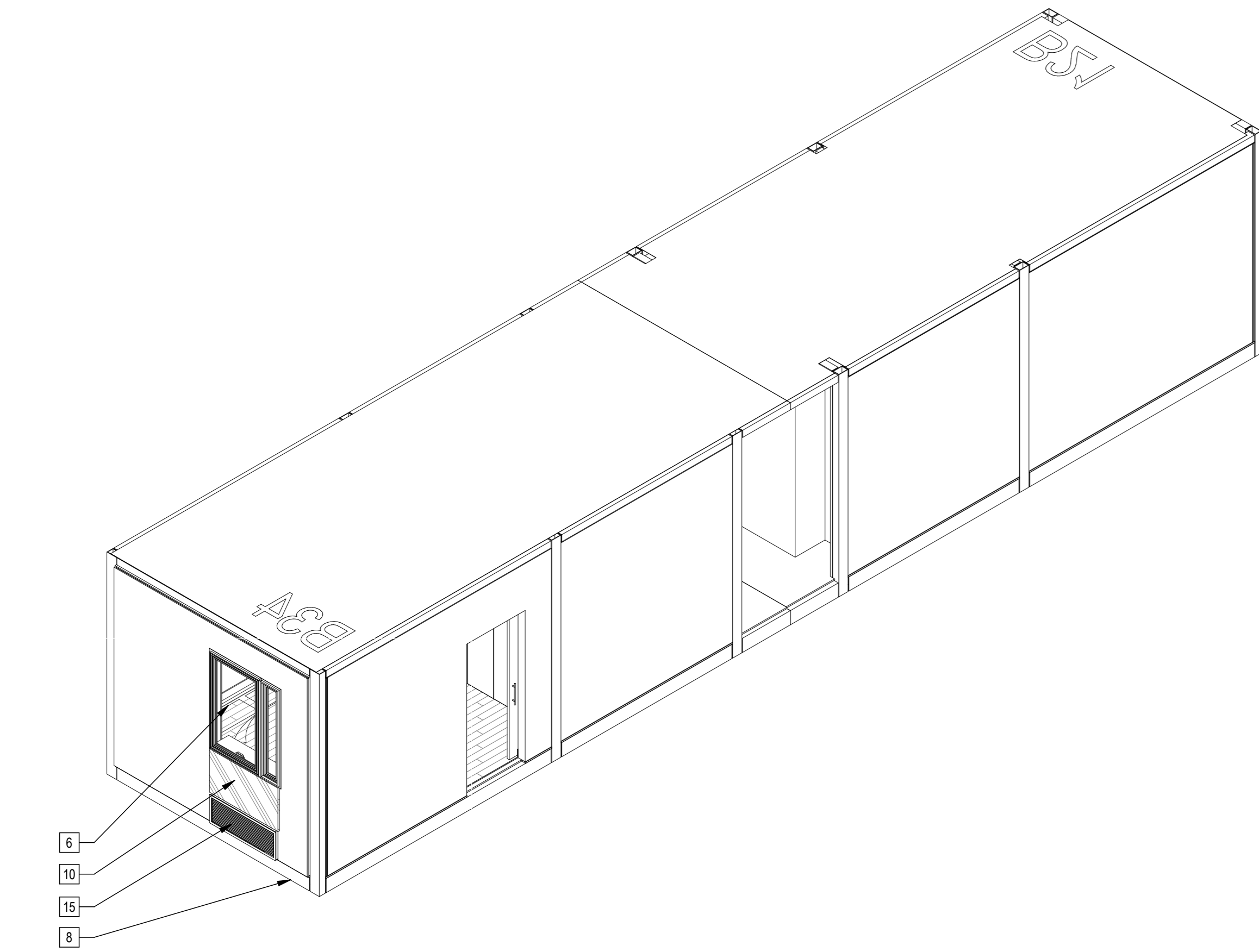
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 Zoning Number DIR 201 E289 TOC HCA

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 AS INDICATED
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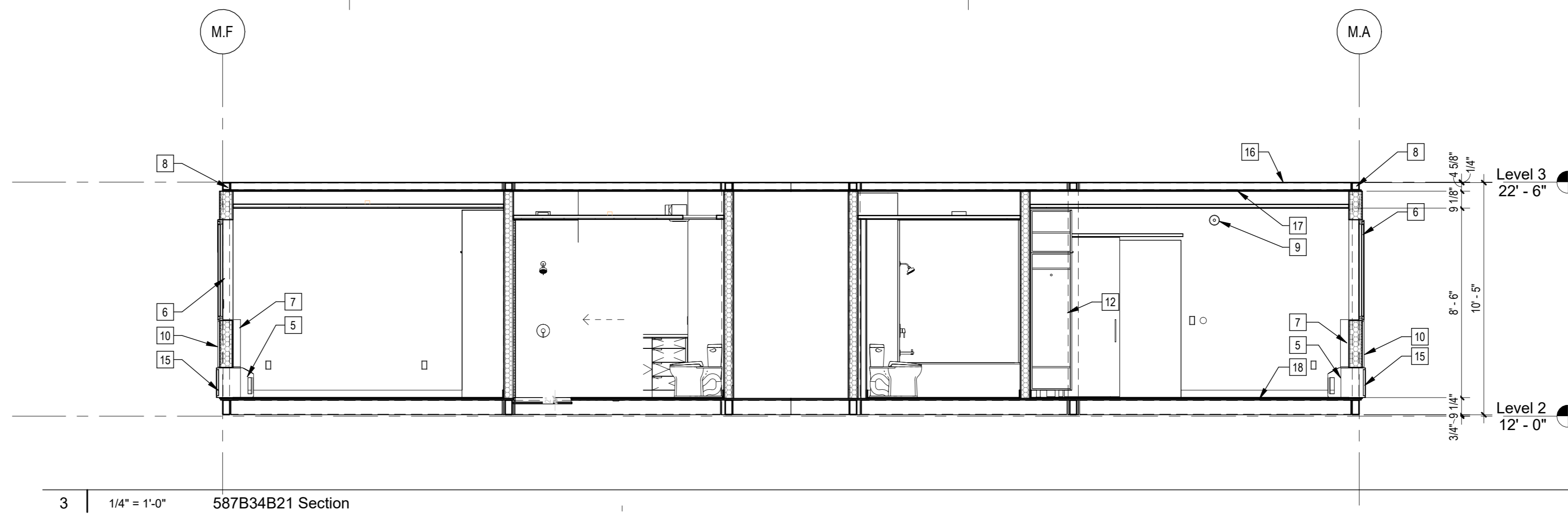
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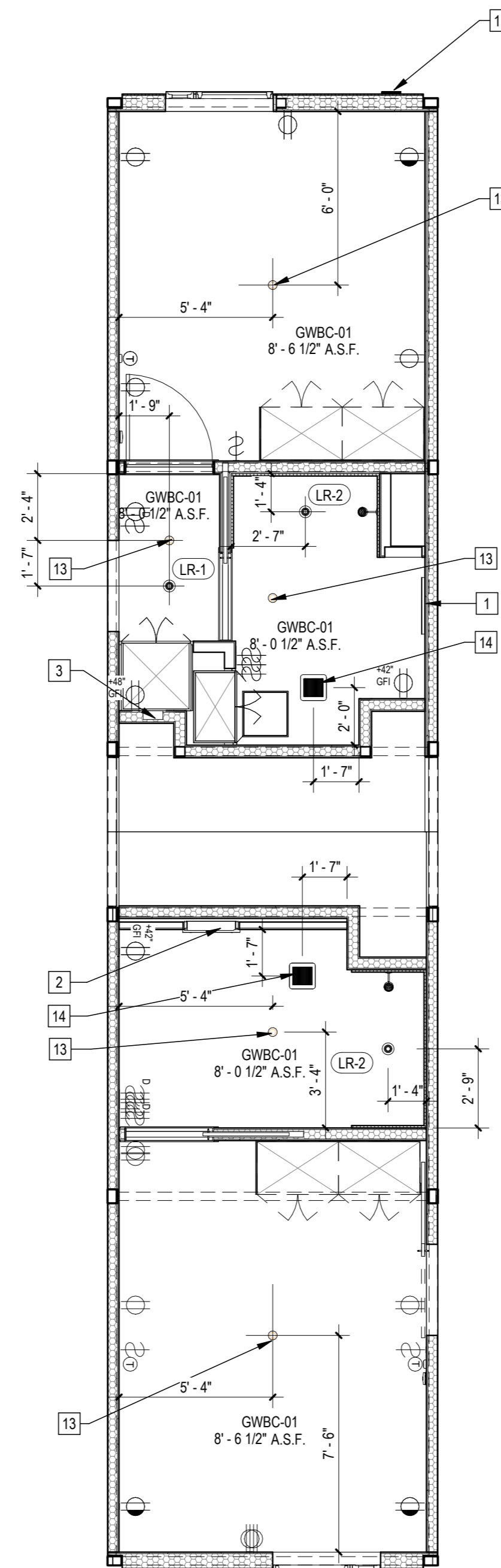
5 | 587B34B21 Axon NW



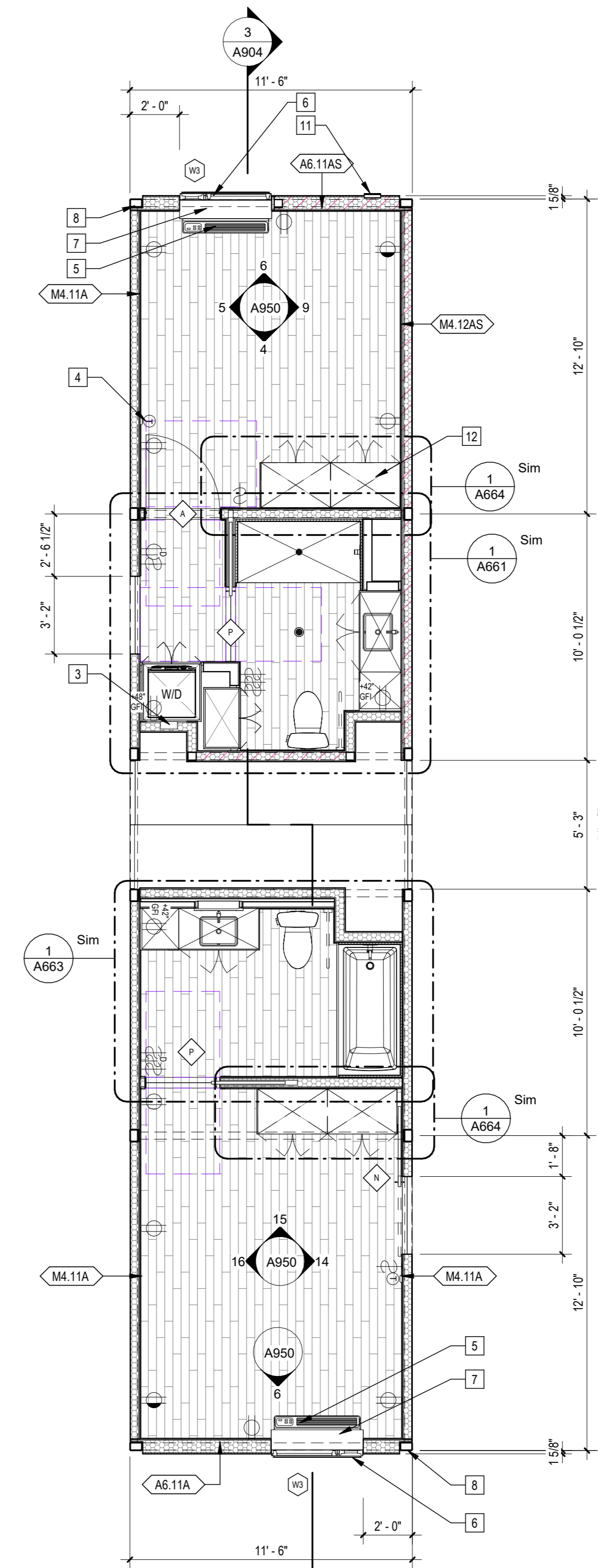
4 | 587B34B21 Axon SE



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 RAGE7, 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 A959 for wall type tag legend
- 4 Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules
- 5 Refer to Structural Drawings for location of shearwalls

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

NTS Modular Plan Legend

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 STATE OF CALIFORNIA

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PROJECT TITLE
 2853 West Modular Apartments

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

PROJECT TITLE
2853 West Modular Apartments
 HCD Plan Check Response

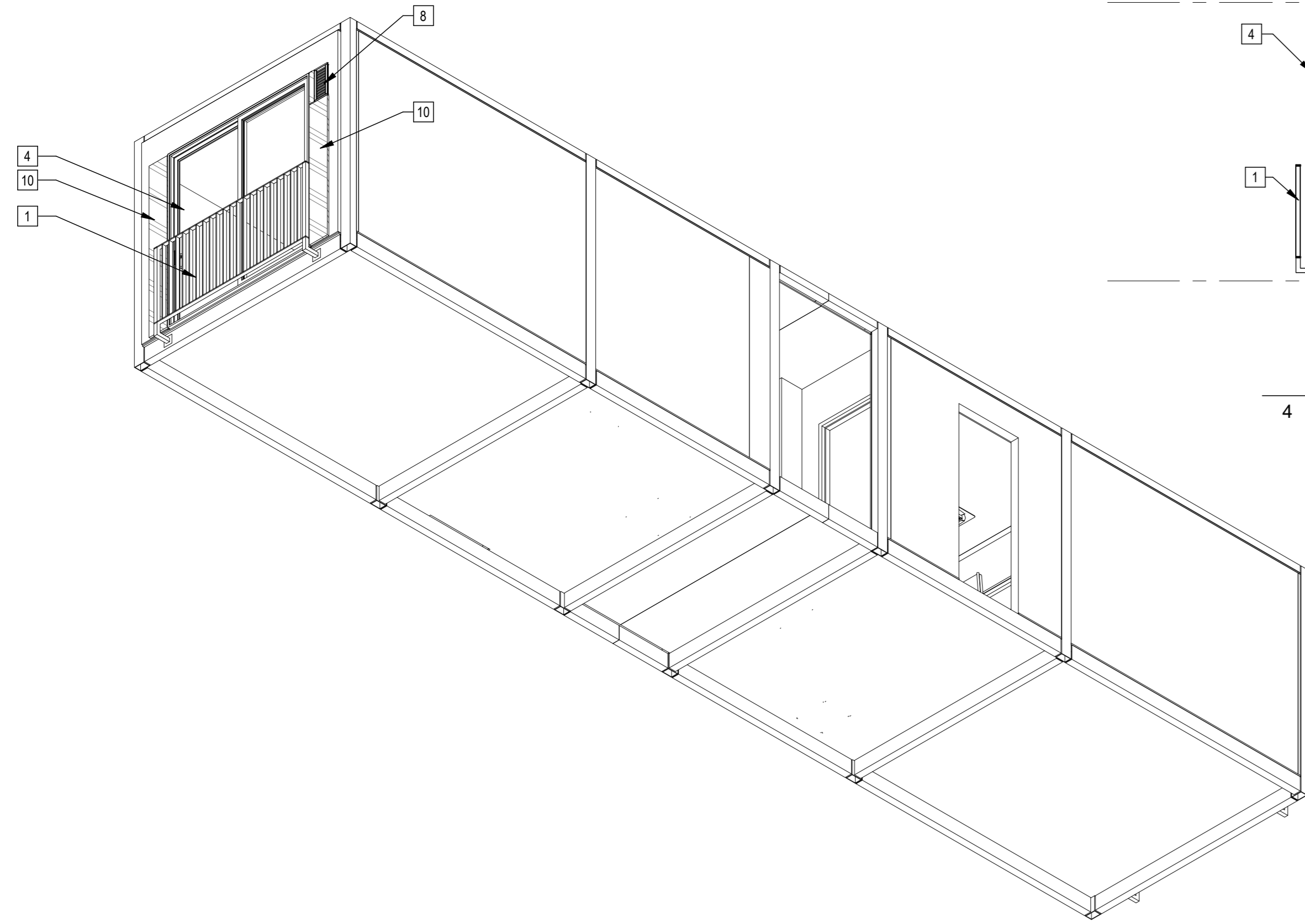
REVISIONS

Rev. #	Date	Desc.

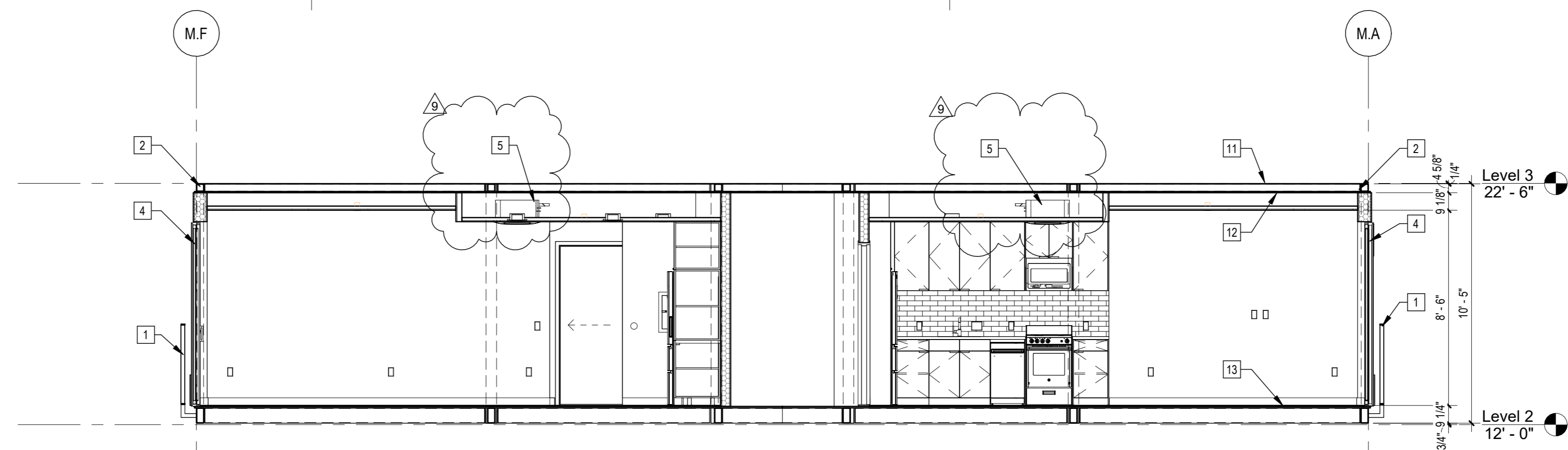
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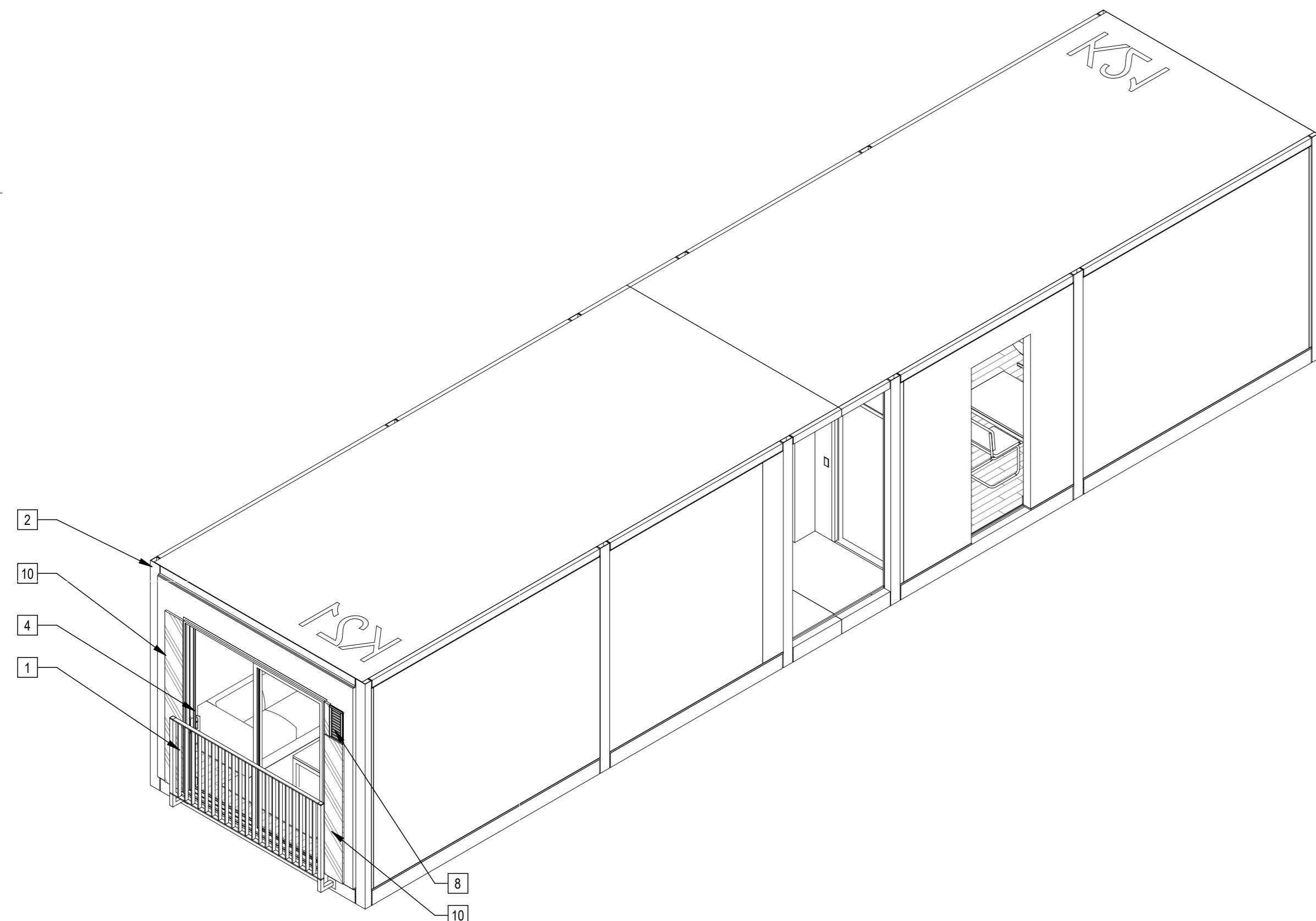
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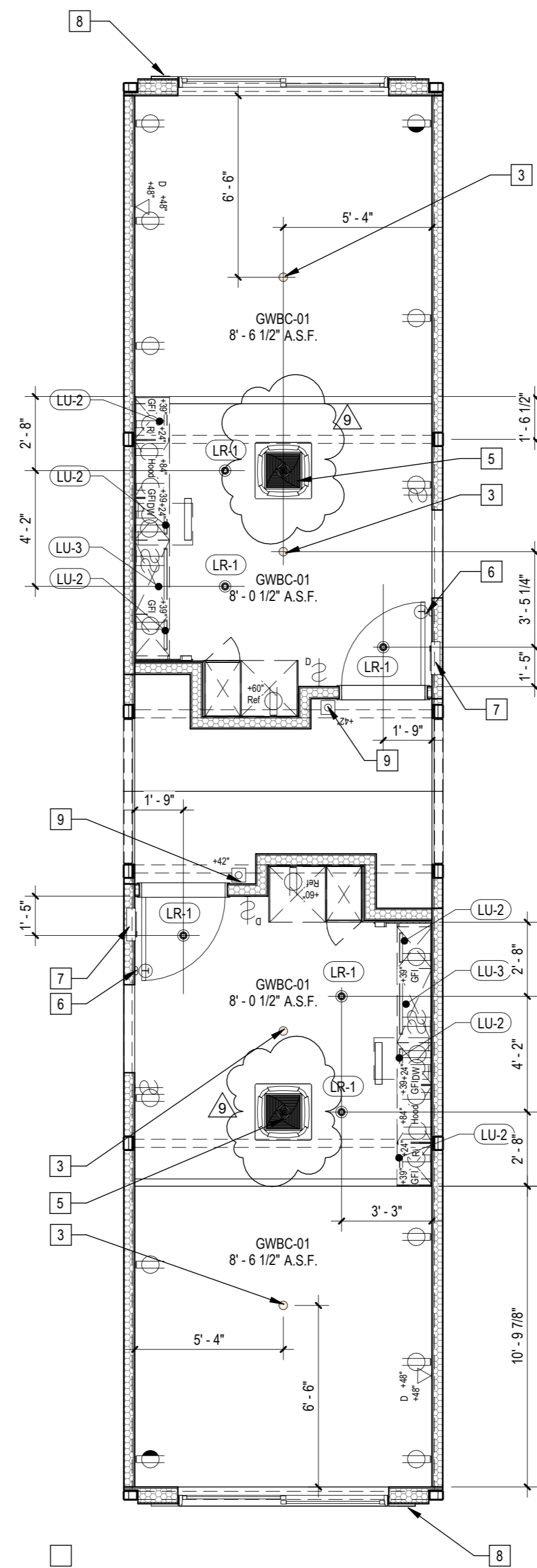
5 | 587K21K21 Axon NW



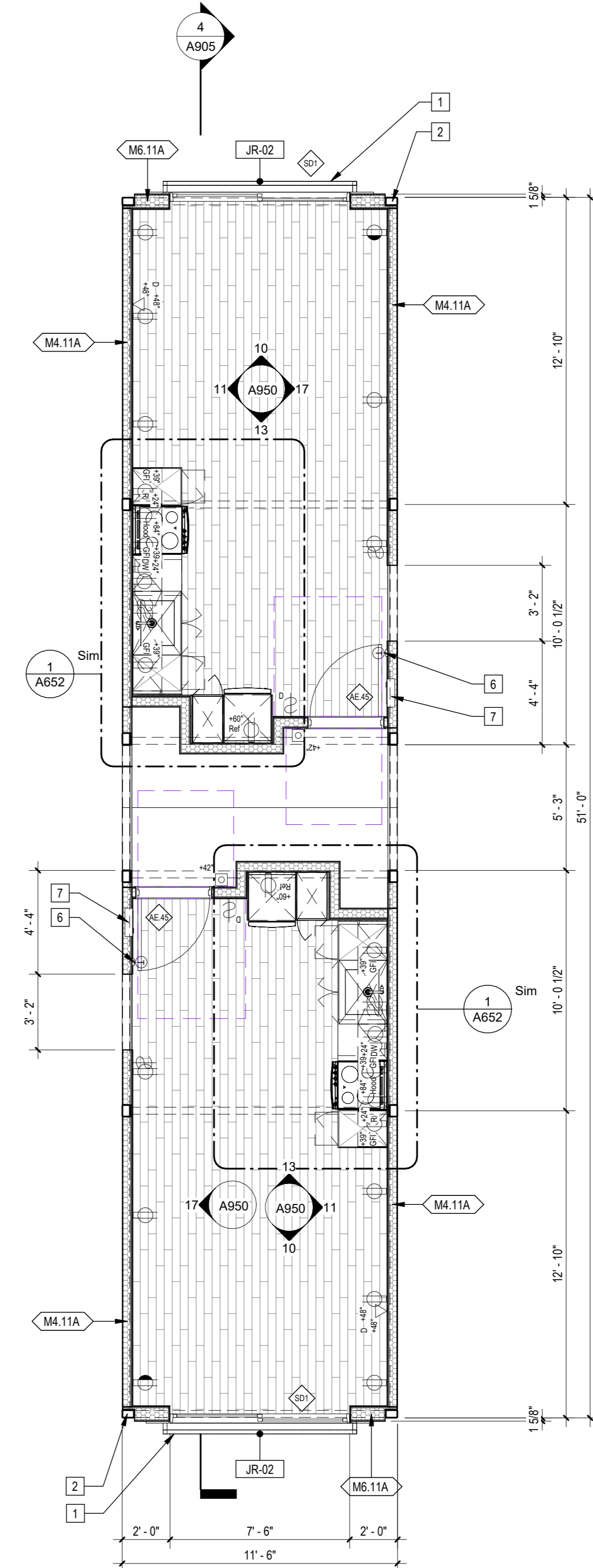
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2 | 587K21K21 Axon SE



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-1732 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 A559 for wall type tag legend
4. Refer to A650 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules
5. Refer to Structural Drawings for location of shearwalls

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

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 1993125
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PROJECT TITLE
2853 West Modular Apartments
 HCD Plan Check Response

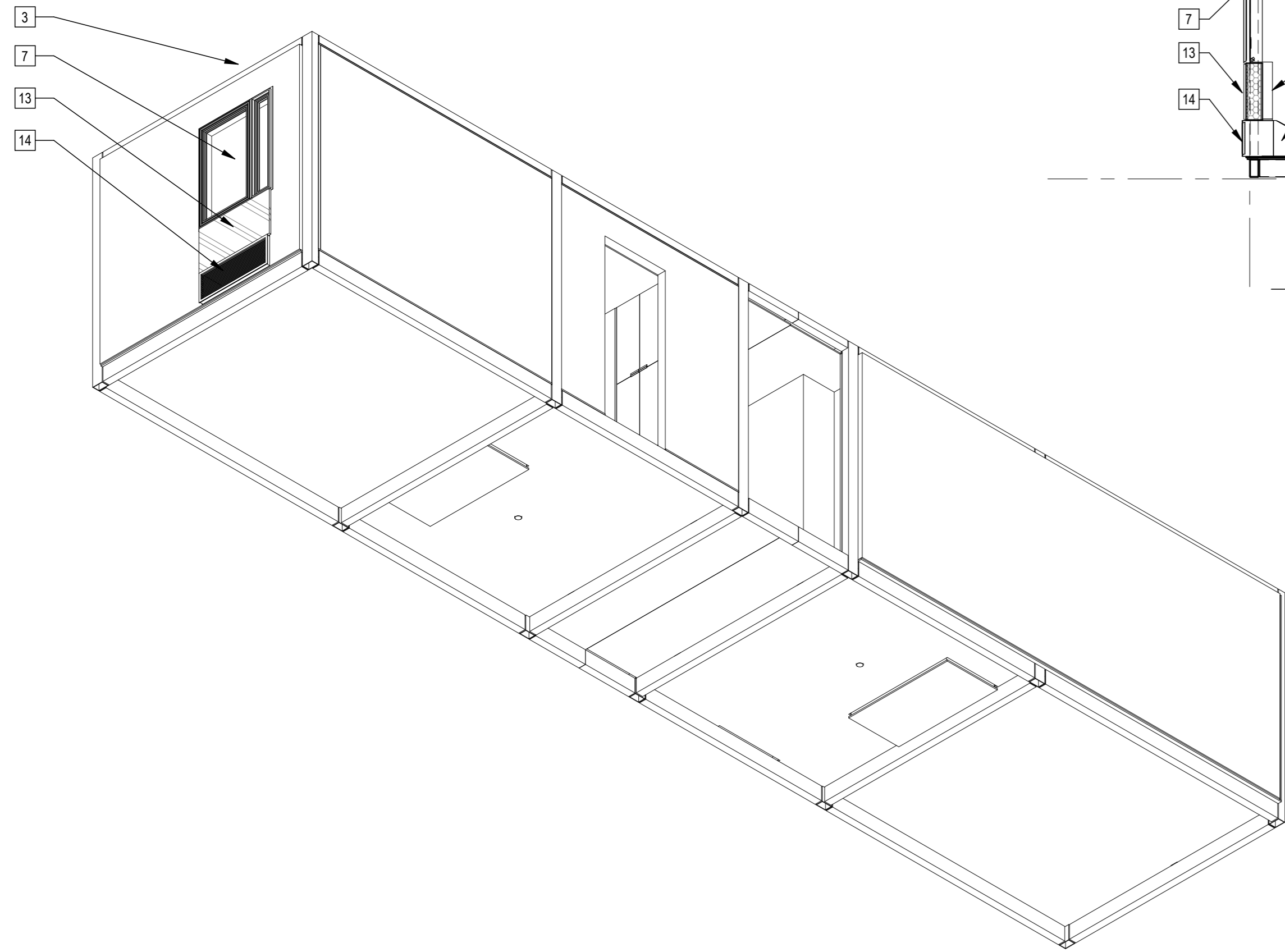
PROJECT ADDRESS
 Joaquin Ostlander
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - 022

REVISIONS	Rev. #	Date	Desc.
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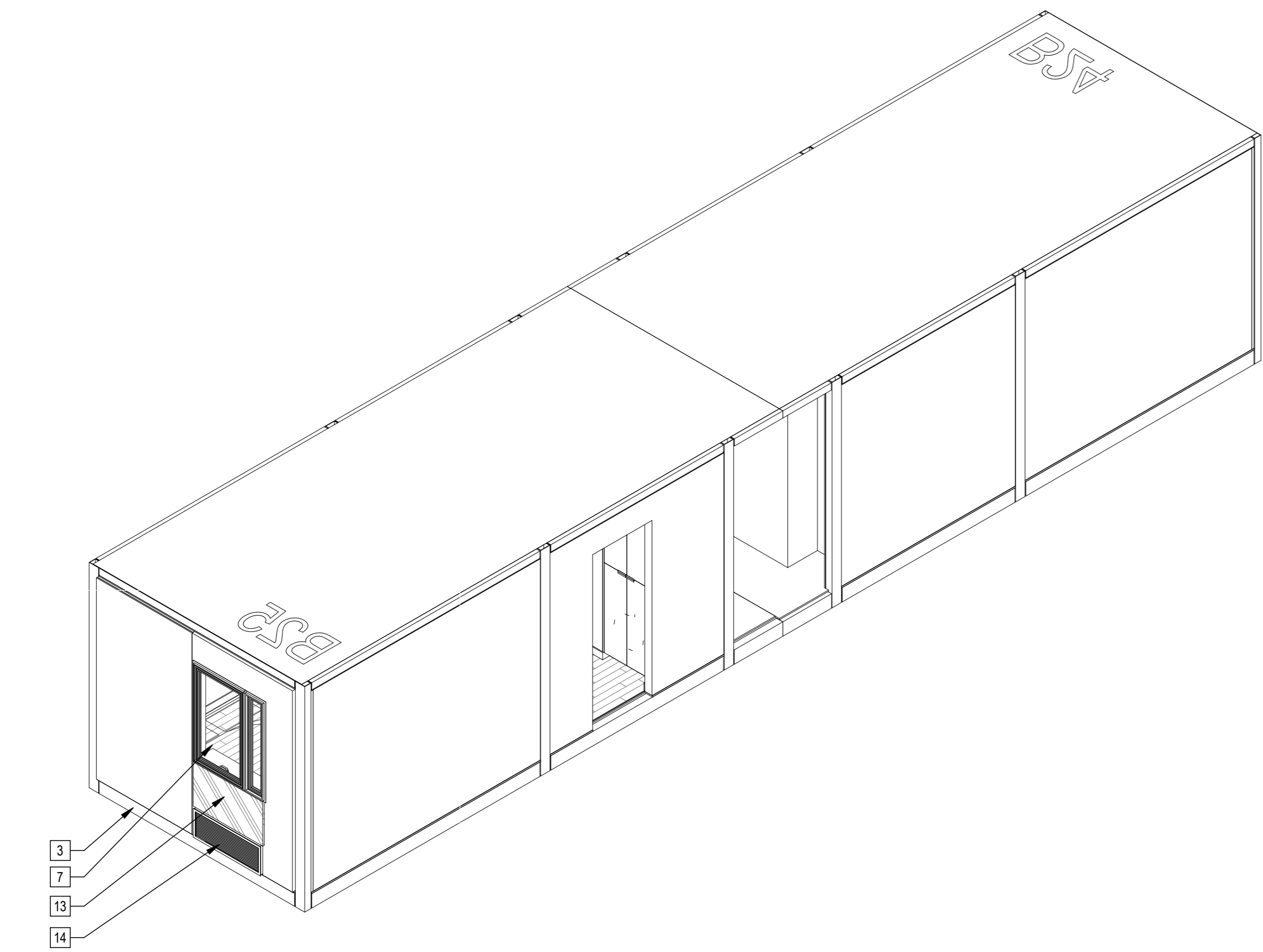
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 Zoning Number DIR 201 E289 TOC HCA

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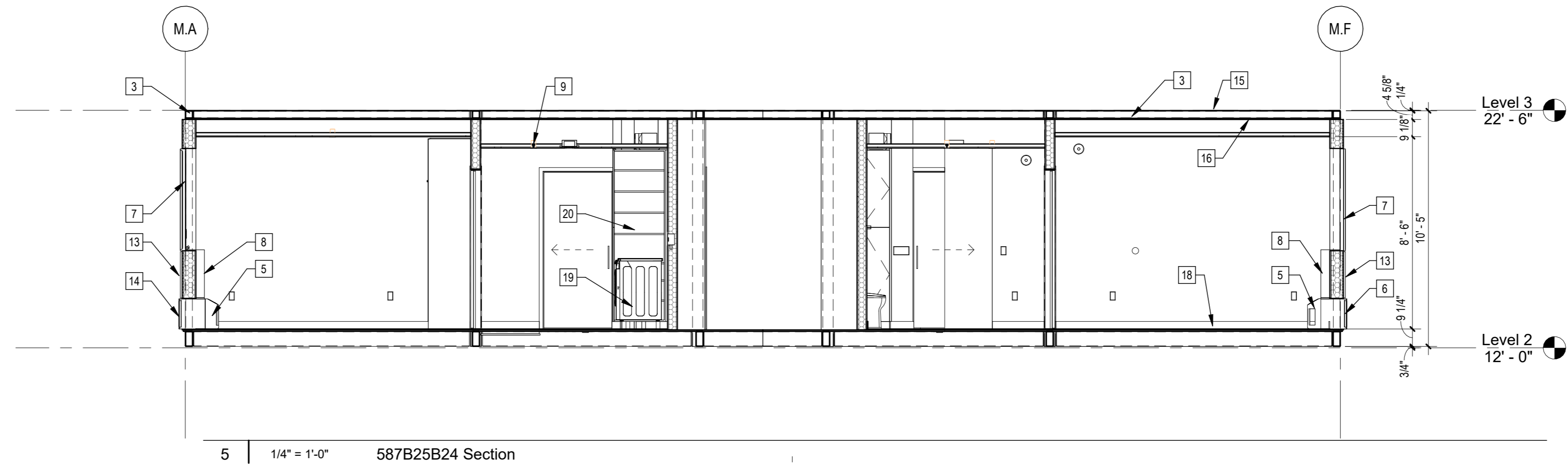
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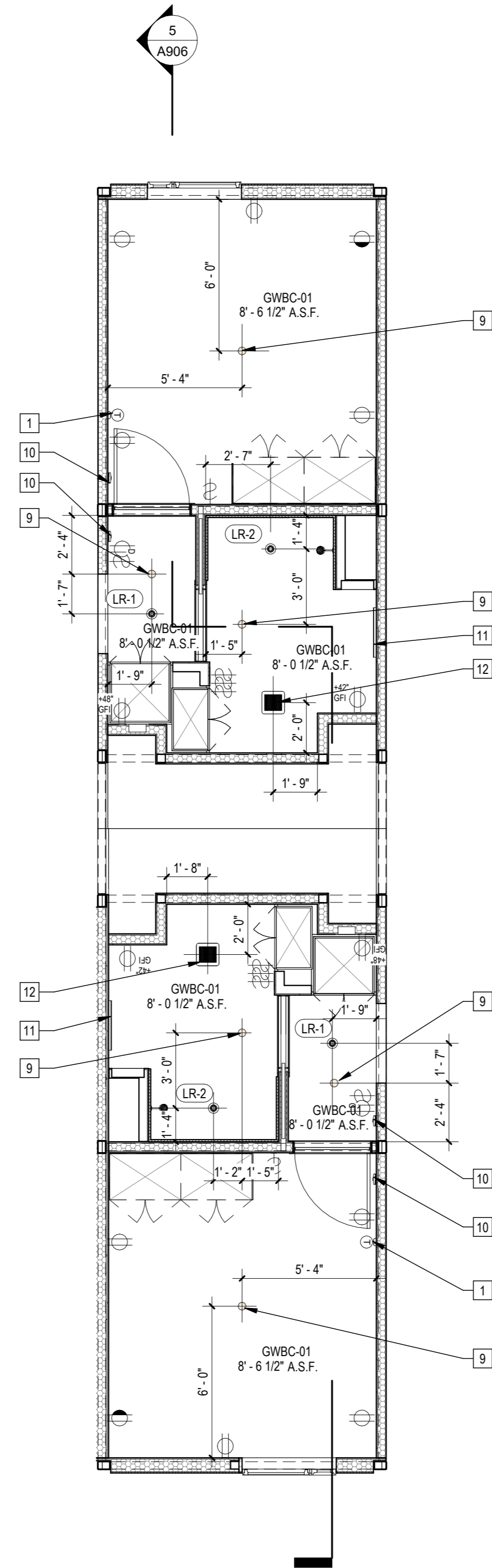
7 | 587B25B24 Axon NW



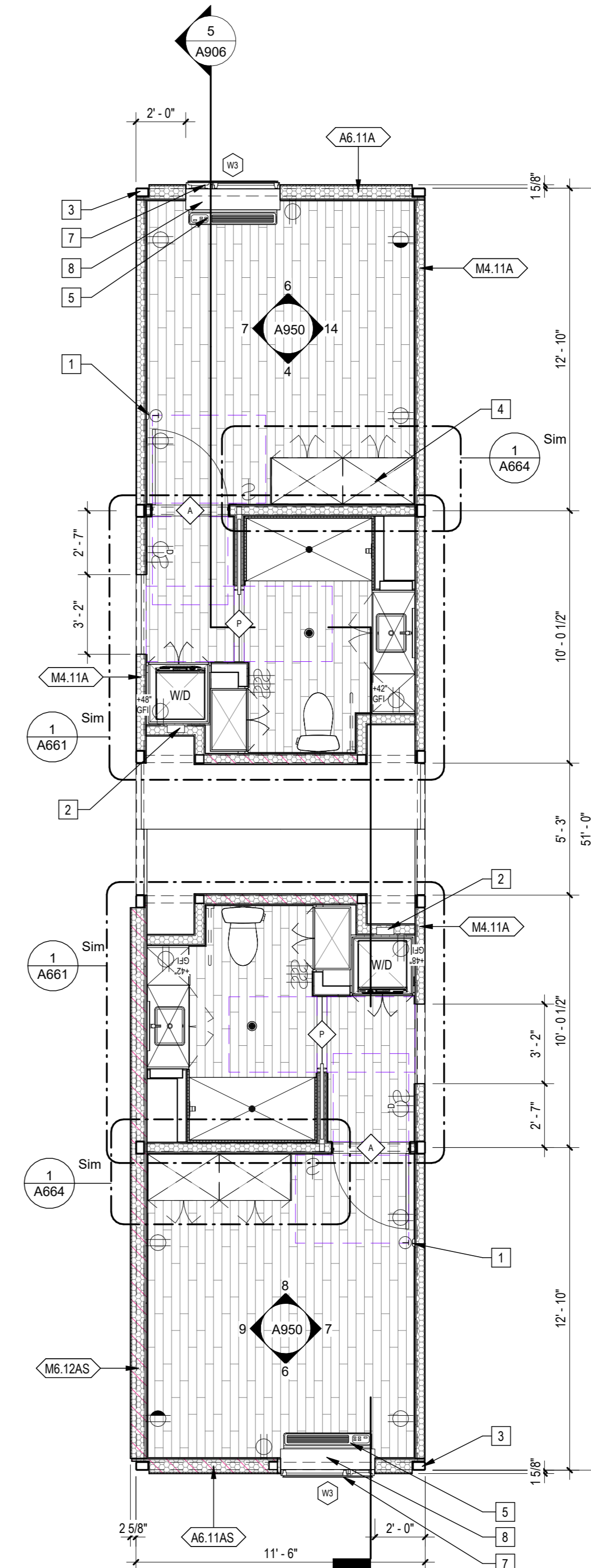
6 | 587B25B24 Axon



5 | 1/4" = 1'-0" 587B25B24 Section



2 | 1/4" = 1'-0" 587B25B24 RCP



3 | 1/4" = 1'-0" 587B25B24 Enlarged Plan

Sheet Keynotes

- 1 Wall-Mounted Thermostat
- 2 Recessed Washer Hose Bibb
- 3 Modular Steel Chassis, Refer to structural.
- 4 Built-in Wardrobe Casework
- 5 GE Self-Contained Heat Pump
- 6 GE Insulated Through-Wall Sleeve, Model RAB81
- 7 Factory-installed window, refer to Window Schedule
- 8 PTAC Interior Painted MDF Enclosure
- 9 Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
- 10 Fire Alarm refer to Fire Protection Drawings
- 11 Illuminated Mirror
- 12 Bathroom Exhaust Fan, vent to exterior. Fan shall be on humidistat control. Refer to Mechanical Plans
- 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
- 18 Luxury Vinyl Plank Flooring over Sound Underlayment
- 19 GE Front Load Washer/Condenser Dryer Combo on 4" high ADA Riser
- 20 Built-in Laundry machine cabinet with storage

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 A601 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules
5. Refer to Structural Drawings for location of shearwalls

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

NTS Modular Plan Legend

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 STATE OF CALIFORNIA
 C 29571
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PROJECT TITLE
 2853 West Modular Apartments

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

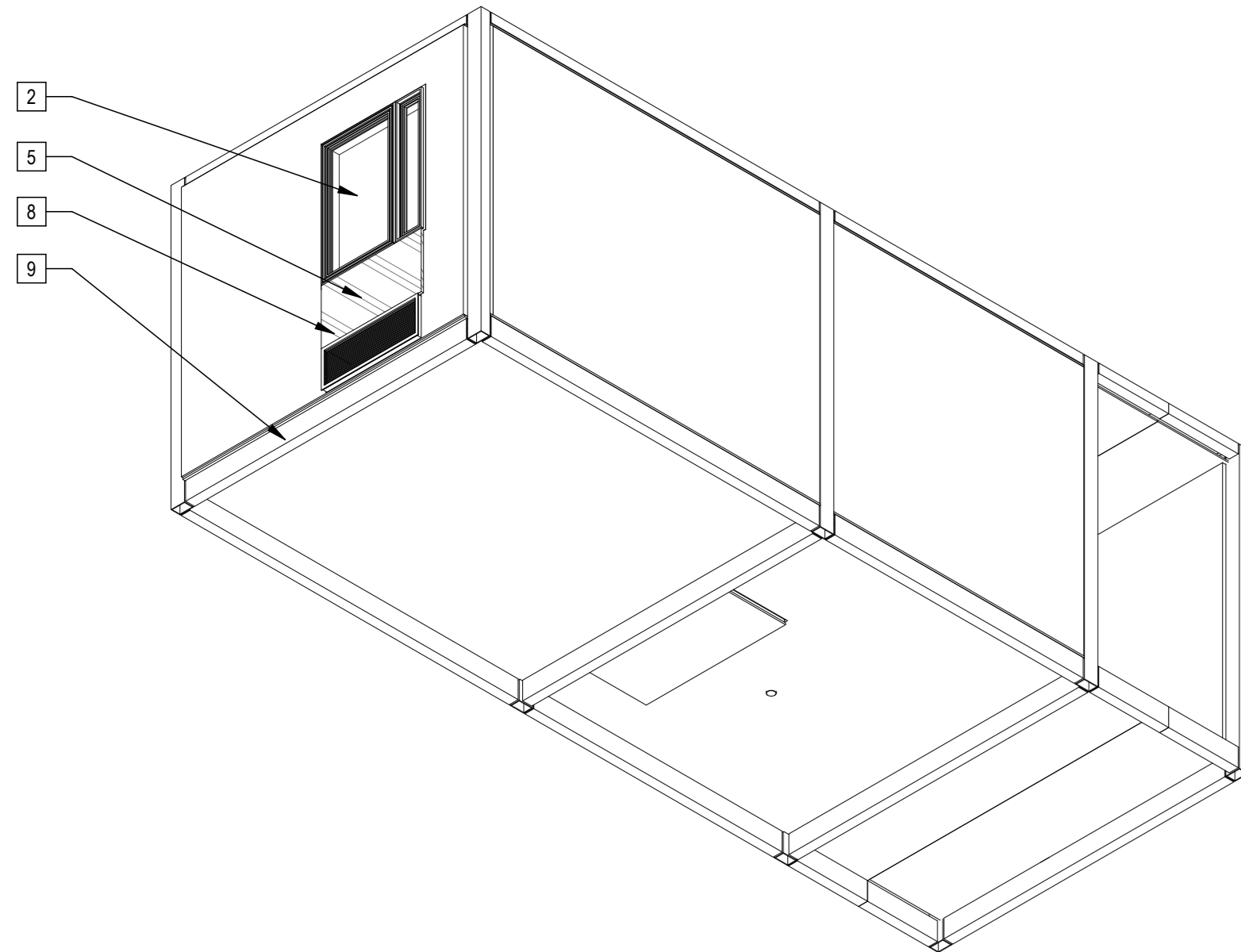
HCD Plan Check Response

REVISIONS	Rev. #	Date	Desc.

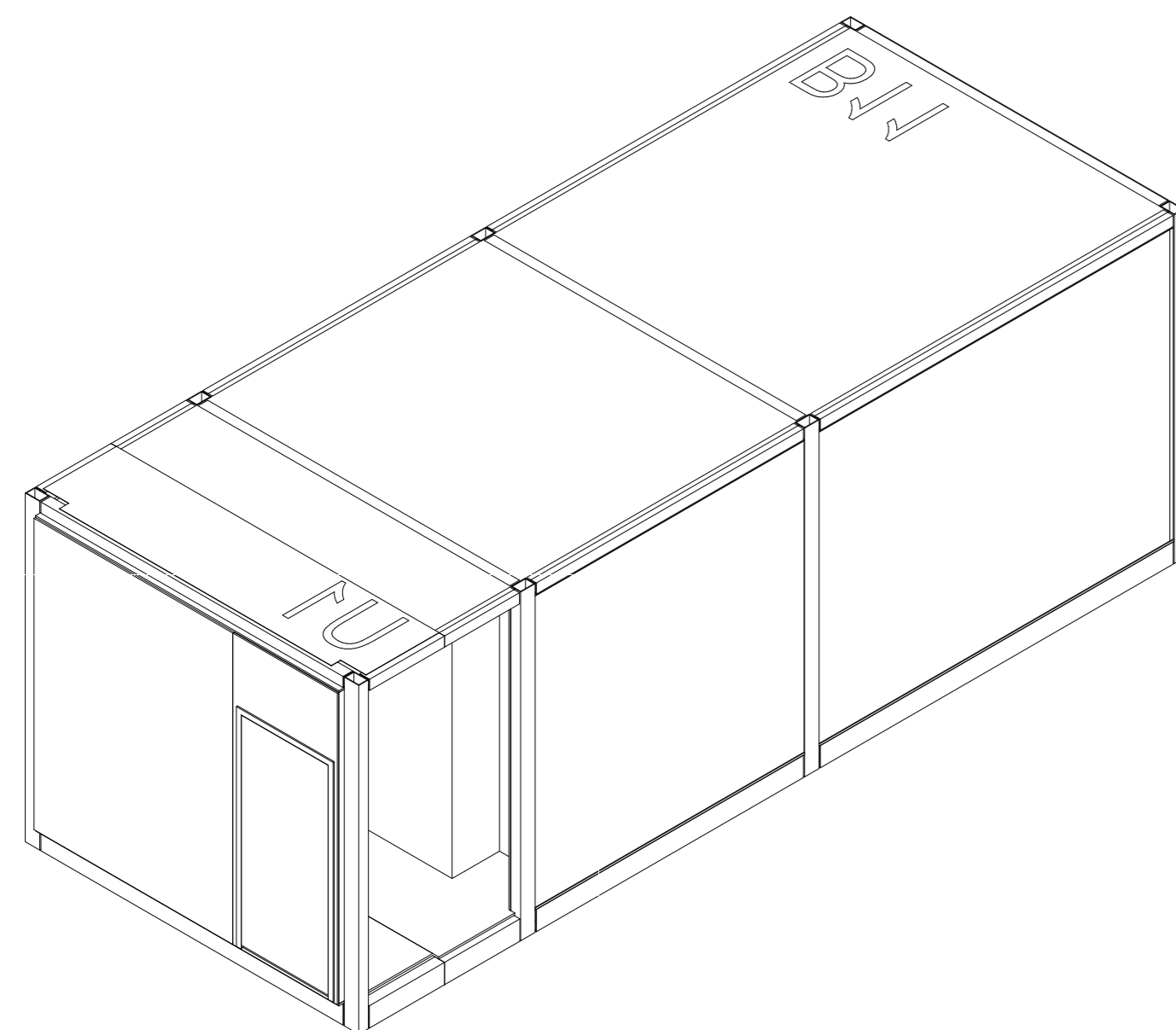
Plan Check Number 21010-10000-02714
 Zoning Number DIR 2021 E289 TOC HCA

SHEET TITLE 587B25B24
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 As indicated
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 Author
 Checker

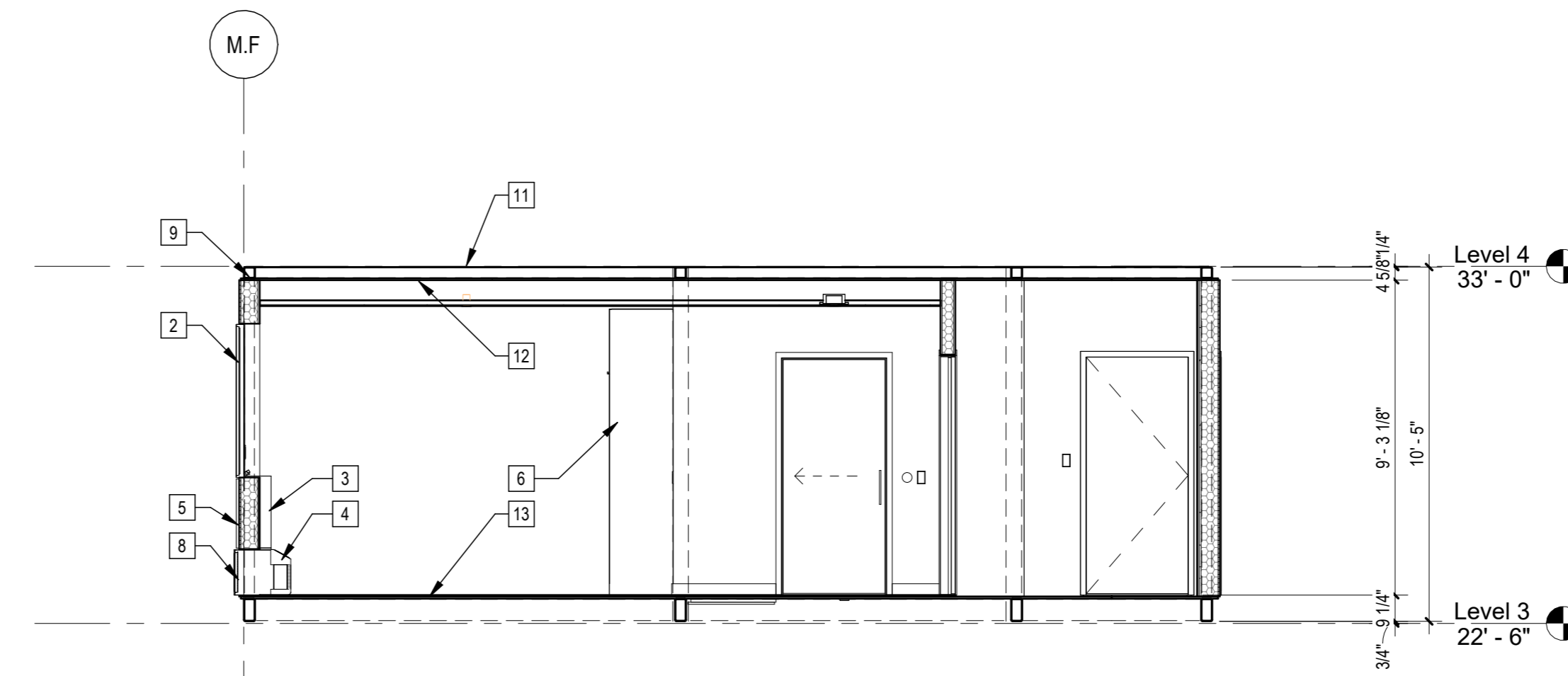
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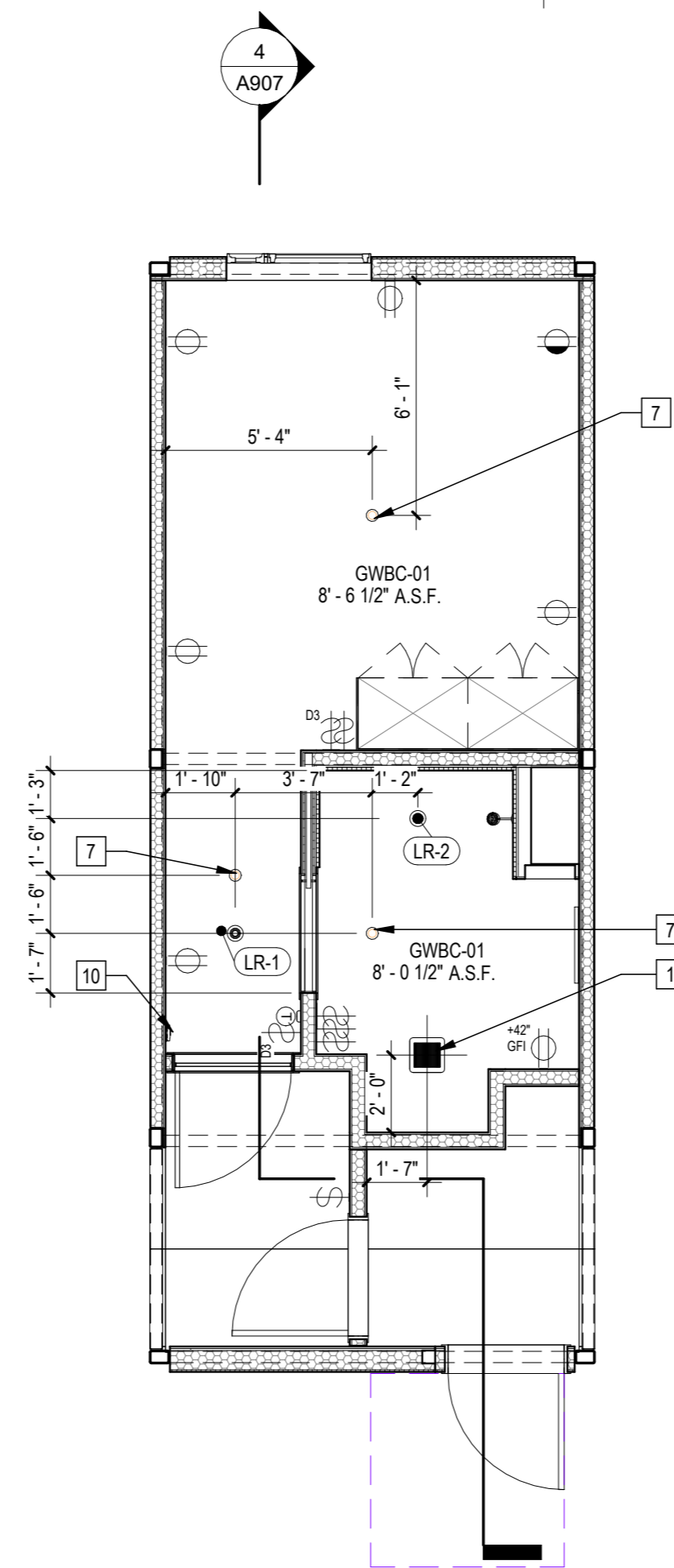
5 | 329U1B11 Axon NW



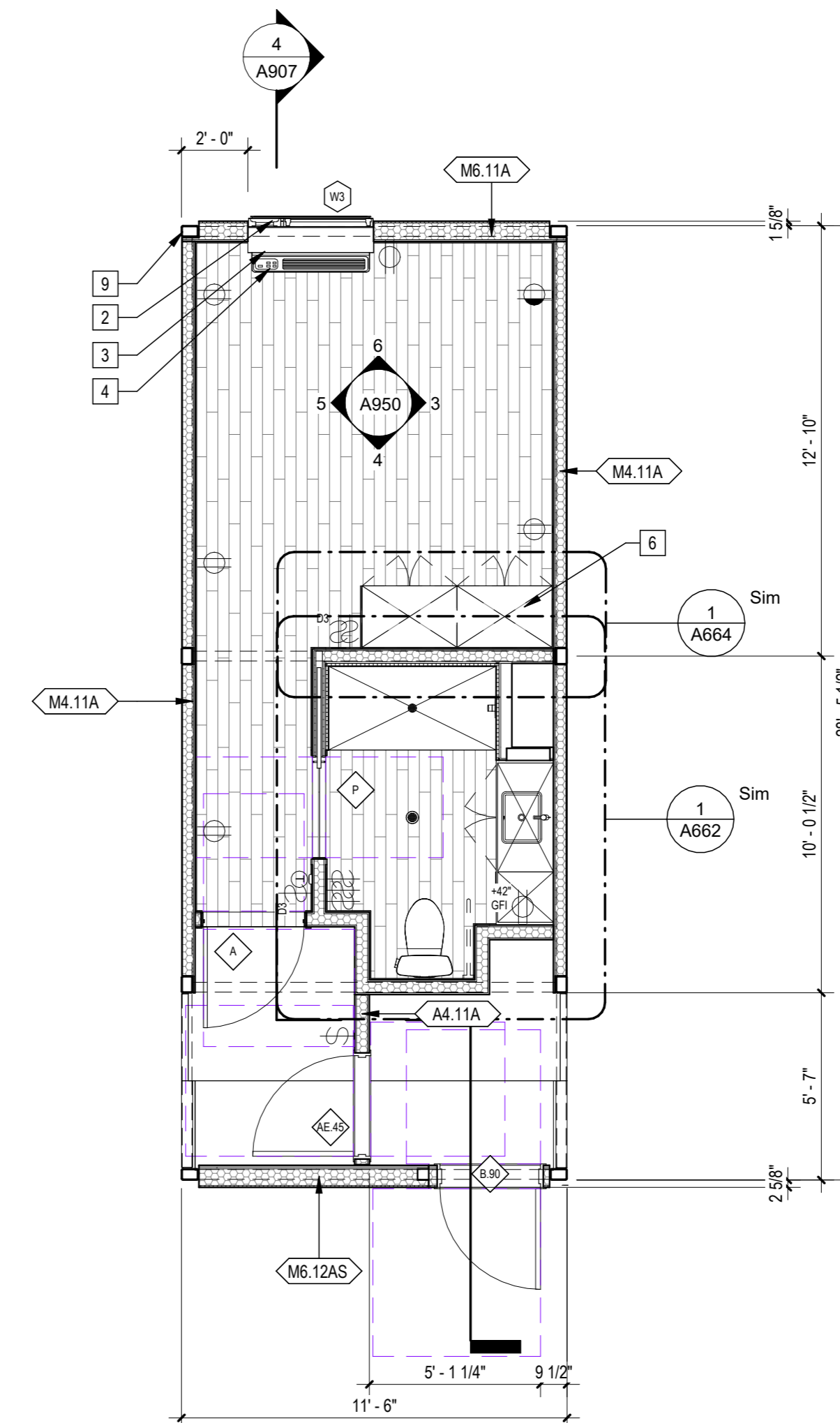
1 | 329U1B11 Axon



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



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



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

Sheet Keynotes

- 1 Bathroom Exhaust Fan, vent to exterior. Fan shall be on humidistat control. Refer to Mechanical Plans
- 2 Factory-installed window, refer to Window Schedule
- 3 PTAC Interior Painted MDF Enclosure
- 4 GE Self-Contained Heat Pump
- 5 ACM rainscreen over Continuous Insulation. ACM color per elevations.
- 6 Built-in Wardrobe Casework
- 7 Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
- 8 Extruded Aluminum Grille for GE Heat Pump unit, Model RAG67, color to match window frames
- 9 Modular Steel Chassis, Refer to structural.
- 10 Fire Alarm refer to Fire Protection Drawings
- 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.

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 A559 for wall type tag legend
4. Refer to A650 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules
5. Refer to Structural Drawings for location of shearwalls

- 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
 Joaquin Ostlander
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - 022

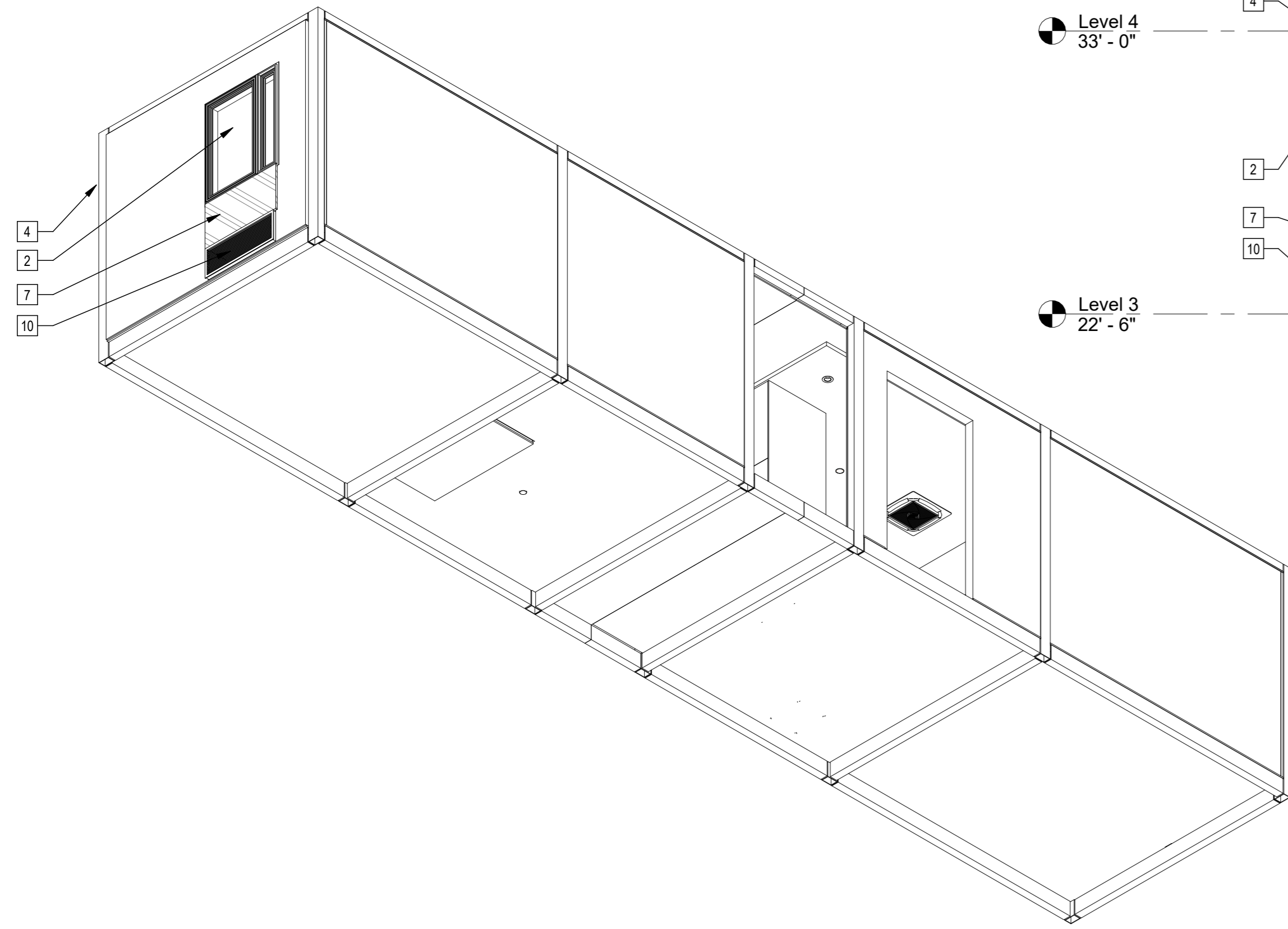
REVISIONS	Rev. #	Date	Desc.

Plan Check Number 21010-10000-02714
 Zoning Number DIR 201 E289 TOC HCA

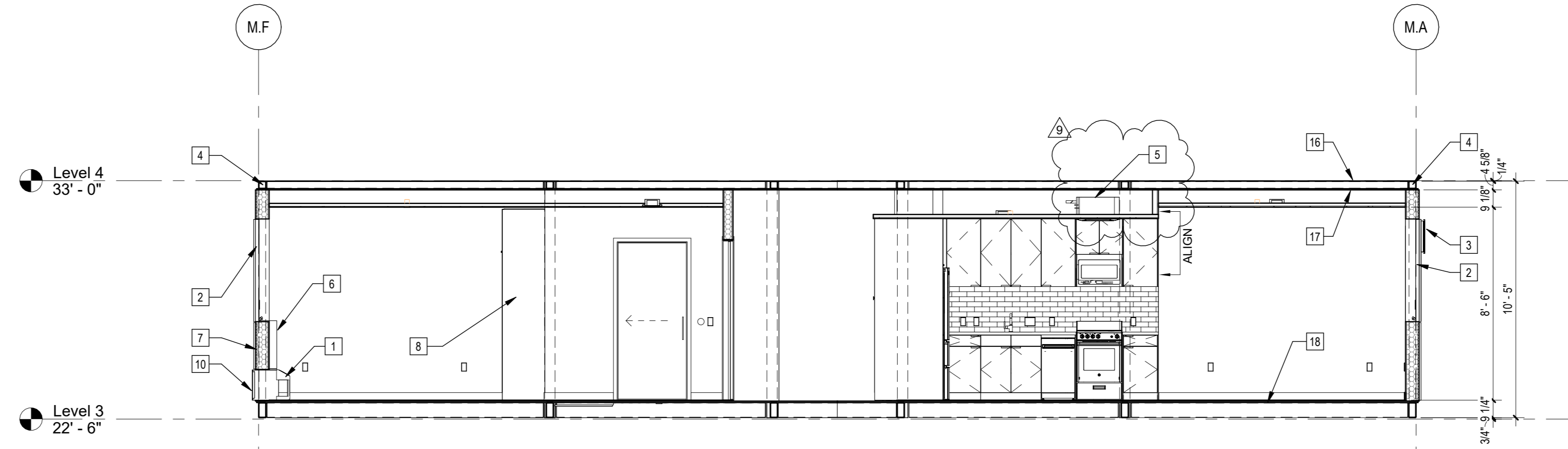
SHEET TITLE
 SHEET INFORMATION
 CHECKER

329U1B11
 PHASE
 JOB NUMBER
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 DATE
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 As Indicated
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 Author

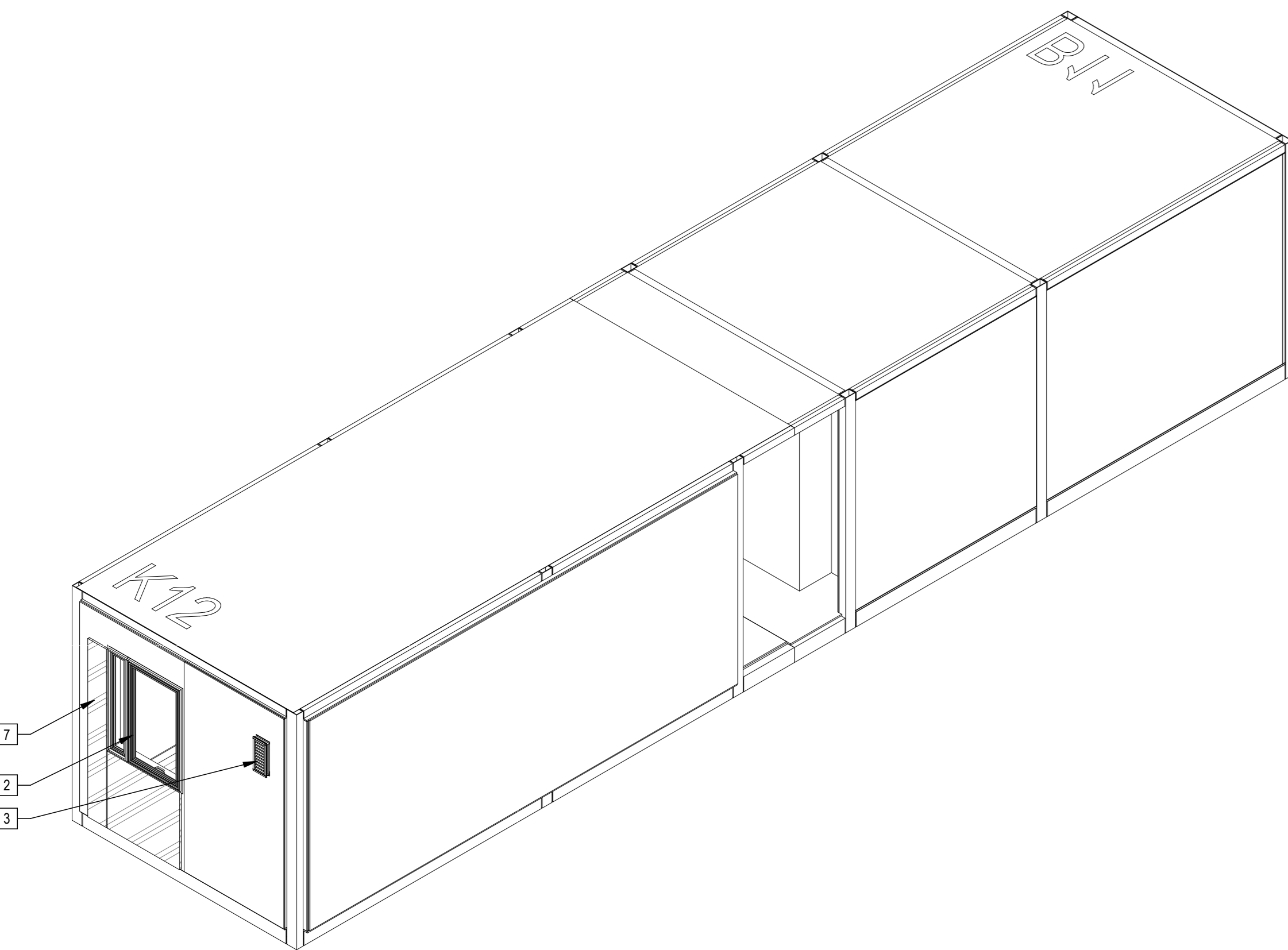
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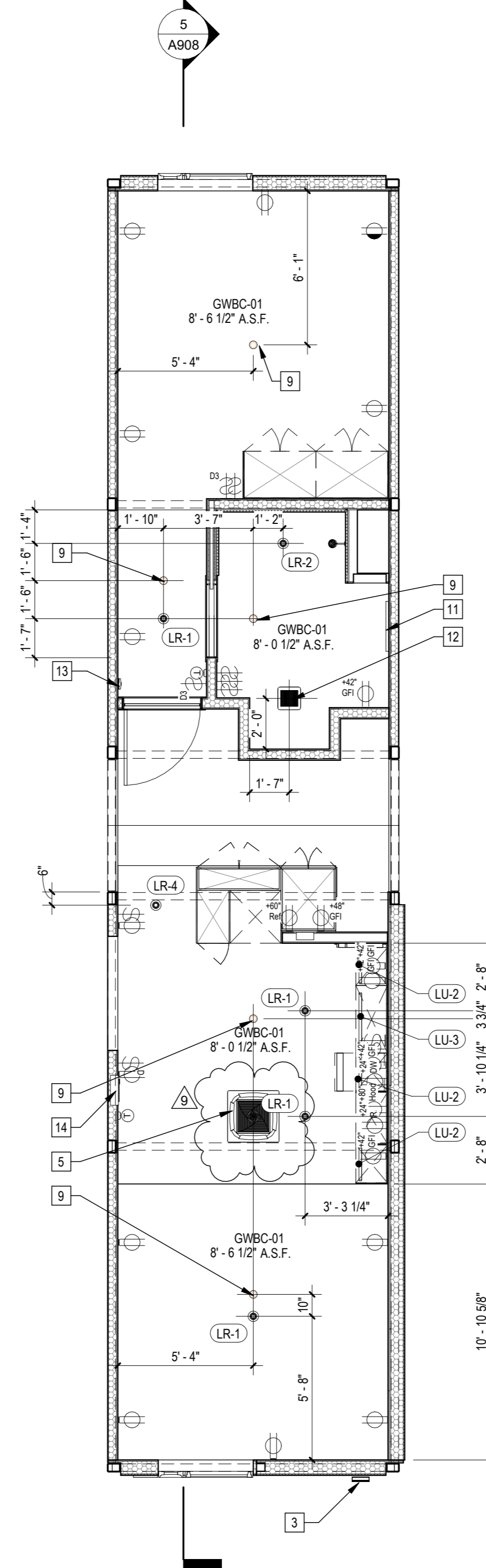
4 | 587K12B11 Axon NW



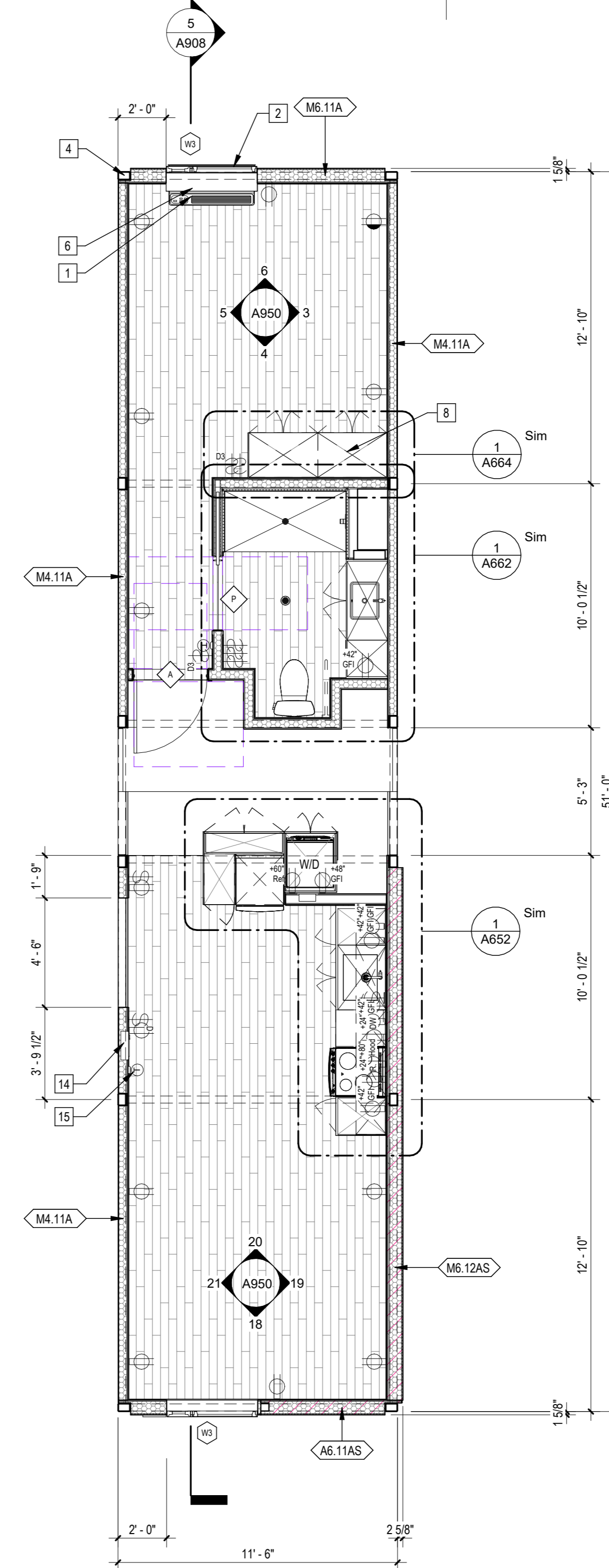
5 | 1/4" = 1'-0" 587K12B11 Section



2 | 587K12B11 Axon



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



1 | 1/4" = 1'-0" 587K12B11 Plan

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 A555 for wall type tag legend
- Refer to A650 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules
- Refer to Structural Drawings for location of shearwalls

Modular Plan Legend

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

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 STATE OF CALIFORNIA

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PROJECT TITLE
 2853 West Modular Apartments

PROJECT ADDRESS
 2853 South West Boulevard
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REVISIONS

Rev. #	Date	Desc.
9	11/12/2023	VE Rev 3

Plan Check Number 21010-10000-02714
Zoning Number DIR 201 E2B1 TOC HCA

SHEET TITLE 587K12B11
SHEET INFORMATION 2101 As indicated 12/22/2023 1:18:27 PM
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 CHECK BY
 Author

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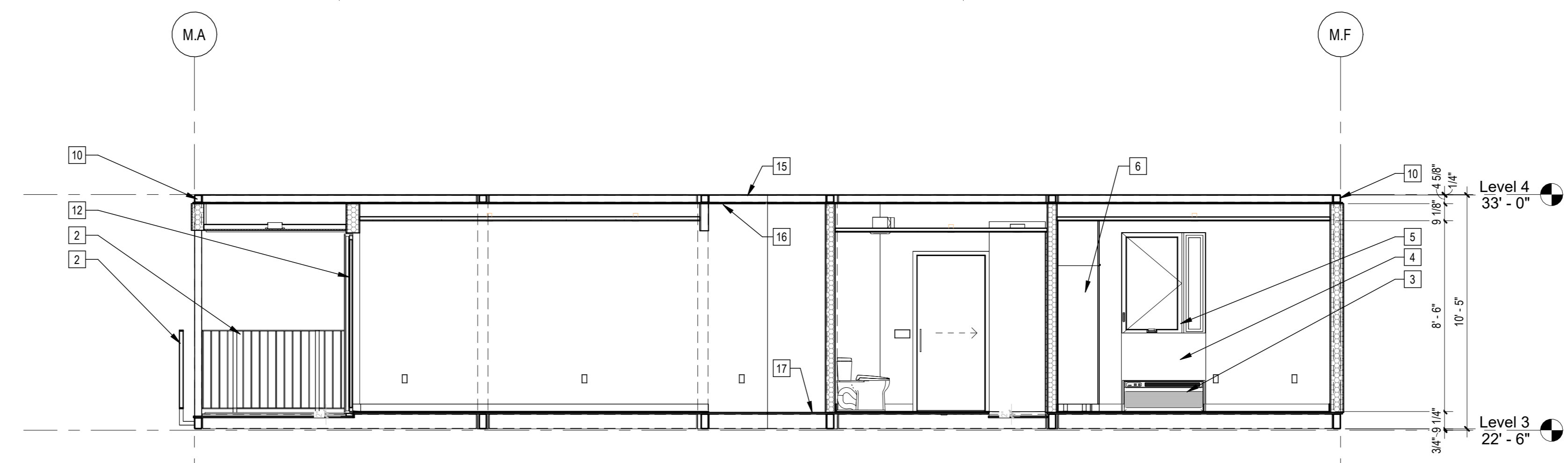
NTS Modular Plan Legend

Revisions

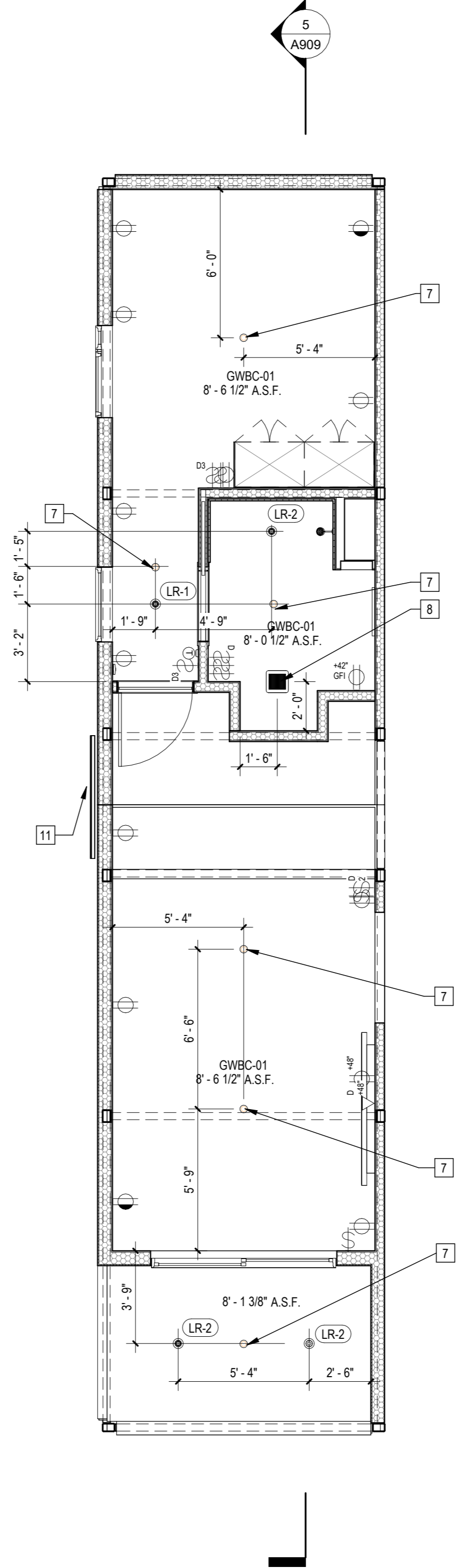
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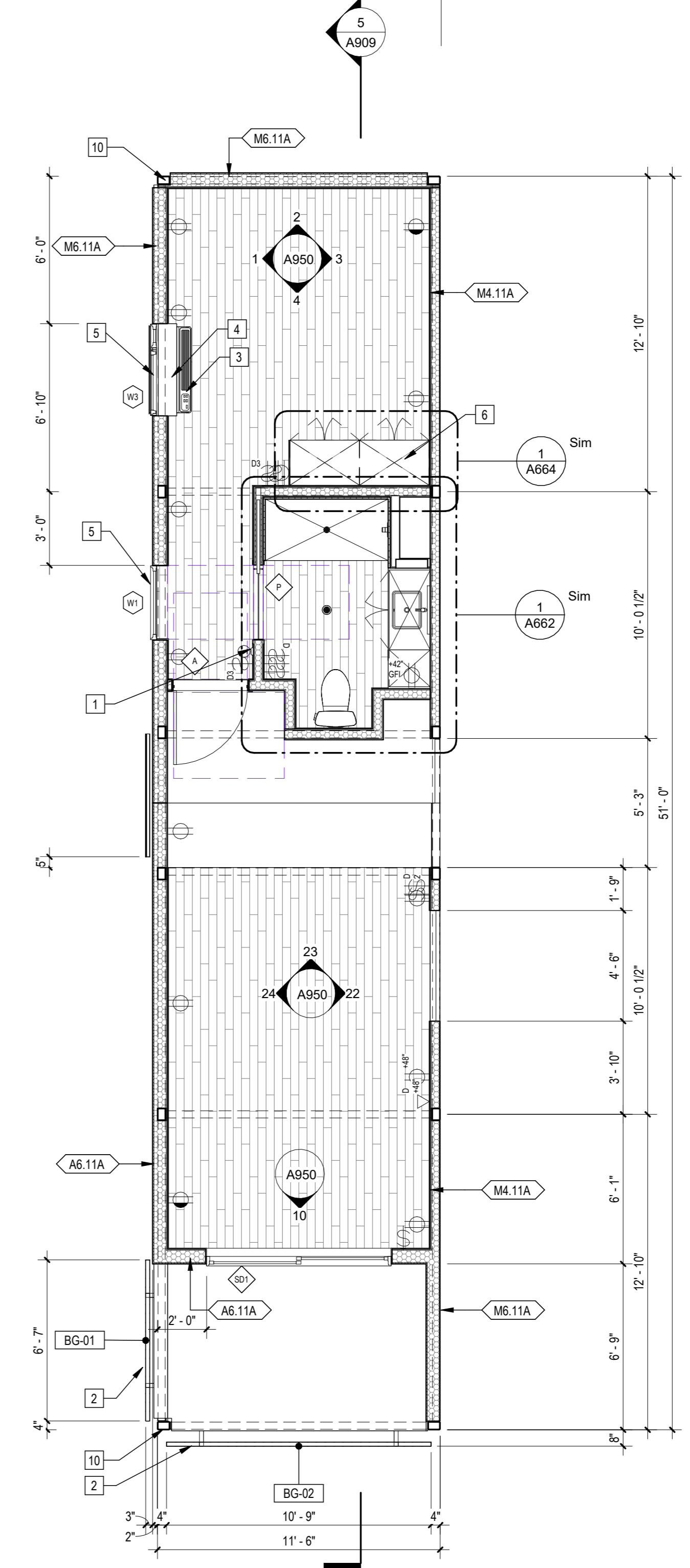
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DATE	Author
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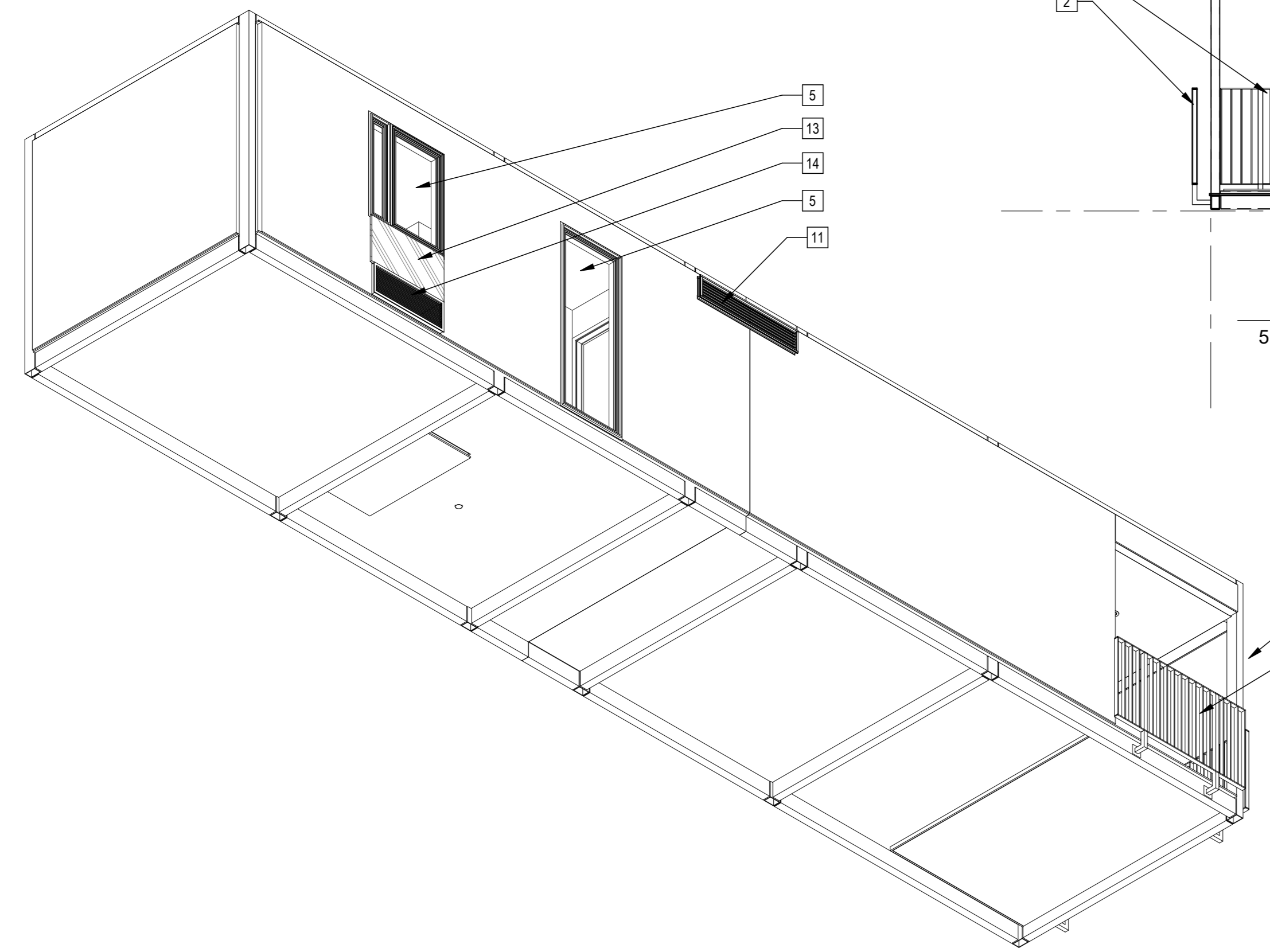
5 | 1/4" = 1'-0" | 587L12B12 Section



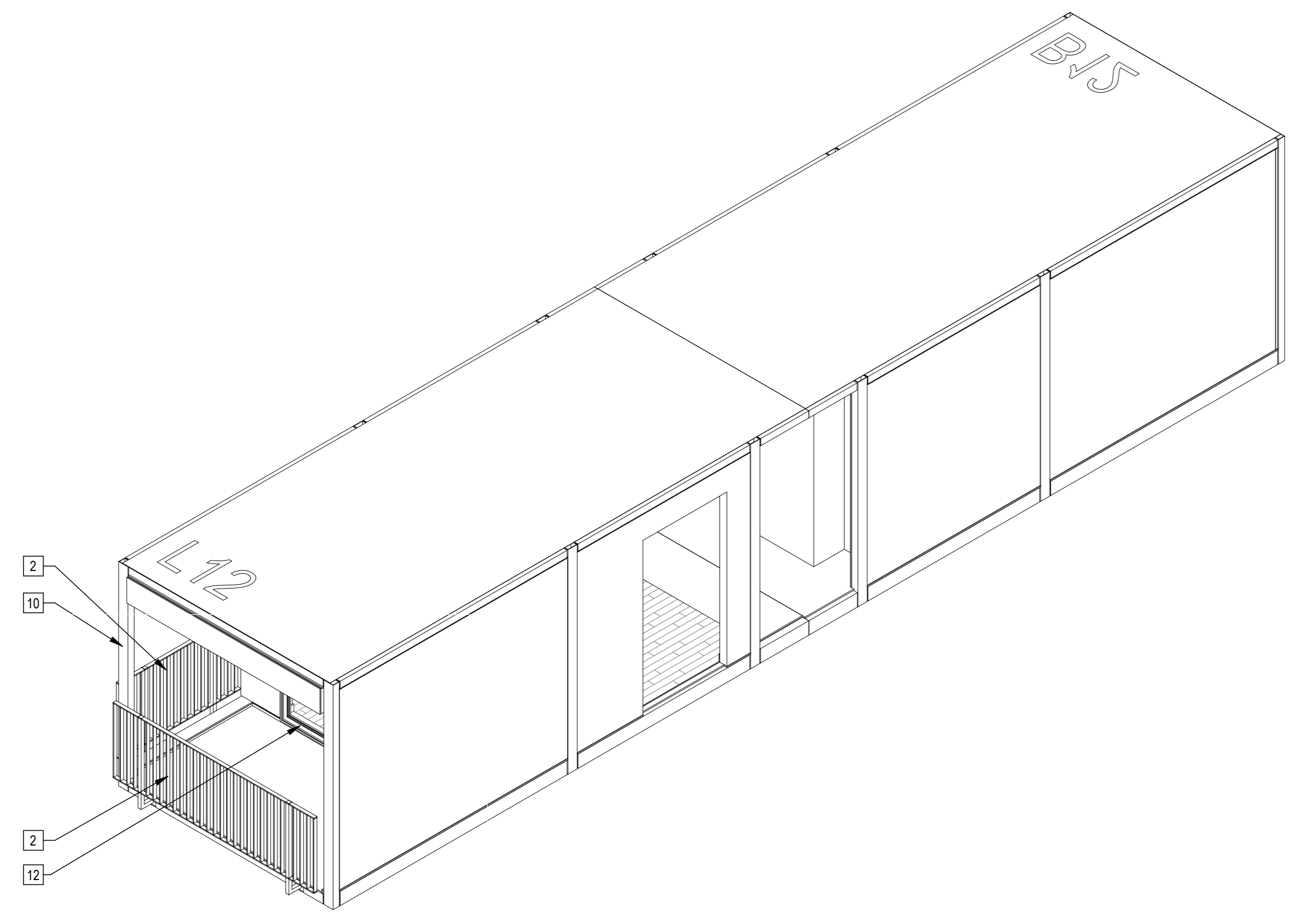
3 | 1/4" = 1'-0" | 587L12B12 RCP



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



4 | 587L12B12 Axon NW



2 | 587L12B12 Axon

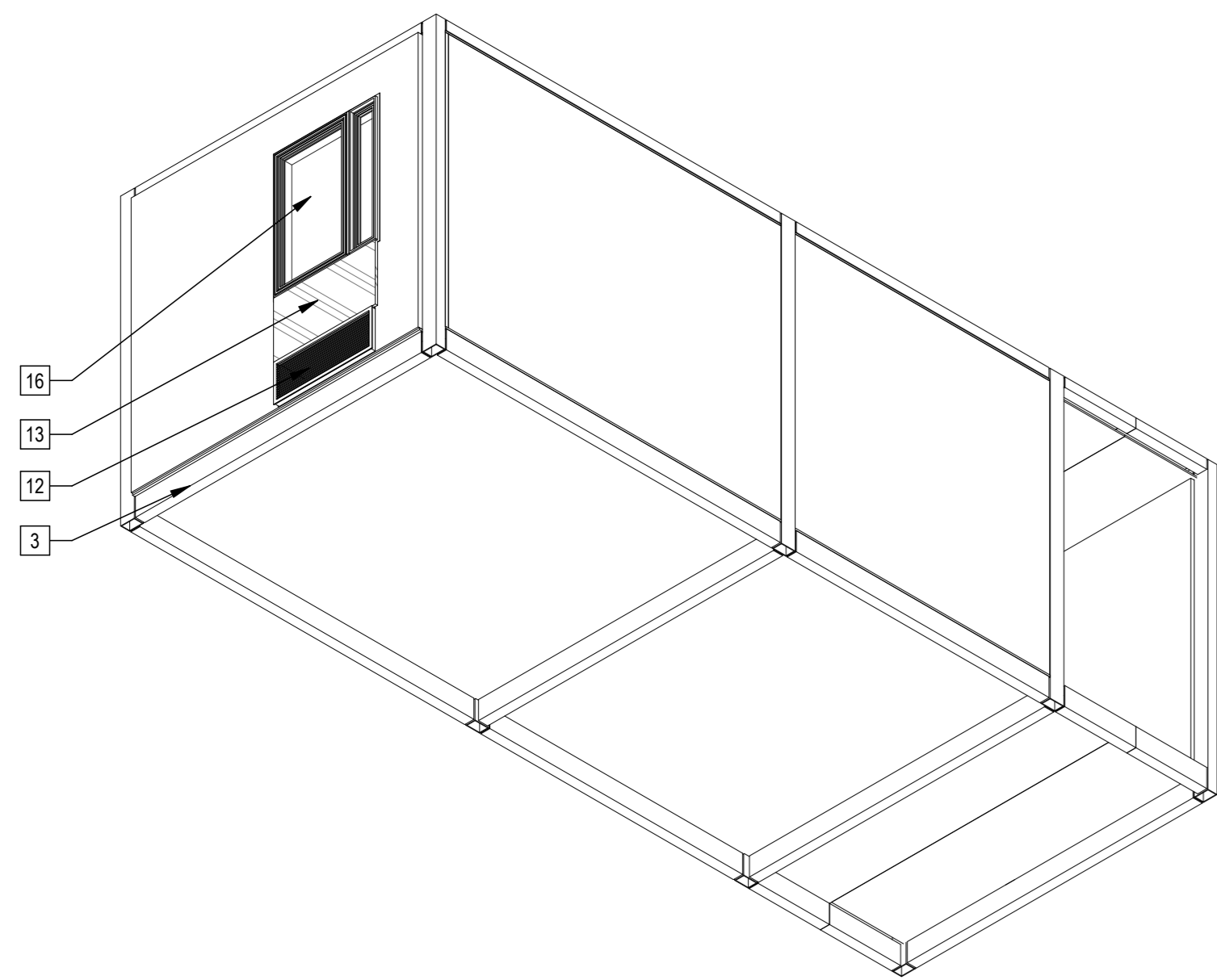
Sheet Keynotes

- 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

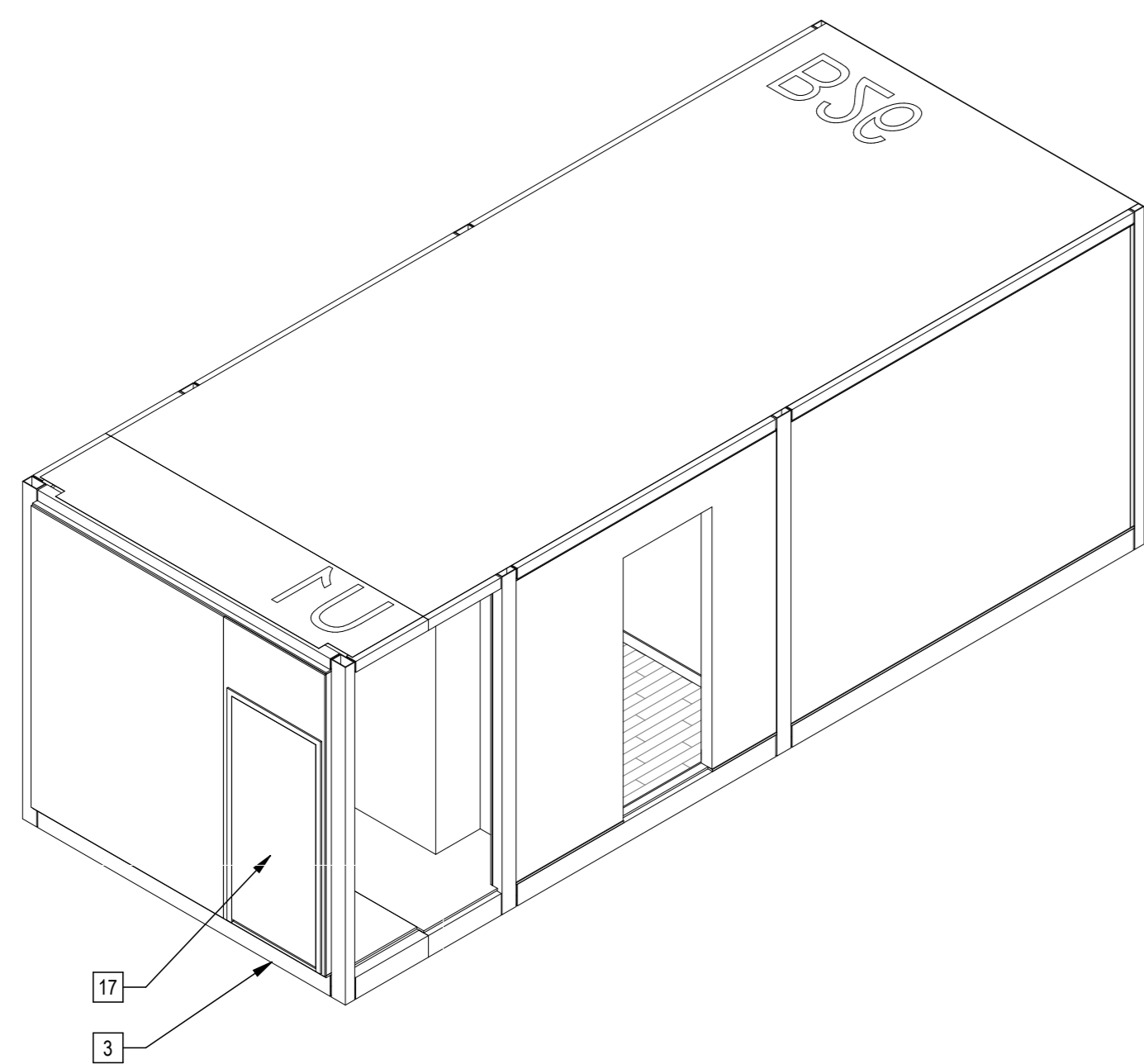
Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.

- 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 A909 for wall type tag legend
- 4 Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules
- 5 Refer to Structural Drawings for location of shearwalls

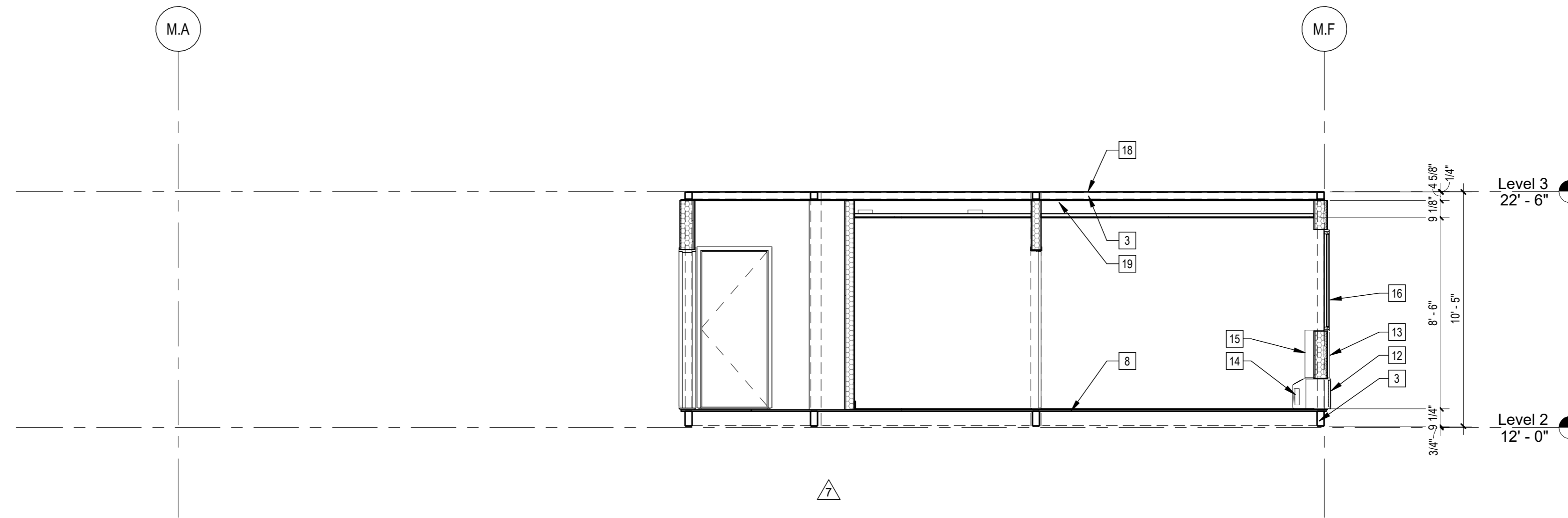
- Indicates Factory-Built Shearwall Location
- Lowered ceiling or soffit as indicated on plan



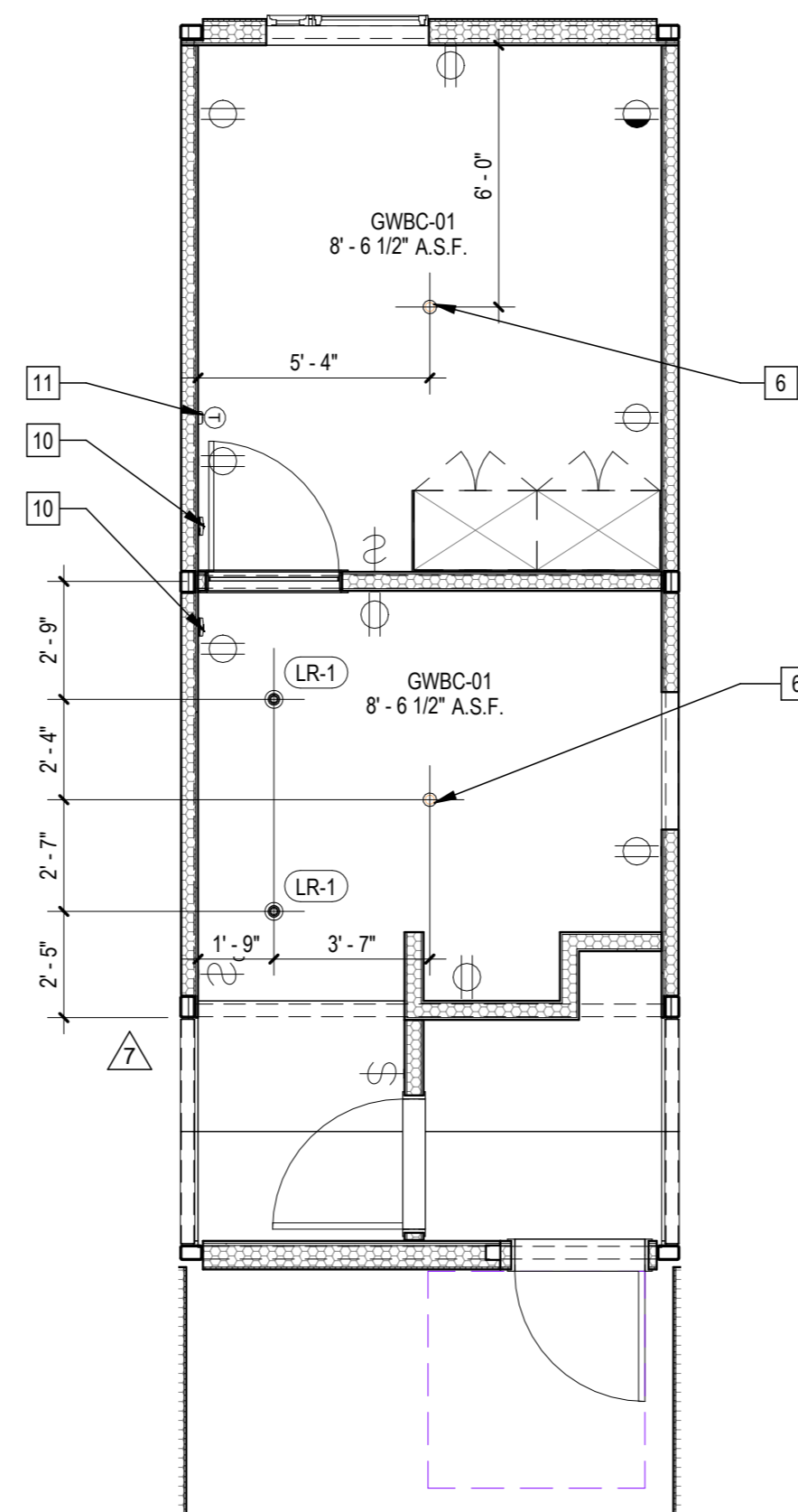
5 | 587U1B26 Axon NW



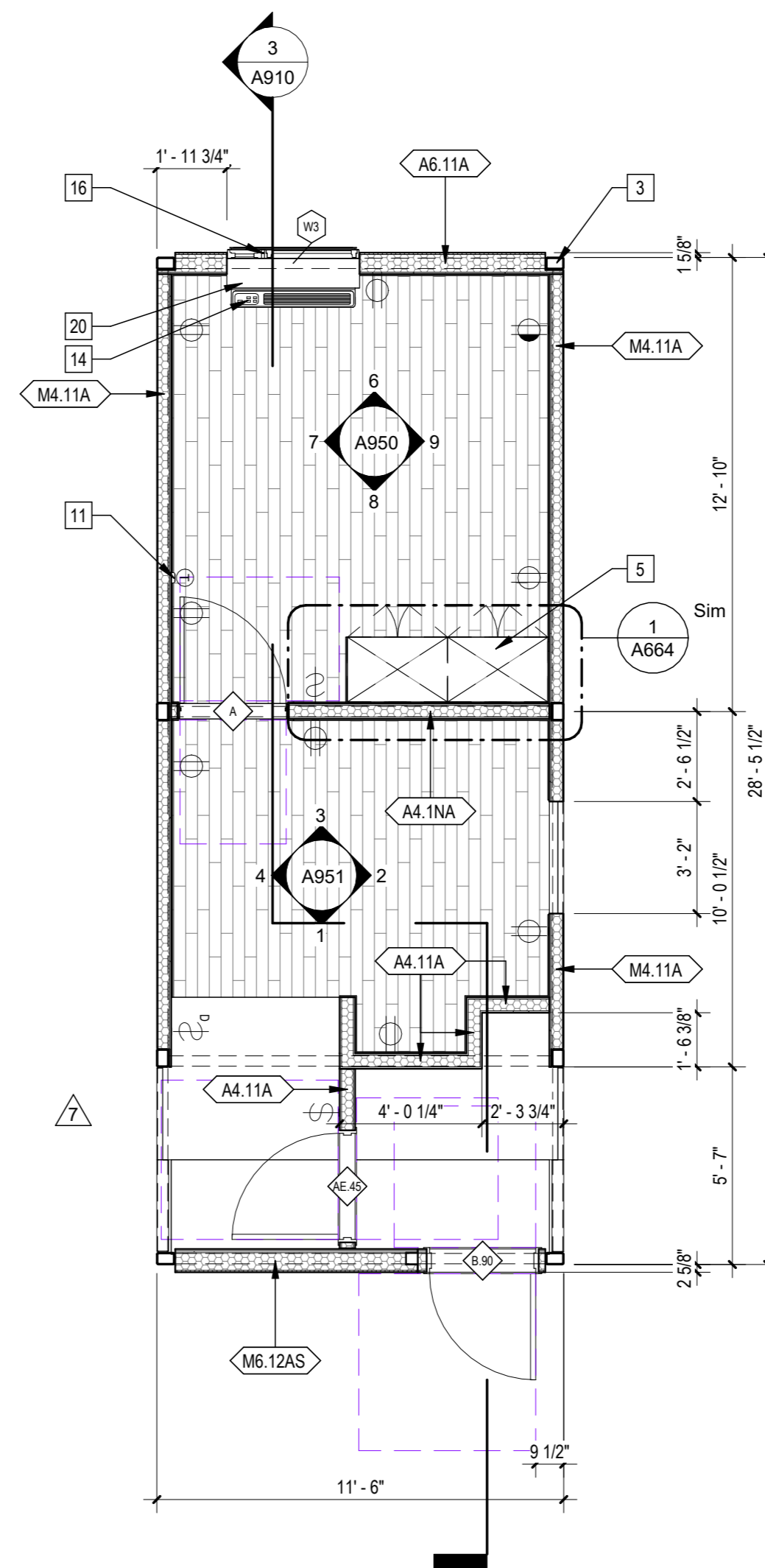
4 | 587U1B26 Axon



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



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



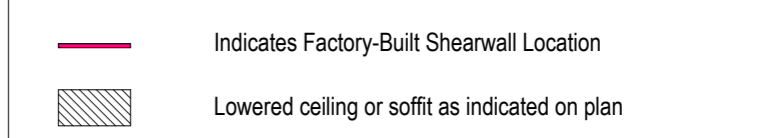
1 | 1/4" = 1'-0" 587U1B26 Plan

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
5. Refer to Structural Drawings for location of shearwalls



NTS Modular Plan Legend

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 justin.brechtel@gmail.com

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

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 STATE OF CALIFORNIA
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 10/31/20
 RENEWAL

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PROJECT TITLE
2853 West Modular Apartments

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

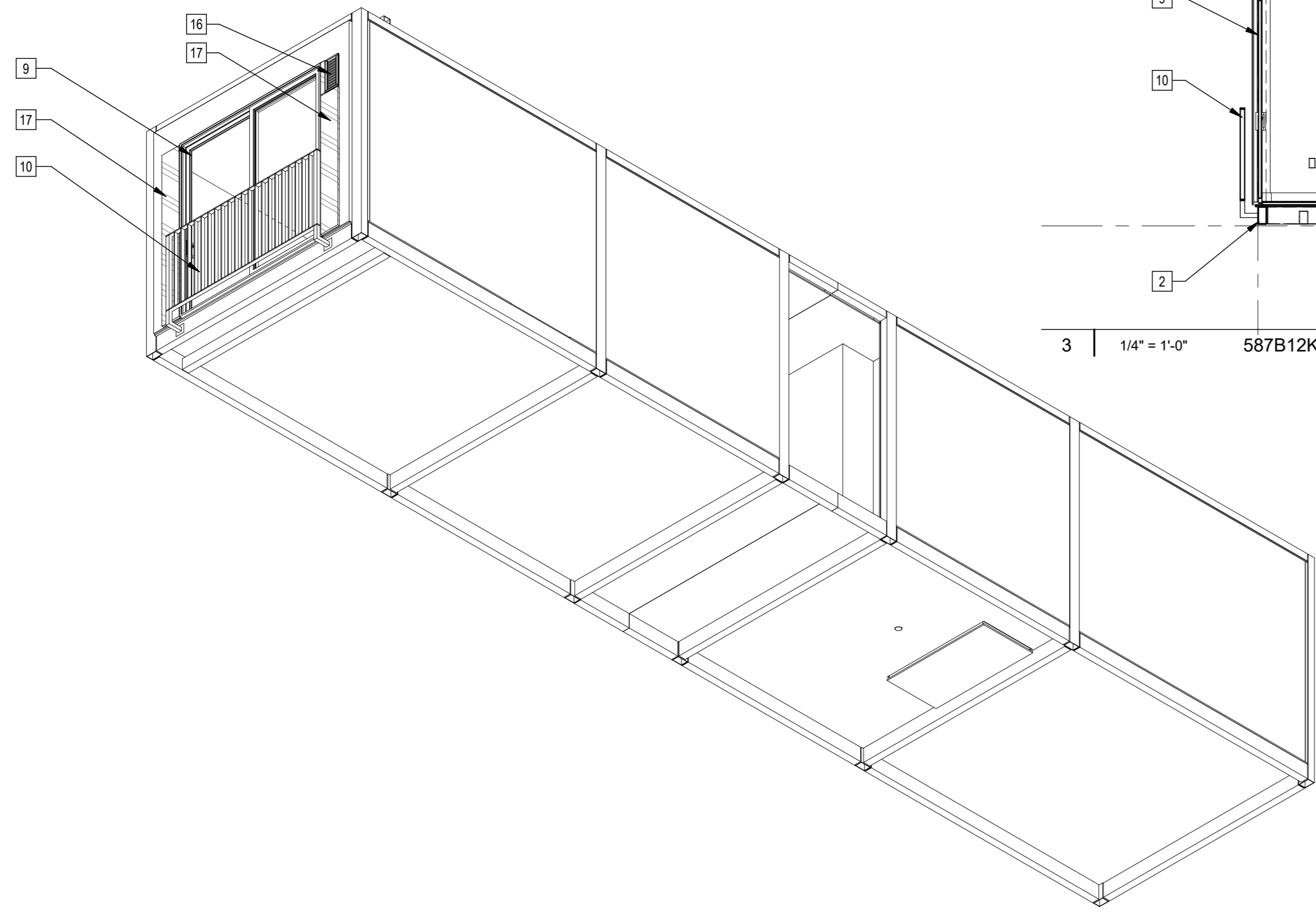
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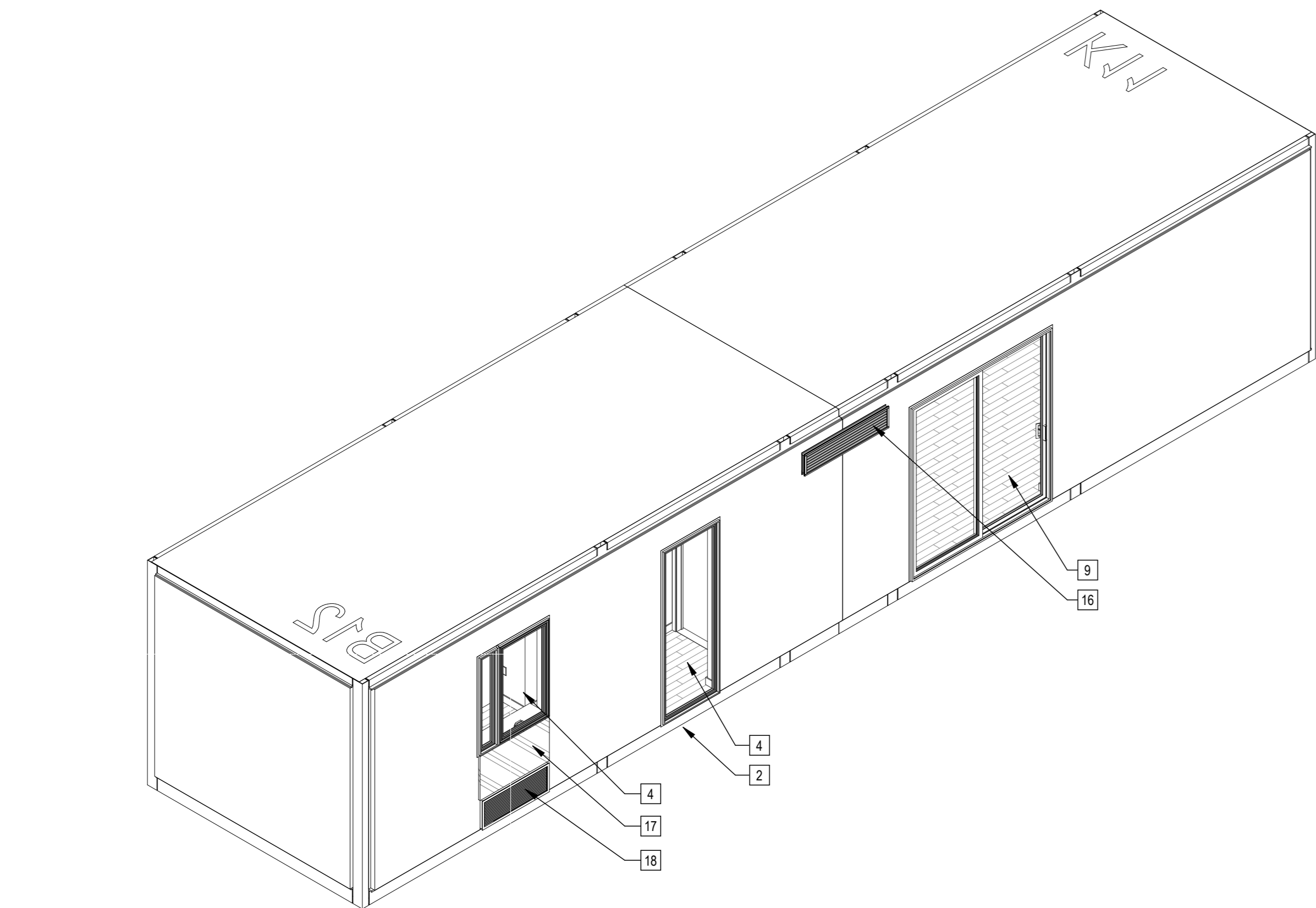
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 Zoning Number DIR 2021 E289 TOC HCA

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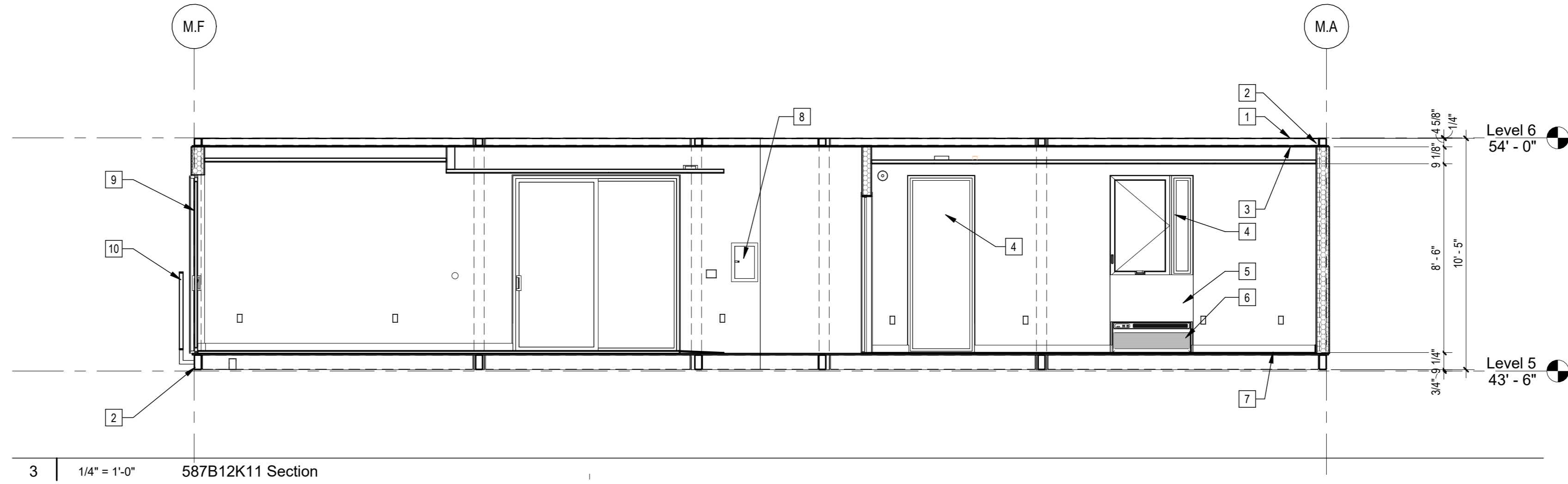
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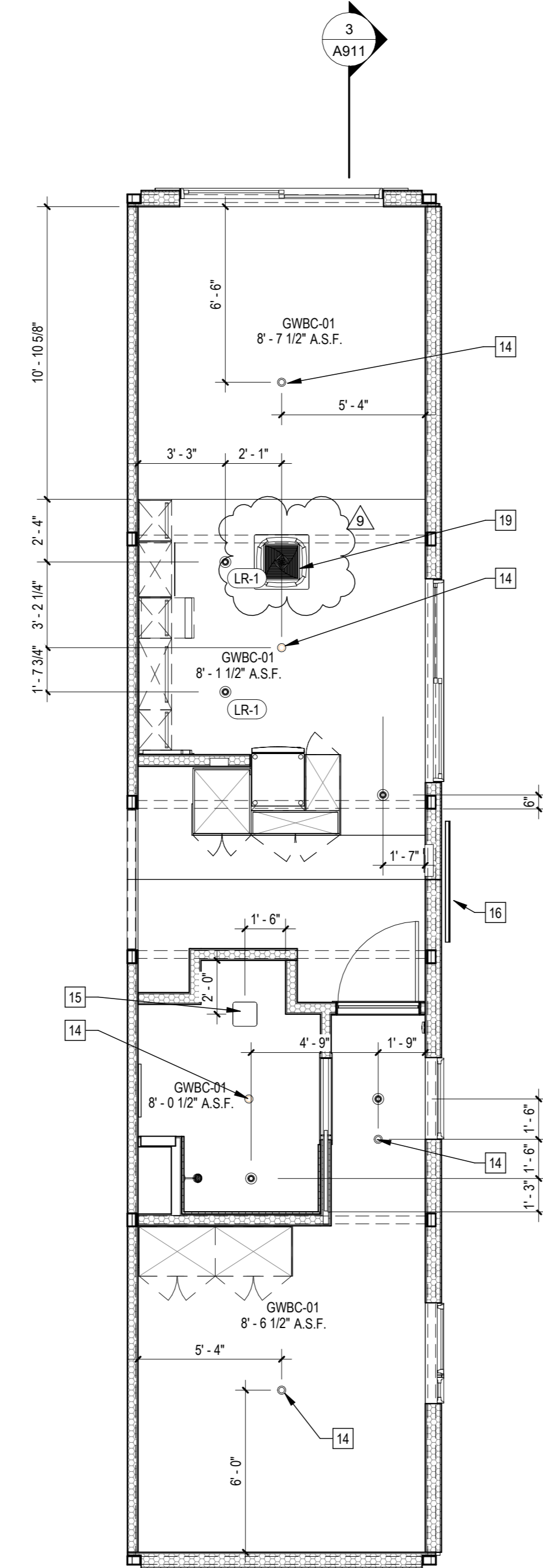
5 | 587B12K11 Axon NW



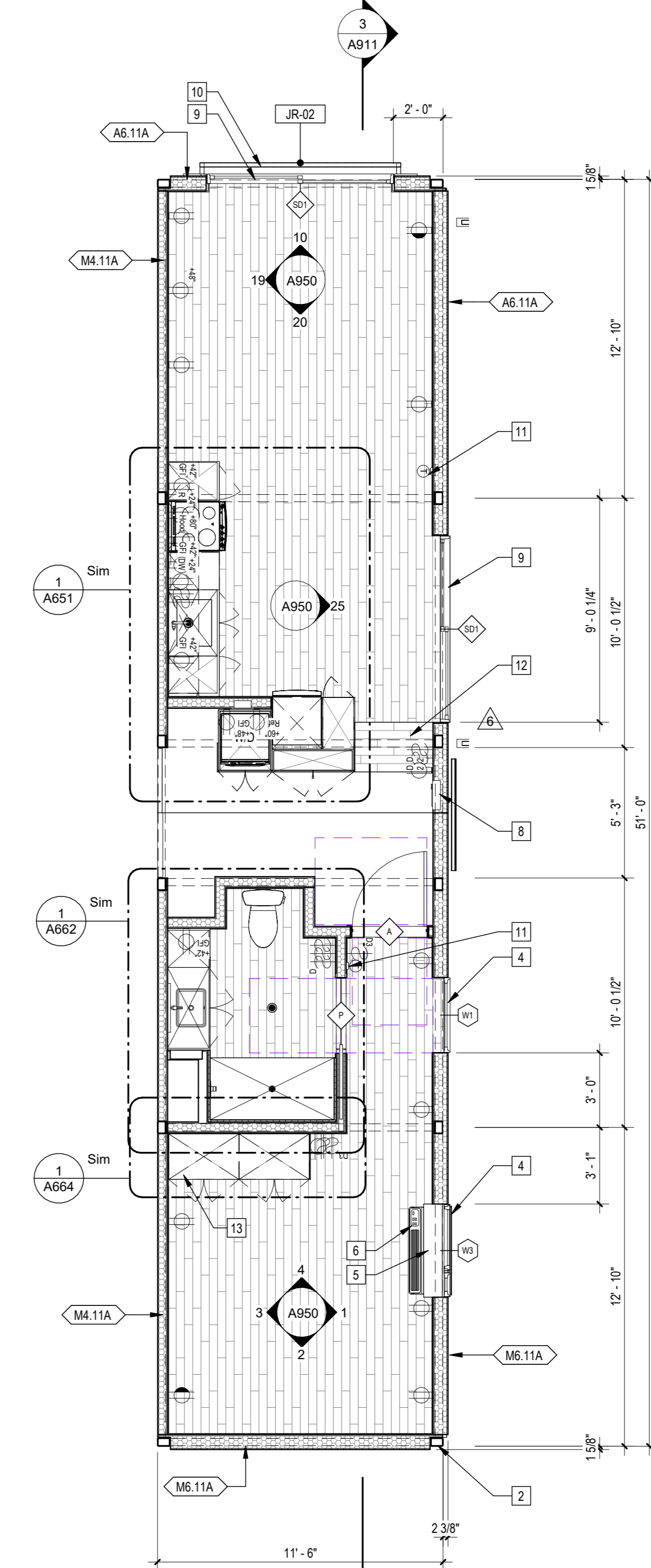
4 | 587B12K11 Axon



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



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-1752 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 Traxx 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 rainscreen 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 A659 for wall type tag legend
- 4. Refer to A650 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules
- 5. Refer to Structural Drawings for location of shearwalls

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

NTS Modular Plan Legend

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 C 29517

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PROJECT TITLE
 2853 West Modular Apartments

PROJECT ADDRESS
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REVISIONS

Rev. #	Date	Desc.
6	4/7/2023	VE Rev 2
9	11/1/2023	VE Rev 3

Plan Check Number: 21010-10000-02714
 Zoning Number: DIR 201 E289 TOC HCA

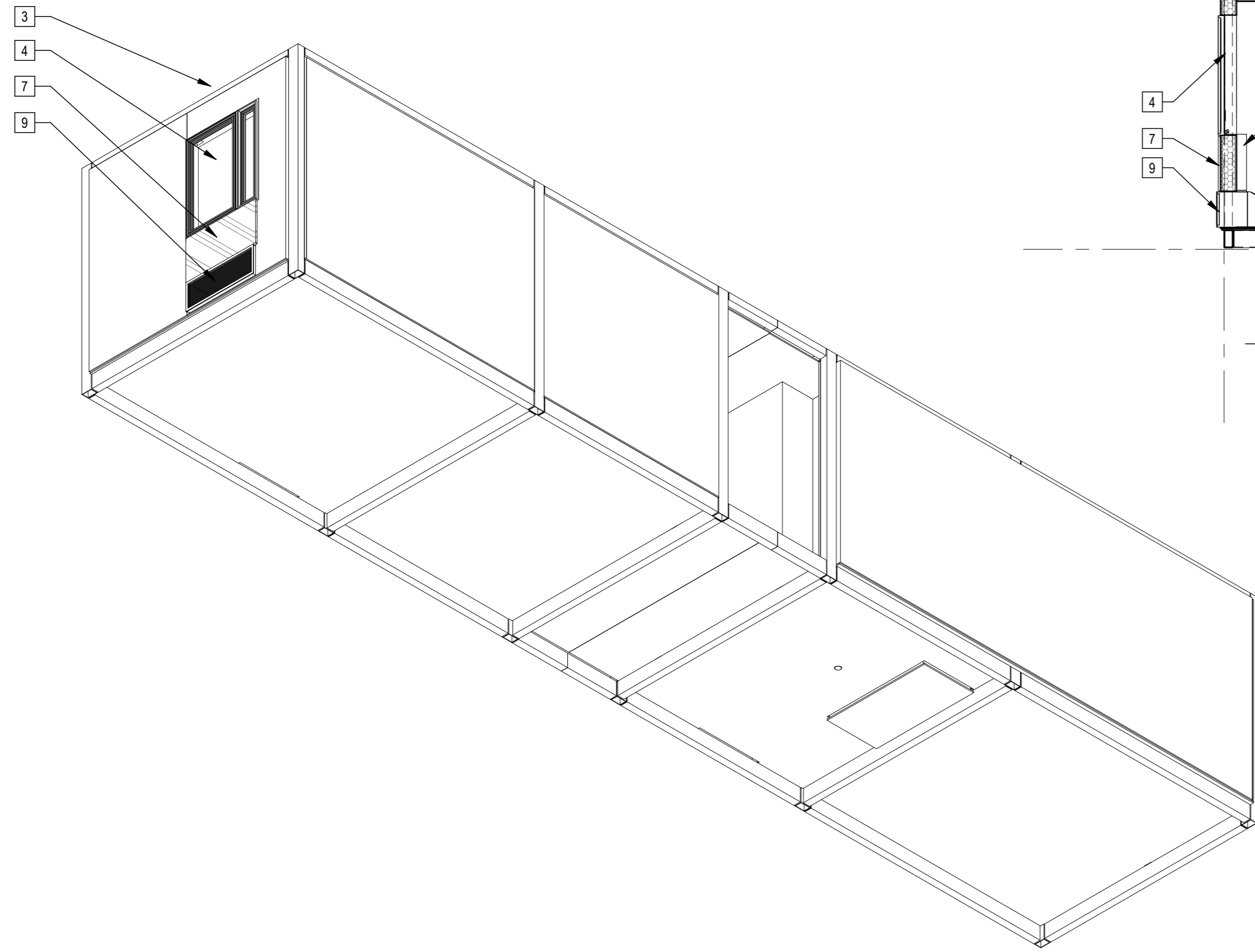
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SHEET INFORMATION

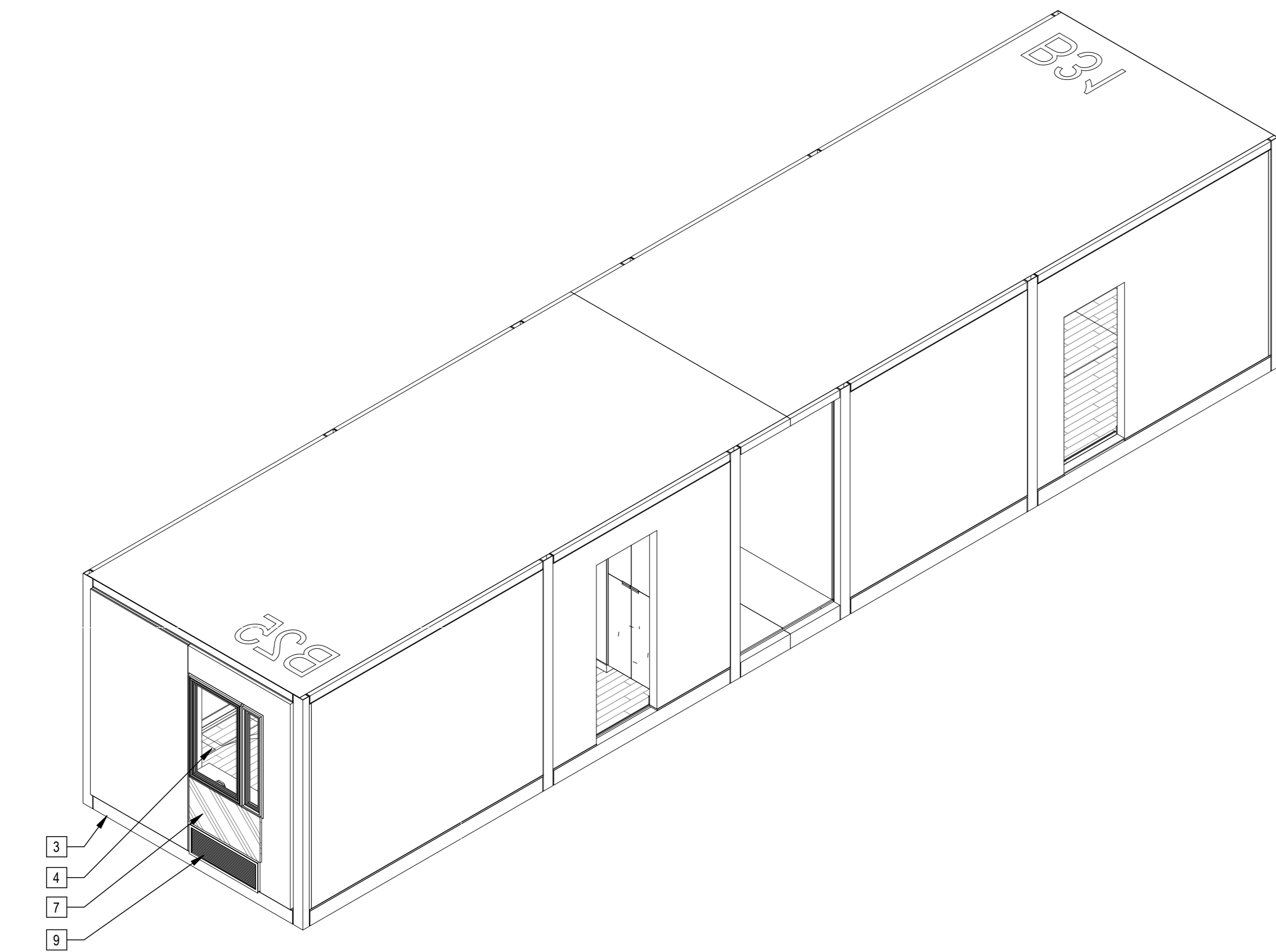
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PROJECT ADDRESS
 2853 West Modular Apartments
 HCD Plan Check Response

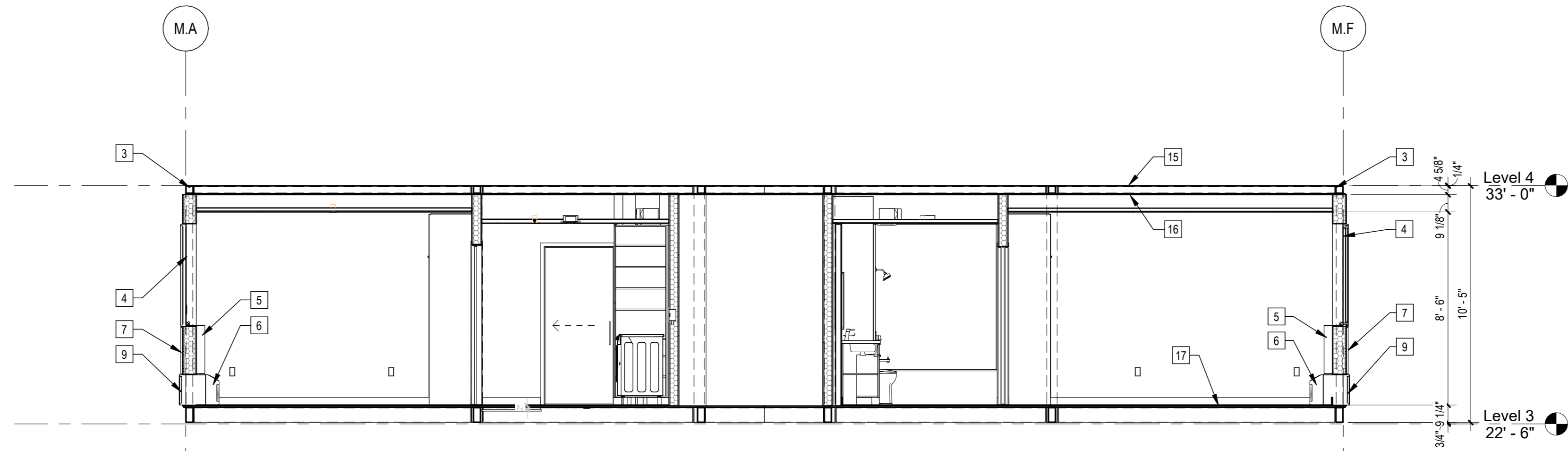
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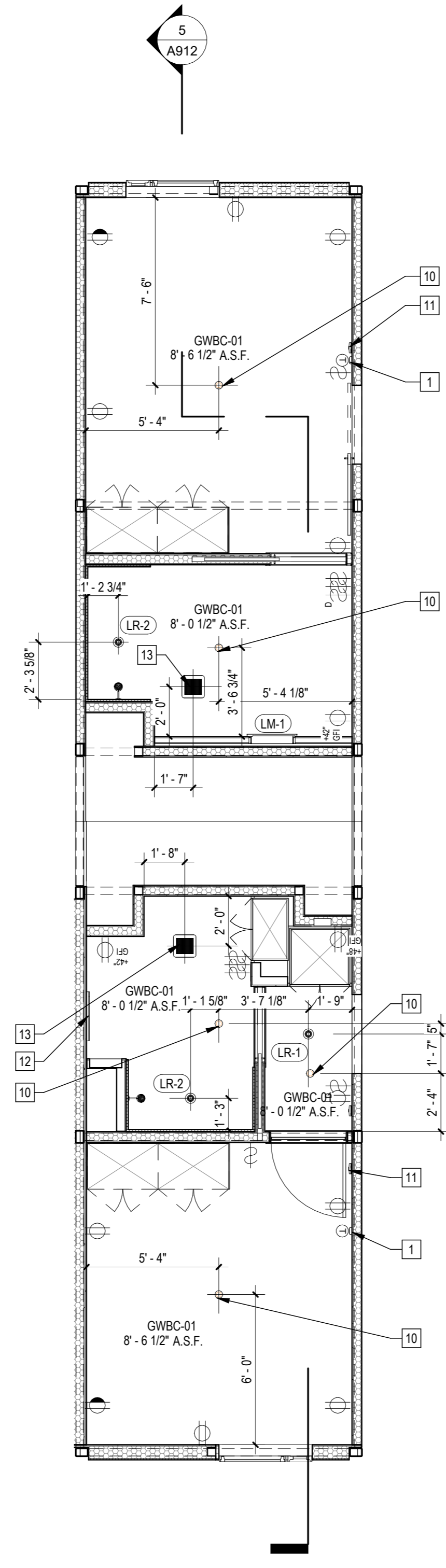
4 | 587B25B31 Axon NW



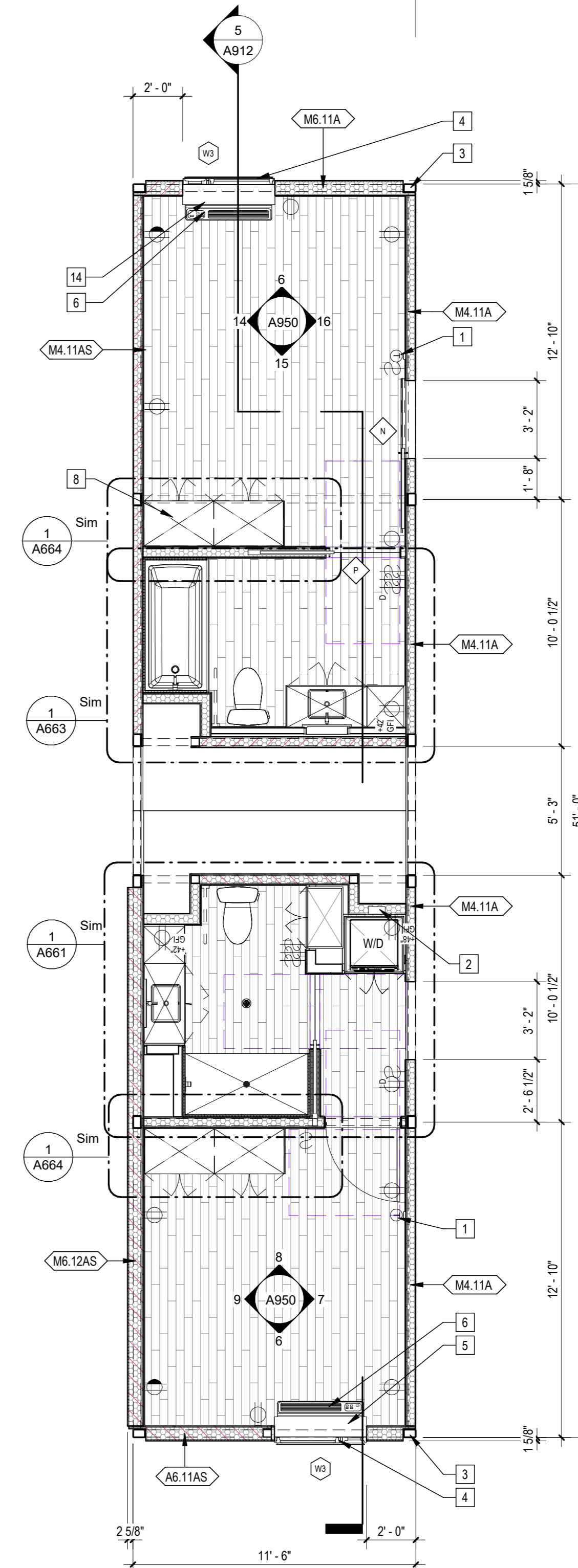
1 | 587B25B31 Axon



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



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



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

Sheet Keynotes

- 1 Wall-Mounted Thermostat
- 2 Recessed Washer Hose Bibb
- 3 Modular Steel Chassis, Refer to structural.
- 4 Factory-installed window, refer to Window Schedule
- 5 PTAC Interior Painted MDF Enclosure
- 6 GE Self-Contained Heat Pump
- 7 ACM rainscreen over Continuous Insulation. ACM color per elevations.
- 8 Built-in Wardrobe Casework
- 9 Extruded Aluminum Grille for GE Heat Pump unit, Model RAG67, color to match window frames
- 10 Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
- 11 Fire Alarm refer to Fire Protection Drawings
- 12 Illuminated Mirror
- 13 Bathroom Exhaust Fan, vent to exterior. Fan shall be on humidistat control. Refer to Mechanical Plans
- 14 GE Insulated Through-Wall Sleeve, Model RAB81
- 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 Struc-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 A659 for wall type tag legend
4. Refer to A650 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules
5. Refer to Structural Drawings for location of shearwalls

— 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

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 Los Angeles, CA 90016
 5050 - 011 - 022

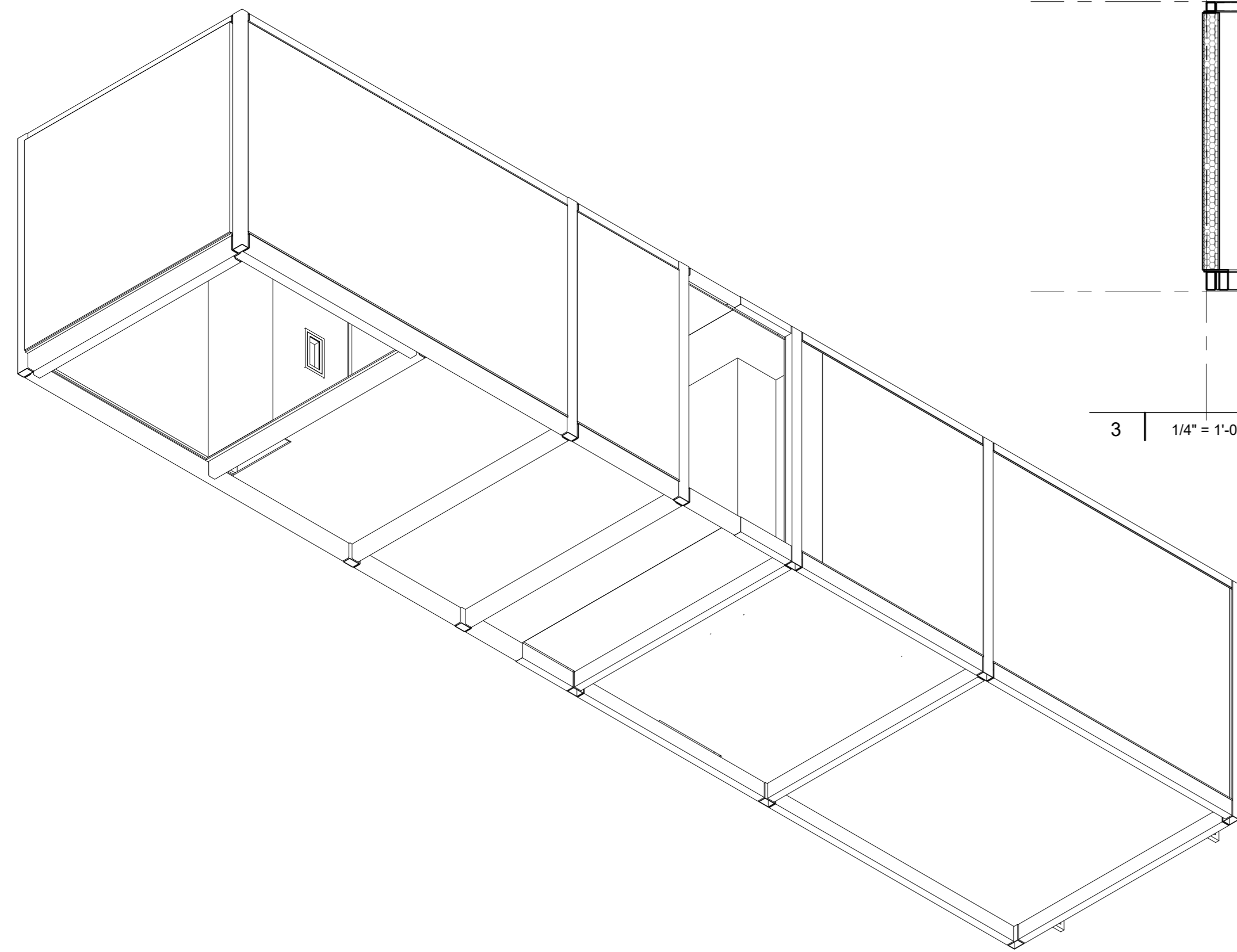
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2853 West Modular Apartments
 HCD Plan Check Response

REVISIONS

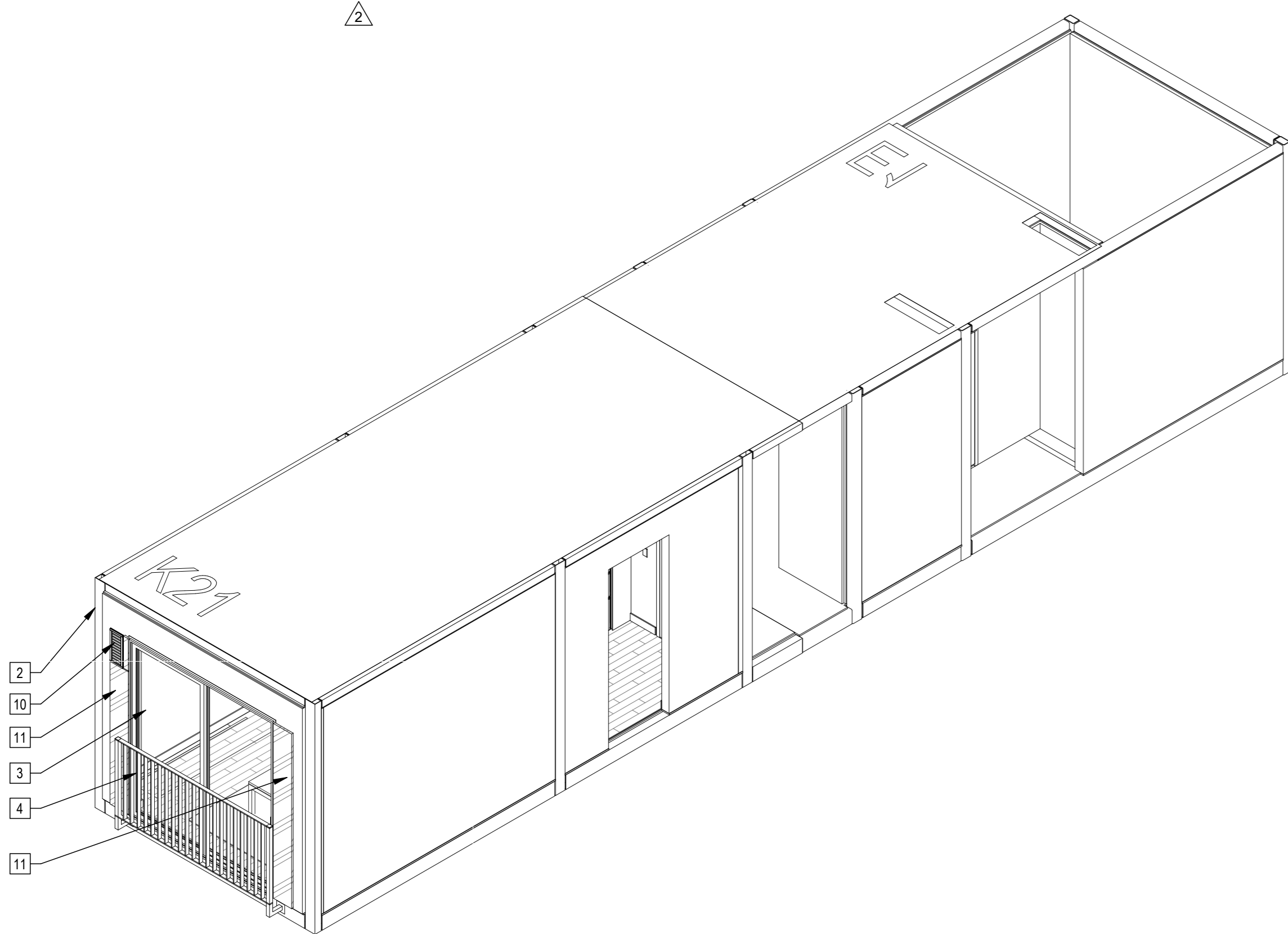
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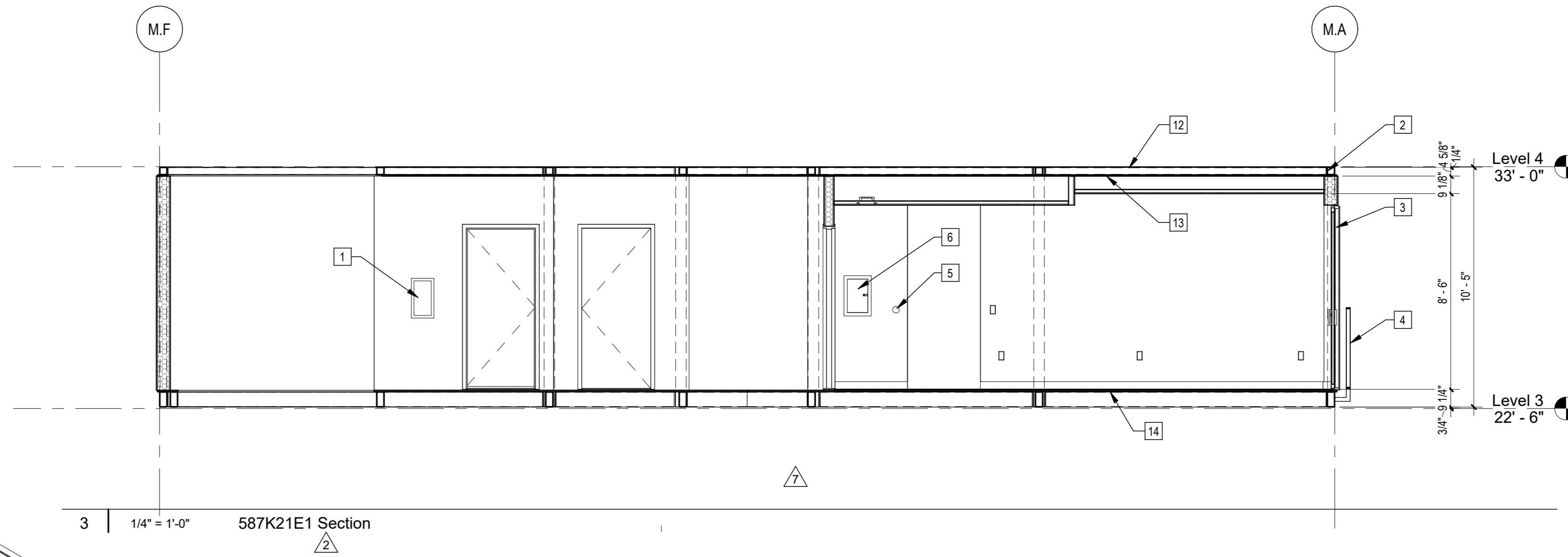
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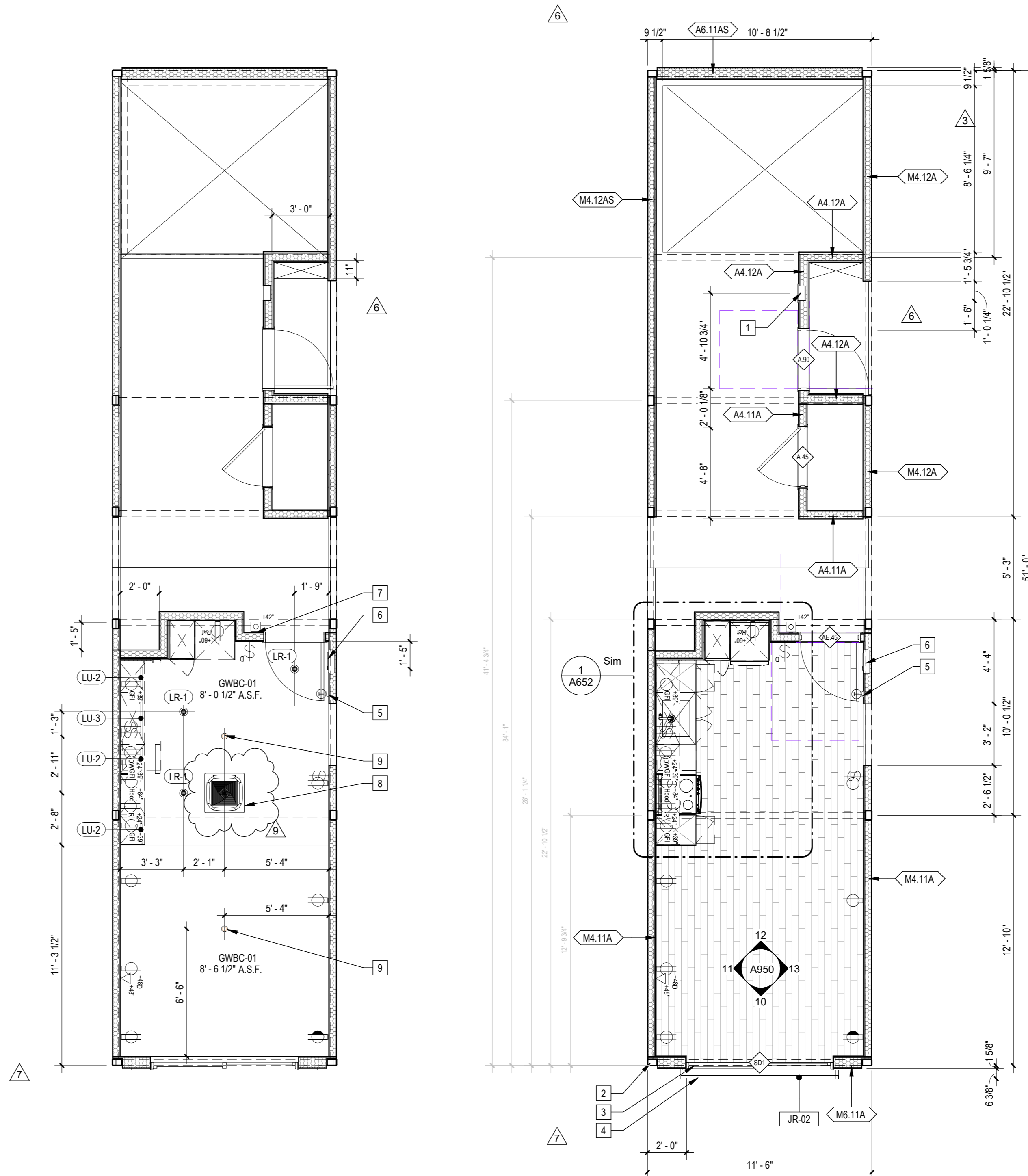
5 587K21E1 Axon NW



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

Rev. #	Date	Desc.
1		Recessed Portable Fire Extinguisher Cabinet
2	8/19/2022	Modular Steel Chassis, Refer to structural
3	12/10/2022	Factory-installed sliding glass door, refer to Door Schedule
4	4/10/2023	42" high AFF Bolted Steel Juliet Guardrail
5	5/22/2023	Wall-Mounted Thermostat
6		Dwelling Unit Power Distribution Panel
7		Dwelling Unit Door Bell @ 42" AFF
8	11/17/2023	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-1732 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 A650 for wall type tag legend
- Refer to A600 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules
- Refer to Structural Drawings for location of shearwalls

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

NTS Modular Plan Legend

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b|ARCH
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 310 908 2910
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WEST MODULAR MANUFACTURING
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PROJECT TITLE
2853 West Modular Apartments
 HCD Plan Check Response

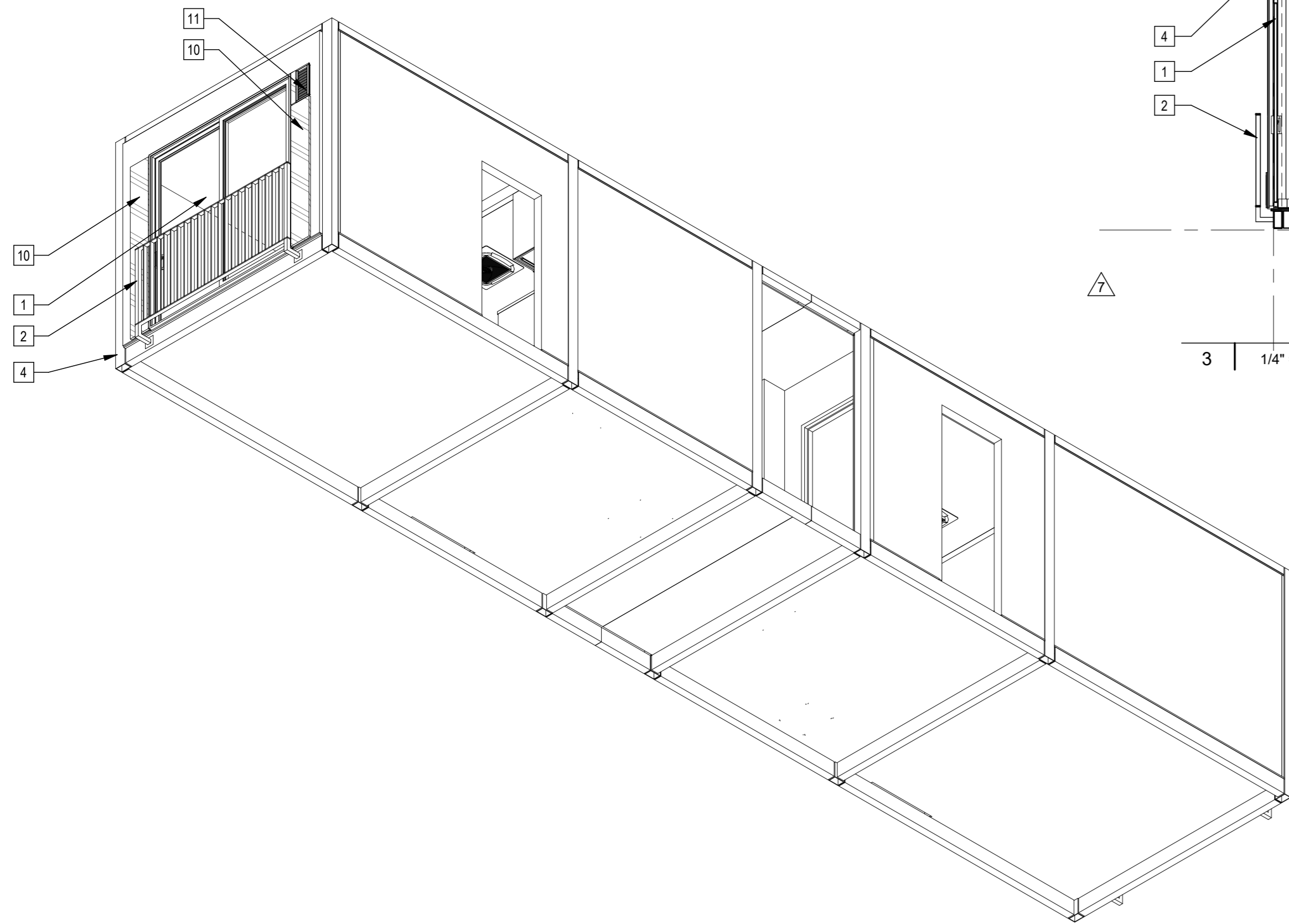
PROJECT ADDRESS
 Joaquin Ostlander
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - 022

Rev. #	Date	Desc.
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3	12/10/2022	VE Revisions
4	4/10/2023	VE Rev 2
7	5/22/2023	LAD Review
9	11/17/2023	VE Rev 3

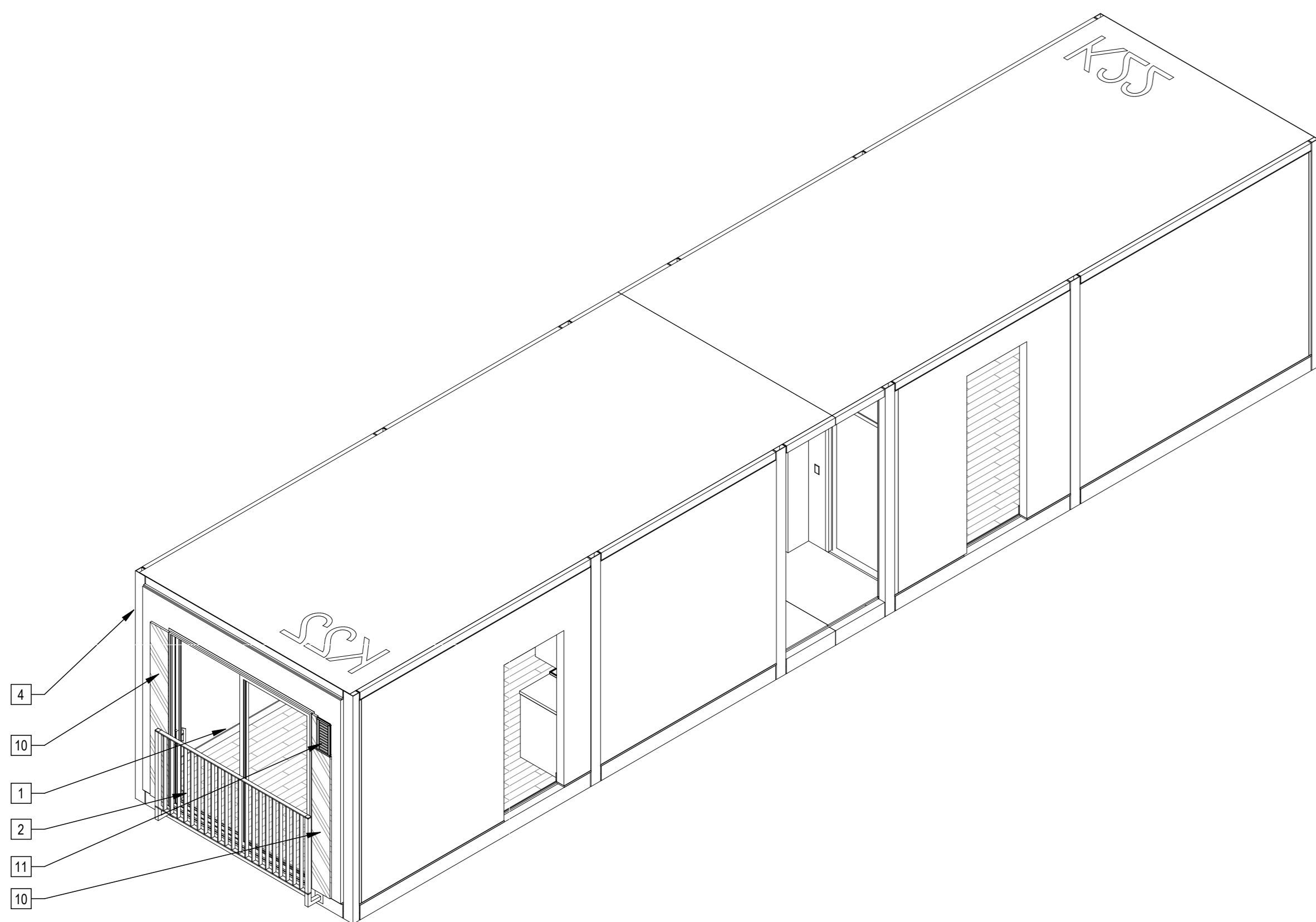
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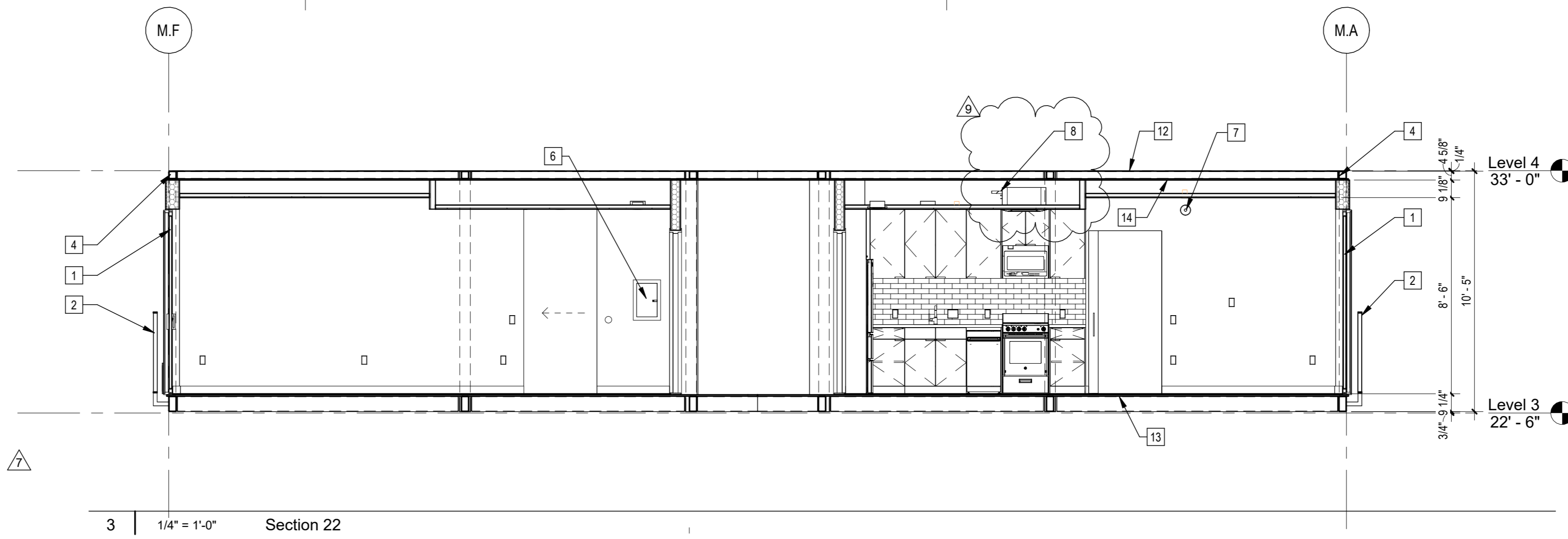
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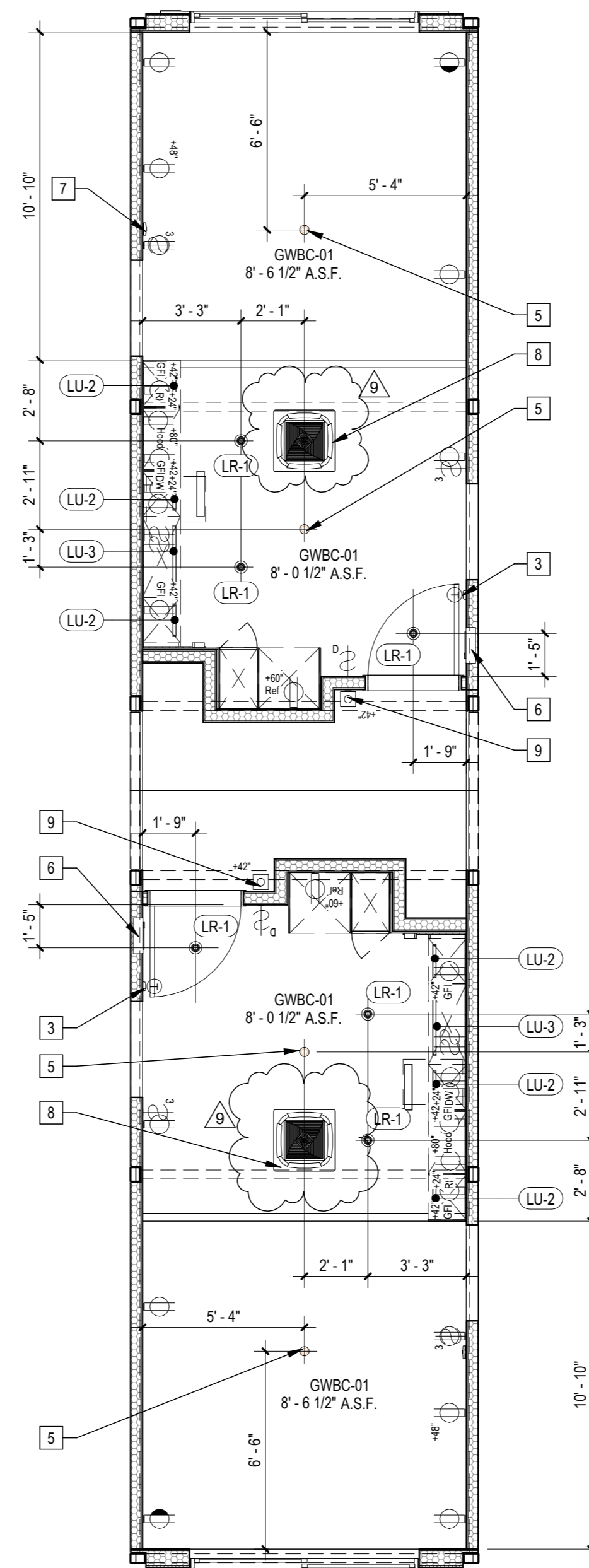
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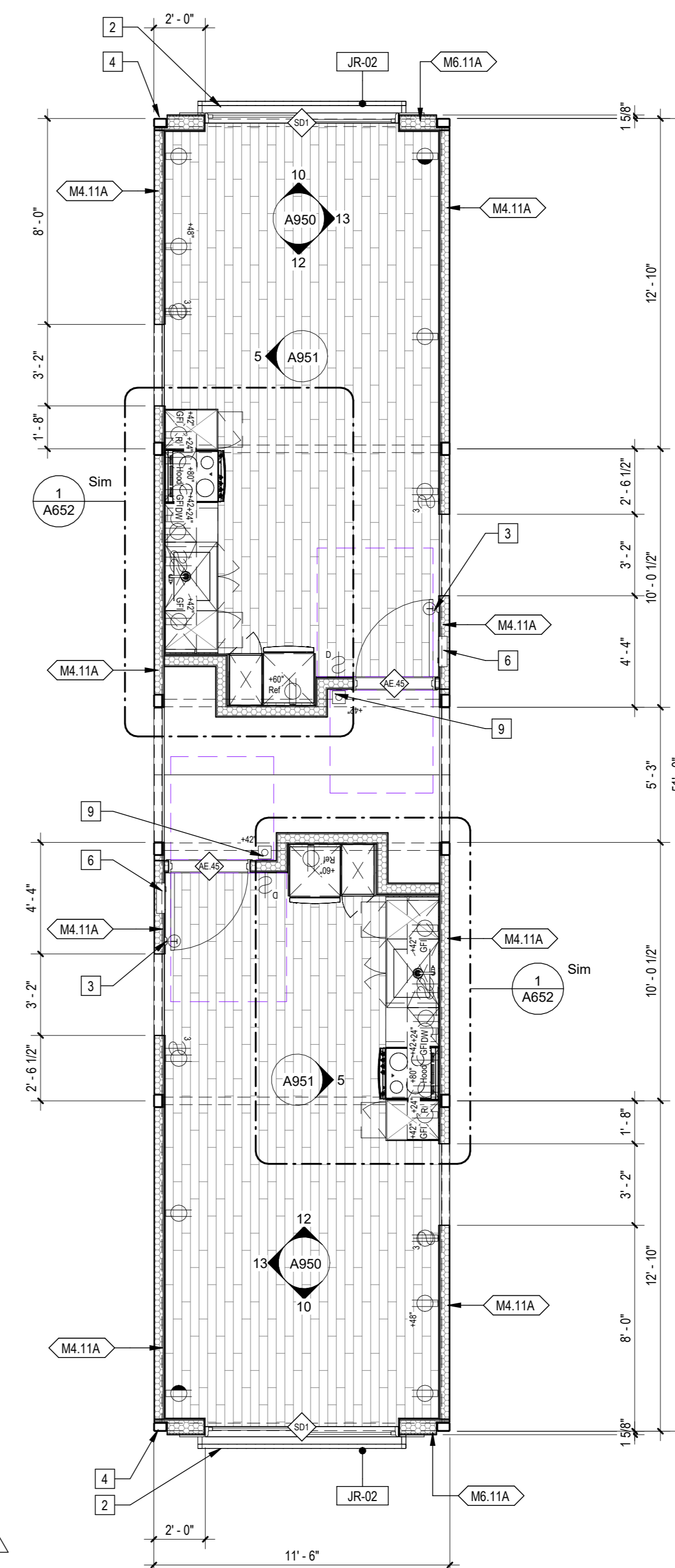
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3 | 1/4" = 1'-0" Section 22



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 Lower 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 Struco-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 A950 for wall type tag legend
4. Refer to A650 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules
5. Refer to Structural Drawings for location of shearwalls

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

NTS Modular Plan Legend



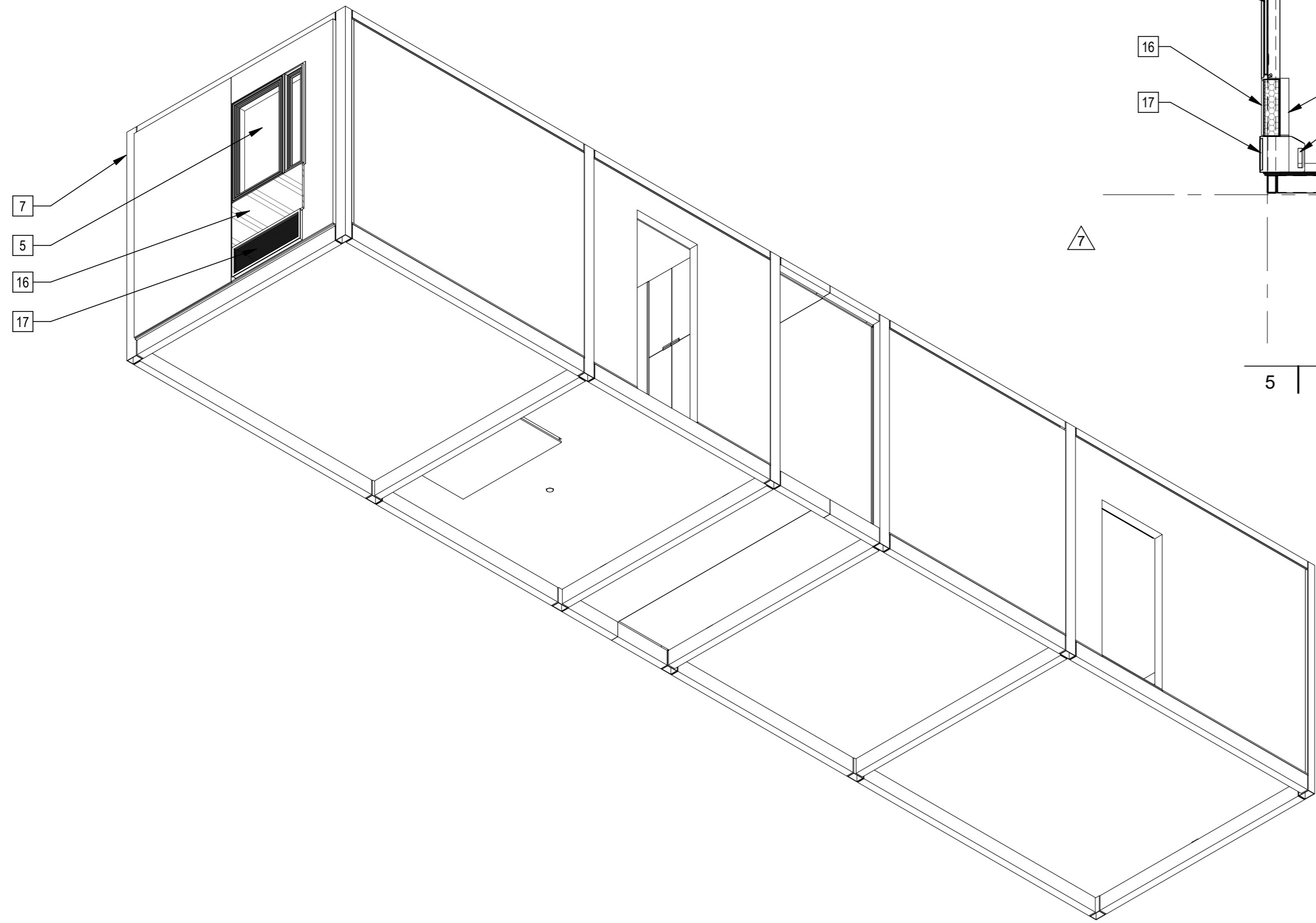
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2853 West Modular Apartments
 HCD Plan Check Response
 PROJECT ADDRESS
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - 022

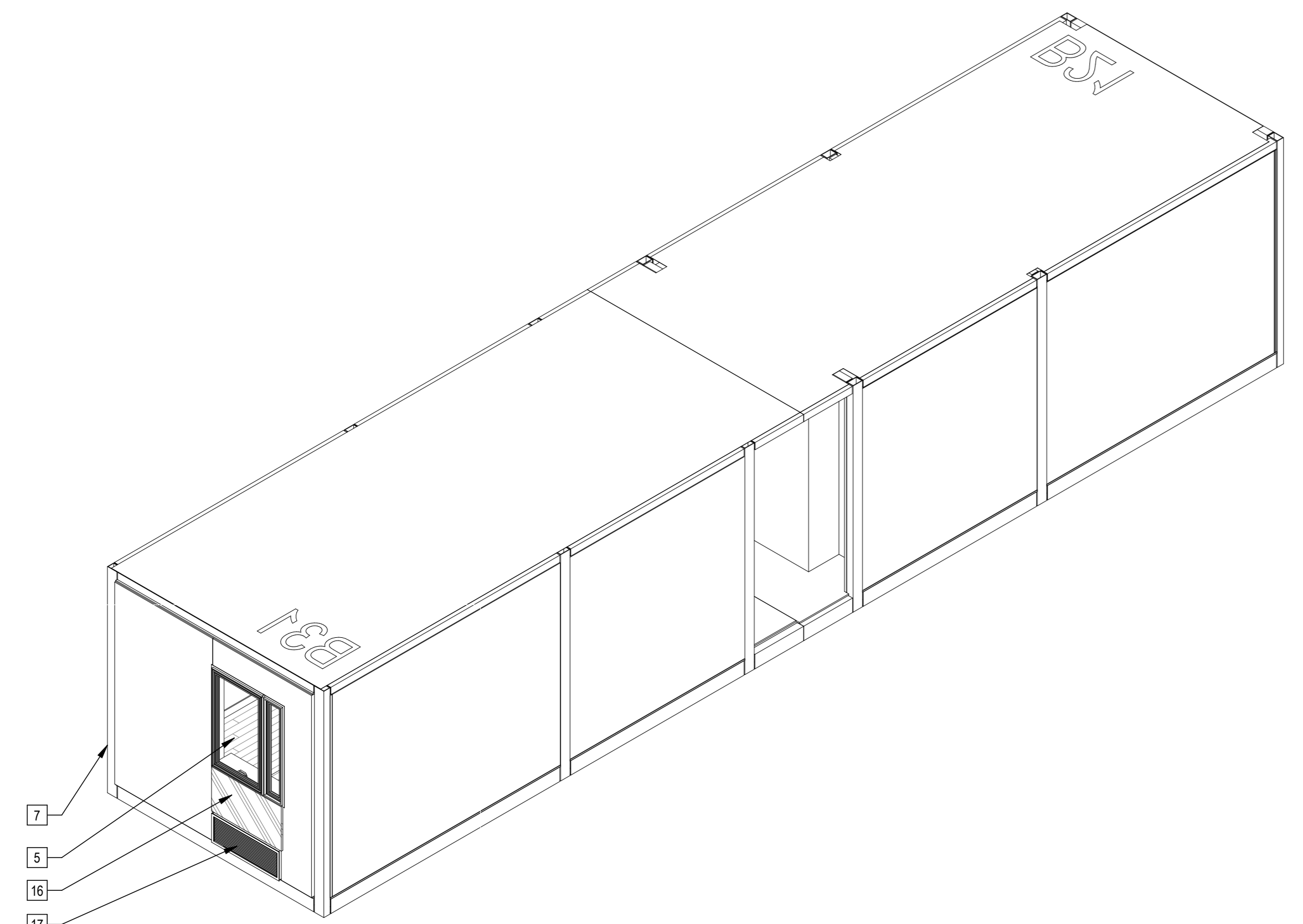
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Plan Check Number 21010-10000-02714
 Zoning Number DIR 201 E289 TOC HCA

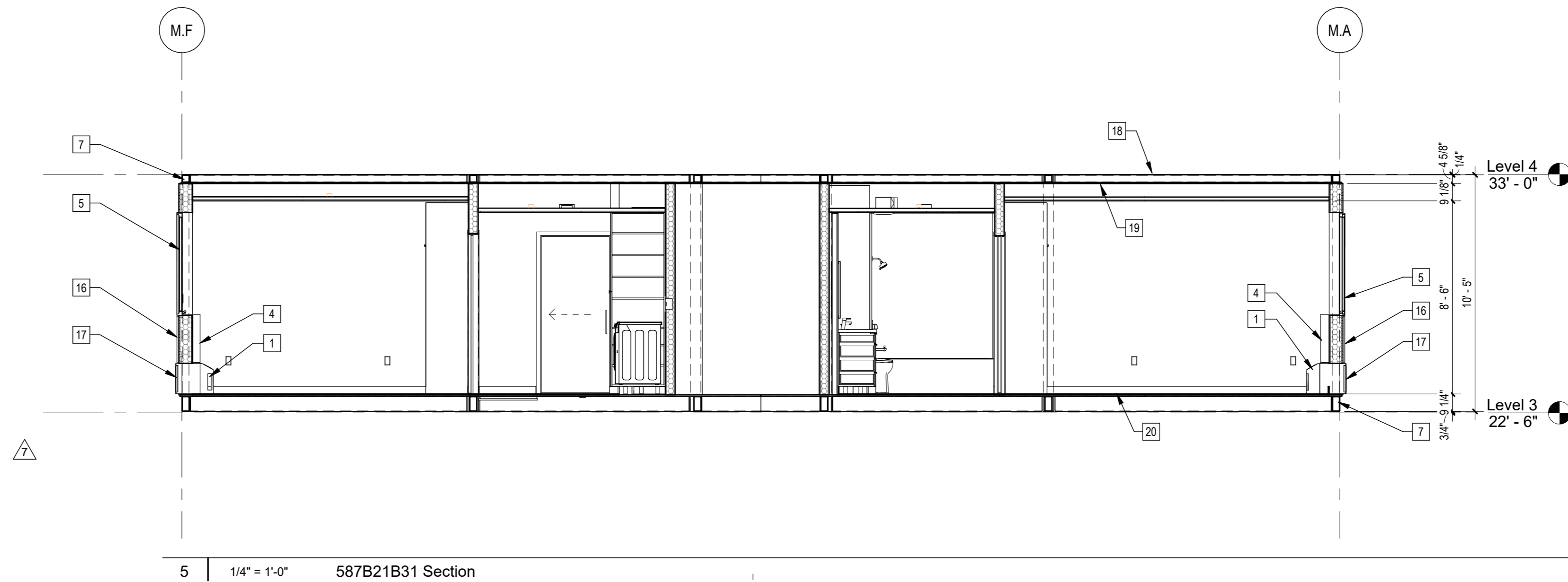
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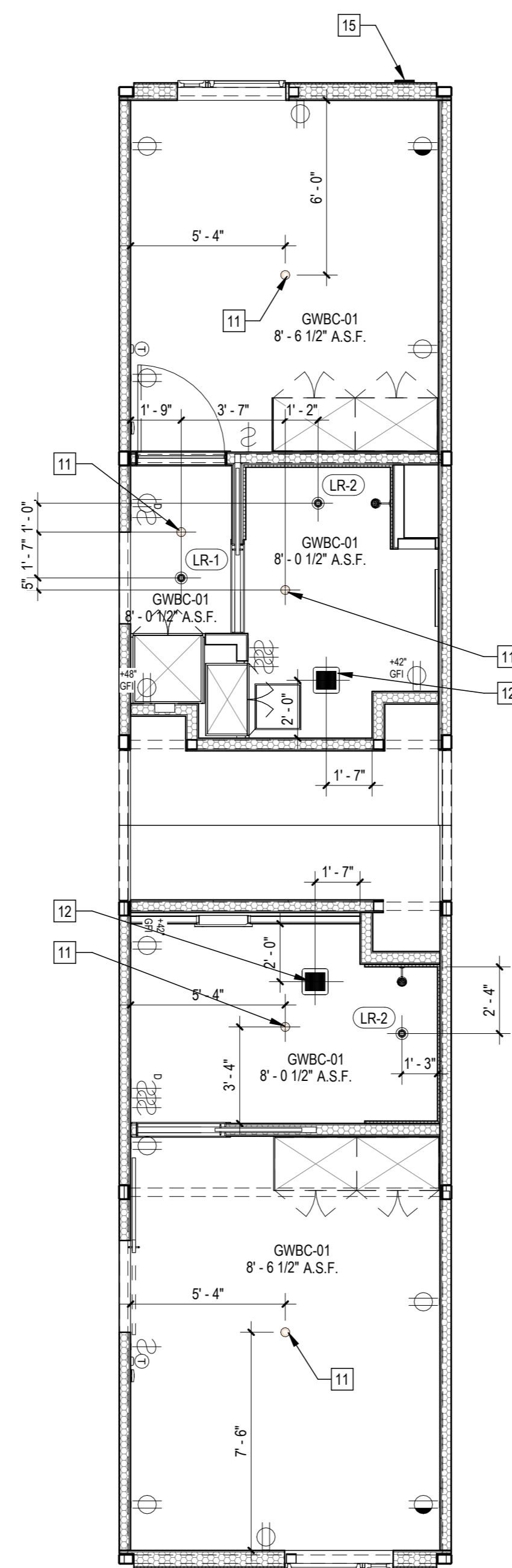
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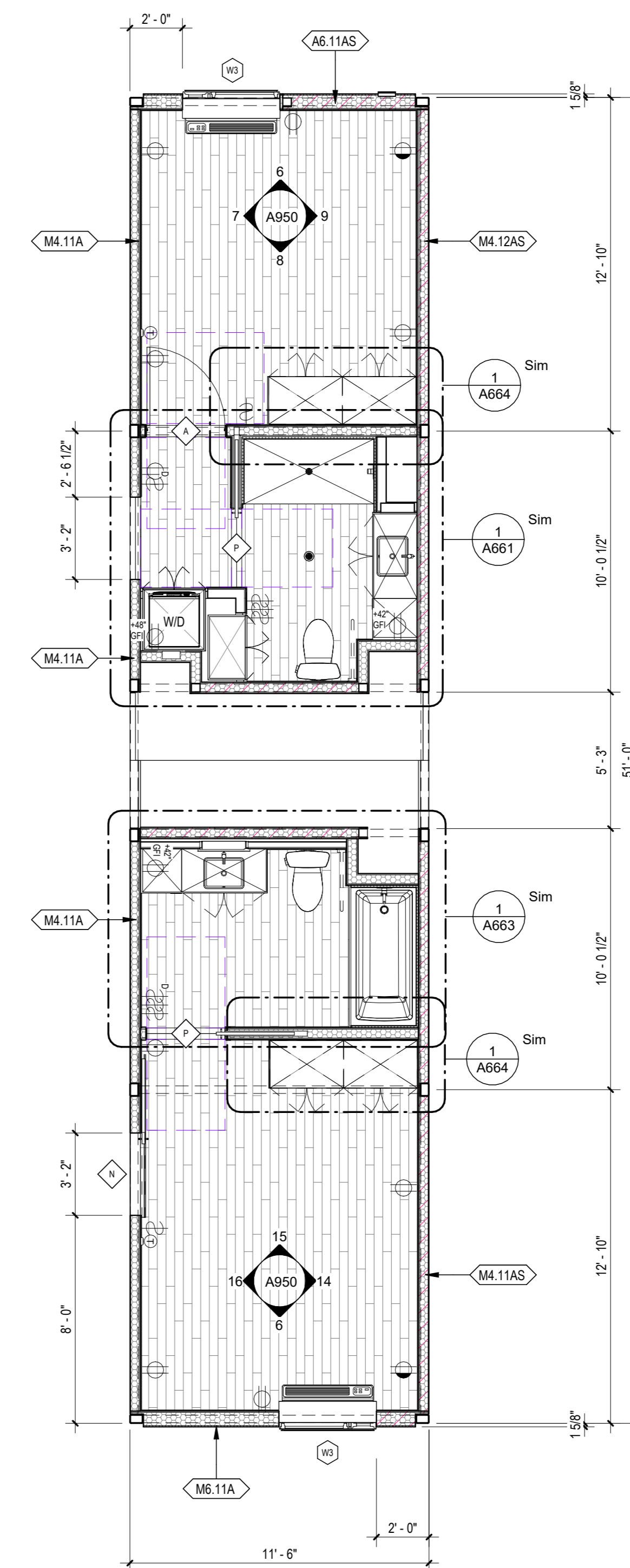
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5 | 1/4" = 1'-0" 587B21B31 Section



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



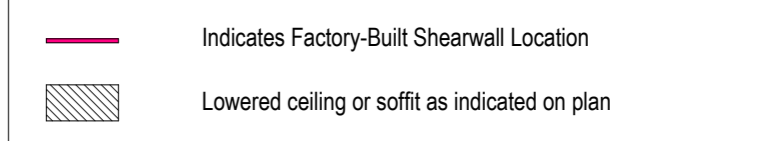
2 | 1/4" = 1'-0" 587B21B31 Plan

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 RA67, 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

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 A259 for wall type tag legend
- Refer to A650 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules
- Refer to Structural Drawings for location of shearwalls



NTS Modular Plan Legend



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PROJECT TITLE
2853 West Modular Apartments
 HCD Plan Check Response

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

REVISIONS

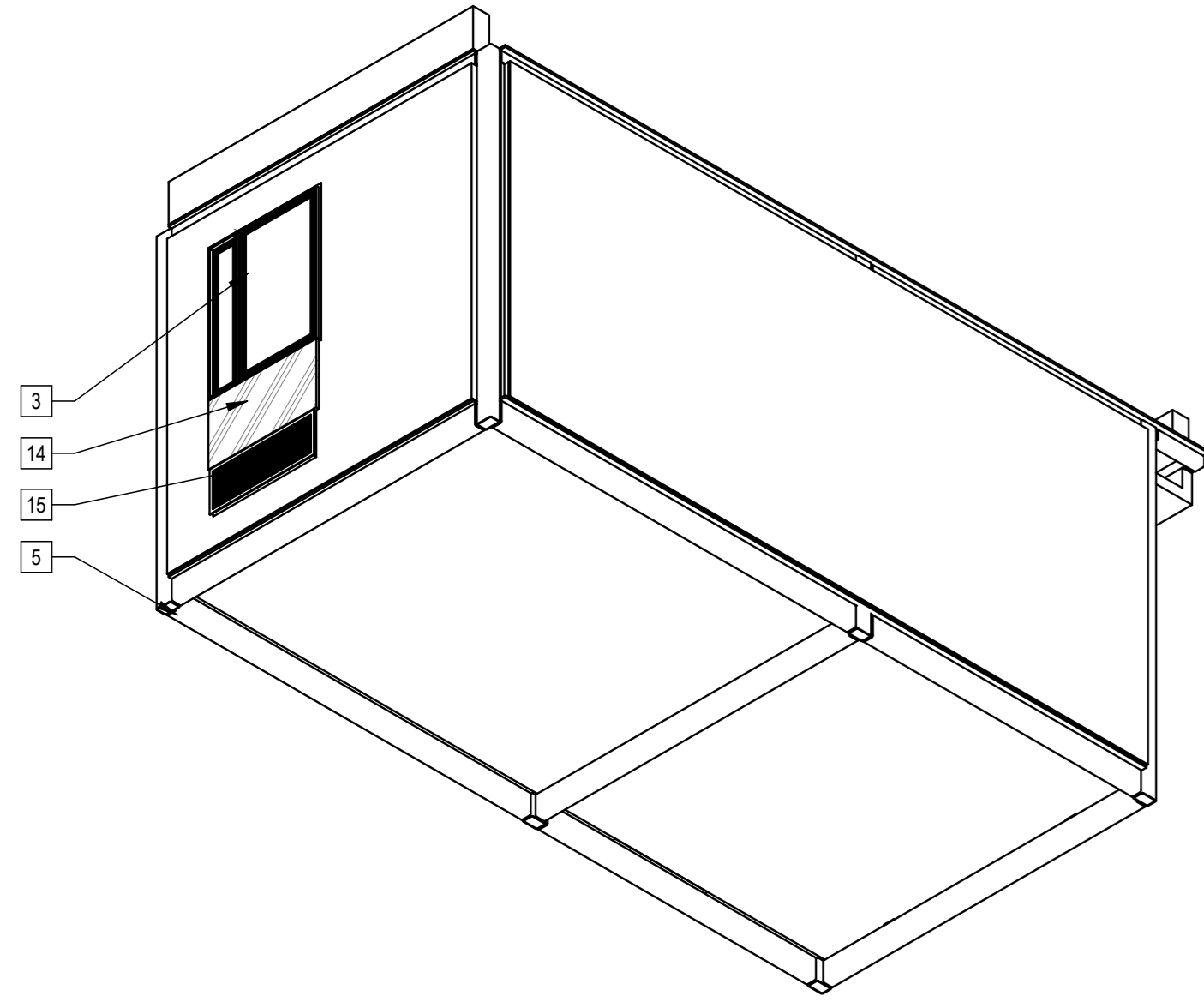
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 Zoning Number: DIR 201 E289 TOC HCA

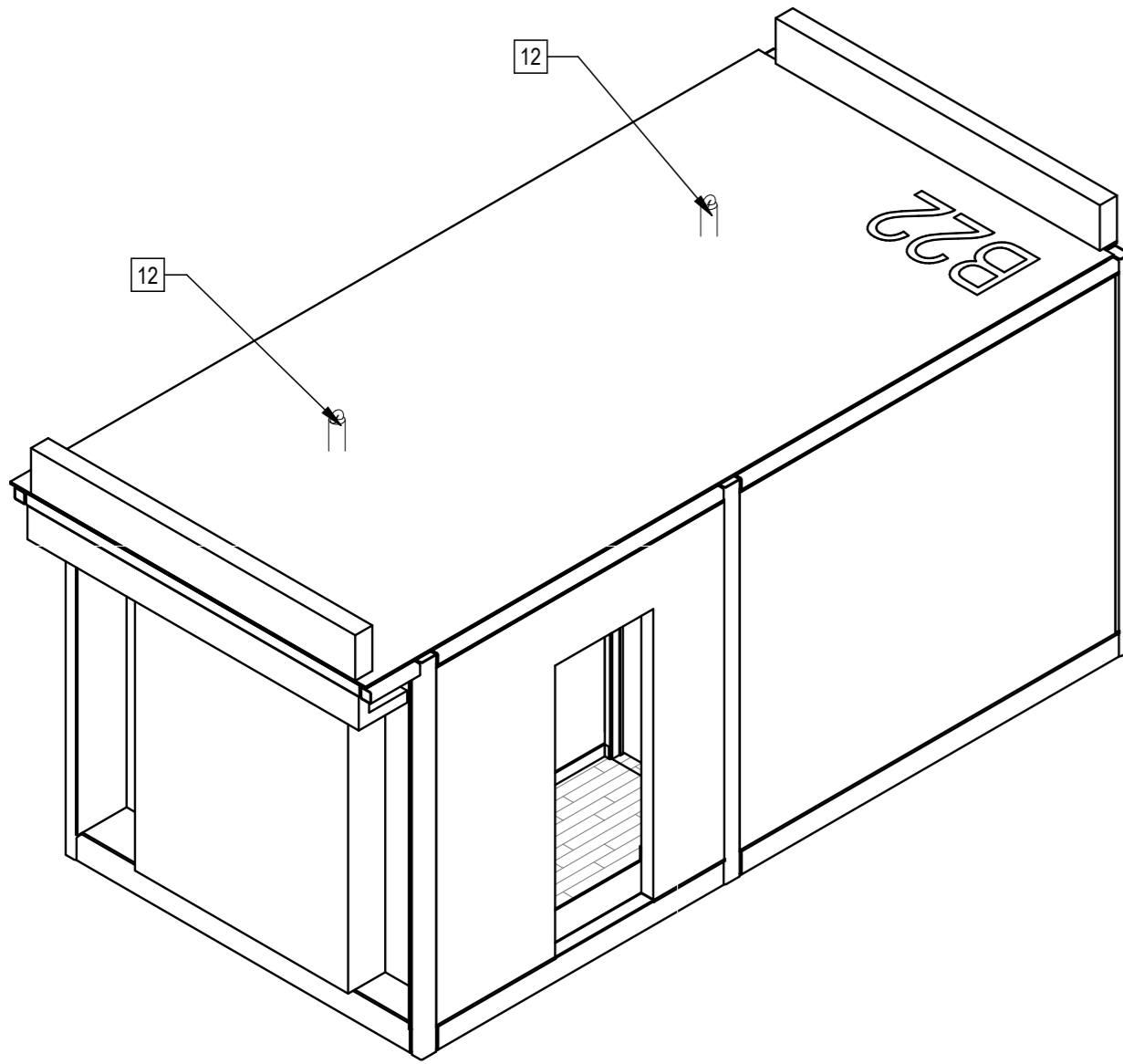
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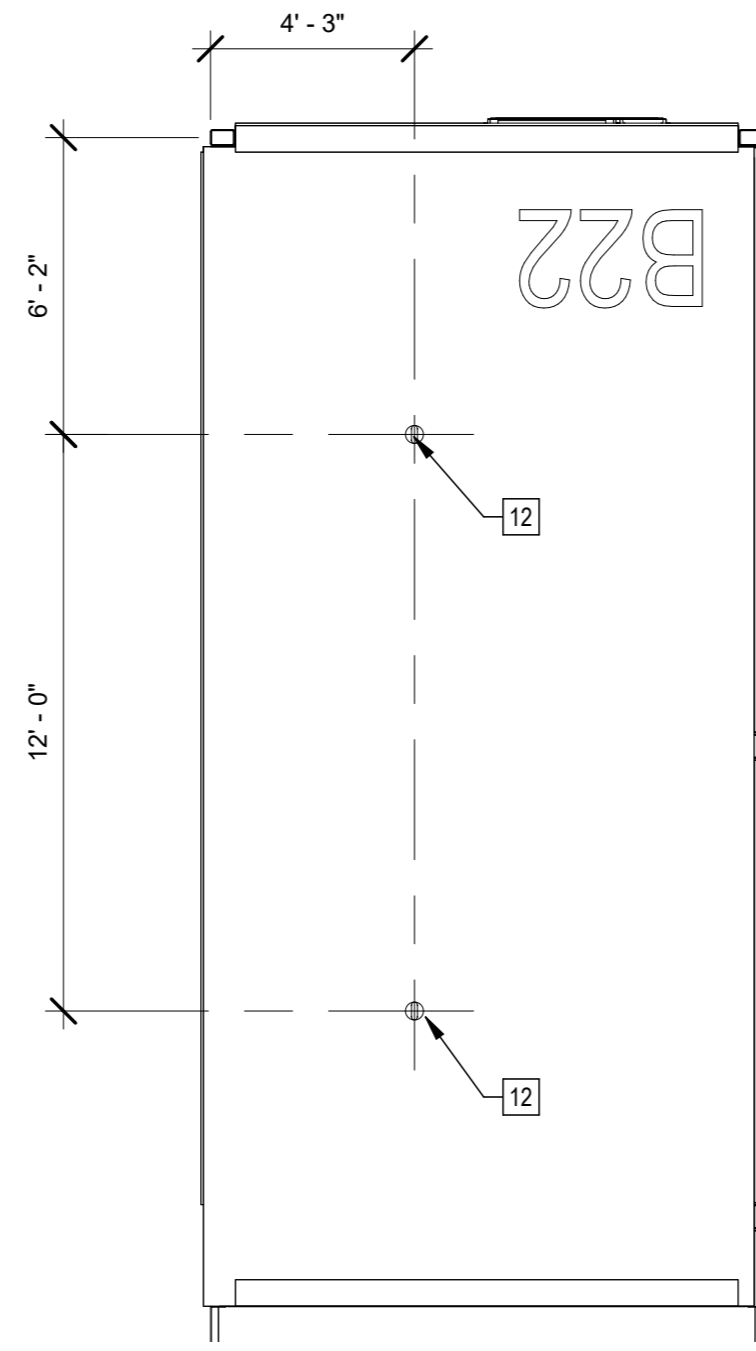
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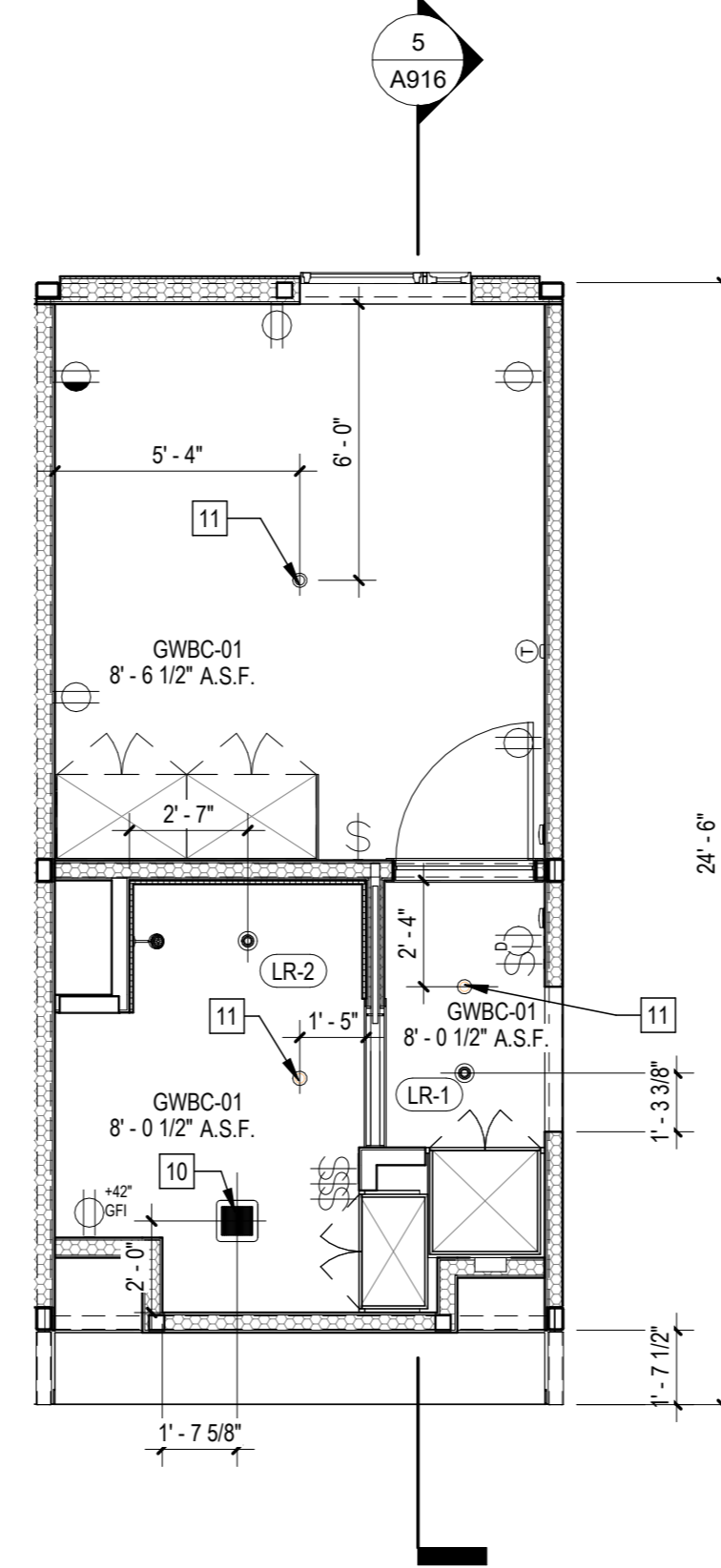
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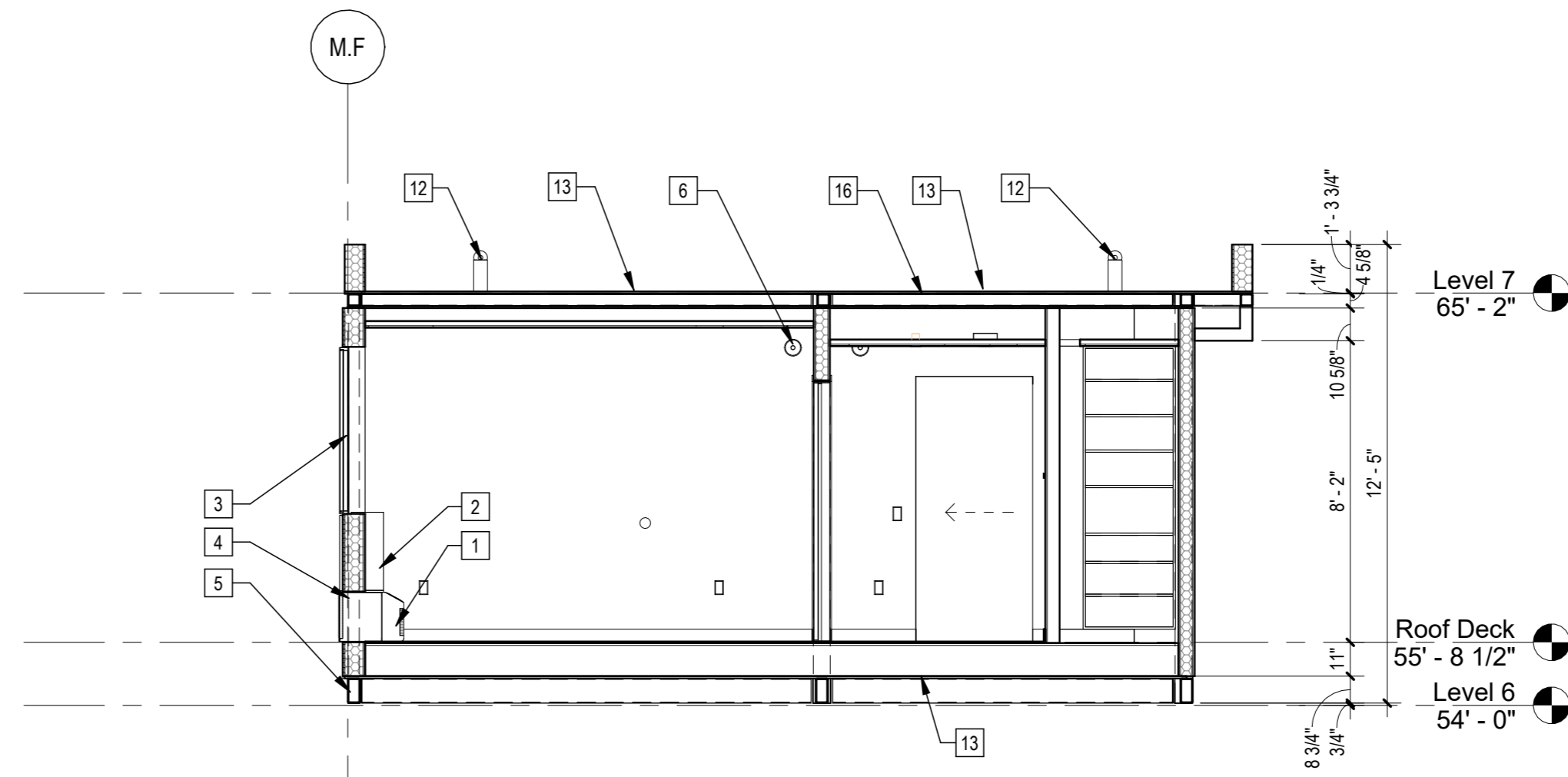
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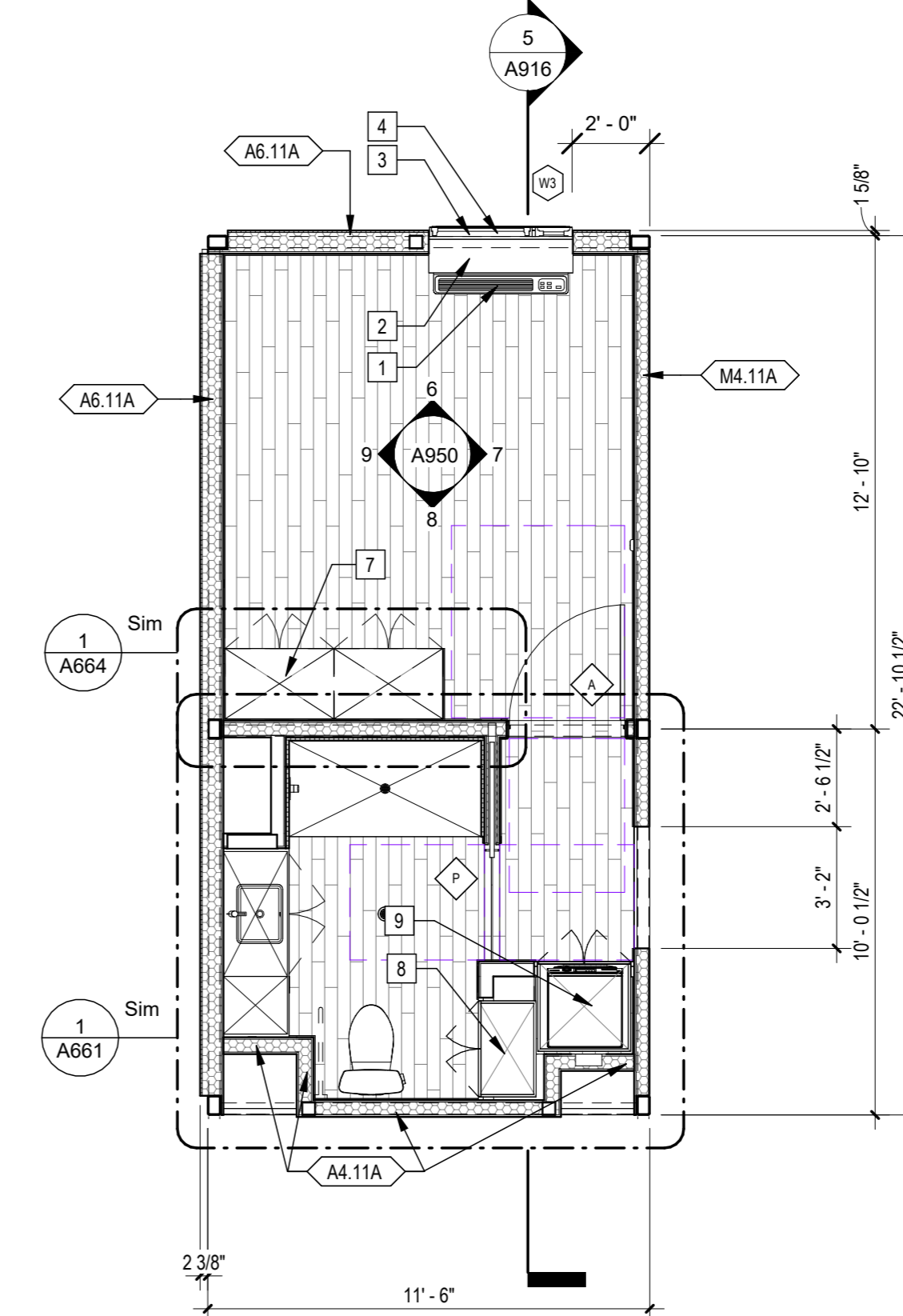
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3 | 1/4" = 1'-0" 293B22 RCP



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



1 | 1/4" = 1'-0" 293B22 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 Fire Alarm refer to Fire Protection Drawings
- 7 Built-in Wardrobe Casework
- 8 Built-in Storage Cabinet
- 9 Built-in Laundry machine cabinet with storage
- 10 Bathroom Exhaust Fan, vent to exterior. Fan shall be on humidistat control. Refer to Mechanical Plans
- 11 Ceiling-Recessed Concealed Fire Sprinkler, Refer to Fire Protection Drawings
- 12 Maintenance Tie-Back per Cal/OSHA Requirements
- 13 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1752 or Approved Equal. Refer to Zip-up Details
- 14 ACM rainscreens over Continuous Insulation. ACM color per elevations.
- 15 Extruded Aluminum Grille for GE Heat Pump unit, Model RAG67, color to match window frames
- 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 A109 for wall type tag legends
4. Refer to A450 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules
5. Refer to Structural Drawings for location of shearwalls

— 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
 Joaquin Ostlander
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - 022

REVISIONS

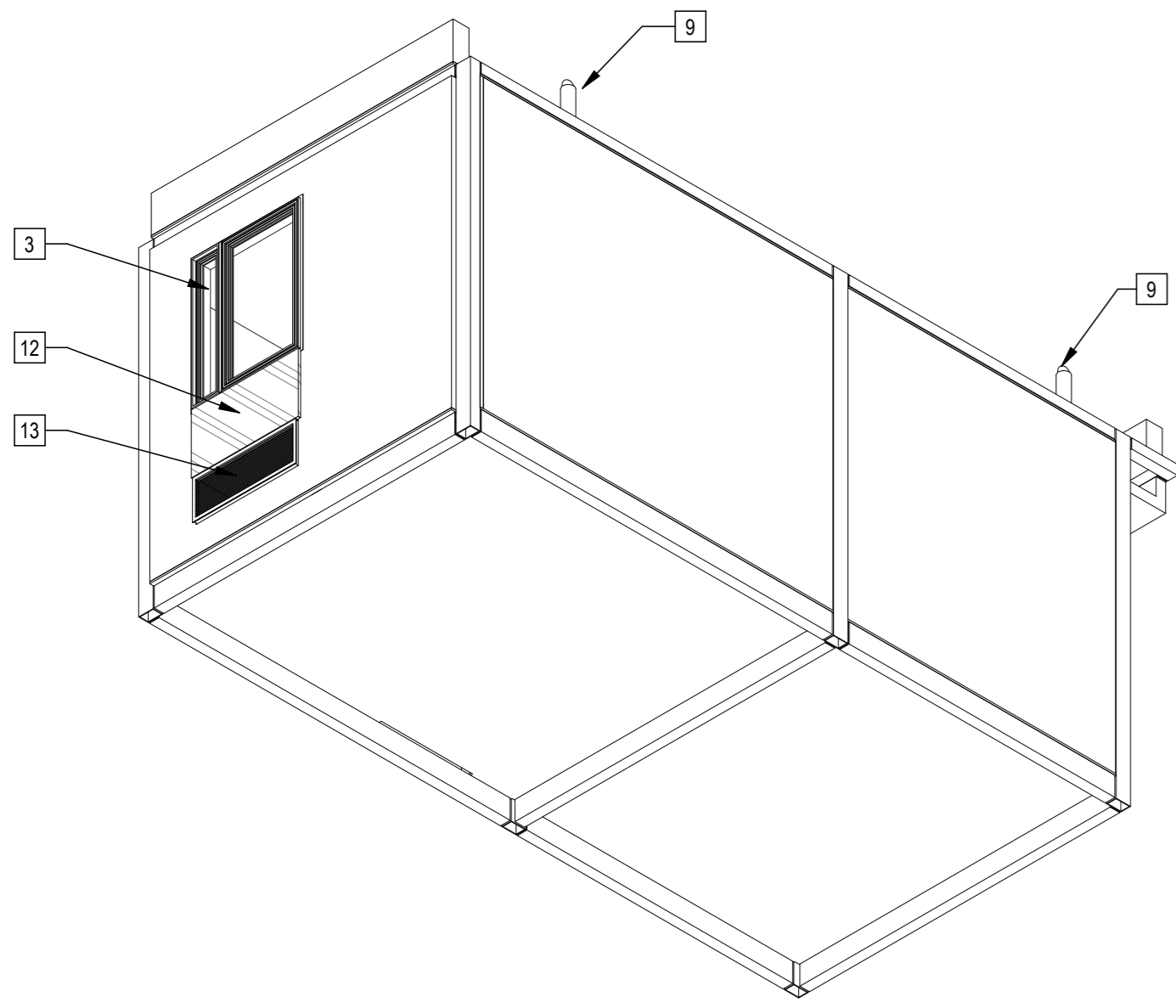
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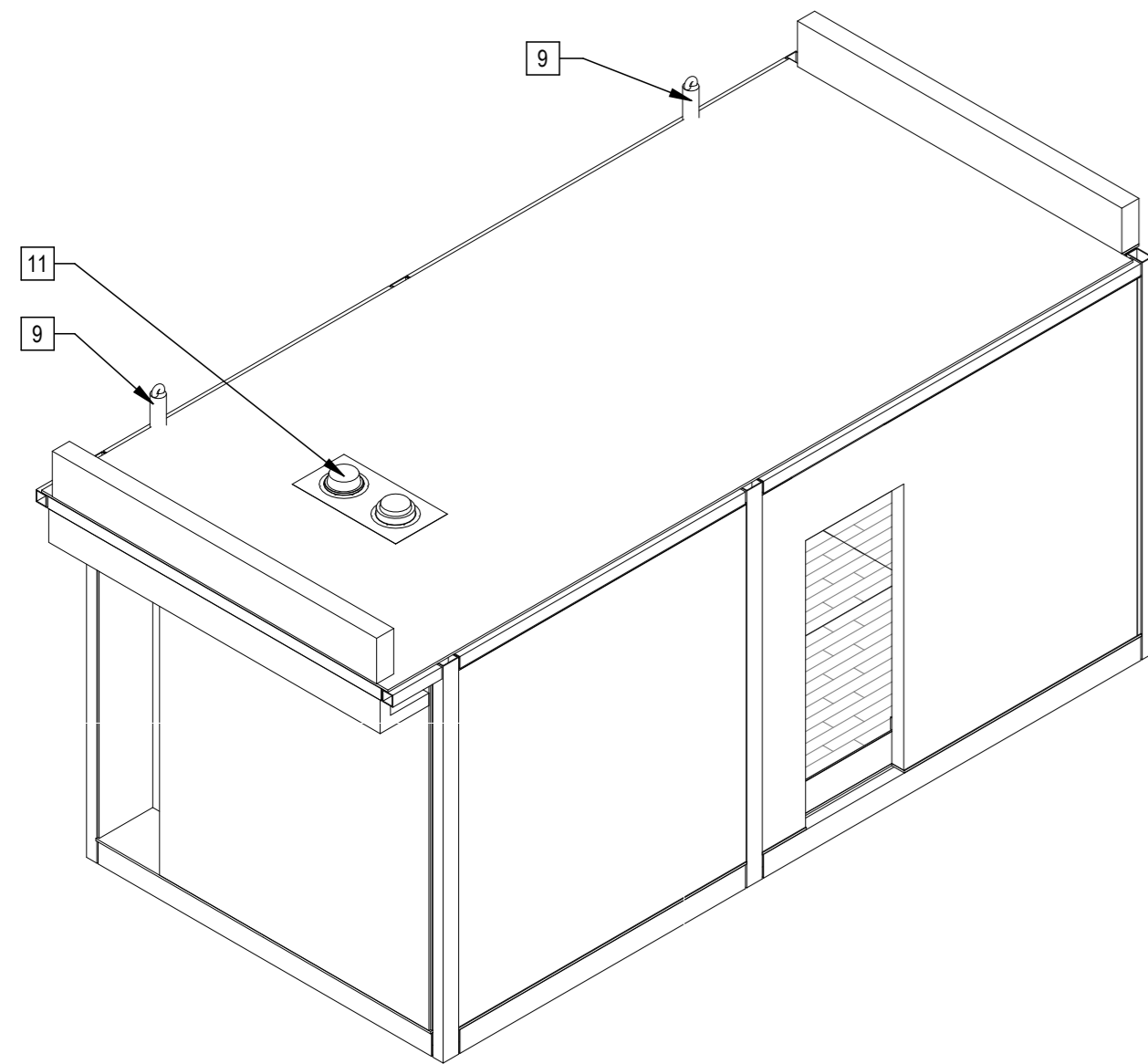
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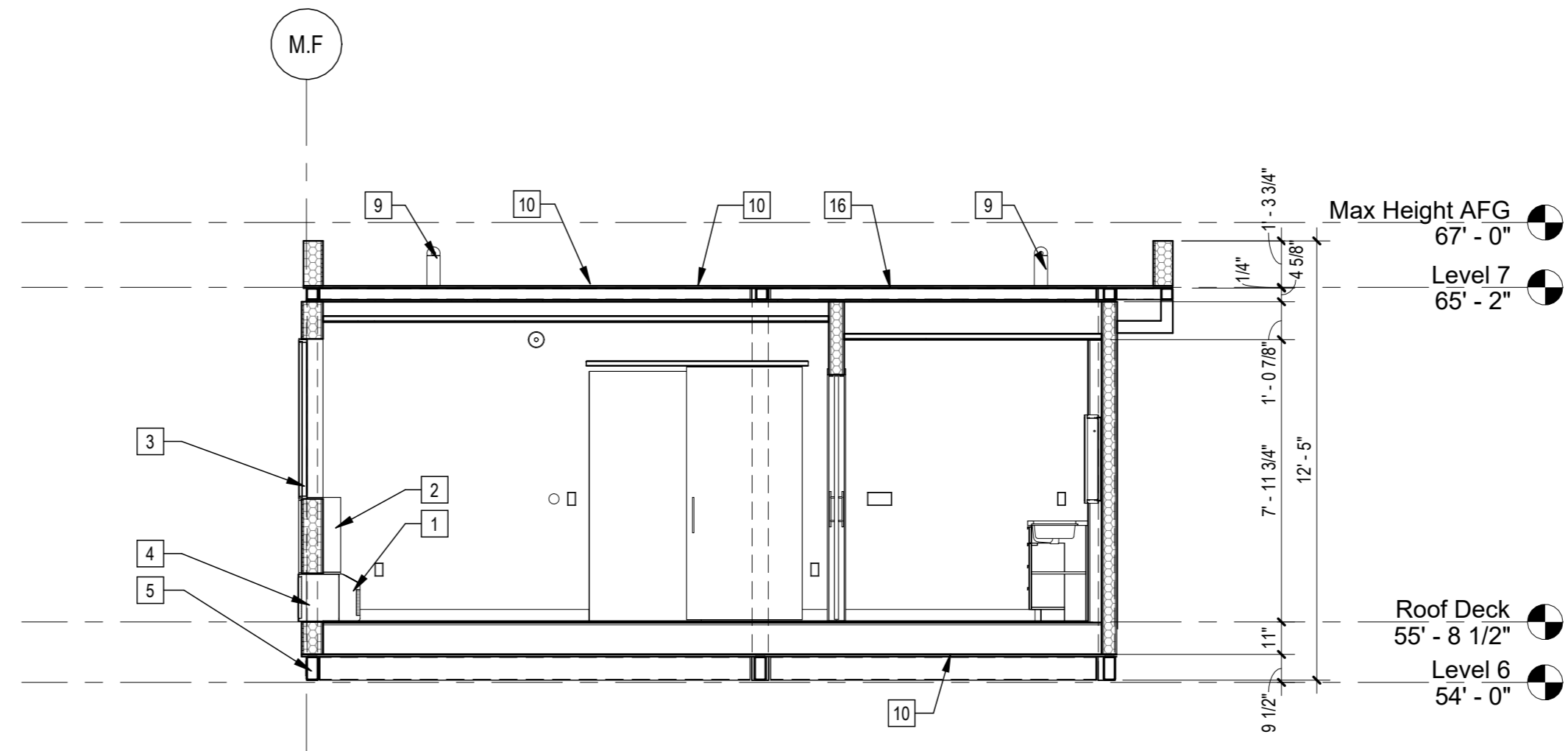
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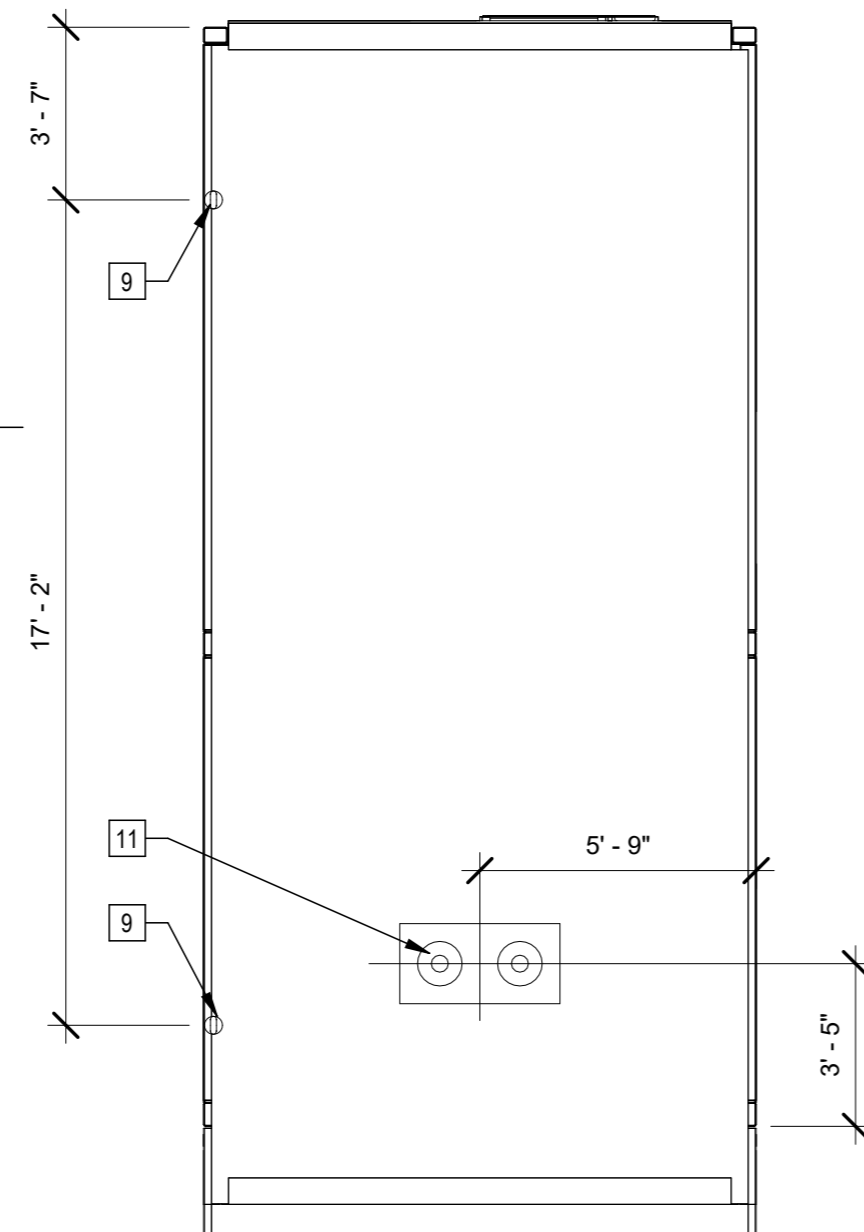
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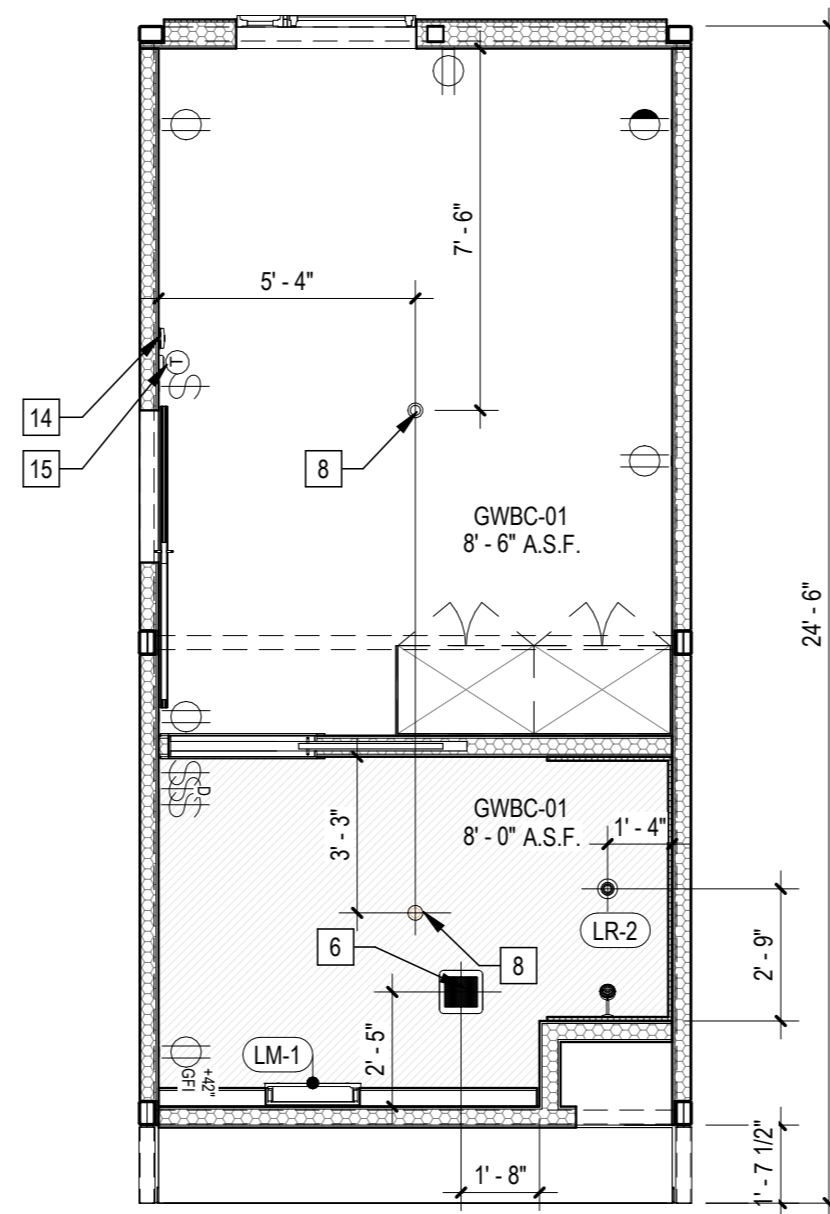
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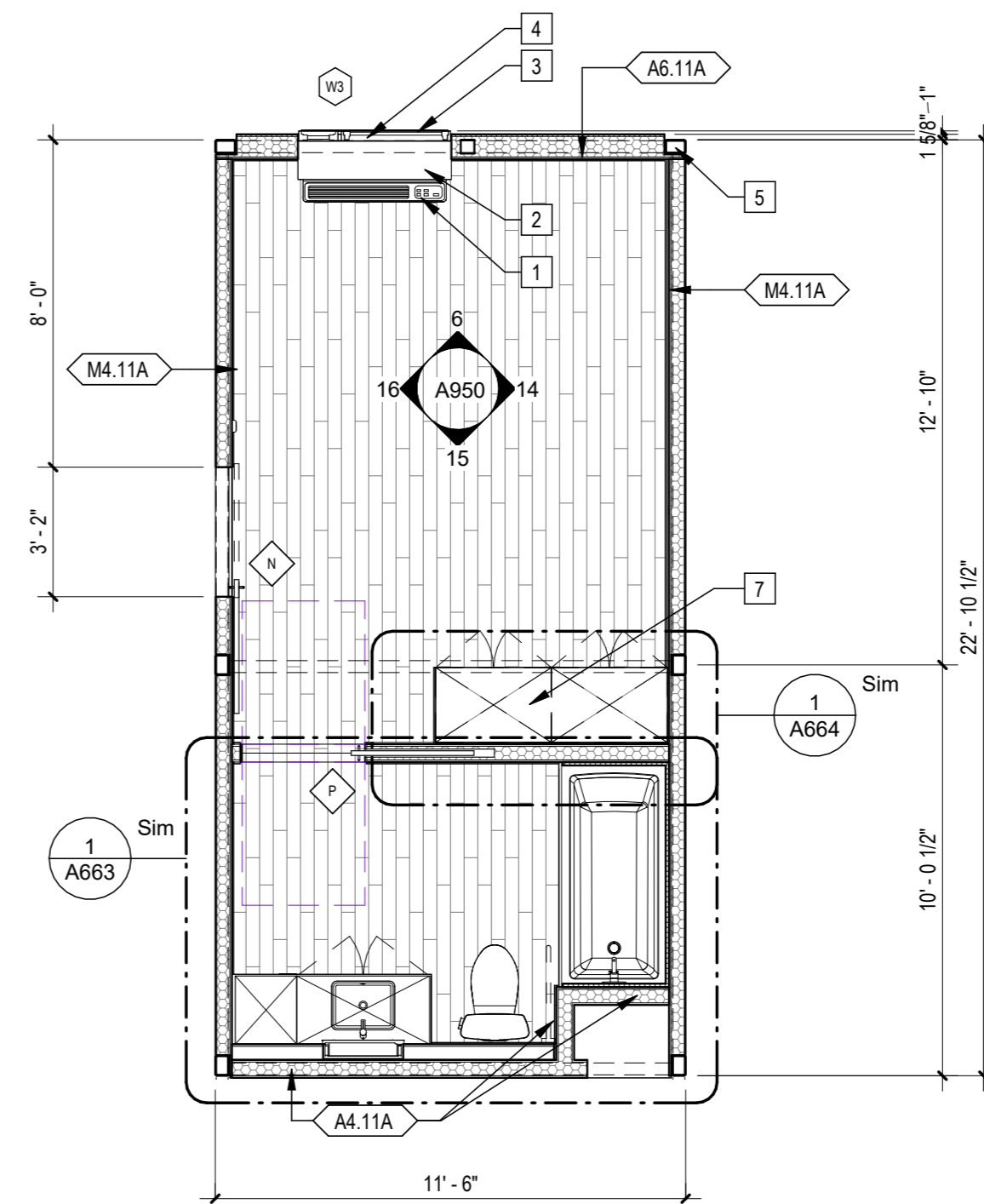
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6 | 1/4" = 1'-0" B33 Roof Plan



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 Cal/OSHA Requirements
- 10 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1732 or Approved Equal. 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 RAG67, 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 A1059 for wall type legends
- 4. Refer to A450 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules
- 5. Refer to Structural Drawings for location of shearwalls

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

NTS Modular Plan Legend



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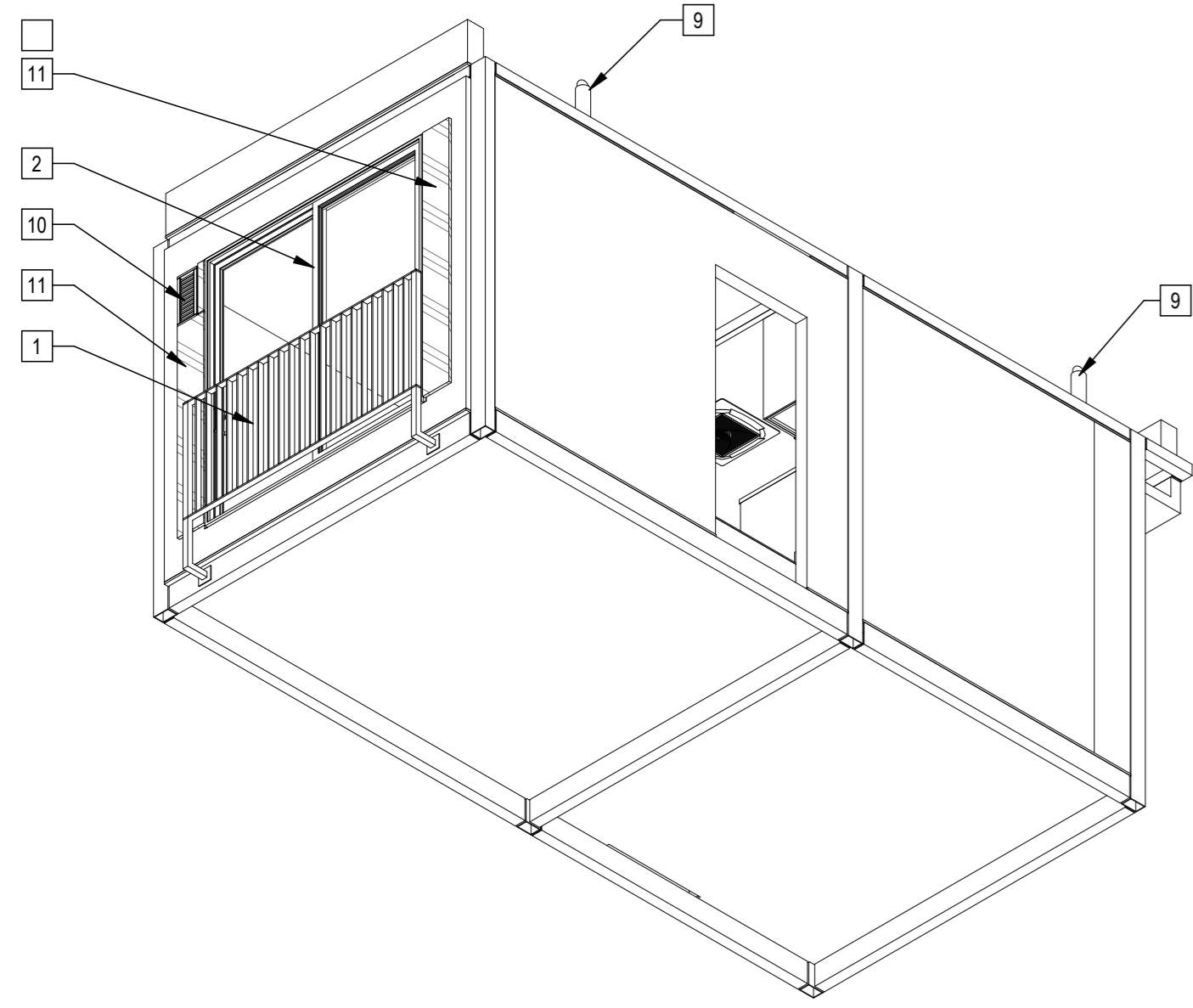
PROJECT TITLE
2853 West Modular Apartments
 HCD Plan Check Response
 PROJECT ADDRESS
 Joaquin Ostlander
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - 022

REV. #	DATE	DESC.
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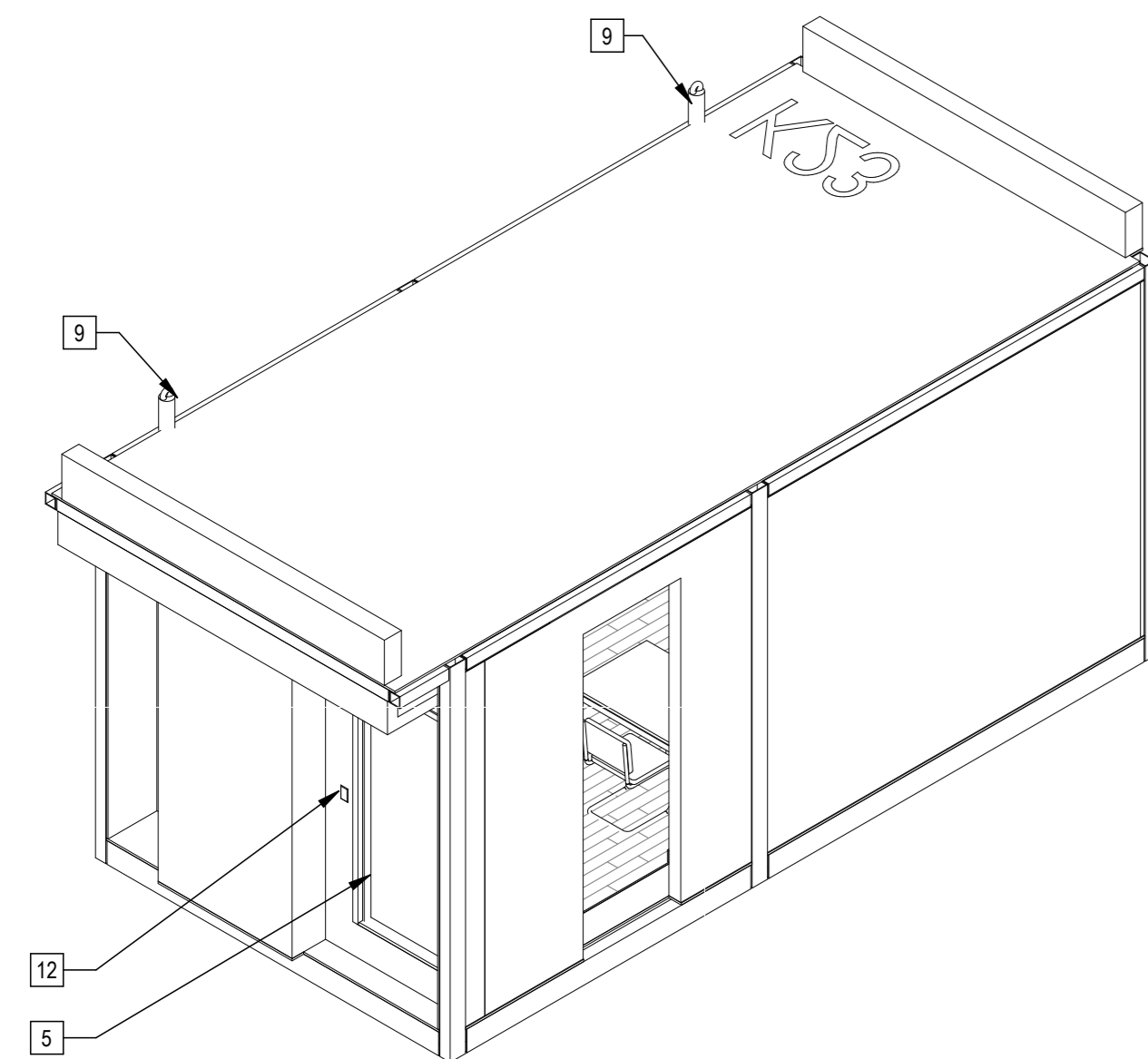
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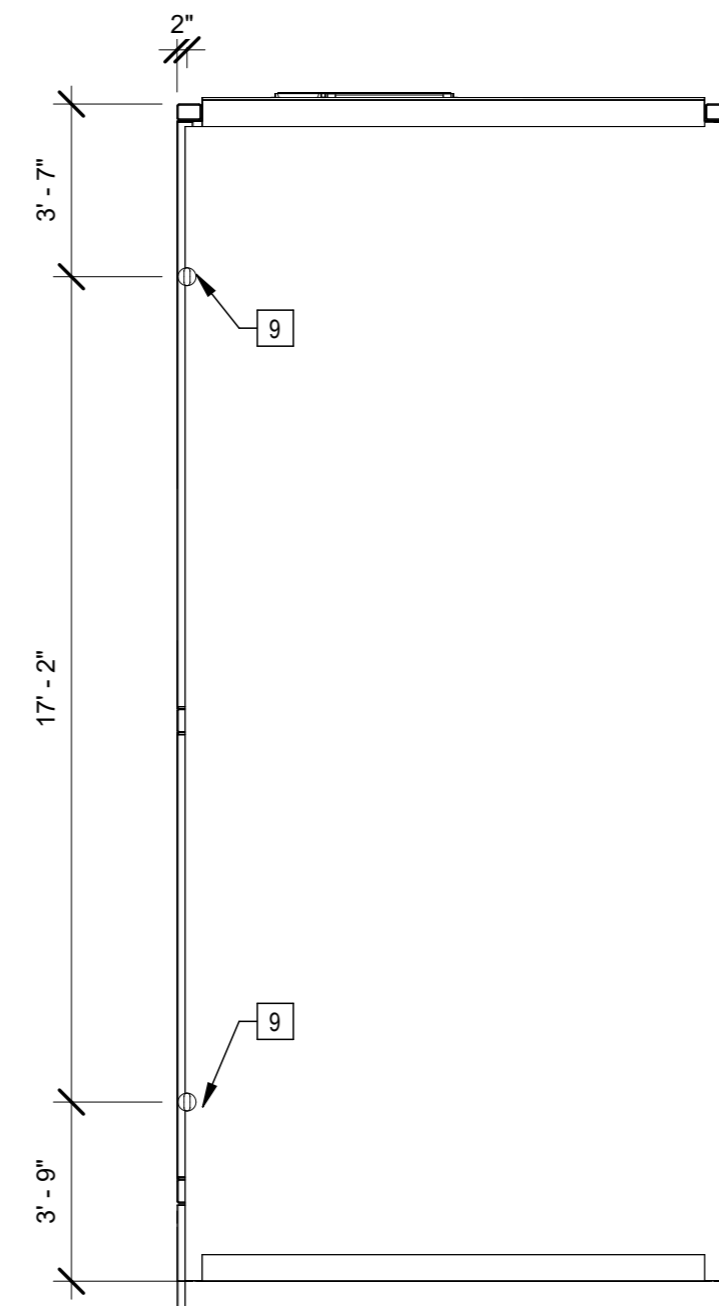
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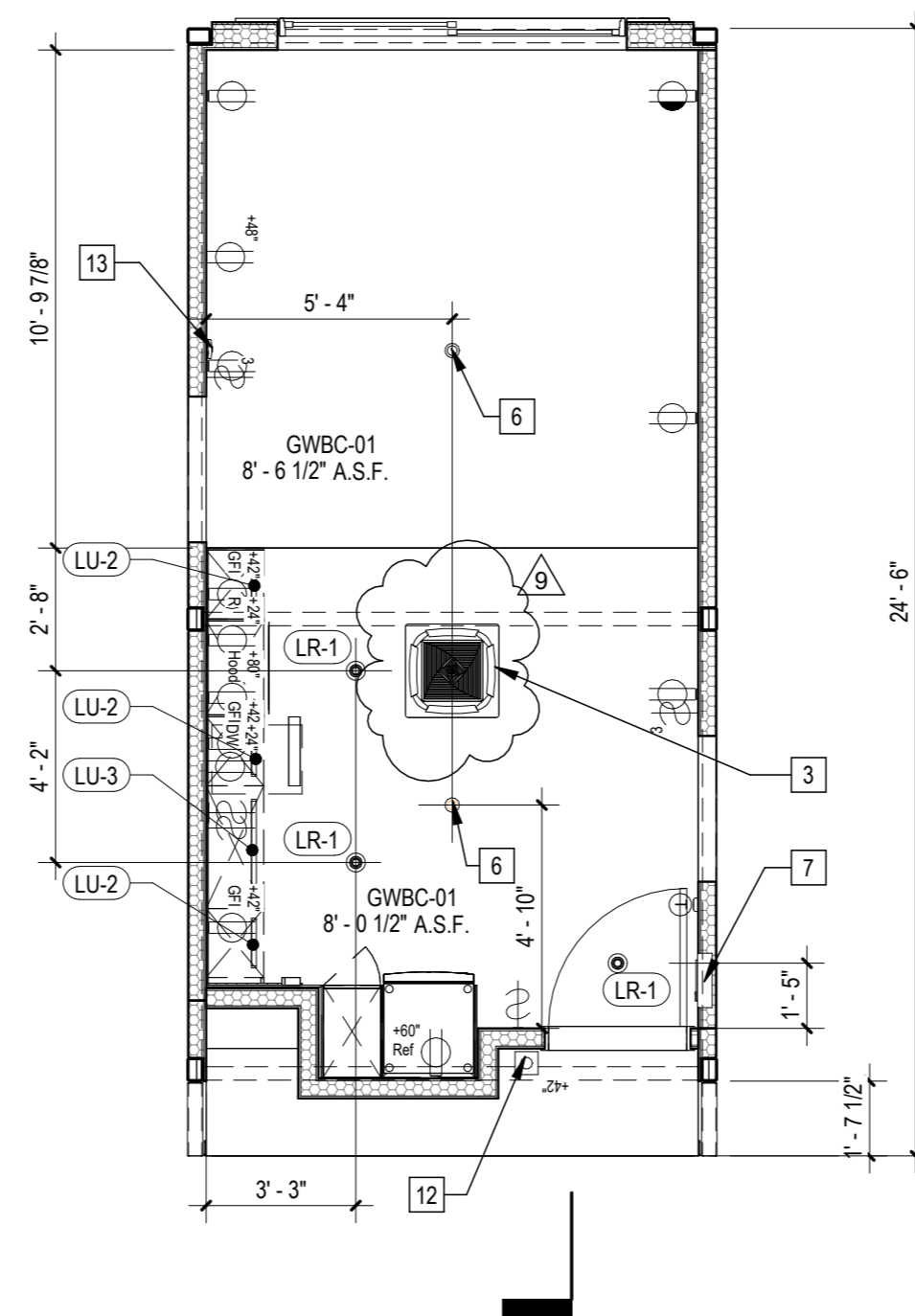
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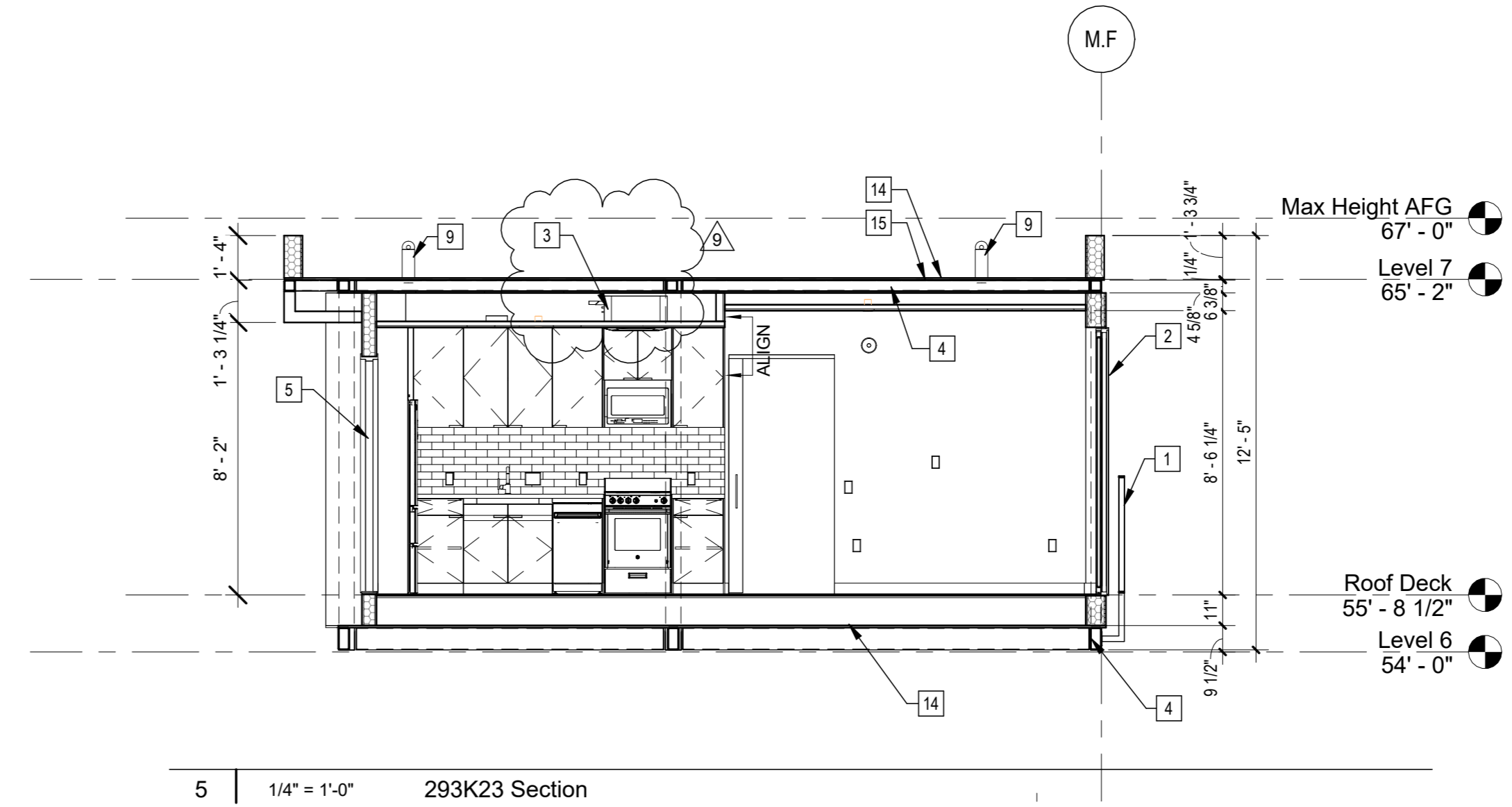
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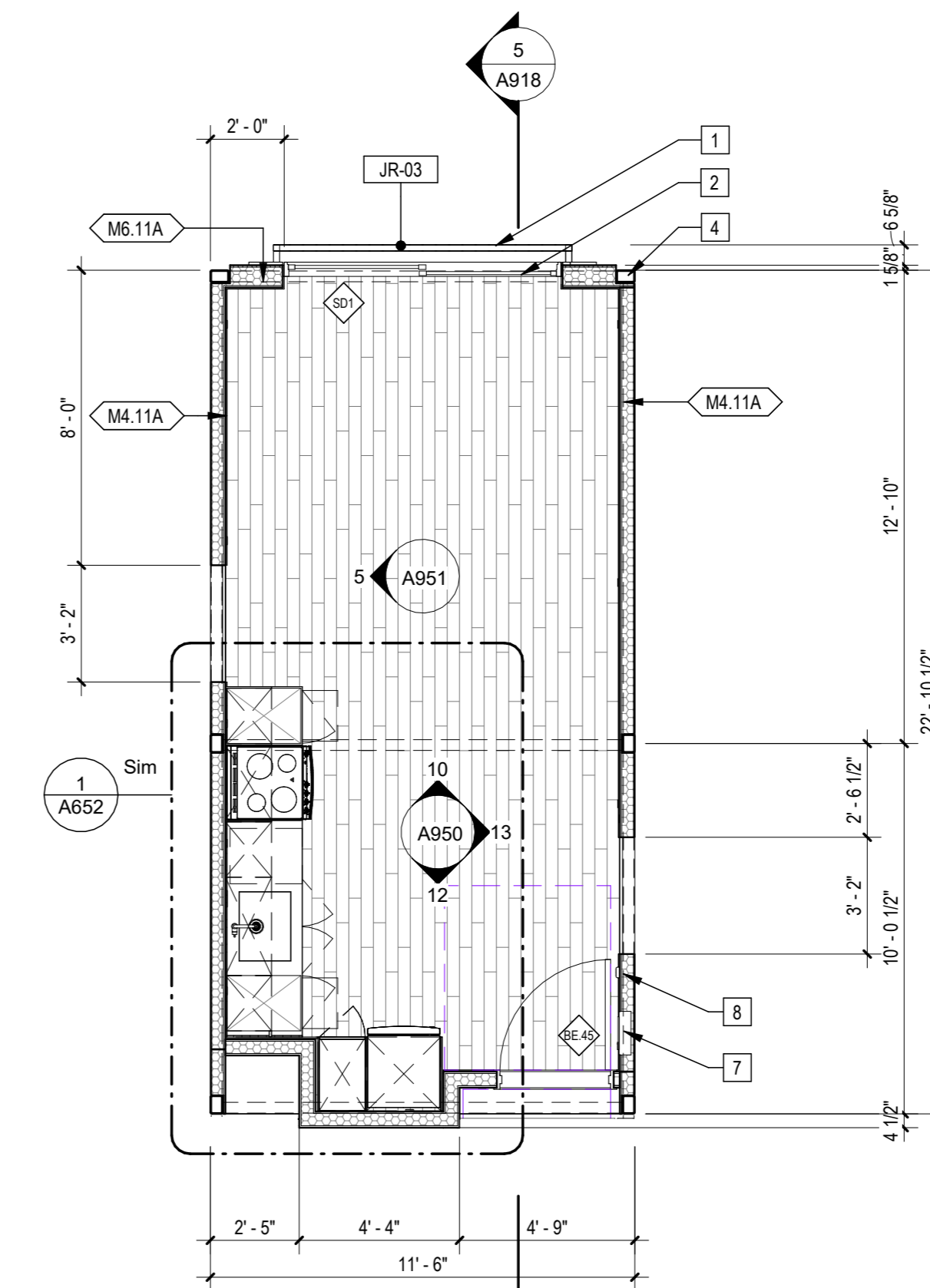
6 | 1/4" = 1'-0" K23 Roof Plan



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



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



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

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 A059 for wall type tag legend
4. Refer to A650 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules
5. Refer to Structural Drawings for location of shearwalls

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

NTS Modular Plan Legend

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 310 908 2910
 justin.brechtel@gmail.com

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

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 JUSTIN W. BRECHTEL
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 STATE OF CALIFORNIA

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PROJECT TITLE
2853 West Modular Apartments
 HCD Plan Check Response

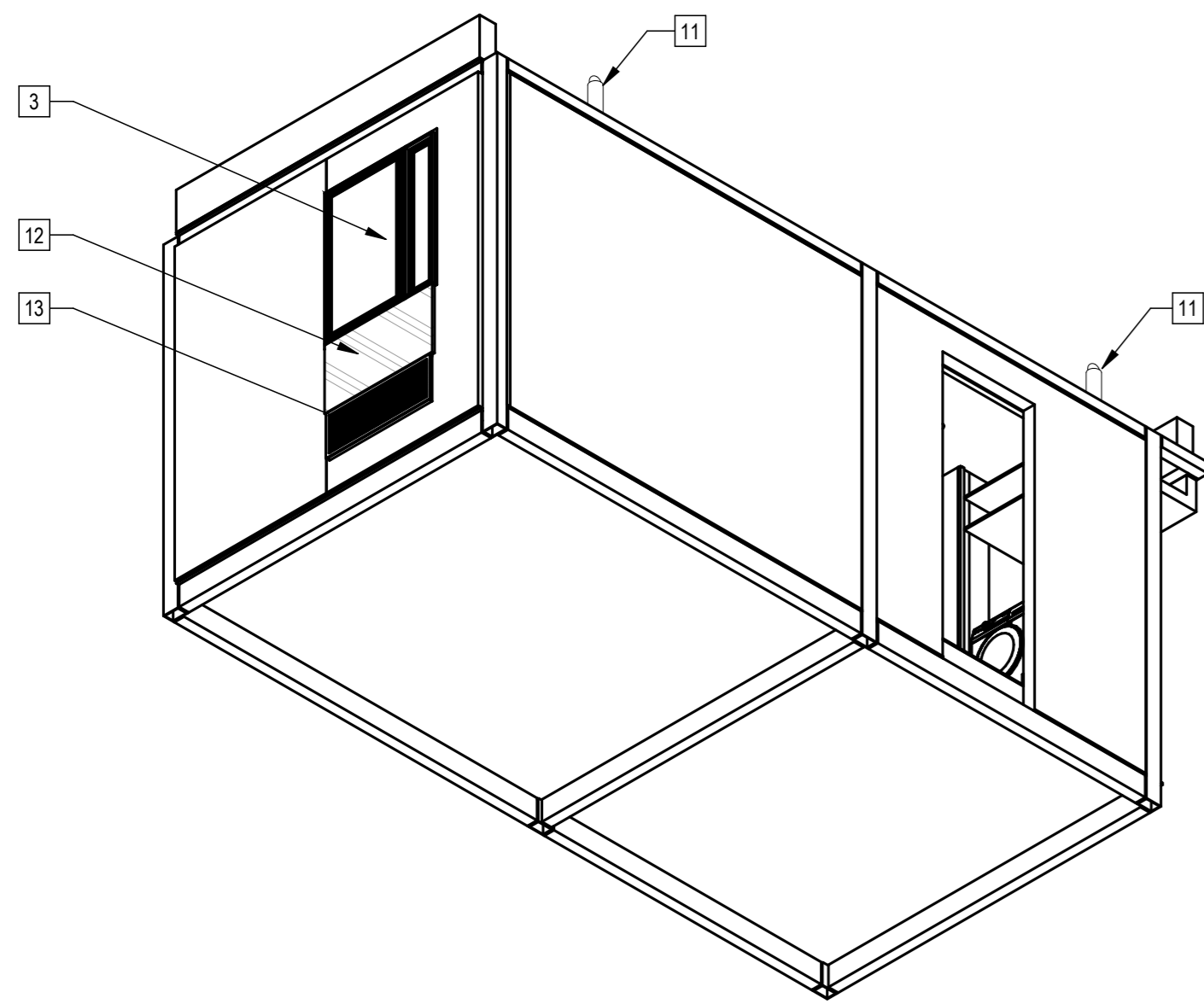
PROJECT ADDRESS
 Joaquin Ostlander
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - 022

REV. #	DATE	DESC.
9	11/12/2023	VE Rev 3

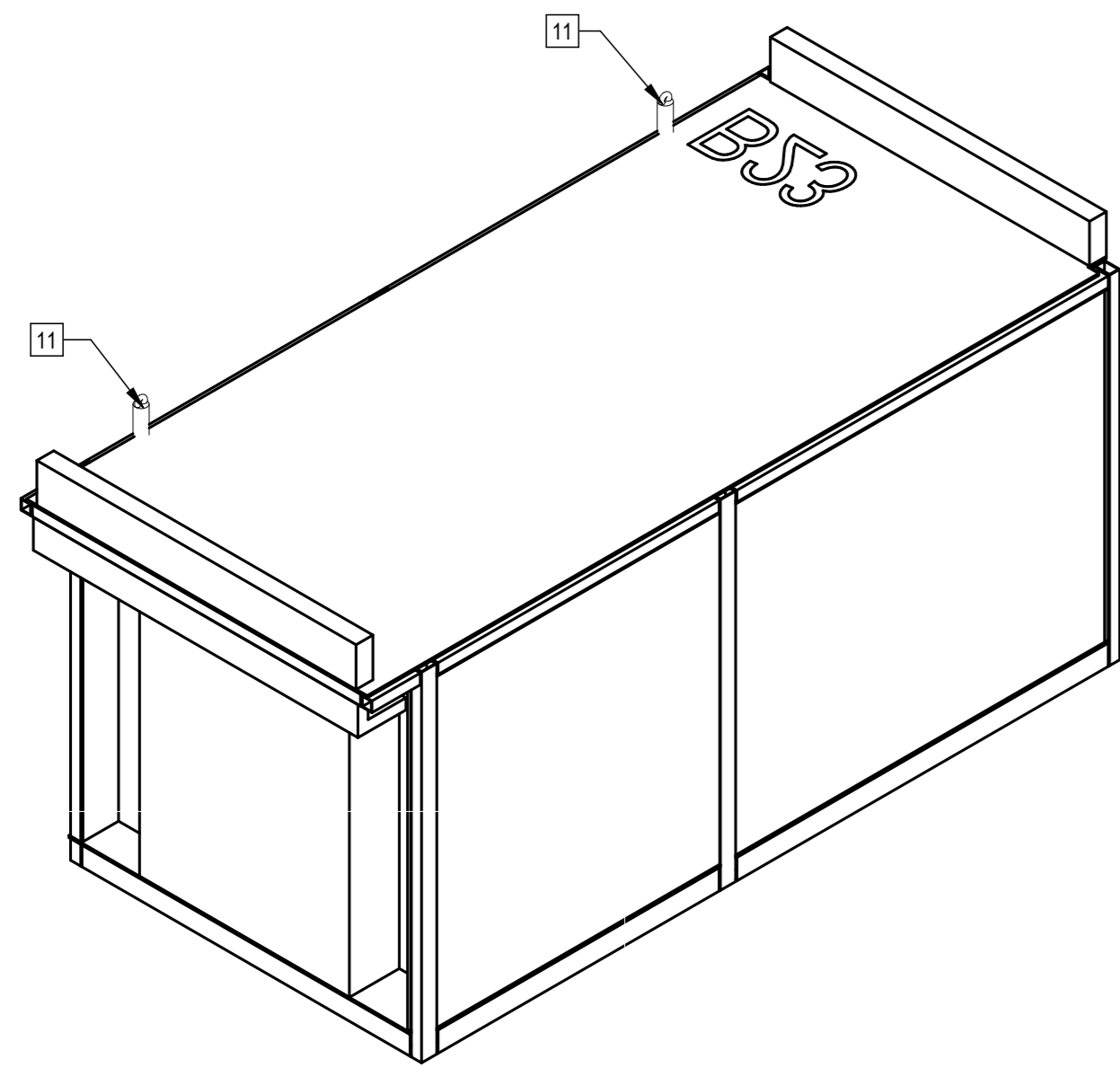
Plan Check Number 21010-10000-02714
 Zoning Number DIR 2021 E289 TOC HCA

DATE	BY	CHECK BY
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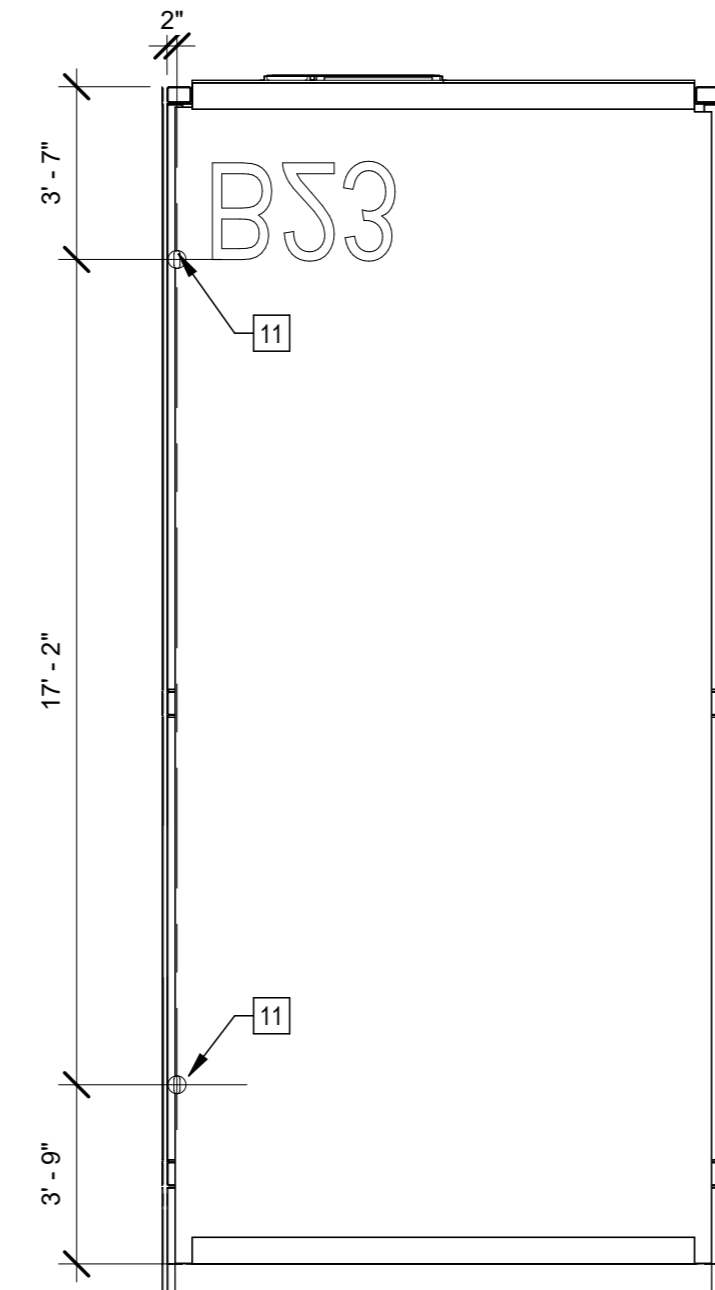
293K23
 SHEET NUMBER
A918



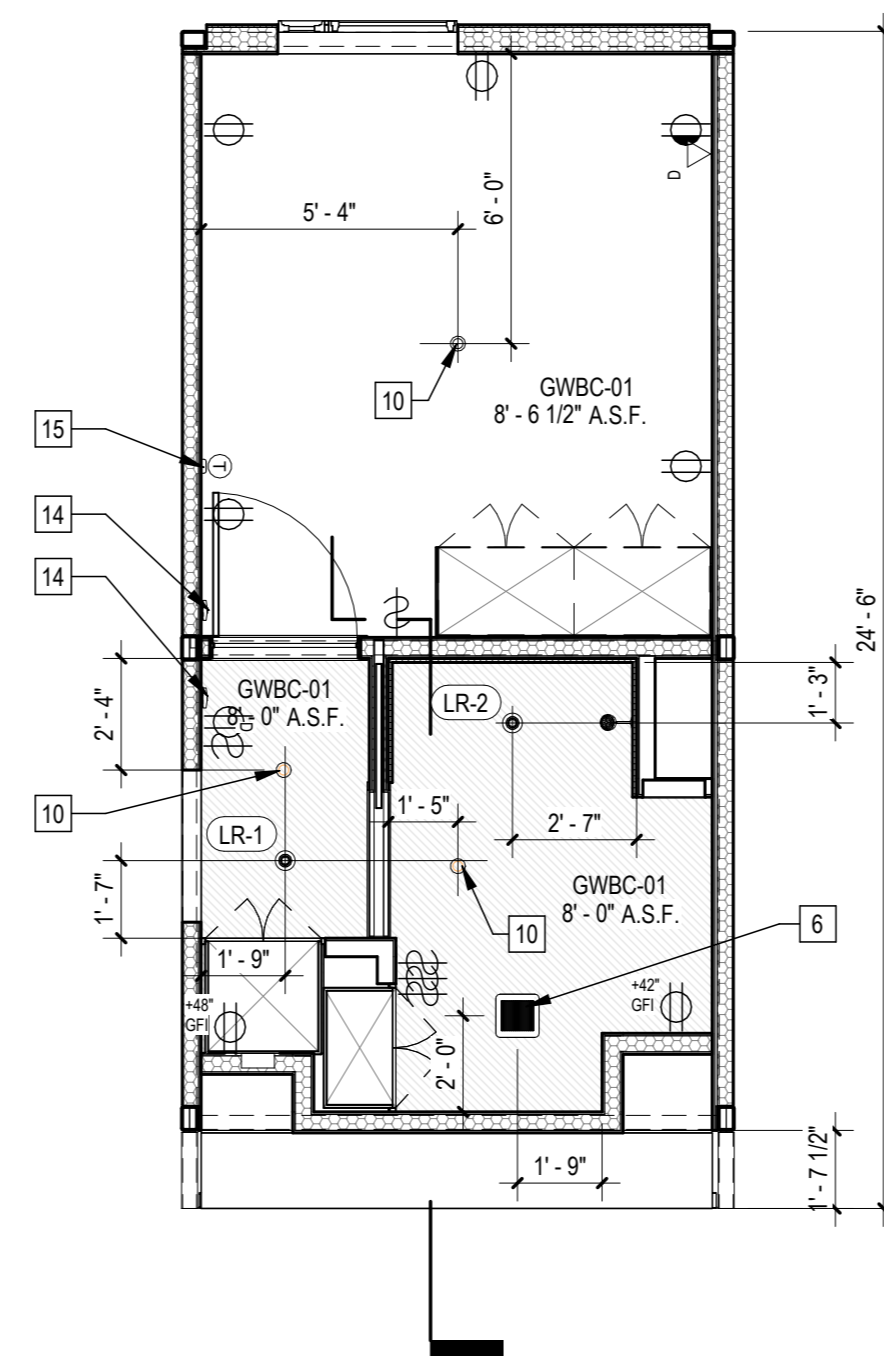
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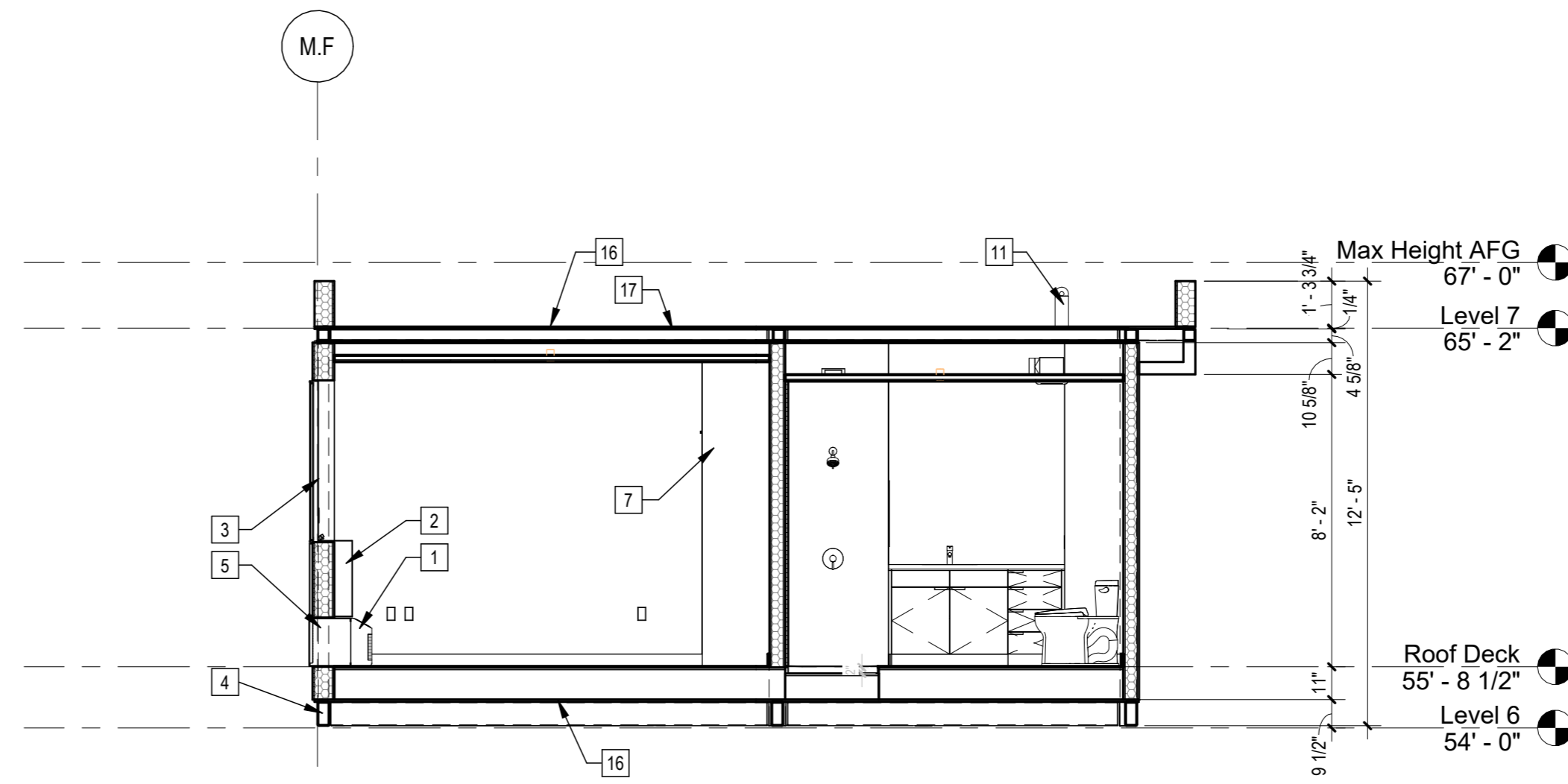
4 | 293B23 Axon SE



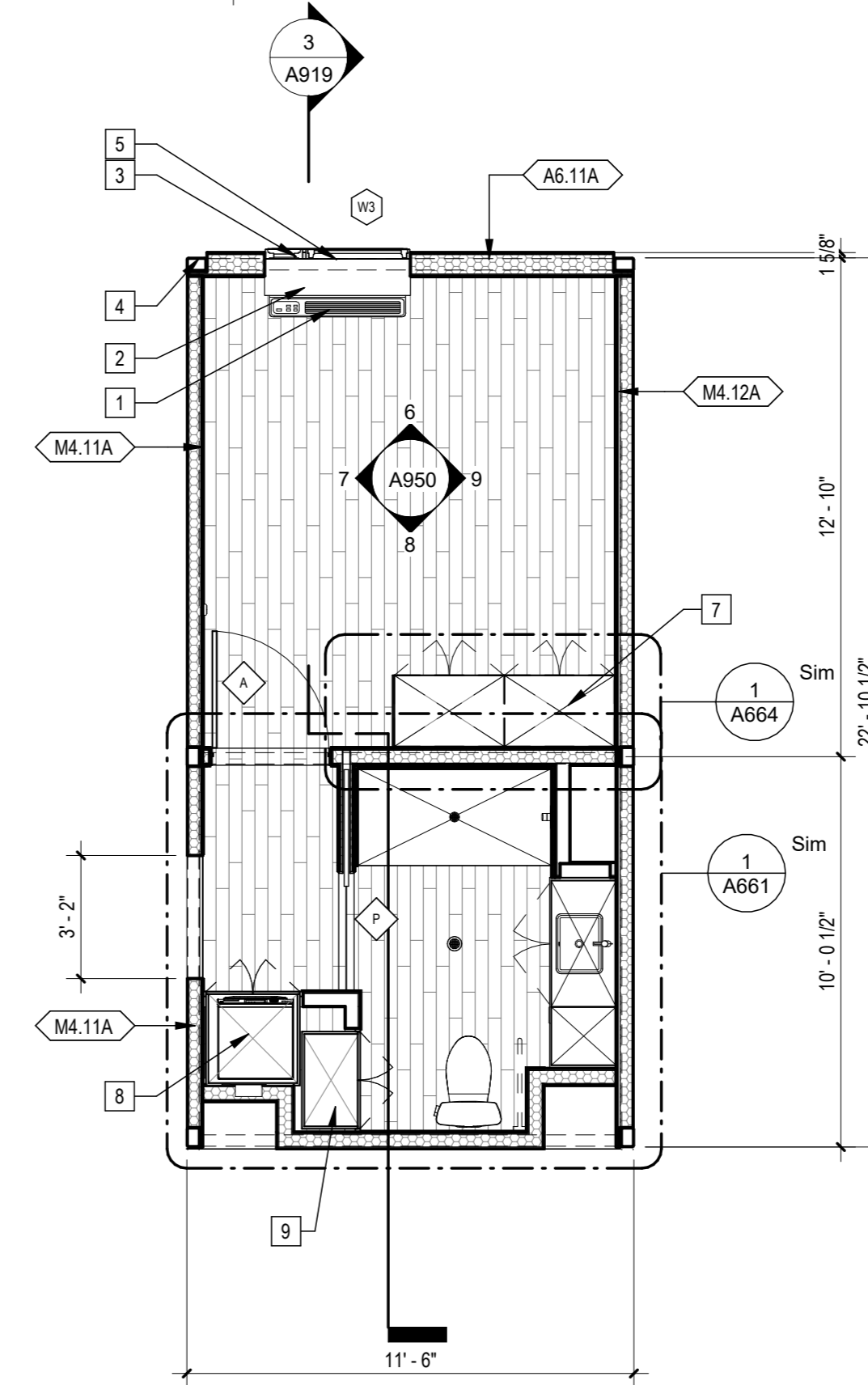
6 | 1/4" = 1'-0" B23 Roof Plan



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



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



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

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 or Approved Equal. 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 A102 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
5. Refer to Structural Drawings for location of sheanwalls

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

NTS Modular Plan Legend



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

REVISIONS	Rev. #	Date	Desc.

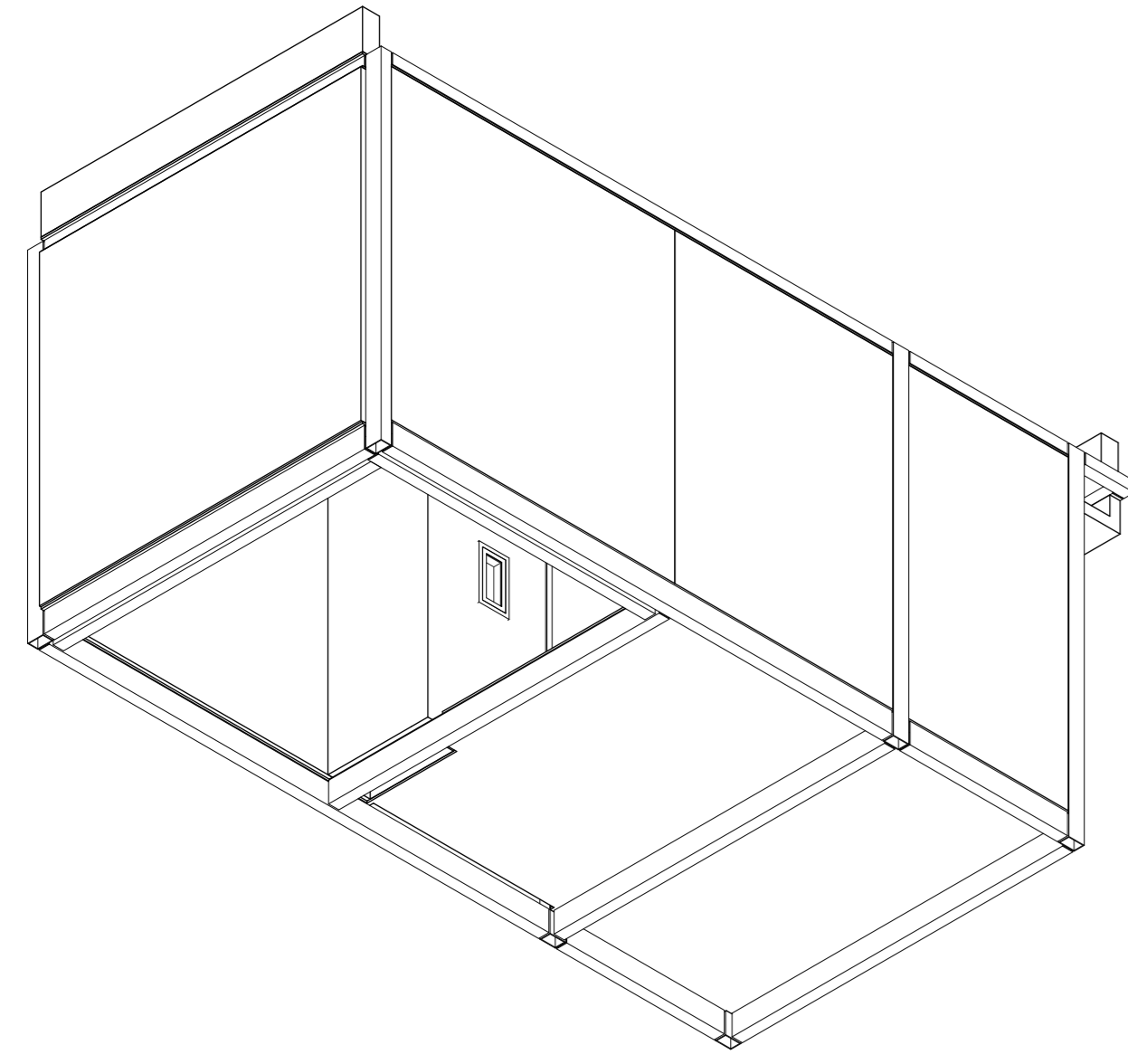
Plan Check Number 21010-10000-02714
 Zoning Number DIR 201 E289 TOC HCA

SHEET TITLE SHEET INFORMATION

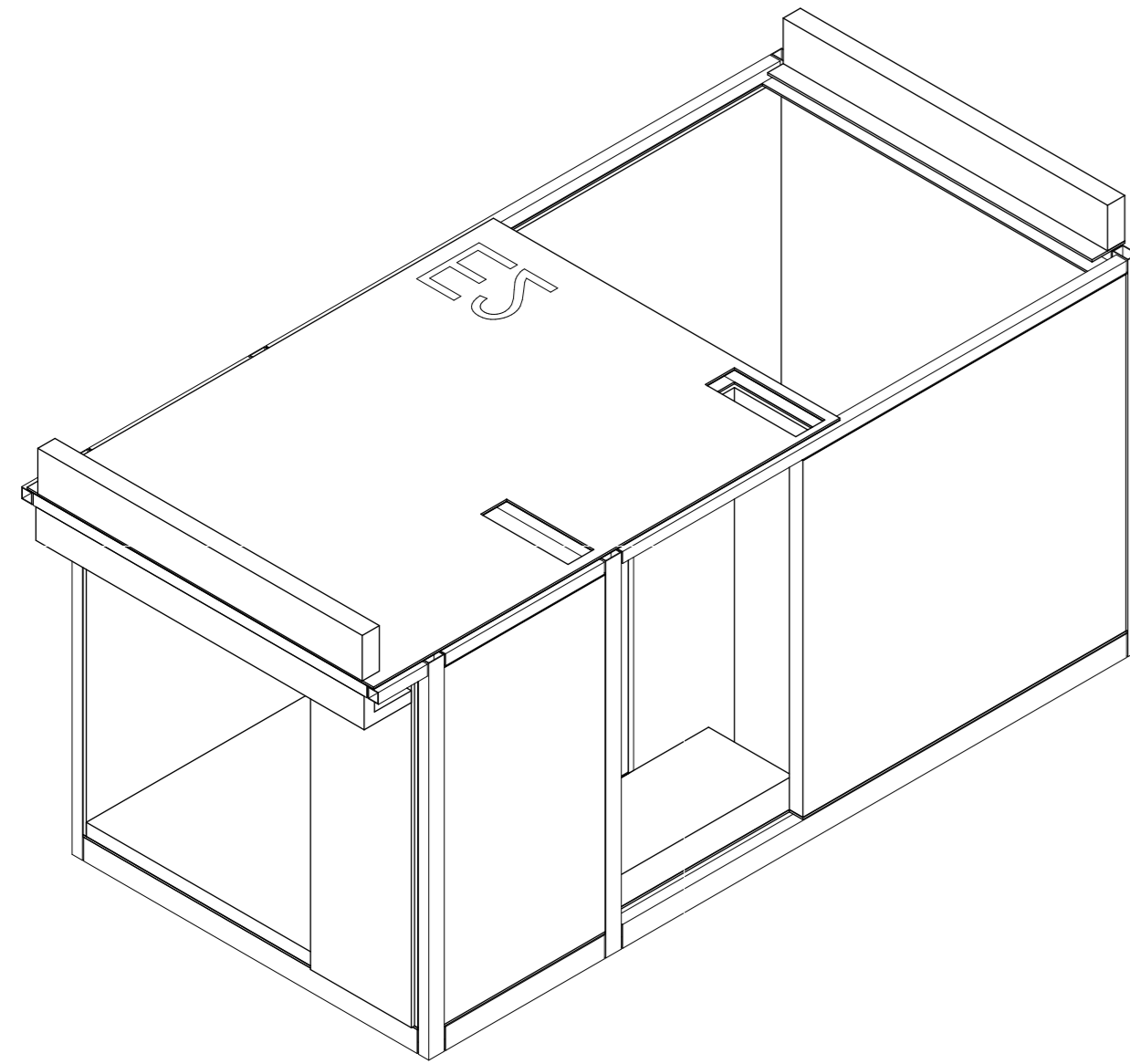
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 Author
 Checker

293B23
 SHEET NUMBER

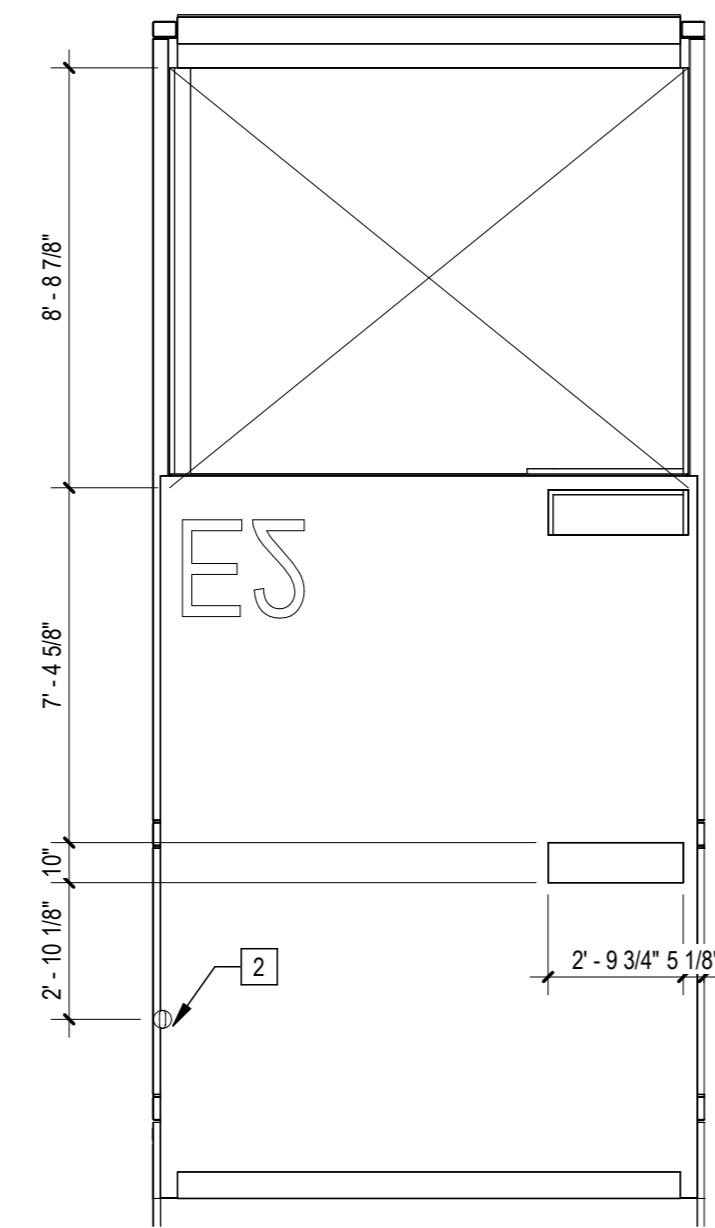
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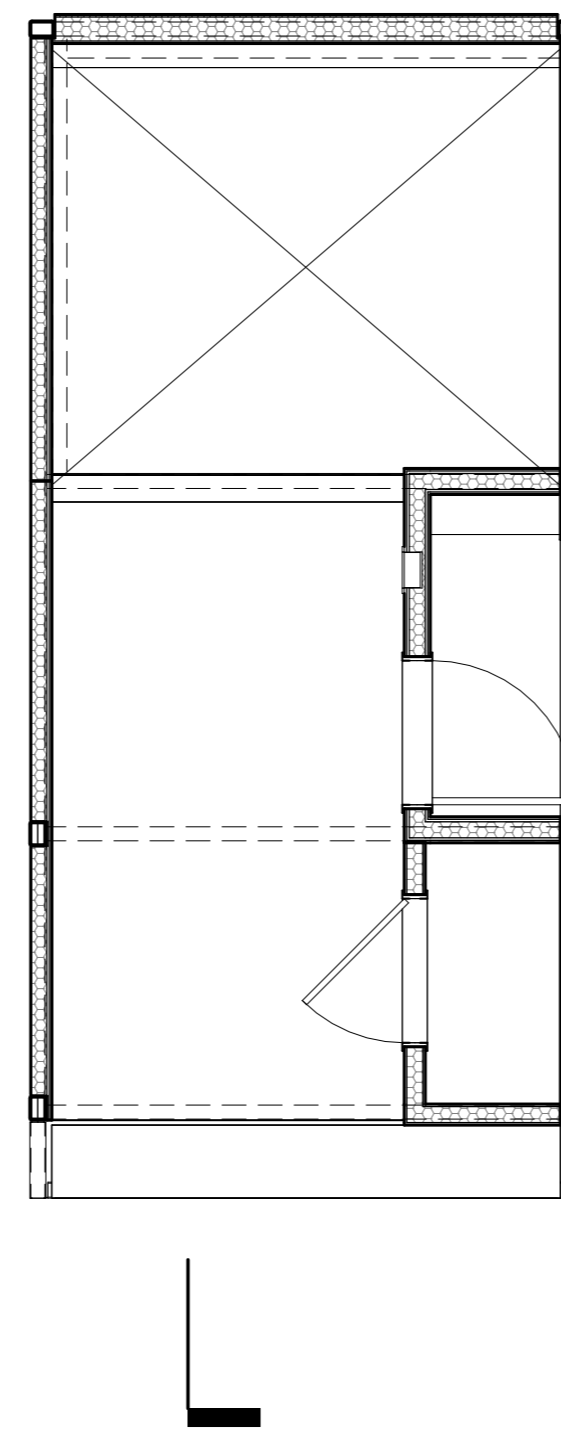
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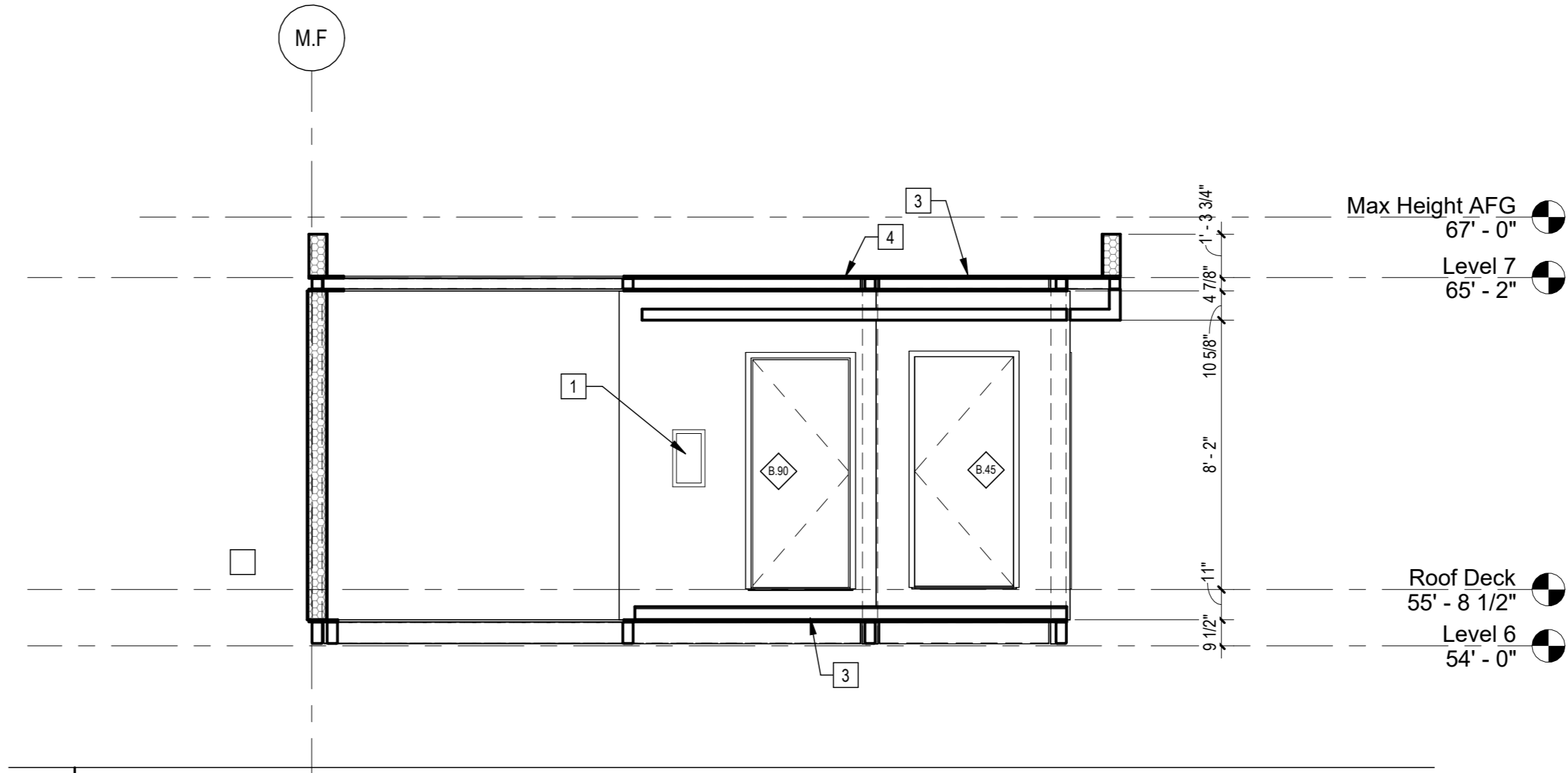
2 | 293E2



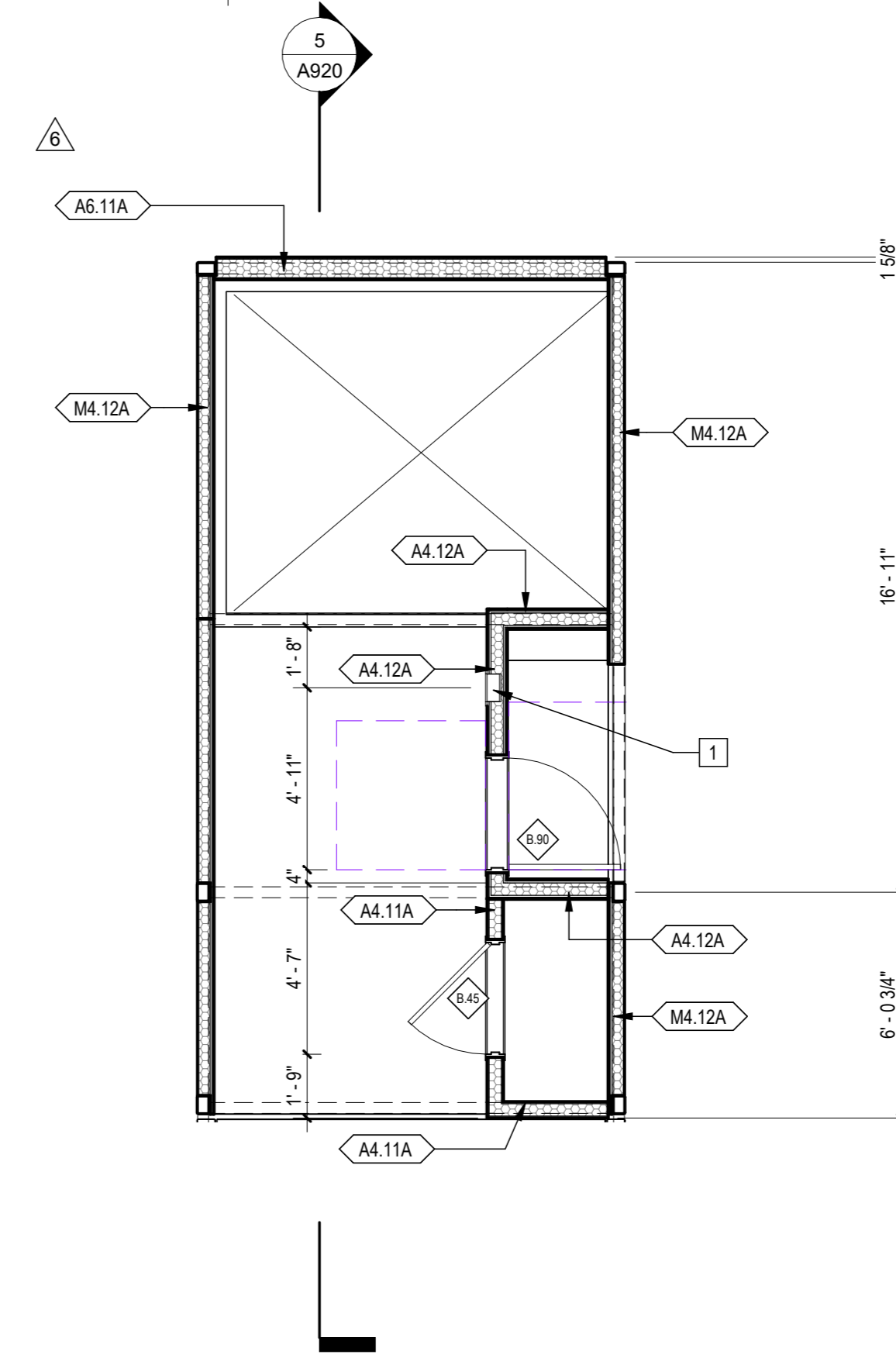
6 | 1/4" = 1'-0" E2 Roof Plan



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



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



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

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 or Approved Equal. 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
- 5. Refer to Structural Drawings for location of shearwalls

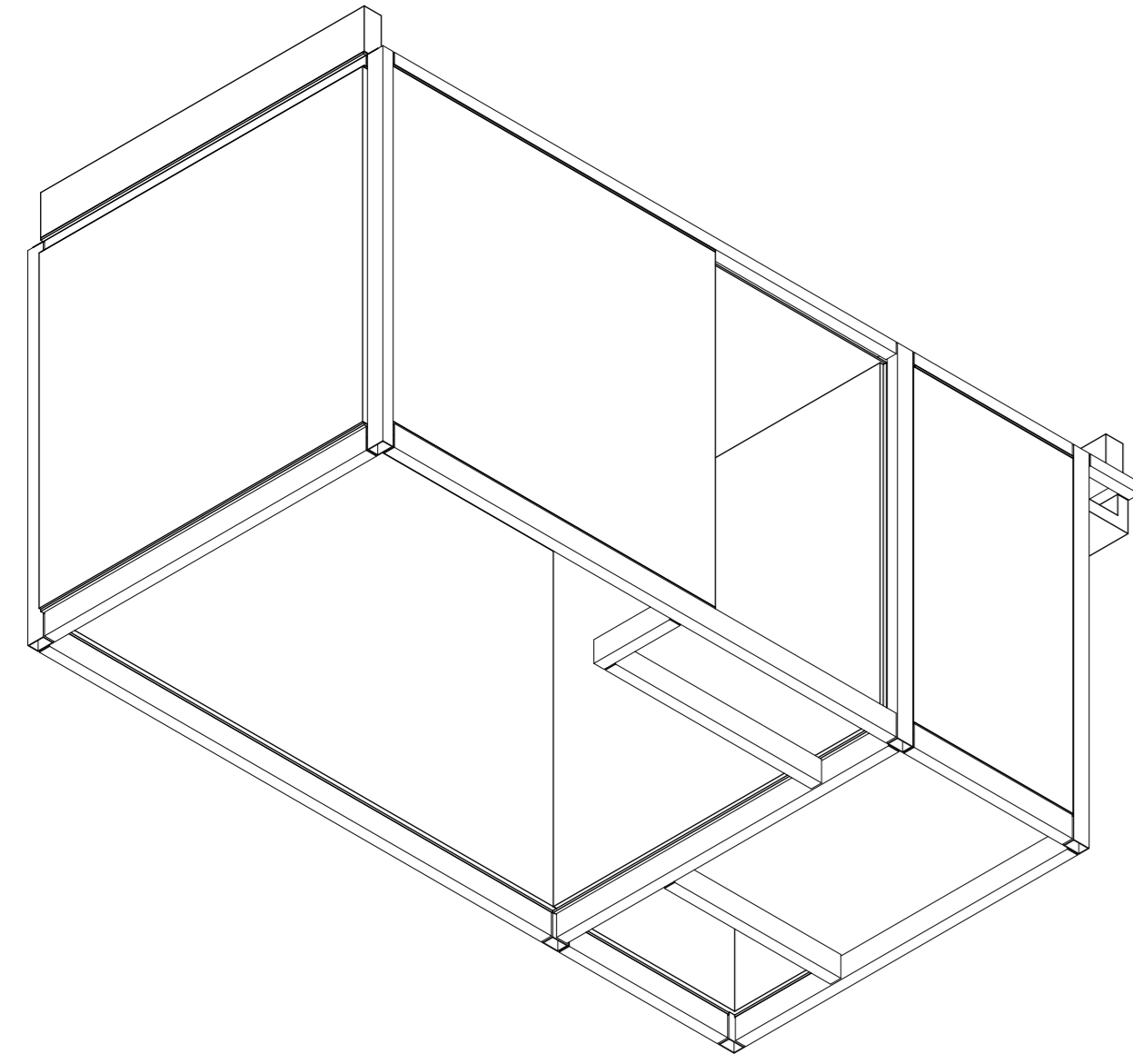
— Indicates Factory-Built Shearwall Location
 Lowered ceiling or soffit as indicated on plan

NTS Modular Plan Legend

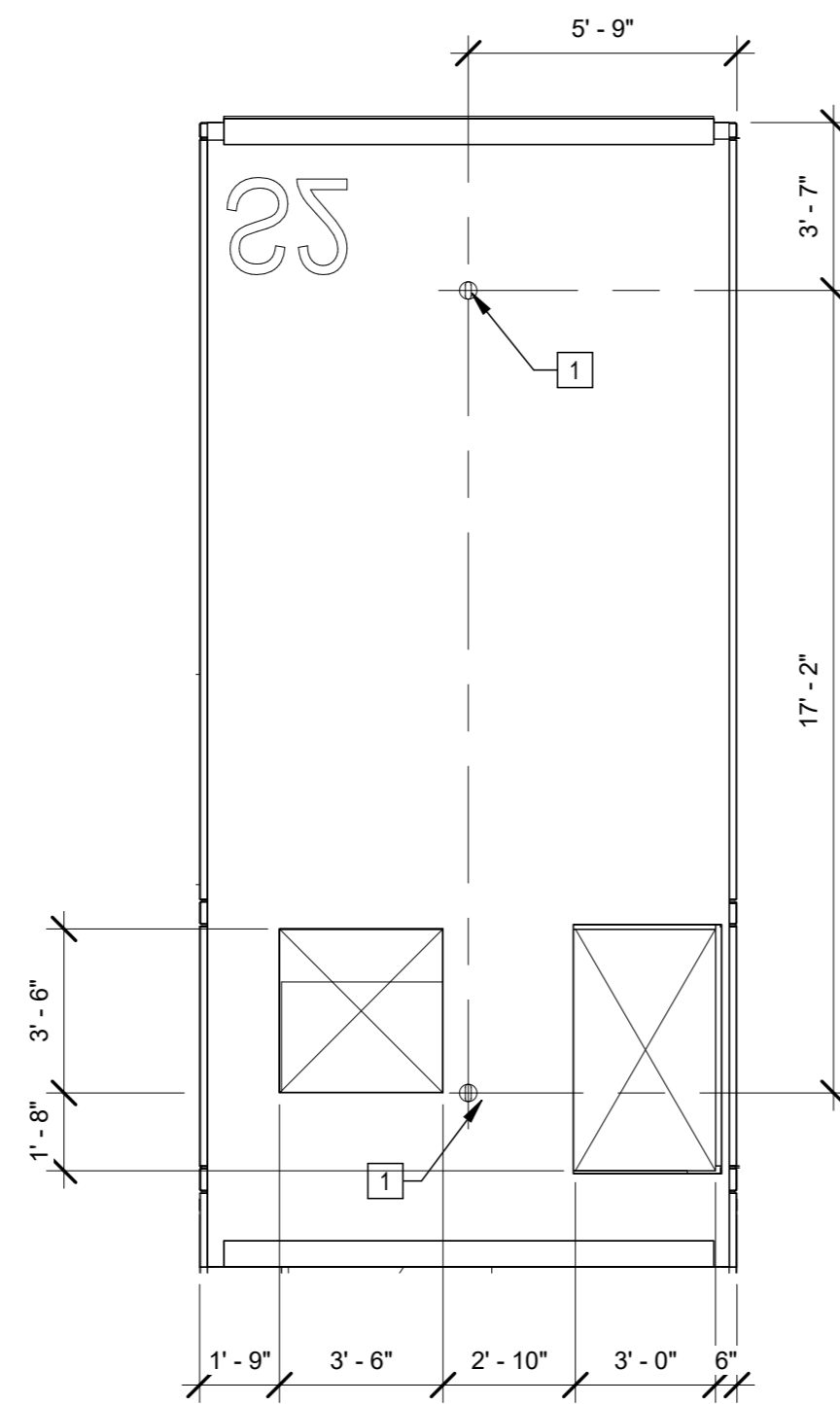
REV. #	DATE	DESC.
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Plan Check Number 21010-10000-02714
 Zoning Number DIR 2021 E2B9 TOC HCA

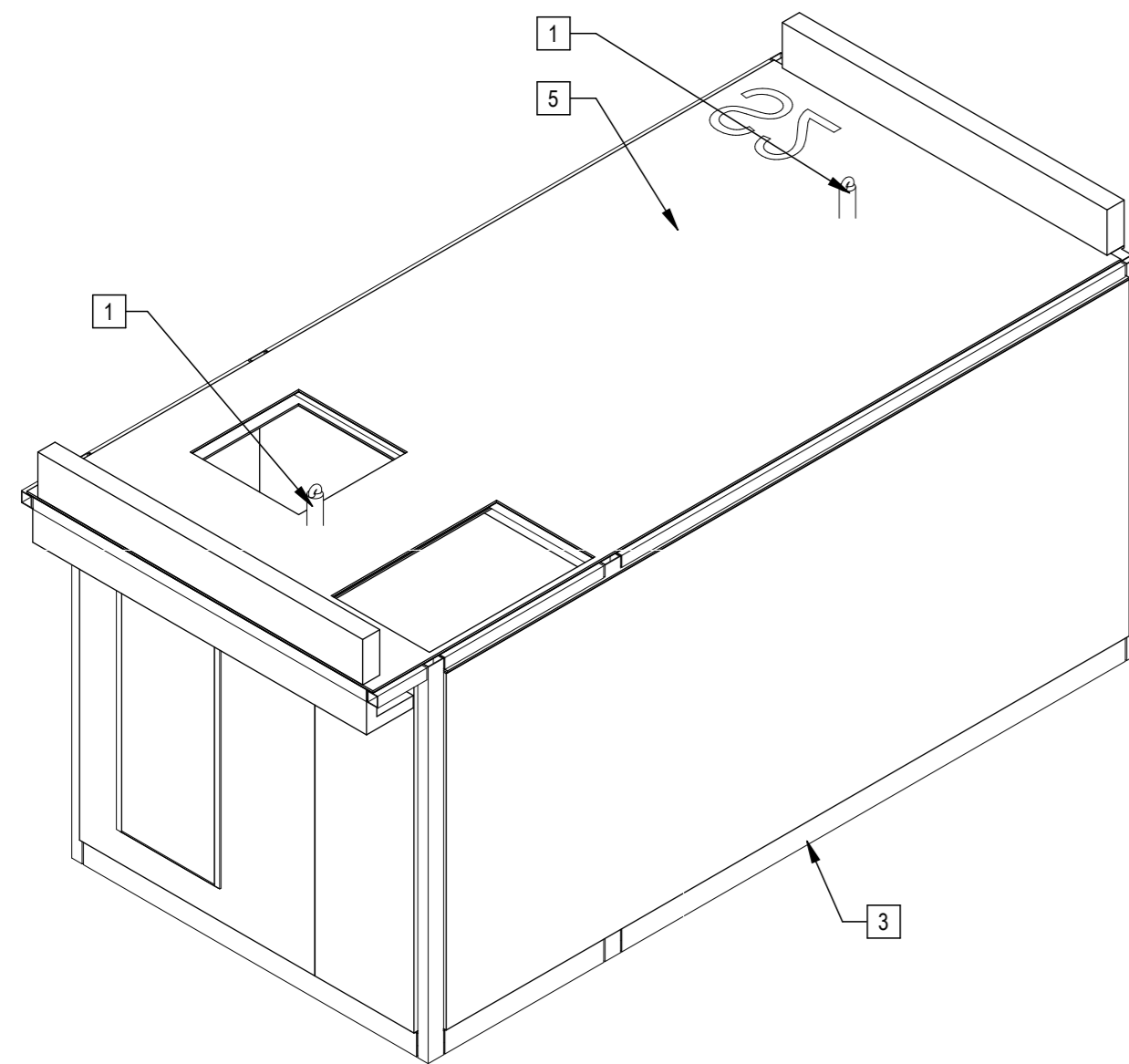
DATE	BY	CHECKED BY
12/22/2023 1:19:43 PM	Author	Checker



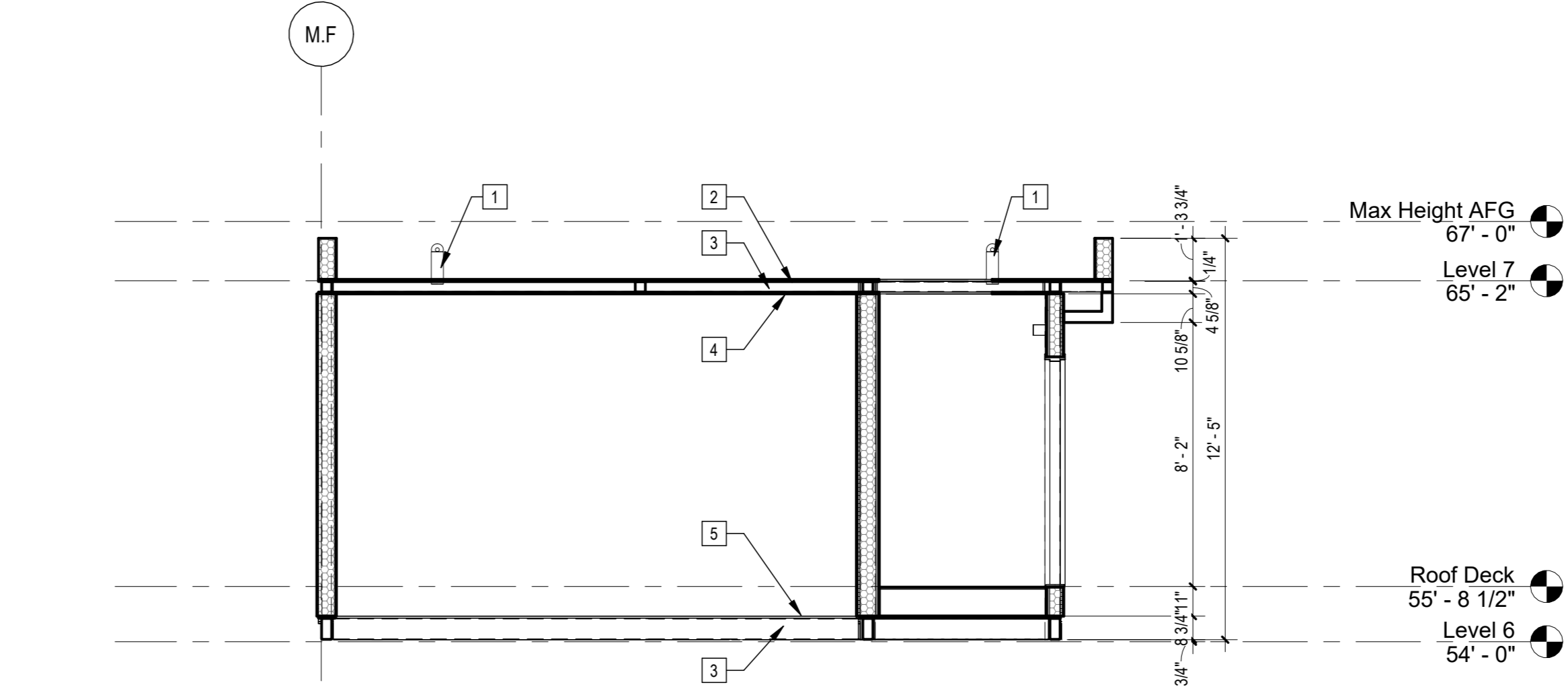
5 | 293S2 NW Axon



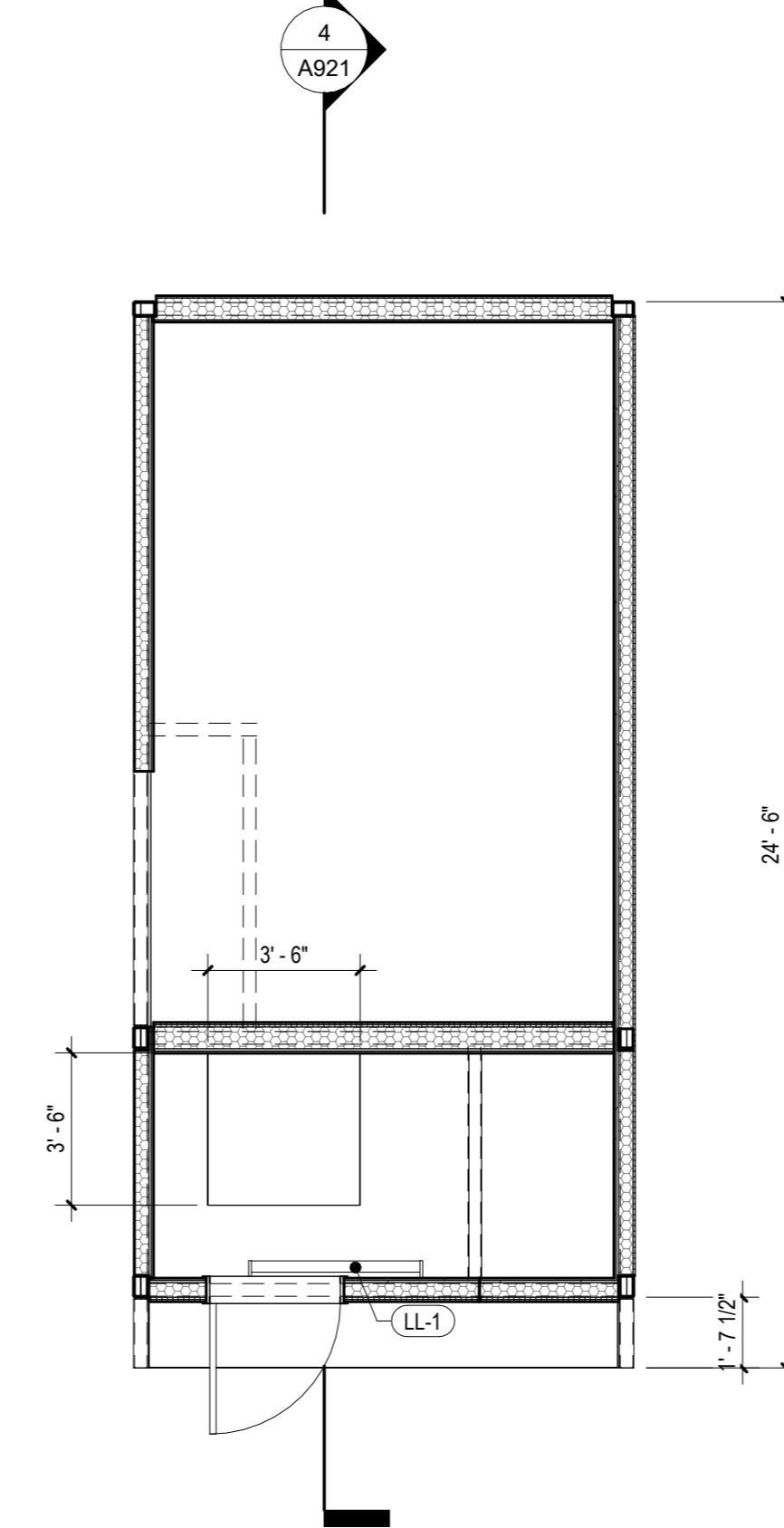
6 | 1/4" = 1'-0" S2 Roof Plan



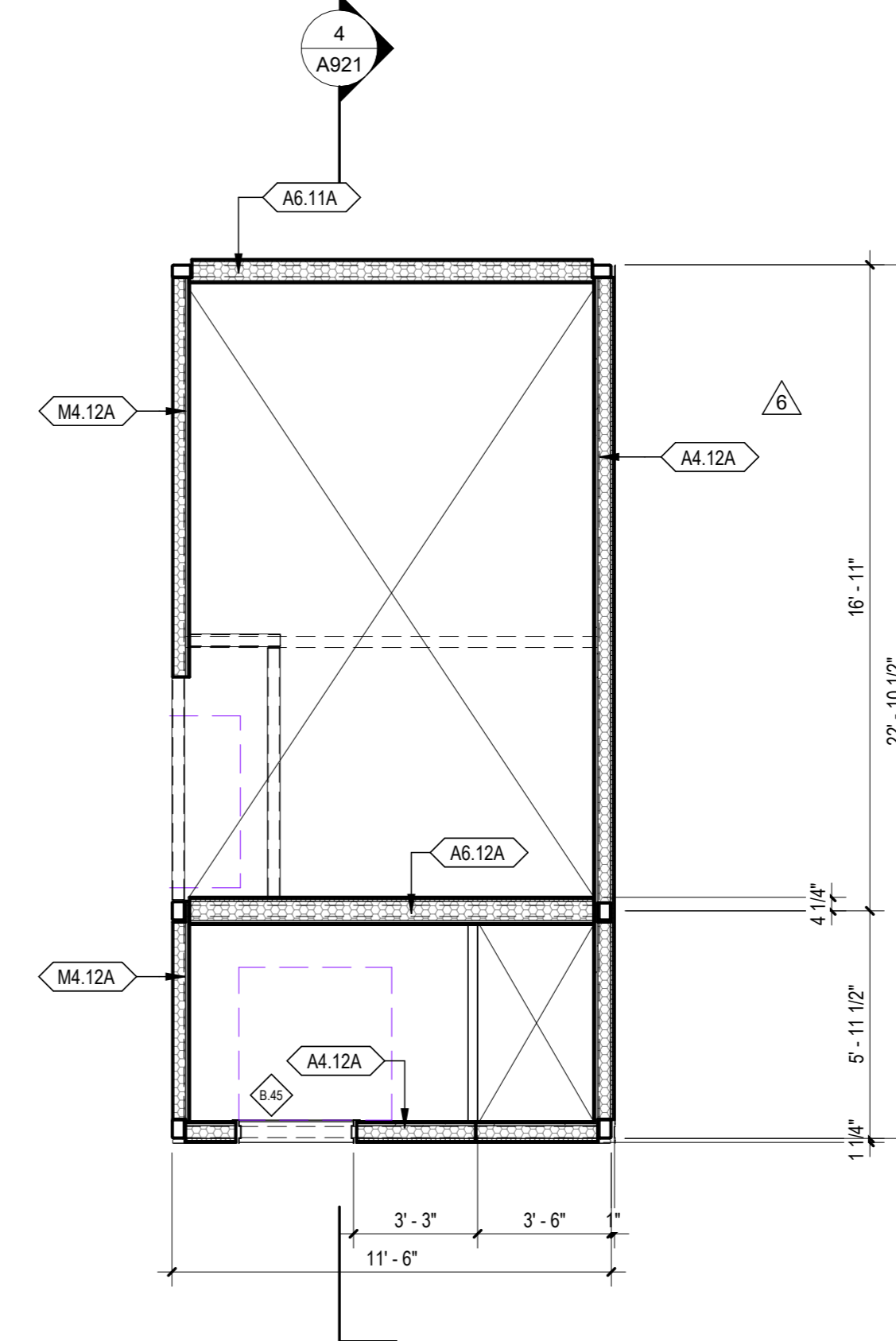
2 | 293S2 SE Axon



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



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



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

Sheet Keynotes

- 1 Maintenance Tie-Back per CalOSHA Requirements
- 2 Modular diaphragm plate steel
- 3 Modular Steel Chassis, Refer to structural.
- 4 5/8" Type "X" Light-weight Gypsum Wallboard, Gypsum Association, or Approved Equal ESR-1338
- 5 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
5. Refer to Structural Drawings for location of shearwalls

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

1 | NTS Modular Plan Legend



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PROJECT TITLE
2853 West Modular Apartments
 HCD Plan Check Response

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

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

Plan Check Number 21010-10000-02714
 Zoning Number DIR 2021 E289 TOC HCA

SHEET TITLE		SHEET INFORMATION	
293S2	AS INDICATED	2/101	12/22/2023 1:19:48 PM
PROJECT NUMBER	SCALE	DRAWN BY	CHECKED BY
		Author	Checker



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PROJECT TITLE
2853 West Modular Apartments
HCD Plan Check Response

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

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 or Approved Equal. Refer to Zip-up Details
- 4 Modular Steel Chassis, Refer to structural.

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

PHASE	JOB NUMBER	SCALE	DATE	DRAWN BY	CHECKED BY
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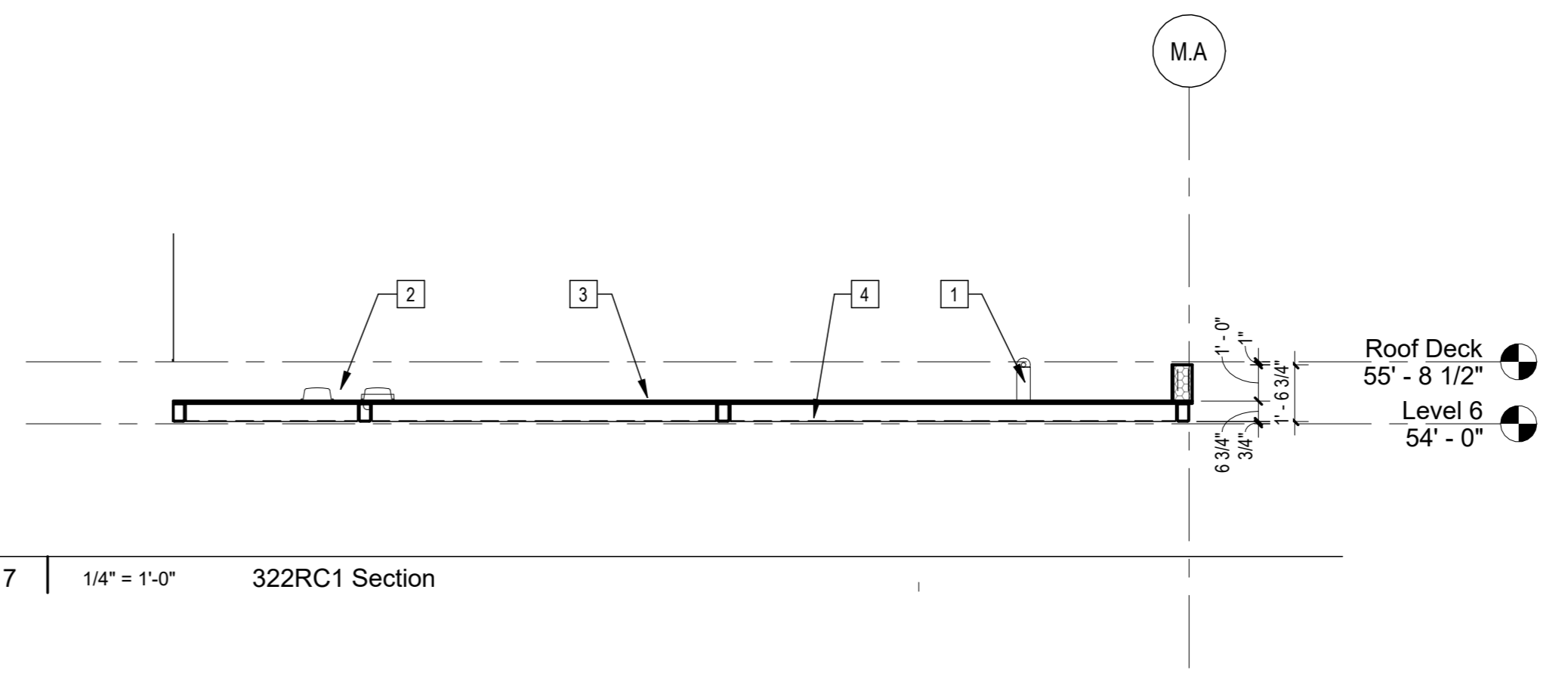
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A922

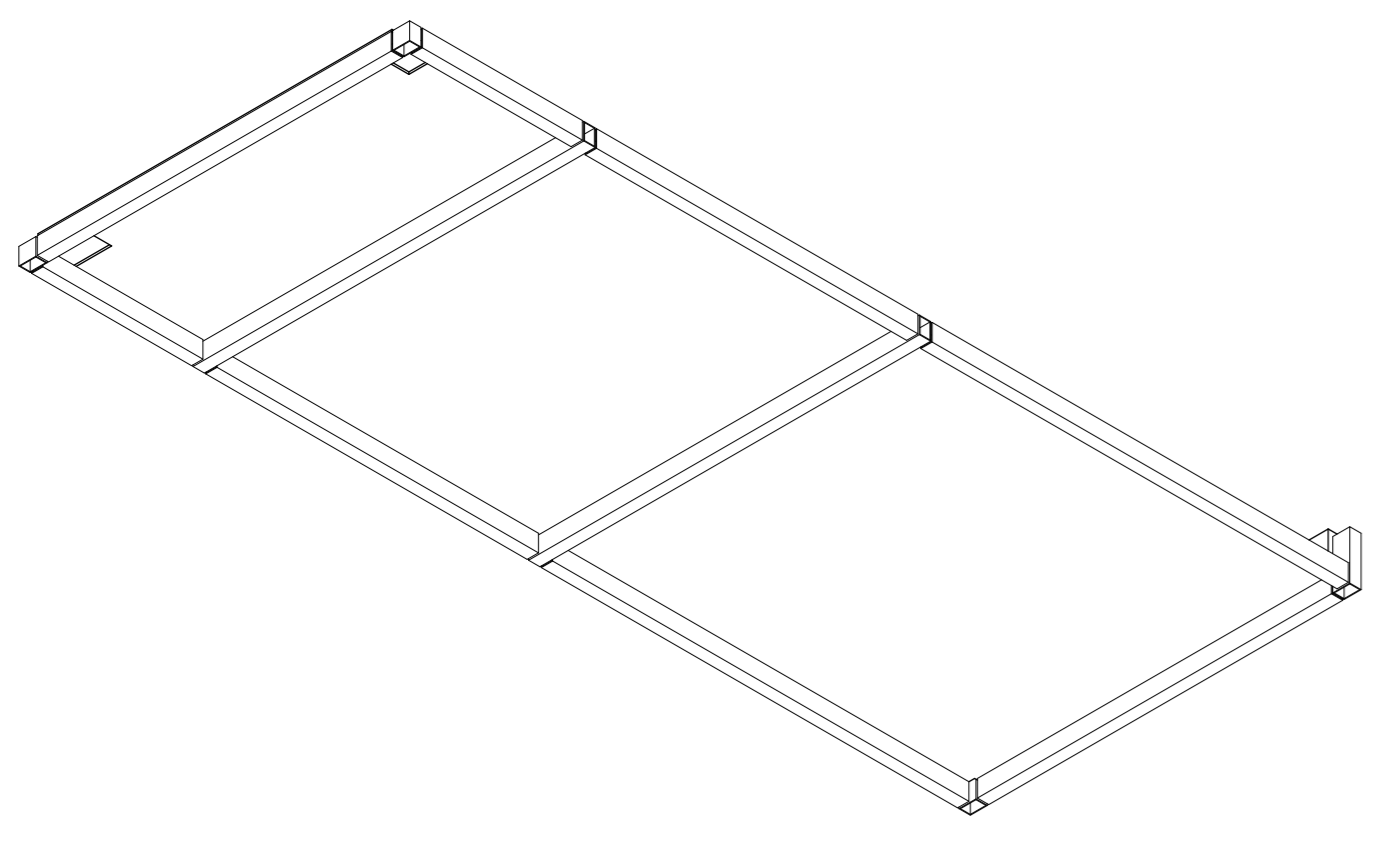
- Note: These drawings represent the module prior to installation in the project. Areas that will be site-installed have been omitted for purposes of illustrating the module upon completion in the factory.
- 1 Overall module dimensions are from "face of casting" to "face of casting"
 - 2 Refer to A702 for modular door and window types
 - 3 Refer to A055 for wall type tag legend
 - 4 Refer to A601 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules
 - 5 Refer to Structural Drawings for location of shearwalls

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

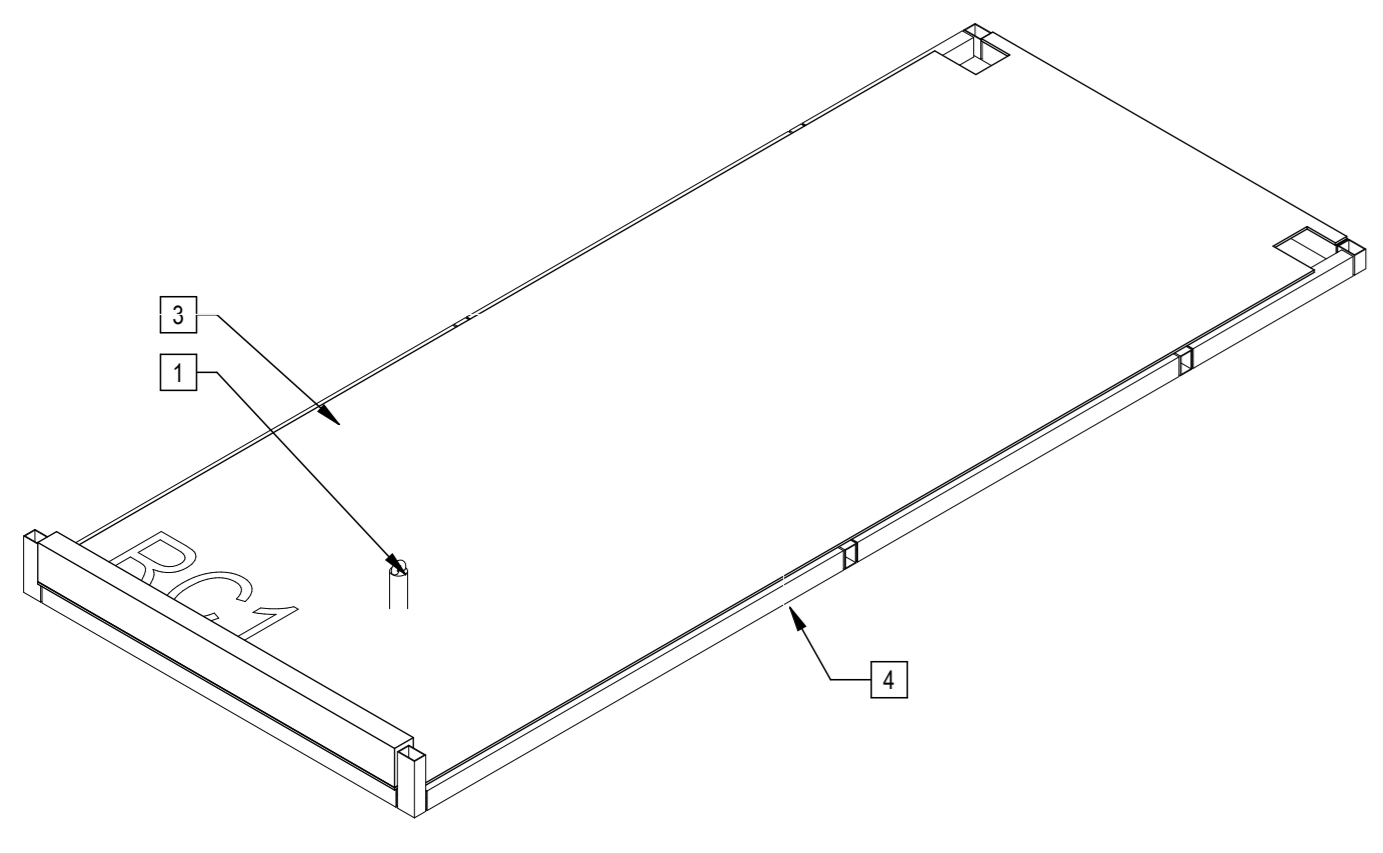
NTS Modular Plan Legend



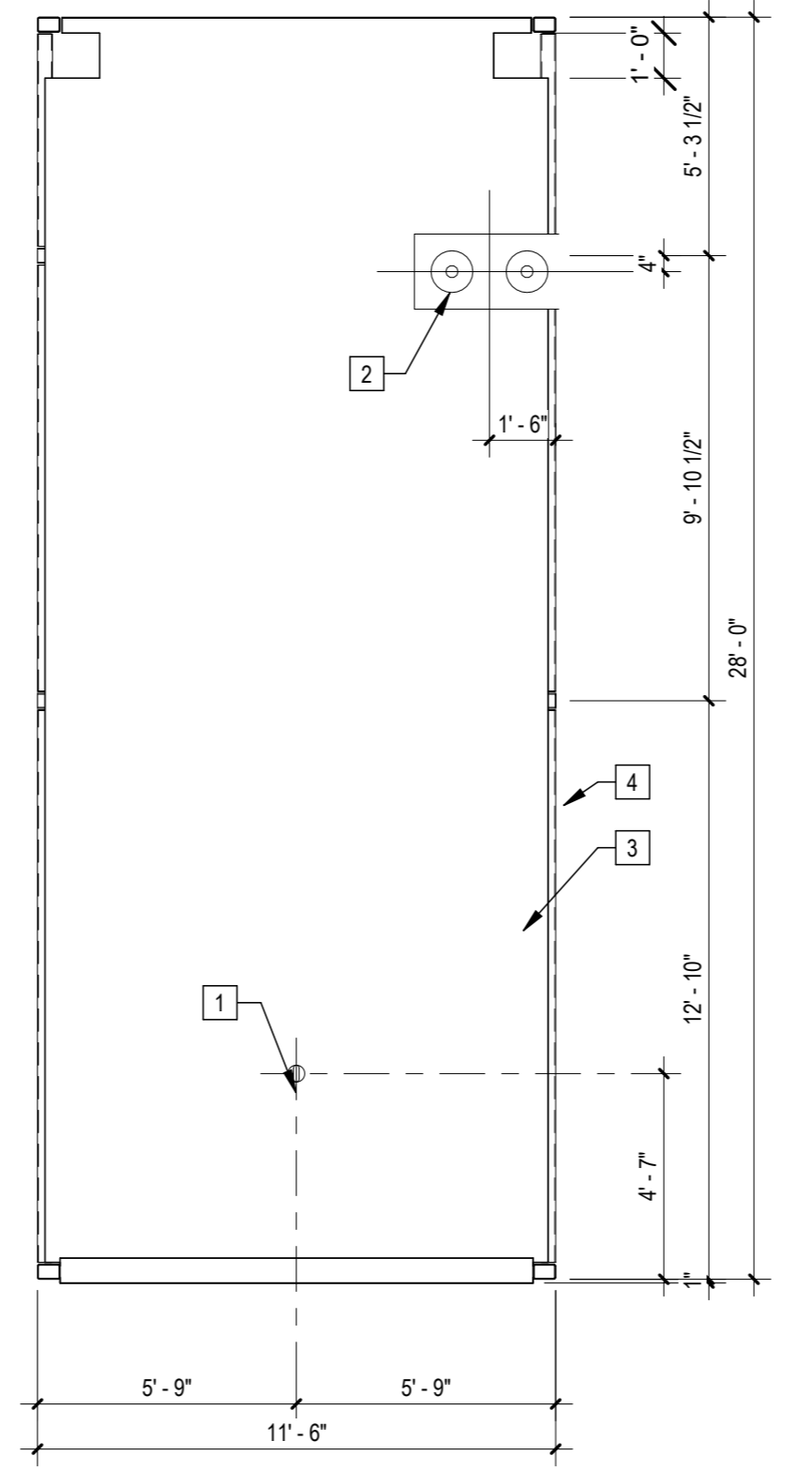
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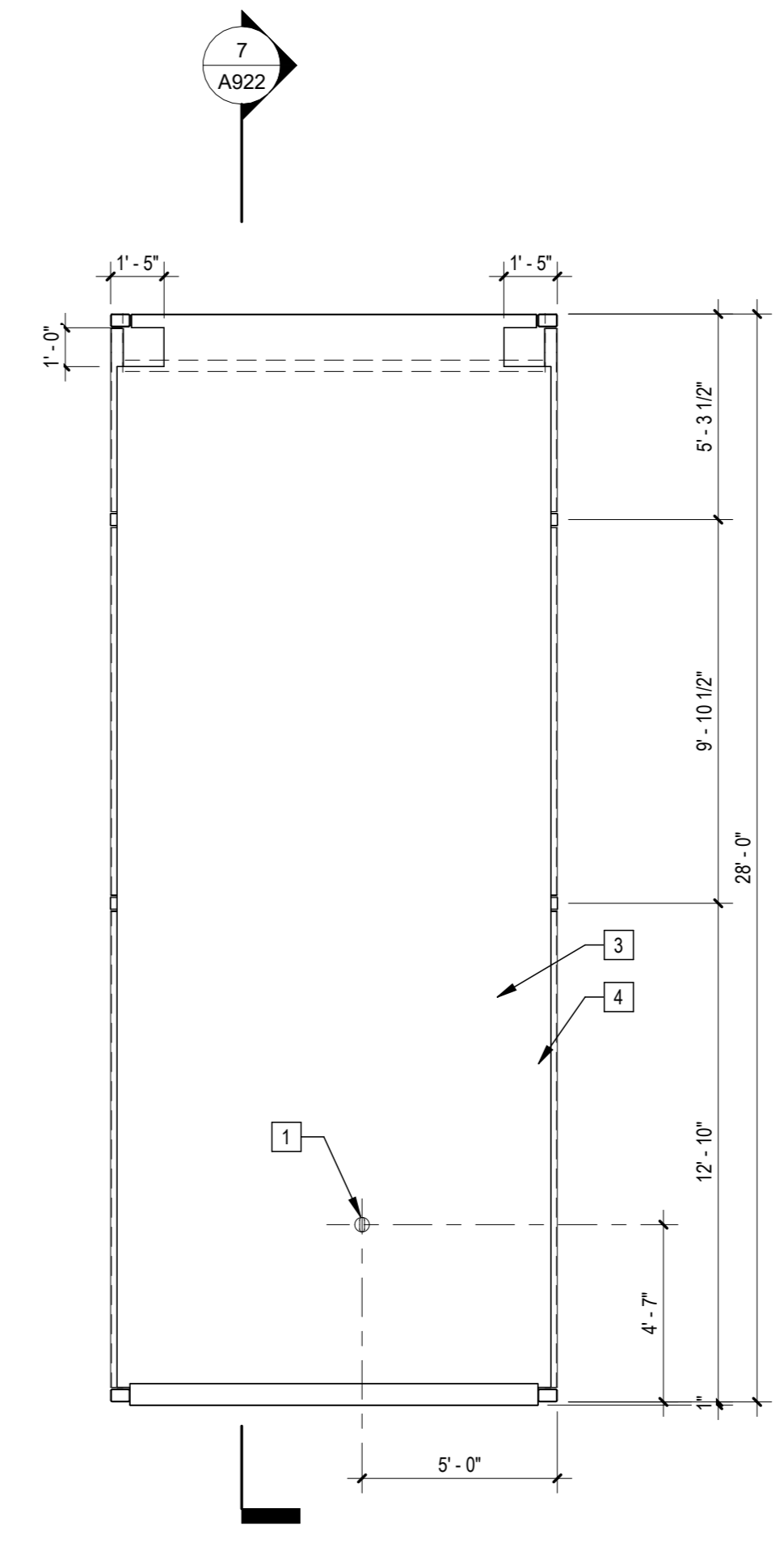
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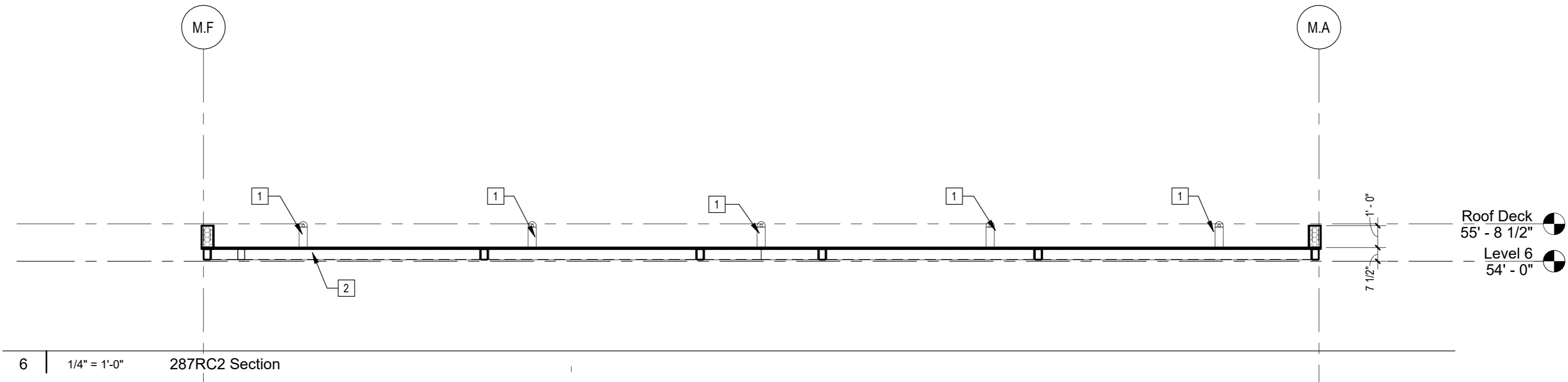
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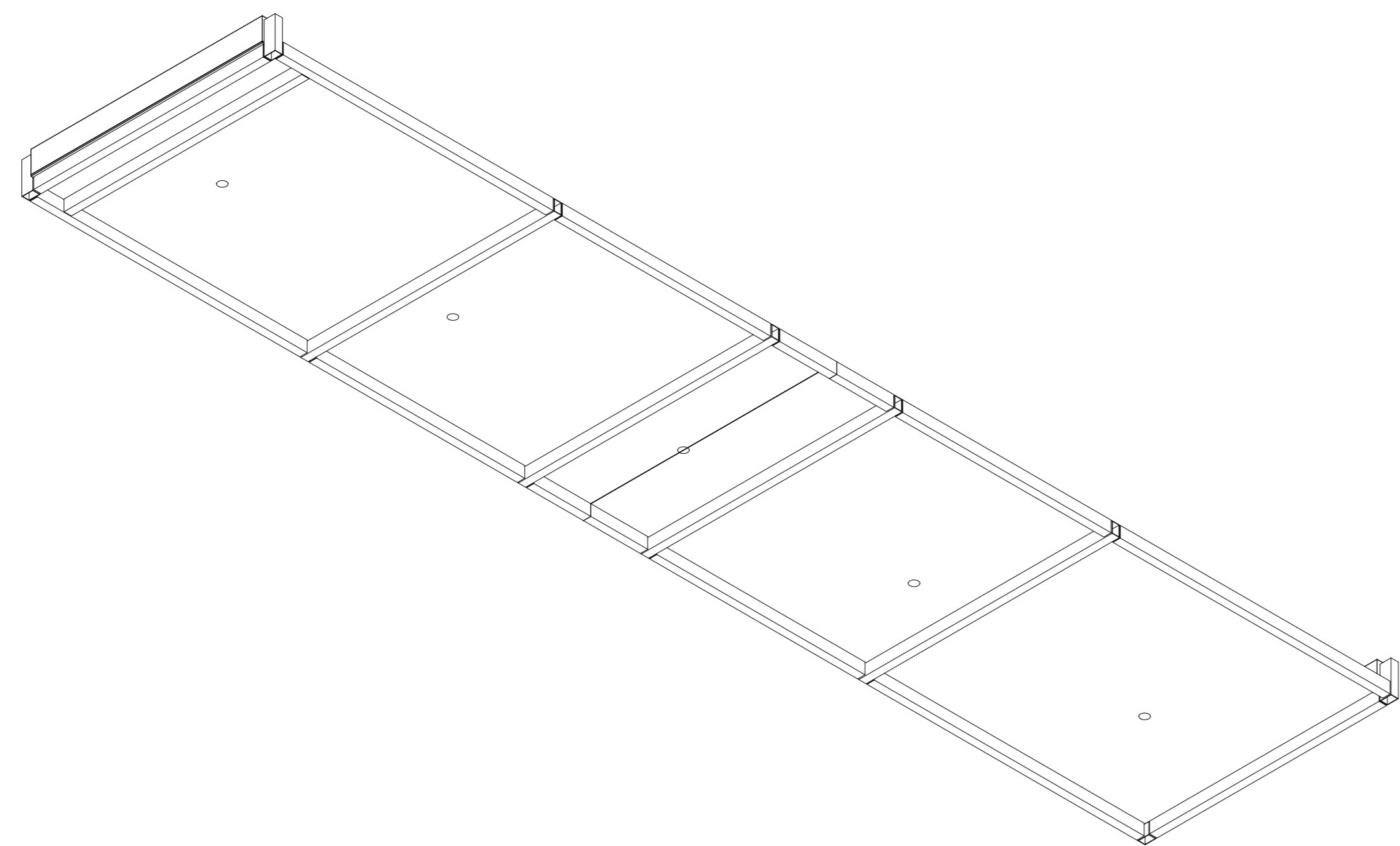
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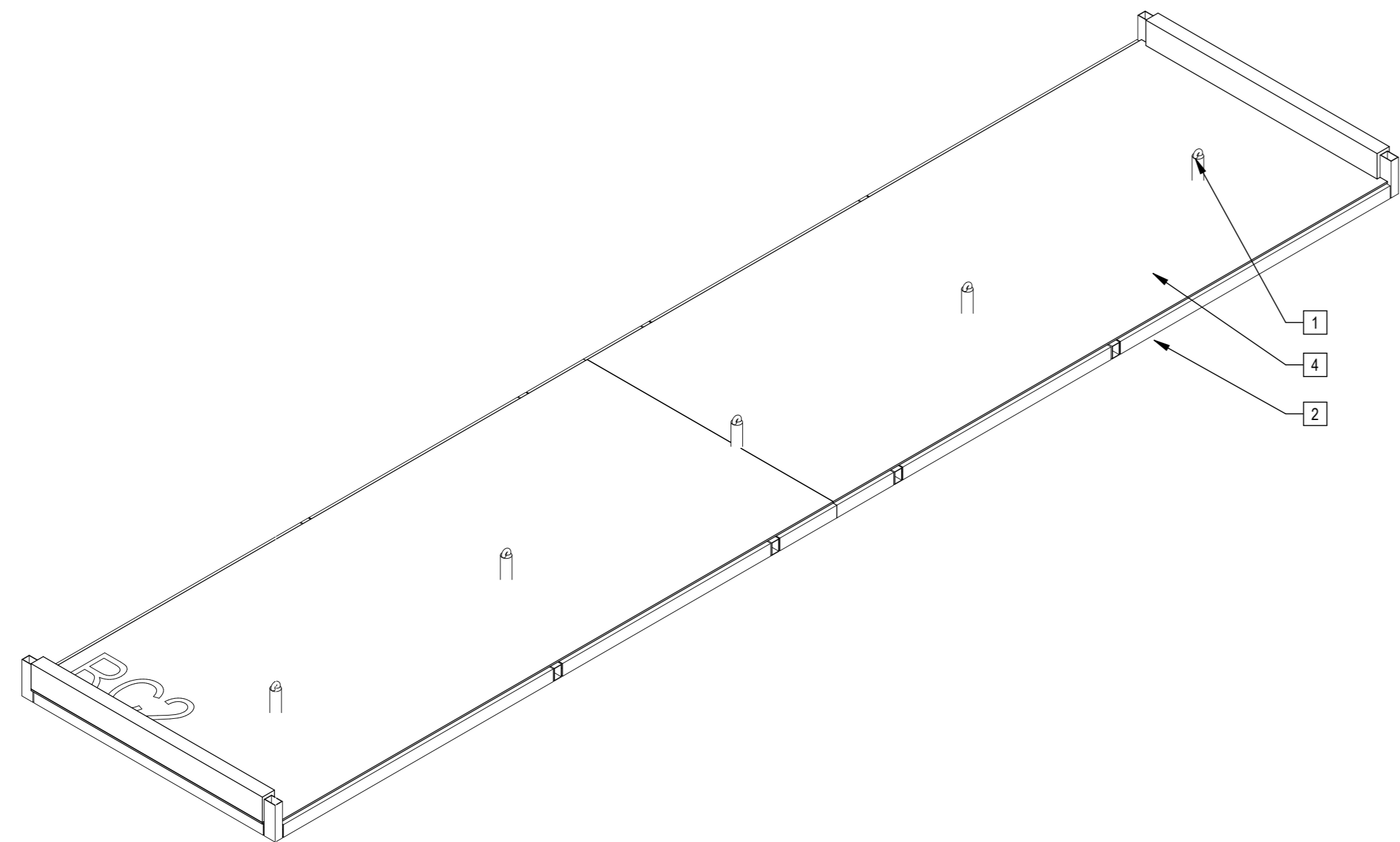
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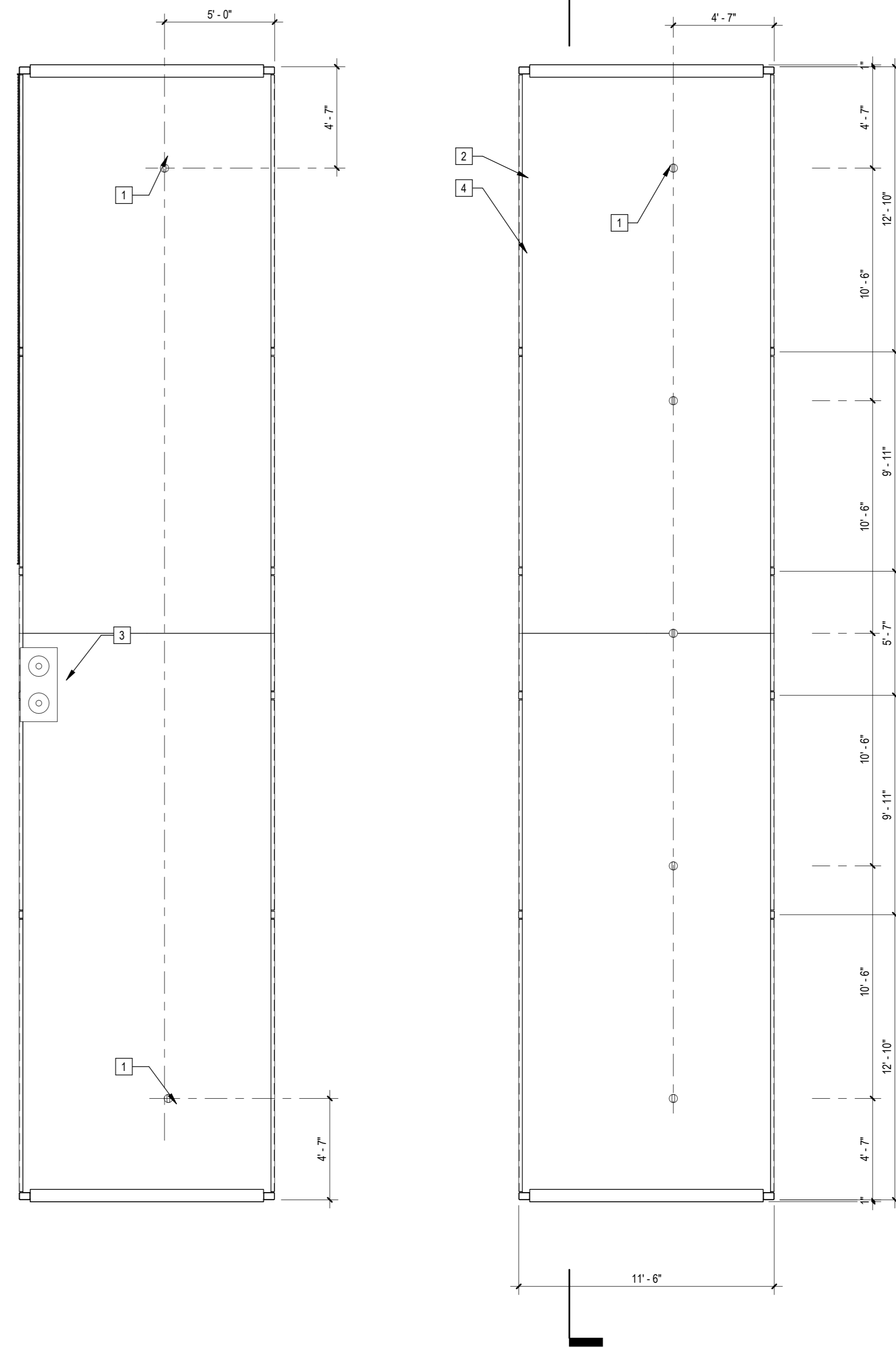
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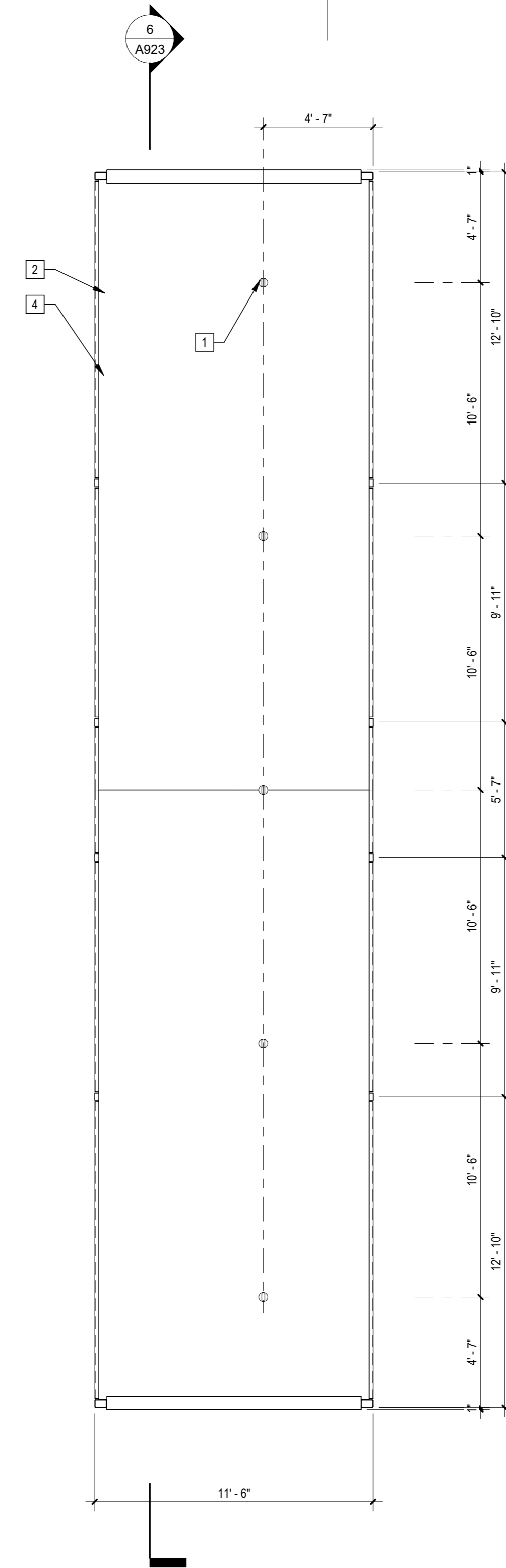
5 | 587RC2 Axon NW



2 | 587RC2 Axon



3 | 1/4" = 1'-0" | 587RC2A Plan



1 | 1/4" = 1'-0" | 587RC2 Plan

- 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 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 A055 for wall type tag legend
 - Refer to A603 for Module Finish, Appliances, Plumbing Fixtures and Lighting Schedules
 - Refer to Structural Drawings for location of shearwalls

- 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
 Joaquin Ostlander
 2853 South West Boulevard
 Los Angeles, CA 90016
 5050 - 011 - 022

REVISIONS	Rev. #	Date	Desc.

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

SHEET TITLE	SHEET INFORMATION
587RC2	CHECK BY CHECKER 2/101 As Indicated 12/22/2023 1:19:57 PM Author

SHEET NUMBER
A923



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PROJECT TITLE
2853 West Modular Apartments
HCD Plan Check Response

PROJECT ADDRESS
Joanna Ostlander
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5050 - 011 - 022

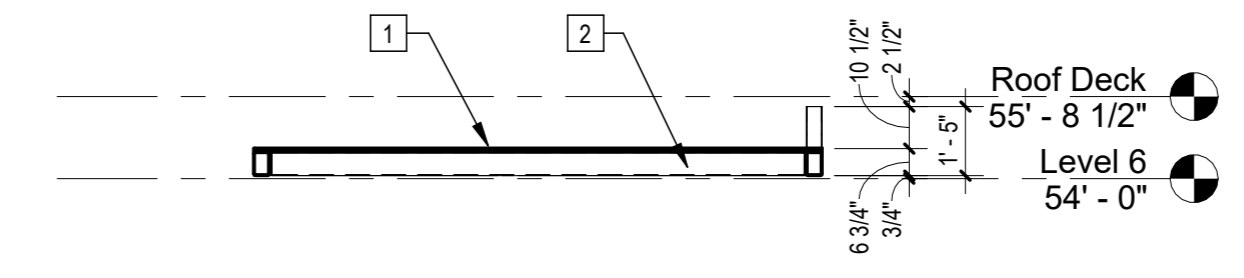
Rev. #	Date	Desc.
4		A924

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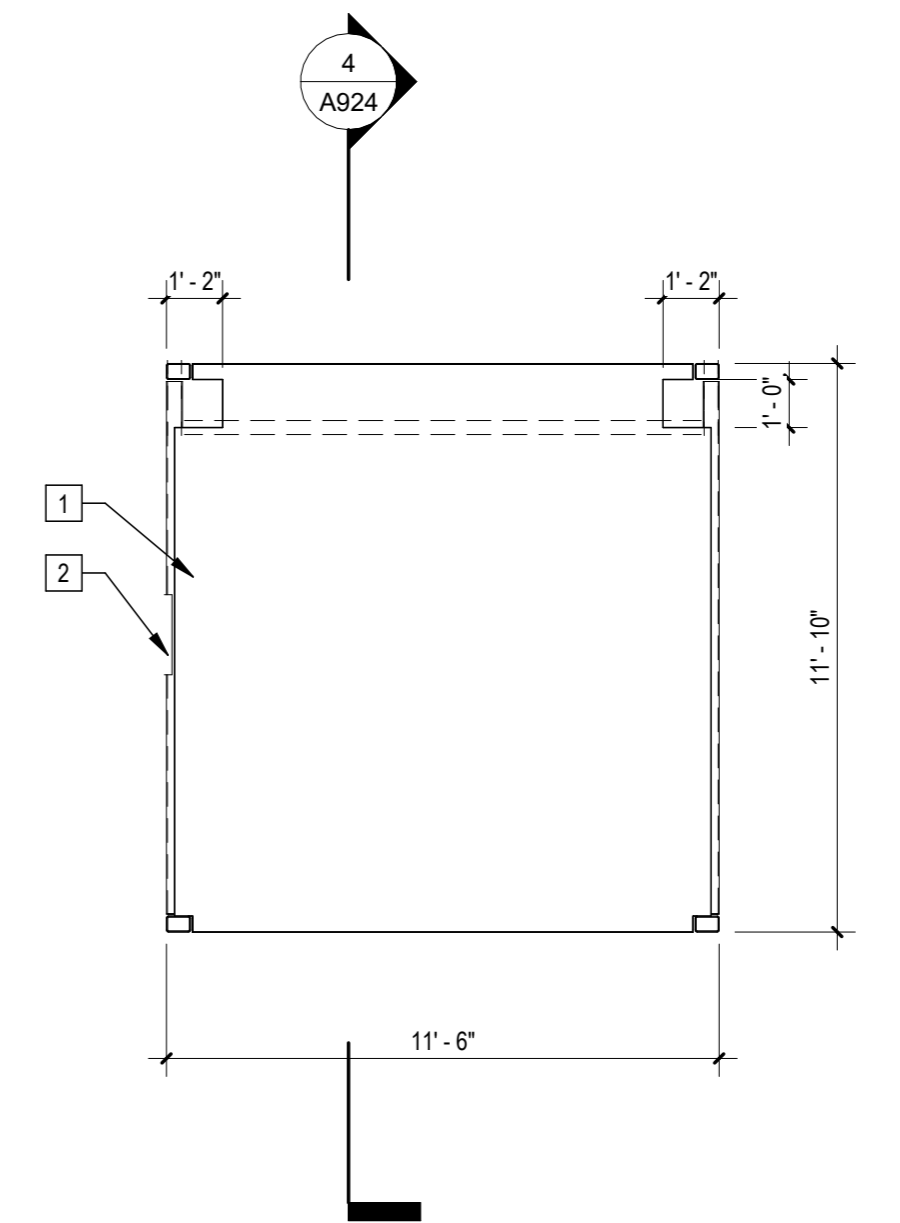
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Zoning Number DIR 2021 6289 TOC HCA

PHASE	JOB NUMBER	SCALE	DATE	DRAWN BY	CHECKER
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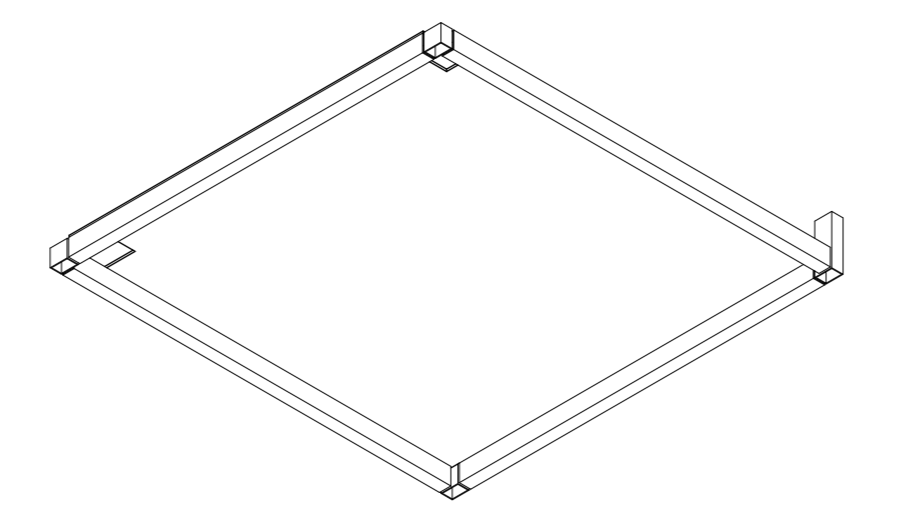
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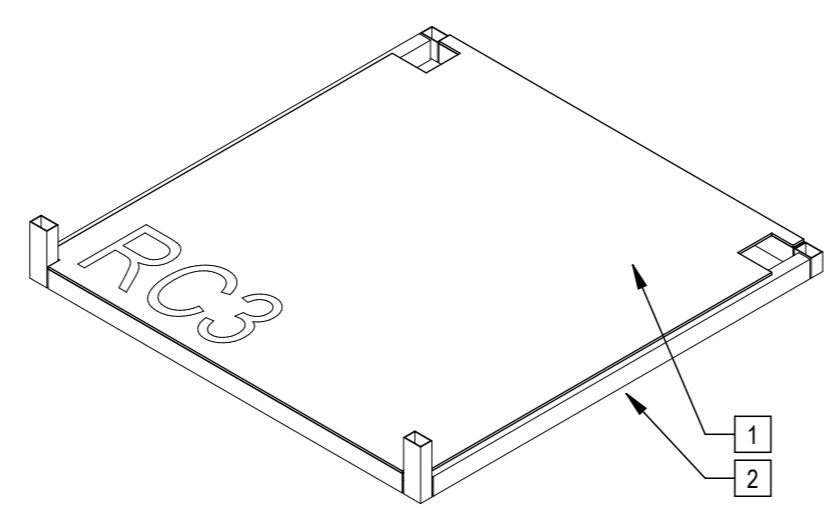
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1 | 1/4" = 1'-0" | 136RC3 Plan



3 | 136RC3 Axon NW



2 | 136RC3 Axon SE

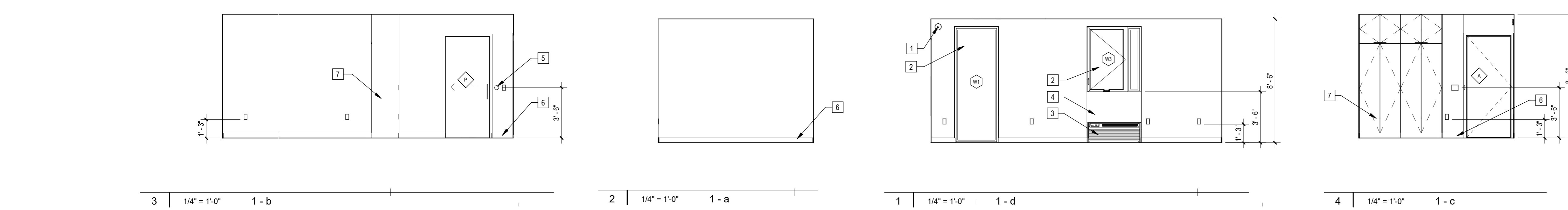
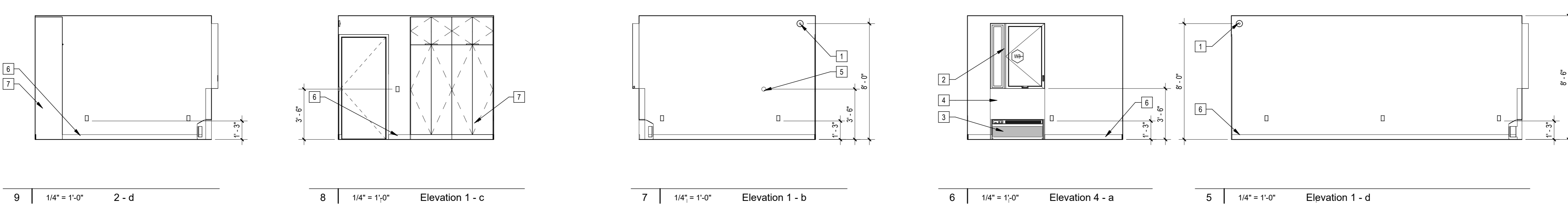
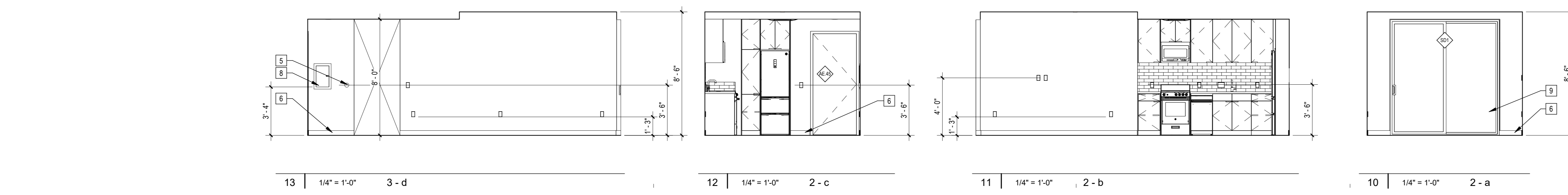
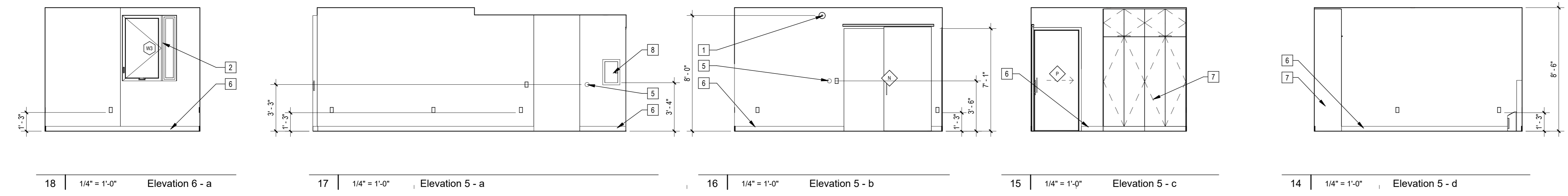
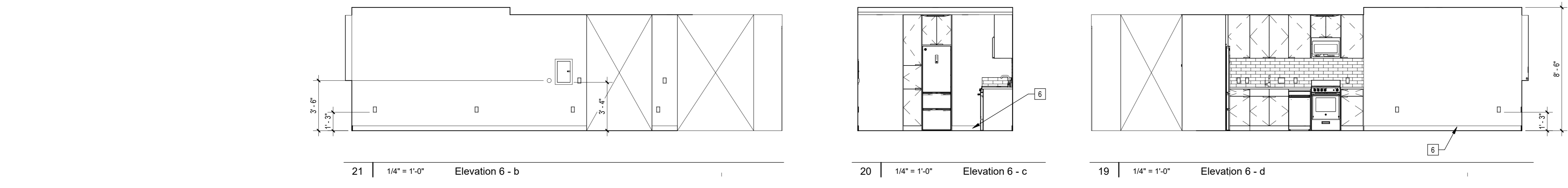
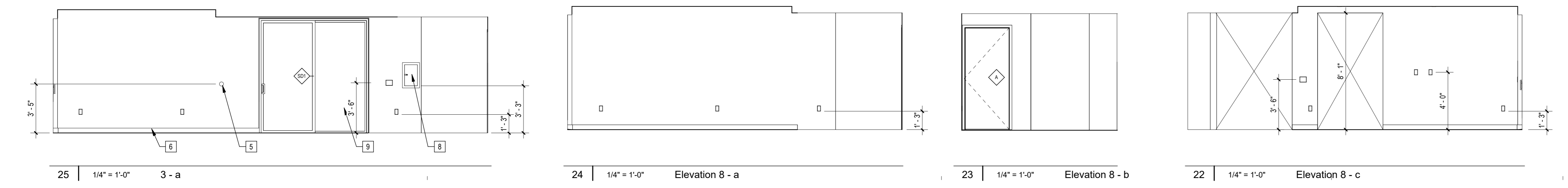
Sheet Keynotes

- 1 3/4" thickness Structural Cement-Fiber Units, USG Structo-Crete Sheathing, ESR-1792 or Approved Equal. 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
- 5. Refer to Structural Drawings for location of shearwalls

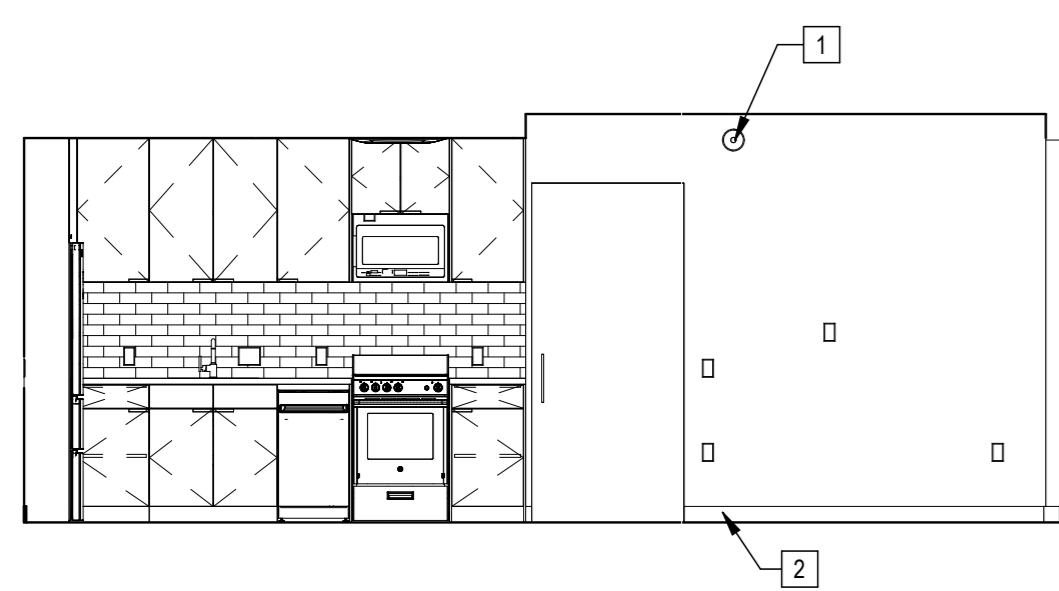
- Indicates Factory-Built Shearwall Location
- Lowered ceiling or soffit as indicated on plan



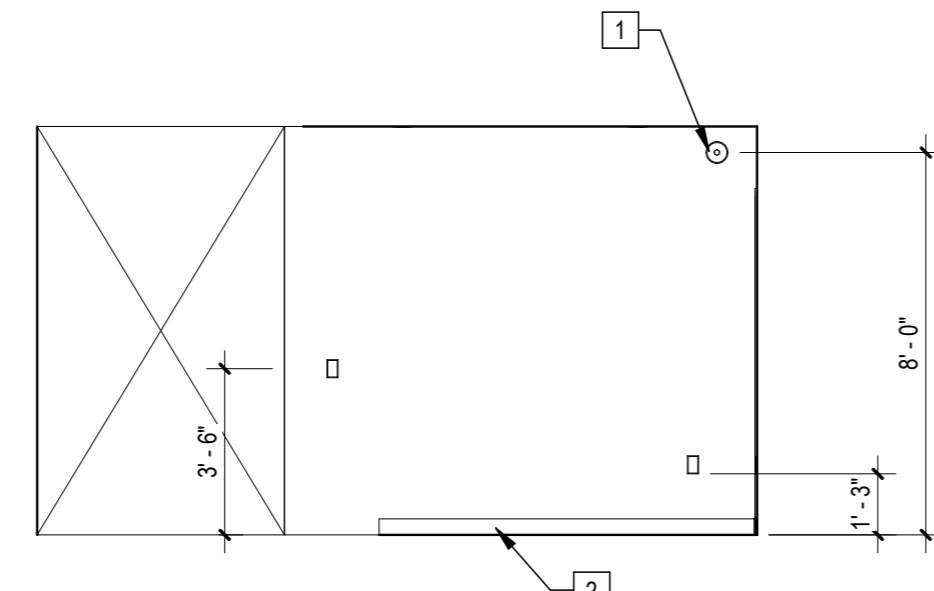
REV. #	DATE	DESC.

- 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

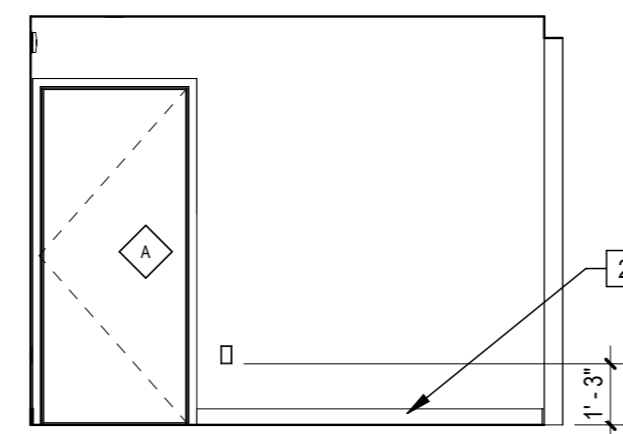
Plan Check Number	21010-10000-02714
Zoning Number	DIR 2021 E289 TOC HCA
SHEET TITLE	Module Interior Elevations
SHEET INFORMATION	
PHASE	2101
JOB NUMBER	1/4" = 1'-0"
SCALE	12/22/2023 1:20:28 PM
DATE	Author
DRAWN BY	
CHECKED BY	



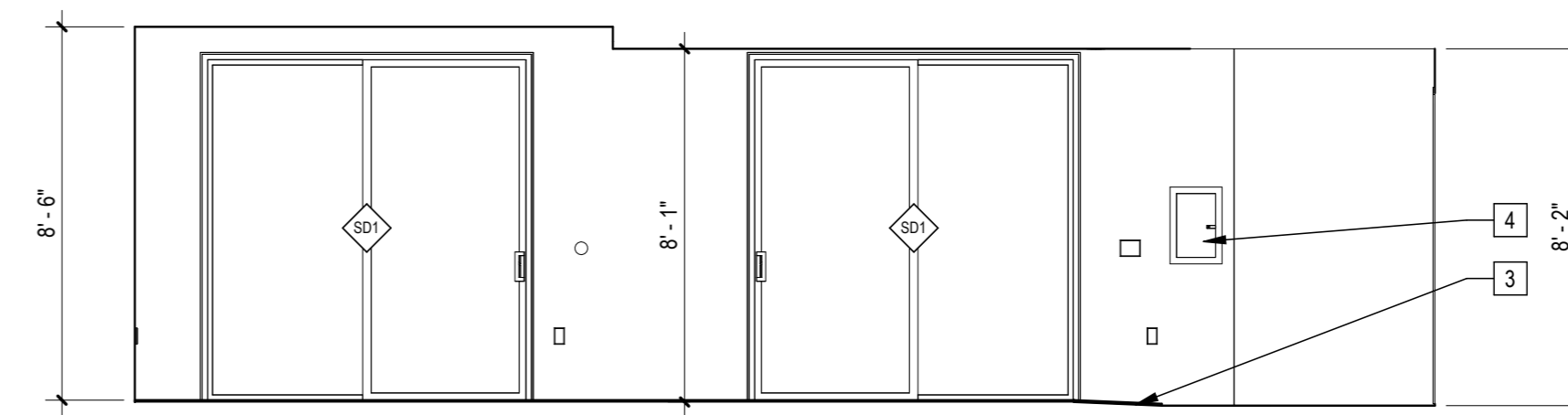
5 | 1/4" = 1'-0" | Elevation 8 - d



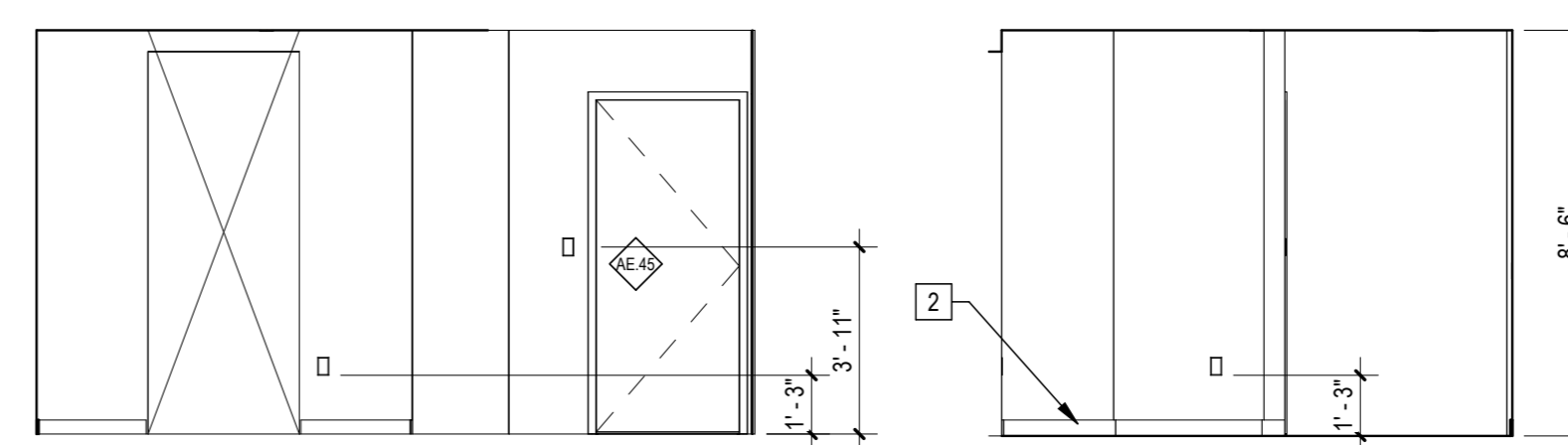
4 | 1/4" = 1'-0" | Elevation 7 - b



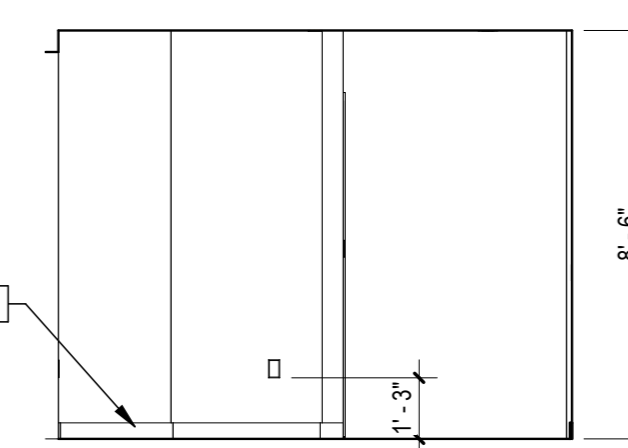
3 | 1/4" = 1'-0" | Elevation 7 - c



6 | 1/4" = 1'-0" | Elevation 9 - a



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
- 3 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
- 4 Dwelling Unit Power Distribution Panel

ARCHITECT

b|ARCH

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MODULAR MANUFACTURER



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



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PROJECT TITLE

PROJECT ADDRESS

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

2853 West Modular Apartments
 HCD Plan Check Response

REVISIONS

Rev. #	Date	Desc.

Plan Check Number 21010-10000-02714

Zoning Number DIR 2021 E2B9 TOC HCA

SHEET TITLE SHEET INFORMATION

Module Interior Elevations	2101	1/4" = 1'-0"	Author
PKR#	2101	DATE	12/22/2023 1:20:47 PM
JO#	2101	SCALE	1/4" = 1'-0"
DATE	12/22/2023 1:20:47 PM	DRAWN BY	Author
CHECK BY		CHECKER	

SHEET NUMBER

A951