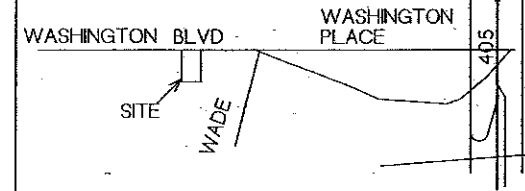


OFFICE AND RESIDENCES FOR KEYVAN WASHINGTON BLVD CULVER CITY

12712-18 WASHINGTON BLVD, LOS ANGELES

10 FREEWAY

VENICE BLVD



VICINITY MAP

OWNER KEYVAN FAROUK 310-266 4502
ARCHITECT: PETE VOLBEDA
180 N BENSON NO D
UPLAND, CA 91786 909 373 1150

PETE VOLBEDA Architecture Planning
180 N BENSON NO D, UPLAND CA 91786
TEL 909 373 1150 FAX 909 373 1152

DATE	DESIGN	DATE	PLAN CHECK	DATE	DATE
10-3-2012	DRAWN BY	10-3-2012	APPROVED	10-3-2012	DATE
	CHECKED		REVISION		
	OWNER APPROVAL				

LEGAL DESCRIPTION LOT 40 AND 41
TRACT 5740 IN THE CITY OF CULVER CITY
COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP BOOK 56 PAGES 11
OF MAPS, IN THE COUNTY RECORDER OF
SAID COUNTY

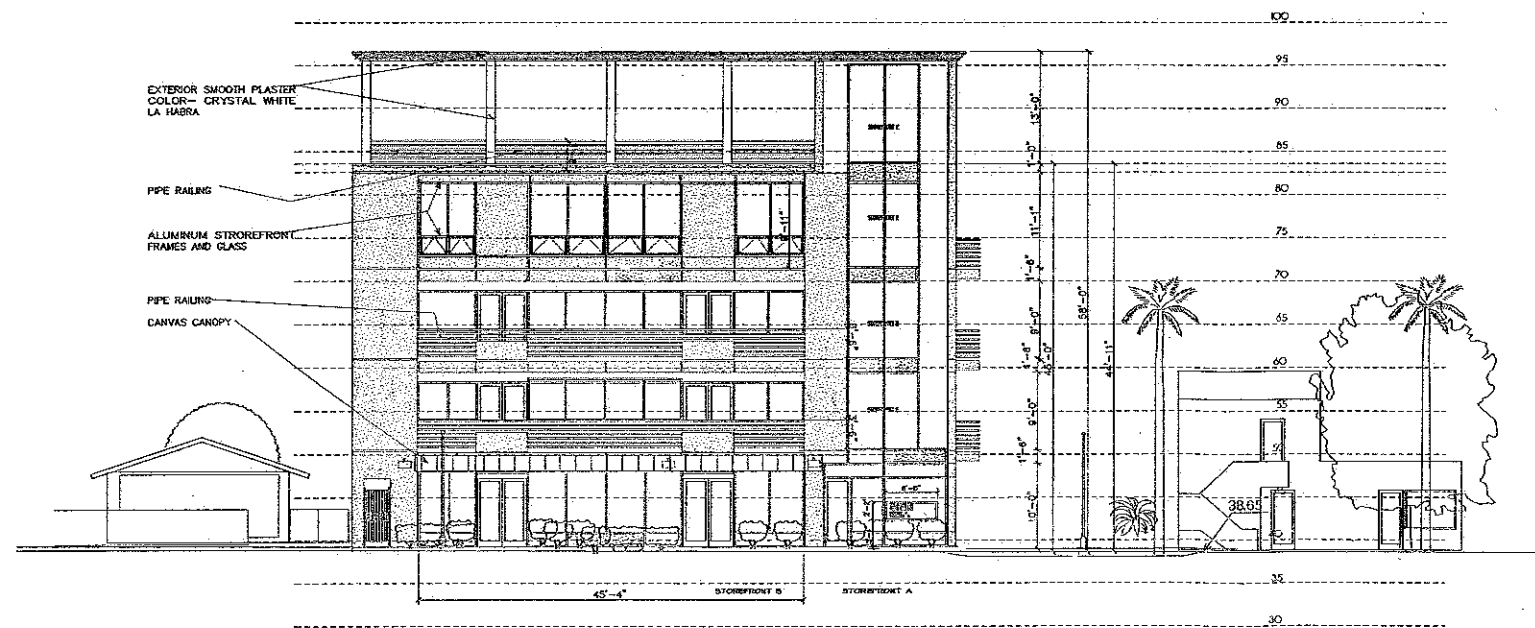
APN 4231 028 024 and 025

ZONE CG

LOT AREA 7611 SQ FT

OK.
PER CRAIG

4/28/14



WASHINGTON BLVD NORTH ELEVATION
NOT TO SCALE

MIXED USE FOR FARROKH & ZOHREH KEYVAN LIVING TRUST
12712-12718 WASHINGTON BLVD, CULVER CITY

(B) # 85856 DUE: 11/5/14 (10 days) RESUB

EW

WINDOW SHALL MEET EGRESS REQ
20" WIDE OPENING 24" HT OPENING
5.7 SQ FT TOTAL SF OPENING
44" CLEAR MAX TO FLOOR

EXIT

SIGN REQUIREMENTS	
PER CBC 6 IN HT LETTERS	
STROKE 3/4", "EXIT"	
LETTERS 2 IN WIDE (EXCP 0)	
3/8" BETWEEN LETTERS	
LETTERS CONTRASTING WITH BACKGROUND	
EXIT SIGN ILLUMINATION	
OF 5 FOOT CANDLES	
90 MIN EMERGENCY LITG POWER PACK	
EXIT	

1 SEE SITE PLAN FOR LANDINGS AND ACCESS
MAX SLOPE OF ANY LANDING IS 2% ANY DIRECTION
FOR SLIDING DOORS SEE
EXIST SIGNS and EXIT DOOR REQUIREMENTS
NOTES ON THIS SHEET

THE MEANS OF EGRESS SYSTEM SHALL HAVE A CLEAR HEIGHT OF NO LESS THAN 7 FEET MEASURED VERTICALLY FROM THE WALKING SURFACE TO THE LOWEST PROJECTION FROM THE CEILING OR OVERHEAD STRUCTURE. SEC. 1003.2.4

EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH AND SHALL CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN. ALL SIGNS SHALL BE ILLUMINATED AND CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SEE ELECTRICAL PLANS

GRAPHICS
EXIT SIGNS SHALL HAVE PLAINLY VISIBLE LETTERS NOT LESS THAN 6 IN IN HEIGHT WITH STROKES OF 3/4 IN WIDE. THE WORD "EXIT" SHALL HAVE LETTERS 2 IN WIDE, EXCEPT THE LETTER "I" AND THE MIN SPACING BETWEEN LETTERS SHALL BE .375 INCHES.
THE WORD "EXIT" SHALL HAVE CONTRASTING BACKGROUND
THE FACE OF THE EXIT SIGN SHALL HAVE AN ILLUMINATION OF 5 FOOT CANDLES

EXIT DOORS SHALL HAVE A MIN. NOMINAL WIDTH OF 36" AND 6'-8" IN NOMINAL HEIGHT.

"EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT."

PROVIDE A SIGN OVER MAIN EXIT DOOR- THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS.

TRAVEL THROUGH ADJOINING ROOMS SHALL COMPLY WITH SECTION 1004.2.2. HALLWAYS SHALL BE CONSIDERED AS INTERVENING ROOMS. IN OTHER THAN DWELLING UNITS, A MEANS OF EGRESS SHALL NOT PASS THROUGH KITCHENS, STOREROOMS, RESTROOMS, CLOSETS OR SPACES USED FOR SIMILAR PURPOSES.

HALLWAYS SHALL BE CONSIDERED AS INTERVENING ROOMS. HALLWAYS SHALL HAVE A MINIMUM WIDTH OF 44". WHEN SERVING AN OCCUPANT LOAD OF LESS THAN 50 SAID HALLWAY MAY HAVE A MINIMUM WIDTH OF NOT LESS THAN 36".

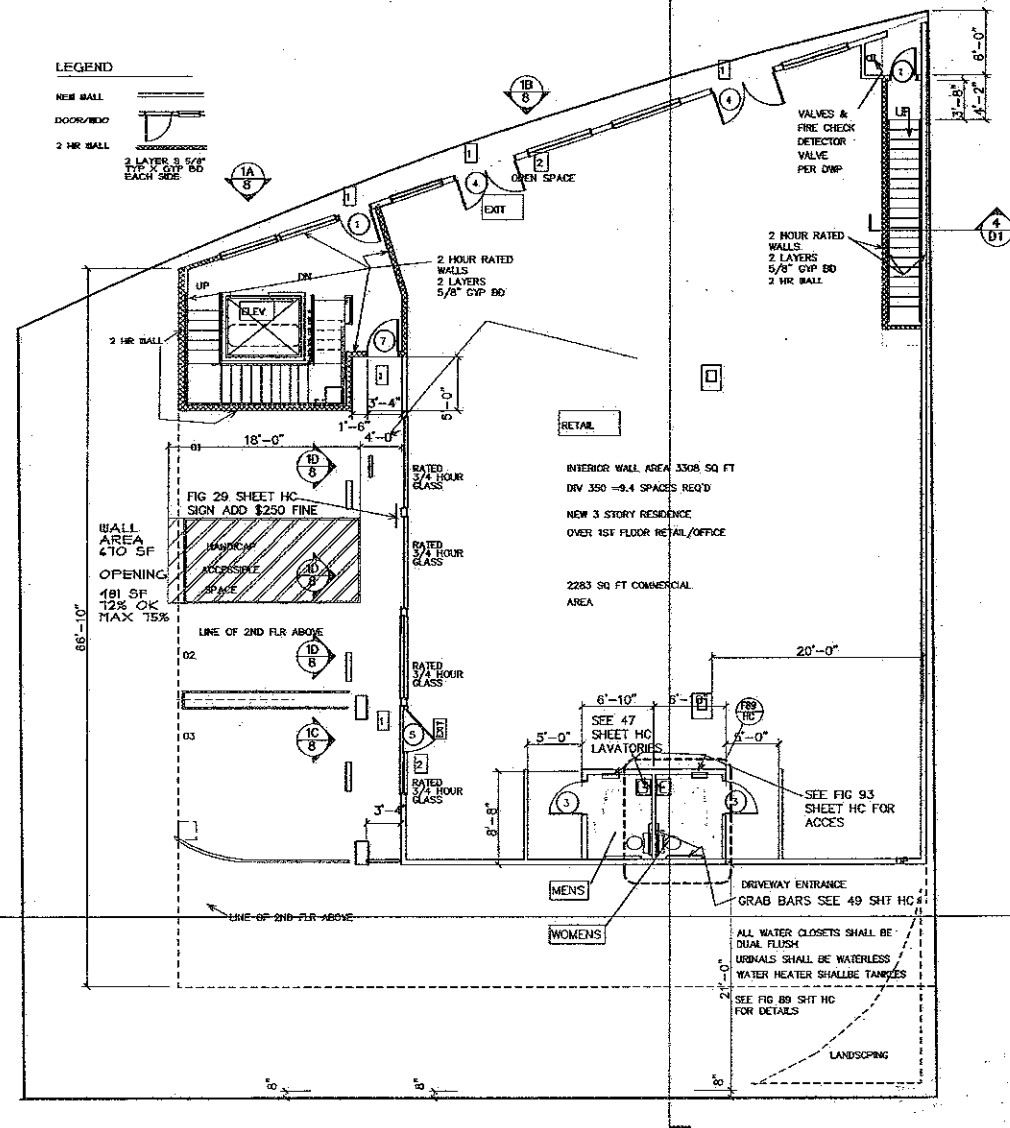
EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES. IN CASE OF POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON SITE GENERATOR. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 2702 OF THE BUILDING CODE.

2 EXIT SIGN & INSTALL TACTILE EXIT SIGN PER CBC 11179.5.1 & 1011.3

3 SLIDING DOORS SHALL CONFORM TO THE FOLLOWING
1008.1.3.3 Horizontal sliding doors. In other than Group Occupancies, horizontal sliding doors permitted to be a component of a means of egress in accordance with Exception 5 to Section 1008.1.2 shall comply with all of the following criteria:
1. The doors shall be power operated and shall be capable of being operated manually in the event of power failure.
2. The doors shall be operable by a simple method from both sides without special knowledge or effort.
3. The force required to operate the door shall not exceed 30 pounds (133 N) to set the door in motion and 15 pounds (67 N) to close the door or open it to the minimum required width.
4. The door shall be operable with a force not to exceed 15 pounds (67 N) when a force of 250 pounds (1100 N) is applied perpendicular to the door adjacent to the operating device.
5. The door assembly shall comply with the applicable fire protection rating and, where rated, shall be self-closing or automatic closing by smoke detection in accordance with Section 715.4.7.3 of the International Building Code, shall be installed in accordance with NFPA 80 and shall comply with Section 715.
6. The door assembly shall have an integrated standby power supply.
7. The door assembly power supply shall be electrically supervised.
8. The door shall open to the minimum required width within 10 seconds after activation of the operating device.

LEGEND

NEW WALL
DOOR/WALL
2 HR WALL
2 LAYER 5 5/8" TYP. GYP BD EACH SIDE



SCALE 1 INCH = 8 FT - 0 IN

1ST FLOOR

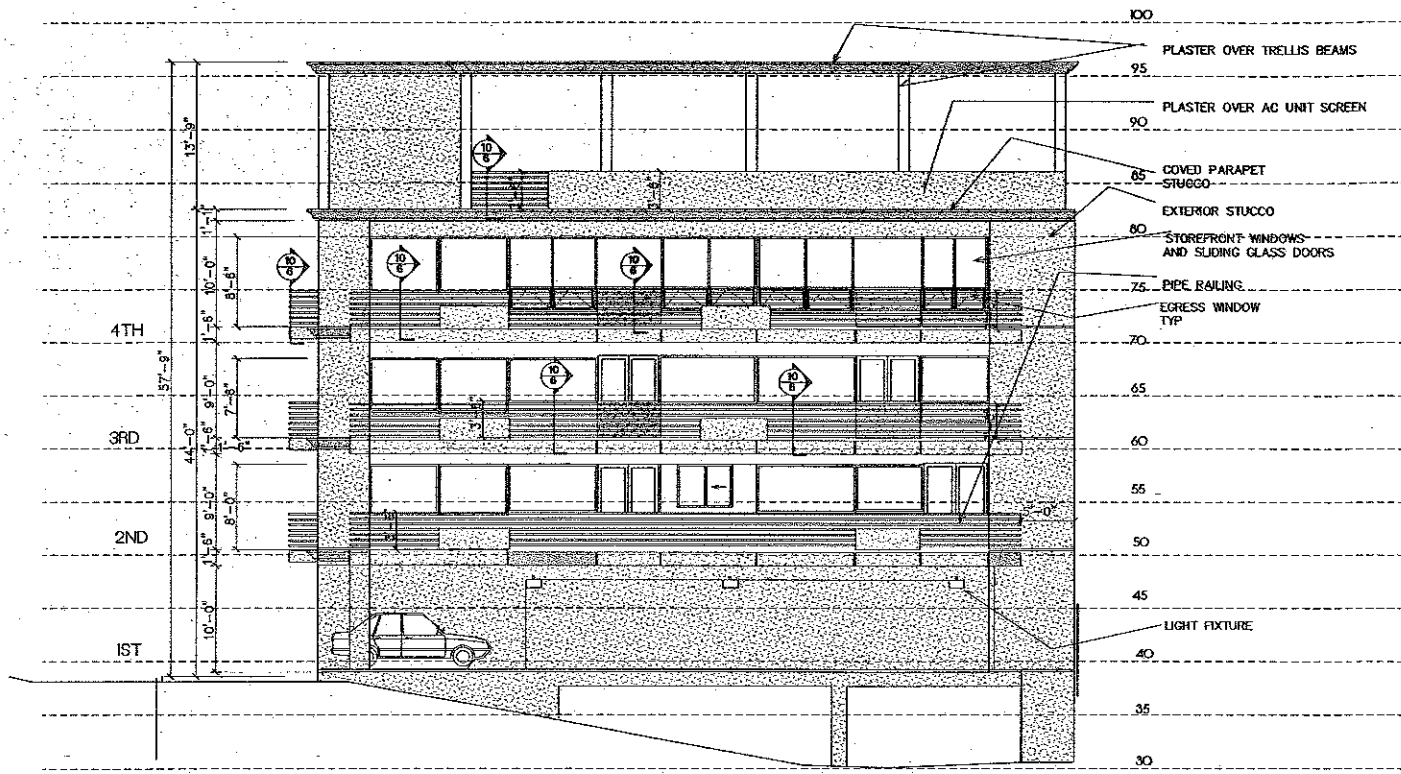
PETE VOLBEDA Architecture Planning

180 N BENSON AVE. D. UPLAND, CA. 91786
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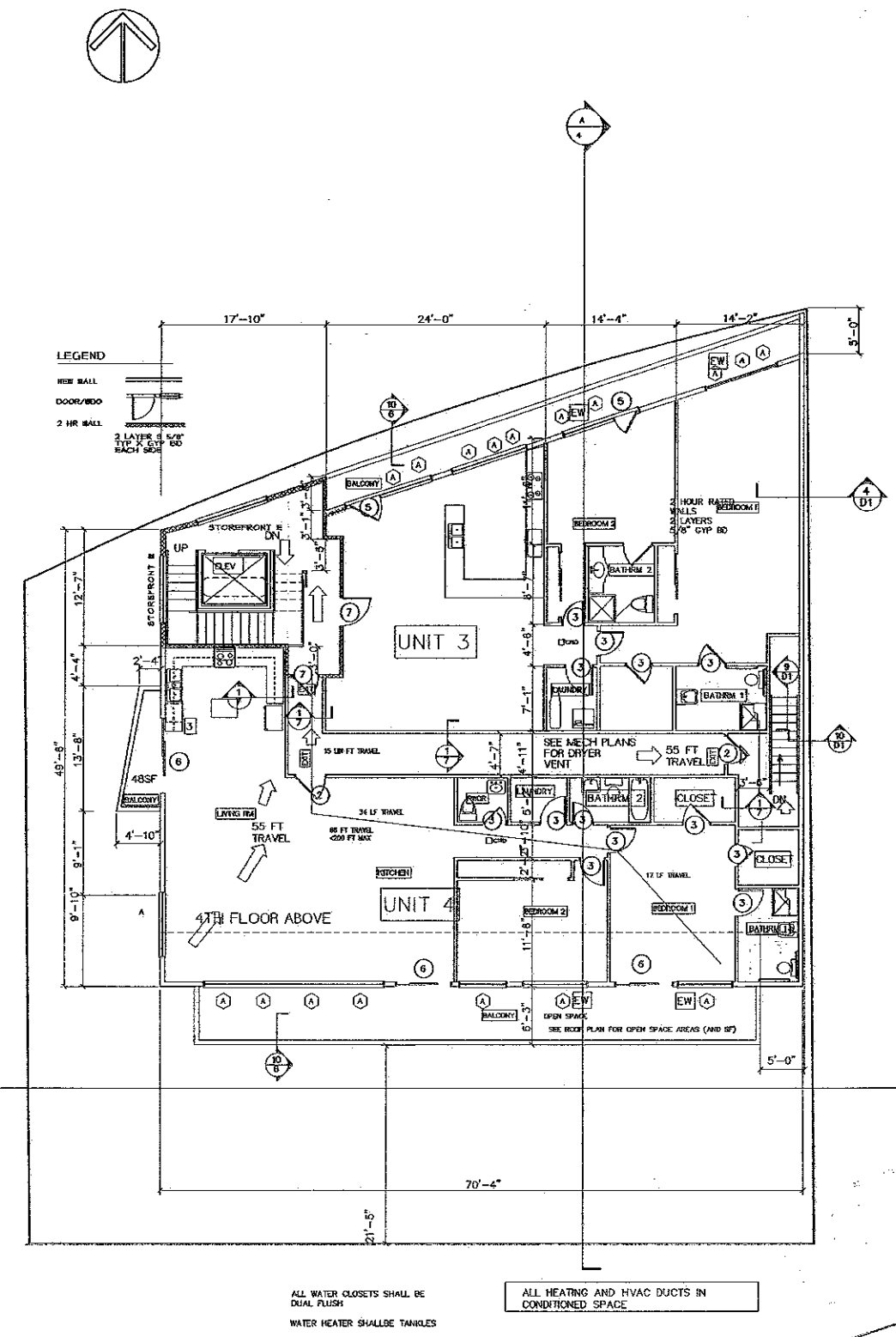
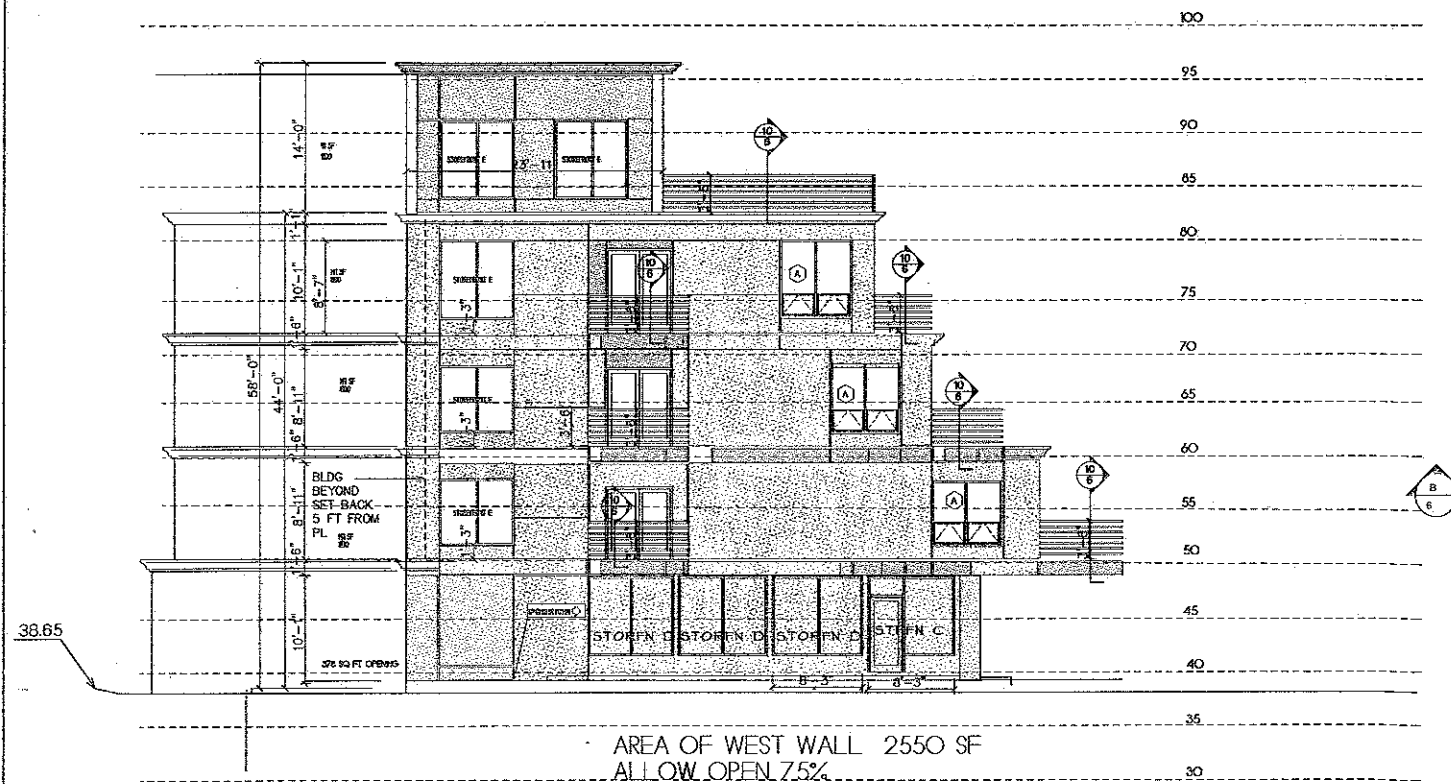
DATE	6-1-2008
DESIGN	PLAN CHECK
DRAWN BY	APPROVED
SELECTED	REVISION
OWNER APPROVAL	DATE
PATENT NAME, C.C. CADREAN, S.A. STEELE CHASE, DAVENPORT, NC	



MIXED USE FOR FARROKH & ZOHEREH KEYVAN LIVING TRUST
12712-12718 WASHINGTON BLVD, CULVER CITY



SOUTH ELEVATION SCALE 1 INCH = 8 FT - 0 IN



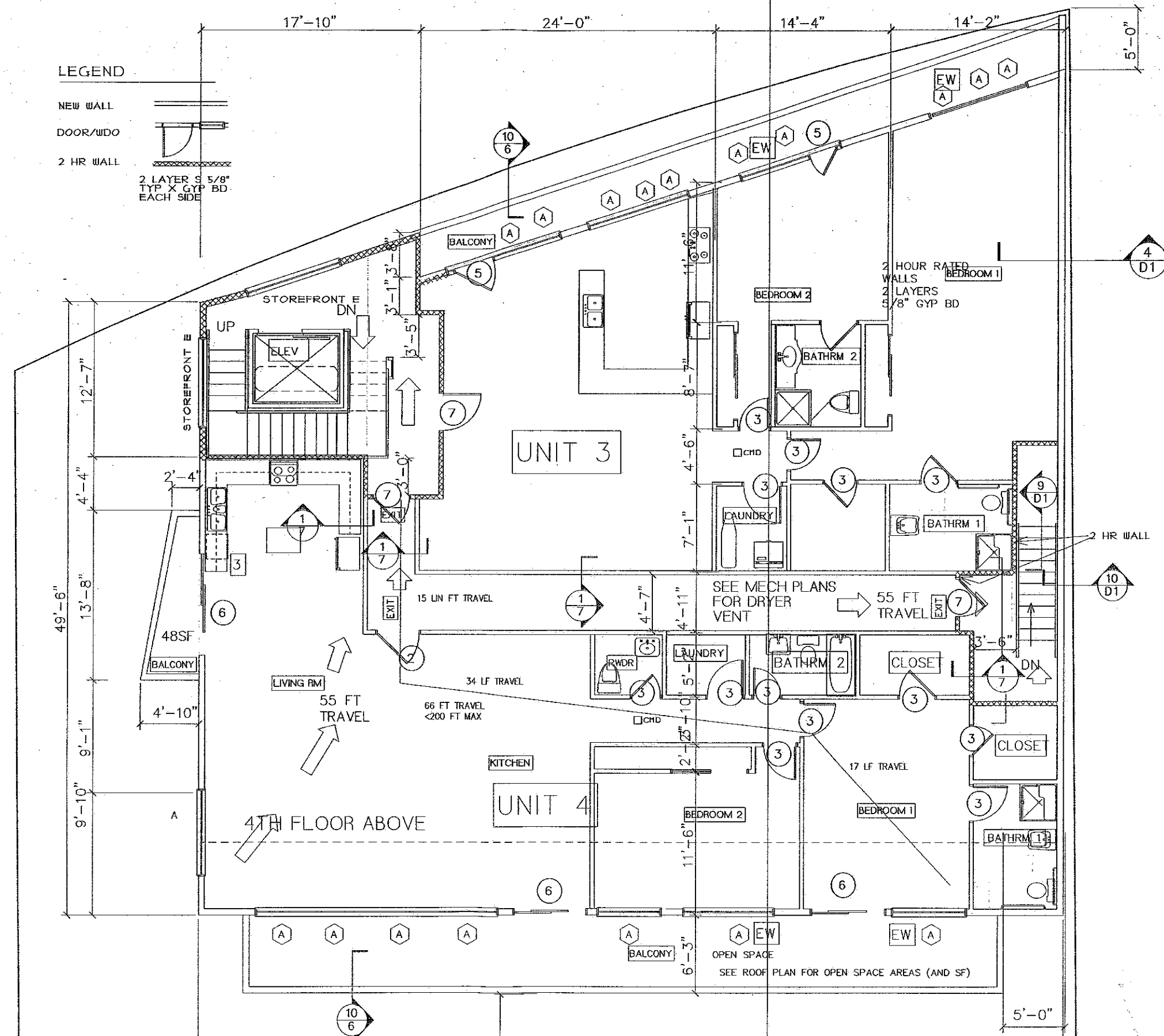
3RD FLOOR SCALE 1 INCH = 8 FT - 0 IN

PETE VOLBEDA Architecture Planning
180 N BENSON AVE. D, UPLAND, CA. 91786
TEL. 909 373 1150 FAX 909 373 1152

DATE	6-1-202
DESIGN	PLAN CHECK
DRAWN BY	CHECKED
OWNER APPROVAL	OWNER APPROVAL
DATE	6-1-202
DESIGN	PLAN CHECK
DRAWN BY	CHECKED
OWNER APPROVAL	OWNER APPROVAL

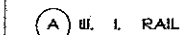
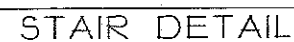
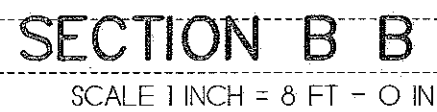
MIXED USE FOR FARROKH & ZOHREH KEYVAN LIVING TRUST
12712-12718 WASHINGTON BLVD, CULVER CITY

SHEET 5



SCALE 1/4" = 1 FT - 0 IN

SHEET	
OF	5



GUARDRAIL/HANDRAIL

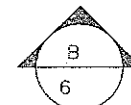


SCALE 1 INCH = 8 FT - 0 IN

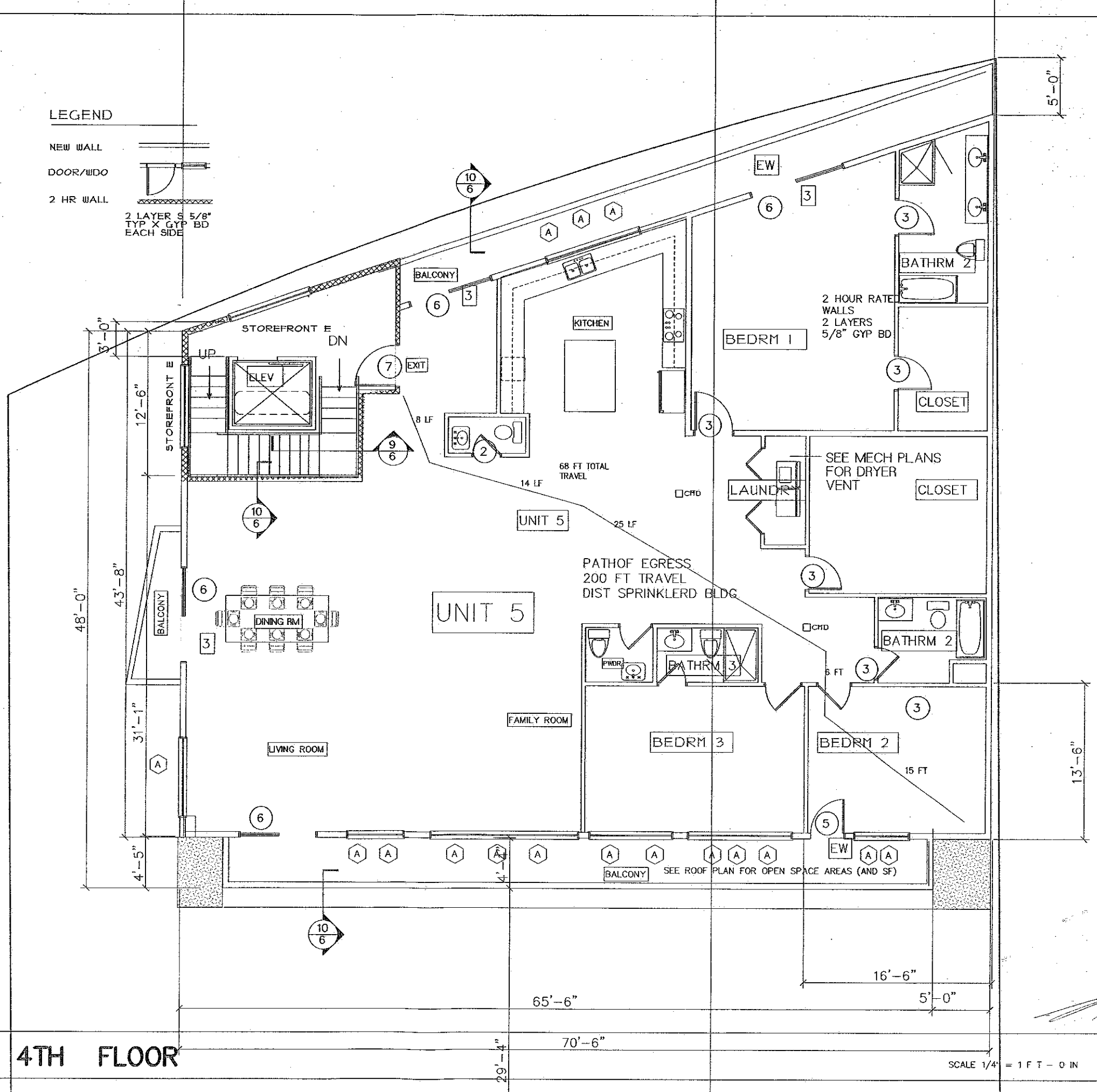
60
55
50
45
40
35
30
25
20
15
10
5
0

LEGEND

NEW WALL
DOOR/WIDO
2 HR WALL
2 LAYER 5/8" TYP X GYP BD EACH SIDE



4TH FLOOR



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DESIGN	DATE
DRAWN BY	REVISION
CHECKED	APPROVED
OWNER APPROVAL	DATE
DATATYPE	CLADDING
CLADDING	STEEL CHASE DIAGONAL BRACE



MIXED USE FOR FARROKH & ZOHEREH KEYVAN LIVING
12712-12718 WASHINGTON BLVD, CULVER CITY

SHEET
OF
6.1



- a. Approved acoustical treatment shall be provided along the joint between the floor and the suspension wall.
- b. All penetrations into sound-rated partitions of floor-ceiling assemblies shall be sealed with approved permanent sealant.
- c. All rigid conduct, ducts, plumbing pipes and appliance vents located in sound assemblies shall be isolated from the building construction by means of resilient sleeves, mounts or minimum 1/4" thick approved resilient material. Exception: gas piping need not be isolated.

Metal ventilating and conditioned air ducts located in sound assemblies shall be:

- a. Mineral Rock insulation shall be installed in joint spaces to a minimum 1/2" between the pipe or duct and the framing.
- b. When a pipe or duct penetrates a floor-ceiling assembly where a plumbing pipe or duct penetrates a floor-ceiling assembly or where a ball pipe penetrates the plane of the floor-ceiling assembly within a room.

LEGEND

NEW WALL	
DOOR/EDO	
2 HR WALL	
2 LAYER 5 E/ TYP. V. GYP B	

[illegible]

SCALE 1 INCH = 8 FT - 0 IN



SCALE 1 INCH = 8 FT - 0 IN

PETE VOLBEDA Architecture Planning

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TEL 909 373 1150 FAX 909 373 1152

REVISION	DATE
PALTH NAME C:\CADDRAWING\KATZ STEELE CHASE DIAMOND BAR.DWG	

MIXED USE FOR FARROKH & ZOHREH KEYVAN LIVING
12712-12718 WASHINGTON BLVD, CULVER CITY

SHEET	7
OF	