

# EQUINOX PACIFIC PALISADES - PLANNING PACKAGE

17383 SUNSET BLVD. PACIFIC PALISADES, CA 90272

# **PROJECT & SITE DATA**

#### SCOPE OF WORK:

TENANT IMPROVEMENT/ INTERIOR REMODEL OF EXISTING HEALTH CLUB/ GYM ON 1ST, 2ND, AND 3RD FLOORS OF EXISTING BUILDING "C", AND 3RD FLOOR OF EXISTING BUILDING "B". EXISTING STOREFRONTS TO BE REPLACED AT 2ND & 3RD FLOORS OF BUILDING "C" AND 3RD FLOOR OF BUILDING "B" WHERE INDICATED ON THE DRAWINGS. EXISTING FLOOR AREA TO BE REDUCED AT ONE LOCATION 3RD FLOOR BUILDING "B". FLOOR AREA TO BE EXTENDED AT ONE LOCATION OF 3RD FLOOR BUILDING "B" AND ONE LOCATION AT 2ND FLOOR BUILDING "C" RESULTING IN A NET AREA DECREASE FROM 24,731 SF to 24,718 SF. INTERIOR CIRCULATION STAIRS IN BUILDING "C" TO BE RECONFIGURED. PROJECT SITE

#### 17383 SUNSET BLVD.

PACIFIC PALISADES, CA 90272

AREA OF WORK: 24,731 SF (EXISTING), 24,718 SF (PROPOSED)

PROPERTY TYPE: (E) COMMERCIAL BUILDING, NO CHANGE TO EXISTING

ASSESSOR'S ID#: 4416-003-026 **TRACT:** TR 10238 LOT: 5

ZONE: C2-1XL

**BUILDING CONSTRUCTION:** (E) TYPE II-A, FULLY SPRINKLERED

#### APPLICABLE CODES:

LOS ANGELES MUNICIPAL CODE 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE

2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE 2022 LOS ANGELES BUILDING CODE

# **ZONING SUMMARY**

ZONING: C2-1XL NUMBER OF STORIES: EXISTING 4 STORIES, NO CHANGE LAND USE: COMMERCIAL

#### PARKING SUMMARY EXISTING PARKING APPROVED PER BUILDING PERMIT # 16016 - 30001 - 07261

#### **EXISTING PARKING SPACES (NO CHANGE)**

		•		,
LEVEL	STANDARD / COMPACT SPACES	TANDEM SPACES	ADA SPACES	TOTAL
BASEMENT	112	56	9 (2 VAN)	177
UPPER LEVELS	242	0	1	243
TOTAL	354	56	10	420

#### **EXISTING BICYCLE PARKING (NO CHANGE)**

		•	,
LEVEL	LONG TERM SPACES	SHORT TERM SPACES	TOTAL
P-1	52	0	52
UPPER LEVELS	0	48	48
TOTAL	52	48	100

# SEPARATE PERMITS

PROPOSED SIGNAGE UNDER SEPARATE LADBS PERMIT, CONSISTENT WITH APPROVED COMPREHENSIVE SIGN PROGRAM DIR-2015-4483-DRB-SPP

## **GRAPHIC SYMBOLS**

INTERIOR ELEVATION SECTION REFERENCE REFERENCE WALL SECTION NUMBER 1 A101 - SPECIAL NOTE > DIRECTION OF VIEW - SHEET WHERE DRAWN

DETAIL REFERENCE – WALL SECTION NUMBER A101 SPECIAL NOTE - SHEET WHER

DRAWN

A4 SEE PARTITION TYPE DRAWINGS

PARTITION

TYPE MARK

SHEET KEYNOTE

EXISTING GRID LINES

GRID LINE

ΗT HVAC

INCL

INFO

INT

LAM

LAV

LED

LTG

MATL

MAX

MBR

MECH

MEMB

MFR

MIN

MISC

MTD MTL

N.I.C.

N.T.S. NOM

OPEN'G OPP OVHD

PLAM PLAST

PLY

PNL

PT

PTD

PTN

PWR

RCP

RD REF

REFR

REINF

REQD

RM

R.O.

ROW

SCHED

SHT

SIM

SPEC

STD

STRUCT

SUSP

t.o. Thk

TYP

UON

VERT

VEST

W/I

W/O

WC

WP

WR

WT WD

STL

SPEC'D

PREFAB

IB

LF LPT

INSUL

GRID LINE NAME

AND BUBBLES

[1]

TYPE MARK

32.55 SEE KEYNOTE SCHEDULE

WINDOW / LOUVER SEE WINDOW / LOUVER SCHEDULE

NEW GRID LINES AND BUBBLES (1)  $\checkmark$ GRID LINE

TYPE MARK

355a

GRID LINE NAME FINISH FLOOR LEVEL TAG FINISH FLOOR -LEVEL NAME FIRST FLOOR F.

FINISH FLOOR ------

LEVEL ELEVATION

ACT

AD

ADJ

AFF

AFG

AFS ALUM

ALT

ANOD

ARCH

ASSY

CAB

CEM

CLG

CLR

CMU

COL

CONC

CONST

CONT

CONTR CPT

CSWK CT

CTR

DBL

DIM

DIST

DN

DS

DTL

DEMO DEPT

FINISH WALL TAG

\_\_\_\_\_XXX-## \_\_\_\_\_XXX-##\

FIXTURE TAG

EXTERIOR ELEVATION

A101 SIM NUMBER SPECIAL NOTE DIRECTION OF VIEW

WALL SECTION

SHEET WHERE

DRAWN

REFERENCE

DOOR TYPE

D201A

SEE DOOR SCHEDULE

STOREFRONT

SEE STOREFRONT

SPOT ELEVATION

POSITION OF -

SPOT ELEVATION

0'-0"

- SPOT ELEVATION

SYMBOL & VALUE

TYPE MARK

S201

SCHEDULE

TAG

MARK

NUMBER

OF VIEW IF FILLED AND NUMBERED

# **ABBREVIATIONS**

AT ANCHOR BOLT ACOUSTICAL CEILING TILE AREA DRAIN ADJACENT ABOVE FINISH FLOOR ABOVE FINISH GRADE ABOVE FINISH SLAB ALUMINUM ALTERNATE ANODIZED APPROX APPROXIMATE(LY) ARCHITECT(URAL) ASSEMBLY BOTTOM OF BOARD

BITUMIN(OUS) BLDG BUILDING BLKG BLOCKING BM BEAM

CARINET

CATCH BASIN CEMENT(ITIOUS) CONTROL JOINT CENTERLINE CEILING CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE CONSTRUCTION CONTINUOUS CONTRACTOR

CASEWORK CERAMIC TILE CENTER DOUBLE DEMOLISH DEPARTMENT

CARPET

DIAMETER

EXPANSION

FIRE ALARM

FAN COIL UNIT

FLOOR DRAIN

FOUNDATION

FACE OF FINISH

FINISH

FLOOR

FEET

FOOTING

GAUGE

GALLON

GALVANIZED

FURNITURE

FLASHING

FIRE EXTINGUISHER

FIRE HOSE CABINET

FACE OF CONCRETE

FACE OF FINISH

FACE OF STUD

FORCED AIR UNIT

FIRE DEPARTMENT CONNECTION

FIRE EXTINGUISHER CABINET

DIMENSION DISTANCE DOWN DOOR DOWNSPOUT DETAIL DWG DRAWING

EXISTING EACH EXPANSION JOINT ELEVATION ELEC ELECTRICAL ELEV ELEVATOR ENCLOSURE ENCL EOS EDGE OF SLAB EQ. EQUAL EXT EXTERIOR

EXP FAU FCU FDC FDN

FHC FIN FLASH'G FOC FOF FACE OF MASONRY FOM FOS FRMG F.S. FRAMING FACE OF STUD

FTG FURN GA GAL GALV GC

GLZ GYP GYP BD

HB

HM

HR

HDR HEADER HDW HORIZ HOLLOW METAL HPT HIGH POINT HOUR

GLASS GLAZING GYPSUM GYPSUM BOARD HOSE BIBB HOLLOW CORE HARDWARE HORIZONTAL

GENERAL CONTRACTOR

HEIGHT HEATING-VENTILATION-AIR CONDITIONING INSIDE DIAMETER INCH INCLUDING INFORMATION INSULATION INTERIOR

JOINT LAMINATE, LAMINATION LAVATORY POUND LIGHT EMITTING DIODE LINEAR FOOT LOW POINT LIGHT LIGHTING

MATERIAL MAXIMUM MEMBER MECHANICAL MEMBRANE MANUFACTURER MINIMUM MISCELLANEOUS MOUNTED METAL

NOT IN CONTRACT NOT TO SCALE NOMINAL

ON CENTER OUTSIDE DIAMETER OPPOSITE HAND OPENING OPPOSITE OVERHEAD

PLATE PLASTIC LAMINATE PLASTER PLYWOOD PANEL PREFABRICATED POINT PAINTED PARTITION POWER

RISER REFLECTED CEILING PLAN ROOF DRAIN REFERENCE REFRIGERATOR REINFORCING REQUIRED ROOM ROUGH OPENING RIGHT OF WAY

SOLID CORE SCHEDULE STORM DRAIN SHEET SIMILAR SPECIFICATION SPECIFIED SQUARE STAINLESS STEEL STONE STANDARD STEEL STRUCTURAL SUSPENDED

TREAD TOP OF THICK TYPICL UNDER COUNTER UNLESS OTHERWISE NOTED

VERTICAL VESTIBULE

WITH

WITHIN WITHOUT WATER CLOSET WATERPROOF WATER RESISTANT WEIGHT WOOD

#### SHEET INDEX

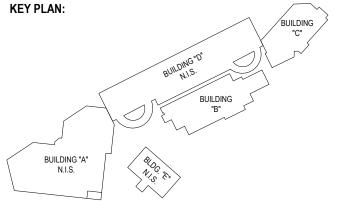
	PLANNING PACKAGE	
TITLE & GENERAL		
T000 - TITLE SHEET	X	
T101 - EXISTING BUILDING PHOTOS	X	
T102 - EXTERIOR ELEVATION RENDERINGS	X	
T520 - PROPOSED BUILDING AREAS	X	
ARCHITECTURAL		I
A100 - SITE PLAN	X	
A200 - CONSTRUCTION PLAN - L1 BLDG C	X	
A210 - CONSTRUCTION PLAN - L2 BLDG C	X	
A220 - CONSTRUCTION PLAN - L3 BLDG C	X	
A230 - CONSTRUCTION PLAN - L3 BLDG B	X	
A300 - EXTERIOR ELEVATIONS - BLDG C	X	
A301 - EXTERIOR ELEVATIONS - BLDG C	X	
A302 - EXTERIOR ELEVATIONS - BLDG B	X	
A400 - BLDG SECTIONS	X	
A620 - FINISH SCHEDULE	X	

# T000

TITLE PAGE

PROJECT NO	<b>D:</b> EQU23-S						
ISSUE REC	ISSUE RECORD						
ISSUE NO.	DATE	DESCRIPTION					
1	09-12-23	PLANNING SET					
2	7-19-23	50% DD SET					
3	8-31-23	100% DD SET					

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BT THIS DRAWING ARE OWNED BY AND PROPERTY OF ABRAMSON ARCHITECTS AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ABRAMSON ARCHITECTS, WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.



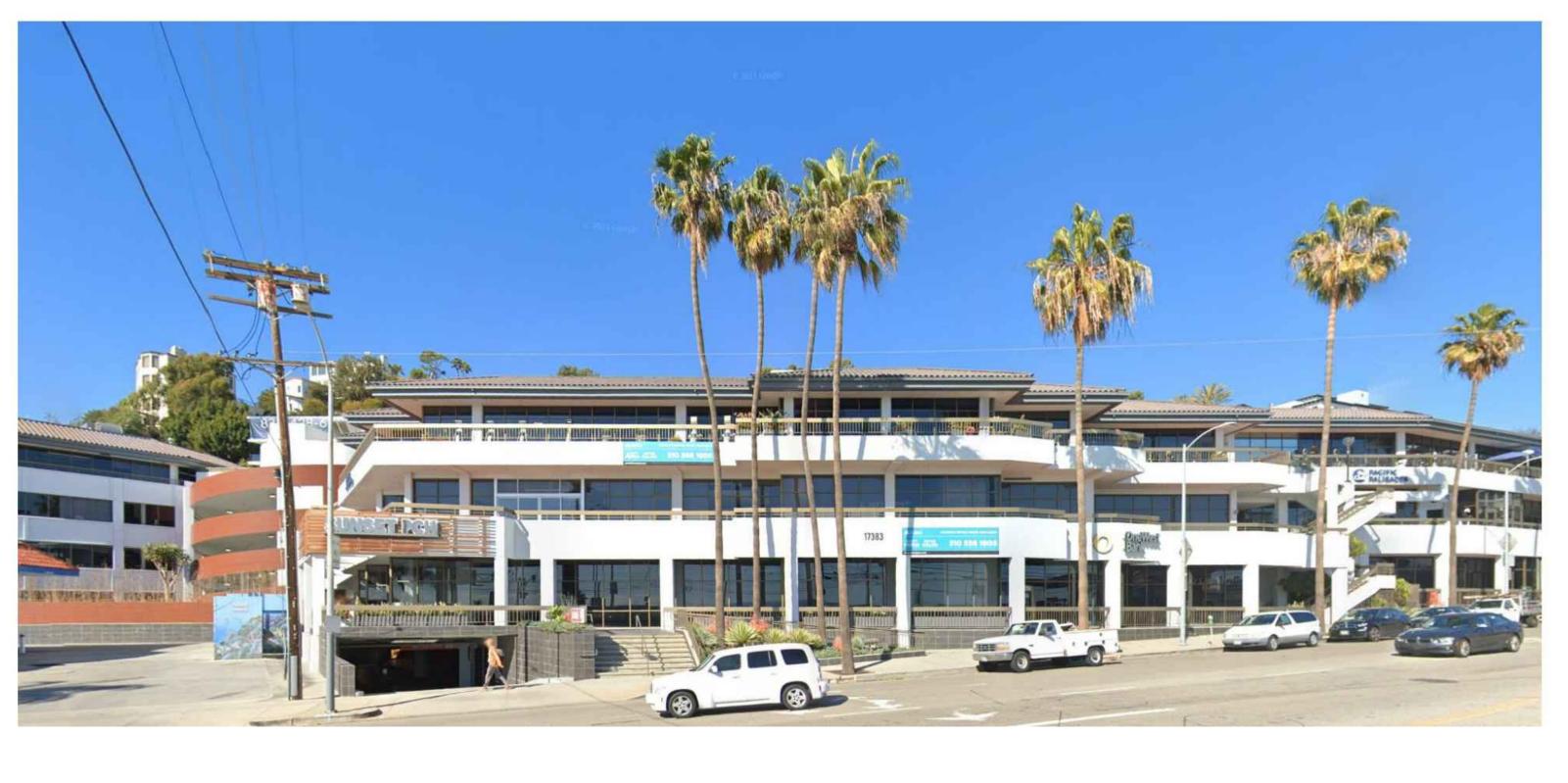


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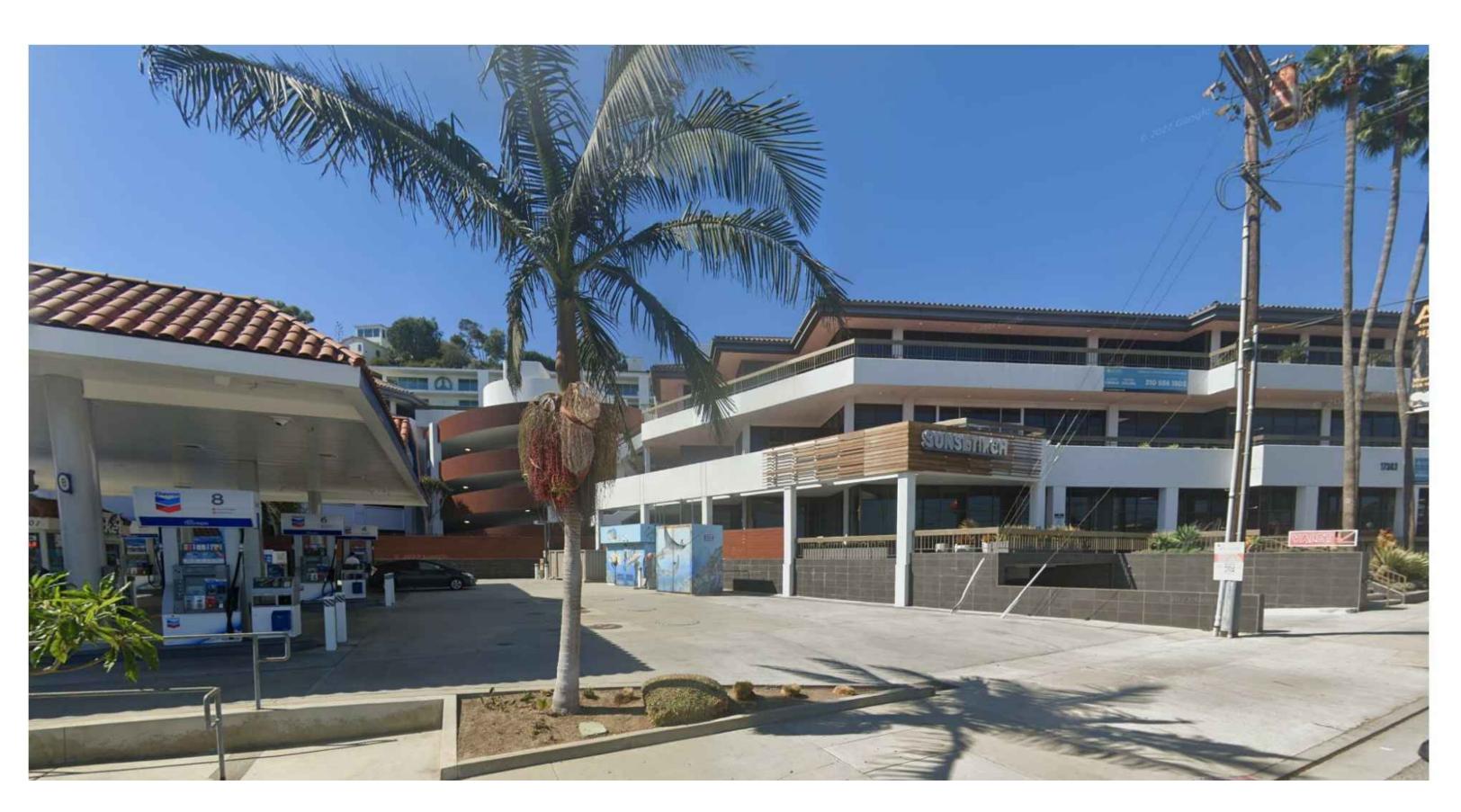




BUILDING B - SOUTH STREET VIEW SCALE: N.T.S.



BUILDING B - WEST STREET VIEW SCALE: N.T.S.

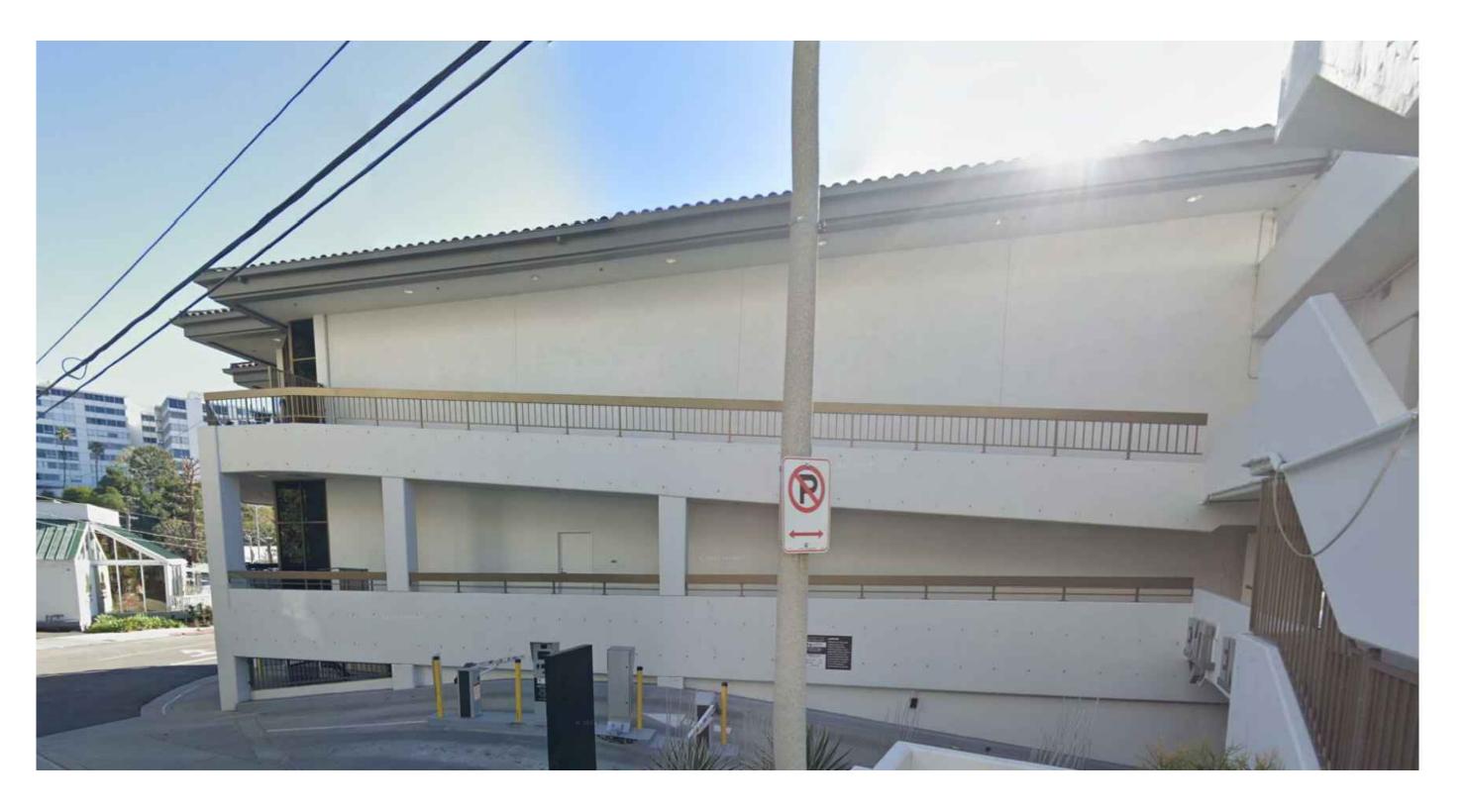




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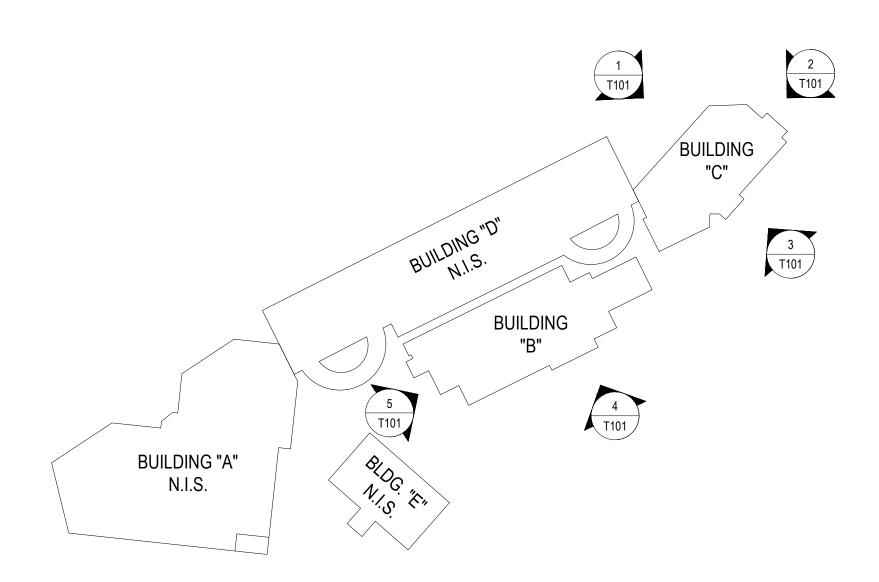
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BUILDING C - EAST STREET VIEW SCALE: N.T.S.

BUILDING C - NORTH STREET VIEW





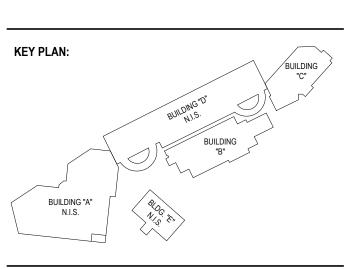
(2)

ABRAMSON\_\_\_

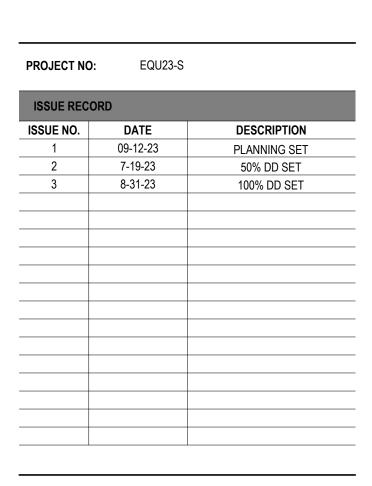
\_\_\_\_\_ARCHITECTS

5171 W. JEFFERSON BLVD. LOS ANGELES CA 90016 TEL: 310.838.8998 WWW.ABRAMSONARCHITECTS.COM

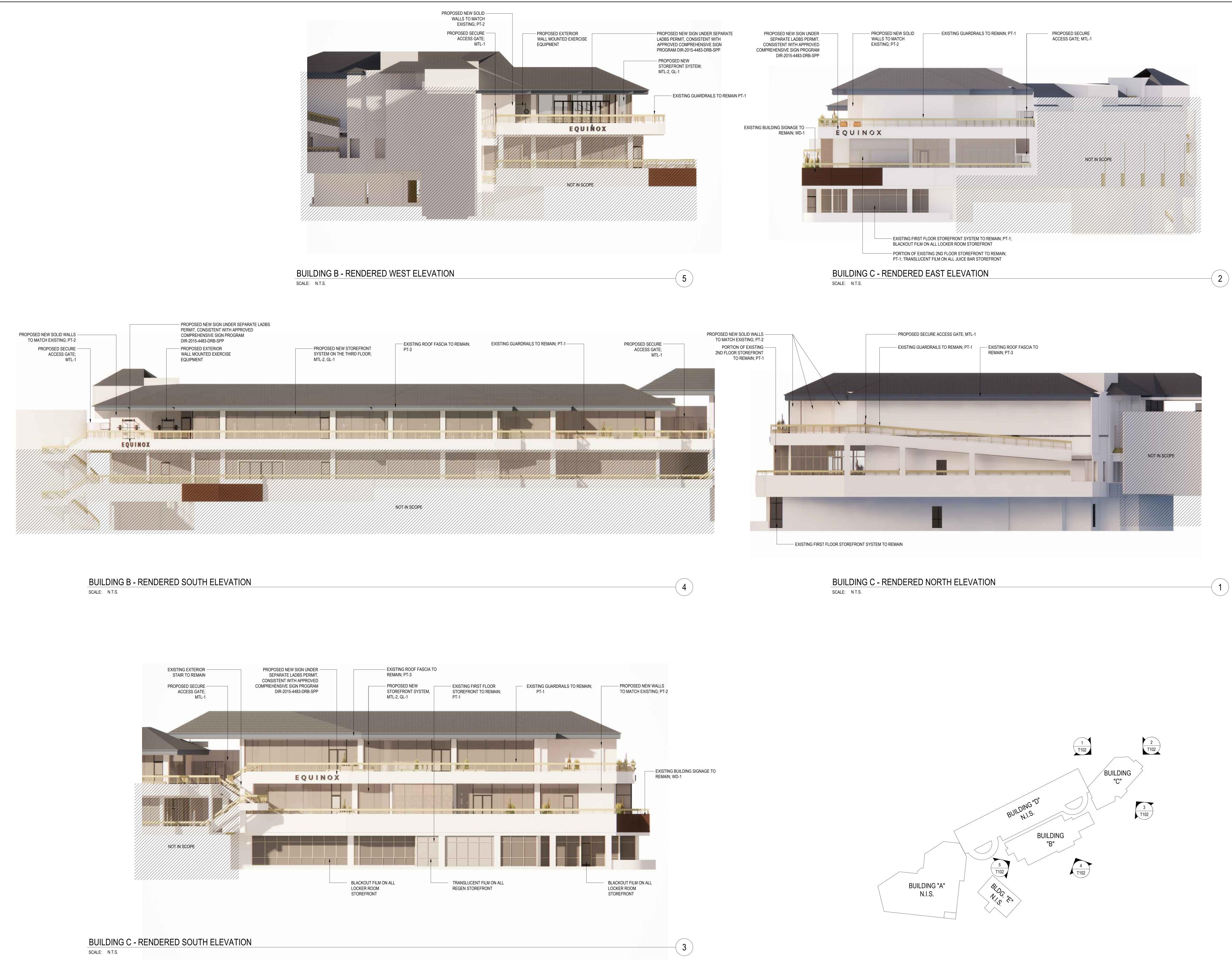
EQUINØX



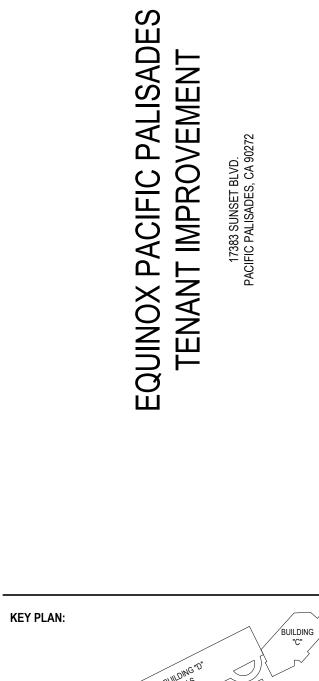
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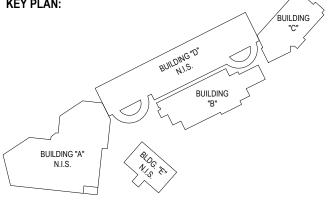










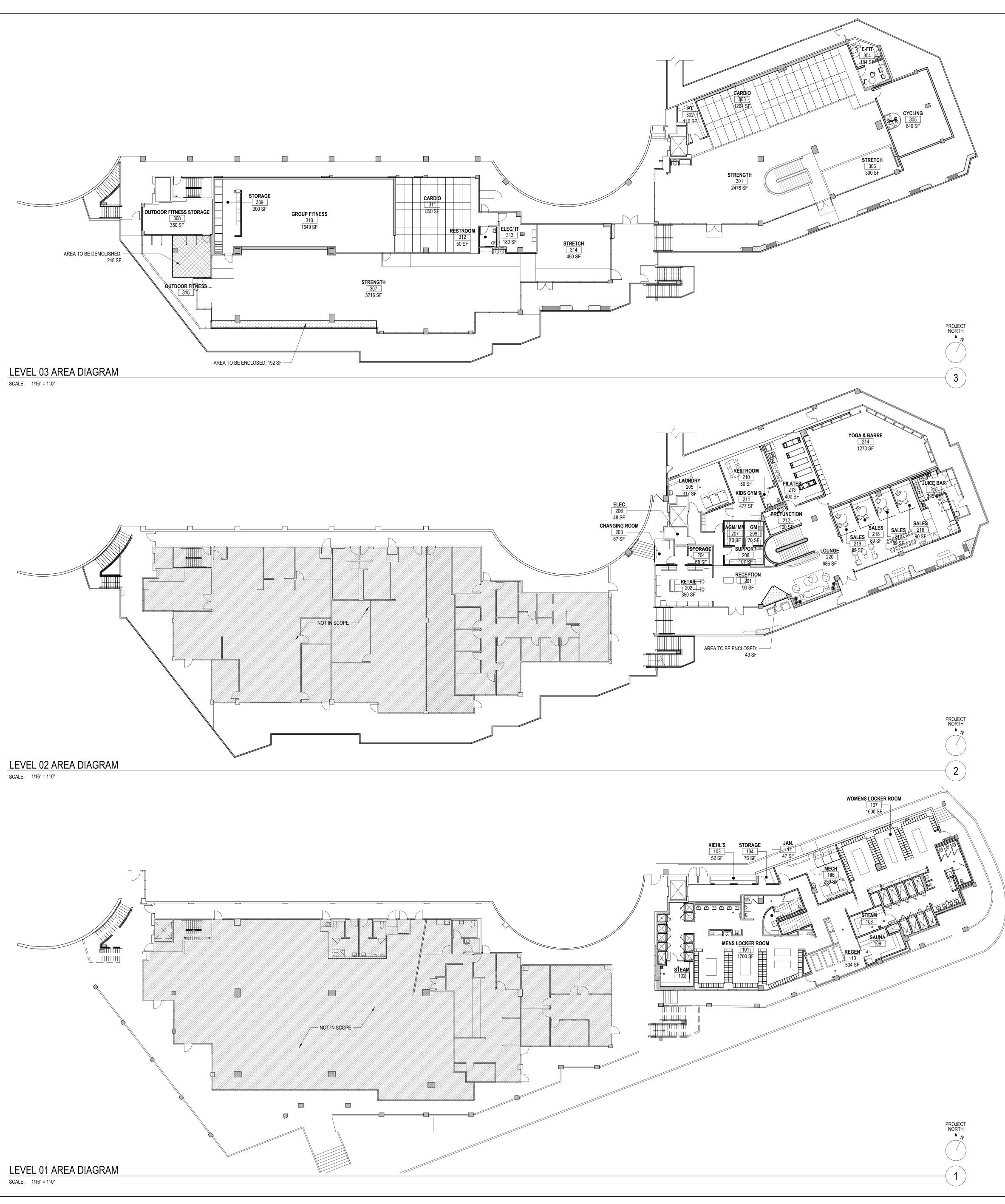


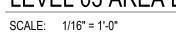
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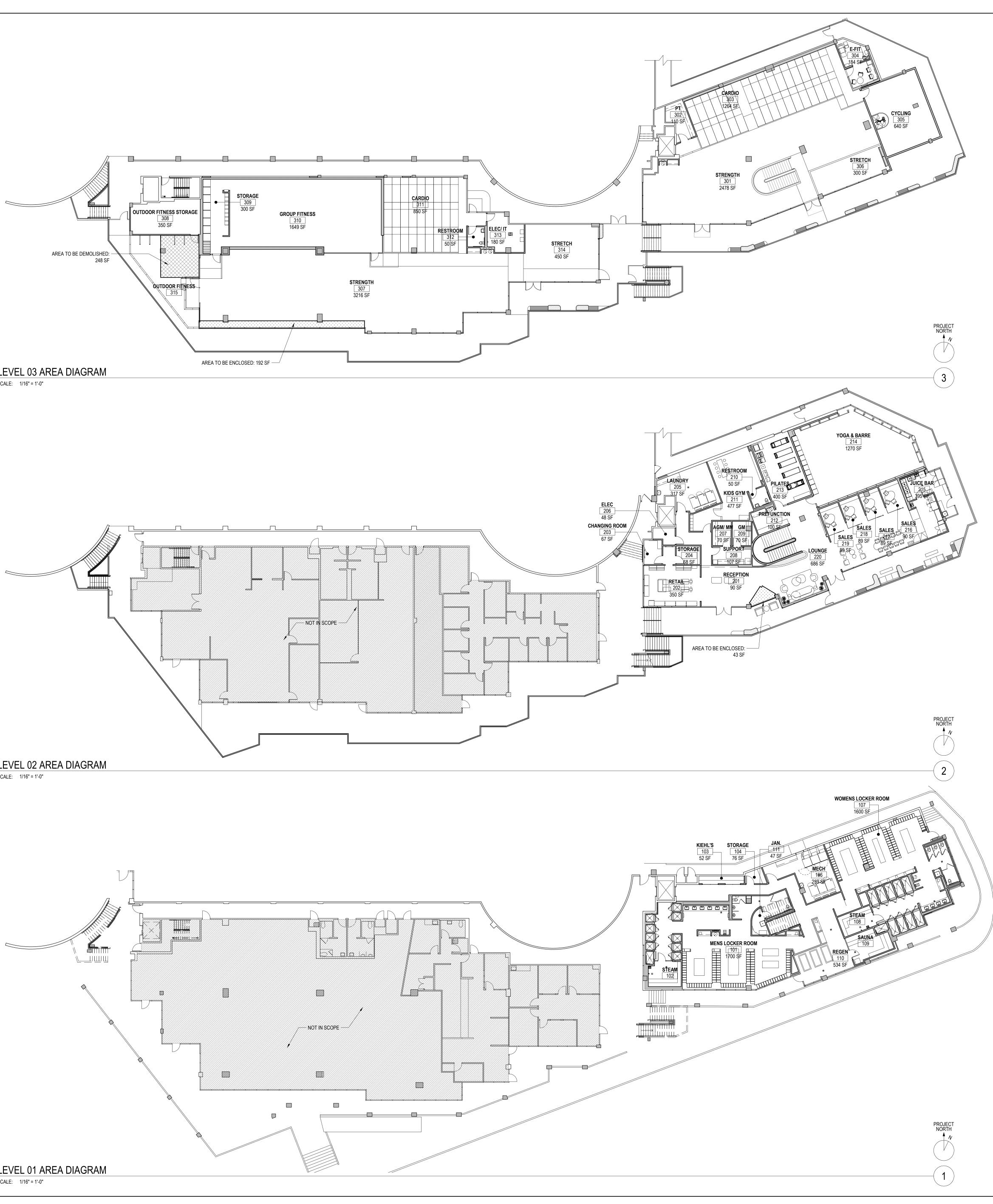
PROJECT NO	<b>)</b> : EQU23-S	
ISSUE REC	ORD	
ISSUE NO.	DATE	DESCRIPTION
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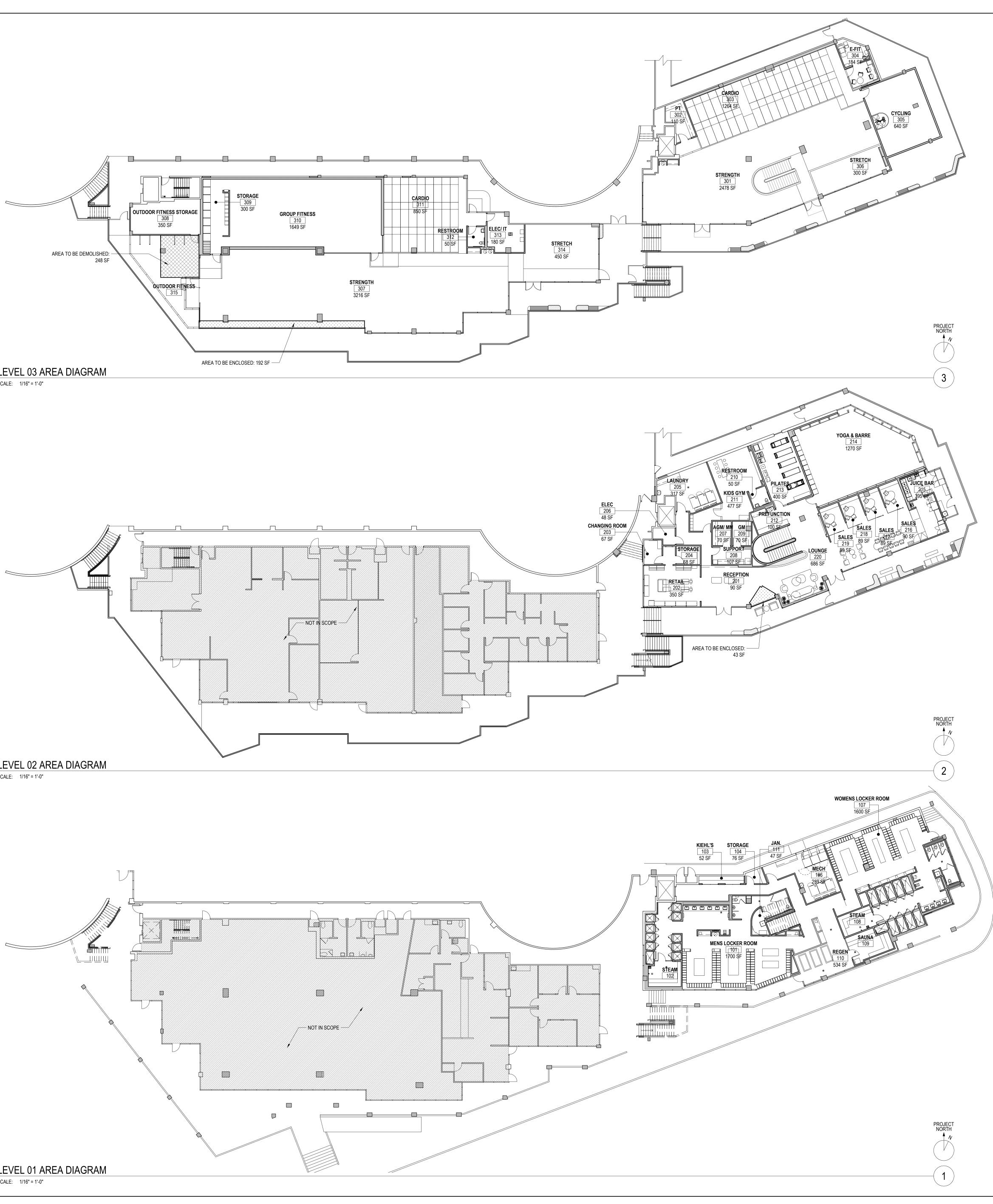
# EXTERIOR ELEVATION RENDERED VIEWS T102

		BUILDING AR			
BUILDING LEVEL	EXISTING FLOOR AREA (SF)	DEMOLISHED FLOOR AREA (SF)	ENCLOSED FLOOR AREA (SF)	NET AREA CHANGE (SF)	PROPOSED TOT FLOOR AREA (S
LEVEL 01 (BUILDING C)	5,300	0	0	0	5,300
LEVEL 02 (BUILDING C) LEVEL 03 (BUILDING C)	6,206	0	43	43	6,249
LEVEL 03 (BUILDING B)	5,300 7,925 24,731	0 -248	0 192	0 -56	5,300 7,869
TOTAL					04 719
PROPOS	ED TOTAL PROJECT F	LOOR AREA (NET L	JECREASE = 13 SF)		24,718



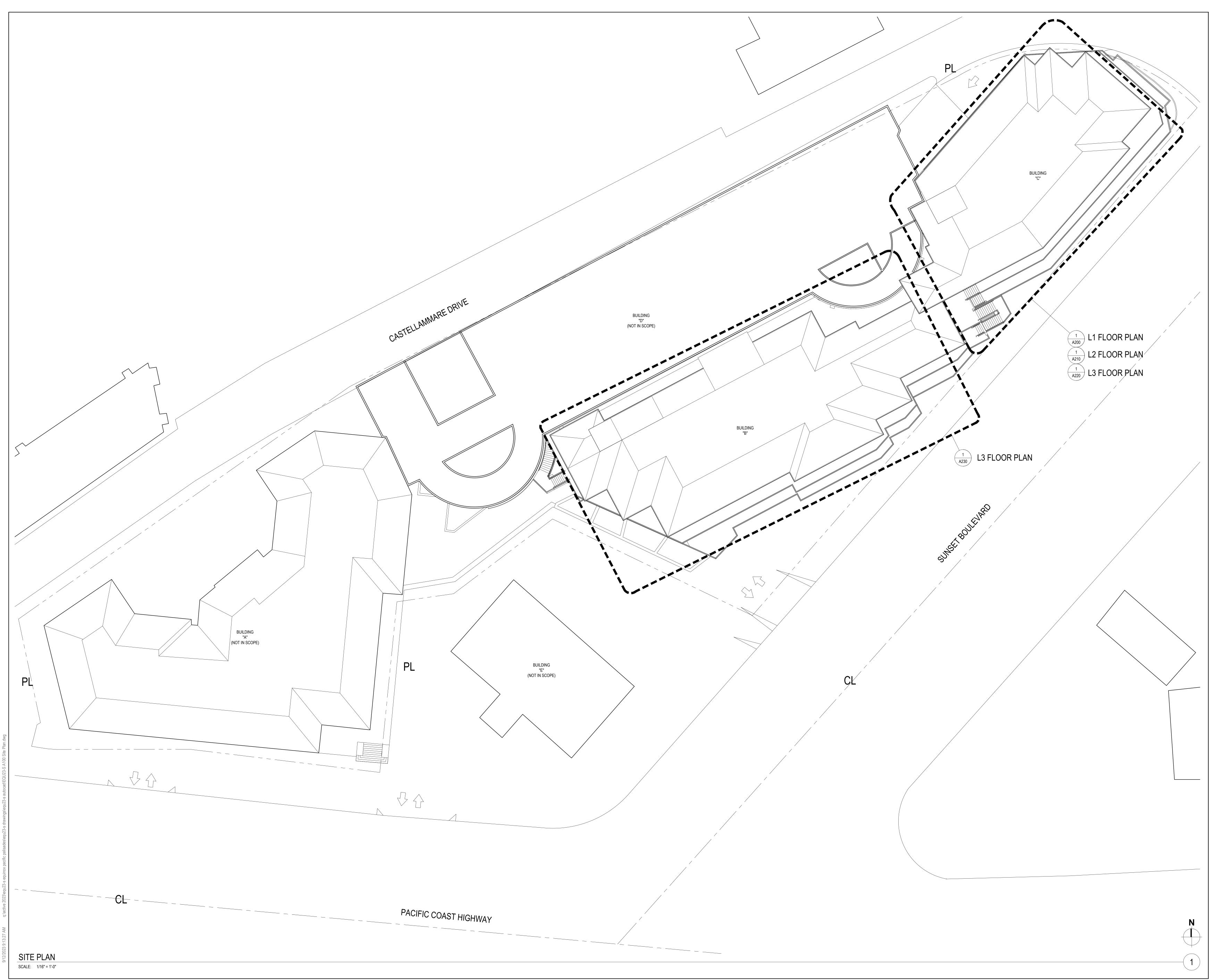












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 ISSUE RECORD

 ISSUE NO.
 DATE
 DESCRIPTION

 1
 09-12-23
 PLANNING SET

 2
 7-19-23
 50% DD SET

 3
 8-31-23
 100% DD SET



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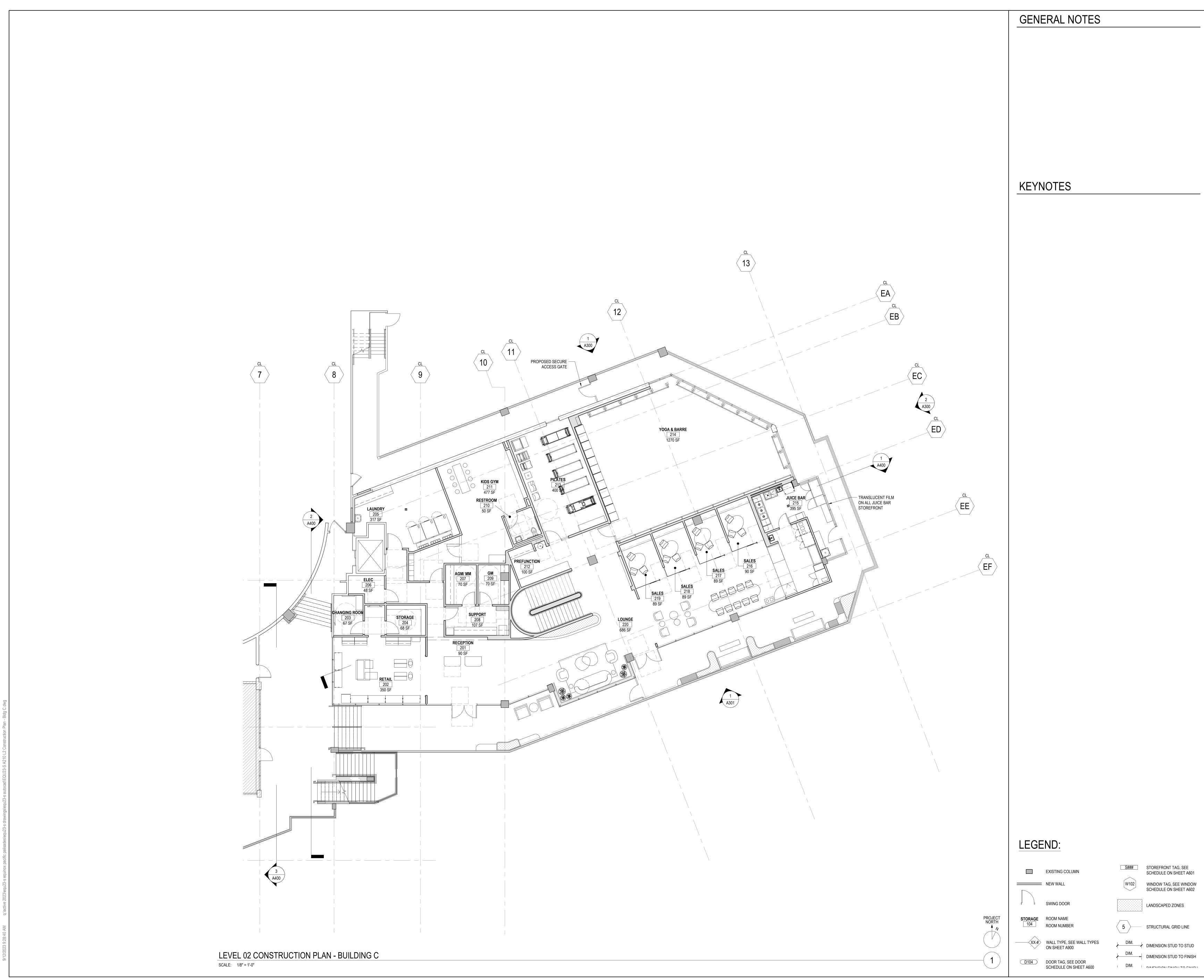


		GENERAL NOTES	
		KEYNOTES	
BLACKOUT WINDOW			
FILM ON ALL LOCKER ROOM STOREFRONT			
	PROJECT NORTH	Image: Display black   Image: Display black	S###       STOREFRONT TAG, SEE         SCHEDULE ON SHEET A601       WINDOW TAG, SEE WINDOW         W102       WINDOW TAG, SEE WINDOW         SCHEDULE ON SHEET A602       SCHEDULE ON SHEET A602         Image: Structural grid line       Image: Structural grid line         Image: Structural grid line       Image: Structural grid line

S###	STOREFRONT TAG, SEE SCHEDULE ON SHEET A601
W102	WINDOW TAG, SEE WINDOW SCHEDULE ON SHEET A602
	LANDSCAPED ZONES
5	STRUCTURAL GRID LINE
DIM.	DIMENSION STUD TO STUD DIMENSION STUD TO FINISH

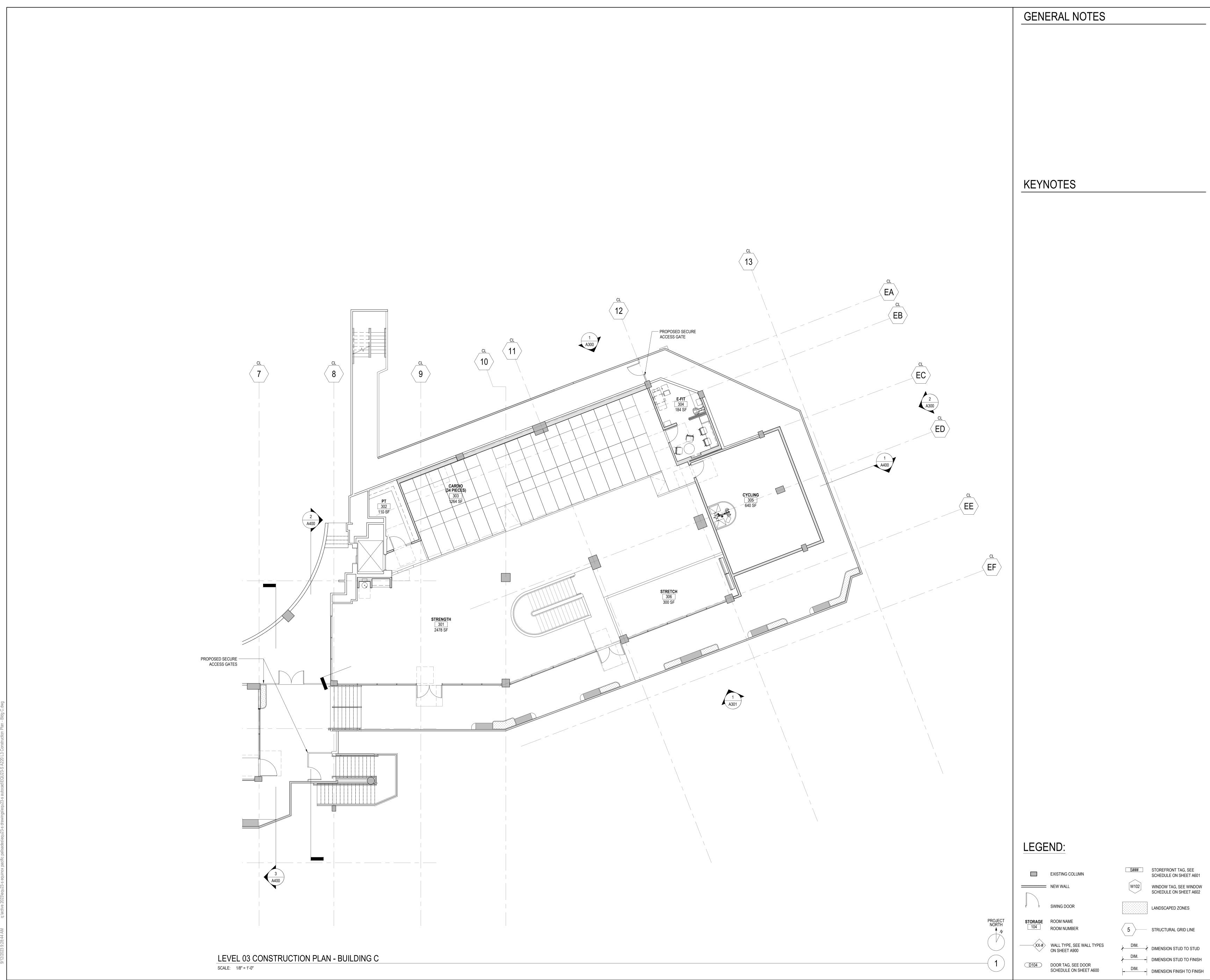


L1 CONSTRUCTION PLAN -BUILDING C A200



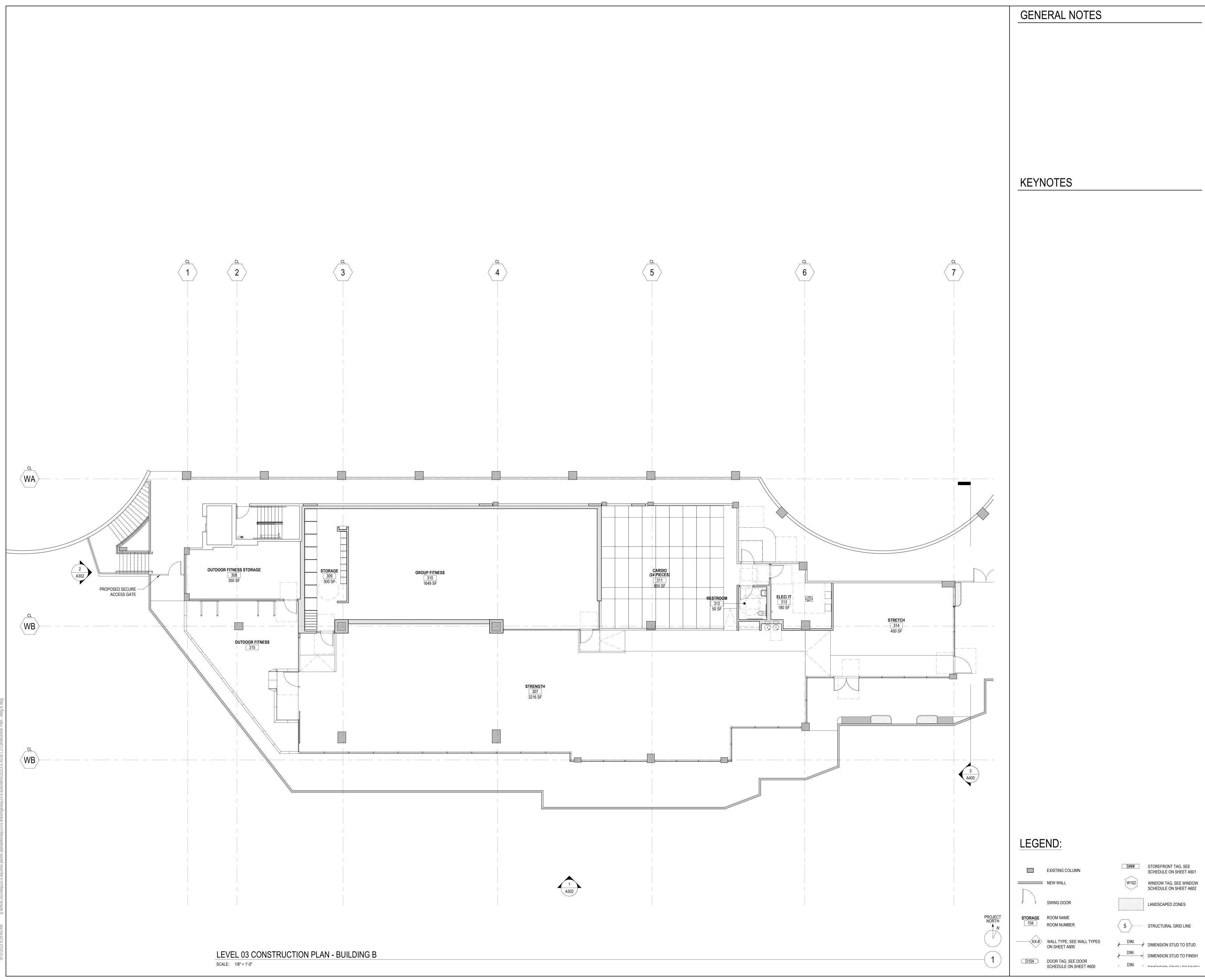


L2 CONSTRUCTION PLAN -BUILDING C A210





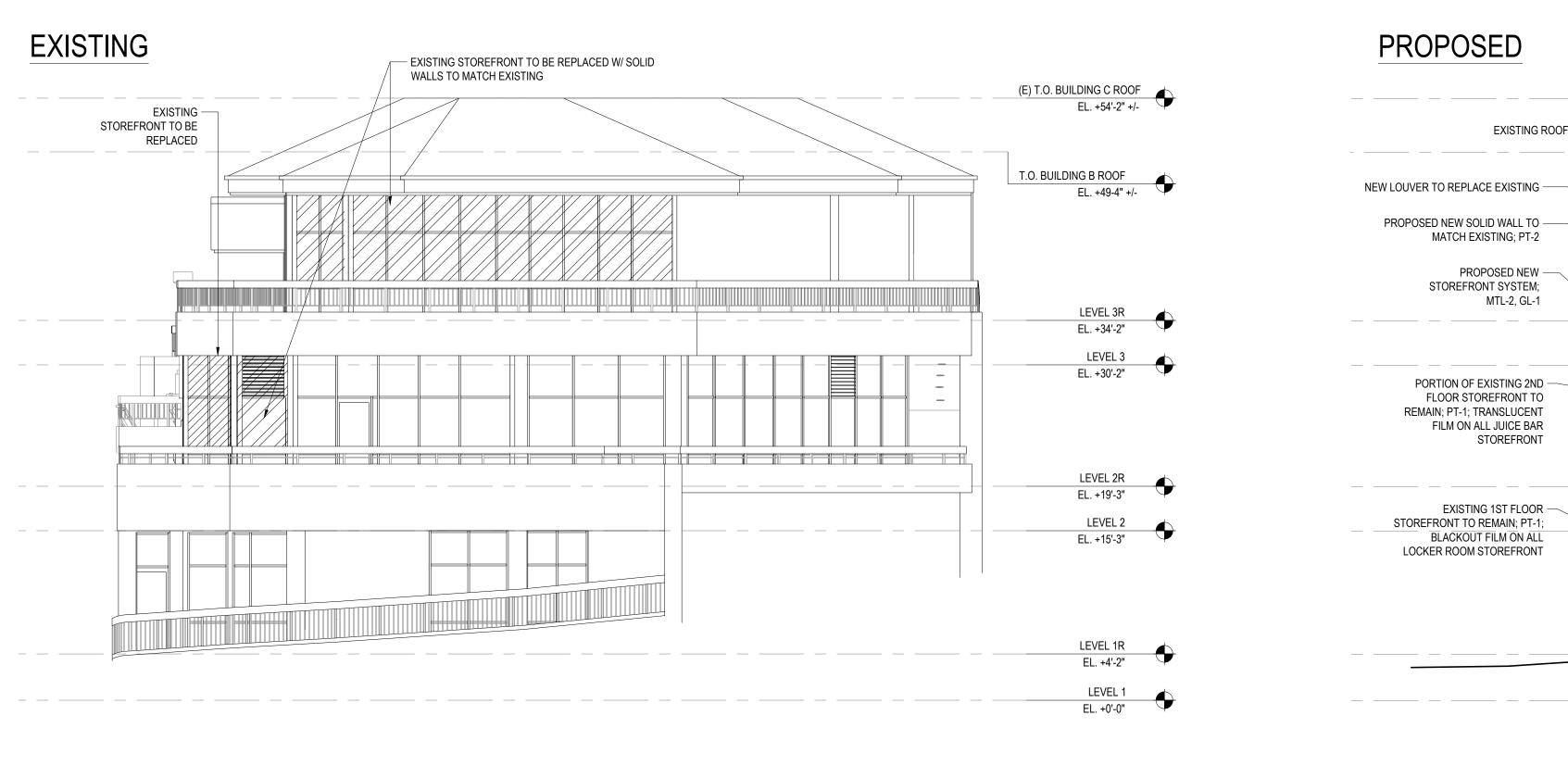
L3 CONSTRUCTION PLAN -BUILDING C A220



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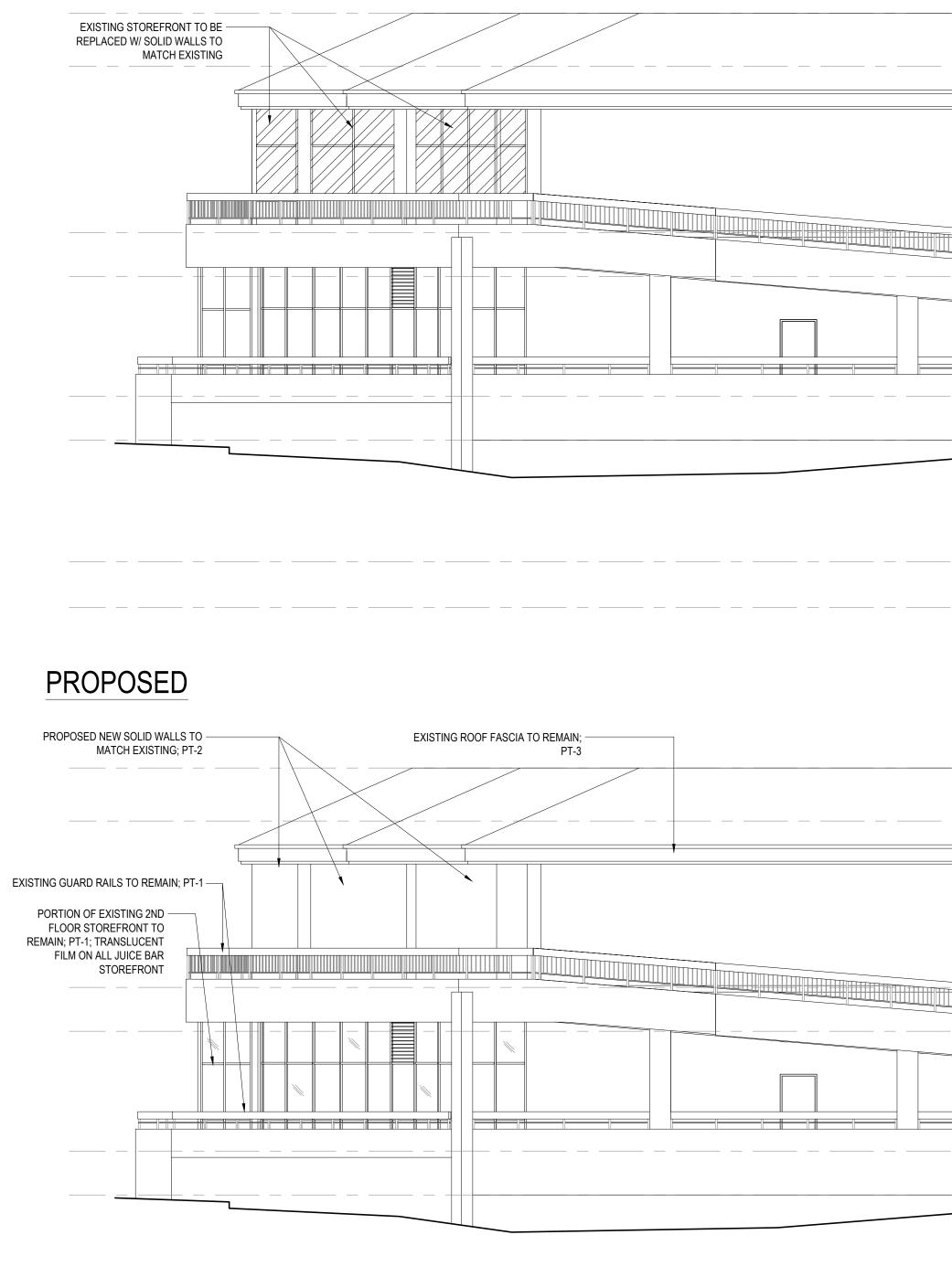


L3 CONSTRUCTION PLAN -BUILDING B A230



EAST ELEVATION - BUILDING C SCALE: 1/8" = 1'-0"

## EXISTING



	PROPOSED NEW SIGN UNDER SE CONSISTENT WITH APPROVED CO PROGRAM DIR-2015-4483-DRB-SP PROPOSED NEW SOLID WALLS TO	OMPREHENSIVE SIGN P O EXISTING GUARD RAILS	PROPOSED SECURE		
DF FASCIA TO REMAIN; PT-3	MATCH EXISTING; PT-2	TO REMAIN; PT-1	ACCESS GATE; MTL-1	(E) T.O. BUILDING C ROOF EL. +54'-2" +/-	•
				T.O. BUILDING B ROOF EL. +49-4" +/-	•
					<ul><li>◆</li><li>◆</li></ul>
					<ul> <li>◆</li> <li>◆</li> </ul>
					<ul><li>◆</li><li>◆</li></ul>
					2
				(E) T.O. BUILDING C ROOF EL. +54'-2" +/-	<b>•</b>
				T.O. BUILDING B ROOF EL. +49'-4" +/-	<b>•</b>
					<ul> <li><b>↔</b></li> </ul>
					•
					<ul> <li>◆</li> <li>◆</li> </ul>
				(E) T.O. BUILDING C ROOF EL. +54'-2" +/-	÷
				T.O. BUILDING B ROOF EL. +49'-4" +/-	<b>•</b>
					<ul><li>◆</li></ul>
				EE. 113-5	<ul><li>◆</li></ul>
					<ul><li>◆</li></ul>



EXTERIOR ELEVATIONS -BUILDING C A300

-( 1

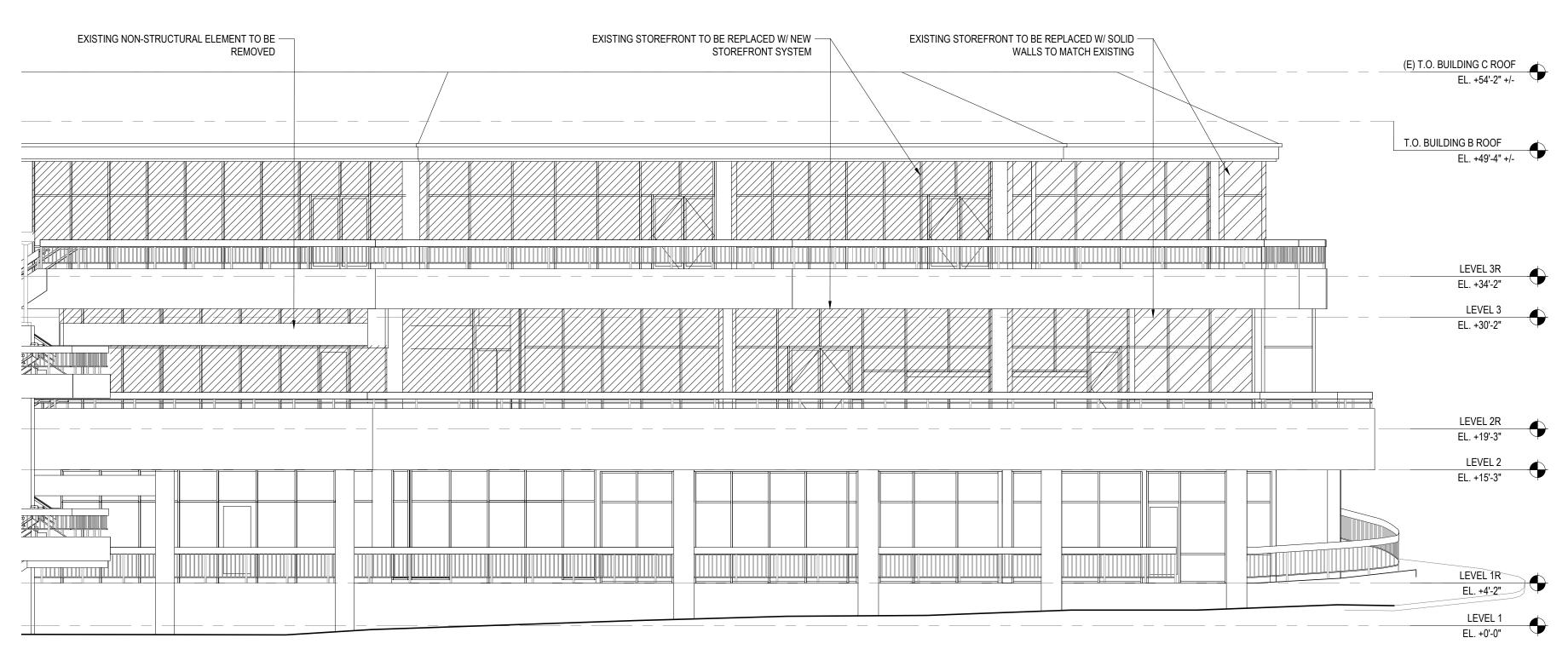
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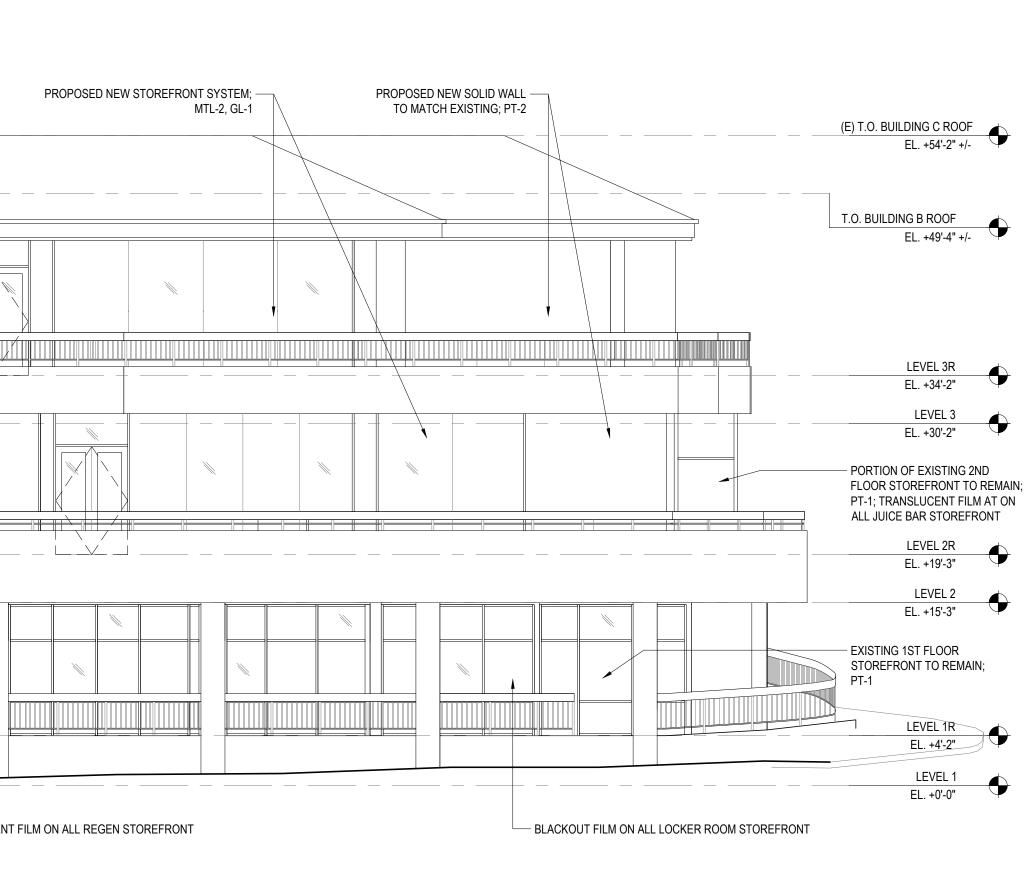
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## EXISTING

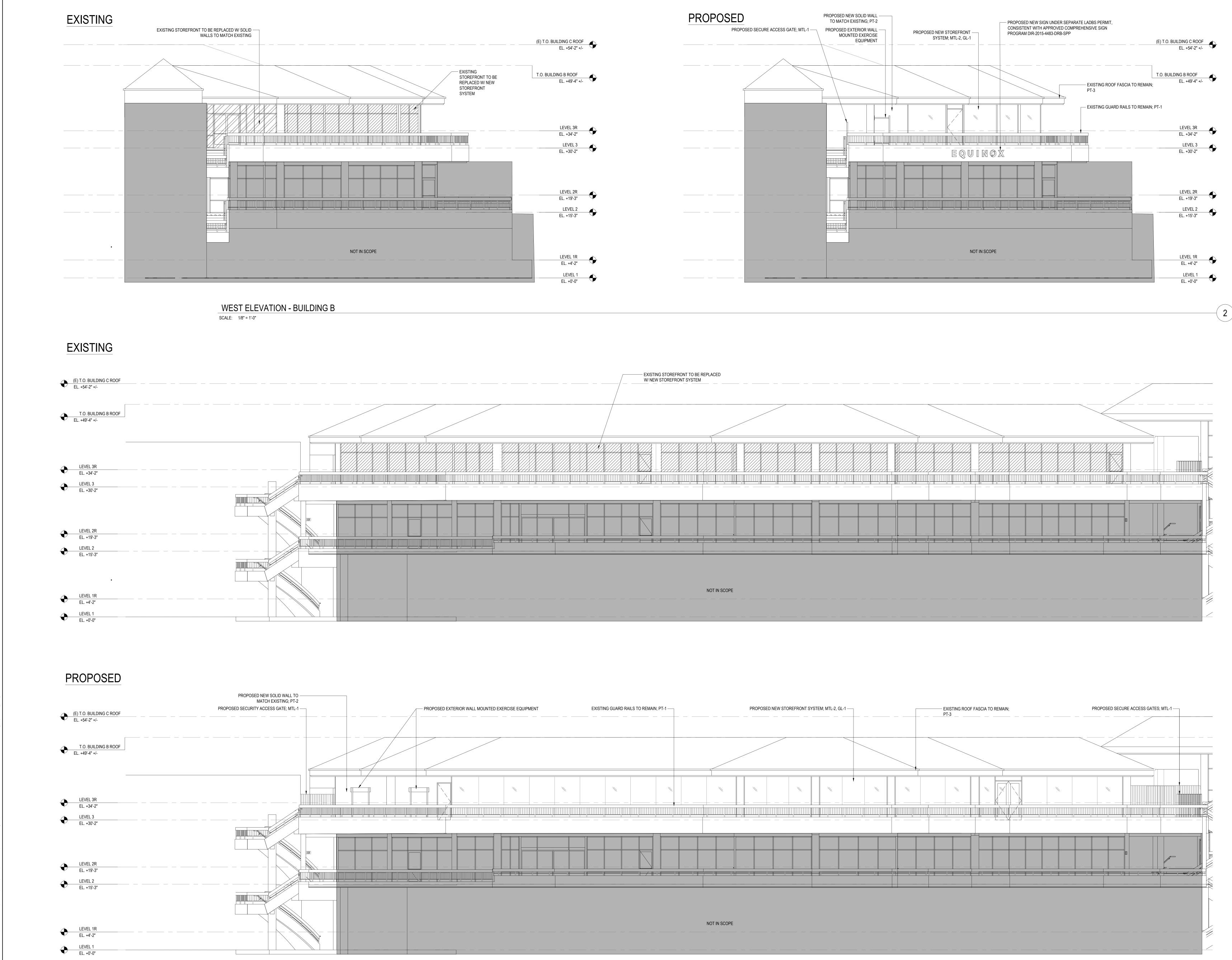


	EXISTING ROOF F	ASCIA TO REMAIN; — PT-3	
PROPOSED NEW SIGN UNDER SEPARATE LADBS PERMIT, VSISTENT WITH APPROVED COMPREHENSIVE SIGN PROGRAM DIR-2015-4483-DRB-SPP	EXISTING GUARD	RAILS TO REMAIN; — PT-1	
	/	/	
EQUINØ			 V
			TRANSLUCEN





EXTERIOR ELEVATIONS -BUILDING C A301



SOUTH ELEVATION - BUILDING B SCALE: 1/8" = 1'-0"

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/_	PROPOSED EXTERIOR WALL MOUNTED EXERCISE EQUIPMENT	EXISTING GUARD RAILS TO REMAIN; PT-1	PROPOSED NEW STOREFRONT	SY
			NOT IN SCOPE	

TO MATCH EXISTING; PT-2 PROPOSED EXTERIOR WALL	PROPOSED NEW STOREFRONT	PROPOSED NEW SIGN UNDER SEPARATE LADBS PERMI CONSISTENT WITH APPROVED COMPREHENSIVE SIGN PROGRAM DIR-2015-4483-DRB-SPP	T, (E) T.O. BUILDING C ROOF
			EL. +54'-2" +/-
			T.O. BUILDING B ROOF
		EXISTING RC PT-3	DOF FASCIA TO REMAIN; EL. +49'-4" +/-
			JARD RAILS TO REMAIN; PT-1
			LEVEL 3R
			EL. +34'-2"
			LEVEL 3
	EQUING		EL. +30'-2"
			LEVEL 2R EL. +19'-3"
			LEVEL 2 EL. +15'-3"
	NOT IN SCOP	E	LEVEL 1R
			EL. +4'-2"
			LEVEL 1 EL. +0'-0"

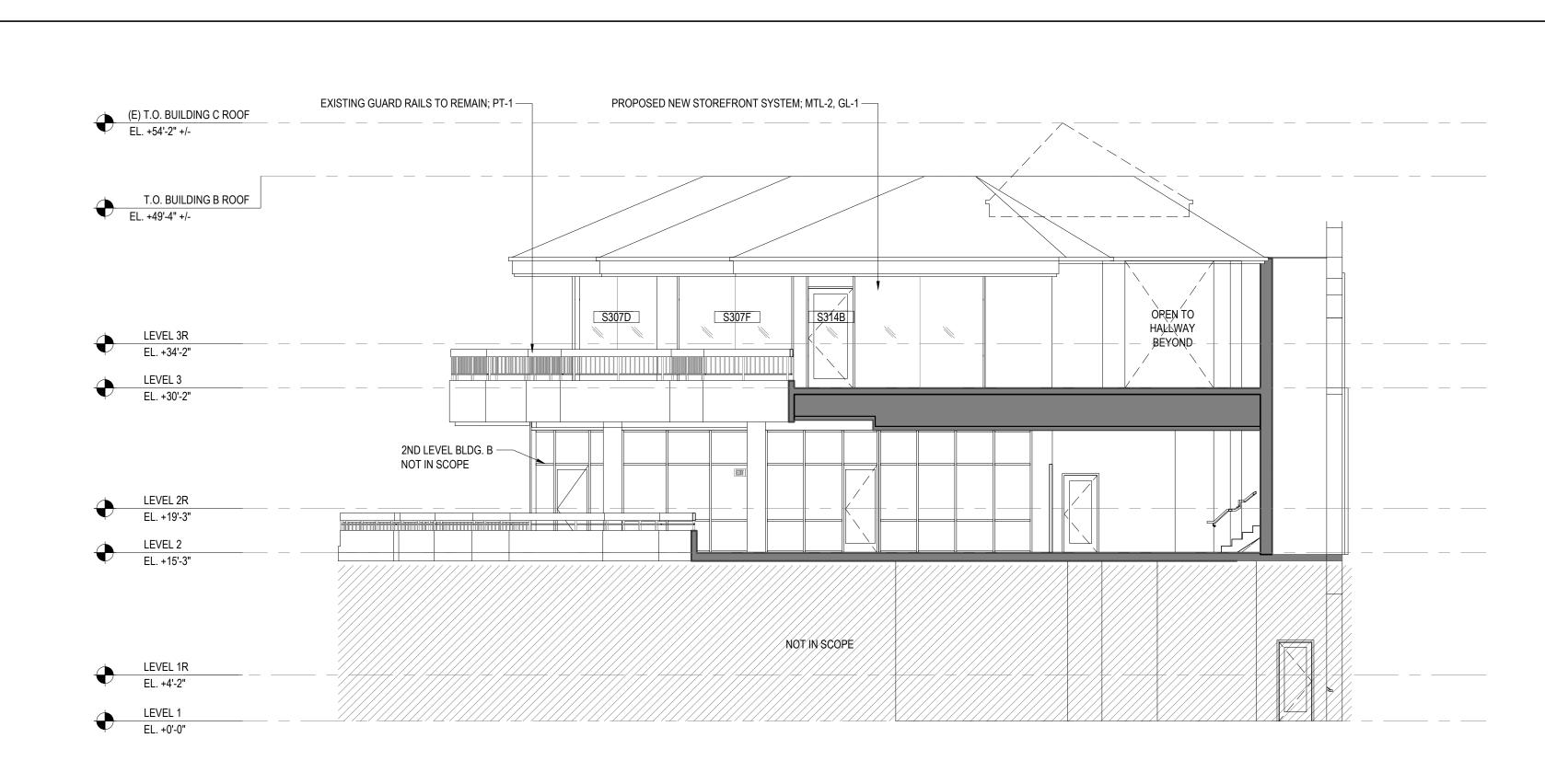




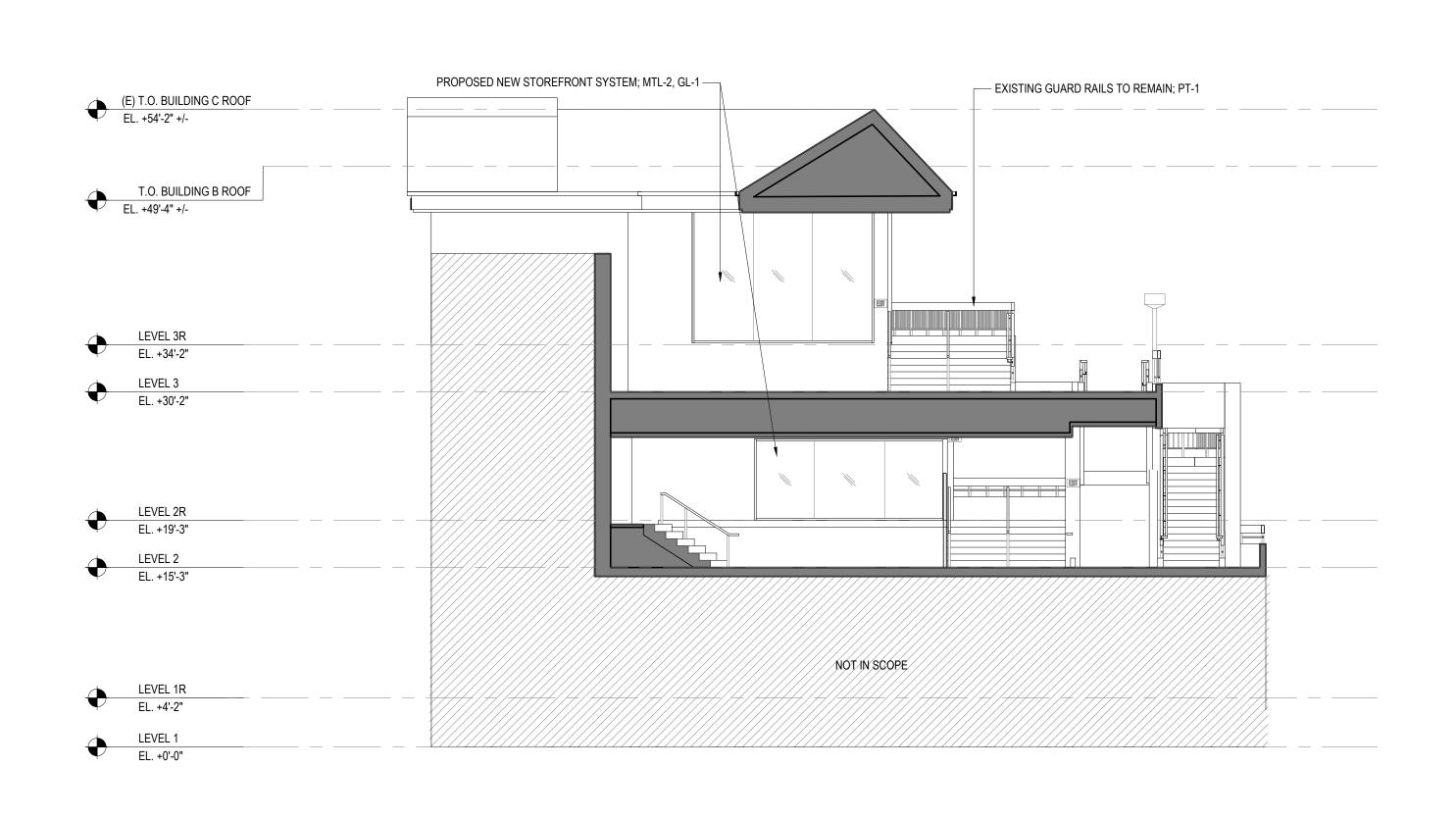
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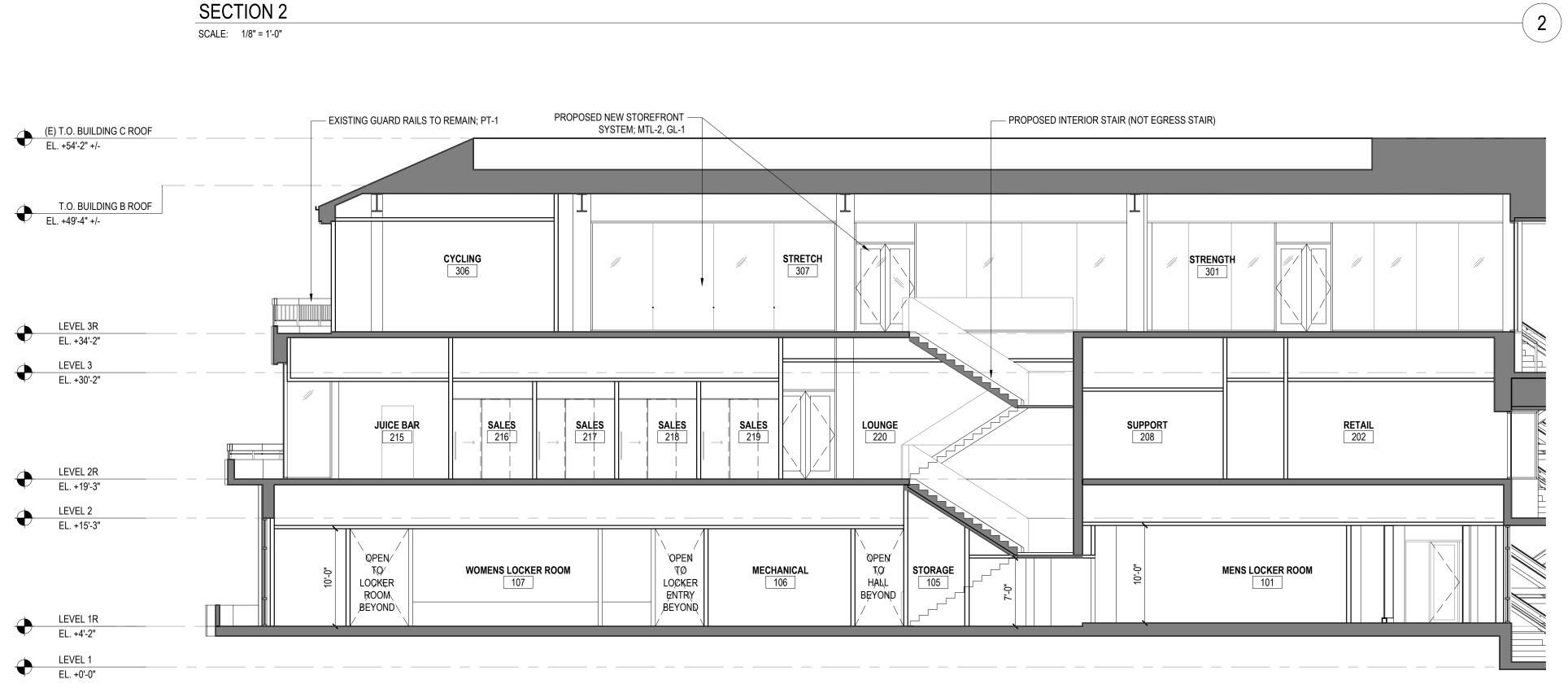
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#### **SECTION 3** SCALE: 1/8" = 1'-0"



**SECTION 2** SCALE: 1/8" = 1'-0"



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



# **BUILDING SECTIONS**

PROJECT NO	<b>D</b> : EQU23-S	EQU23-S			
ISSUE REC	ISSUE RECORD				
ISSUE NO.	DATE	DESCRIPTION			
1	09-12-23	PLANNING SET			
2	7-19-23	50% DD SET			
3	8-31-23	100% DD SET			

BUILDING "A" N.I.S. ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BT THIS DRAWING ARE OWNED BY AND PROPERTY OF ABRAMSON ARCHITECTS AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ABRAMSON ARCHITECTS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

KEY PLAN:



-3

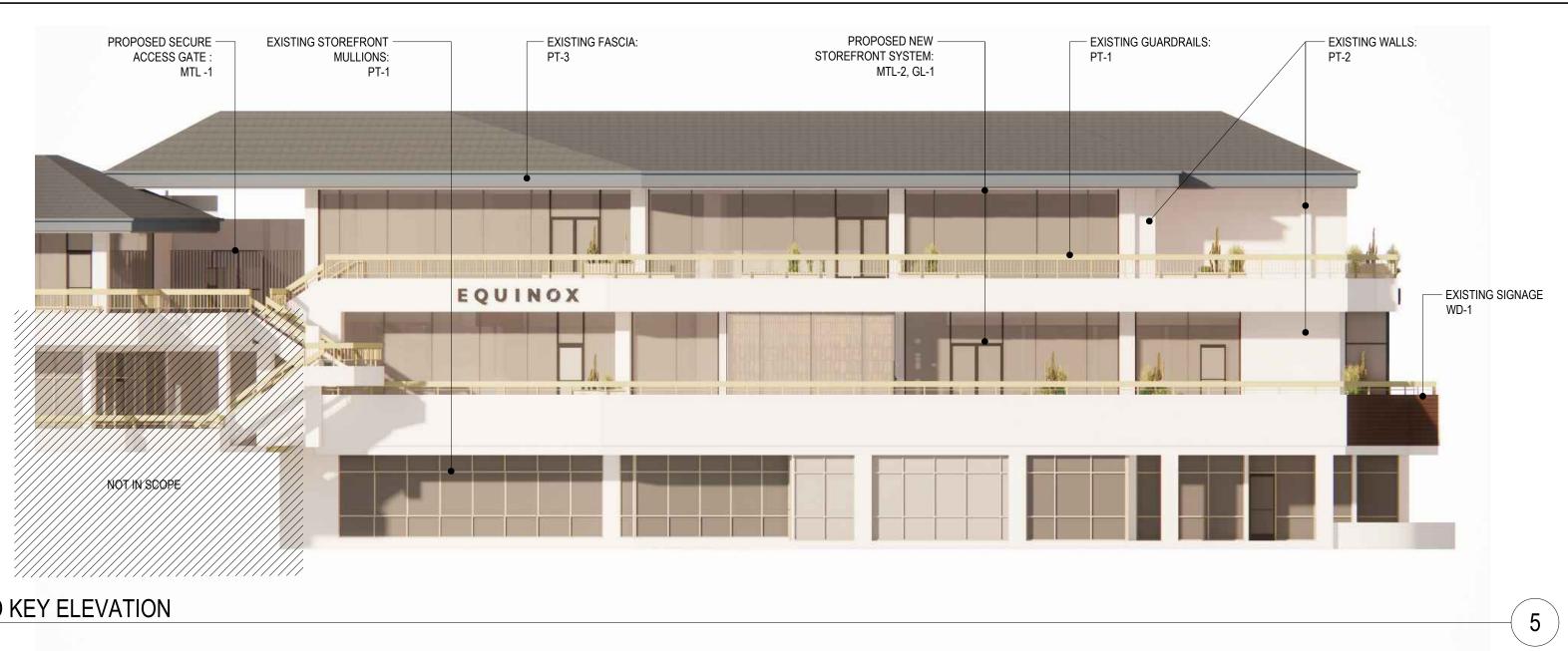
ABRAMSON\_\_\_\_\_ \_\_\_\_ARCHITECTS 5171 W. JEFFERSON BLVD. LOS ANGELES CA 90016 TEL: 310.838.8998 WWW.ABRAMSONARCHITECTS.COM EQUINØX



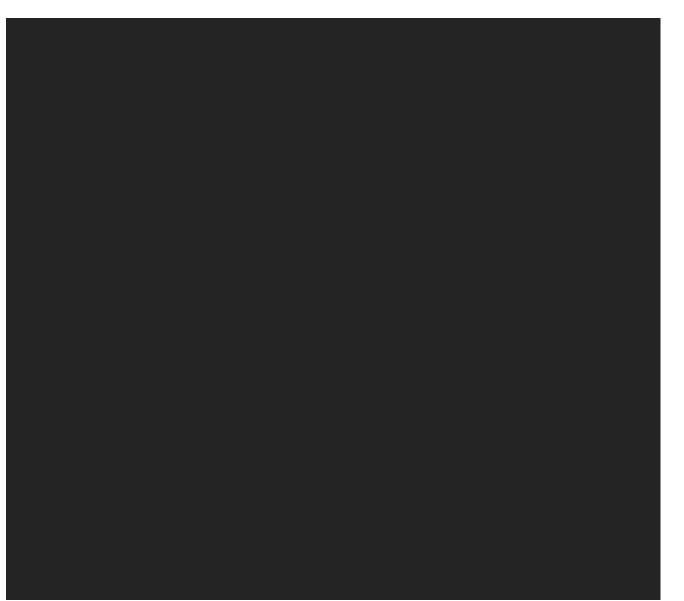
**EXISTING FINISH PHOTOS** SCALE: NTS

	NEW FINISH SCHEDULE						
CODE	LOCATION	MATERIAL	MANUFACTURER	COLOR	FINISH	SIZE	COMMENTS
GL-1	NEW STOREFRONT GLASS	1" THERMAL TEMPERED GLASS	VITRO	SOLARBAN 90 (2) CLEAR + CLEAR			
MTL-1	NEW SECURE ACCESS GATES	POWDER COATED ALUMINUM	PRISMATIC POWDERS	RAL 9017			
MTL-2	NEW STOREFRONT MULLIONS	ANODIZED ALUMINUM	ARCADIA	BLACK AB-8			
PT-2	NEW EXTERIOR WALLS	PAINT	DUNN-EDWARDS	LACE VEIL DE6372	FLAT		FINISH TO MATCH EXISTING P-2

#### PROPOSED FINISH SCHEDULE SCALE: NTS



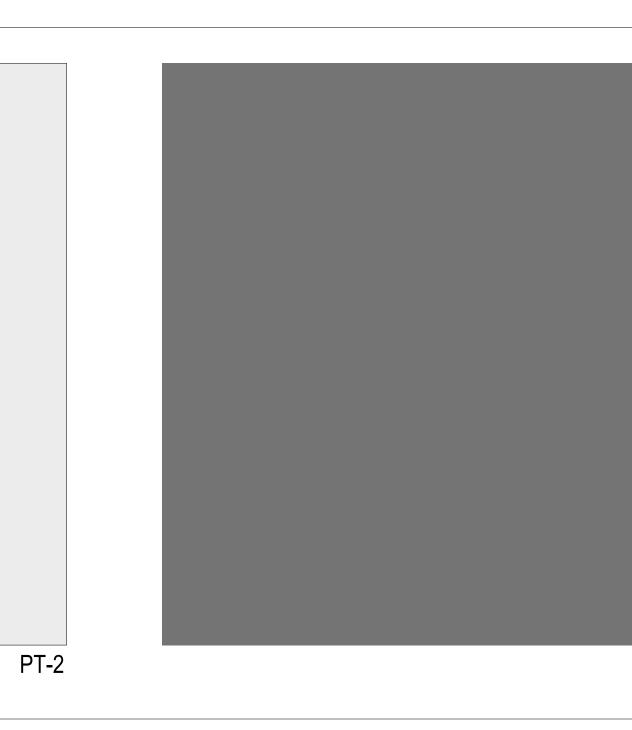
RENDERED KEY ELEVATION SCALE: N.T.S.





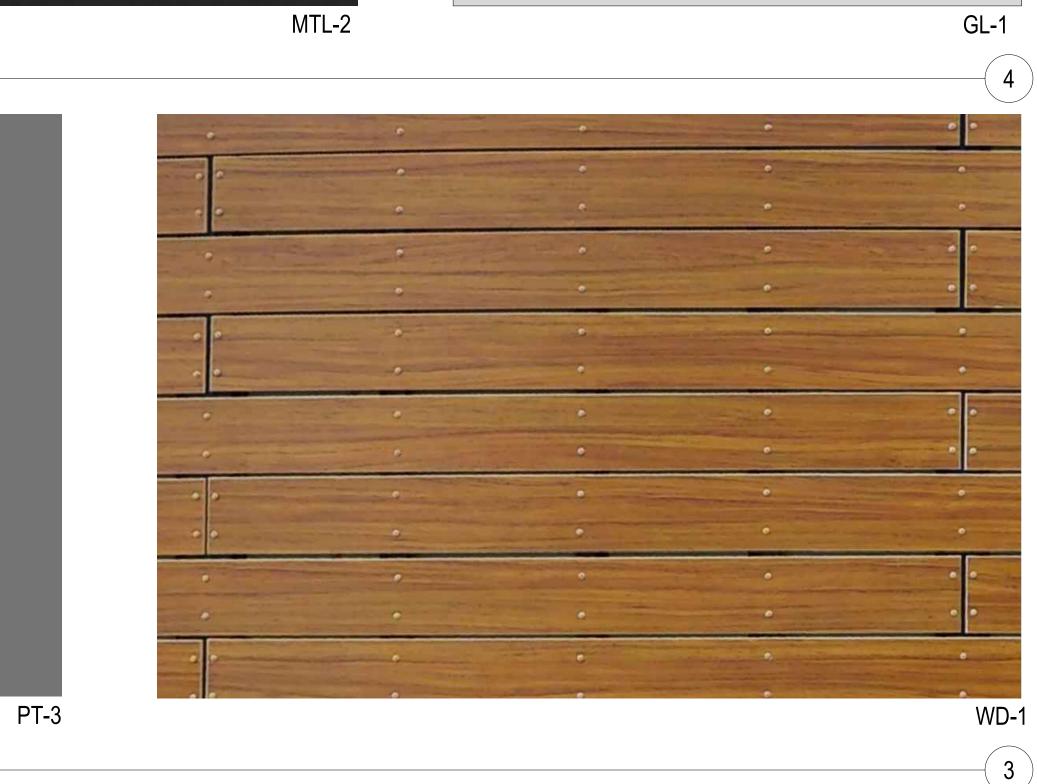
MTL-1

NEW FINISH PHOTOS SCALE: NTS



	EXISTING FINISH SCHEDULE						
CODE	LOCATION	MATERIAL	MANUFACTURER	COLOR	FINISH	SIZE	COMMENTS
PT-1	EXISTING STOREFRONT MULLIONS/ GUARDRAILS	PAINT	PAINTED BRONZE FINISH				EXISING TO REMAIN
PT-2	EXISTINGEXTERIOR WALLS/ SOFFITS/ COLUMNS	PAINT	DUNN-EDWARDS	LACE VEIL DE6372	FLAT		EXISING TO REMAIN
PT-3	EXISTING FASCIA	PAINT	DUNN-EDWARDS	BANK VAULT DE6384	SEMI GLOSS		EXISING TO REMAIN
WD-1	EXISTING SIGNAGE	IPE WOOD SLAT SPANDREL PANELS					EXISING TO REMAIN

-2

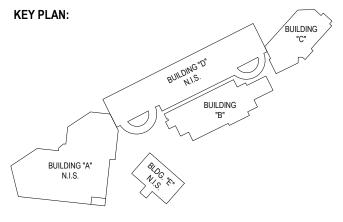




# FINISH SCHEDULE

PROJECT NO	<b>D</b> : EQU23-S					
ISSUE REC	ISSUE RECORD					
ISSUE NO.	DATE	DESCRIPTION				
1	09-12-23	PLANNING SET				
2	7-19-23	50% DD SET				
3	8-31-23	100% DD SET				

\_\_\_\_ ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BT THIS DRAWING ARE OWNED BY AND PROPERTY OF ABRAMSON ARCHITECTS AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ABRAMSON ARCHITECTS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.





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