

Downtown L.A. Proper Hotel



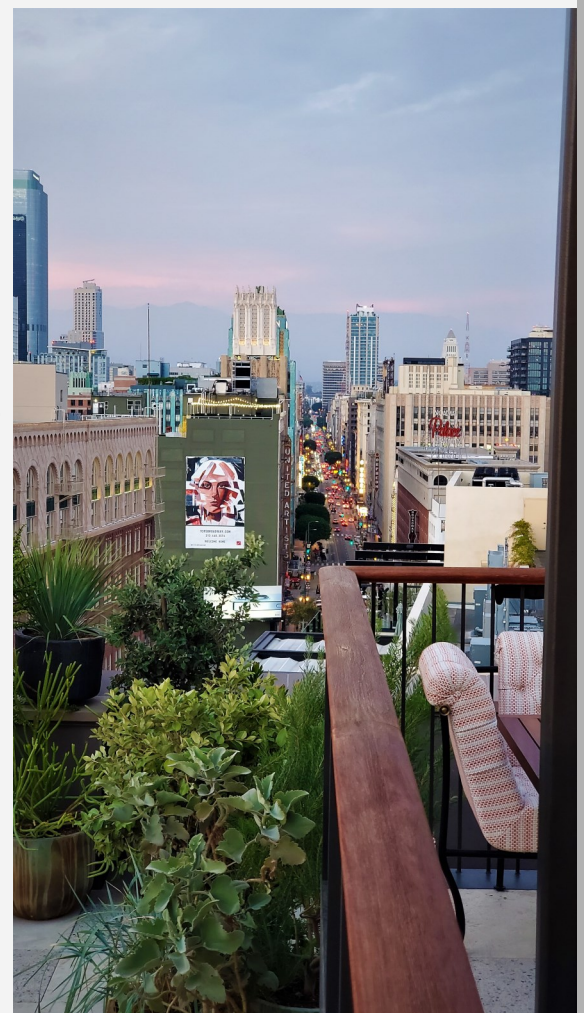
There were no shortcuts taken when it came to the Fire Life Safety Doors and Smoke Curtains needed to bring this 1926 California Renaissance Revival building up to code.

The Historic Hotel located in Los Angeles's South Park District was beautifully restored by Local Architect Omgivning and the interior was envisioned by designer, Kelly Wearstler.

Door Systems is humbled to be part of such a prestigious project and especially proud of the Proper Fire Doors and Smoke Curtains that were carefully designed with the AOR.

The idea for the Proper Hotels is simple: Provide a hotel experience that offers proper food, proper service, and proper amenities.

With that philosophy you can only expect to find the best aesthetics and quality in this boutique hotel.





“Most Anticipated High-Design Hotel Openings of 2021”

- ARCHITECTURAL DIGEST

As you are roaming the hallways, you will surely be impressed with all the fine details the design team put into the space, that you might just forget about the Hold Open Integrated Fire Doors that are hidden in plain sight.



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The Fire Doors stand flush with the walls and are painted to keep a consistent flow to the corridor.

This egress stair is protected by hold open Double Egress Syntégra Fire Doors being held at 90 degrees each.

Meaning the doors swing in opposite directions and allow for two ways of traffic to exit/enter at the same time.

Since Syntégra Integrated Doors are designed to be held open most of the hardware is hidden within the door body, frame, and pocket wall space



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with no extra hardware needed such as overhead coordinators, floor thresholds or bulky astragals. In addition to no need for bulky lever escutcheons, exit device housings, faceplates, and protruding top strikes. A perfect fit for assembly areas, elevator cabs, elevator lobbies, cross corridors, smoke barriers, stairwells and other installa-



tions. Syntégra offers a new generation of Integrated Door Systems to architects, building owners, contractors, designers and specifiers. Whether you want to blend in with existing architecture or make a bold design statement, Syntégra was the simple solution to Proper Hotel's complex layout.

Above is a pair of Hold Open Doors being held at 180 degrees each.

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Syntégra XT Series combines the versatility and functionality of a mortise lockset with the free egress intent of an exit device.

Recessed into the door face, the full-length push-bar facilitates a safe and accessible

path of egress while complying with the strictest fire and life safety codes.

Push-bar holds near-flush when the door is in the open position. Fully projected, the push-bar extends 1" above door face.

Only the elements needed for human interaction are exposed. Everything else is concealed and protected.

Door Systems can be fire-rated up to three hours that include robust mechanisms and electrical functions designed to operate in the most demanding applications.



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Featured below the PX Series offers an effortless yet effective means of egress while keeping with the integrated look and feel of all Syntégra Door Systems. Used in applications where an exit device is not required, the PX Series shares the same push-bar profile as in the full-size exit device to ensure continuity of design. PX Series Doors



used in areas where a full-size exit device is not required and where low projection hardware is preferred. Making a perfect smoke containment fit to this oversized service elevator. The door leaf on the left of the entrance is being held open by magnets tied into the fire alarm systems at 180 degrees from the opening. While the door leaf on the right is being held open at 90 degrees, making this configuration a versatile solution to this tight space.

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As shown above the same service elevator did not have enough swing clearance or a place to hold the smoke doors for this back of the house corridor floor. Instead the opening is being protected with an ICC-ES listed DSI 600 Elevator Smoke Containment System. Can you spot it?

We'll give you a hint. The guide rails are concealed in the jamb by drywall along with the headbox tucked away above the ceiling. A super stealthy way to make this difficult opening compliant with IBC Section 3006 for Elevator Lobbies and Hoistway Opening Protection. By using "Item #3 Additional Doors of Section 3006.3 that complies with a smoke and draft control door assembly tested in accordance with UL 1784 without an artificial bottom seal." -2018 International Building Code

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It goes without saying it was very important to protect and preserve the original historical elements of the hotel. The elevator lobby was a challenge that Door Systems eagerly took on. By using one large curtain to protect the bank of elevators, the design team was able to leave the historical walls undisturbed.



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The smooth controlled descent of the DSI 600 Elevator Fire Rated Smoke Curtain System works on a gravity fail safe technology that requires no power to close and is fully synchronized with the building's fire and life safety system.



The DSI 600 Elevator Smoke Containment System by Door Systems®, incorporates a battery back-up feature with an emergency curtain up button located on both sides of the elevator cab.

This ensures easy access from either side of the elevator cab in an emergency situation. When the button is depressed the curtain will automatically deploy back down to the closed position until the fire alarm is cleared. Low profile side guides ensure against movement or blowout during extreme pressures caused by fire conditions. The technologically advanced fire resistive fabric is concealed in a compact overhead housing that takes as little as 7 1/2' of headroom. It is virtually invisible when in the retracted position. Custom sizes available for any elevator size.

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Elevator smoke curtains create a smoke barrier system for buildings that comply with smoke and fire codes. Installing an elevator smoke containment system for smoke and prevention can be done very easily and will eliminate the need for an enclosed elevator lobby. Design wise this returns valuable space for the architect to work with and can be completely hidden.

[Click Here to see the Video Proper Hotel | DSI 600 Elevator Smoke Curtains](#)

Door Systems is the only company to provide code compliant fire protection smoke curtains and integrated fire doors that offer superior aesthetics, high performance and upfront cost savings while bringing long term value to the customer.

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Need to have a chat?

or

Request more info.

Reach out Today!



The Leader in Smoke
Curtain Technology and
Integrated Fire Doors



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