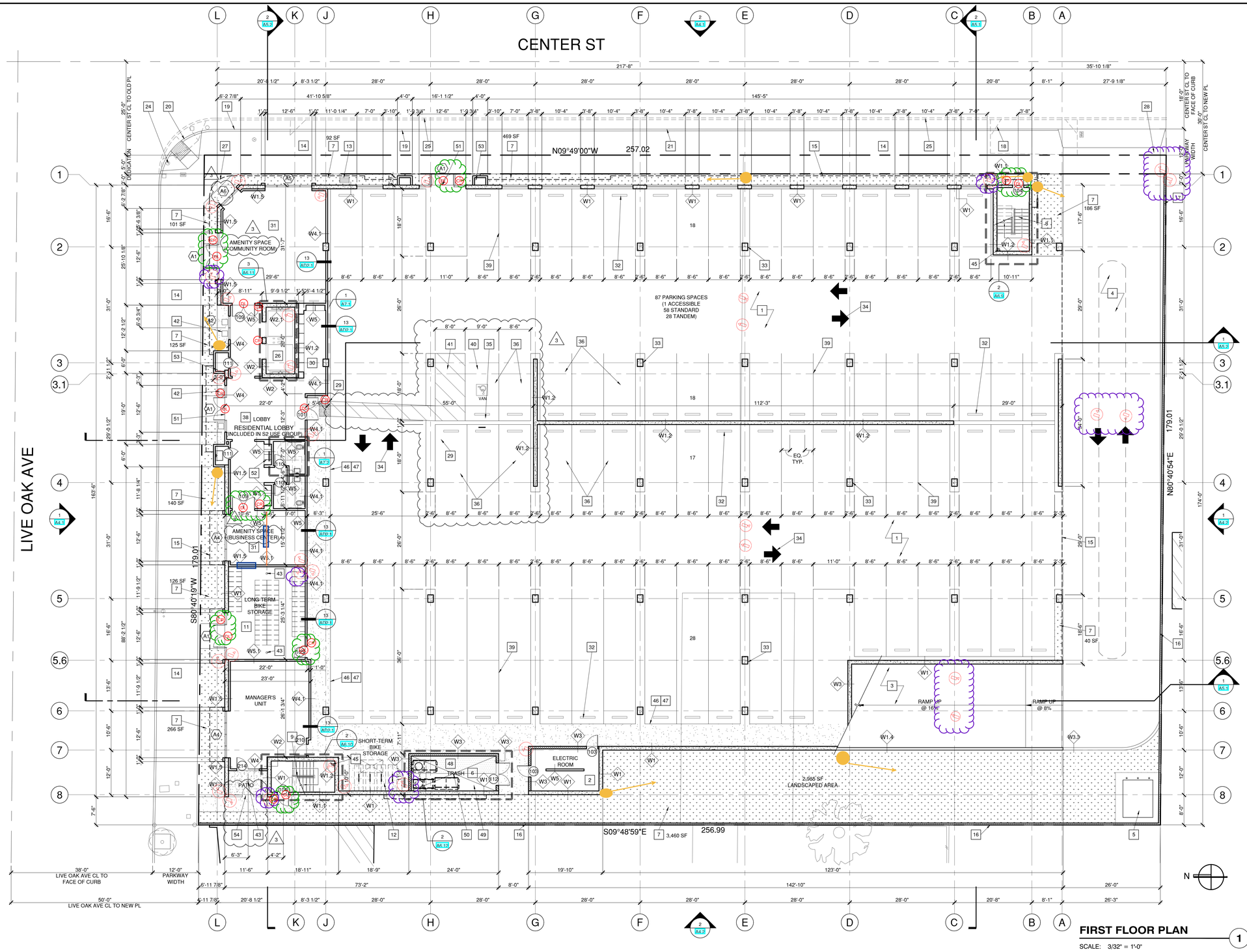


Remove Camera (11 pcs)

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FIRST FLOOR PLAN 1

SCALE: 3/32" = 1'-0"

KEYNOTES

NOTE: CONTRACTOR TO FIELD VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY BEFORE COMMENCING ANY WORK. ALL DIMENSIONS ARE TO FACE TO STUD U.N.O.

1. CONC. SLAB PER STRUC. DWG. W/ LT. BROOM FINISH AND CONC. SEALER.
2. ELECTRIC ROOM
3. DRIVEWAY RAMP UP TO RESIDENTIAL PARKING DECK
4. DRIVEWAY / NO PARKING FIRELANE
5. SCE ELECTRICAL TRANSFORMER
6. TRASH ENCLOSURE.
7. LANDSCAPED AREA
8. STAIR #1
9. STAIR #2
10. PROVIDE NEW INTERNATIONAL ACCESSIBILITY SYMBOL AS REQUIRED PER CBC 11B-216.6. FINISH: STAINLESS STEEL W/ BLACK LETTERING.
11. (49) LONG TERM BICYCLE STORAGE AREA BY 'DERO'. STYLE: ULTRA SPACE-SAVER WALL-MOUNTED.
12. SHORT TERM BICYCLE PARKING ((4) 2-BICYCLE U-RACKS) BY 'DERO'. STYLE: HOOP RACK.
13. BACKFLOW DEVICES
14. CONCRETE WALKWAY. ALL SITE DEVELOPMENT / APPROACH OR PATH OF TRAVEL SHALL HAVE NO ABRUPT CHANGE IN ELEVATION AND THE SLOPE AND CROSS SLOPE SHALL NOT EXCEED 5% AND 2% RESPECTIVELY. (INSPECTOR TO VERIFY)
15. DASHED LINE INDICATES 2ND FLOOR LINE ABOVE
16. NEW 6' H CMU BLOCK WALL W/ EXTERIOR PLASTER BY 'LA HABRA' 20/30 FLOAT, BASE 100. COLOR: X-73 EGG SHELL.
17. NEW 3'-6" H CMU BLOCK WALL PER COUNTY OF LA CONDITIONS OF APPROVAL. EXTERIOR PLASTER TO BE PROVIDED BY 'LA HABRA' 20/30 FLOAT, BASE 100. COLOR: X-73 EGG SHELL.
18. CLOSE ALL UNUSED DRIVEWAYS ALONG THE PROPERTY FRONTAGE ON LIVE OAK AVE. & CENTER ST. WITH STD. CURB, GUTTER, AND SIDEWALK ALONG THE PROPERTY FRONTAGE TO THE SATISFACTION OF PUBLIC WORKS.
19. CONSTRUCT CURB, GUTTER, 5-FOOT SIDEWALK ADJ. TO THE PROPERTY LINE, BASE, AND PAVEMENT ALONG THE PROPERTY FRONTAGE ON CENTER STREET TO THE SATISFACTION OF PUBLIC WORKS. THE NEW CURB LINE SHALL BE 18 FEET FROM THE CENTERLINE. RELOCATE ALL AFFECTED UTILS.
20. RECONSTRUCT NON-STANDARD CURB RAMP AT THE SOUTHEAST CORNER OF LIVE OAK AVENUE AND CENTER STREET TO THE SATISFACTION OF PUBLIC WORKS. RELOCATE AFFECTED UTILITIES IF NECESSARY. EXISTING TRAFFIC SIGNAL LOOPS, IF DISTURBED, WILL REQUIRE SUBMITTAL OF TRAFFIC SIGNAL RESTORATION PLAN.
21. REPAIR ANY IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO THE SATISFACTION OF PUBLIC WORKS. SEE STREET IMPROVEMENT PLAN.
22. MINIMUM 24" BOX STREET TREES AND IRRIGATION FOR SAID TREES TO BE PLANTED ALONG THE PROPERTY FRONTAGE ON LIVE OAK AVENUE AND CENTER STREET TO THE SATISFACTION OF PUBLIC WORKS. SEE STREET IMPROVEMENT PLAN.
23. CONSTRUCT DRAINAGE DEVICES AND EXECUTE A COVENANT FOR PRIVATE MAINTENANCE OF SAID DEVICES, IF ANY, TO THE SATISFACTION OF PUBLIC WORKS. SEE GRADING AND DRAINAGE PLAN.
24. UNDERGROUND ALL NEW UTILITIES TO THE SATISFACTION OF PUBLIC WORKS. CONTACT LAND DEVELOPMENT DIVISIONS ENCROACHMENT PERMITS AND INSPECTION SECTION AT 626-458-3139 FOR LOCATION OF ANY ABOVE-GROUND UTILITY STRUCTURES IN THE PARKWAY.
25. EXISTING CURB TO BE REMOVED
26. SCHINDLER 3300 MRL TRACTION ELEVATOR. CAPACITY: 3500 LBS.
27. RIGHT OF WAY DEDICATION CORNER CUT OFF. SEE STREET IMPROV. PLAN.
28. NEW DRIVEWAY APPROACH PER PUBLIC WORKS AND COUNTY OF LA STANDARD. PROVIDE AND CONTINUOUSLY MAINTAIN ADEQUATE LINE OF SIGHT FOR ALL PROJECT DRIVEWAYS. ALL LANDSCAPE AND FENCING WITHIN 10 FEET OF DRIVEWAY TO BE 3'-6" OR LOWER IN HEIGHT.
29. DETECTABLE WARNING PER CBC SEC 11B-705 AND FIG 11B-705.1. ADA SOLUTIONS POUR-IN-PLACE REPLACEABLE, TRUNCATED DOMES PANEL TO BE INSTALLED PER MANUF. SPEC. COLOR: YELLOW TO APPROXIMATE FS33538 OF FEDERAL STANDARD 595C.
30. MAIL ROOM TO BE IN ACCORDANCE TO LOCAL POST OFFICE REGULATIONS AND ACCESSIBILITY STANDARDS. 'SALSBURY' ADA ACCESSIBLE RECESSED MOUNTED 4C HORIZONTAL MAILBOX. PROVIDE (8) 3710D-10 UNITS. INSTALL PER MANUF. SPECIFICATIONS. SEE 1/A7.1 FOR ADDITIONAL INFO.
31. OCCUPANT LOAD POSTING SIGNAGE: EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY. POSTED SIGN SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.
32. PROVIDE CONCRETE WHEEL STOP AT ALL PARKING SPACE U.N.O. (10 A01.2)
33. PAINT ALL CONCRETE COLUMN W/ YELLOW WARNING COLOR UP TO 4'-0".
34. TRAFFIC DIRECTIONAL ARROWS PAINTED WHITE (TYP).
35. SEE SHEET A0.7 FOR LOCATION OF TACTILE EXIT SIGNS & ACCESSIBLE PARKING SPACE SIGNAGE.
36. ELECTRIC VEHICLE READY PARKING SPACE.
37. NOT USED
38. 1ST FLOOR RESIDENTIAL LOBBY.
39. PROVIDE 4" WIDE STRIPING FOR PARKING
40. ACCESSIBLE PARKING SPACE. (11 A01.2)
41. ACCESSIBLE LOADING AREA STRIPING W/ "NO PARKING" WORDS. REFER TO DETAIL. (12 A01.2)
42. 3/16" THICK PRE-WEATHERED 18"X18" CORTEN STEEL PLANTER
43. FLOOR DRAIN
44. NOT USED
45. CLASS I STANDPIPE AND OUTLET, FINAL LOCATION SUBJECT TO SUBMISSION OF SPRINKLER DRAWINGS TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW & APPROVAL
46. PAINTED DELINEATION OF SEPARATION BETWEEN PEDESTRIAN WALKWAY & PARKING, NO STEP AT THIS LOCATION (PAINT ONLY)
47. PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING, AND DEMOLITION ACTIVITIES AS REQUIRED BY COUNTY OF LOS ANGELES BUILDING CODE CHAPTER 33.
48. DEDICATED RESIDENTIAL RECYCLING STORAGE AREA (MIN. 50% OF WASTE STORAGE AREA)
49. THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST W/OUT AUXILLARY RESTRAINING DEVICES.
50. TRASH ENCLOSURE FLOOR DRAINS
51. RESIDENTIAL STREET ADDRESS SIGNAGE LOCATION. FINAL SIGNAGE AND LOCATION TO BE APPROVED BY FIRE INSPECTOR.
52. ELECTRONIC PARCEL BOXES INSTALLED PER MANUFACTURER INSTRUCTIONS. BOXES TO BE MOUNTED TO COMPLY WITH ACCESSIBLE REACH RANGES INDICATED IN DETAIL 1/A0.5a, 1/A7.1, & CBC 11B-308.
53. DRAINAGE PIPE FOR EXTERIOR CANOPY DRAINAGE
54. 36" WIDE GATE WITH CLOSER (3)

APPROVED

THIS APPROVED DRAWING SHALL NOT BE CHANGED, ALTERED WITHOUT PERMISSION FROM THE BUILDING INSPECTION DIVISION. THE STAMPING OF THESE PLANS SHALL NOT BE HELD TO PERMIT OR BE AN APPROVAL OF THE VIOLATION OF ANY CITY/COUNTY ORDINANCE OR STATE LAW.

THIS APPROVED DRAWING SHALL BE KEPT ON THE CONSTRUCTION PREMISES AT ALL TIMES DURING WHICH THE WORK AUTHORIZED IS IN PROGRESS AND SHALL BE OPEN TO INSPECTION BY PUBLIC OFFICALS.

S L S DESIGN
1414 Fair Oaks Ave,
Suite 3
South Pasadena, CA 91030
Office: (626) 799-8818
Fax: (626) 799-8823
ARCHITECTURE
PLANNING
INTERIORS

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LICENSED ARCHITECT WINGHUNG VINCENT TSOI C-23755 3-31-2023 CALIFORNIA

Consultant:

Contractor:

New Mixed-use Construction for Liv Investment, LLC

LIVE OAK APARTMENTS

4064 LIVE OAK AVE
ARCADIA, CA 91006

Project:

1ST FLOOR PLAN

Drawing Title

PLAN CHECK	Date
1 FIRE CHECK #FEPC2019-02542	02-02-22
2 FIRE CHECK #FEPC2019-02542	02-15-22
3 BLDG CHECK #BLDF211230000458	04-15-22
4 BLDG CHECK #BLDF211230000458	06-22-22

Revisions	Date

Office Project Number	2021-09
Reviewed By	VT
Drawn By	-
Scale	AS NOTED
Date	6-24-2022

A1.1