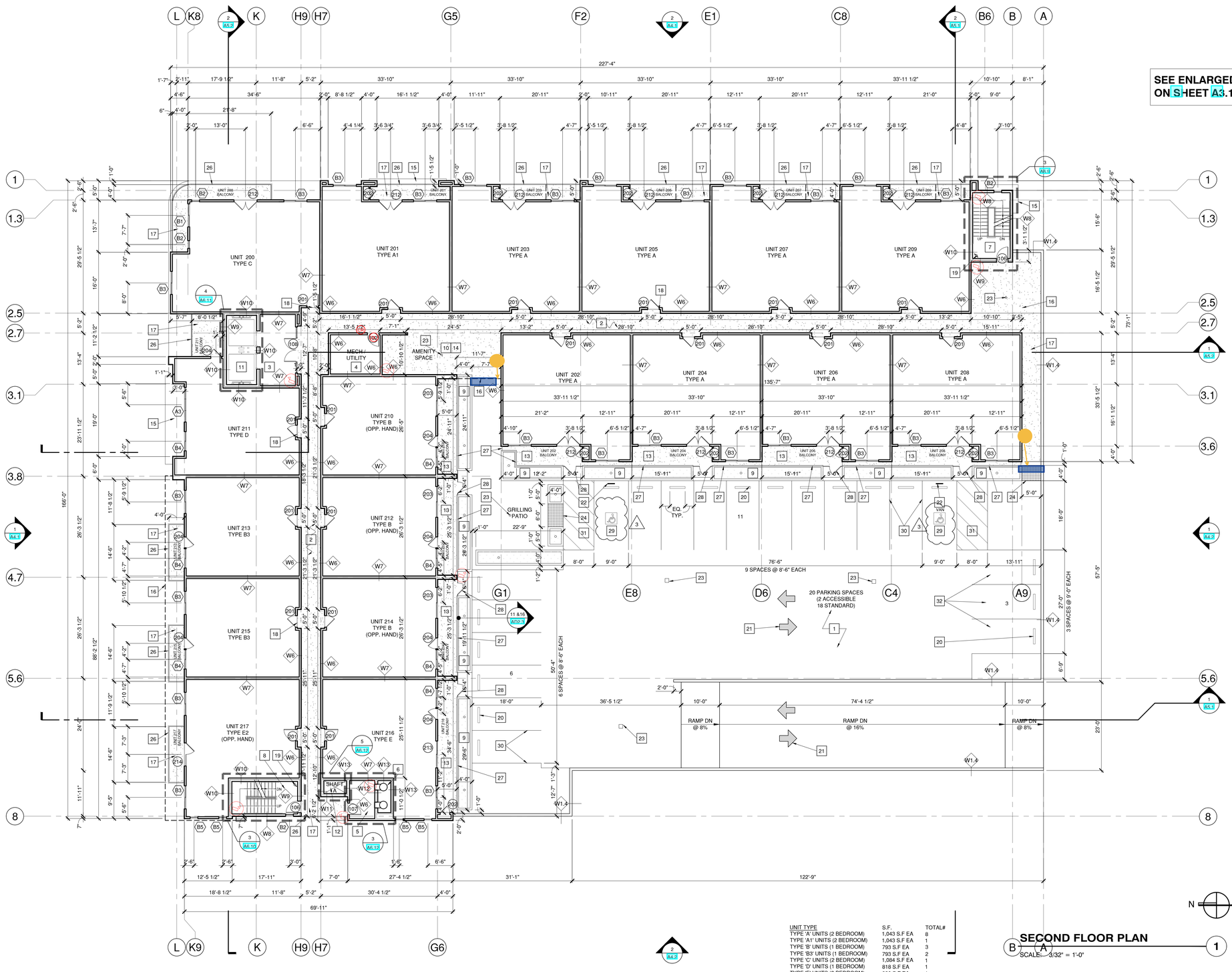


UNIT TYPE	S.F.	TOTAL#
TYPE 'A' UNITS (2 BEDROOM)	1,043 S.F EA	8
TYPE 'A1' UNITS (2 BEDROOM)	1,043 S.F EA	1
TYPE 'B' UNITS (1 BEDROOM)	793 S.F EA	3
TYPE 'B3' UNITS (1 BEDROOM)	793 S.F EA	2
TYPE 'C' UNITS (2 BEDROOM)	1,084 S.F EA	1
TYPE 'D' UNITS (1 BEDROOM)	818 S.F EA	1
TYPE 'E' UNITS (2 BEDROOM)	920 S.F EA	1
TYPE 'E2' UNITS (2 BEDROOM)	915 S.F EA	1

SECOND FLOOR PLAN

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

32 ELECTRIC VEHICLE READY PARKING SPACE.

23 DECK DRAIN

24 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.

25 TYP. EXTERIOR & CORRIDOR WALLS U.N.O. (W6)

26 METAL GUARDRAIL PER ELEVATIONS, TOP OF RAIL 42" HIGH FROM FINISH BALCONY ELEVATION.

27 METAL GUARDRAIL PER ELEVATIONS, TOP OF RAIL 42" HIGH FROM FINISH BALCONY EY ELEVATION. EMBEDDED AT BACK WALL OF CMU PLANTER. TOP OF RAIL 42" HIGH FROM FINISH BALCONY

28 42" HIGH X 36" WIDE GATE TO MATCH ADJACENT METAL TUBE RAILING. PROVIDE SHOP DRAWINGS FOR SLSD REVIEW AND APPROVAL.

29 ACCESSIBLE PARKING SPACE. (11 / A11.2)

30 PROVIDE 4" WIDE STRIPING FOR PARKING.

31 4" WIDE ACCESSIBLE LOADING AREA STRIPING W/ "NO PARKING" WORDS. REFER TO DETAIL. (12 / A11.2)

15 LINE OF CANOPY WITH INTERNAL GUTTER BELOW.

16 LINE OF CEILING ABOVE.

17 'DEX-O-TEX' WEATHER WEAR DECK SURFACING (ICC ESR-1757) PER MFG.'S SPEC. O/ CONCRETE DECK SLOPE TO DRAIN 1/4":12" MIN.

18 ALL FLOOR TRANSITIONS FROM EXTERIOR WALK / LANDING TO INTERIOR SPACE TO BE FLUSH OR AT NO MORE THAN 1/2" ABOVE THE FLOOR AND CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (50% SLOPE). CBC11B-404.2.5, 11B302 & 11B-303.

19 CLASS I STANDPIPE AND OUTLET, FINAL LOCATION SUBJECT TO SUBMISSION OF SPRINKLER DRAWINGS TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW & APPROVAL

20 PROVIDE CONCRETE WHEEL STOP AT ALL PARKING SPACE (10 / A11.2) U.N.O. SEE DETAIL.

21 TRAFFIC DIRECTIONAL ARROWS PAINTED WHITE (TYP).

22 SEE SHEET A0.2 FOR LOCATION OF TACTILE EXIT SIGNS & ACCESSIBLE PARKING SPACE SIGNAGE.

6 TRASH CHUTE SHAFT. COORDINATE INSTALLATION WITH MANUFACTURER'S INSTRUCTIONS.

7 STAIR #1

8 STAIR #2

9 LANDSCAPE AREA

10 OUTDOOR AREA.

11 SCHINDLER 3300 MRL TRACTION ELEVATOR. CAPACITY: 3500 LBS.

12 MECHANICAL SHAFT. SEE MECHANICAL DRAWINGS FOR EQUIPMENT AND DUCTING SPECIFICATIONS.

13 'DEX-O-TEX' WEATHER WEAR DECK SURFACING (ICC ESR-1757) PER MFG.'S SPEC. O/ CONC. DECK SLOPED 1% TOWARDS OPENING IN PLANTERS.

14 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.

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 CONCRETE DECK PER STRUCTURAL DWG. DEX-O-TEX AUTO-DEX 500 VEHICLE MEMBRANE @ PARKING DECK, INSTALLED PER MANUF. INSTRUCTIONS. COLOR: TBD

2 OPEN CORRIDOR

3 ELEVATOR LOBBY

4 UTILITY / MECHANICAL ROOM

5 TRASH CHUTE ROOM. SEE A6.12 FOR ADDITIONAL INFO.

APPROVED
BUILDING PLAN CHECK
THIS APPROVED DRAWING SHALL NOT BE ALTERED WITHOUT PERMISSION FROM THE PLAN AND INSPECTION BRANCH. THIS APPROVED DRAWING SHALL NOT BE HOISTED AT THE JOB SITE WITHOUT A VALID ANY CITY PERMIT.
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 OFFICIALS.

S L S DESIGN
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PLANNING
INTERIORS

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

Consultant:

Contractor:

New Mixed-use Construction for Liv Investment, LLC

LIVE OAK APARTMENTS

4064 LIVE OAK AVE
ARCADIA, CA 91006

Project:

2ND FLOOR PLAN

Drawing Title

PLAN CHECK	Date
1 FIRE CHECK #FEPC2019-02542	02-02-22
2 FIRE CHECK #FEPC2019-02542	02-16-22
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

A1.3