# AFH - 15081 JACKSON CNITITI CN/CNIT CCT

	PROJECT DA
PROJECT DESCRIPTION	15081 JACKSON C2(H) "H
NEW CONSTRUCTION 4-STORIES OF TYPE VA APARTMENTS, 65     UNITS, ON GRADE PARKING, COMMUNITY ROOM AND OFFICES.	ZONING: GROSS LOT AREA:
NOTE: LOT LINE ADJUSTMENT IS REQUIRED	BUILDABLE LOT AREA: HEIGHT LIMIT:
PROJECT DATA	PROPOSED ZONING CODE HEIGHT:
PROJECT NAME:AFH - 15081 JACKSONPROJECT ADDRESS:15081 JACKSON ST., MIDWAY CITY, CA 92655	<ul> <li>PROPOSED FAR:</li> <li>PROPOSED BUILDING AREA (FAR):</li> <li>LOT AREA FOR DENSITY:</li> </ul>
OWNER: AMERICAN FAMILY HOUSING	LOT AREA FOR DENSITY: ALLOWABLE DENSITY:
SE OR OCCUPANCY CLASSIFICATION OCCUPANCY: GROUP R-2, S-2, B & A-3	PROPOSED DENSITY: PROPOSED BUILDING STORIES:
YPE OF CONSTRUCTION	ZONE SETBACKS: REQ'D
<b>CONSTRUCTION TYPE:</b> 4 STORIES OF TYPE VA CONSTRUCTION	FRONT YARD(JACKSON): 20'-0" NORTH SIDE YARD: 7'-0"
PPLICABLE CODES         2022 CALIFORNIA BUILDING CODE	SOUTH SIDE YARD: 7'-0" REAR YARD(ADAMS): 20'-0"
2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA PLUMBING CODE	PROJECT DATA:
2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA GREEN BUILDING CODE 2022 CALIFORNIA FIRE CODE	
2022 CALIFORNIA FIRE CODE	_ <b>TYPE</b> _ A1 (1-BED)
	B1 (2-BED + 2 BATH) MANAGER UNIT
	ENTRY LOBBY
	COMMUNITY ROOM & KITCHEN PM OFFICE 1 (OFFICE USE)
	PM OFFICE 2 (OFFICE USE) SHARED OFFICE 1 (OFFICE USE)
EGAL DESCRIPTION	SHARED OFFICE 2 (OFFICE USE) SHARED OFFICE 3 (OFFICE USE)
APN: 107-151-36	PROGRAM MANAGER (OFFICE USE) COPY ROOM (OFFICE USE)
EGAL DESCRIPTION: TR 627 LOT 34 N1/2 - EX ST & W 162.5 FT	FILE ROOM (OFFICE USE) MEETING ROOMS 1 & 2
	CONFERENCE ROOM (OFFICE) BREAK ROOM (OFFICE USE)
ROSS LOT AREA: 32,428 SQUARE FEET, 0.74 ACRES	WELLNESS ROOM (OFFICE USE) JANITOR CLOSET
	MPOE / MDF
	RESTROOM 1 RESTROOM 2
	RESTROOM 3 DONATION CENTER & STORAGE
	CORRIDOR (FLOOR 1) MAINTENANCE
<ul> <li>THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA 13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY THE PLUMBING DIV. PRIOR TO INSTALLATION. (903.2)</li> </ul>	TRASH & RECYCLING ROOM TRASH ROOM (FLOOR 1)
AUTOMATIC SPRINKLER SYSTEM THROUGHOUT. (NFPA 13)	LAUNDRY ROOM (FLOOR 1) ELEVATOR LOBBY 1 (121 SF PER FLOORS 2-4)
<ul> <li>STANDPIPE SYSTEM PER NFPA 14.</li> <li>FIRE ALARM SYSTEM PER NFPA 72</li> </ul>	ELEVATOR LOBBY 2 (49 SF PER FLOORS 2-4) CORRIDORS (1,941 SF PER FLOORS 2-4)
EMERGENCY RESPONDER RADIO COVERAGE SYSTEM (ERRCS)	LAUNDRY ROOMS (188 SF PER FLOORS 2-4) TRASH VESTIBULE (86 SF PER FLOORS 2-4)
UNDERGROUND FIRE SERVICE NFPA 24	IDF CLOSET (13 SF PER FLOORS 2-4) TOTAL COMMON FLOOR AREA
	ZONING FLOOR AREA
	COVERED PARKING
RESIDENT USE %	BICYCLE PARKING ELECTRICAL ROOM
	ELEVATOR MACHINE ROOM #1 ELEVATOR MACHINE ROOM #2
RESIDENT USE DATA: TYPE QUANTITY TOTAL SF USE %	TOTAL BUILDING SERVICES SF:
UNIT AREA         65         32,034         68%           RESIDENT SHARED AREAS         11,062         23%	GROSS PROJECT SF:
EMPLOYEE AREAS (OFFICE USE + STORAGE)         3,140         7%           BUILDING SERVICE AREAS         846         2%           NET FLOOR AREA         47,082         100%	OPEN SPACE: REQUIRED OPEN SPACE: (per "Housing Opportu
	150 SF / UNIT
	100 SF / UNIT (PRIVATE) REQUIRED OPEN SPACE:
	PROVIDED OPEN SPACE:
	COURTYARD
	ROOF DECK (FLOOR 2)
	ROOF DECK (FLOOR 2) ROOF DECK (FLOOR 4) COMMUNITY ROOM
	ROOF DECK (FLOOR 4)
	ROOF DECK (FLOOR 4) COMMUNITY ROOM TOTAL COMMON OPEN SPACE: TOTAL PRIVATE OPEN SPACE: (INCENTIVE TOTAL PROPOSED OPEN SPACE
	ROOF DECK (FLOOR 4) COMMUNITY ROOM TOTAL COMMON OPEN SPACE: TOTAL PRIVATE OPEN SPACE: (INCENTIVE
VICINITY MAP	ROOF DECK (FLOOR 4) COMMUNITY ROOM TOTAL COMMON OPEN SPACE: TOTAL PRIVATE OPEN SPACE: (INCENTIVE TOTAL PROPOSED OPEN SPACE PARKING:
igler Park	ROOF DECK (FLOOR 4) COMMUNITY ROOM TOTAL COMMON OPEN SPACE: TOTAL PRIVATE OPEN SPACE: (INCENTIVE TOTAL PROPOSED OPEN SPACE PARKING: RESIDENTIAL PARKING (per AB 1763 Low Incom SPECIAL NEEDS UNITS 6
igler: Park	ROOF DECK (FLOOR 4) COMMUNITY ROOM TOTAL COMMON OPEN SPACE: TOTAL PRIVATE OPEN SPACE: (INCENTIVE TOTAL PROPOSED OPEN SPACE PARKING: RESIDENTIAL PARKING (per AB 1763 Low Incom SPECIAL NEEDS UNITS 6 MANAGER'S UNITS 6 MANAGER'S UNITS 1,75 TOTAL REQUIRED RESIDENTIAL PARKING SPA
igler.Park	ROOF DECK (FLOOR 4) COMMUNITY ROOM TOTAL COMMON OPEN SPACE: TOTAL PRIVATE OPEN SPACE: (INCENTIVE TOTAL PROPOSED OPEN SPACE PARKING: RESIDENTIAL PARKING (per AB 1763 Low Incom SPECIAL NEEDS UNITS OFFICE USE 1,75 TOTAL REQUIRED RESIDENTIAL PARKING SPA PARKING PROVIDED: STANDARD SPACES (INCLUDING EV)
Igler Park	ROOF DECK (FLOOR 4) COMMUNITY ROOM TOTAL COMMON OPEN SPACE: TOTAL PRIVATE OPEN SPACE: (INCENTIVE TOTAL PROPOSED OPEN SPACE PARKING: RESIDENTIAL PARKING (per AB 1763 Low Incom SPECIAL NEEDS UNITS MANAGER'S UNITS OFFICE USE 1,75 TOTAL REQUIRED RESIDENTIAL PARKING SPA PARKING PROVIDED:
Igler Park	ROOF DECK (FLOOR 4) COMMUNITY ROOM TOTAL COMMON OPEN SPACE: TOTAL PRIVATE OPEN SPACE: (INCENTIVE TOTAL PROPOSED OPEN SPACE PARKING: RESIDENTIAL PARKING (per AB 1763 Low Incom SPECIAL NEEDS UNITS 6 MANAGER'S UNITS 6 MANAGER'S UNITS 7 OFFICE USE 1,75 TOTAL REQUIRED RESIDENTIAL PARKING SPA PARKING PROVIDED: STANDARD SPACES (INCLUDING EV) ACCESSIBLE SPACES (1 per 25< per CBC 11B-20 TOTAL PROVIDED PARKING SPACES: ELECTRICAL VEHICLE PARKING SPACE
ger.Park       ger.Park <td< td=""><td>ROOF DECK (FLOOR 4) COMMUNITY ROOM TOTAL COMMON OPEN SPACE: TOTAL PRIVATE OPEN SPACE: (INCENTIVE TOTAL PROPOSED OPEN SPACE PARKING: RESIDENTIAL PARKING (per AB 1763 Low Incom SPECIAL NEEDS UNITS OFFICE USE 1,75 OFFICE USE 1,75 TOTAL REQUIRED RESIDENTIAL PARKING SPA PARKING PROVIDED: STANDARD SPACES (INCLUDING EV) ACCESSIBLE SPACES (1 per 25&lt; per CBC 11B-20 TOTAL PROVIDED PARKING SPACES: ELECTRICAL VEHICLE PARKING SPACE REQ'D EV CAPABLE PER 2022 CAL GREEN (13 ST</td></td<>	ROOF DECK (FLOOR 4) COMMUNITY ROOM TOTAL COMMON OPEN SPACE: TOTAL PRIVATE OPEN SPACE: (INCENTIVE TOTAL PROPOSED OPEN SPACE PARKING: RESIDENTIAL PARKING (per AB 1763 Low Incom SPECIAL NEEDS UNITS OFFICE USE 1,75 OFFICE USE 1,75 TOTAL REQUIRED RESIDENTIAL PARKING SPA PARKING PROVIDED: STANDARD SPACES (INCLUDING EV) ACCESSIBLE SPACES (1 per 25< per CBC 11B-20 TOTAL PROVIDED PARKING SPACES: ELECTRICAL VEHICLE PARKING SPACE REQ'D EV CAPABLE PER 2022 CAL GREEN (13 ST
rger Park       Image: Sam Ash Music Stores       Image: Sam A	ROOF DECK (FLOOR 4)         COMMUNITY ROOM         TOTAL COMMON OPEN SPACE:         TOTAL PRIVATE OPEN SPACE:         TOTAL PROPOSED OPEN SPACE         PARKING:         RESIDENTIAL PARKING (per AB 1763 Low Incom SPECIAL NEEDS UNITS         SPECIAL NEEDS UNITS         OFFICE USE         1,75         TOTAL REQUIRED RESIDENTIAL PARKING SPACES         PARKING PROVIDED:         STANDARD SPACES (INCLUDING EV)         ACCESSIBLE SPACES (1 per 25< per CBC 11B-20)
Imperiation of the contraction of the c	ROOF DECK (FLOOR 4) COMMUNITY ROOM TOTAL COMMON OPEN SPACE: TOTAL PRIVATE OPEN SPACE: (INCENTIVE TOTAL PROPOSED OPEN SPACE PARKING: RESIDENTIAL PARKING (per AB 1763 Low Incom SPECIAL NEEDS UNITS OFFICE USE 1,75 OFFICE USE 1,75 TOTAL REQUIRED RESIDENTIAL PARKING SPA PARKING PROVIDED: STANDARD SPACES (INCLUDING EV) ACCESSIBLE SPACES (1 per 25< per CBC 11B-20 TOTAL PROVIDED PARKING SPACES: ELECTRICAL VEHICLE PARKING SPACE REQ'D EV CAPABLE PER 2022 CAL GREEN (13 ST
Implementer	ROOF DECK (FLOOR 4) COMMUNITY ROOM TOTAL COMMON OPEN SPACE: TOTAL PRIVATE OPEN SPACE: (INCENTIVE TOTAL PROPOSED OPEN SPACE PARKING: RESIDENTIAL PARKING (per AB 1763 Low Incom SPECIAL NEEDS UNITS OFFICE USE 1,75 TOTAL REQUIRED RESIDENTIAL PARKING SPA PARKING PROVIDED: STANDARD SPACES (INCLUDING EV) ACCESSIBLE SPACES (I per 25< per CBC 11B-20 TOTAL PROVIDED PARKING SPACES: ELECTRICAL VEHICLE PARKING SPACE REQ'D EV CAPABLE PER 2022 CAL GREEN (13 ST REQ'D EV CHARGERS PER 2022 CAL GREEN (14 ST REQ'D EV CHARGERS PER 2022 CAL GREEN (15 ST REQ'D EV CHA
	ROOF DECK (FLOOR 4)         COMMUNITY ROOM         TOTAL COMMON OPEN SPACE:         TOTAL PRIVATE OPEN SPACE:         TOTAL PROPOSED OPEN SPACE         ITOTAL PROPOSED OPEN SPACE         PARKING:         RESIDENTIAL PARKING (per AB 1763 Low Incom SPECIAL NEEDS UNITS         SPECIAL NEEDS UNITS         OFFICE USE         1.76         TOTAL REQUIRED RESIDENTIAL PARKING SPACES         PARKING PROVIDED:         STANDARD SPACES (INCLUDING EV)         ACCESSIBLE SPACES (1 per 25< per CBC 11B-20)
pictor       and Add Music Store       and Add Music Store <t< td=""><td>ROOF DECK (FLOOR 4) COMMUNITY ROOM TOTAL COMMON OPEN SPACE: TOTAL PRIVATE OPEN SPACE: (INCENTIVE TOTAL PROPOSED OPEN SPACE PARKING: RESIDENTIAL PARKING (per AB 1763 Low Incom SPECIAL NEEDS UNITS OFFICE USE 1,75 TOTAL REQUIRED RESIDENTIAL PARKING SPA PARKING PROVIDED: STANDARD SPACES (INCLUDING EV) ACCESSIBLE SPACES (I per 25&lt; per CBC 11B-20 TOTAL PROVIDED PARKING SPACES: ELECTRICAL VEHICLE PARKING SPACE REQ'D EV CAPABLE PER 2022 CAL GREEN (13 ST REQ'D EV CHARGERS PER 2022 CAL GREEN (14 ST REQ'D EV CHARGERS PER 2022 CAL GREEN (15 ST REQ'D EV CHA</td></t<>	ROOF DECK (FLOOR 4) COMMUNITY ROOM TOTAL COMMON OPEN SPACE: TOTAL PRIVATE OPEN SPACE: (INCENTIVE TOTAL PROPOSED OPEN SPACE PARKING: RESIDENTIAL PARKING (per AB 1763 Low Incom SPECIAL NEEDS UNITS OFFICE USE 1,75 TOTAL REQUIRED RESIDENTIAL PARKING SPA PARKING PROVIDED: STANDARD SPACES (INCLUDING EV) ACCESSIBLE SPACES (I per 25< per CBC 11B-20 TOTAL PROVIDED PARKING SPACES: ELECTRICAL VEHICLE PARKING SPACE REQ'D EV CAPABLE PER 2022 CAL GREEN (13 ST REQ'D EV CHARGERS PER 2022 CAL GREEN (14 ST REQ'D EV CHARGERS PER 2022 CAL GREEN (15 ST REQ'D EV CHA

RESIDENTIAL TOTAL BICYCLE SPACES PROVIDED

ATA	AND	ZONING	CODE	ANALYSIS	

#### 

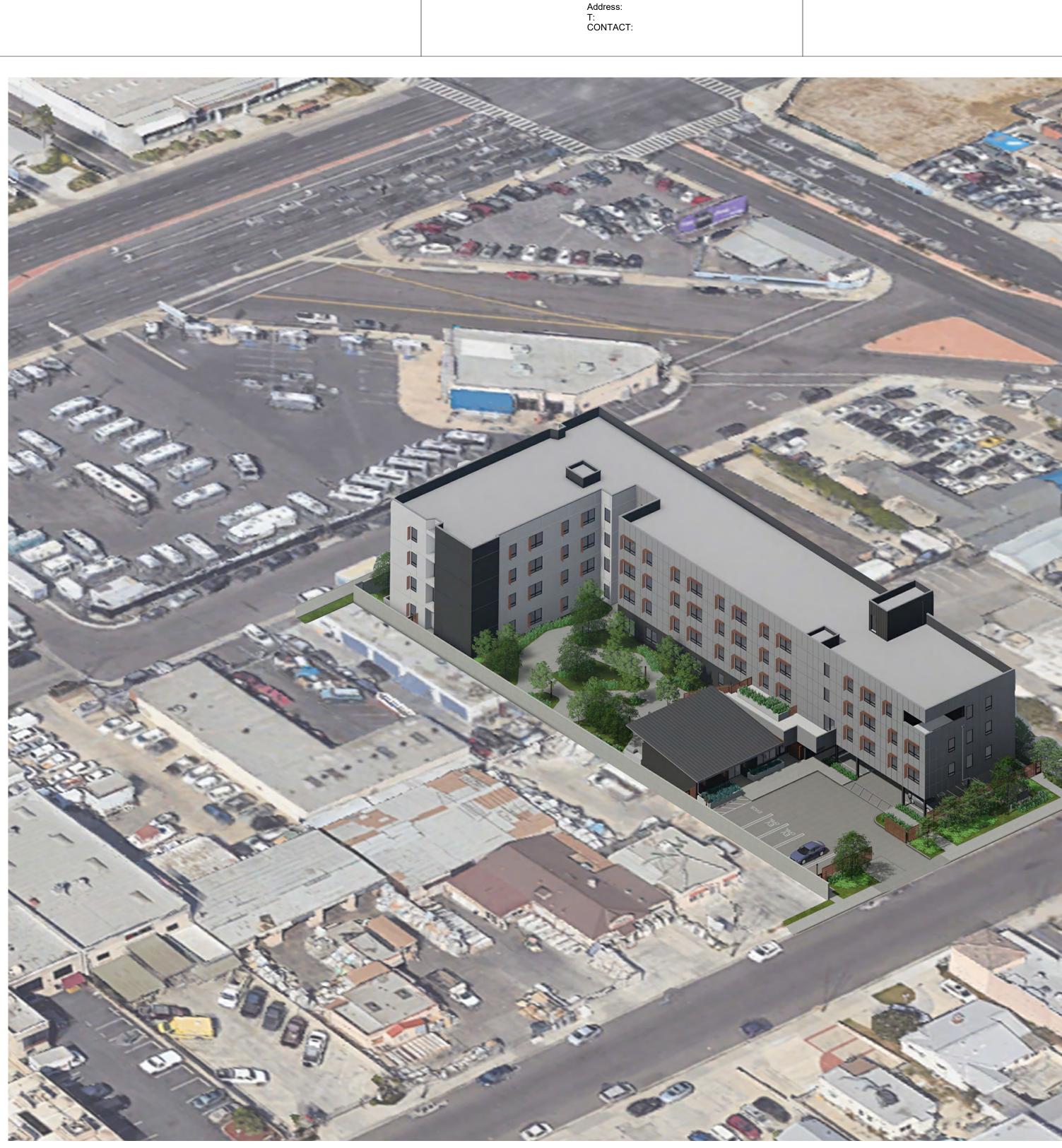
0	USING OPP	ORTUNITIES" OVERLAY DISTRICT
	C2 (H)	
	32,427.8	SE
		SF (after min. setbacks)
		FT (Per C2 with H overlay district)
	61.75	
	1.91	(Proposed Building Area / Buildable Lot Area)
	49,725	SF
	0.74	ACRES (32,427.8 SF)
		No Limit per SB 1763
	65	UNITS
	4	STORIES (4-stories of Type-VA)
	PROVIDED	
	17'-6"	(INCENTIVE REQUESTED)
	11'-6"	(5ft + 1ft for each story over 2 required= 7ft)
	and the second	

12'-0" (INCENTIVE REQUESTED)

7'-0"

(5ft + 1ft for each story over 2 required= 7ft)

QUANTITY SF	TOTAL SF	%
63 486	30,618	97%
2 708 65 493		3% 100%
Average		100 /
	620	
	1,031 151	
	169	
	245	
	137 235	
	159	
	84 39	
	290	
	245	
	185 107	
	55	
	48	
	81 83	
	104	
	983	
	1,536 197	
	321	
	102 113	
	363	
	147	
	5,823	
	564 258	
	<u> </u>	
	14,514	
FAR 1.90	46,548	
	2,428	
	157	
	484 53	
	55	
	3,177	
	49,725	
unities" Overlay District sec		
65 UNITS 65 UNITS	9,750 6,500	
	16,250	
	1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	
	6,162 514	
	250	
	1,031 <b>7,957</b>	
E REQUESTED)	0	
	7,957	
ne/Special Needs & Sect. 63	7-9-70.3) 0.00	
2 2.33 per unit	4.66	
56 1 per 250 ACES	SF 7.02	
	12	
	11	
208.2)	1	
	12	
STALLS X 10%)	-	
STALLS X 10%) FALLS X 25%)	2 3	
13 STALLS X 5%)	1	
GREEN 5.106.4)		
	0	



### **PROJECT INFO**

## THIS IS A PUBLICLY FUNDED HOUSING PROJECT AND MUST COMPLY WITH FEDERAL ACCESSIBILITY STANDARDS AND CALIFORNIA BUILDING CODE CHAPTER 11B

ORMATION	PR	OJECT TEAM		SHEE
	OWNER:	AMERICAN FAMILY HOUSING		
		15161 Jackson St, Midway City, CA 92655 T: 714.897.3221		SHEET INDEX
		CONTACT:Ryan Lehman	NO.	SHEET NAME
	CONSTRUCTION	AMJ CONSTRUCTION MANAGEMENT INC.	01 - GENERAL G0.000	COVER - PLANNING
	MANAGER:	7474 N. Figueroa St, Suite 250 Los Angeles CA T: 323.256.1000 x109	G0.01 G0.10 G0.14	STANDARDS AND SYMBOLS ALLOWABLE BUILDING AREA DIAGRAMS UNIT DESIGNATION
		CONTACT: Paul Miller	G0.15	FIRE DEPT ACCESS PLAN
	LAND-USE:	RINCON CONSULTANTS, INC.	02 - GENERAL 1.00	SURVEY
		250 East 1st Street, Suite 1400 Los Angeles, CA 90012	1.01	SURVEY
		T: 213.788.4842 CONTACT: John Moreland	03 - CIVIL 0001	WQMP SITE MAP
	ARCHITECT:	the architects collective	04 - LANDSCA	PE
		209 S Market St.	L0.00	LANDSCAPE NOTES AND SCHEDULES
		Inglewood, CA 90301	L0.01	
		T: 424-299-4674	L1.00	
			L1.10 L1.11	LANDSCAPE LEVEL 1 MATERIAL PLAN LANDSCAPE LEVEL 1 PLANTING PLAN
	CIVIL:	RHYTON ENGINEERING	L1.20	LANDSCAPE LEVEL 1 PLANTING PLAN LANDSCAPE LEVEL 2 PLAN
		13351 Riverside Dr #358, Sherman Oaks, CA	L1.40	LANDSCAFE LEVEL 2 FLAN
		91423		
		T: 213.284.4884 CONTACT: John J. Alajov	08 - ARCHITE	CTURE
		CONTACT. JOHN J. Alajov	A0.01	SITE PLAN
			A1.10	FIRST FLOOR PLAN
	LANDSCAPE:	TINA CHEE LANDSCAPE STUDIO	A1.20	SECOND FLOOR PLAN
		1625 S Central Ave, Glendale, CA 91204	A1.30	
		T: 747.240.6926 CONTACT: Tina Chee	A1.40	FOURTH FLOOR PLAN
			A1.50 A2.01	ROOF PLAN EXTERIOR ELEVATIONS
			A2.01 A2.02	EXTERIOR ELEVATIONS
	STRUCTURAL:	NAME	A3.00	BUILDING SECTIONS
	STRUCTURAL.		A3.01	BUILDING SECTIONS
		- T: - CONTACT: -	A4.01	ENLARGED UNIT PLANS
	MEP:	NAME		
		- T: - CONTACT: -		
	ENERGY:	-		
		Address:		
		T:		
		CONTACT	1	

## SHEET INDEX

the architects collective

## 

\_\_\_\_\_ RIAL PALETTE \_\_\_\_\_ 

The design, drawings, and written material in these documents of service are sole property of The Architects Colletive. All design and related information contained herein are for use on the specified projects and shall not be duplicated, disclosed, or used without the prior written consent of The Architects Collective. PROJECT

AFH - 15081 JACKSON

15081 JACKSON ST., MIDWAY CITY, CA 92655

OWNER American

15161 Jackson St, Midway City, CA 92655 FACTORY

CONSULTANT

STAMP

This document is incomplete and may not be used for regulatory approval, permit or construction.

ISSUE #	DOCUMENT PACKAGE	ISSUE DATE
1	ENTITLEMENT SET	04/30/2024

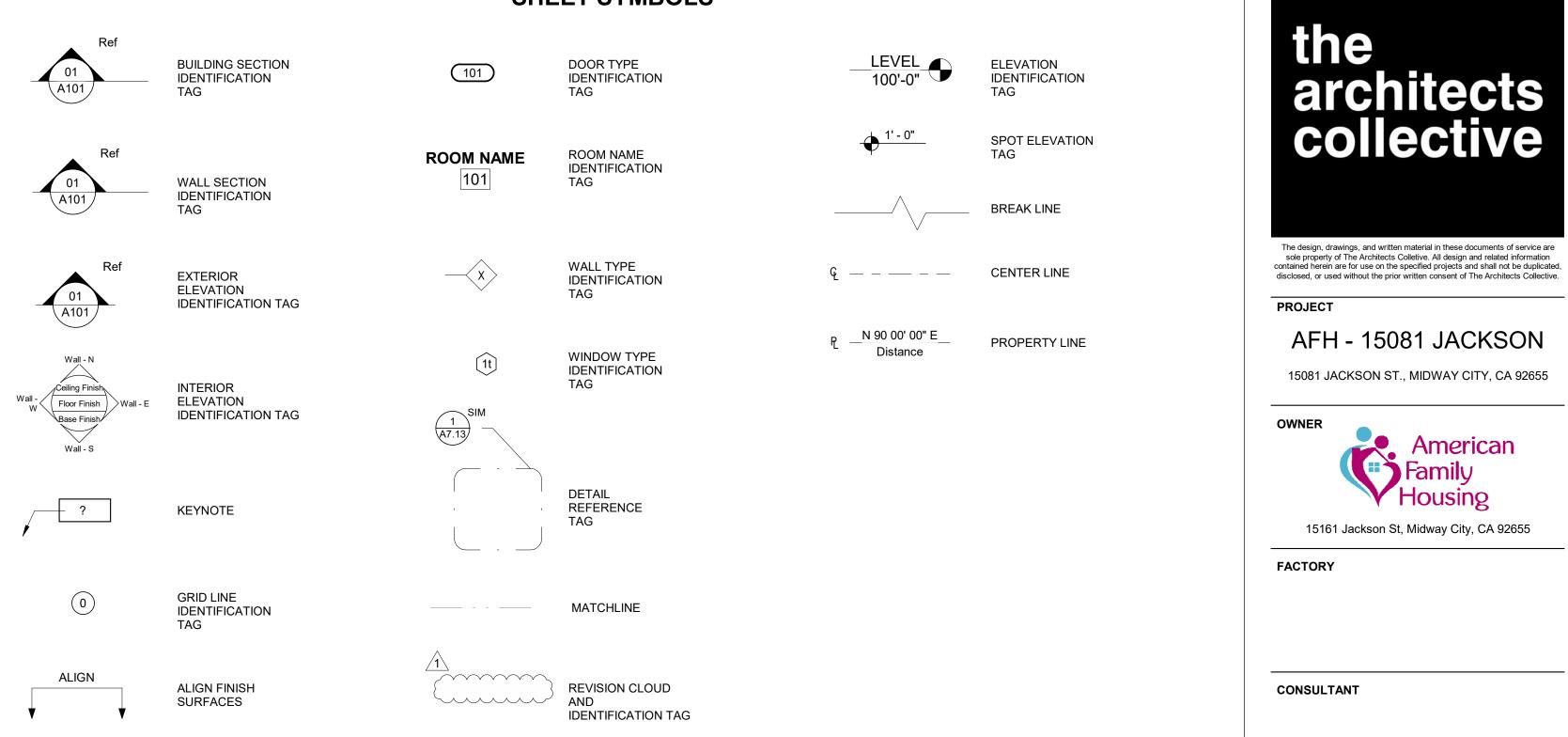




AGENCY APPROVAL



## SHEET SYMBOLS



A/C	AIR CONDITIONING	FOS	FACE OF STUD
ABV	ABOVE	FPRF	FIREPROOF(ING)
ACOUS		FR	FRAME
ACP ACT	ACOUSTICAL CEILING PANEL ACOUSTICAL CEILING TILE	FRT FS	FIRE-RETARDANT TRE
AD	AREA DRAIN	FT	FOOT OR FEET
ADD'L	ADDITIONAL	FTG	FOOTING
ADJ	ADJUSTABLE OR ADJACENT	FURR	FURRING
AFF	ABOVE FINISH FLOOR	FUT	FUTURE
AFG ALUM	ABOVE FINISH GRADE	GA	GAUGE
ANCH	ANCHOR	GA	GAUGE
AP	ACCESS PANEL	GB	GRAB BAR
APPROX	APPROXIMATE	GC	GENERAL CONTRACTO
ARCH	ARCHITECTURAL	GD	GARBAGE DISPOSAL
ASPH	ASPHALT	GEN	GENERAL
ASW AUTO	AREA SEPARATION WALL AUTOMATIC	GL GND	GLASS GROUND
AUTO	AUTOMATIC	GR	GRADE
BD	BOARD	GSM	GALVANIZED SHEET M
BL	BUILDING LINE	GYP	GYPSUM
BLDG	BUILDING		
BLK	BLOCK	H	HIGH
BLKG BM	BLOCKING BEAM	HB HC	HOSE BIB HOLLOW CORE
BO	BOTTOM OF	HD	HAND
BOT	воттом	HDR	HEADER
BRK	BREAK	HDWD	HARDWOOD
BTWN	BETWEEN	HDWR	HARDWARE
BUR	BUILT-UP ROOFING	HM	HOLLOW METAL
САВ	CABINET	HNDRL HORZ	HANDRAIL HORIZONTAL
CB	CADINE I CATCH BASIN	HP	HIGH POINT
CEM	CEMENT	HR	HOUR
CER	CERAMIC	НТ	HEIGHT
CG	CORNER GUARD	HVAC	HEATING, VENTILATION
CJ CLG	CONTROL JOINT CEILING	IGN IN	IGNITION INCH
	CAULKING	INCL	INCLUDE(D)(ING)
CLO.	CLOSET	INFO	INFORMATION
CLR	CLEAR	INSUL	INSULATION
CMU	CONCRETE MASONRY UNIT	INT	
CO COL	CLEAR OPENING COLUMN	INV	INVERT
	CONCRETE	JAN	JANITOR'S
CONN	CONNECTION	JAN CLO	JANITOR CLOSET
CONST	CONSTRUCTION	JST	JOIST
CONT	CONTINUOUS	JT	JOINT
CONTR CORR	CONTRACTOR CORRIDOR	KIT	KITCHEN
CPT	CARPET		RITCHEN
CPTT	CARPET TILE	LAM	LAMINATE
СТ	CERAMIC TILE	LAV	LAVATORY
CTR	CENTER	LG	LONG
CTRL	CONTROL	LKR LP	LOCKER LOW POINT
DBL	DOUBLE	LS	LANDSCAPING
DEMO	DEMOLITION	LT	LIGHT
DEPT	DEPARTMENT		
DET DF	DETAIL DRINKING FOUNTAIN	MAS MAX	MASONRY MAXIMUM
df DIA.	DIAMETER	MAX	MEDICINE CABINET
DIA. DIM.	DIMENSION	MECH	MECHANICAL
DISP	DISPENSER	MEMB	MEMBRANE
DN	DOWN	MEP	MECHANICAL, ELECTR
DO	DOOR OPENING	MFG	MANUFACTURER
DP	DAMP PROOFING	MH	
DR DRN	DOOR DRAIN	MIN MIR	MINIMUM
DRN DS	DOWNSPOUT	MISC	MISCELLANEOUS
DWG	DRAWING	МО	MASONRY OPENING
DWGS	DRAWINGS	MR	MOISTURE RESISTANT
DWR	DRAWER	MTD	
E	EAST	MTL MUL	METAL MULLION
EA	EACH		
EE	EMERGENCY EGRESS WINDOW	N	NORTH
EJ	EXPANSION JOINT	N/A	NOT APPLICABLE
EL	ELEVATION	NIC	NOT IN CONTRACT
ELEC ELEV	ELECTRICAL	NLB NO	NON-LOAD BEARING
ELEV ENCL	ELEVATOR ENCLOSURE	NO	NOMINAL
EQ	EQUAL	NTS	NO TO SCALE
EQPT	EQUIPMENT		·
ES	EXPOSED STRUCTURE	OA	OVERALL
EW	EACH WAY	00	ON CENTER
EXH EXIST	EXHAUST EXISTING	OCC OFF	OCCUPANCY OFFICE
EXT	EXTERIOR	OFF	OVERHANG
-		OPNG	OPENING
FA	FIRE ALARM	OPP	OPPOSITE
FAU	FORCED AIR UNIT	OPP.H	OPPOSITE HAND
FD		OVHD	OVERHEAD
FDN FE	FOUNDATION FIRE EXTINGUISHER	OZ	OUNCE
FEC	FIRE EXTINGUISHER	P.LAM	PLASTIC LAMINATE
FHC	FIRE HOSE CABINET	PA	PLASTIC LAMINATE PLANTING AREA
FHT	FULL HEIGHT	PAV	PAVING
FIN	FINISH	PIP	POURED IN PLACE
FIXT	FIXTURE	PL	PLATE
FLR	FLOOR	PLAS	PLASTIC
FLUOR			
FLUOR FLUOR FOC FOF	FLUORESCENT FACE OF CONCRETE FACE OF FINISH	PLBG PLYWD POL	PLYWOOD POLISHED

(ING) ARDANT TREATED CONTRACTOR E DISPOSAL . ZED SHEET METAL \_\_\_\_\_ , VENTILATION, AIR CONDITIONING CLOSET \_ . 1 **-**. CABINET ICAL, ELECTRICAL, PLUMBING ANEOUS Y OPENING E RESISTANT ) LICABLE ONTRACT D BEARING 

REMANUF T	PREMANUFACTURED PAINT
TD	PAINTED
TN	PARTITION
AD	RISER RADIUS
CP	REFLECTED CEILING PLAN
D	ROOF DRAIN
EBAR	REINFORCING BAR
EF	REFERENCE
EFR	REFRIGERATOR
EINF EQ	REINFORCED REQUIRED
ESIL	RESILIENT
EV	REVISION
M	ROOM
0	ROUGH OPENING
.A.S.F. AN	SELF-ADHERING SHEET FLASHING SANITARY
C	SOLID CORE
CHED	SCHEDULE
ECT	SECTION
EW	SEWER
F	SQUARE FOOT (FEET)
GL	SINGLE
	SPRINKLER HEAD
ht Hwr	SHEET SHOWER
IM	SIMILAR
PEC	SPECIFICATION(S)
PKR.	SPEAKER
Q.	SQUARE
S	STAINLESS STEEL
TD	STANDARD
TL	STEEL
TOR TRUCT	STORAGE STRUCTURE OR STRUCTURAL
USP	SUSPENDED
W	SWITCH
YM	SYMMETRICAL
EL	TELEPHONE
EMP H	TEMPERED TOWN HOUSE
н НК	THICK
LT	TOILET
OC	TOP OF CURB
OD	TOP OF DECK
OP	TOP OF PARAPET
OSS	TOP OF STRUCTURAL SLAB
OW	
RD V	TREAD TELEVISION
v YP	TYPICAL
· •	· · · · · · · · · · ·
D	UNIVERSAL DESIGN UNIT
NF	UNFINISHED
NO	UNLESS NOTED OTHERWISE
R	URINAL
В	
в СТ	VAPOR BARRIER VINYL COMPOSITION TILE
ERT	VERTICAL
EST	VESTIBULE
IF	VERIFY IN FIELD
L	VALLEY LINE
1	WEST OR WIDTH
1/	WITH
//O /B	WITHOUT WEATHER BARRIER
IC I	WATER CLOSET
/C /D	WOOD
/DW.	WINDOW
/H	WATER HEATER
/P	WATERPROOF
/PT	WORKING POINT
/R /T	WATER RESISTIVE WEIGHT

AGENCY APPROVAL

## G0.01

This document is incomplete and may not be used for regulatory approval, permit or construction.

ISS #		ISSUE DATE
1	ENTITLEMENT SET	04/30/2024

STAMP

Ν

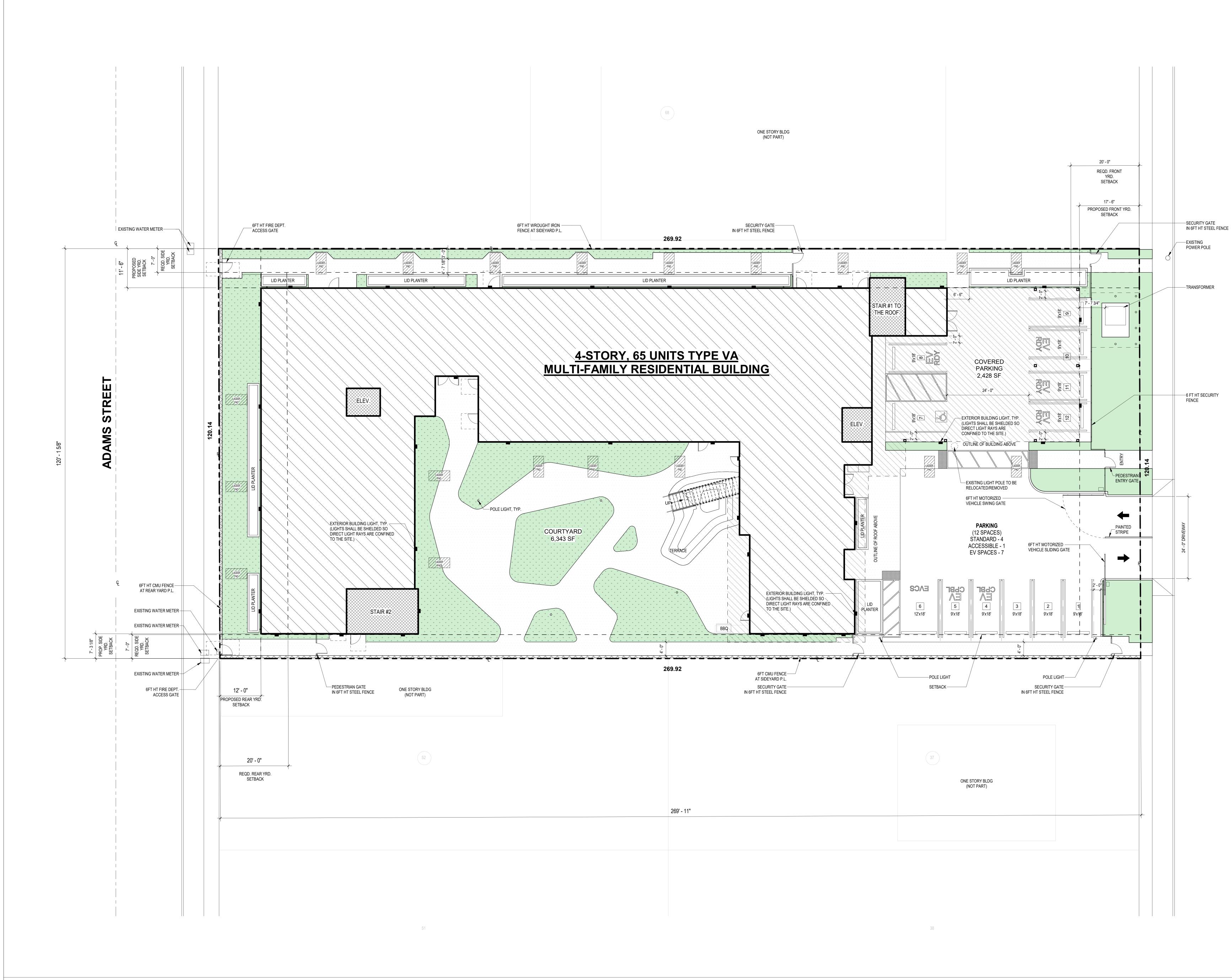
KEYPLAN

PROJECT NO. 23004

PLOT DATE 04/30/2024 SCALE AS SHOWN

SHEET TITLE STANDARDS AND SYMBOLS

SHEET NO.



#### **GENERAL NOTES**

1. EXITS, EXIT ACCESS DOORS AND PATHS OF EGRESS TRAVEL THAT IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS SHALL BE MARKED BY AN APPROVED EXIT SIGN THAT IS READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED BUILDING CODE 1011 NOTE: ADDITIONAL EXITS SIGNS MAY BE REQUIRED AT TIME OF FIELD INSPECTION THE MEANS OF EGRESS TRAVEL SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL. BUILDING CODE 1003.2.9.1.

2. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9

3. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION REASON: CBC 903.2.8 TYPE OF FIRE SPRINKLER SYSTEM: 903.3.1.1, 903.3.1.2, 903.3.1.3

4. BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE REQUIREMENTS OF 3002.4.1A THROUGH 3002.4.7A. BUILDING CODE 3002.4A

5. ELEVATORS, ESCALATORS AND MOVING WALKS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN BUILDING CODE CHAPTER 30.

6. ANY PROPOSED CONSTRUCTION OR LAND USE WITHIN 100 FEET OF THE DRIP LINE OF HIGH VOLTAGE TRANSMISSION LINES SHALL BE SUBJECT TO REVIEW BY THE FIRE MARSHAL.

7. THE AREA OF FIRE FIGHTING OPERATIONS, AS DETERMINED BY THE FIRE CODE OFFICIAL, SHALL NOT BE LOCATED UNDERNEATH HIGH VOLTAGE TRANSMISSION LINES. FIRE CODE 503.2.9

8. FIRE APPARATUS ACCESS ROADS AND STRUCTURES LOCATED NEAR HIGH-VOLTAGE TRANSMISSION LINES SHALL BE POSTED WITH APPROVED SIGNS STATING CAUTION OVERHEAD HIGH-VOLTAGE TRANSMISSION LINES AS REQUIRED BY FIRE CODE 503.3.1. SPECIFIC SIGN LOCATIONS SHALL BE DETERMINED BY THE FIRE INSPECTOR

9. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1

10. AN APPROVED KEY BOX. LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR

11. THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION: TYPE OF CONSTRUCTION PER THE BUILDING CODE TYPE VA FIRE-FLOW CALCULATION AREA AREA 38,600 SQ. FT FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA 4,250 GPM REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%) 2,125 GPM TOTAL FIRE FLOW REQUIRED 2,125 GPM

12. PROVIDE AN APPROVED CLASS 1 STANDPIPE SYSTEM AS SET FORTH BY BUILDING CODE AND FIRE CODE 905. SUBMIT PLANS TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. REASON: 905.3.1

13. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS (40.5 CU. FT.) OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3

14. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. BUILDING CODE 1006.3

KEYNOTES

LEGEND

- • P PROPERTY LINE — — — — SETBACK LINE
- $\longrightarrow$   $\longrightarrow$  PATH OF TRAVEL

AGENCY APPROVAL

SHEET TITLE SITE PLAN

SHEET NO.

KEYPLAN

N



PROJECT NO.

23004

PLOT DATE 04/30/2024

SCALE AS SHOWN

the collective

The design, drawings, and written material in these documents of service are sole property of The Architects Colletive. All design and related information contained herein are for use on the specified projects and shall not be duplicated, disclosed, or used without the prior written consent of The Architects Collective. PROJECT

AFH - 15081 JACKSON

15081 JACKSON ST., MIDWAY CITY, CA 92655



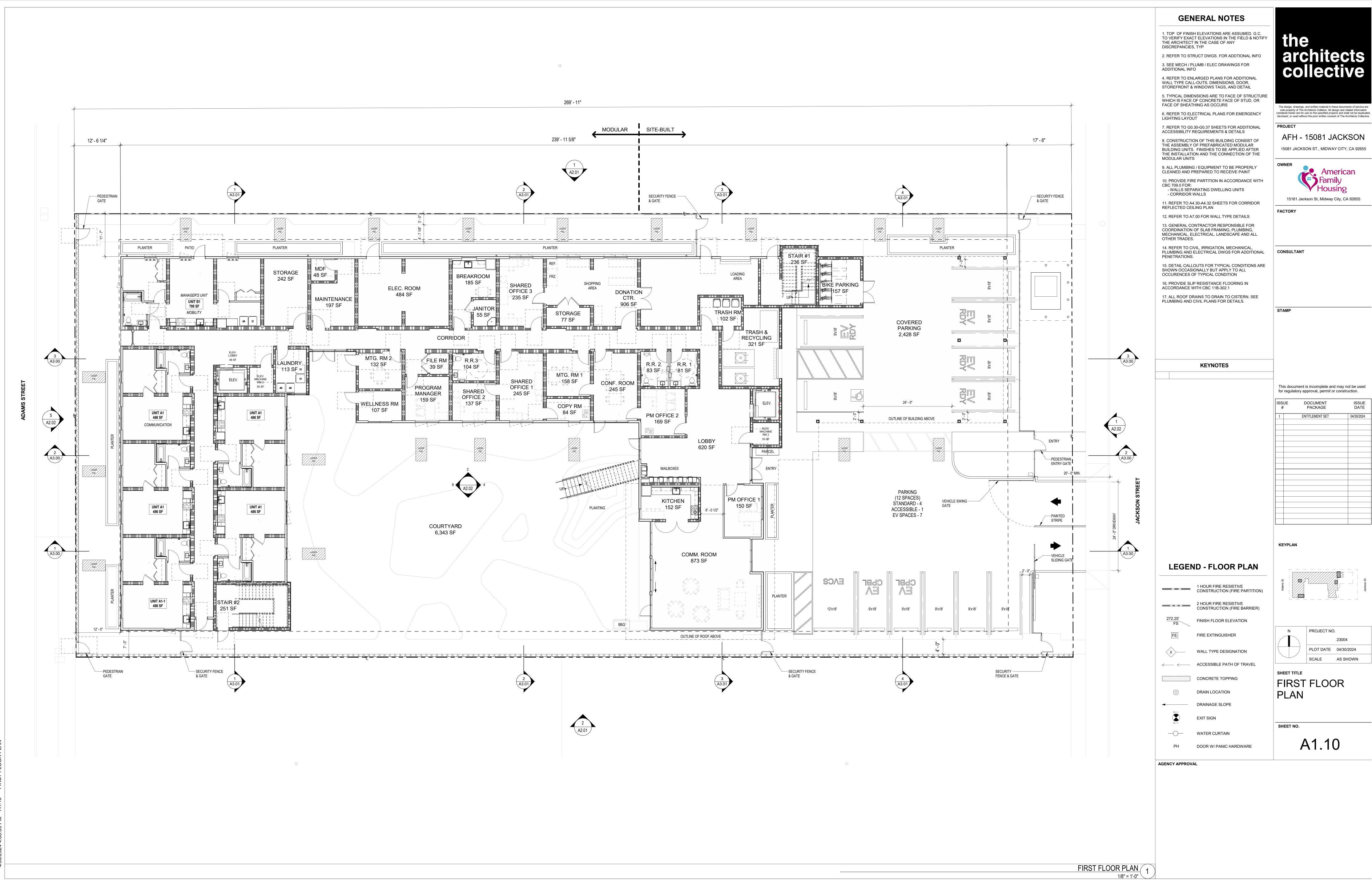
15161 Jackson St, Midway City, CA 92655 FACTORY

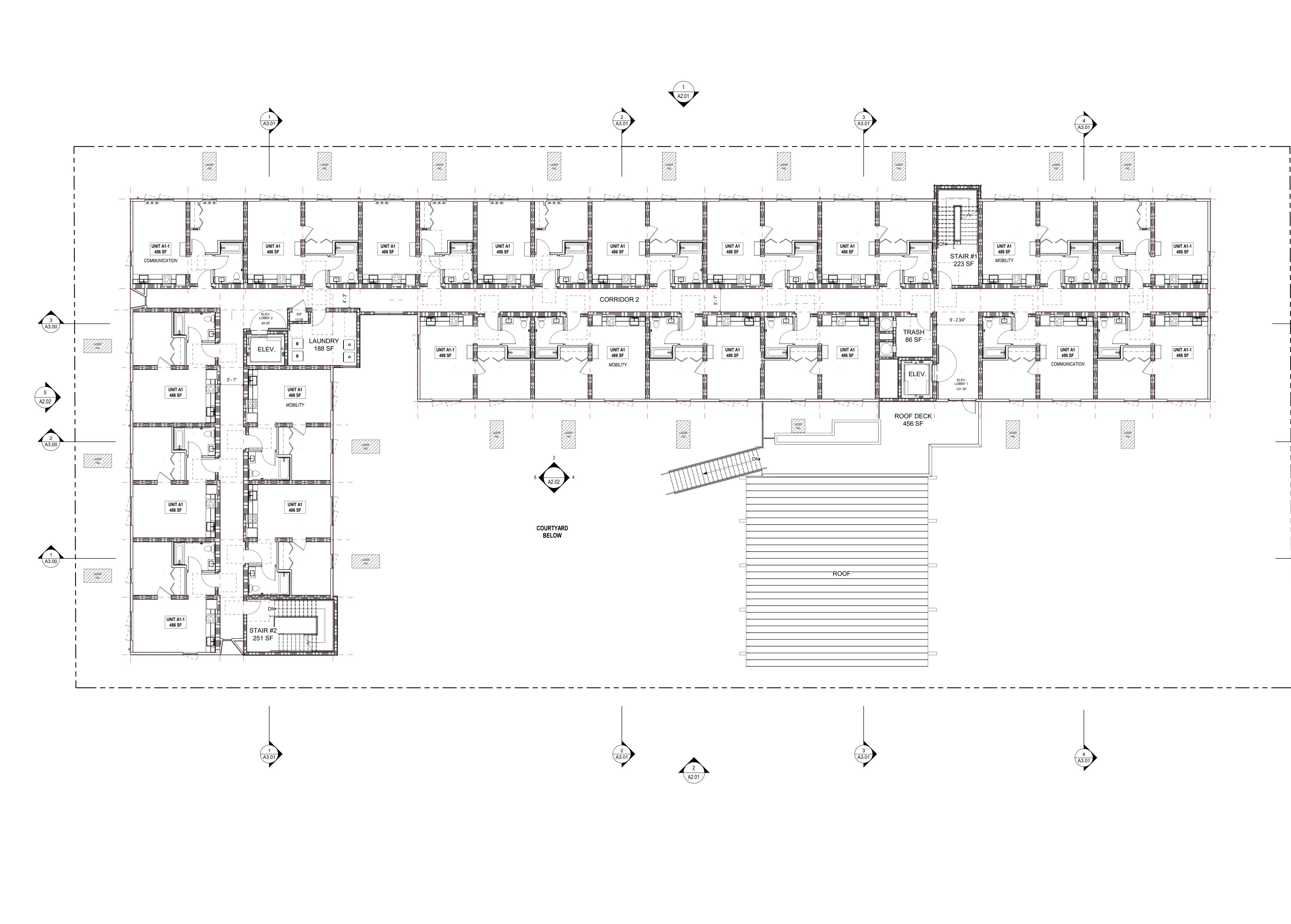
CONSULTANT

STAMP

This document is incomplete and may not be used for regulatory approval, permit or construction.

ISSI #		ISSUE DATE
1	ENTITLEMENT SET	04/30/2024

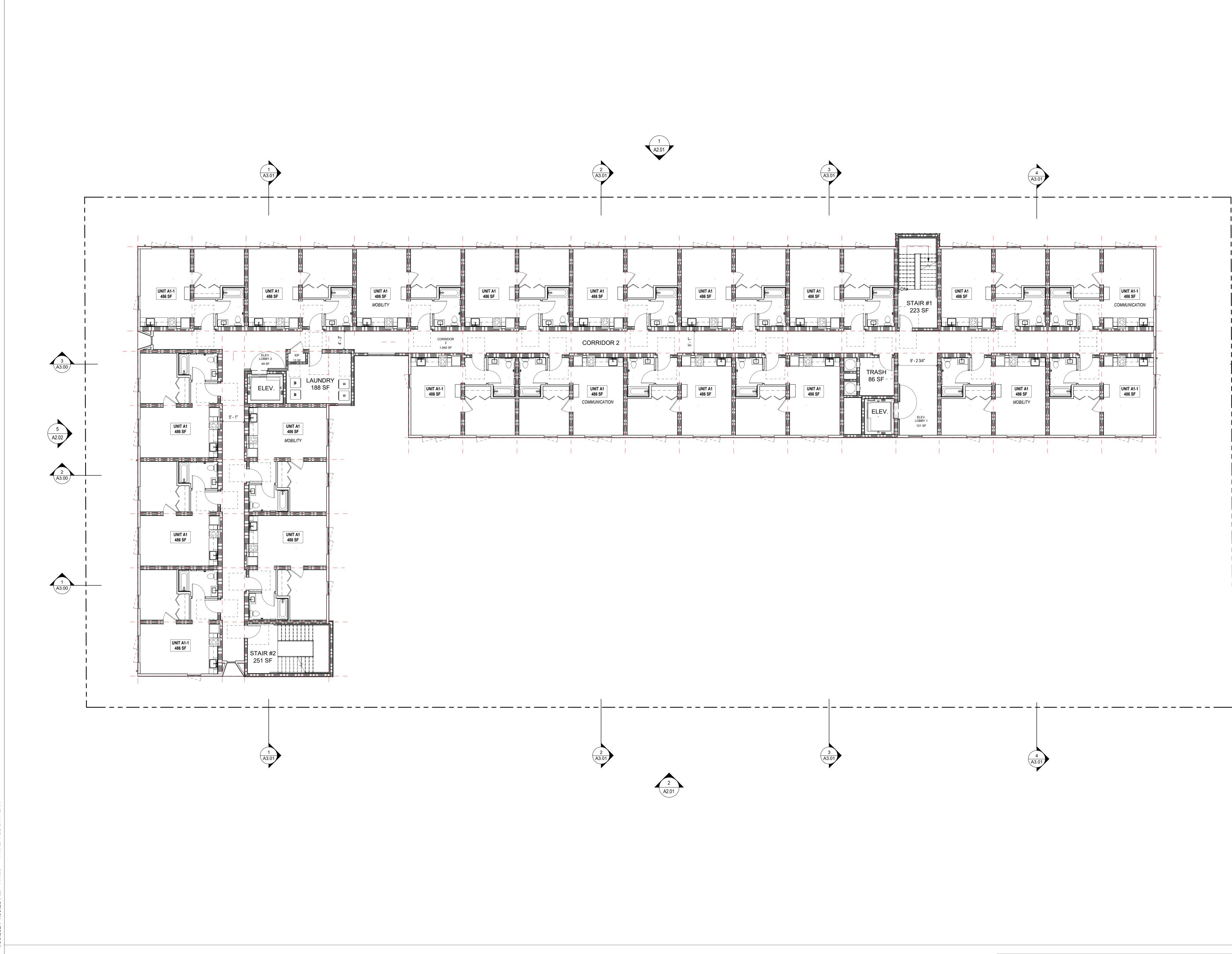




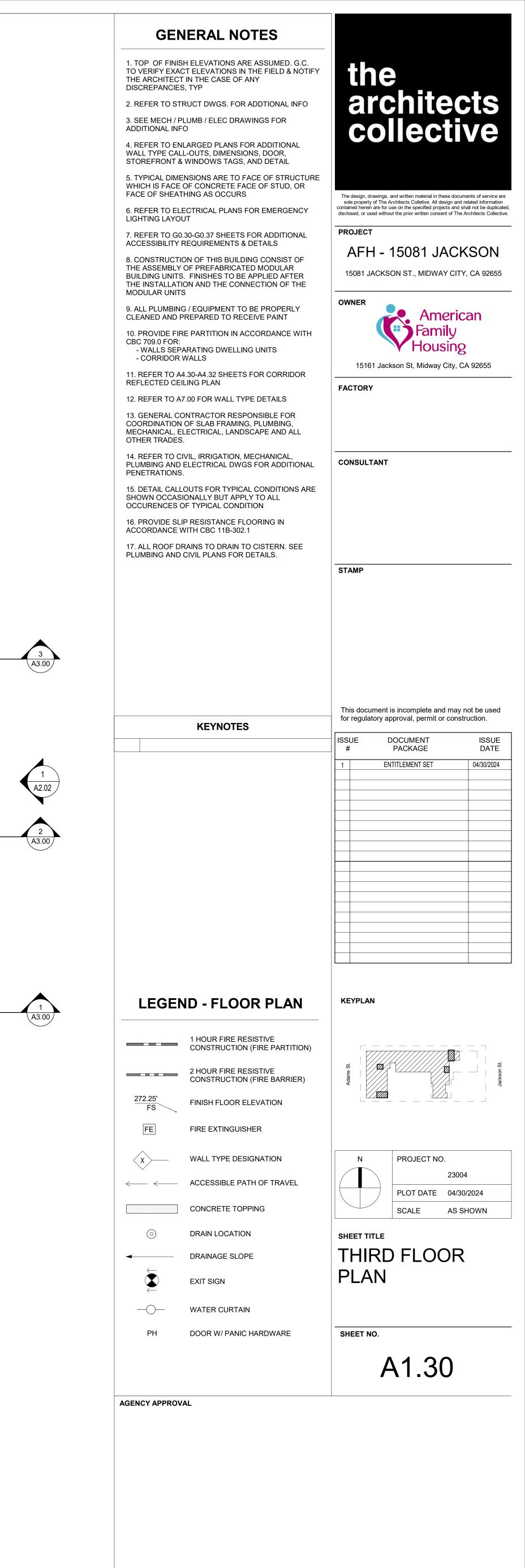


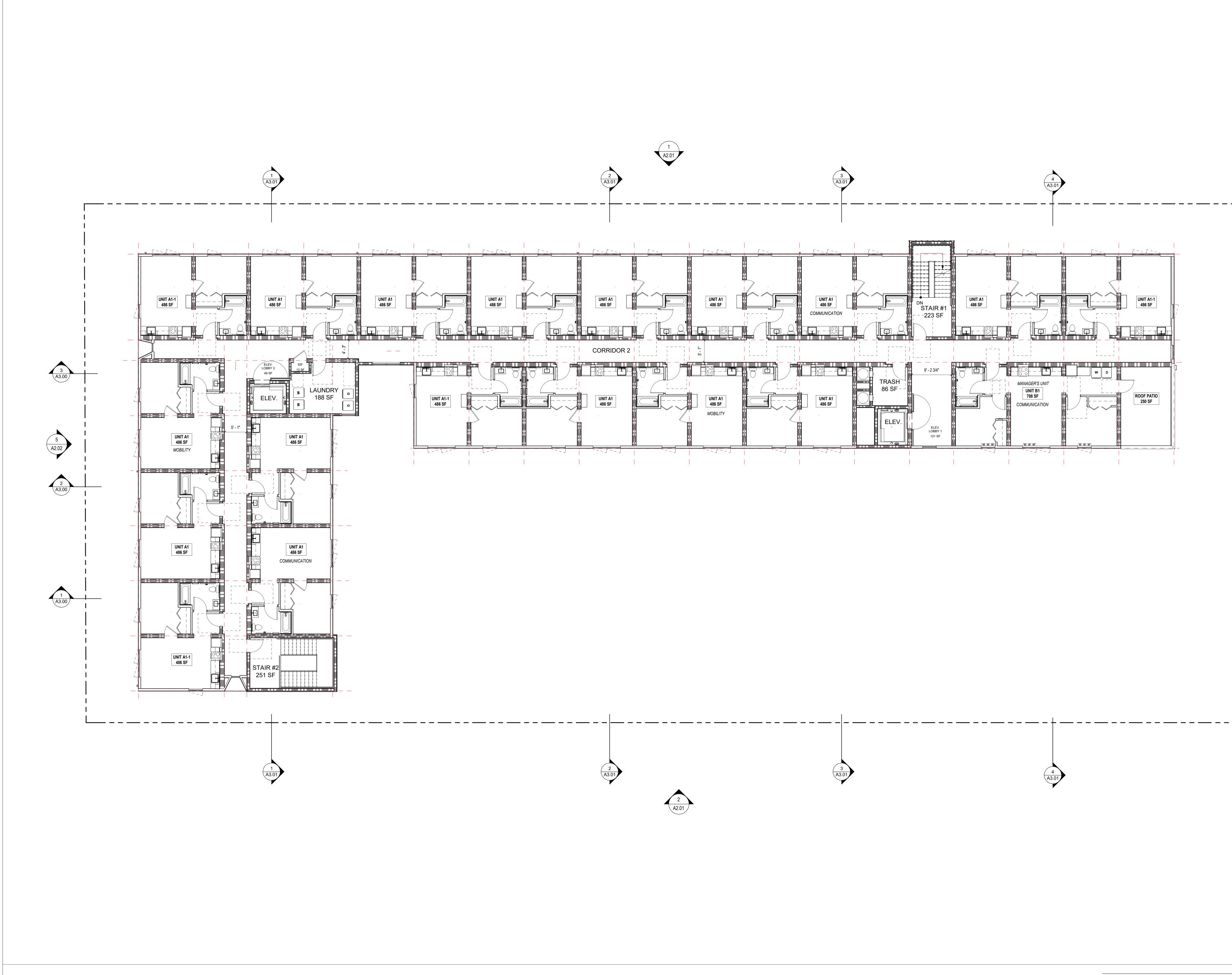
KEYNOTES       for regulatory approval, permit or construction.         ISSUE       DOCUMENT       ISSUE         #       PACKAGE       DAT		<section-header><section-header><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></section-header></section-header>	<section-header><text><text><section-header><section-header><section-header><text><text><text><text><text><text><text></text></text></text></text></text></text></text></section-header></section-header></section-header></text></text></section-header>
	A3.00	KEYNOTES	ISSUE DOCUMENT ISSUE # PACKAGE DATE
As an of the set		1 HOUR FIRE RESISTIVE CONSTRUCTION (FIRE PARTITION)         2 HOUR FIRE RESISTIVE CONSTRUCTION (FIRE BARRIER)         272.25       FINISH FLOOR ELEVATION         FE       FIRE EXTINGUISHER         ✓       WALL TYPE DESIGNATION         ✓       WALL TYPE DESIGNATION         ✓       ACCESSIBLE PATH OF TRAVEL         ✓       CONCRETE TOPPING         ✓       DRAIN LOCATION         ✓       EXIT SIGN         ✓       WATER CURTAIN         PH       DOOR W/ PANIC HARDWARE	Image: state stat

SECOND FLOOR PLAN 1/8" = 1'-0"



024 4:09:26 PM A1.30 THIRD FLOOF





<ul> <li>CREMERAL NOTES</li> <li>A. TOP OF FINISH ELEVATIONS ARE ASSUMED. G.C. TO YERFY EXACT ELEVATIONS IN THE FIELD &amp; NOTIFY THE ARCHITECT IN THE CASE OF ANY DISCREPANCIES, TYP</li> <li>A. REFER TO STRUCT DWGS. FOR ADDITIONAL INFO</li> <li>A. SEE MECH / PLUMB / ELEC DRAWINGS FOR ADDITIONAL INFO</li> <li>A. SEE MECH / PLUMB / ELEC DRAWINGS FOR STOREFRONT &amp; WINDOWS TAGS, AND DETAIL</li> <li>A. SEFER TO ENLARGED PLANS FOR ADDITIONAL WAL TYPE CALLOUTS, DIMENSIONS, DOOR, STOREFRONT &amp; WINDOWS TAGS, AND DETAIL</li> <li>A. SEFER TO ELECTRICAL PLANS FOR EMERGENCY CONCRETE FACE OF STRUCTURE WHICH FACE OF CONCRETE FACE ACE OF STRUCTURE WHICH FACE OF CONCRETE FACE ACE OF STRUCTURE WHICH FACE OF CONCRETE FACE ADDITIONAL COSSIBILITY REQUIREMENTS &amp; DETAILS</li> <li>C. ONSTRUCTION OF THIS BUILDING CONSIST OF THE ASSEMBLY OF PREFABRICATED MODULAR BUILING UNITS. FINISHES TO BE APPLIED AFTER THE INSTILLATION AND THE CONNECTION OF THE MODULAR UNITS.</li> <li>A.LL PLUMBING / EQUIPMENT TO BE PROPERLY CLEANED AND THE CONNECTION OF THE MODULAR UNITS.</li> <li>A.LL PLUMBING / EQUIPMENT TO BE APPLIED AFTER THE INSTILLATION AND THE CONNECTION OF THE MODULAR UNITS.</li> <li>A.LL PLUMBING / EQUIPMENT TO BE APPLIED AFTER THE TO ALL 30.43.0 A43.2 SHEETS FOR CORRIDOR RELEONDULAR UNITS.</li> <li>A.LL PLUMBING / EQUIPMENT TO BE PROPERLY CLEANED CELLING PLAN.</li> <li>A.REFER TO A.3.0 A43.2 SHEETS FOR CORRIDOR RELEONDULAR UNITS.</li> <li>A.REFER TO A.3.0 A43.2 SHEETS FOR CORRIDOR RELEONDING MAL ELECTRICAL, LANDSCAPE AND ALL ONTER TRADES.</li> <li>A.REFER TO CAVIL, IRRIGATION, MECHANICAL PLUMBING AND ELECTRICAL LANDSCAPE AND ALL OTHER TRADES.</li> <li>A.REFER TO CIVIL, IRRIGATION, MECHANICAL PLUMBING AND ELECTRICAL DWGS FOR ADDITIONAL ARENTRATIONS.</li> <li>B. DETAIL CALLOUTS FOR TYPICAL CONDITIONS ARE SHOWN OCCASIONALLY BUT APPLY TO ALL OCCURENCES OF TYPICAL CONDITION SARE SHOWN OCCASIONALLY BUT APPLY TO ALL OCCURENCES OF TYPICAL CONDITIONS ARE SHOWN OCCASIONALLY BUT APPLY TO ALL OCCURENCES OF TYPICAL CONDITIONS ARE SHOWN OCCASIONALLY BUT APPL</li></ul>	<section-header><section-header><section-header><section-header><section-header><section-header><text><text><text><text><text><text><text></text></text></text></text></text></text></text></section-header></section-header></section-header></section-header></section-header></section-header>
KEYNOTES         LEGEND - FLOOR PLAN         I HOUR FIRE RESISTIVE CONSTRUCTION (FIRE PARTITION)         2       2 HOUR FIRE RESISTIVE CONSTRUCTION (FIRE PARTITION)         2       2 HOUR FIRE RESISTIVE CONSTRUCTION (FIRE BARRIER)         2       FIRE EXTINGUISHER         Image: Construction (FIRE BARRIER)       ACCESSIBLE PATH OF TRAVEL         Image: Construction (FIRE BARRIER)       CONCRETE TOPPING         Image: Construction (FIRE BARRIER)       DRAIN AGE SLOPE         Image: Construction (FIRE CURTAIN)       EXIT SIGN         Image: Construction (FIRE CURTAIN)       PH	

FOURTH FLOOR PLAN 1/8" = 1'-0"



