

ABBREVIATIONS		
A		
AB	ANCHOR BOLT	
AC	AIR CONDITIONING	
ACC	ACCESSIBLE	
ACOUS	ACOUSTICAL	
AD	AREA DRAIN	
ADJ	ADJUSTABLE	
AFF	ABOVE FINISH FLOOR	
ALT	ALTERNATE	
ALUM	ALUMINUM	
ANCH	ANCHOR	
ANOD	ANODIZED	
ACP	ACOUSTICAL CEILING PANEL	
APFD	APPROVED	
APPROX	APPROXIMATE	
ARCH	ARCHITECTURAL	
AUTO	AUTOMATIC	
AV	AUDIO VISUAL	
AVB	AIR VAPOR BARRIER	
B		
BLDG	BOARD	
BM	BUILDING	
BEAM	BEAM	
BOT	BOTTOM	
BSMT	BASEMENT	
BT	BOLT	
C		
CAB	CABINET	
CAT	CATEGORY	
CB	CATCH BASIN	
CBU	CEMENTITIOUS BACKER UNIT	
CER	CERAMIC	
CG	CORNER GUARD	
CH	CHILLER	
CHAN	CHANNEL	
CI	CAST IRON	
CIP	CAST-IN-PLACE	
CL	CONTROL JOINT / CONSTRUCTION JOINT	
CLJ	CENTER LINE	
CLG	CEILING	
CLR	CLEAR	
CNTR	COUNTER	
CO	CLEANOUT	
COL	COLUMN	
CONC	CONCRETE	
COND	CONDITION	
CONN	CONNECTION	
CONT	CONTINUOUS	
CONTR	CONTRACTOR	
COORD	COORDINATE	
CORR	CORRIDOR	
CT	CERAMIC TILE	
CTR	CENTER	
CTSK	COUNTER SUNK	
CW	COLD WATER (PIPING)	
D		
DBL	DEEP, DEPTH	
DEG	DEGREE	
DEMO	DEMOLITION	
DEPT	DEPARTMENT	
DET	DETAIL	
DF	DRINKING FOUNTAIN	
DIA	DIAMETER	
DIFF	DIFFUSER	
DIM	DIMENSION	
DISP	DISPENSER	
DMPPF	DAMP-PROOFING	
DN	DOWN	
DO	DOOR OPENING	
DR	DOOR	
DRN	DRAIN	
DW	DISHWASHER	
DWG	DRAWING	
DWR	DRAWER	
E		
(E)	EXISTING	
E	EAST	
EA	EXACH	
EJ	EXPANSION JOINT	
EL	ELEVATION	
ELEC	ELECTRICAL	
ELEV	ELEVATOR	
EMERG	EMERGENCY	
EP	ELECTRICAL PANELBOARD	
EQ	EQUAL	
EQUIP	EQUIPMENT	
EXH	EXHAUST	
EXP	EXPANSION	
EXIST	EXISTING	
EXT	EXTERIOR	
F		
FA	FIRE ALARM	
FD	FLOOR DRAIN	
FDC	FIRE DEPARTMENT CONNECTION	
FND	FOUNDATION	
FE	FIRE EXTINGUISHER	
FEC	FIRE EXTINGUISHER CABINET	
FF&E	FURNITURE, FINISHES & EQUIPMENT	
FFEL	FINISH FLOOR ELEVATION	
FIN	FINISH	
FIXT	FIXTURE	
FL	FLOOR	
FLASH	FLASHING	
FO	FACE OF	
FP	FIRE PROTECTION	
FG	FIRE-PROOFING	
FR	FRAME	
FT	FEET	
FRT	FIRE RETARDANT TREATED	
FTG	FOOTING	
FURN	FURNITURE	
G		
GA	GAUGE / GAGE	
GALV	GALVANIZED	
GB	GRAB BAR	
GC	GENERAL CONTRACT(OR)	
GFRG	GLASS FIBER REINFORCED CONCRETE	
GFRG	GLASS FIBER REINFORCED GYPSUM	
GL	GLASS	
GRD	GRADE	
GRD	GROUND	
GWB	GYPSUM WALLBOARD	
H		
H	HIGH / HEIGHT	
HB	HOSE BIB	
HC	HOLLOW CORE	
HDW	HARDWARE	
HS	HEAT STRENGTHEND (GLASS)	
HM	HOLLOW METAL (STEEL FRAME)	
HNDRL	HANDRAIL	
HO	HOLD-OPEN	
HORIZ	HORIZONTAL	
HT	HEIGHT	
HVAC	HEATING, VENTILATION, AIR CONDITIONING	
HW	HOT WATER	
HYDR	HYDRAULIC	
I		
ID	INSIDE DIAMETER	
IN	INCH	
INCL	INCLUDED / INCLUDING	
INFO	INFORMATION	
INSUL	INSULATION	
INT	INTERIOR	
INV	INVERT	
IPS	INTERNATIONAL PIPE STANDARD	
J		
JAN	JANITOR	
JC	JANITOR'S CLOSET	
JST	JOIST	
JT	JOINT	
K		
KIT	KITCHEN	
KO	KNOCKOUT	
L		
LDG	LANDING	
LAM	LAMINATE / LAMINATION	
LAV	LAVATORY	
LB	POUND	
LF	LINEAR FOOT	
LKR	LOCKER	
LN	LINE	
LT	LIGHT	
M		
MACH	MACHINE	
MAINT	MAINTENANCE	
MATL	MATERIAL	
MAX	MAXIMUM	
MB	MACHINE BOLT	
MDF	MEDIUM DENSITY FIBERBOARD	
MEP	MECHANICAL, ELECTRICAL, PLUMBING	
MDO	MEDIUM DENSITY OVERLAY PLYWOOD	
MCH	MECHANICAL	
MEMB	MEMBRANE	
MET	METAL	
MEZZ	MEZZANINE	
MFR	MANUFACTURER	
MH	MANHOLE	
MIN	MINIMUM	
MISC	MISCELLANEOUS	
MS	MACHINE SCREW	
MTD	MOUNTED	
MTG	MOUNTING	
MTL	METAL	
MULL	MULLION	
N		
N	NORTH	
NA	NOT APPLICABLE	
NC	NOISE CRITERIA	
NC	NOT IN CONTRACT	
NO	NUMBER	
NOM	NOMINAL	
NTS	NOT TO SCALE	
O		
OA	OUTSIDE AIR	
OC	ON CENTER	
OFCl	OWNER FURNISHED, CONTRACTOR INSTALLED	
OFOf	OWNER FURNISHED, OWNER INSTALLED	
OFF	OFFICE	
OH	OVER HEAD	
OPH	OPPOSITE HAND	
OPNG	OPENING	
OPP	OPPOSITE	
OPPHD	OPPOSITE HAND	
ORD	OVERFLOW ROOF DRAIN	
OUTS	OUTSIDE	
OVDH	OVERHEAD	
P		
P	PAINT	
PAV	PAVING	
PARTN	PARTITION	
PBD	PARTICLEBOARD	
PDF	POWER DRIVEN FASTENER	
PERF	PERFORATED	
PERIM	PERIMETER	
PERP	PERPENDICULAR	
PL	PLATE	
PLAM	PLUMBING	
PLBG	PLUMBING	
PLYWD	PLYWOOD	
PNL	PANEL	
POL	POLISHED	
PR	PAIR	
PREFAB	PREFABRICATED	
PROJ	PROJECT	
PSF	POUNDS PER SQUARE FOOT	
PT	POINT / PRESSURE-TREATED	
PTD	PAPER TOWEL DISPENSER / PAINTED	
PTN	PARTITION	
PTR	PAPER TOWEL RECEPTACLE	
Q		
Q	QUARRY TILE	
QTY	QUANTITY	
R		
(R)	RELOCATED	
R	RADIUS OR RISER (PIPING)	
RA	RETURN AIR	
RAD	RADIUS	
RB	RESILIENT BASE	
RCP	REFLECTED CEILING PLAN	
RD	ROOF DRAIN	
RECOM	RECOMMENDED	
RECPT	RECEPTACLE	
REC	RECESSED	
REF	REFERENCE	
REFL	REFLECTED / REFLECTIVE / REFLECT	
REFR	REFRIGERATOR	
REG	REGISTER	
REINF	REINFORCED / REINFORCING	
REL	RELOCATE	
REM	REMOVABLE	
REQ	REQUIRE / REQUIRED	
RESIL	RESILIENT	
REV	REVISION / REVISED	
RM	ROOM	
RO	ROUGH OPENING	
RTD	RATED	
RTG	RATING	
RWL	RAIN WATER LEADER	
S		
S	SOUTH	
SA	SUPPLY AIR	
SAF	SELFADHERED FLASHING	
SAM	SELFADHERED MEMBRANE	
SAN	SANITARY AIR	
SC	SOLID CORE	
SCHED	SCHEDULE	
SD	STORM DRAIN / SOAP DISPENSER	
SECT	SECTION	
SECT	SELF TAP METAL SCREW	
SF	SQUARE FEET/FOOT	
SH	SPRINKLER HEAD	
SHT	SHEET	
SHR	SHOWER	
SIM	SIMILAR	
SM	SHEET METAL OR SQUARE METER (METRIC)	
SND	SANITARY NAPKIN DISPENSER	
SP	STANDPIPE	
SPEC	SPECIFICATION	
SPR	SPRINKLER	
SPKR	SPEAKER	
SQ	SQUARE	
SSE	STRUCTURE SLAB ELEVATION	
SST	STAINLESS STEEL	
SSK	SERVICE SINK	
STA	STATION	
STD	STANDARD	
STL	STEEL	
STLJST	STEEL JOIST	
STOR	STORAGE	
STRG	STRINGER	
STRL	STRUCTURAL	
STRUC	STRUCTURAL	
SUBCAT	SUBCATEGORY	
SUSP	SUSPENDED	
SYMM	SYMMETRICAL	
SYS	SYSTEM	
T		
T&G	TONGUE AND GROOVE	
T	TREAD / THERMOSTAT	
TB	TOWEL BAR	
TC	TOP OF CURB	
TCONC	TOP OF CONCRETE	
TEL	TELEPHONE OR TELECOM	
TEMP	TEMPERATURE	
TER	TERRAZZO	
TGB	TOGGLE BOLT	
THK	THICKNESS	
THRES	THRESHOLD	
THRU	THROUGH	
TKBD	TACKBOARD	
TMPP	TEMPERED	
TO	TOP OF (SEE OTHER WORD)	
TOS	TOP OF SLAB, TOP OF STRUCT	
TOSTL	TOP OF STEEL	
TP	TOP OF PAVEMENT	
TPD	TOILET PAPER DISPENSER	
TRACT	TRACTION	
TV	TELEVISION	
TW	TOP OF WALL	
TYP	TYPICAL	
U		
UNFIN	UNFINISHED	
UON	UNLESS OTHERWISE NOTED	
UR	URINAL	
V		
VAC	VENTILATION AND AIR CONDITIONING	
VCT	VINYL COMPOSITION TILE	
VERT	VERTICAL	
VEST	VESTIBULE	
VIF	VERIFY IN FIELD	
VR	VAPOR RETARDER	
VT	VINYL TILE	
VWC	VINYL WALL COVERING	
W		
W	WITH	
W	WIDE, WIDTH/WEST	
WC	WATER CLOSET	
WD	WOOD	
WDS	WOOD SCREW	
WDW	WINDOW	
W/O	WITHOUT	
WP	WATERPROOFING	
WPM	WATERPROOF MEMBRANE	
WPT	WORK POINT	
WR	WATER RESISTANT/REPELLANT	
WRB	WEATHER RESISTANT BARRIER	
WS	WEATHER STRIPPING	
WSC	WAINSCOT	
WT	WEIGHT	
WW	WALL TO WALL	

SHEET INDEX - CD		Sheet Name									
Sheet Number										BULLETIN 1	BULLETIN 2
GENERAL											
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G0.01	COVER										
G0.01	TITLE SHEET										
G0.02	SHEET INDEX ABBREVIATIONS AND SYMBOLS										
G0.03	PROJECT NARRATIVE AND 3D RENDERINGS										
G0.04	PROJECT GRAPHICS										
G0.10	COVER - PHASE I										
G0.11	TITLE SHEET - KENSINGTON II										
G0.12	KENSINGTON II SHEET INDEX ABBREVIATIONS AND SYMBOLS										
G0.21	VILLA AREA PLANS										
G0.22	BUILDING SEPARATION PLANS										
G0.23	AREAS PER ROOM TYPE										
G0.30	ACCESSIBILITY NOTES										
G0.31	SPECIALTY NOTES										
G0.32	ACCESSIBILITY NOTES										
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G0.35	GENERAL AND ACCESSIBILITY NOTES										
G0.41	CFPD INFORMATION & PROJECT INFORMATION										
G0.50	FIRE DEPARTMENT REQUIRED DOCUMENTS										
G0.60	CONDITIONS OF APPROVAL										
G0.71	CAL GREEN CODE COMPLIANCE / LEED CHECKLIST										
SURVEY											
LOF 1	SURVEY										
C0.01	TITLE SHEET										
C1.10	DEMOLITION PLAN										
C1.20	HORIZONTAL CONTROL										
C1.21	HORIZONTAL CONTROL										
C1.22	OVERALL GRADING PLAN										
C1.23	GRADING PLAN (OFF-SITE)										
C1.30	GRADING PLAN NORTH										
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C1.40	CONSTRUCTION PLAN NORTH										
C1.41	CONSTRUCTION PLAN SOUTH										
C1.50	ENLARGE AMPHITHEATRE										
C1.51	GRADING AND PAVING PLAN DETAILS										
C1.52	PREFIRE GRADES VILLA, TYPICAL										
C2.00	ON-SITE COMPOSITE UTILITY										
C2.01	ON-SITE WATER PLAN										
C2.02	ON-SITE WATER PLAN										
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C2.20	ON-SITE STORM DRAIN										
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C4.00	ON-SITE FIRE PROTECTION PLAN NOTES AND DETAILS										
C4.10	ON-SITE FIRE PROTECTION PLAN OVERALL SITE PLAN										
C4.20	ON-SITE FIRE PROTECTION PLAN ENLARGED PLAN 1										
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C4.40	ON-SITE FIRE PROTECTION PLAN DETAILS										
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G0	CITY OF LANCASTER STREET IMPROVEMENT PLANS										
B1	CITY OF LANCASTER STREET IMPROVEMENT PLANS										
B2	CITY OF LANCASTER STREET IMPROVEMENT PLANS										
B3	CITY OF LANCASTER STREET IMPROVEMENT PLANS										
B4	CITY OF LANCASTER STREET IMPROVEMENT PLANS										
STRUCTURAL											
A0.01C	MASTER SITE PLAN										
A0.01D	FIRE ACCESS AND HYDRANT SITE PLAN NORTH										
A0.02	PHASE 1 SITE PLAN										
A0.03	PHASE 1 VILLA SITE PLAN										
A0.04	PARKING PLANS										
A0.05	PHASE 1 SITE SECTION										



MASTER SITE PLAN



PARKING SUMMARY	STANDARD	HC	FUTURE EVIDE
NORTH	65	3	2
SOUTH	47	4	2
TOTAL	114	7	4

<u>PHASE 1 PARKING SUMMARY</u>	
TOTAL PARKING REQUIRED	<u># STALLS</u> 0
TOTAL PROVIDED	56
STANDARD STALLS	52
ACCESSIBLE	3
ACCESSIBLE - VAN	1
REQUIRED ACCESSIBLE STALLS FOR 51-75 STALLS	3 (WITH 1 VAN)
DESIGNATED FOR RESIDENTS	5
DESIGNATED FOR FUTURE PHASES	47
ALL PARKING STALLS ARE UNASSIGNED	
ACCESSIBLE PARKING REQUIRED PER TABLE 11B-208:	
EVCS	

<u>BUILDING SUMMARY</u>	
VILLA 1	26,636 SF
VILLA 2	26,636 SF
VILLA 3	26,636 SF
VILLA 4	26,636 SF
SHELTER 1	6400 SF
SHELTER 2	6400 SF
SHELTER 3	6400 SF
JOB ENTERPRISE BLDG	12,000 SF
INTAKE AND MEDICAL BUILDING	9400 SF
MAINTANCE AND SERVICE BUILDING	5200 SF
DINING HALL	4000 SF
20 MINI HOMES LOT 1	4,500 SF
20 MINI HOMES LOT 2	4,500 SF
TOTAL	169,844 SF

LEGAL DESCRIPTION

THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 14651, AS SHOWN ON MAP RECORDED IN BOOK 158 PAGES 1 THROUGH 4 OF PARCEL MAPS, IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, LYING WESERLY OF THE FOLLOWING DESCRIBED LINE:

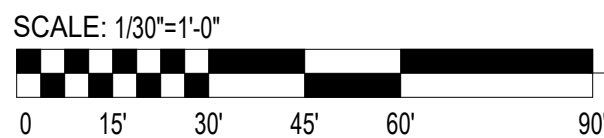
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7:

THENCE RUNNING WESTERLY ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 7, S 89 DEGREE 57' 24" W, 824.38 FEET; THENCE N 00 DEGREE 02' 36" W, 68.94 FEET; THENCE CONTINUING NORTHERLY, N 00 DEGREE 02' 36" W, 1281.02 FEET TO THE NORTHERLY LINE OF SAID PARCEL 3

APN: 3107-012-90

SITE PLAN NOTES

1. STEEL PERIMETER FENCE TO MEET LA COUNTY CPTED REQUIREMENTS
2. BUILDING WILL BE WIRED FOR INSTALLATION OF CLOSED-CIRCUIT SURVEILLANCE CAMERAS IN PARKING AREAS, MAIN ENTRIES, EXTERIOR EXIT DOORS, AND COMMON AREAS NOT DIRECTLY ADJACENT TO REGULARLY-OCCUPIED ROOMS.


$$1'' = 30'-0''$$
[illegible]

VEHICULAR FIRE ACCESS

FILE REF. C:\Users\user\Documents\17011 - Lancaster
Transitional Central comp06@ahmonarch.com.nv

CONSULTANT:

OWNER:

WHEN LIFE HANDS
YOU LEMONS, LP

6265 VARIEL AVENUE
WOODLAND HILLS, CA 91367

818.789.5550

PROJECT:

KENSINGTON CAMPUS

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45260 32ND ST W
45244 32ND ST W

PHASE:

PHASE:
BULLETIN 2
11.16.2018

STAMP:



REV #	DESCRIPTION	DATE
	Bulletin 2	11/16/2018

KEY PLAN

PROJECT NO.

7011

NOT DATE 11.16.2018

SALE	AS SHOWN
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100	100

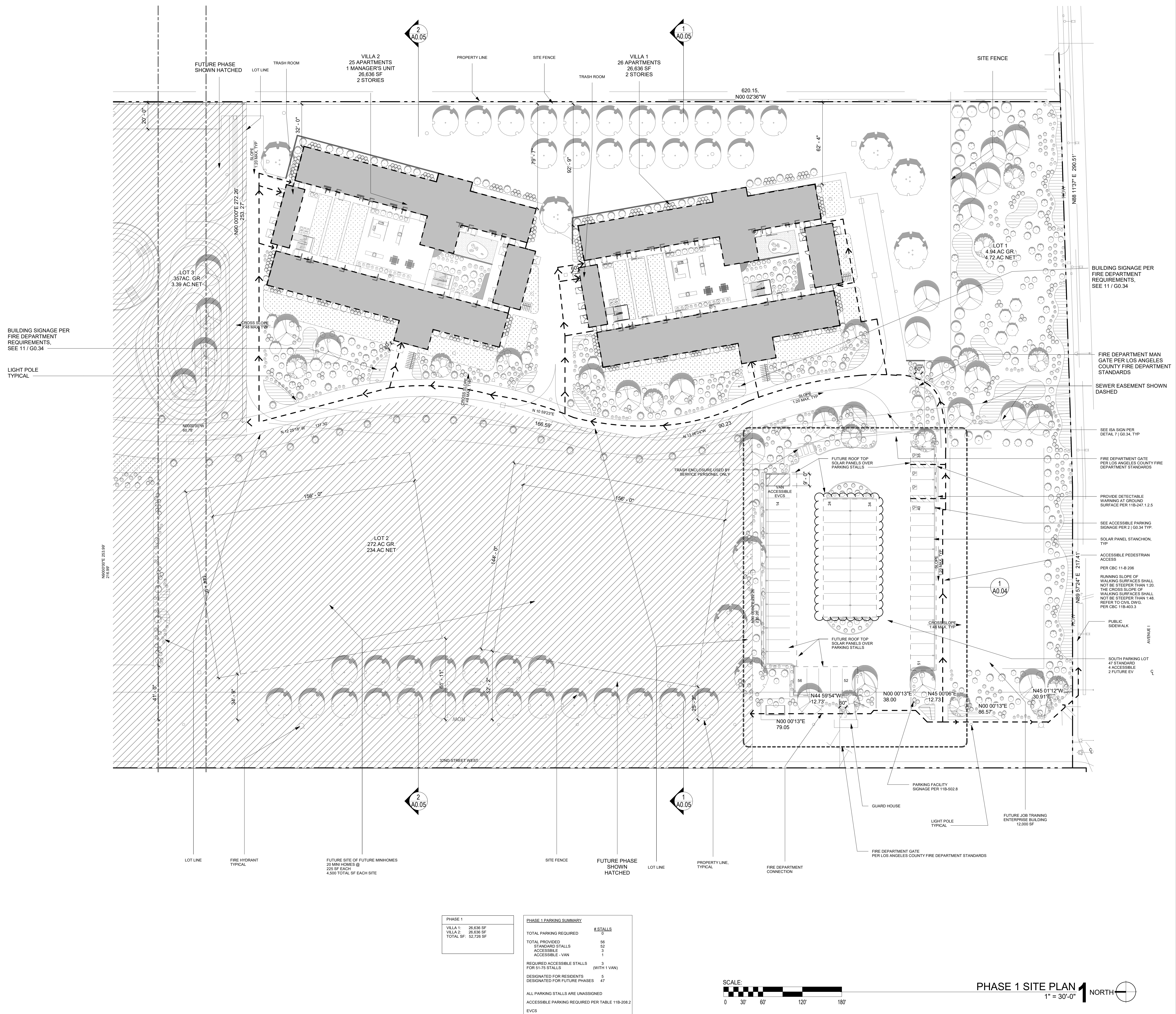
SHEET TITLE

PHASE 1 SITE PLAN

SHEET NO.

A0.02

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11.16.2018

— LOT LINE, SEE OVERALL SITE PLAN

OPEN SPACE SUMMARY:

OPEN SPACE SUMMARY:

REQUIRED: 26 UNITS X 17.5 = 455 SF REQUIRED
PROVIDED: 1,780 SF

FINISH SURFACE
HARDSCAPE : CONCRETE, SURFACE FINISH TO MEET 11B-108
SEE LANDSCAPE PLAN

ARCHITECT:

LAHMON ARCHITECTS

3834 WILLAT AVENUE, CULVER CITY, CA 90232
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PROJECT:

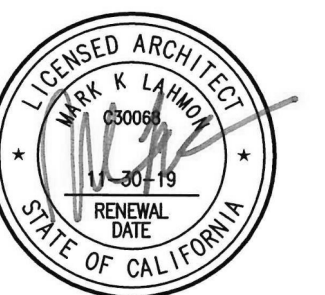
KENSINGTON CAMPUS

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45260 32ND ST W
45244 32ND ST W

PHASE:
BULLETIN 2
11.16.2018

STAMP:



REV #	DESCRIPTION	DATE
2	Bulletin 2	11/16/2018

KEY PLAN

PROJECT NO.	17011
LOT DATE	11.16.2018
SCALE	AS SHOWN

SHEET TITLE

PHASE 1 VILLA SITE PLAN

SHEET NO.

A0.03

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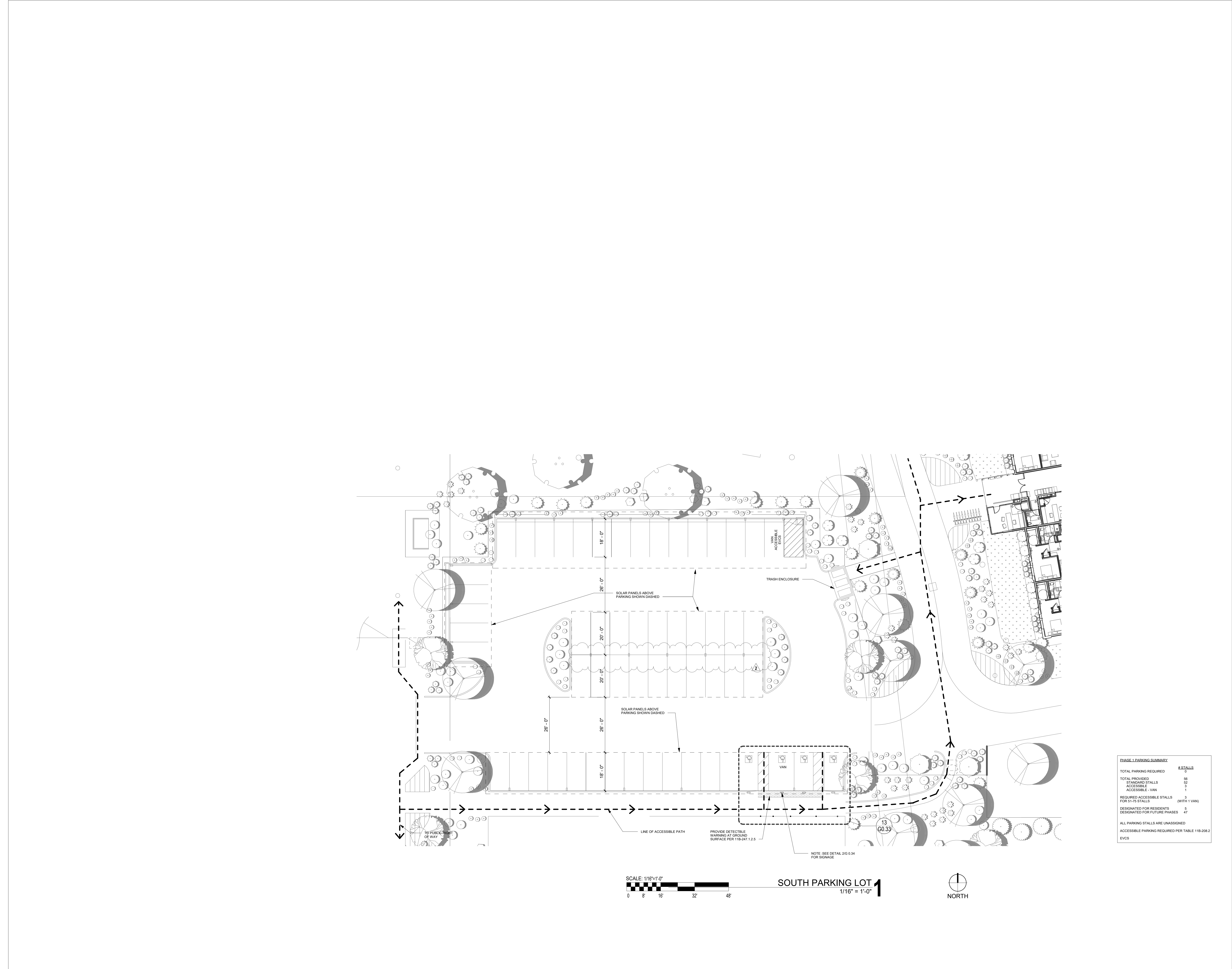
BULLETIN 2

11.16.2018

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

VILLA SITE PLAN
SCALE: 1/8" = 1'-0"





ARCHITECT:

AHMON

ARCHITECTS

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6265 VARIEL AVENUE
WOODLAND HILLS, CA 91367
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PROJECT:

KENSINGTON CAMPUS

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45260 32ND ST W
45244 32ND ST W

PHASE:

BULLETIN 2

11.16.2018

STAMP:

LICENSED ARCHITECT
LAHMON ARCHITECTS
STATE OF CALIFORNIA
EXPIRATION DATE 11/16/2018

REV # 2 DESCRIPTION Bulletin 2 DATE 11/16/2018

KEY PLAN

PROJECT NO. 17011
PLOT DATE 11.16.2018
SCALE AS SHOWN

SHEET TITLE
PARKING PLANS

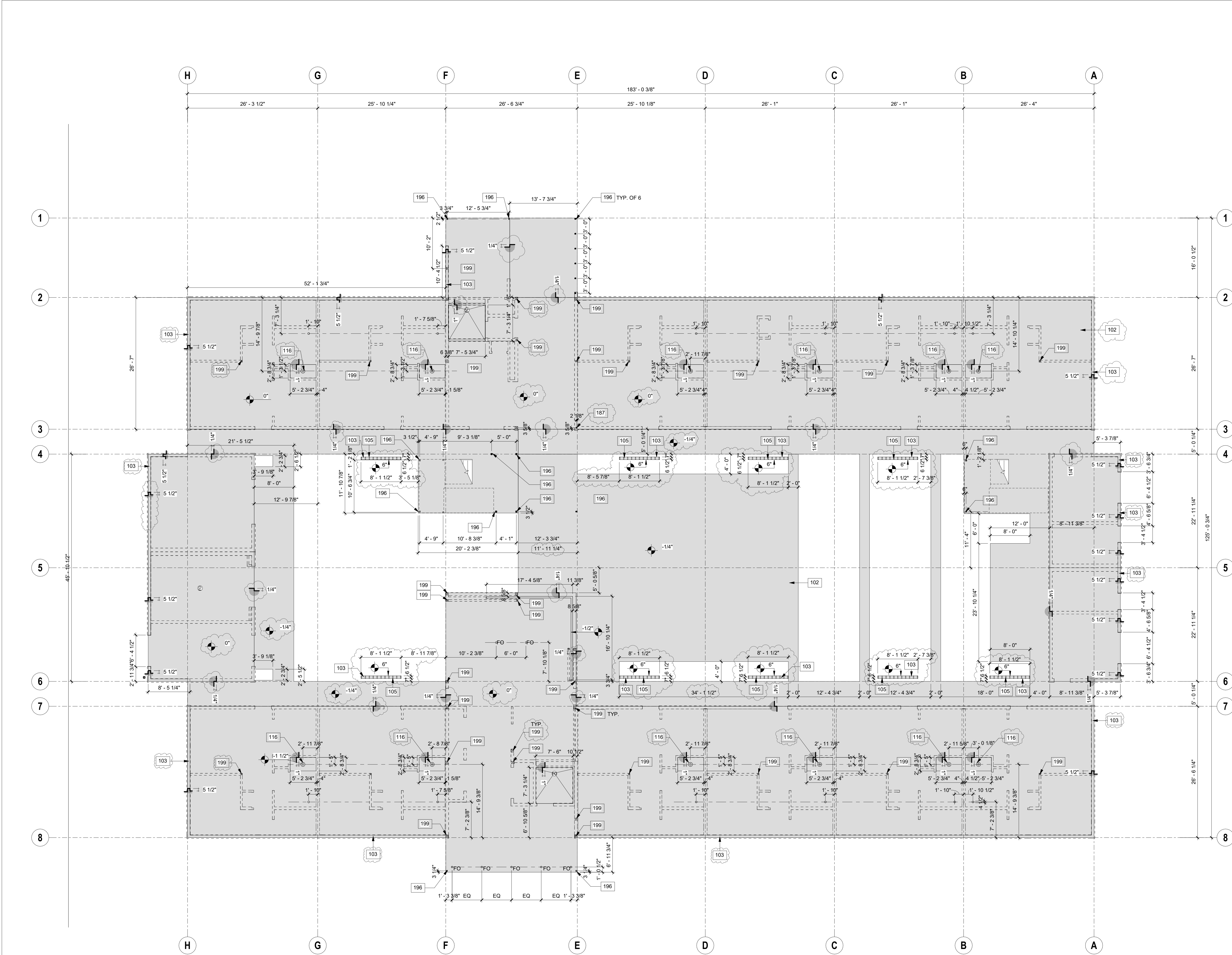
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A0.04

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BULLETIN 2

11.16.2018



KEYNOTES	
NO.	DESCRIPTION
102	CONC. SLAB ON GRADE. REFER TO STRUCT. DWGS.
103	CONC. CURB. REFER TO STRUCT. DWGS.
105	ARCHITECTURAL SCREEN. REFER TO DETAIL 11A.72.
116	SHOWER DRAIN. FREEDOM ACCESSIBLE SHOWER 60" X 33" MODEL AP60238F-F75. REFER TO CUT SHEET.
187	PAINTED STEEL COLUMN. HSS 5" X 5" X 1/4". REFER TO STRUCTURAL DRAWINGS.
196	PAINTED STEEL COLUMN. HSS 5" X 5" X 1/4". REFER TO STRUCTURAL DRAWINGS.
199	WOOD COLUMN WITH CB POST BASE PER STRUCTURAL.

SLAB PLAN NOTES:	
A	REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
B	REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF HOLD AND TIE DOWNS AND ANCHOR BOLTS.
C	REFER TO MECHANICAL PLUMBING, ELECTRICAL, LOW VOLTAGE, FIRE SPRINKLER, AND LANDSCAPE IRRIGATION DRAWINGS FOR ALL PENETRATIONS.

SLAB PLAN LEGEND:	
FD	FLOOR DRAIN
FS	FINISH SURFACE
FO	FLOOR ELECTRICAL OUTLET
AD	AREA DRAIN
OAD	OVERFLOW AREA DRAIN
SD	SHOWER DRAIN
TOILET ROUGH-IN	
WALL OUTLINE	

ARCHITECT:

AHMON ARCHITECTS

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CONSULTANT:

OWNER:

WHEN LIFE HANDS YOU LEMONS, LP

6265 VAREL AVENUE
WOODLAND HILLS, CA 91367
818.789.5550

PROJECT:

KENSINGTON CAMPUS

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:

45260 32ND ST W
45244 32ND ST W

PHASE:

BULLETIN 2

11.16.2018

STAMP:

LICENSED ARCHITECT

LAHMON ARCHITECTS

STATE OF CALIFORNIA

REV # DESCRIPTION DATE

1 Bulletin 1 10/04/2018

2 Bulletin 2 11/16/2018

KEY PLAN

NORTH

PROJECT NO. 17011

PLOT DATE 11.16.2018

SCALE AS SHOWN

SLAB PLAN

SHEET NO.

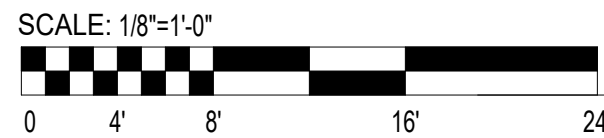
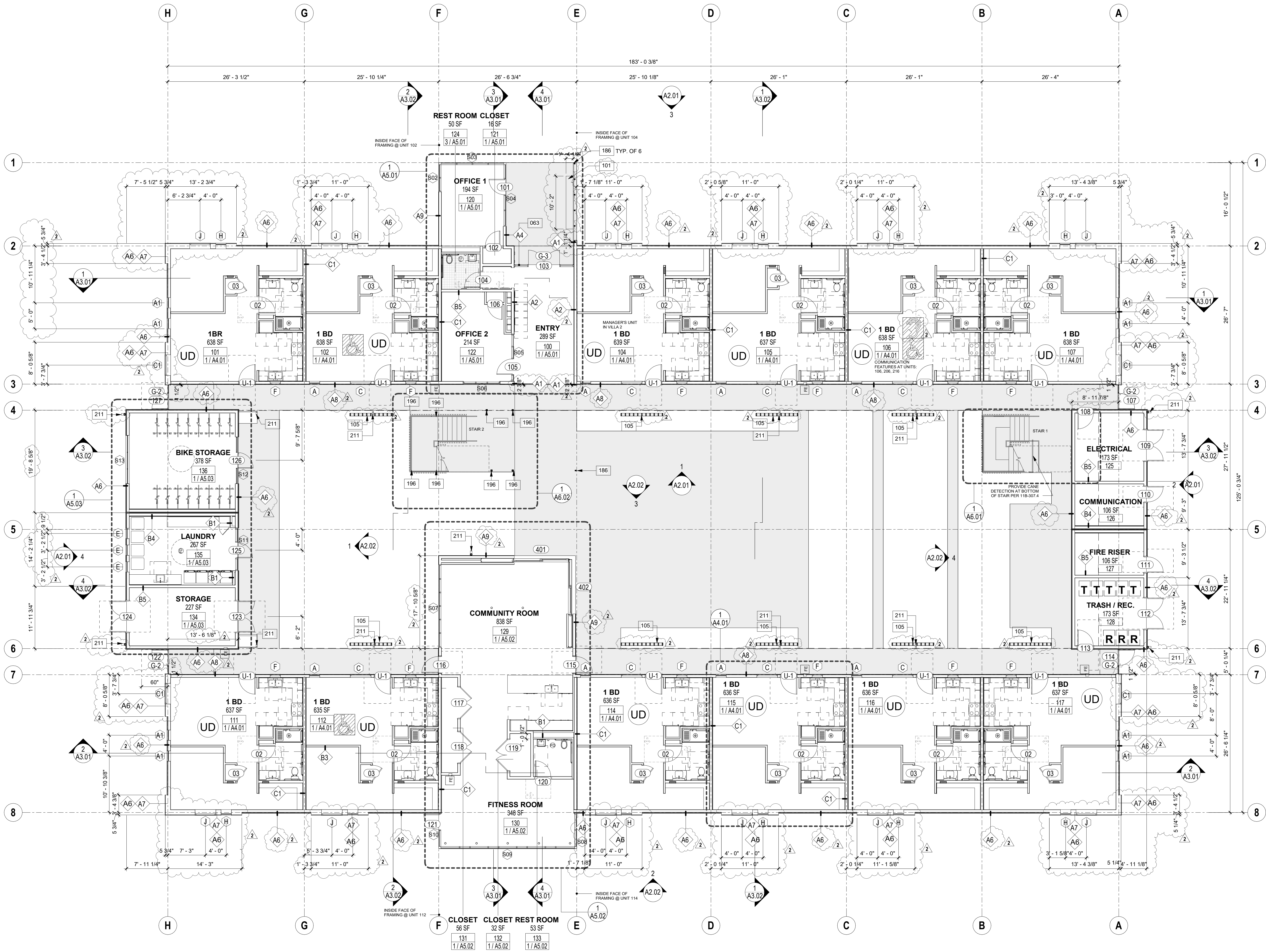
A1.11

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BULLETIN 2

11.16.2018

BUILDING A SLAB PLAN 1
1/8" = 1'-0"



BUILDING A FIRST FLOOR PLAN 1
1/8" = 1'-0"

KEYNOTES	
NO.	DESCRIPTION
083	SECURITY FENCE, REFER TO DET. XXX.
101	STEEL BENCH
105	ARCHITECTURAL SCREEN, REFER TO DETAIL 10A.72
186	PAINTED STEEL COLUMN, HSS 1" X 2" X 1/2", REFER TO STRUCTURAL DRAWINGS
196	PAINTED STEEL COLUMN, HSS 3" X 3" X 1/4", REFER TO STRUCTURAL DRAWINGS
211	3"x4" DOWNSPOUT WITH OVERFLOW, DRAINS FROM BOTTOM OF ROOF ABOVE.

FLOOR PLAN LEGEND:	
FE	FIRE EXTINGUISHER RATING OF NO LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING. FIRE EXTINGUISHERS WITH A RATING NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM AND PARKING GARAGE.
XXXXXX	FINISH FLOOR ELEVATION
◇	WALL TYPE DESIGNATION, REFER TO SHEET A8.02
→	DRAINAGE SLOPE
EXIT	EXIT SIGN, REFER TO A40.34
→	ACCESSIBLE PATH OF TRAVEL
UD	"UNITS WITH MOBILITY FEATURES" IS DEFINED HEREIN AS DESIGNATED UNITS WITH ADDITIONAL ACCESSIBILITY REQUIREMENTS PER LACDC NOFA 21 AND 2016 CBC 11B-233.3.1.1
UD	"UNITS WITH COMMUNICATION FEATURES" IS DEFINED HEREIN AS DESIGNATED UNITS WITH ADDITIONAL ACCESSIBILITY REQUIREMENTS PER LACDC NOFA 21 AND 2016 CBC 11B-233.3.1.3. SEE SHEET 00.30.
UD	UNITS DESIGNED WITH UNIVERSAL DESIGN PRINCIPLES AS DEFINED BY SEE SHEET 00.30 FOR REQUIREMENTS
UD	AVM TRAFFIC COATING, REFER TO ASSEMBLY

UNIT SUMMARY	
MOBILITY UNITS: "UNITS WITH MOBILITY FEATURES" DEFINED HEREIN AS DESIGNATED UNITS WITH ADDITIONAL ACCESSIBILITY REQUIREMENTS PER LACDC NOFA 23 AND 2016 CBC 11B-233.3.1.1	
TOTAL PROJECT: 51 x 45 = 3 UNITS REQUIRED WITH MOBILITY FEATURES	
COMMUNICATION UNITS: "UNITS WITH COMMUNICATION FEATURES" DEFINED HEREIN AS DESIGNATED UNITS WITH ADDITIONAL ACCESSIBILITY REQUIREMENTS PER LACDC NOFA 23 AND 2016 CBC 11B-233.3.1.3	
TOTAL PROJECT: 51 x 45 = 3 UNITS REQUIRED WITH COMMUNICATION FEATURES	
ALL UNITS TO BE NONSMOKING NON-SENIOR BUILDING	

GENERAL NOTES:	
A. TOP OF FINISH ELEVATIONS ARE ASSUMED, I.E. TO VERIFY EXACT ELEVATIONS IN THE FIELD & NOTIFY THE ARCHITECT IN THE CASE OF ANY DISCREPANCIES, TYP.	
B. FINISHED WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF FINISHED WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48. (2016 CBC 11B-403.3)	
C. WALL SCONES, FIRE EXTINGUISHER CABINETS AND CO. DETECTORS TO HAVE 4" MAX. PROJECTION.	
D. FOR DOOR JAMB HINGE TO WALL DISTANCE REFER TO DETAIL A4A.31.	

ARCHITECT:

LAHMON ARCHITECTS

3834 WILLAT AVENUE, CULVER CITY, CA 90232
(T) 424.299.4666 (F) 424.299.4668

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CONSULTANT:

OWNER:

WHEN LIFE HANDS YOU LEMONS, LP

6265 VAREIL AVENUE
WOODLAND HILLS, CA 91367
818.789.5550

PROJECT:

KENSINGTON CAMPUS

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45260 32ND ST W
45244 32ND ST W

PHASE:

BULLETIN 2
11.16.2018

STAMP:

REV #	DESCRIPTION	DATE
1	Bulletin 1	10/04/2018
2	Bulletin 2	11/16/2018

KEY PLAN

PROJECT NO. 17011

PLOT DATE 11.16.2018

SCALE AS SHOWN

SHEET TITLE

FIRST FLOOR PLAN

SHEET NO.

A1.12

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KEYNOTES	
NO.	DESCRIPTION
105	ARCHITECTURAL SCREEN, REFER TO DETAIL 10A.72
106	WOOD TRELLIS WITH STEEL SUPPORTS, REFER TO STRUCTURAL DRAWINGS.

REFLECTED CEILING PLAN NOTES:

A. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
B. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF REINFORCING, DOWELS, HOLD DOWNS, TIE BOWNS, ANCHOR BOLTS, AND BASE PLATES.
C. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, LOW VOLTAGE, FIRE SPRINKLER, AND LANDSCAPE IRRIGATION DRAWINGS FOR ALL PENETRATIONS.
D. BOTTOM OF CEILING FAN TO BE 8'-0" AFF.

REFLECTED CEILING LEGEND:

- GYPSUM BOARD SOFFIT, PAINT TO FINISH
- GYPSUM BOARD ATTACHED TO CEILING / FLOOR ASSEMBLY, PAINT TO FINISH
- EXTERIOR CEMENT PLASTER, PAINT TO FINISH
- ACCESS PANEL AT MECHANICAL UNIT, PAINT TO FINISH
- JUMP DUCT, REFER TO MECHANICAL DRAWINGS
- CEILING MOUNTED AIR REGISTER, AIR SUPPLY, REFER TO MECHANICAL DRAWINGS
- EXHAUST FAN, FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROLLER, REFER TO MECHANICAL DRAWINGS
- MATERIAL TAG - SEE MATERIAL SCHEDULE ON SHEET A7.02
- WALL MOUNTED AIR REGISTER, REFER TO MECHANICAL DRAWINGS
- 18x18 ACCESS PANEL, PAINT TO FINISH
- SMOKE DETECTOR
- SMOKE DETECTOR / CARBON MONOXIDE COMBO
- A1 LIGHT FIXTURE, WAC LIGHTING, FM-07RN-WT
- A2 LIGHT FIXTURE, LED AND CEILING FAN COMBO
- RP LIGHTING EUROPA-H BLADE 92" WHITE ENERGY STAR
- B1 LIGHT FIXTURE, WAC LIGHTING, FM-07SQ-WT, WALL MOUNTED ABOVE DOOR
- B2 LIGHT FIXTURE, WAC LIGHTING, FM-11SQ-WT, CEILING MOUNTED
- C LIGHT FIXTURE, WS-7824-27-AL, MOUNT OVER LAVATORY MIRROR
- D LIGHT FIXTURE, IN GRADE UPLIGHT, WAC 5011-27-BR
- E LIGHT FIXTURE, WALL MOUNTED 8'-6" AFF., WAC WS-W65607-BZ
- F LIGHT FIXTURE, LED STRIP EXTERIOR STRIP LIGHT CALL LIGHTING LLED800-L
- H LIGHT FIXTURE, STEP LIGHT, WAC W-LED200-BZ
- I LIGHT FIXTURE, WALL MOUNTED FLOOD, WAC WPL-LED227-ABZ
- J LIGHT FIXTURE, PENDANT LIGHT, LIGHTING, RUBER PENDANT, 1276042, WALNUT DISTRESSED BRASS
- K LIGHT FIXTURE, CEILING MOUNTED STRIP LED FIXTURE, LITONIA MNEL-44-44-LVOLT-1-02N-48K-80CR-2AG
- E INDICATES EMERGENCY LIGHT, REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION

REFLECTED CEILING PLAN:

1. THE POWER SUPPLY FOR THE SITE PATH OF EGRESS ILLUMINATION SHALL BE ON EMERGENCY POWER SYSTEM THAT PROVIDES NO LESS THAN 90 MIN. DURATION. SEE ELECTRICAL DRAWINGS, BUILDING CODE 1006.3

ARCHITECT:

AHMON ARCHITECTS

3834 WILLAT AVENUE, CULVER CITY, CA 90232
(T) 424.299.4666 (F) 424.299.4668

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CONSULTANT:

OWNER:

WHEN LIFE HANDS YOU LEMONS, LP

6265 VAREIL AVENUE
WOODLAND HILLS, CA 91367
818.789.5550

PROJECT:

KENSINGTON CAMPUS

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45260 32ND ST W
45244 32ND ST W

PHASE:
BULLETIN 2
11.16.2018

STAMP:

REV # DESCRIPTION DATE

1	Bulletin 1	10/04/2018
2	Bulletin 2	11/16/2018

KEY PLAN

PROJECT NO. 17011

PLOT DATE 11.16.2018

SCALE AS SHOWN

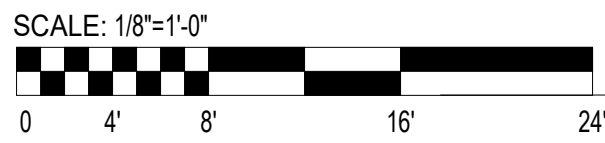
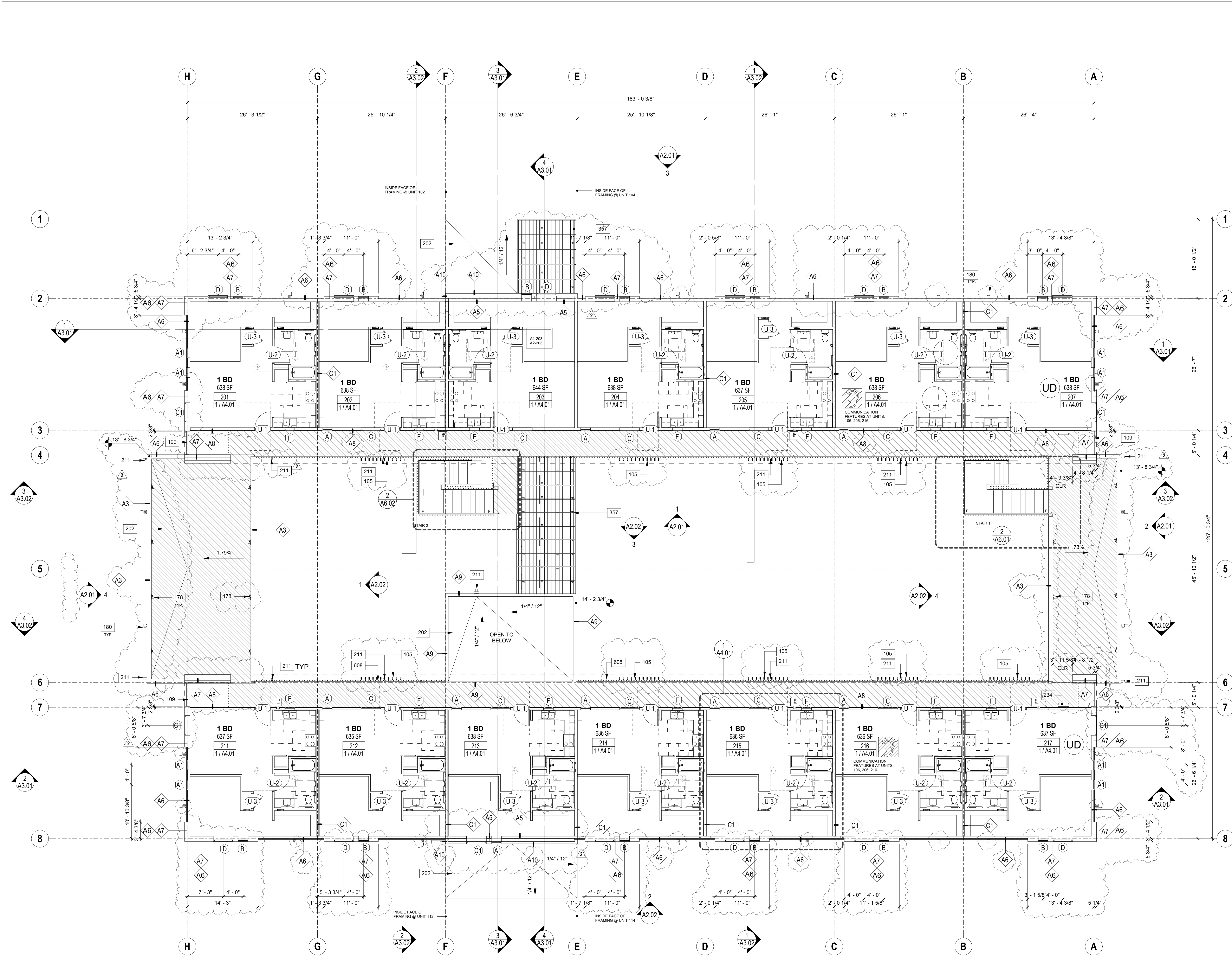
SHEET TITLE

FIRST FLOOR REFLECTED CEILING PLAN

SHEET NO.

A1.13

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

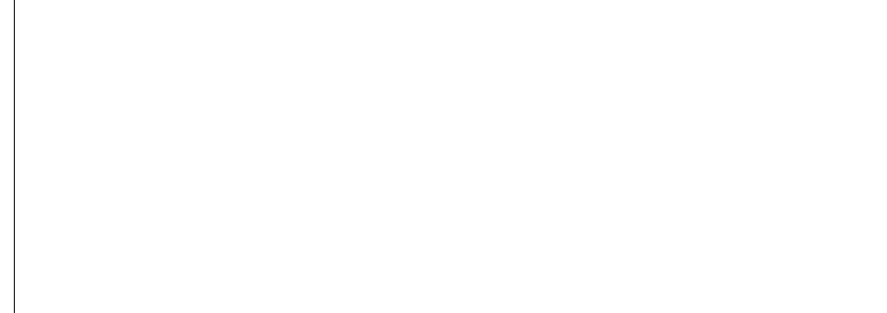
KEYNOTES	
NO.	DESCRIPTION
105	ARCHITECTURAL SCREEN. REFER TO DETAIL 1A8.72
109	1/2" X 1/2" STEEL. HEADERS. PAINT TO FINISH
178	EXTERIOR WALL MOUNTED STEP LIGHT
180	EXTERIOR WALL MOUNTED TYPE T LIGHT FIXTURE
202	SINGLE PLY ROOFING. TPO. SLOPE TO DRAIN. FIRE CLASS B
211	3" X 4" DOWNSPOUT WITH OVERFLOW. DRAINS FROM BOTTOM OF ROOF ABOVE.
244	8" ACCESS LADDER TO ROOF. PROVIDE LOCKABLE GATE ON FACE. DESIGN BUILD
357	STEEL TRUSSES
427	42" MINIMUM HIGH GUARDRAIL. WITH 4" MAXIMUM OPENINGS. REFER TO DET 1A8.71

FLOOR PLAN LEGEND:	
FE	FIRE EXTINGUISHER RATINGS OF NO LESS THAN 2-A OR 3-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING. FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM AND PARKING GARAGE.
XXXX'	FINISH FLOOR ELEVATION
WALL TYPE DESIGNATION	REFER TO SHEET A8.02
DRAINAGE SLOPE	
EXIT SIGN	REFER TO A450.34
ACCESSIBLE PATH OF TRAVEL	
UNITS WITH MOBILITY FEATURES	"UNITS WITH MOBILITY FEATURES" IS DEFINED HEREIN AS DESIGNATED UNITS WITH ADDITIONAL ACCESSIBILITY REQUIREMENTS PER LACDC NOFA 21 AND 2016 CBC 11B-233.3.1.1
UNITS WITH COMMUNICATION FEATURES	"UNITS WITH COMMUNICATION FEATURES" IS DEFINED HEREIN AS DESIGNATED UNITS WITH ADDITIONAL ACCESSIBILITY REQUIREMENTS PER LACDC NOFA 21 AND 2016 CBC 11B-233.3.1.3. SEE SHEET G0.30
UNITS DESIGNED WITH UNIVERSAL DESIGN PRINCIPLES AS DEFINED BY	
AVM TRAFFIC COATING	REFER TO ASSEMBLY

UNIT SUMMARY	
MOBILITY UNITS: "UNITS WITH MOBILITY FEATURES" DEFINED HEREIN AS DESIGNATED UNITS WITH ADDITIONAL ACCESSIBILITY REQUIREMENTS PER LACDC NOFA 21 AND 2016 CBC 11B-233.3.1.1	
COMMUNICATION UNITS: "UNITS WITH COMMUNICATION FEATURES" DEFINED HEREIN AS DESIGNATED UNITS WITH ADDITIONAL ACCESSIBILITY REQUIREMENTS PER LACDC NOFA 21 AND 2016 CBC 11B-233.3.1.3	
ALL UNITS TO BE NONSMOKING NON-SENIOR BUILDING	

PHASE:
BULLETIN 2
11.16.2018

STAMP:



REV #	DESCRIPTION	DATE
1	Bulletin 1	10/04/2018
2	Bulletin 2	11/16/2018

KEY PLAN

PROJECT NO.		17011
PLOT DATE		11.16.2018
SCALE		AS SHOWN

SECOND FLOOR PLAN

GENERAL NOTES:	
A. TOP OF FINISH ELEVATIONS ARE ASSUMED. G.G. TO VERIFY EXACT ELEVATIONS IN THE FIELD & NOTIFY THE ARCHITECT IN THE CASE OF ANY DISCREPANCIES. TYP.	
B. FINISHED WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF FINISHED WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48. (2018 CBC 11B-403.3)	
C. WALL SCONES, FIRE EXTINGUISHER CABINETS AND CO2 DETECTORS TO HAVE 4" MAX PROJECTION.	
D. FOR DOOR JAMB HINGE TO WALL DISTANCE REFER TO DETAIL A48.31.	

SHEET NO.
A1.14

ARCHITECT:

3834 WILLAT AVENUE, CULVER CITY, CA 90232
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CONSULTANT:

OWNER:

WHEN LIFE HANDS YOU LEMONS, LP

6265 VAREIL AVENUE
WOODLAND HILLS, CA 91367
818.789.5550

PROJECT:

KENSINGTON CAMPUS

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45260 32ND ST W
45244 32ND ST W

PHASE:
BULLETIN 2
11.16.2018

STAMP:

LICENSED ARCHITECT
STATE OF CALIFORNIA
11162018

REV #	DESCRIPTION	DATE
1	Bulletin 1	10/04/2018
2	Bulletin 2	11/16/2018

PROJECT NO. 17011

PLOT DATE 11.16.2018

SCALE AS SHOWN

SECOND FLOOR PLAN

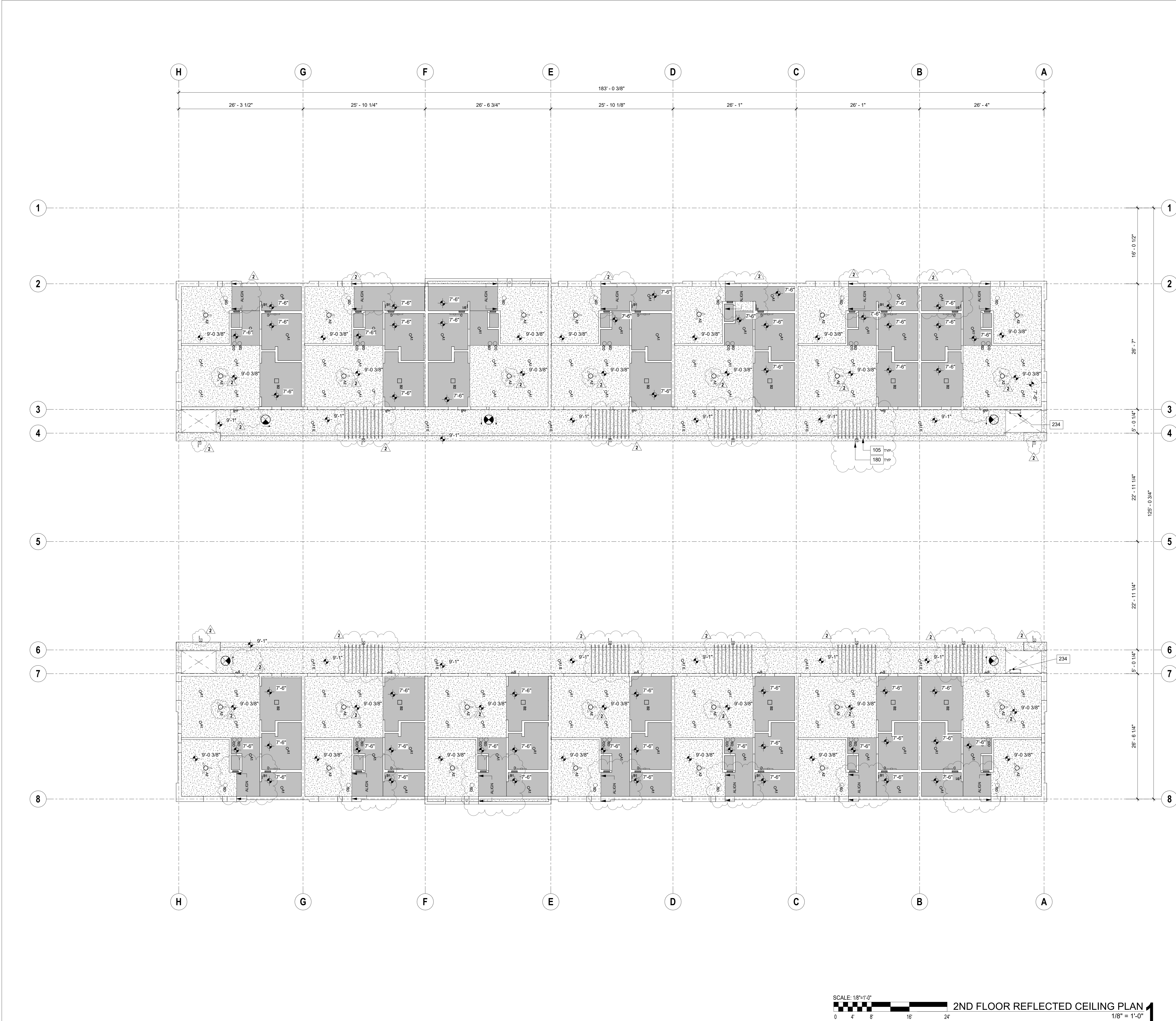
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A1.14

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BULLETIN 2

11.16.2018



KEYNOTES	
NO.	DESCRIPTION
105	ARCHITECTURAL SCREEN. REFER TO DETAIL 1A8.72
180	EXTERIOR WALL MOUNTED TYPE T LIGHT FIXTURE
234	STL ACCESS LADDER TO ROOF. PROVIDE LOCKABLE GATE ON FACE. DESIGN BUILD

REFLECTED CEILING PLAN NOTES:

A. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
B. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF REINFORCING, DOWELS, HOLD DOWNS, TIE DOWNS, ANCHOR BOLTS, AND BASE PLATES.
C. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, LOW VOLTAGE, FIRE SPRINKLER, AND LANDSCAPE IRRIGATION DRAWINGS FOR ALL PENETRATIONS.
D. BOTTOM OF CEILING FAN TO BE 80" AFF.

REFLECTED CEILING LEGEND:

- GYPSUM BOARD SOFFIT. PAINT TO FINISH
- GYPSUM BOARD ATTACHED TO CEILING / FLOOR ASSEMBLY. PAINT TO FINISH
- EXTERIOR CEMENT PLASTER. PAINT TO FINISH
- ACCESS PANEL AT MECHANICAL UNIT. PAINT TO FINISH
- JUMP DUCT. REFER TO MECHANICAL DRAWINGS
- CEILING MOUNTED AIR REGISTER. AIR SUPPLY. REFER TO MECHANICAL DRAWINGS
- EXHAUST FAN. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROLLER. REFER TO MECHANICAL DRAWINGS
- MATERIAL TAG - SEE MATERIAL SCHEDULE ON SHEET A7.02
- WALL MOUNTED AIR REGISTER. REFER TO MECHANICAL DRAWINGS
- 18x18 ACCESS PANEL. PAINT TO FINISH
- SMOKE DETECTOR
- SMOKE DETECTOR / CARBON MONOXIDE COMBO
- A1 LIGHT FIXTURE. WAC LIGHTING, FM-07RN-WT
- A2 LIGHT FIXTURE. LED AND CEILING FAN COMBO
- B1 LIGHTING EUROPA+ BLADE 50" WHITE ENERGY STAR
- B1 LIGHT FIXTURE. WAC LIGHTING, FM-07SQ-WT, WALL MOUNTED ABOVE DOOR
- B2 LIGHT FIXTURE. WAC LIGHTING, FM-11SQ-WT, CEILING MOUNTED
- C LIGHT FIXTURE. WS-77624-27-L, MOUNT OVER LAVATORY MIRROR
- D LIGHT FIXTURE. IN GRADE UPLIGHT. WAC 5011-27-BR
- E LIGHT FIXTURE. WALL MOUNTED 6'-6" A.F.F., WAC WS-W65607-B2
- F LIGHT FIXTURE. LED STRIP EXTERIOR STRIP LIGHT CALL LIGHTING LLED8200-L
- H LIGHT FIXTURE. STEP LIGHT. WAC W-LED200-B2
- I LIGHT FIXTURE. WALL MOUNTED FLOOD. WAC WP-LED327-ABZ
- J LIGHT FIXTURE. PENDANT LIGHT. LIGHTING. BRASS PENDANT. 1276042. WALNUT DISTRESSED BRASS
- K LIGHT FIXTURE. CEILING MOUNTED STRIP LED FIXTURE. LITTONA MINI-LAS-LL-MVOLT-T-02N-40K-500LMG
- E INDICATES EMERGENCY LIGHT. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION

REFLECTED CEILING PLAN:

1. THE POWER SUPPLY FOR THE SITE PATH OF EGRESS ILLUMINATION SHALL BE ON EMERGENCY POWER SYSTEM THAT PROVIDES NO LESS THAN 90 MIN. DURATION. SEE ELECTRICAL DRAWINGS. BUILDING CODE 1056.3

ARCHITECT:

L AHMON ARCHITECTS

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OWNER:

WHEN LIFE HANDS YOU LEMONS, LP

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WOODLAND HILLS, CA 91367
818.789.5550

PROJECT:

KENSINGTON CAMPUS

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45260 32ND ST W
45244 32ND ST W

PHASE:
BULLETIN 2
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REV # DESCRIPTION DATE

1	Bulletin 1	10/04/2018
2	Bulletin 2	11/16/2018

PROJECT NO. 17011

PLOT DATE 11.16.2018

SCALE AS SHOWN

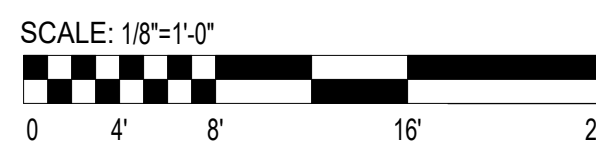
SHEET TITLE

SECOND FLOOR REFLECTED CEILING PLAN

SHEET NO.

A1.15

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KEYNOTES	
NO.	DESCRIPTION
179	WALK PADS AS REQUIRED PER ROOFING WARRANTY.
202	SINGLE PLY ROOFING, TPO, SLOPE TO DRAIN, FIRE CLASS B.
205	ROOF PARAPET, REFER TO DET 3/4-51.
210	ROOF SCUPPER IN ROOF PARAPET, 10" WIDE.
211	3"x4" DOWNSPOUT WITH OVERFLOW, DRAINS FROM BOTTOM OF ROOF ABOVE.
216	CRICKET PROVIDE AS REQ FOR PROPER DRAINAGE.
218	CONDENSING UNIT, REFER TO MECH D/VS.
219	MECH EQUIP PAD, VERIFY PAD SIZE W/ MECH EQUIP MANUF.
227	STOCK STACK VENT, REFER TO MECH D/VS FOR DRAINING DRAWINGS.
234	STL ACCESS LADDER TO ROOF, PROVIDE LOCKABLE GATE ON FACE, DESIGN BUILD.
246	MECH. PROVIDE AS REQ FOR PROPER DRAINAGE.
250	VALLEY, PROVIDE AS REQ FOR PROPER DRAINAGE.
256	BOILER UNIT PER MECHANICAL.


 AHMON ARCHITECTS

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CONSULTANT

OWNER

WHEN LIFE HANDS
YOU LEMONS, LP

6265 VARIEL AVENUE
WOODLAND HILLS, CA 91367

818.789.5550

PROJECT:

KENSINGTON CAMPUS

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45260 32ND ST W
45244 32ND ST W

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REV #	DESCRIPTION	DATE
1	Bulletin 1	10/04/2018
2	Bulletin 2	11/16/2018

KEY PLAN



NORTH

SHEET TITLE

ROOF PLAN

PROJECT NO.

17011

PLOT DATE	11.16.2018
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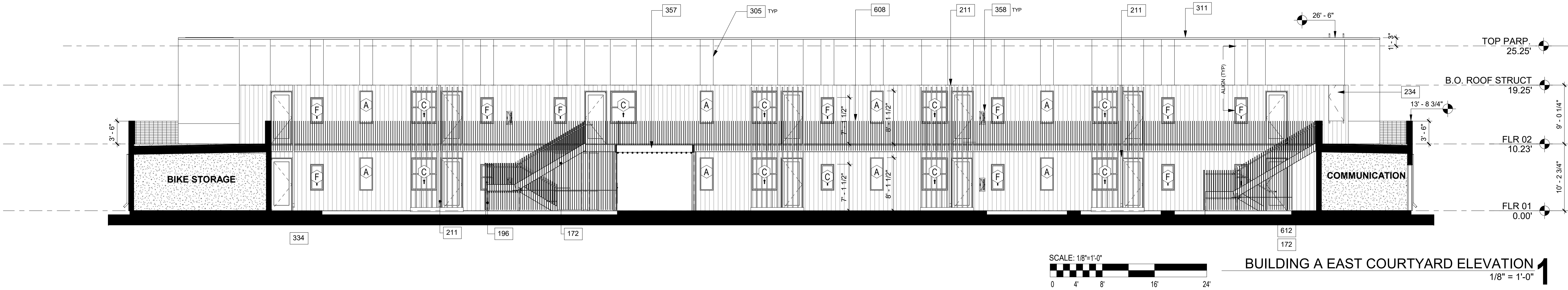
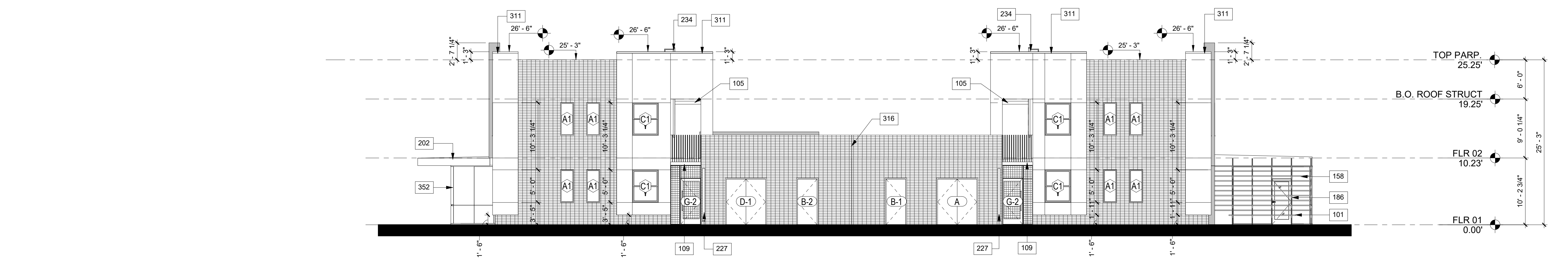
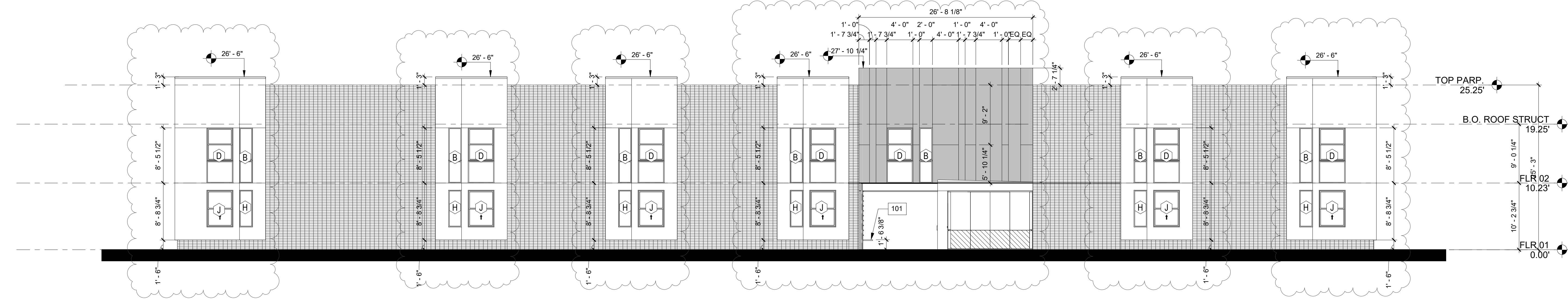
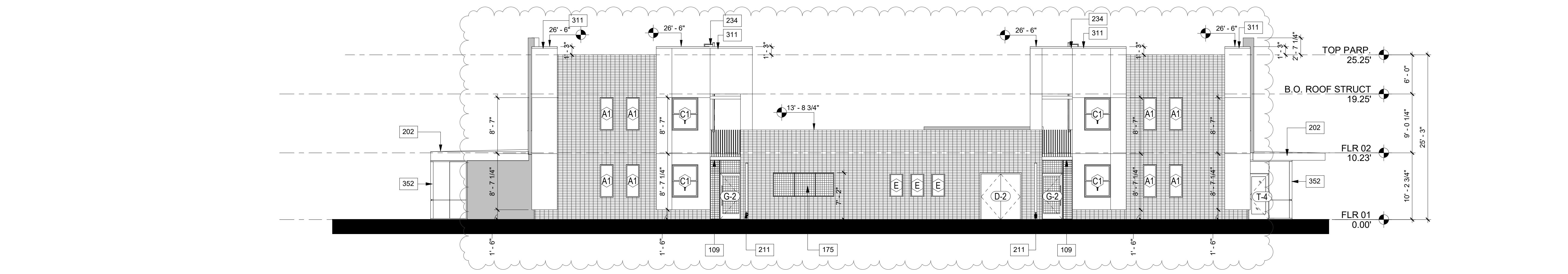
16.2018

SCALE AS SHOWN

SHOWN

A1.16

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Transitional Central corp06@lahmsearch.com.rvt 11/23/2018 8:04:02 PM




KEYNOTES	
NO.	DESCRIPTION
101	STEEL BENCH
105	ARCHITECTURAL SCREEN, REFER TO DETAIL 1A&B.22
109	HSS 6X6 STEEL HEADER, PAINT TO FINISH
158	2X2 DOUGLAS FIR WOOD SLAT
172	STEEL STAIR, SEE SHEETS A&B.01 & A&B.02
186	BIKE STORAGE SCREEN, REFER TO A7.01
188	PAINTED STEEL COLUMN, HSS 1 1/2" X 2 1/2", REFER TO STRUCTURAL DRAWINGS
196	PAINTED STEEL COLUMN, HSS 3" X 3" X 1/4", REFER TO STRUCTURAL DRAWINGS
202	SINGLE PLY ROOFING, TPO, SLOPE TO DRAIN, FIRE CLASS B
211	3/4" DOWNSPOUT WITH OVERFLOW, DRAINS FROM BOTTOM OF ROOF ABOVE
227	3/4" DOWNSPOUT WITH OVERFLOW & LEADER, PAINT TO FIN
234	STL ACCESS LADDER TO ROOF, PROVIDE LOCKABLE GATE ON FACE, DESIGN BUILD
305	1/4" CONTROL JOINT, PAINT TO MATCH
311	22 GA. METAL CAP, PAINT TO MATCH
316	SEISMIC JOINT
352	STOREFRONT, REFER TO STOREFRONT SCHEDULE
357	STEEL TRUSSES
358	30M RECESSED FIRE EXTINGUISHER CABINET
608	42" MINIMUM HIGH GUARDRAIL, WITH 4" MAXIMUM OPENINGS, REFER TO DET 1A&B.11

ELEVATION LEGEND:	
	TRANSLUCENT STOREFRONT GLASS, REFER TO SHEET A7.03
	FAUX WOOD PORCELAIN TILE, PROVIDE SAMPLE TO ARCHITECT PRIOR TO ORDER
	OLD MILL BRICK VENEER SYSTEM, PROVIDE SAMPLE TO ARCHITECT PRIOR TO ORDER
	METAL WALL PANEL, ATLAS INTERNATIONAL, STERRACORE, PROVIDE SAMPLE TO ARCHITECT PRIOR TO ORDER
	EXTERIOR CEMENT PLASTER

ELEVATION GENERAL NOTES:	
A. DETAIL CALLOUTS FOR TYPICAL CONDITIONS ARE SHOWN OCCASIONALLY BUT APPLY TO ALL OCCURRENCES OF TYPICAL CONDITIONS.	

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PROJECT:

KENSINGTON CAMPUS
AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536
BUILDINGS:
45260 32ND ST W
45244 32ND ST W

PHASE:

BULLETIN 2
11.16.2018

STAMP:



REV #	DESCRIPTION	DATE
1	Bulletin 1	10/04/2018
2	Bulletin 2	11/16/2018

KEY PLAN

PROJECT NO.

17011

PLOT DATE

11.16.2018

SCALE

AS SHOWN

SHEET TITLE

EXTERIOR ELEVATIONS

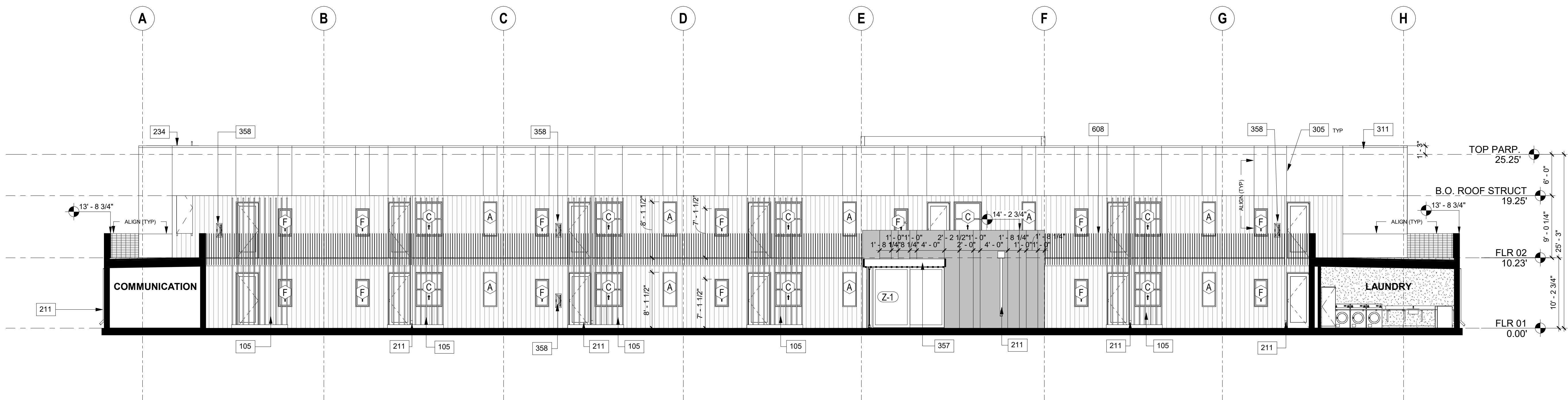
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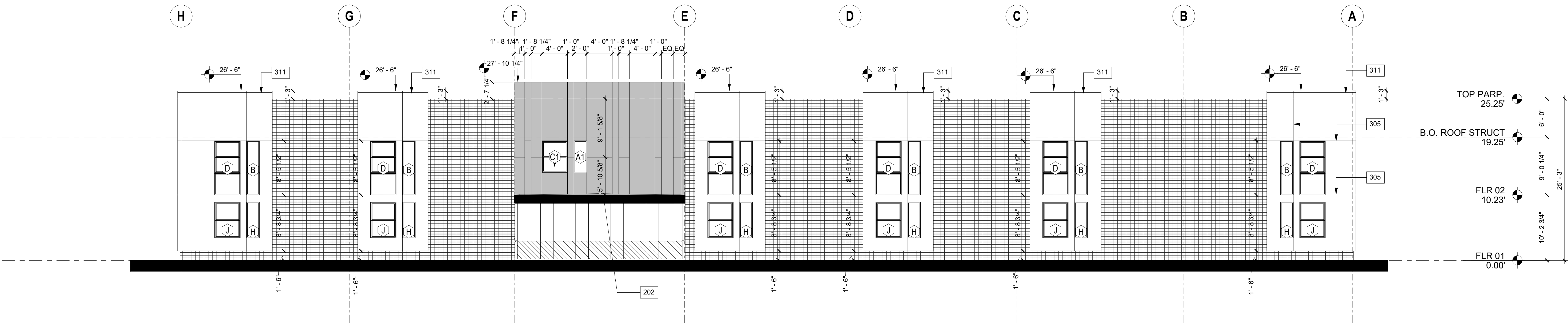
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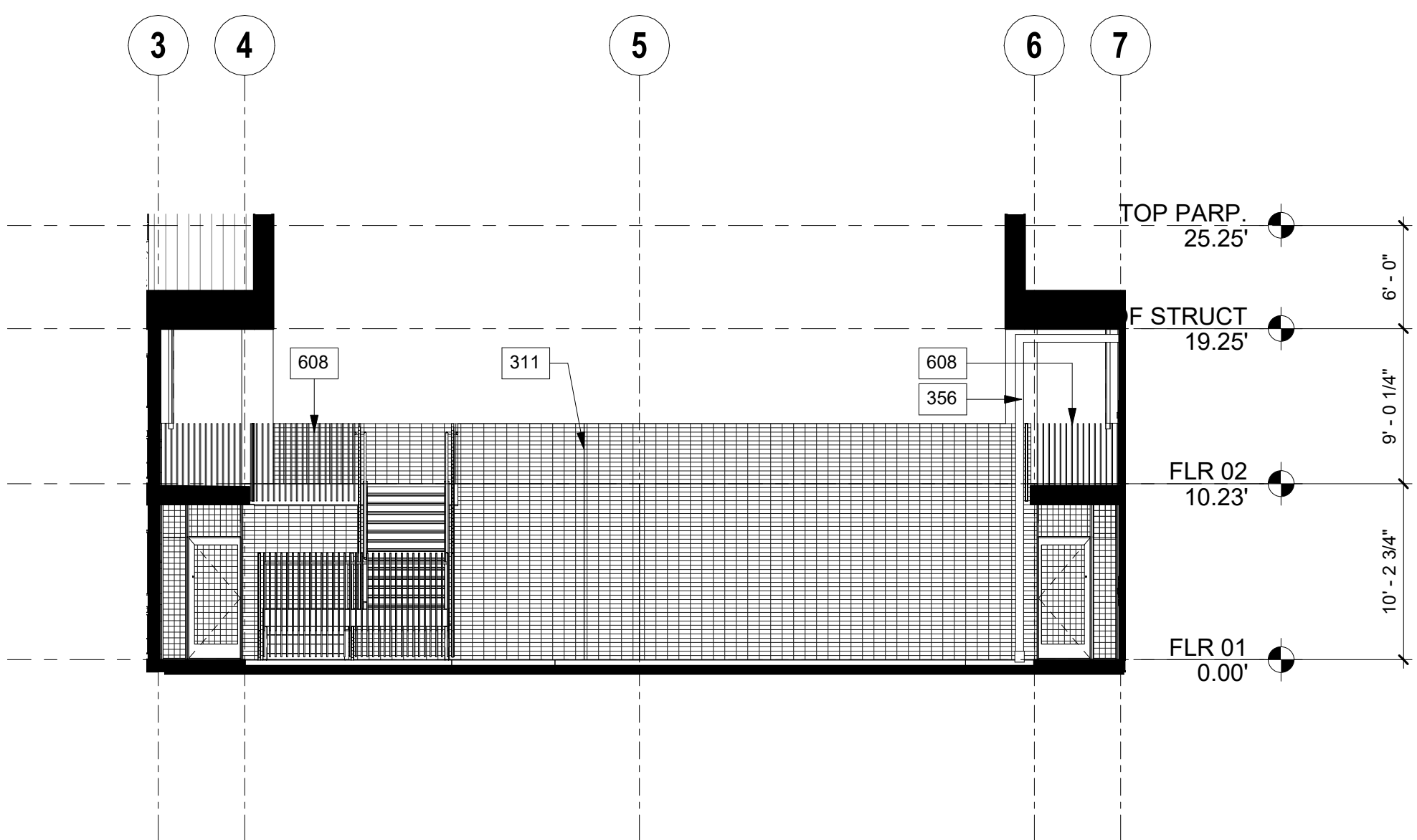
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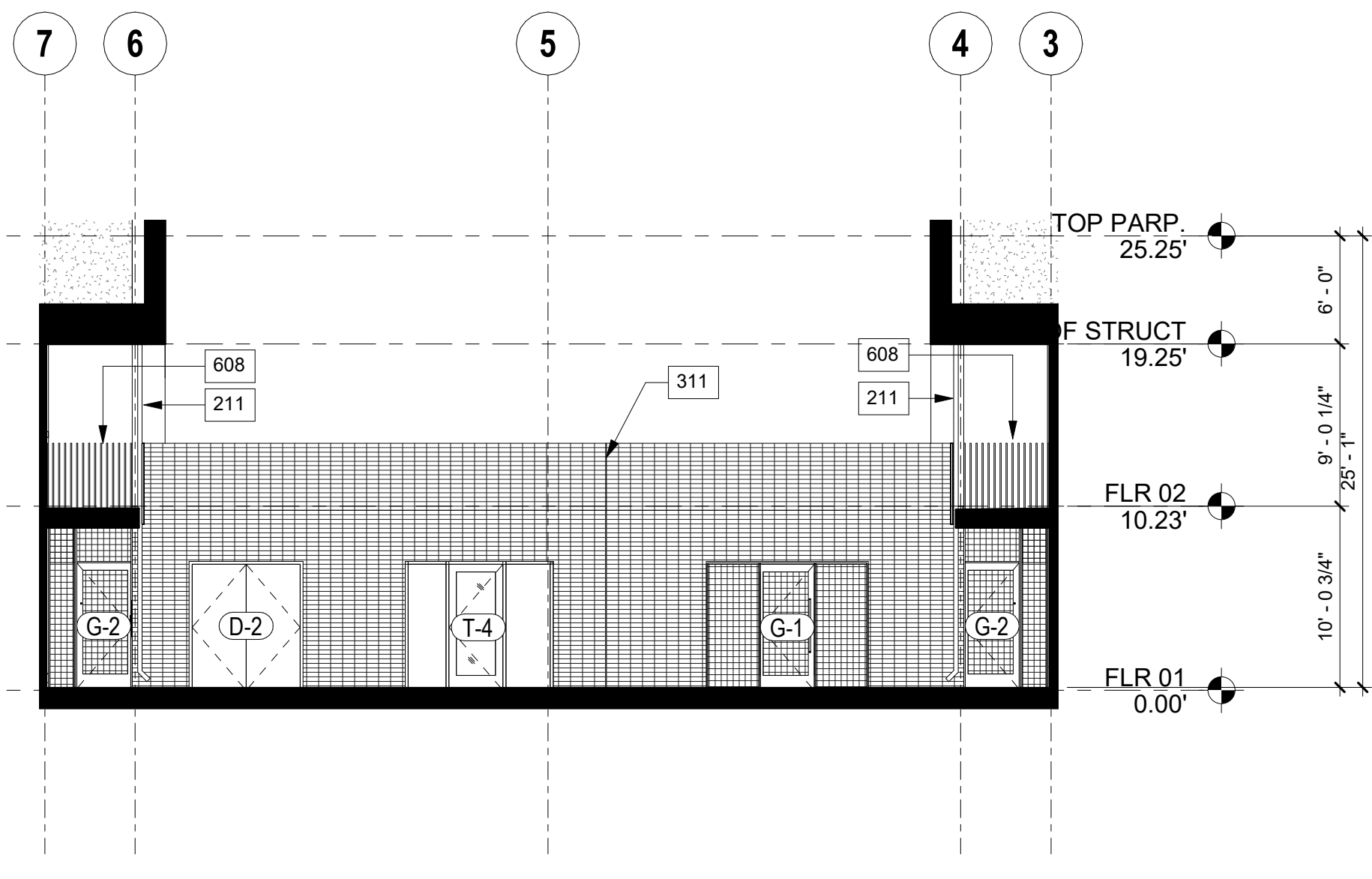
WEST COURTYARD ELEVATION 3
1/8" = 1'-0"



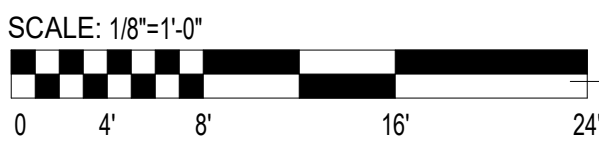
EAST ELEVATION 2
1/8" = 1'-0"



NORTH ELEVATION 4
1/8" = 1'-0"



SOUTH ELEVATION 1
1/8" = 1'-0"



KEYNOTES	
NO.	DESCRIPTION
105	ARCHITECTURAL SCREEN. REFER TO DETAIL 11A.72
202	SINGLE PLY ROOFING. TWO SLOPE TO DRAIN. FIRE CLASS B.
211	3/4" DOWNSPOUT WITH OVERFLOW. DRAINS FROM BOTTOM OF ROOF ABOVE.
234	STL ACCESS LADDER TO ROOF. PROVIDE LOCKABLE GATE ON FACE. DESIGN BUILD.
305	1/4" CONTROL JOINT. PAINT TO MATCH.
311	22 GA. METAL CAP. PAINT TO MATCH.
356	STEEL TRELLIS.
357	SEMI RECESSED FIRE EXTINGUISHER CABINET.
608	42" MINIMUM HIGH GUARDRAIL, WITH 4" MAXIMUM OPENINGS. REFER TO DET 11A.71.

ELEVATION LEGEND:	
	TRANSLUCENT STOREFRONT GLASS. REFER TO SHEET A7.03
	FAUX WOOD PORCELAIN TILE. PROVIDE SAMPLE TO ARCHITECT PRIOR TO ORDER.
	OLD MILL BRICK VENEER SYSTEM. PROVIDE SAMPLE TO ARCHITECT PRIOR TO ORDER.
	METAL WALL PANEL, ATLAS INTERNATIONAL, STERRACORE. PROVIDE SAMPLE TO ARCHITECT PRIOR TO ORDER.
	EXTERIOR CEMENT PLASTER

ELEVATION GENERAL NOTES:	
A. DETAIL CALLOUTS FOR TYPICAL CONDITIONS ARE SHOWN OCCASIONALLY BUT APPLY TO ALL OCCURRENCES OF TYPICAL CONDITIONS.	

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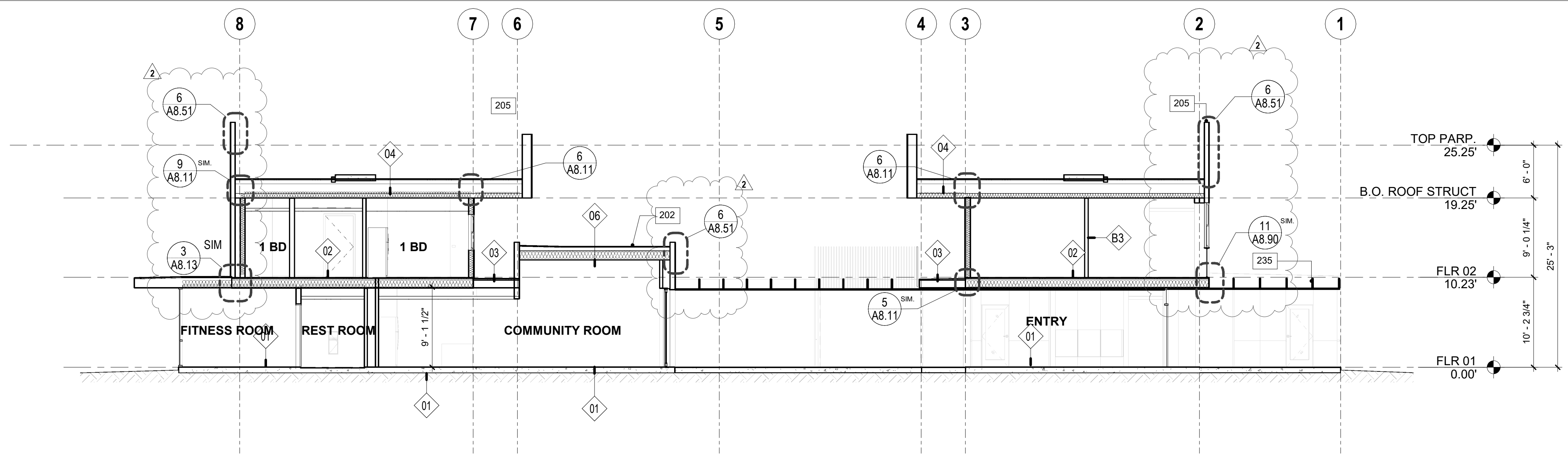
SHEET TITLE

EXTERIOR ELEVATIONS

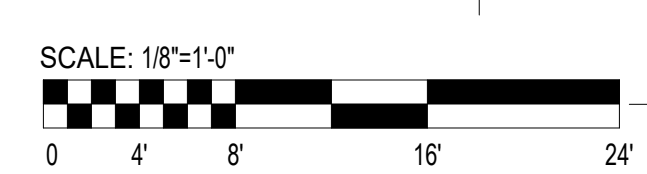
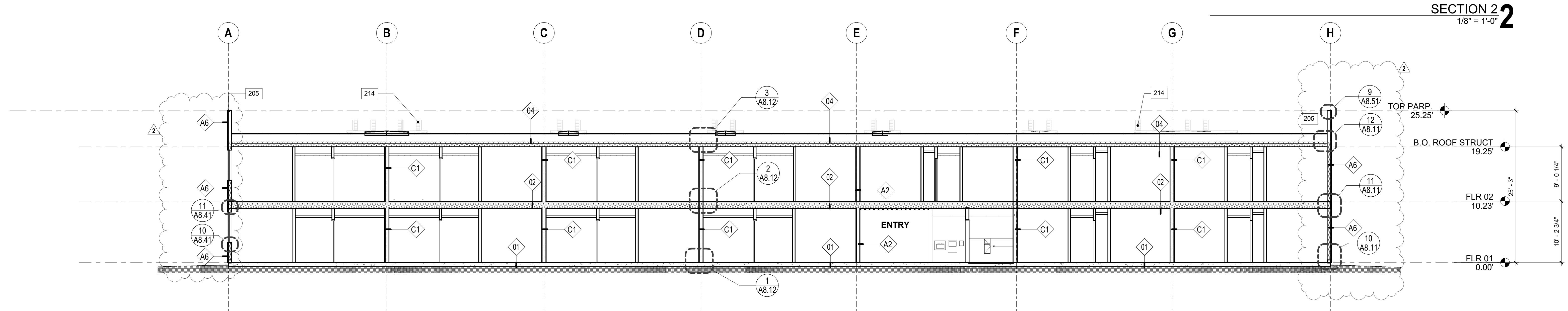
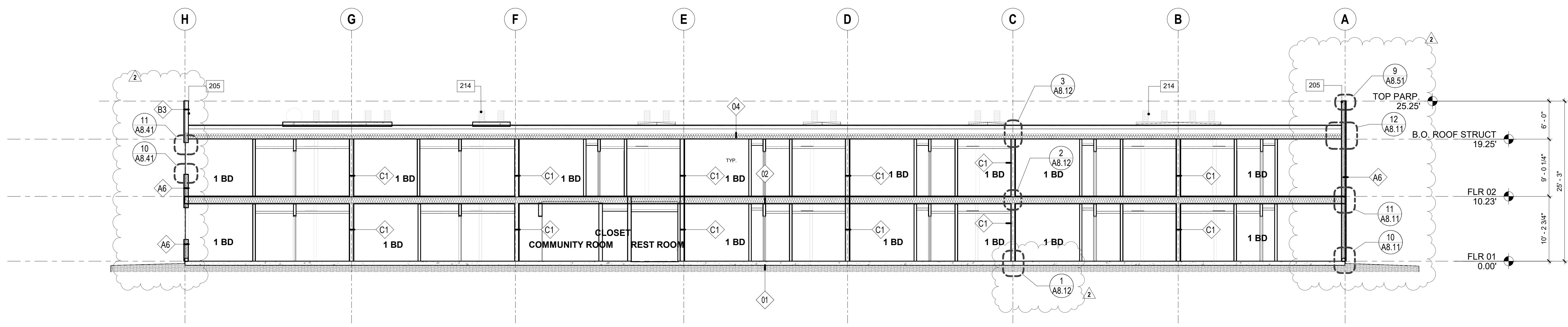
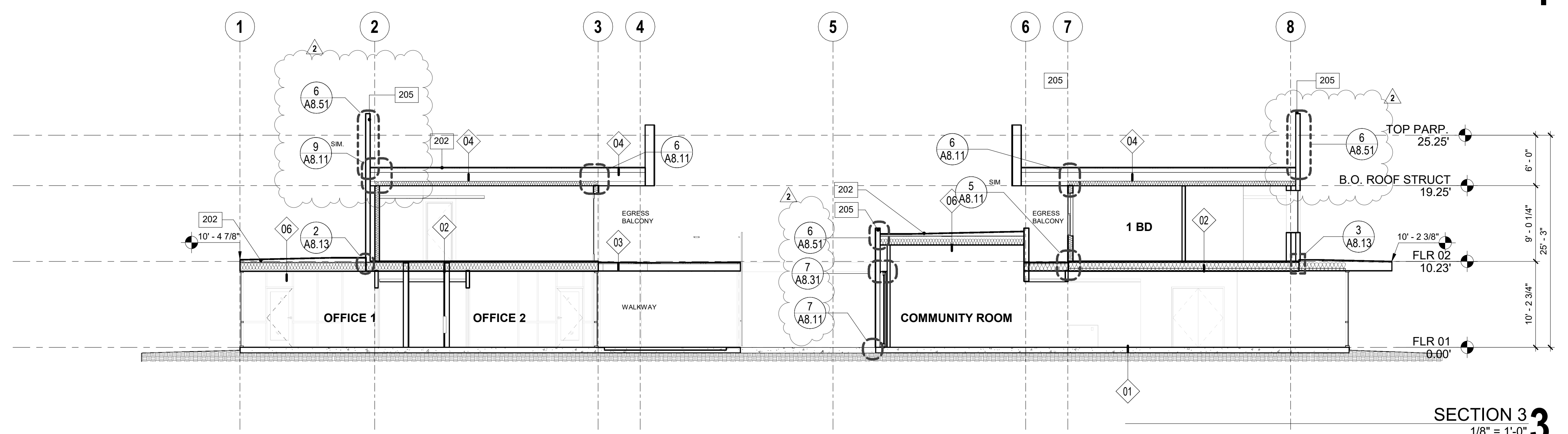
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KEYNOTES	
NO.	DESCRIPTION
164	DROP CEILING, 5/8" GYP BD FIN ON MTL FRAMING
196	PAINTED STEEL COLUMN, HSS 2" X 2" X 1/4", REFER TO STRUCTURAL DRAWINGS
202	SINGLE PLY ROOFING, TPO, SLOPE TO DRAIN, FIRE CLASS B
205	ROOF PARAPET, REFER TO DET 3/A8.51
214	CONDENSING UNIT, REFER TO MECH DWGS
235	STL TRELLIS, REFER TO STRUCT DWGS
319	GUARDRAIL AT WALKWAY, SIDE MTD, 42" MIN HT, REFER TO DET 1/A8.71
338	CEMENT BOARD PANEL, WITH INTEGRAL COLOUR



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SHEET TITLE

BUILDING SECTIONS

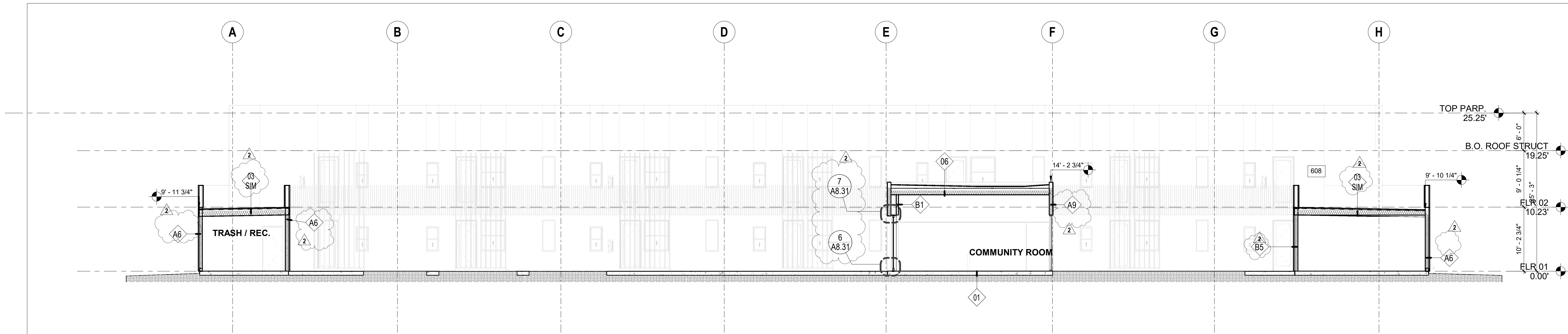
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A3.01

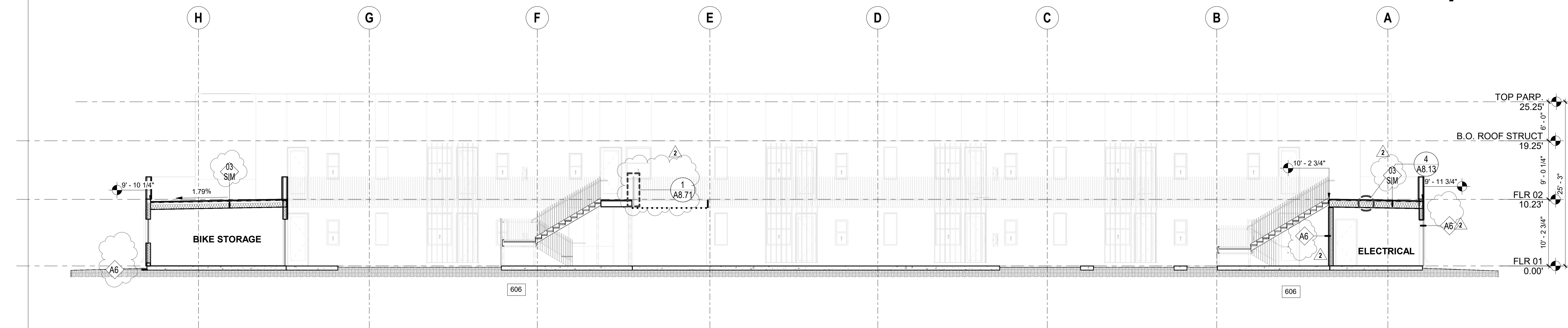
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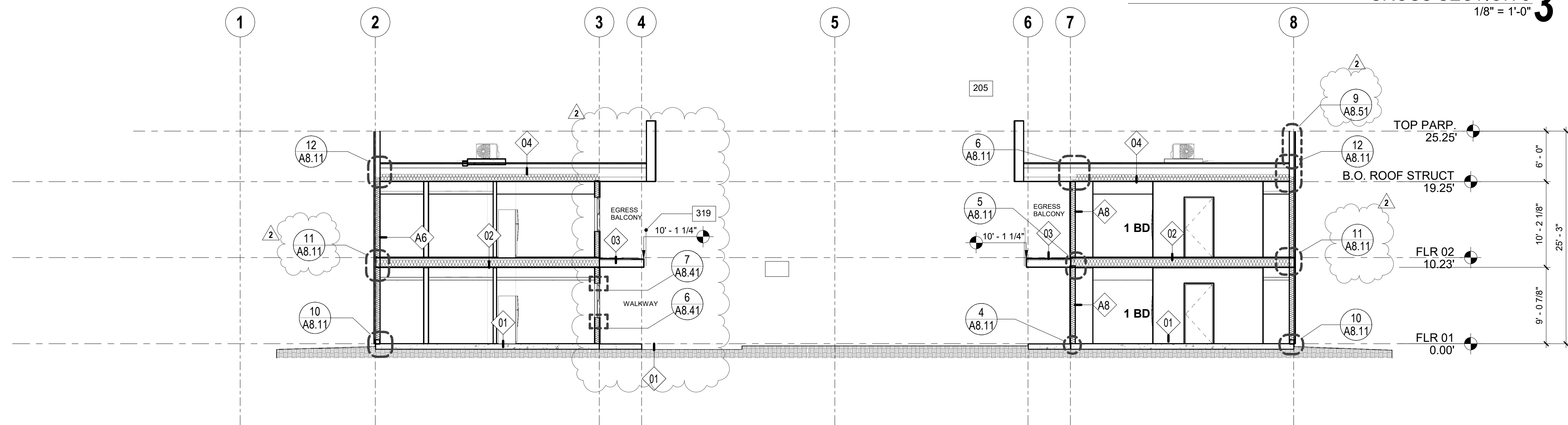
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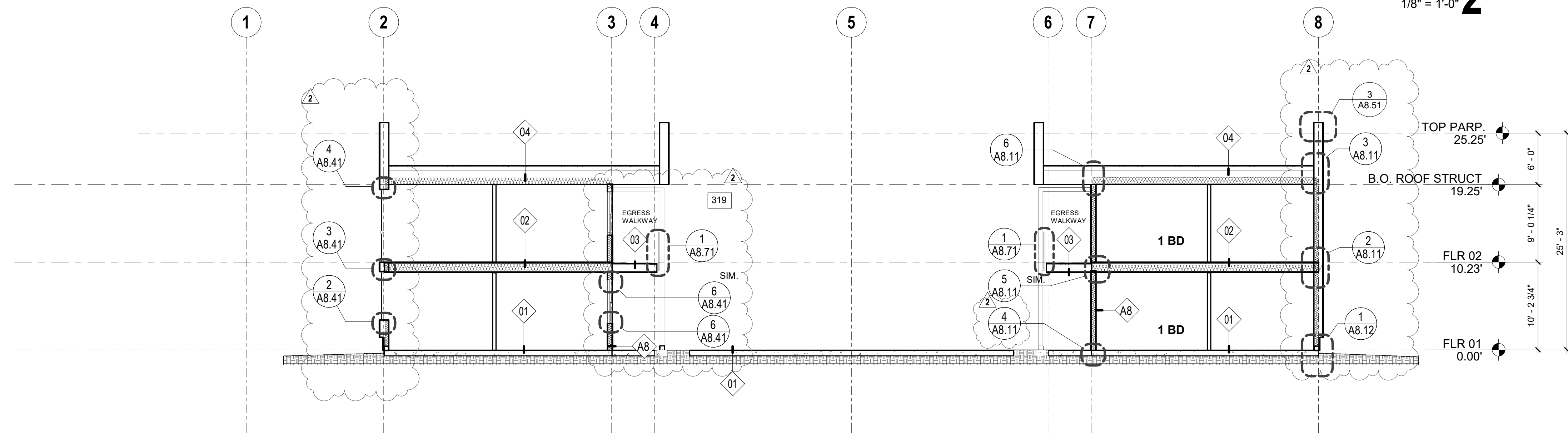
CROSS SECTION 4
1/8" = 1'-0"



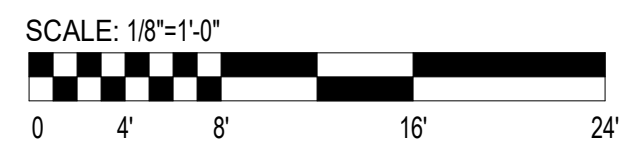
CROSS SECTION 3
1/8" = 1'-0"



CROSS SECTION 2
1/8" = 1'-0"



CROSS SECTION 1
1/8" = 1'-0"



KEYNOTES

NO.	DESCRIPTION
205	ROOF PARAPET, REFER TO DET A8.51
314	CONDENSING UNIT, REFER TO MECH DWGS.
319	GUARDRAIL AT WALKWAY, SIDE MNTD. 42" MIN HT. REFER TO DET A8.71

SECTION LEGEND:

XXXXXX' FINISH FLOOR ELEVATION.

X WALL TYPE DESIGNATION, REFER TO SHEET A8.02.

X FLOOR / ROOF TYPE DESIGNATION, REFER TO SHEET A8.01.

SECTION GENERAL NOTES:

A DETAIL CALLOUTS FOR TYPICAL CONDITIONS ARE SHOWN OCCASIONALLY BUT APPLY TO ALL OCCURRENCES OF TYPICAL CONDITIONS.

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LICENSED ARCHITECT
LAHMON ARCHITECTS
11-35415
RENEWAL DATE
STATE OF CALIFORNIA

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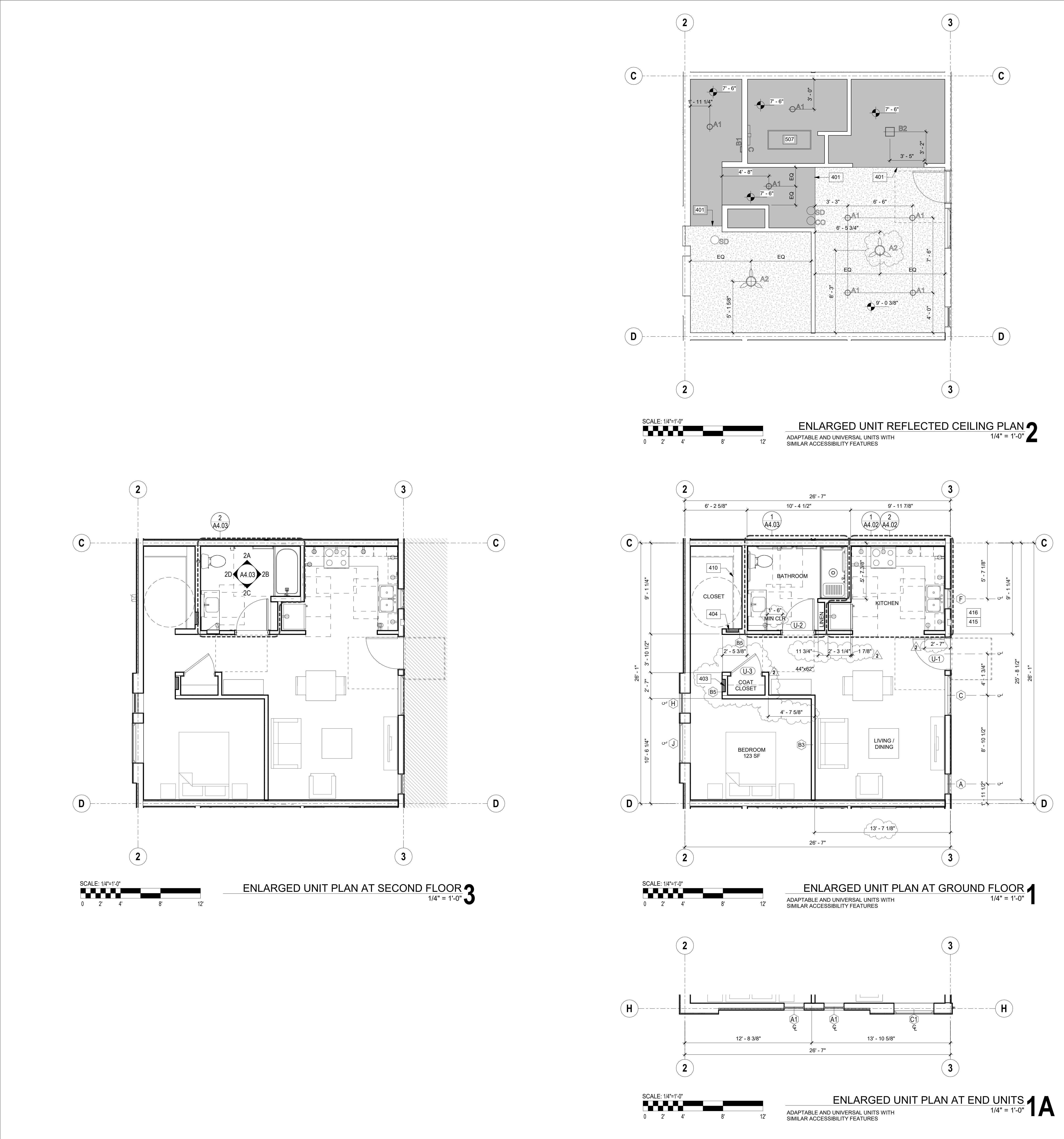
SHEET TITLE

BUILDING SECTIONS

SHEET NO.

A3.02

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UNIT TYPE DESCRIPTION

COMMUNICATION FEATURE UNITS

11B-809.5.1 BUILDING FIRE ALARM SYSTEM WHERE A BUILDING FIRE ALARM SYSTEM IS PROVIDED, THE SYSTEM WIRING SHALL BE EXTENDED TO A POINT WITHIN THE RESIDENTIAL DWELLING UNIT AT THE VICINITY OF THE RESIDENTIAL DWELLING UNIT DETECTION SYSTEM.

11B-809.5.2 BUILDING FIRE ALARM NOTIFICATION SHALL BE PROVIDED WITHIN A RESIDENTIAL DWELLING UNIT AS PART OF THE BUILDING FIRE ALARM SYSTEM. THEY SHALL COMPLY WITH CHAPTER 9, SECTION 907.2.1.1.

11B-809.5.3 ACTIVATION, ALL VISIBLE ALARM APPLIANCES PROVIDED WITHIN THE RESIDENTIAL DWELLING UNIT FOR BUILDING FIRE ALARM NOTIFICATION SHALL BE ACTIVATED UPON ACTIVATION OF THE BUILDING FIRE ALARM IN THE PORTION OF THE BUILDING CONTAINING THE RESIDENTIAL DWELLING UNIT.

11B-809.5.4 PROHIBITED USE, VISIBLE ALARM APPLIANCES USED TO INDICATE RESIDENTIAL DWELLING UNIT SMOKE DETECTION, CARBON MONOXIDE DETECTION, OR BUILDING FIRE ALARM ACTIVATION SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHIN THE RESIDENTIAL DWELLING UNIT.

11B-809.5.5 IDENTIFICATION, A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE RESIDENTIAL DWELLING UNIT ENTRY DOOR SHALL BE PROVIDED AND SHALL ALLOW FOR A MINIMUM 180 DEGREE RANGE OF VIEW.

11B-809.5.6 SITE, BUILDING OR FLOOR ENTRANCE, WHERE A SYSTEM INCLUDING A CLOSED-CIRCUIT SYSTEM, PERMITTING VOICE COMMUNICATION BETWEEN A VISITOR AND THE OCCUPANT OF THE RESIDENTIAL DWELLING UNIT IS PROVIDED, THE SYSTEM SHALL COMPLY WITH SECTION 11B-708.4.

UNIVERSAL DESIGN LINE

A. ACCESSIBLE ROUTES OF TRAVEL TO THE DWELLING UNITS WITH ACCESSIBLE 34" MINIMUM CLEAR OPENING WIDTH ENTRY AND 34" CLEAR WIDTH FOR ALL DOORS ON AN ACCESSIBLE PATH TO ACHIEVE THE 34" OPENING, ENSURE SUFFICIENT SPACE IS PROVIDED FOR THE REAR DOOR SWING.

B. INTERIOR DOORS WITH LEVER HARDWARE AND 42" MINIMUM WIDTH HALLWAYS.

C. FULLY ACCESSIBLE BATHROOMS COMPLYING WITH ADA 2010 AND CBC 11B, IN ADDITION A 30" X 48" CLEARANCE PARALLEL TO AND CENTERED ON THE BATHROOM VANITY.

D. ACCESSIBLE KITCHENS MEETING THE REQUIREMENTS OF ADA 2010, A 30" X 48" CLEARANCE PARALLEL TO AND CENTERED ON THE FRONT OF ALL MAJOR APPLIANCES AND FIXTURES (REFRIGERATOR, OVEN, DISHWASHER AND KITCHEN SINK).

E. ACCESSIBLE MASTER BEDROOM SIZE SHALL BE AT LEAST 105 SQUARE FEET (EXCLUDING THE CLOSET). SHALL ACCOMMODATE A QUEEN SIZE BED, SHALL PROVIDE 36" OF CLEARANCE AROUND THREE (3) SIDES OF THE BED, AND SHALL PROVIDE REQUIRED ACCESSIBLE CLEARANCES, FREE OF ALL FURNISHINGS AT BEDROOM AND CLOSET DOORS. THE MASTER BEDROOM CLOSET SHALL BE ON AN ACCESSIBLE PATH.

F. WIRING FOR AUDIO AND VISUAL DOORBELLS REQUIRED BY UFAS/ADA 2010 SHALL BE INSTALLED.

G. CLOSETS AND BALCONIES SHALL BE LOCATED ON AN ACCESSIBLE ROUTE.

H. THESE UNITS SHALL BE DISTRIBUTED THROUGHOUT THE PROJECT CONSISTENT WITH 41 CFS SECTION 8.2.

I. APPLICANT MUST OBTAIN CONFIRMATION FROM A CASP THAT THE ABOVE REQUIREMENTS HAVE BEEN MET.

J. UNIVERSALLY DESIGNED UNITS SHALL HAVE AN 8A SYMBOL OF MINIMUM 1" X 1" LOCATED WITHIN THE UNIT (BELOW THE DOOR VIEWER) AND MOUNTED PER CBC 11A.6.

K. ACCESSIBLE PARKING, IN ADDITION TO WHAT IS MINIMALLY REQUIRED BY CBC AND ADA 2010, IS NOT REQUIRED.

SENIOR HOUSING PROJECTS ARE REQUIRED TO INTEGRATE THESE UNIVERSAL DESIGN REQUIREMENTS FOR ALL PROJECT UNITS, AND SHALL BE DESIGNED AND PLACED IN SERVICE AS FULLY ACCESSIBLE PER ADA 2010 AND CBC 11B, INCLUDING THE INSTALLATION OF GRAB BARS AND THE INSTALLATION OF THE TUB SEAT AT THE ACCESSIBLE BATHROOM.

NON-SENIOR HOUSING PROJECTS THAT VOLUNTEER TO INCORPORATE THE PRINCIPLES OF UNIVERSAL DESIGN IN 50% OF THE PROJECT'S UNITS WILL BE AWARDED BONUS POINTS.

ADAPTABLE FEATURE UNITS

11B-809.5.1 BUILDING FIRE ALARM SYSTEM, EVERY PRIMARY ENTRANCE TO A COVERED MULTIFAMILY DWELLING UNIT SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT. THE ACTIVATING MECHANISM SHALL BE MOUNTED A MAXIMUM OF 48 INCHES ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING.

ENERGY STAR APPLIANCES

REFRIGERATORS, RANGES SHALL BE ENERGY STAR RATED

GENERAL NOTES

A. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

B. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF REINFORCING, DOWELS, HOLD DOWNS, TIE DOWNS, ANCHOR BOLTS, AND BASE PLATES.

C. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, LOW VOLTAGE, FIRE SPRINKLER, AND LANDSCAPE IRRIGATION DRAWINGS FOR ALL PENETRATIONS.

D. BOTTOM OF CEILING FAN TO BE 80" AFF.

LACDC REQUIREMENT:

- PER LACDC, PROVIDE A TELEPHONE JACK IN ALL BEDROOMS. PROVIDE CAT 5 WIRING TO AT LEAST ONE LOCATION PER UNIT OR DEMONSTRATE THAT A HIGH SPEED INTERNET SIGNAL IS PROVIDED TO ALL AREAS IN EACH UNIT. (IF CDC, LOAN COMMITTEE PHASE ITEM #24).
- PER LACDC, PROVIDE AT LEAST ONE CABLE TELEVISION JACK IN THE LIVING ROOM FOR UNITS WITH 2 BEDROOMS OR LESS. PROVIDE A MIN. OF ONE JACK IN AT LEAST ONE BEDROOM PLUS ONE IN THE LIVING ROOM FOR UNITS WITH 3 BEDROOMS OR MORE. PROVIDE A DIGITAL TV (MASTER ANTENNA TELEVISION) FOR ALL DEVELOPMENTS WIRED TO AT LEAST ONE OUTLET IN THE LIVING ROOM, AND ALL BEDROOMS. THE SIGNAL SHALL BE AMPLIFIED AS REQUIRED TO REACH ALL RECEPTACLES IN EACH UNIT. (IF CDC, LOAN COMMITTEE PHASE ITEM #25).
- PER LACDC, USE OF COMPOSITE WOOD MATERIALS, INCLUDING BUT NOT LIMITED TO TERRAZO OR CORE MATERIAL FOR CABINETS, COUNTERTOPS, DOORS AND SHELVING MUST BE FREE OF ADDED FORMALDEHYDE. (V. SUSTAINABLE BUILDING METHODS #10).
- PER LACDC, NO PARTICLE BOARD PERMITTED. CABINETRY FABRICATION AND INSTALLATION SHALL COMPLY WITH THE MANUAL OF MILLWORK STANDARDS OF THE WOODWORK INDUSTRY PUBLISHED BY WOODWORK INSTITUTE (WII) LATEST EDITION. ALL NEW CABINETRY SHALL BE CERTIFIED W/ CUSTOM GRADE OR BETTER CERTIFIED COMPLIANCE PROGRAM (CSP) BY WII. SHALL BE USED FOR VERIFICATION OF QUALITY. W/ CUSTOM GRADE STANDARDS OR BETTER. HARDWARE TO CONFORM TO AISH/BSHA STANDARDS. (IF CDC, LOAN COMMITTEE PHASE, B.8).
- PER LACDC, ACCESSIBLE MASTER BEDROOM SIZE SHALL BE AT LEAST 105SF. SHALL ACCOMMODATE A QUEEN SIZE BED. SHALL PROVIDE 36" OF CLEARANCE AROUND 3 SIDES OF THE BED, AND SHALL PROVIDE REQUIRED ACCESSIBLE CLEARANCES, FREE OF ALL FURNISHINGS, AT BEDROOM AND CLOSET DOORS. (IF C4).
- PER LACDC, UNITS WITH MOBILITY FEATURES AND UNITS WITH COMMUNICATION FEATURES SHALL BE MARKED BY AN INTERNATIONAL SIGN OF ACCESSIBILITY (ISA) OF MINIMUM 1" X 1", LOCATED WITHIN THE UNIT (BELOW THE DOOR VIEWER) AND MOUNTED PER 2013 CBC 11A.6.
- ELECTRICAL RECEPTACLE SWITCHES: IF THE REACH IS OVER A PHYSICAL BARRIER OR AN OBSTRUCTION (FOR EXAMPLE, A KITCHEN BASE CABINET), RECEPTACLES SHALL BE LOCATED WITHIN THE REACH RANGES SPECIFIED IN 11B.84.1 (48" MAX. REACH). LOCATED WITHIN THE UNIT (BELOW THE DOOR VIEWER) AND MOUNTED PER 2013 CBC 11A.6.
- SHELF AND POLE, TOP OF SHELF AT 48" MAX AFF. REFER TO DETAIL ON SHEET A4.02.
- FOR LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS.
- CALGREEN FANS SHALL BE ENERGY STAR COMPLIANT, CONTROLLED BY A HUMIDITY CONTROL DUCTS TO TERMINATE OUTSIDE OF THE BUILDING. (S.96.1).
- PER LACDC, ENERGY STAR RATING (IF CDC, LOAN COMMITTEE PHASE, B.18 a).
- FOR ACCESS PANELS REFER TO MECHANICAL DRAWINGS.
- PROVIDE STROBE DOORBELL TO COMPLY WITH CBC 11B-809.5.1.
- PER LACDC, LINEN CLOSET TO PROVIDE A MINIMUM OF 4 FIXED OR ADJUSTABLE SHELVES. (IF CDC, NOFA ADOPTION PHASE, C.5.1).
- PER LACDC, CEILING FAN, ENERGY STAR RATING. (IF CDC, LOAN COMMITTEE PHASE, B.18 c).
- ALL APPLIANCES (EXCEPT RANGES) TO BE ENERGY STAR QUALIFIED.

REFLECTED CEILING LEGEND:

[Symbol]	GYPSUM BOARD SOFFIT, PAINT TO FINISH
[Symbol]	GYPSUM BOARD ATTACHED TO CEILING / FLOOR ASSEMBLY, PAINT TO FINISH
[Symbol]	EXTERIOR CEMENT PLASTER, PAINT TO FINISH
[Symbol]	ACCESS PANEL AT MECHANICAL UNIT, PAINT TO FINISH
[Symbol]	JUMP DUCT, REFER TO MECHANICAL DRAWINGS
[Symbol]	CEILING MOUNTED AIR REGISTER, AIR SUPPLY, REFER TO MECHANICAL DRAWINGS
[Symbol]	EXHAUST FAN, FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROLLER, REFER TO MECHANICAL DRAWINGS
[Symbol]	MATERIAL TAG, SEE MATERIAL SCHEDULE ON SHEET A4.02
[Symbol]	WALL MOUNTED AIR REGISTER, REFER TO MECHANICAL DRAWINGS
[Symbol]	18x18 ACCESS PANEL, PAINT TO FINISH
[Symbol]	SMOKE DETECTOR
[Symbol]	SMOKE DETECTOR / CARBON MONOXIDE COMBO
[Symbol]	A1 LIGHT FIXTURE, WAC LIGHTING, FM-07RN-WT
[Symbol]	A2 LIGHT FIXTURE, LED AND CEILING FAN COMBO
[Symbol]	B1 LIGHT FIXTURE, WAC LIGHTING, FM-07SD-WT, WALL MOUNTED ABOVE DOOR
[Symbol]	B2 LIGHT FIXTURE, WAC LIGHTING, FM-11SD-WT, CEILING MOUNTED
[Symbol]	C1 LIGHT FIXTURE, WAC 77624-27-AL, MOUNT OVER LAVATORY MIRROR
[Symbol]	D LIGHT FIXTURE, IN GRADE UPLIGHT, WAC 5011-27-BR
[Symbol]	E LIGHT FIXTURE, WALL MOUNTED 6'-6" AFF., WAC WE-WE6687-BZ
[Symbol]	F LIGHT FIXTURE, LED STRIP EXTERIOR STRIP LIGHT CALL LIGHTING LLED2004L
[Symbol]	H LIGHT FIXTURE, STEP LIGHT, WAC W-LED200-BZ
[Symbol]	I LIGHT FIXTURE, WALL MOUNTED FLOOD, WAC WP-LED227-ABZ
[Symbol]	J LIGHT FIXTURE, PENDANT LIGHT, LIGHTING MISER PENDANT, 1275542, WALNUT DISTRESSED BRASS
[Symbol]	K LIGHT FIXTURE, CEILING MOUNTED STRIP LED FIXTURE, LITRONA MNSL-L46-4L-4VOLT-G2N-40W-80CR-4M5
[Symbol]	E INDICATES EMERGENCY LIGHT, REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION

KEYNOTES

NO.	DESCRIPTION
401	LINE OF SOFFIT SHOWN CONTINUOUS OR SOFFIT ABY SHOWN DASHED
403	ELECT PANEL, REFER TO ELEC DWGS
404	MEDIAN DATA DIST BOX, REFER TO LV PLANS
410	SHELF & POLE, REFER TO DET 11B03.0
507	ACCESS PANEL AT HORIZ FAN COIL UNIT, REFER TO MECH DWGS

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1BD UNIT PLAN / RCP

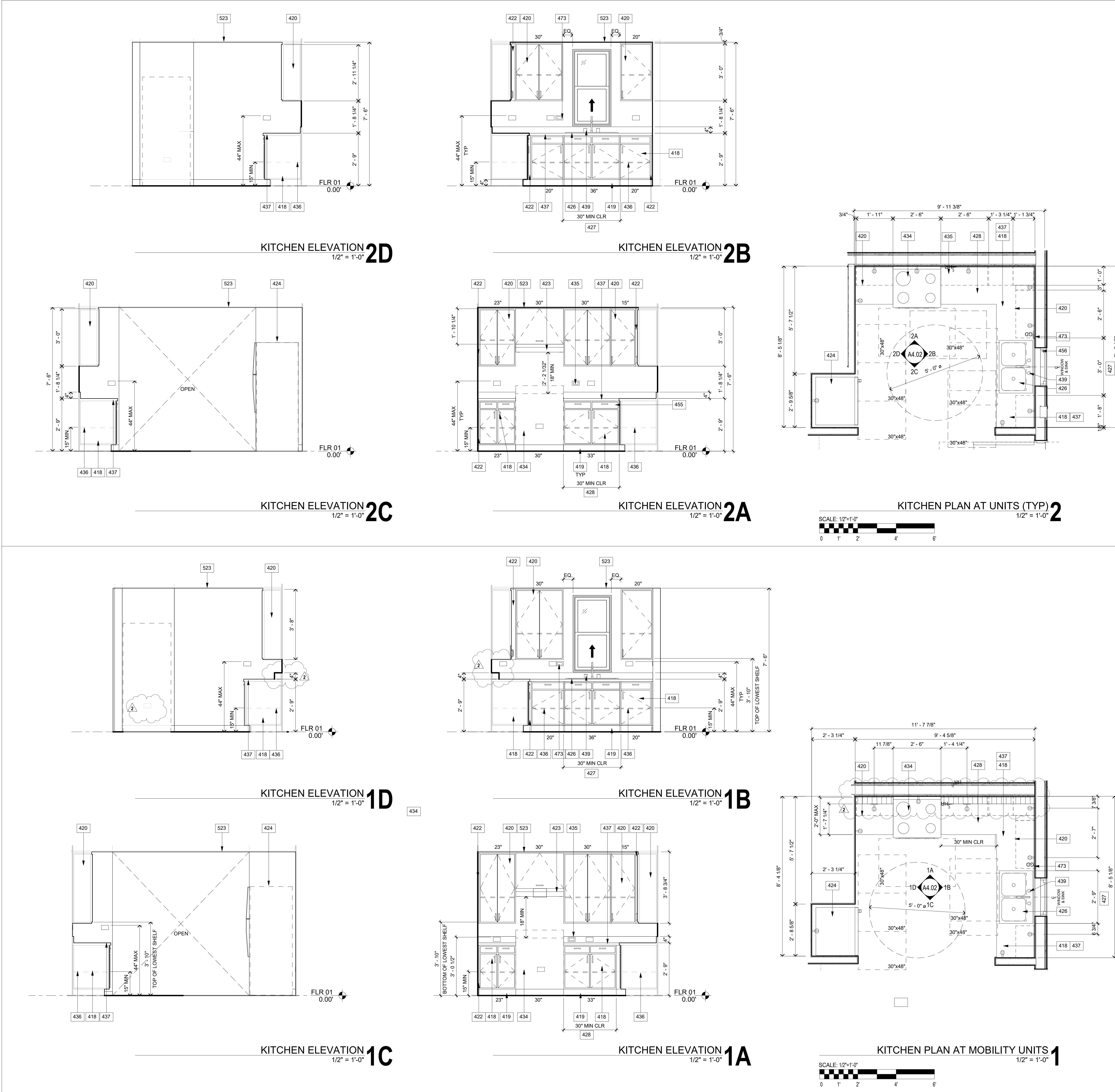
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BULLETIN 2

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KEYNOTES	
NO.	DESCRIPTION
418	BASE KITCHEN CABINET, DOOR PULLS OR HANDLES SHALL BE MOUNTED AS CLOSE TO THE TOP OF CABINET DOORS AS POSSIBLE.
419	4" TIE KICK.
420	UPPER KITCHEN CABINET, DOOR PULLS OR HANDLES SHALL BE MOUNTED WITHIN 48" PER 11B-308.3.2.
422	CABINET FILLER.
423	RANGE HOOD, VENTED TO EXTERIOR, REFER TO FIXTURE SCHEDULE.
424	ENERGY STAR LABEL, REFRIGERATOR, REFER TO FIXTURE SCHEDULE. 50% OF FREEZER SPACE TO BE LOCATED WITHIN 54" OF THE FLOOR. 2016 CBC 11B-804.6. PER TOAC, ENERGY STAR RATED.
426	KITCHEN SINK WITH DISPOSAL, REFER TO FIXTURE SCHEDULE. SINK DEPTH TO COMPLY WITH 2016 CBC 11B-606.7 AND 11B-606. PROVIDE OFF-SET DRAIN.
427	LAVATORY AND SINKS SHALL COMPLY WITH 11B-606. 1. CLEAR FLOOR SPACE SHALL COMPLY WITH 11B-305. CLEAR FLOOR SPACE SHALL BE 37" MIN. 2. SINK SURFACES SHALL BE PROVIDED WITH KNEE AND TOE SPACE. 2016 CBC 11B-305. 3. THE KNEE AND TOE SPACE SHALL BE CLEAR AND UNOBSTRUCTED. 2016 CBC 11B-306. 4. THE KNEE SPACE AND TOE SPACE SHALL BE 30 INCHES WIDE MINIMUM, CENTERED ON THE SINK. 2016 CBC 11B-306.2. 5. A CLEAR FLOOR SPACE SHALL NOT EXTEND INTO THE KNEE AND TOE SPACE MORE THAN 19 INCHES. 2016 CBC 11B-606.2. 6. BASE CABINETS INCLUDING TOEBOARD AND SHELVING DIRECTLY UNDER THE KITCHEN SINKS SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE IN ORDER TO PROVIDE CLEARANCE KNEE AND TOE SPACE. 2016 CBC 11B-606.2. EXCEPTION 3. 7. THE FINISH FLOOR BENEATH THE KITCHEN SINK SURFACES SHALL BE EXTENDED TO THE WALL. 2016 CBC 11B-606.2. EXCEPTION 3. 8. THE WALLS BEHIND AND SURROUNDING THE CABINETRY SHALL BE FINISHED. 2016 CBC 11B-606.2. EXCEPTION 3. 9. NO MORE THAN ONE BOWL OF A MULTI-BOWL SINK SHALL BE REQUIRED TO PROVIDE KNEE AND TOE CLEARANCE. 2016 CBC 11B-606.2. 10. WATER SUPPLY AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE SINKS. 2016 CBC 11B-606.5. 11. REFER TO DETAILS 2.300.33.
428	KITCHEN WORK SURFACE, 11B-804. 1. A MINIMUM LINEAR LENGTH OF 30 INCHES OF COUNTERTOP SHALL BE PROVIDED FOR A WORK SURFACE INSTALLATION. 2016 CBC 11B-804. 2. WORK SURFACES SHALL BE PROVIDED WITH KNEE AND TOE SPACE. 2016 CBC 11B-305. 3. THE KNEE AND TOE SPACE SHALL BE CLEAR AND UNOBSTRUCTED. 2016 CBC 11B-306. 4. THE KNEE SPACE AND TOE SPACE SHALL BE 30 INCHES WIDE MINIMUM, CENTERED ON THE COUNTERTOP. 2016 CBC 11B-306.2. 5. A CLEAR FLOOR SPACE SHALL NOT EXTEND INTO THE KNEE AND TOE SPACE MORE THAN 19 INCHES. 2016 CBC 11B-305.2. 6. BASE CABINETS INCLUDING TOEBOARD AND SHELVING DIRECTLY UNDER WORK SURFACES SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE IN ORDER TO PROVIDE CLEARANCE KNEE AND TOE SPACE. 2016 CBC 11B-606.2. 7. THE FINISH FLOOR BENEATH THE KITCHEN SINK SURFACES SHALL BE EXTENDED TO THE WALL. 2016 CBC 11B-606.2. EXCEPTION 3. 8. THE WALLS BEHIND AND SURROUNDING THE CABINETRY SHALL BE FINISHED. 2016 CBC 11B-606.2. EXCEPTION 3. 9. NO MORE THAN ONE MULTI-BOWL SINK SHALL BE REQUIRED TO PROVIDE KNEE AND TOE CLEARANCE. 2016 CBC 11B-606.2. 10. WATER SUPPLY AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE SINKS. 2016 CBC 11B-606.5. 11. REFER TO DETAILS 2.300.33.
434	ENERGY STAR OVER-RANGE, SELF-CLEANING, CONTROLS ON THE FRONT FACE, CONTROLS SHALL COMPLY WITH 2016 CBC 11B-804.6.4.2. REFER TO MATERIALS AND FINISHES SCHEDULE.
435	ENERGY STAR RANGE HOOD SWITCH TO BE MOUNTED AT 48" HIGH FOR SIDE APPROACH. 2016 CBC 11B-308.3.2.
436	ADJUSTABLE SHELVES W/ MELAMINE FINISH SHOWN DASHED. PROVIDE ONE REPLACEMENT SHELF FOR EACH SHELF PROVIDED.
437	STONE COUNTERTOP, INSTALL COUNTERTOP SURFACE 53" MAX AFF. 2016 CBC 11B-606.3. SEALED BACKSPLASH.
438	FAUCETS, CONTROLS FOR FAUCETS WITH SECTION 11B-308. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM. OPERATION PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE FORCE OF 5 POUNDS. 11B-309.4. FLOW RESTRICTOR 1.5 GPM OR LESS.
440	WATER CLOSET, TOILET SEAT HEIGHT AT 17"-19" AFF. MEASURED TO THE TOP OF SEAT. 2016 CBC 11B-604.6.3.7. FLUSH CONTROLS SHALL BE LOCATED 44" MAX ABOVE THE FLOOR. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET. 2016 CBC 11B-604.6. HIGH EFFICIENCY 1.6 GALLONS MAX PER FLUSH.
449	GRAB BARS WALL HUNG, THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECT BELOW AND AT THE END SHALL BE 1"-1/2" MINIMUM. 2016 CBC 11B-609.3. REFER TO DETAIL 300.32.
450	TOILET PAPER DISPENSER, 7" MIN AND 17" MAX IN FRONT OF THE WATER CLOSET MEASURED TO CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 18" MIN AFF. 2016 CBC 11B-604.7.
455	BASE CABINET SHALL COMPLY WITH 11B-606. 1. CLEAR FLOOR SPACE SHALL COMPLY WITH 11B-305. CLEAR FLOOR SPACE SHALL BE 30" X 48" MIN. 11B-305.3. 2. SINK SURFACES SHALL BE PROVIDED WITH KNEE AND TOE SPACE. 2016 CBC 11B-306. 3. THE KNEE AND TOE SPACE SHALL BE CLEAR AND UNOBSTRUCTED. 2016 CBC 11B-306. 4. THE KNEE SPACE AND TOE SPACE SHALL BE 30 INCHES WIDE MINIMUM, CENTERED ON THE SINK. 2016 CBC 11B-306.2. 5. A CLEAR FLOOR SPACE SHALL NOT EXTEND INTO THE KNEE AND TOE SPACE MORE THAN 19 INCHES. 2016 CBC 11B-606.2. 6. BASE CABINETS INCLUDING TOEBOARD AND SHELVING DIRECTLY UNDER THE KITCHEN SINKS SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE IN ORDER TO PROVIDE CLEARANCE KNEE AND TOE SPACE. 2016 CBC 11B-606.2. EXCEPTION 3. 7. THE FINISH FLOOR BENEATH THE KITCHEN SINK SURFACES SHALL BE EXTENDED TO THE WALL. 2016 CBC 11B-606.2. EXCEPTION 3. 8. THE WALLS BEHIND AND SURROUNDING THE CABINETRY SHALL BE FINISHED. 2016 CBC 11B-606.2. EXCEPTION 3. 9. NO MORE THAN ONE BOWL OF A MULTI-BOWL SINK SHALL BE REQUIRED TO PROVIDE KNEE AND TOE CLEARANCE. 2016 CBC 11B-606.2. 10. WATER SUPPLY AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE SINKS. 2016 CBC 11B-606.5. 11. REFER TO DETAILS 2.300.33.
456	1. GARBAGE DISPOSAL INSTALLATION TO ALLOW KNEE AND TOE CLEARANCE. 2. WHERE NECESSARY, REFER TO 810.0.33. IN RESIDENTIAL DWELLING UNITS, CABINETRY SHALL BE PERMITTED UNDER LAVATORIES PROVIDED THAT ALL THE FOLLOWING CONDITIONS ARE MET: A. THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE FIXTURE. THE FINISH FLOOR EXTENDS UNDER THE CABINETRY. B. THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.
458	WINDOW REFER TO PLANS.
473	GARBAGE DISPOSAL SWITCH, SEE KEYNOTE 427.
523	GYPSPUM BOARD FIN.
GENERAL NOTES	
A. SEE MECH/ PLUMB/ ELECT. DWGS. FOR ADDITIONAL INFO.	
B. PROVIDE FINISHED PANELS AT ALL EXPOSED CABINET SURFACES.	
C. REFER TO SHEETS 00.31-00.34 FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS.	
D. ELECTRICAL OUTLETS ON WALLS OVER CABINETS SHALL BE A MIN 96" FROM A CORNER (FAIR HOUSING 5.8).	
KITCHEN SHELVING SUMMARY:	
CABINETRY NOT MANUFACTURED WITH MDF OR PARTICLE BOARD	
12'-6" LINEAR FEET OF COUNTER SPACE PROVIDED	
LINEAR FEET SUMMARY:	
255' TOTAL LINEAR KITCHEN STORAGE	
162" ACCESSIBLE LINEAR KITCHEN STORAGE PER 11B-308	
162" / 255" = 63% (> 50%) ACCESSIBLE LINEAR KITCHEN STORAGE	
PROJECT NO. 17011	
PLOT DATE 11.16.2018	
SCALE AS SHOWN	
SHEET TITLE	
KITCHEN ENLARGED PLANS AND INTERIOR ELEVATIONS	
SHEET NO.	
A4.02	
FILE REF. C:\Users\user\Documents\17011 - Lancaster Transitional_Central_comp00@lhammonarch.com.rvt 11/23/2018 9:04:51 PM	

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PROJECT:

KENSINGTON CAMPUS

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45260 32ND ST W
45244 32ND ST W

PHASE:

BULLETIN 2
11.16.2018

STAMP:



REV #

1

2

DESCRIPTION

Bulletin 1

Bulletin 2

DATE

10/04/2018

11/16/2018

KEY PLAN

PROJECT NO.

17011

PLOT DATE

11.16.2018

SCALE

AS SHOWN

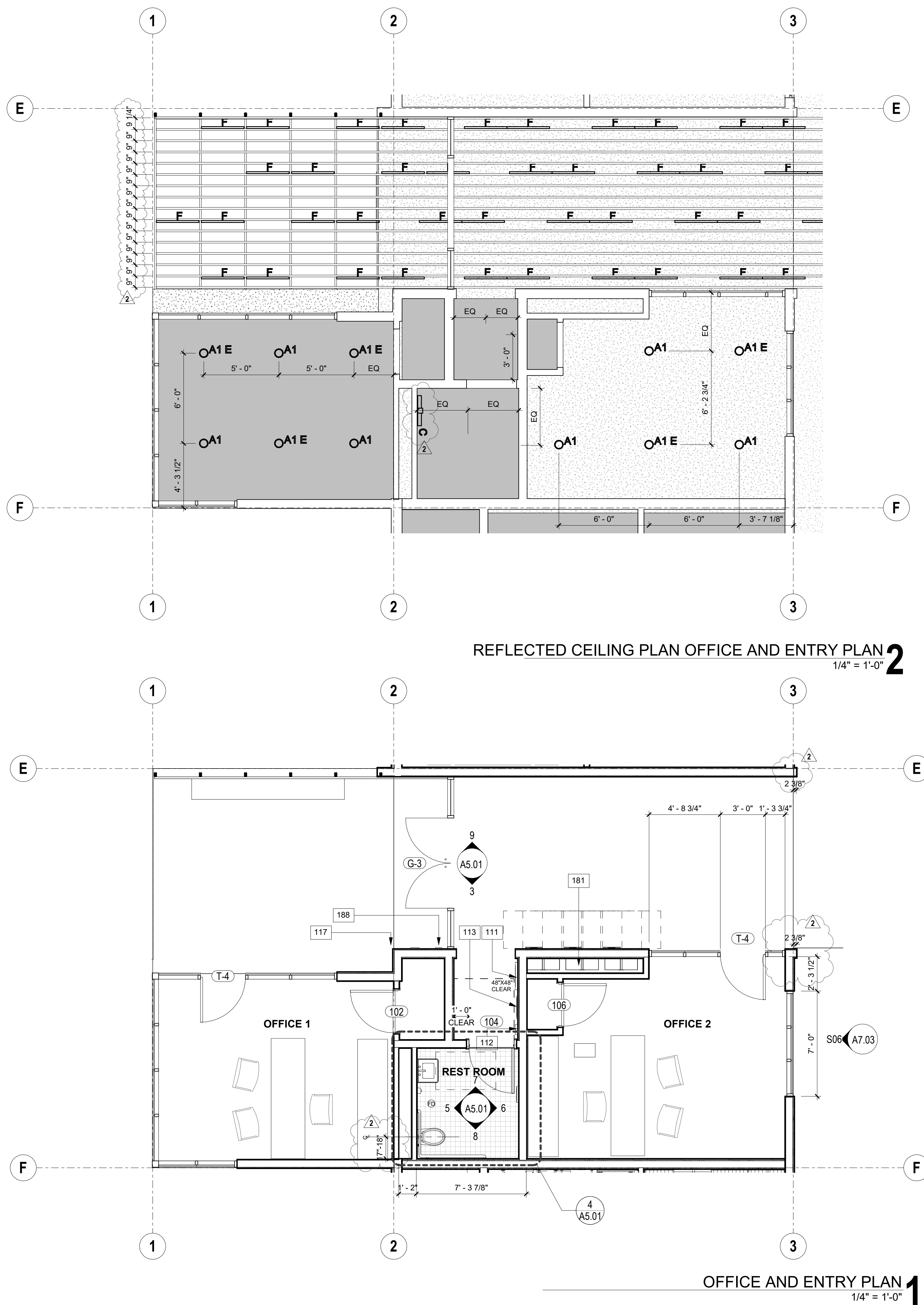
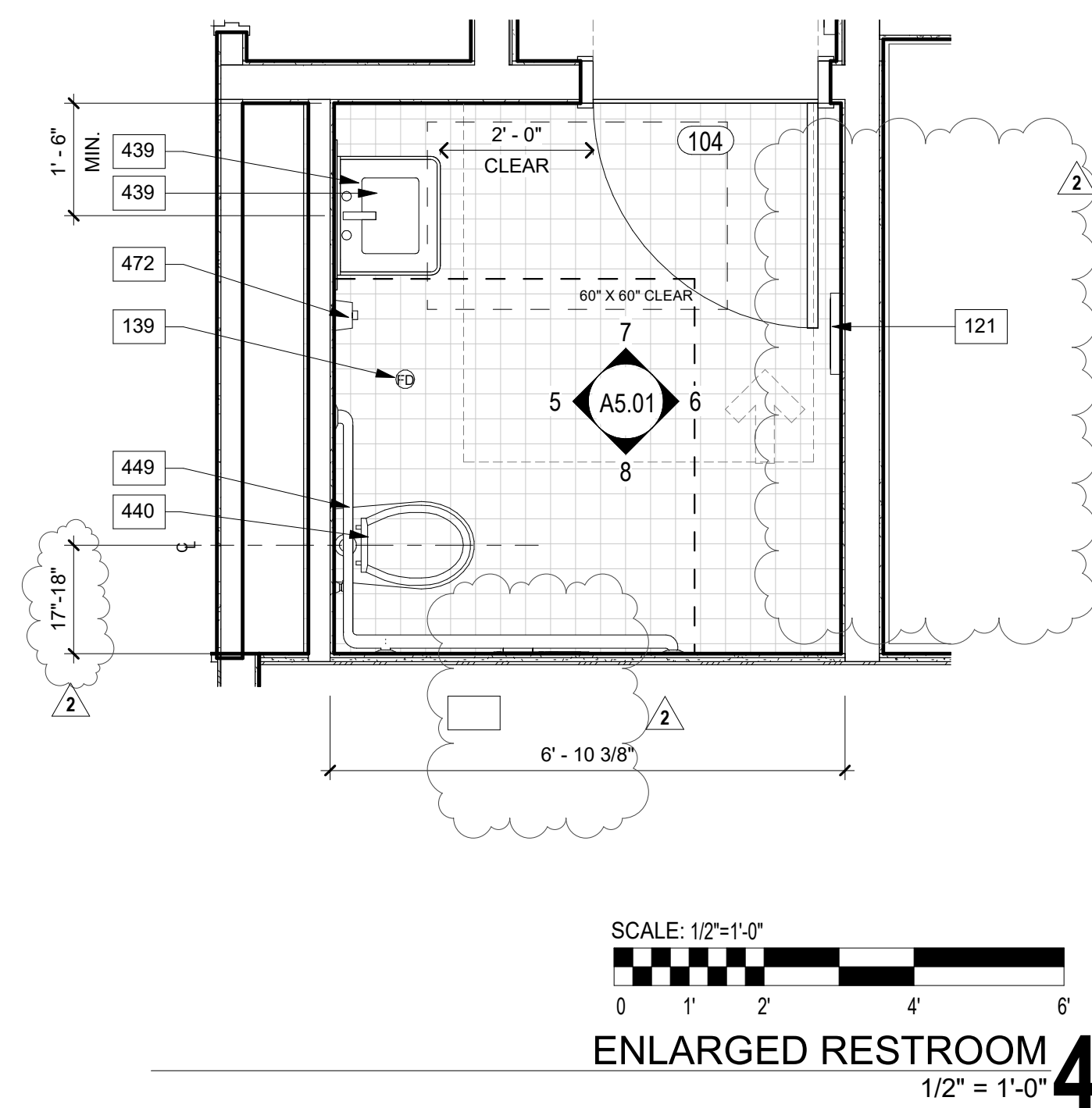
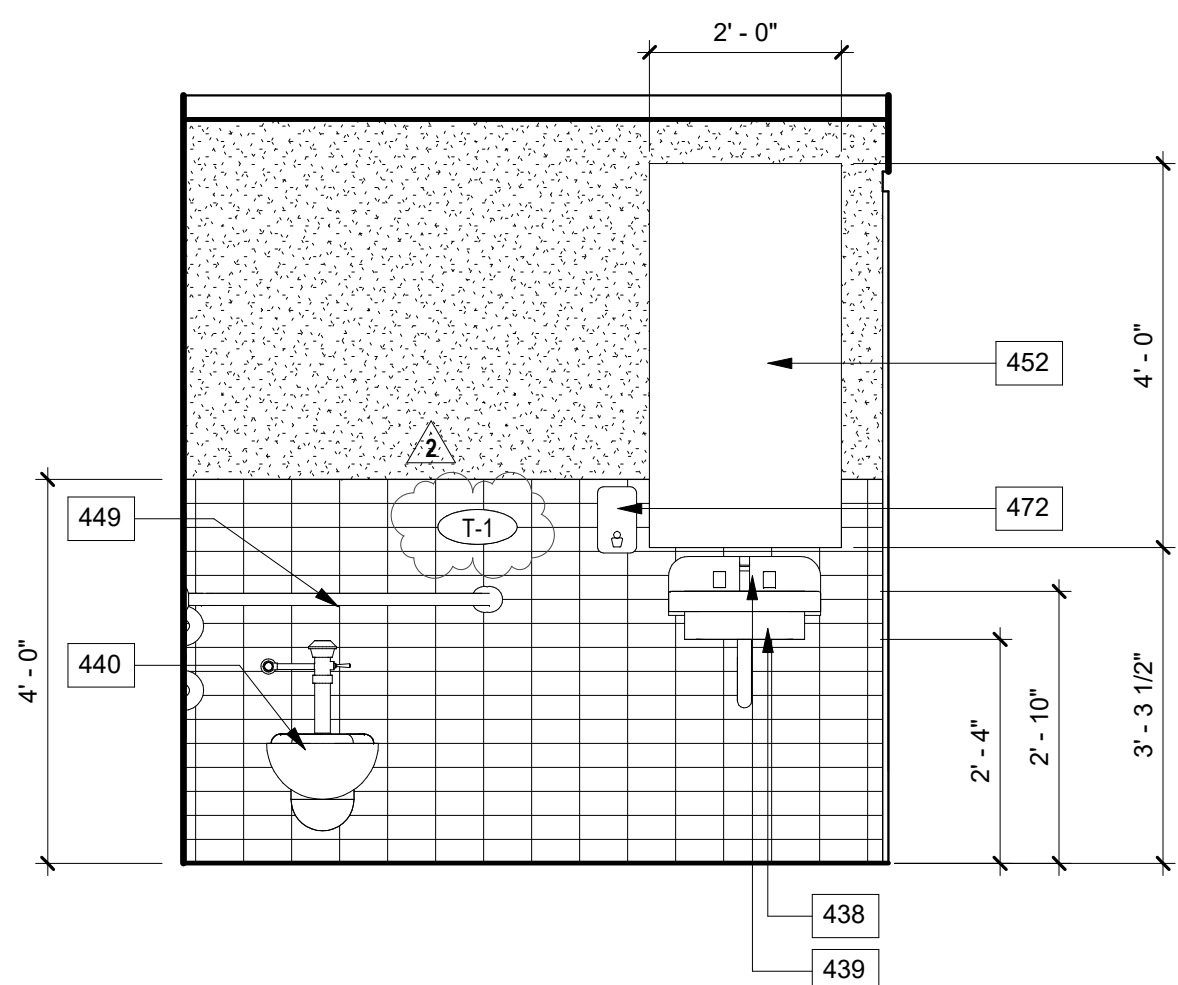
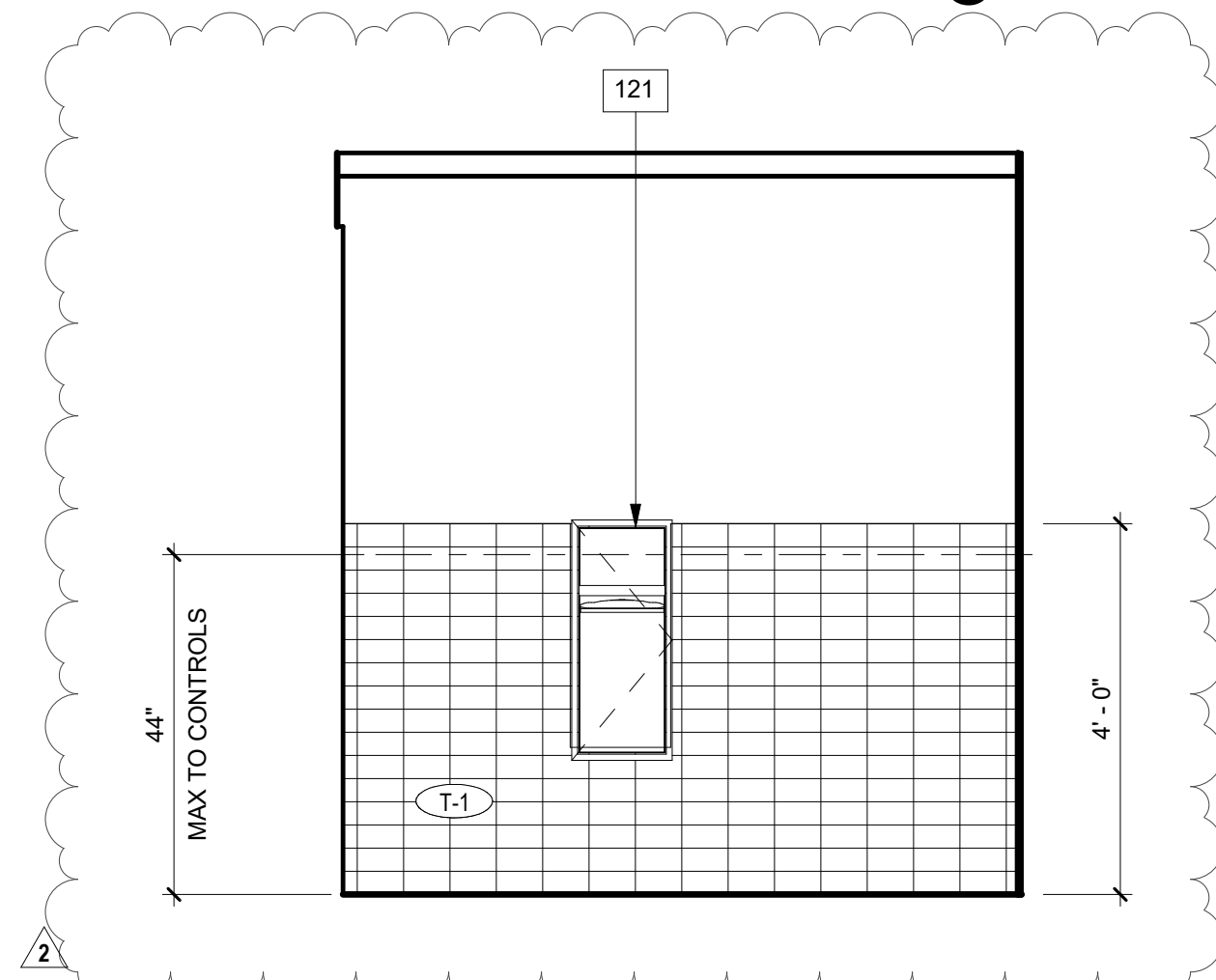
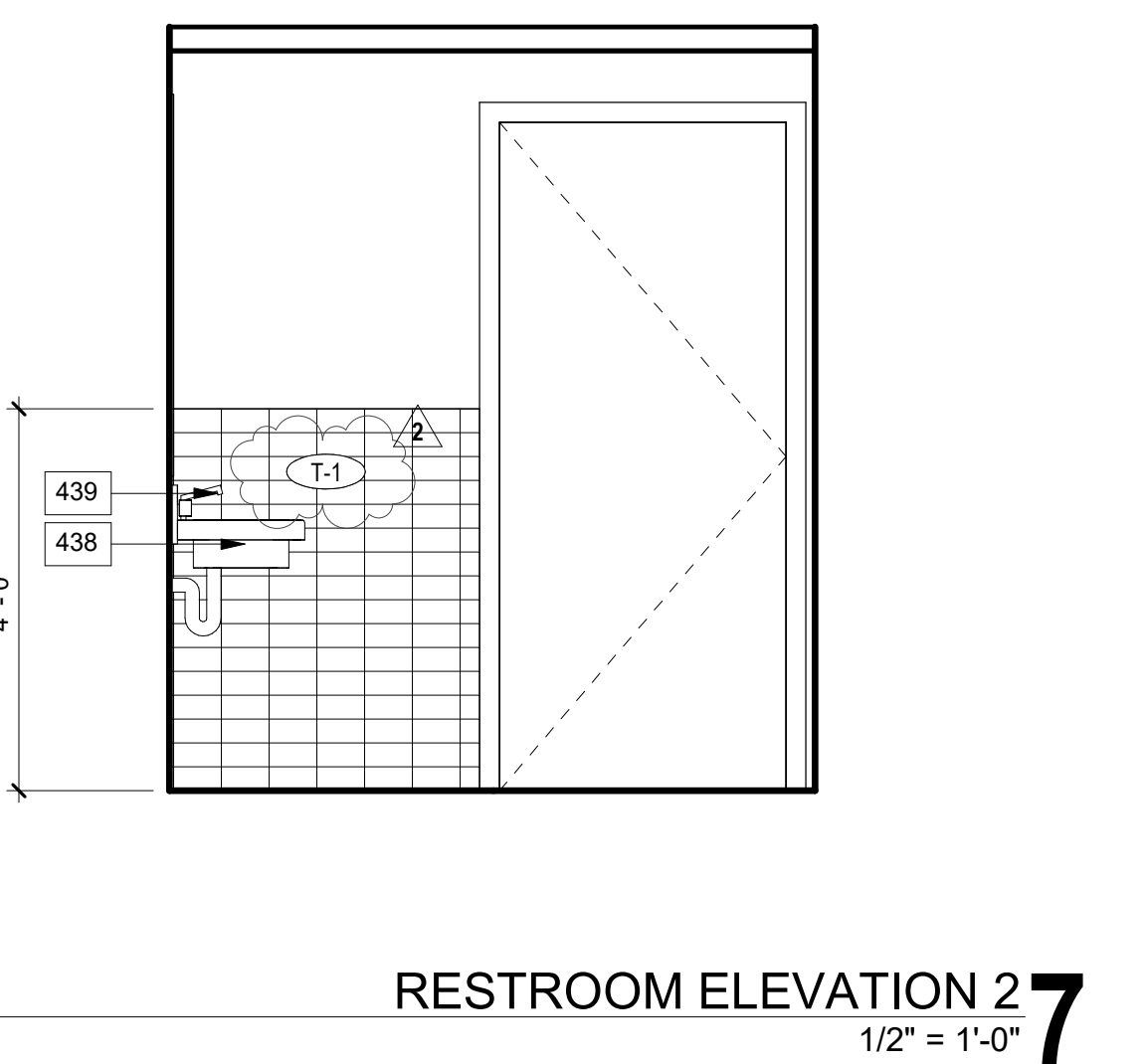
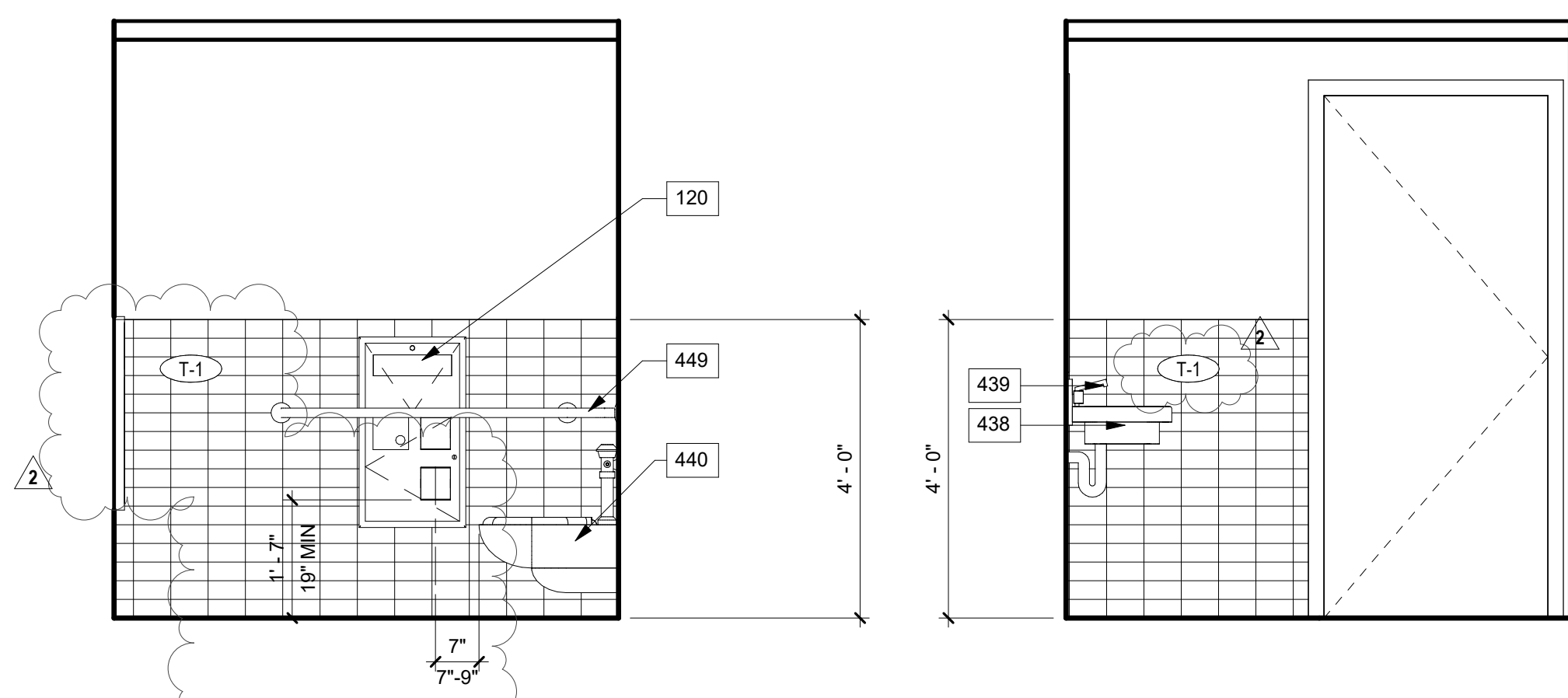
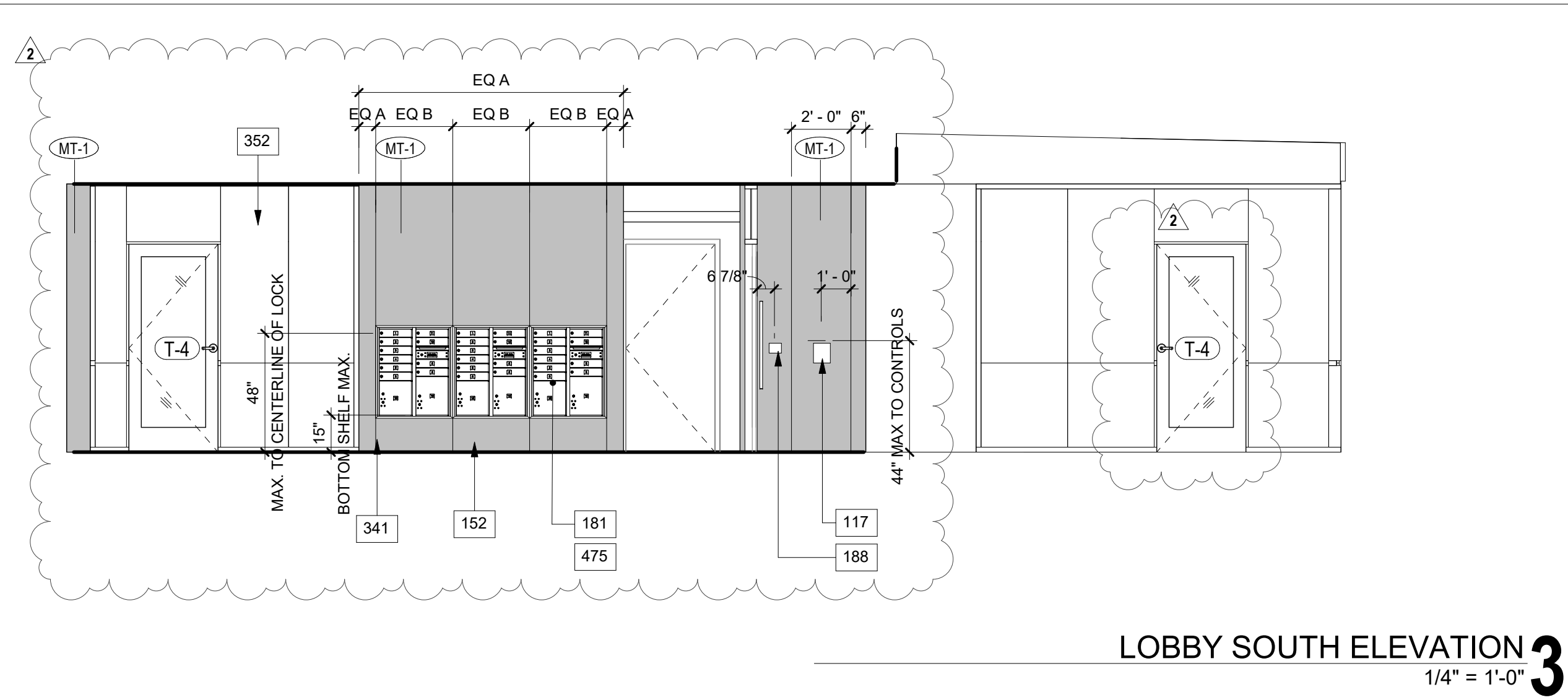
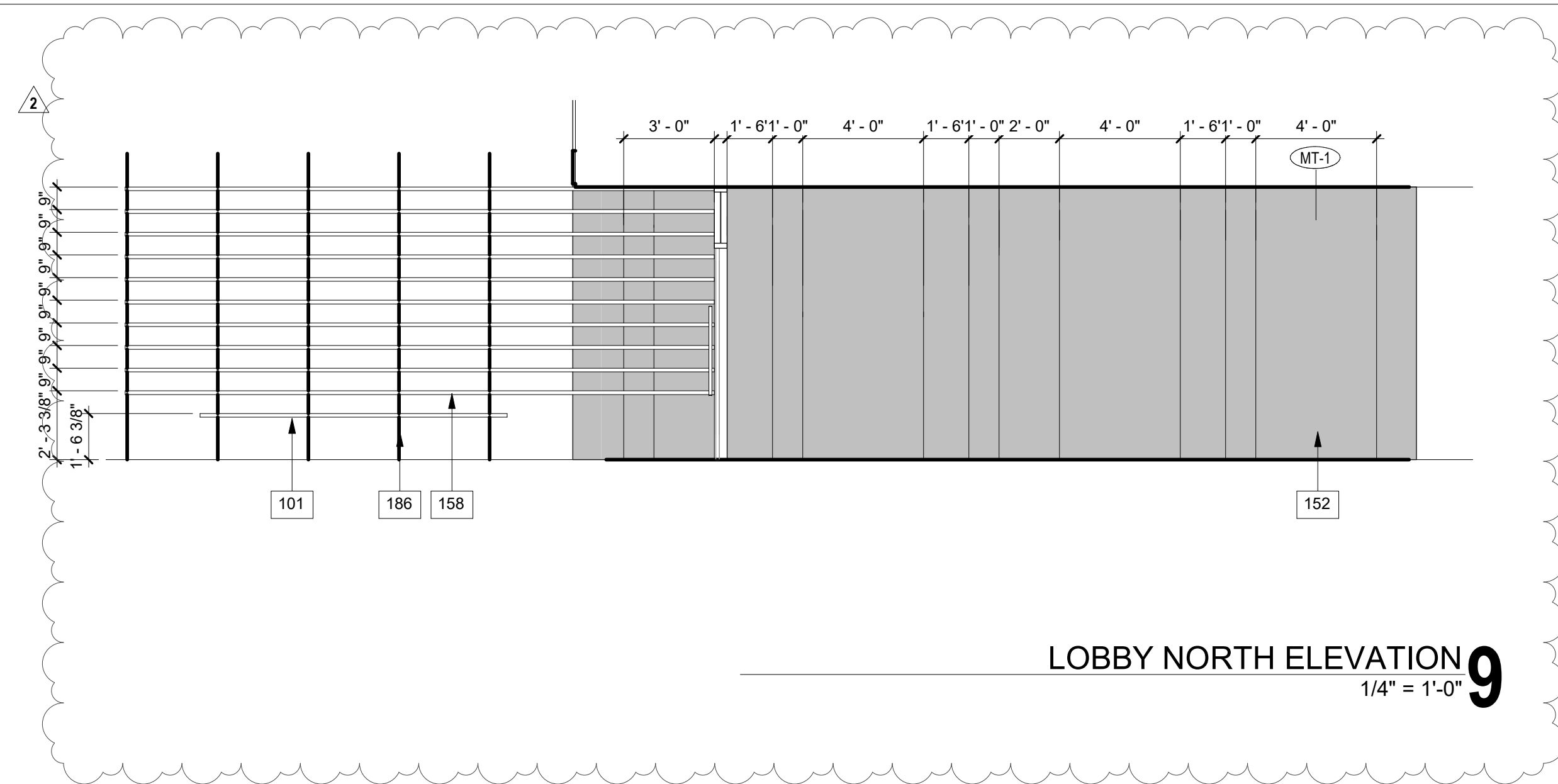
SHEET TITLE

KITCHEN ENLARGED
PLANS AND INTERIOR
ELEVATIONS

SHEET NO.

A4.02

FILE REF. C:\Users\user\Documents\17011 - Lancaster Transitional_Central_comp00@lhammonarch.com.rvt 11/23/2018 9:04:51 PM




























KEYNOTES	
NO.	DESCRIPTION
1	STEEL BENCH
2	FIELD ANNUNCIATOR PANEL (RECEIVED)
3	112 FIRE FIGHT WOOD ROOFTOP
4	112 ALARM CONTROL
5	112 RECEIVED AUTOVALVER
6	112 RECEIVED AUTOVALVER
7	112 RECEIVED AUTOVALVER
8	112 RECEIVED AUTOVALVER
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100	112 RECEIVED AUTOVALVER

REFLECTED CEILING PLAN NOTES:

- A. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- B. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF REINFORCING, DOWELS, HOLD DOWNS, tie DOWNS, ANCHOR BOLTS, AND BASE PLATES.
- C. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, LOW VOLTAGE, FIRE SPRINKLER, AND LANDSCAPE IRRIGATION DRAWINGS FOR ALL PENETRATIONS.
- D. BOTTOM OF CEILING FAN TO BE 80" AFF.

REFLECTED CEILING LEGEND:

- | | |
|---|--|
|  | GYPSUM BOARD. PAINT TO FINISH |
|  | GYPSUM BOARD. PAINT TO CEILING / FLOOR ASSEMBLY. PAINT TO FINISH |
|  | EXTERIOR CEMENT PLASTER. PAINT TO FINISH |
|  | ACCESS PANEL. AT MECHANICAL UNIT. PAINT TO FINISH |
|  | JUMP DUCT. REFER TO MECHANICAL DRAWINGS |
|  | CEILING MOUNTED AIR REGISTER. AIR SUPPLY. REFER TO MECHANICAL DRAWINGS |
|  | EXHAUST FAN. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE SYSTEM MUST BE CONTROLLED BY A REMOTEITY CONTROLLER. REFER TO MECHANICAL DRAWINGS |
|  | MATERIAL TAG - SEE MATERIAL SCHEDULE ON SHEET A/02 |
|  | WALL MOUNTED AIR REGISTER. REFER TO MECHANICAL DRAWINGS |
|  | 1618 ACCESS-PANEL. PAINT TO FINISH |
|  | SMOKE DETECTOR |
|  | SMOKE DETECTOR / CARBON MONOXIDE COMBO |
|  | A1 LIGHT FIXTURE. WAC LIGHTING. FM-078-WT |
|  | A2 LIGHT FIXTURE. LED AND CEILING FAN COMBO
R2 LIGHTING EUROPEAN. LED. 150W. ENERGY STAR |
|  | B1 LIGHT FIXTURE. WAC LIGHTING. FM-050-WT,
WALL MOUNTED ABOVE DOOR |
|  | B2 LIGHT FIXTURE. WAC LIGHTING. FM-150-WT,
CEILING MOUNTED |
|  | C1 LIGHT FIXTURE. WS-75204-27-AL. MOUNTED OVER
LAVATORY MIRROR |
|  | UD LIGHT FIXTURE. IN GRADE UPLIGHT. WAC 5011-27-BR |
|  | E LIGHT FIXTURE. WALL MOUNTED 6" 6-AFF. WAC
WS-56657-BZ |
|  | F LIGHT FIXTURE. LED STRIP EXTERIOR STRIP LIGHT
CALL LIGHTING LLED200-L |
|  | H LIGHT FIXTURE. STEP LIGHT. WAC V-LED200-BZ |
|  | J LIGHT FIXTURE. WALL MOUNTED FLOOD.
WAC WFL-LED227-ABZ |
|  | J LIGHT FIXTURE. PENDANT LIGHT / LIGHTING
MISER PENDANT 120W-42. WALNUT DISTRESSED
BRASS |
|  | L LIGHT FIXTURE. CEILING MOUNTED STRIP. LED FIXTURE.
LITHONIA WMSL-L48-L4-MV01-FC27H-400-60-60-40-40 |
|  | E INDICATES EMERGENCY LIGHT. REFER TO ELECTRICAL
DRAWINGS FOR MORE INFORMATION |

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KENSINGTON CAMPUS

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45260 32ND ST W
45244 32ND ST W

PHASE:

PHASE:
BULLETIN 2
11.16.2018

STAMP:



REV #	DESCRIPTION	DATE
1	Bulletin 1	10/04/2018
2	Bulletin 2	11/16/2018

KEY PLAN

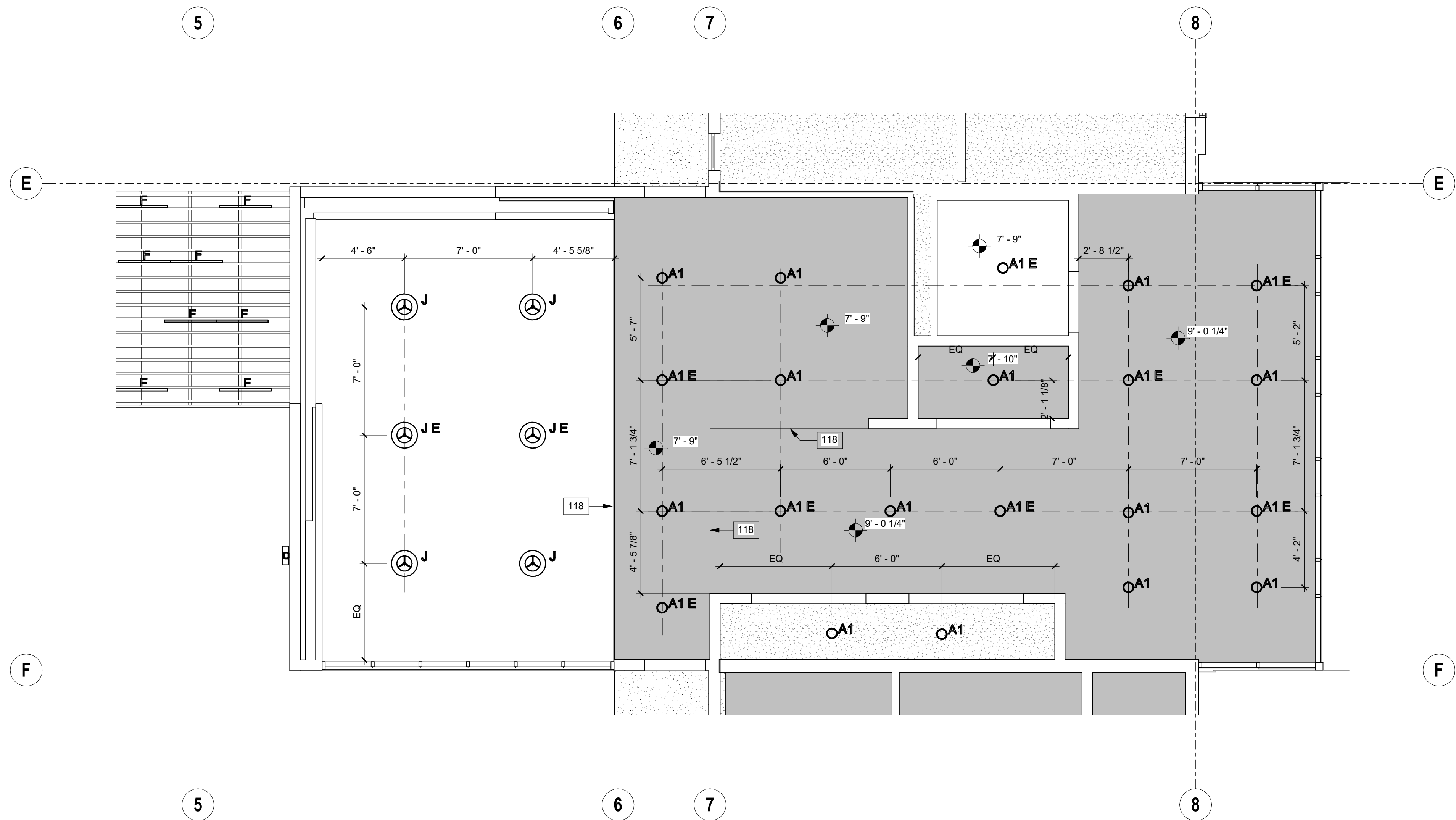
PROJECT NO.	17011
PLOT DATE	11.16.2018
SCALE	AS SHOWN

COMMON AREAS
ENLARGED OFFICE ENTRY
PLAN AND REFLECTED
CEILING PLAN

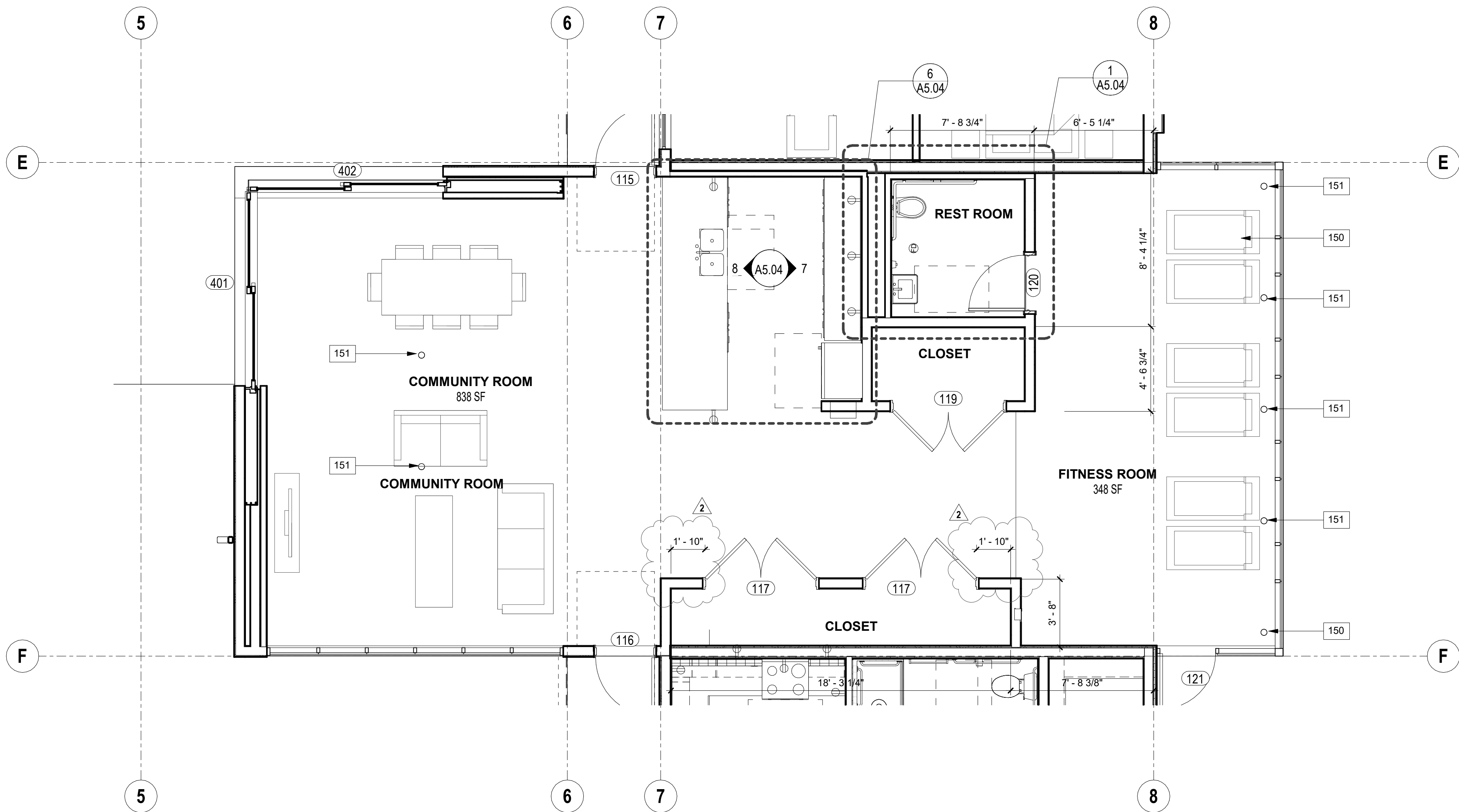
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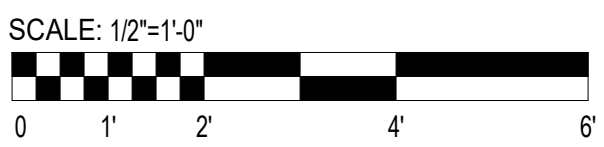
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Transitional Central comp26@slahmonarch.com.rvt 11/23/2018 8:04:58 PM



REFLECTED CEILING PLAN COMMUNITY / FITNESS SPACE 2
1/4" = 1'-0"



COMMUNITY / FITNESS ROOM 1
1/4" = 1'-0"



KEYNOTES	
NO.	DESCRIPTION
118	LINE OF CEILING SOFFIT.
150	FITNESS EQUIPMENT.
151	FLOOR OUTLET.

REFLECTED CEILING LEGEND:	
	GYPSUM BOARD SOFFIT. PAINT TO FINISH
	GYPSUM BOARD ATTACHED TO CEILING / FLOOR ASSEMBLY. PAINT TO FINISH
	EXTERIOR CEMENT PLASTER. PAINT TO FINISH
	ACCESS PANEL A1 MECHANICAL UNIT. PAINT TO FINISH
	JUMP DUCT. REFER TO MECHANICAL DRAWINGS
	CEILING MOUNTED AIR REGISTER. AIR SUPPLY. REFER TO MECHANICAL DRAWINGS
	EXHAUST FAN. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROLLER. REFER TO MECHANICAL DRAWINGS
	MATERIAL TAG. SEE MATERIAL SCHEDULE ON SHEET A5.02
	WALL MOUNTED AIR REGISTER. REFER TO MECHANICAL DRAWINGS
	18x18 ACCESS PANEL. PAINT TO FINISH
	SMOKE DETECTOR
	SMOKE DETECTOR / CARBON MONOXIDE COMBO
	A1 LIGHT FIXTURE. WAC LIGHTING, FM-07RN-WT
	A2 LIGHT FIXTURE. LED AND CEILING FAN COMBO. RP LIGHTING EUROPA-BLAGE 90" WHITE ENERGY STAR
	B1 LIGHT FIXTURE. WAC LIGHTING, FM-07SQ-WT. WALL MOUNTED ABOVE DOOR
	B2 LIGHT FIXTURE. WAC LIGHTING, FM-115Q-WT. CEILING MOUNTED
	C LIGHT FIXTURE. WS-77624-27-AL. MOUNT OVER LAVATORY MIRROR
	D LIGHT FIXTURE. IN GRADE UPLIGHT. WAC 5011-27-BR
	E LIGHT FIXTURE. WALL MOUNTED 6'-6" A.F.F., WAC WS-76567-BZ
	F LIGHT FIXTURE. LED STRIP EXTERIOR STRIP LIGHT CALL LIGHTING LLED8200-L
	H LIGHT FIXTURE. STEP LIGHT. WAC W-LED200-BZ
	I LIGHT FIXTURE. WALL MOUNTED FLOOD. WAC WP-LED227-ABZ
	J LIGHT FIXTURE. PENDANT LIGHT. V LIGHTING RIBBER PENDANT. 1275542. WALNUT DISTRESSED BRASS
	K LIGHT FIXTURE. CEILING MOUNTED STRIP LED FIXTURE. LITRONA MNSL-L46-LL-4VOLT-1-02N-40K-85CR-MG
	E INDICATES EMERGENCY LIGHT. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION

ARCHITECT:



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CONSULTANT:

OWNER:

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WOODLAND HILLS, CA 91367

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PROJECT:

KENSINGTON CAMPUS

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45260 32ND ST W
45244 32ND ST W

PHASE:

BULLETIN 2
11.16.2018

STAMP:



REV #	DESCRIPTION	DATE
1	Bulletin 1	10/04/2018
2	Bulletin 2	11/16/2018

KEY PLAN

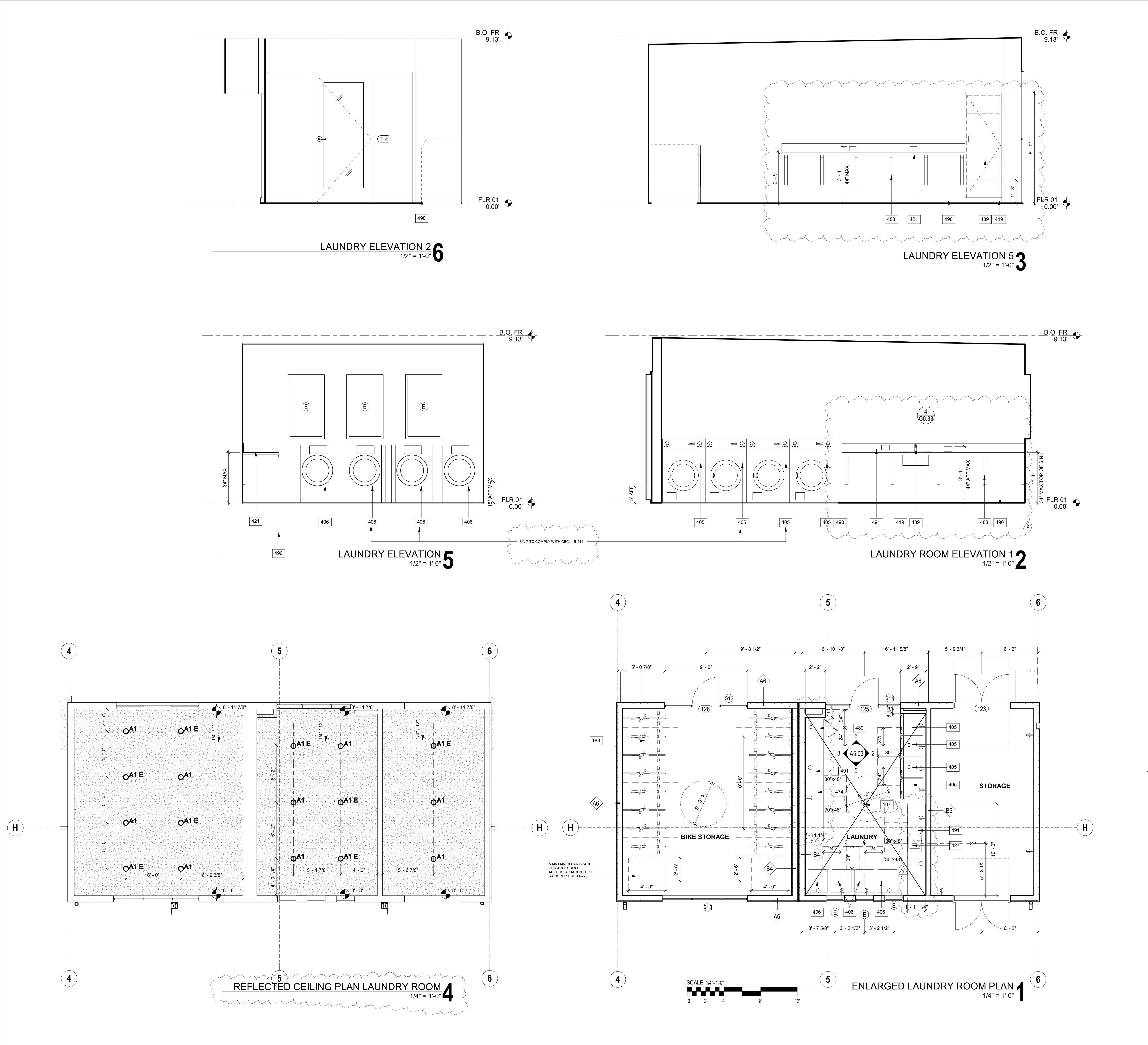
PROJECT NO.	
17011	
PLOT DATE	
11.16.2018	
SCALE	
AS SHOWN	

COMMUNITY / FITNESS
ROOM ENLARGED FLOOR
PLAN AND RCP

SHEET NO.

A5.02

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KEYNOTES

NO.	DESCRIPTION
107	FLOOR DRAIN
183	BICYCLE RACK FLR MOUNTED
405	ENERGY STAR LABEL WASHING MACHINE. CURRENT CONSORTIUM FOR ENERGY EFFICIENCY (CEE) TIER 3 OR A MODEL WITH A MODIFIED ENERGY FACTOR OF 2.4 OR GREATER AND A WATER FACTOR OF 4.0 OR LESS. PROVIDE DRAIN PAN FRONT LOADED MACHINES TO HAVE BOTTOM OF OPERATING TO LAUNDRY COMPARTMENT 157MM AND 36" MAX ABOVE FINISH FLOOR. 2016 CBC 11B-611.4. PROTRUDING OBJECTS TO COMPLY WITH 2016 CBC 11B-307.2. OPERATING OBJECTS TO COMPLY WITH 2016 CBC 11B-309.4. REFER TO MATERIALS AND FINISH SCHEDULE. REFER TO PLUMBING DWG.
406	ENERGY STAR LABEL DRYER. FRONT LOADED. PROTRUDING OBJECTS TO COMPLY WITH 2016 CBC 11B-307.2. OPERATING OBJECTS TO COMPLY WITH 2016 CBC 11B-309.4.
419	4" TIE KICK
421	STONE OR PLASTIC LAMINATE COUNTERTOP. 4" HIGH SEALED BACKSPLASH.
427	LAVATORY AND SINKS SHALL COMPLY WITH 11B-606.1. CLEAR FLOOR SPACE SHALL COMPLY WITH 11B-305. CLEAR FLOOR SPACE SHALL BE 37" MAX MIN. CBC 11B-305.3. 2. SINK SURFACES SHALL BE PROVIDED WITH KNEE AND TOE SPACE. CBC 11B-306.3. THE KNEE AND TOE SPACE SHALL BE CLEAR AND UNOBSTRUCTED 2016 CBC 11B-306.4. THE KNEE SPACE AND TOE SPACE SHALL BE 30 INCHES WIDE MINIMUM. CENTERED ON THE SINK. 2016 CBC 11B-306.2. 5. A CLEAR FLOOR SPACE SHALL NOT EXTEND INTO THE KNEE AND TOE SPACE MORE THAN 19 INCHES. 2016 CBC 11B-306.2.3. 6. BASE CABINETS INCLUDING TOEBOARD AND SHELVING DIRECTLY UNDER THE KITCHEN SINKS SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE IN ORDER TO PROVIDE CLEARANCE KNEE AND TOE SPACE. 2016 CBC 11B-606.2 EXCEPTION 3. 7. THE FINISH FLOOR BEHIND THE KITCHEN SINK SURFACES SHALL BE EXTENDED TO THE WALL. 2016 CBC 11B-606.2 EXCEPTION 3. 8. THE WALLS BEHIND AND SURROUNDING THE CABINETS SHALL BE FINISHED 2016 CBC 11B-606.2 EXCEPTION 3. 9. NO MORE THAN ONE ROW OF A WALL-TOWEL DRYER SHALL BE REQUIRED TO PROVIDE KNEE AND TOE CLEARANCE. 2016 CBC 11B-606.2.7. 10. WATER SUPPLY AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE SINKS 2016 CBC 11B-606.5. 11. REFER TO DETAILS 2.3/G.33
439	FAUCETS. CONTROLS FOR FAUCETS SHALL COMPLY WITH SECTION 11B-306. HAND OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM. OPERATION PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE FORCE OF 5 POUNDS 11B-309.4. FLOW RESTRICTOR 1.5 GPM OR LESS.
474	RECESSED LAUNDRY CARD DEVICE. OPERABLE REACH HEIGHTS PER 11B-308.2 AND 3. OPERABLE PARTS PER 11B-309.
488	CONCEALED COUNTER SUPPORT BRACKET @ 30" O.C. MAX. MODEL #C-24 BY ARM MATHWAY. COORDINATE FRAMING WITH BRACKET LOCATIONS.
489	PHENOLIC CLEANING SUPPLY CLOSET WITH PLASTIC LAMINATE FINISH.
490	4" WALL BASE WITH INTEGRAL SANITARY COVE BASE.
491	PLASTIC LAMINATE COUNTERTOP. 8" HIGH SEALED BACKSPLASH.

WASHING MACHINE AND DRYER REQUIREMENTS

- WASHING MACHINE AND DRYER ARE PER OWNER VENDOR CONTRACT.
- PROVIDE AT LEAST 5% (AT LEAST TWO IF MORE THAN 3 ARE PROVIDED) OF THE WASHER AND DRYERS TO COMPLY WITH ACCESSIBILITY PER 11B-214.
- HIGH EFFICIENCY WASHING MACHINES: TO BE ENERGY STAR LABEL QUALIFIED THAT ARE CURRENT CONSORTIUM FOR ENERGY.
- EFFICIENCY (CEE) TIER 3 MODEL WITH A MODIFIED ENERGY FACTOR (MEF) OF 2.4 OR GREATER AND A WATER FACTOR (WTF) OF 4.0 OR LESS WILL RECEIVE FIVE (5) POINTS.

REFLECTED CEILING LEGEND:

	GYPSUM BOARD SOFFIT. PAINT TO FINISH
	GYPSUM BOARD ATTACHED TO CEILING / FLOOR ASSEMBLY. PAINT TO FINISH
	EXTERIOR CEMENT PLASTER. PAINT TO FINISH
	ACCESS PANEL AT MECHANICAL UNIT. PAINT TO FINISH
	JUMP DUCT. REFER TO MECHANICAL DRAWINGS
	CEILING MOUNTED AIR REGISTER. AIR SUPPLY. REFER TO MECHANICAL DRAWINGS
	EXHAUST FAN. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE SYSTEM MUST BE CONTROLLED BY A HANDEDY CONTROLLER. REFER TO MECHANICAL DRAWINGS
	MATERIAL TAG. SEE MATERIAL SCHEDULE ON SHEET A5.02
	WALL MOUNTED AIR REGISTER. REFER TO MECHANICAL DRAWINGS
	18x18 ACCESS PANEL. PAINT TO FINISH
	SMOKE DETECTOR
	SMOKE DETECTOR / CARBON MONOXIDE COMBO
	A1 LIGHT FIXTURE. WAC LIGHTING, FM-07RN-WT
	A2 LIGHT FIXTURE. LED AND CEILING FAN COMBO. RP LIGHTING EUROPA-BLAGE 90" WHITE ENERGY STAR
	B1 LIGHT FIXTURE. WAC LIGHTING, FM-07SQ-WT, WALL MOUNTED ABOVE DOOR
	B2 LIGHT FIXTURE. WAC LIGHTING, FM-11SQ-WT, CEILING MOUNTED
	D LIGHT FIXTURE. WGS 77624-27-AL MOUNT OVER LAVATORY MIRROR
	E LIGHT FIXTURE. IN GRADE UPLIGHT. WAC 5011-27-BR
	F LIGHT FIXTURE. LED STRIP EXTERIOR STRIP LIGHT CALL LIGHTING LLED2004.
	H LIGHT FIXTURE. STEP LIGHT. WAC W-LED200-BZ
	I LIGHT FIXTURE. WALL MOUNTED FLOOD. WAC WP-LED227-ABZ
	J LIGHT FIXTURE. PENDANT LIGHT. V LIGHTING. MIBER PENDANT. 1275542. WALNUT DISTRESSED BRASS
	K LIGHT FIXTURE. CEILING MOUNTED STRIP LED FIXTURE. LITRONA MNSL-L46-LL-4VOLT1-G2N-40R-80CR-MG
	E INDICATES EMERGENCY LIGHT. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION

ARCHITECT:

AHMONARCHITECTS

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818.789.5550

PROJECT:

KENSINGTON CAMPUS

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WEST LANCASTER, CA 93536

BUILDINGS:
45260 32ND ST W
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PHASE:

BULLETIN 2
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REV #	DESCRIPTION	DATE
2	Bulletin 2	11/16/2018

KEY PLAN

PROJECT NO.

17011

PLOT DATE

11.16.2018

SCALE

AS SHOWN

SHEET TITLE

ENLARGED LAUNDRY AREA AND INTERIOR ELEVATIONS

SHEET NO.

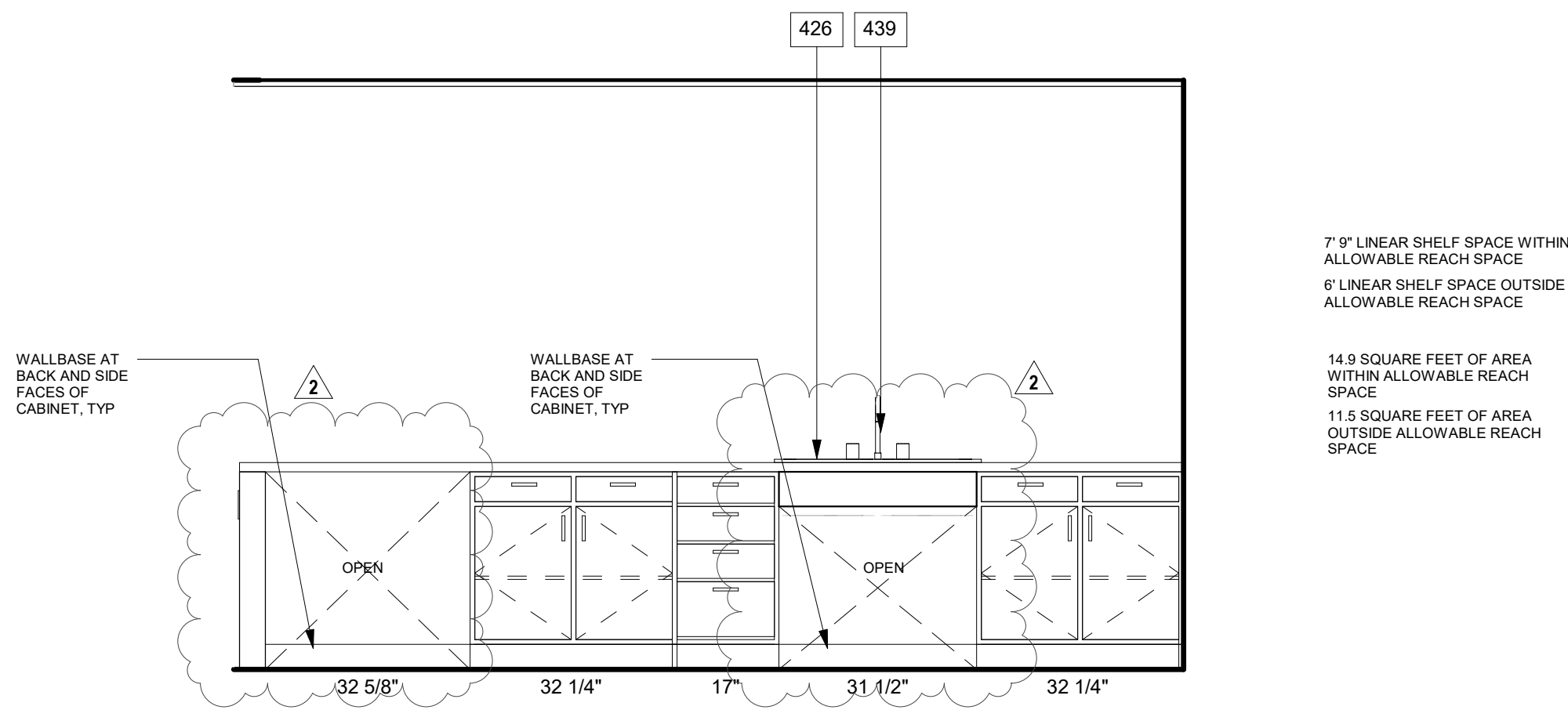
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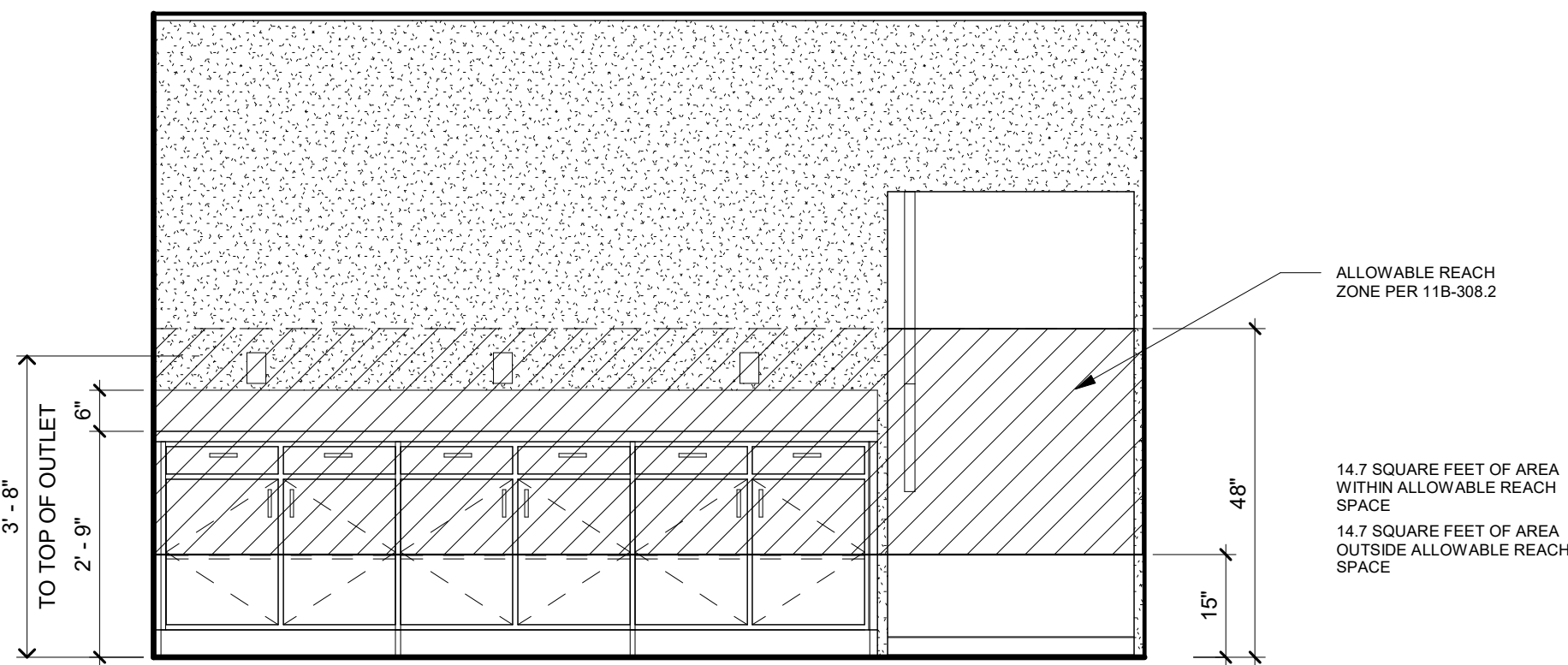
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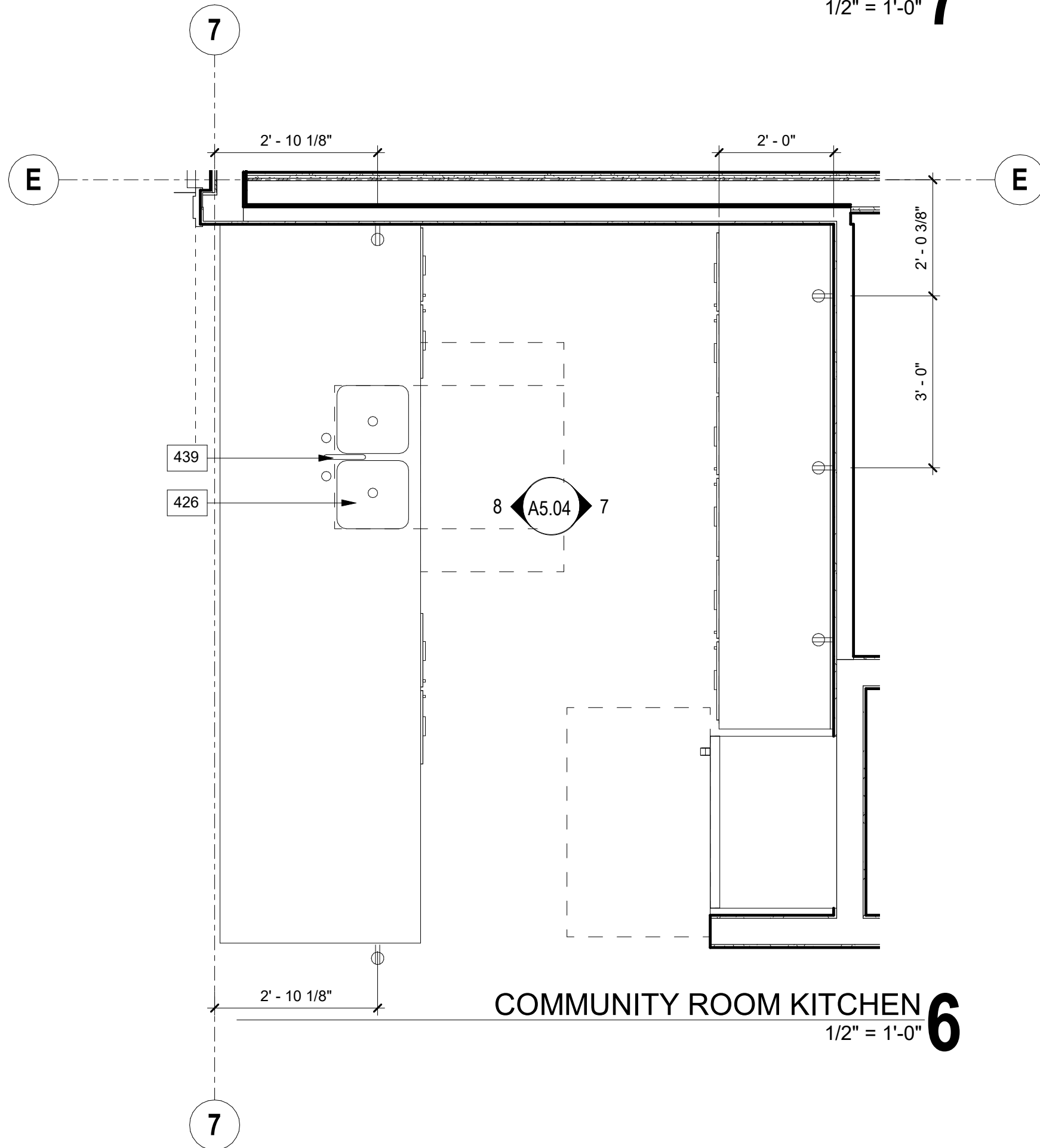
KITCHEN SHELVEING SUMMARY:	KITCHEN SHELVEING AREA SUMMARY:
CABINERTY NOT MANUFACTURED WITH MDF OR PARTICLE BOARD	
21 7/8" LINEAR FEET COUNTER SPACE PROVIDED	
13' 8 1/4" OUTSIDE ACCESSIBLE REACH PER 11B-308	26.2 SQUARE FEET OF AREA OUTSIDE ALLOWABLE REACH SPACE PER 11B-308
19' 5 1/4" WITHIN ACCESSIBLE REACH PER 11B-308	28.8 SQUARE FEET OF AREA WITHIN ALLOWABLE REACH SPACE PER 11B-308
29' 1 1/2" TOTAL SHELVEING	55.8 TOTAL AREA
53% WITHIN ACCESSIBLE REACH	53% WITHIN ACCESSIBLE REACH



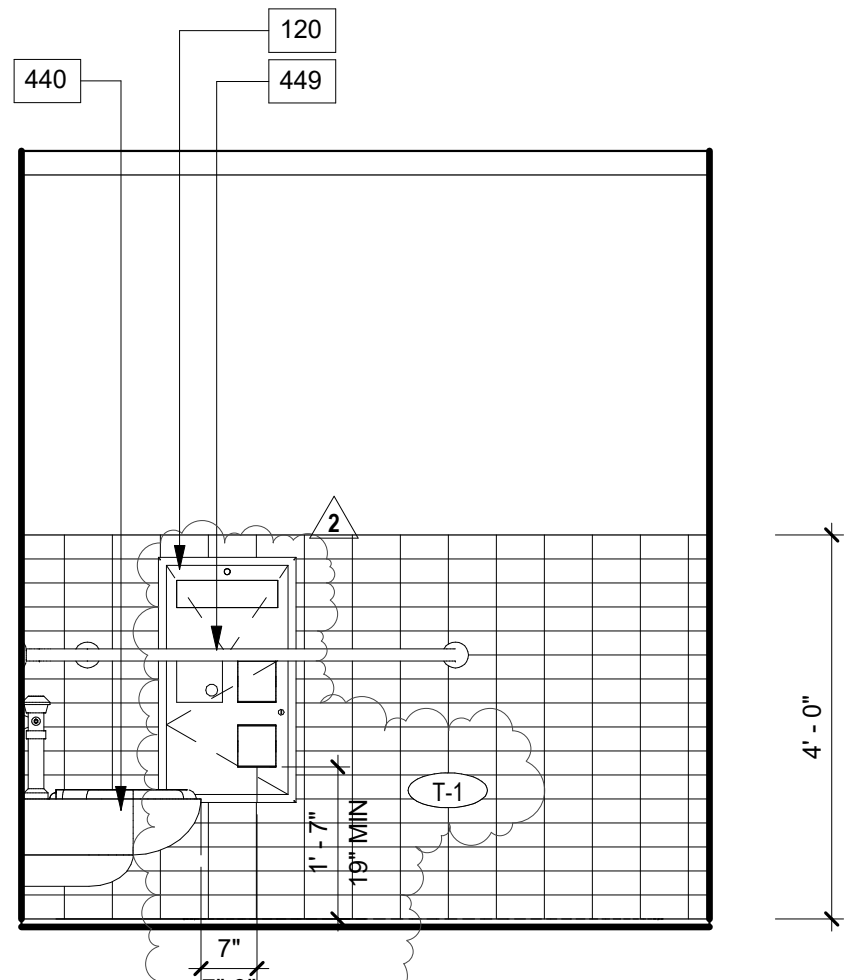
COMMUNITY ROOM KITCHEN STORAGE 18
1/2" = 1'-0"



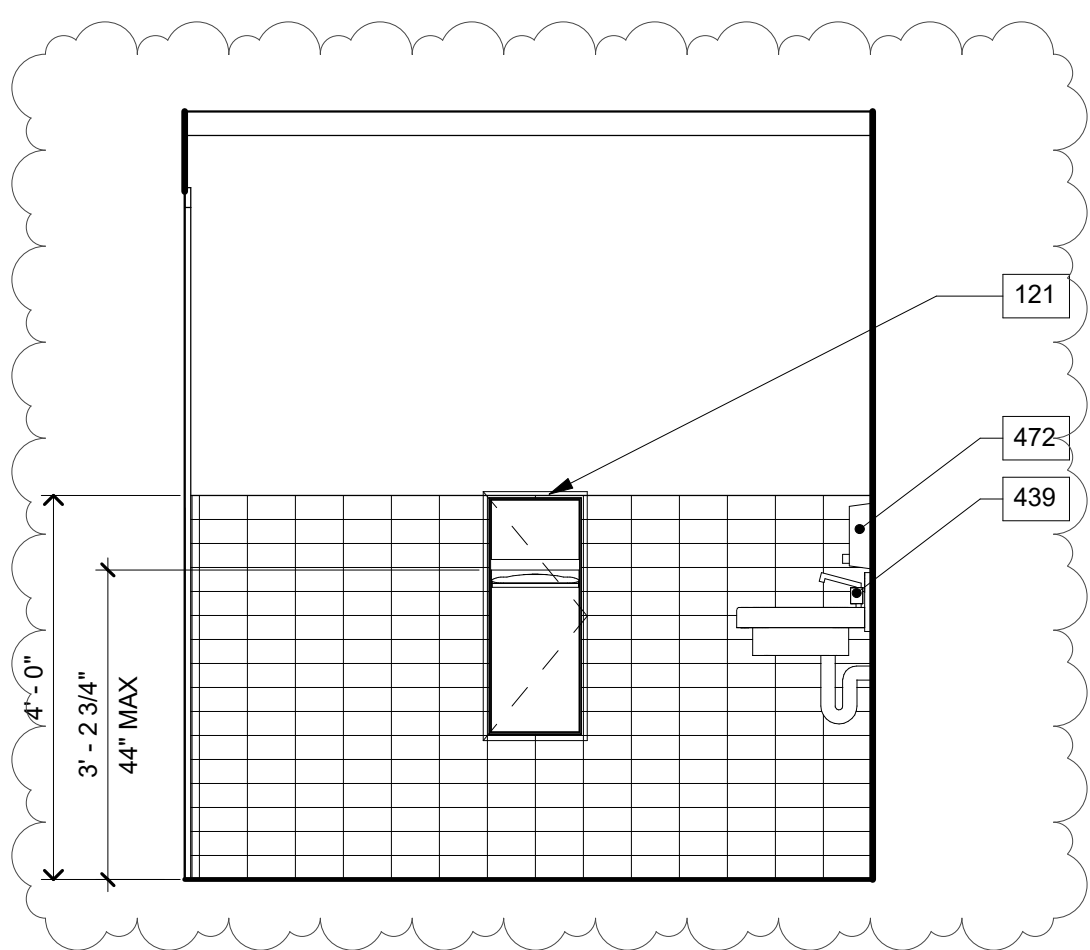
COMMUNITY ROOM KITCHEN ELEVATION STORAGE 7
1/2" = 1'-0"



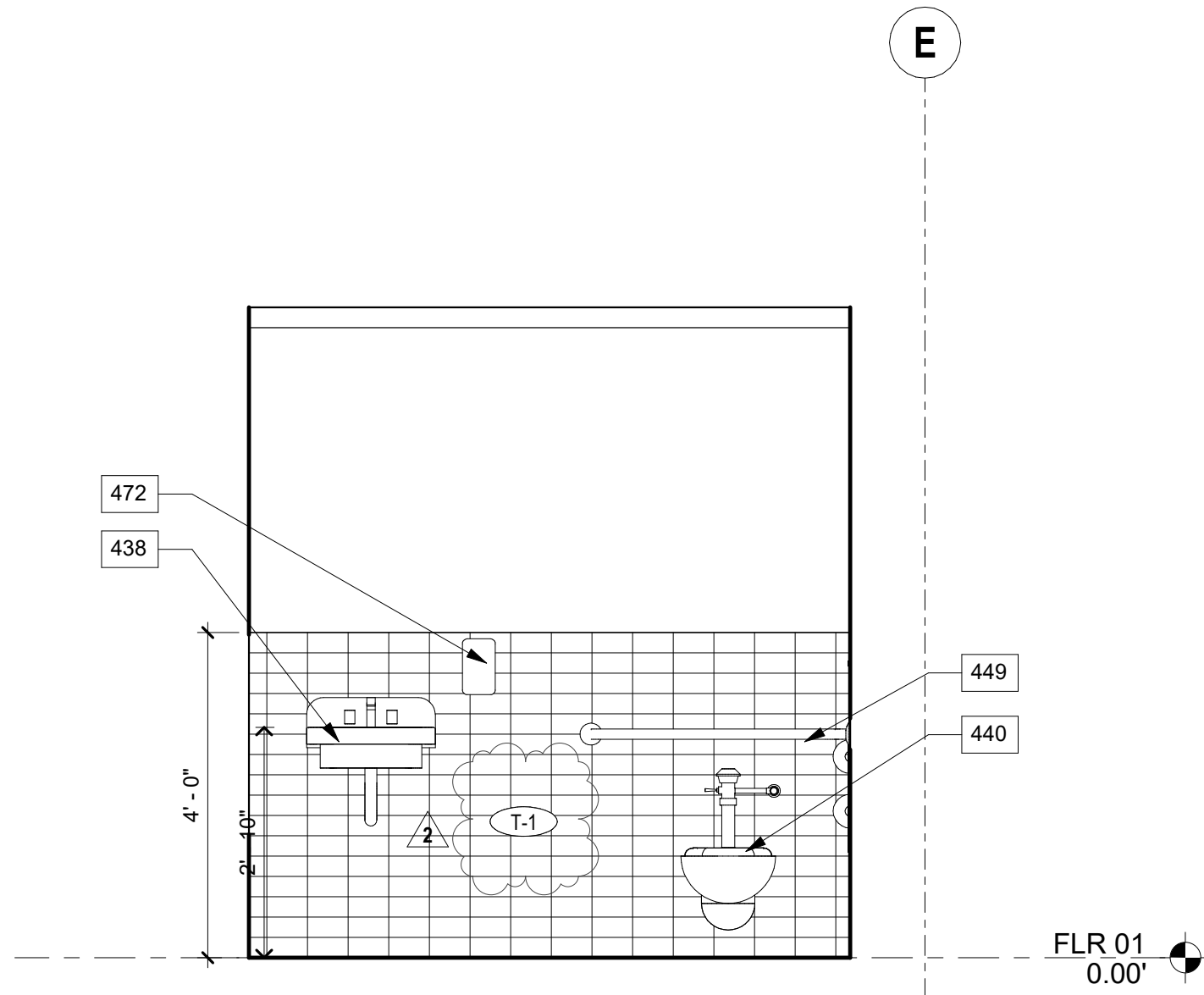
COMMUNITY ROOM KITCHEN 6
1/2" = 1'-0"



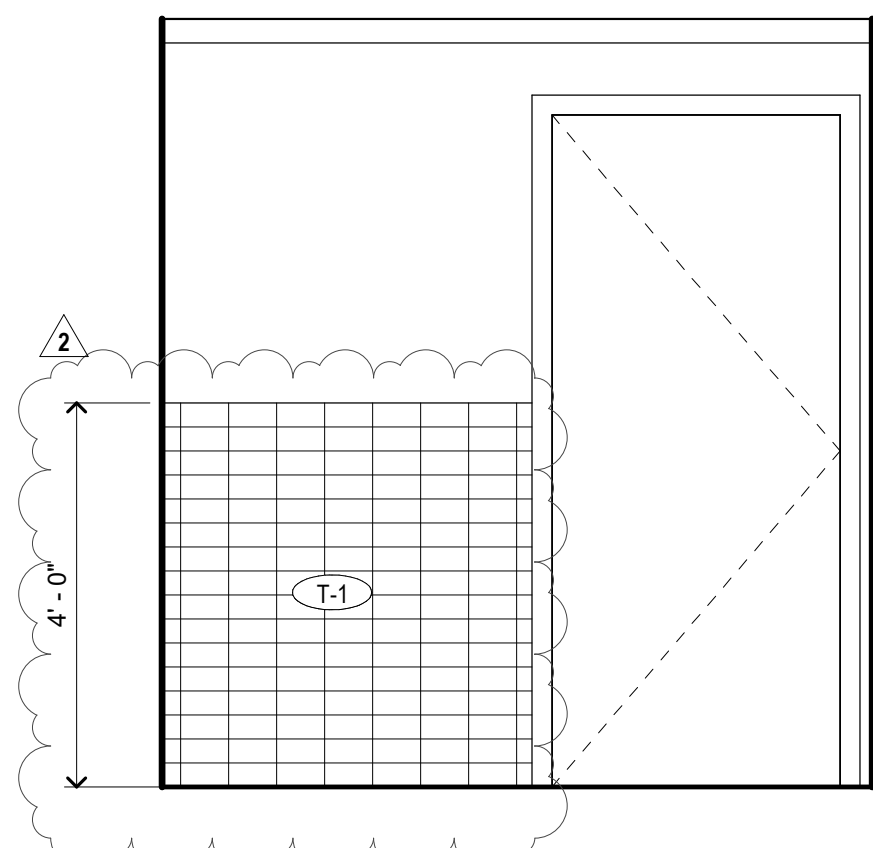
COMMUNITY ROOM RESTROOM B 5
1/2" = 1'-0"



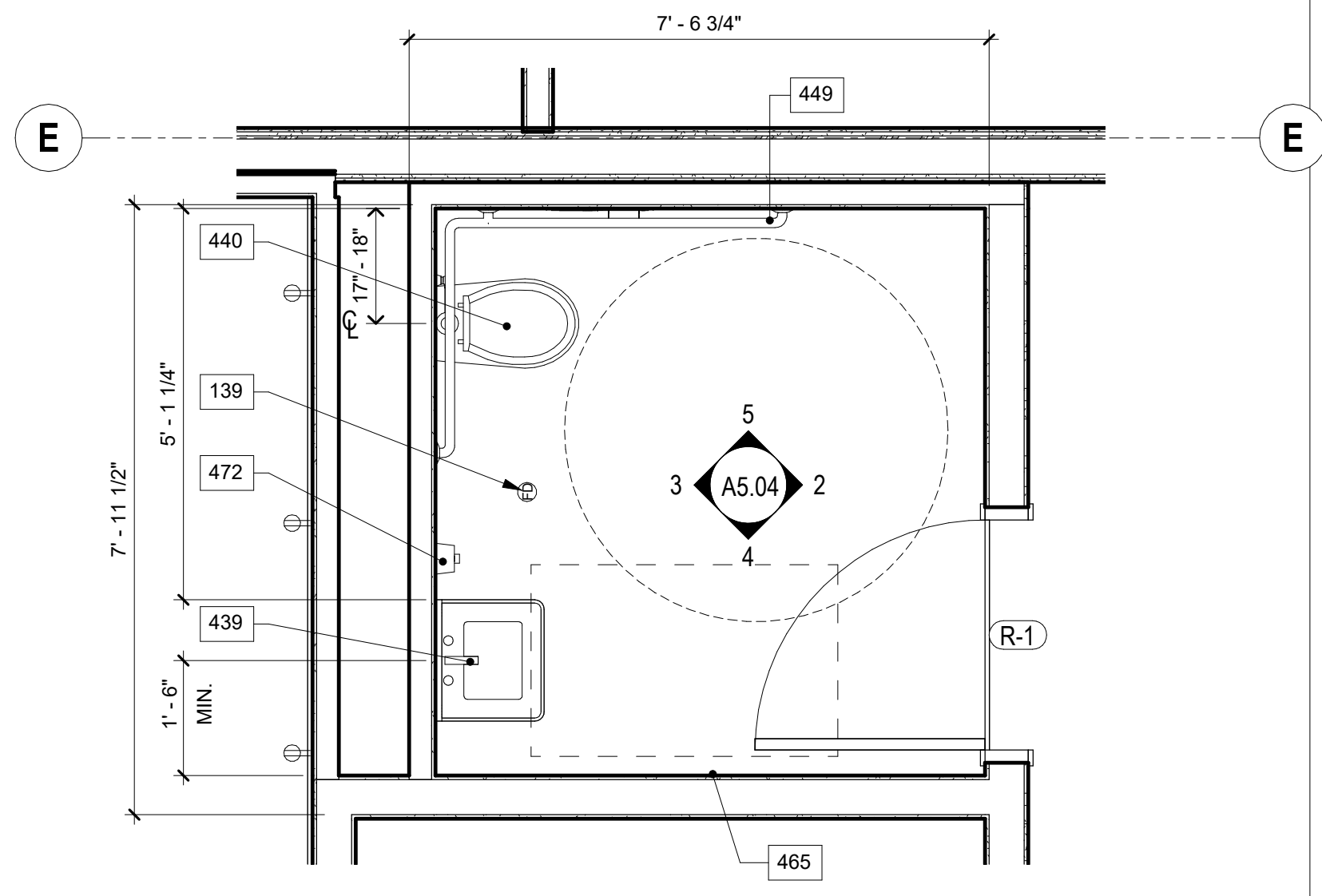
COMMUNITY ROOM RESTROOM A 4
1/2" = 1'-0"



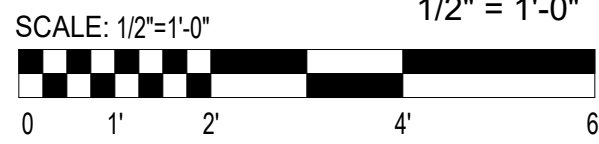
COMMUNITY ROOM ELEVATION D 3
1/2" = 1'-0"



COMMUNITY ROOM RESTROOM C 2
1/2" = 1'-0"



COMMUNITY ROOM RESTROOM PLAN 1
1/2" = 1'-0"



KEYNOTES	
NO.	DESCRIPTION
120	RECESSED SEAT-COVER DISPENSER, SANITARY NAPKIN DISPOSAL, AND TOILET TISSUE DISPENSER, BOBRICK B-3074
121	RECESSED COMBINATION TOWEL AND WASTE UNIT, BOBRICK B-3903
139	FLR DRAIN, REFER TO PLUMBING DIVISION
426	KITCHEN SINK WITH DISPOSAL, REFER TO FIXTURE SCHEDULE, SINK DEPTH TO COMPLY WITH 2016 CBC 11B-406.1 AND 11B-306, PROVIDE OFF-SET DRAIN
438	LAVATORY, INSTALL WITH THE FRONT OF THE HIGHER OF THE RM OR COUNTER SURFACE 34" MAX ABOVE THE FINISH FLOOR, 2016 CBC 11B-406.3, WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT, THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS, 2016 CBC 11B-406.5, REFER TO 8100.33
439	FAUCETS, CONTROLS FOR FAUCETS SHALL COMPLY WITH SECTION 11B-309, HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS, MINIMAL OPERATION PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, THE FORCE REQUIRED TO ACTIVATE OPERABLE FORCE OF 5 POUNDS 11B-309.4, FLOW RESTRICTOR 1.5 GPM OR LESS
440	WATER CLOSET, TOILET SEAT HEIGHT AT 17"-19" AFF MEASURED TO THE TOP OF SEAT, 2016 CBC 11B-404.4 EX.2, FLUSH CONTROLS SHALL BE LOCATED 44" MAX ABOVE THE FLOOR, FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET 2016 CBC 11B-404.6, HIGH EFFICIENCY 1.06 GALLONS MAX PER FLUSH
449	GRAB BARS WALL HUNG, THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECT BELOW AND AT THE END SHALL BE 1-1/2" MINIMUM, 2016 CBC 11B-406.3, REFER TO DETAIL 3100.32
465	RECESSED PAPER TOWEL DISPENSER, REFER TO 1100.33
472	SOAP DISPENSER, REFER TO 1100.33
493	RECESSED PAPER TOWEL DISPENSER AND TRASH BIN COMBINATION UNIT

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PROJECT:

KENSINGTON CAMPUS

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45260 32ND ST W
45244 32ND ST W

PHASE:

BULLETIN 2
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REV #	DESCRIPTION	DATE
2	Bulletin 2	11/16/2018

KEY PLAN

PROJECT NO.	
17011	
PLOT DATE	
11.16.2018	
SCALE	
AS SHOWN	

SHEET TITLE

COMMON AREAS PLANS
AND INTERIOR
ELEVATIONS

SHEET NO.

A5.04

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KEYNOTES	
NO.	DESCRIPTION
068	HANDRAIL, 36 MIN HT. REFER TO DET 18/00.33
102	CONC. SLAB ON GRADE. REFER TO STRUCT DWGS.
103	CONC. CURB. REFER TO STRUCT DWGS.
172	STEEL STAIR. SEE SHEETS A6.01 & A6.02.
196	PAINTED STEEL COLUMN, VSS 3" X 3" X 1/4". REFER TO STRUCTURAL DRAWINGS.
603	CONCRETE FILLED STEEL PAN TREAD.
604	PROVIDE WARNING STRIPE FULL LENGTH OF EACH TREAD PER CBC 11B-504.4. PROVIDE CLEAR VISUAL CONTRAST.
608	42" MINIMUM HIGH GUARDRAIL, WITH 4" MAXIMUM OPENINGS. REFER TO DET 1/AA.71.
609	36" HIGH HANDRAIL, BOTH SIDES OF STAIR, TYPICAL.
612	PAINTED STEEL STRINGER. REFER TO STRUCTURAL DRAWINGS.
613	1 1/2" X 1 1/2" STEEL CANE DETECTION, 37" MAX AFF.
STAIR SHEET GENERAL NOTES:	
• ALL DIMENSIONS ARE INDICATING MIN. REQUIREMENT. PROVIDE CONSTRUCTION TOLERANCE.	

ARCHITECT:



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PROJECT:

KENSINGTON CAMPUS

AVENUE I & WEST 32ND STREET
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2	Bulletin 2	11/16/2018

KEY PLAN

PROJECT NO.	17011
PLOT DATE	11.16.2018
SCALE	AS SHOWN

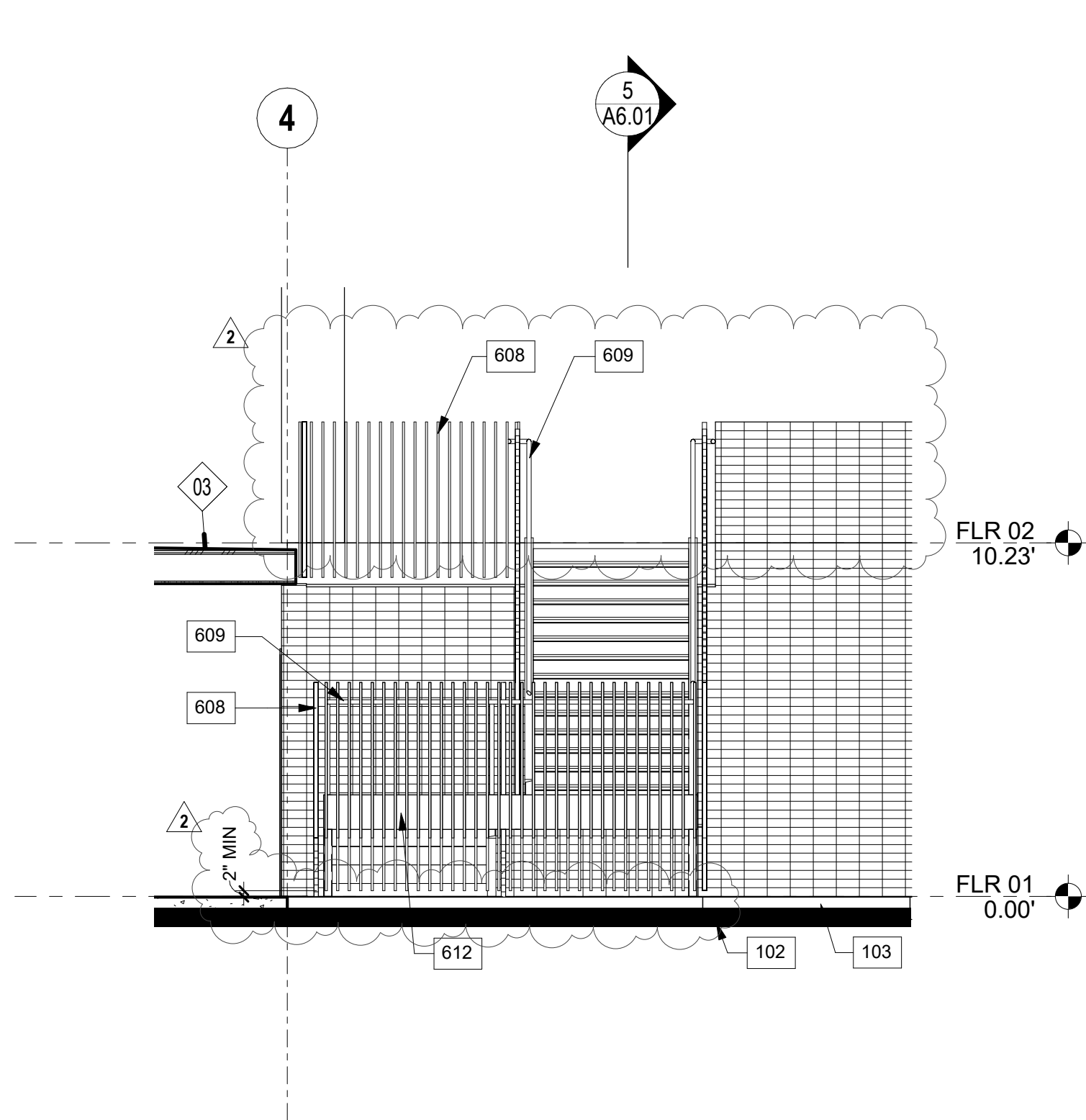
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**STAIR #1 PLANS,
SECTIONS, AND
ELEVATIONS**

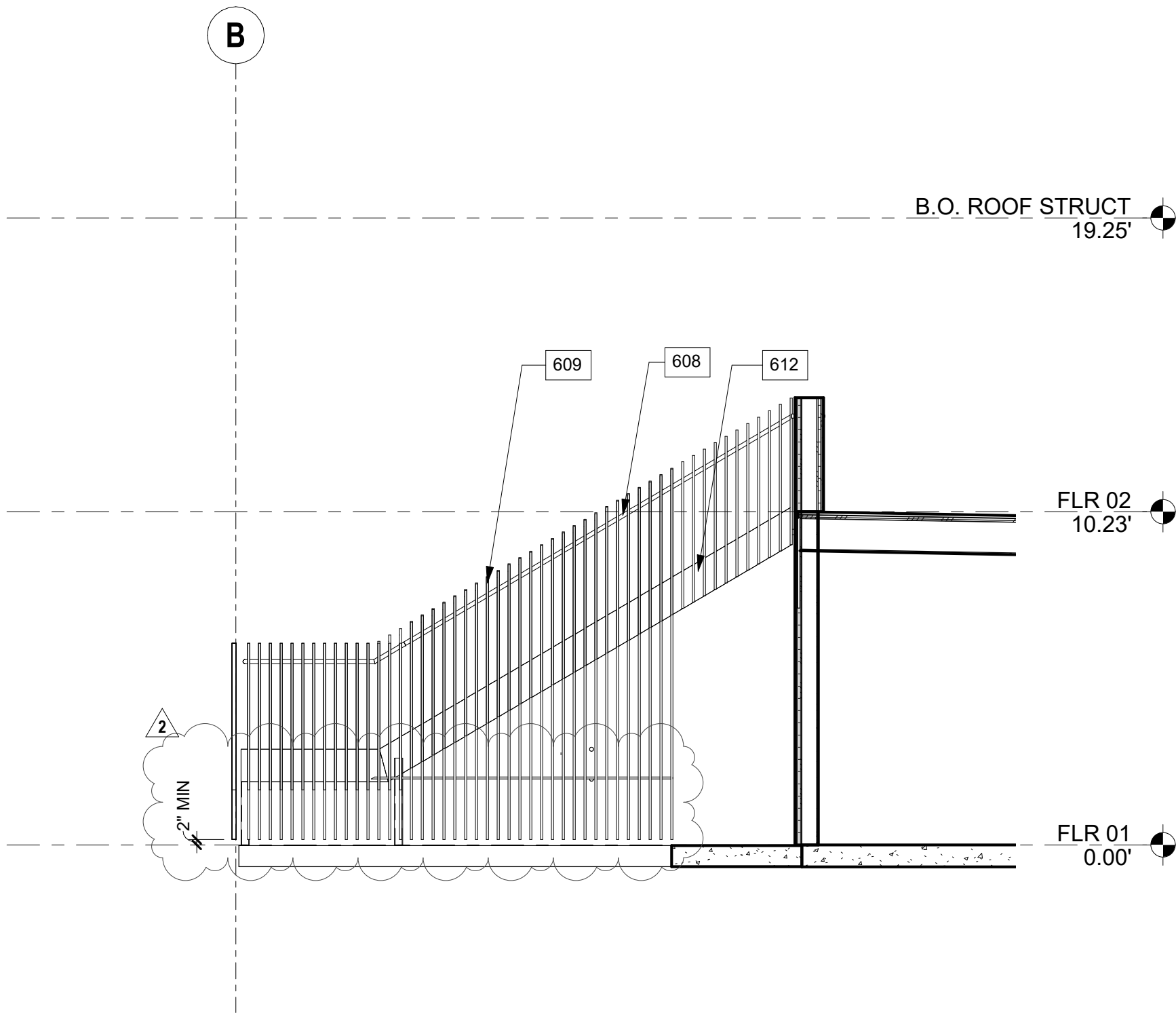
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A6.01

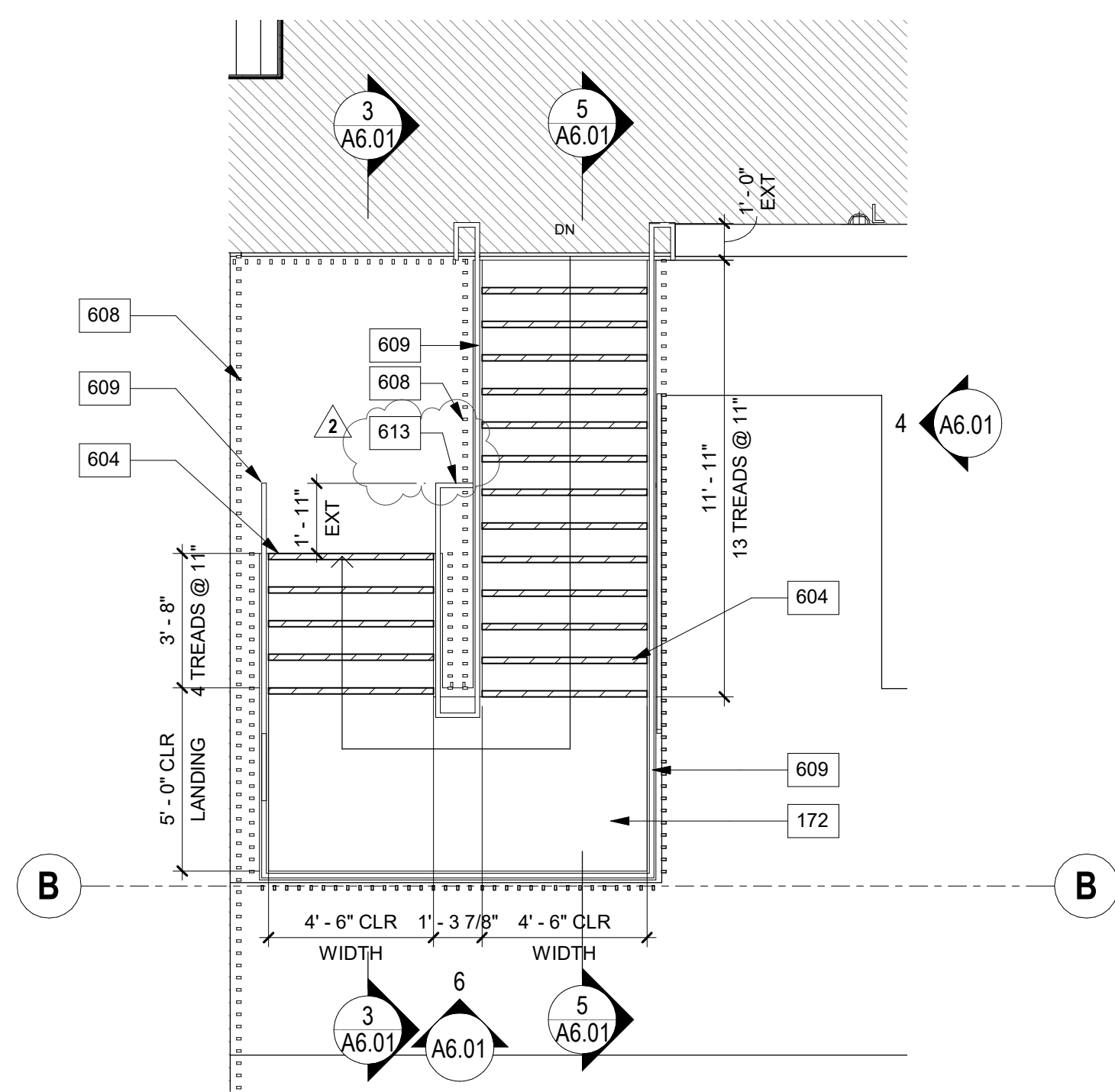
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Transitional_Central_comp00@lahmonarch.com.nv 11/23/2018 6:05:12 PM



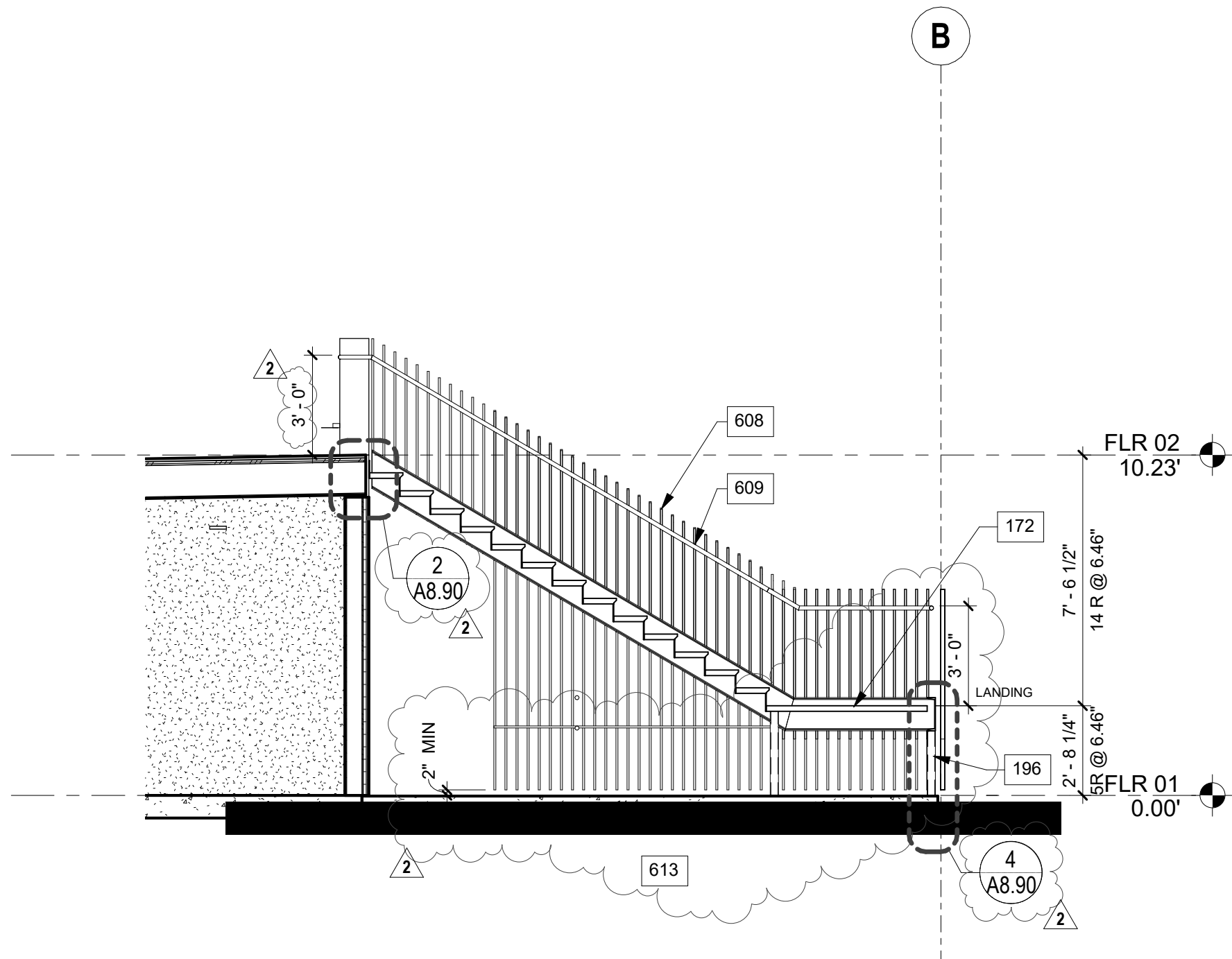
STAIR 1 END ELEVATION **6**
1/4" = 1'-0"



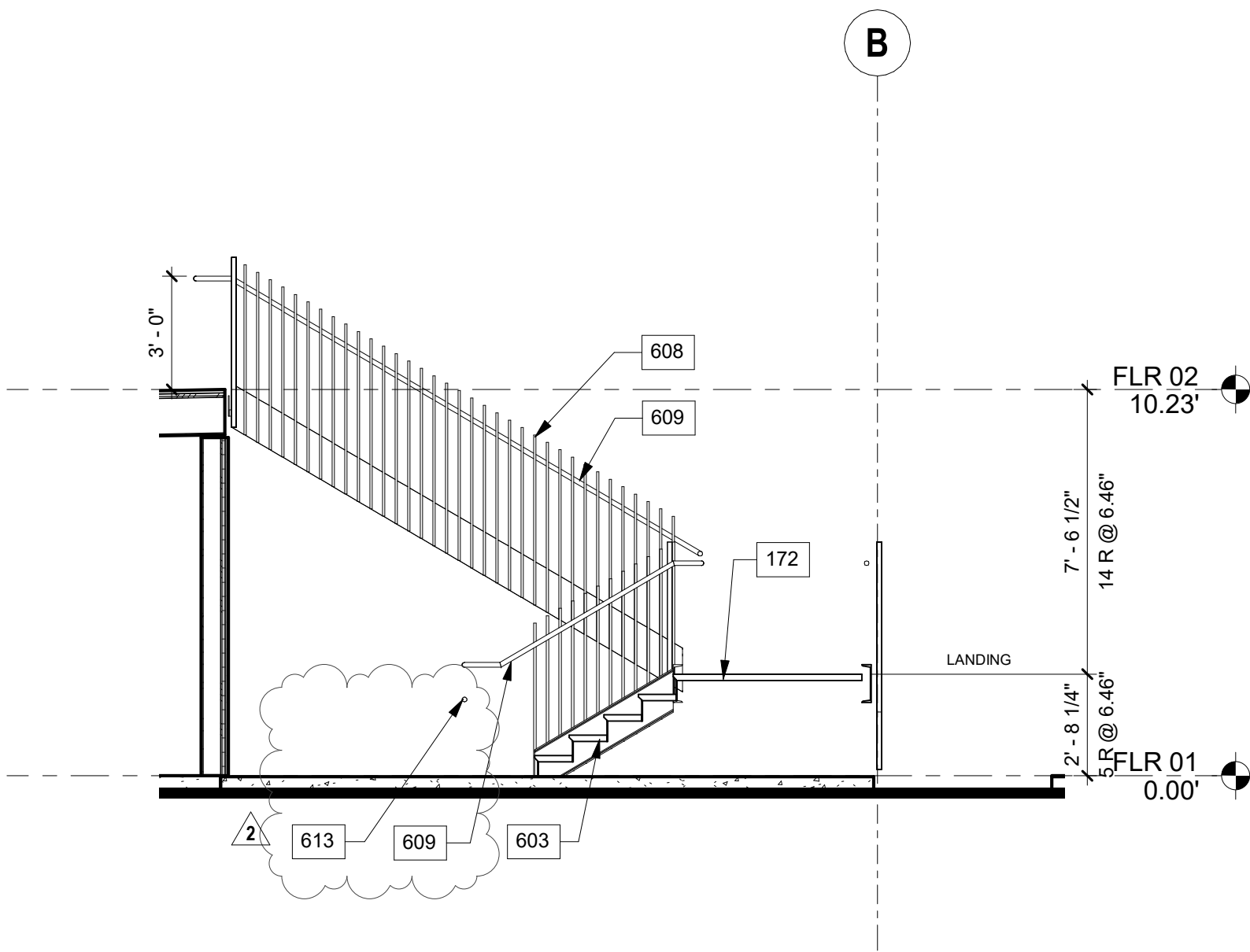
STAIR 1 ELEVATION **4**
1/4" = 1'-0"



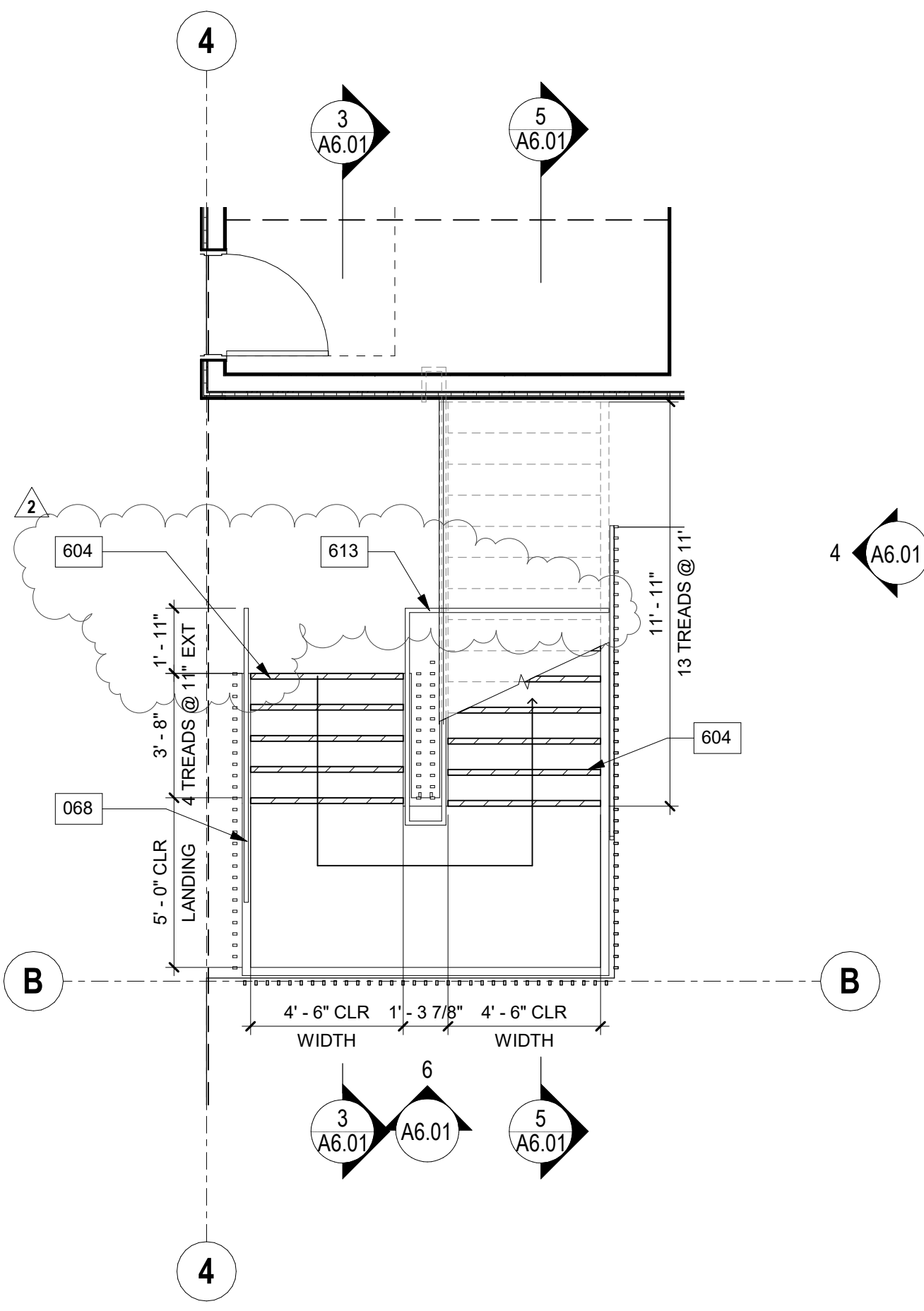
SECOND FLOOR STAIR 1 PLAN **2**
1/4" = 1'-0"



STAIR 1 SECTION 2 **5**
1/4" = 1'-0"




STAIR 1 SECTION 1 **3**
1/4" = 1'-0"



FIRST FLOOR STAIR 1 PLAN **1**
1/4" = 1'-0"

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OWNER:

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WOODLAND HILLS, CA 91367

PROJECT:

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

PHASE:
BULLETIN 2
11.16.2018

11.16.2018

KEY PLAN

STAIR #2 PLANS, SECTIONS, AND ELEVATIONS

SHEET NO

A6.02

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ROOM FINISH SCHEDULE								
ROOM NAME	BASE FINISH	FLOOR FINISH	WALL FINISH				CEILING FINISH	ROOM SCHEDULE NOTES
			NORTH	EAST	SOUTH	WEST		
TBD	PAINTED MDF	ARMSTRONG ZEUS LUXURY VINYL	PAINTED GYP	PAINTED GYP	PAINTED GYP	PAINTED GYP	PAINTED GYP	
TBR	PAINTED MDF	ARMSTRONG ZEUS LUXURY VINYL	PAINTED GYP	PAINTED GYP	PAINTED GYP	PAINTED GYP	PAINTED GYP	
BIKE STORAGE	NA	FINISHED CONCRETE	PAINTED GYP	PAINTED GYP	PAINTED GYP	PAINTED GYP	PAINTED GYP	
CLOSET	NA	FINISHED CONCRETE	PAINTED GYP	PAINTED GYP	PAINTED GYP	PAINTED GYP	PAINTED GYP	
COMMUNICATION	NA	FINISHED CONCRETE	PAINTED GYP	PAINTED GYP	PAINTED GYP	PAINTED GYP	PAINTED GYP	
COMMUNITY ROOM	PAINTED MDF	VINYL FLOOR	PAINTED GYP	PAINTED GYP	PAINTED GYP	PAINTED GYP	PAINTED GYP	
ELECTRICAL	NA	FINISHED CONCRETE	PAINTED GYP	PAINTED GYP	PAINTED GYP	PAINTED GYP	PAINTED GYP	
ENTRY	NA	FINISHED CONCRETE	PAINTED GYP	STOREFRONT	PAINTED GYP	PAINTED GYP	PAINTED GYP	
FIRE RISER	NA	FINISHED CONCRETE	PAINTED GYP	PAINTED GYP	PAINTED GYP	PAINTED GYP	PAINTED GYP	
FITNESS ROOM	PAINTED MDF	FINISHED CONCRETE	PAINTED GYP	STOREFRONT	PAINTED GYP	PAINTED GYP	PAINTED GYP	
LAUNDRY	PAINTED MDF	FINISHED CONCRETE	PAINTED GYP	PAINTED GYP	PAINTED GYP	PAINTED GYP	PAINTED GYP	
OFFICE 1	VINYL	FINISHED CONCRETE	PAINTED GYP	PAINTED GYP	STOREFRONT	STOREFRONT	PAINTED GYP	
OFFICE 2	VINYL	FINISHED CONCRETE	PAINTED GYP	PAINTED GYP	PAINTED GYP	STOREFRONT	PAINTED GYP	
REST ROOM	COVE VINYL	FINISHED CONCRETE	PAINTED GYP	PAINTED GYP	PAINTED GYP	PAINTED GYP	PAINTED GYP	
STORAGE	COVE VINYL	VINYL FLOOR	PAINTED GYP	PAINTED GYP	PAINTED GYP	STOREFRONT	PAINTED GYP	
TRASH / REC	PAINTED MDF	FINISHED CONCRETE	PAINTED GYP	PAINTED GYP	PAINTED GYP	PAINTED GYP	PAINTED GYP	

MATERIAL SCHEDULE

TAG	SPEC SECTION	MANUFACTURER	STYLE	COLOR/FINISH	SIZE	COMMENTS	CONTACT
07 40 00 METAL PANEL		TBD	METAL PANEL SEE ELEVATIONS FOR SIZES	TBD	SEE ELEVATION		
MT-1							
09 00 00 CERAMIC TILE							
T-1		TBD	SUBWAY TILE RUNNING BOND	WHITE	3"x6"		

FIXTURE SCHEDULE

TAG	FIXTURE SCHEDULE	LOCATION
FIX-1	REFRIGERATOR: MANUFACTURER: FRIGIDAIRE MODEL: FETR161AT W ENERGY STAR RATED	UNIT / COMMUNITY ROOM
FIX-2	RANGE: MANUFACTURER: FRIGIDAIRE MODEL: FFEF3010T W	UNIT
FIX-3	RANGE HOOD: MANUFACTURER: BROAN MODEL: 41000 ENERGY STAR RATED	UNIT
FIX-4	PREFABRICATED SHOWER: MANUFACTURER: FREEDOM SHOWER MODEL: AFF503MBF75L	UNIT
FIX-5	UNIT KITCHEN SINK: MANUFACTURER: BROAN MODEL: QDE SERIES	UNIT

FINISH FLOOR NOTES

1. AT UNIT KITCHEN AND BATH, WHERE THERE'S A REMOVABLE CABINETS, THE FINISH FLOOR TO EXTEND UNDER THE CABINET AND WALL BEHIND AND SURROUNDING THE CABINET TO BE FINISHED.
2. VINYL FLOOR TO 3/32" THICK AT UNITS (NON HEAVY TRAFFIC AREA)

ARCHITECT:



3834 WILLAT AVENUE, CULVER CITY, CA 90232
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CONSULTANT:

OWNER:

WHEN LIFE HANDS YOU LEMONS, LP

6265 VARIEL AVENUE
WOODLAND HILLS, CA 91367

818.789.5550

PROJECT:

KENSINGTON CAMPUS

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45260 32ND ST W
45244 32ND ST W

PHASE:

BULLETIN 2
11.16.2018

STAMP:



REV #	DESCRIPTION	DATE
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KEY PLAN

PROJECT NO.

17011

PLOT DATE

11.16.2018

SCALE

AS SHOWN

SHEET TITLE

ROOM FINISH AND APPLIANCES SCHEDULE

SHEET NO.

A7.02

FILE REF. C:\Users\user\Documents\17011 - Lancaster Transitional_Central_comp06@lahmonarch.com.rvt

11/23/2018 6:09:23 PM

LEGEND

30% TRANSLUCENT STOREFRONT GLASS. VERIFY WITH ARCHITECT PRIOR TO ORDER.

2

ARCHITECT:

AHMONARCHITECTS

3834 WILLAT AVENUE, CULVER CITY, CA 90232
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LICENSED ARCHITECT
STATE OF CALIFORNIA
11-16-2018

REV #	DESCRIPTION	DATE
1	Bulletin 1	10/04/2018
2	Bulletin 2	11/16/2018

KEY PLAN

PROJECT NO.

17011

PLOT DATE

11.16.2018

SCALE

AS SHOWN

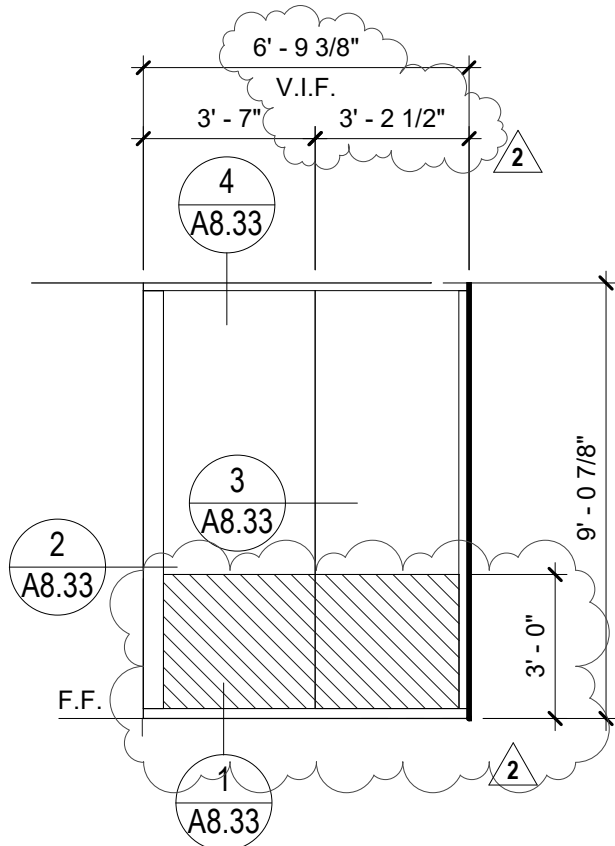
SHEET TITLE

STOREFRONT TYPES

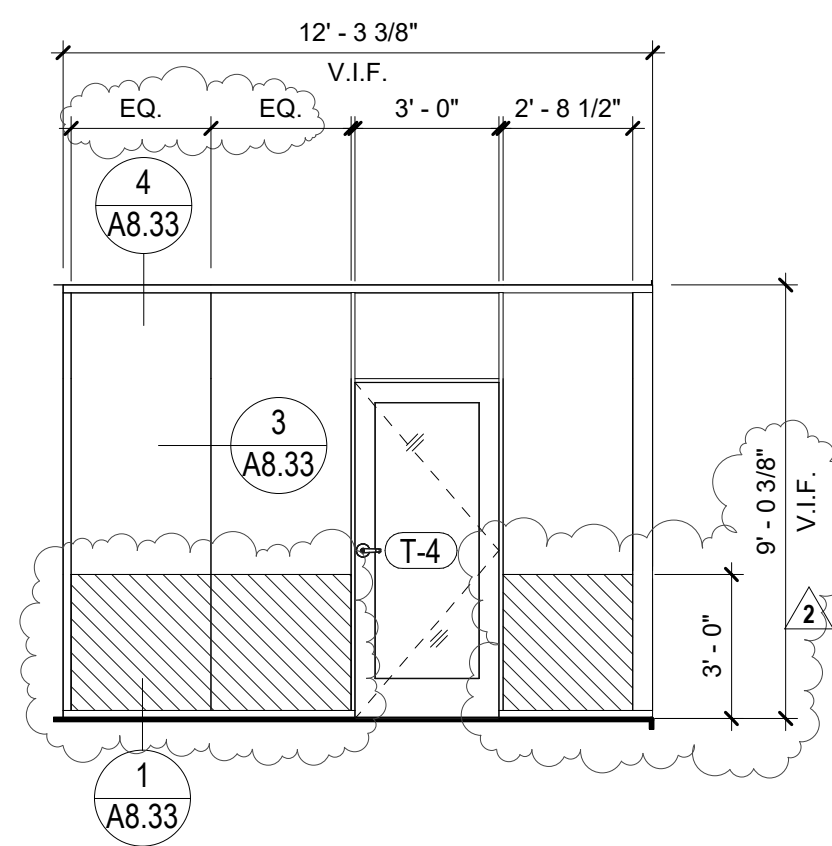
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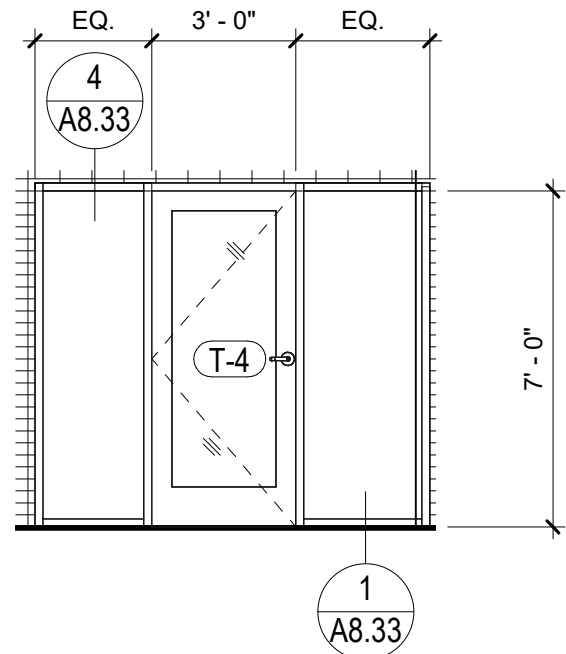
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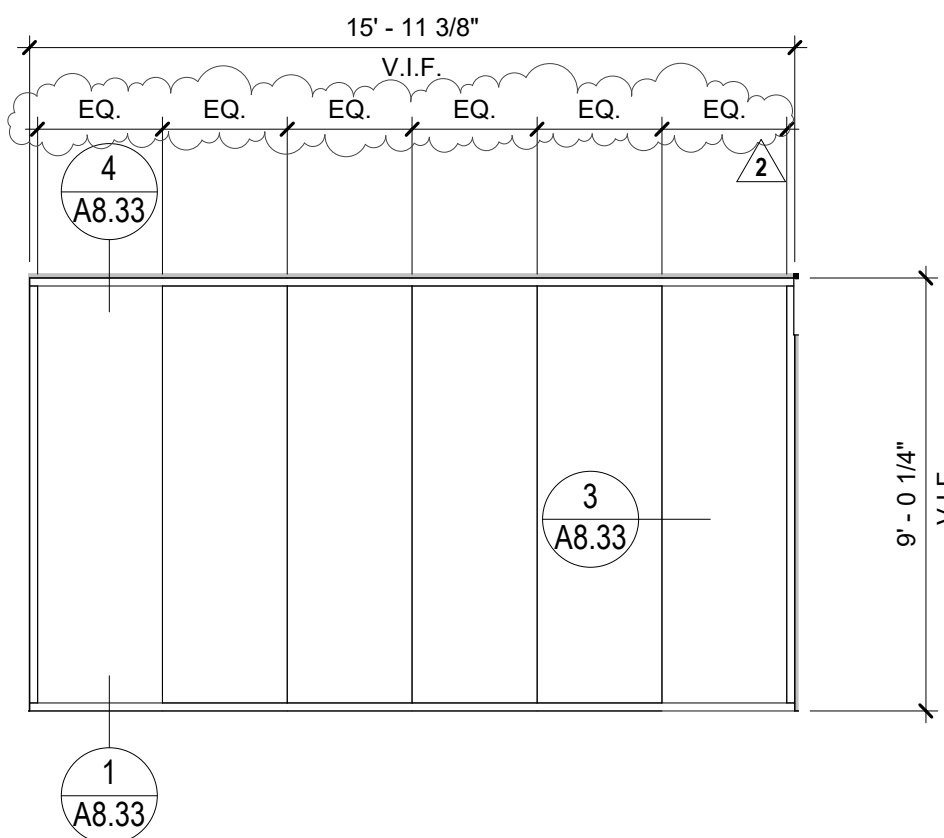
FITNESS STOREFRONT S08
1/4" = 1'-0" **S08**



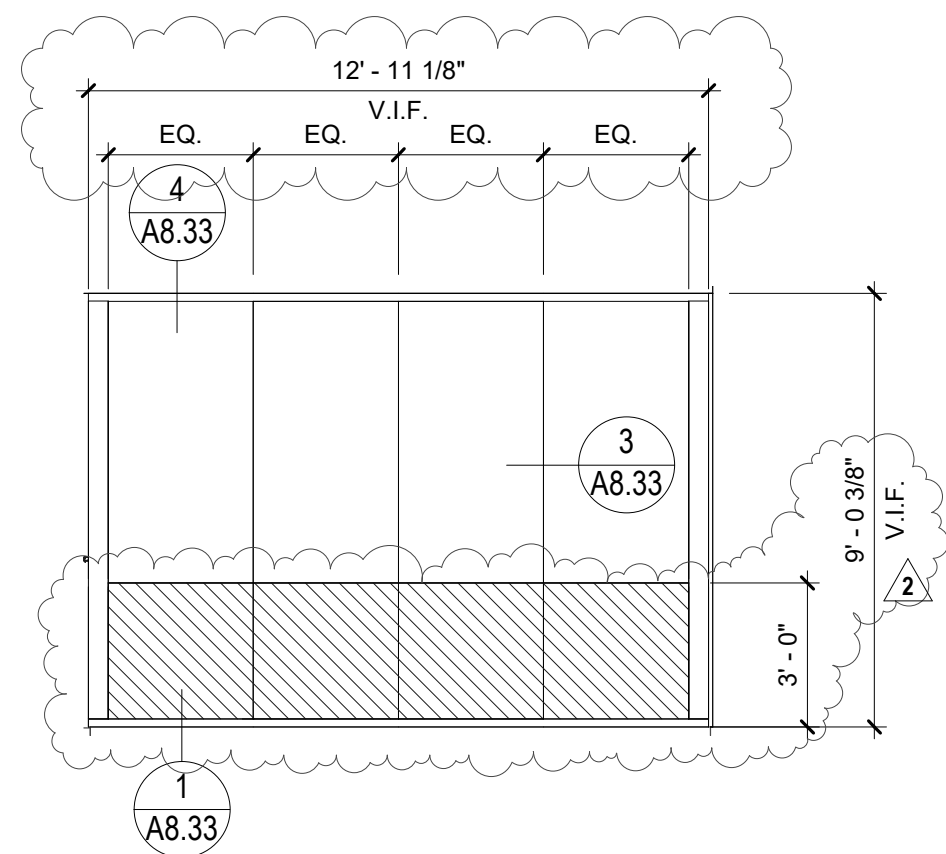
OFFICE 1 STOREFRONT S04
1/4" = 1'-0" **S04**



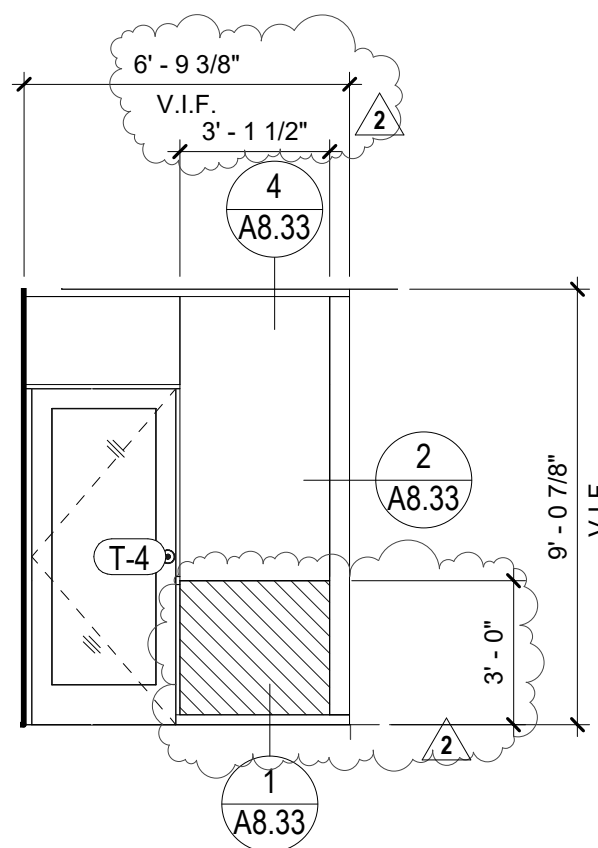
LAUNDRY STOREFRONT TYPE
1/4" = 1'-0" **S11**



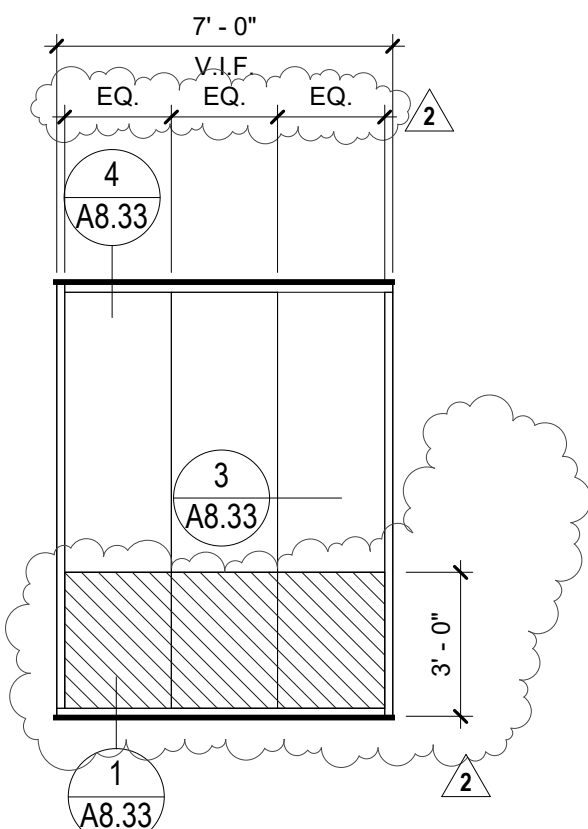
COMMUNITY ROOM STOREFRONT S07
1/4" = 1'-0" **S07**



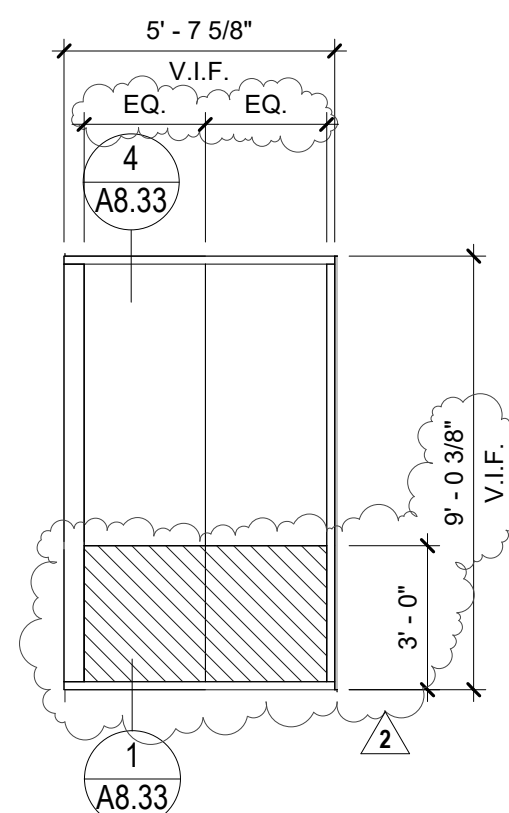
OFFICE 1 STOREFRONT S03
1/4" = 1'-0" **S03**



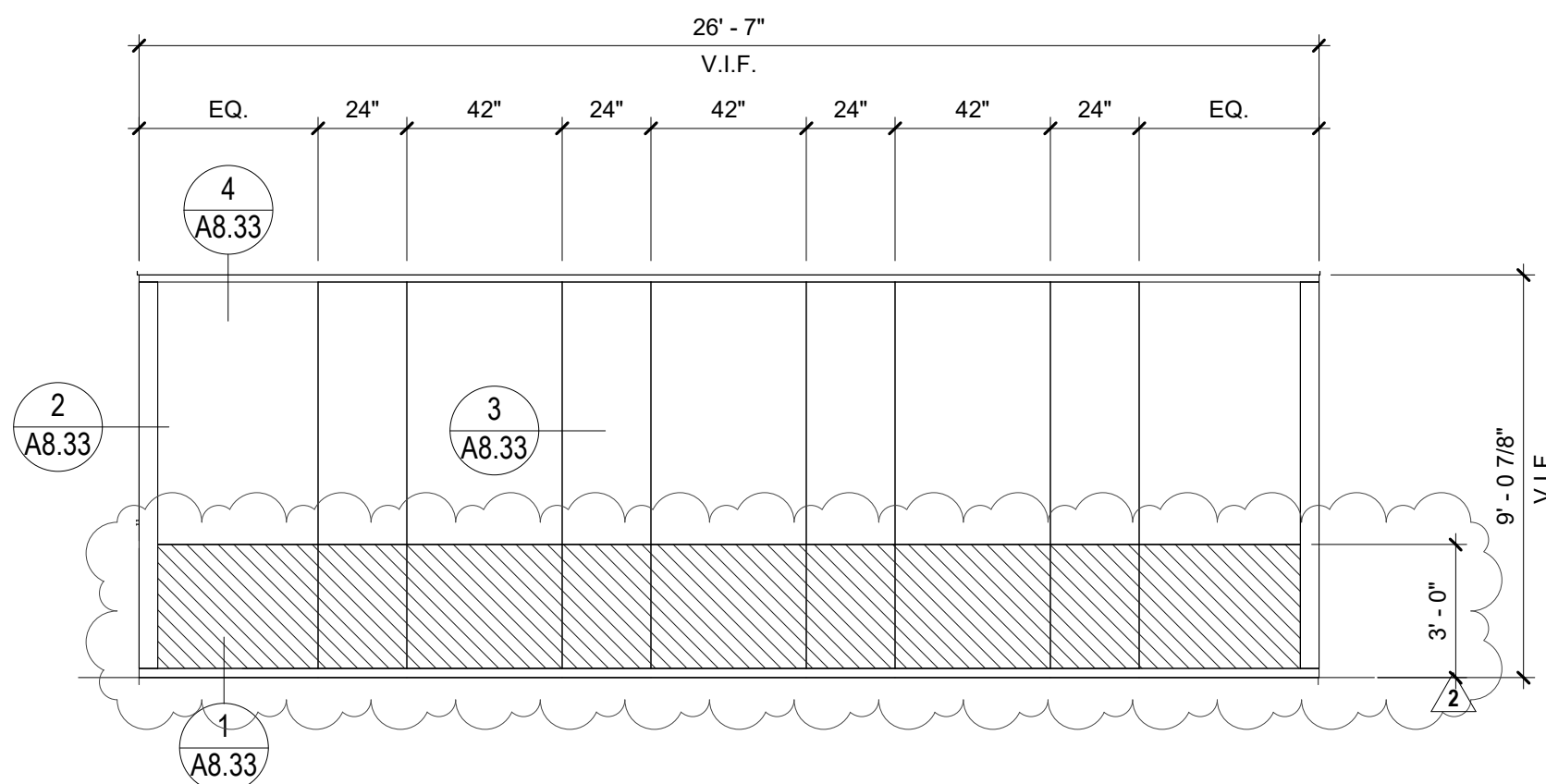
FITNESS ROOM STOREFRONT S10
1/4" = 1'-0" **S10**



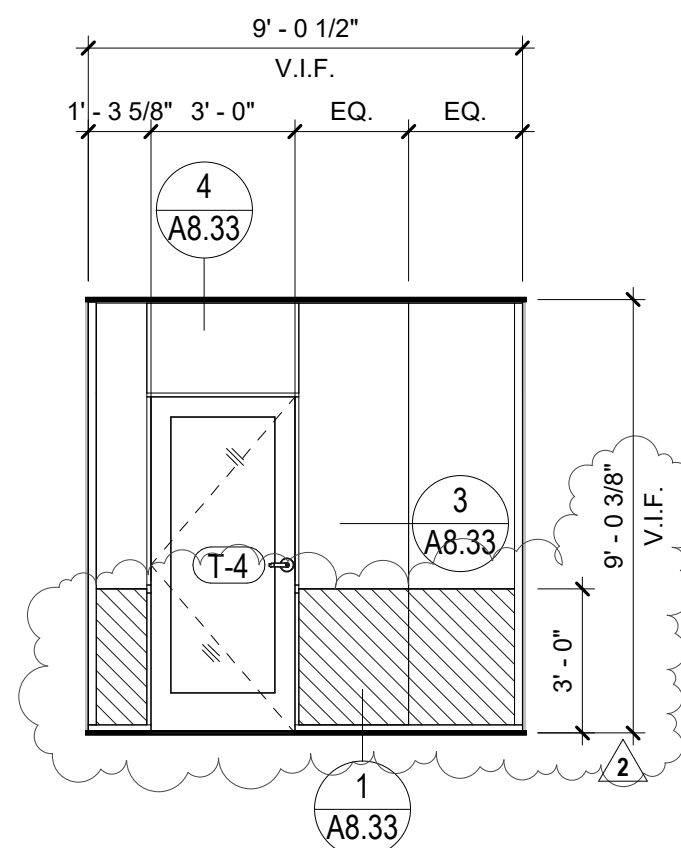
OFFICE 2 STOREFRONT S06
1/4" = 1'-0" **S06**



OFFICE 1 STOREFRONT S02
1/4" = 1'-0" **S02**



FITNESS STOREFRONT S09
1/4" = 1'-0" **S09**



OFFICE 2 STOREFRONT S05
1/4" = 1'-0" **S05**

CONSULTANT:

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1	Bulletin 1	10/04/2018
2	Bulletin 2	11/16/2018

KEY PLAN

PROJECT NO.	17011
PLOT DATE	11.16.2018
SCALE	AS SHOWN

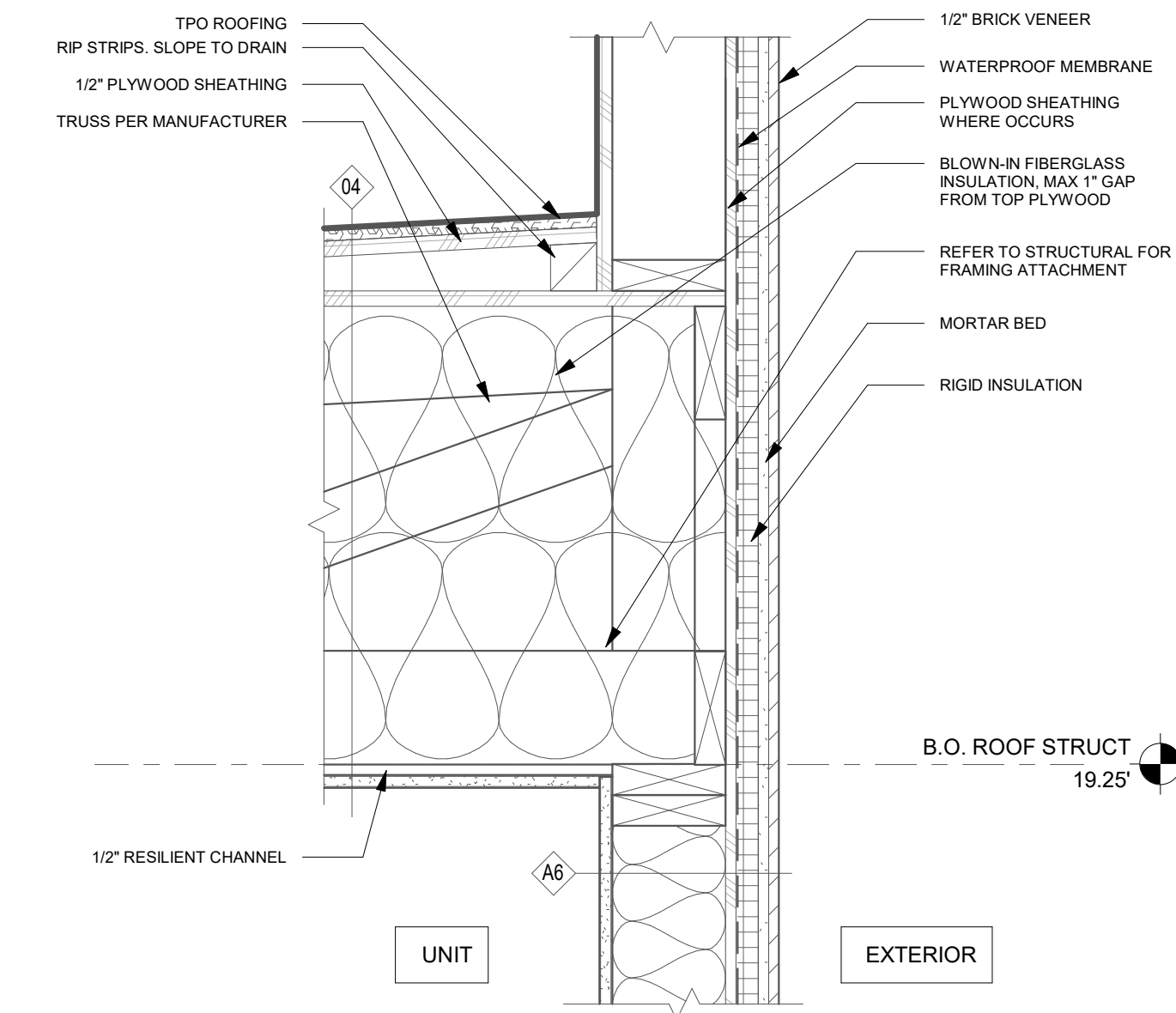
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WALL DETAILS

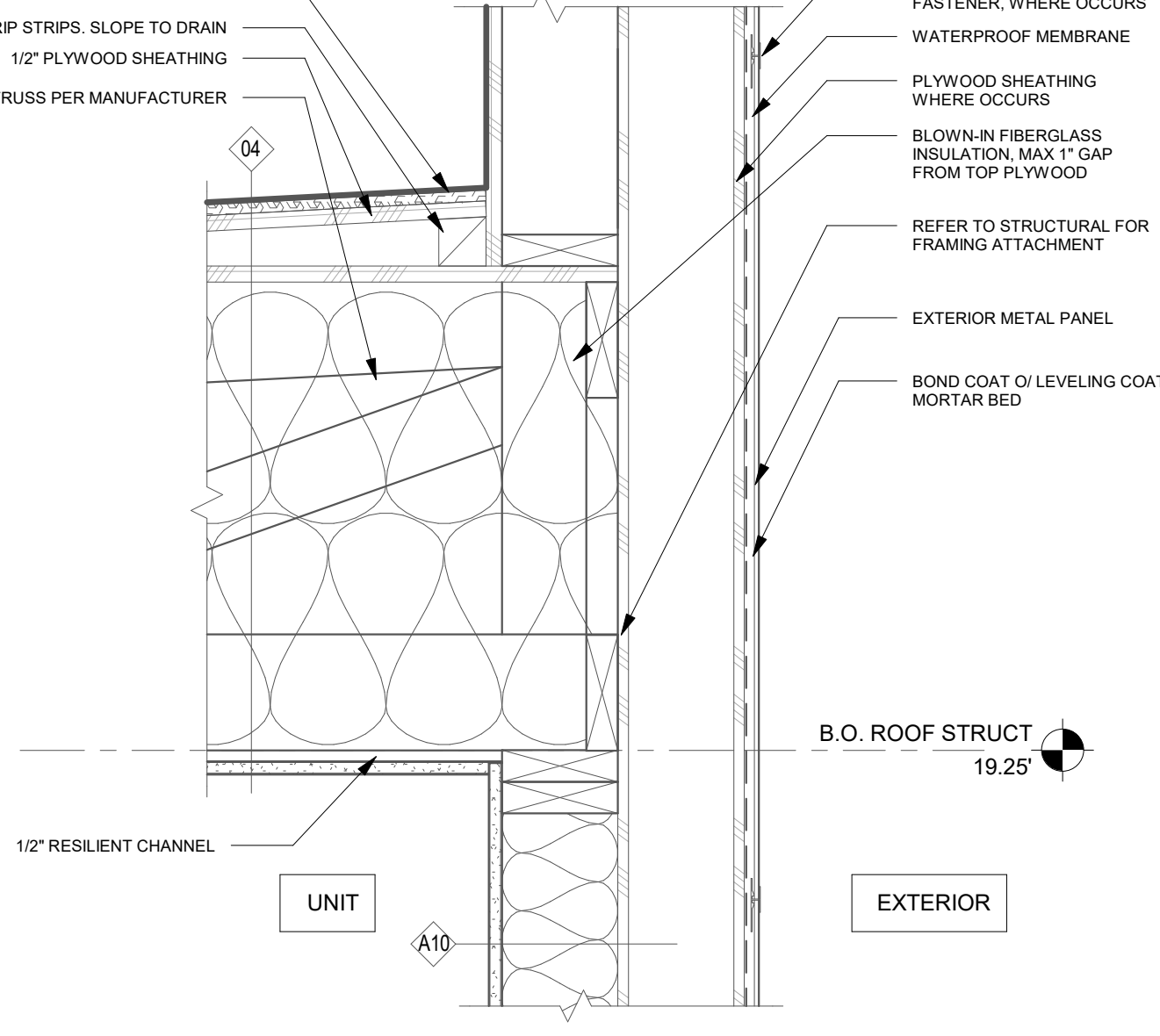
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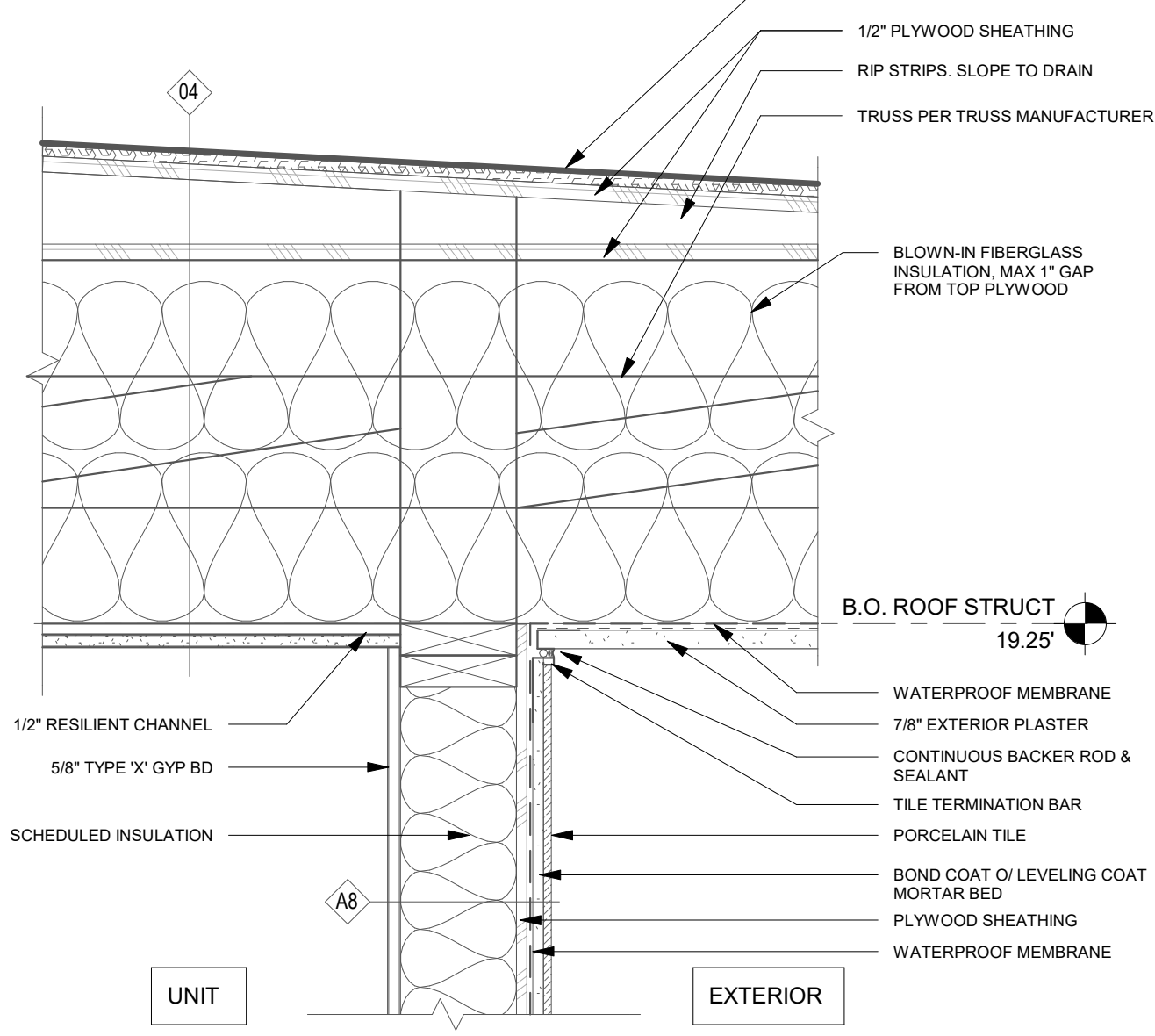
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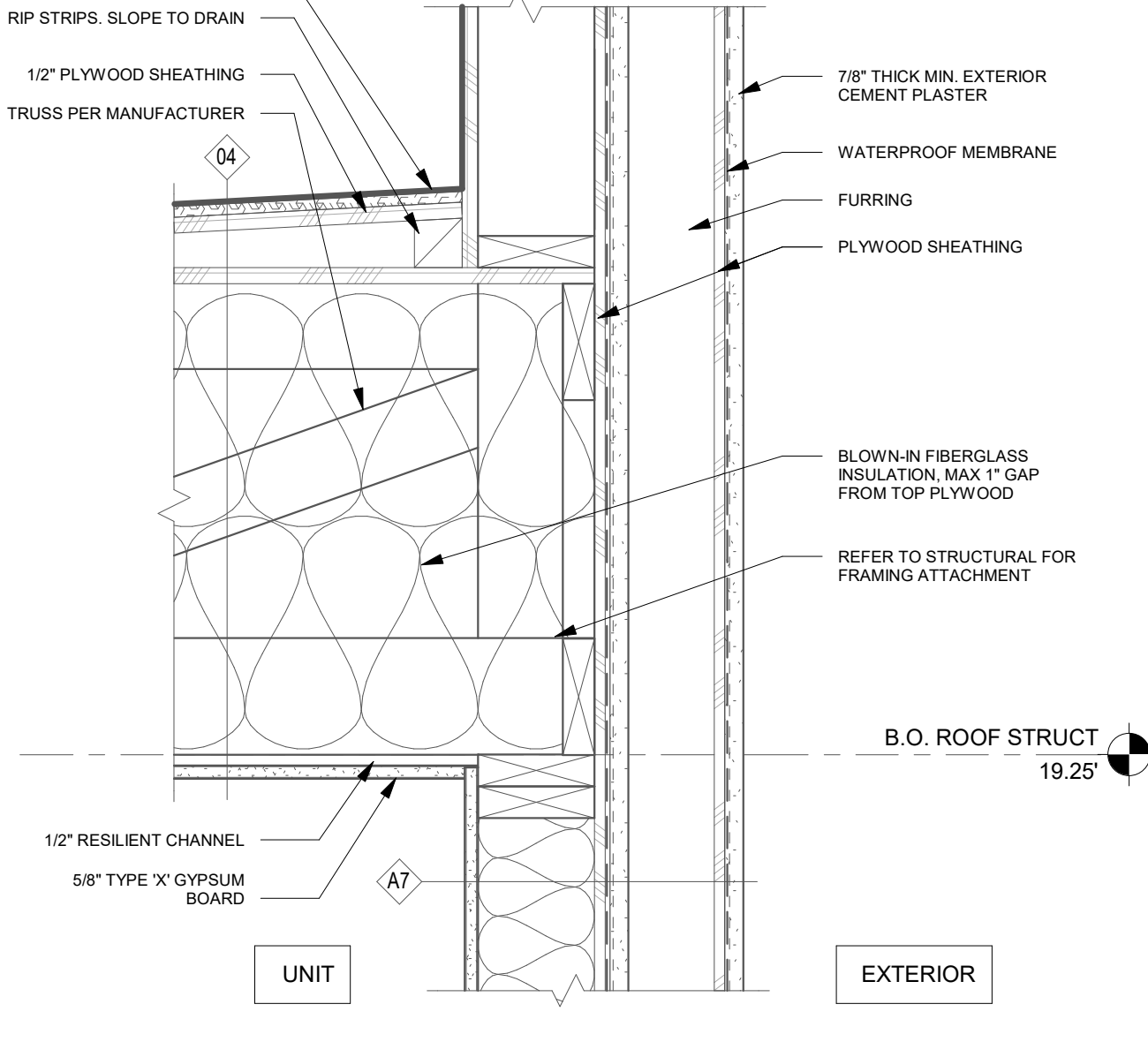
EXTERIOR BRICK VENEER WALL AT ROOF
1 1/2" = 1'-0" **12**



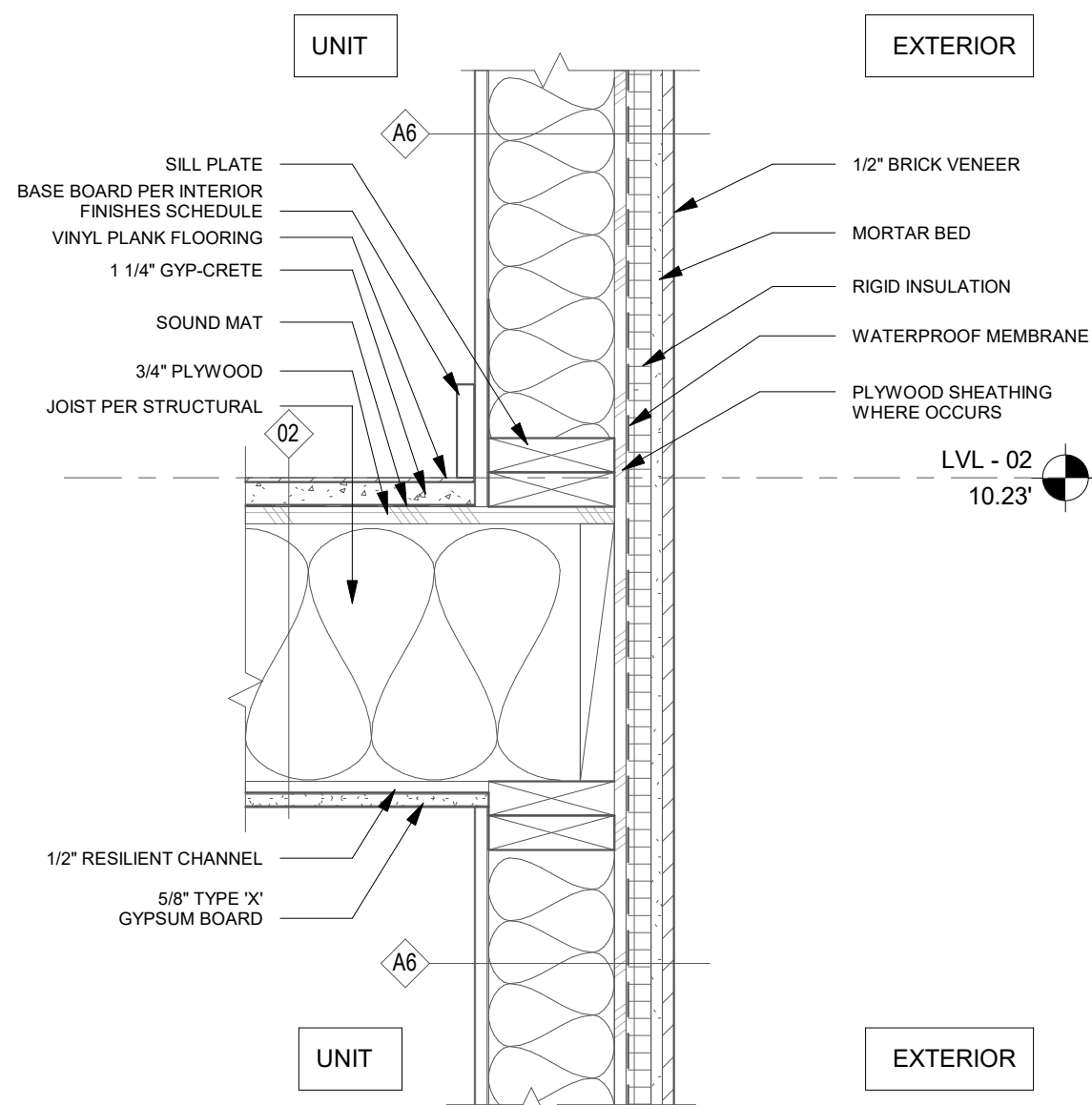
EXTERIOR METAL PANEL WALL AT ROOF
1 1/2" = 1'-0" **9**



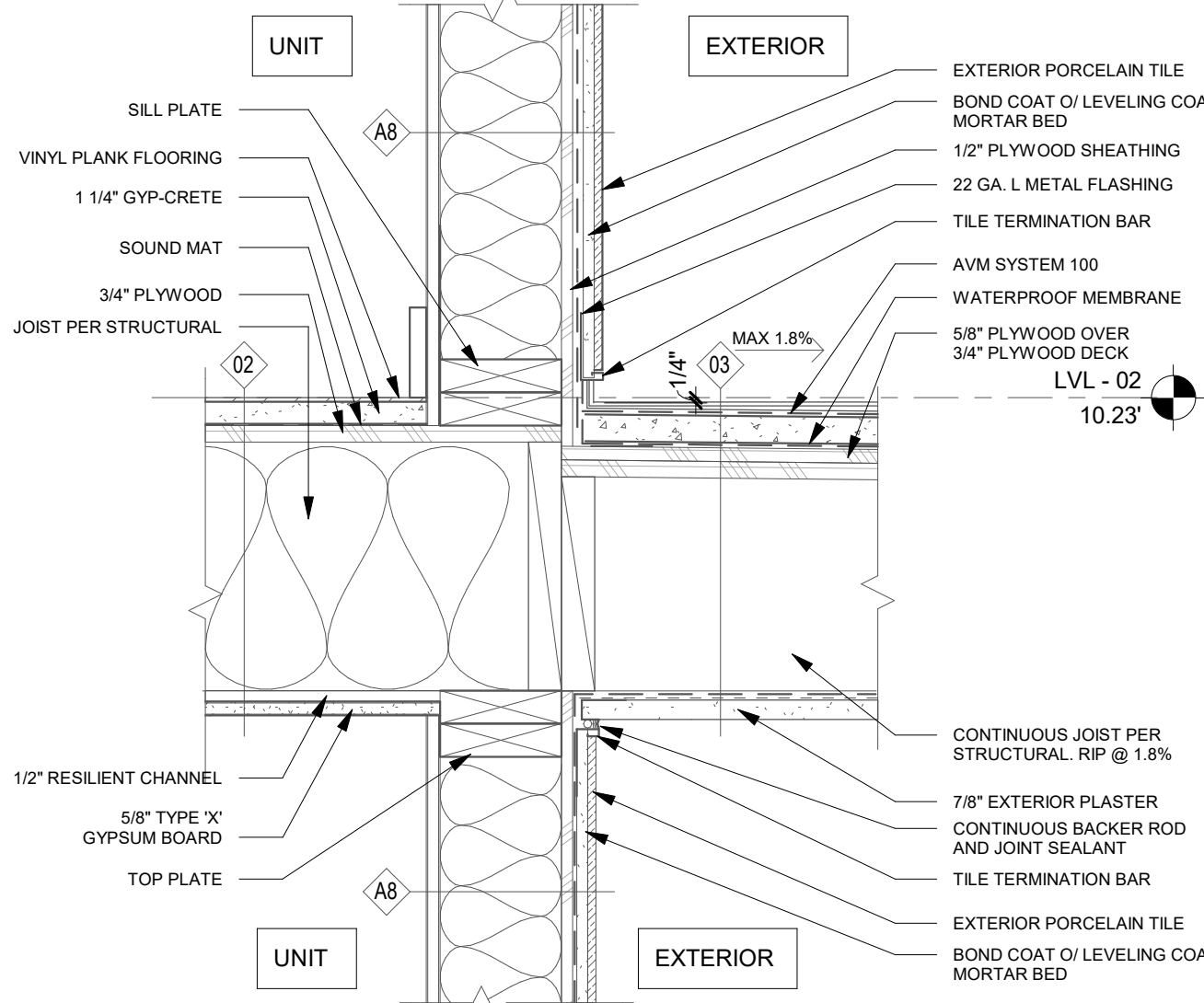
EXTERIOR PORCELAIN TILE WALL AT ROOF & COVERED WALKWAY
1 1/2" = 1'-0" **6**



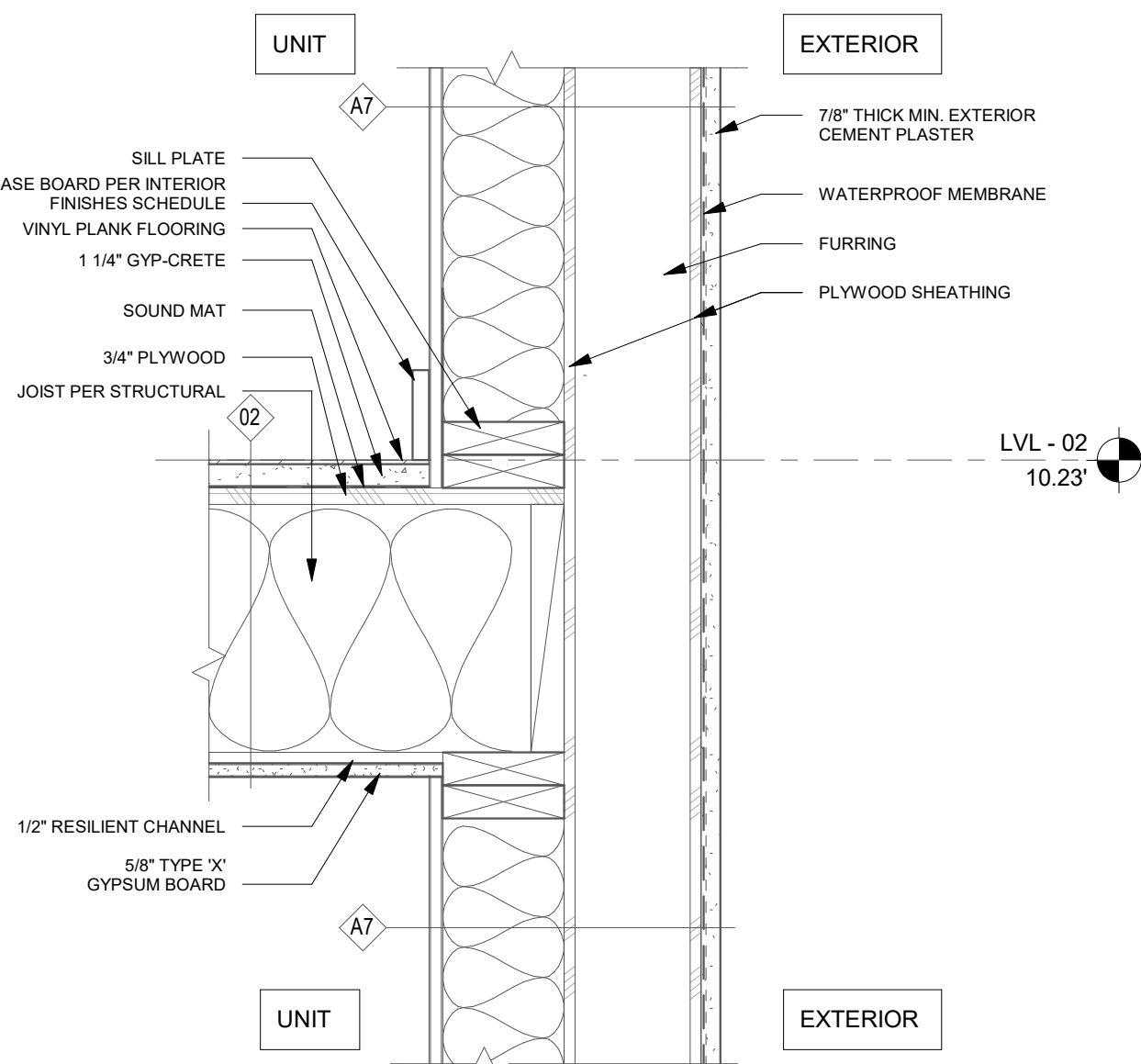
EXTERIOR PLASTER WALL AT ROOF
1 1/2" = 1'-0" **3**



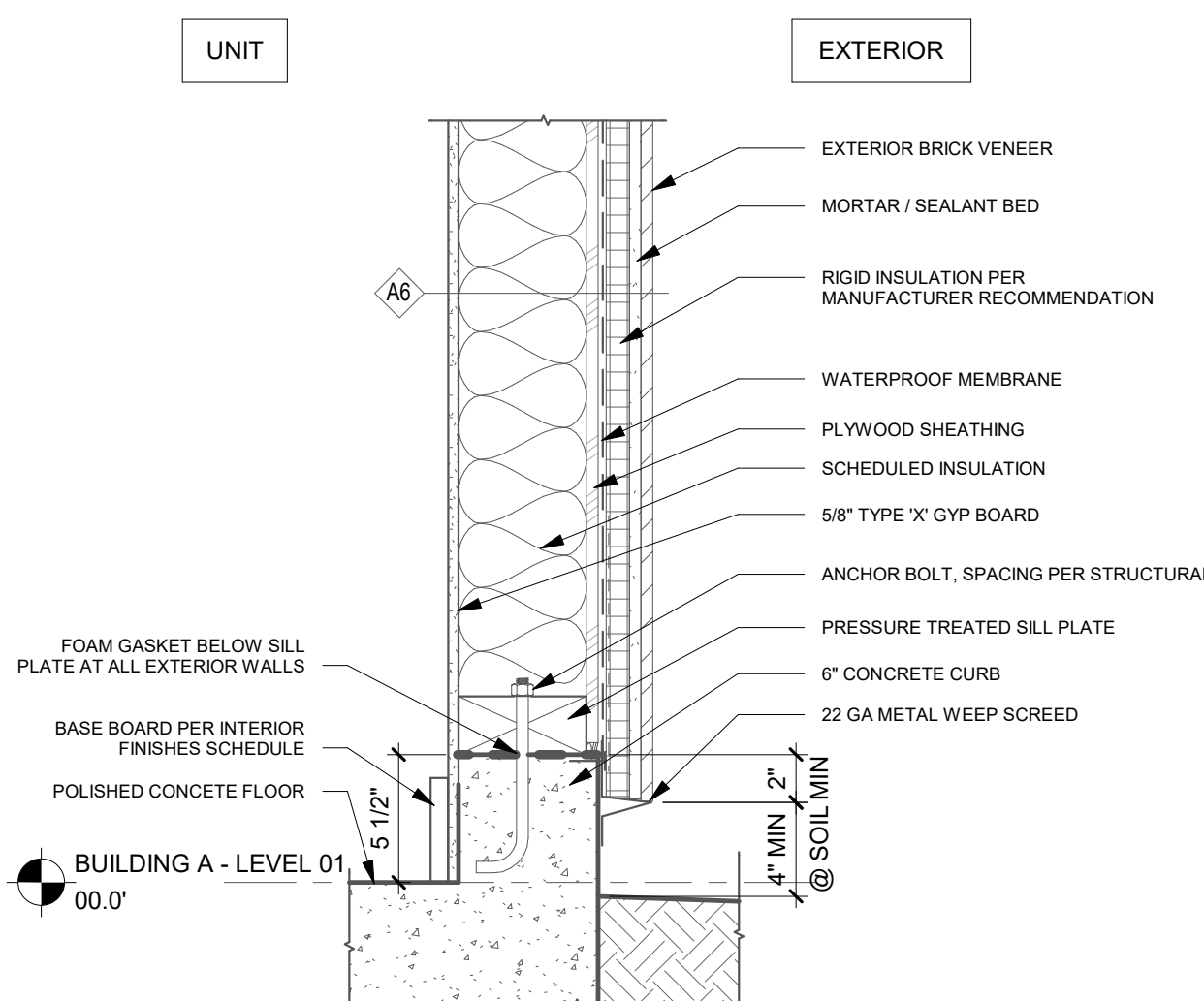
EXTERIOR BRICK VENEER WALL AT DECK
1 1/2" = 1'-0" **11**



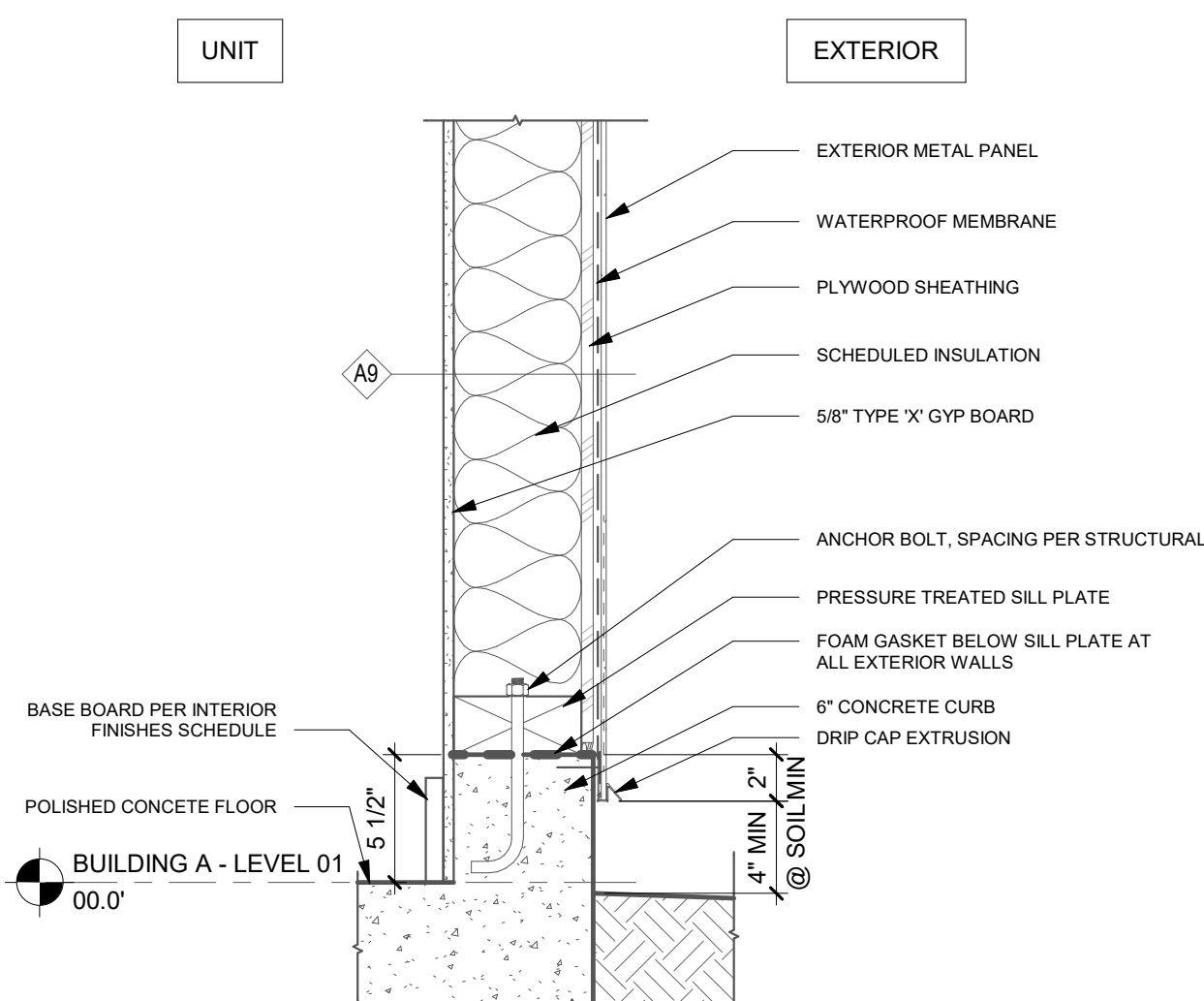
EXTERIOR PORCELAIN TILE WALL AT EGRESS WALKWAY
1 1/2" = 1'-0" **5**



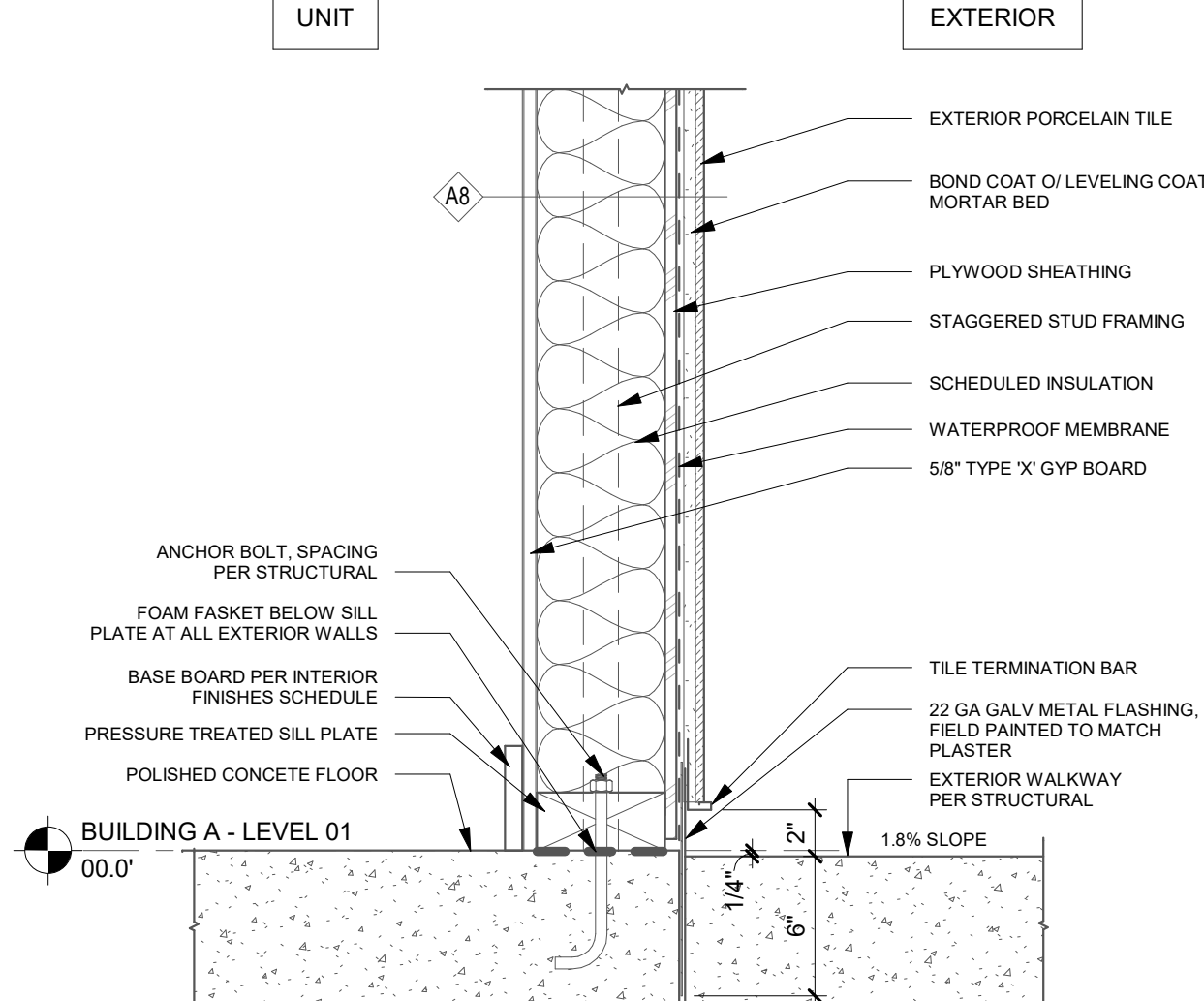
EXTERIOR PLASTER WALL AT FLOOR/CEILING
1 1/2" = 1'-0" **2**



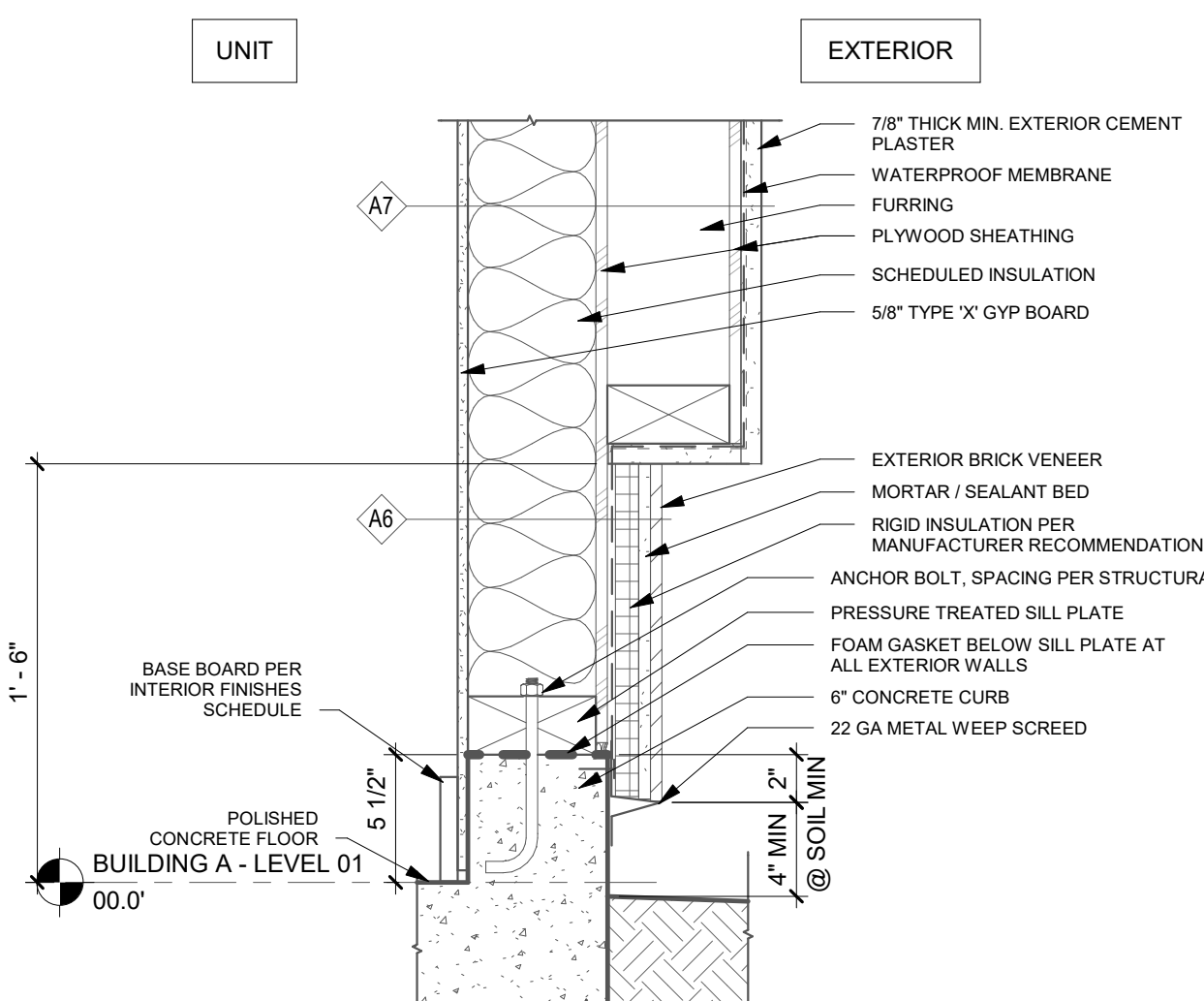
EXTERIOR BRICK VENEER WALL @ CONCRETE CURB
1 1/2" = 1'-0" **10**



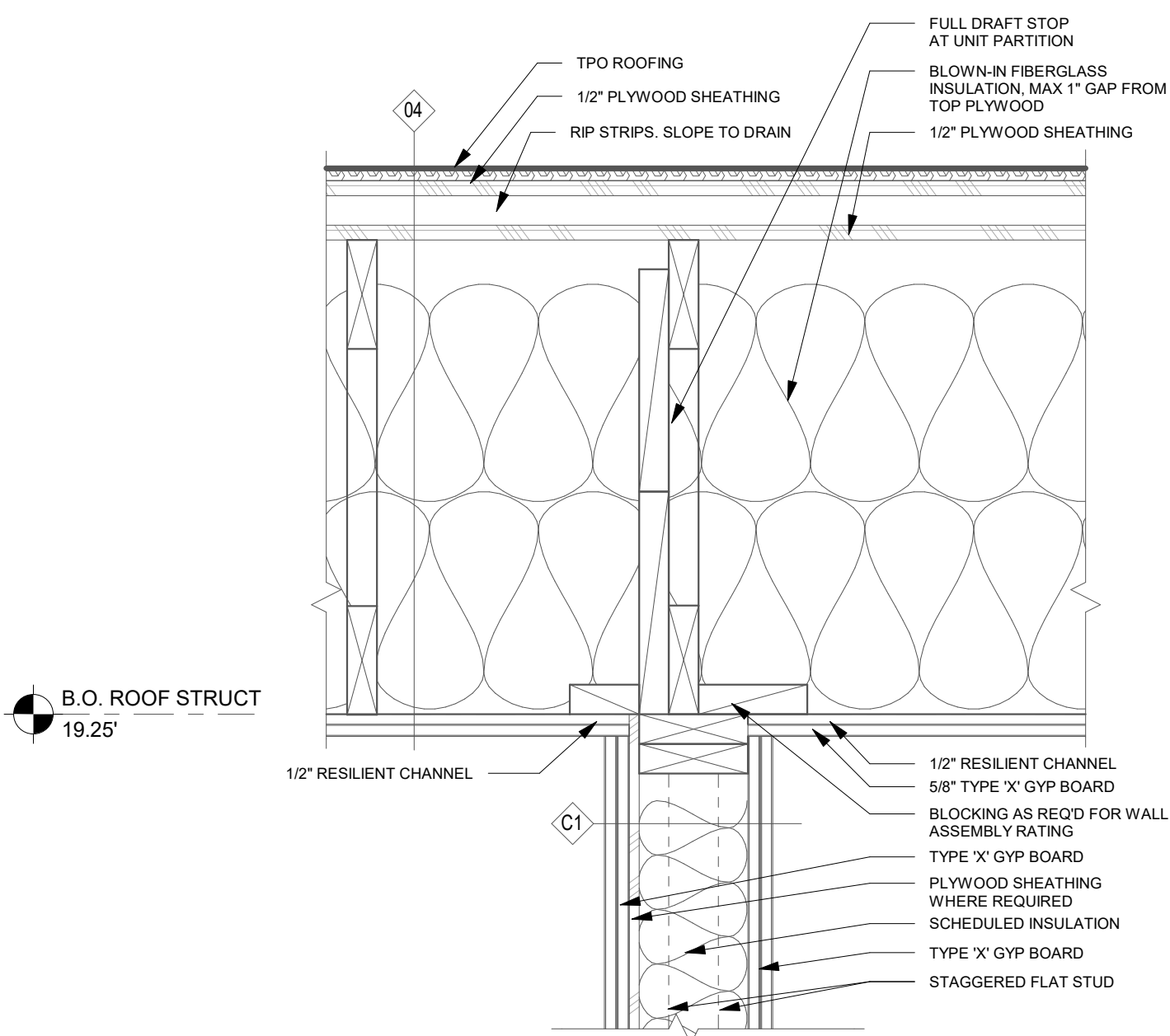
EXTERIOR METAL PANEL WALL @ CONCRETE CURB
1 1/2" = 1'-0" **7**



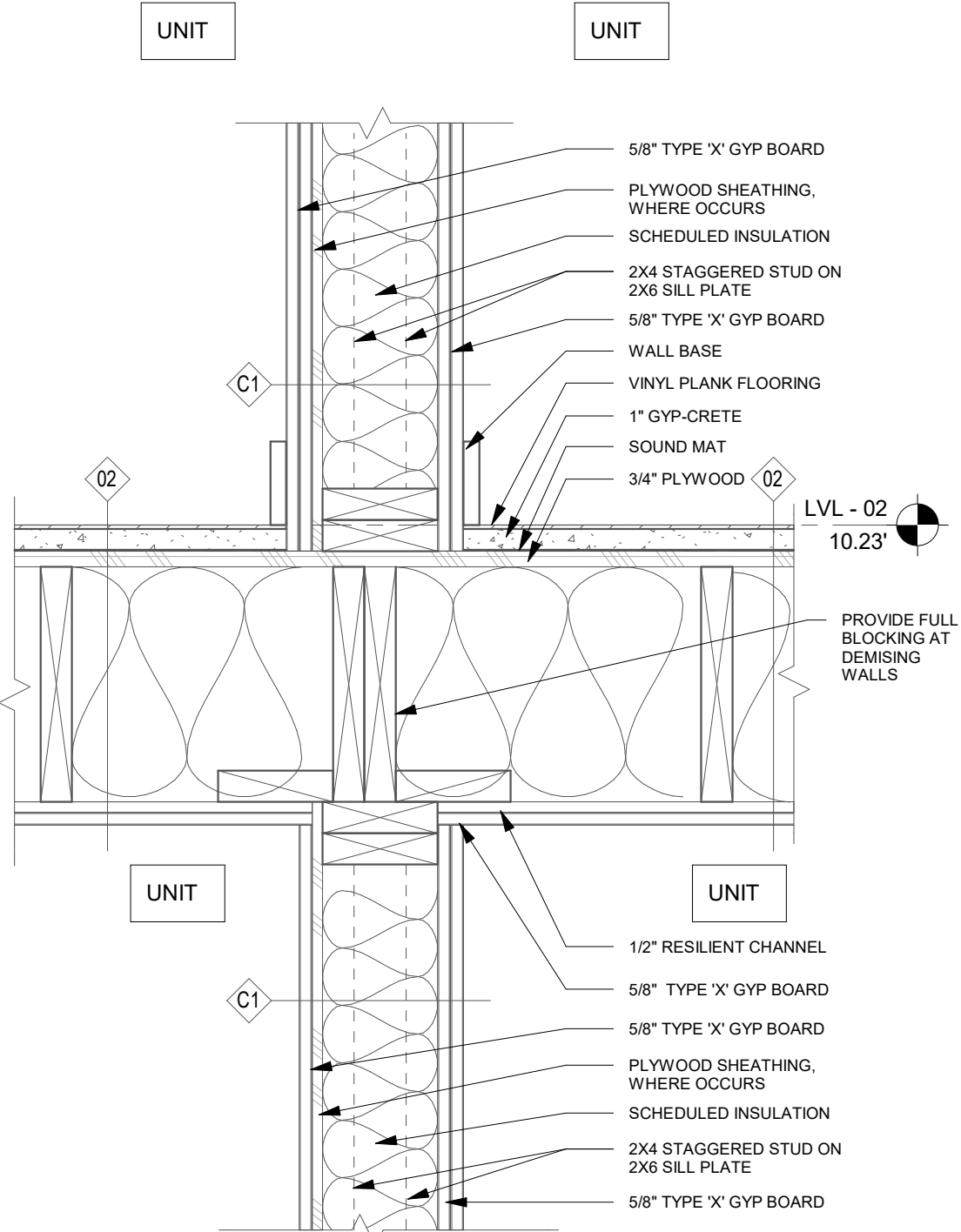
EXTERIOR PORCELAIN TILE WALL AT FOUNDATION
1 1/2" = 1'-0" **4**



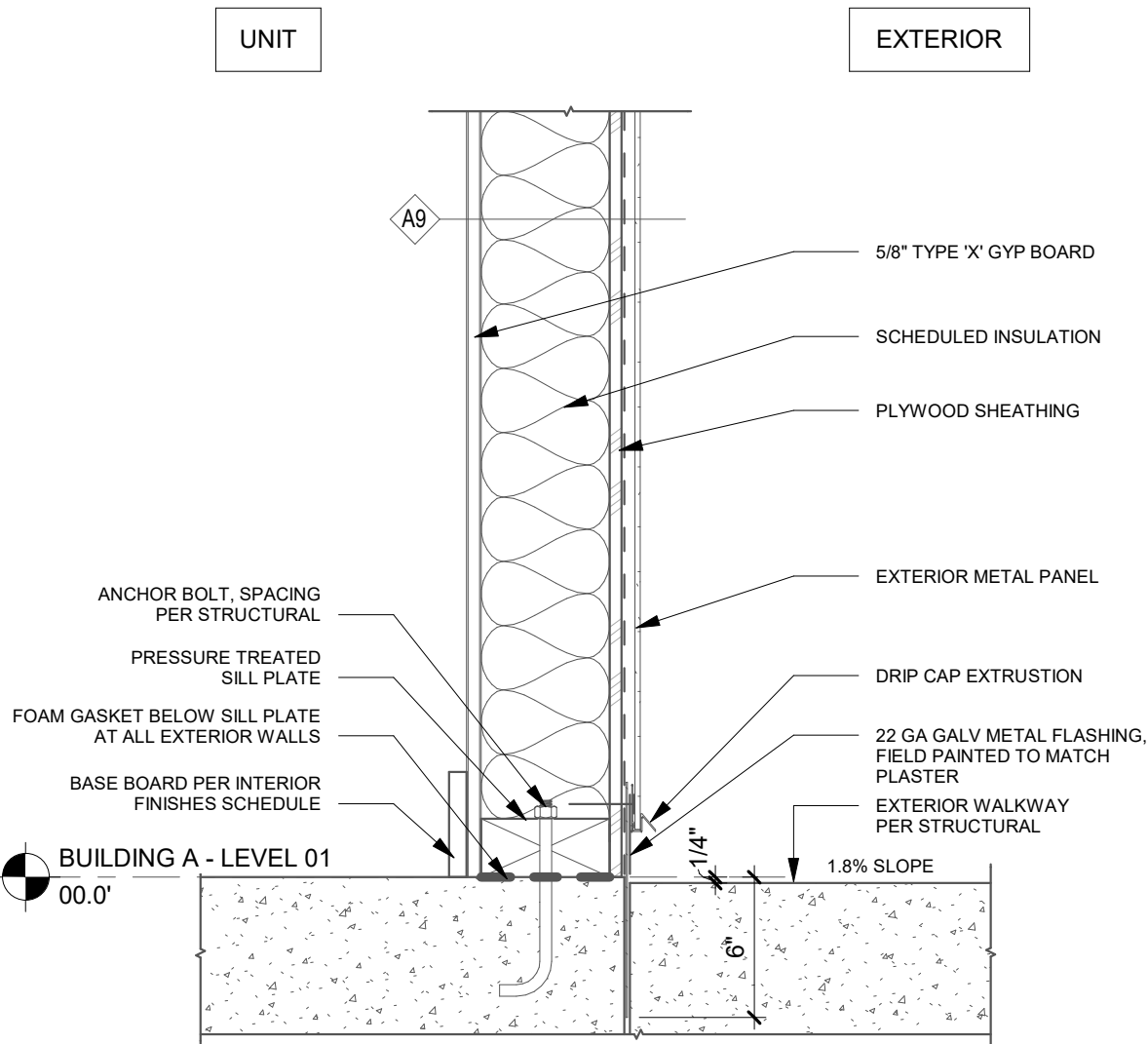
EXTERIOR PLASTER OVER BRICK WALL @ CONC CURB
1 1/2" = 1'-0" **1**



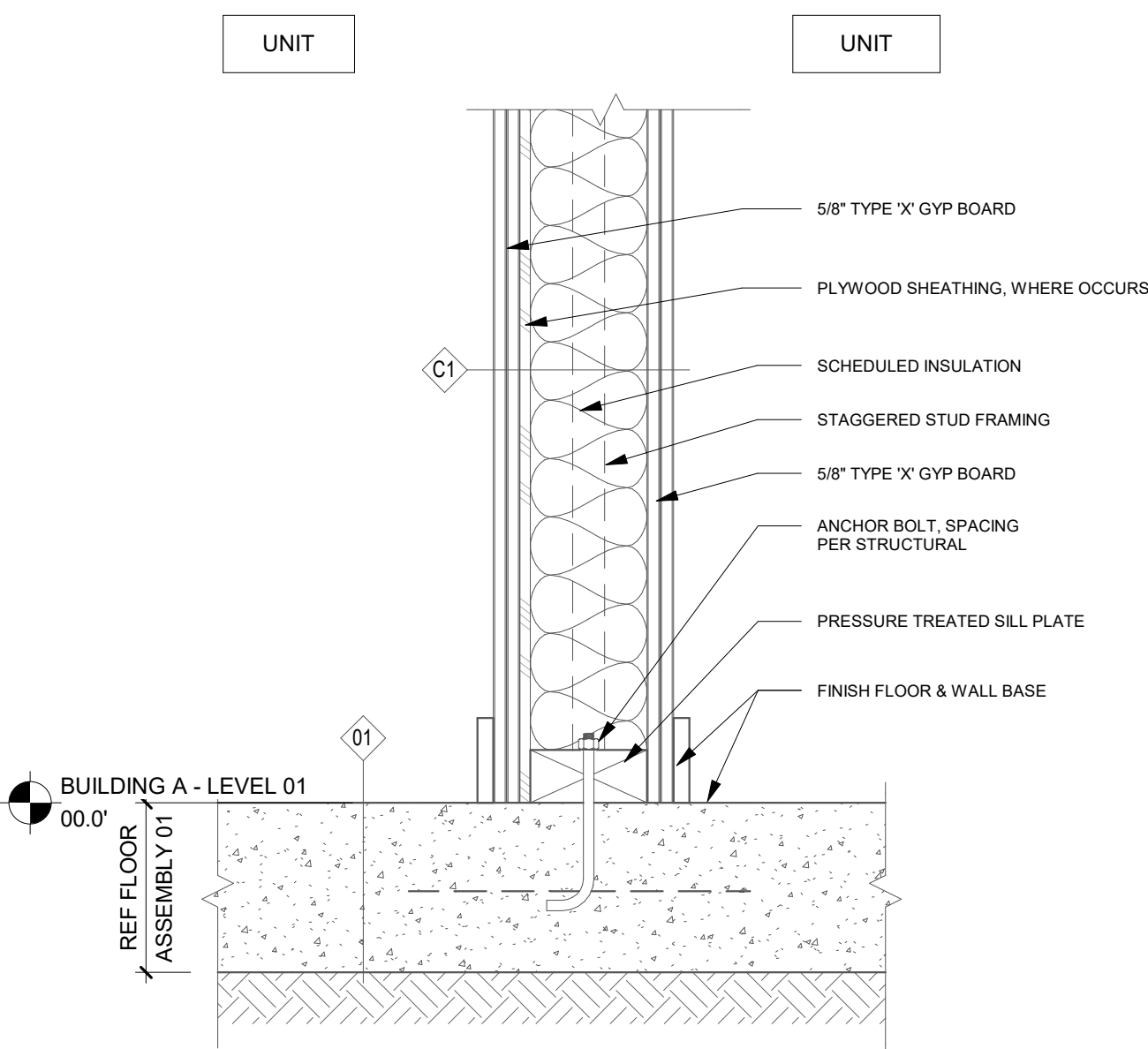
DEMISING WALL AT ROOF
1 1/2" = 1'-0"



DEMISING WALL AT FLOOR / CEILING ASSEMBLY
1 1/2" = 1'-0"



EXTERIOR METAL PANEL WALL AT FOUNDATION
1 1/2" = 1'-0"



DEMISING WALL AT FOUNDATION
1 1/2" = 1'-0"

ARCHITECT:



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YOU LEMONS, LP

6265 VARIEL AVENUE
WOODLAND HILLS, CA 91367

818.789.5550

PROJECT:

KENSINGTON CAMPUS

AVENUE I & WEST 32ND STREET
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BUILDINGS:
45260 32ND ST W
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PHASE:

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KEY PLAN

PROJECT NO.	17011
PLOT DATE	11.16.2018
SCALE	AS SHOWN

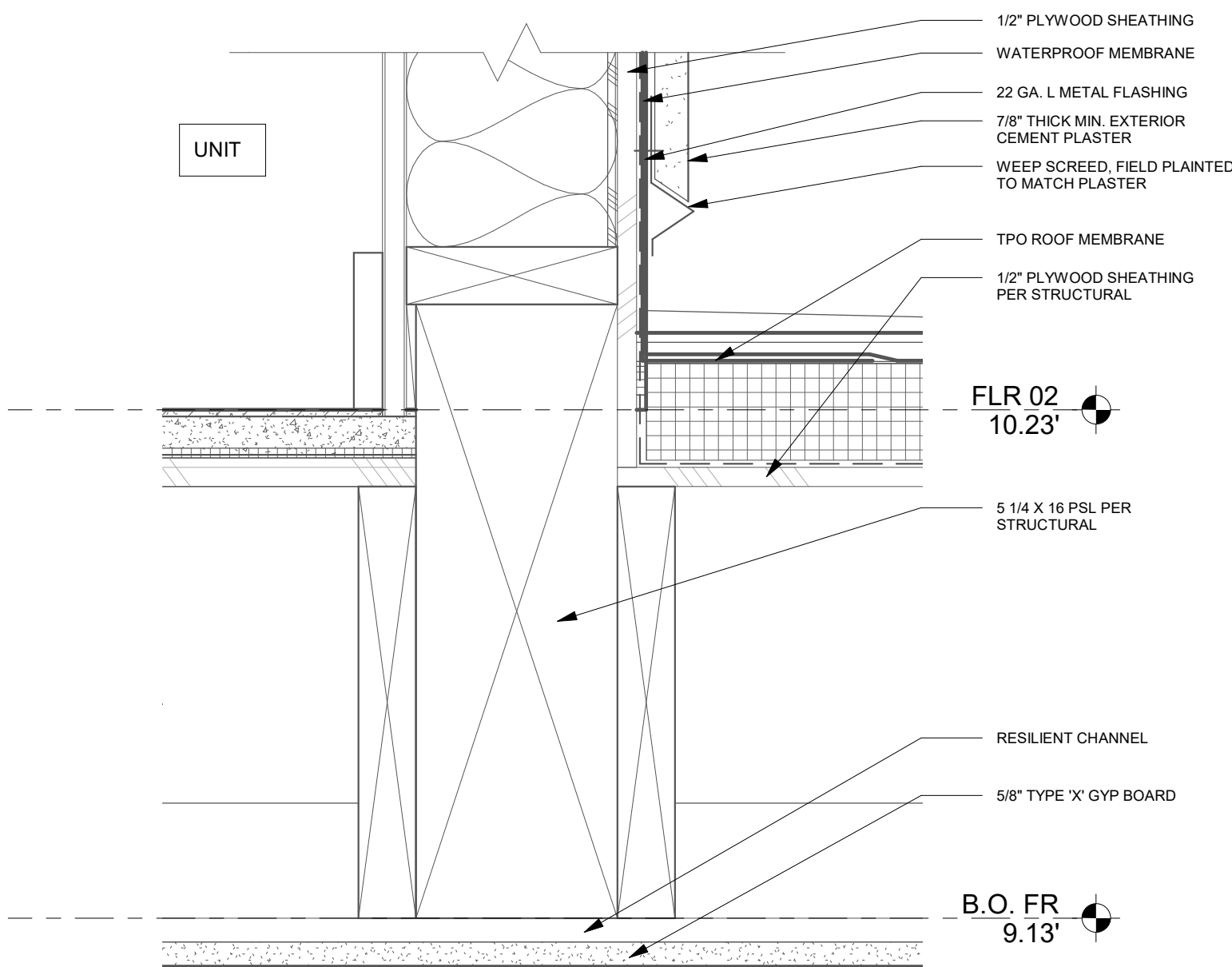
SHEET TITLE

WALL DETAILS

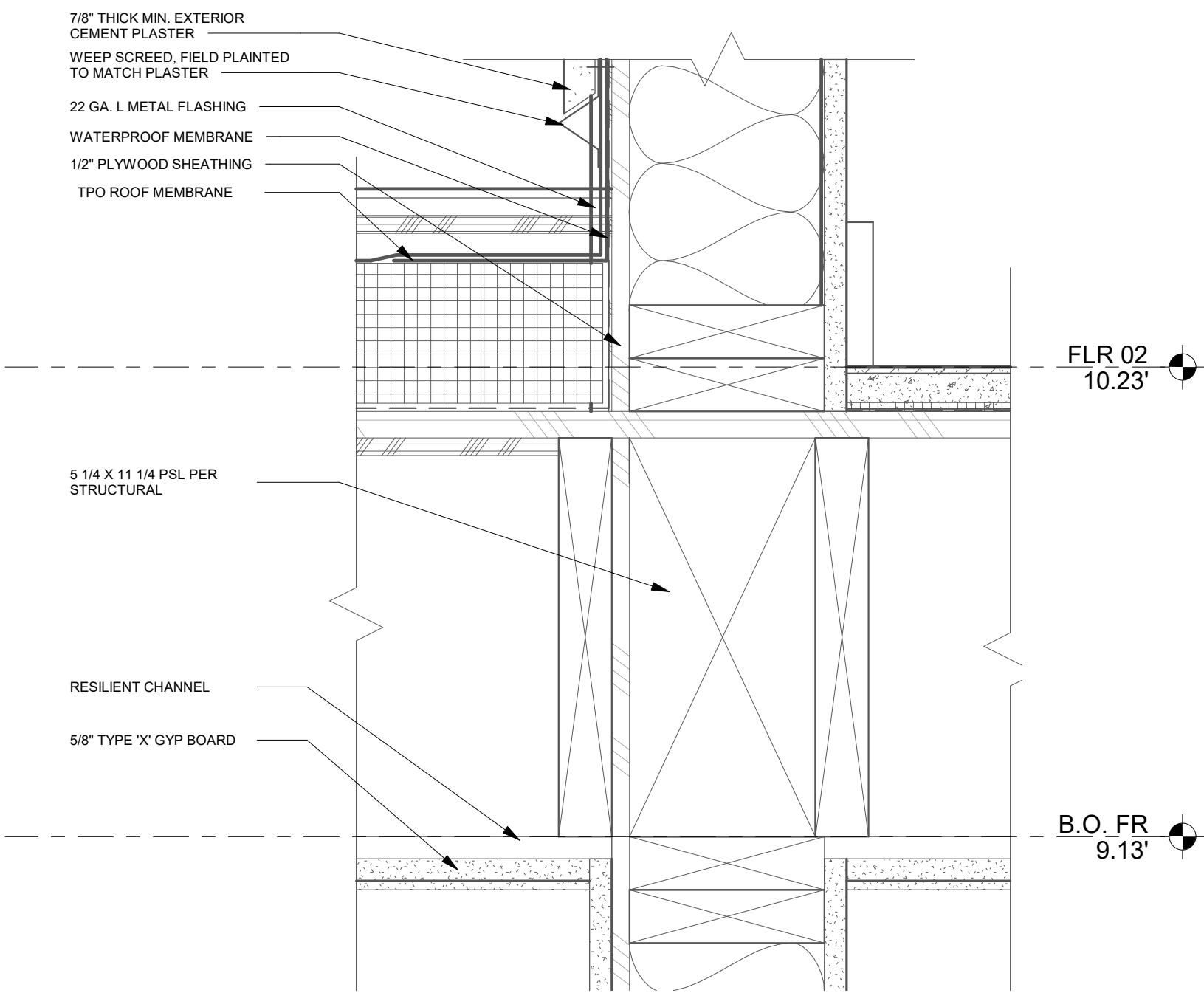
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A8.12

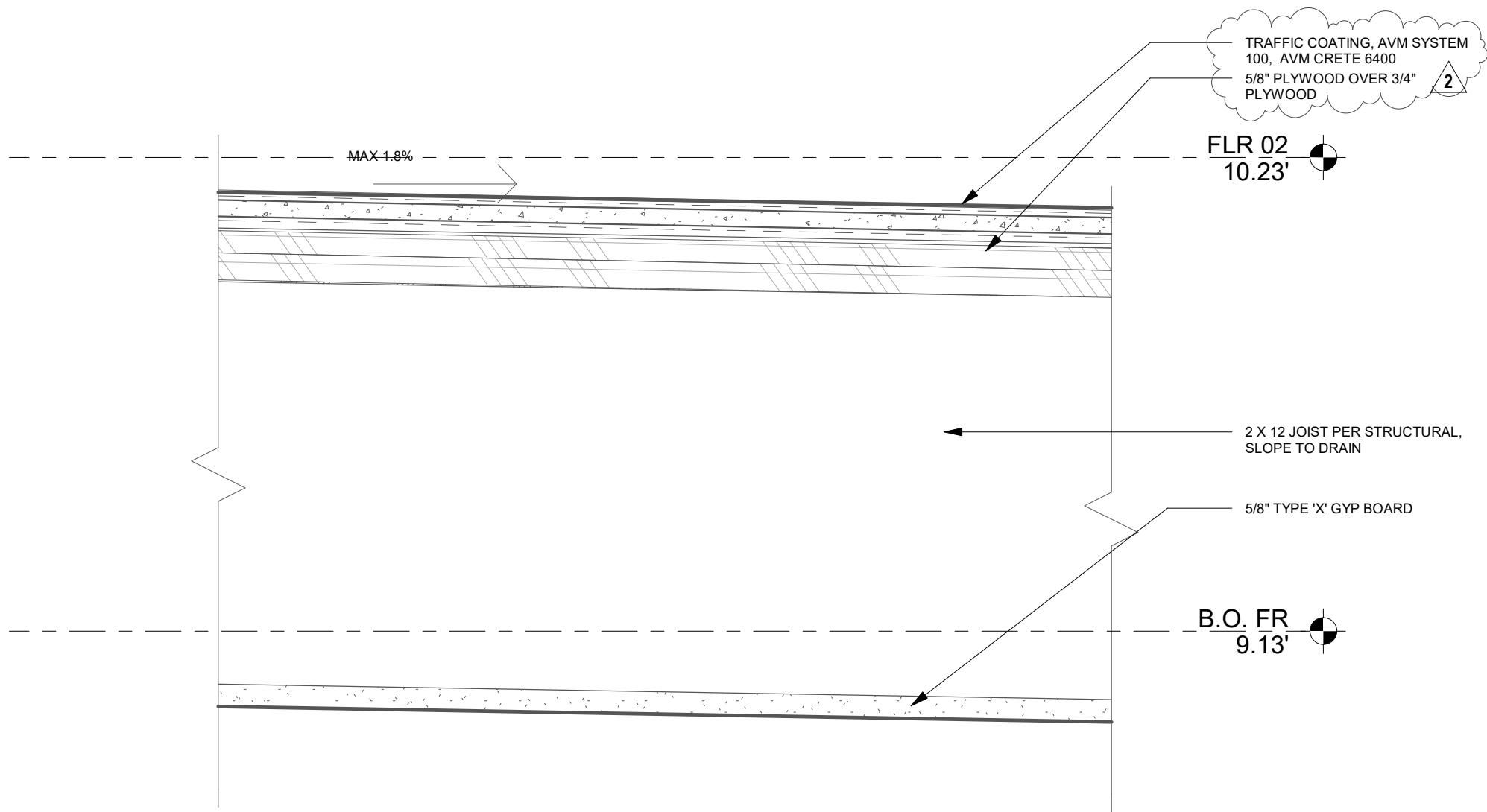
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TPO ROOF @ EXTERIOR WALL 3
3" = 1'-0"



TPO ROOF @ EXTERIOR WALL 2
3" = 1'-0"



GUARDRAIL @ DECK 4
3" = 1'-0"

ARCHITECT:



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KEY PLAN

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11.16.2018

SCALE

AS SHOWN

SHEET TITLE

FLOOR DETAILS

SHEET NO.

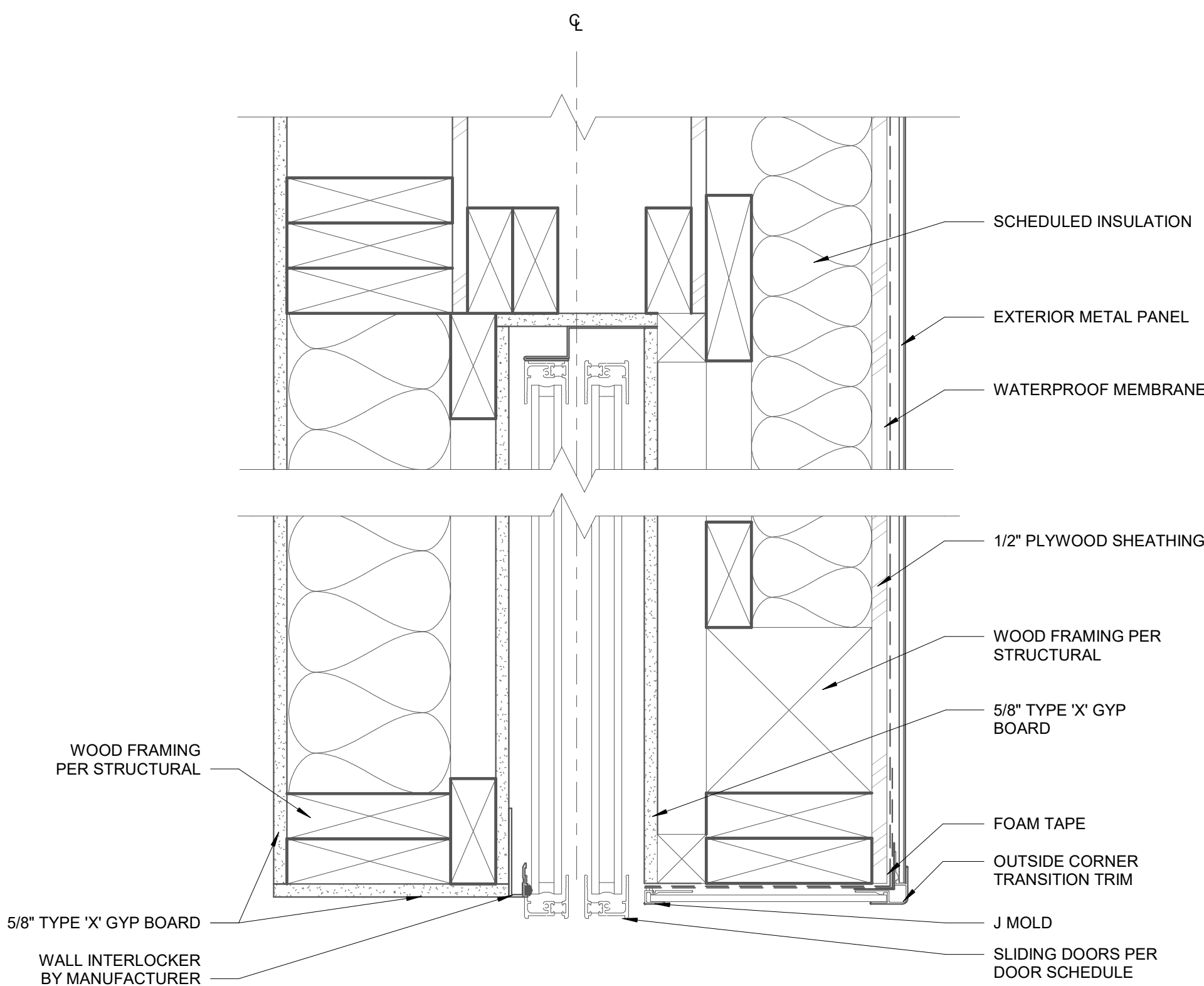
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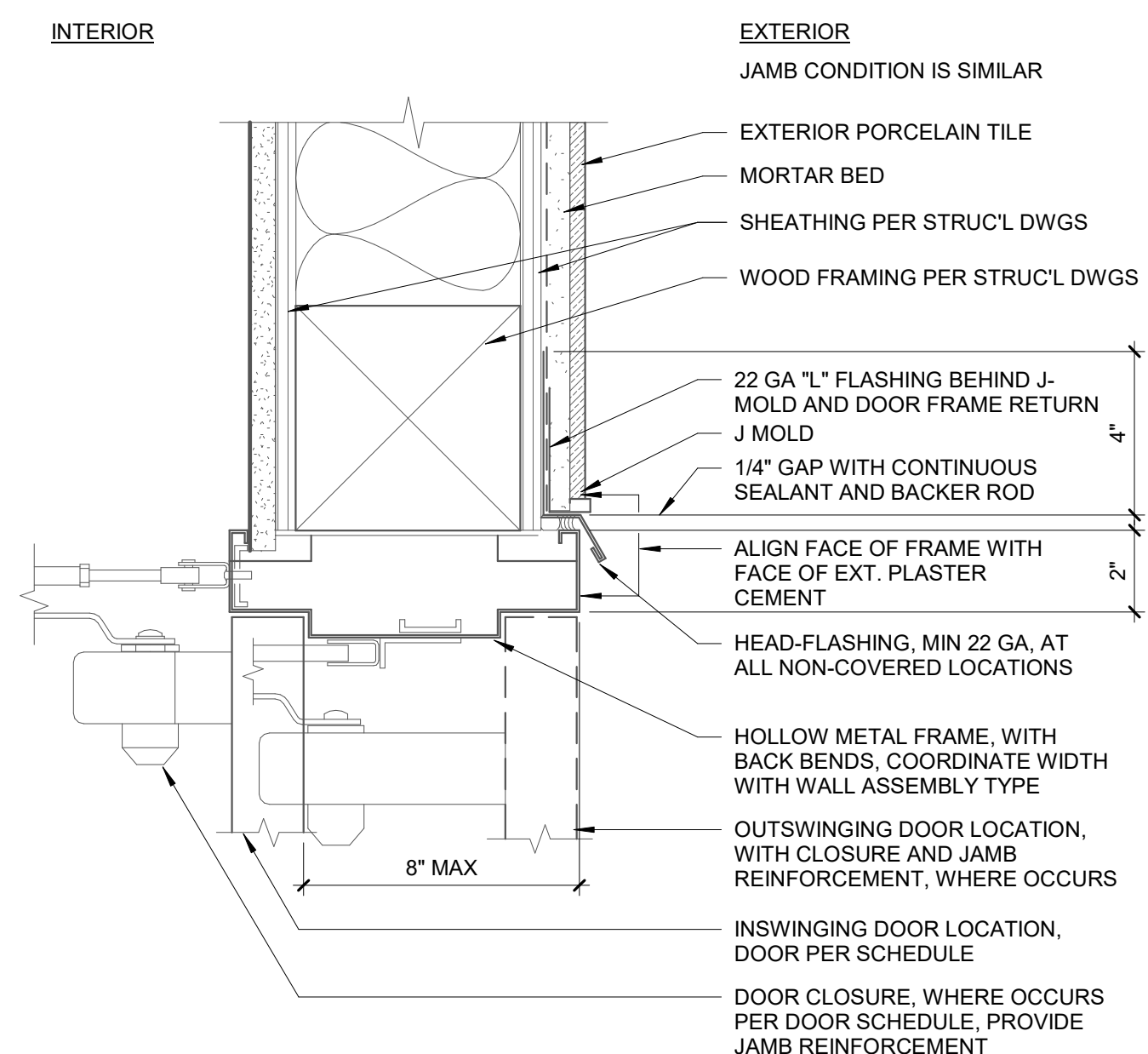


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1	Bulletin 1	10/04/2018
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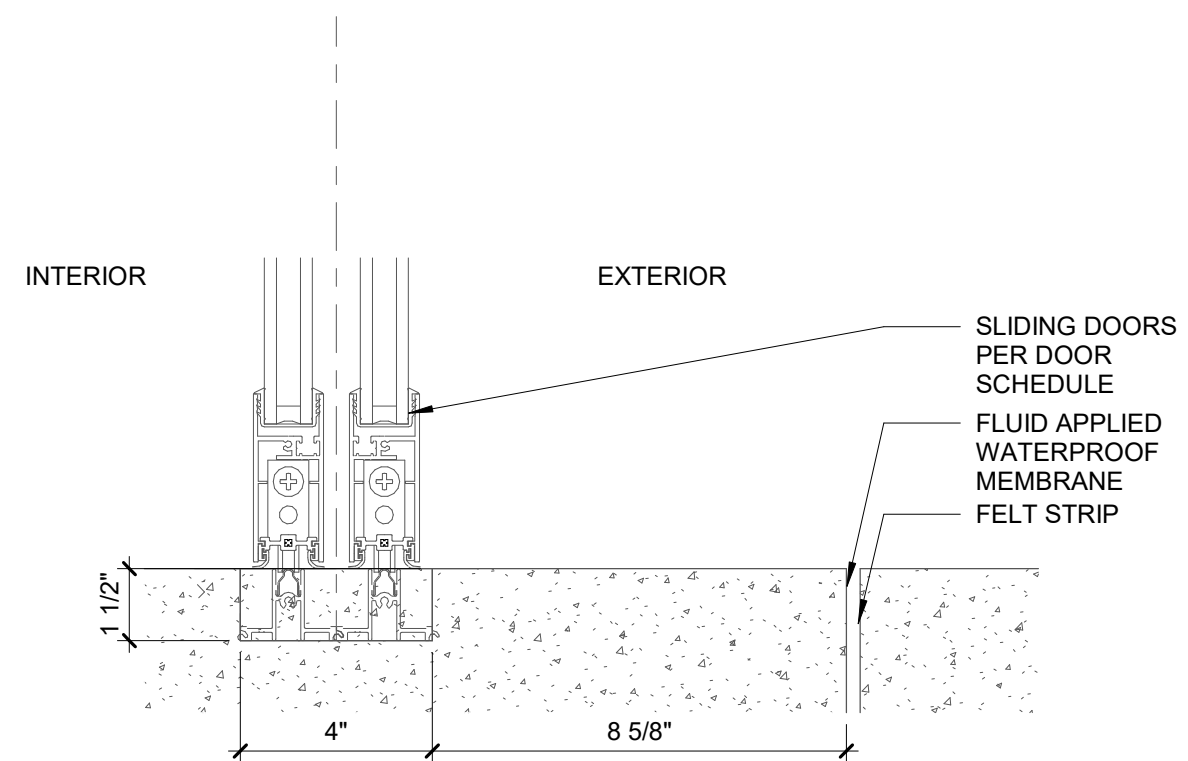
PROJECT NO.	17011
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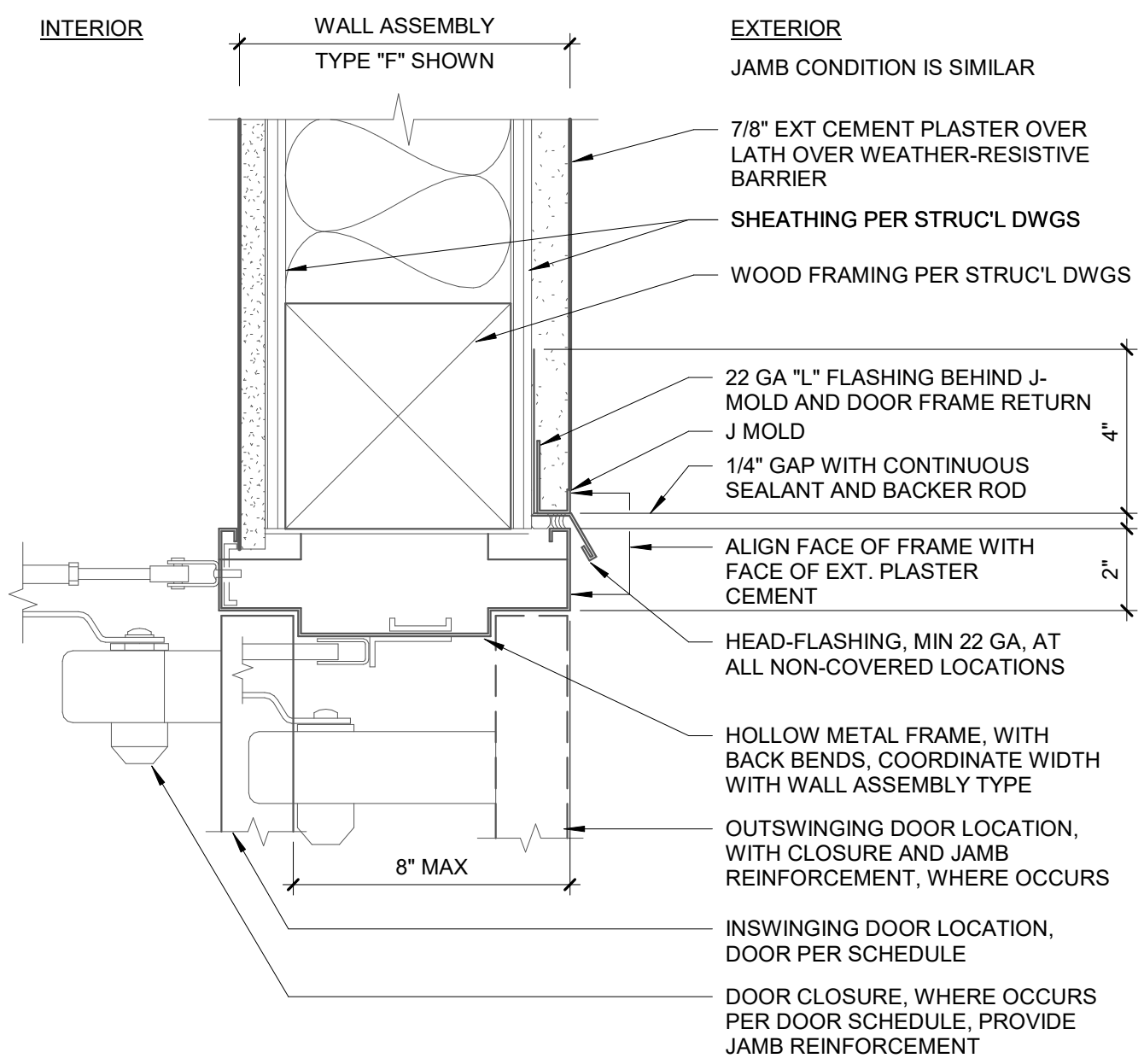
PLAN @ SLIDING DOOR
3" = 1'-0"



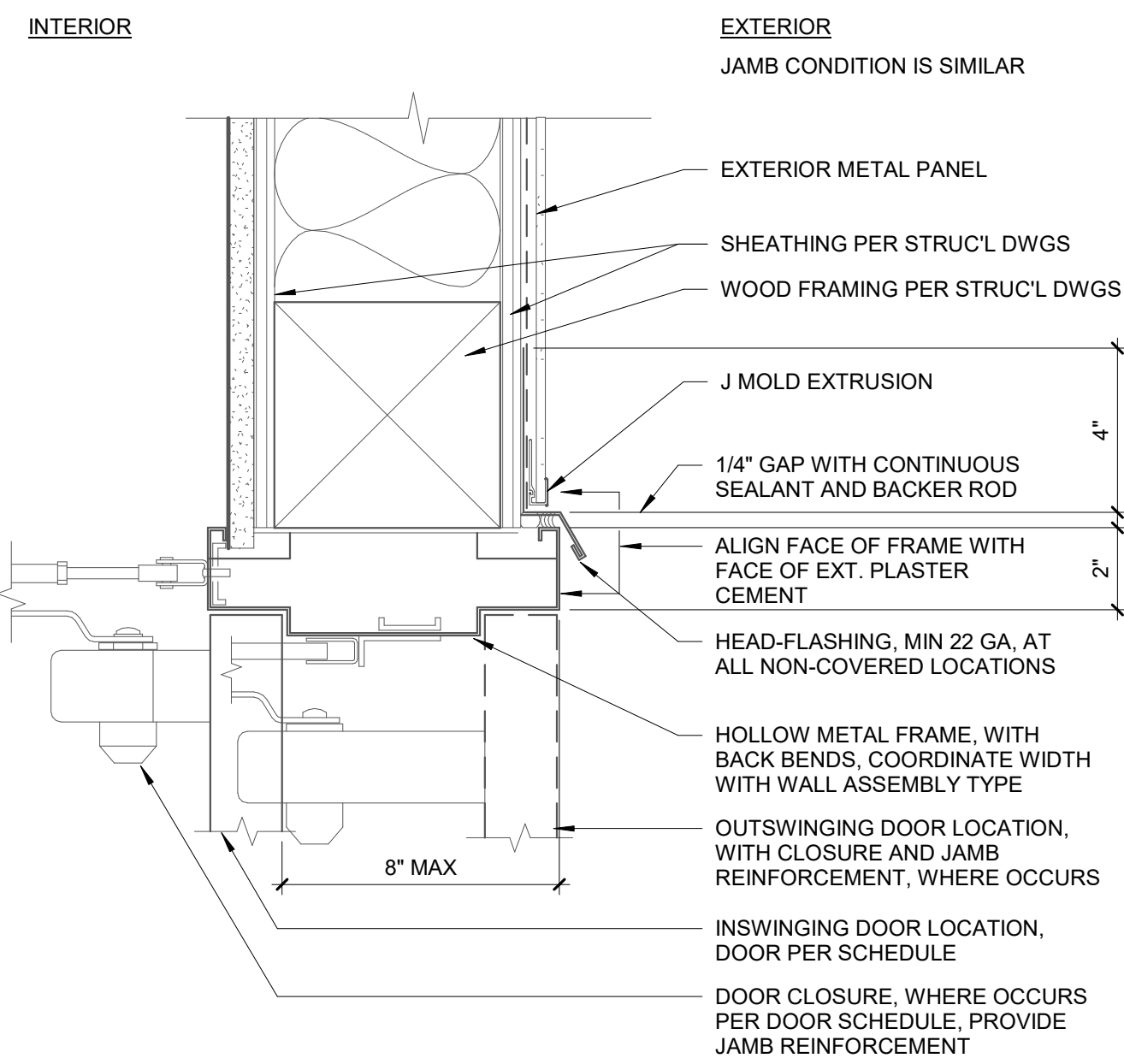
HEAD (JAMB SIM) @ WOOD W/ PORCELAIN TILE
3" = 1'-0"



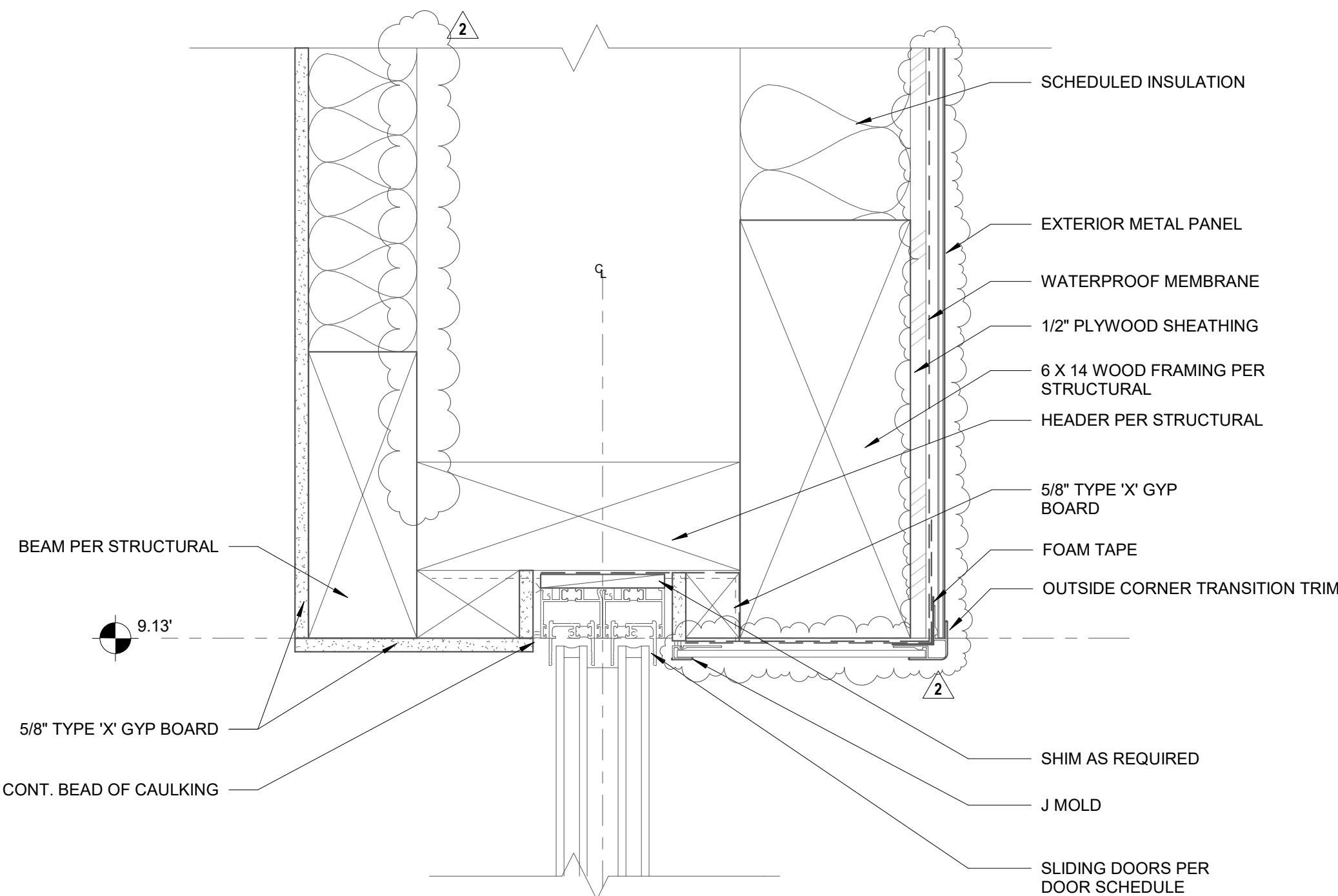
SILL @ SLIDING DOORS @ COMMUNITY ROOM
3" = 1'-0"



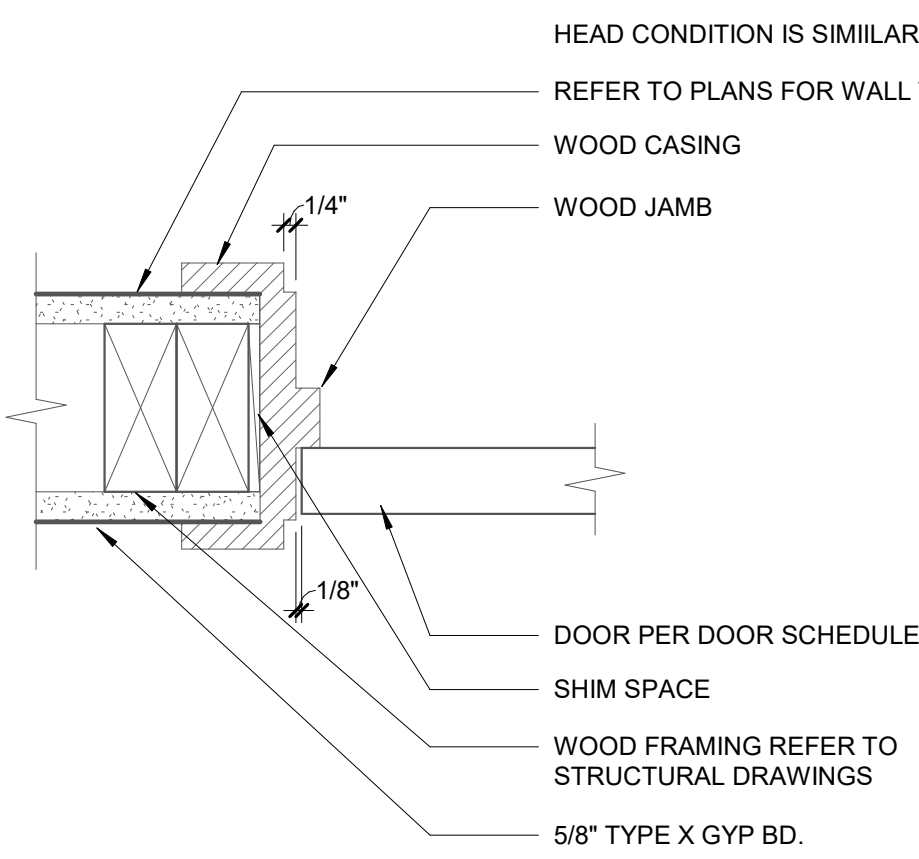
HEAD (JAMB SIM) @ WOOD W/ PLASTER
3" = 1'-0"



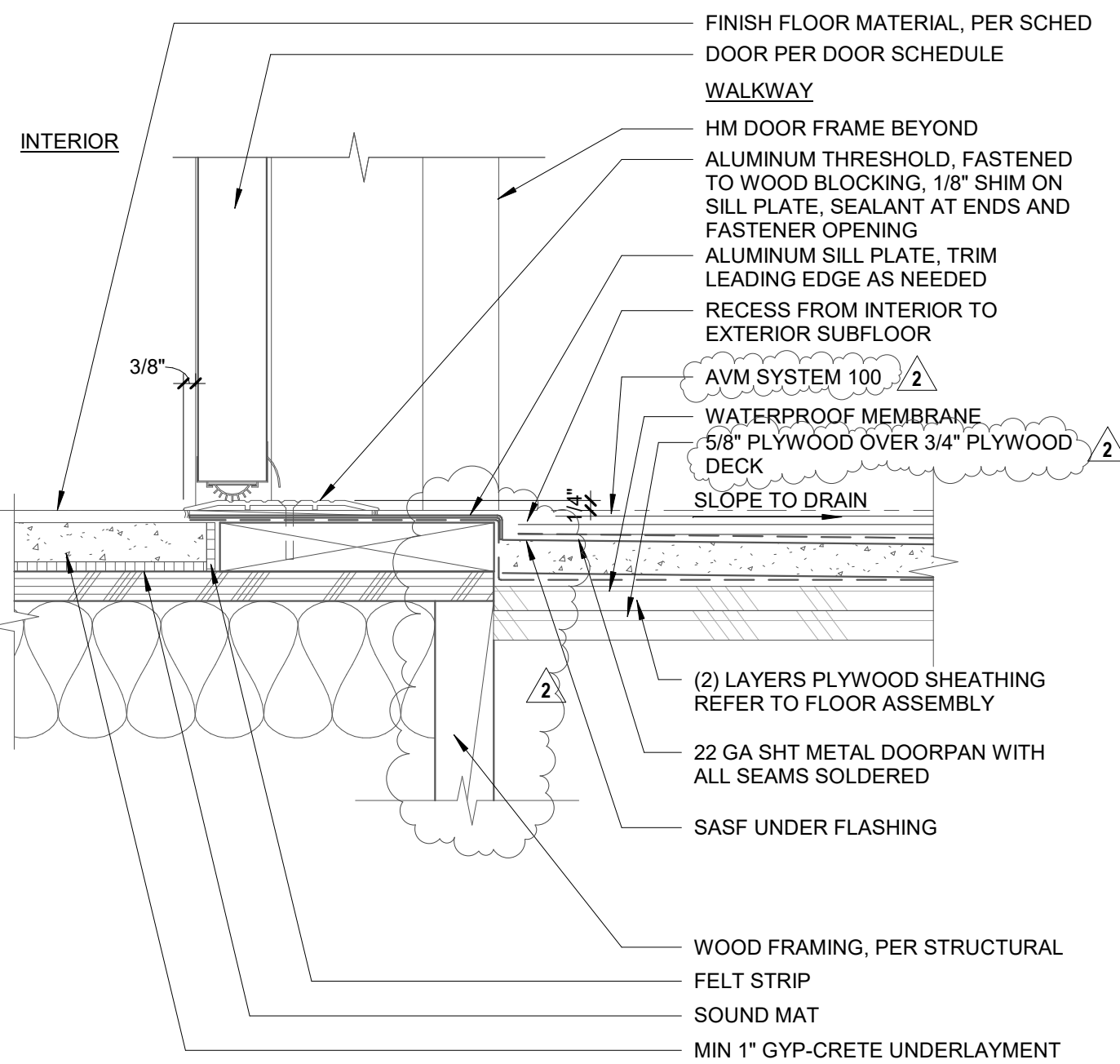
HEAD (JAMB SIM) @ WOOD W/ METAL PANEL
3" = 1'-0"



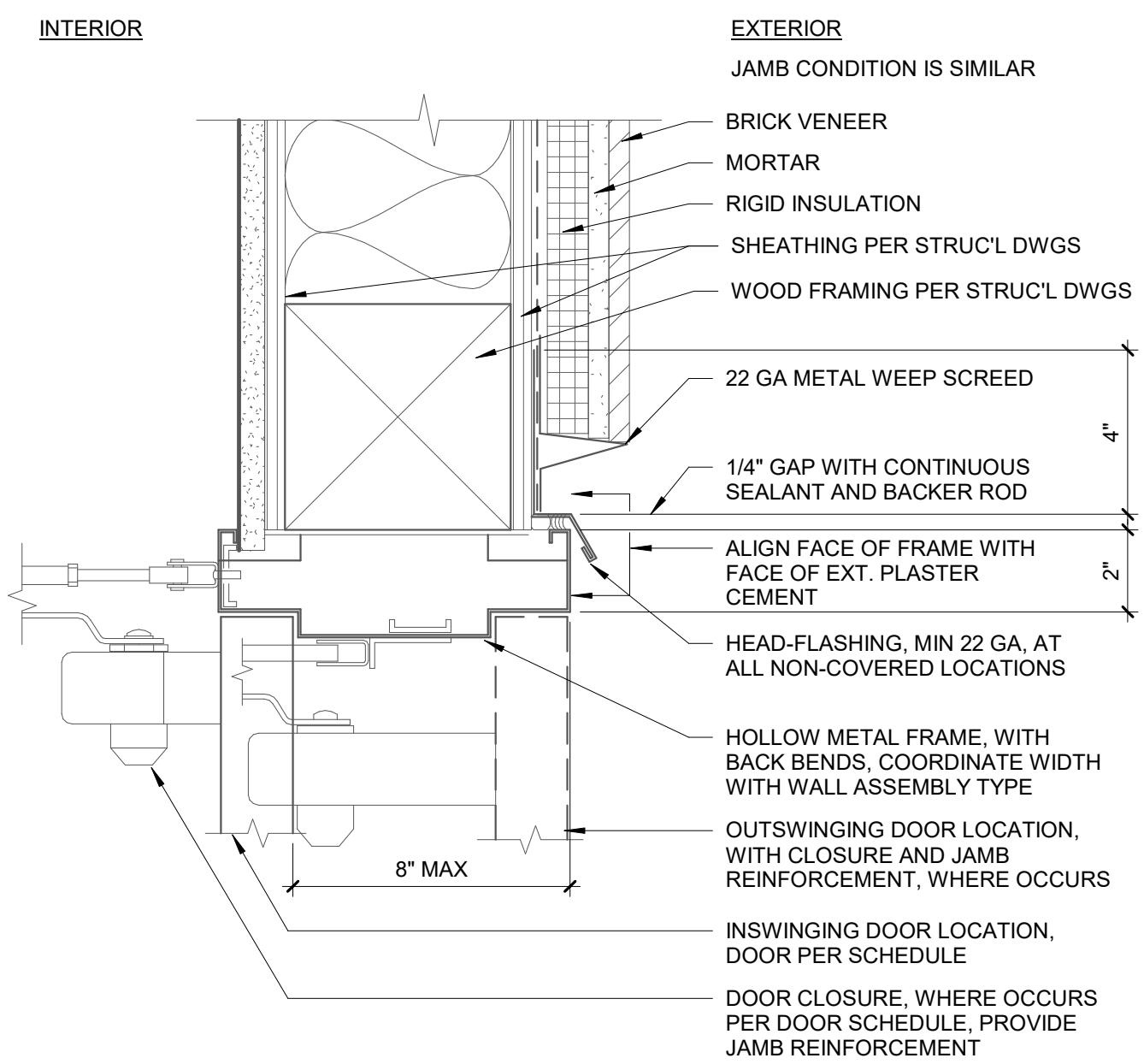
DOOR HEADER @ SLIDING DOORS
3" = 1'-0"



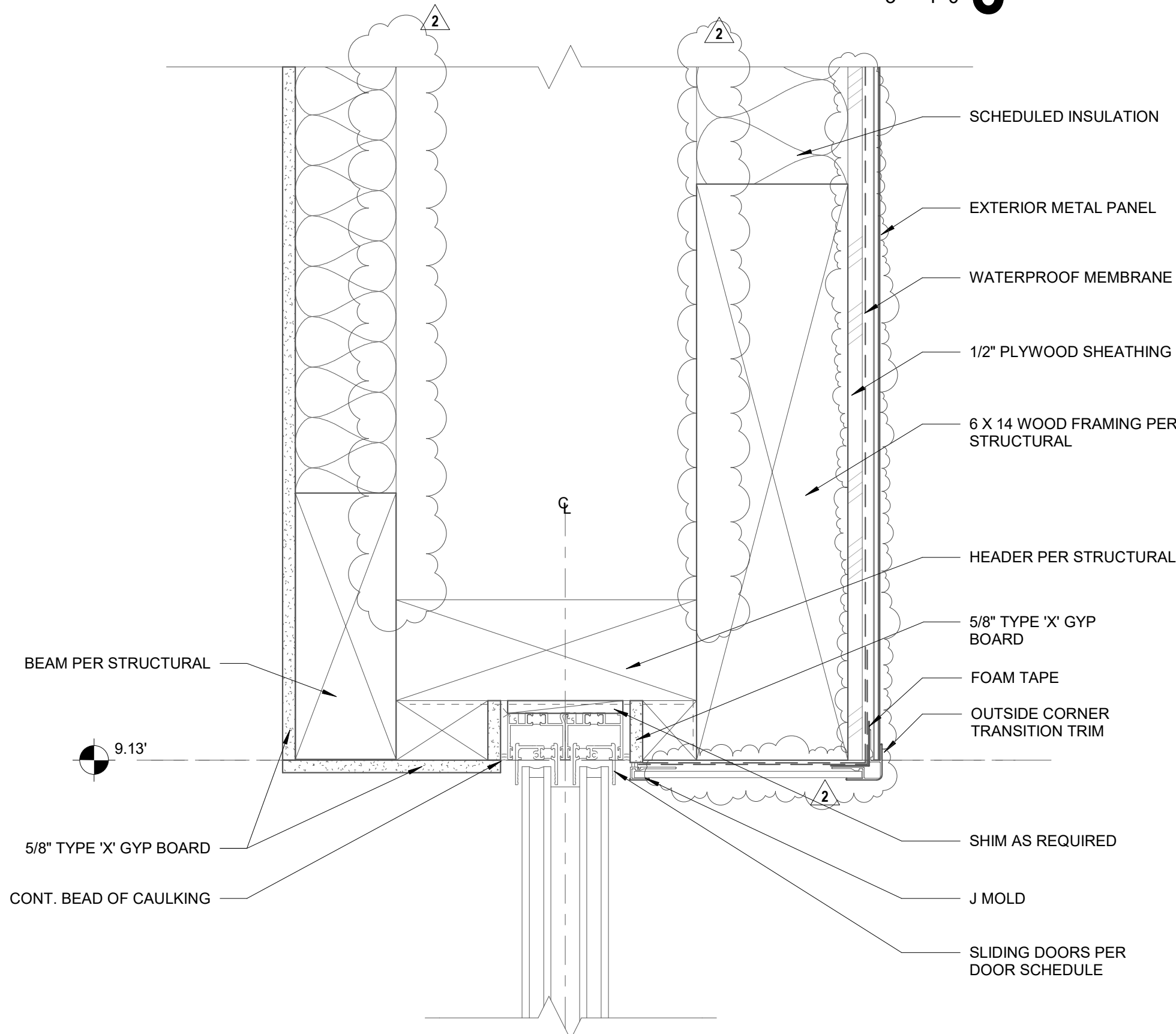
JAMB (HEAD SIM) @ UNIT INTERIOR DOOR
3" = 1'-0"



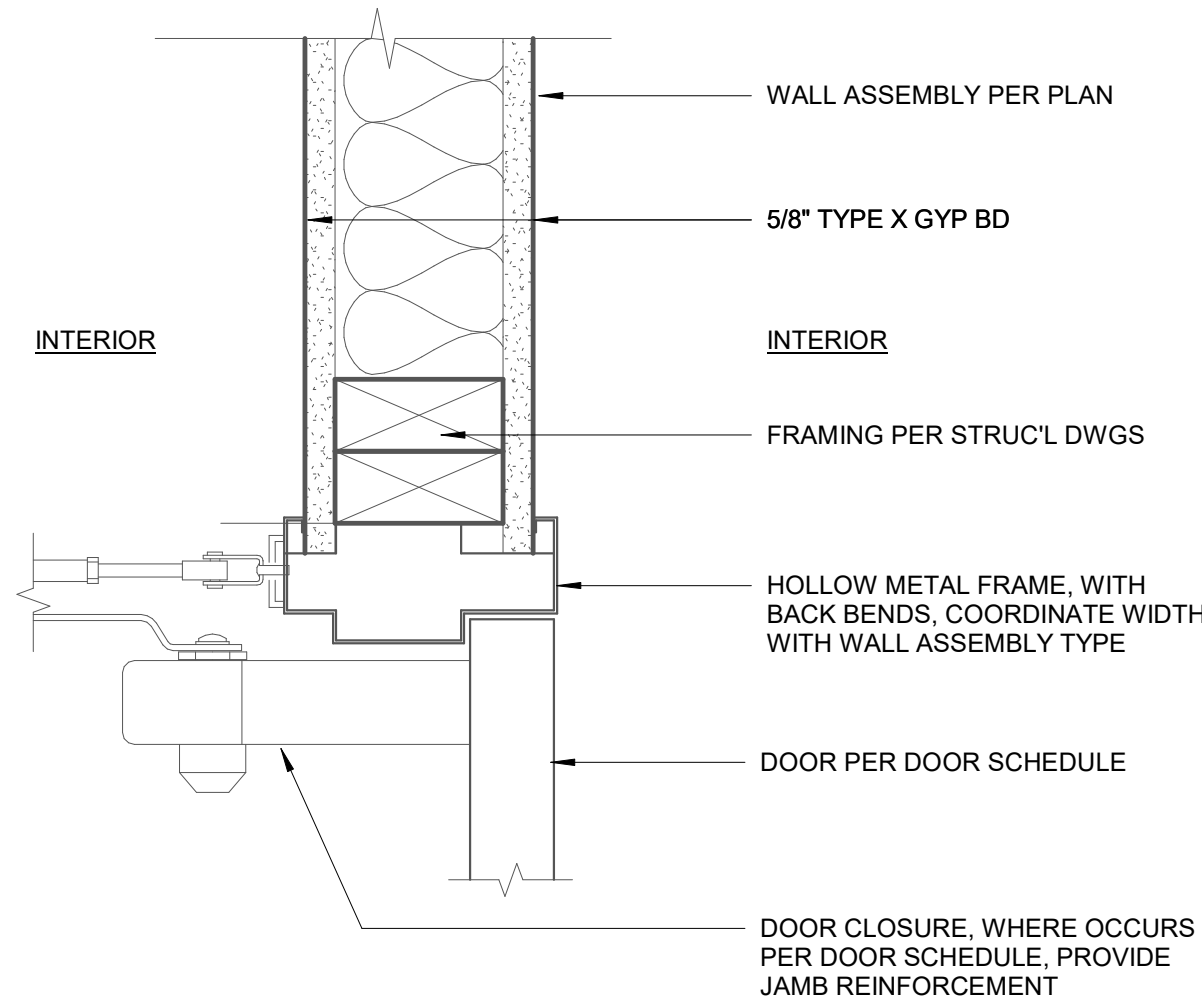
SILL @ EXTERIOR CORRIDOR, INSWING
3" = 1'-0"



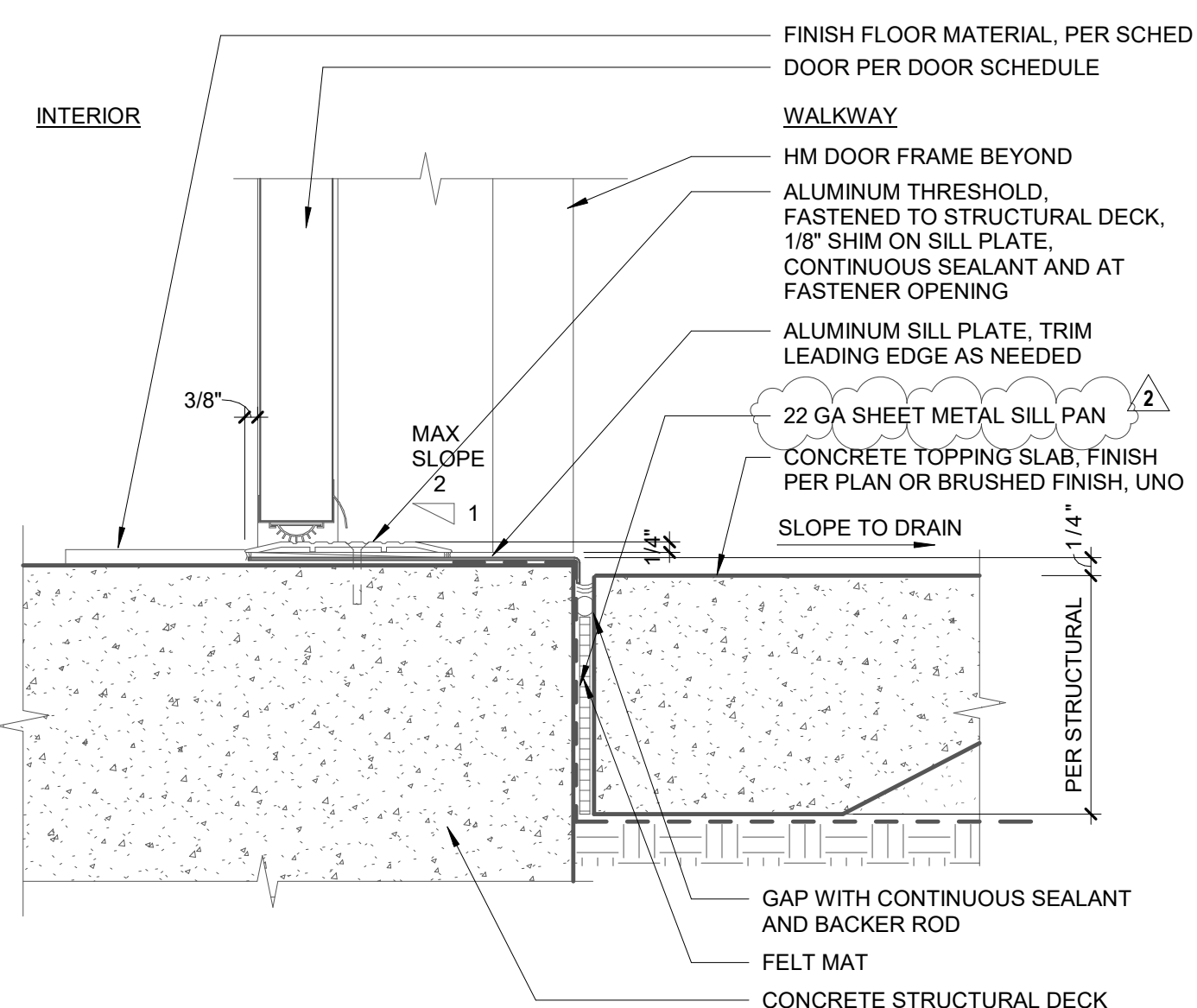
HEAD (JAMB SIM) @ WOOD W/ BRICK VENEER
3" = 1'-0"



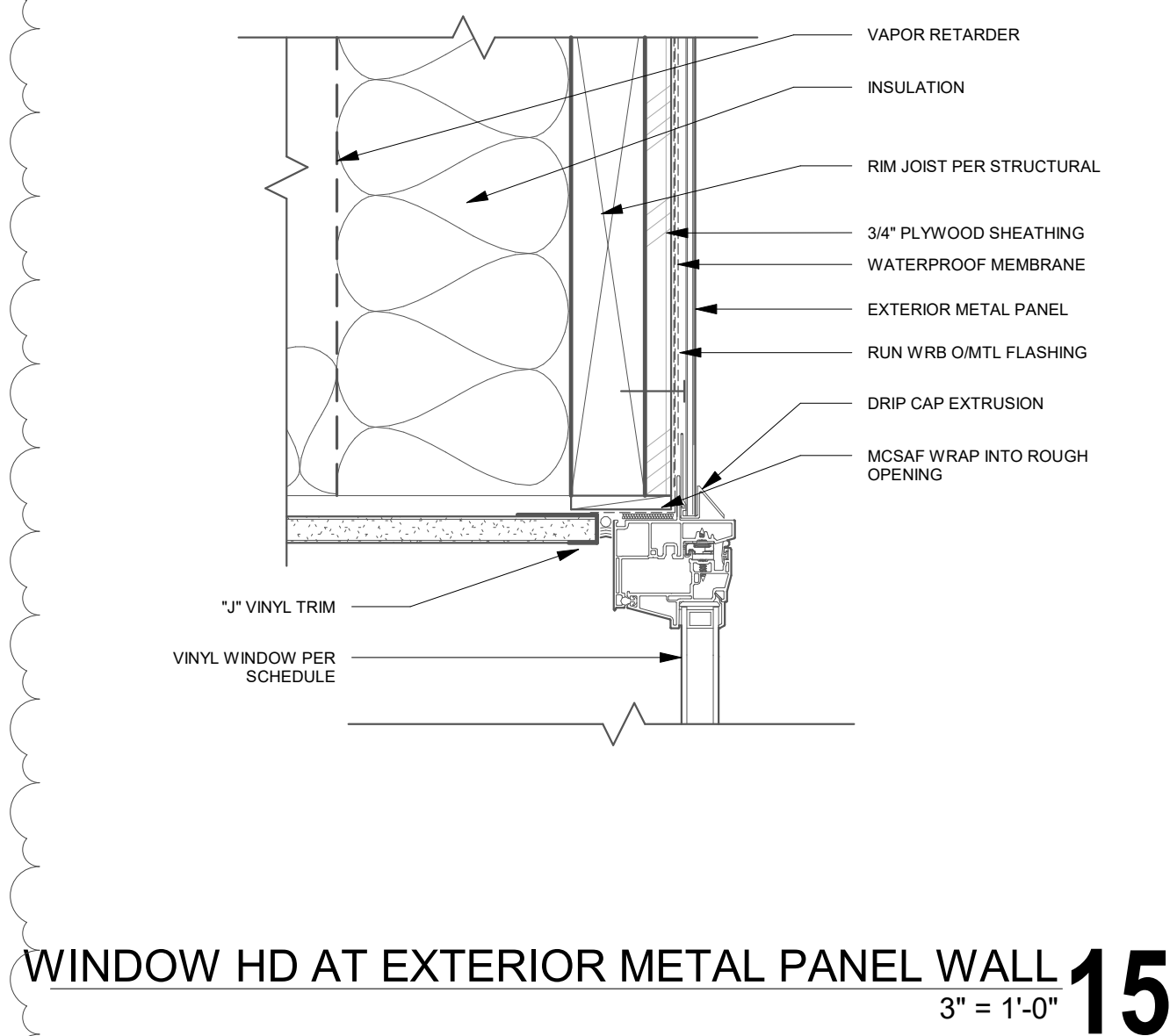
DOOR HEADER @ SLIDING DOORS
3" = 1'-0"



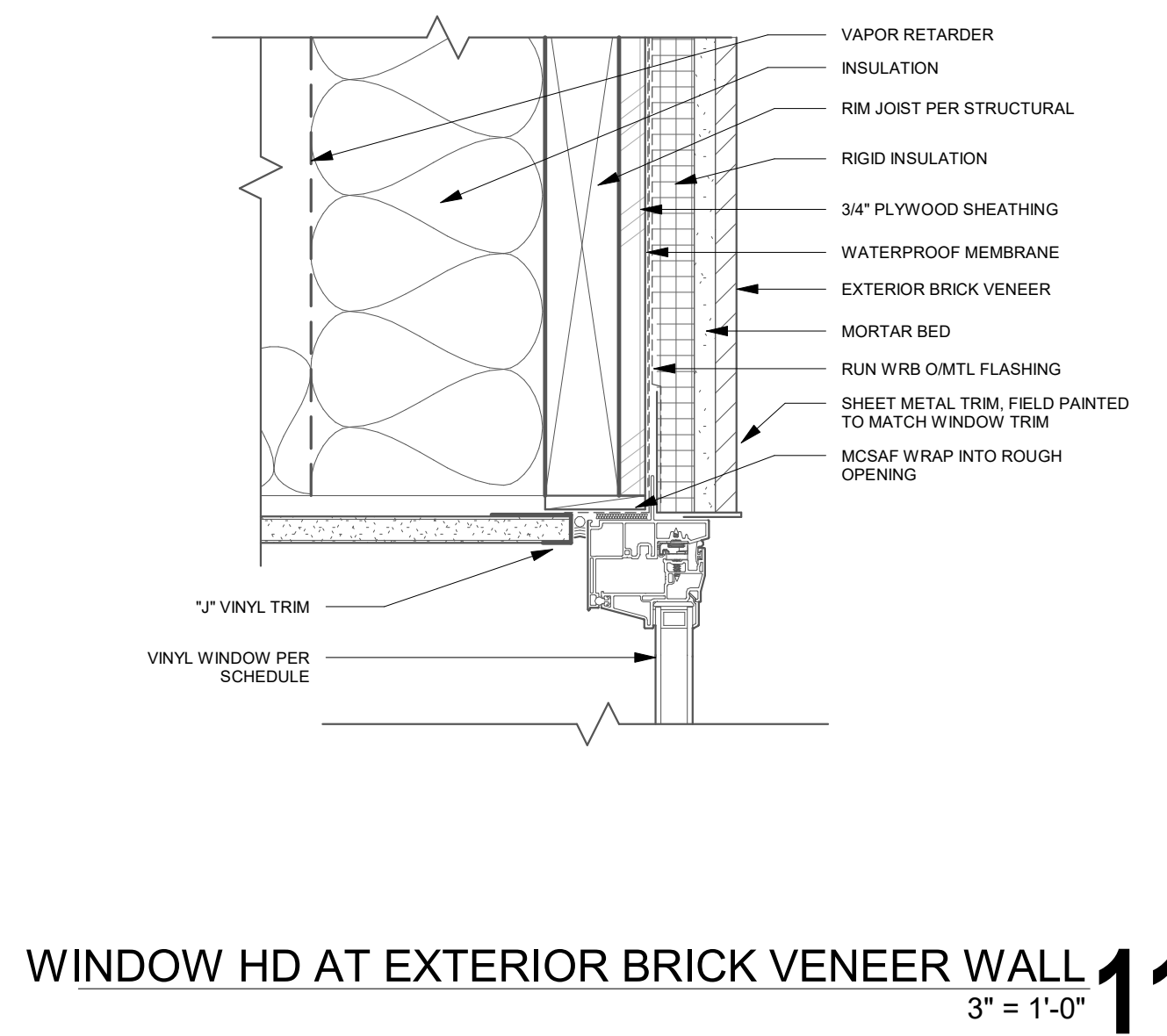
HEAD (JAMB SIM)
3" = 1'-0"



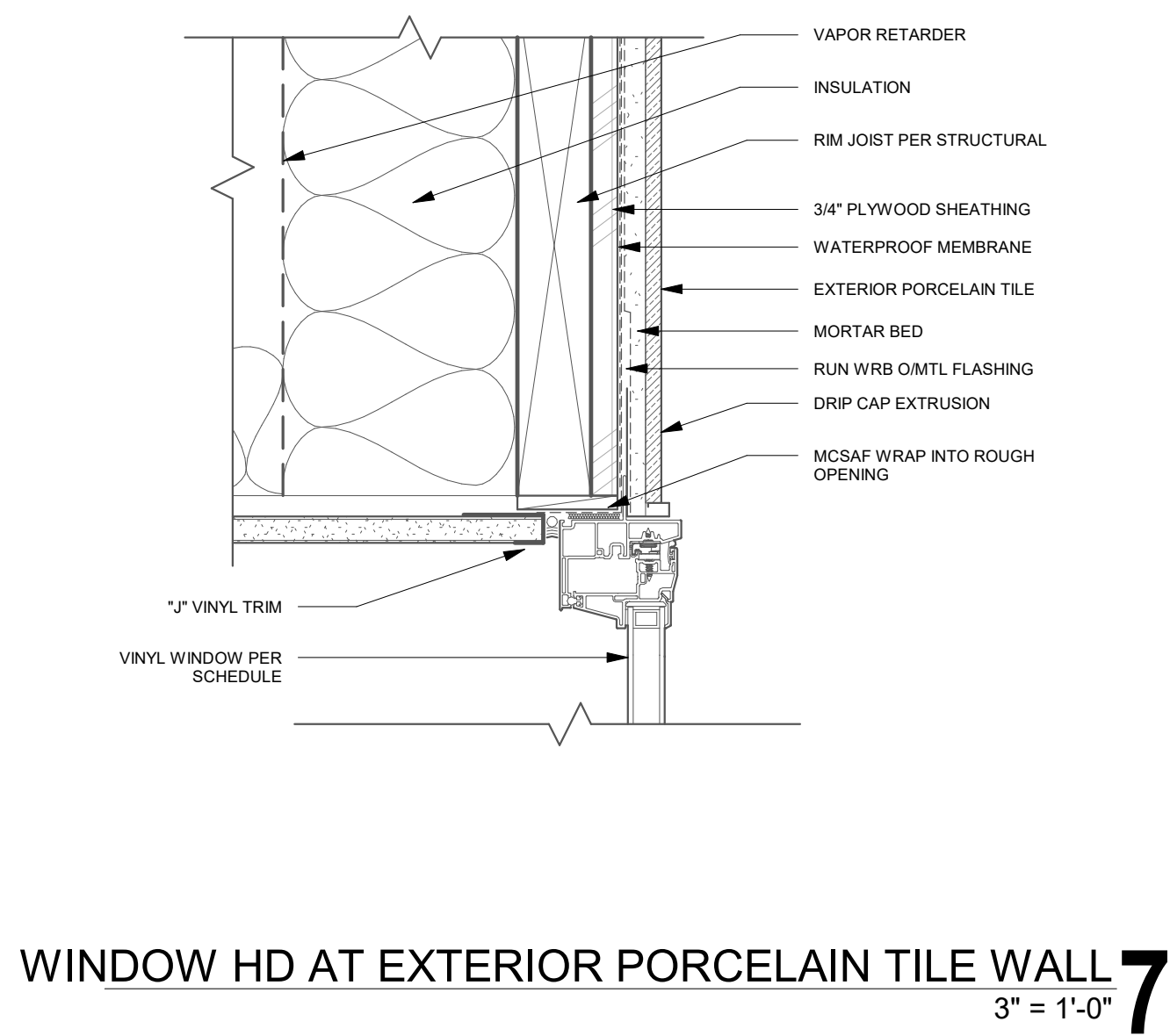
SILL @ CONC & TOPPING SLAB, INSWING
3" = 1'-0"



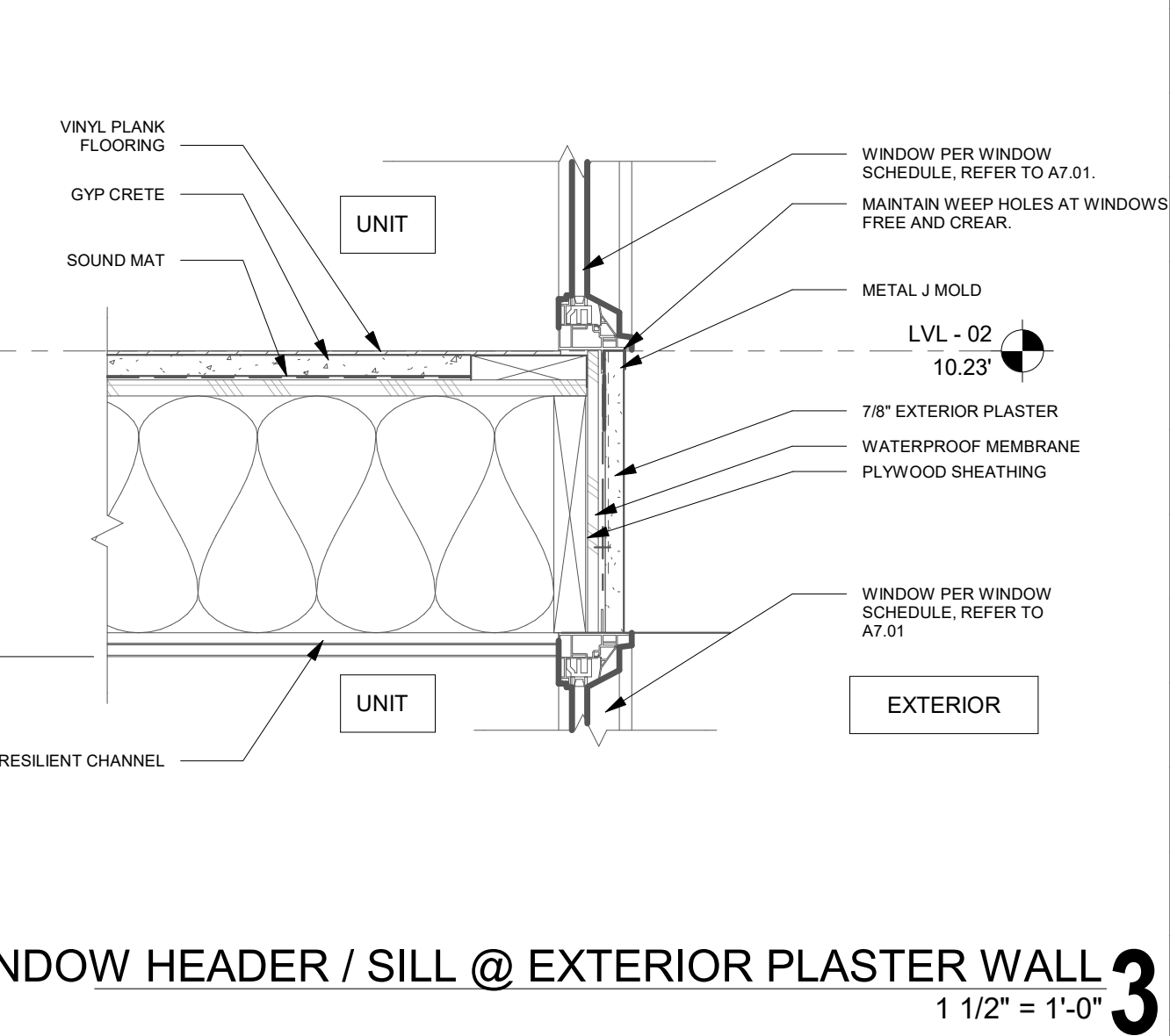
WINDOW HD AT EXTERIOR METAL PANEL WALL 15
3" = 1'-0"



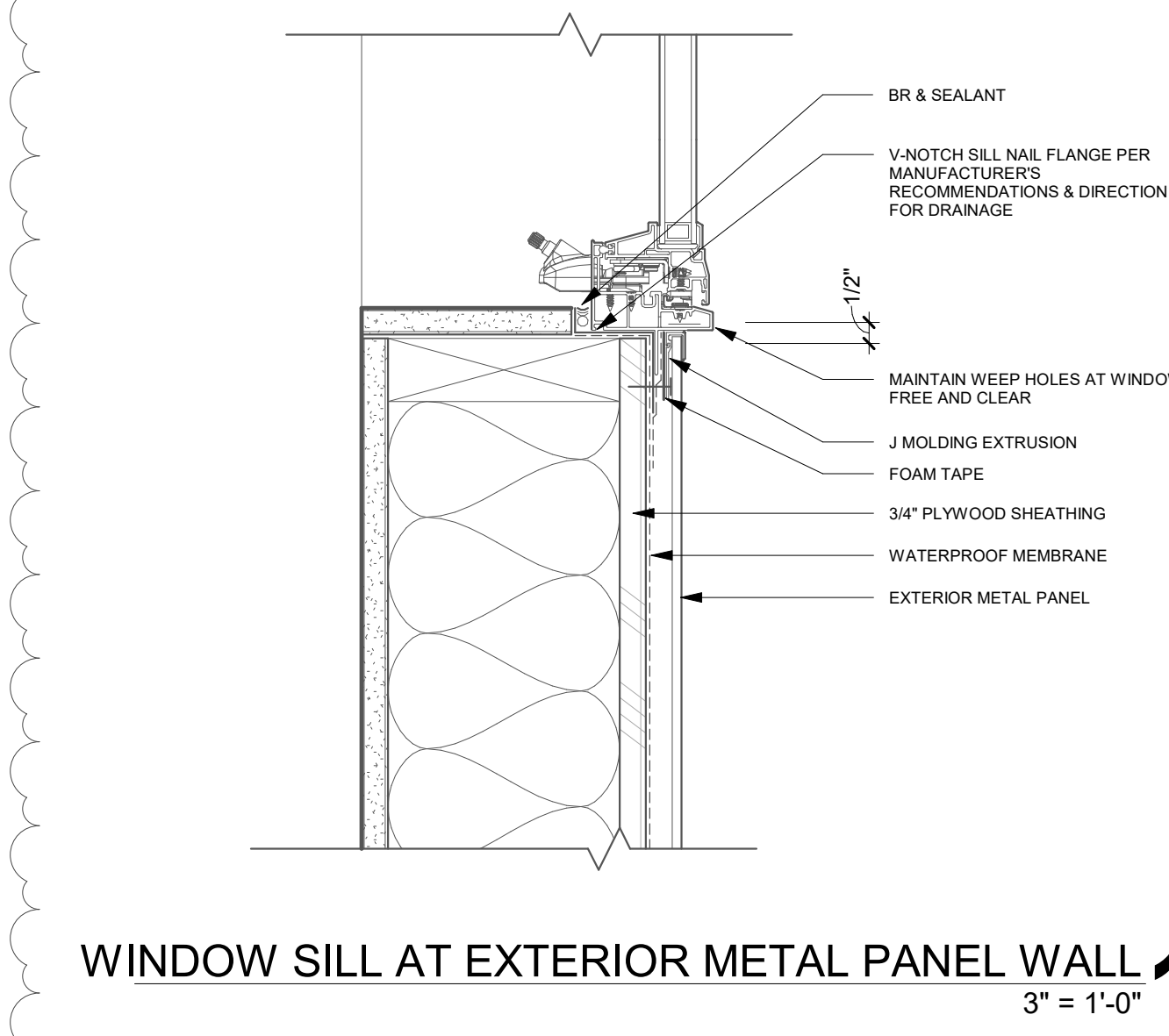
WINDOW HD AT EXTERIOR BRICK VENEER WALL 11
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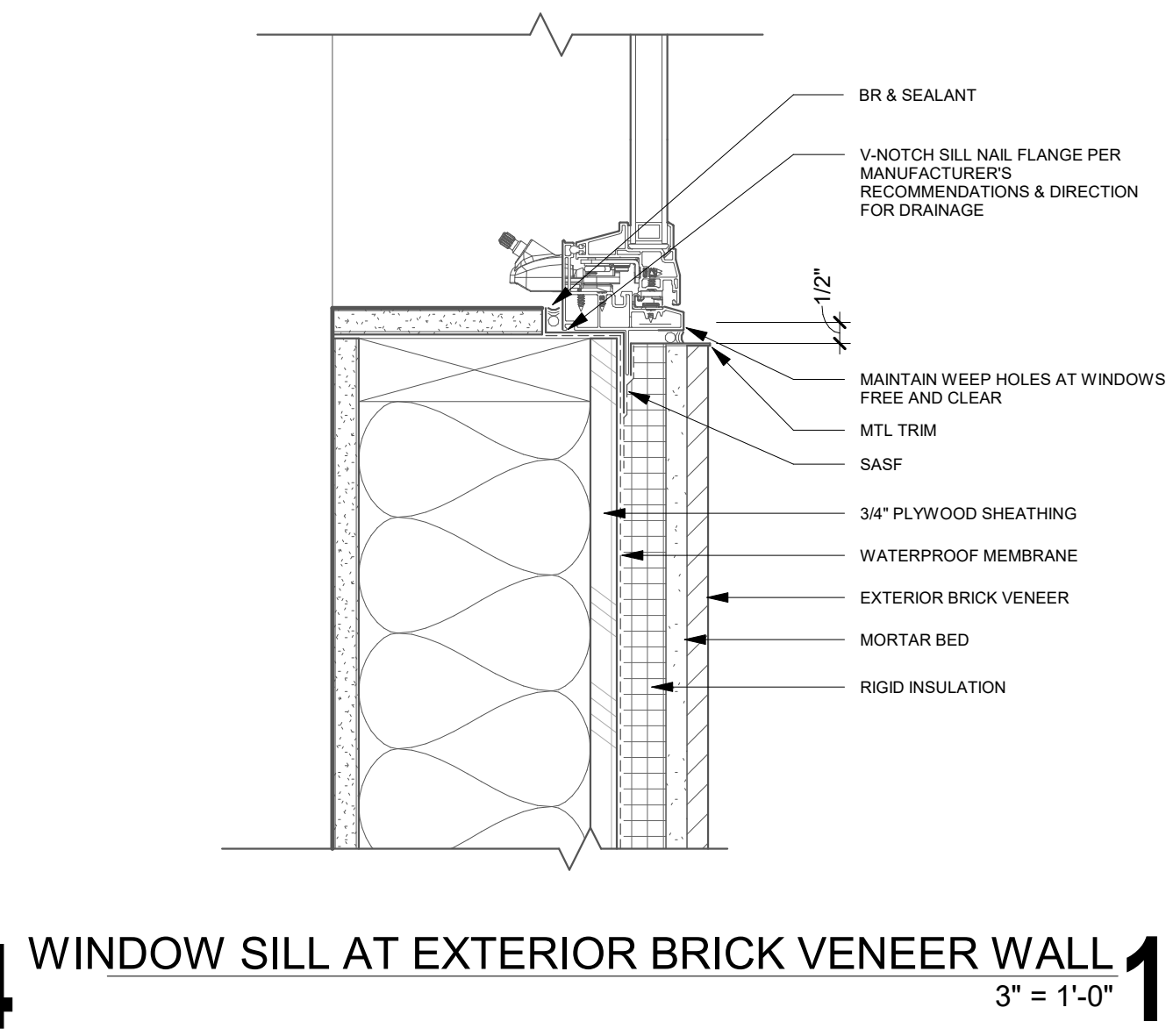
WINDOW HD AT EXTERIOR PORCELAIN TILE WALL 7
3" = 1'-0"



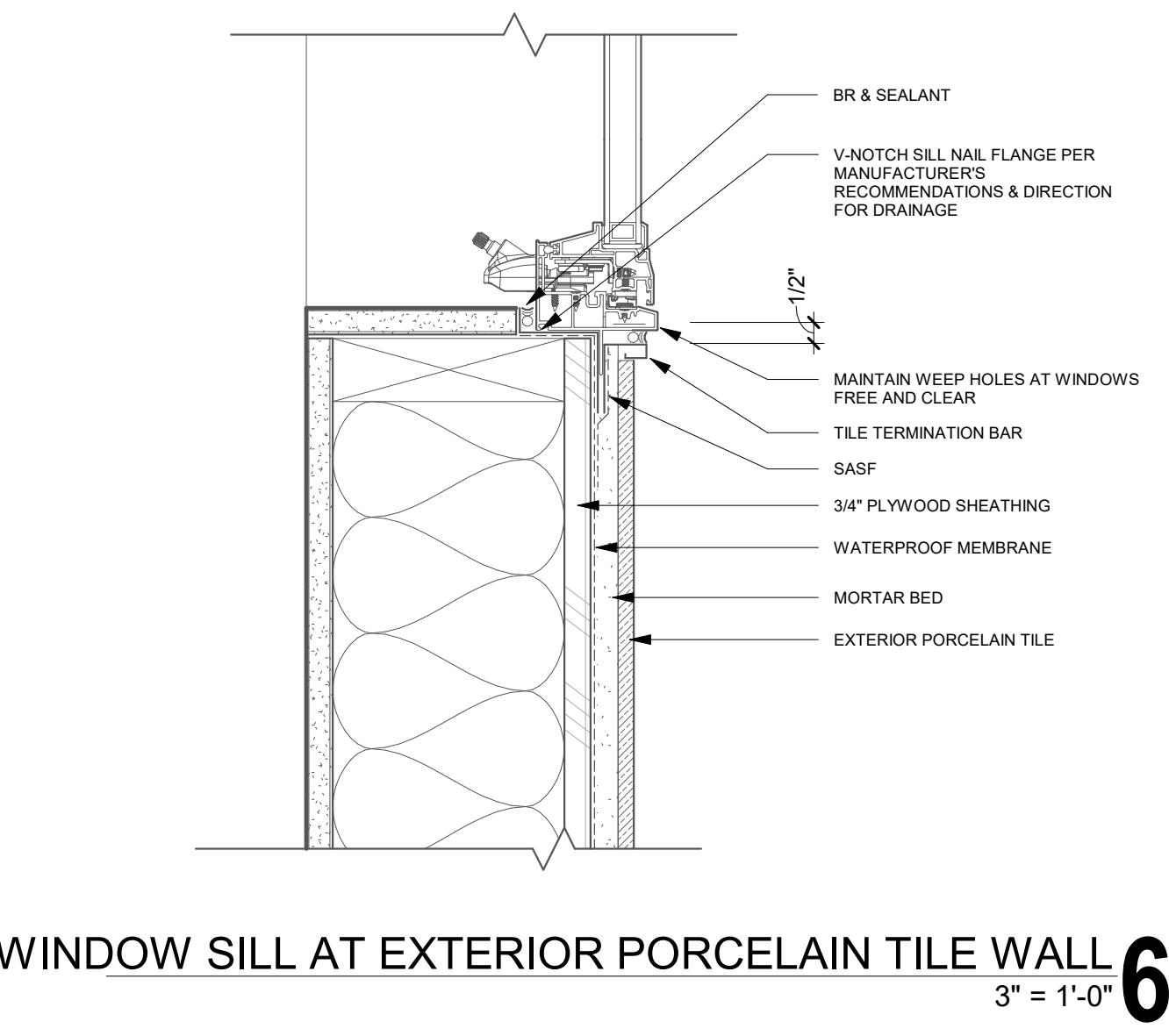
WINDOW HEADER / SILL @ EXTERIOR PLASTER WALL 3
1 1/2" = 1'-0"



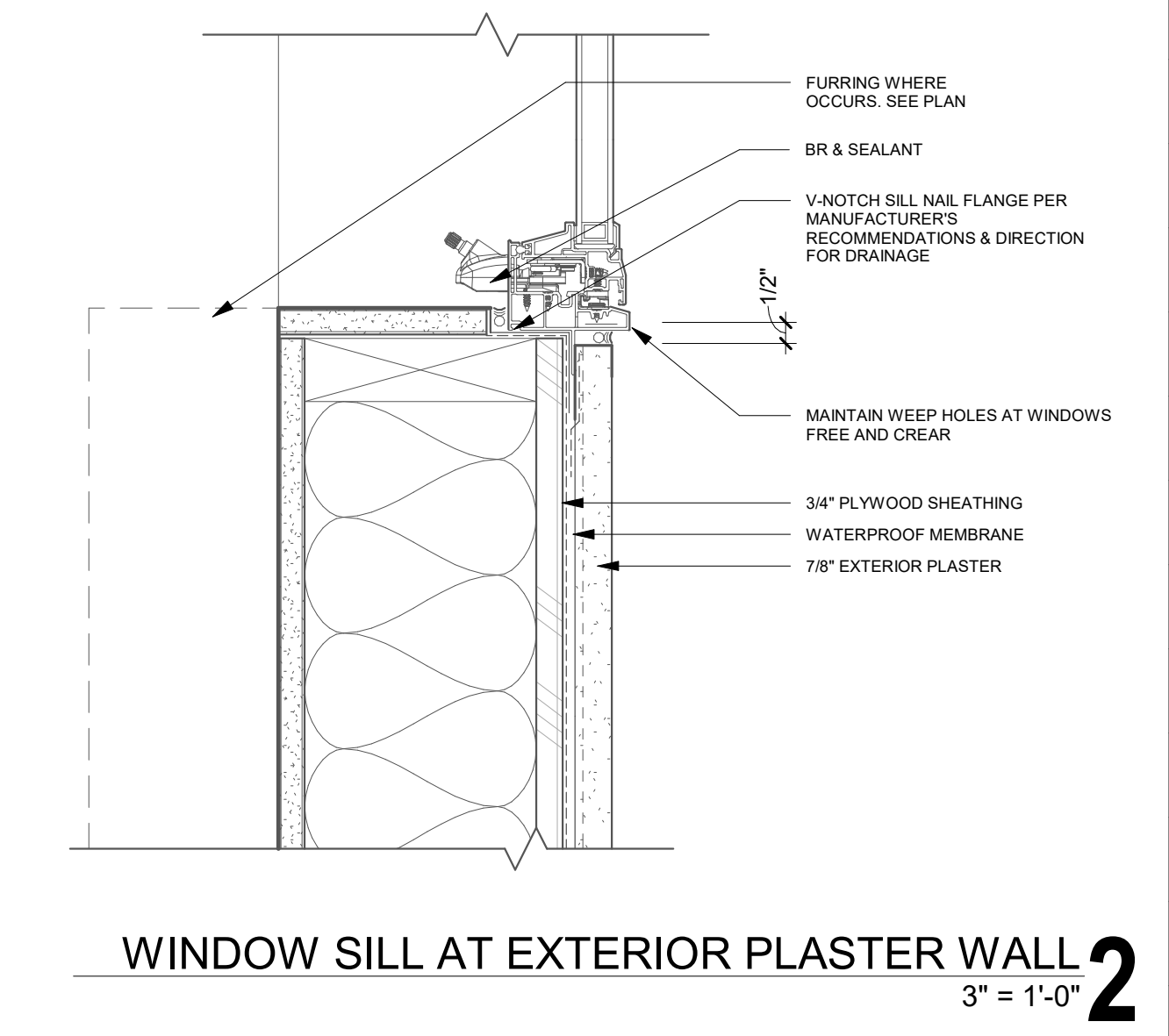
WINDOW SILL AT EXTERIOR METAL PANEL WALL 14
3" = 1'-0"



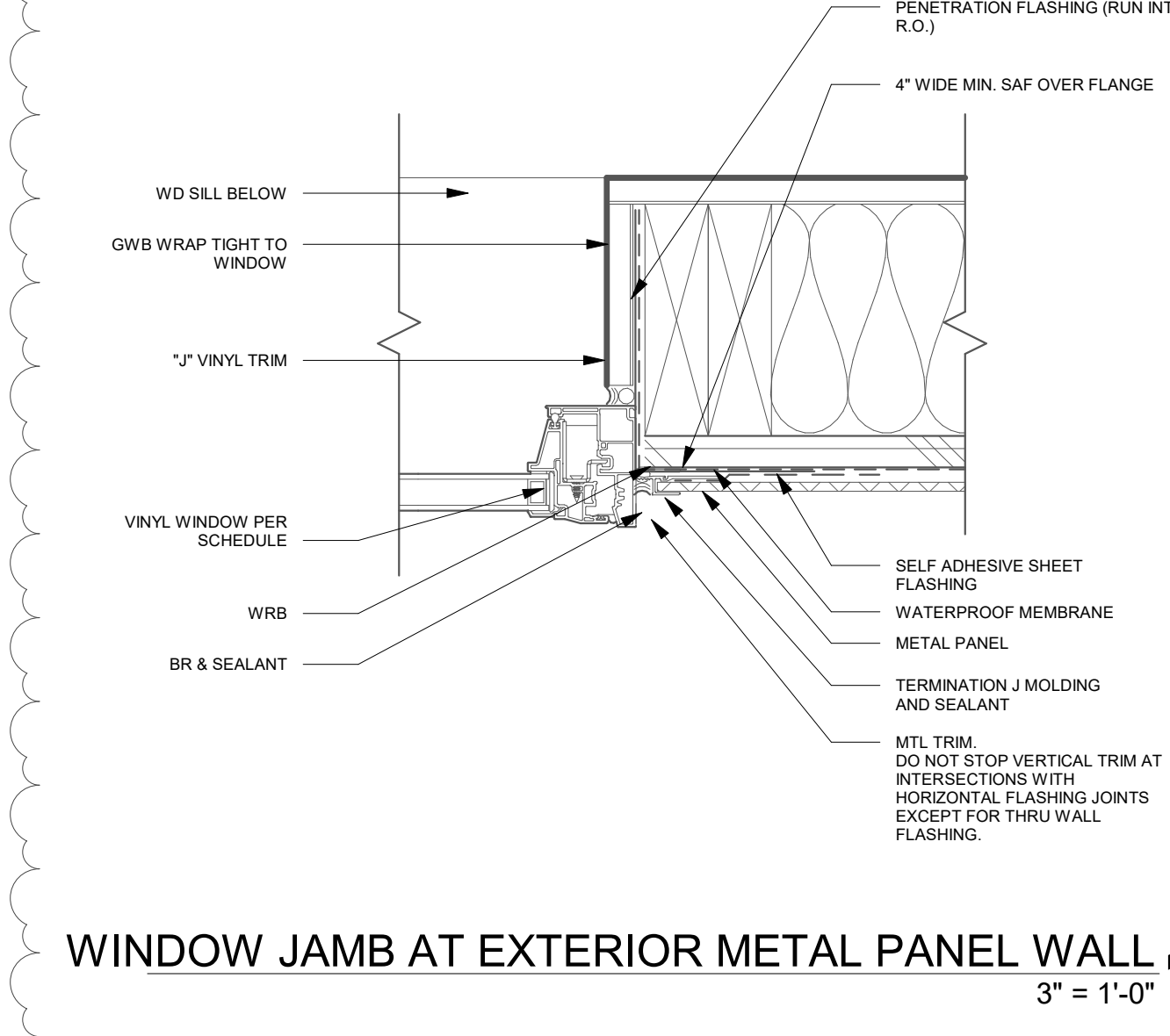
WINDOW SILL AT EXTERIOR BRICK VENEER WALL 10
3" = 1'-0"



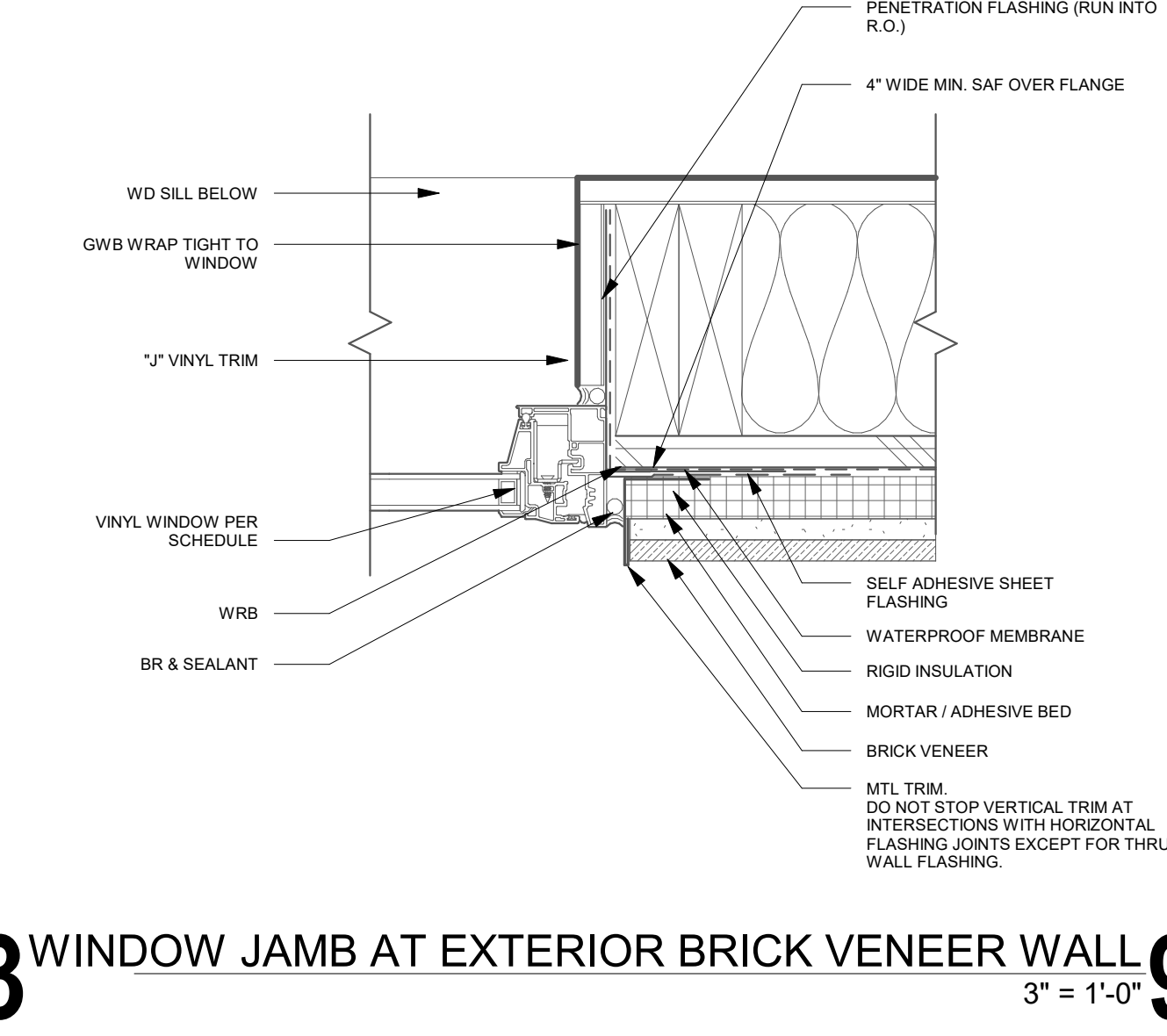
WINDOW SILL AT EXTERIOR PORCELAIN TILE WALL 6
3" = 1'-0"



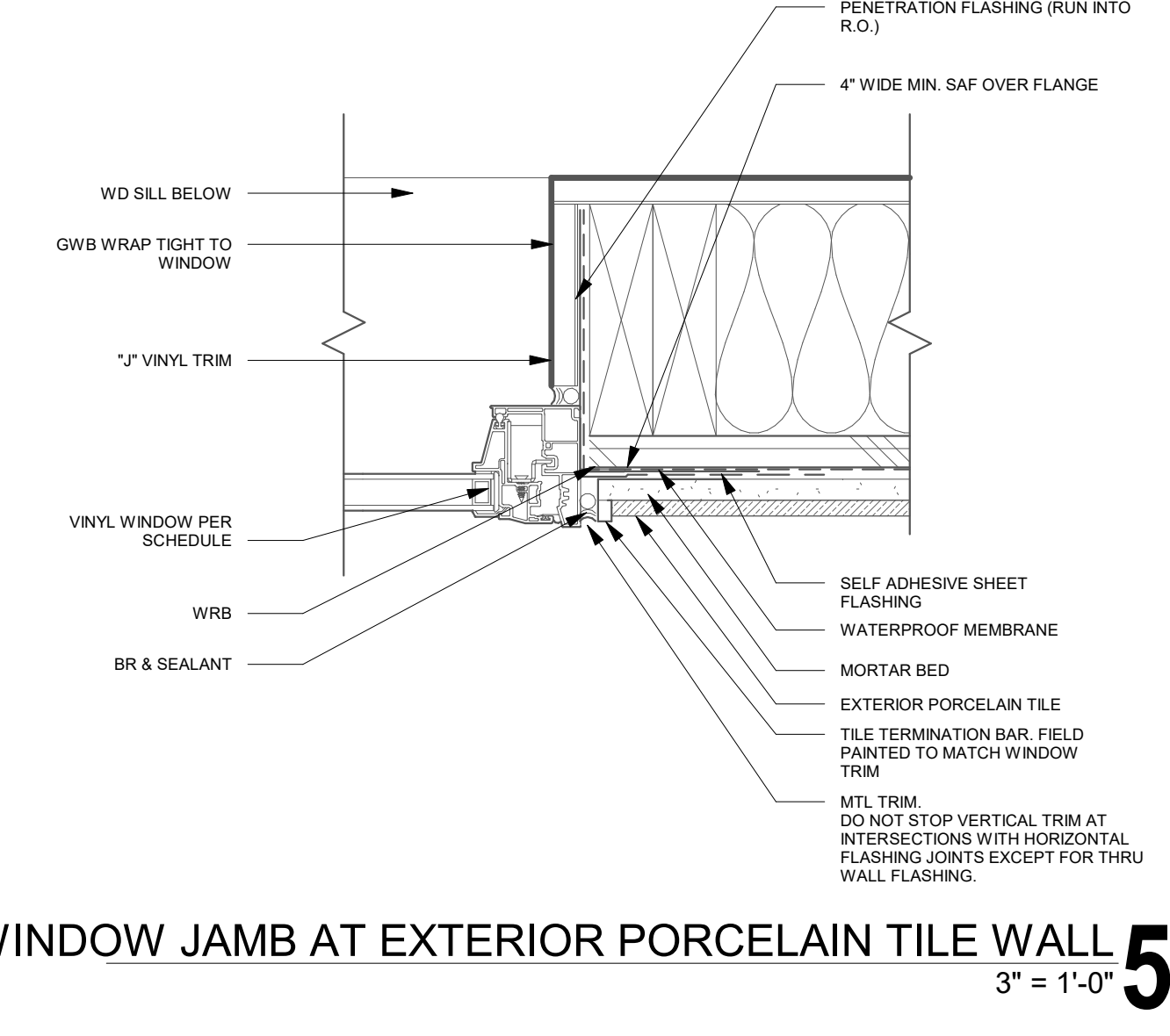
WINDOW SILL AT EXTERIOR PLASTER WALL 2
3" = 1'-0"



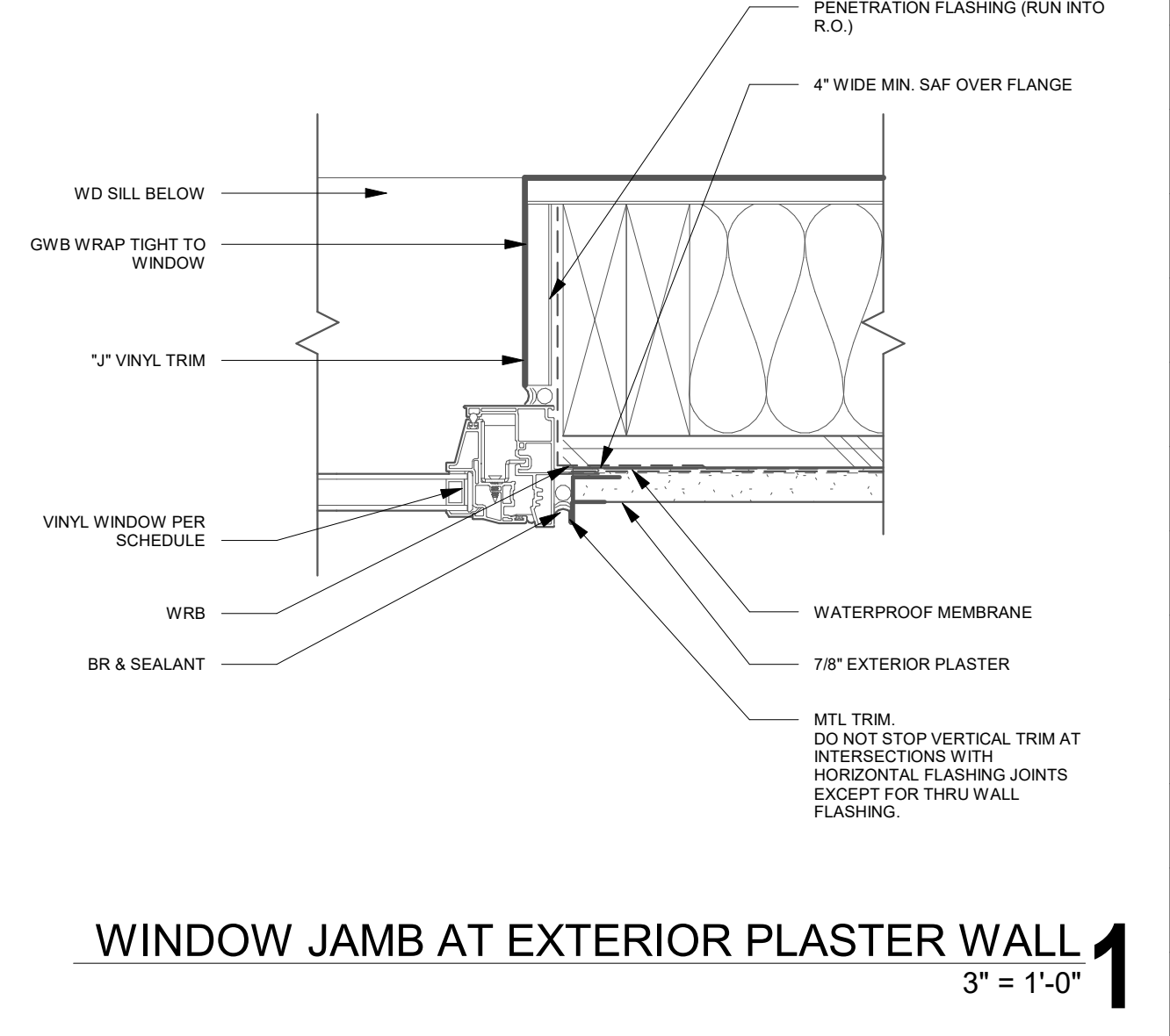
WINDOW JAMB AT EXTERIOR METAL PANEL WALL 13
3" = 1'-0"



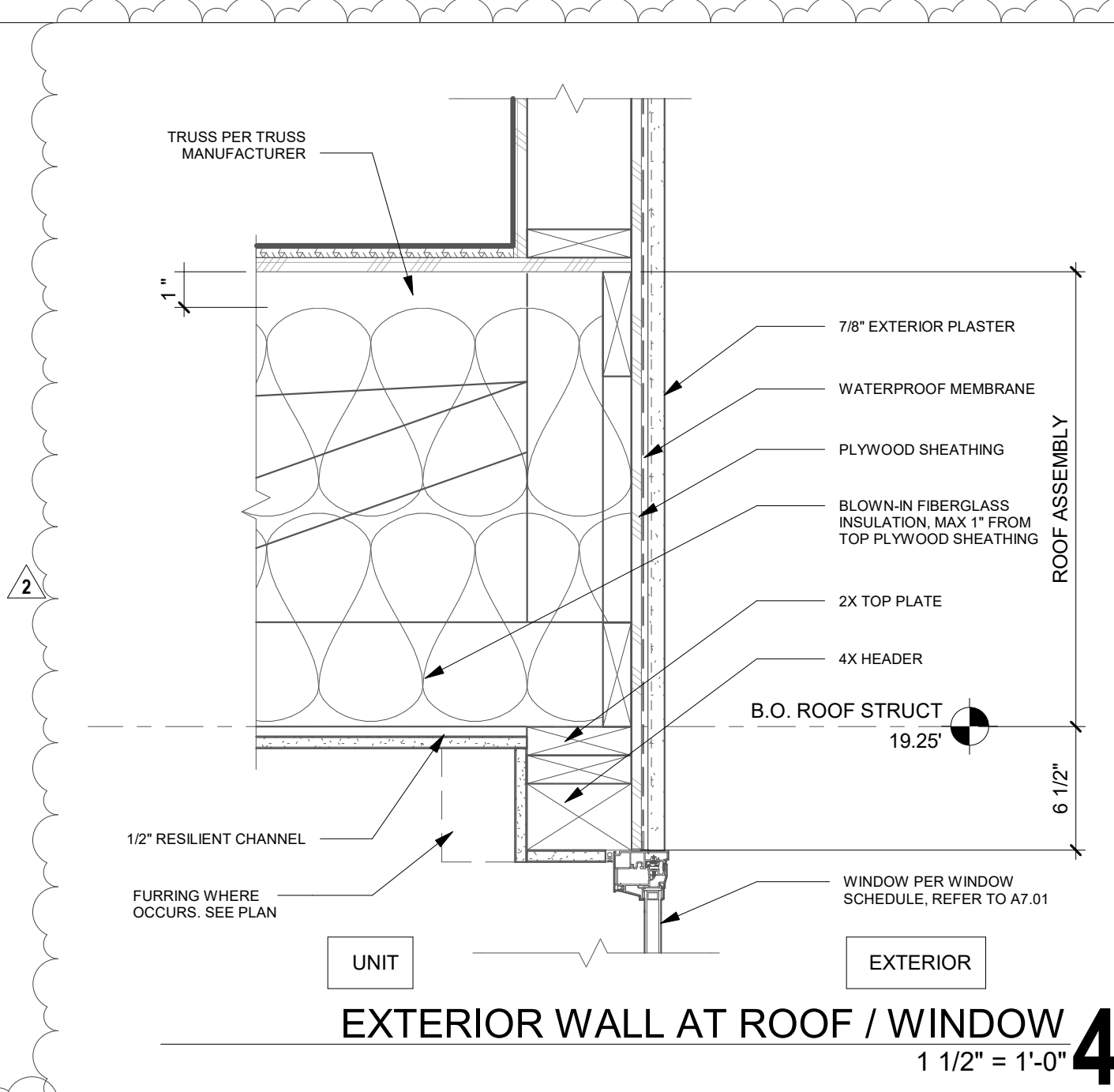
WINDOW JAMB AT EXTERIOR BRICK VENEER WALL 9
3" = 1'-0"



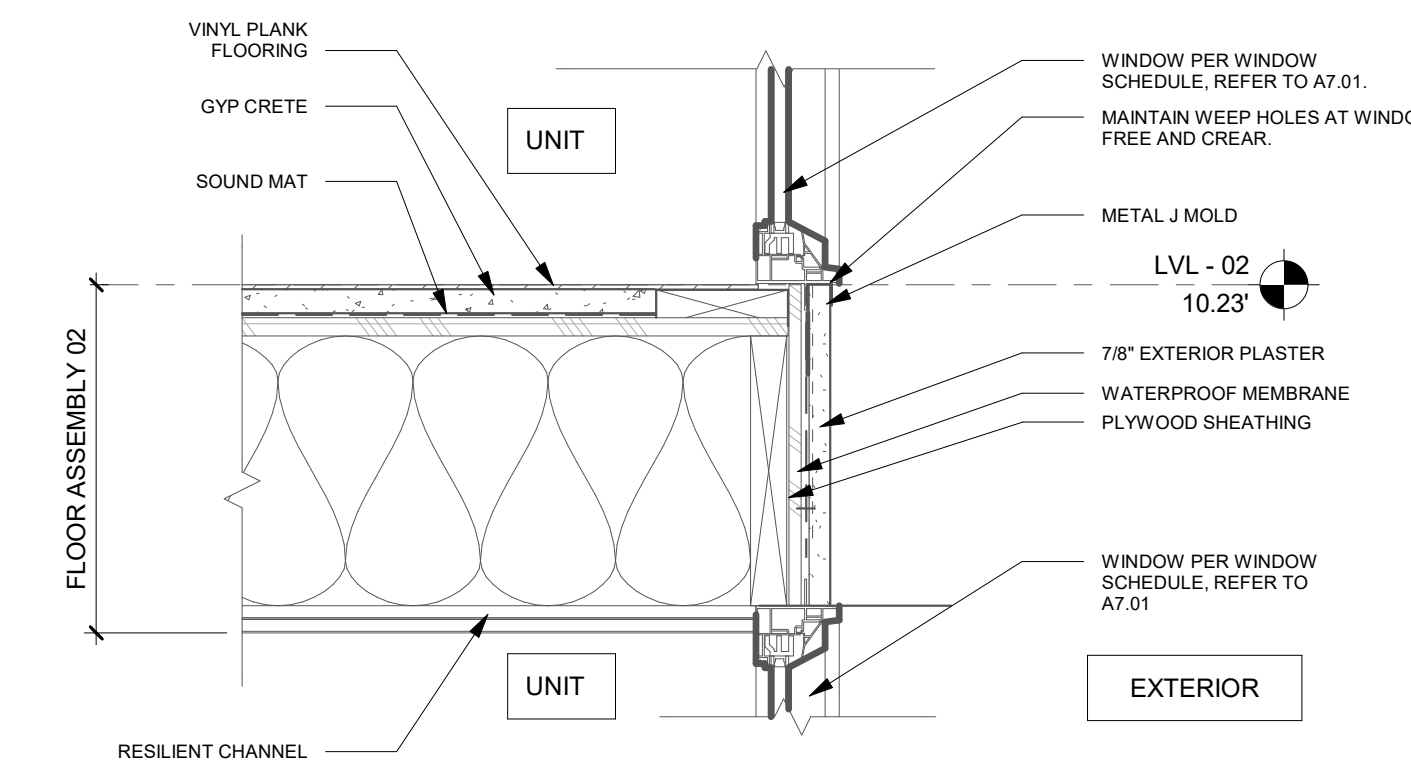
WINDOW JAMB AT EXTERIOR PORCELAIN TILE WALL 5
3" = 1'-0"



WINDOW JAMB AT EXTERIOR PLASTER WALL 1
3" = 1'-0"



EXTERIOR WALL AT ROOF / WINDOW 4
1 1/2" = 1'-0"



FLOOR ASSEMBLY 102
1 1/2" = 1'-0"

ARCHITECT:
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PROJECT:
KENSINGTON CAMPUS
AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45260 32ND ST W
45244 32ND ST W

PHASE:
BULLETIN 2
11.16.2018

STAMP:

REV # DESCRIPTION DATE
1 Bulletin 1 10/04/2018
2 Bulletin 2 11/16/2018

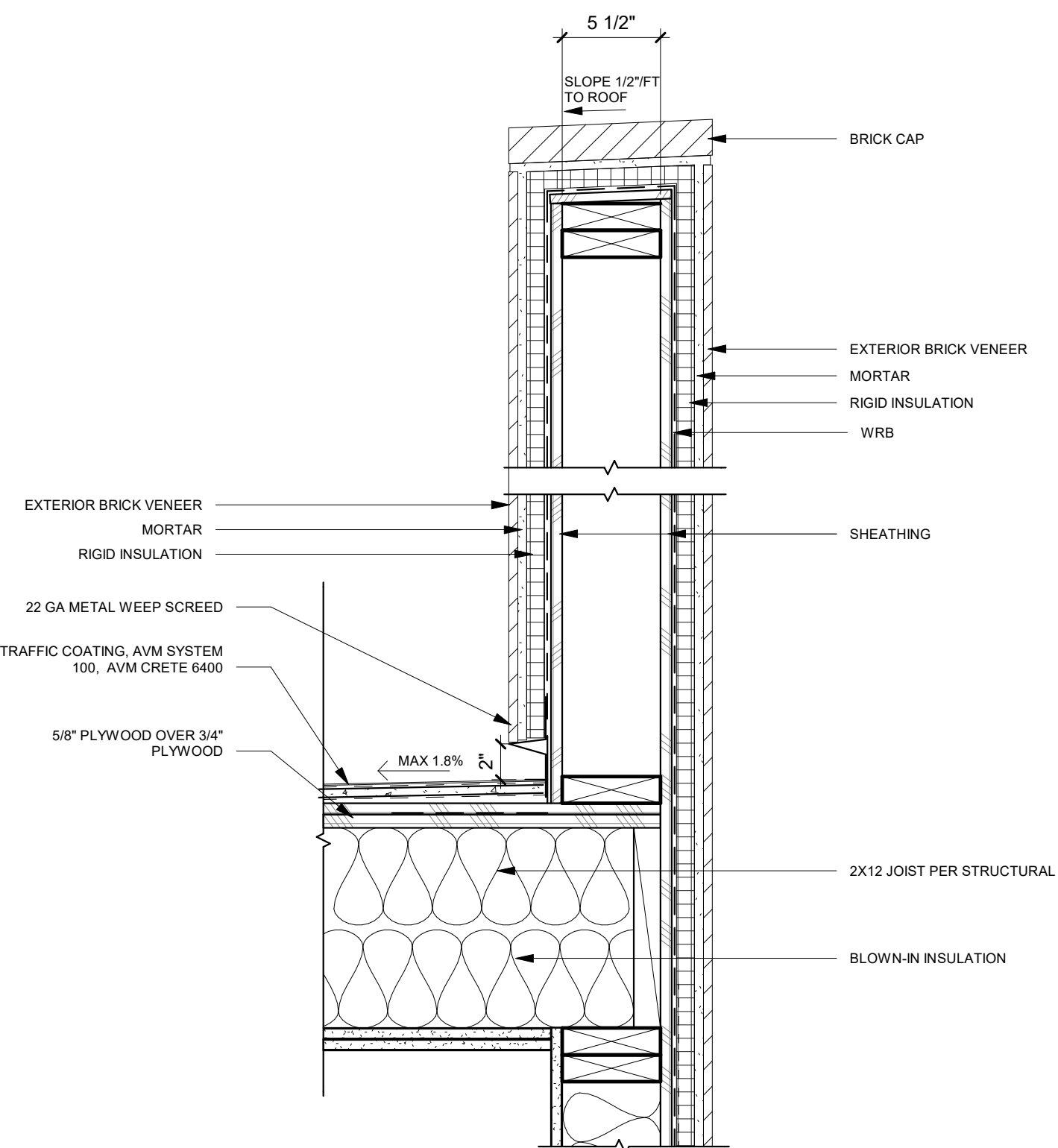
KEY PLAN

PROJECT NO. 17011
PLOT DATE 11.16.2018
SCALE AS SHOWN

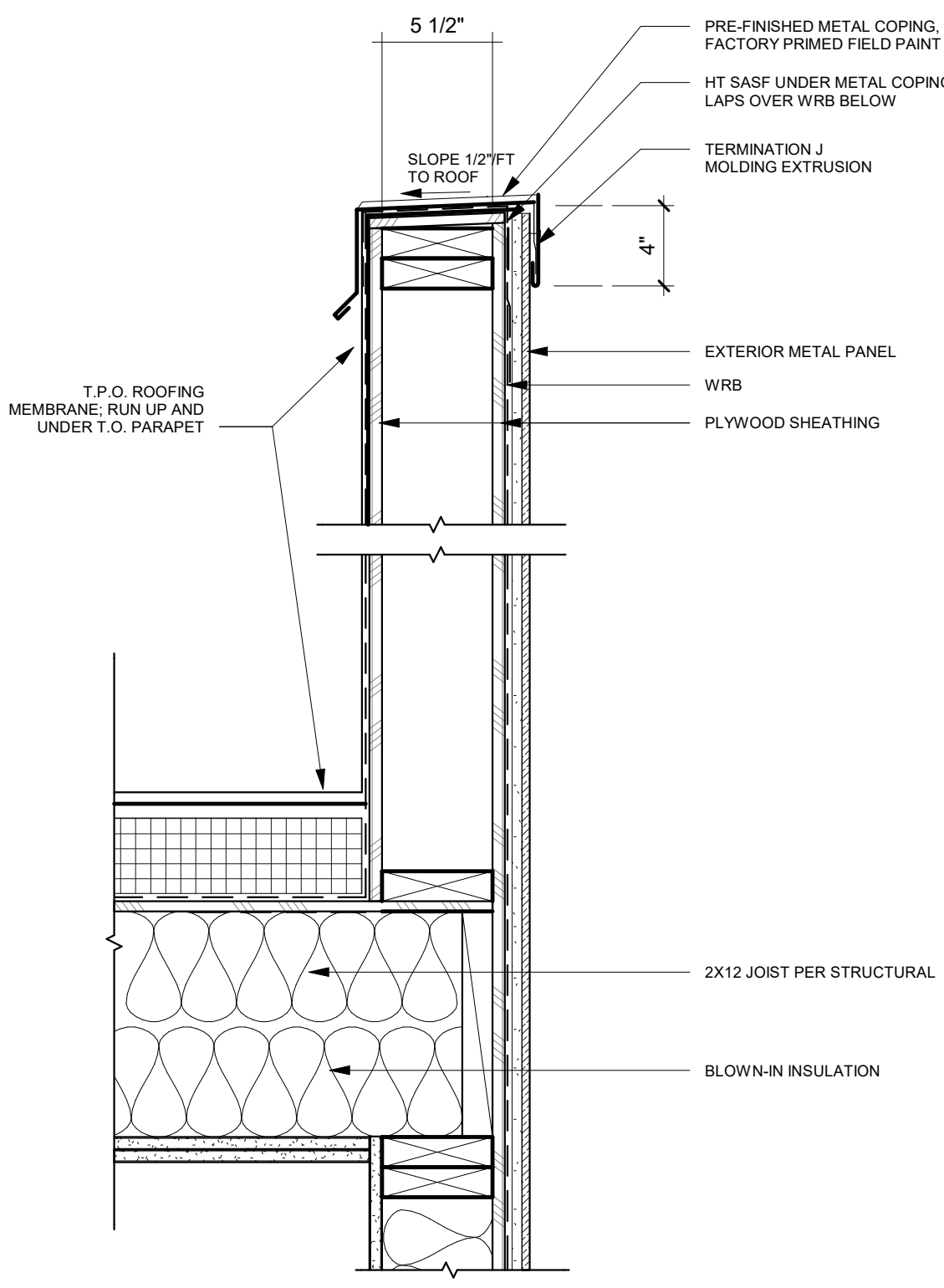
SHEET TITLE
WINDOW DETAILS

SHEET NO.
A8.41

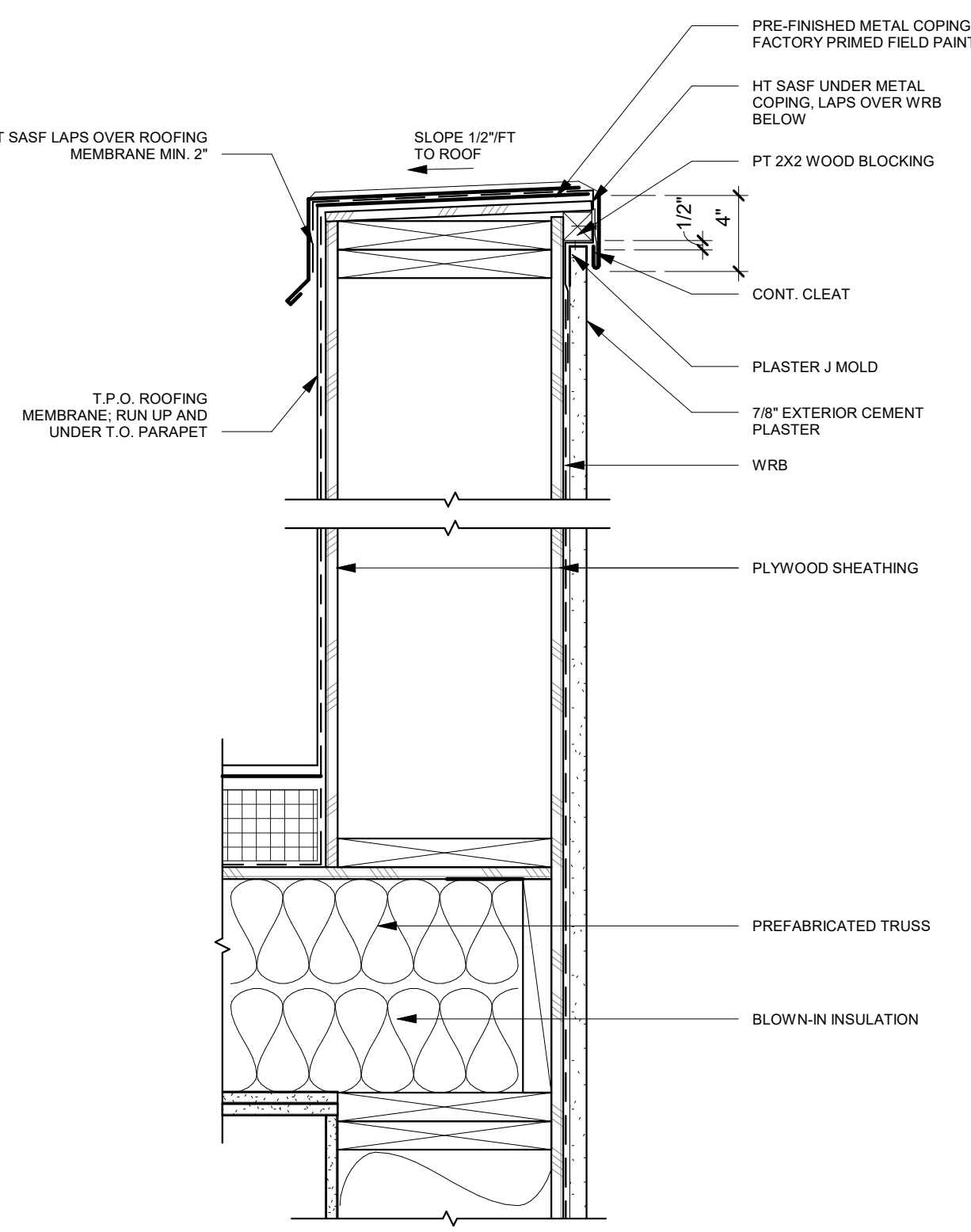
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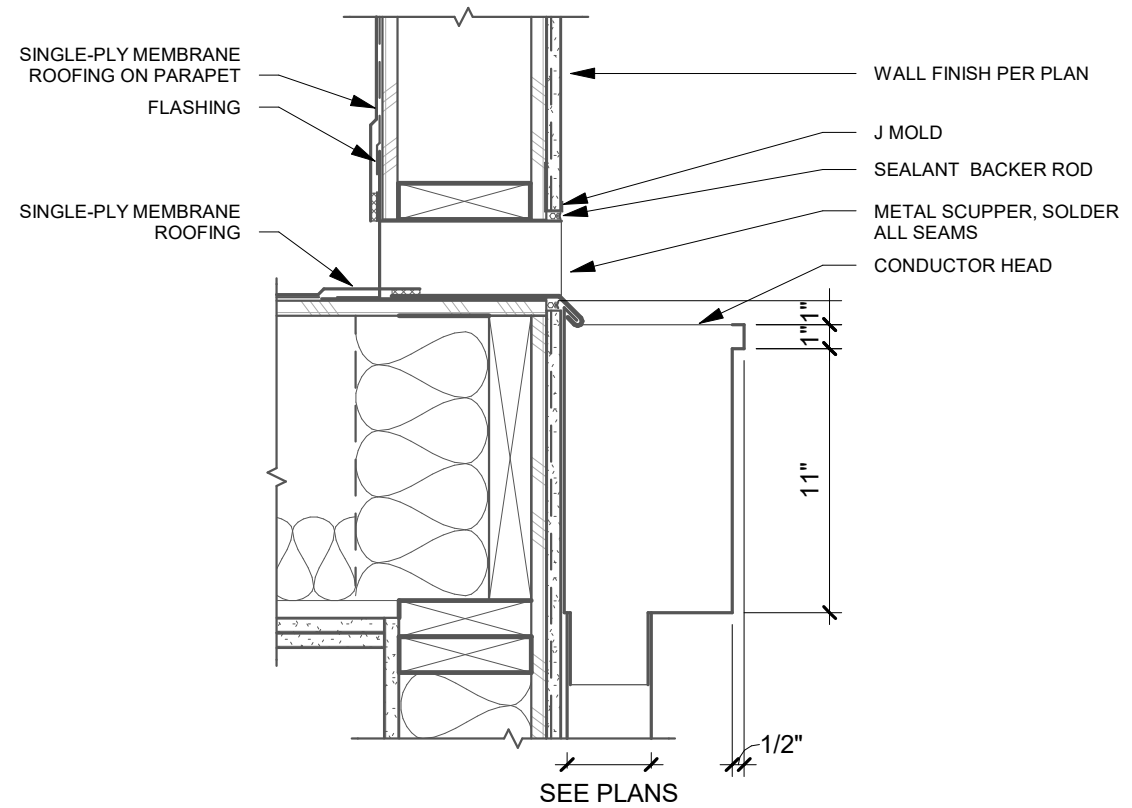
EXTERIOR BRICK VENEER PARAPET DETAIL AT ROOF DECK (ROOF SIM) 9
1 1/2" = 1'-0"



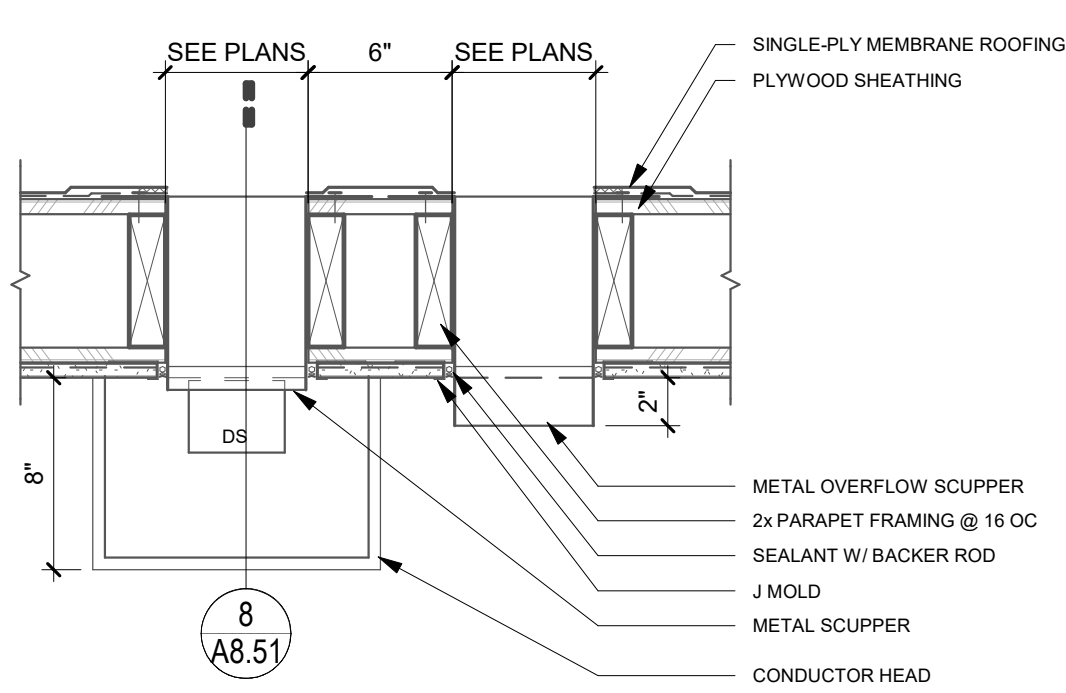
EXTERIOR METAL PANEL PARAPET DETAIL 6
1 1/2" = 1'-0"



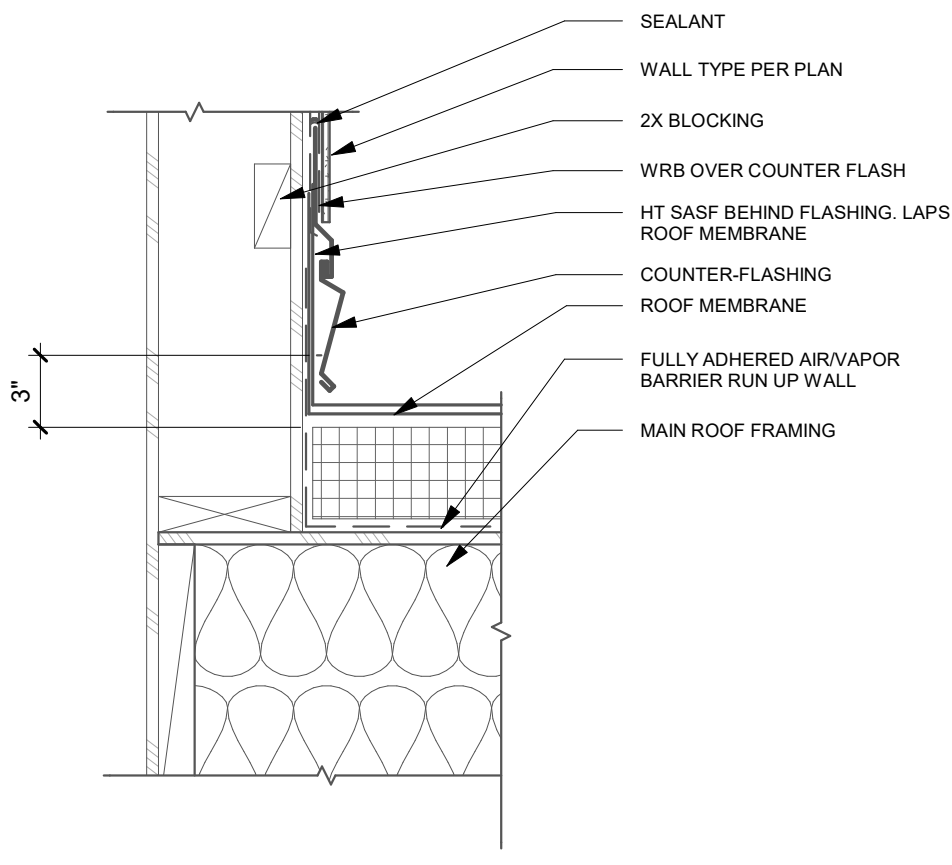
EXTERIOR PLASTER PARAPET DETAIL 3
1 1/2" = 1'-0"



ROOF SCUPPER SECTION 8
1 1/2" = 1'-0"



ROOF SCUPPER PLAN 5
1 1/2" = 1'-0"



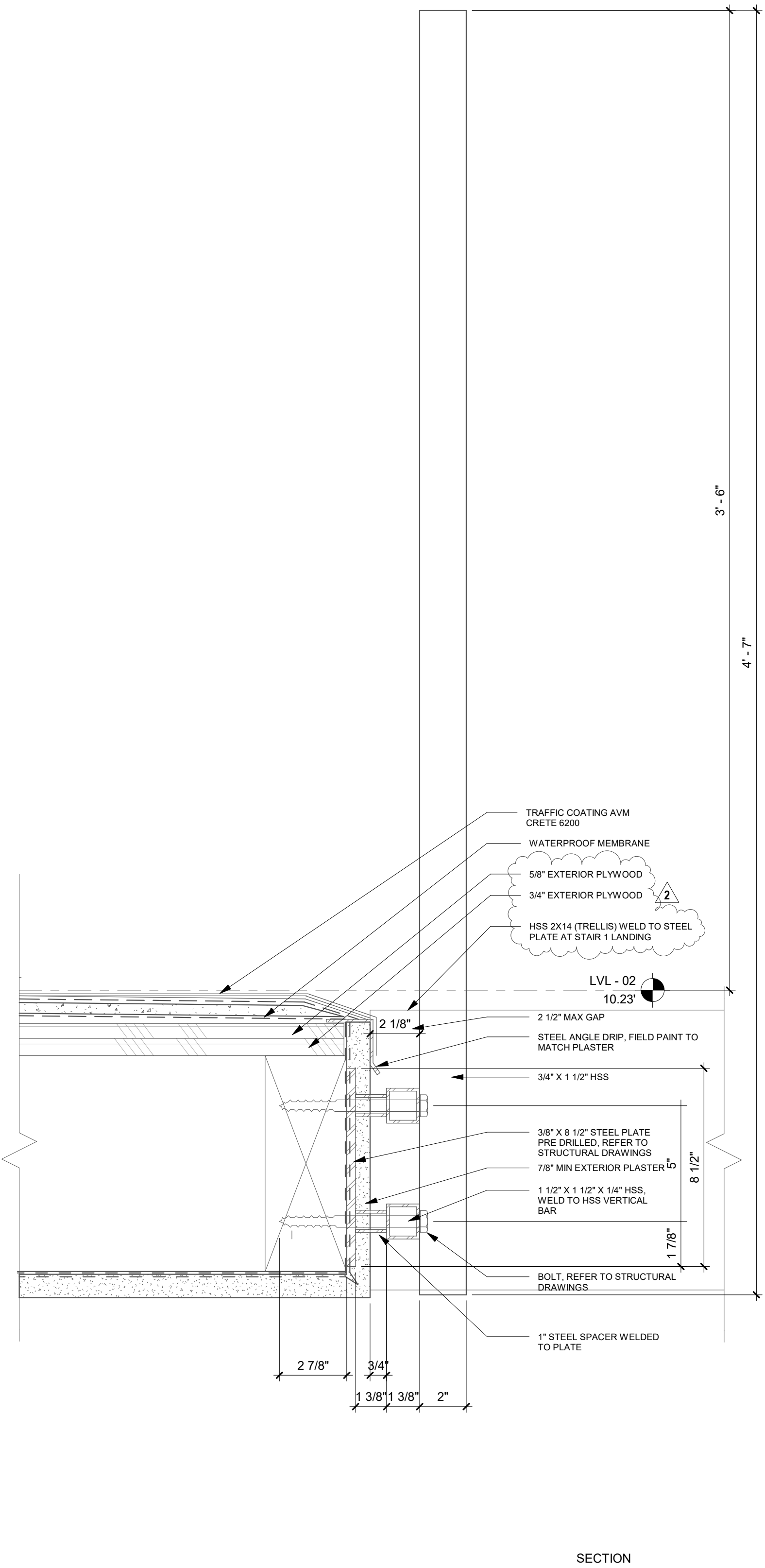
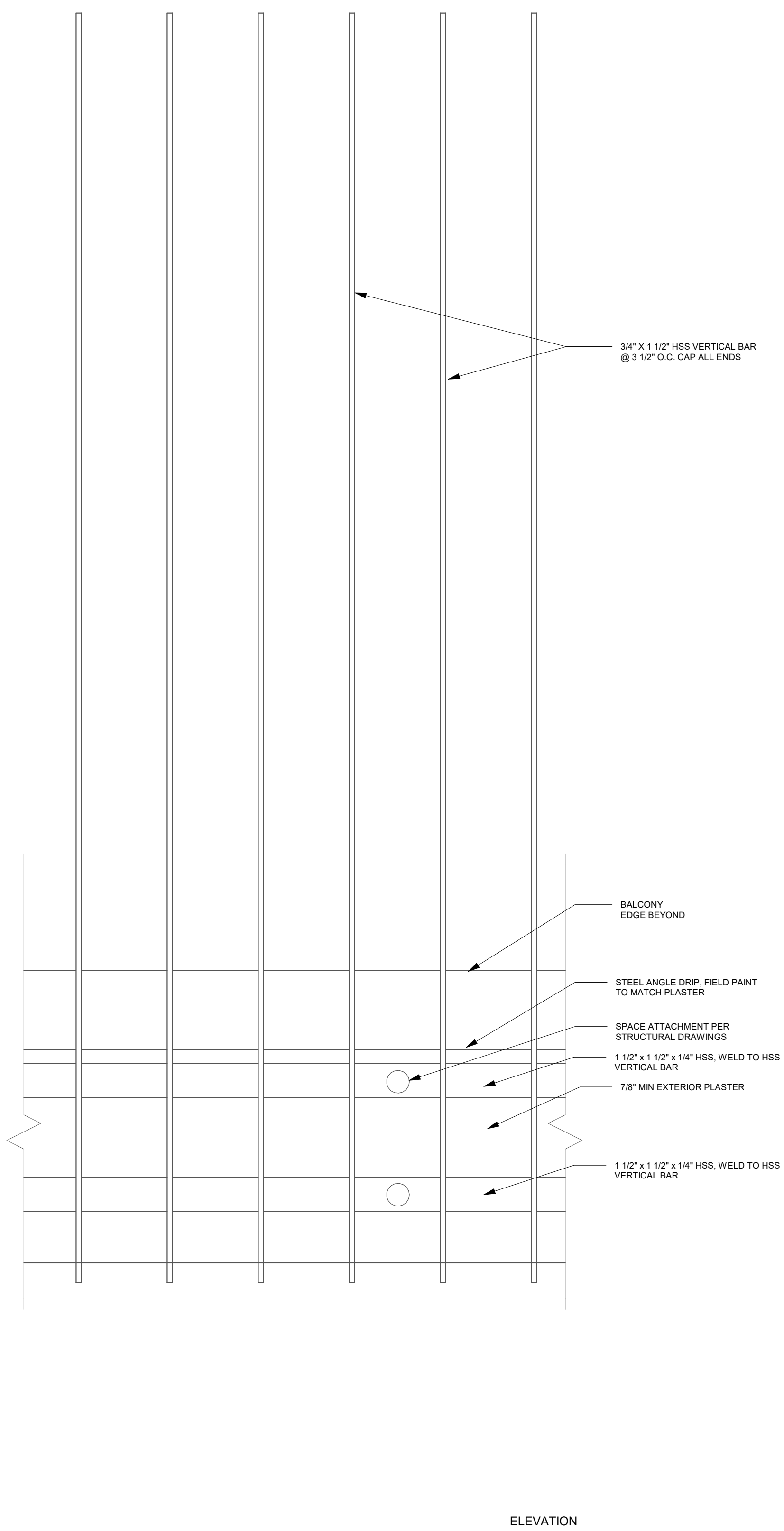
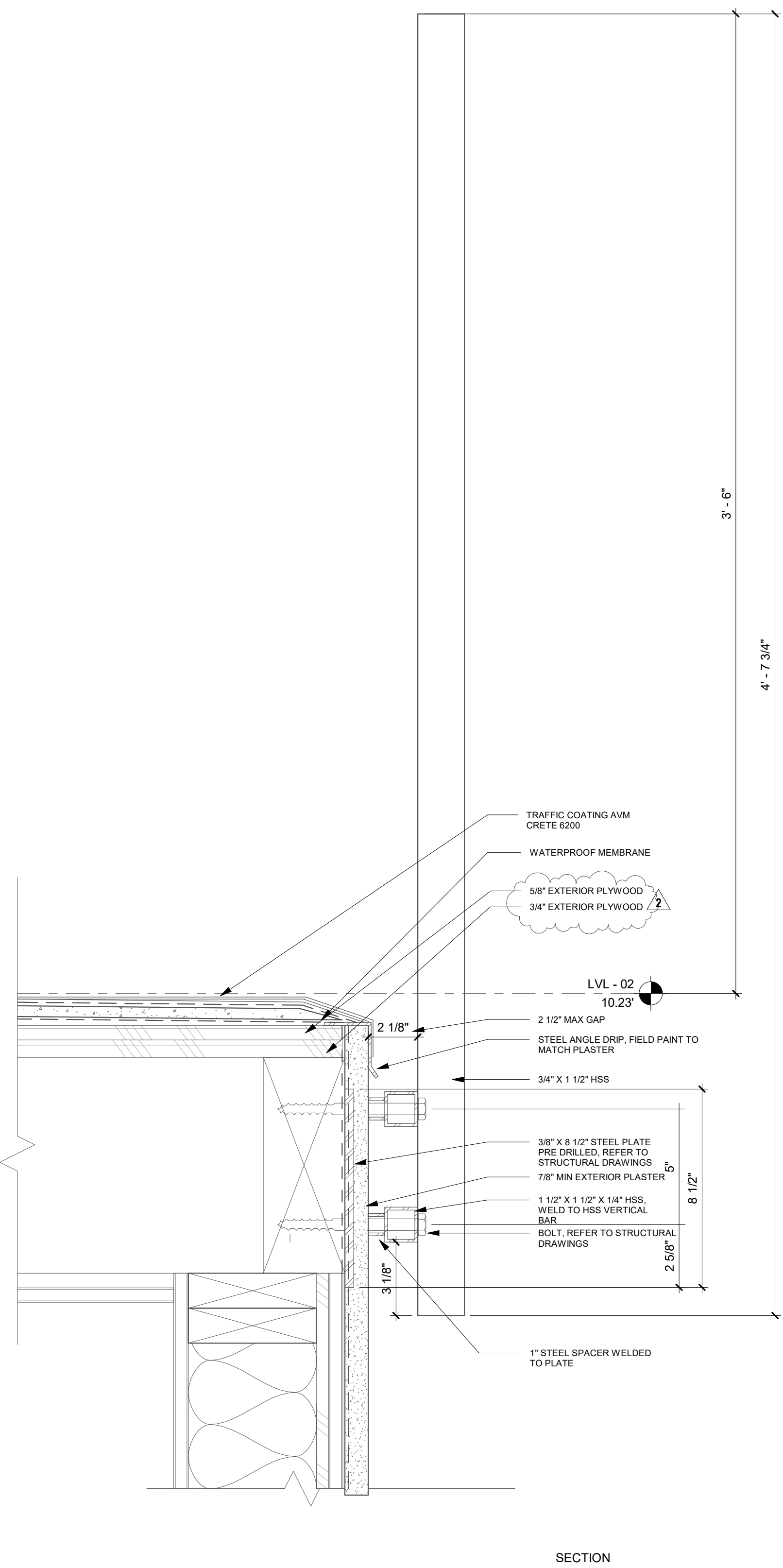
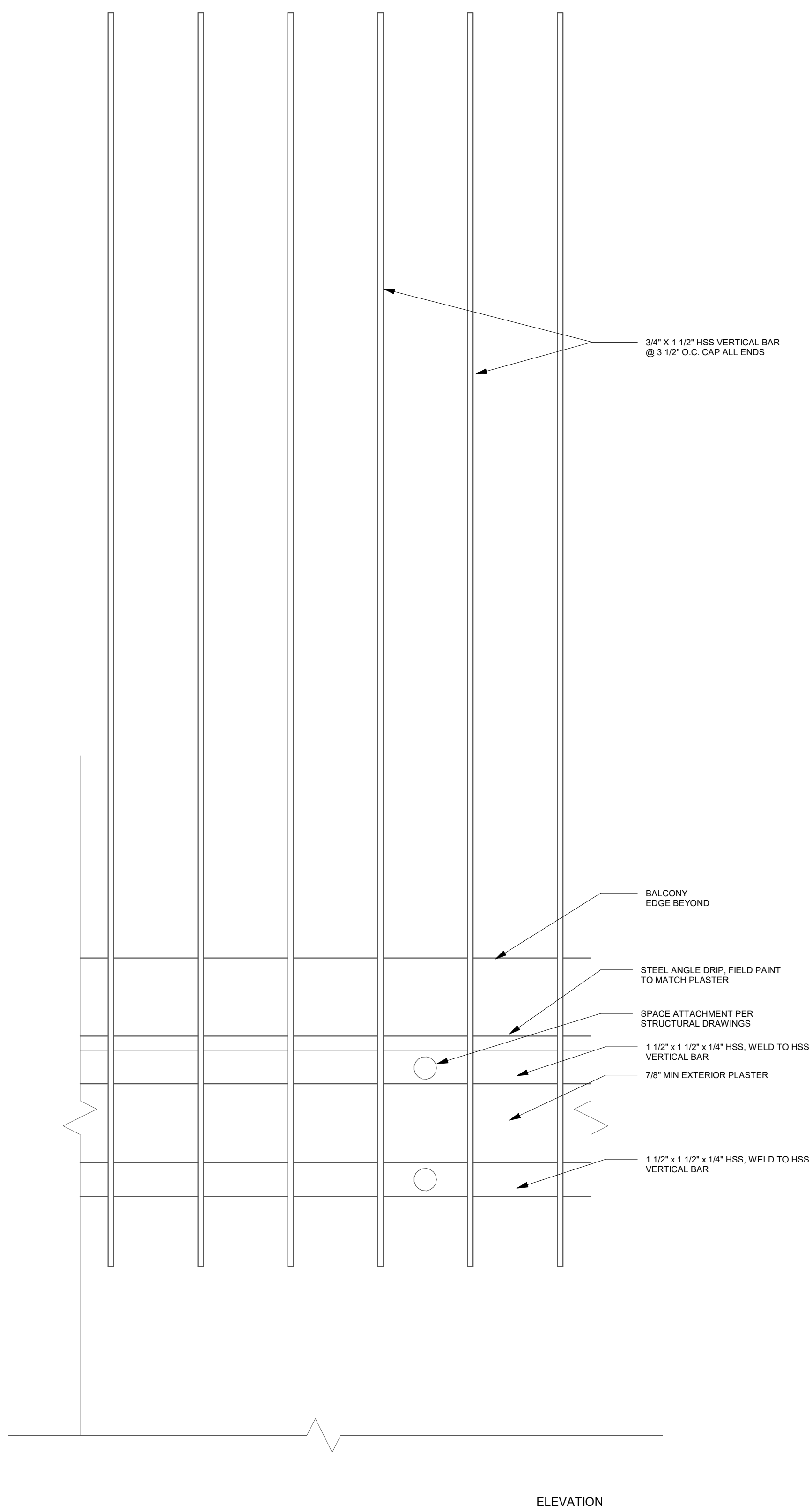
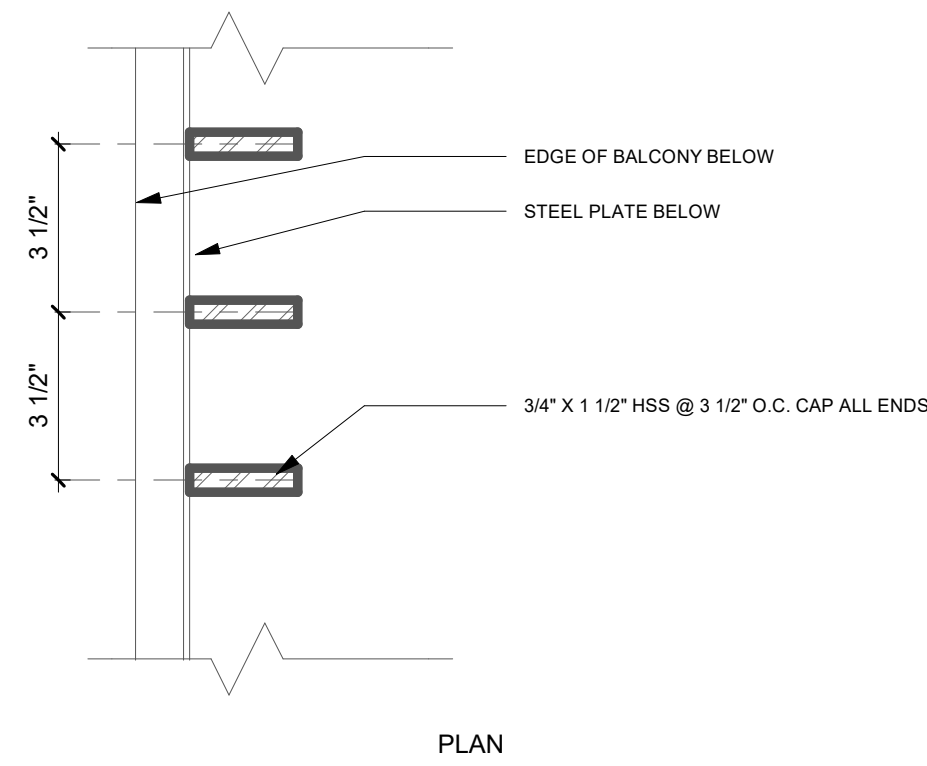
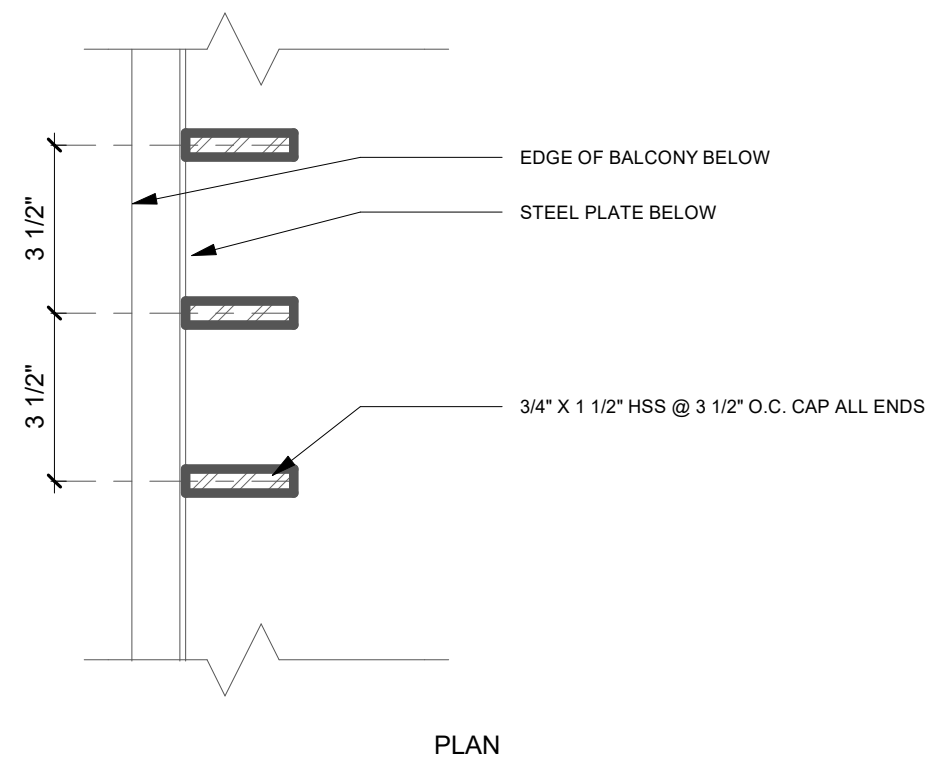
TYPICAL ROOF TO WALL DETAIL 1
1 1/2" = 1'-0"



REV #	DESCRIPTION	DATE
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PROJECT NO.	17011
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METAL PANEL @ VERTICAL JOINT 1



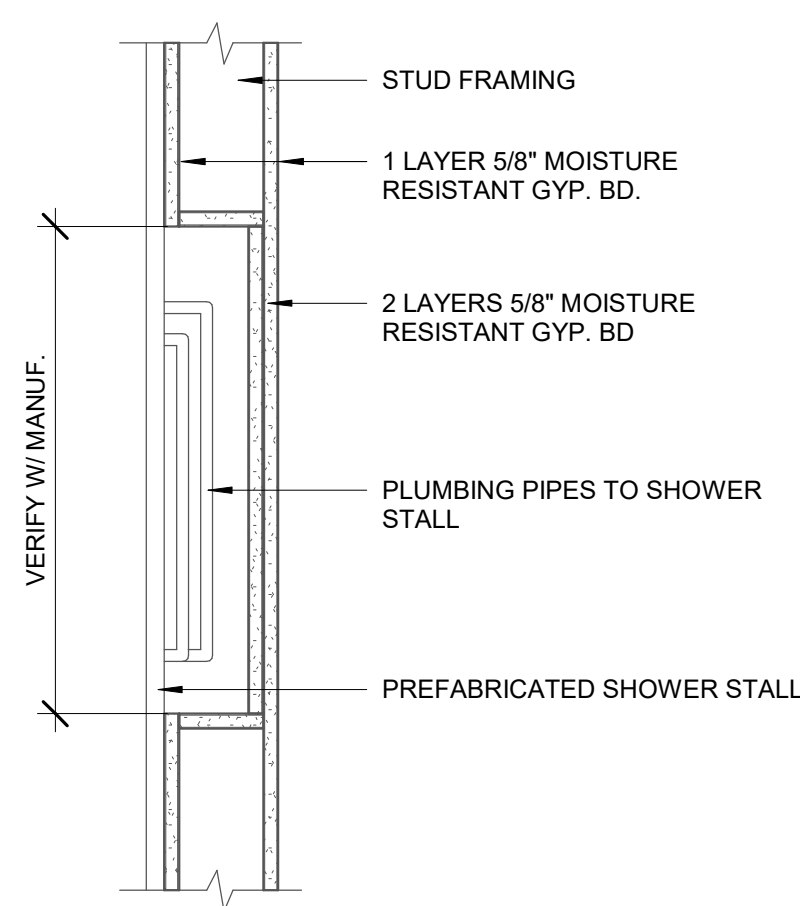
GUARDRAIL DETAIL AT ROOF
3" = 1'-0" 2

GUARDRAIL DETAIL AT EGRESS BALCONY
3" = 1'-0" 1

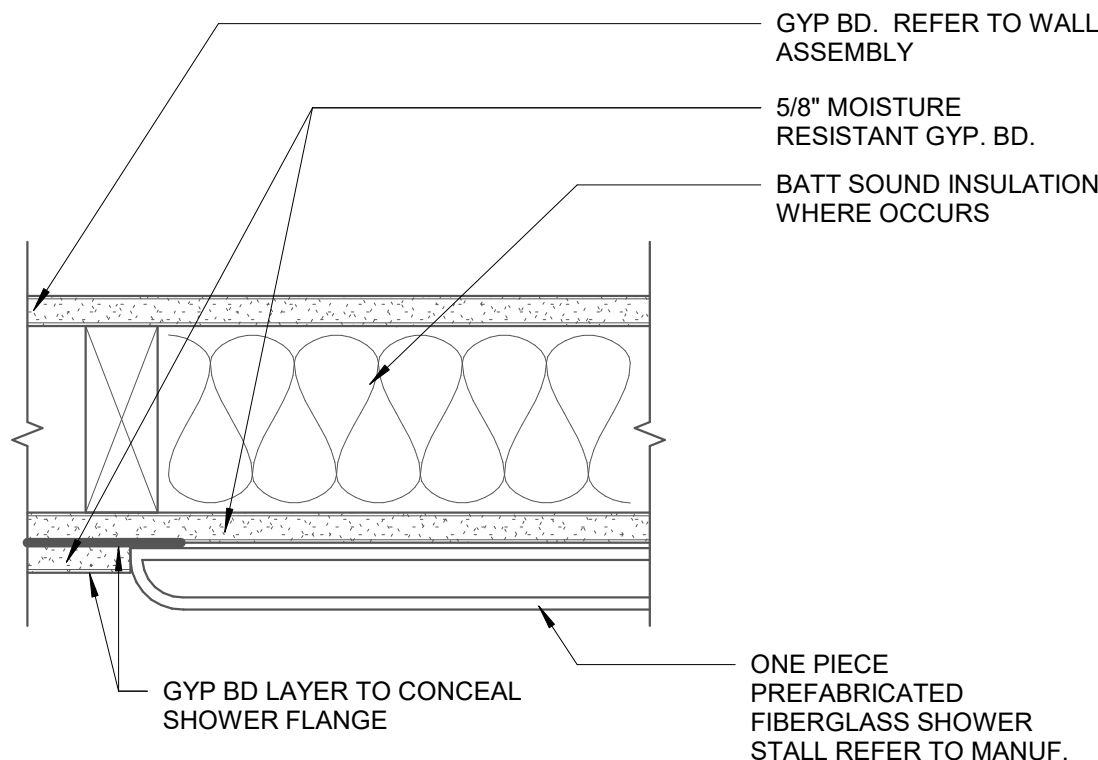


REV #	DESCRIPTION	DATE
1	Bulletin 1	10/04/2018
2	Bulletin 2	11/16/2018

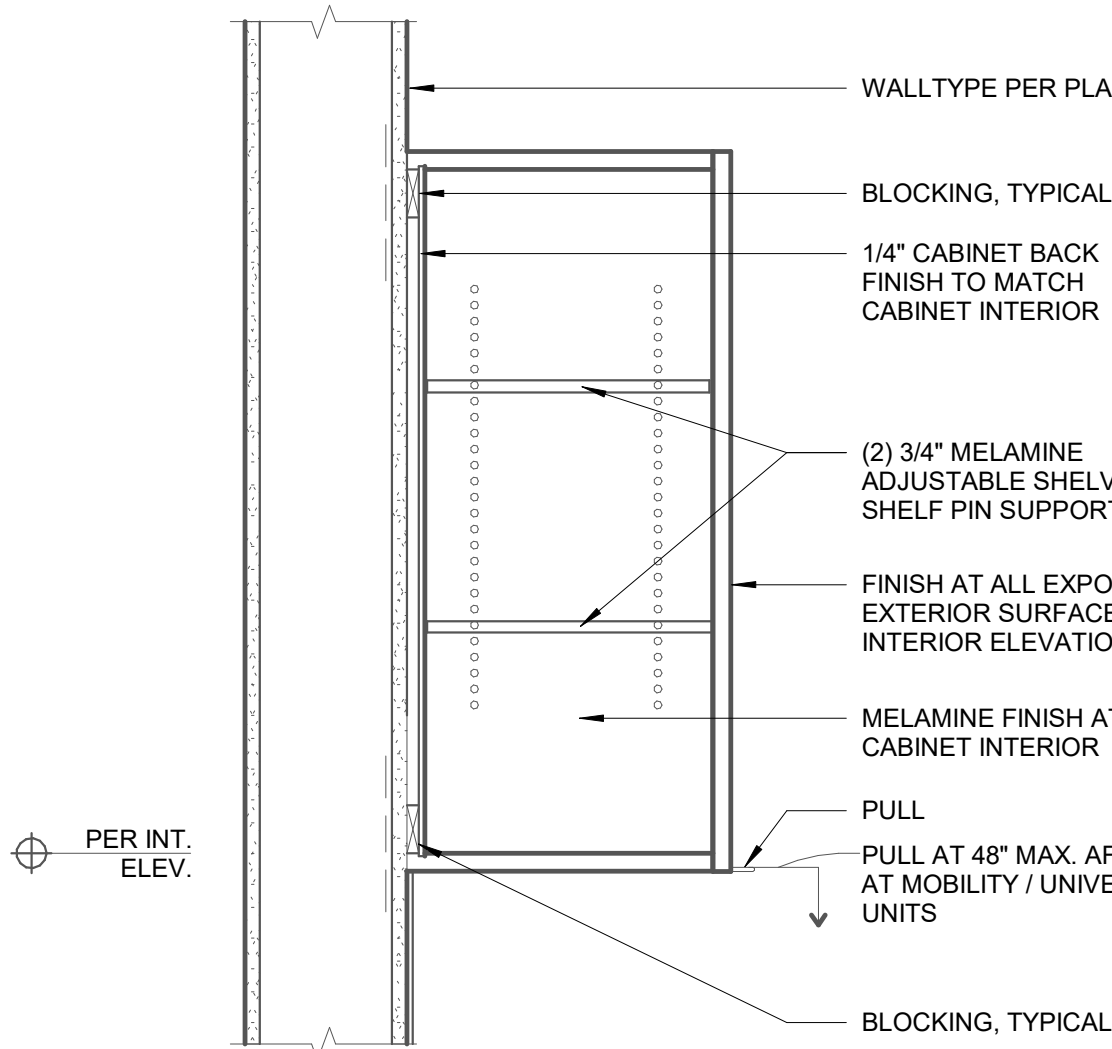
PROJECT NO.	17011
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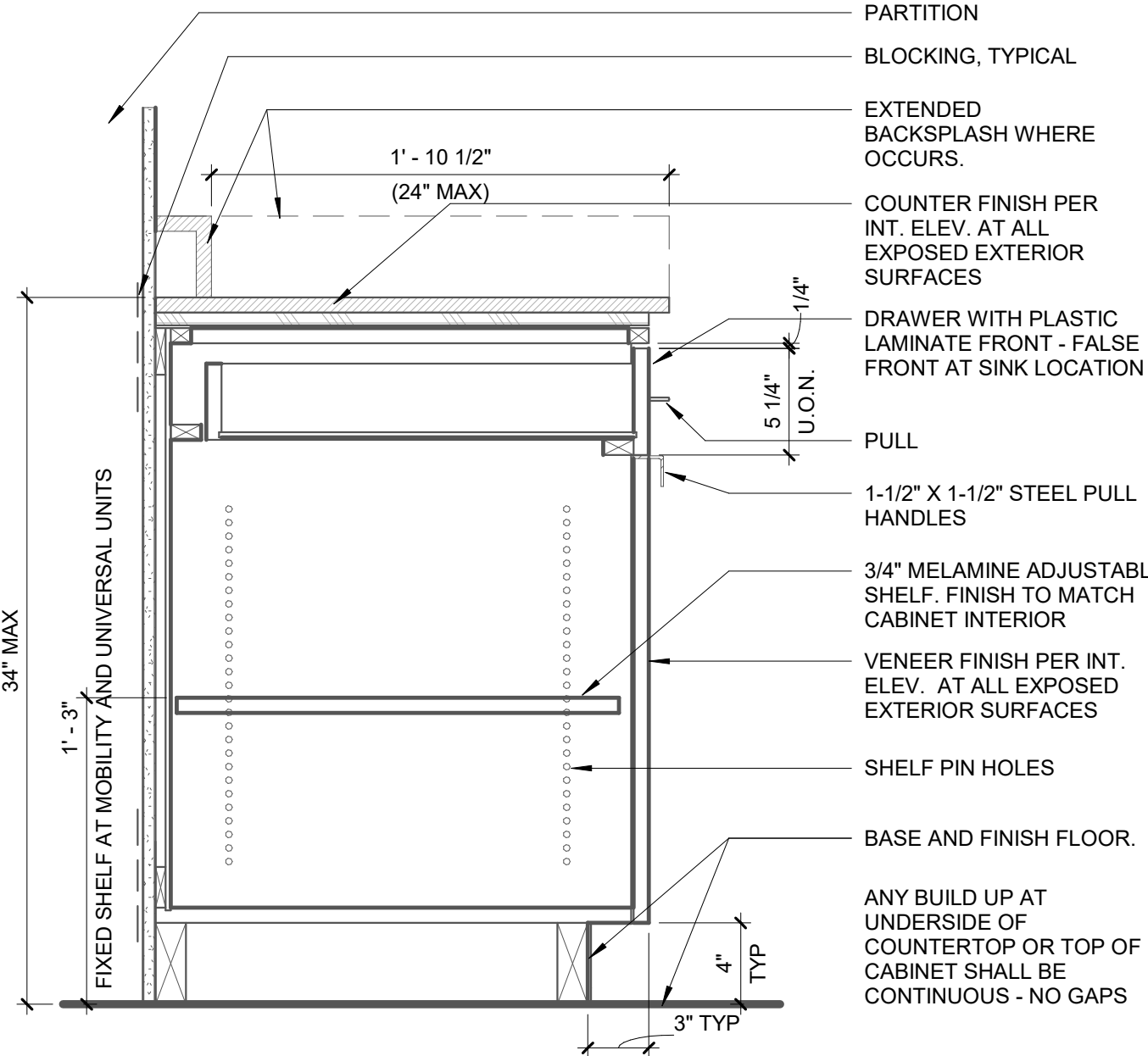
PIPING DETAIL AT PRE-MANUFACTURED SHOWER ENCLOSURE
1 1/2" = 1'-0" **16**



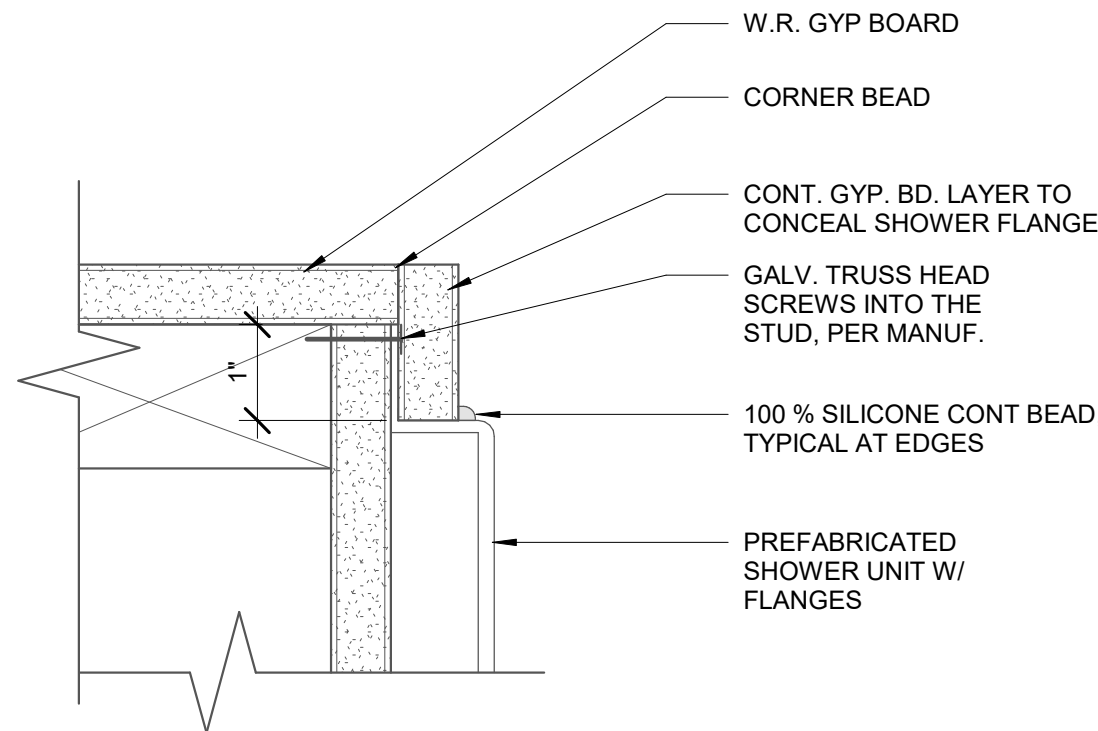
SHOWER FLANGE AT WALL
3" = 1'-0" **12**



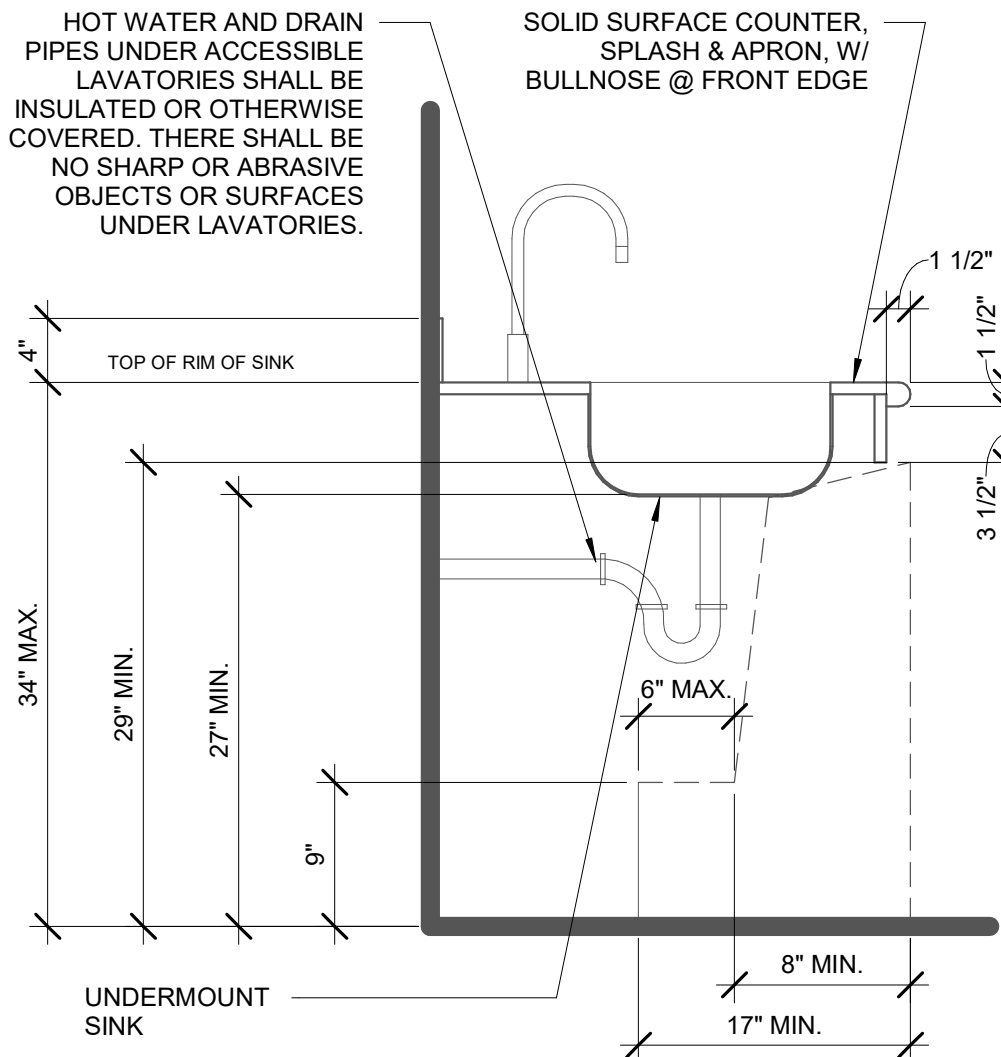
UPPER CABINET TYPICAL
1 1/2" = 1'-0" **8**



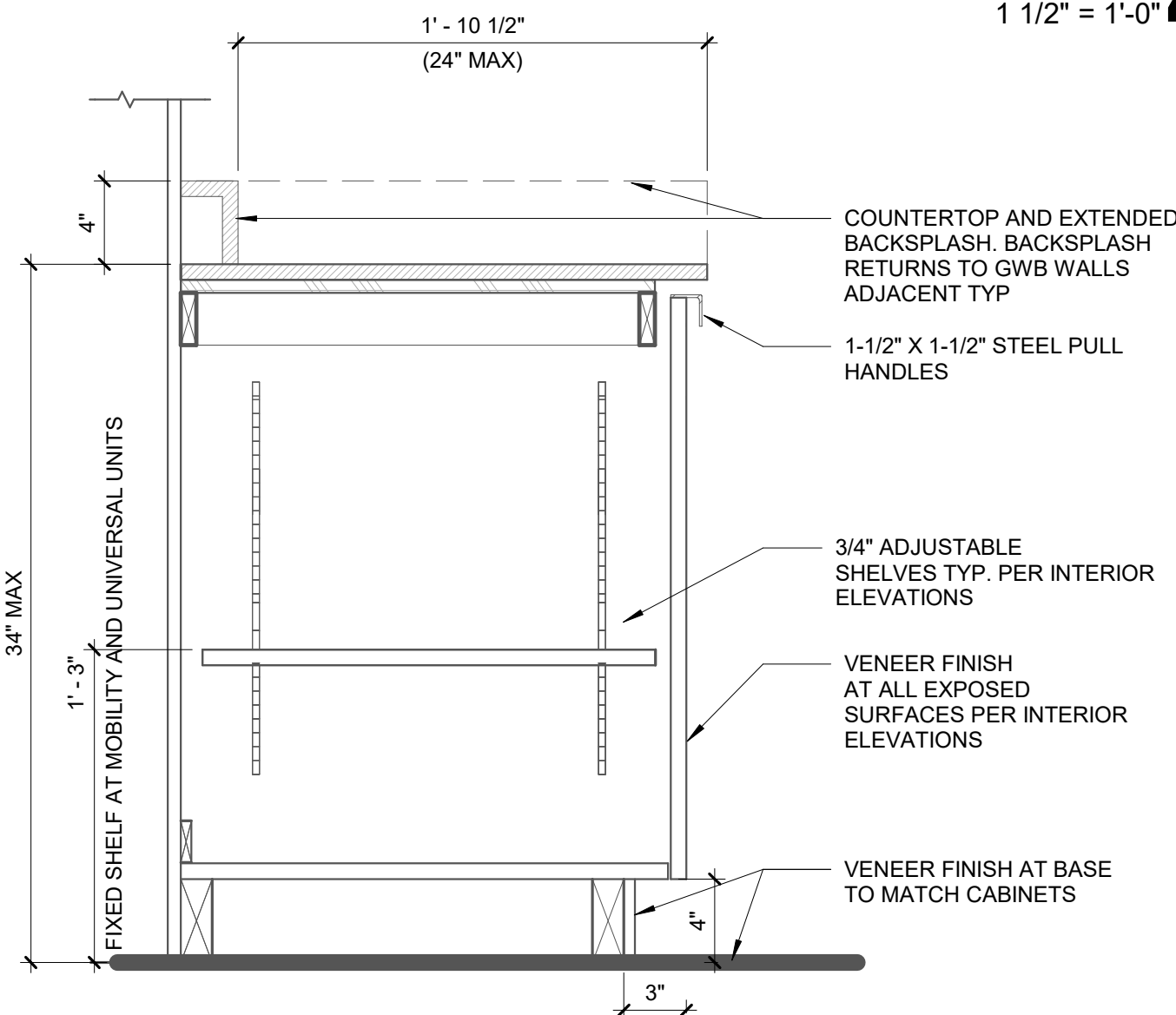
BASE CABINET WITH DRAWERS
1 1/2" = 1'-0" **4**



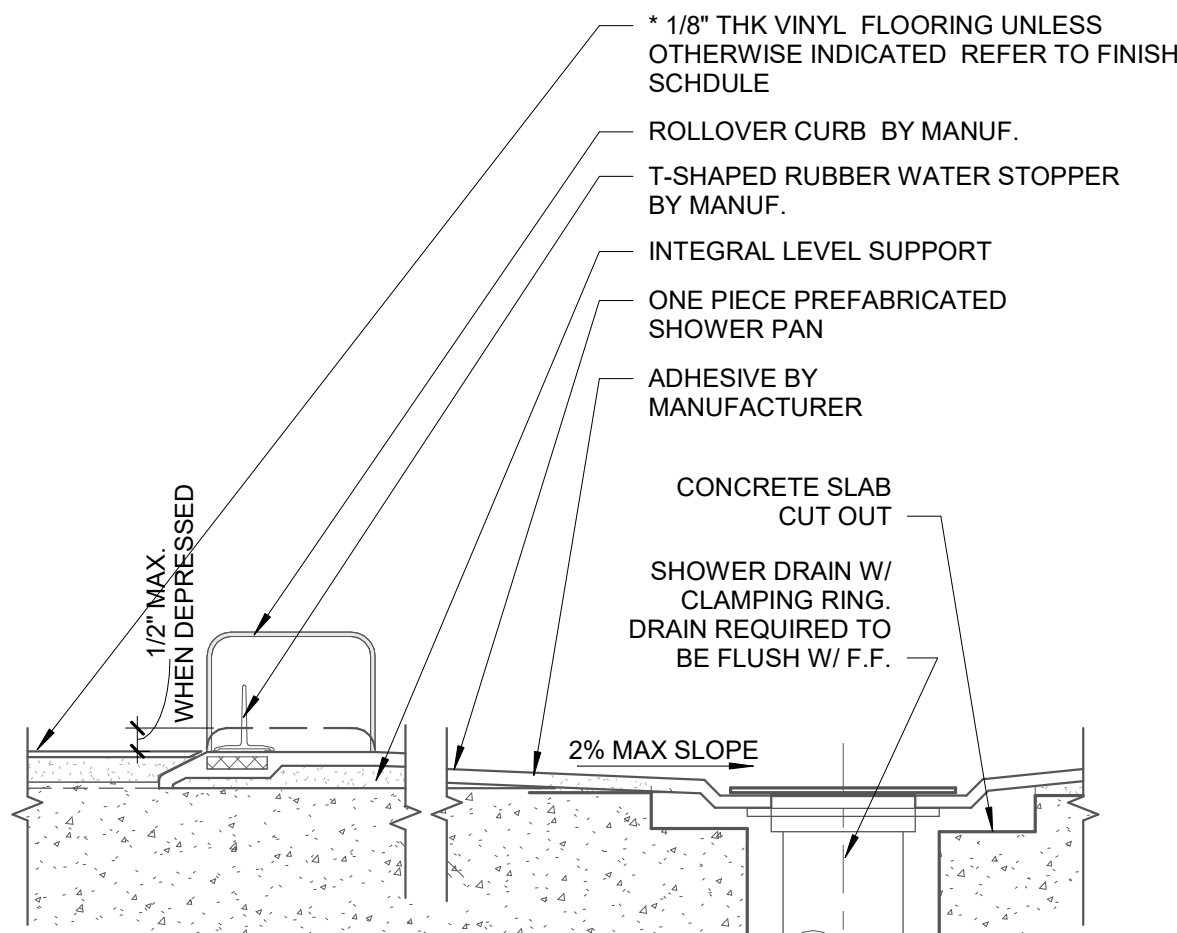
SHOWER FLANGE AT CORNER
6" = 1'-0" **11**



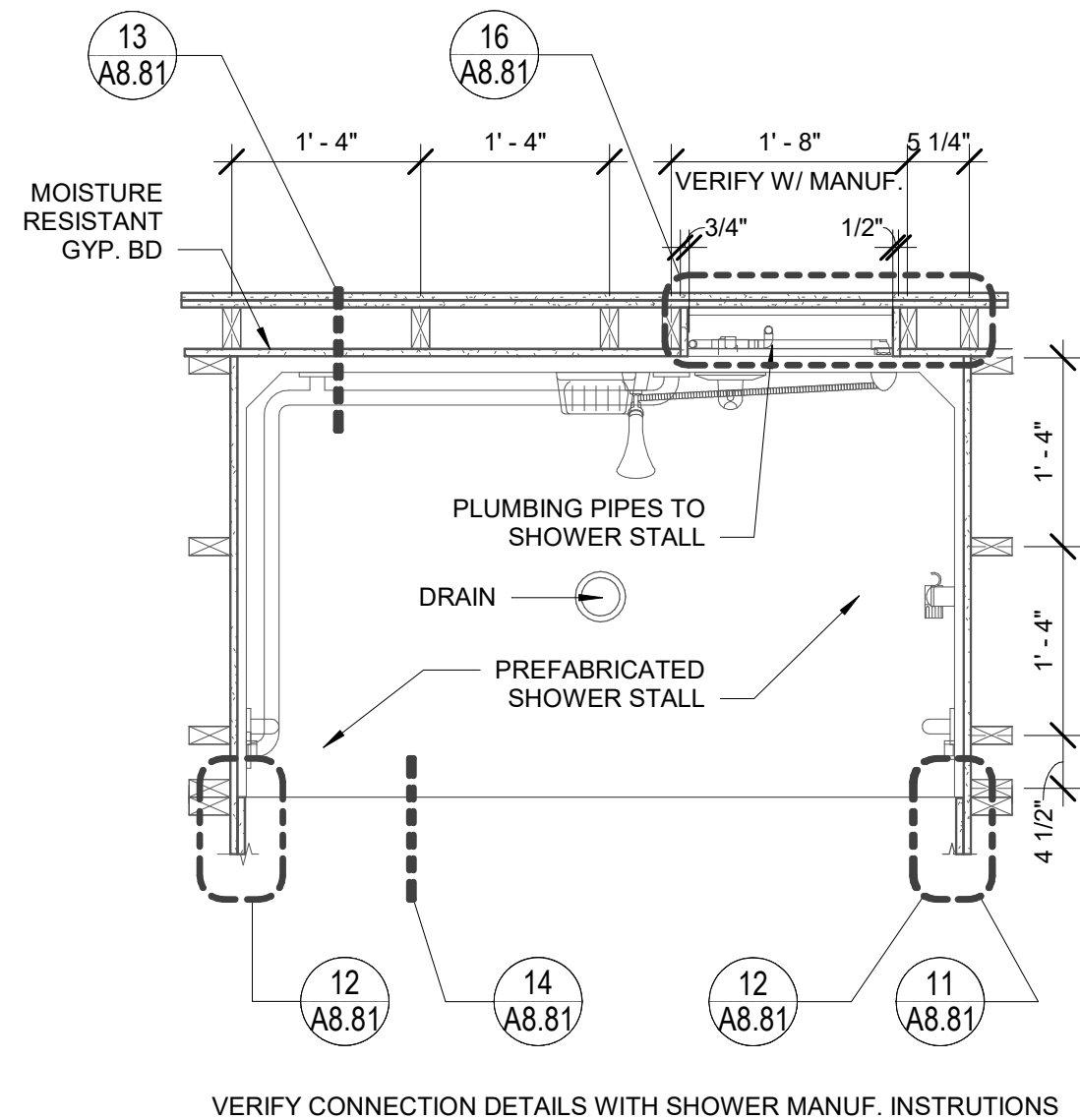
SINK AT LAUNDRY COUNTER
1" = 1'-0" **7**



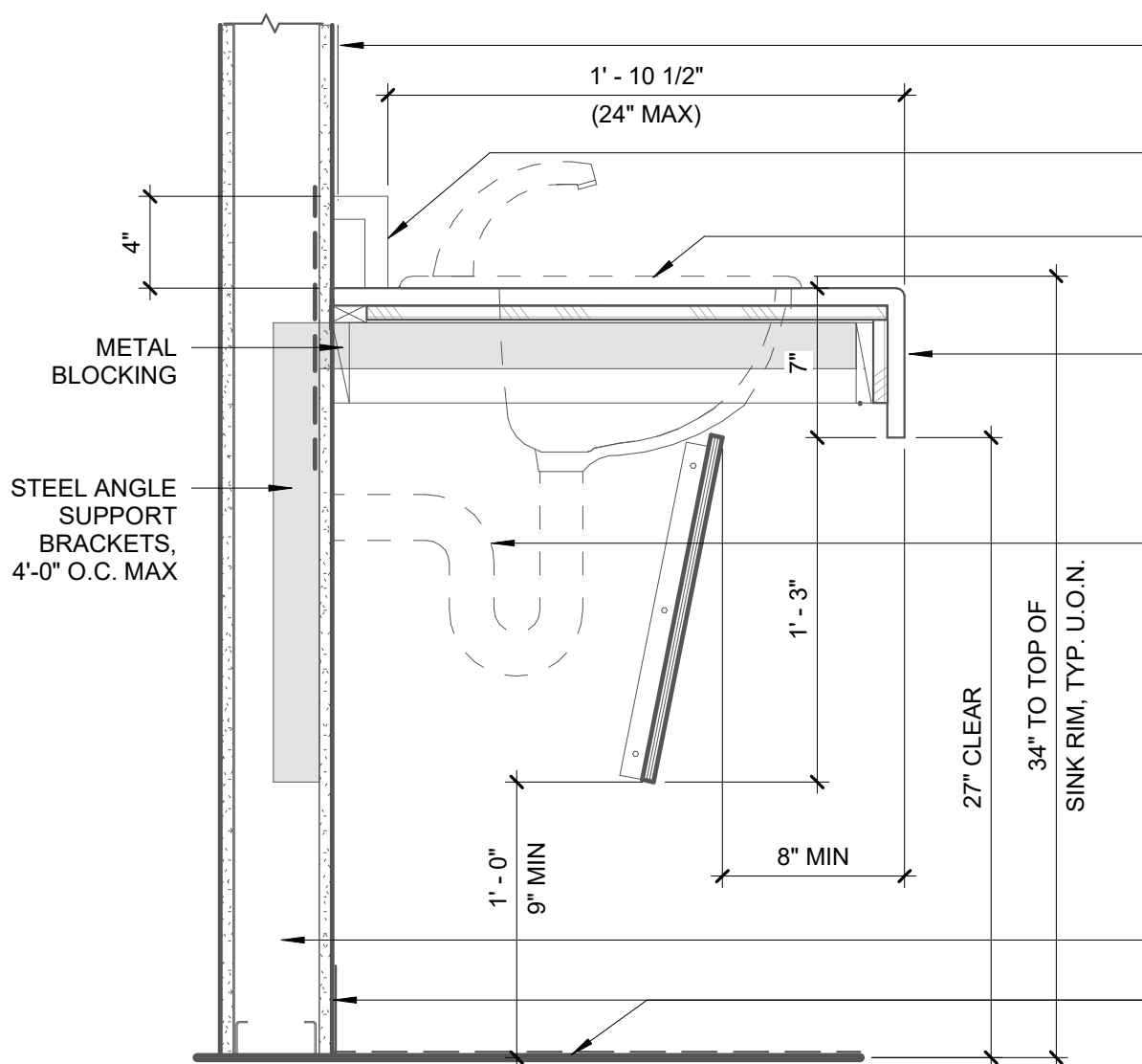
BASE CABINET
1 1/2" = 1'-0" **3**



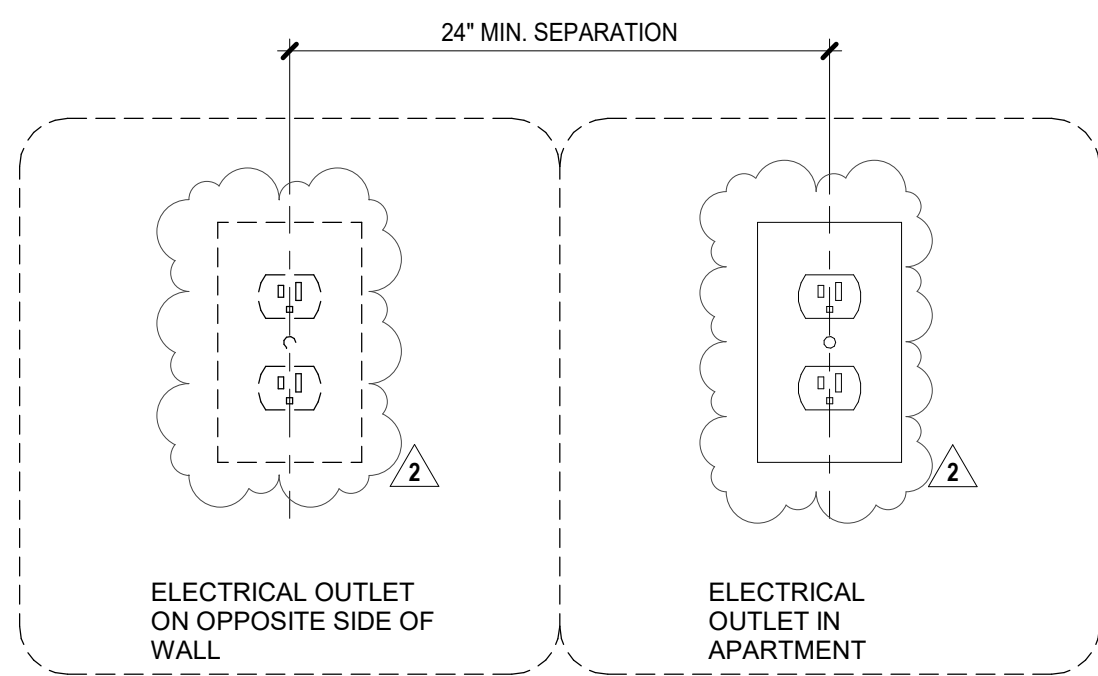
SHOWER THRESHOLD AT CONCRETE STRUCTURE
3" = 1'-0" **14**



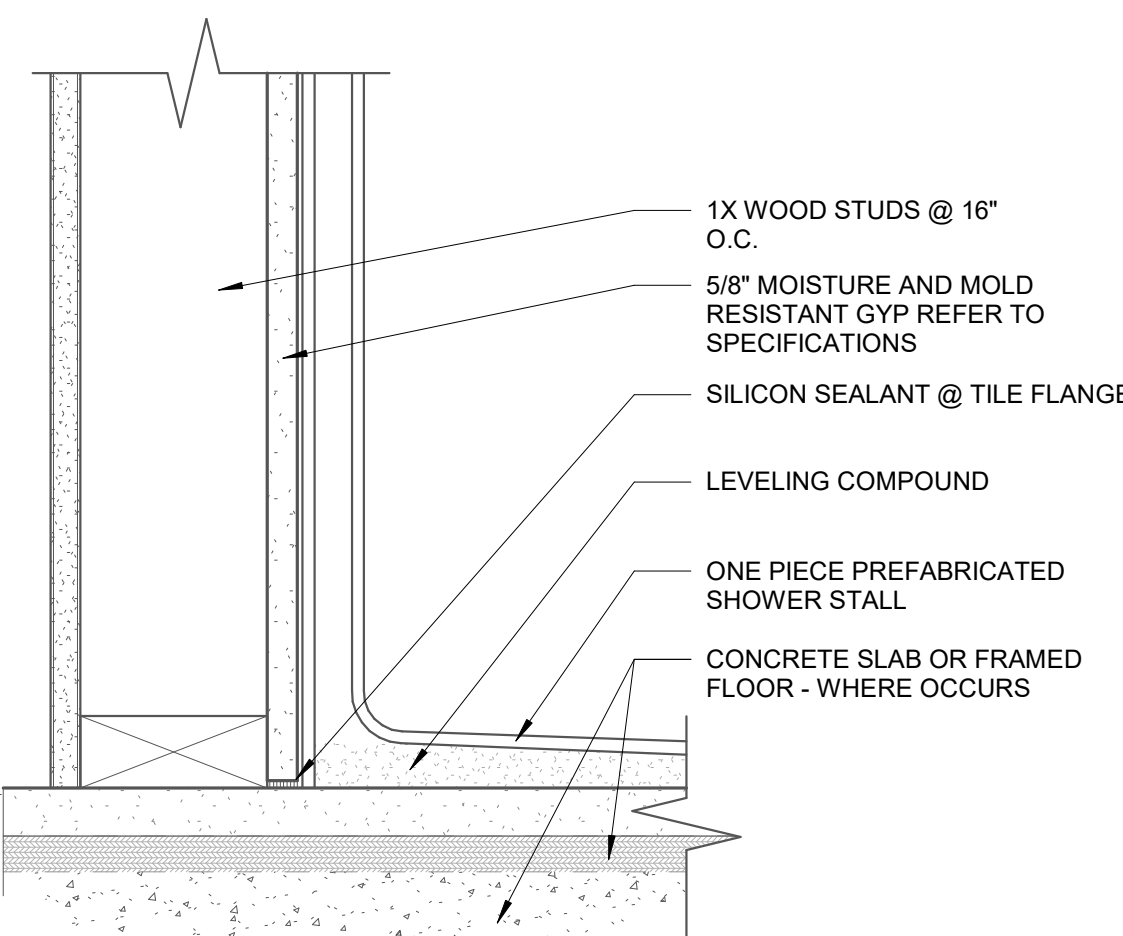
PRE MANUFACTURED SHOWER PLAN
3/4" = 1'-0" **10**



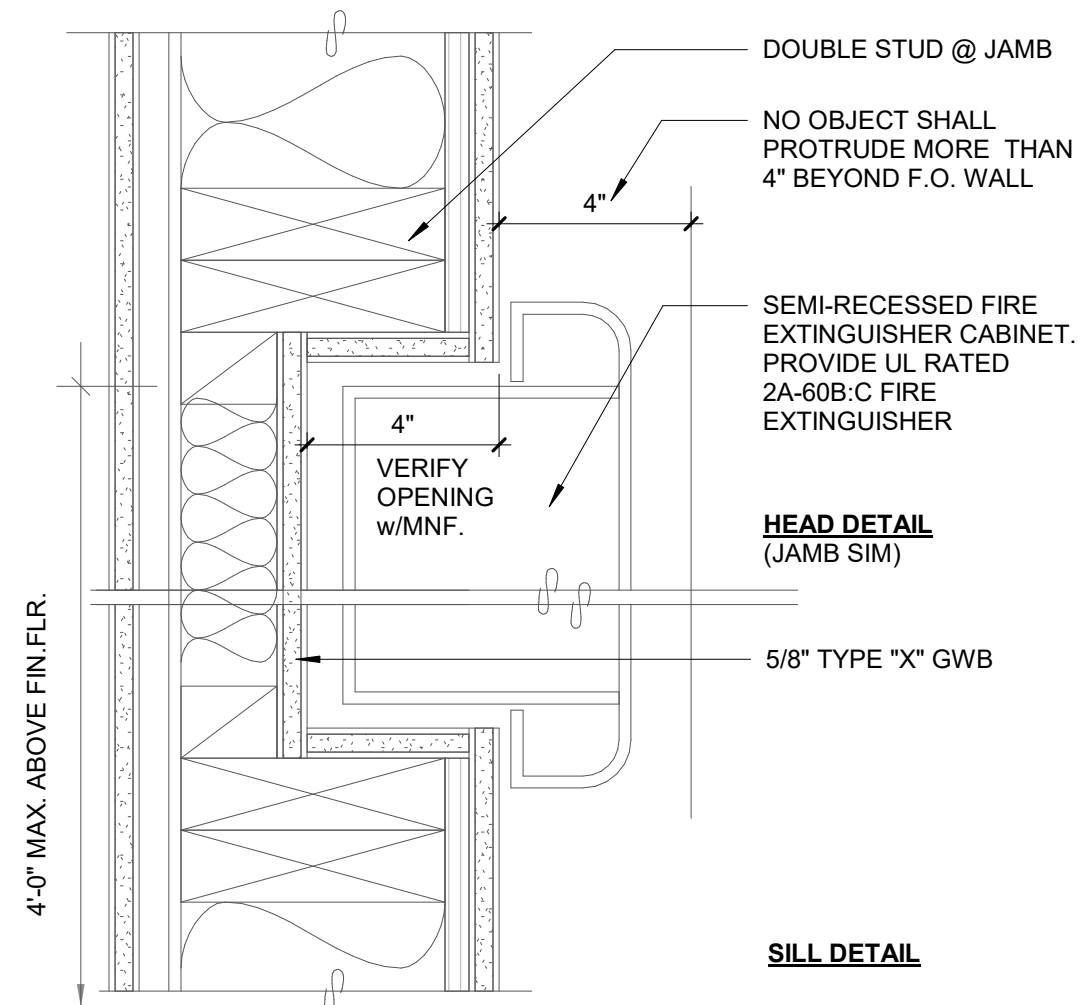
BASE CABINET WITH SINK
1 1/2" = 1'-0" **6**



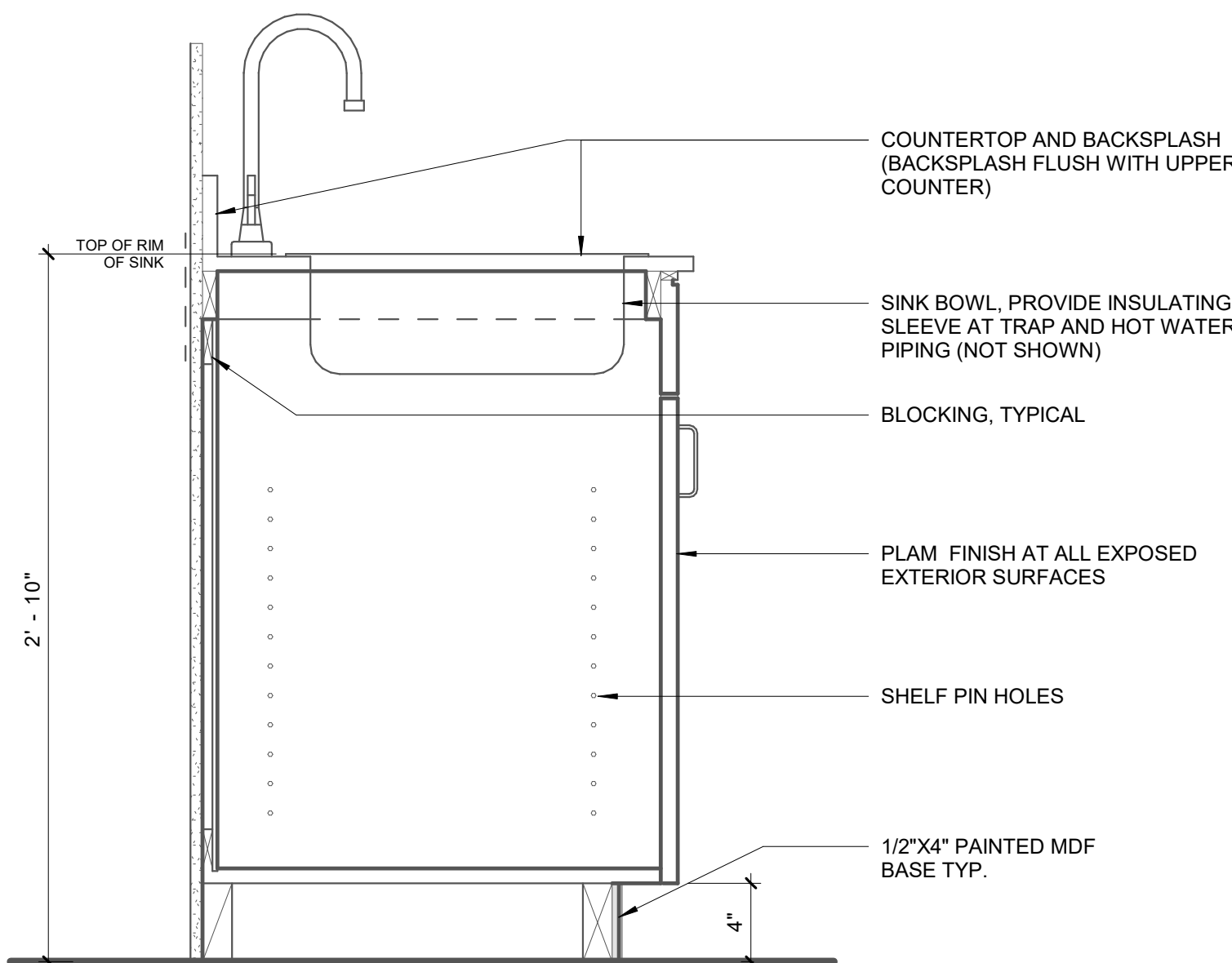
ELECTRICAL OUTLETS SOUND RATED WALLS
3" = 1'-0" **2**



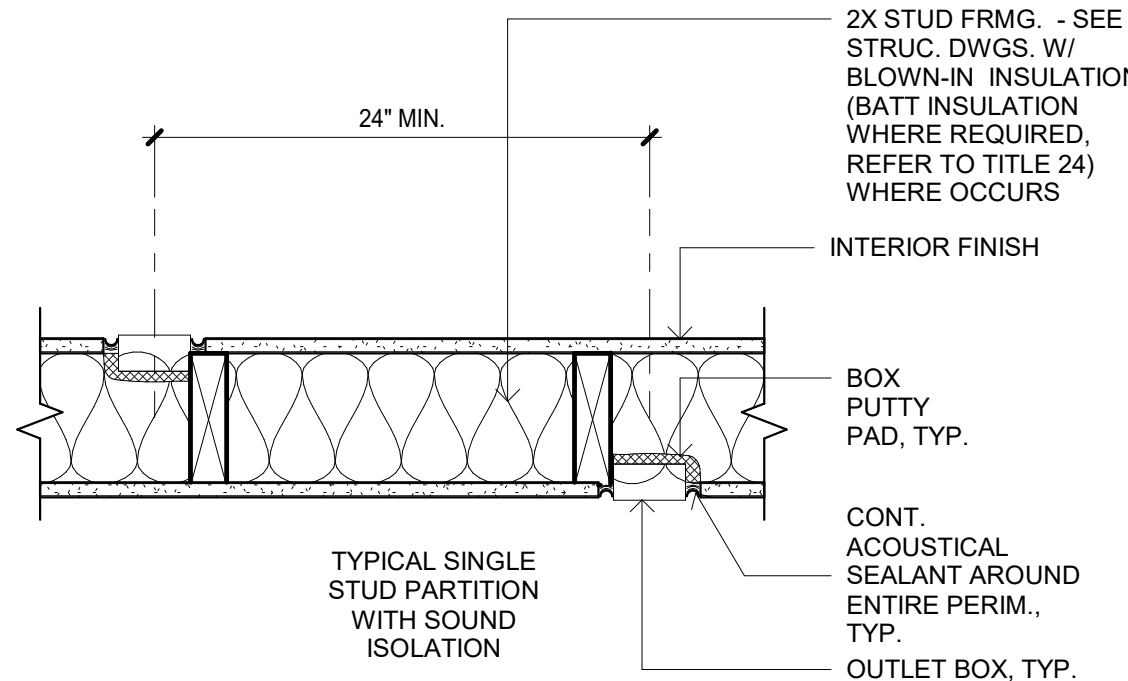
PREFABRICATED SHOWER BASE
3" = 1'-0" **13**



RECESSED FIRE EXTINGUISHER
3" = 1'-0" **9**



BASE CABINET WITH SINK
1 1/2" = 1'-0" **5**



OUTLET BOX DETAIL
1 1/2" = 1'-0" **1**

ARCHITECT:



3834 WILLAT AVENUE, CULVER CITY, CA 90232
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CONSULTANT:

OWNER:

WHEN LIFE HANDS YOU LEMONS, LP

6265 VARIEL AVENUE
WOODLAND HILLS, CA 91367

818.789.5550

PROJECT:

KENSINGTON CAMPUS

AVENUE I & WEST 32ND STREET
WEST LANCASTER, CA 93536

BUILDINGS:
45260 32ND ST W
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KEY PLAN

PROJECT NO.	17011
PLOT DATE	11.16.2018
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SHEET TITLE

INTERIOR DETAILS

SHEET NO.

A8.81

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WOODLAND HILLS, CA 91367

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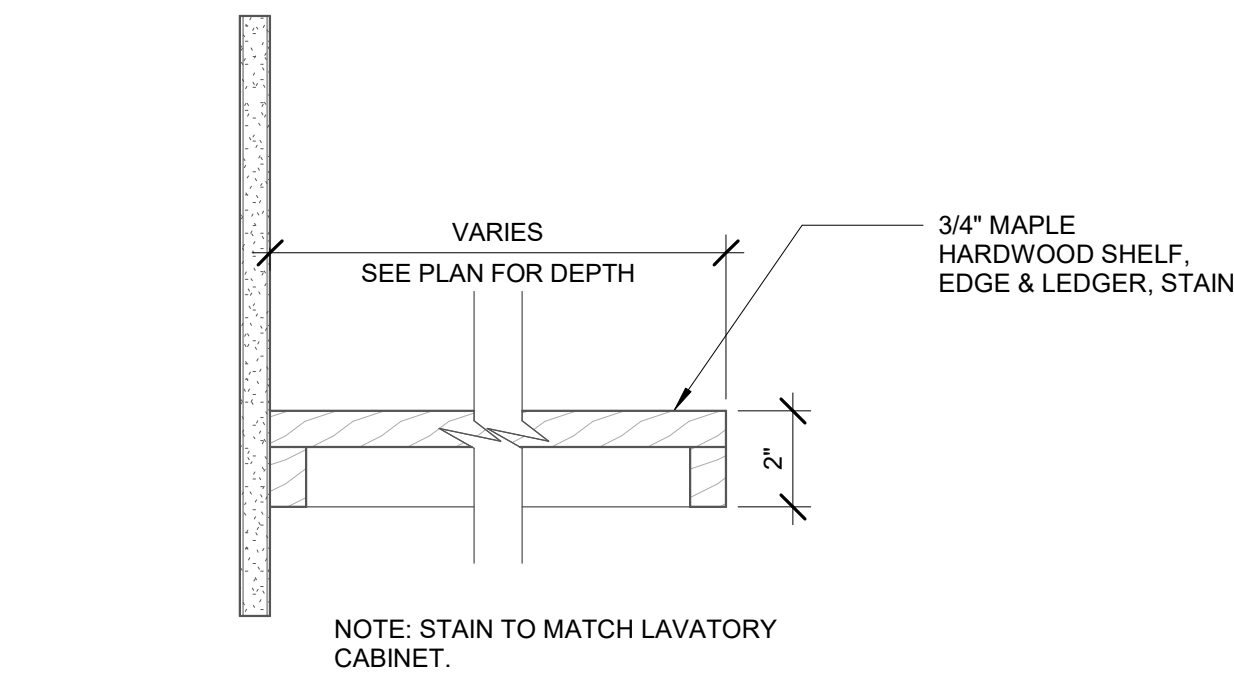
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INTERIOR DETAILS

SHEET NO.

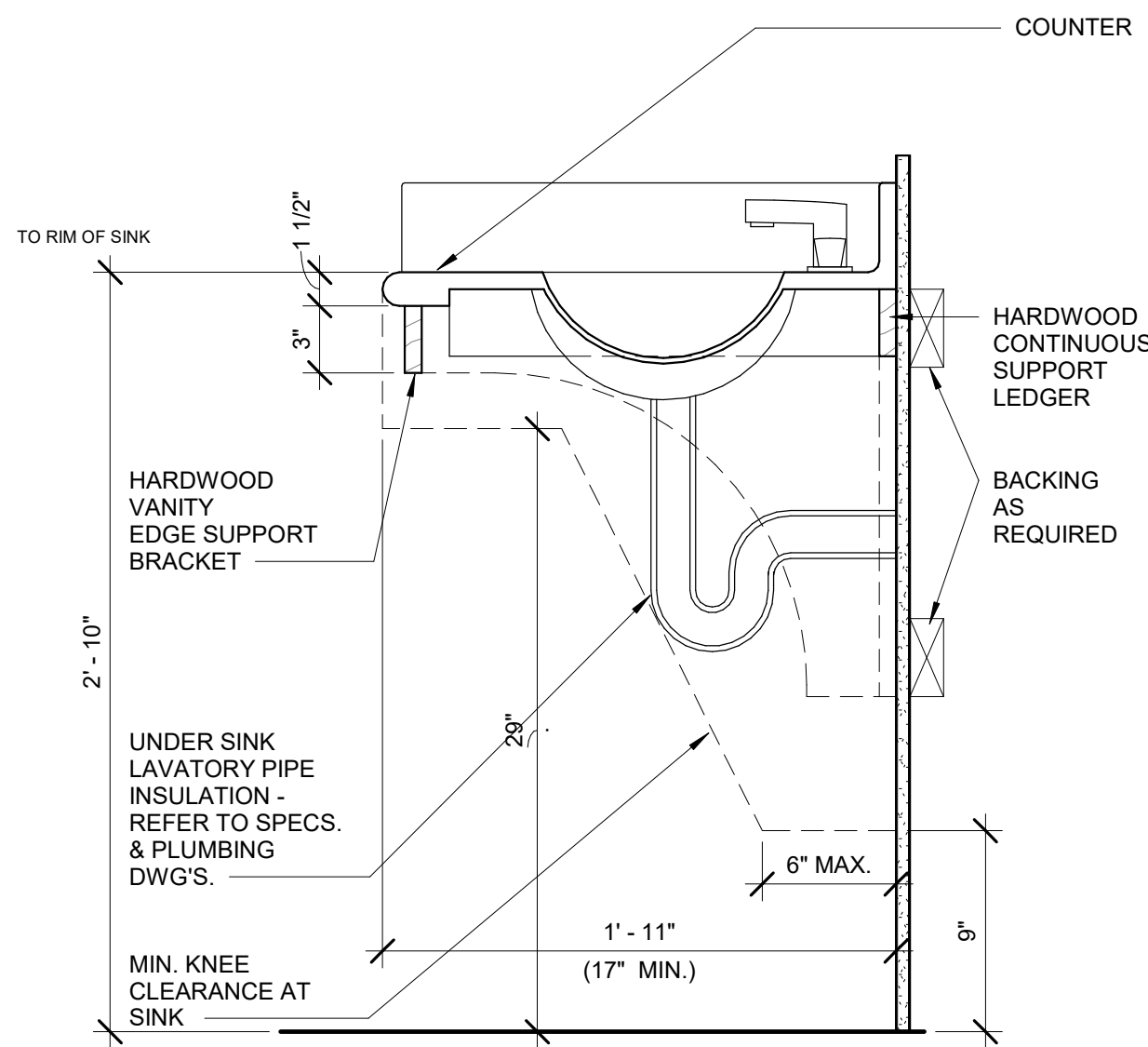
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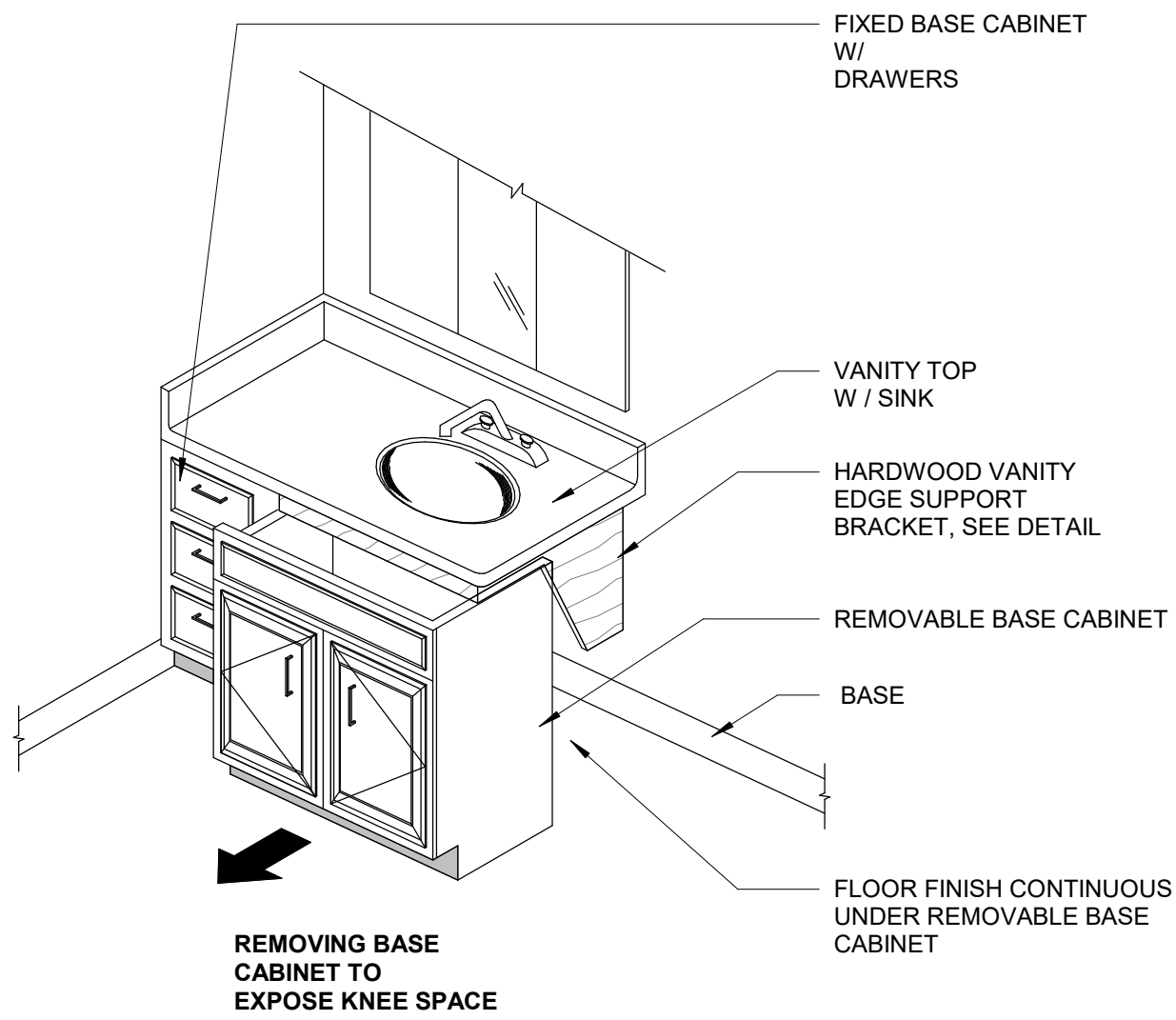
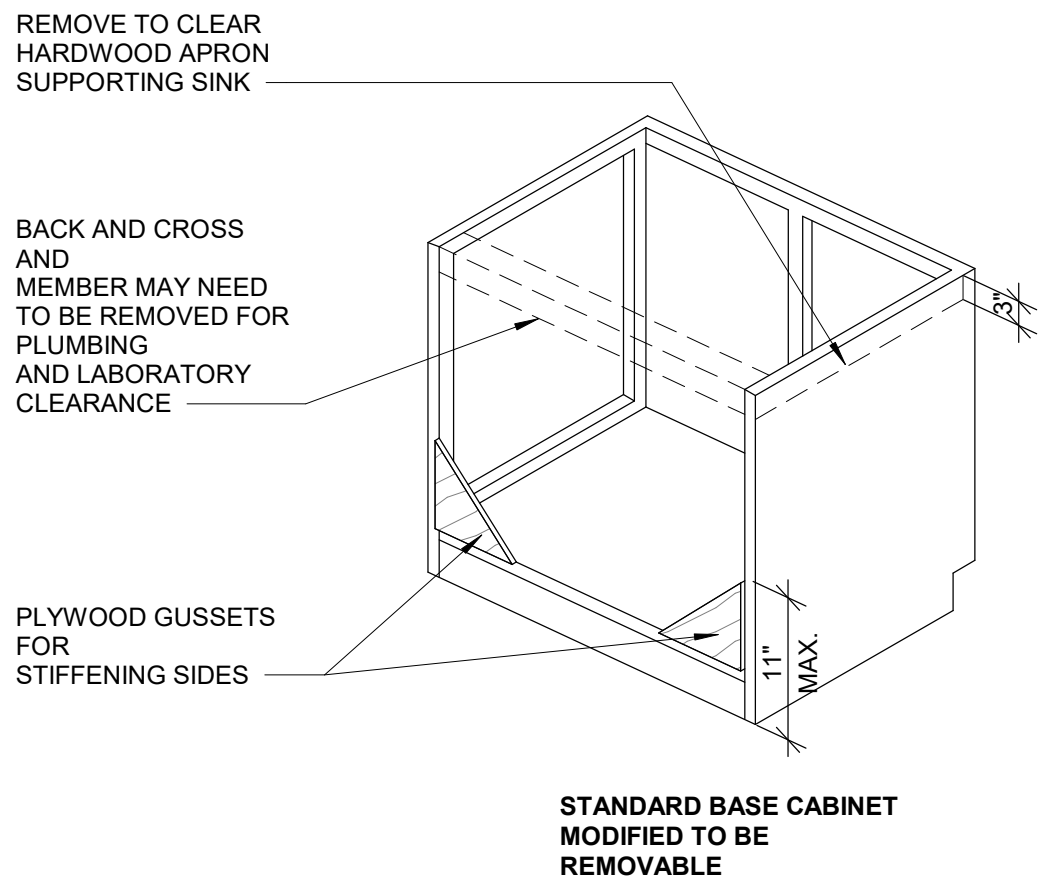
LINEN SHELF 3

3" = 1'-0"



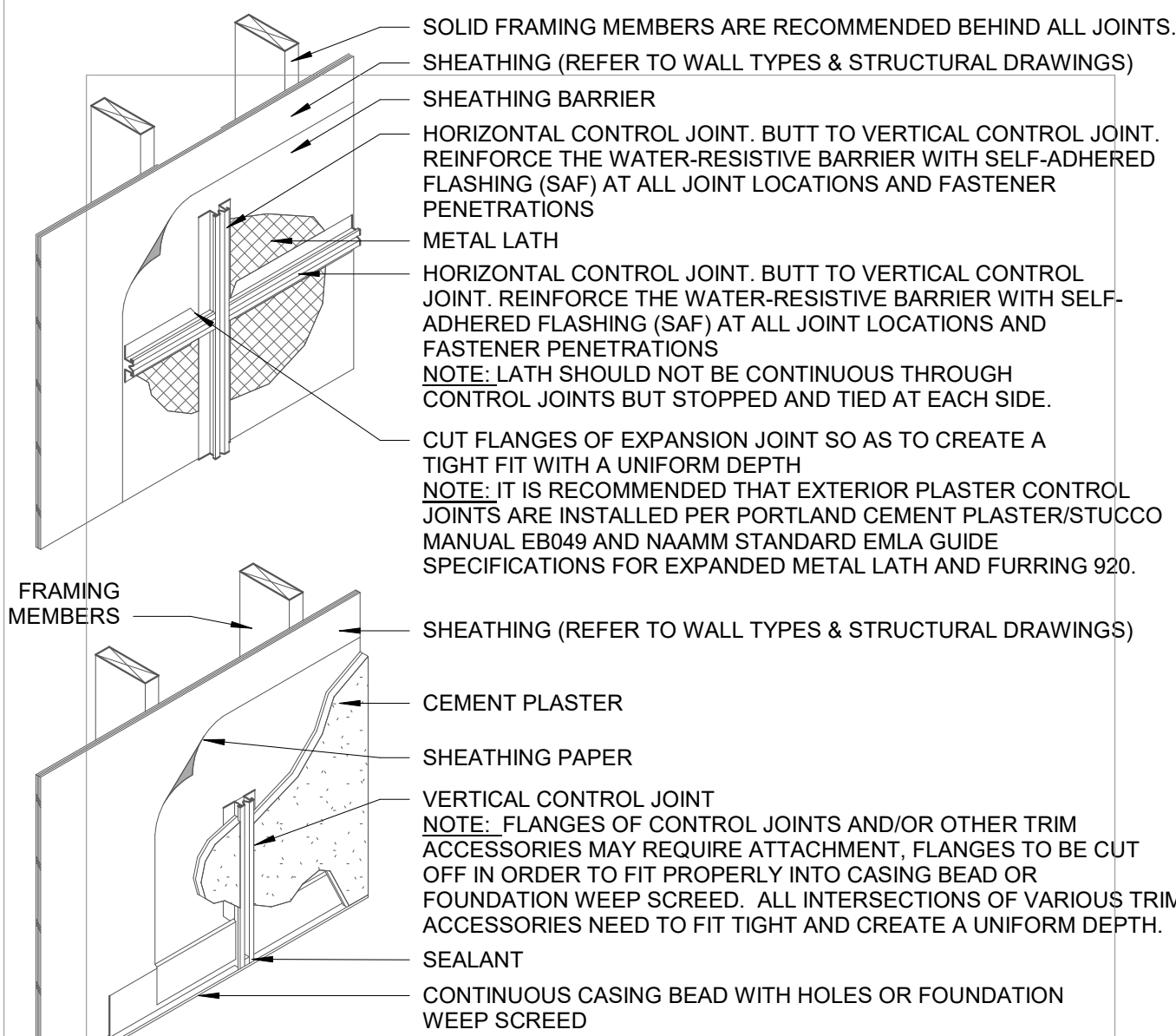
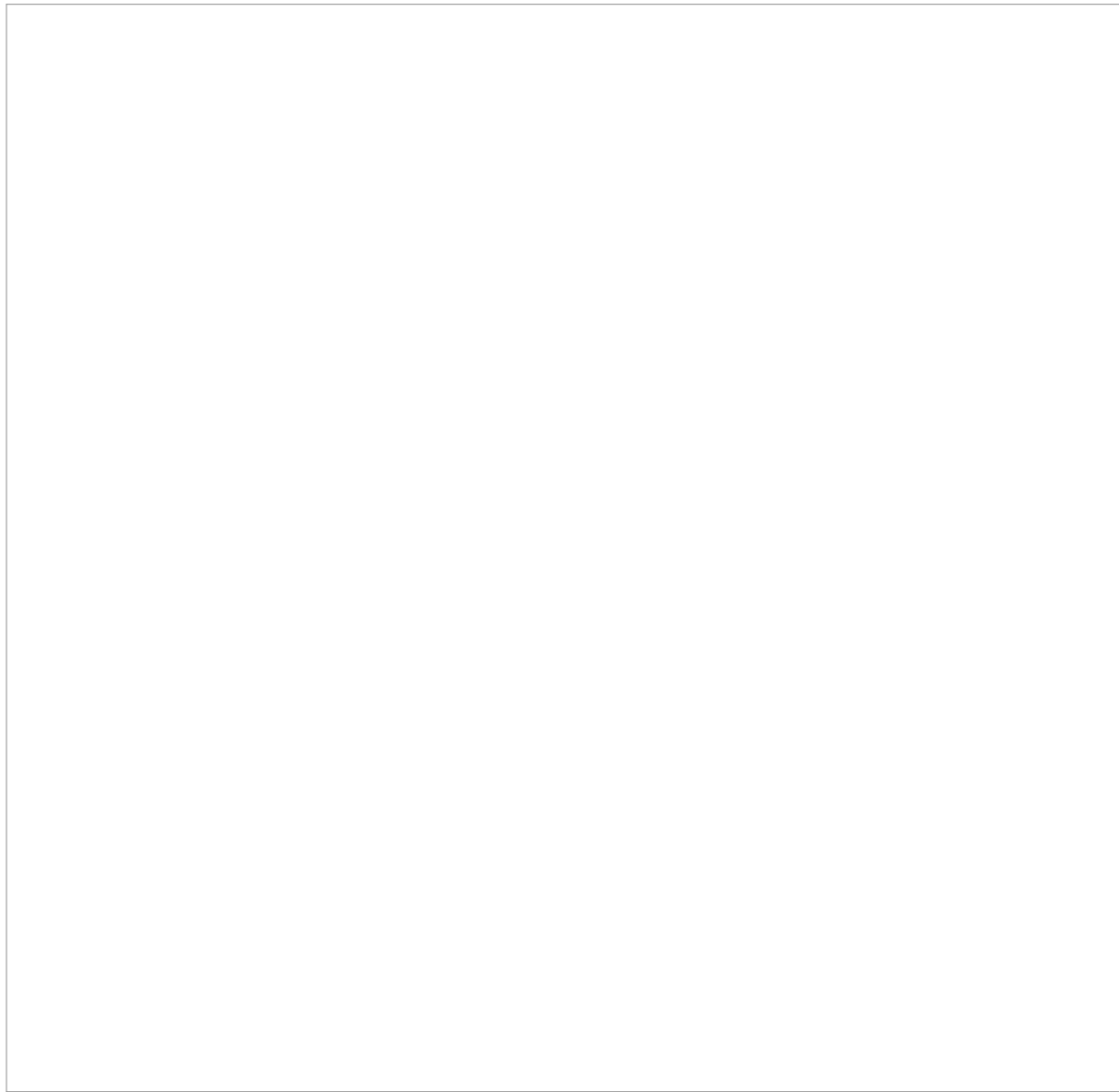
REMOVABLE CABINET AT VANITY 2

1 1/2" = 1'-0"

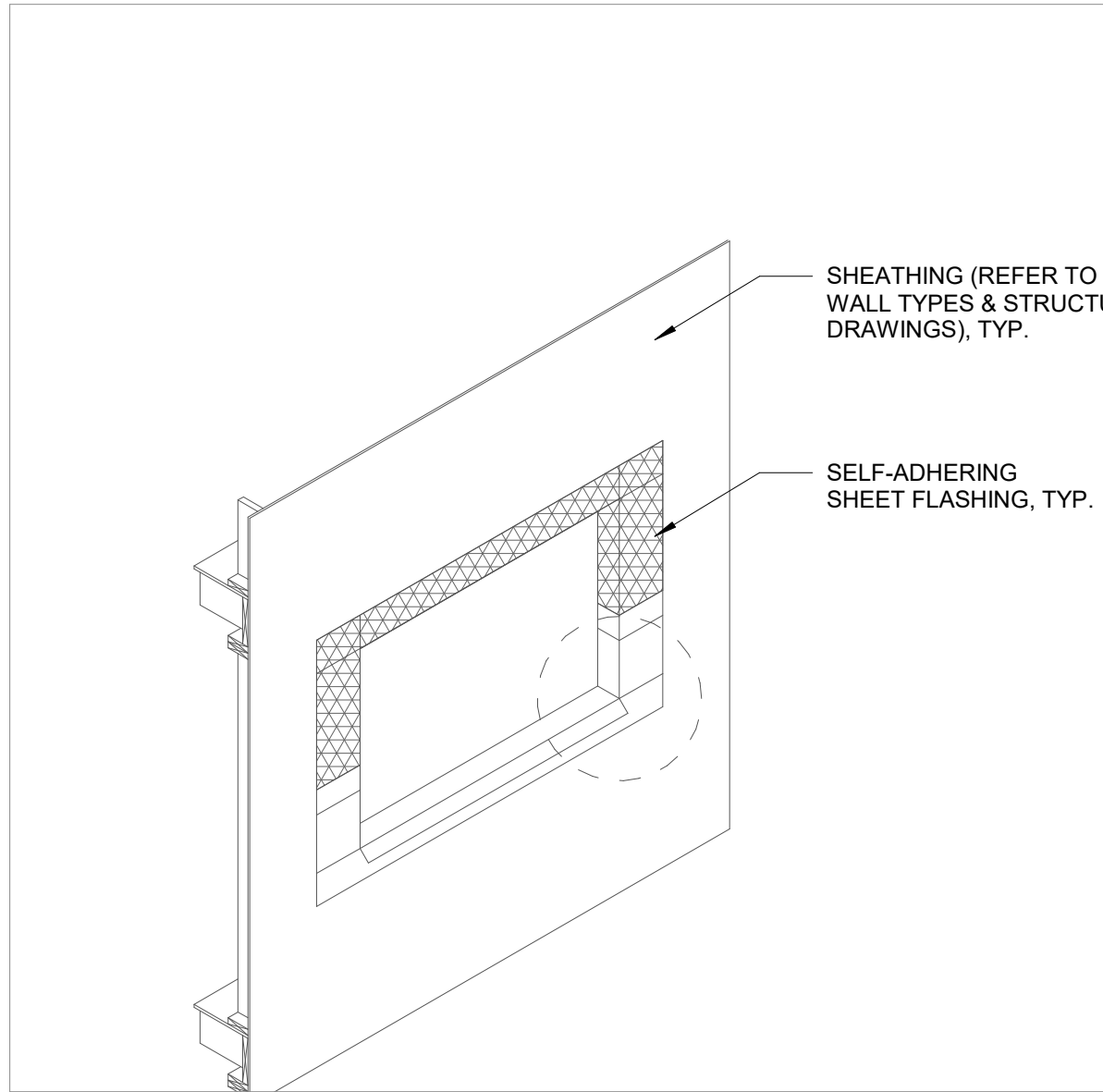


REMOVABLE CABINET AT VANITY 1

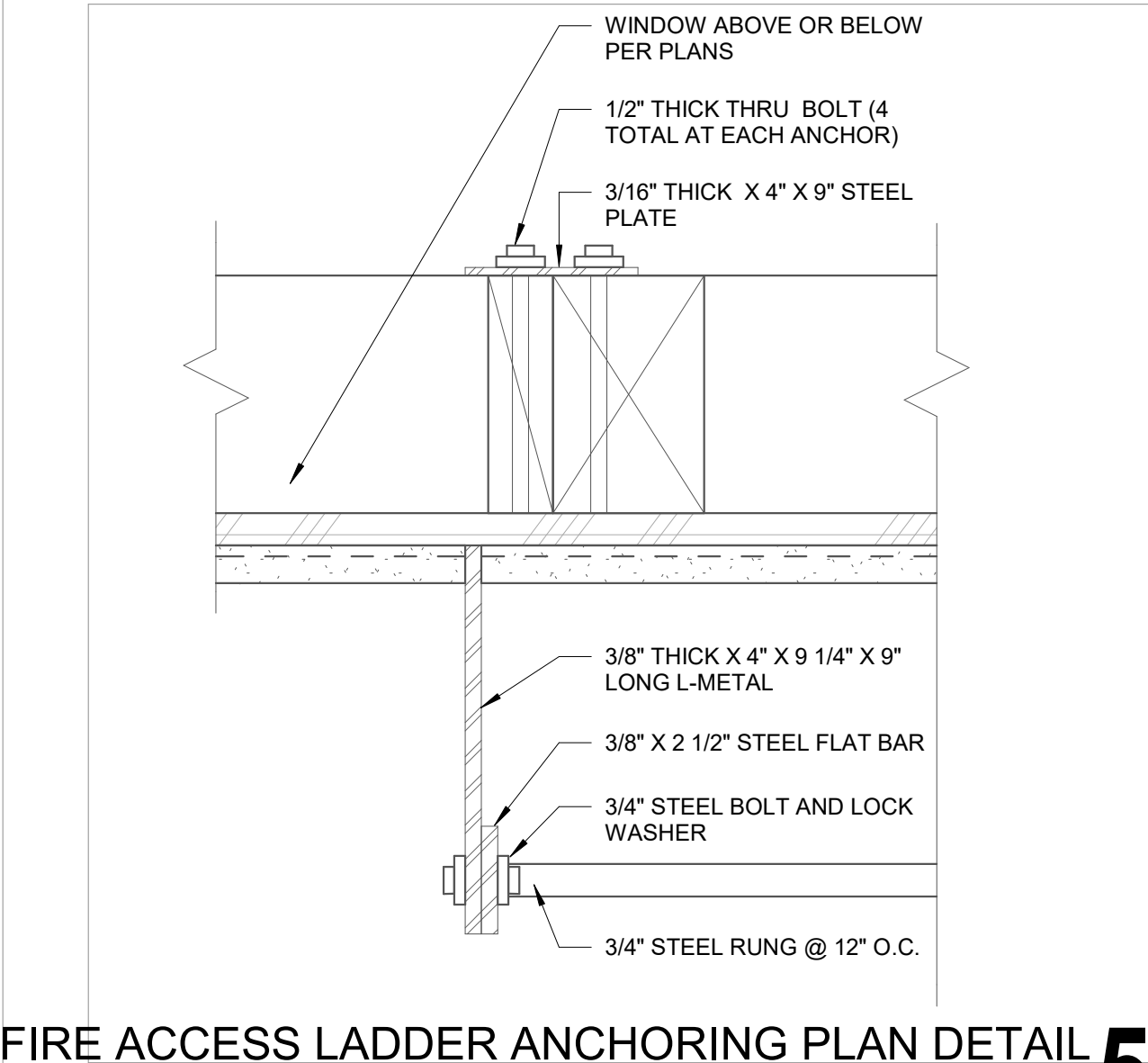
1/2" = 1'-0"



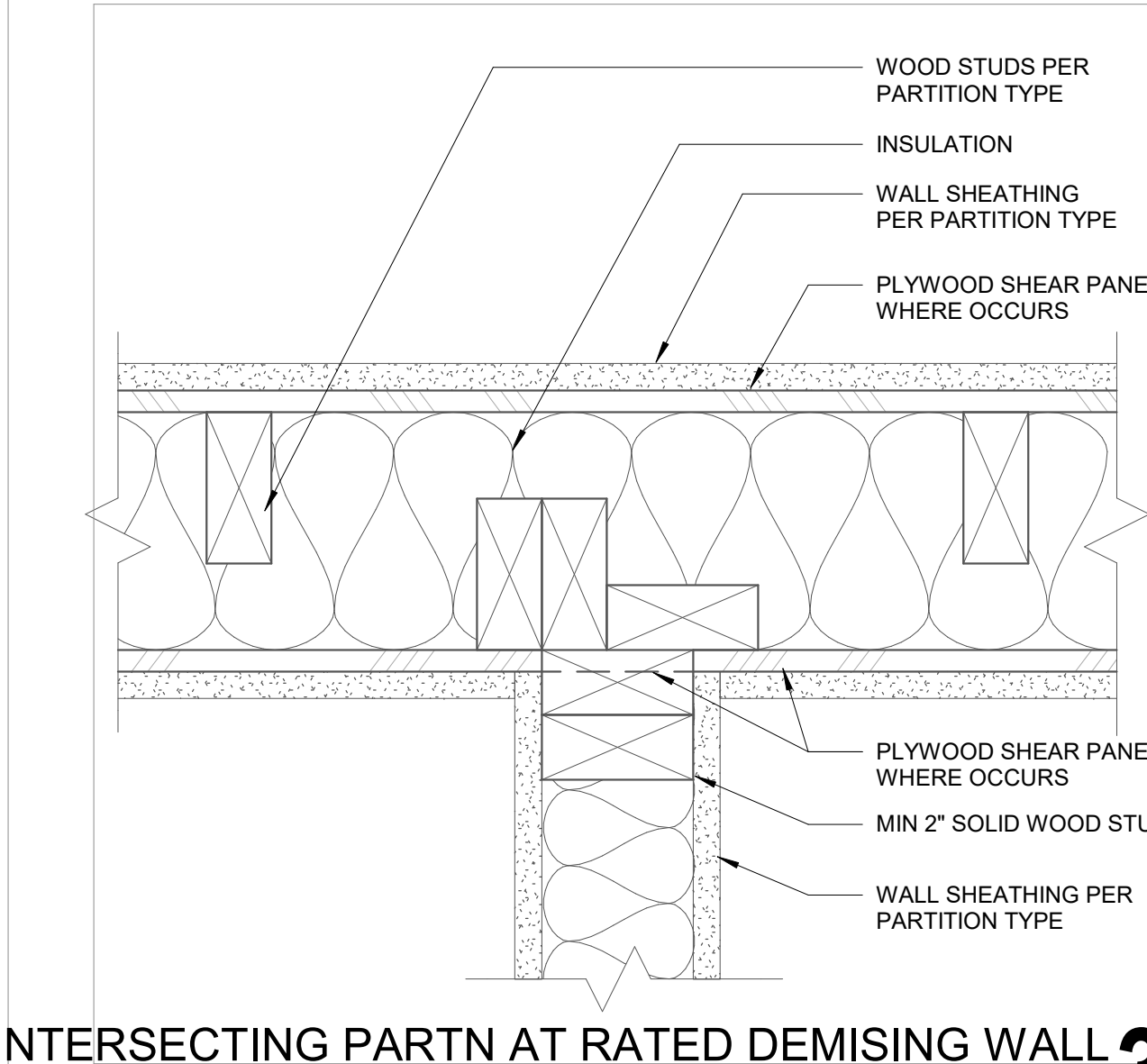
CEMENT PLASTER CONTROL JOINT
3/4" = 1'-0"



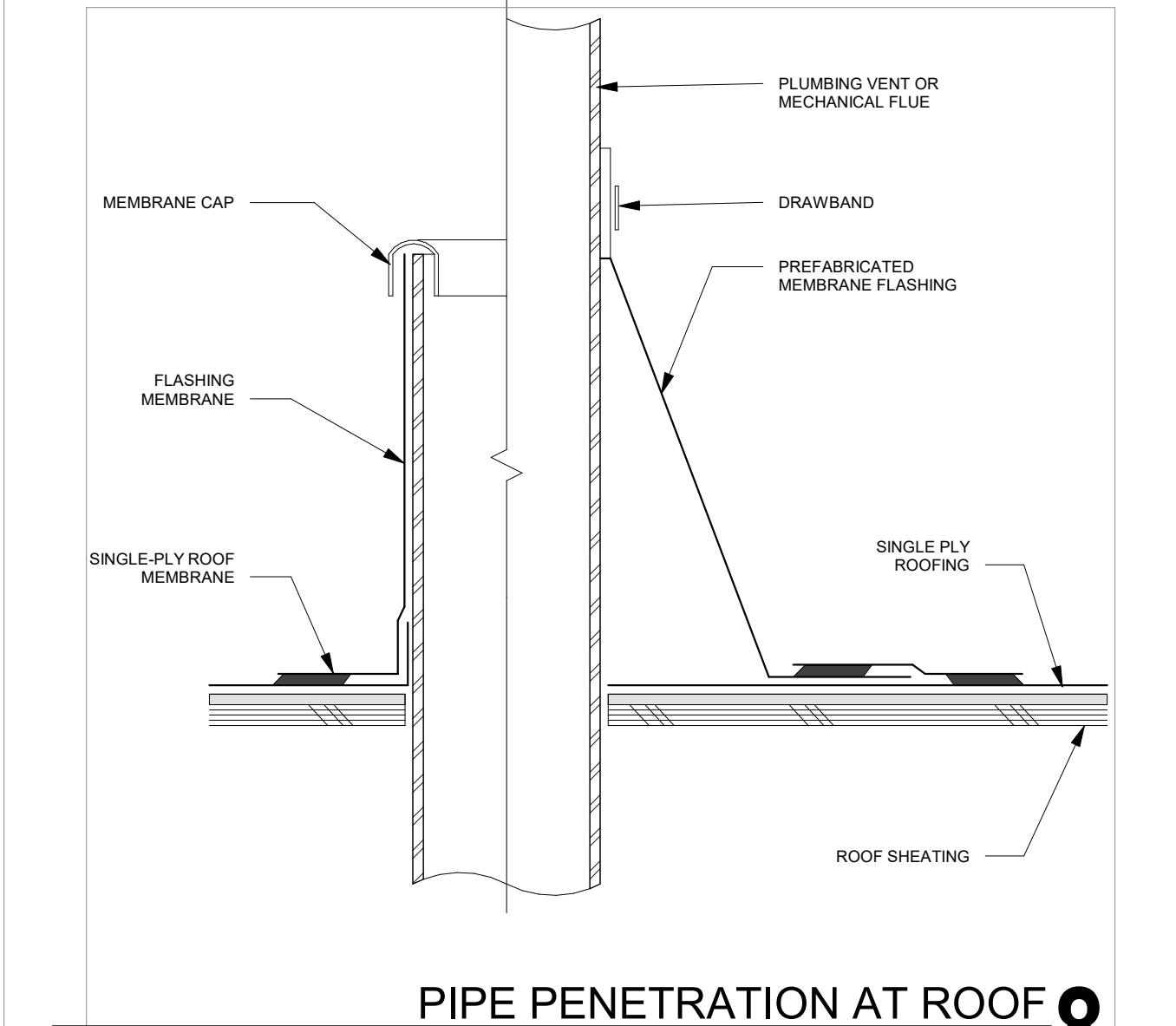
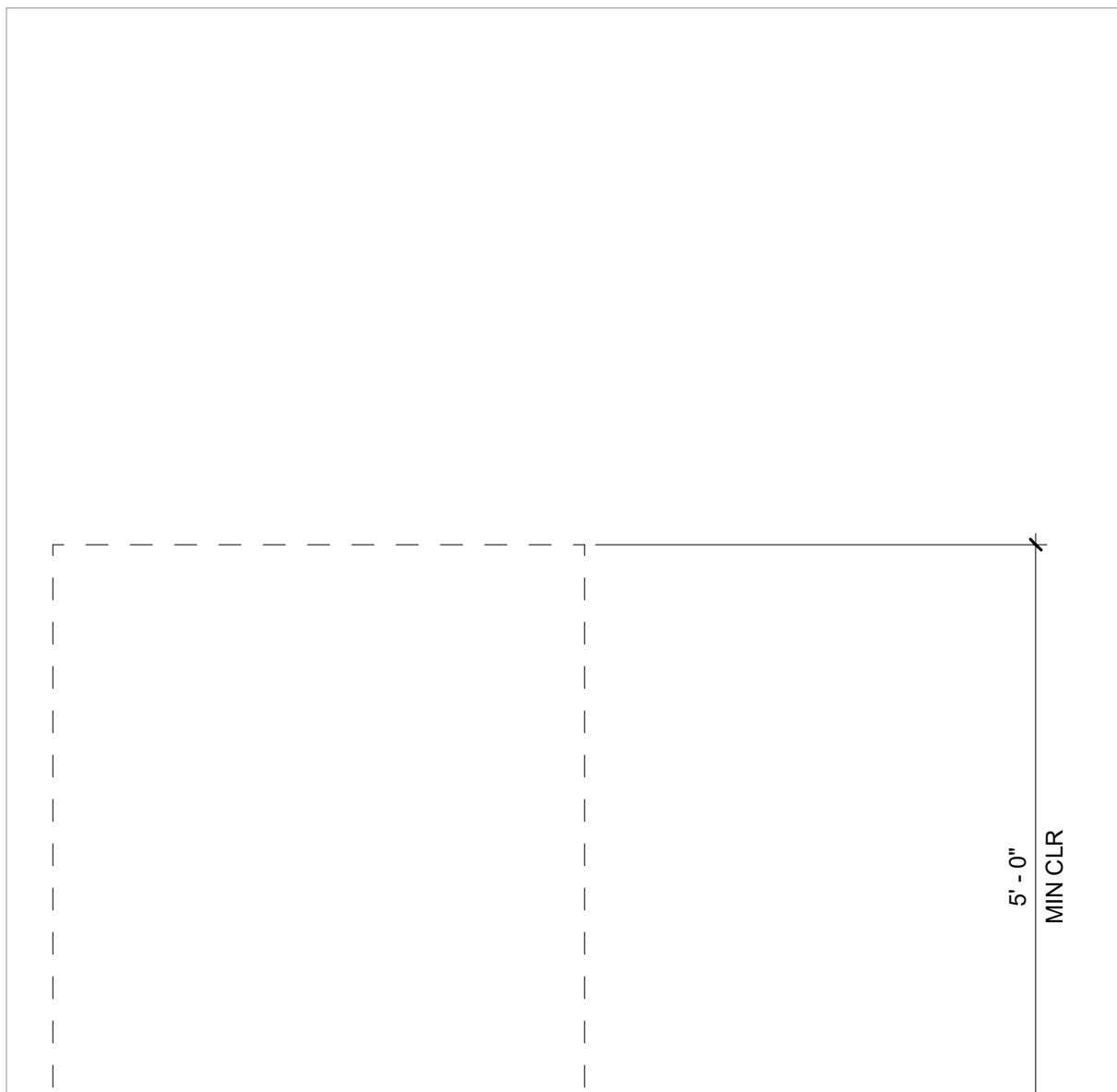
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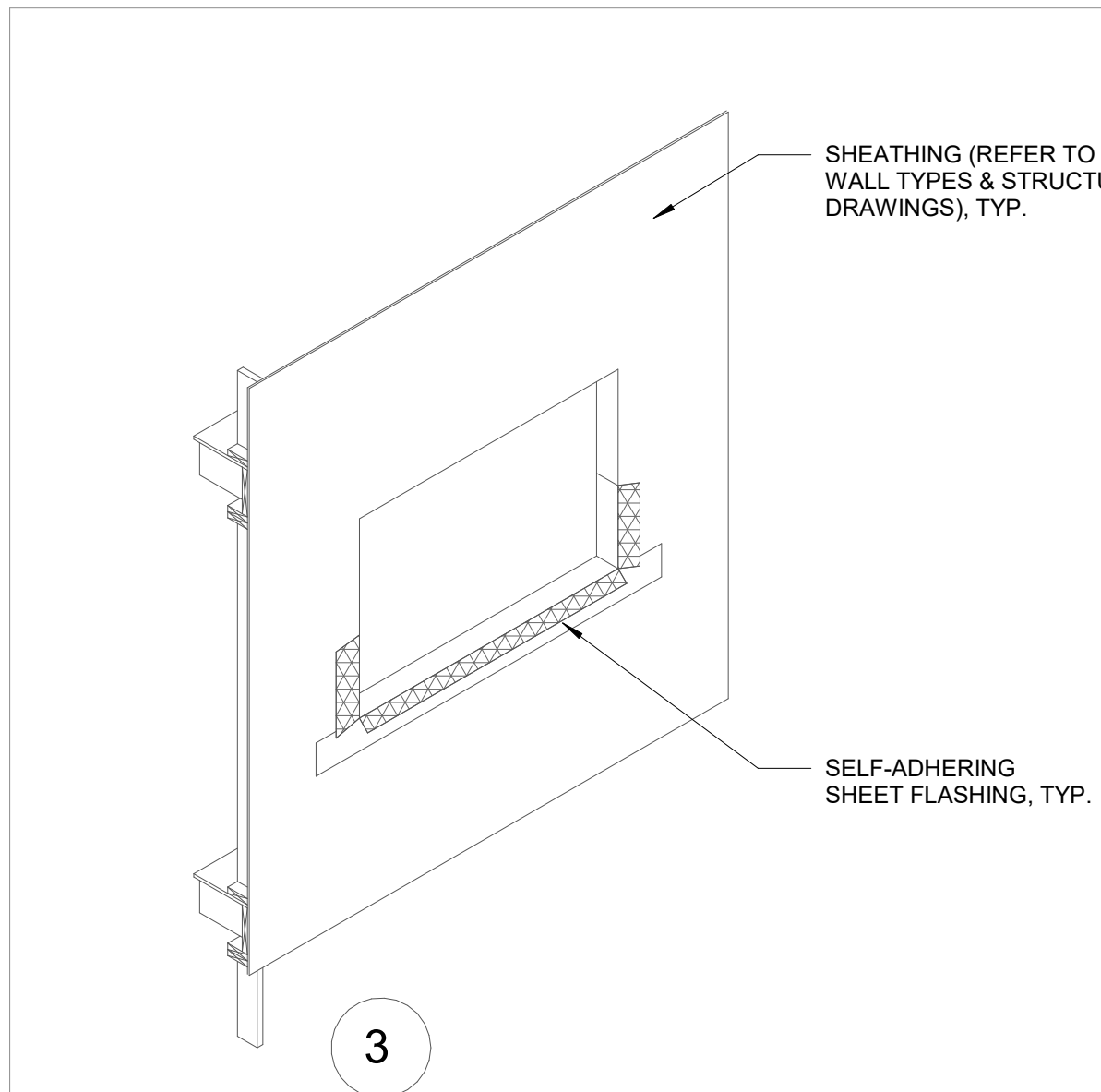
FIRE ACCESS LADDER ANCHORING PLAN DETAIL
3" = 1'-0"



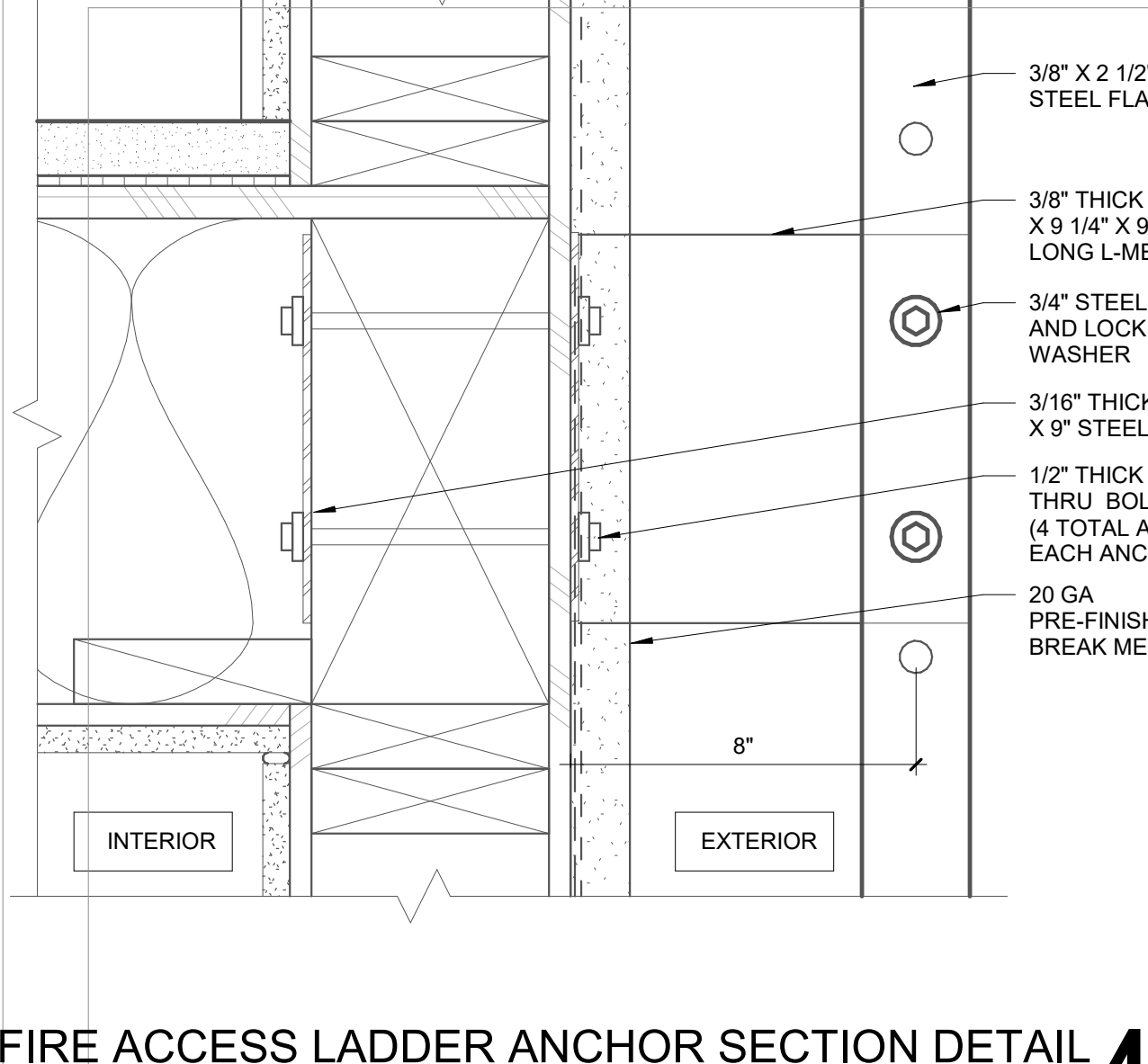
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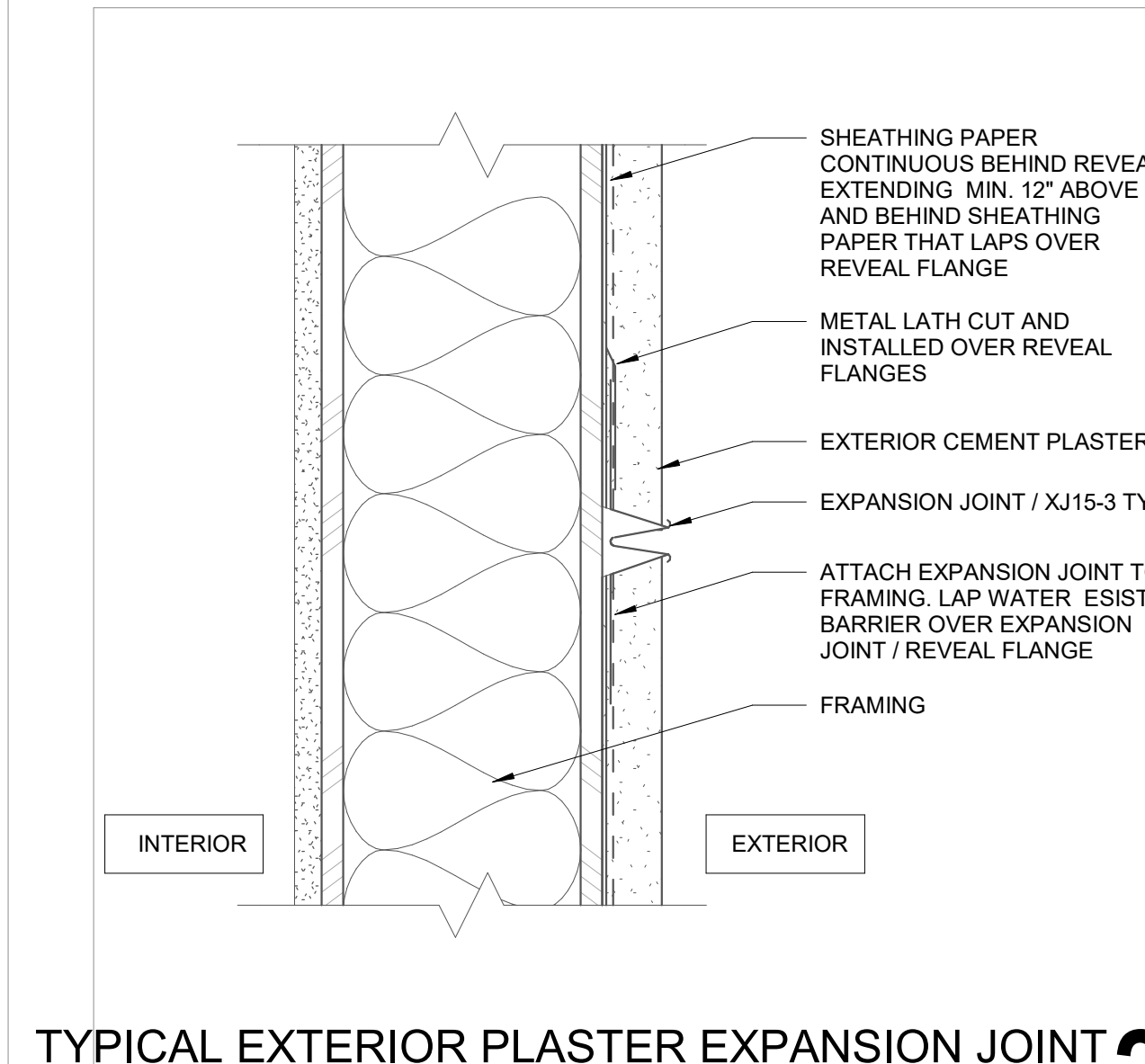
PIPE PENETRATION AT ROOF
3" = 1'-0"



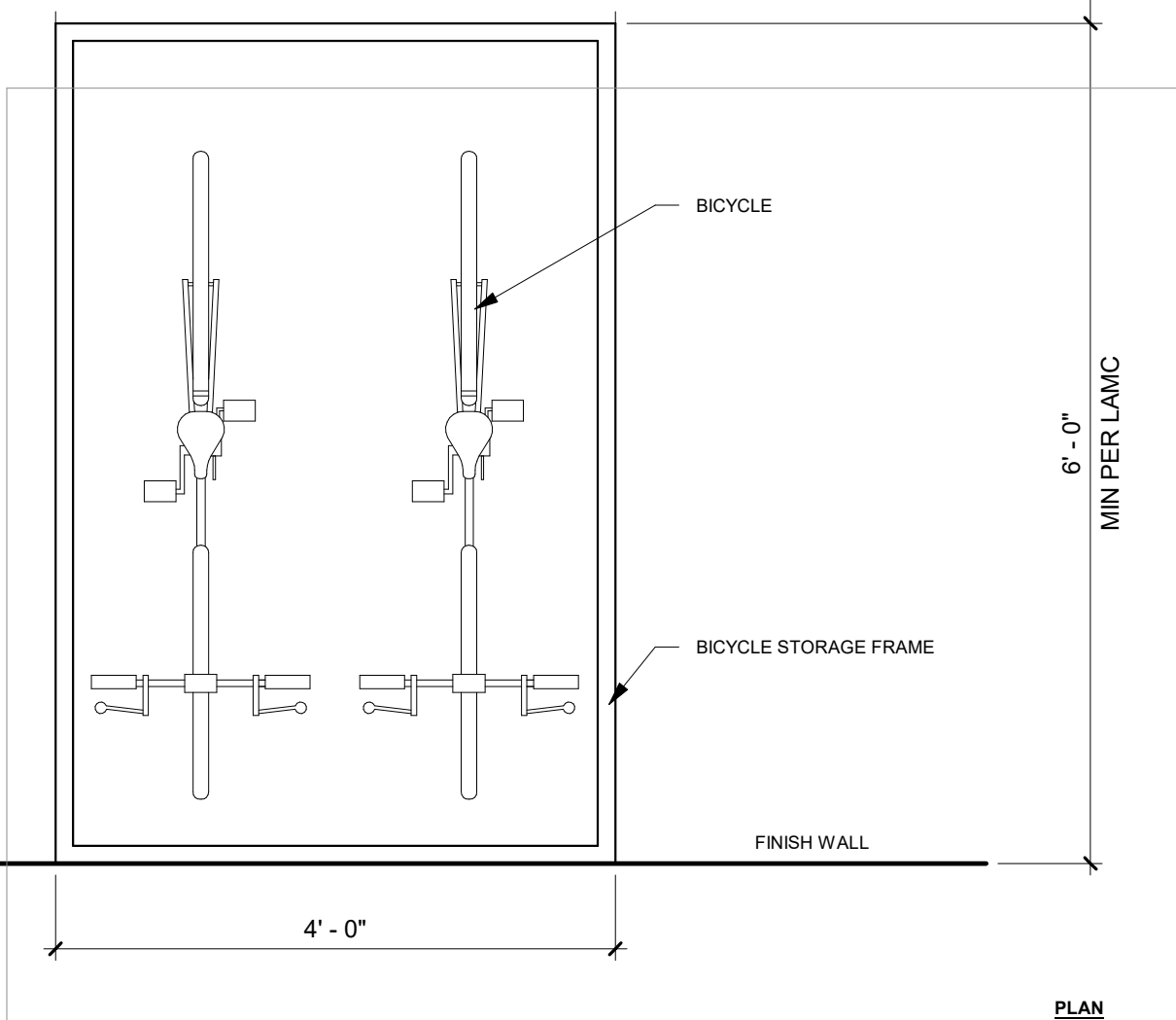
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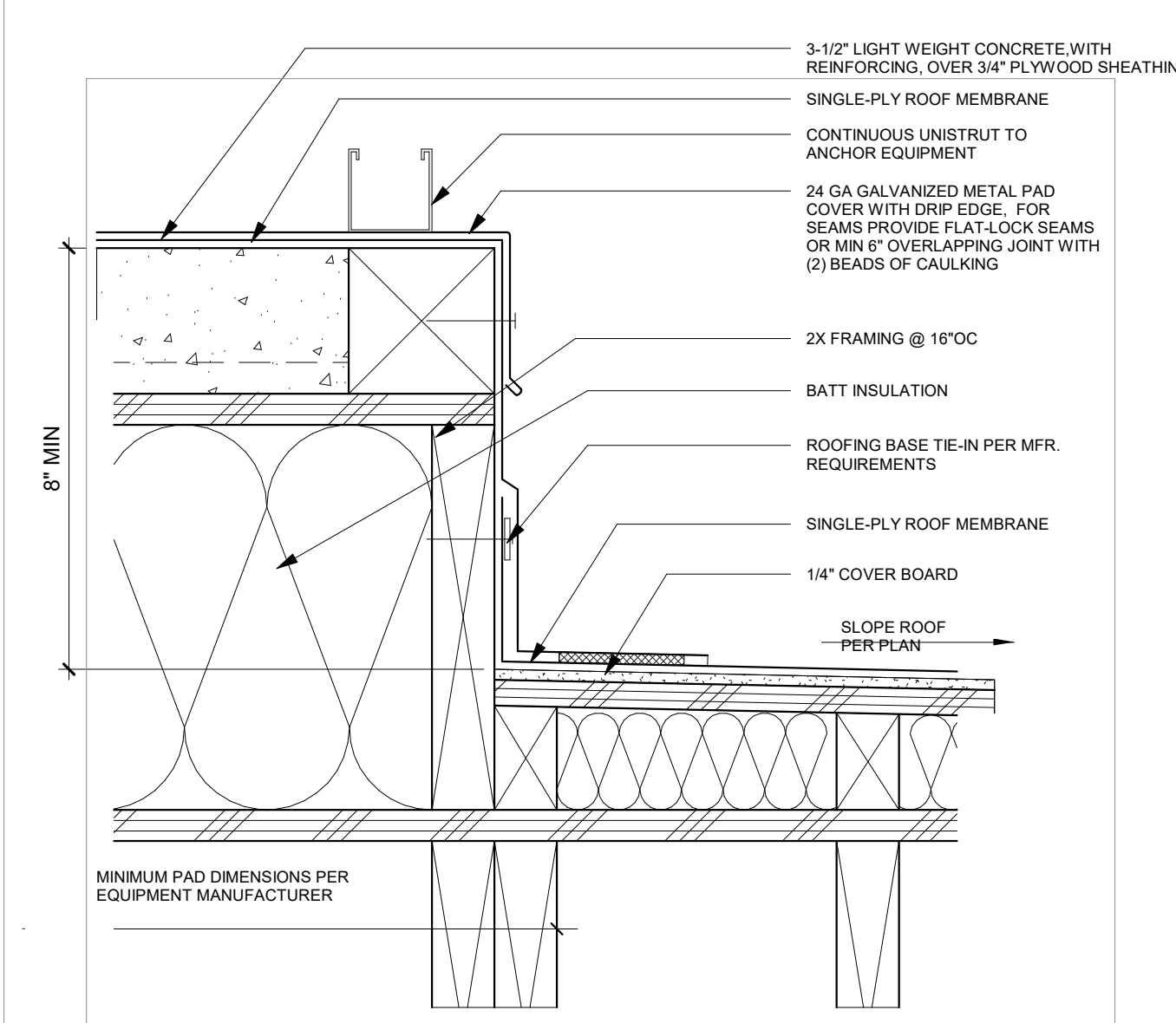
FIRE ACCESS LADDER ANCHOR SECTION DETAIL
3" = 1'-0"



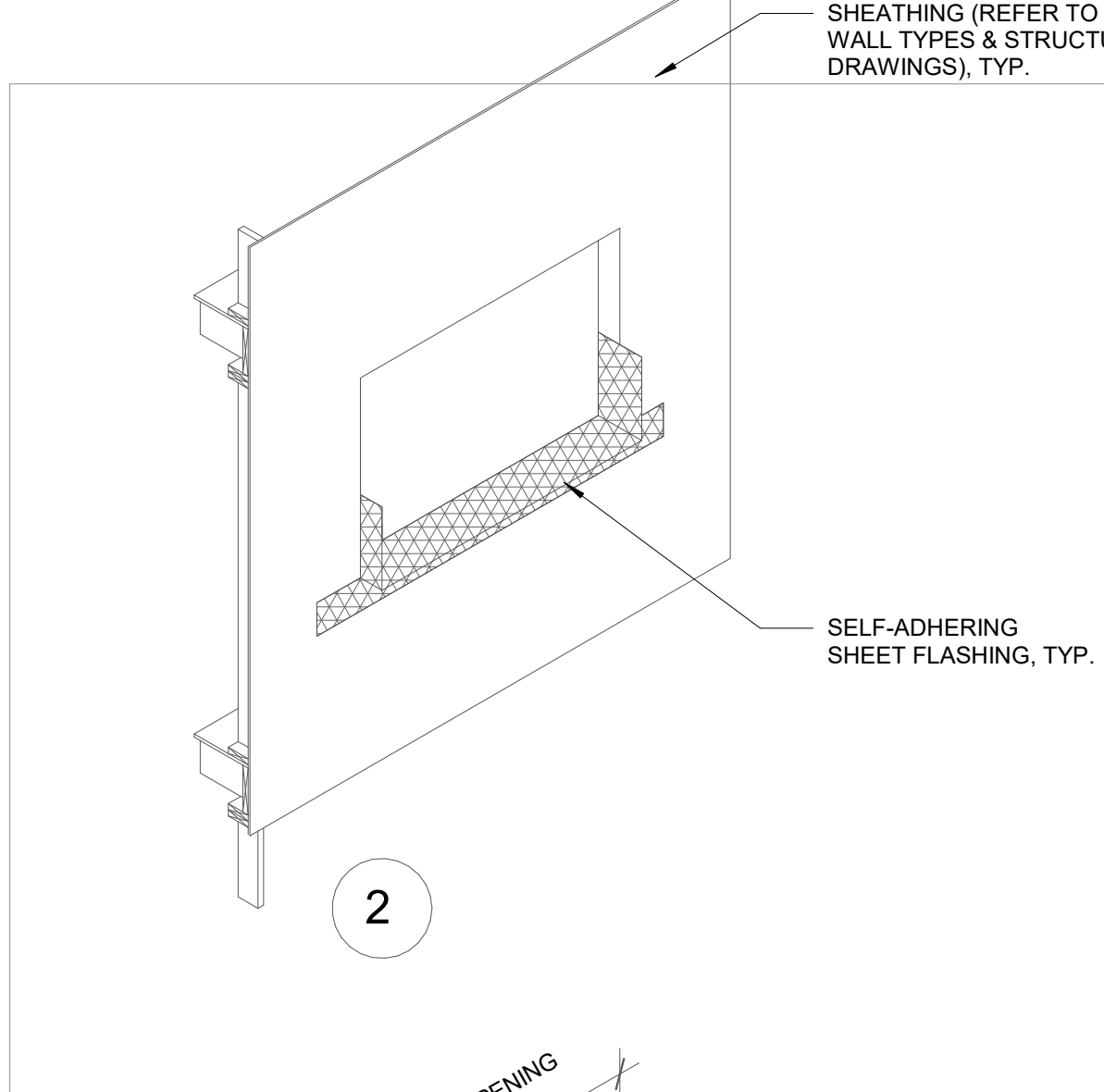
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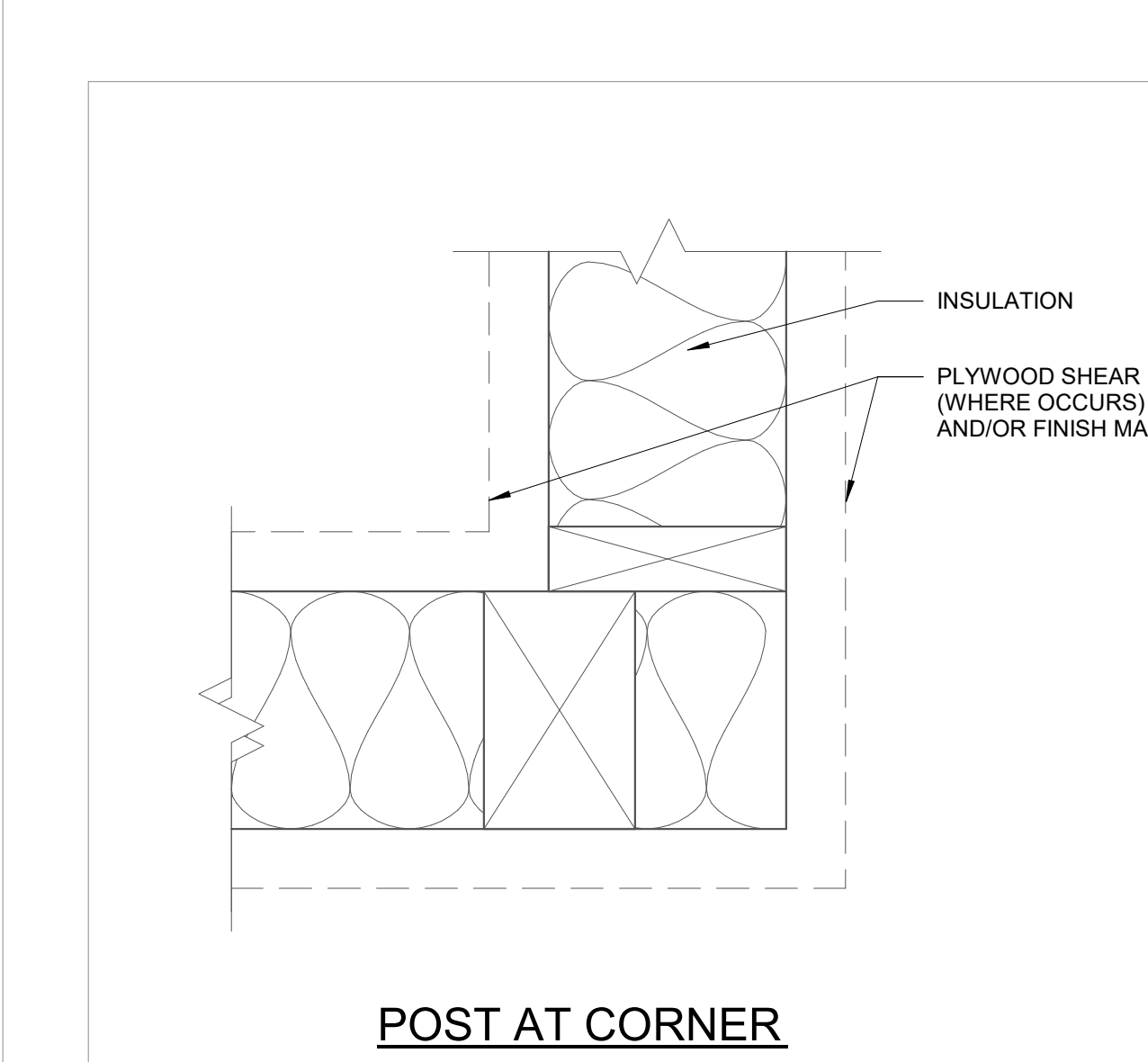
PLAN



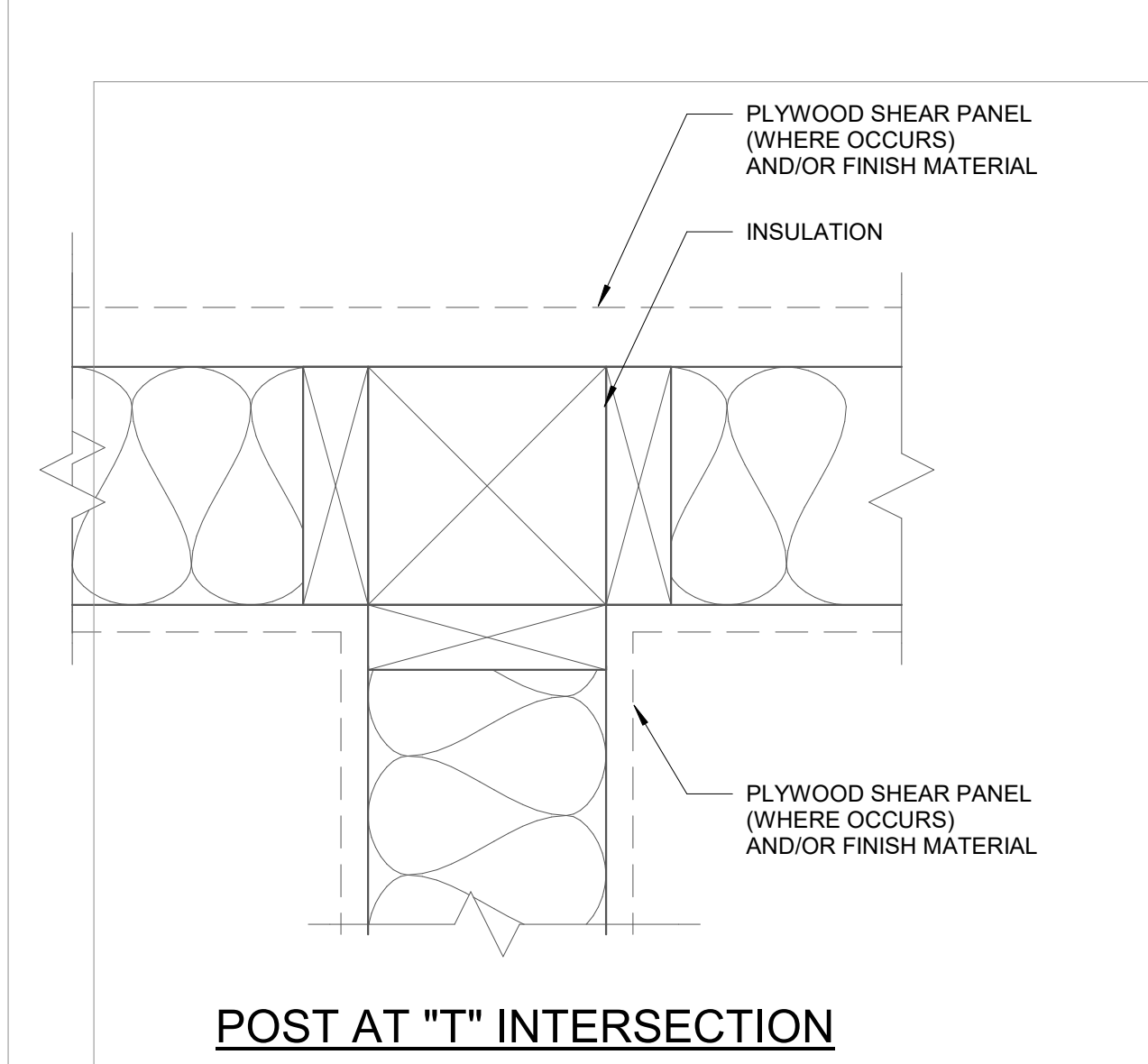
MECHANICAL EQUIPMENT PAD AT ROOF
3" = 1'-0"



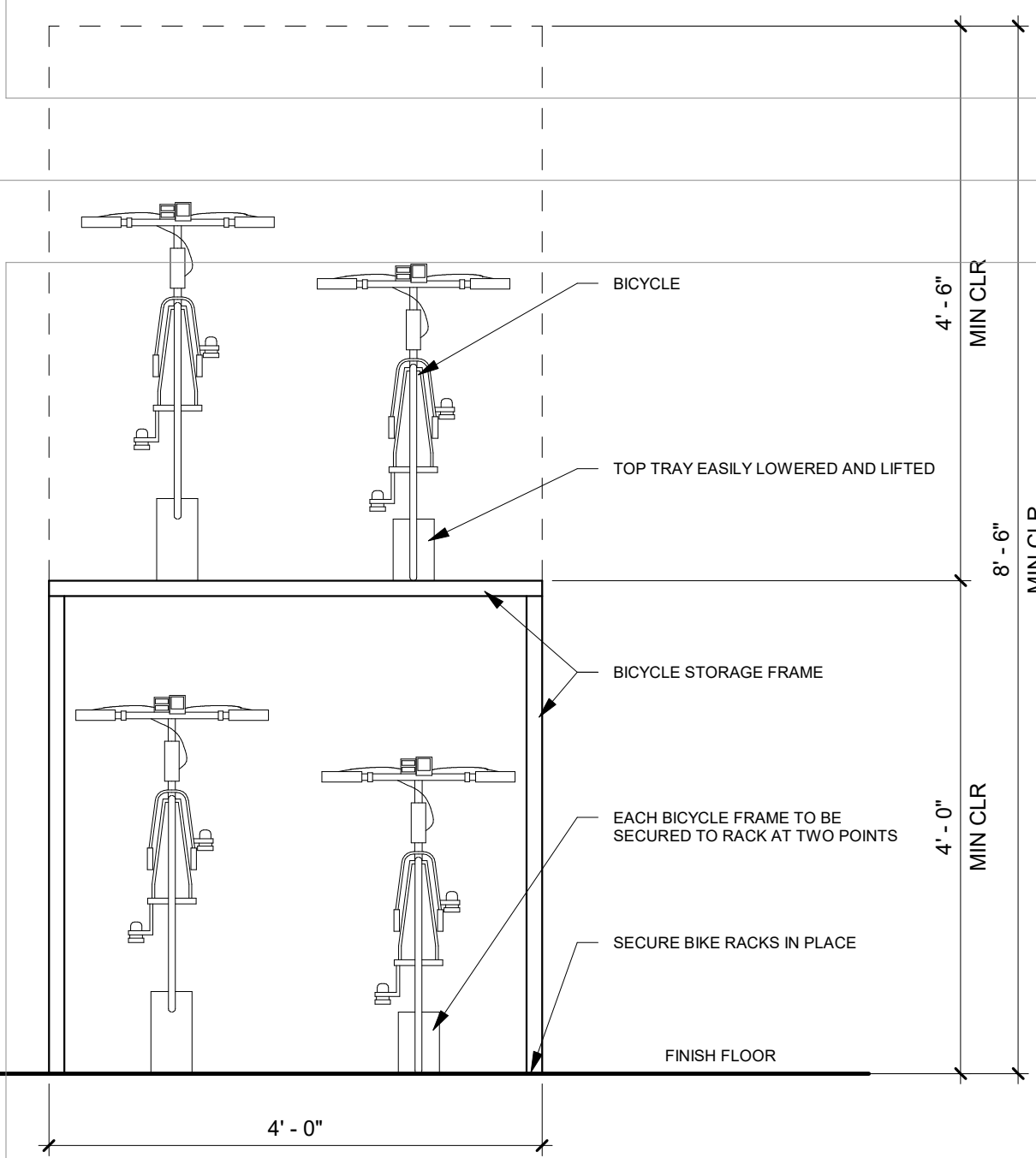
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POST AT CORNER

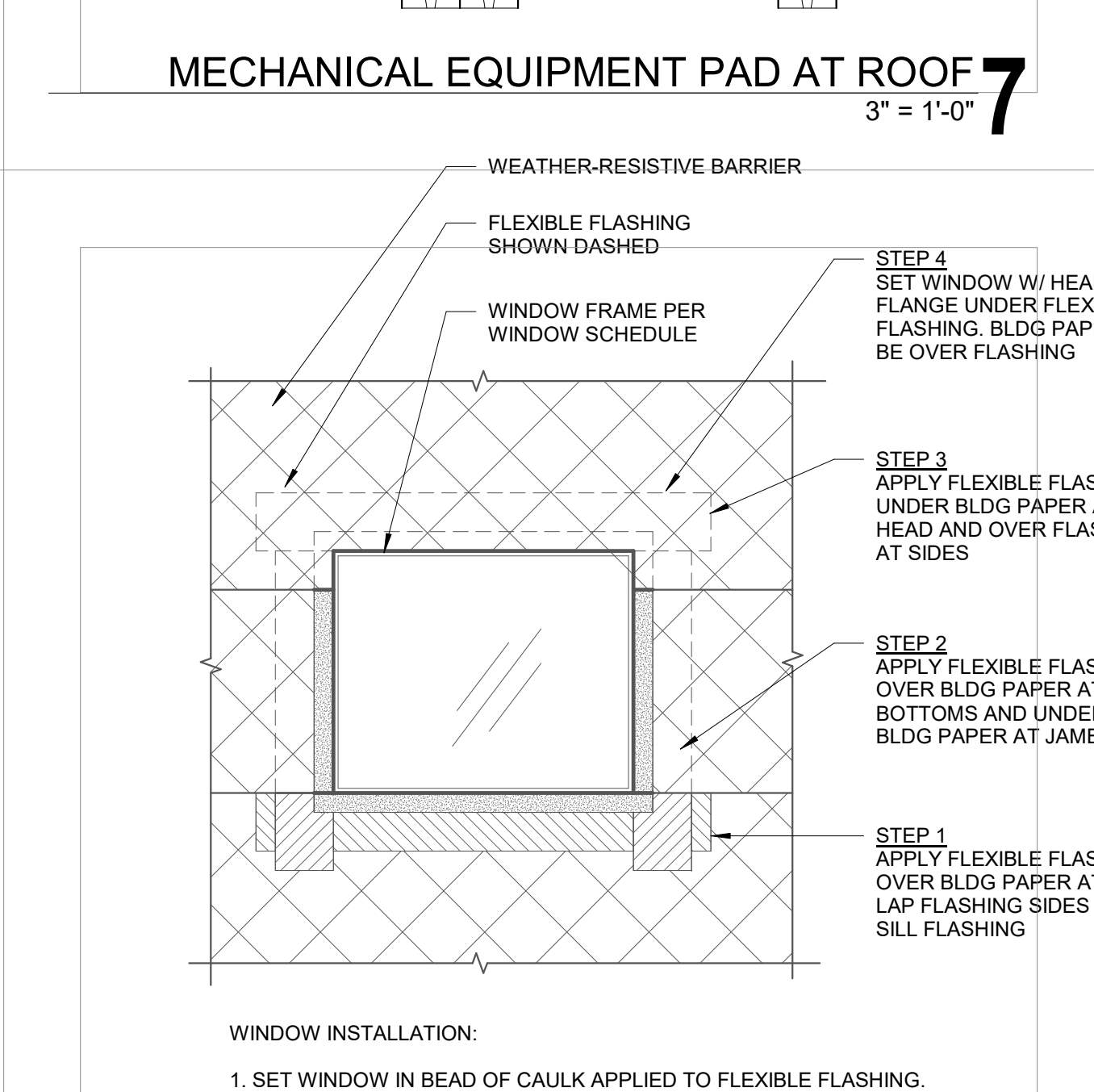


POST AT "T" INTERSECTION

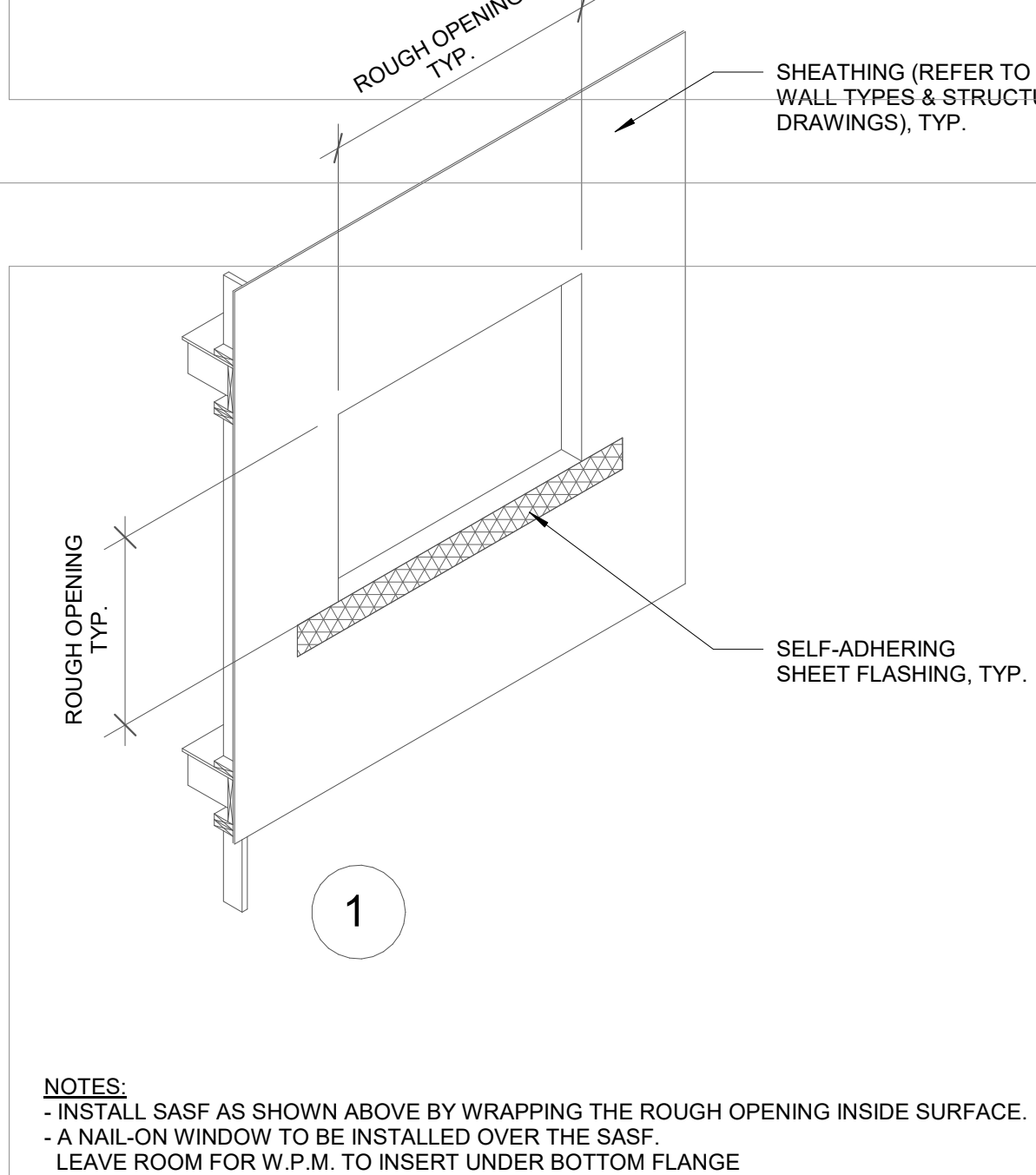


ELEVATION

DOUBLE DECKER BIKE RACK
3/4" = 1'-0"



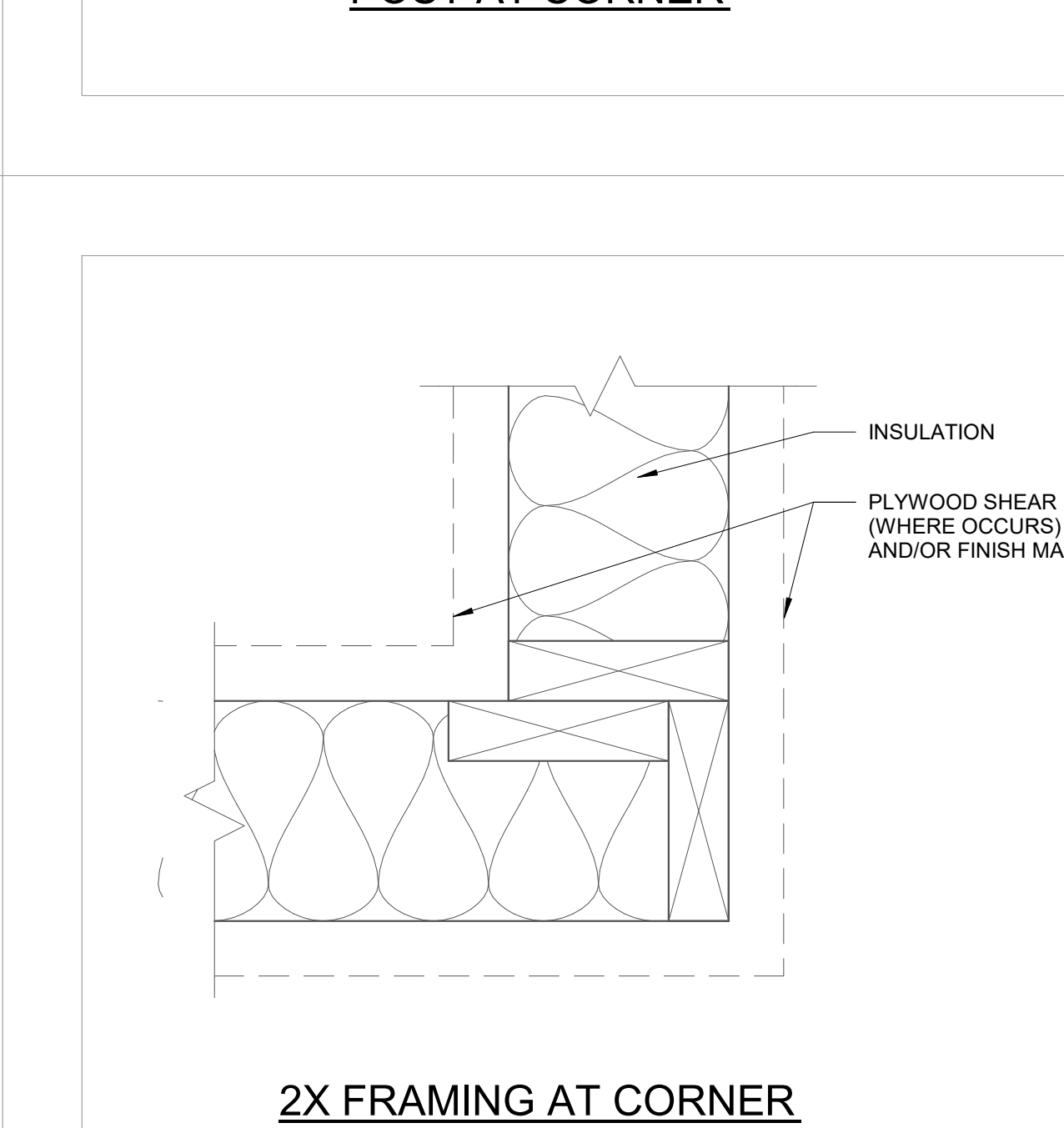
WINDOW INSTALLATION:
1. SET WINDOW IN BEAD OF CAULK APPLIED TO FLEXIBLE FLASHING.
2. CAULK JOINT OF WINDOW FLANGE TO FLEXIBLE FLASHING.
3. CAULK OVER NAIL HEADS IN WINDOW FLANGE.



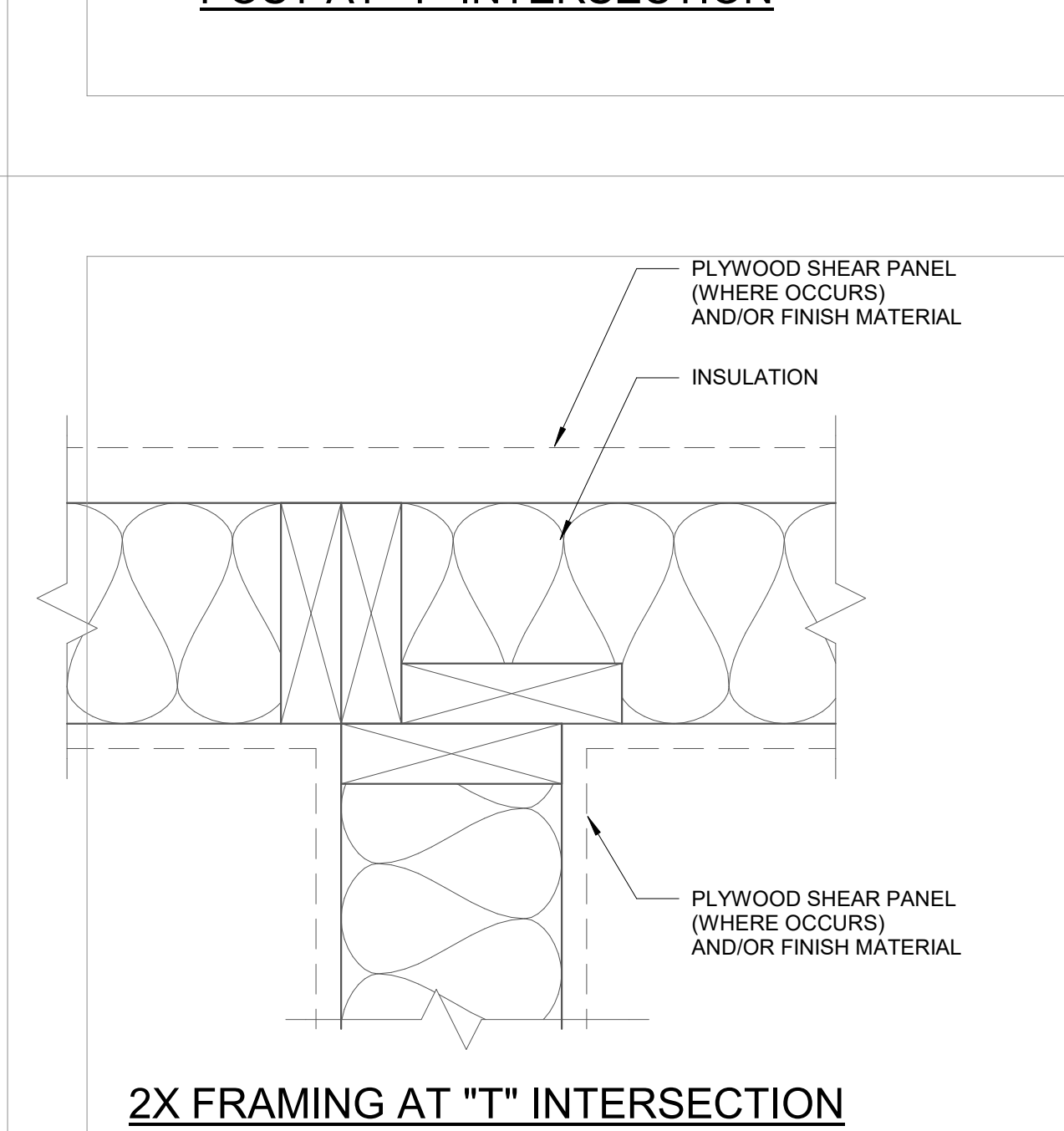
1

NOTES:
- INSTALL, SASF AS SHOWN ABOVE BY WRAPPING THE ROUGH OPENING INSIDE SURFACE.
- A NAIL-ON WINDOW TO BE INSTALLED OVER THE SASF.
- LEAVE ROOM FOR W.P.M. TO INSERT UNDER BOTTOM FLANGE.
- INSTALL SECOND PIECE OF SASF OVER WINDOW HEAD FLANGE.
- INSTALL WATERPROOF MEMBRANE UNDER BOTTOM WINDOW FLANGE AND OVER TOP FLANGE.

TYPICAL WINDOW FLASHING
3" = 1'-0"

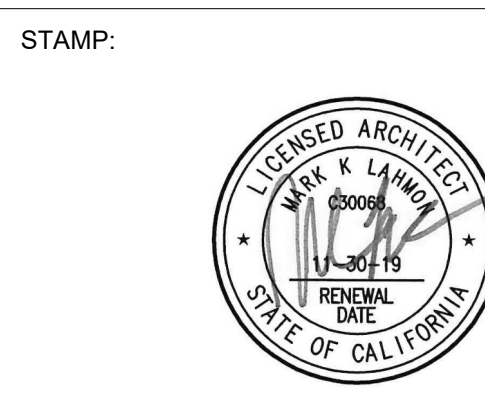


2X FRAMING AT CORNER



2X FRAMING AT "T" INTERSECTION

FRAMING METHODS FOR INSULATION
3" = 1'-0"



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SHEET TITLE

STAIR DETAILS

SHEET NO.

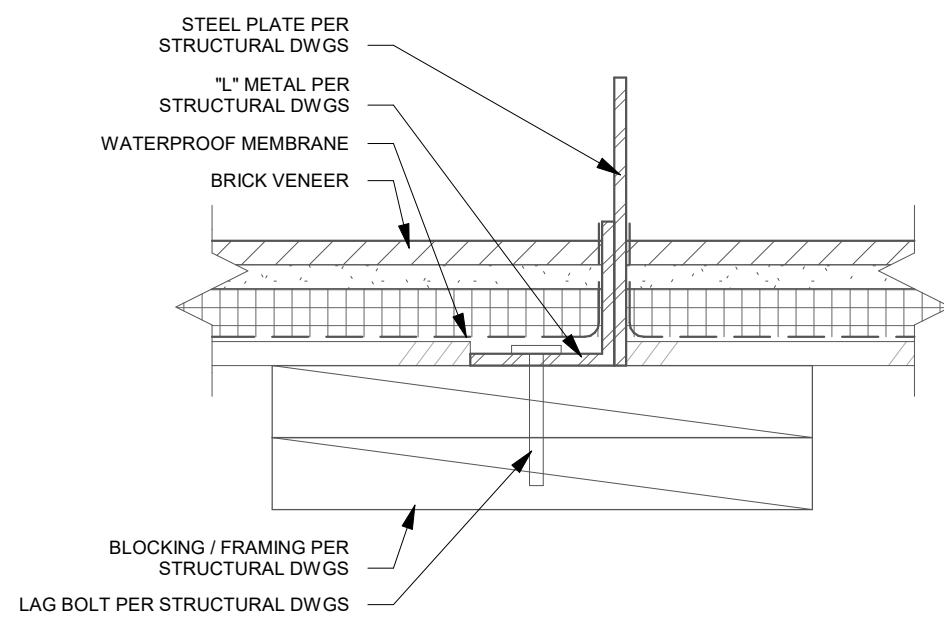
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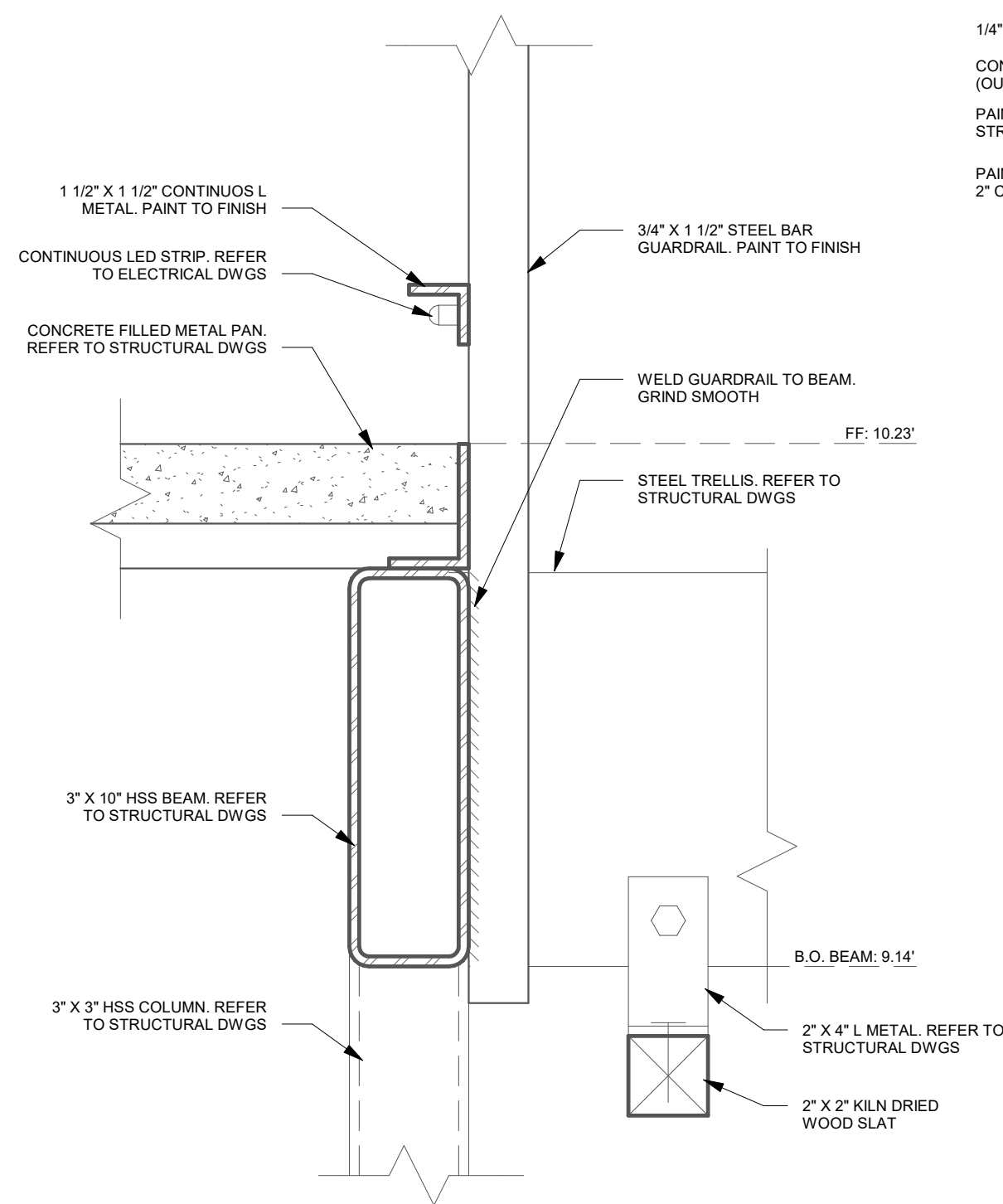
BULLETIN 2

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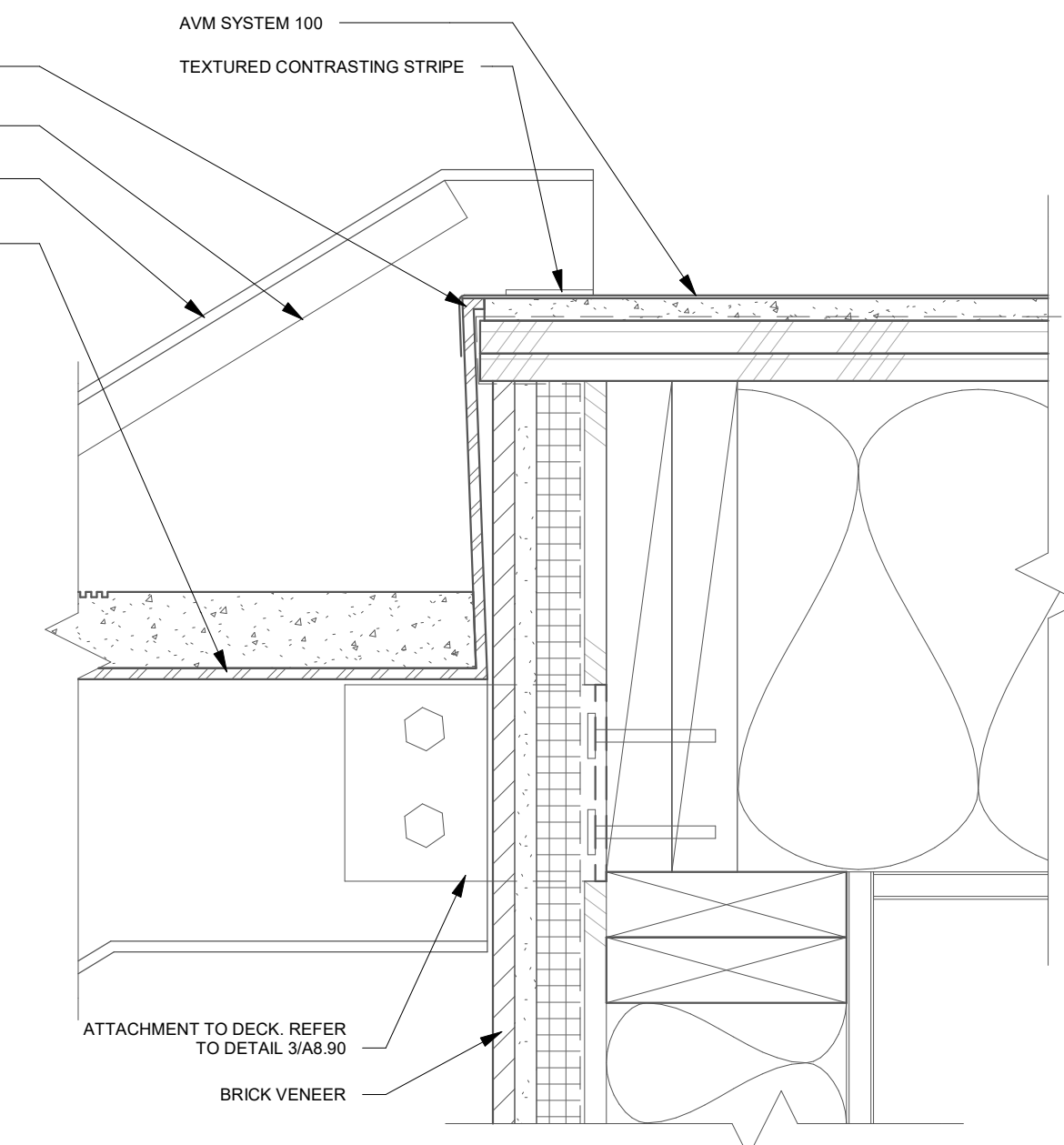
STAIR 1 ATTACHMENT TO DECK (PLAN) **3**
3" = 1'-0"



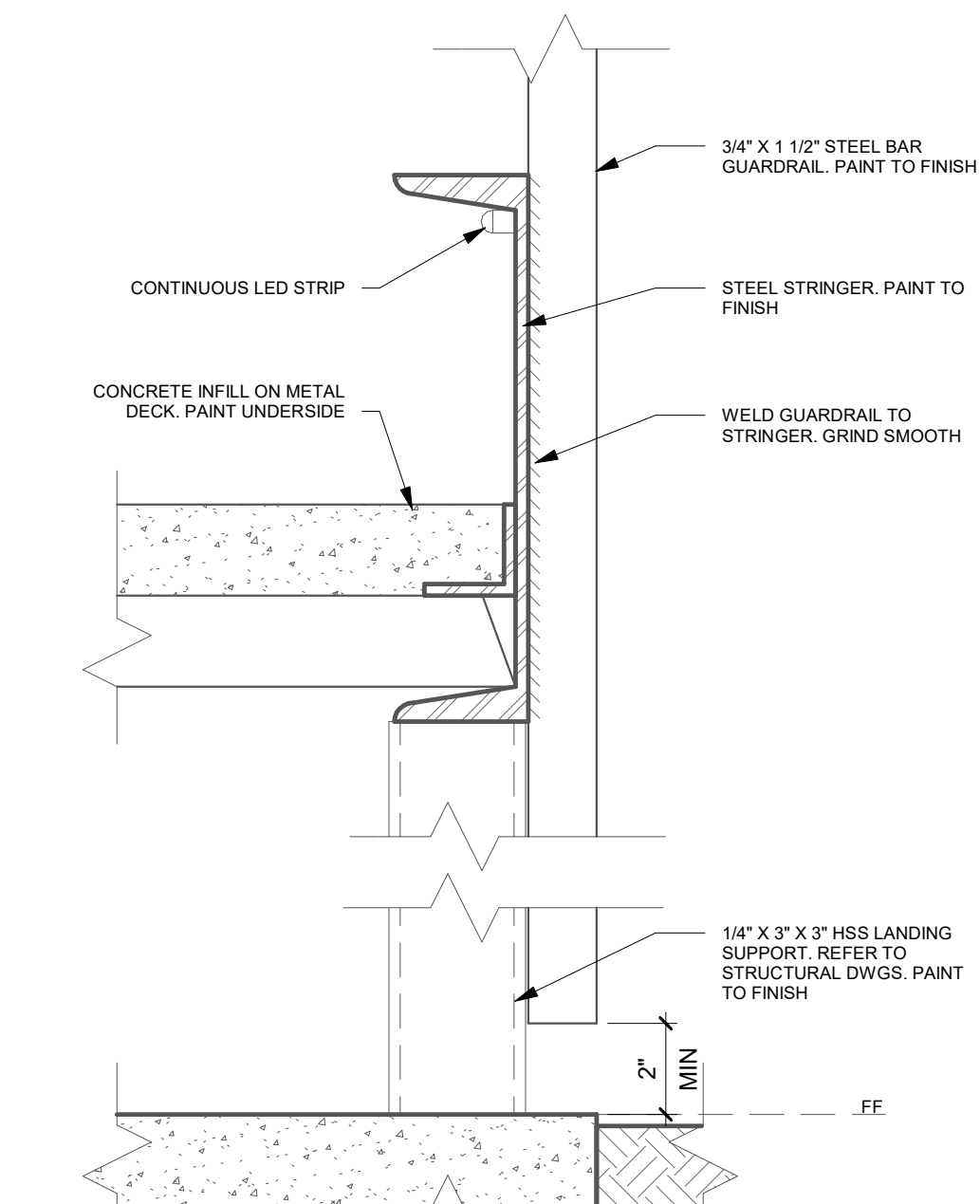
STAIR 2 LANDING EDGE AT TRELLIS **5**
3" = 1'-0"



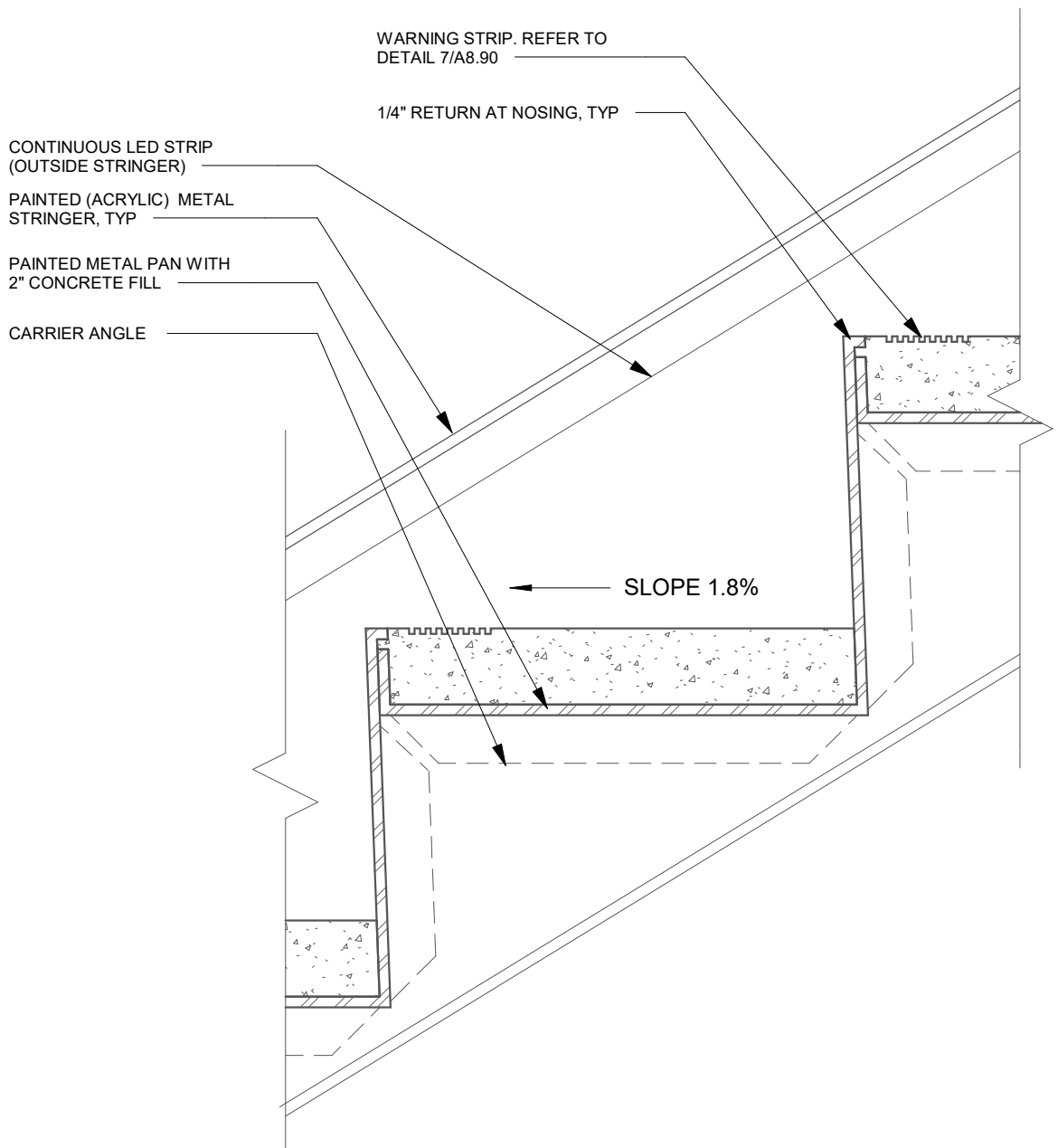
STAIR 1 @ DECK **2**
3" = 1'-0"



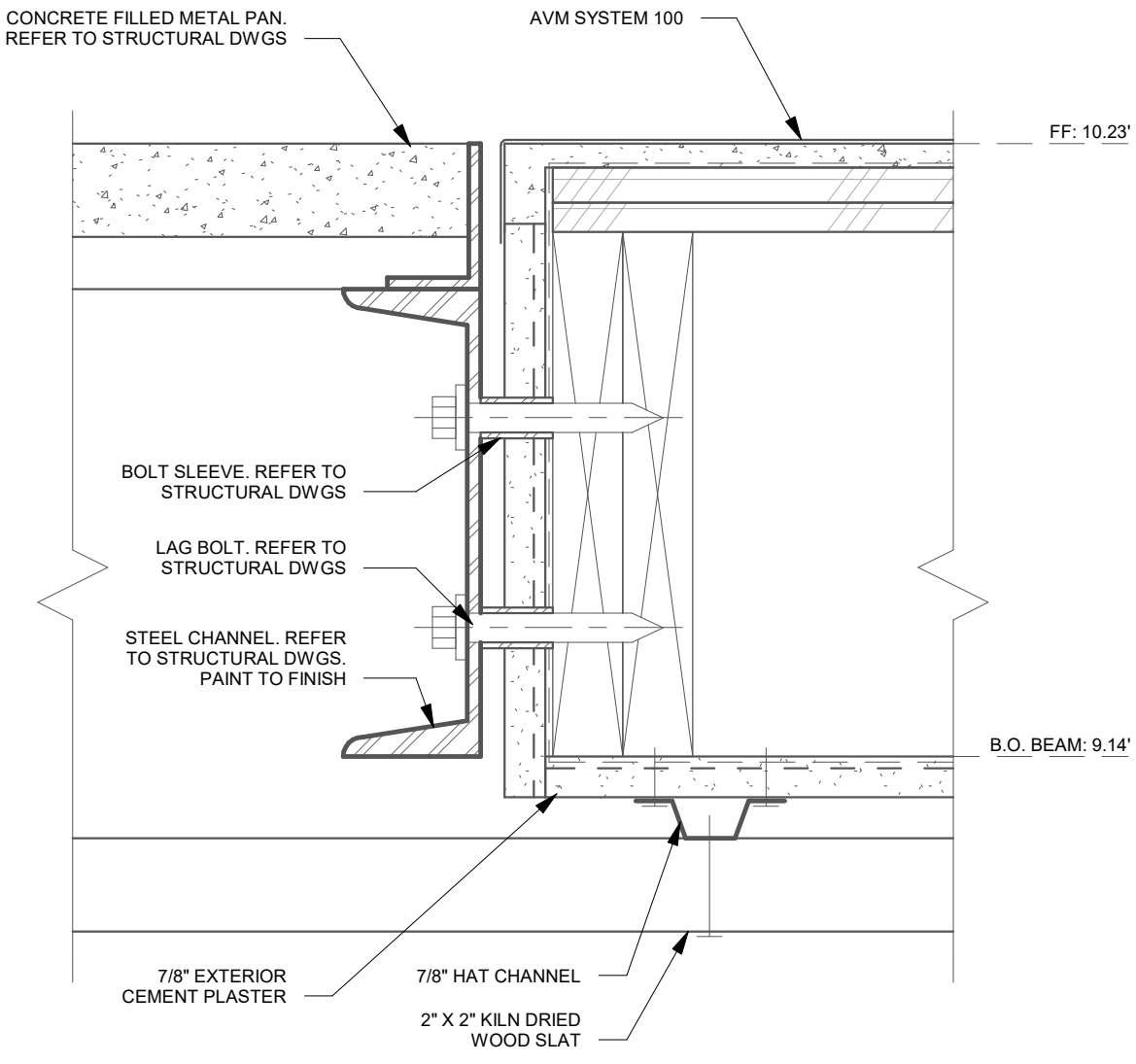
STAIR LANDING EDGE **4**
3" = 1'-0"



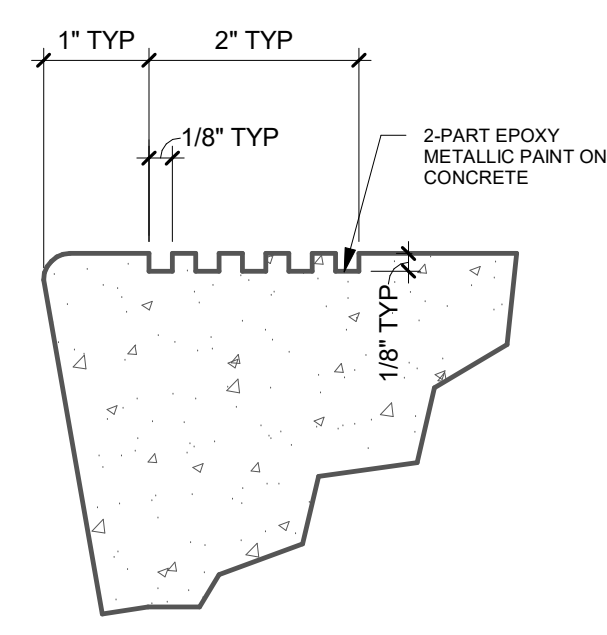
CONCRETE STEEL PAN STAIR TREAD **1**
3" = 1'-0"



WALKWAY AT STAIR 2 LANDING CONNECTION **8**
3" = 1'-0"



WARNING STRIP **7**
1 1/2" = 1'-0"



EXTERIOR METAL PANEL WALL AT ENTRY FOYER **11**
3" = 1'-0"

