WATER PROOFING NOTES:

OVER CONCRETE DECK WATERPROOFING

A. BELOW TILE:
- INSTALL 3 COATS OR 90 MILS OF FLUID APPLIED ELASTOMERIC MEMBRANE SUCH AS PACIFIC POLYMERS' ELASTO-DECK 5500 (L.A.R.R. #24028)
- BROADCAST SAND ONTO FINAL COAT OR INSTALL PROTECTION COURSE SUCH AS MIRADRI 200V OR ROOFING CAP SHEET

B. NO TILE:
- INSTALL PACIFIC POLYMERS' ELASTO-DECK *5000x2* (L.A.R.R. #24206) AS PER MANUFACTURER'S SPECIFICATION

ACCESSIBILITY ENTRANCE SIGN NOTES:

A SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE, THE SIGN SHALL BE NO LESS THAN 17x22 INCHES IN SIZE W/ LETTERING NO LESS THAN 1 INCH IN HEIGHT, WHICH STATE "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED HANDICAPPED SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY DISABLED PERSONS MAY BE TOWED AWAY AT OWNER'S EXPENSE

NOTES:

1. ALL DIMENSIONS ARE FINISH TO FINISH, U.N.O.
2. MIN. VERTICAL CLEARANCE OF 8'-2" WHERE REQUIRED FOR ACCESSIBILITY TO PARKING SPACES ONLY (7'-0" CLR. ELSEWHERE) SHALL BE CLEAR OF ALL OBSTRUCTIONS, INCLUDING BEAMS, SPRINKLER HEADS, PIPING, ETC.
3. BUILDING HAS AN EXIT EXIT ENCLOSURE CONNECTING MORE THAN 3-STORIES. PROVIDE AN APPROVED STAIRWAY SIGN INDICATING THE FLOOR LEVEL, TERMINUS OF THE TOP AND BOTTOM OF THE STAIR AND THE IDENTIFICATION NUMBER OF THE STAIR. IT SHALL BE LOCATED APPROXIMATELY 5FT. ABOVE THE FLOOR LANDING AND BE READILY VISIBLE WHEN THE STAIR DOORS ARE IN AN OPEN OR CLOSED POSITION. (1022.9)
4. FOR RESIDENTIAL OCCUPANCIES WHICH HAVE A COMMON PARKING AREA, AT LEAST 5% OF THE TOTAL PARKING SPACES, BUT NOT LESS THAN ONE, SHALL BE CAPABLE OF SUPPORTING FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). SHOW ON PLANS THAT THE FOLLOWING ARE PROVIDED:
   a. WHERE MULTIPLE CHARGING SPACES ARE REQUIRED, SHOW LOCATION(S) AND TYPE OF EVSE, RACEWAY METHOD(S). ONLY UNDERGROUND RACEWAYS AND RELATED UNDERGROUND EQUIPMENT ARE REQUIRED TO BE INSTALLED AT THE TIME OF CONSTRUCTION. ELECTRICAL CALCULATIONS SHALL VERIFY THAT SYSTEM HAS SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE.
   c. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
   d. A LABEL STATING 'EV CAPABLE' SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND THE EV CHARGING SPACE.
5. PROVIDE COMPUTATIONS SHOWING THAT AT LEAST 25% OF THE PATHWAYS, PATIOS, DRIVEWAYS AND OTHER PAVED AREAS COMPLY WITH ONE OR A COMBINATION OF THE FOLLOWING:
   a. SHADE PROVIDED BY TREES OR PLANTINGS.
      i. INCLUDE PLANTS' FACT SHEET JUSTIFYING CROWN SPREAD AT 5 YEARS MATURITY
   (b.) HARDSCAPE MATERIAL WITH AN INITIAL SOLAR REFLECTANCE OF AT LEAST 0.30
      i. INCLUDE MANUFACTURER'S SPACES FOR PAVERS OR SPECIFY UNCOLORED CONCRETE WITH SMOOTH CEMENT FINISH.
   c. OPEN GRID OR PERMEABLE PAVEMENT SYSTEMS
      i. INCLUDE PAVER DETAIL IDENTIFYING SUB-BASE MATERIAL
   d. SHADE PROVIDED BY A CANOPY SHADE SYSTEM CONSISTING OF SOLAR PANEL ARRAYS

LEGEND

1ST FLOOR OF THE BUILDING	3RD ~ 7TH BALCONY	HARDSCAPE AREA - 480 SQFT (SEE NOTE #5)	
2ND FLOOR OF THE BUILDING	DRIVE RAMP	UNCOLORED CONCRETE WITH SMOOTH CEMENT FINISH (SRI VALUE > 0.30)	PATH OF TRAVEL MAX. 2% SLOPE
3RD ~ 7TH FLOOR OF THE BUILDING	LANDSCAPE AREA	RETAINIG WALL FENCE	PATH OF EGRESS
		5'-9" BLOCK WALL FENCE	FIRE DEPARTMENT CONNECTION (F.D.C.)

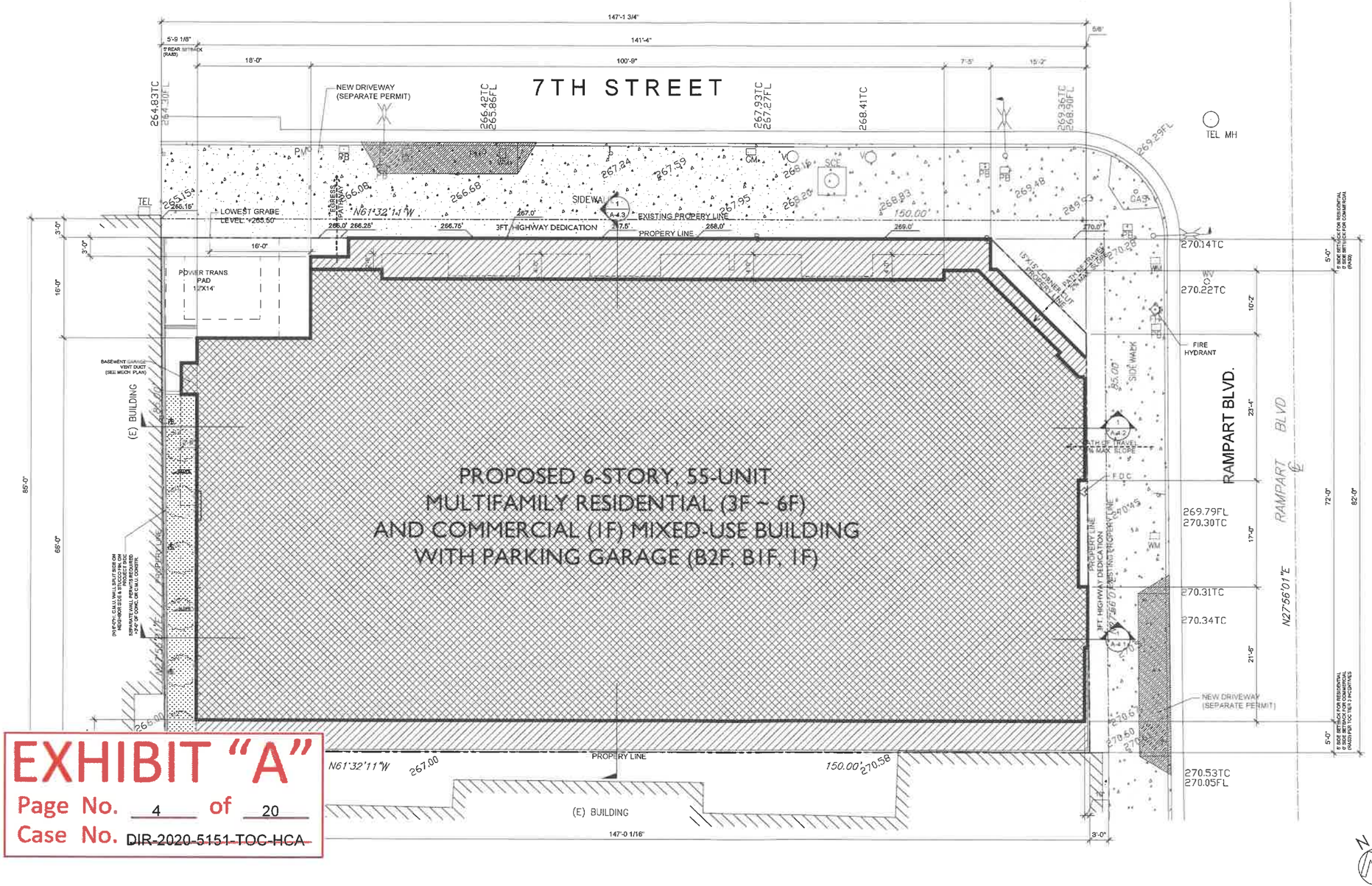

EXHIBIT "A"
Page No. 4 of 20
Case No. ~~DIR-2020-5151-TOC-HCA~~

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

KSK
3435 WILSHIRE BLVD., SUITE 2905
LOS ANGELES, CA 90010
TEL#: 213) 388-5007 TEL2: 213) 388-3850 FAX: 213) 389-4052

LICENSED ARCHITECT
MICHAEL MYUNGSUB KIM
C-22366
STATE OF CALIFORNIA

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PROJECT

A 6-STORY 55 UNIT RESIDENTIAL AND COMMERCIAL MIXED-USE BUILDING

2700 W. 7TH ST.
LOS ANGELES, CA 90057

REVISIONS

PROJECT NO : KSK 2019_CR_2700 7TH
DRAWN

BLDG SUBMITTAL DATE:

BID DATE:

SCALE: AS SHOWN ON PLAN

SHEET TITLE

SITE PLAN

SHEET NO.

A1.0

2700 W 7TH ST., LOS ANGELES, CA 90057