

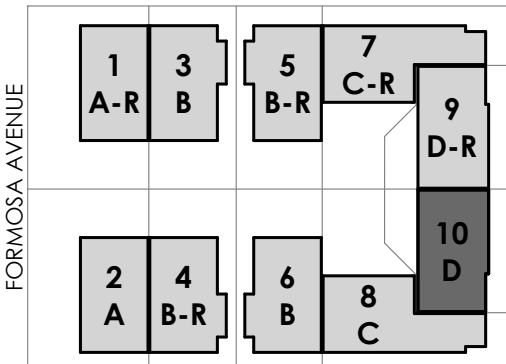


PROJECT NO 13017



FORMOSA FUSION
806-814 1/2 N. Formosa Ave
Los Angeles, CA 90046
Owner:
FORMOSA ZZMM, LLC
P.O. Box 48679
Los Angeles, CA 90048

KEY PLAN



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- 1 PCC 02.14.14
- PLAN CHECK 11.08.13

SCALE AS SHOWN DATE 10/23/14

UNIT TYPE D FLOOR PLANS

FLOOR PLAN NOTES

- A. DIMENSIONS** - ALL DIMENSIONS & GRIDLINES ARE TO FACE OF STUD (F.O.S.), FACE OF BLOCK (F.O.B.), FACE OF CONCRETE (F.O.C.), OR CENTERLINE OF STEEL UNLESS NOTED OTHERWISE.
- B. WALL TYPES** - 1A SEE SHEET A10.0
- C. SPRINKLERS** - BUILDING IS SPRINKLERED THROUGHOUT
- D. STRUCTURAL** - FRAMING MEMBERS AND FOUNDATION LAYOUT SHOWN IN FLOOR PLANS ARE FOR REFERENCE ONLY. REFER TO STRUCTURAL FRAMING AND FOUNDATION PLANS FOR ACTUAL FRAMING SIZES, DIRECTIONS, FOUNDATION SIZES AND SPECIFICATIONS.
- E. MECHANICAL** - HVAC DUCTS AND EQUIPMENT SHOWN IN FLOOR PLANS ARE FOR REFERENCE ONLY. REFER TO MECHANICAL PLANS FOR ACTUAL DUCT SIZES AND LOCATIONS.
- F. DOORS** - SEE DOOR SCHEDULES
- G. WINDOWS** - SEE WINDOW SCHEDULES
- H. DECK SLOPE** - ALL SLOPING TO DRAINAGE TO SLOPE A MINIMUM 1/4" PER 1'-0".
- I. SMOKE DETECTORS** - FOR LOCATIONS SEE REFLECTED CEILING PLANS.

UNIT BREAKDOWN

LOTS 1-2 / UNIT TYPE A
SINGLE FAMILY RESIDENCE
3 BEDROOMS, 3.5 BATHROOMS

FIRST LEVEL AREA: 262 SQ. FT.
SECOND LEVEL AREA: 629 SQ. FT.
THIRD LEVEL AREA: 648 SQ. FT.
TOTAL BUILDING AREA: 1,539 SQ. FT.

LOTS 3-6 / UNIT TYPE B
SINGLE FAMILY RESIDENCE
3 BEDROOMS, 3.5 BATHROOMS

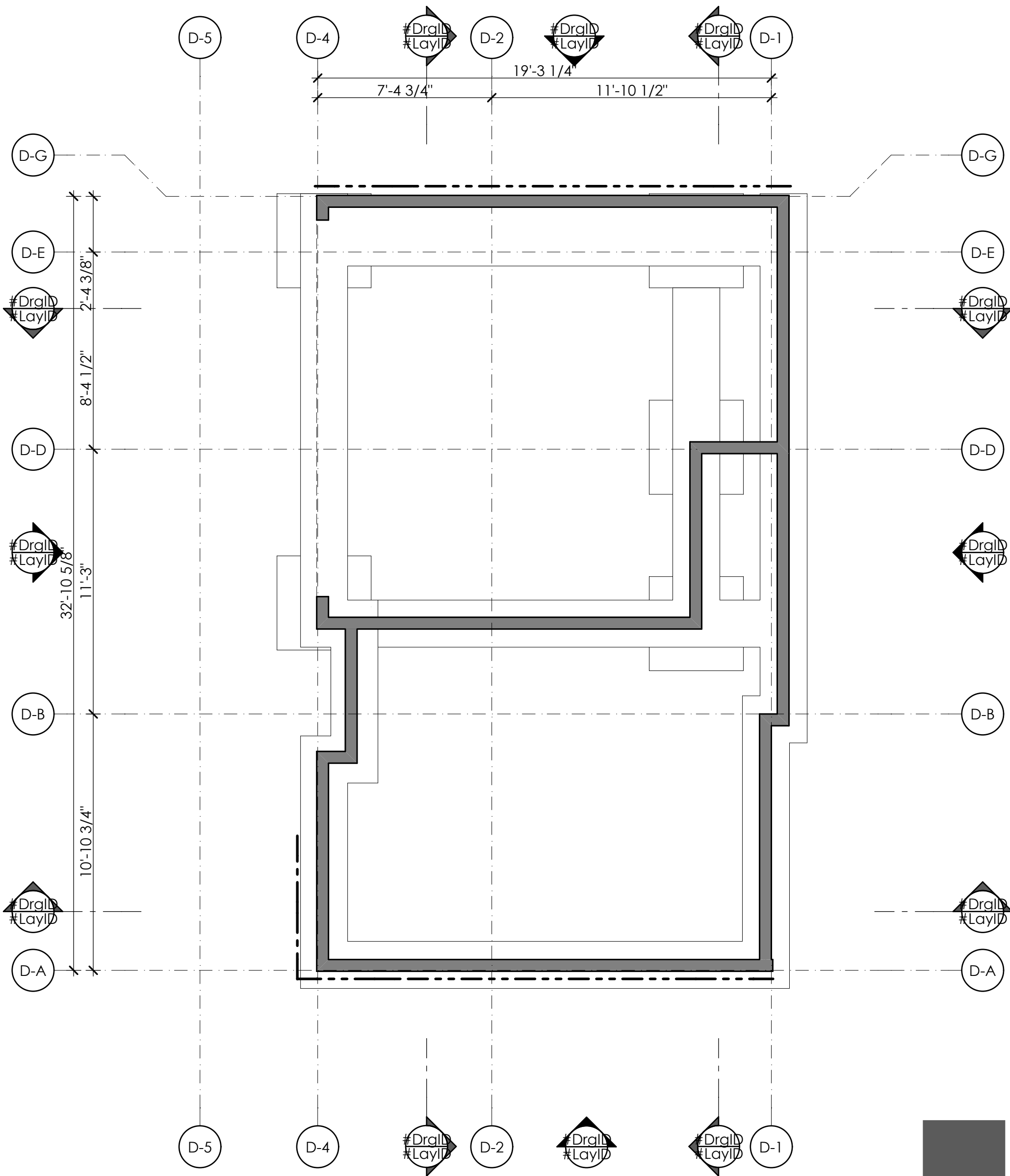
FIRST LEVEL AREA: 279 SQ. FT.
SECOND LEVEL AREA: 641 SQ. FT.
THIRD LEVEL AREA: 666 SQ. FT.
TOTAL BUILDING AREA: 1,586 SQ. FT.

LOTS 7-8 / UNIT TYPE C
SINGLE FAMILY RESIDENCE
3 BEDROOMS, 3.5 BATHROOMS

FIRST LEVEL AREA: 341 SQ. FT.
SECOND LEVEL AREA: 563 SQ. FT.
THIRD LEVEL AREA: 773 SQ. FT.
TOTAL BUILDING AREA: 1,677 SQ. FT.

LOTS 9-10 / UNIT TYPE D
SINGLE FAMILY RESIDENCE
3 BEDROOMS, 3.5 BATHROOMS

FIRST LEVEL AREA: 325 SQ. FT.
SECOND LEVEL AREA: 704 SQ. FT.
THIRD LEVEL AREA: 623 SQ. FT.
TOTAL BUILDING AREA: 1,652 SQ. FT.



UNIT TYPE D FOUNDATION PLAN (DIM PURPOSE) 1

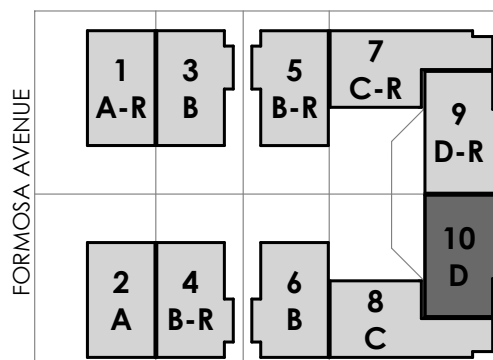
1/4" = 1'-0"



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UNIT TYPE D-FLOOR
PLANS

KEYNOTES

Div. 11 - EQUIPMENT

11.3.2 COMBO WASHER/DRYER

INSTALL PER MANUF. SPECS. PROVIDE HOT AND COLD WATER VALVES AND SMITTY PAN WITH DRAIN. PROVIDE EXHAUST TO OUTSIDE AIR AND LINT TRAP ACCESS. VERIFY VENT LOCATIONS AND RUNS WITH ARCHITECT.

Div. 15 - MECHANICAL

15.3.1 HOSE BIB

PROVIDE COLD WATER HOSE BIB.

15.3.2 NATURAL GAS STUB-OUT

PROVIDE NATURAL GAS STUB-OUT

15.5.2 TOILET

HIGH EFFICIENCY TOILET. SINGLE FLUSH MAX 1.28 GPF. DUAL FLUSH MAX 1.6 & .9 GPF. INSTALL PER MANUF. SPECS.

15.5.3 SINK

INSTALL PER MANUF. SPECS.

15.5.5 SHOWER

FULLY TILED SHOWER.

15.5.8 BATHTUB

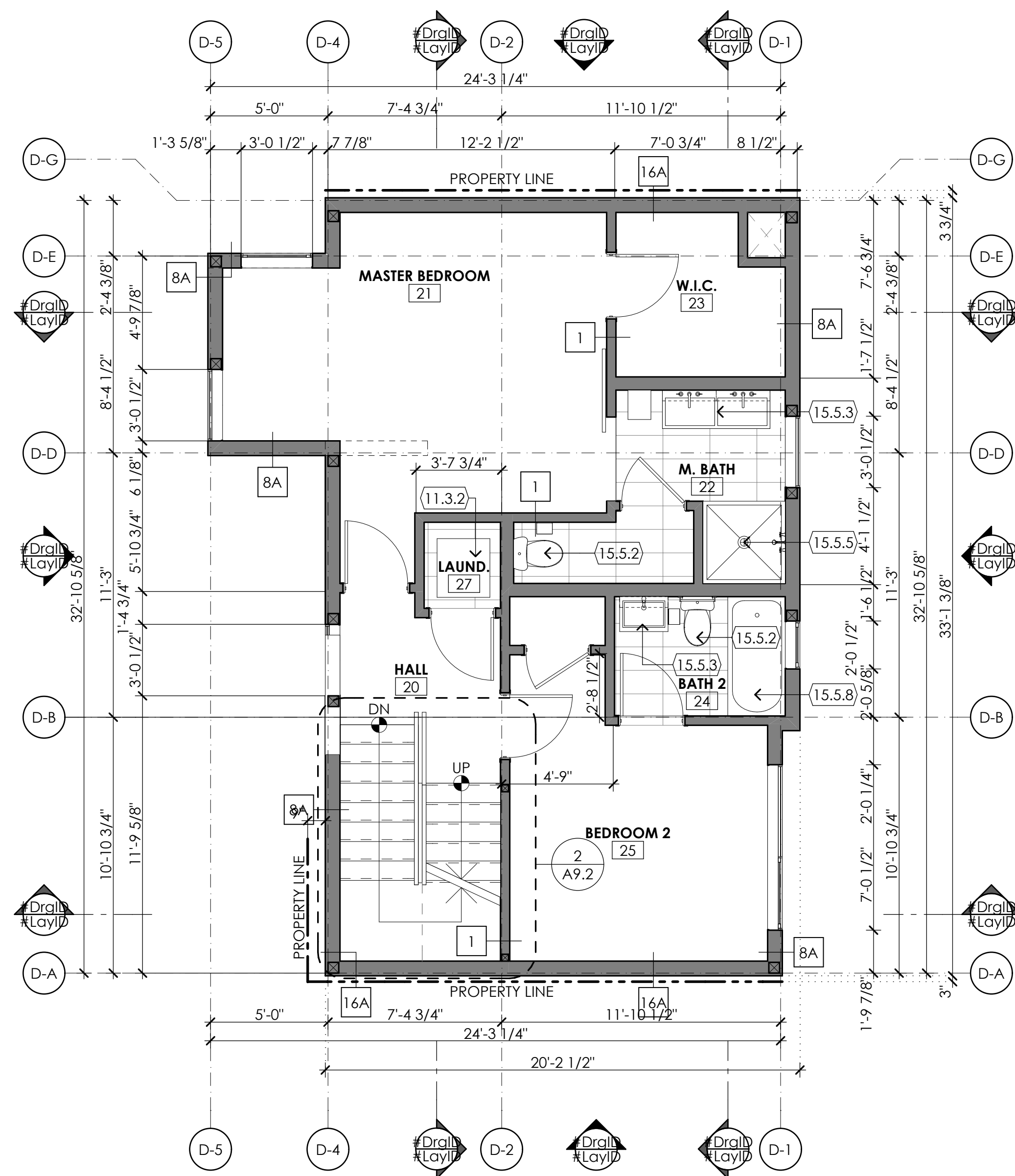
INSTALL PER MANUF. SPECS.

15.5.10 SHOWER PAN

MANUFACTURED, INSTALL PER MANUF. SPECS.

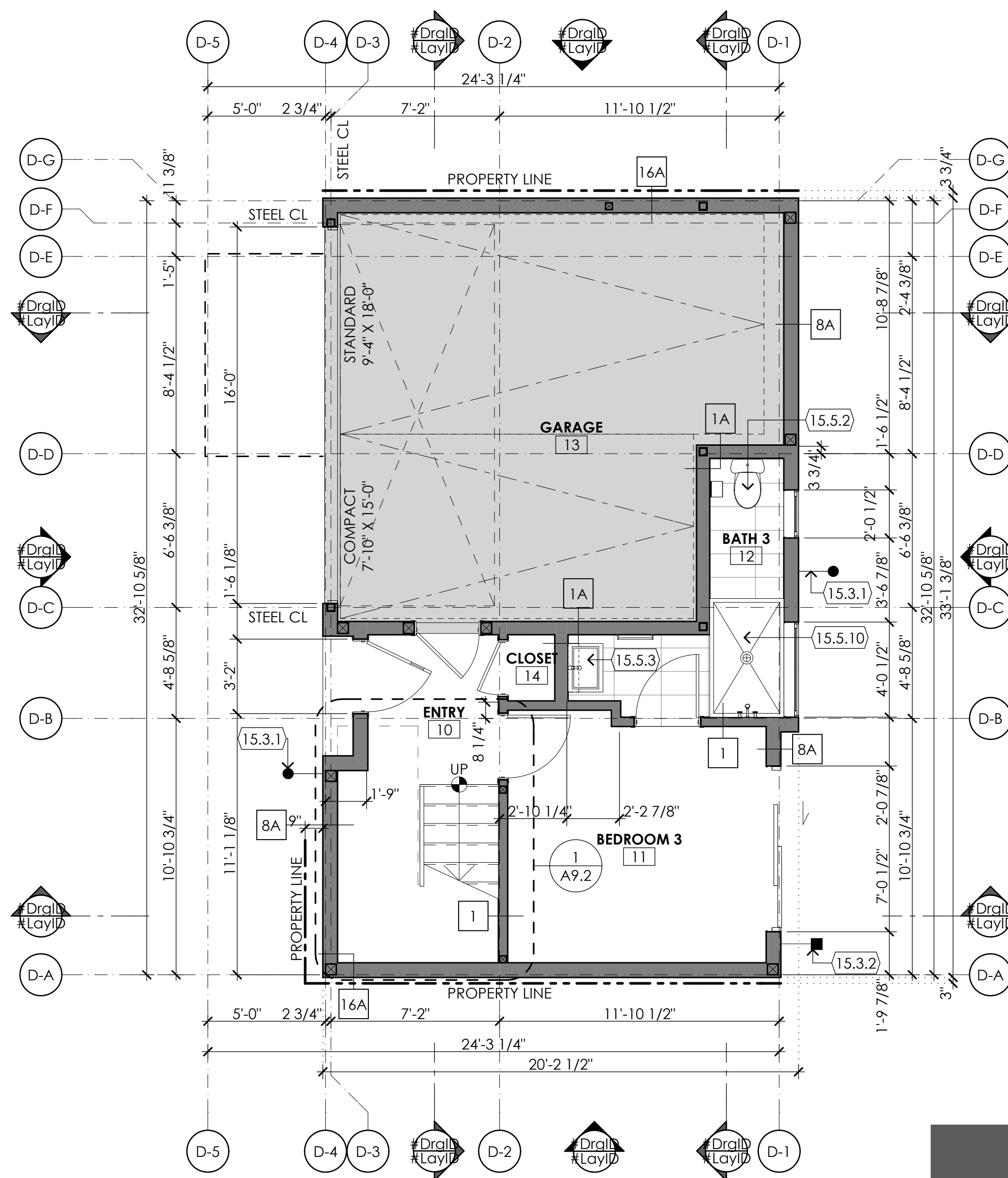
FLOOR PLAN NOTES

- A. DIMENSIONS** - ALL DIMENSIONS & GRIDLINES ARE TO FACE OF STUD (F.O.S.), FACE OF BLOCK (F.O.B.), FACE OF CONCRETE (F.O.C.), OR CENTERLINE OF STEEL UNLESS NOTED OTHERWISE.
- B. WALL TYPES** - 1A SEE SHEET A10.0
- C. SPRINKLERS** - BUILDING IS SPRINKLERED THROUGHOUT
- D. STRUCTURAL** - FRAMING MEMBERS AND FOUNDATION LAYOUT SHOWN IN FLOOR PLANS ARE FOR REFERENCE ONLY. REFER TO STRUCTURAL FRAMING AND FOUNDATION PLANS FOR ACTUAL FRAMING SIZES, DIRECTIONS, FOUNDATION SIZES AND SPECIFICATIONS.
- E. MECHANICAL** - HVAC DUCTS AND EQUIPMENT SHOWN IN FLOOR PLANS ARE FOR REFERENCE ONLY. REFER TO MECHANICAL PLANS FOR ACTUAL DUCT SIZES AND LOCATIONS.
- F. DOORS** - SEE DOOR SCHEDULES
- G. WINDOWS** - SEE WINDOW SCHEDULES
- H. DECK SLOPE** - ALL SLOPING TO DRAINAGE TO SLOPE A MINIMUM 1/4" PER 1'-0".
- I. SMOKE DETECTORS** - FOR LOCATIONS SEE REFLECTED CEILING PLANS.



UNIT TYPE D SECOND LEVEL PLAN 2

1/4" = 1'-0"



UNIT TYPE D FIRST LEVEL PLAN 1

1/4" = 1'-0"

NORTH

NORTH

- 15.5.2 TOILET
HIGH EFFICIENCY TOILET. SINGLE FLUSH
MAX 1.28 GPF. DUAL FLUSH MAX 1.6 & .9
GPF. INSTALL PER MANUF. SPECS.
- 15.5.3 SINK
INSTALL PER MANUF. SPECS.

- Div. 11 - EQUIPMENT
- 11.1.1 RANGE
INSTALL PER MANUF. SPECS.
- 11.1.7 REFRIGERATOR
PROVIDE COLD WATER STUB-OUT FOR ICE
MAKER. INSTALL PER MANUF. SPECS.
- 11.1.8 DISHWASHER
PROVIDE HOT AND COLD WATER STUB-
OUTS AND SMITTY PAN WITH DRAIN.
INSTALL PER MANUF. SPECS.

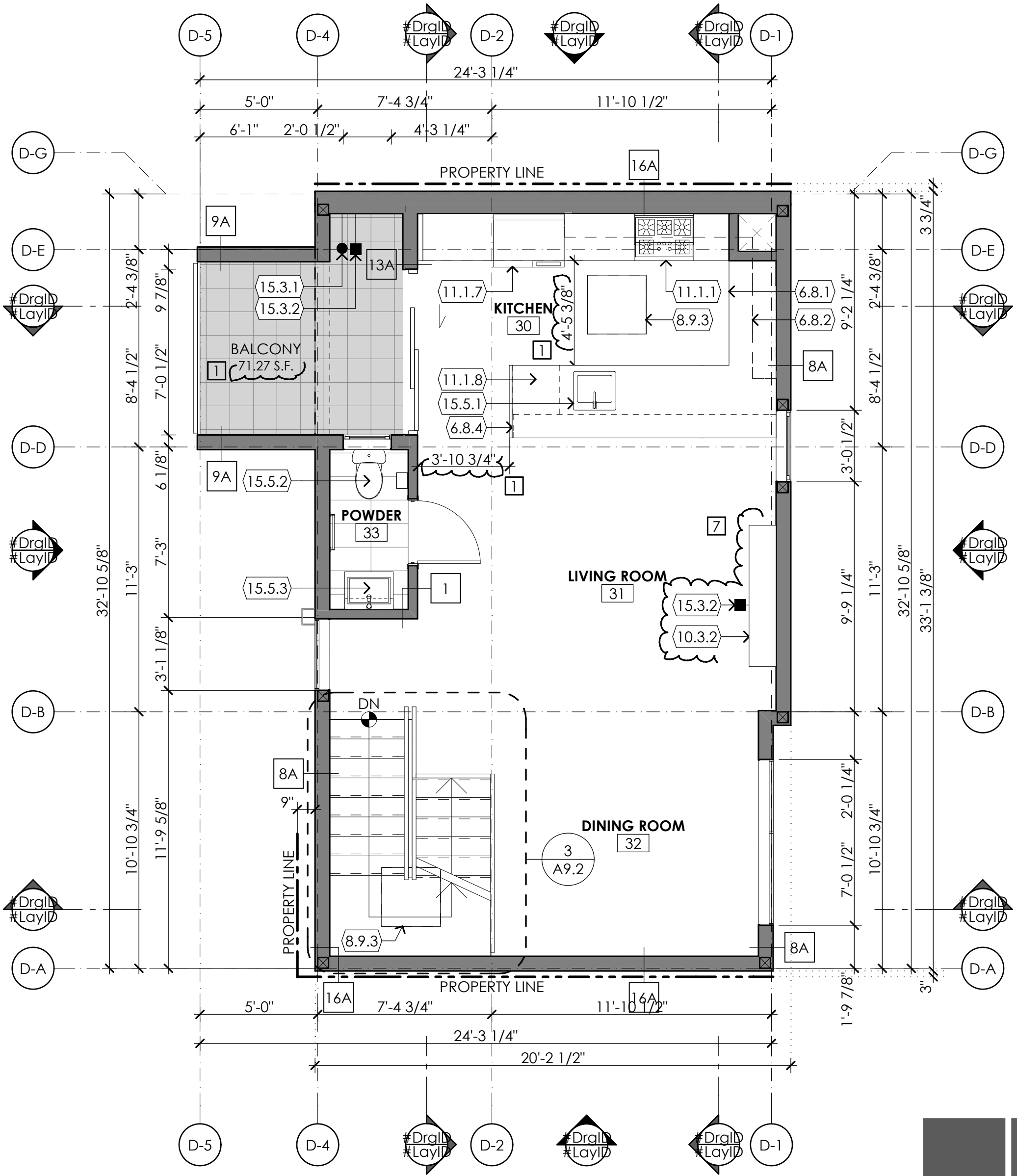
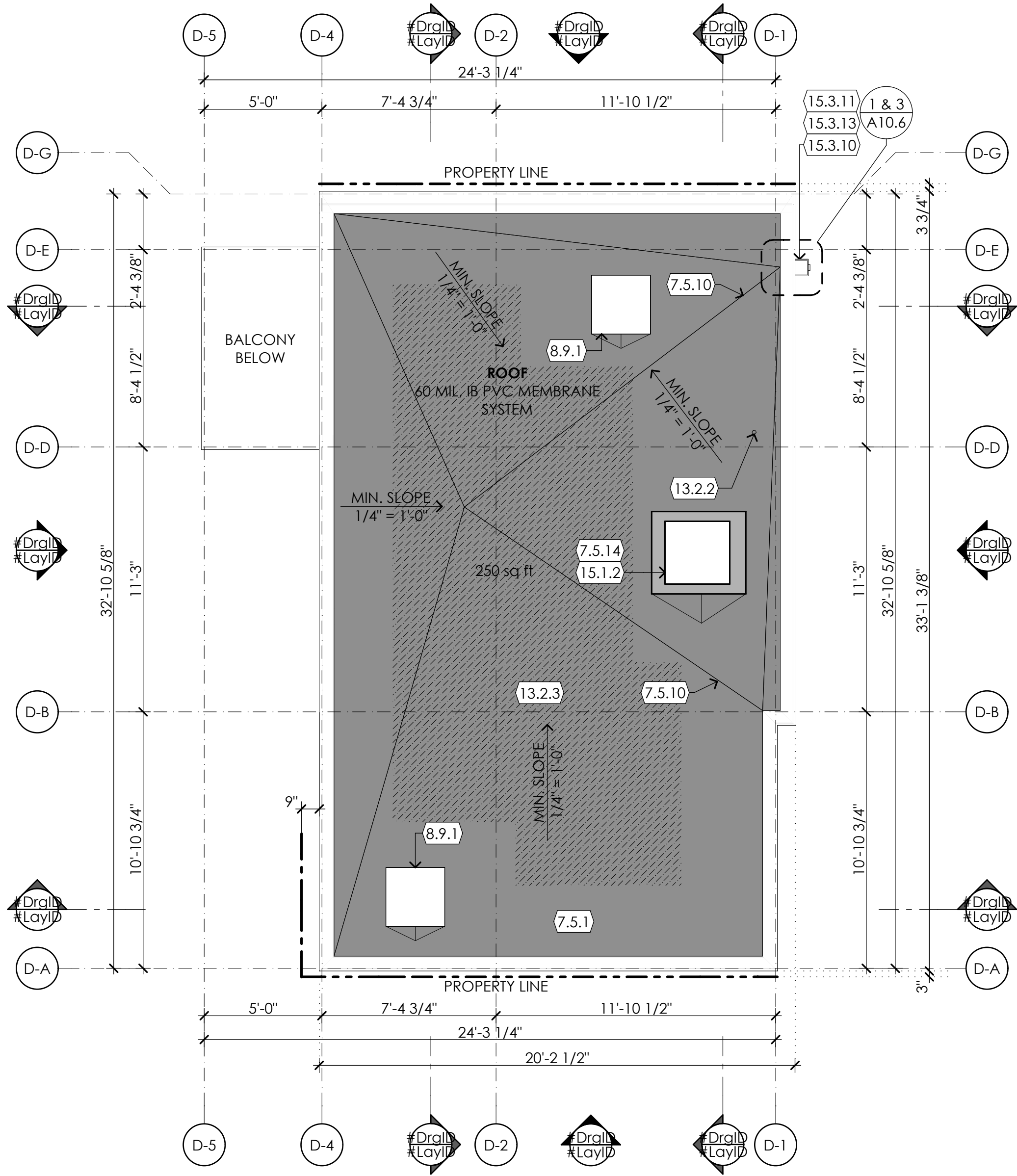
- Div. 13 - SPECIAL CONSTRUCTION
- 13.2.2 FUTURE ACCESS FOR ELECTRICAL SOLAR
SYSTEM
PROVIDE MIN. 1" METAL ELECTRICAL
CONDUIT FROM FUTURE SOLAR SYSTEM TO
ELECTRIC PANEL. CONDUIT TO BE LABLED
AS PER LOS ANGELES FIRE DEPARTMENT
REQUIREMENT. VERIFY SIZE AND RUN WITH
ARCHITECT PRIOR TO INSTALL. PER 4.211.4
- 13.2.3 SPACE FOR FUTURE ELECTRICAL SOLAR
PANELS
UNDER SEPARATE PERMIT. A MIN. 250 SQ.
FT. OF UNOBSTRUCTED ROOF AREA SHALL
BE PROVIDED FOR FUTURE INSTALLATION
OF A SOLAR PHOTOVOLTAIC SYSTEM.

- Div. 15 - MECHANICAL
- 15.1.2 CONDENSING UNIT
INSTALL PER MANUF. SPECS.
- 15.3.1 HOSE BIB
PROVIDE COLD WATER HOSE BIB.
- 15.3.2 NATURAL GAS STUB-OUT
PROVIDE NATURAL GAS STUB-OUT
- 15.5.1 KITCHEN SINK
INSTALL PER MANUF. SPECS.

- KEYNOTES
- Div. 6 - WOOD AND PLASTICS
- 6.8.1 BASE CABINET
INSTALL PER MANUF. SPECS.
- 6.8.2 UPPER CABINET
INSTALL PER MANUF. SPECS.
- 6.8.4 KITCHEN ISLAND
INSTALL PER MANUF. SPECS.
- Div. 7 - THERMAL & MOISTURE PROTECTION
- 7.5.1 PVC ROOFING
60 MIL PVC WHITE SINGLE PLY ROOF. IB
ROOF SYSTEMS OR APPROVED EQ. INSTALL
PER MANUF. SPECS. LA RESEARCH REPORT
- RR 25961
- 7.5.10 CRICKET
- 7.5.14 EQUIPMENT PAD
INSTALL PER MANUF. SPECS.
- Div. 8 - DOORS, WINDOWS & GLAZING
- 8.9.1 SKYLIGHT
SOLATUBE 160Dse W/ LIGHT & VENTILATION
ADD-ON KITS. INSTALL PER MANUF. SPECS.
W/ MIN. 4" HIGH MANUF. NO PITCH
FLASHING AND DOME EDGE PROTECTION
BAND. LA RESEARCH REPORT # - RR25251
- 8.9.3 SKYLIGHT & ROOF HATCH
VELUX CVA-3333 MANUAL VENTING ROOF
HATCH SKYLIGHT. INSTALL ON MIN. 4" HIGH
ON-SITE BUILT CURB PER MANUF. SPECS.
ICC REPORT # - LEGACY REPORT NER-216
- Div. 10 - SPECIALTIES
- 10.3.2 FIREPLACE DIRECT VENT
VENT MIN. 8'-0" A.F.F. VERIFY LOCATION &
VENT TYPE W/ ARCHITECT.

- ROOF PLAN NOTES
- H. SIZING OF DRAINAGE SYSTEM - SIZE THE ROOF
DRAINAGE SYSTEM IN ACCORDANCE WITH
CHAPTER 11 OF THE 2007 CPC. SYSTEM SHALL
BE DESIGNED FOR A MINIMUM RAIN INTENSITY
OF 3" PER HOUR.
- ROOF DRAINS, LEADERS, AND VERTICAL
RAINWATER PIPING SHALL BE A MINIMUM OF 3"
IN DIAMETER (2,147 SQUARE FEET)
- HORIZONTAL RAINWATER PIPING @ 1/8" PER
FOOT SLOPE SHALL BE A MINIMUM OF 3" IN
DIAMETER (1,096 SQUARE FEET)
- HORIZONTAL RAINWATER GUTTERS @ 1/16" PER
FOOT SLOPE SHALL BE A MINIMUM OF 5" IN
DIAMETER (834 SQUARE FEET)
- I. ROOF DRAINAGE - IS NOT PERMITTED TO FLOW
OVER PUBLIC PROPERTY.
- ROOF PLAN NOTES
- A. DIMENSIONS - ALL DIMENSIONS ARE TO FACE
OF STUD (F.O.S.), FACE OF BLOCK (F.O.B.), OR
FACE OF CONCRETE (F.O.C.) UNLESS NOTED
OTHERWISE.
- B. T.O.P - THE DATUM POINT FOR T.O.P IS THE FIRST
LEVEL FINISHED FLOOR OF THE UNIT.
- C. ROOF SLOPE - ALL SLOPING TO DRAINAGE TO
SLOPE A MINIMUM 1/4" PER 1'-0".
- D. SPRINKLERS - BUILDING IS SPRINKLERED
THROUGHOUT
- E. ROOFING - ALL ROOFING SHALL BE INSTALLED
PER MANUFACTURES SPECS TO CREATE A CLASS
A, B, OR C FIRE-RETARDANT ROOF.
- F. DRAINS - THE ROOF DRAIN AND OVERFLOW
DRAIN MUST BE INDEPENDENT LINES TO A YARD
BOX OR OTHER POINT OF DISCHARGE.
- G. OVERFLOW DRAINS - SHALL HAVE SAME SIZE AS
PRIMARY ROOF DRAINS AND SHALL BE
INSTALLED WITH THE INLET FLOW LINE LOCATED A
MINIMUM OF 2" SBOVE THE LOW POINT OF THE
ROOF.

- FLOOR PLAN NOTES
- A. DIMENSIONS - ALL DIMENSIONS & GRIDLINES
ARE TO FACE OF STUD (F.O.S.), FACE OF
BLOCK (F.O.B.), FACE OF CONCRETE (F.O.C.),
OR CENTERLINE OF STEEL UNLESS NOTED
OTHERWISE.
- B. WALL TYPES - 1A SEE SHEET A10.0
- C. SPRINKLERS - BUILDING IS SPRINKLERED
THROUGHOUT
- D. STRUCTURAL - FRAMING MEMBERS AND
FOUNDATION LAYOUT SHOWN IN FLOOR
PLANS ARE FOR REFERENCE ONLY. REFER TO
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DIRECTIONS, FOUNDATION SIZES AND
SPECIFICATIONS.
- E. MECHANICAL - HVAC DUCTS AND EQUIPMENT
SHOWN IN FLOOR PLANS ARE FOR REFERENCE
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ACTUAL DUCT SIZES AND LOCATIONS.
- F. DOORS - SEE DOOR SCHEDULES
- G. WINDOWS - SEE WINDOW SCHEDULES
- H. DECK SLOPE - ALL SLOPING TO DRAINAGE TO
SLOPE A MINIMUM 1/4" PER 1'-0".
- I. SMOKE DETECTORS - FOR LOCATIONS SEE
REFLECTED CEILING PLANS.



- UNIT BREAKDOWN
- LOTS 1-2 / UNIT TYPE A
SINGLE FAMILY RESIDENCE
3 BEDROOMS, 3.5 BATHROOMS
- FIRST LEVEL AREA: 262 SQ. FT.
SECOND LEVEL AREA: 629 SQ. FT.
THIRD LEVEL AREA: 648 SQ. FT.
TOTAL BUILDING AREA: 1,539 SQ. FT.
- LOTS 3-6 / UNIT TYPE B
SINGLE FAMILY RESIDENCE
3 BEDROOMS, 3.5 BATHROOMS
- FIRST LEVEL AREA: 279 SQ. FT.
SECOND LEVEL AREA: 641 SQ. FT.
THIRD LEVEL AREA: 666 SQ. FT.
TOTAL BUILDING AREA: 1,586 SQ. FT.
- LOTS 7-8 / UNIT TYPE C
SINGLE FAMILY RESIDENCE
3 BEDROOMS, 3.5 BATHROOMS
- FIRST LEVEL AREA: 341 SQ. FT.
SECOND LEVEL AREA: 563 SQ. FT.
THIRD LEVEL AREA: 773 SQ. FT.
TOTAL BUILDING AREA: 1,677 SQ. FT.
- LOTS 9-10 / UNIT TYPE D
SINGLE FAMILY RESIDENCE
3 BEDROOMS, 3.5 BATHROOMS
- FIRST LEVEL AREA: 325 SQ. FT.
SECOND LEVEL AREA: 704 SQ. FT.
THIRD LEVEL AREA: 623 SQ. FT.
TOTAL BUILDING AREA: 1,652 SQ. FT.

modative

Design
Develop
Build

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FORMOSA AVENUE

FORMOSA FUSION
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KEY PLAN

1 3 5 7 9
A-R B B-R C-R D-R
2 4 6 8 10
A B B-R C D

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UNIT TYPE D FLOOR PLANS

A2.14