














**LEGEND**

-  EXISTING WALL TO REMAIN
-  WALL TYPE A: NEW 2X4 MTL. STUD WALL, REFER TO DETAIL 1/A10.01
-  WALL TYPE B: NEW 2X6 MTL. STUD PLUMBING WALL, REFER TO DETAILS 1/A10.01
-  WALL TYPE C: NEW 2X6 MTL. STUD WALL, REFER TO DETAIL 3/A10.01
-  WALL TYPE D: NEW 2X6 MTL. STUD PLUMBING WALL, REFER TO DETAILS 3/A10.01
-  WALL TYPE E: NEW 2X4 METAL STUD FURR-OUT WALL, REFER TO DETAIL 2/A10.01
-  WALL TYPE F: NEW 2X4 METAL STUD PARTIAL HEIGHT WALL, REFER TO DETAIL 10/A10.02
-  ACCESSIBLE PATH OF TRAVEL
-  5'-0" ACCESSIBLE TURNING RADIUS
-  30' x 48' CLEAR SPACE
-  T-SHAPED SPACE FOR ACCESSIBLE 180° TURNS
-  FD NEW FLOOR DRAIN
-  NEW 2A: 10-B C FIRE EXTINGUISHER AND CABINET

**NOTES**

1. ALL DIMENSIONS FROM CENTERLINE OF PLUMBING FIXTURE ARE TO FACE OF FINISH.
2. SEE FLOOR PLANS (A2.01 - A2.04) FOR DOOR AND WINDOW LOCATION.
3. MAX COUNTER HEIGHT FOR CABINETS SHALL NOT EXCEED 34".
4. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL CABINERY FOR APPROVAL PRIOR TO FABRICATION.
5. SEE ACCESSIBILITY SHEETS FOR MOUNTING HEIGHTS.
6. CONTRACTOR TO PROVIDE TOILET PAPER DISPENSER AND SEAT COVER DISPENSER INSIDE ALL RESTROOMS PER 5/G3.04, 2/G3.06, AND 1/G3.06 INSIDE EACH TOILET FACILITY. REFER TO SPECS FOR NON-ACCESSIBLE WC AND FOR ALL WHEELCHAIR ACCESSIBLE WC.
7. FOR TYPICAL AND CHILD ACCESSIBLE RESTROOM MOUNTING HEIGHTS SEE DETAILS 2/G3.04, 4/G3.04, 5/G3.04, 2/G3.06, AND 1/G3.06.
8. PROVIDE PAPERLESS GYPSUM WALLBOARD AT ALL RESTROOM AND KITCHEN WALLS.
9. PROVIDE 3/4" RADIUS QUARTER-ROUND TO ALL EXPOSED CABINERY EDGES.
10. REFER TO G3.02, G3.02, G3.03, G3.04, G3.05, AND G3.06 FOR DISABLE ACCESS NOTES, DETAILS AND TYPICAL REQUIREMENTS.
11. ALL WORK SHALL CONFORM TO 2019 TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR).
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13. A 'DSA CERTIFIED' PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY THE DSA SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR.
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17. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
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19. REFER TO PLUMBING PLANS FOR WATER HEATER ANCHORAGE DETAILS.
20. FLOOR DRAIN FOR MAINTENANCE ONLY.



**abode communities architecture**

**PROJECT:**  
**LAEP EARLY CHILDHOOD CENTER**

13928 KORNBLUM AVE.  
HAWTHORNE, CA 90250

**CLIENT:**  
**Los Angeles Education Partnership**  
1541 Wilshire Blvd., Suite 200  
Los Angeles, CA 90017  
T: 213.622.5237

**ARCHITECT:**  
**Abode Communities**  
1149 S. Hill Street, Suite 700  
Los Angeles, CA 90015  
T: 213.629.2702

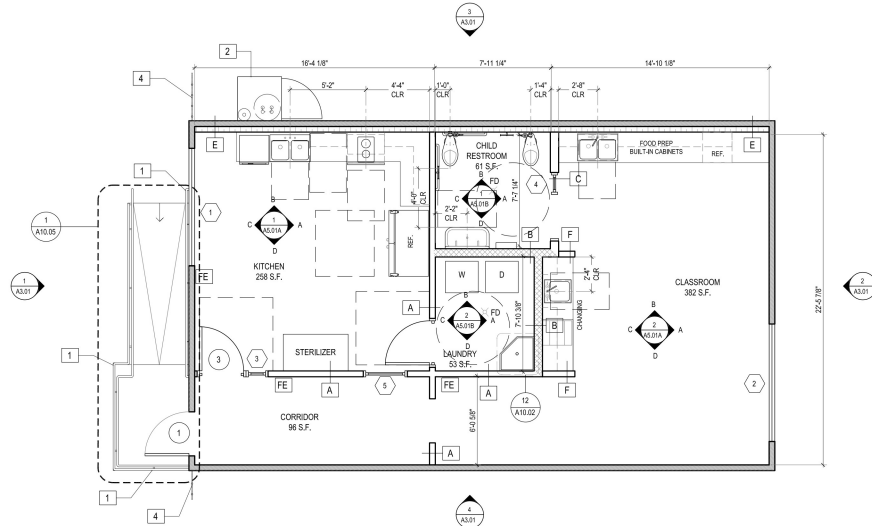
**CONSULTANTS:**  
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**MECHANICAL/ELECTRICAL/PLUMBING**  
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**STRUCTURAL**  
**Breen Engineering**  
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T: 310.464.8404

DSA APPLICATION NUMBER: 03-122151

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BUNGALOW 01  
INFANT (0-12 MONTHS)  
TOTAL NET SF: 850 SF  
ADMINISTRATION  
KITCHEN/LAUNDRY

**BUNGALOW 01 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**KEYNOTES**

- 1 NEW RAILING, REFER TO STRUCTURAL PLANS.
- 2 NEW 38"x40" CONCRETE PAD TO ACCOMMODATE NEW WATER HEATER CLOSET, REFER TO PLUMBING DRAWINGS
- 3 EXISTING IDF CLOSET
- 4 EXISTING 8 FT. HIGH CHAIN LINK FENCE

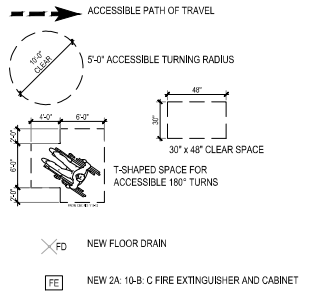
|                     | DATE     | REV |
|---------------------|----------|-----|
| PROGRESS SET        | 02.01.22 |     |
| DSA PROGRESS SET    | 03.02.22 |     |
| DSA APPLICATION SET | 04.01.22 |     |
| DSA BACK-CHECK SET  | 10.05.22 |     |
| DSA BACK-CHECK SET  | 10.24.22 |     |
| DSA BACK-CHECK SET  | 11.01.22 |     |

SHEET NAME:  
**BUNGALOW 01 FLOOR PLAN**

SHEET NUMBER:  
**A2.01**

**LEGEND**

- EXISTING WALL TO REMAIN
- WALL TYPE A: NEW 2x4 MTL. STUD WALL, REFER TO DETAIL 1/A10.01
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- WALL TYPE E: NEW 2x4 METAL STUD FURR-OUT WALL, REFER TO DETAIL 2/A10.01
- WALL TYPE F: NEW 2x4 METAL STUD PARTIAL HEIGHT WALL, REFER TO DETAIL 10/A10.02



**NOTES**

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20. FLOOR DRAIN FOR MAINTENANCE ONLY.

IDENTIFICATION STAMP  
 DIV. OF THE STATE ARCHITECT  
 APP: 03-122151 INC.  
 REVIEWED FOR:  
 SS  FS  ACS   
 DATE: 11/02/2022

**abode communities architecture**

PROJECT:  
**LAEP EARLY CHILDHOOD CENTER**  
 13928 KORNBLUM AVE.  
 HAWTHORNE, CA 90250

CLIENT:  
**Los Angeles Education Partnership**  
 1541 Wishnie Blvd., Suite 200  
 Los Angeles, CA 90017  
 T: 213.622.5237

ARCHITECT:  
**Abode Communities**  
 1149 S. Hill Street, Suite 700  
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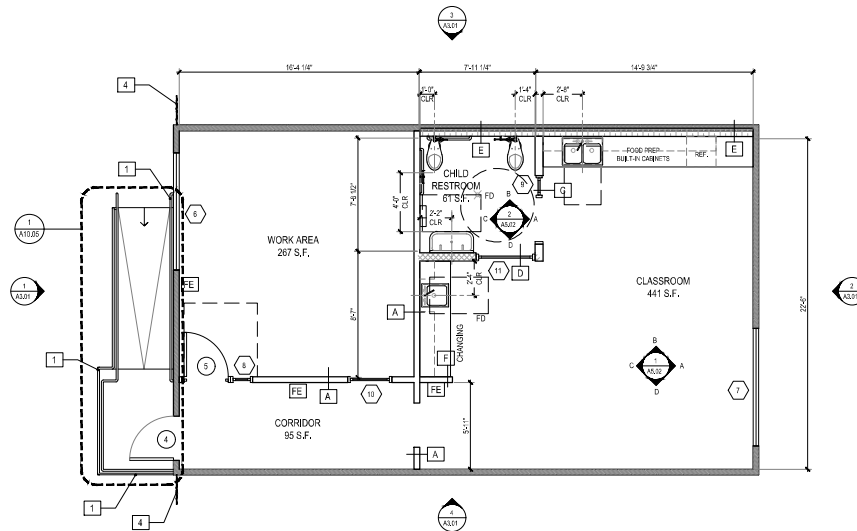
CONSULTANTS:  
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STAMP



BUNGALOW 02  
 INFANT/MOBILE (0-12 MONTHS)  
 TOTAL NET SF: 864 SF  
 ADMINISTRATION  
 WORK AREA/ADULT RESTROOM

BUNGALOW 02 FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

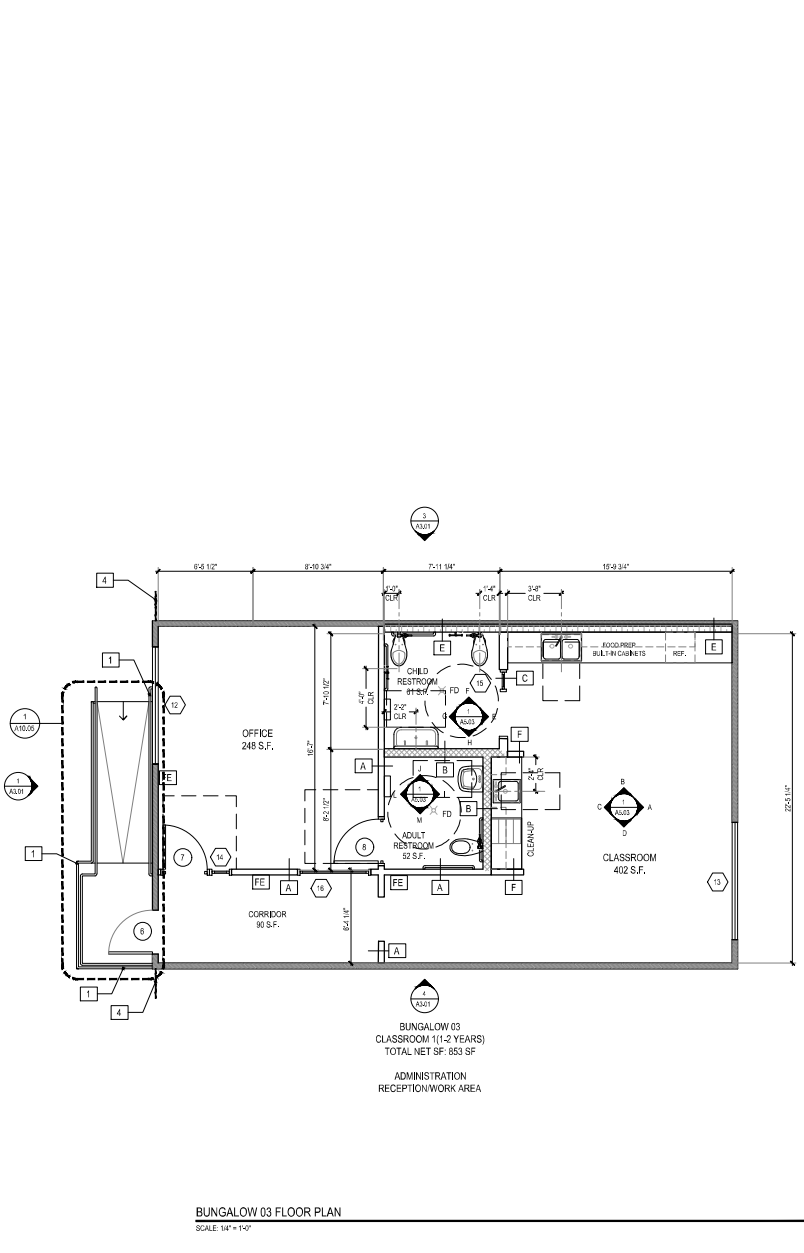
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- 2 NEW 38"x40" CONCRETE PAD TO ACCOMMODATE NEW WATER HEATER CLOSET, REFER TO PLUMBING DRAWINGS
- 3 EXISTING IDF CLOSET
- 4 EXISTING 8 FT. HIGH CHAIN LINK FENCE

| DATE     | REV |
|----------|-----|
| 07.01.22 |     |
| 03.02.22 |     |
| 04.01.22 |     |
| 10.24.22 |     |
| 11.01.22 |     |

SHEET NAME:  
**BUNGALOW 02 FLOOR PLAN**

SHEET NUMBER:  
**A2.02**



BUNGALOW 03 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**LEGEND**

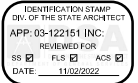
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- WALL TYPE F: NEW 2X4 METAL STUD PARTIAL HEIGHT WALL, REFER TO DETAIL 10/A10.02
- ACCESSIBLE PATH OF TRAVEL
- 5'-0" ACCESSIBLE TURNING RADIUS
- 30" x 48" CLEAR SPACE
- T-SHAPED SPACE FOR ACCESSIBLE 180° TURNS
- NEW FLOOR DRAIN
- NEW 2A-10-B: C FIRE EXTINGUISHER AND CABINET

**NOTES**

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**KEYNOTES**

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HAWTHORNE, CA 90250

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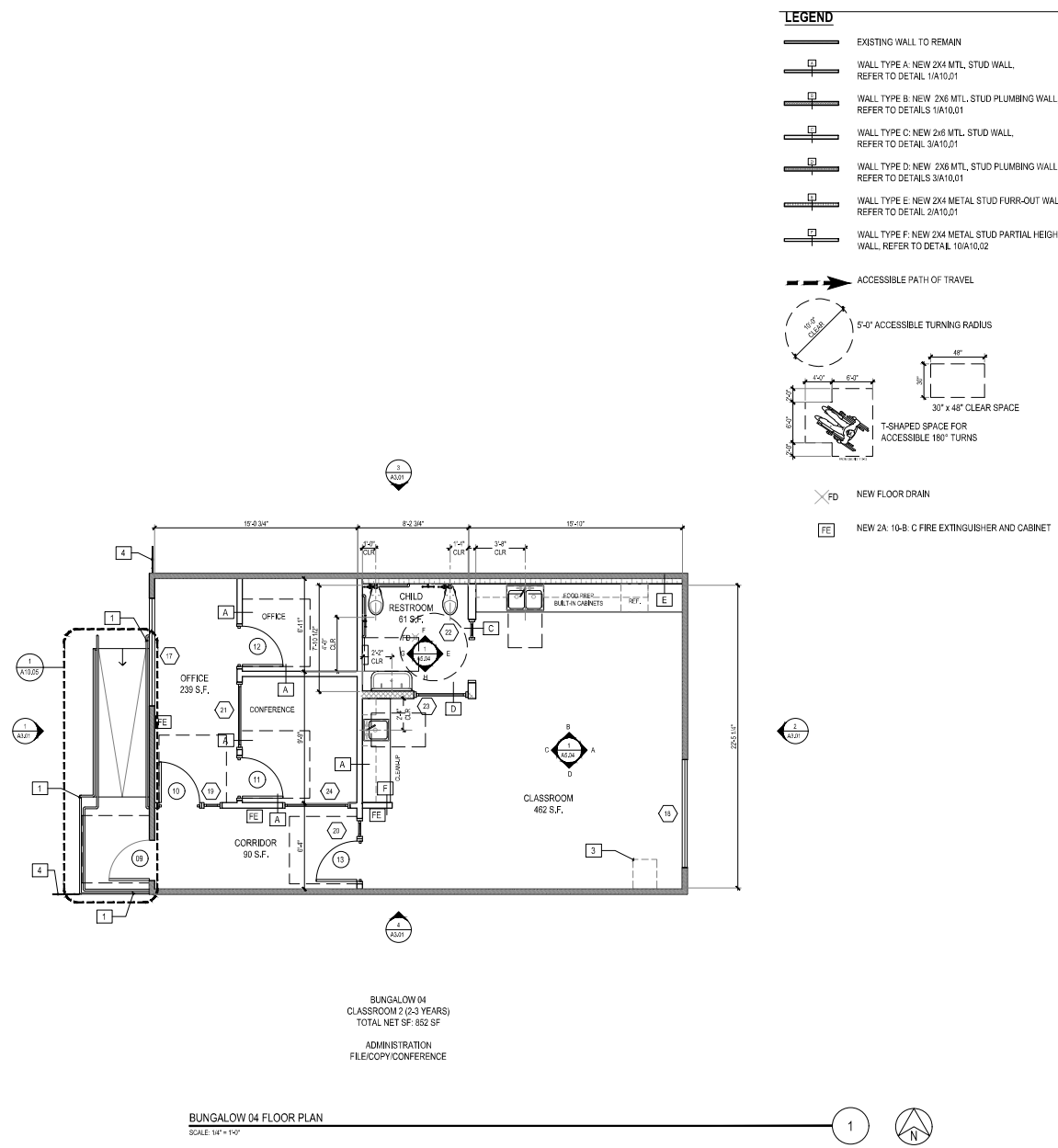
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| PROGRESS SET        | DATE     | REV |
|---------------------|----------|-----|
| DSA APPLICATION SET | 02.01.22 |     |
| DSA PROGRESS SET    | 03.02.22 |     |
| DSA APPLICATION SET | 04.01.22 |     |
| DSA BACK-CHECK SET  | 05.05.22 |     |
| DSA BACK-CHECK SET  | 10.24.22 |     |
| DSA BACK-CHECK SET  | 11.01.22 |     |

SHEET NAME:  
**BUNGALOW 03 FLOOR PLAN**

SHEET NUMBER:  
**A2.03**



**LEGEND**

- EXISTING WALL TO REMAIN
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- NEW 2A: 10-B: C FIRE EXTINGUISHER AND CABINET

**NOTES**

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**PROJECT:**  
**LAEP EARLY CHILDHOOD CENTER**  
13928 KORNBLUM AVE.  
HAWTHORNE, CA 90250

**CLIENT:**  
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1541 Wilshire Blvd., Suite 200  
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**ARCHITECT:**  
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DSA APPLICATION NUMBER: 03-122151  
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**KEYNOTES**

1. NEW RAILING, REFER TO STRUCTURAL PLANS.
2. NEW 38"x40" CONCRETE PAD TO ACCOMMODATE NEW WATER HEATER CLOSET, REFER TO PLUMBING DRAWINGS
3. EXISTING 10" CLOSET
4. EXISTING 8 FT. HIGH CHAIN LINK FENCE

| PROGRESS SET        | DATE     | REV |
|---------------------|----------|-----|
| PROGRESS SET        | 02.01.22 |     |
| DSA PROGRESS SET    | 03.02.22 |     |
| DSA APPLICATION SET | 04.01.22 |     |
| DSA BACK-CHECK SET  | 05.05.22 |     |
| DSA BACK-CHECK SET  | 10.24.22 |     |
| DSA BACK-CHECK SET  | 11.01.22 |     |

SHEET NAME:  
**BUNGALOW 04 FLOOR PLAN**

SHEET NUMBER:  
**A2.04**