WILLOWBROOK SENIOR CENTER EXTERIOR PATIO

12915 S. JARVIS AVE.
LOS ANGELES, CA 90061

VINIEGRA & VINIEGRA ARCHITECTURE
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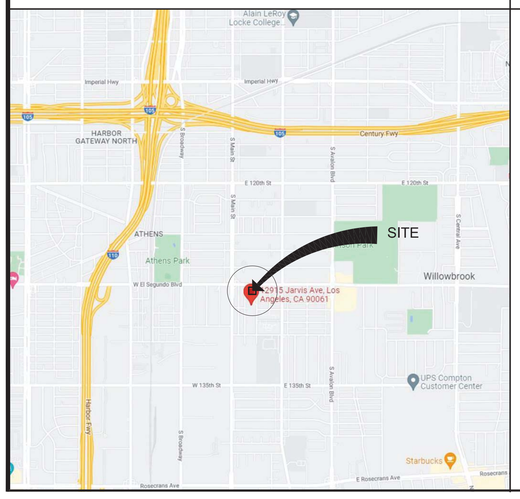
3RD BUILDING DEPARTMENT SUBMITTAL
DATE: 12/14/2022

VICINITY MAP



PROJECT TEAM

PROJECT MANAGEMENT:
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TEL) 626-300-2350
ASHISH GUHA, PROJECT MANAGER
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CLIENT:
-

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DANIEL KIM, NCARB
PRINCIPAL ARCHITECT

ELECTRICAL/ PLUMBING:
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731 E. BALL RD.
ANAHEIM, CA 92805
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RAMON EDRICK HILLARIO, P.E.
PRINCIPAL ENGINEER

STRUCTURAL:
LEE & LEE STRUCTURAL ENGINEERS
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SANG Y. LEE
PRINCIPAL ENGINEER

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T: (818)-705-2566 F: (818)-705-2434

LICENSED ARCHITECT
DANIEL D. KIM
C-30563
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

CONSULTANT:

PROJECT:
WILLOWBROOK SENIOR CENTER EXTERIOR PATIO PROJECT

12915 S. JARVIS AVE
LOS ANGELES, CA 90061

ISSUANCES:

DD SUBMITTAL	3/18/22
50%CD SUBMITTAL	4/27/22
50%CD-R1 SUBMITTAL	7/25/22
90%CD SUBMITTAL	9/30/22
2ND B&S SUBMITTAL	12/14/22

REVISIONS:

SCALE: AS SHOWN
DATE: -
PROJECT: -
FILE:
DESIGN: DANIEL KIM
DRAWN BY:
REVISED BY:
X-REFS:

T1.0

SHEET INDEX & PROJECT INFORMATION

SHEET INDEX

ABBREVIATIONS

@	AT
C.J.	CONCRETE JOINT
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
CONT.	CONTINUOUS
℄	CENTERLINE
ϕ	DIAMETER
DN.	DOWN
DR.	DOOR
(E)	EXISTING
EA.	EACH
EL.	ELEVATION
EQ.	EQUAL
EXT.	EXTERIOR
FIN.	FINISH
F.O.	FACE OF
GA.	GAUGE
GD.	GRADE
G.S.	GALVANIZED STEEL
GYP. BD.	GYPSUM BOARD
MAX.	MAXIMUM
MFR.	MANUFACTURER
MIN.	MINIMUM
O.C.	ON CENTER
PLWD.	PLYWOOD
PLAM.	PLASTIC LAMINATION
RDWD.	REDWOOD
RVS.	REVERSED
SIM.	SIMILAR
SST.	STAINLESS STEEL
STL.	STEEL
T.O.	TOP OF
TYP.	TYPICAL
V.I.F.	VERIFY IN FIELD
WD.	WOOD
W/	WITH

SYMBOLS

SECTION

DETAIL

NEW WORK

DEMOLITION

INTERIOR ELEVATION INDICATOR

LARGE SCALE DRAW'G

PROJECT DESCRIPTION

-NEW ±500 SQ.FT. EXTERIOR PATIO.
- CONCRETE PAVING
- NEW ACCESSIBLE RAMP
- NEW 17'X18' SHADE STRUCTURE
- NEW STAINLESS COUNTER & SINK
- NEW SECURITY FENCE (6'-0"~8'-0") AROUND THE WORK AREA.
- REMOVE (E)C.L.F. & INSTALL NEW WROUGHT IRON FENCE ALONG THE EAST PROPERTY LINE (±240'-0).
- REMOVE (E)C.L.F. SWING GATES & INSTALL NEW WROUGHT IRON SWING GATES.
- REMOVE UNUSED EXTERIOR CONCRETE STAIR.

PROPERTY INFORMATION

- ADDRESS: 12915 JARVIS AVE, LOS ANGELES, CA90061
- APN: 6130-003-901
- ZONING: R-1
- DISTRICT: 2ND DISTRICT
- AREA: 1.57 ACRES

TYPE OF CONSTRUCTION

-TYPE OF CONSTRUCTION:

- EXISTING BUILDING: TYPE V-B, NON-SPRINKLERED (9,601 SQ.FT.)
- OCCUPANCY(EXISTING BUILDING): A-3 & B
- SHADE STRUCTURE (17'X18'), 284 SQ.FT.
  TYPE V, NON SPRINKLERED.A
- OCCUPANCY (SHADE STRUCTURE): B PER 303.1.1.

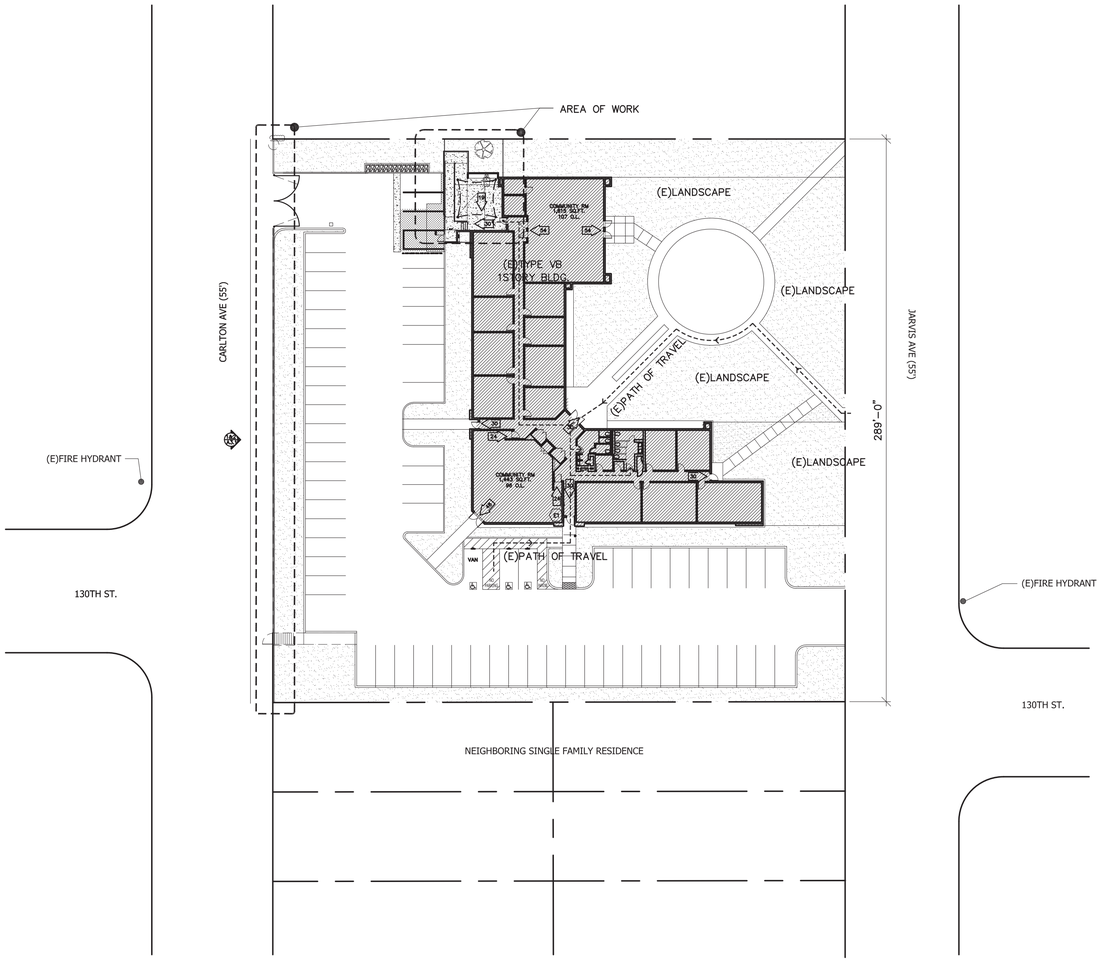
APPLICABLE CODES

GENERAL
CALIFORNIA BUILDING STANDARD ADMINISTRATIVE CODE. 2019 PART 1, TITLE 24.

ARCHITECTURE/STRUCTURE
LA COUNTY BUILDING CODE 2020 EDITION.

MECHANICAL/PLUMBING/ELECTRICAL
LA COUNTY MECHANICAL/PLUMBING/ELECTRICAL CODE 2020 EDITION.

GREEN BUILDING
CALIFORNIA GREEN BUILDING CODE 2019 EDITION.



---------- (E) ACCESSIBLE ROUTE SHALL BE 5% MAX. SOPE & 2% CROSS SLOPE.

AREA SITE PLAN

SCALE: 1/32"=1'-0"

Ref. N

1

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PROJECT INFORMATION & AREA SITE PLAN

SCALE: AS SHOWN
DATE: -
PROJECT: -
FILE:
DESIGN: DANIEL KIM
DRAWN BY:
REVISED BY:
X-REFS:

G0.1

GENERAL NOTES

CONCRETE

1. ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318 LATEST APPROVED EDITION) WITH MODIFICATIONS AS NOTED IN THE DRAWINGS OR SPECIFICATIONS.
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF fc = 3,000 PSI AT 28 DAYS AS FOLLOWS, UNLESS NOTED OTHERWISE ON THE DRAWING.
3. ALL CONCRETE SHALL BE READY MIXED. REGULAR WEIGHT CONCRETE CONFORMING TO SSPWC, SECTION 201 AND MADE WITH TYPE I AND II PORTLAND CEMENT CONFORMING TO ASTM C-150.
4. AGGREGATES SHALL BE NATURAL SAND AND ROCK CONFORMING TO SSPWC. SECTION 200.
5. ALL GROUT SHALL BE CEMENTITIOUS NON-SHRINK GROUT CONFORMING TO SSPWC, SECTION 201, UNLESS OTHERWISE NOTED.
6. CONCRETE MIXING OPERATIONS, ETC., SHALL CONFORM TO SSPWC, SECTION 201.
7. PLACEMENT OF CONCRETE SHALL CONFORH TO SSPWC, SECTION 303 AND PROJECT SPECIFICATIONS.
8. CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE AS FOLLOWS:
   a. CONCRETE POURED DIRECTLY AGAINST EARTH, 3 IN.
   b. FORMED CONCRETE WITH EARTH BACK FILL, 2 IN.

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN CONFORMANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (AC1318 LATEST APPROVED EDITION), AND THE "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION" LATEST APPROVED EDITION) BY THE C.R.S.I. AND THE W.C.R.S.I., AS MODIFIED BY THE PROJECT DRAWINGS AND SPECIFICATIONS.
2. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615 GRADE 60. ALL REINFORCING SHALL BE FROM IDENTIFIED STOCK WITH MILL ANALYSIS.
3. ALL. REINFORCING STEEL SHALL BE WELL SECURED IN PLACE PRIOR TO PLACING CONCRETE.

GATE NOTES

1. GATE SHALL CONFORM TO ASTM A-36.
2. ALL WELDING SHALL CONFORM TO THE REQUIREMENT OF THE STRUCTURAL WELDING CODE AWS D1.1, LATEST EDITION.
3. ALL ELECTRODES SHALL BE E60XX SERIES.
4. ALL WELDS SHALL BE GROUND SMOOTH AND GALVANIZED.
5. ALL BOLTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A307.
6. ALL BOLTS, NETS, PLATES, RODS, SLEEVES, LOCKS AND CHAINS SHALL BE GALVANIZED AFTER FABRICATION.
7. ALL POSTS, PICKETS, FRAMES, AND RAILS SHALL BE GALVANIZED TUBULAR STEEL.
8. ALL POSTS SHALL BE EXTRA HEAVY GALVANIZED STEEL WITH STEEL CAPS WELDED ON TOP ENDS.

GENERAL NOTES

1. WORK SHALL CONFORM TO THE REQUIREMENTS AS AMENDED TO DATE,OF THE LATEST SSPWC.
2. ALL INFORMATION SHOWN ON THE PLANS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS THEY SHALL BE REPORTED TO THE ENGINEER SO THAT PROPER REVISIONS MAY BE MADE.
3. OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE PLANS AND/OR SPECIFICATIONS SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
4. THE CONTRACT PLANS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
5. MODIFICATIONS ANA DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
6. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS OF ALL WORK AND MATERIALS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND JOB SITE AND/OR ADJACENT PROPERTIES.
8. ALL WASTE MATERIAL, DEBRIS, RUBBISH, VEGETATION AND OTHER DELETERIOUS MATERIAL RESULTING FROM THE WORK, AND SOIL AND ROCK MATERIALS FROM REQUIRED EXCAVATION THAT ARE UNSUITABLE FOR USE ELSEWHERE IN THE WORK, SHALL BE REMOVED FROM THE SITE.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACCURATELY FIELD MEASURE THE GATE AND WALL DIMENSIONS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL OF THE AGENCY PRIOR T0 FABRICATION.
10. THE WORK ON THESE PLANS REQUIRE THAT THE PRIME CONTRACTOR TO HAVE A VALID CLASS A LICENSE ISSUED BY THE STATE OF CALIFORNIA.
11. THE CONTRACTOR SHALL INSTALL TEMPORARY GATE AND FENCE TO FULLY SECURE THE FACILITY.

BEST MANAGEMENT PRACTICES
MINIMUM REQUIREMENTS FOR CONSTRUCTION PROJECTS

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSE OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY WIND OR WATER.
3. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL NOR THE SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUCH BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. EXCESS OR WASTER CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
5. TRASH AND CONSTRUCTION-RELATED SOIL WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
6. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAYS. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR BY ANY OTHER MEANS.
7. DEWATERING OPERATIONS: REMOVE SEDIMENTS FROM GROUND WATER.
8. PAVING OPERATIONS: REDUCE DISCHARGE OF POLLUTANTS FROM PAVING OPERATIONS.
9. STRUCTURE CONSTRUCTION AND PAINTING: PREVENT AND REDUCE DISCHARGE FROM CONSTRUCTION SITES AND PAINTING PROJECTS.
10. MATERIAL DELIVERY AND STORAGE: PREVENT AND REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM MATERIAL USE.
11. MATERIAL USE: PREVENT AND REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM MATERIAL USE.
12. SPILL PREVENTION AND CONTROL: PREVENT AND REDUCE DISCHARGER OF POLLUTANTS TO STORM WATER SYSTEMS WITH GOOD HOUSEKEEPING.
13. SOLID WASTE MANAGEMENT: PREVENT REDUCE DISCHARGE OF POLLUTANTS TO STORM ·WATER SYSTEMS FROM SOLID WASTE OR CONSTRUCTION.
14. HAZARDOUS WASTE MANAGEMENT: PREVENT AND REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM TOXIC MATERIALS.
16. CONTAMINATED SOIL MANAGEMENT: PREVENT AND REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONTAMINATED SOIL.
17. CONCRETE WASTE MANAGEMENT: PREVENT AND REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE.
18. SANITARY/SEPTIC WASTE MANAGEMENT: PREVENT AND REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM SANITARY AND SEPTIC SYSTEMS.
19. VEHICLE AND EQUIPMENT CLEANING: PREVENT AND REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CLEANING OF VEHICLES AND EQUIPMENT.
20. VEHICLE AND EQUIPMENT FUELING: PREVENT AND REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM FUELING OF VEHICLES AND EQUIPMENT.
21. VEHICLE AND EQUIPMENT MAINTENANCE: PREVENT AND REDUCE DISCHARGE OF POLLUTANTS TO STORM WATER FROM MAINTENANCE OF VEHICLES AND EQUIPMENT.
22. EMPLOYEE/SUBCONTRACTOR TRAINING: SWPPP STORM WATER POLLUTION PREVENTION PLAN.
23. SCHEDULING: SEQUENCING THE CONSTRUCTION PROJECT TO REDUCE THE AMOUNT OF SOIL EXPOSED TO EROSION.
24. PRESERVATION OF EXISTING VEGETATION: MINIMIZE DAMAGE AND EROSION BY PRESERVING THE EXISTING VEGETATION.
25. SEEDING AND PLANTING: MINIMIZE EROSION WITH SEEDING AND PLANTING.
26. MULCHING: FOR STABILIZING CLEARED AND FRESHLY SEEDED AREAS.
27. GEOTEXTILES AND MATS: FOR STABILIZATION OF SOILS.
28. DUST CONTROLS: REDUCE DUST AND SOIL EROSION.
29. TEMPORARY STREAM CROSSING: RECOMMENDATIONS FOR INSTALLING A TEMPORARY CULVER, FORD OR BRIDGE.
30. CONSTRUCTION ROAD STABILIZATION: RECOMMENDATIONS FOR DUST EROSION CONTROL.
31. STABILIZED CONSTRUCTION ENTRANCE: RECOMMENDATIONS FOR DUST, SEDIMENT AND EROSION CONTROL FOR PUBLIC STREETS.
32. EARTH DIKE: TEMPORARY BERM OR RIDGE OF COMPACTED SOIL.
33. TEMPORARY DRAINS AND SWALES: TO DIVERT OFF-SITE RUNOFF AROUND A CONSTRUCTION SITE.
34. SLOPE DRAIN: TEMPORARY PIPE TO DIVERT RUNOFF FROM THE TOP OF A SLOPE TO THE BOTTOM WITHOUT CAUSING EROSION.
35. OUTLET PROTECTION: .INSTALL RIP-RAP TO REDUCE SEDIMENT IN THE SOIL.
36. CHECK DAMS: REDUCES VELOCITY OF CONCENTRATED STORM WATER FLOWS AND REDUCES EROSION.
37. SLOPE ROUGHENING/TERRACING: CREATES MICROCLIMATES FOR ESTABLISHING VEGETATION.
38. SILT FENCE: FOR SEDIMENTATION CONTROL.
39. STRAW BALE BARRIERS: FOR SEDIMENTATION CONTROL.
40. SAND BAG BARRIER: FOR SEDIMENTATION CONTROL.
41. BRUSH OR ROCK FILTER: FOR SEDIMENTATION CONTROL AND VELOCITY REDUCTION.
42. STORM DRAIN INLET PROTECTION: DEVICES WHICH DETAIN SEDIMENT LADEN RUNOFF.
43. SEDIMENT TRAP: SMALL EXCAVATED OR BERMED ARE FOR SEDIMENTATION.
44. SEDIMENT BASIN: POND CREATED TO ALLOW EXCESSIVE SEDIMENT TO SETTLE.

I AWARE OF THE ABOVE REQUIREMENTS AND WILL IMPLEMENT AND MAINTAIN THE REQUIREMENTS.

12/12/2022

(OWNER OR AGENTS SIGNATURE) (DATE)

ACCESSIBILITY NOTES

1. ELECTRICAL CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF A ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE LOCATED WITHIN ALLOWABLE REACH RANGES. LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX. §11B-308.1.1

2. ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED WITHIN ALLOWABLE REACH RANGES. LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX. §11B-308.1.2

3. ENTRANCES SHALL BE PROVIDED IN ACCORDANCE WITH 11B-206.4 ENTRANCES.

4. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%), THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2.083%), AND THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM. §11B-403.3 & §11B-403.5.1 EXCEPTION 3

5. MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18 INCHES OF THE LATCH SIDE AN INTERIOR DOORWAY, OR WITHIN 24 INCHES OF THE LATCH SIDE OF AN EXTERIOR DOORWAY, PROJECTS MORE THAN 8 INCHES BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE. §11B-404.2.4.3

6. DOOR AND GATE CLOSING SPEED SHALL COMPLY WITH THE FOLLOWING:
   a. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. §11B-404.2.8.1
   b. DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM. §11B-404.2.8.2

7. DOORS, GATES, AND SIDE LIGHTS ADJACENT TO DOORS OR GATES, CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR. §11B-404.2.11

8. WALKS THAT CROSS OR ADJOIN A ROUTE PROVIDED FOR VEHICULAR TRAFFIC, SUCH AS IN A STREET, DRIVEWAY, OR PARKING FACILITY, SHALL BE SEPARATED BY DETECTABLE WARNINGS, CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS. SHOW ALL REQUIRED DETECTABLE WARNING LOCATIONS AND CONFIRM PROPOSED COLOR. VERIFY ALL ZERO CURB CONDITIONS. §202, §11B-247.1.2.5, §11B-705.1.2.5

10. DETECTABLE WARNINGS PROVIDED TO SEPARATE WALKS THAT CROSS OR ADJOIN A ROUTE PROVIDED FOR VEHICULAR TRAFFIC, SUCH AS IN A STREET, DRIVEWAY, OR PARKING FACILITY, SHALL BE 36 INCHES IN WIDTH AND CONTINUOUS AT THE BOUNDARY BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS. DIMENSION DETECTABLE WARNING WHERE OCCURRING. §202, §11B-247.1.2.5, §11B-705.1.2.5

11. ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BLUE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36 INCHES ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE, PREFERABLY BLUE OR WHITE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETTERS A MINIMUM OF 12 INCHES IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY. ACCESS AISLE MARKINGS MAY EXTEND BEYOND THE MINIMUM REQUIRED LENGTH. §11B-502.3.3, FIGURE 11B-502.3.3

12. PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) COMPLYING WITH SECTION 11B-703.7.2.1 ISA. §11B-502.6, FIGURE 11B-703.7.2.1

13. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN WITH THE DESIGNATION "VAN ACCESSIBLE." SIGNS SHALL BE 60 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. §11B-502.6

14. ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE $250." §11B-502.6.2

15. A PARKING SPACE IDENTIFICATION SIGN SHALL BE VISIBLE FROM EACH PARKING SPACE. SIGNS SHALL BE PERMANENTLY POSTED EITHER IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE. §11B-502.6.3

16. EACH ACCESSIBLE CAR AND VAN SPACE SHALL HAVE SURFACE IDENTIFICATION COMPLYING WITH EITHER OF THE FOLLOWING SCHEMES: §11B-502.6.4 A. THE PARKING SPACE SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) COMPLYING WITH SECTION 11B-703.7.2.1 ISA IN WHITE ON A BLUE BACKGROUND A MINIMUM 36 INCHES WIDE BY 35 INCHES HIGH. THE CENTERLINE OF THE ISA SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE LENGTH. §11B-502.6.4.1
   b. THE PARKING SPACE SHALL BE OUTLINED OR PAINTED BLUE AND SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) COMPLYING WITH SECTION 11B-703.7.2.1 ISA A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH IN WHITE OR A SUITABLE CONTRASTING COLOR. THE CENTERLINE OF THE ISA SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE. §11B-502.6.4.2

17. AN ADDITIONAL SIGN SHALL BE POSTED EITHER; 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE. §11B-502.8 A. THE ADDITIONAL SIGN SHALL NOT BE LESS THAN 17 INCHES WIDE BY 22 INCHES HIGH. §11B-502.8.1
   b. THE ADDITIONAL SIGN SHALL CLEARLY STATE IN LETTERS WITH A MINIMUM HEIGHT OF 1 INCH THE FOLLOWING: §11B-502.8.2

"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: _____ OR BY TELEPHONING_____."
BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.

18. A CURB OR WHEEL STOP SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES. §11B-502.7.2

19. IF APPLICABLE, PROVIDE AND REFERENCE ACCESSIBLE HI-LOW DRINKING FOUNTAIN DETAILS, INCLUDE ALL HEIGHTS AND DIMENSIONS, SPOUT SPECIFICATIONS, ETC... §11B-211 & §11B-602

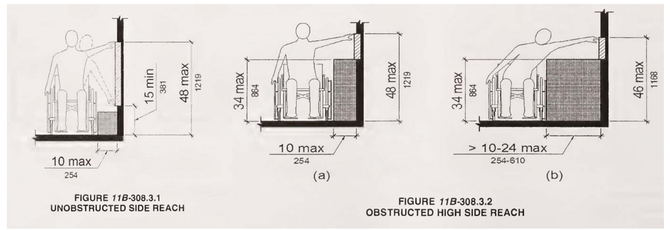

FIGURE *11B*-308.3.1
UNOBSTRUCTED SIDE REACH

FIGURE *11B*-308.3.2
OBSTRUCTED HIGH SIDE REACH

SIDE REACH

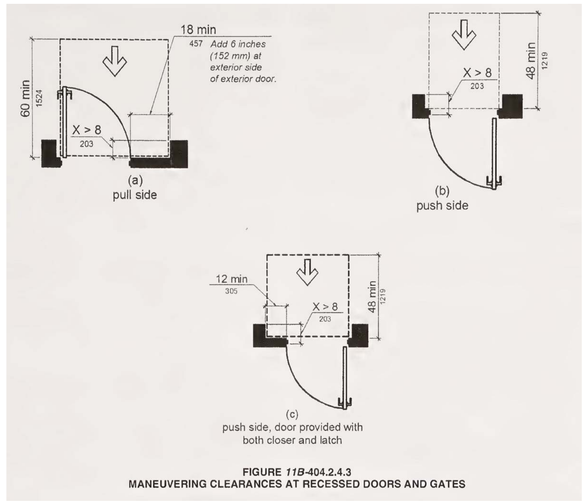

FIGURE *11B*-404.2.4.3
MANEUVERING CLEARANCES AT RECESSED DOORS AND GATES

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LICENSED ARCHITECT DANIEL D. KIM C-30863 10/31/23 RENEWAL DATE STATE OF CALIFORNIA

CONSULTANT:

PROJECT:

WILLOWBROOK SENIOR CENTER
EXTERIOR PATIO PROJECT

12915 S. JARVIS AVE
LOS ANGELES, CA 90061

ISSUANCES:

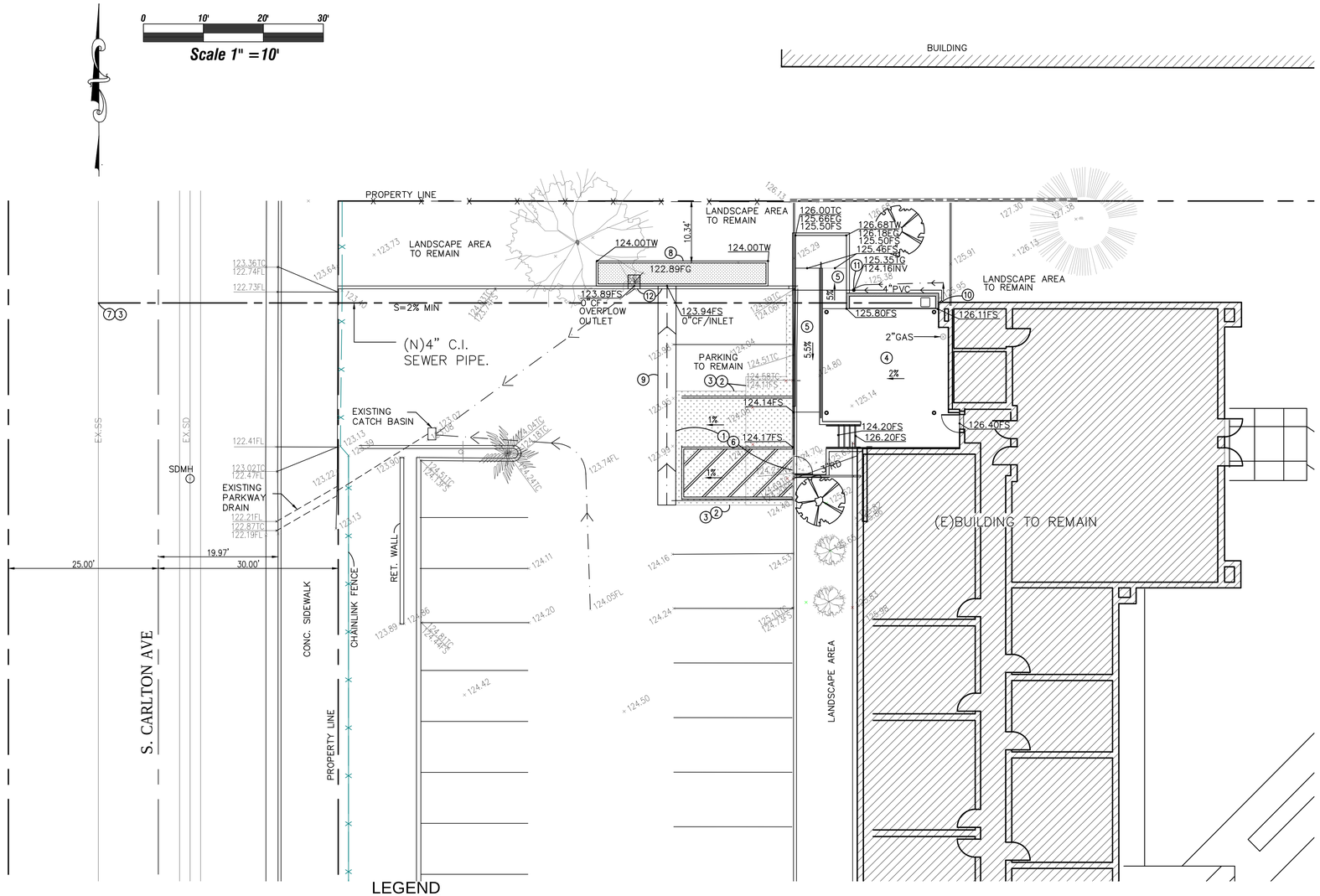
DD SUBMITTAL	3/18/22
50%CD SUBMITTAL	4/27/22
50%CD–R1 SUBMITTAL	7/25/22
90%CD SUBMITTAL	9/30/22
2ND B&S SUBMITTAL	12/14/22

REVISIONS:

GENERAL &
ACCESSIBILITY NOTES

SCALE: AS SHOWN
DATE: –
PROJECT: –
FILE:
DESIGN: DANIEL KIM
DRAWN BY:
REVISED BY:
X–REFS:

G0.2



CONSTRUCTION NOTE	
①	REMOVE EXISTING AC (1" MIN)AND RESURFACE TO 2% MAX IN ALL DIRECTION IN PARKING AND LOADING. SLOPE AND EXTEND THE LIMIT OF RESURFACE AS NECESSARY TO SMOOTH JOIN EXISTING GRADE OUTSIDE THE ADA PARKING
②	SAWCUT, REMOVE & REPLACE EXISTING AC & CURB
③	JOIN EXISTING IMPROVEMENTS, VERIFY ELEVATION PRIOR TO ANY CONSTRUCTION
④	CONSTRUCT 4"THICK CONCRETE PATIO
⑤	CONSTRUCT ADA RAMP WITH HANDRAIL PER ADA STANDARD
⑥	NEW 4" WIDE PARKING AND LOADING STRIPE.
⑦	CONNECT 4"C.I. HOUSE CONNECTION SEWER TO SEWER MAIN PER SPPWC 222-2
⑧	CONSTRUCT 98 SF BIO-RETENTION WITH PRETREATMENT PER DETAIL 1 ON C.2. SEE DIMENSION HEREON
⑨	CONSTRUCT 3'WIDE CONC. GUTTER PER DETAIL 2 ON C.2
⑩	CONNECT EXISTING DOWNSPOUT TO 4"PVC PIPE. CORE TO CURB FACE
⑪	INSTALL 4" ATRIUM DRAIN
⑫	CONSTRUCT 2' WIDE CURB OPENING PER DETAIL 3 ON C.2

Peak Flow Hydrologic Analysis

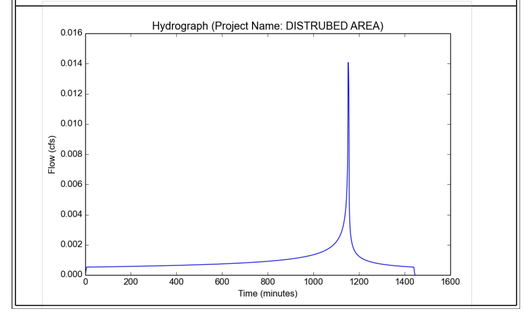
File location: C:/CIVIL/VVINIEGRA/Javis - Willbrook Senior Center/Project Name Report.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Project Name
Subarea ID	DISTRUBED AREA
Area (ac)	0.0276
Flow Path Length (ft)	40.0
Flow Path Slope (vft/hft)	0.02
85th Percentile Rainfall Depth (in)	0.95
Percent Impervious	1.0
Soil Type	15
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

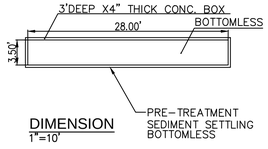
Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	0.95
Peak Intensity (in/hr)	0.5668
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.0141
Burned Peak Flow Rate (cfs)	0.0141
24-Hr Clear Runoff Volume (ac-ft)	0.002
24-Hr Clear Runoff Volume (cu-ft)	84.9528



LEGEND

	CENTER LINE	PL	PROPERTY LINE
	PROPERTY LINE	PP	POWER POLE
X X	WROUGHT IRON FENCE	PB	PULL BOX
	WOODEN FENCE	SMH	SANITARY SEWAGE MANHOLE
G	GAS LINE	SS	STREET SIGN/STOP SIGN
S	SEWER LINE	SDCB	STORM DRAIN CATCH BASIN
W	WATER LINE	SDMH	STORM DRAIN MAN HOLE
AC	ASPHALT CONCRETE	SGN	SIGN
AD	AREA DRAIN	TC	TOP OF CURB
B	BOLLARD	TW	TOP OF WALL
CB	CATCH BASIN	TG	TOP OF GRATE
CL	CENTERLINE	WH	WATER HEATER
CLF	CHAIN LINK FENCE	WB	WATER BIB
CATV	CABLE TV PULL BOX	WM	WATER METER
CONC.	CONCRETE	WV	WATER VALVE
DI	DRAINAGE INLET		LIGHT STD
DO	DRAINAGE OUTLET		POWER POLE
DR	DOOR		SIGN
DRWY	DRIVEWAY		CATCH BASIN
DS	DOWNSPOUT		SSMH (SANITARY SEWER MAN HOLE)
EB	ELECTRIC BOX		OR UTILITY MAN HOLE
EP	EDGE OF PAVEMENT		TREE
ET	ELECTRIC TRANSFORMER		
EV	ELECTRIC VAULT		
FL	FLOW LINE		PALM
FH	FIRE HYDRANT		
FP	FLAGPOLE		BUSH
FS	FINISH SURFACE		
GM	GAS METER		FIRE HYDRANT
LS	LANDSCAPE		STREET LIGHT
LP	LIGHT POLE		
MH	MANHOLE		PINE TREE
MB	MAIL BOX		



NOTE

A. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
B. OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS.
C. A PROPERTY LINE SURVEY, PREPARED BY A CA LICENSED LAND SURVEYOR OR A CIVIL ENGINEER WITH A LICENSE NUMBER BELOW C33966,MAY BE REQUIRED BY THE BUILDING OFFICIAL BASED UPON SITE CONDITIONS IN ACCORDANCE WITH LACBC SECTION 108.1.
G. TOTAL PROPOSED LANDSCAPE AREA 94 SQUARE FEET (BIO-RETENTION)
H. TOTAL TURF AREA 0 % (PERCENT OF TOTAL PROPOSED LANDSCAPING)
I. TOTAL DROUGHT TOLERANT LANDSCAPING AREA 100 % (PERCENT OF TOTAL PROPOSED LANDSCAPING)

DATE OF MAINTENANCE AGREEMENT: 12/8/22
PROPOSED IMPERVIOUS AREA: 1,204 SQ. FT.
DESIGN STORM: (CHECK BOX) 85TH PERCENTILE ☒ 0.75-INCH ☐
SWQDV: 84.95 FT3 100 % TO RETAIN ONSITE
LID SOLUTION: (CHECK BOX) ☒INFILTRATION ☐BIOFILTRATION

BUILDING DRAINAGE PLAN
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BUILDING AND SAFETY DIVISION
LA COUNTY DEPARTMENT OF PUBLIC WORKS

BMP SIZING (NON-DESIGNATED PROJECT)

STEP 1
PATIO (530 SF), ADA RAMP (262 SF), & DISTURBED AC PAVEMENT (412 SF)
TOTAL AREA 0.0276 AC
FROM HYDROCALC.
Q BMP = 0.0141 CFS
SWQDV = 84.95 CU.FT.

STEP 2 DESIGN INFILTRATION RATE = 0.33 IN/HR

STEP 3: CALCULATE THE BIORETENTION AREA
DETERMINE THE REQUIRED SIZE OF THE BIORETENTION AREA BY ASSUMING THE SWQDV WILL FILL THE AVAILABLE PONDING DEPTH. THE MAXIMUM DEPTH OF STORMWATER RUNOFF THAT CAN BE INFILTRATED WITHIN THE MAXIMUM RETENTION TIME (96 HRS) IS CALCULATED USING THE FOLLOWING EQUATION:
DMAX = F DESIGN X T/12
WHERE:
DMAX = MAXIMUM DEPTH OF WATER THAT CAN BE INFILTRATED WITHIN THE REQUIRED DRAWDOWN TIME [FT];
FDESIGN = DESIGN INFILTRATION RATE [IN/HR]; AND
T = MAXIMUM DETENTION TIME (MAX 96 HRS) [HR].

Dmax = 0.33X96/12 =2.64 FT

SELECT THE PONDING DEPTH (DP) SUCH THAT:
Dmax ≥ D ponding
WHERE:
DMAX = MAXIMUM DEPTH OF WATER THAT CAN BE INFILTRATED WITHIN THE MAXIMUM RETENTION TIME [FT]; AND
DP = PONDING DEPTH (MAX 1.5 FT) [FT].
CALCULATE THE INFILTRATING SURFACE AREA (BOTTOM OF THE BIORETENTION AREA) REQUIRED:
A= SWQDV / D ponding
WHERE:
A = SURFACE AREA OF THE BOTTOM OF THE INFILTRATION BASIN [FT2];
SWQDV = STORMWATER QUALITY DESIGN VOLUME [FT3]; AND
DP = PONDING DEPTH [FT].
A = 84.95/1 =84.95 SQ. FT.(REQUIRED) 94 SQ.FT. (PROVIDED)

BLDC221018001493

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CONSULTANT:

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FULLERTON, CA 92835
TEL (714) 723-9703
info@pgisoil.com

PROJECT:

NEW PATIO

12915 JAVIS AVE
LOS ANGELES, CA 90061

ISSUANCES:

REVISIONS:

DRAINAGE & LID PLAN

SCALE: AS SHOWN
DATE: 12/8/22
PROJECT:
FILE:
DESIGN: MAI
DRAWN BY:
REVISED BY:
X-REFS:

C.1

Table E-1. Geomembrane Liner Specifications for Bioretention Areas

Parameter	Test Method	Specifications
Material		Nonwoven geomembrane liner
Unit weight		8 oz/yd^3 (minimum)
Filtration rate		0.08 in/sec (minimum)
Puncture strength	ASTM D-751 (Modified)	125 lbs (minimum)
Mullen burst strength	ASTM D-751	400 lb/in^2 (minimum)
Tensile strength	AST D-1682	300 lbs (minimum)
Equiv. opening size	US Standard Sieve	No. 80 (minimum)

Planting/Storage Media

- The planting media placed in the biofiltration area should achieve a long-term, in-place infiltration rate of at least 5 in/hr. Higher infiltration rates of up to 12 in/hr are permissible. The biofiltration soil media must retain sufficient moisture to support vigorous plant growth.
- The planting media mix must consist of 60 to 80 percent sand and 20 to 40 percent compost.
- Sand should be free of wood, waste, coatings such as clay, stone dust, carbonate, or any other deleterious material. All aggregate passing the No. 200 sieve size should be non-plastic. Sand for biofiltration should be analyzed by an accredited laboratory using #200, #100, #40, #30, #16, #8, #4, and 3/8 sieves (ASTM D422 or as approved by the local permitting authority) and meet the following gradations (Note: all sand complying with ASTM C33 for fine aggregate comply with the gradation requirements listed below):

Particle Size (ASTM D422)	% Passing by Weight
3/8 inch	100%
#4	90-100%
#8	70-100%
#16	40-95%
#30	15-70%
#40	5-55%
#110	0-15%
#200	0-5%

Note: The gradation of the sand component of the biofiltration soil media is believed to be a major factor in the infiltration rate of the media mix. If the desired hydraulic conductivity of the biofiltration soil media cannot be achieved within the specified proportions of sand and compost (#2), then it may be necessary to utilize sand at the coarser end of the range specified minimum percent passing.

- Compost should be a well-decomposed, stable, weed-free organic matter source derived from waste materials including yard debris, wood wastes, or other organic material not including manure or biosolids meeting standards developed by the USCC. The product shall be certified through the USCC STA Program (a compost testing and information disclosure program). Compost quality shall be verified via a laboratory analysis to be:
  - Feedstock materials must be specified and include one or more of the following: landscape/yard trimmings, grass clippings, food scraps, and agricultural crop residues.
  - pH between 6.5 and 8.0 (may vary with plant palette)
  - Organic Matter: 35 to 75 percent dry weight basis
  - Carbon and Nitrogen Ratio: 15:1 < C:N < 25:1
  - Maturity/Stability: Compost must have a dark brown color and a soil-like odor. Compost exhibiting a sour or putrid smell, containing recognizable grass or leaves, or is hot (120°F) upon delivery or rewetting is not acceptable.
  - Toxicity: any one of the following measures is sufficient to indicate non-toxicity:
    - NH_4:NH_3 < 3
    - Ammonium < 500 ppm, dry weight basis
    - Seed germination > 80 percent of control
    - Plant trials > 80 percent of control
    - Solvita® > 5 index value
  - Nutrient content:
    - Total Nitrogen content ≥ 0.9 percent preferred
    - Total Boron should be < 80 ppm; soluble boron < 2.5 ppm
  - Salinity: < 6.0 mmhos/cm
  - Compost for biofiltration area should be analyzed by an accredited laboratory using #200, ¼-inch, ½-inch, and 1-inch sieves (ASTM D422) and meet the gradation requirements in the table below:

Particle Size (ASTM D422)	% Passing by Weight
1 inch	99-100
½ inch	90-100
¼ inch	40-90
#200	2-10

Tests should be sufficiently recent to represent the actual material that is anticipated to be delivered to the site. If processes or sources used by the supplier have changed significantly since the most recent testing, new tests should be requested.

The gradation of compost used in biofiltration soil media is believed to play an important role in the saturated infiltration rate of the media. To achieve a higher saturated infiltration rate, it may be necessary to utilize compost at the coarser end of the range (minimum percent passing). The percent passing the #200 sieve (fines) is believed to be the most important factor in hydraulic conductivity.

In addition, coarser compost mix provides more heterogeneity of the biofiltration soil media, which is believed to be advantageous for more rapid development of soil structure needed to support healthy biological processes. This may be an advantage for plant establishment with lower nutrient and water input.

- Biofiltration soil media not meeting the above criteria should be evaluated on a case-by-case basis. Alternative biofiltration soil media must meet the following specifications:

"Soils for biofiltration facilities must be sufficiently permeable to infiltrate stormwater runoff at a minimum of rate of 5 in/hr during the life of the facility, and provide sufficient retention of moisture and nutrients to support healthy vegetation." The following steps shall be followed by LACDPW to verify that alternative biofiltration soil media mixes meet the specification:

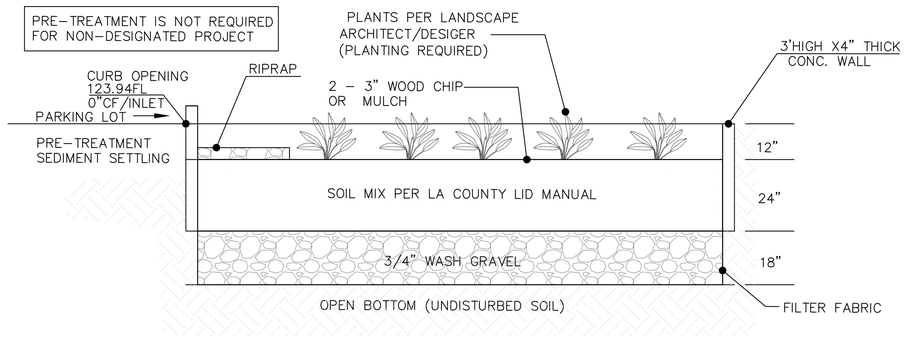
  - Submittals – The applicant must submit to LACDPW for approval:
    - A sample of mixed biofiltration soil media.
    - Certification from the soil supplier or an accredited laboratory that the biofiltration soil media meets the requirements of this specification.
    - Certification from an accredited geotechnical testing laboratory that the biofiltration soil media has an infiltration rate between 5 and 12 in/hr.
    - Organic content test results of the biofiltration soil media. Organic content test shall be performed in accordance with the Testing Methods for the Examination of Compost and Composting (TMECC) 05.07A, "Loss-On-Ignition Organic Matter Method".
    - Organic grain size analysis results of mixed biofiltration soil media performed in accordance with ASTM D422, Standard Test Method for Particle Size Analysis of Soils.
    - A description of the equipment and methods used to mix the sand and compost to produce the biofiltration soil media.
  - The name of the testing laboratory(ies) and the following information:
    - Contact person(s)
    - Address(es)
    - Phone contact(s)
    - E-mail address(es)
    - Qualifications of laboratory(ies) and personnel including date of current certification by STA, ASTM, or approved equal.
  - Biofiltration soils shall be analyzed by an accredited laboratory using #200 and ½-inch sieves (ASTM D422 or as approved by LACDPW), and meet the gradation described in the table below:

Particle Size (ASTM D422)	% Passing by Weight
½ inch	97-100
#200	2-5

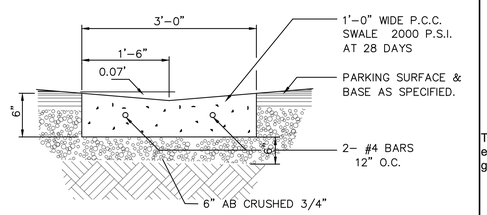
- Biofiltration soil media shall be analyzed by an accredited geotechnical laboratory for the following tests:
  - Moisture – density relationships (compaction tests) must be conducted on biofiltration soil media. Biofiltration soil media for the permeability test shall be compacted to 85 to 90 percent of the maximum dry density (ASTM D1557).
  - Constant head permeability testing in accordance with ASTM D2434 shall be conducted on a minimum of two samples with a 6-inch mold and vacuum saturation.
- Mulch is recommended for the purpose of retaining moisture, preventing erosion, and minimizing weed growth. Projects subject to the California Model Water Efficiency Landscaping Ordinance (or comparable local ordinance) will be required to provide at least 2 inches of mulch. Aged mulch, also called compost mulch, reduces the ability of weeds to establish, keeps soil moist, and replenishes soil nutrients. Biofiltration areas must be covered with two to four inches (average three inches) of mulch at the start and an annual placement (preferably in June after weeding) of one to two inches of mulch beneath plants.
- The planting media design height must be marked appropriately, such as a collar on the overflow device or with a stake inserted two feet into the planting media and notched, to show biofiltration surface level and ponding level.

Vegetation

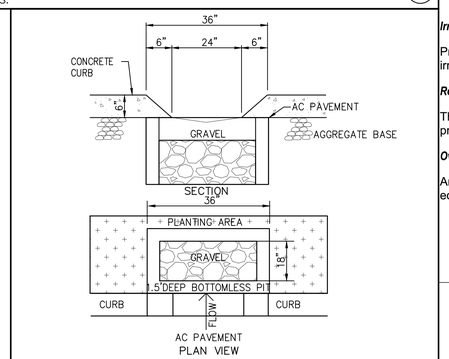
Prior to installation, a licensed landscape architect must certify that all plants, unless otherwise specifically permitted, conform to the standards of the current edition of American Standard for Nursery Stock as approved by the American Standards Institute, Inc. All plant grades shall be those established in the current edition of American Standards for Nursery Stock.



BIO-RETENTION WITHOUT UNDERDRAIN DETAIL (1)
N.T.S.



3' WIDE CONCRETE SWALE (2)
N.T.S.



2'WIDE CURB OPENNING DETAIL (3)
N.T.S.

- Shade trees must have a single main trunk. Trunks must be free of branches below the following heights:

CALIPER (in)	Height (ft)
1½-2½	5
3	6

- Plants must be tolerant of summer drought, ponding fluctuations, and saturated soil conditions for 96 hours.
- It is recommended that a minimum of three types of tree, shrubs, and/or herbaceous groundcover species be incorporated to protect against facility failure due to disease and insect infestations of a single species.
- Native plant species and/or hardy cultivars that are not invasive and do not require chemical inputs must be used to the maximum extent practicable.

The biofiltration area should be vegetated to resemble a terrestrial forest community ecosystem, which is dominated by understory trees, a shrub layer, and herbaceous ground cover. Select vegetation that:

- Is suited to well-drained soil;
- Will be dense and strong enough to stay upright, even in flowing water;
- Has minimum need for fertilizers;
- Is not prone to pests and is consistent with Integrated Pest Management practices; and
- Is consistent with local water conservation ordinance requirements.

Irrigation System

Provide an irrigation system to maintain viability of vegetation, if applicable. The irrigation system must be designed to local code or ordinance specifications.

Restricted Construction Materials

The use of pressure-treated wood or galvanized metal at or around a biofiltration area is prohibited.

Overflow Device

An overflow device is required at the 18-inch ponding depth. The following, or equivalent, should be provided:

- A vertical PVC pipe (SDR 26) to act as an overflow riser.
- The overflow riser(s) should be eight inches or greater in diameter, so it can be cleaned without damage to the pipe.

BUILDING DRAINAGE PLAN
APPROVED
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PUBLIC WORKS
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BUILDING AND SAFETY DIVISION
LA COUNTY DEPARTMENT OF PUBLIC WORKS

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PROJECT:

NEW PATIO
12915 JAVIS AVE
LOS ANGELES, CA 90061

ISSUANCES:

REVISIONS:

DETAIL SHEET

SCALE: AS SHOWN
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PROJECT:
FILE:
DESIGN: MAI
DRAWN BY:
REVISED BY:
X-REFS:

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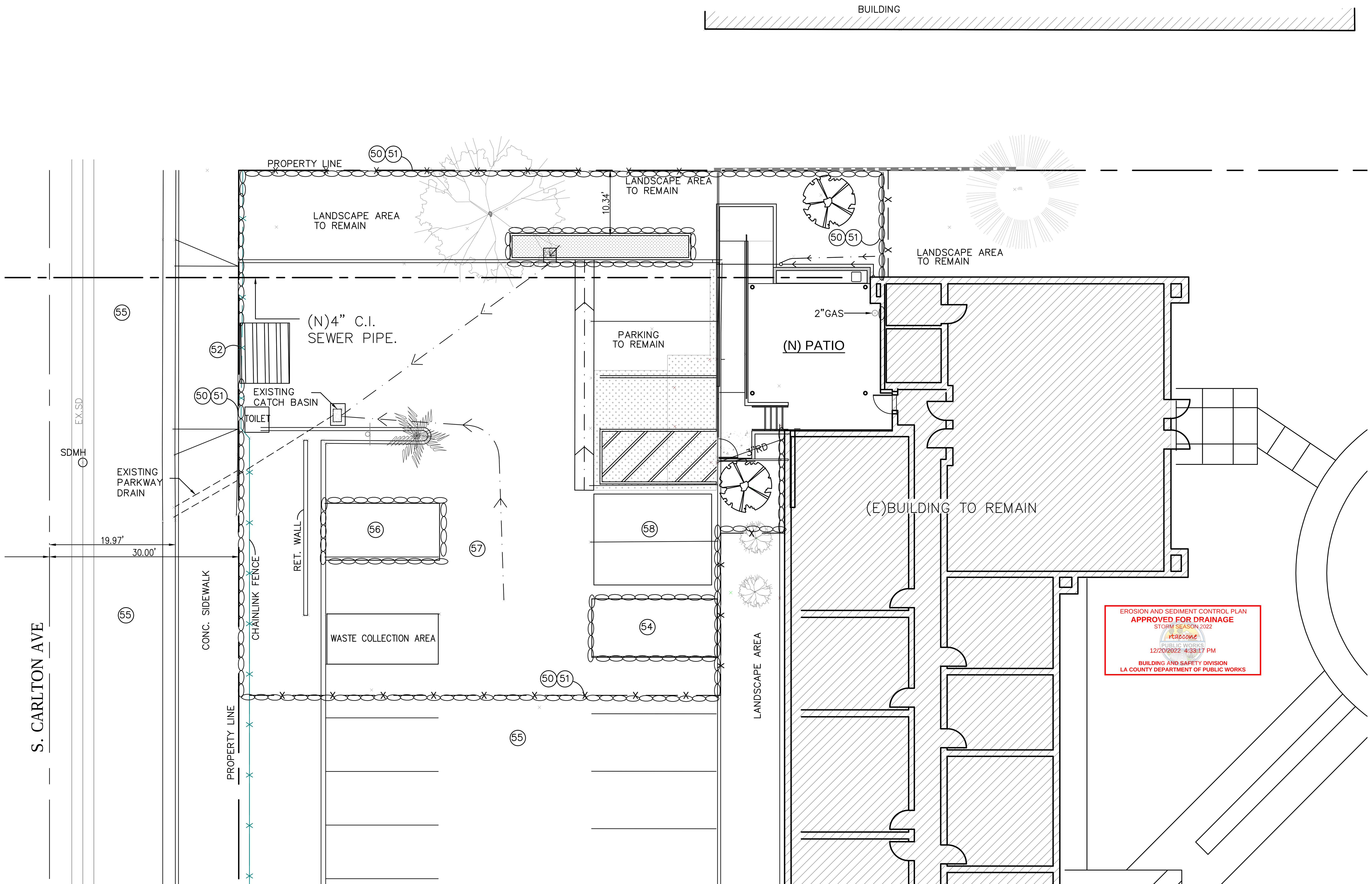
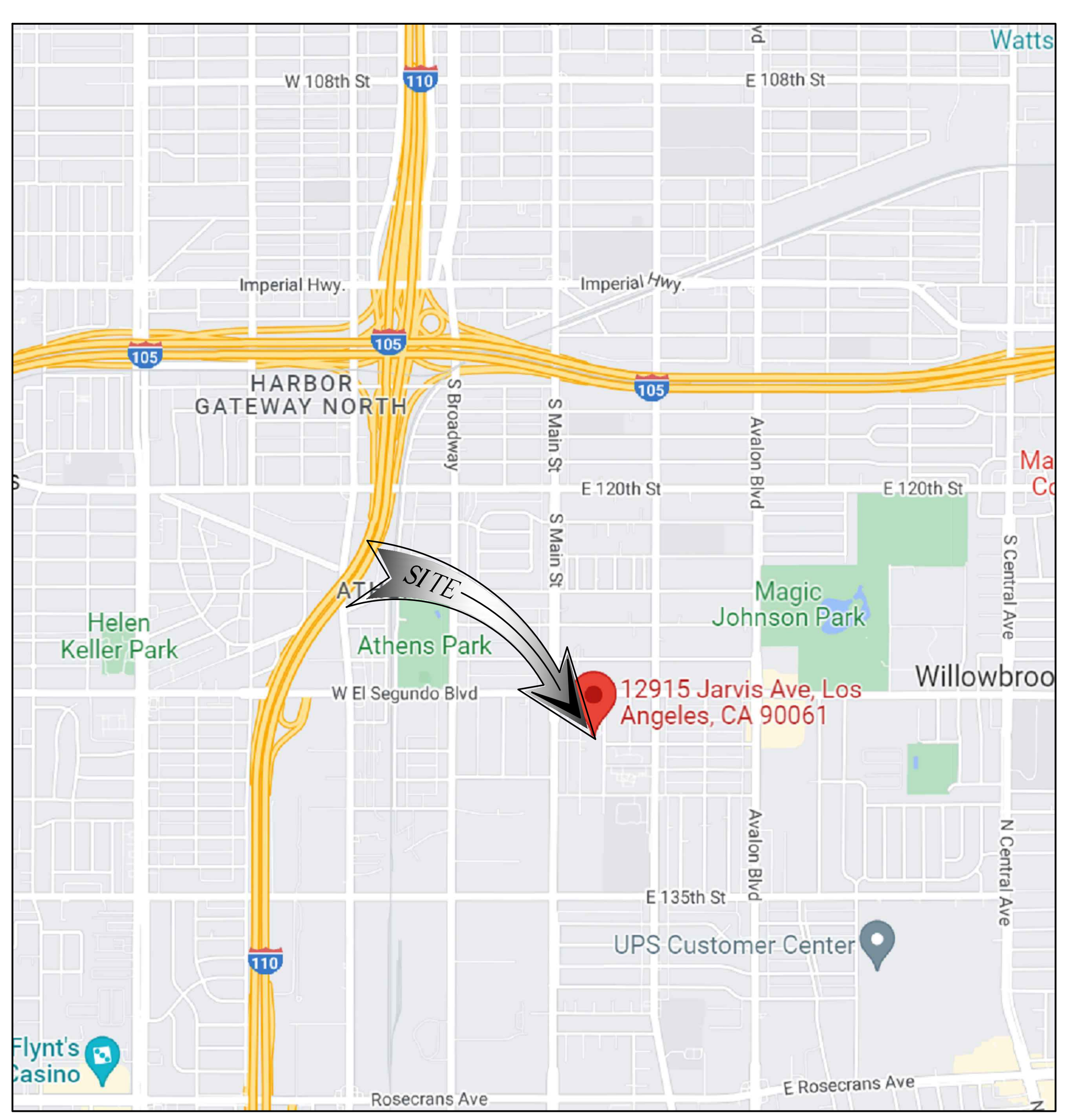
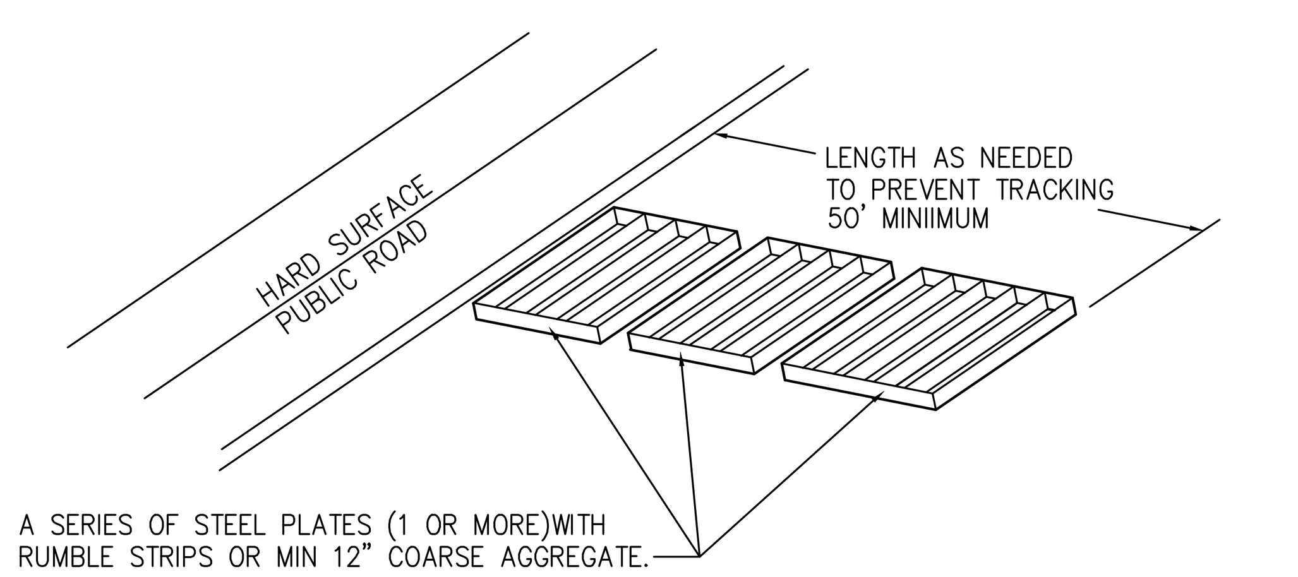




VICINITY MAP

NOTES:

1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND SHOULD NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
   A. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
   B. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 4" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATLY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.



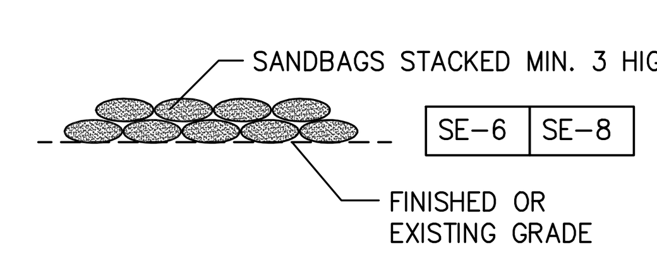
(52) STABILIZED CONSTRUCTION ENTRANCE W/ TIRE WASH — TC–1 | TC–3

CONSTRUCTION NOTES

(50) INSTALL CHAINLINK FENCE WITH GREEN FILTER FABRIC AS SHOWN ON PLAN
(51) INSTALL GRAVEL BAG (SE–6) (SE–8) PER DETAIL HEREON
(52) INSTALL TIRE WASH PLATE (TC–1) (TC–3)
(53) INSTALL FABRIC ON TOP OF AREA DRAIN FOR INLET PROTECTION (SE–10)
(54) CONCRETE WASHOUT AREA (WM–8)
(55) SWEEP STREET (SE–7) AS NEEDED TO KEEP SEDIMENT FROM ENTERING PUBLIC RIGHT OF WAY AT ALL TIMES.
(56) VEHICLE EQUIPMENT AREAS FOR CLEANING, FUELING, AND MAINTENANCE (NS–8) (NS–9)
(57) SPILL PREVENTION CONTROL (WM–4)
(58) LOCATION OF MATERIAL DELIVERY AND STORAGE AREA (WM–1) (WM–5)

STREET MAINTENANCE

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.



(51) SANDBAG STACKING
NO SCALE

LEGEND

INLET PROTECTION
GRAVEL BAG AROUND CATCH BASIN

EROSION AND SEDIMENT CONTROL PLAN (ESCP)

GENERAL NOTES:

1. IN CASE OF EMERGENCY, CALL LILIA P. ANDRES (RESPONSIBLE PERSON) AT (323) 395–9941 (24–HOUR TELEPHONE).
I. PLEASE FILL IN NAME AND NUMBER

2. TOTAL DISTURBED AREA 0.027 AC WDID # N/A
I. RISK LEVEL (1) 2 3 (CIRCLE ONE AS DETERMINED BY STATE GENERAL PERMIT FOR SITES GREATER THAN 1 ACRE)

3. A STAND–BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON–SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.

4. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.

5. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF–SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.

6. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.

7. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.

8. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.

9. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN OCTOBER 15 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.

10. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES, THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.

11. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON–STORM WATER FROM THE PROJECT SITES AT ALL TIMES.

12. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON–SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.

13. STOCKPILES OF EARTH AND OTHER CONSTRUCTION–RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

14. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

15. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON–SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

16. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 50% OR GREATER PROBABILITY OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF–INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).

17. TRASH AND CONSTRUCTION–RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

18. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

19. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

20. AS THE ENGINEER/QSD OF RECORD, I HAVE SELECTED APPROPRIATE BMPS TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPS MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS.

JIRAYUS PUKKANASUT, RCE 73728 — DATE 12/8/22
CIVIL ENGINEER/QSD SIGNATURE

21. THE FOLLOWING NOTES MUST BE ON THE PLAN:

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, '1 CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH THE SYSTEM DESIGNED TO ENSURE THAT A QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/ OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

OWNER OR AUTHORIZED REPRESENTATIVE (PERMITTEE) — DATE 12/19/22

22. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY AS REQUIRED BY THE STATE CONSTRUCTION GENERAL PERMIT. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL.

23. THE FOLLOWING BMPS FROM THE "CASQA CONSTRUCTION BMP ONLINE HANDBOOK" MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. AS AN ALTERNATIVE, DETAILS FROM "CALTRANS STORMWATER QUALITY HANDBOOKS, CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) MANUAL" MAY BE USED. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

EROSION CONTROL

EC1 –SCHEDULING
EC2 –PRESERVATION OF EXISTING VEGETATION
EC3 –HYDRAULIC MULCH
EC4 –HYDROSEEDING
EC5 –SOIL BINDERS
EC6 –STRAW MULCH
EC7 –GEOTEXTILES & MATS
EC8 –WOOD MULCHING
EC9 –EARTH DIKES AND DRAINAGE SWALES
EC10 –VELOCITY DISSIPATION DEVICES
EC11 –SLOPE DRAINS
EC12 –STREAMBANK STABILIZATION
EC13 –RESERVED
EC14 –COMPOST BLANKETS
EC15 –SOIL PREPARATION\ROUGHENING
EC16 –NON–VEGETATED STABILIZATION

WIND EROSION CONTROL

WE1 –WIND EROSION CONTROL
TEMPORARY TRACKING
CONTROL

TC1 –STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 –STABILIZED CONSTRUCTION ROADWAY
TC3 –ENTRANCE/OUTLET TIRE WASH

NON–STORMWATER MANAGEMENT

NS1 –WATER CONSERVATION PRACTICES
NS2 –DEWATERING OPERATIONS
NS3 –PAVING AND GRINDING OPERATIONS
NS4 –TEMPORARY STREAM CROSSING
NS5 –CLEAR WATER DIVERSION
NS6 –ILLICIT CONNECTION/DISCHARGE
NS7 –POTABLE WATER/IRRIGATION
NS8 –VEHICLE AND EQUIPMENT CLEANING
NS9 –VEHICLE AND EQUIPMENT FUELING
NS10 –VEHICLE AND EQUIPMENT MAINTENANCE
NS11 –PILE DRIVING OPERATIONS
NS12 –CONCRETE CURING
NS13 –CONCRETE FINISHING
NS14 –MATERIAL AND EQUIPMENT USE
NS15 –DEMOLITION ADJACENT TO WATER
NS16 –TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

WM1 –MATERIAL DELIVERY AND STORAGE
WM2 –MATERIAL USE
WM3 –STOCKPILE MANAGEMENT
WM4 –SPILL PREVENTION AND CONTROL
WM5 –SOLID WASTE MANAGEMENT
WM6 –HAZARDOUS WASTE MANAGEMENT
WM7 –CONTAMINATION SOIL MANAGEMENT
WM8 –CONCRETE WASTE MANAGEMENT
WM9 –SANITARY/SEPTIC WASTE MANAGEMENT
WM10 –LIQUID WASTE MANAGEMENT

TEMPORARY SEDIMENT CONTROL

SE1 –SILT FENCE
SE2 –SEDIMENT BASIN
SE3 –SEDIMENT TRAP
SE4 –CHECK DAM
SE5 –FIBER ROLLS
SE6 –GRAVEL BAG BERM
SE7 –STREET SWEEPING AND VACUUMING
SE8 –SANDBAG BARRIER
SE9 –STRAW BALE BARRIER
SE10 –STORM DRAIN INLET PROTECTION
SE11 –ACTIVE TREATMENT SYSTEMS
SE12 –TEMPORARY SILT DIKE
SE13 –COMPOST SOCKS & BERMS
SE14 –BIOFILTER BAGS

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JIRAYUS PUKKAVASUT No. 73728

PROJECT:

12915 JAVIS AVE
LOS ANGELES, CA 90061

ISSUANCES:

REVISIONS:

SCALE: AS SHOWN
DATE: 12/8/22
PROJECT:
FILE:
DESIGN: MAI
DRAWN BY:
REVISED BY:
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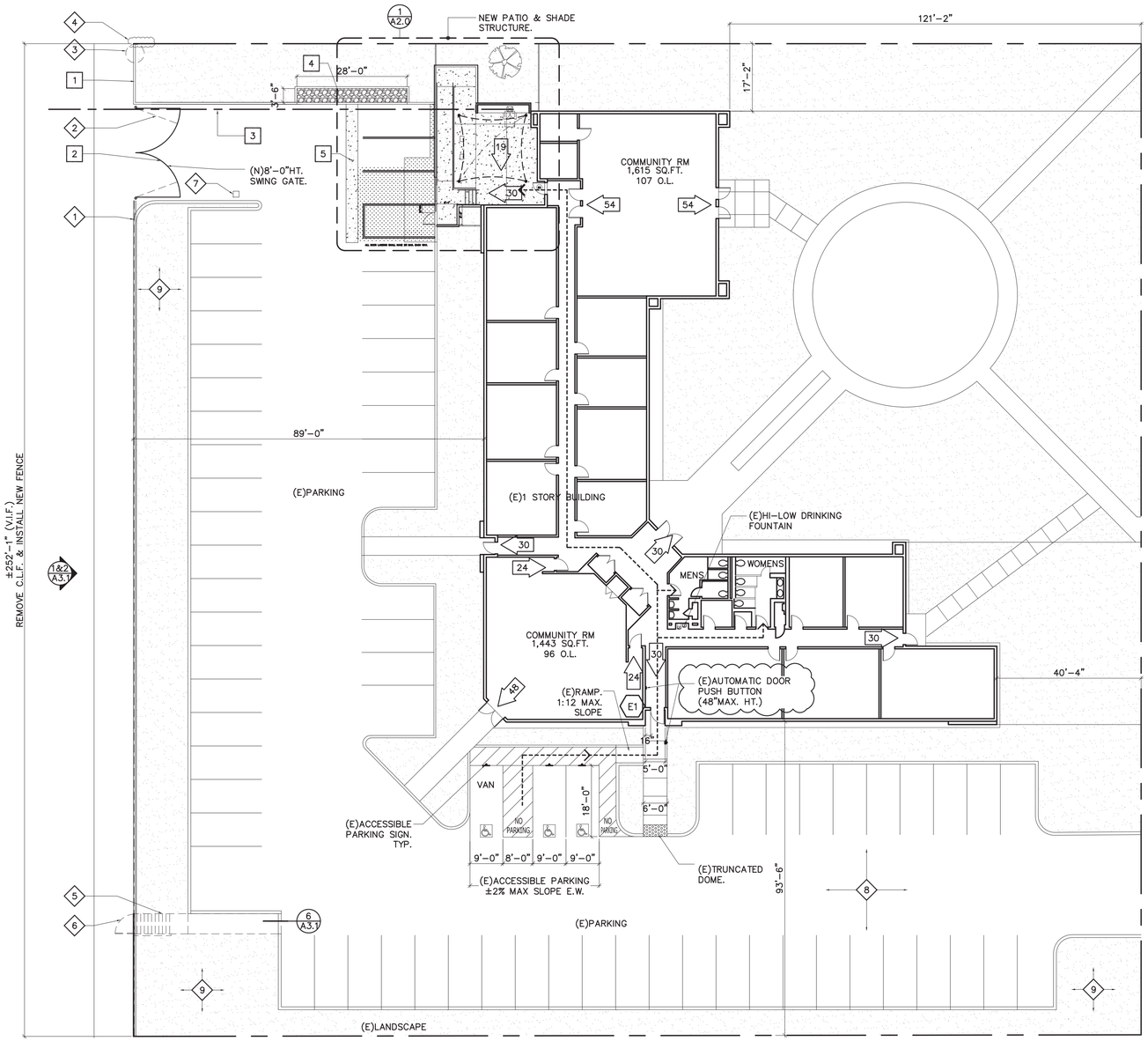

EXIT ANALYSIS

- TOTAL OCCUPANCY LOAD: 250 (A-3: 204, B: 46)
- TOTAL OCCUPANCY LOAD SERVICE BY CORRIDOR: 148
- NUMBER OF EXITS: 5
- OCCUPANCY LOAD PER EACH EXIT: $\frac{148}{5}$=30 (29.6)

BUILDING JUSTIFICATION

- TOTAL BUILDING AREA: 9,855 SQ.FT. (A-3: 3.048 SQ.FT. B: 7,191 SQ.FT.-INCLUDING 284 SQ.FT. OF SHADE STRUCTURE)
- MAX. ALLOWABLE AREA PER TABLE 506.2: A-3: 6,000 SQ.FT., B: 9,000 SQ.FT.)
- TOTAL LENGTH OF BUILDING PERIMETER: 633 L.F.
- PERIMETER ELIGIBLE FOR FRONTAGE INCREASE PER 506.2: 570 L.F.
- I =(570/633-0.25)*30/30=0.65
- ADJUSTED MAX. ALLOWABLE AREA: A-3: 6,000*1.65=9,900 B: 9,000*1.65=14,850
- AREA JUSTIFICATION: 3,048/9,900+7,191/14,850=0.79<1

---------- (E) ACCESSIBLE ROUTE SHALL BE 5% MAX. SOPE & 2% CROSS SLOPE.

EXISTING SITE PLAN WITH NEW IMPROVEMENT

SCALE: 1/16"=1'-0"

Ref. N

1

DEMOLITION NOTES

1. REMOVE (E)CHAIN LINK FENCE (±240') & FOOTING TO RECEIVE NEW WORK. RESTORE FOOTING HOLES & COMPACT.
2. REMOVE (E)CHAIN LINK SWING DOORS. (±25'-0")
3. REMOVE (E)TREE STUB TO RECEIVE NEW WORK.
   -REMOVE ENTIRE ROOT
   -RESTORE SOIL, PATCH & REPAIR DAMAGED SIDEWALK.
4. REMOVE (E)FENCE TREE AS REQUIRED TO RECEIVE NEW WORK.
5. DEMOLISH (E)CONCRETE STAIR, HANDRAIL AND LADNING.
   -RESTORE GRADE TO MATCH TO EXISTING.
   -COMPACT SOIL & APPLY HYDRO MULCH.
   -REPAIR ANY DAMAGED IRRIGATION PIPE & HEAD AS REQUIRED.
6. REMOVE (E)CHINLINK FENCE DOOR.
7. (E)AREA DRAIN TO REMAIN.
8. (E)PARKING TO REMAIN.
9. (E)LANDSCAPE ARE TO REMAIN.

NOTES

1. (N)WROUGHT IRON FENCE.
2. (N)WROUGHT IRON SWING GATE.
3. (N)4"ø C.I. SEWER PIPE. SEE CIVIL.
4. (N)LID FEATURE. SEE CIVIL.
   PLANT: CAREX PRAEGRCILIS (98 SQ.FT.)
5. (N)3' WIDE CONCRETE SWALE. SEE CIVIL.

GENERAL REQUIREMENTS

ANY TIME A BUILDING OR PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE WALKING SURFACE LEVEL

GREEN BUILDING REQUIREMENTS

-WATER EFFICIENCY: LAVATORY FAUCET-0.5 GPM AT 60 PSI.
-100% OF EXCAVATED SOIL AND VEGETATION RESULTING FROM LAND CLEARING SHALL BE REUSED OR RECYCLED.

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LICENSED ARCHITECT DANIEL D. KIM C-30583 10/31/23 RENEWAL DATE STATE OF CALIFORNIA

CONSULTANT:

PROJECT:

WILLOWBROOK SENIOR CENTER EXTERIOR PATIO PROJECT

12915 S. JARVIS AVE
LOS ANGELES, CA 90061

ISSUANCES:

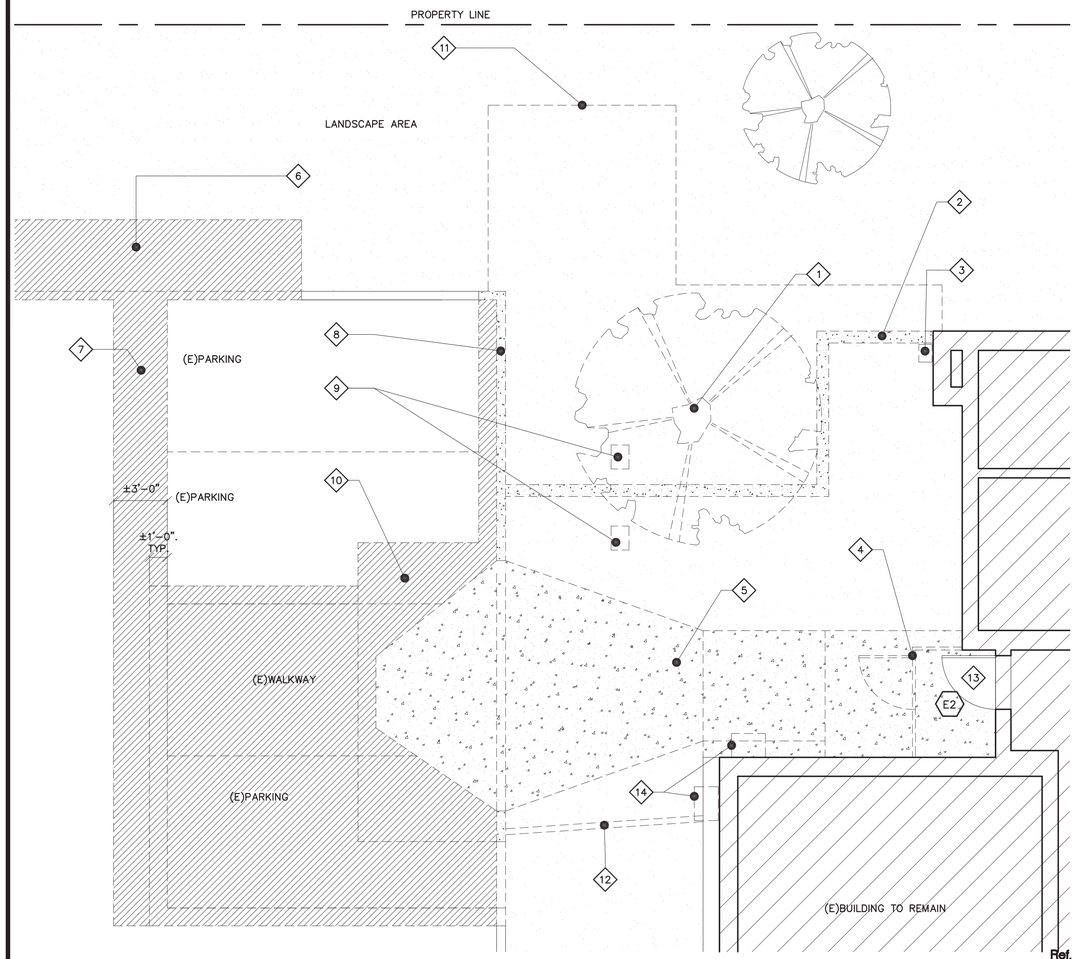
DD SUBMITTAL	3/18/22
50%CD SUBMITTAL	4/27/22
50%CD-R1 SUBMITTAL	7/25/22
90%CD SUBMITTAL	9/30/22
2ND B&S SUBMITTAL	12/14/22

REVISIONS:

SITE PLAN

SCALE: AS SHOWN
DATE: -
PROJECT: -
FILE:
DESIGN: DANIEL KIM
DRAWN BY:
REVISED BY:
X-REFS:

A1.0

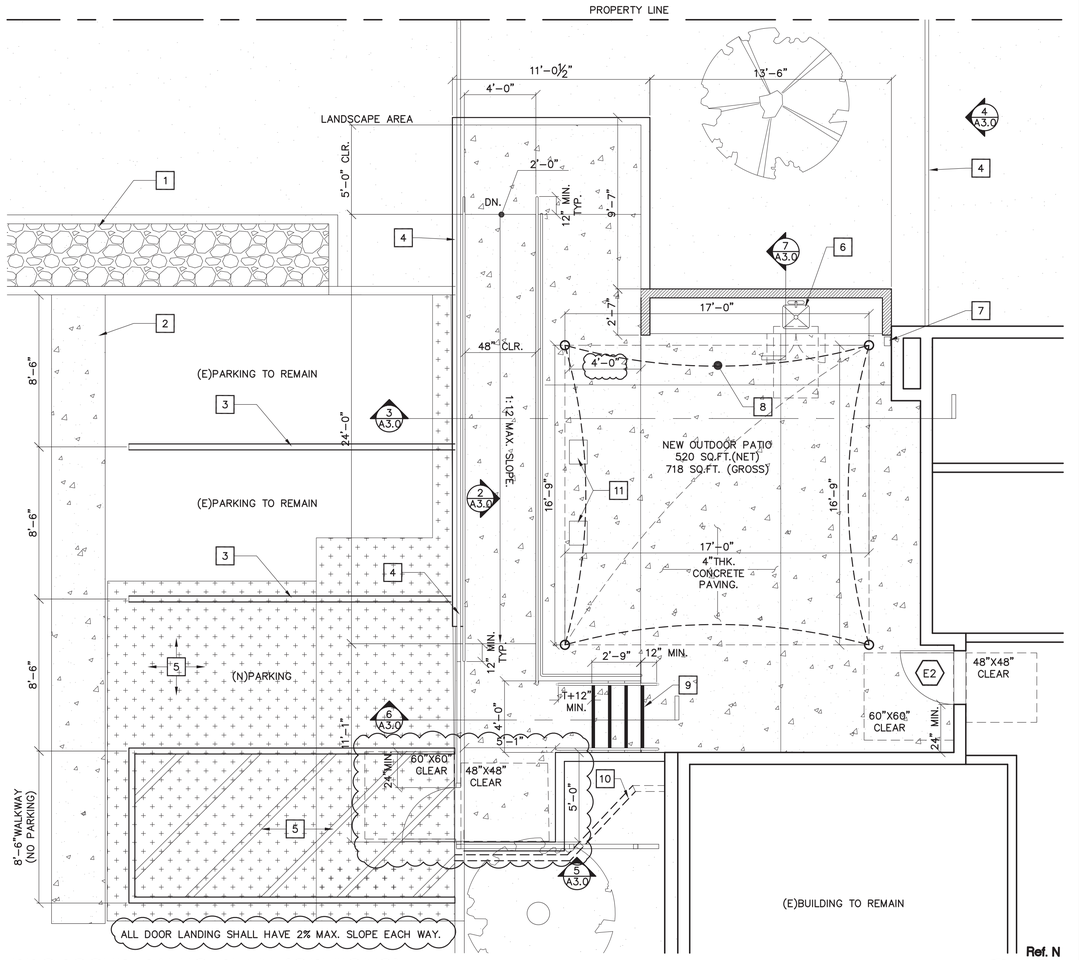


DEMOLITION PLAN

SCALE: 1/4"=1'-0"

3

Ref. N



PROPOSED PATIO PLAN (OPTION2)

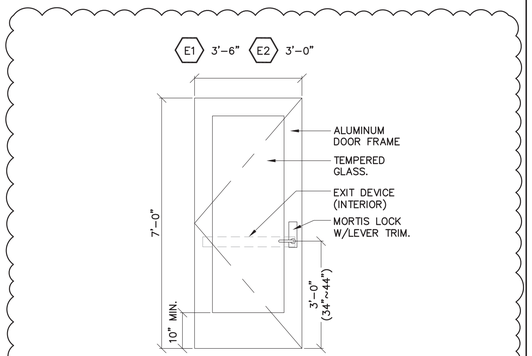
SCALE: 1/4"=1'-0"

1

Ref. N

DEMOLITION NOTES

1. REMOVE (E)PINE TREE TO RECEIVE NEW CONCRETE PAVING.
2. REMOVE 8" WIDTH (E)CONCRETE BAND.
3. REMOVE (E)SHEET METAL DOWN SPOUT & HEAD.
4. REMOVE (E)STEEL SECURITY GATE
5. REMOVE NON-ACCESSIBLE RAMP
6. REMOVE SOIL TO RECEIVE (N)LID FEATURE. SEE CIVIL.
7. REMOVE ASPHALT LAYER TO RECEIVE NEW CONCRETE SWALE. SEE CIVIL.
8. REMOVE (E)CONCRETE CURB.
9. REMOVE (E)IRRIGATION VALVE BOX. PROTECT IRRIGATION LINES IN PLACE. DISCONNECT & RECONNECT AS REQUIRED.
10. REMOVE (E)ASPHALT PAVING SURFACE (±2").
11. LIMIT OF EXCAVATION (±1'-0") & RE-COMPACTION.
12. CUT & REMOVE PORTION OF (E)STEEL STORM DRAIN PIPE. RE-ROUTE PER NEW PLAN.
13. (E)DOOR TO REMAIN.
14. (E)SECURITY LIGHTING TO REMAIN. (±9'-0" AFF)



NOTES:
1. EXISTING DOOR & HARDWARE TO REMAIN.
2. THE FORCE FOR PUSHING OR PULLING OPEN A MANUAL DOOR: 5 POUNDS MAX.

(E)ENTRANCE DOOR ELEVATION

SCALE: 1/2"=1'-0"

4

NOTES

1. NEW LID FEATURE. SEE CIVIL.
2. NEW CONCRETE SWALE. SEE CIVIL.
3. NEW 4" PARKING STRIPING (WHITE)
4. NEW WROUGHT IRON SECURITY FENCE
5. 4"WIDE STRIPE 3'-0" O.C. (WHITE)
6. NEW STAINLESS STEEL HAND SINK & COUNTER
7. REMOVE & REPLACE (E)DOWN SPOUT. DISCHARGE TO THE CURB. SEE CIVIL PLAN.
8. NEW SHADE STRUCTURE. SEE S1.0~S3.0
9. 3" WIDE WARNING STRIPE. PAINTED IN YELLOW.
10. RE-ROUTE (E)3"ø STEEL PIPE STORM DRAIN PIPE TO THE CURB.
11. (N)CONCRETE IRRIGATION BOX W/STEEL LID. FLUSH TO THE PAVING. SIZE MATCH TO EXISTING.

LEGEND

- RESTORE ±2" THK. ASPHALT PAVING W/SLURRY COAT.
- LID FEATURE. SEE CIVIL.
- NEW CONCRETE PAVING OR SWALE.

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LICENSED ARCHITECT
DANIEL D. KIM
C-30563
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

CONSULTANT:

PROJECT:

WILLOWBROOK SENIOR CENTER
EXTERIOR PATIO PROJECT

12915 S. JARVIS AVE
LOS ANGELES, CA 90061

ISSUANCES:

DD SUBMITTAL	3/18/22
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90%CD SUBMITTAL	9/30/22
2ND B&S SUBMITTAL	12/14/22

REVISIONS:

DEMOLITION & NEW PATIO PLAN

SCALE: AS SHOWN
DATE: –
PROJECT: –
FILE:
DESIGN: DANIEL KIM
DRAWN BY:
REVISED BY:
X-REFS:

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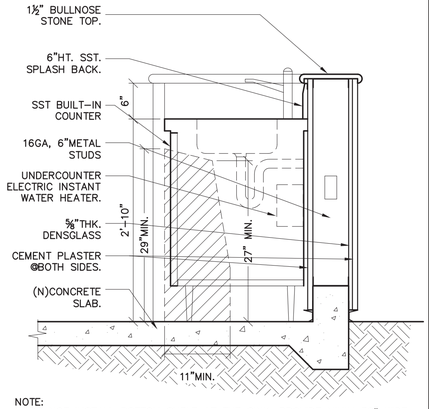
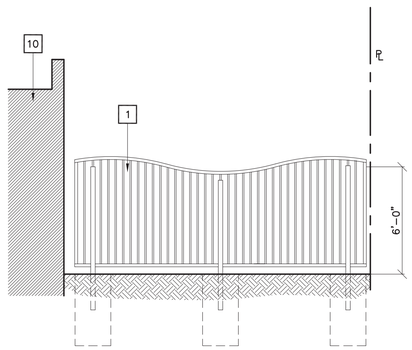


NOTE:
1. DO NOT INSTALL BOTTOM SHELF AT THE SINK. PROVIDE MINIM 30" WIDE CLEAR FOR WHEEL CHAIR ACCESS.
2. CONTRACTOR PROVIDE SHOP DRAWINGS WITH ALL REQUIRED ACCESSORIES FOR THE PROPER INSTALLATION & OPERATION.

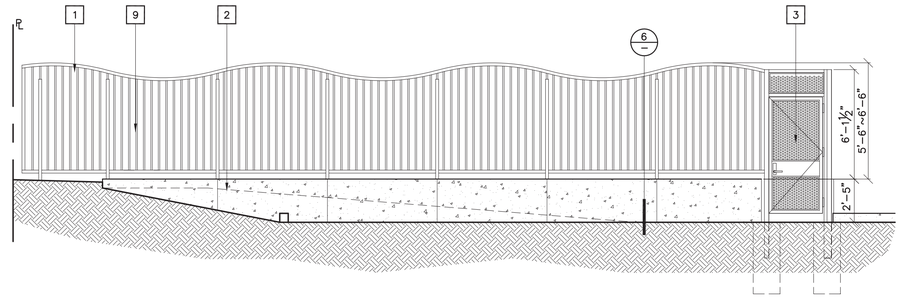
ACCESSIBLE SST COUNTER SECTION 7

SCALE: 1"=1'-0"



WEST ELEVATION 4

SCALE: 1/4"=1'-0"



EAST ELEVATION 1

SCALE: 1/4"=1'-0"

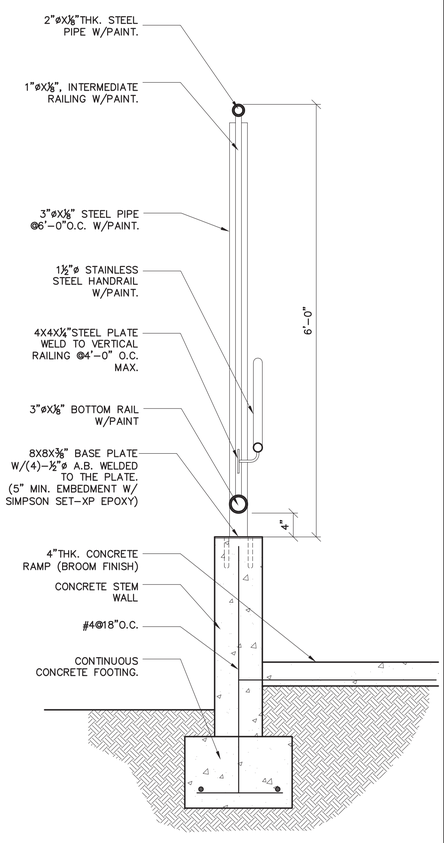
NOTE:

1. WROUGHT IRON FENCE.
2. CONCRETE STEM WALL W/SEALER.
3. WROUGHT IRON SECURITY GATE
4. SHADE STRUCTURE SEE S1.0~S3.0
5. STAINLESS STEEL BUILT IN CABINET.
6. GFCI POWER OUTLET.
7. STAINLESS STEEL GUARDRAIL.
8. STAINLESS STEEL HANDRAIL.
9. ø1" INTERMEDIATE RAILING. 4" MAX. CLEAR BETWEEN RAILS.
10. (E)BUILDING TO REMAIN.

NOTES:

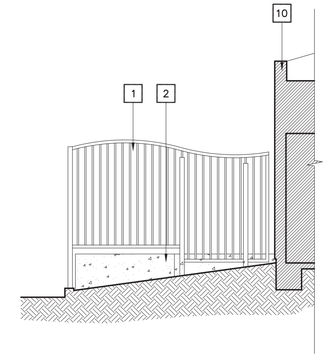
1. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND COORDINATE WITH NEW ITEMS AS NECESSARY. BRING ANY DIMENSIONAL DISCREPANCIES TO ARCHITECT'S ATTENTION FOR FURTHER DIRECTIVE.
2. CONTRACTOR TO PROVIDE FABRICATION(SHOP)DRAWINGS FOR THE ITEMS BELOW:
   - –SHADE STRUCTURE
   - –FENCE & GATE
   - –BUILT–IN STAINLESS CABINET, INCLUDING ACCESSORIES AS NECESSARY FOR PROPER OPERATION.
3. PATCH & REPAIR ANY DAMAGES TO THE EXISTING CONDITIONS DURING THE CONSTRUCTION AS REQUIRED.

NOTE:
1. USE PRE–GALVANIZED STEEL MEMBERS. TYPICAL.
2. REPAIR SURFACE AS REQUIRED USING ZINC–RICH PAINT.



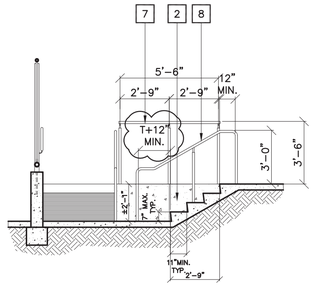
WROUGHT IRON FENCE 8

SCALE: 1"=1'-0"



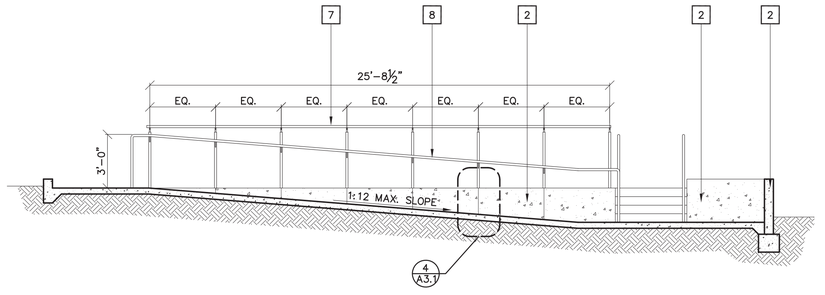
SOUTH ELEVATION 5

SCALE: 1/4"=1'-0"



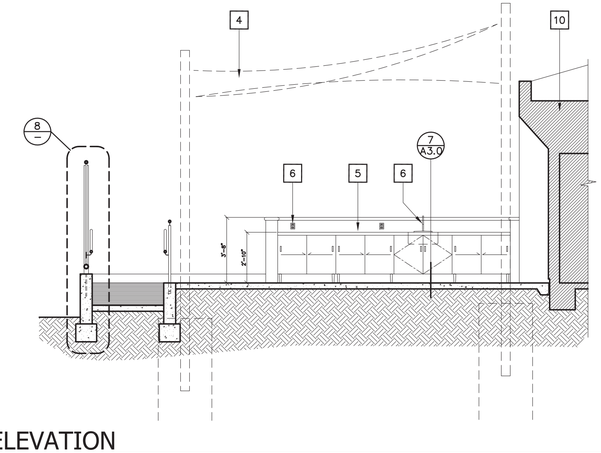
SECTION @STAIR 6

SCALE: 1/4"=1'-0"



SECTION @RAMP 2

SCALE: 1/4"=1'-0"



SOUTH ELEVATION 3

SCALE: 1/4"=1'-0"

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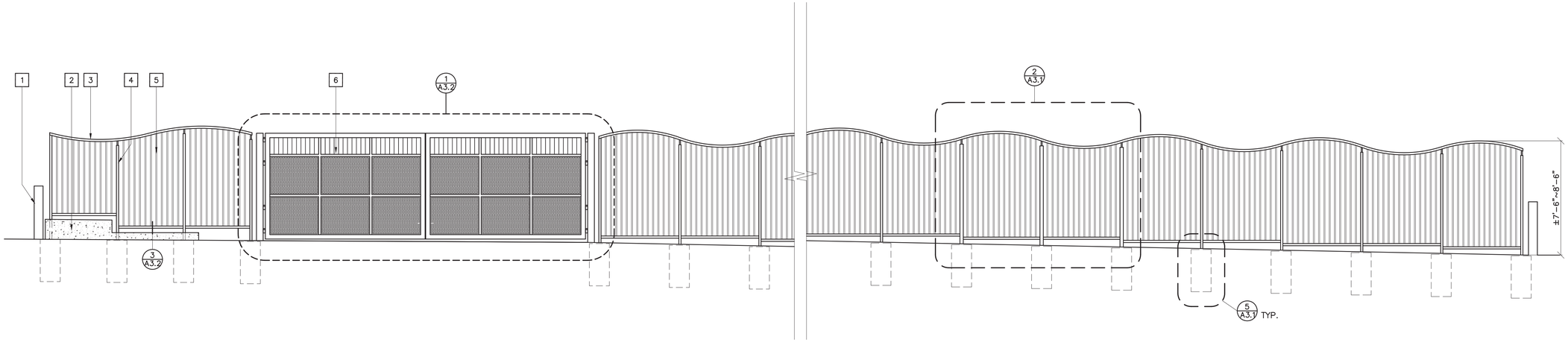
2ND B&S SUBMITTAL	12/14/22

REVISIONS:

ELEVATIONS & DETAILS

SCALE: AS SHOWN
DATE: –
PROJECT: –
FILE:
DESIGN: DANIEL KIM
DRAWN BY:
REVISED BY:
X–REFS:

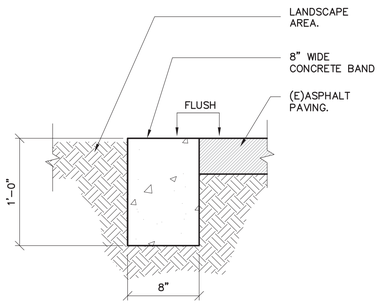
A3.0



FENCE ELEVATION-OPTION 1

SCALE: 1/4"=1'-0"

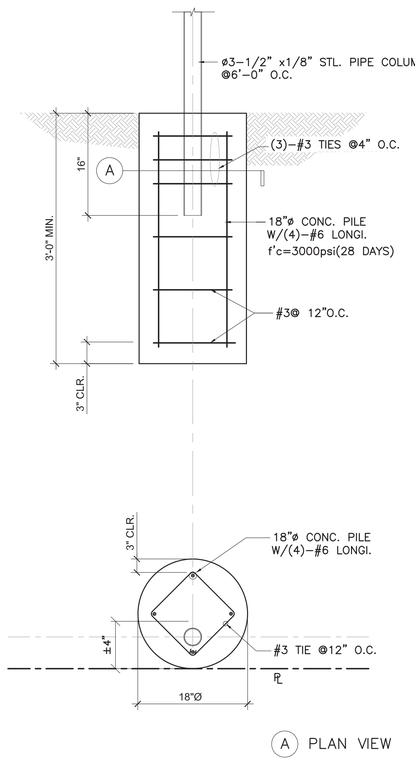
1



CONCRETE BAND

SCALE: 1-1/2"=1'-0"

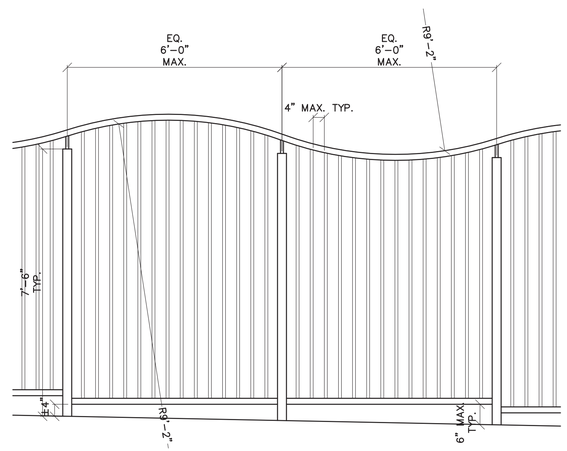
6



FENCE POST FOOTING DETAIL

SCALE: 1"=1'-0"

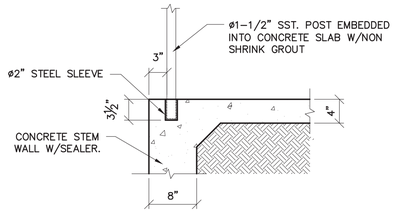
5



ENLARGED TYPICAL FENCE SECTION

SCALE: 1/4"=1'-0"

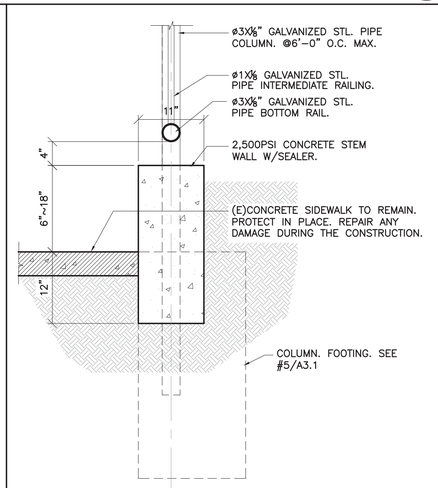
2



GUARD RAIL POST

SCALE: 1"=1'-0"

4



FENCE POST FOOTING DETAIL

SCALE: 1"=1'-0"

3

NOTE:

1. (E)C.M.U. FENCE WALL TO REMAIN.
2. (N)CONCRETE CURB (6"~18")
3. ø2" STEEL PIPE TOP RAIL
4. ø3" STEEL POST @6'-0" O.C. TYP.
5. ø1" INTERMEDIATE RAILING. 4" MAX. CLEAR BETWEEN RAILS.
6. (N)±8'-0" HT. SWINGING GATE.

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LICENSED ARCHITECT DANIEL D. KIM C-30583 10/31/23 RENEWAL DATE STATE OF CALIFORNIA

CONSULTANT:

PROJECT:

WILLOWBROOK SENIOR CENTER
EXTERIOR PATIO PROJECT

12915 S. JARVIS AVE
LOS ANGELES, CA 90061

ISSUANCES:

DD SUBMITTAL	3/18/22
50%CD SUBMITTAL	4/27/22
50%CD-R1 SUBMITTAL	7/25/22
90%CD SUBMITTAL	9/30/22
2ND B&S SUBMITTAL	12/14/22

REVISIONS:

FENCE ELEVATIONS

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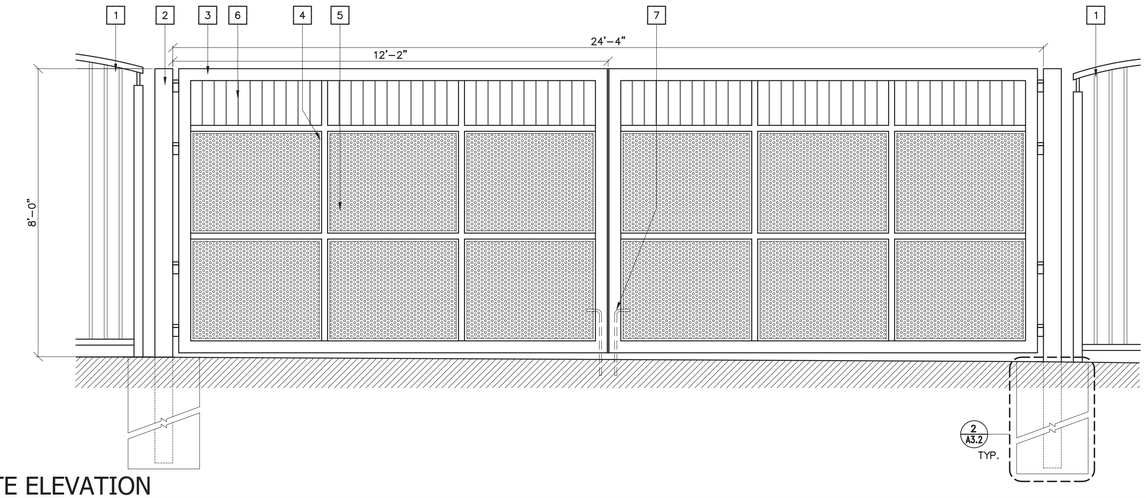
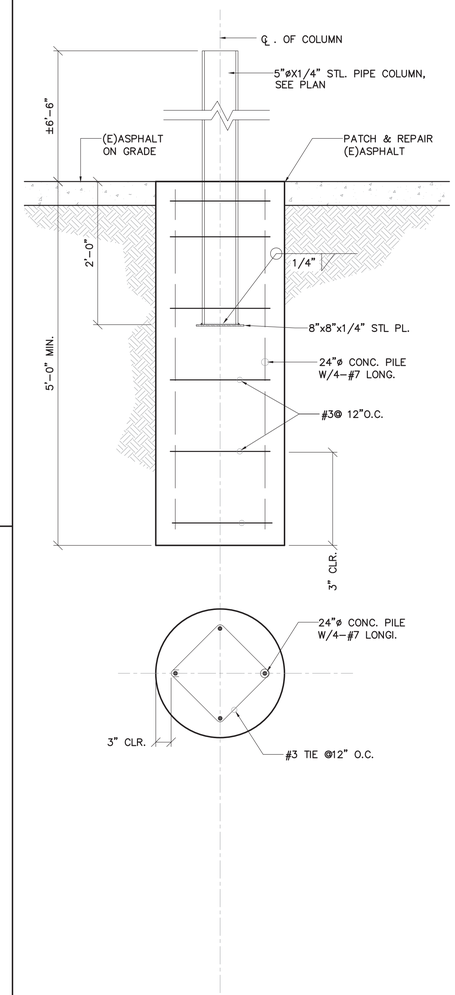


ENLARGED SWINGING GATE ELEVATION

SCALE: 1/2"=1'-0"

1



GATE POST FOOTING DETAIL

SCALE: 1"=1'-0"

2

NOTE:

1. (N)WROUGHT IRON FENCE. SEE ELEVATION.
2. ø5"X¼" STEEL PIPE COLUMN.
3. TS2X3X⅛ PERIMETER FRAME W/PAINT.
4. TS2X2X⅛ INTERMEDIATE FRAME W/PAINT.
5. 18GA PERFORATED METAL SCREEN W/PAINT.
6. 1.5x¼ STEEL PLATE @4" O.C.
7. ø¾" CANE BOLT ROD.

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ENLARGED GATE ELEV. & DETAILS

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A3.2

GENERAL NOTES

DESIGN LOADS

BUILDING CODE	LABC 2020 AND CBC 2019 (BASED ON IBC 2018)
LIVE LOADS	5 PSF
SNOW LOAD	5 PSF
WIND LOADS	115 MPH1 3-Sec. Gust, RISK CATEGORY II & EXPOSURE C

1.- 115 MPH ACCORDING TO THE BASIC WIND SPEED MAPS OF ASCE 7-16 IS EQUIVALENT TO THE ALLOWABLE STRESS DESIGN WIND SPEED OF 90 MPH ACCORDING ASCE 7-05 AND IBC 2018 EQ 16-33.

SEISMIC DESIGN:

SEISMIC RISK CATEGORY	CATEGORY II
OCCUPANCY CATEGORY	II
SITE CLASS	D
SITE COEFFICIENT CATEGORY	Fa = 1.2
MAPPED SPECTRAL RESPONSE COEFF	SS = 1.97 S1 = 0.70
SPECTRAL RESPONSE COEFFICIENTS	SDS = 1.579
SEISMIC DESIGN CATEGORY	E
LATERAL FORCE RESISTING SYSTEM	G.2 CANTILEVERED COLUMN SYSTEM, ORDINARY STEEL MOMENT FRAME.
TOTAL WEIGHT OF THE BUILDING	1100 LBS
DESIGN BASE SHEAR	1390 LBS
SEISMIC RESPONSE COEFFICIENTS	Cs = 1.26
RESPONSE MODIFICATION FACTOR	R = 1.25
SYSTEM OVERSTRENGTH FACTOR	Ω = 1.25
REDUNDANCY FACTOR	1.3
ANALYSIS PROCEDURE	EQUIVALENT LATERAL LOAD

STRUCTURAL STEEL

1.- ALL STRUCTURAL STEEL SHAPES SHALL BE COLD FORMED HSS ASTM A500 GRADE C, UNLESS OTHERWISE NOTED, TYPICAL MECHANICAL PROPERTIES FOR HSS PRODUCTS:
ROUND PIPE 46,000 PSI YIELD / 58,000 PSI TENSILE

2.- ALL GALVANIZED STEEL TUBE PRODUCTS ARE MANUFACTURED PER ASTM A500, TYPICAL MECHANICAL PROPERTIES ACHIEVED FOR GALVANIZED TUBE PRODUCTS:
ROUND TUBE 45,000 PSI YIELD / 48,000 PSI TENSILE

3.- ALL PLATES PRODUCTS SHALL COMPLY WITH ASTM A572 GRADE 50.

4.- ALL STEEL TUBING SHALL BE TRIPLE COATED FOR RUST PROTECTION USING THE IN-LINE ELECTROPLATING COAT PROCESS. TUBING SHALL BE INTERNALLY COATED WITH ZINC AND ORGANIC COATINGS TO PREVENT CORROSION AS MANUFACTURED BY ALLIED TUBE & CONDUIT.

5.- STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS.

6.- ALL SHOP WELDS SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY (AWS) D1.1 SPECIFICATIONS. ALL WELDS SHALL BE CONTINUOUS WHERE LENGTH IS NOT GIVEN, UNLESS OTHERWISE SHOWN OR NOTED ON DRAWINGS. ALL WELDS SHALL BE MADE USING E70XX .045 WIRE.

7.- SHOP CONNECTIONS SHALL BE WELDED UNLESS NOTED OTHERWISE. FIELD CONNECTIONS SHALL BE AS INDICATED ON THE DRAWINGS (IF REQUIRED). ALL FILLET WELDS SHALL BE A MINIMUM OF 3/16" UNLESS OTHERWISE NOTED. FIELD WELDS SHALL NOT BE ALLOWED.

8.- ALL HIGH STRENGTH BOLTS SHALL COMPLY WITH ASTM A325 TYPE 1 OR A490 TYPE 1. ALL NUTS SHALL COMPLY WITH ASTM A563DH, AND WASHERS SHALL COMPLY WITH ASTM F436.

9.- ALL HIGH STRENGTH BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

10.- ALL STAINLESS STEEL BOLTS SHALL COMPLY WITH ASTM F-593, ALLOY GROUP 1 OR 2 ALL NUTS SHALL COMPLY WITH ASTM F-594 ALLOY GROUP 1 OR 2.

11.- ALL STRUCTURAL STEEL SHALL BE PAINTED WITH ONE SHOP COASTAL PRIMER COAT (2.5 TO 3.5 MILS THICK MIN). THIS COAT IS A WEATHER RESISTANT POWDER COATING BASED ON POLYESTER TGIC (MANUFACTURED BY SHERWIN WILLIAMS OR TIGER DRYLAC). TO ACHIEVE OPTIMUM ADHESION, IT IS RECOMMENDED THAT THE PROPER TREATMENT AND DRYING TAKE PLACE BEFORE COATING. POLYESTER POWDER (TGIC) SPECIFICATIONS SHALL BE AS FOLLOWS:
-PENCIL HARDNESS (ASTM D-3363)
-HUMIDITY (ASTM D-2247)
-SOLVENT RESISTANCE (PCI METHOD) - 50 DBL RUBS SL. SOFTNES

12.- FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY THE LADBS FOR (STRUCTURAL STEEL)(REINFORCING STEEL)(LIGHT GAUGE STEEL). CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED.

13.- SHOP WELDS MUST BE PERFORMED IN A LADBS LICENSED FABRICATOR'S SHOP.

14.- LADBS LICENSED FABRICATOR IS REQUIRED FOR STRUCTURAL STEEL.

FABRIC SPECIFICATION

1.- FABRIC SHALL BE A HIGH DENSITY POLYETHYLENE WITH ULTRA VIOLET ADDITIVES, WITH MONOFILAMENT AND TAPE CONSTRUCTION GIVING A STABLE MATERIAL AND RACHEL KNITTED TO ENSURE MATERIAL WILL NOT UNRAVEL IF CUT.

2.- FABRIC SPECIFICATIONS:

	SOLID COLORS	STRIPE COLORS	ASTM SPECS
-TEAR STRENGTH	WARP 220.46 LBS	WARP 182.98 LBS	D2261
	WEFT 462.97 LBS	WEFT 401.24 LBS	D2261
-BURST STRENGTH	37.71 PSIA	33.07 PSIA	D6797
-FADING	MINIMUM FADING AFTER 5 YEARS		
-LIFE EXPECTANCY	A MINIMUM OF 8 YEARS CONTINUOUS EXPOSURE TO THE SUN		

3.- FIRE TEST ON FABRIC: NFPA 701 TEST 2 AND ASTM E 84
-FLAME SPREAD INDEX (FSI) : 10 -SMOKE DEVELOPED INDEX (SDI): 50

4.- THREAD-PTFE (TEFLON) USED MEET THE FOLLOWING SPECIFICATIONS: HIGH STRENGTH, LOW SHRINKAGE, WIDE TEMPERATURE RANGE, FLEX & ABRASION RESISTANT AND UV RADIATION IMMUNITY. LOCKSTITCH - 1200 DENIER. CHAINSTITCH THREAD - 2400 DENIER.

5.- THE MEMBRANE MEETS WITH A FIRE-RETARDANT ROOF COVERING CLASS "A". THE MEMBRANE MEETS THE REQUIREMENTS OF CBC 2019 SECTION 3102 FOR MEMBRANE STRUCTURES, 3105 FOR AWNINGS AND CANOPIES & LABC 2020. FIRE TEST ON FABRIC:CALIFORNIA STATE FIRE MARSHAL F-52001, NFPA 701 TEST 2 AND ASTM E 84.

AIRCRAFT CABLE

1.- WIRE ROPE CABLE SHALL BE 7x19 STRAND CORE GALVANIZED WIRE ROPE WITH A BREAKING STRENGTH VALUE OF 14,400 LBS (3/8" DIAMETER).

2.- CABLES SHALL BE FED THROUGH THE FABRIC SLEEVES AROUND THE PERIMETER OF THE CANOPY AND TENSIONED UNTIL THE FABRIC PANELS (DESIGNED PURPOSELY UNDERSIZED) REACH A TAUNT APPEARANCE. ANY LONG TERM CABLE SAG SHALL BE MINIMIZED DURING THE MAINTENANCE RE-TIGHTENING VISITS AS REQUIRED.

GEOTECHNICAL PARAMETERS

1.- SOIL PARAMETERS FOR FOOTING ANALYSIS; TABLE 1806.2, CLASS : 5. ZERO PSF ALLOWABLE END BEARING PRESSURE, SKIN FRICTION 250 PSF/FT, ALLOWED LATERAL BEARING PRESSURE OF 100 PSF X 2 = 200 PSF BASED ON CBC 2019 1806.3.4 (INCREMENT FOR LIGHT POLES).

2.- OWNER TO BE RESPONSIBLE FOR SITE DRAINAGE. FOR PLAN ON HOW CONCENTRATED DRAINAGE IS BEING CONVEYED TO THE STREET VIA NON-EROSIVE DEVICES REFER TO OWNER/GC APPROVED DOCUMENTS. NOT IS THE SCOPE OF USA-SHADE WORK.

3.- IF ADVERSE CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION MAY BE REQUIRED.

SPECIAL INSPECTION

1.- STRUCTURAL TESTS AND STRUCTURAL OBSERVATIONS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CHAPTER 17 OF THE 2020 LOS ANGELES BUILDING CODE.

2.- ALL CONTINUOUS INSPECTIONS SHALL BE DONE BY AN LA CITY CERTIFIED DEPUTY INSPECTOR.

3.- CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE F'C>2500 PSI, HIGH STRENGTH BOLTING, SPRAYED-ON FIREPROOFING, ENGINEERED MASONRY, HIGH-LIFT GROUTING, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT-RESISTING CONCRETE FRAMES. (1704 & CHAPTERS 19, 21, AND 22)

4.- PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHED ON CENTER OR LESS.

5.- SPECIAL INSPECTION IS REQUIRED FOR WELDING OF STEEL ELEMENTS. ALL FULL PENETRATION WELDS SHALL BE CONTINUOUSLY INSPECTED PER AWS D1.1 AND D1.8.

6.- PERIODIC SPECIAL INSPECTION IS REQUIRED FOR SINGLE PASS FILLET WELDS NOT EXCEEDING 5/16 INCH IN SIZE.

7.- THE WELDING SPECIAL INSPECTOR (AWS/CWI INSPECTOR) MUST INSPECT THE MATERIALS AND VERIFY THE WELDING PROCEDURES AND QUALIFICATIONS OF WELDERS PRIOR TO START TO WORK; INSPECT WORK IN PROGRESS DURING PERIODS STATED AND VISUALLY INSPECT ALL WELDS PRIOR TO COMPLETION OR PRIOR TO SHIPMENT OF WELDED COMPONENTS TO THE JOBSITE.

8.- VISUAL NON DESTRUCTIVE TESTING PERFORMED TO AWS D1.1-2010 BY S.C.W.I. IS REQUIRED FOR ALL WELDS.

9.- CONCRETE SHALL BE TESTED PER LABC 2020 SECTION 1903 AND SHALL BE INSPECTED PER SECTION 1704.4.

10.- STEEL REINFORCEMENT AND REBAR PLACEMENT SHALL BE INSPECTED PER SECTION 1704.4.

11.- CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTUION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SECTION 1709.1.

STATEMENT OF SPECIAL INSPECTION		
ACTIVITY	CONTINUOUS	PERIODIC
FIELD WELDING	X	
HIGH STRENGTH BOLTING	X	
GROUTING	X	
FULL PENETRATION WELDS	X	
SINGLE PASS FILLET WELDS NOT EXCEEDING 5/16"		X
DRILLED PIERS		X
FOOTING EMBEDDED ANCHOR BOLTS		X

CODE ANALYSIS				
BUILDING	OCCUPANCY	CONSTRUCTION TYPE	AREA (SQF)	OCCUPANT LOAD
SHADE STRUCTURE	U	V-B	285	N/A
SEE PAGE 2000				

This Plan has been reviewed and appears to be in general conformity with the recommendations of the referenced Geocon report(s) (and addenda).

Project No. W1500-06-03

No representation is made regarding the design shown, or the accuracy of any measurement or dimension. Calculations by others were not reviewed by Geocon.

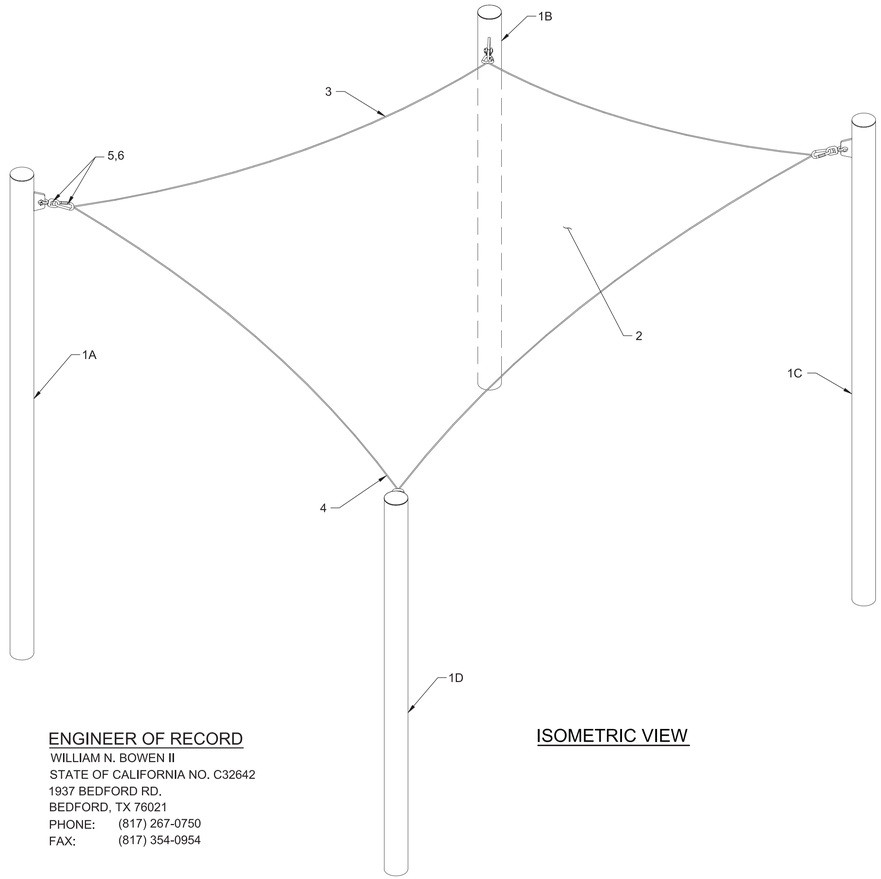
Date: 12/12/2022 By:

REGISTERED PROFESSIONAL ENGINEER — NEIL D. BERLINGER — 2576 — GEOTECHNICAL — STATE OF CALIFORNIA

NOTICE

FABRIC TOP NEEDS TO BE REMOVED IF SNOW EXCEEDING 5 PSF IS ANTICIPATED

FABRIC TOP NEEDS TO BE REMOVED IF WINDS EXCEEDING 115 MPH ARE ANTICIPATED, SEE NOTE 1 OF DESIGN LOADS



ISOMETRIC VIEW

ENGINEER OF RECORD

WILLIAM N. BOWEN II
STATE OF CALIFORNIA NO. C32642
1937 BEDFORD RD.
BEDFORD, TX 76021
PHONE: (817) 267-0750
FAX: (817) 354-0954

LIST OF MATERIALS				
ITEM	QTY.	DESCRIPTION	MATERIAL / DWG	SMI PART NO.
STEEL AND BOLTS				
1A	1	COLUMN	HSS Ø8.625 x 0.322	BLP-8.625-189-12-R135
1B	1	COLUMN	HSS Ø6.625 x 0.280	BLP-6.625-141-12-L135
1C	1	COLUMN	HSS Ø8.625 x 0.322	BLP-8.625-189-12-L45
1D	1	COLUMN	HSS Ø6.625 x 0.280	BLP-6.625-141-12-R45
800	16	ANCHOR ROD SET 1-1/4" x 36"	F1554 GR55 (GALVANIZED)	307615
FABRIC AND HARDWARE				
2	1	FABRIC (CUSTOM)	HDPE MESH	AREA: 191 SQF, WEIGHT: 8.1 LBS
3	1	85 FT OF Ø3/8" STEEL CABLE	GALVANIZED CABLE	308175
4	4	Ø3/8" CABLE CLAMP	GALVANIZED	307629
5	4	5/8" SWIVEL JAW END	GALVANIZED	308071
6	4	5/8" QUICK LINK	ZINC PLATED	307695

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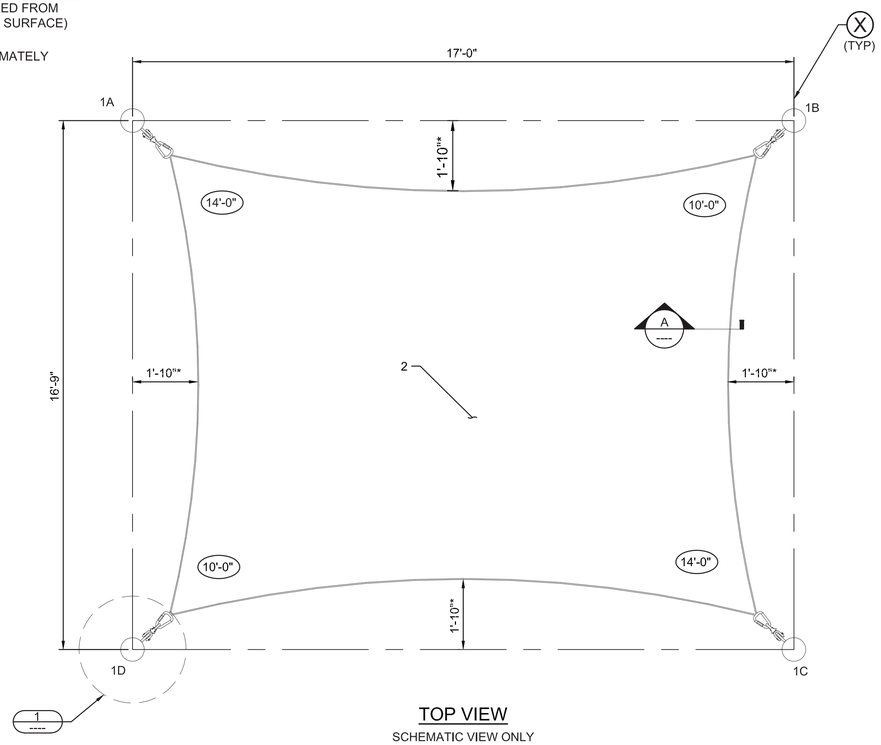
S1.0

SYMBOLOGY

00'-00" CONNECTION'S LEVEL (MEASURED FROM FINISHED SURFACE)

* APPROXIMATELY

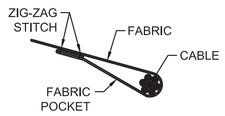


'X' MARK INDICATES THE COLUMN ORIENTATION USED FOR INSTALLATION PURPOSES.

ALIGN COLUMN WITH PLAN NORTH.

TOP VIEW

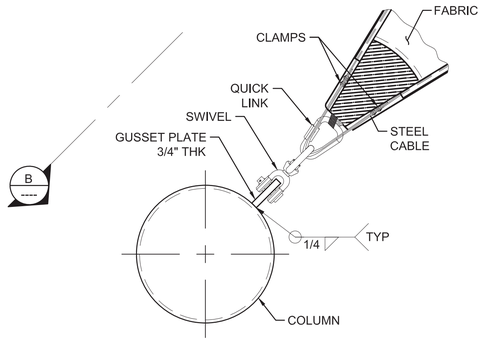
SCHEMATIC VIEW ONLY



SECTION A-A

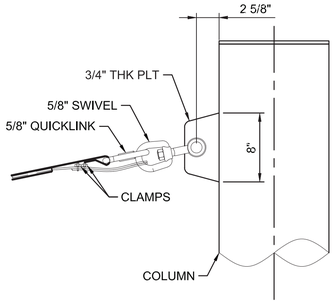
PLAN NORTH

FOR TRUE NORTH SEE CUSTOMER'S SITE PLAN

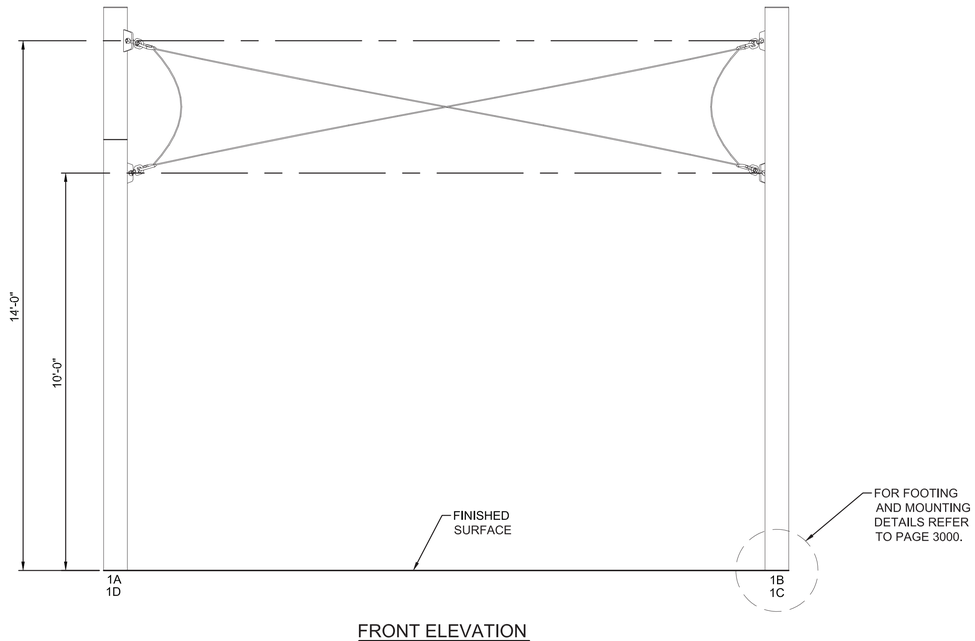


DETAIL 1

TYPICAL CORNER

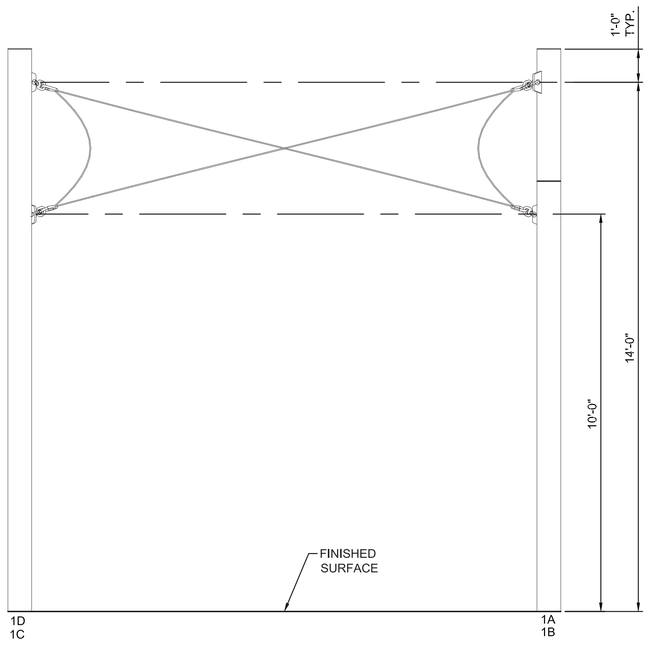


VIEW B-B



FRONT ELEVATION

SCHEMATIC VIEW ONLY



SIDE ELEVATION

SCHEMATIC VIEW ONLY

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DRAWN BY:
REVISED BY:
X-REFS:

S2.0

REINFORCED CONCRETE NOTES

1.CONCRETE WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE BUILDING CODE. CONCRETE SPECIFICATIONS , SHALL BE AS FOLLOWS:
- 28 DAY STRENGTH: 2500 PSI
- SLUMP: 3-5
- PORTLAND CEMENT SHALL CONFORM TO C-150
- AGGREGATE SHALL CONFORM TO ASTM C-33

2.ALL REINFORCEMENT STEEL SHALL CONFORM TO ASTM A-615 GRADE 60; AND SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST ACI DETAILING MANUAL AND CRSI MANUAL OF STANDARD PRACTICE.

3.ALL ANCHOR BOLTS SET IN NEW CONCRETE (WHEN APPLICABLE) SHALL COMPLY WITH ASTM F-1554 GRADE 55 (GALVANIZED).

4.ALL NON-SHRINK GROUT SHALL HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 5000 PSI, AND SHALL COMPLY THE REQUIREMENTS OF ASTM C109, ASTM C939, ASTM C1090, ASTM C1107, WHEN APPLICABLE.

5.SOIL PARAMETERS FOR FOOTING ANALYSIS; TABLE 1806.2, CLASS : 5. ZERO PSF ALLOWABLE END BEARING PRESSURE, SKIN FRICTION 250 PSF/FT. ALLOWED LATERAL BEARING PRESSURE OF 100 PSF X 2 = 200 PSF BASED ON CBC 2019 1806.3.4 (INCREMENT FOR LIGHT POLES.)

6.CONCRETE SHALL BE TESTED PER LABC 2020 SECTION 1903 AND SHALL BE INSPECTED PER SECTION 1704.4.

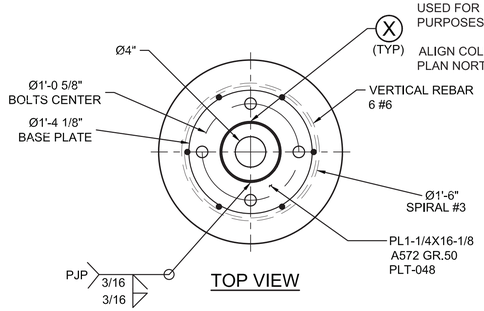
7.STEEL REINFORCEMENT AND REBAR PLACEMENT SHALL BE INSPECTED PER SECTION 1704.4.

8.COLUMN TO GRADE CONNECTIONS ARE DESIGNED AS FIXED ASSUMING THE NON-CONSTRAINED DRILLED PIERS TRANSMIT PROPERLY THE BASE MOMENTS AND SHEARS TO THE GROUND.

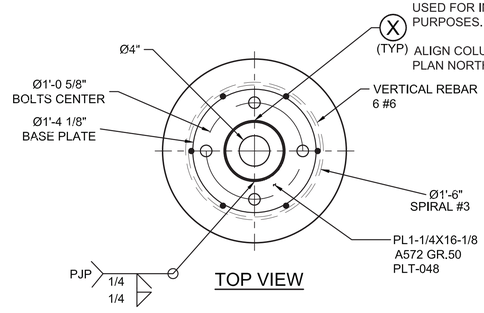
9.OWNER TO BE RESPONSIBLE FOR SITE DRAINAGE.

PLAN NORTH

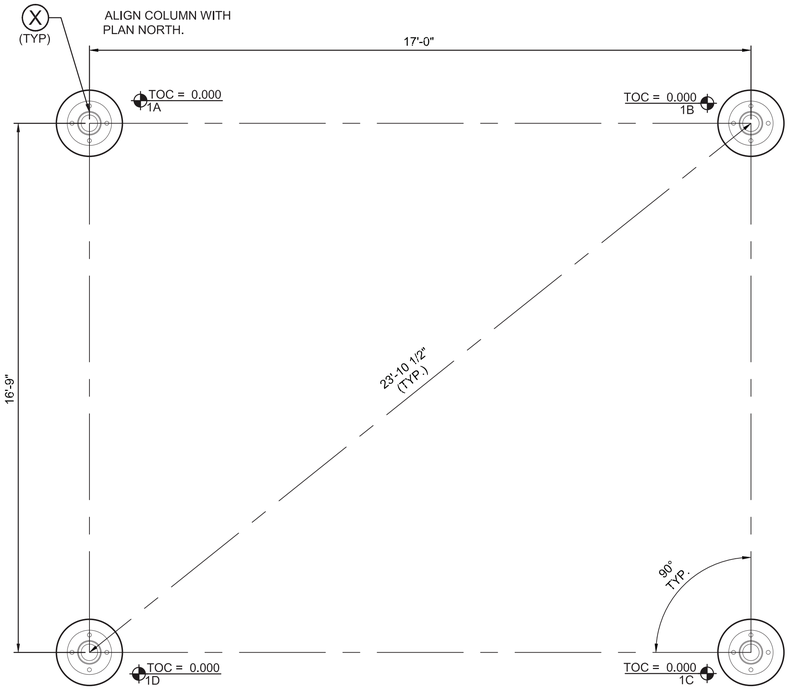
FOR TRUE NORTH
SEE CUSTOMER'S
SITE PLAN



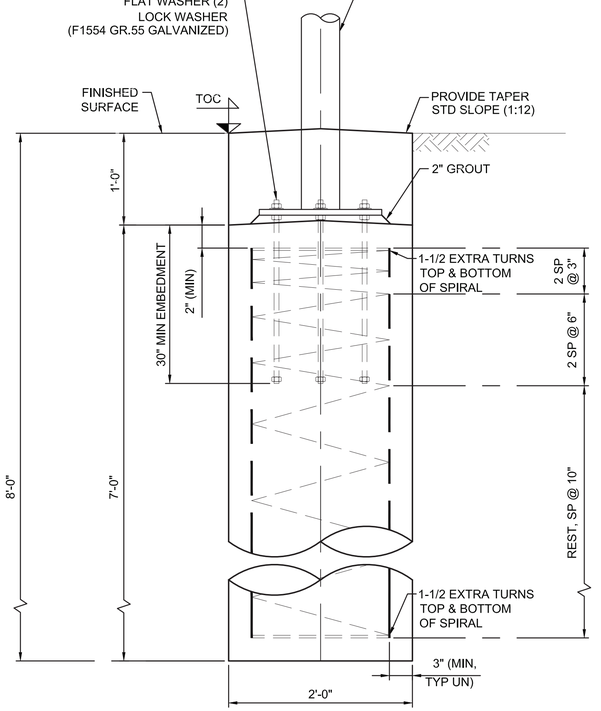
TOP VIEW



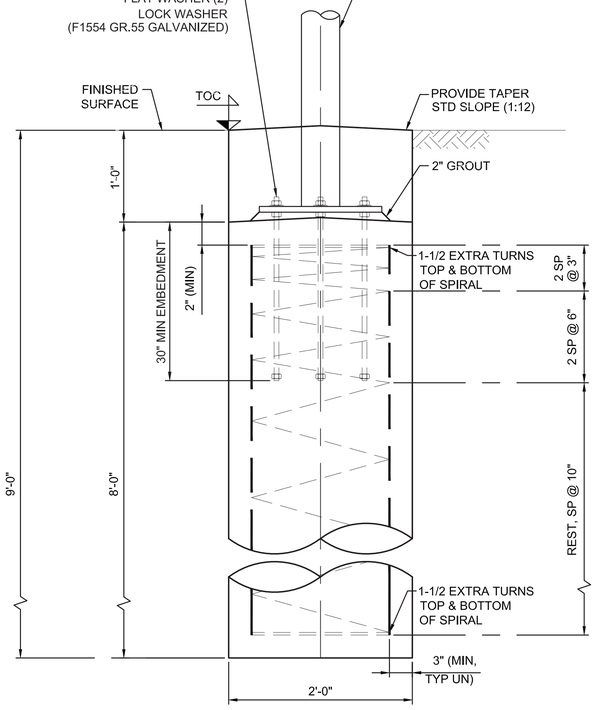
TOP VIEW



FOUNDATION LOCATION LAYOUT
(ELEVATIONS ARE IN FEET)
(FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS)
SCHEMATIC VIEW ONLY



FOOTING TYPE Ø2'-0" X 7'-0" S
(RBP-RECESSED BASE PLATE)
USE FOR NON-CONSTRAINED CASES
FOR COLUMN 6.625X0.280



FOOTING TYPE Ø2'-0" X 8'-0" S
(RBP-RECESSED BASE PLATE)
USE FOR NON-CONSTRAINED CASES
FOR COLUMN 8.625X0.322

Viniegra & Viniegra
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LICENSED ARCHITECT DANIEL D. KIM C-30563 10/31/23 RENEWAL DATE STATE OF CALIFORNIA

CONSULTANT:

REGISTERED PROFESSIONAL ENGINEER NEAL D. BERLINER 2576 GEOTECHNICAL STATE OF CALIFORNIA

PROJECT:

WILLOWBROOK SENIOR CENTER
EXTERIOR PATIO PROJECT

12915 S. JARVIS AVE
LOS ANGELES, CA 90061

ISSUANCES:

DD SUBMITTAL	3/18/22
50%CD SUBMITTAL	4/27/22
50%CD-R1 SUBMITTAL	7/25/22
90%CD SUBMITTAL	9/30/22
2ND B&S SUBMITTAL	12/12/22

REVISIONS:

FOOTING DETAILS

SCALE: AS SHOWN
DATE: –
PROJECT: –
FILE:
DESIGN: DANIEL KIM
DRAWN BY:
REVISED BY:
X-REFS:

S3.0

PLUMBING FIXTURE SCHEDULE

ITEM	DESCRIPTION	WASTE	TRAP	VT	CW	HW	REMARKS
HS 1	HAND SINK	2"	1-1/2"	1-1/2"	1/2"	1/2"	JUST SINK MODEL JZRS-201975-M, STAINLESS STEEL 18"X18". PROVIDE WITH ADA COMPLIANT STAINLESS STEEL OR SOLID BRASS FAUCET, DECK MOUNT, 0.5 GPM FLOWRATE. ELKAY 406 GOOSENECK FAUCET OR EQUAL. VERIFY WITH ARCHITECT OTHER SINK & FAUCET REQUIREMENTS. PROVIDE THERMOSTATIC MIXING VALVE TO LIMIT TEMP TO 105 DEG.
EWH 1	ELECTRIC INSTAHOT WATER HEATER	-	-	-	1/2"	1/2"	CHRONOMITE CM15L/208, 3.12 KW 208V/1 PHASE. PROVIDE WITH EXPANSION TANK AMTROL ST-1. INSTALL UNDER COUNTER

PIPE MATERIAL SCHEDULE

SERVICE	PIPE	FITTINGS	LOCATION
WASTE & VENT	CAST IRON NO HUB	CAST IRON	ABOVE & BELOW GRADE
HOT & COLD WATER	COPPER TYPE "L" HARD DRAWN	WROUGHT COPPER	ABOVE GRADE
COLD WATER	COPPER TYPE "L" HARD DRAWN	WROUGHT COPPER	BELOW GRADE

NOTE: ABS/PVC/CPVC/PEX PIPING ARE ALLOWED TO BE USED AS ALTERNATES ONLY WITH APPROVAL FROM CITY OFFICIAL/INSPECTOR

PLUMBING NOTES

1. ALL WORK SHALL CONFORM TO THE 2019 CALIFORNIA PLUMBING CODE.
2. VERIFY SIZE, DEPTH, LOCATION AND ADEQUACY OF ALL UTILITIES (GAS, WASTE, AND VENT).
3. NEW PIPING IN THE FLOOR PLAN SHALL BE CONCEALED WHERE POSSIBLE, AND EXPOSED PIPING SHALL BE RUN AS HIGH AS POSSIBLE AND TIGHT TO WALLS.
4. ALL APPLIANCE AND PLUMBING VENTS SHALL BE AT LEAST TEN (10) FEET IN HORIZONTAL DIRECTION OR THREE (3) FEET ABOVE THE OUTSIDE AIR INTAKES FOR HVAC UNITS.
5. USE DIELECTRIC UNIONS TO CONNECT STEEL AND COPPER OR BRASS PIPES & FIXTURES.
6. ALL FIXTURES, EQUIPMENT, PIPING, AND MATERIALS SHALL BE LISTED. (CPC 103.2.1,CPC 301.2).
7. ALL PLUMBING FIXTURES SHALL MEET THE FLOW REQUIREMENTS SPECIFIED IN THE "CALIFORNIA PLUMBING CODE." (CPC 401.3)

NOTES TO CONTRACTOR

A. PLUMBING CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS BEFORE START OF WORK AND ORDERING.

B. CONTRACTORS TO PREPARE SHOP DRAWINGS AFTER CONDUCTING SITE SURVEY. THE SHOP DRAWINGS MUST PROVIDE THE NECESSARY INSTALLATIONS , CUSTOMIZED ACCORDING TO ACTUAL SITE CONDITIONS. PROVIDE A COPY TO THE CLIENT, ARCHITECT & ENGINEERS A WEEK PRIOR TO MOBILIZATION.

C. THE GENERAL CONTRACTOR MUST DISCUSS & SUPPORT THEIR SUBCONTRACTOR. IF THE SUBCONTRACTOR NEEDS INFORMATION THAT NEEDS ENGINEER'S SUPPORT, THE GENERAL CONTRACTOR MUST, USING ITS OFFICIAL FORM, SEND REQUEST FOR INFORMATION (RFI) TO THE ARCHITECT OF RECORDS, COPY FURNISH THE ENGINEERS. THE RFI MUST BE CONCISE & SUPPORTED W/ SKETCH, DRAWINGS, CUT SHEET AND/OR OTHER MATERIALS THAT WILL HELP THE ENGINEERS RESPOND PRECISELY AND QUICKLY.

D. THE CONTRACTOR IS RESPONSIBLE TO COMMISSION THE WHOLE SYSTEM, SUCH AS THE TESTING, STARTUP, AND DEMONSTRATION OF THE PERFORMANCE. DOCUMENTATION OF STARTUP ACTIVITIES AND PERFORMANCE IS REQUIRED, CONSISTENT WITH TITLE 24 GUIDELINES. COMPREHENSIVE COMMISSIONING OF ALL PLUMBING SYSTEMS IN ACCORDANCE WITH THE COMMISSIONING AGENT.

E. ALL EXISTING PLUMBING THAT WILL NOT BE REUSED WITHIN THE AREA OF SCOPE SHALL BE DEMOLISHED WITH THE APPROVAL OF THE LA COUNTY MANAGER.

SCOPE OF WORK

PROVIDE HOT & COLD WATER, SEWER/VENT CONNECTIONS TO NEW HAND SINK AT NEW OUTDOOR PAVILLION.

PLUMBING SYMBOL LEGEND

SYMBOLS	ABBREV.	DESCRIPTION
	W	SEWER WASTE BELOW
	V	VENT LINE
	CW	COLD WATER
	HW	HOT WATER
	HWR	HOT WATER RETURN
	POC	POINT OF CONNECTION
	POD	POINT OF DISCONNECT
	WCO	WALL CLEAN-OUT
	FCO	FLOOR CLEAN OUT
	FD	FLOOR DRAIN
	POC	POINT OF CONNECTION
TP	TP	TRAP PRIMER

ABBREVIATIONS

ABBREV.	DESCRIPTION
AP	ACCESS PANEL
ASR	AUTO. FIRE SPRINKLER
BFP	BACKFLOW PREVENTER
BC	BALANCING COCK
CB	CATCH BASIN
COTG	CLEAN-OUT TO GRADE
CO	CLEAN-OUT
HDR	HEADER
I.D.	INDIRECT DRAIN
I.E.	INVERT ELEVATION
TP	TRAP PRIMER
RIC	ROUGH-IN AND CONNECT
RD	ROOF DRAIN
SOC	SHUT OFF COCK
SOV	SHUT OFF VALVE
NA	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
ORD	OVERFLOW ROOF DRAIN
PRV	PRESSURE REDUCING VALVE
(N)	NEW
(E)	EXISTING
GS	GRAY WATER SYSTEM

PLUMBING DRAWING SHEET INDEX

DRAWN BY: NA
CHECK BY: NA
STAMPED/SIGNED: KK

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CONSULTANT:

REGISTERED PROFESSIONAL ENGINEER
KRISHNA C.V. KUMAR
No. M22176
Exp. 12/31/23
MECHANICAL
STATE OF CALIFORNIA

PROJECT#: 21014-06 DATE: 12/7/22

THE AMERICAN ENGINEERS
A CALIFORNIA CORPORATION, C3600805
760 N. Euclid St, Suite 206 Anaheim CA, 92801
info@ame-eng.com ; www.ame-eng.com
Tel # (310) 760-6020

PROJECT:

WILLOWBROOK SENIOR CENTER
EXTERIOR PATIO PROJECT

12915 S. JARVIS AVE
LOS ANGELES, CA 90061

ISSUANCES:

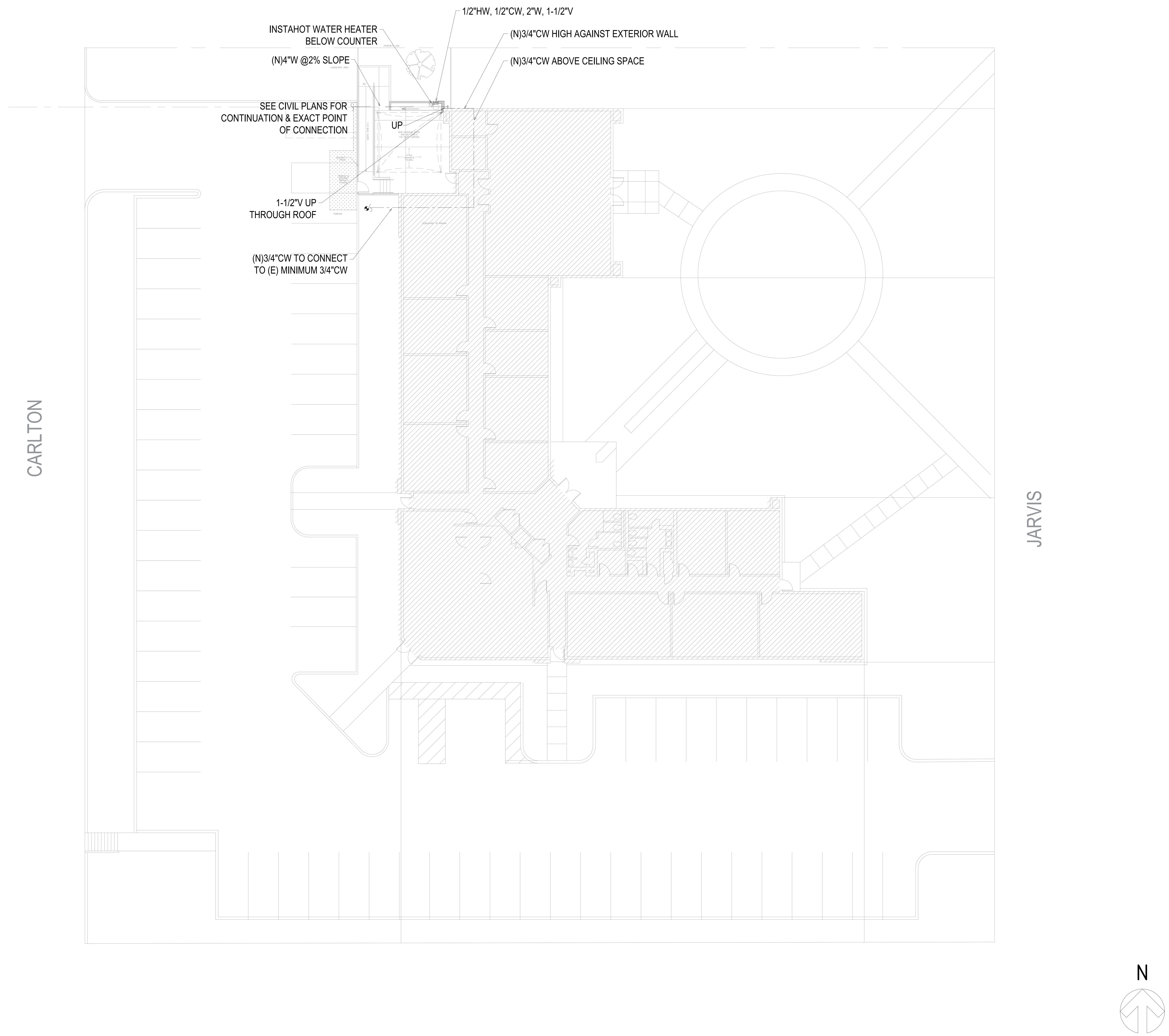
SCHEMATIC DESIGN	3/14/22
PLAN CHECK	12/07/22

REVISIONS:

GENERAL NOTES SYMBOLS LEGEND AND SHEET INDEX

SCALE: AS SHOWN
DATE: —
PROJECT: —
FILE:
DESIGN: DANIEL KIM
DRAWN BY:
REVISED BY:
X-REFS:

P0.1



PLUMBING SITE PLAN

SCALE: 1/16" = 1'-0"

1

GENERAL NOTES:

A. CONTRACTOR TO VERIFY EXACT LOCATION, SIZE , DIRECTION AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING WORK.

B. WHERE CONDITIONS ARE SHOWN OR NOTED AS EXISTING, THEY ARE BASED ON THE BEST INFORMATION CURRENTLY AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS. NO WARRANTY IS IMPLIED AS TO THE ACCURACY OF SAME HOWEVER AND CONTRACTOR IS TO FIELD VERIFY ALL CONDITIONS. SHOULD FIELD CONDITIONS DIFFER FROM THOSE SHOWN HEREIN THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

C. SEE ALSO CIVIL PLANS FOR SITE WORK.
D. CONTRACTOR TO COORDINATE WORK WITH OTHER APPLICABLE TRADES.
E. CONTRACTOR TO SCAN GROUND TO LOCATE (E) UTILITIES PRIOR TO TRENCHING

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PLUMBING SITE PLAN

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DATE: –
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FILE:
DESIGN: DANIEL KIM
DRAWN BY:
REVISED BY:
X-REFS:

P1.1

ELECTRICAL GENERAL NOTES

1. CONTRACTOR SHALL APPLY FOR ALL PERMITS AND INSPECTION REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION.
2. ALL WIRING METHODS AND MATERIALS USED IN THIS PROJECT SHALL CONFORM TO THE REQUIREMENT OF THE CURRENT EDITION OF CALIFORNIA ELECTRICAL CODE, CALIFORNIA BUILDING CODE, NATIONAL FIRE CODE, DEPARTMENT OF BUILDING AND SAFETY AND ALL OTHER STATE AND FEDERAL AGENCY HAVING JURISDICTIONS.
3. "PROVIDE" MEANS FURNISH, INSTALL, AND CONNECT UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR ANY ADDITIONAL COSTS FOR MATERIAL OR LABOR TO COMPLY WITH THESE CODES AND REGULATIONS AT NO COST TO OWNER.
5. CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITION OF THE PREMISES ON WHICH THE WORK IS PERFORMED AND FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE CONTRACT.
6. ALL ELECTRICAL EQUIPMENT SHALL BE LISTED OR CERTIFIED BY CITY OF LOS ANGELES RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.
7. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER.
8. THE WORK UNDER THIS SECTION SHALL INCLUDE FURNISHING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT REQUIRED FOR THE COMPLETE INSTALLATION OF ALL ELECTRICAL WORK AS INDICATED ON THE ELECTRICAL DRAWINGS AND AS HEREIN AFTER SPECIFIED, TOGETHER WITH OTHER ITEMS OF MISCELLANEOUS WORK SO INDICATED, EXCEPTING ONLY WORK CLEARLY INDICATED TO BE DONE BY OTHERS OR UNDER OTHER SECTIONS/TRADE OR PERMIT AND UNDER OTHER CONTRACTS.
9. IN GENERAL, THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE LOCATION OF OUTLETS AND EQUIPMENT AND THEIR INTERCONNECTION; AND THOUGH NOT NECESSARILY INDICATING THE ACTUAL PROPER COORDINATION WITH THE WORK OF THEIR TRADES AND IN SPACE AVAILABLE WILL PERMIT. THE DRAWINGS ARE NOT INTENDED TO BE SCALED. REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND LIMITATIONS OF THE BUILDING STRUCTURE OR FINISH, AND TO THE MECHANICAL DRAWINGS FOR THE LOCATION OF EQUIPMENT OF THOSE TRADES REQUIRING ELECTRICAL SERVICE CONNECTIONS. ANY DISCREPANCY, CONFLICT, OR QUESTIONABLE POINT SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT.
10. ALL OPENINGS AROUND ELECTRICAL PENETRATIONS THRU FIRE RESISTANCE RATED WALLS, PARTITIONS, FLOORS OR CEILINGS SHALL BE FIRE STOPPED USING APPROVED METHODS AS DETERMINED BY CODE OR REGULATION.
11. ITEMS INDICATES ON THESE PLANS SHALL BE FURNISHED, INSTALLED AND CONNECTED WITH ALL REQUIRED ACCESSORIES AND PERIPHERALS EVEN IF NOT INDICATED FOR A COMPLETE FUNCTIONAL AND OPERATIONAL SYSTEM, THE INFORMATION GIVEN IS NOT LIMITED TO EXACT LOCATION AND POINT OF CONNECTION AND THE NUMBER OF CONNECTIONS, AND THE CONNECTIONS, AND THE COORDINATION WITH OTHER TRADES.
12. ALL GROUNDING SHALL BE IN FULL COMPLIANCE WITH NATIONAL ELECTRICAL CODE. INCOMING SERVICE SHALL BE PER UTILITY GROUNDING COMPANY REQUIREMENTS.
13. UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC WITH SCHEDULE 80 PVC BENDS AND STEEL RISERS. ALL UNDERGROUND PVC CONDUITS SHALL CONTAIN A GROUND CONDUCTOR, AND SHALL BE SIZED PER CODE REQUIREMENT.
14. ALL FUSED DISCONNECTS SHALL BE FUSED PER NAMEPLATE UNLESS NOTED OTHERWISE.
15. CONTRACTOR SHALL SUBMIT CATALOG CUTS OF EACH NEW ELECTRICAL EQUIPMENT AND DEVICES TO OWNER/ARCHITECT FOR APPROVAL BEFORE PLACING ORDERS AND PURCHASE.
16. ALL CONDUCTORS SHALL BE COPPER TYPE THW, THWN, XHHW, THHN 600V INSULATION UNLESS OTHERWISE NOTED.
17. ALL WIRING DEVICES SHALL BE SPECIFICATION GRADE.
18. CONDUIT SHALL BE SUPPORTED ACCORDING TO CODE. ALL EMPTY CONDUITS SHALL INCLUDE PULL WIRE.
19. FLEXIBLE CONDUITS SHALL BE USED FOR FINAL CONNECTION TO MOTORS AND OTHER VIBRATING EQUIPMENT. EXPANSION COUPLINGS SHALL BE USED AT BUILDING EXPANSION JOINTS. (CONTRACTOR TO INSTALL FLEXIBLE CONDUIT WHERE FLEXIBILITY TO EQUIPMENT OR LOAD IS REQUIRED. COMPLY WITH CEC AND BUILDING DESIGN CRITERIA FOR FURTHER REQUIREMENT).
20. NON METALLIC BUSHINGS OR INSULATED METALLIC BUSHINGS SHALL BE PROVIDED FOR ALL CONDUIT TERMINATION.
21. CONTRACTOR SHALL COORDINATE AND VERIFY MECHANICAL EQUIPMENT CONTROL AND WIRING REQUIREMENTS WITH MECHANICAL CONTRACTOR BEFORE CONSTRUCTION,
22. IT IS THE INTENTION OF THE PLANS AND SPECIFICATIONS TO COVER ALL THINGS REQUIRED TO MAKE A COMPLETE AND OPERATIVE SYSTEM. CONTRACTOR SHALL FURNISH ALL LABOR MATERIALS, EQUIPMENT, OR MISCELLANEOUS SERVICE REQUIRED TO ACCOMPLISH THIS RESULT.
23. CONTRACTOR SHALL BID THE PROJECT AS INDICATED AND SPECIFIED ON THE DRAWINGS. WHEN SUBSTITUTING MATERIALS OR EQUIPMENT OTHER THAN AS SPECIFIED ON THE DRAWINGS, CONTRACTOR SHALL SUBMIT CATALOG CUTS AND AMOUNT OF CREDIT FOR SUBSTITUTION TO BID FOR APPROVAL
24. ALL NOTES AND SCHEDULES LISTED ON DRAWINGS OF OTHER SECTIONS OF THIS PROJECT WITH REFERENCE TO ELECTRICAL CONTRACTOR OR ELECTRICIAN APPLY TO THIS SECTION OF CONTRACT.
25. AS PER CEC, APPROPRIATE CONDUIT AND WIRE TYPE SHALL BE USED FOR WET LOCATIONS, HAZARDOUS LOCATIONS, CORROSIVE ENVIRONMENT OR SIMILAR SPECIAL CONDITIONS.
26. ELECTRICAL CONTRACTOR SHALL FURNISH A COMPLETE TYPE WRITTEN IDENTIFICATION AND DIRECTORY CARD IN EACH ELECTRICAL PANEL IDENTIFYING ALL BRANCH CIRCUITS.
27. ALL EXPOSED WIRING SHALL BE INSTALLED IN CONDUIT. CONDUIT SHALL BE GALVANIZED STEEL, RIGID HEAVY WALL OR ELECTRICAL METALLIC TUBING. WATERTIGHT FITTINGS SHALL BE USED WHERE REQUIRED BY CODE. ROMEX AND BX CABLE ARE PROHIBITED.
28. A NEUTRAL FAULT TEST IS REQUIRED PRIOR TO ENERGIZING CIRCUITS.
29. ALL TYPES OF CABLE (e.g. MC, NM etc.) MAY BE USE ACCORDING TO THE CONDITIONS SET BY THE CODE ON ARTICLE 300.
30. EXPOSED CONDUITS SHALL BE INSTALLED IN STRAIGHT LINES, PARALLEL WITH OR AT RIGHT ANGLES TO THE BUILDING STRUCTURE. DO NOT LOOP EXCESS FLEXIBLE CONDUIT IN CEILING SPACE.
31. PROVIDE CABLE SUPPORTS ON VERTICAL RUNS. (300.7 (A))
32. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.
33. FOR FIRE RATED WALL/CEILING PENETRATION AND/OR MEMBRANE PENETRATION, COMPLETE NRTL CLASSIFICATION SHEETS SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF INSPECTION
34. THE UNGROUNDED AND GROUNDED CONDUCTORS OF EACH MULTIWIRE BRANCH CIRCUIT SHALL BE GROUPED BY WIRE TIES OR SIMILAR MEANS IN AT LEAST ONE LOCATION WITHIN THE PANELBOARD OR OTHER POINT OF ORIGINATION. (210.4(D)).
35. EACH MULTIWIRE BRANCH CIRCUIT SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES. (210.4)
36. ALL INSTALLED MATERIALS AND EQUIPMENT SHALL BE LISTED U.L NRTL OR LISTED AND APPROVED BY A CITY APPROVED TESTING LABORATORY.
37. PROVIDE ARC FLASH LABELING AS REQUIRED PER (110.16)
38. ALL NEW OVERCURRENT DEVICES INSTALLED IN EXISTING PANELS/SWITCHBOARDS SHALL MATCH THE MAKE, MODEL AND INTERRUPTING CAPACITY OF THE EXISTING OVERCURRENT DEVICES.
39. RACEWAYS SEALS. CONDUITS OR RACEWAY THROUGH WHICH MOISTURE MAY CONTACT LIVE PARS SHALL BE SEALED OR PLUGGED AT EITHER OR BOTH ENDS.
40. DO NOT INSTALL FLEXIBLE CONDUIT IN DEMISING WALLS.
41. ALL EQUIPMENT AND DEVICES INSTALLED OUTDOOR SHALL BE WEATHERPROOF AND IN APPROPRIATE NEMA CLASSIFICATIONS.
42. ELECTRICAL EQUIPMENT LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING OR MAINTENANCE WHILE ENERGIZED SHALL BE PROVIDED WITH AN ELECTRIC ARC FLASH HAZARD WARNING SIGN:

    ARC FLASH HAZARD
    APPROPRIATE PPE REQUIRED
    FAILURE TO COMPLY CAN RESULT IN DEATH OR INJURY
    REFER TO NFPA 70E
43. PROVIDE LABEL(S) INFRONT OF ELECTRICAL SWITCHGEAR THAT INDICATE THE A.I.C. RATING OF THE EQUIPMENT.
44. EACH POWER RECEPTACLE LOCATED OUTDOOR SHALL BE GFCI AND IN WEATHERPROOF ENCLOSURE.
45. PROVIDE CABLE SUPPORTS ON VERTICAL RUNS.
46. THE AMPACITY OF CONDUCTORS 600V OR LESS SHALL BE BASED ON 60°C (140°F) FOR CIRCUITS RATED 100A OR LESS, OR MARKED FOR 14 AWG THROUGH 1 AWG CONDUCTORS; 75°C (167°F) FOR CIRCUITS RATED OVER 100A, OR MARKED FOR CONDUCTORS LARGER THAN 1AWG, UNLESS THE EQUIPMENT IS LISTED AND MARKED OTHERWISE.
57. ALL WIRING METHODOLOGIES IN THE CODE MAY BE USED AS AN ALTERNATIVE INSTALLATION. THESE INSTALLATIONS SHOULD BE DONE ACCORDING TO THE REQUIREMENT AND LIMITATIONS OF THE CODE TO THE PARTICULAR WIRE TYPE.

DEMOLITION NOTES

1. CONTRACTOR SHALL VISIT THE SITE, INCLUDING THE SPECIFIC AREAS OF THE PROJECT, TO BE THOROUGHLY FAMILIAR WITH THE EXISTING CONDITIONS, AND INCLUDE THEM IN THE PROJECT SCOPE OF WORK.
2. EXISTING CIRCUITS THAT ARE INDICATED TO BE REMOVED, SHALL HAVE THEIR CONDUITS, WIRING, BOXES, ETC. COMPLETELY REMOVED BACK TO THE RESPECTIVE POWER SOURCE EQUIPMENT, AND THEIR CIRCUITS, IF NOT REUSED, IDENTIFIED AS SPARES.
3. EXISTING CONDUITS, WHERE ADEQUATE, MAY BE REUSED, WITH THE PROVISION OF SUPPORTS COMPLYING WITH CURRENT CODE.
4. COORDINATE ALL DEMOLITION WORK WITH OWNER/ARCHITECT AS TO PHASING OF CONSTRUCTION.
5. ALL EXISTING WORK NOT INDICATED TO BE MODIFIED SHALL BE MAINTAINED. CONTRACTOR TO INCLUDE REROUTING AND MODIFICATION OF EXISTING CONDUIT & WIRING TO MAINTAIN CIRCUITS TO EXISTING DEVICES & EQUIPMENT THAT IS TO REMAIN.
6. DRAWINGS INDICATE EXISTING CIRCUITING AS NOTED ON EXISTING AS-BUILT DWGS. CONTRACTOR TO VERIFY & ADJUST CIRCUITS TO CURRENT EXISTING CONDITIONS AS REQUIRED.
7. CONTRACTOR TO BE RESPONSIBLE FOR MAINTAINING ALL ELECTRICAL SYSTEMS IN OPERATION, PROTECT IN PLACE EACH ELECTRICAL EQUIPMENT AND DEVICES WHICH ARE TO REMAIN.
8. CONTRACTOR TO COORDINATE WITH OWNER WHICH MATERIALS/EQUIPMENT ARE BEING REMOVED UNDER DEMOLITION WHICH THE OWNER WANTS TO RETAIN AND THESE ITEMS SHALL BE TAGGED & BOXED AND TURNED OVER TO OWNER.
9. WHEN NECESSARY, CONTRACTOR TO PROVIDE TEMPORARILY REROUTE, RELOCATE EXISTING ELECTRICAL EQUIPMENT & CIRCUITING (CONDUITS & WIRES), TO MAINTAIN THE CIRCUITING DURING CONSTRUCTION.
10. COVER ALL HOLES IN FLOOR, WALLS & CEILING RESULTING FROM REMOVAL OF OUTLETS, PATCH TO MATCH ADJACENT SURFACE .
11. REFER TO ARCHITECTURAL DRAWING FOR COMPLETE ADDITIONAL AND COMPLETE DEMOLITION INSTRUCTION AND REQUIREMENT.
12. WHEN NECESSARY, CONTRACTOR TO PROVIDE TO TEMPORARILY REROUTE, RELOCATE EXISTING ELECTRICAL EQUIPMENT & CIRCUITING (CONDUITS & WIRES), TO MAINTAIN THE CIRCUITING DURING CONSTRUCTION.
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SCOPE OF WORK

1. PROVIDE POWER TO NEW GFCI CONVENIENCE OUTLET AND INSTANTANEOUS WATER HEATER.
2. PROVIDE SINGLE LINE DIAGRAM & PANELBOARD SCHEDULE SHOWING THE ADDITIONAL LOADS.

NOTES TO CONTRACTOR

A. ALL CONTRACTORS (GENERAL CONTRACTOR AS WELL AS ALL SUB-CONTRACTORS) BIDDING AND AWARDED TO CONSTRUCT THIS PROJECT ARE RESPONSIBLE FOR VERIFYING ALL EQUIPMENT FURNISHED, SUPPLIED AND INSTALLED AT THIS SITE. THE EQUIPMENT AND UTILITY (GAS, WATER, SEWER, VENT, ELECTRICAL, BUILDING MECHANICAL SYSTEMS. DUCT CONNECTIONS, EXHAUST CONNECTIONS, SECURITY, FIRE ALARM, DATA, PHONE, ETC.) CONNECTION (EXISTING AND NEW) MUST BE VERIFIED BEFORE BIDDING. THIS INCLUDES BUT NOT LIMITED TO POINT OF CONNECTION, LOCATIONS, TYPE OF CONNECTIONS, VOLTAGE SYSTEM (DELTA OR WYE), NUMBER OF CONNECTIONS, AND COORDINATION WITH OTHER TRADES. THE CONTRACTORS SHALL BE RESPONSIBLE FOR READING THE EQUIPMENT SPECIFICATION BOOK AS PART OF THE CONSTRUCTION DOCUMENTATION. THIS INCLUDES ALL EQUIPMENT PURCHASED OR PROVIDED BY OTHERS.

B. EACH UTILITY CONNECTIONS AND THEIR LOCATIONS MUST INCLUDE ALL EQUIPMENT AS REQUIRED BY THE UTILITY COMPANY AS WELL AS LOCAL CODES AND LANDLORD REQUIREMENT. CONTRACTOR TO VERIFY ALL REQUIREMENT BEFORE BID. THE MOST STRINGENT REQUIREMENT SHALL APPLY EVEN IF NOT DETAILED.

C. THE CONTRACTORS ARE RESPONSIBLE FOR REQUESTING VERIFICATION OF ALL OWNER REQUIREMENT AS WELL AS ANY OTHER LOCAL/STATE/FEDERAL REQUIREMENT PRIOR TO PURCHASE OF EQUIPMENT. THE CONTRACTOR SHALL VERIFY AND INSURE ALL EXISTING SYSTEMS IS WORKING PROPERLY. CONTRACTOR TO VERIFY THE PLACEMENT OF NEW EQUIPMENT ARE AVAILABLE. ALL EQUIPMENT FURNISHED TO THE CONTRACTOR AS WELL AS PURCHASED BY THE CONTRACTOR MUST INCLUDE A SUBMITTAL AND OWNER'S/ARCHITECT APPROVAL. THE CONTRACTOR SHALL FOLLOW ALL INSTALLATIONS PER LOCAL AND STATE CODES. ANY FIELD CORRECTION MUST BE PERFORMED BY THE CONTRACTOR AT NO COST TO THE OWNER.

D. THE CONTRACTORS ARE RESPONSIBLE FOR REQUESTING EQUIPMENT CUT SHEETS AND IF THE EQUIPMENT FURNISHED DIFFERED FROM THE CUT SHEETS, THE CONTRACTOR SHALL ADJUST THE INSTALLATION ACCORDINGLY. ALL COORDINATION AND ADJUSTMENT AMONG ALL TRADES MUST BE PERFORMED BY THE GENERAL CONTRACTOR. ALL COORDINATION AND THE DISTRIBUTION OF RESPONSIBILITY FOR THE SITE IS BY THE GENERAL CONTRACTOR. ALL ACCESSORIES AND PERIPHERALS WIRES, CONDUITS, PIPES, CONNECTIONS, ROOF PENETRATIONS, ATTACHMENTS, SUPPORTS, AND ANY OTHER REQUIREMENT SHALL BE PART OF THE BID FOR FULLY FUNCTIONAL AND COMPLETE INSTALLATION AS REQUIRED BY PLANS AND SPECIFICATIONS AS WELL AS LOCAL REQUIREMENT. ALL WORKS INVOLVING VARIOUS TRADES INCLUDING THOSE NOT SHOWN ON THESE DRAWINGS SUCH AS SECURITY SYSTEMS, FIRE ALARM SYSTEMS, HVAC SYSTEMS, ETC. MUST BE WELL COORDINATED DURING THE BIDDING PROCESS. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF ABOVE REQUIREMENT AND MUST INCLUDE ALL PROVISIONS INTO THE BID AND INSTALLATION.

E. ALL EXISTING INSTALLATIONS & CONNECTIONS DONE BY OTHERS ARE NOT PART OF THE SCOPE OF THIS PROJECT. IF THE INSTALLATION, CONNECTIONS, MATERIALS & EQUIPMENT ARE NOT TO CODE OR ARE UNSAFE, THE OWNER OF THE BUILDING SHALL BE CONTACTED AND ALL CORRECTIONS TO EXISTING WORK SHALL BE DONE UNDER SEPARATE CONTRACT. ENGINEER IS NOT RESPONSIBLE FOR ANY EXISTING CONDITIONS OR WORK PREVIOUSLY DONE BY OTHERS.

F. WHERE CONDITIONS ARE SHOWN OR NOTED AS EXISTING, THEY ARE BASED ON THE BEST INFORMATION CURRENTLY AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS. NO WARRANTY IS IMPLIED AS TO THE ACCURACY OF SAME HOWEVER AND CONTRACTOR IS TO FIELD VERIFY ALL CONDITIONS. SHOULD FIELD CONDITIONS DIFFER FROM THOSE SHOWN HEREIN IT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

G. CONTRACTORS TO PREPARE SHOP DRAWINGS AFTER CONDUCTING SITE SURVEY. THE SHOP DRAWINGS MUST PROVIDE THE NECESSARY INSTALLATIONS , CUSTOMIZED ACCORDING TO ACTUAL SITE CONDITIONS. PROVIDE A COPY TO THE CLIENT, ARCHITECT & ENGINEERS A WEEK PRIOR TO MOBILIZATION.

H. CONTRACTOR TO PREPARE TWO COPIES OF RED LINE AS-BUILT DRAWINGS. USE THE SHOP DRAWINGS AS THE BASE PLAN, RED PENCIL (NOT PEN) TO UPDATE THE SAID AS-BUILT EVERYDAY. THE FIRST COPY IS FOR TECHNICIAN REFERENCE WHILE WORKING. THE SECOND COPY SHOULD BE KEPT CLEAN, NEAT, & LEGIBLE. THIS SHALL BE USE FOR INSPECTION, MEETING, RFI PREPARATION, AND OTHER APPLICATIONS WHEREON A CLEAN, NEAT, & LEGIBLE COPY IS NECESSARY. PRIOR TO RELEASE OF FINAL PAYMENT, THE SECOND COPY MUST BE CERTIFIED BY THE CONTRACTOR'S LICENSEE AS COMPLETE & CORRECT. SCAN AND PROVIDE ELECTRONIC COPY TO THE CLIENT, ARCHITECT, & ENGINEERS. THE HARD COPY MUST BE KEPT BY THE CONTRACTOR DURING WARRANTY PERIOD AND MUST BE SUBMITTED TO STORE MANAGER ON THE LAST DAY OF WARRANTY.

I. SHOULD THE CONTRACTOR BE UNABLE TO FOLLOW PLANS AND THERE IS A NEED TO DEVIATE FROM PLANS SIGNIFICANTLY, THE GENERAL CONTRACTOR MUST, USING ITS OFFICIAL FORM, SEND REQUEST FOR INFORMATION (RFI) OR REQUEST FOR CLEARANCE TO THE ARCHITECT OF RECORD & COPY FURNISH THE ENGINEERS. THE RFI MUST BE CONCISE & SUPPORTED W/ SKETCH, DRAWINGS, CUT SHEET AND/OR OTHER MATERIALS THAT WILL HELP THE ENGINEERS RESPOND PRECISELY AND QUICKLY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE AND BEAR THE COSTS OF ANY ADDITIONAL CHARGES THAT MAY RESULT FROM PLAN DEVIATIONS WITHOUT AUTHORIZATION FROM OWNER OR ENGINEER.

J. PLANS ARE SUBJECT TO CHANGE PENDING ALL REQUIRED CITY/MUNICIPALITY APPROVALS & PERMITS.

ELECTRICAL DRAWING SHEET INDEX

DRAWN BY: JE
CHECK BY: SC
STAMPED/SIGNED: RH

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RAMON EDRICK CUAPIACO HILARIO
E-20282
EXP. 03-31-23
ELECTRICAL
STATE OF CALIFORNIA

AME PROJECT #21014-06 DATE: 12/07/2022

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PROJECT:

WILLOWBROOK SENIOR CENTER
EXTERIOR PATIO PROJECT

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LOS ANGELES, CA 90061

ISSUANCES:

PLAN CHECK	12/07/22

REVISIONS:

GENERAL NOTES AND SHEET INDEX

SCALE: AS SHOWN
DATE: 12/07/2022
PROJECT: –
FILE:
DESIGN: DANIEL KIM
DRAWN BY:
REVISED BY:
X-REFS:

E0.1

SYMBOLS	DESCRIPTION
	DUPLEX RECEPTACLE: 20A-125V, 2W GROUNDING TYPE, +15" A.F.F. U.O.N.
	DUPLEX AFCI RECEPTACLE: 20A-125V, 2W GROUNDING TYPE, +15" A.F.F. U.O.N.
	DUPLEX RECEPTACLE: 20A-125V, 2W GROUND FAULT CIRCUIT INTERRUPTER TYPE. +15" A.F.F. U.O.N.
IG	DUPLEX RECEPTACLE: 20A-125V, 2W + ISOLATED GROUND TYPE, +15" A.F.F. U.O.N.
	DUPLEX RECEPTACLE: 20A-125V-2P, 2W GROUNDING TYPE, CEILING MTD. U.O.N.
	WALL MOUNTED DOUBLE DUPLEX CONVENIENCE OUTLET, +18" OR AS NOTED
	QUADPLEX RECEPTACLE: 20A-125V, 2W GROUND FAULT CIRCUIT INTERRUPTER TYPE, +15" A.F.F. U.O.N.
IG	QUADPLEX RECEPTACLE: 20A-125V, 2W + ISOLATED GROUND TYPE, +15" A.F.F. U.O.N.
	SINGLE RECEPTACLE: 20A-125V, 2W GROUNDING TYPE, +15" A.F.F. U.O.N.
TL	DUPLEX RECEPTACLE: 20A-125V, 2W GROUNDING TYPE, +15" A.F.F. U.O.N. TWISTLOCK RECEPTACLE
	WALL MOUNTED HALF-SWITCHED DUPLEX CONVENIENCE OUTLET, +18" OR AS NOTED
	WALL MOUNTED CONTROLLED DUPLEX CONVENIENCE OUTLET, +18" OR AS NOTED
	WALL MOUNTED SINGLE RECEPTACLE: 20A-220V GROUNDING TYPE, +15" A.F.F. U.O.N.
	WALL MOUNTED DATA OUTLET WITH 3/4" CONDUIT TO TERMINAL BOARD, +15" A.F.F. U.O.N.
	CEILING MOUNTED DATA OUTLET WITH 3/4" CONDUIT TO TERMINAL BOARD
	TELEPHONE OUTLET WITH 3/4" CONDUIT TO TEL. BACKBOARD, +15" A.F.F. U.O.N.
	COMBINATION TELEPHONE & DATA OUTLET, +15" A.F.F. U.O.N. WITH 3/4" CONDUIT TO DATA TERMINAL AND TELEPHONE BACKBOARD.
FLOOR	FLOOR MOUNTED J-BOX FOR WORKSTATION POWER WHIP LOCATION- EA. WHIP SHALL HAVE 4 CIRCUITS PULLED TO EA. LOCATION (3 SHARED CIRCUITS PLUS 1 DEDICATED CIRCUIT). PROVIDE DATA CABLE PULL FOR 4 DROPS AT EA. WHIP LOCATION. LOCATE J-BOX 12" FROM PERIMETER WALL, U.N.O.
CEILING	CEILING MOUNTED DUPLEX/TELE/DATA OUTLETS
	DUPLEX RECEPTACLE OUTLET FLUSH IN FLOOR BOX
	208V. RECEPTACLE, RATING AS NOTED ON THE PLANS
TV	TELEVISION OUTLET WITH 3/4" CONDUIT TO TELEVISION TERMINAL, +15" A.F.F. U.O.N.
D	1" DATA C.O.MIN. OR AS NOTED.
D	1 1/4" DATA C.O.
T T	TELEPHONE CONDUIT 2" MINIMUM U.O.N.
CT	CABLE TRAY
TTB	TTB, 4'x8'x3/4" FIRE RETARDANT PLYWOOD. PROVIDE $\frac{3}{4}$"C-1#6 GRD. AND BOND TO COMMUNICATION BOARD.
F	FUSED DISCONNECT SWITCH ,EXO ,H.P. RATED FOR MOTOR SERVED. '
	NON FUSED DISCONNECT SWITCH ,EXO ,H.P. RATED FOR MOTOR SERVED.
1 30/3	COMBINATION MOTOR STARTER SIZE 1 WITH A 30AMP, 3P DISCONNECT SWITCH
2	MAGNETIC LINE VOLTAGE STARTER, SIZE '2'
2 70/3	MAGNETIC LINE VOLTAGE STARTER, SIZE '2' WITH A 70 AMP 3 POLE C.B.
	CONTROL DEVICE AS INDICATED
4'-6"	FROM FINISHED FLOOR TO CENTER LINE OF OUTLET OR EQUIPMENT
CO	COMBINATION CO AND SMOKE DETECTORS
	EXHAUST FAN. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION, QUANTITY AND ELECTRICAL REQUIREMENT.
2	REFERENCE TO NOTE 2
(E)	DENOTES EXISTING TO REMAIN
R	REMOVE
RR	REMOVE & RELOCATE (INCLUDING CONDUITS & WIRES)
	GROUND
	SMR WITH OUTLETS AT 12" O.C. OR AS NOTED (WITH FIBER COMPLIANT FITTINGS)
PCE	PHOTOCELL (EXTERIOR)
PCI	PHOTOCELL (INTERIOR)
AME-1,3,5	THREE SINGLE PHASE CIRCUITS TO PANEL 'AME' WITH SEPARATE NEUTRAL
AME-1,3	TWO SINGLE PHASE CIRCUITS TO PANEL 'AME' WITH SEPARATE NEUTRAL
AME-1&3&5	ONE THREE PHASE CIRCUIT TO PANEL 'AME' - NO NEUTRAL
AME-1&3	ONE SINGLE PHASE CIRCUIT TO PANEL 'AME' - NO NEUTRAL
	HOMERUN TO PANEL OR CABINET AS DESIGNATED
	CONDUIT RUN CONCEALED ABOVE CEILING OR WALLS WITH 1/2" CONDUIT-2#12 +1#12 GND. UNLESS OTHERWISE NOTED.
	CONDUIT RUN CONCEALED BELOW FLOOR OR GRADE WITH 1/2" CONDUIT-2#12 UNLESS OTHERWISE NOTED.
X X	CONDUIT RUN EXPOSED
	CONDUIT STUB UP

SYMBOLS	DESCRIPTION
	CONDUIT STUB DOWN
	CONDUIT, STUBBED OUT AND CAPPED
	3/4"C-3#12. PROVIDE #12 GREEN GROUND WIRE MIN. IN EACH CONDUIT RUN
	3/4"C-4#12. PROVIDE #12 GREEN GROUND WIRE MIN. IN EACH CONDUIT RUN
	3/4"C-5#12. PROVIDE #12 GREEN GROUND WIRE MIN. IN EACH CONDUIT RUN
	1"C-6#12. PROVIDE #12 GREEN GROUND WIRE MIN. IN EACH CONDUIT RUN
AME	FLUSH MOUNTED LIGHTING OR POWER PANELBOARD-P
MSB	DENOTES MAIN SWITCHBOARD MSB. REFER TO ELECTRICAL SITE PLAN, SINGLE LINE DIAGRAM AND POWER PLAN FOR ADDITIONAL INFORMATION
	SURFACE MOUNTED LIGHTING OR POWER PANELBOARD
	FLUSH MOUNTED TERMINAL CABINET OR AS SHOWN
	SURFACE MOUNTED TERMINAL CABINET OR AS SHOWN
	SURFACE MOUNTED DISTRIBUTION PANELBOARD
	DISTRIBUTION SWITCHBOARD OR MOTOR CONTROL CENTER
T	TRANSFORMER
F1	INDICATES LIGHTING FIXTURE TYPE "F1", SEE SCHEDULE FOR INFORMATION
	LIGHT FIXTURE-SURFACE, PENDANT MOUNTED OR RECESSED WITH ATTACHED JUNCTION BOX.
	LIGHT FIXTURE WALL MOUNTED WITH J-BOX
	FLUORESCENT FIXTURE-SURFACE MOUNTED WITH CEILING OUTLET
	FLUORESCENT FIXTURE-RECESSED WITH OUTLET
	FLUORESCENT FIXTURE-SURFACE STRIP OR UNDERCABINET
	FLUORESCENT FIXTURE-SURFACE WALL MOUNTED
	LIGHT FIXTURE ON EMERGENCY CIRCUIT
	EXIT SIGN LIGHTING FIXTURE. SHADED PORTION INDICATES FACE WITH DIRECTIONAL ARROWS AS INDICATED. PROVIDE (1) J-BOX EACH FOR NORMAL AND EMERGENCY CIRCUIT (ALSO INCLUDE LOW LEVEL EXIT SIGN AT EACH SYMBOL)
TL	TASK LIGHTING FIXTURE. SEE ARCH. DETAILS.
	SIGN OUTLET. VERIFY SERVICES' REQUIREMENT & LOCATION WITH SIGN INSTALLER
S	NEW (N) SINGLE POLE TOGGLE SWITCH +48" OR AS NOTED SUBSCRIPTS AT SWITCH SYMBOLS, INDICATE THE FOLLOWING: 2 - DOUBLE POLE P - PILOT LIGHT, RED JEWEL 3 - THREE WAY R - REMOTE CONTROL SWITCH 4 - FOUR WAY m - MOTOR RATED D - DIMMER CONTROL SWITCH M - MOMENTARY CONTACT K - KEY OPERATED T - TIMER a, b, c, ETC. - IDENTIFICATION OF LIGHTING CONTROLLED
OS	2-HR. OVERRIDE SWITCH INTERFACED WITH T24 PROGRAMMABLE LIGHTING CONTROL RELAY PANELS OR ASTRONOMICAL TIME CLOCK. VERIFY AND COORDINATE EXACT LOCATION.
S_B	STANDARD ON/OFF SWITCH BANK. VERIFY AND COORDINATE EXACT LOCATION.
DS_B	DIMMER SWITCH BANK. VERIFY AND COORDINATE EXACT LOCATION.
ATC	ASTRONOMICAL LIGHTING TIME CLOCK/CONTROL.
ETC	EXTERIOR LIGHTING TIME CLOCK. VERIFY AND COORDINATE EXACT LOCATION.
S	MANUAL MOTOR STARTER. +48" OR AS NOTED (WITH THERMAL OVERLOAD)
	PUSHBUTTON STATION - SINGLE BUTTON, +48" OR AS NOTED
	START-STOP PUSHBUTTON STATION, +48" OR AS NOTED
J	JUNCTION BOX, +18" OR AS NOTED
J	JUNCTION BOX, ABOVE CEILING
J	JUNCTION BOX, FLUSH IN FLOOR
J	JUNCTION BOX, FLUSH IN CEILING
J	PIGTAIL INDICATES CONNECTION TO EQUIPMENT (LFSC)
OC ab	WALL MOUNTED BI-LEVEL OCCUPANCY SENSOR SWITCH. PROVIDE 3/4"C-4#12 CONNECTION. (MINIMUM)
OC	WALL MOUNTED OCCUPANCY SWITCH. PROVIDE 3/4"C-3#12 CONNECTION.(MINIMUM)
S	SWITCHPACK
OC	CEILING MOUNTED OCCUPANCY SENSOR SWITCH WITH SWITCH PACK AND LOCAL KEY-OVERRIDE SWITCH LISTED FOR DAMP LOCATION, WATT STOPPER #EN-200, OR EQUAL, WITH 3/4"C-3#12 CONNECTION (MINIMUM)
M	MOTOR LOAD
T	THERMOSTAT
M	ELECTRIC UTILITY METER
OR RH	RETAIL TRAFFIC CEILING SENSOR LOCATED AT FRONT OF STORE. PROVIDE POWER AND DATA OUTLET. RUN CAT 5 CABLE TO CASH DESK AREA.
X / XXX	REFERENCE TO DETAIL#X ON SHEET #XXX
C	CHIME, BY GC OR AS NOTED

ABBREVIATIONS

A	AMPERE
AIC	AMPERE INTERRUPTING CAPACITY
AF	AMPERE FUSE
AFCI	ARC FAULT CIRCUIT INTERRUPTER
ALT	ALTERNATE
AS	AMPERE SWITCH
AF	AMPERE FUSE
AT	AMPERE TRIP
BC	BARE COPPER
BKBD	BACKBOARD
BLDG	BUILDING
C	CONDUIT
CAB	CABINET
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CFL	COMPACT FLUORESCENT LAMP
CLG	CEILING
CO	CONDUIT ONLY
CT	CURRENT TRANSFORMER
CU	COPPER
DA	DISABLE ACCESS
DED	DEDICATED CIRCUIT
DOC	DOCUMENTS
DISC	DISCONNECT
DN	DOWN
DWG	DRAWINGS
EA	EACH
EDF	ELECTRIC DRINKING FOUNTAIN
EG.	EQUIPMENT GROUND
ELEC.	ELECTRICAL
ENCL.	ENCLOSURE
EMH.	ELECTRICAL POWER MANHOLE
EXH.	EXHAUST
EP.	EXPLOSION PROOF
EXO	EXTERNALLY OPERATED
EXIST.	EXISTING
(E) OR E	EXISTING TO REMAIN
(N) OR N	NEW. PROVIDE ALL ACCESSORIES
EM	EXISTING ITEM OF EMERGENCY CONDUIT
FA.	FIRE ALARM
FBO.	FURNISHED BY OTHERS
FC	FOOT CANDLE
FCU	FAN COIL UNIT
FIXT	FIXTURE
FLR	FLOOR
FLEX	FLEXIBLE
FLUO	FLUORESCENT

ABBREVIATIONS

GND/GRD	GROUND
GFI/GFCI	GROUND FAULT INTERRUPTER
GN	GENERAL NOTES
HI	HEARING IMPAIRED
HP	HORSE POWER
HPF	HIGH POWER FACTOR
HV	HIGH VOLTAGE
LCP	LIGHTING CONTROL PANEL
LF	LINEAR FEET
LTG	LIGHTING
MAX	MAXIMUM
OFOI	OWNER FURNISHED, OWNER INSTALLED
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
PC	PHOTOCELL
PNL	PANEL
PTS	PROGRAMMABLE TIME SWITCH
RECEPT	RECEPTACLE
REQ	REQUIREMENT
SAD	SEE ARCHITECTURAL DRAWINGS
SURF	SURFACE MOUNTED DEVICE OR EQUIPMENT
SW	SWITCH
SWBD.	SWITCHBOARD
SYS	SYSTEM
SYM	SYMMETRICAL
STD	STANDARD
SPECS	SPECIFICATION
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
TC	TIME CLOCK
TERM	TERMINAL/TERMINATE
TYP	TYPICAL
TL	TASK LIGHT
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
VA	VOLTAMPERES
VAV	VARIABLE AIR VOLUME
VFD	VARIABLE FREQUENCY DRIVE
VP	VAPOR PROOF
VL	VERIFY EXACT LOCATION WITH OWNER/ARCHITECT
W	WATTS
W/O	WITHOUT
WP	WEATHER PROOF
XFMR	TRANSFORMER
Z	IMPEDANCE
&	AND
Ø	DIAMETER OR PHASE
#	NUMBER
SPD	SURGE PROTECTIVE DEVICE

ELECTRICAL SEISMIC NOTES

1. PROVIDE COMPLETE SEISMIC ANCHORAGE AND BRACING FOR ALL ELECTRICAL EQUIPMENT.
2. PRIOR TO EQUIPMENT INSTALLATION, SUBMIT COMPLETE SEISMIC ANCHORAGE AND BRACING CALCULATIONS AND DETAILS SHOWING EQUIPMENT WEIGHTS AND CENTERS OF GRAVITY, LOCATION, QUANTITIES, SIZES AND METHOD OF ANCHORAGE AND BRACING WITH A CHECK FOR COMBINED SHEAR AND TENSION BASED ON UNIFORM BUILDING CODE SECTION 1613 AND ASCE 7 SECTION 13.6 USING THE FOLLOWING MINIMUM CRITERIA:
   a. FIXED EQUIPMENT ON GRADE : 50% OF OPERATING WEIGHT.
   b. FIXED EQUIPMENT ON STRUCTURE : 75% OF OPERATING WEIGHT.
   c. FLEXIBLY MOUNTED EQUIPMENT : 4 TIMES THE ABOVE VALUES.
   d. SIMULTANEOUS VERTICAL FORCE : 1/3 X THE HORIZONTAL FORCE.
3. REFER TO ASCE 7 TABLE 13.6-1 FOR APPLICABLE SEISMIC COEFFICIENTS ap AND Rp.
4. REFER TO CBC FOR APPLICABLE FORCE FACTOR "Cp". INCLUDING THE EFFECT OF TEMPERATURE CHANGE IN PREPARATION OF ANCHORAGE AND BRACING DETAILS.
5. THE INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER/ARCHITECT
6. CONTRACTOR SHALL DESIGN- BUILD THE SEISMIC ANCHORAGE & SUPPORTS FOR ALL NEW ELECTRICAL EQUIPMENT & FOR EXISTING ACCESSIBLE & VISIBLE CONDUITS AND PULLBOXES, AND FOR NEW CONDUITS, NEW EQUIPMENT & NEW PULLBOXES. SUPPORT PANELBOARDS IN UNISTRUT SUPPORTS FLOOR TO CEILING SLAB.
7. SUBMIT SEISMIC CALCULATION & RESTRAINT DESIGN (SIGNED BY A REGISTERED STRUCTURAL ENGINEER) FOR REVIEW BY OWNER.

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CONSULTANT:

REGISTERED PROFESSIONAL ENGINEER — ELECTRICAL — STATE OF CALIFORNIA — E-30282 EXP. 03-31-23

AME PROJECT #21014-06 DATE: 12/07/2022

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PROJECT:

WILLOWBROOK SENIOR CENTER
EXTERIOR PATIO PROJECT

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LOS ANGELES, CA 90061

ISSUANCES:

PLAN CHECK 12/07/22

REVISIONS:

SYMBOLS LIST AND ABBREVIATIONS

SCALE: AS SHOWN
DATE: 12/07/2022
PROJECT: –
FILE:
DESIGN: DANIEL KIM
DRAWN BY:
REVISED BY:
X–REFS:

E0.2

LOAD CALCULATION FOR EXISTING MSB

1-YR MAX DEMAND LOAD READING	
PANELBOARD "A"	0.0 KW
POWER FACTOR(PF=0.8)	0.8 PF
HIGHEST DEMAND (KVA = KW/PF)	0.0 KVA
+ 25% MAX DEMAND LOAD	0.00 kVA
SUB-TOTAL	0 kVA
NEW CONNECTED LOAD	
2-GFCI REC OUTLET	0.36 kVA
WATER HEATER	3.12 kVA
TOTAL LOAD (NEW+HIGHEST DEMAND)	3.48 kVA
TOTAL CONNECTED AMP	9.67 AMPS
EXISTING PANEL "A": 120/208V, 3PH, 4W	**225** AMPS

LOAD CALCULATION NTS 3

PANEL: A EXISTING

LOCATION: ELECTRICAL ROOM

Ref.		LOAD DESCRIPTION	LOAD-VA ØA	LOAD-VA ØB	LOAD-VA ØC	AMPS/ POLES	CKT NO.	Ø	CKT NO.	AMPS/ POLES	LOAD-VA ØA	LOAD-VA ØB	LOAD-VA ØC	LOAD DESCRIPTION		Ref.
1	L	(E) HALL LTS				20-1	1	A	2	20-1				(E) REST RM. LTS	L	1
	L	(E) ROOM 123 LTS				20-1	3	B	4	20-1				(E) ROOM 118 LTS	L	
	L	(E) ROOM 123 LTS				20-1	5	C	6	20-1				(E) ROOM 119 LTS	L	
	L	(E) ROOM 121 LTS				20-1	7	A	8	20-1				(E) ROOM 111 LTS	L	
	L	(E) ROOM 121 LTS				20-1	9	B	10	20-1				(E) AIR COMP.	O	
	L	(E) ROOM 122 LTS				20-1	11	C	12	20-1				(E) ROOM 114 LTS	L	
	O	(E) CKT CONTROL				20-1	13	A	14	20-1				(E) ROOM 110 LTS	L	
	R	(E) REST ROOM REC				20-1	15	B	16	20-1				(E) ROOM 123 REC	R	
	R	(E) ROOM 121 REC				20-1	17	C	18	20-1				(E) ROOM 122 REC	R	
	R	(E) ROOM 119 REC				20-1	19	A	20	20-1				(E) ROOM 121 REC	R	
	L	(E) STEAM TABLE REF. & LTS				20-1	21	B	22	20-1				(E) LIGHTING	L	
	O	(E) MOVIE SCREEN, CLOCK				20-1	23	C	24	20-1				(E) H.W PUMP	O	
	L	(E) OUTDOOR LTS				20-1	25	A	26	20-1				(E) EXIT LTS	L	
	L	(E) OUTDOOR LTS				20-1	27	B	28	20-1				(E) INTERCOM	O	
	O	(E) DUPLICATE MACHINE				20-1	29	C	30	20-1				SPARE		
	O	(E) ALARM CONTROL				20-1	31	A	32	20-1				(E) ROOM 110 LTS	L	
	O	(E) EXHAUST FAN				20-1	33	B	34	20-1				(E) ROOM 110 LTS	L	
		SPARE				20-1	35	C	36	20-1				(E) ROOM 110 LTS	L	
3 2	R	(N) OUTDOOR REC	360			20-1	37	A	38	-				-		
	H	(N) INSTANTANEOUS WATER HEATER		1560		15-2	39	B	40	-				-		
	H	W/ CKT #39			1560		41	C	42	-				-		
			360	1560	1560						0	0	0			

	CATEGORY	CONN. LOAD KVA	CONN. LOAD AMPS		DEMAND FACTOR	DEMAND LOAD KVA	DEMAND LOAD AMPS
L	LIGHTING/SIGN:	0.00	0.0		1.25	0.00	0
R	RECEPTACLE:	0.36	1.0		1	0.36	1
M	MOTORS:	0.00	0.0		1	0.00	0
K	KITCHEN EQUIPMENT:	0.00	0.0		0.65	0.00	0
A	AIR CONDITION:	0.00	0.0		1	0.00	0
H	WATER HTR (ELEC):	3.12	8.7		1.25	3.90	11
O	OTHER LOAD:	0.00	0.0		1	0.00	0
V	EV CHARGER:	0.00	0.0		1.25	0.00	0
W	WINDOW RECEP:	0.00	0.0		1.25	0.00	0
	SUB TOTAL:	3.48	9.7			4.26	12
	(+)25% LARGEST MOTOR LOAD:			0.00 KVA	0.25	0	0
					TOTAL:	**4.26**	**12**

MOUNTED:	SURFACE
VOLTS:	208Y/120V
PHASE/WIRE:	3/4
MAIN CB:	M.L.O.
BUS SIZE:	225 AMPS
SCCR:	65kAIC

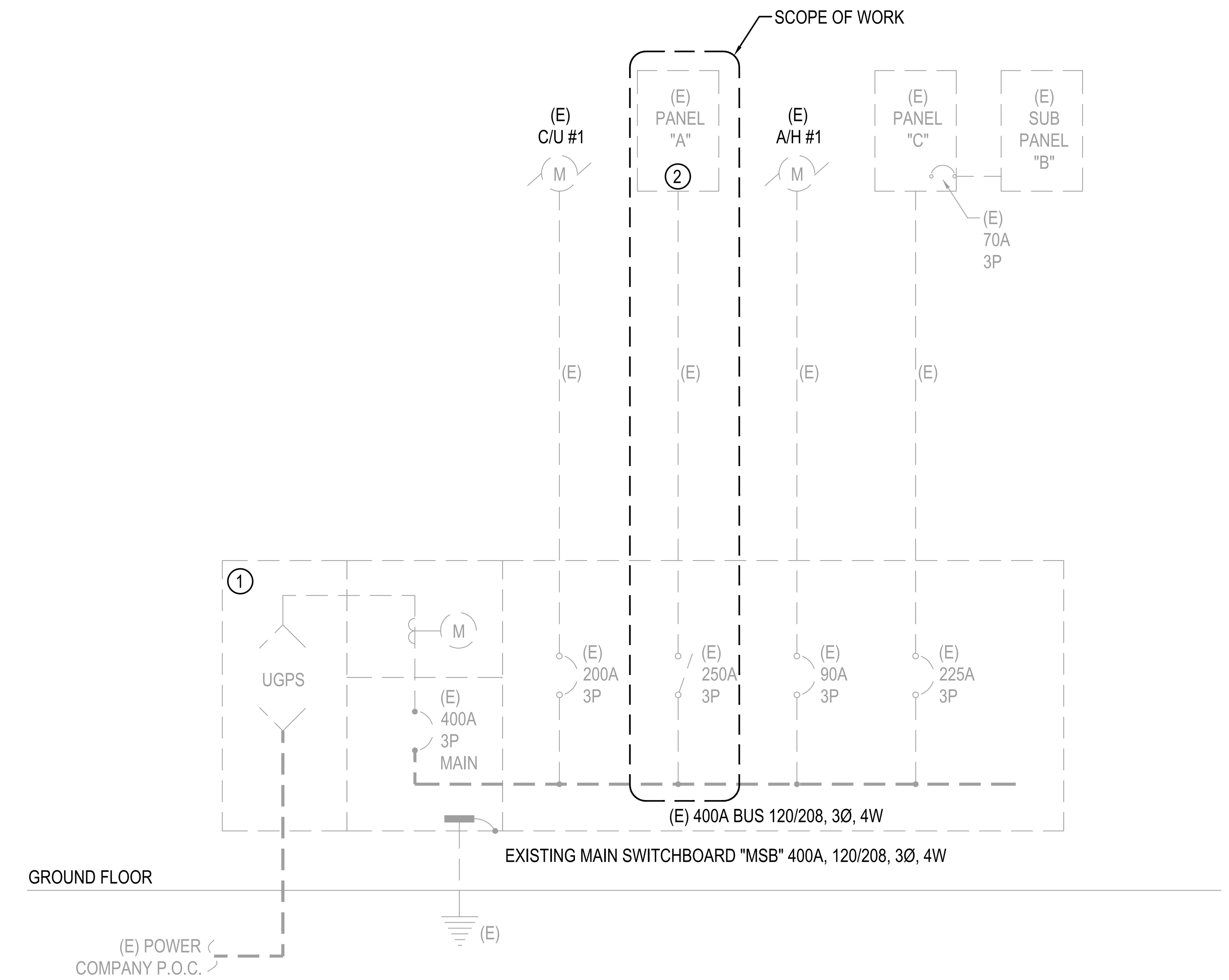
PHASE LOADING	
PHASE 'A':	360 VA
PHASE 'B':	1560 VA
PHASE 'C':	1560 VA

REMARKS:

REFERENCE NOTES:

1. EXISTING LOAD TO REMAIN.
2. NEW LOAD ON NEW CIRCUIT BREAKER.
3. CONTRACTOR TO PROVIDE THE SAME SPECIFICATION OF CIRCUIT BREAKER AS IT IS CURRENTLY INSTALLED.

PANELBOARD SCHEDULE AND NOTES NTS 2



ELECTRICAL NOTES

A. PRIOR TO BID CONTRACTOR IS REQUIRED TO CONFIRM THAT THE EXISTING ELECTRICAL SERVICE MEETS THE TOTAL CONNECTED LOAD. CONTRACTOR TO APPLY AND COORDINATE WITH POWER COMPANY FOR SERVICE UPGRADE IF NECESSARY.

B. CONTRACTOR TO SURVEY ALL EXISTING ELECTRICAL EQUIPMENT AND VERIFY ANY ADDITIONAL WORK TO BE COMPLETED. ANY AND ALL UPGRADES TO EXISTING EQUIPMENT SHALL BE AT CONTRACTOR'S EXPENSE.

C. PROVIDE EACH NEW PANEL BOARD AND CIRCUITS BREAKERS TO MATCH EXISTING INCLUDING AIC/FAULT CURRENT RATING. EACH NEW EQUIPMENT SHALL BE FULLY RATED TO WITHSTAND THE AVAILABLE FAULT CURRENT AT POINT OF CONNECTIONS. AIC RATING OF EACH NEW PANEL BOARD SHALL BE COORDINATED TO THE BUILDING SYSTEM. AIC RATING PROVIDED IN THIS PLAN IS FOR BIDDING PURPOSES AND SUBJECT TO CHANGE DEPENDING ON THE AIC RATING AT THE TIME OF CONSTRUCTION.

D. ALL NEW PANEL SCHEDULES SHALL PROVIDE DETAILS OF AVAILABLE FAULT CURRENT AT SERVICE AND SUB-PANELS. CONFIRM THAT EACH CIRCUIT BREAKERS AND FUSES ARE FULLY RATED TO WITHSTAND THE AVAILABLE FAULT CURRENT AT POINT OF CONNECTION.

E. REUSE OF EXISTING SERVICE, METERING, CONDUIT, WIRE, ETC. IS SUBJECT TO BUILDING DEPT. AND LANDLORD APPROVAL. VERIFY IF ALLOWED TO REUSE AND IF ANY WORK IS REQUIRED BY THE BUILDING DEPT. OR THE LANDLORD WITH THE BUILDING DEPT. THE TENANT'S ARCHITECT PRIOR TO BID.

F. CONTRACTOR TO PROVIDE TERMINATIONS OF EACH OVER CURRENT PROTECTION DEVICES AND EQUIPMENT TO BE RATED AND LISTED AT 75°C.

G. MINIMUM 3FT CLEARANCE SHALL BE PROVIDED AND MAINTAINED FOR ALL ELECTRICAL PANELS AND EQUIPMENT PER CEC 110.26

H. CONTRACTOR TO PROVIDE 30 DAYS PEAK LOAD MONITORING PRIOR TO INSTALLATION TO ENSURE THAT EXISTING PANEL CAN STILL ACCOMODATE ALL ADDITIONAL LOADS.

REFERENCE NOTES

1. EXISTING MAIN SWITCHBOARD 400A BUS, 120/208V, 3Ø, 4W TO REMAIN.
2. EXISTING PANELBOARD TO REMAIN. ALL NEW CIRCUIT BREAKER INSTALLED SHALL MATCH THE MANUFACTURER, TYPE AND THE HIGHEST AIC RATED CIRCUIT BREAKER WITHIN THAT BOARD. CONTRACTOR TO VERIFY AVAILABLE FAULT CURRENT WITH POWER COMPANY AND IN THE FIELD.

SINGLE LINE DIAGRAM AND NOTES NTS 1

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AME PROJECT #21014-06 DATE: 12/07/2022

THE AMERICAN ENGINEERS
A CALIFORNIA CORPORATION

PROJECT:

WILLOWBROOK SENIOR CENTER
EXTERIOR PATIO PROJECT

12915 S. JARVIS AVE
LOS ANGELES, CA 90061

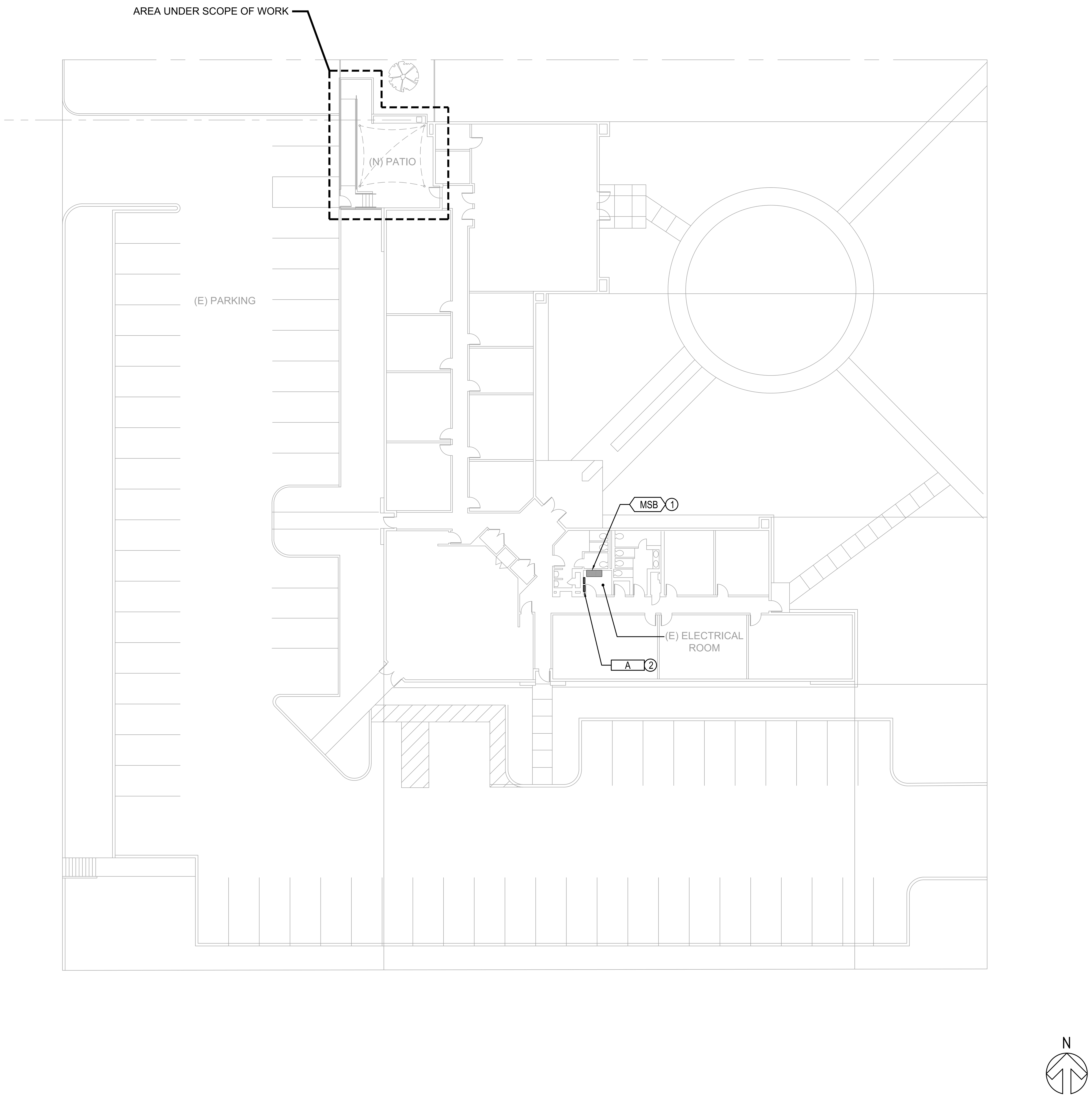
ISSUANCES:
PLAN CHECK 12/07/22

REVISIONS:

SINGLE LINE DIAGRAM & PANELBOARD SCHEDULE

SCALE: AS SHOWN
DATE: 12/07/2022
PROJECT: –
FILE:
DESIGN: DANIEL KIM
DRAWN BY:
REVISED BY:
X-REFS:

E0.3



ELECTRICAL SITE PLAN | SCALE: 1/16" = 1'-0" | 1

GENERAL NOTES

A. ALL WORK SHALL COMPLY POWER COMPANY CONSTRUCTION DRAWINGS, STANDARD AND BUILDING AND SAFETY REQUIREMENT.

B. ALL NEW CABLES AND WIRES SHALL BE CU. AND IN A CONDUIT.

C. VERIFY ALL DISTANCES IN THE FIELD. CONTRACTOR TO FIELD MEASURE THE EXACT LOCATION AND DISTANCES OF EACH FEEDERS FROM THE MAIN SWITCHBOARD TO EACH NEW PANEL LOCATION.

D. ALL EQUIPMENT AND DEVICES OUTDOOR SHALL BE WEATHERPROOF AND IN NEMA ENCLOSURE.

E. PROVIDE AND MAINTAIN REQUIRED WORK SPACE, ADEQUATE ILLUMINATION, ACCESS TO WORK SPACE AND HEAD ROOM ABOVE ELECTRICAL EQUIPMENT AND DEDICATED SPACE AS OF ELECTRICAL EQUIPMENT.

F. PROVIDE PERMANENT ENGRAVED LABEL TO EACH NEW BOARD, DISCONNECT & PANEL BOARDS.

G. ALL CONDUIT STUBS SHALL BE FIELD COORDINATED WITH EQUIPMENT INSTALLATION MANUALS PRIOR TO ANY ROUGH-INS.

H. CONTRACTOR TO CHECK EQUIPMENT LANDING LUGS AND PROVIDE REQUIRED LUG SIZE TO ACCOMMODATE SPECIFIED WIRE SIZE PER FEEDER SCHEDULE. CONTRACTOR TO FIELD COORDINATE.

I. THE ELECTRIC UTILITY STRUCTURES SHOWN ARE FOR PERMIT APPLICATION PURPOSES ONLY AND DOES NOT CONSTITUTE THE FINAL DESIGN. COORDINATE WITH SCE FOR ACTUAL CONSTRUCTION PLANS, SPECIFICATIONS AND REQUIREMENTS. COORDINATE WITH THE UTILITY INSPECTOR PRIOR TO INSTALLATION OF FACILITIES AND BACKFILLING.

J. RUN PVC COATED GALVANIZED STEEL FOR WIRING RUNS EXPOSED TO THE WEATHER; FOR ENCLOSING MAIN GROUNDING CONDUCTOR: WHERE REQUIRED FOR MECHANICAL PROTECTION OR WHERE SPECIFICALLY INDICATED.

K. WITH THE EXCEPTION OF THE FIRST AND THE LAST 10' OF THE UNDERGROUND RUN AND ONLY WHERE AHJ ALLOWS, RIGID NONMETALLIC CONDUIT (RNC) IS ALLOWED FOR UNDERGROUND RUNS IF CONDUIT IS BURIED AT A MINIMUM OF 2".

L. GENERAL CONTRACTOR TO COORDINATE WITH PLUMBING DRAWINGS LOCATION OF UNDERGROUND UTILITIES, SEWER, AND WATER LINES AND PROVIDE THE REQUIRED CLEARANCES TO ALL UNDERGROUND ELECTRICAL CONDUIT/FEEDERS.

REFERENCE NOTES

1. EXISTING MAIN SWITCHBOARD "MSB" 400A, 208Y/120V, 3Ø, 4W, TO REMAIN.
2. EXISTING PANELBOARD "A" 225A, 208Y/120V, 3Ø, 4W, TO REMAIN.

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ELECTRICAL SITE PLAN

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X-REFS:

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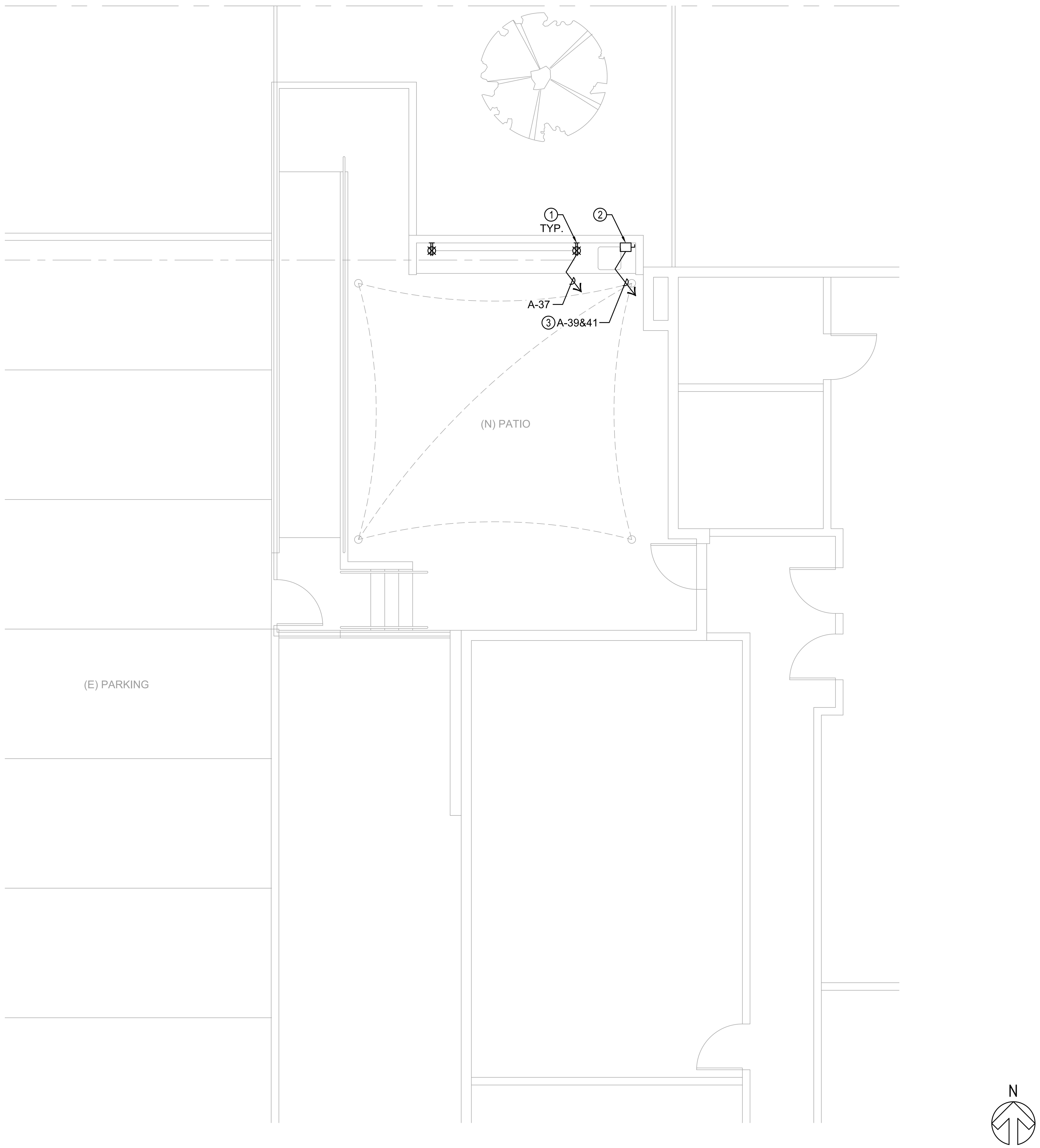

ELECTRICAL PLAN | SCALE: 1/4" = 1'-0" | 1

GENERAL NOTES

A. VERIFY LOCATION & REQUIREMENTS OF ALL EQUIPMENT BEFORE ROUGH-IN. FURNISH AND INSTALL AS REQUIRED.

B. REFER TO PLUMBING DRAWINGS FOR WATER HEATER CONTROL REQUIREMENT. FURNISH AND INSTALL AS REQUIRED.

C. GENERAL CONTRACTOR MUST COORDINATE ALL ELECTRICAL WORK SHOWN ON THE PLAN WITH ARCHITECT. NOTIFY THE ARCHITECT OF ANY COORDINATION ISSUES ENCOUNTERED PRIOR TO START OF THE WORK

D. ALL RACEWAY EXPOSED WIDELY TO DIFFERENT TEMPERATURES SHALL BE PROVIDED EXPANSION FITTINGS AND BE SEALED TO PREVENT CIRCULATION OF WARM TO COLD AIR. (SECTION 300-7 (A) & (B))

E. NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT. KEEP 3 FEET CLEARANCE IN FRONT OF ELECTRICAL PANELBOARD AND EQUIPMENT.

F. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL J-HOOKS, CONDUITS OR OTHER REQUIRED EQUIPMENT REQUIRED BY LOW VOLTAGE CONTRACTOR. OBTAIN THESE REQUIREMENT BEFORE SUBMITTING THE BID.

G. ALL ELECTRICAL CIRCUIT WIRING SHALL BE PROVIDED WITH GROUND WIRE.

H. ALL WIRING SHALL BE IN CONDUIT E.M.T. OR RIGID. FLEXIBLE CONDUIT MAY ONLY BE USED FOR FINAL CONNECTIONS TO EQUIPMENT. MAXIMUM LENGTH 6 FEET. NO BX, ROMEX, ARMORED CABLE ETC. ALLOWED.

I. ALL EQUIPMENT AND DEVICES OUTDOOR SHALL BE WEATHERPROOF.

J. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENT AND INFORMATION.

REFERENCE NOTES

(1) PROVIDE NEW RECEPTACLE OUTLET SHALL BE WEATHERPROOF/ WEATHER RESISTANT GFCI RECEPTACLE. THE OUTLET BOX HOOD SHALL BE LISTED AND IDENTIFIED AS "EXTRA DUTY".

(2) PROVIDE NEW NEMA 3R, 30A, 2P NON-FUSED DISCONNECT SWITCH. VERIFY AND COORDINATE EXACT LOCATION AND REQUIREMENTS WITH PLUMBING DRAWING AND IN THE FIELD.

(3) 1"C - 2#8 THWN CU. + 1#8 GND.
LENGTH = ±200'-0" %VD = 1.99

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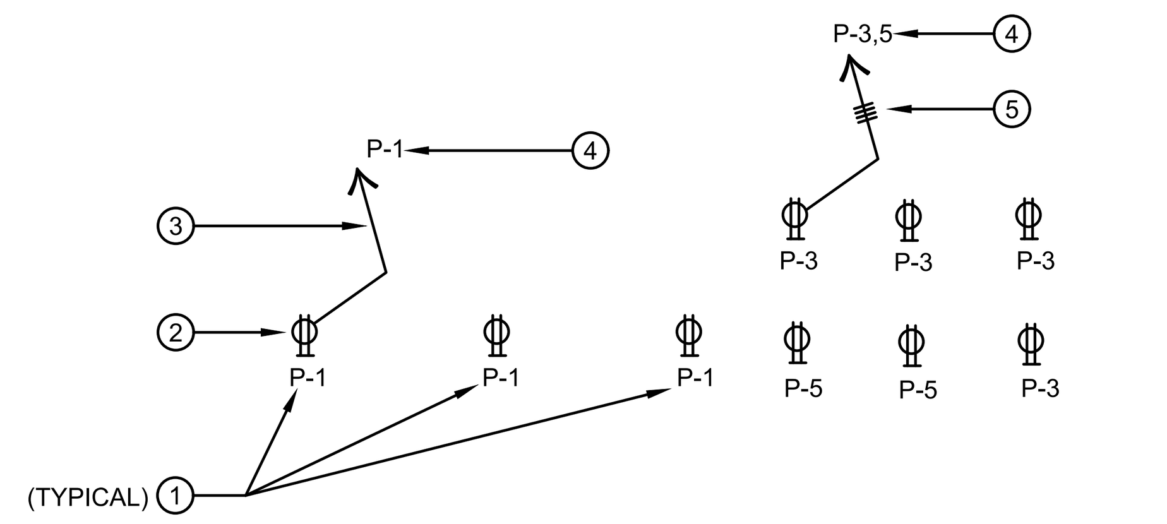


LEGENDS:

P - DENOTES PANEL BOARD DESIGNATION

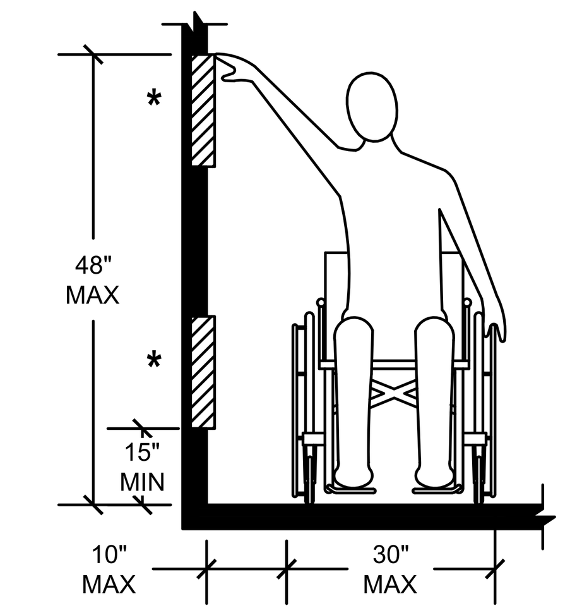
1-3-5 - DENOTES CIRCUIT NUMBER

REFERENCE NOTES:

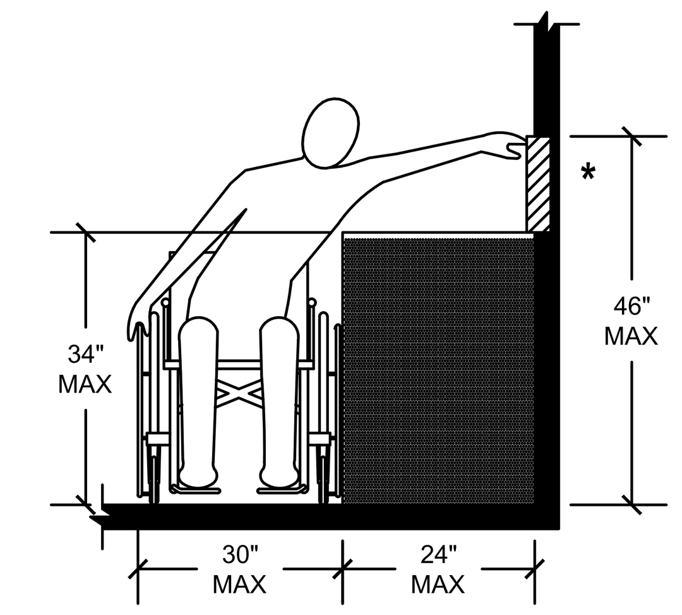
1. PROVIDE CONNECTION TO EACH RECEPTACLE OUTLET WITH THE SAME DESIGNATION. 3/4"C-2#12 + 1#12 GND MINIMUM OR AS NOTED ON THE PLAN.
2. DUPLEX RECEPTACLE OR AS SHOWN ON PLAN.
3. CIRCUIT HOMERUN. 3/4"C-2#12 + 1#12 GND MINIMUM.
4. INDICATES PANEL AND CIRCUIT HOMERUN DESIGNATION.
5. INDICATES 3/4C-4#12 + 1#12 GND MINIMUM. (2 HOT WIRE + 2 NEUTRAL WIRE + 1 GROUND WIRE).
6. REFER TO SYMBOLS LIST ON SHEET E0.1 FOR DESCRIPTION.

SCHEMATIC POWER CKT. CONNECTION NTS 2

FOR EXACT LOCATIONS OF WIRING DEVICES, SEE A-SERIES DRAWINGS



HIGH AND LOW SIDE REACH LIMITS



MAXIMUM SIDE REACH OVER OBSTRUCTION

★ ELECTRICAL LIGHT SWITCH OR RECEPTACLE LOCATION. INSTALL PER ADA STANDARD, 2019 CBC SECTION 1142A.1

ACCESSIBLE REACH LIMITS NTS 1

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