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RANCHO PARK GOLF CLUBHOUSE RENOVATION

PROJECT TEAM:

Owner:
City of Los Angeles Department of Recreation and Parks

Architect:
John Friedman Alice Kimm Architects

Structural Engineer:
Nabih Youssef Associates Structural Engineers (NYASE)

Landscape Architect:
Office of the Designed Landscape (Ootdl)

Civil Engineer:
VCA Engineers, Inc.

MEP / Lighting / AV / IT / LV Engineer:
AlfaTech

Geotechnical Engineer:
Converse Consultants

Specifications:
Gary Barnett Specifications, Inc.

Cost Consultant:
Cumming Group

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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PLAN NAME:
COVER SHEET

DRAWN BY:	APPROVED BY:
Author	Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

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Email: eugenie.leroux@cumming-group.com

LOCATION MAP



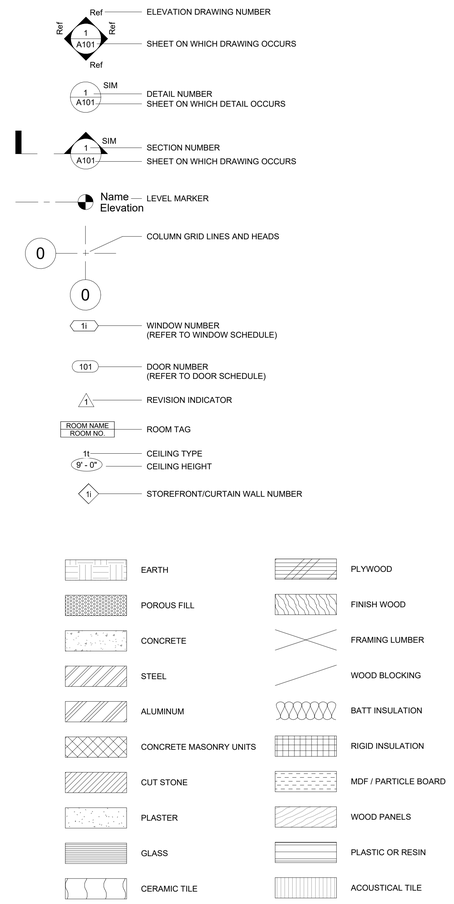
ABBREVIATIONS

ABV.	ABOVE
A.F.F.	ABOVE FINISHED FLOOR
ACC	ACCESS
AC	ACOUSTICAL
ADH	ADHESIVE
ADJ	ADJACENT
AGG	AGGREGATE
ALT	ALTERNATE
AL	ALUMINUM
ARCH	ARCHITECT[URAL]
A.D.	AREA DRAIN
AUTO	AUTOMATIC
BHD	BEHIND
BEL	BELOW
B.M.	BENCH MARK
BTWN	BETWEEN
BVL	BEVELED
BYD	BEYOND
BIT	BITUMINOUS
BLKG	BLOCKING
BD	BOARD
BOT	BOTTOM
BLDG	BUILDING
CAB	CABINET
CPT	CARPET(ED)
CSMT	CASEMENT
C.I.	CAST IRON
C.I.P.	CAST-IN-PLACE
C.B.	CATCH BASIN
CLK	CAULK(ING)
CLG	CEILING
CEM	CEMENT
CER	CERAMIC
CIR	CIRCLE
CIRC	CIRCUMFERENCE
CLR	CLEAR(ANCE)
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUE
CONTR	CONTRACT(OR)
CJT	CONTROL JOINT
C.G.	CORNER GUARD
CTR	COUNTER
CFL	COUNTERFLASHING
CS	COUNTERSINK
CRS	COURSE(S)
CRG	CROSS GRAIN
D.L.	DEAD LOAD
DEMO	DEMOLISH(ED)
DEP	DEPRESSION
DTL	DETAIL
DIAG	DIAGRAM
DIAM	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DK	DECK
DR	DOOR
D.H.	DOUBLE HUNG
DS	DOWNSPOUT
DRN	DRAIN
DWR	DRAWER
DWG	DRAWING
(E)	EXISTING
ELEC	ELECTRIC(AL)
EL	ELEVATION
ENCL	ENCLOSE(URE)
EQ	EQUAL
EQUIV	EQUIVALENT
EQUIP	EQUIPMENT
EST	ESTIMATE
EXC	EXCAVATE
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FASL	FEET ABOVE SEA LEVEL
F.O.	FACE OF
F.O.C.	FACE OF CONC
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F.F.	FACTORY FINISH
FAST	FASTEN(ER)
FIN	FINISH(ED)
FIN. FL.	FINISH FLOOR
FGE	FINISH GRADE ELEVATION
F.E.	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE VALVE CABINET
FLG	FLASHING
FLEX	FLEXIBLE
FL	FLOOR(ING)
FD	FLOOR DRAIN
FPL	FLOOR PLATE
FJT	FLUSH JOINT
FTG	FOOTING
FND	FOUNDATION
FR	FRAME(ING)
F.B.O.	FINISH(ED) BY OTHERS
FUR	FURRED(ING)
FUT	FUTURE
GA	GAUGE
GV	GALVANIZED
GL	GLASS (GLAZING)
GD	GRADE(ING)
GRV	GRAVEL
GL	GRID LINE
GT	GROUT
GYP	GYPSUM
HD	HOT DIPPED
HW	HARDWARE
HDWD	HARDWOOD
HDR	HEADER
HTG	HEATING
HVAC	HEATING / VENTILATING / AIR CONDITIONING
HT	HEIGHT
HORIZ	HORIZONTAL
HB	HOSE BIBB
H.W.H.	HOT WATER HEATER
HS	HYDRATION STATION
I.G.U.	INSULATED GLAZING UNIT
INCL	INCLUDE(D)(ING)
INS	INSULATE(D)(ION)
INT	INTERIOR
INTM	INTERMEDIATE
J.C.	JANITOR CLOSET
J.F.	JOINT FILLER
J	JOIST
KPL	KICK PLATE
KITCH	KITCHEN
K.O.	KNOCK OUT
LBL	LABEL(ED)
LAB	LABORATORY
LAD	LADDER
L.B.	LAG BOLT
LAM	LAMINATE(D)
L.H.	LEFT HAND
L	LENGTH
LT	LIGHT
LT. WT.	LIGHT WEIGHT
L.L.	LIVE LOAD
LVR	LOUVER
M.B.	MACHINE BOLT
MFR	MANUFACTURE(R)
MAS	MASONRY
MTRL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MMB	MEMBRANE
MTL	METAL
MW	MICROWAVE
MWK	MILLWORK
MIN	MINIMUM
MISC	MISCELLANEOUS
MOD	MODULAR
MLD	MOLDING
MT	MOUNT(ED)(ING)
MOV	MOVABLE
MULL	MULLION
(N)	NEW
NAT	NATURAL
NEC	NECESSARY
NOM	NOMINAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O/	OVER
OC	ON CENTER
O.D.	OVERFLOW DRAIN
OFOI	OWNER FURNISHED OWNER INSTALLED
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OP	OPAQUE
OPNG	OPENING
O.T.S.	OPEN TO STRUCTURE
OPP	OPPOSITE
OPPH	OPPOSITE HAND
PT	PAINT
PTD	PAINTED
PNL	PANEL
PAR	PARALLEL
PBD	PARTICLE BOARD
PTN	PARTITION
PVMT	PAVEMENT
PERI	PERIMETER
PLAS	PLASTER
PLAM	PLASTIC LAMINATE
PL	PLATE
PLUMB	PLUMBING
PLYWD	PLYWOOD
PT	POINT
PVC	POLYVINYL CHLORIDE
PL	PROPERTY LINE
RAD	RADIUS
RL	RAIL(ING)
REC	RECOMMENDED
RECT	RECTANGLE
REF	REFRIGERATOR
REG	REGISTER
REINF	REINFORCE(D)(ING)
REM	REMOVE
REQ	REQUIRED
RET	RETURN
REV	REVISE(D)(ION)
R	RIDGE
RH	RIGHT HAND
R.O.W.	RIGHT OF WAY
R.D.	ROOF DRAIN
RM	ROOM
R.O.	ROUGH OPENING
R.B.	RUBBER BASE
S.B.	SPLASH BLOCK
SCHED	SCHEDULE(D)
S.F.	SQUARE FEET
SLNT	SEALANT
SEC	SECTION
SHTG	SHEATHING
SHT	SHEET
SH	SHELF(VING)
SIM	SIMILAR
SKYL	SKYLIGHT
S.C.	SOLID CORE
SPEC	SPECIFICATION(S)
SQ	SQUARE
ST STL	STAINLESS STEEL
STBK	SETBACK
STD	STANDARD
STN	STONE
S.D.	STORM DRAIN
STRUCT	STRUCTURAL
SD	SWIMSUIT DRYER
SYM	SYMMETRICAL
T.O.	TOP OF
TEL	TELEPHONE
T.C.	TERRACOTTA
THK	THICKNESS
THR	THRESHOLD
TOL	TOLERANCE
T&G	TONGUE AND GROOVE
T.O.D.	TOP OF DECK
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
T.B.	TOWEL BAR
T	TREAD
TD	TRENCH DRAIN
TYP	TYPICAL
TL	TILE
UNF	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
U.O.S.	UNDERSIDE OF SLAB
V	VALLEY
V.B.	VAPOR BARRIER
VAR	VARNISH
VNR	VENEER
V.I.F.	VERIFY IN FIELD
VERT	VERTICAL
VIN	VINYL
VM	VENDING MACHINE
VT	VINYL TILE
W.H.	WATER HEATER
W.T.W.	WALL TO WALL
W.C.	WATER CLOSET
WP	WATER PROOF(ING)
W.W.F.	WELDED WIRE FABRIC
W	WIDTH
WIN	WINDOW
W.M.	WATER METER
W/	WITH
W/O	WITHOUT
W.O.	WHERE OCCURS
WD	WOOD
W.I.	WROUGHT IRON

VICINITY MAP



SYMBOLS AND MATERIALS



GENERAL NOTES

1. IN ADDITION TO THE INTENT OF THE WORK INDICATED ON THE DRAWINGS, ALL WORK SHALL COMPLY WITH THE SPECIFIC REQUIREMENTS OF THE CONTRACT FOR CONSTRUCTION, THE GENERAL CONDITIONS OF THE CONTRACT, THE SUPPLEMENTAL CONDITIONS OF THE CONTRACT, AND THE PROJECT SPECIFICATIONS.

2. THESE DOCUMENTS INDICATE THE SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL AND INTERIOR ELEMENTS, AND THE CONCEPTS OF THE STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. BASED ON THE SCOPE DESCRIBED OR INDICATED, PROVIDE ALL ITEMS, SYSTEMS, PRODUCTS, AND LABOR REQUIRED OR INFERRED FOR THE PROPER EXECUTION AND FULL AND COMPLETE PERFORMANCE OF THE PROJECT.

3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYMENT OF ALL PERMITS AS REQUIRED BY THE CITY OF SOUTH GATE.

4. CONSTRUCTION OF WORK INDICATED ON THE DRAWINGS AS (N.I.C.) IS NOT IN CONTRACT.

5. ALL WORK SHALL BE THE BEST PRACTICE OF EACH TRADE.

6. IF THE SITE CONDITIONS DIFFER FROM THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT AND OWNER BEFORE PROCEEDING WITH THE WORK.

7. DETAILS NOT SHOWN ARE SIMILAR IN NATURE TO THOSE DETAILED. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. TYPICAL DETAILS APPLY AT ALL SIMILAR CONDITIONS WHETHER CROSS REFERENCED OR NOT.

8. VERIFY DIMENSIONS IN FIELD BEFORE PROCEEDING WITH THE WORK. NOTIFY THE ARCHITECT AND OWNER OF DISCREPANCIES, CONFLICTS, AND MODIFICATIONS.

9. DO NOT SCALE DRAWINGS. WHERE DIMENSIONS OR EXACT LOCATIONS ARE REQUIRED AND NOT INCLUDED ON THE DRAWINGS, REQUEST INFORMATION FROM THE ARCHITECT.

10. SHOULD A DISCREPANCY OCCUR BETWEEN DIFFERENT SCALE PLANS, THE LARGER PLAN SHALL APPLY.

11. EXCAVATIONS IN THE STREET FOR UTILITY CONNECTIONS SHALL BE AS CLOSE AS POSSIBLE TO EACH OTHER AND THE PAVEMENT SHALL BE RESTORED CONTIGUOUSLY BETWEEN EXTREME EXCAVATIONS.

12. CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING & WASTE MANAGEMENT ASSESSMENT PLAN SHALL BE SUBMITTED PRIOR TO ISSUANCE OF PERMIT. A MINIMUM OF 80% OF CONSTRUCTION & DEMOLITION WASTE SHALL BE DIVERTED. MONTHLY REPORTS MUST BE SUBMITTED THROUGHOUT THE DURATION OF THE PROJECT. A SUMMARY REPORT WITH DOCUMENTATION MUST BE SUBMITTED PRIOR TO FINAL INSPECTION.

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS BUILTS SHOWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION
ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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PLAN NAME:
TITLE SHEET & PROJECT DATA

DRAWN BY:	APPROVED BY:
Author	Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

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SHEET OF SHEETS

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SHEET NUMBER	SHEET NAME	100% SCHEMATIC DESIGN	100% DESIGN DEVELOPMENT
GENERAL			
T0.00	COVER SHEET	●	●
T1.00	TITLE SHEET & PROJECT DATA	●	●
T1.01	SHEET INDEX	●	●
T1.02	EXTERIOR VIEWS		●
T1.05	GENERAL NOTES		●
T1.06	GENERAL NOTES		●
T1.07	ACCESSIBILITY NOTES		●
T1.08	ACCESSIBILITY NOTES		●
T1.10	ACCESSIBILITY DIAGRAMS		●
T1.11	DISABLED ACCESS SIGNAGE, PARKING STRIPING		●
T1.20	PARTITION TYPES		●
T1.21	TYPICAL FRAMING DETAILS		●
T1.31	EXTERIOR WALL TYPES		●
T1.98	CODE ANALYSIS		●
T2.02	CODE COMPLIANCE FLOOR PLAN	●	●
CIVIL			
C1.00	GENERAL NOTES, LEGENDS, ABBREVIATIONS AND SHEET INDEX		●
C1.10	EXISTING CONDITIONS	●	●
C2.00	SITE PLAN		●
C2.10	SITE CONTROL PLAN		●
C3.00	SITE GRADING PLAN		●
C4.00	SITE UTILITY PLAN		●
C5.00	MISCELLANEOUS DETAILS		●
C5.10	MISCELLANEOUS DETAILS		●
C6.00	SITE EROSION PLAN		●
C6.10	EROSION CONTROL DETAILS		●
C7.00	OVEREXCAVATION PLAN		●
CD1.00	SITE DEMOLITION PLAN		●
LANDSCAPE			
L1.0	LANDSCAPE GENERAL NOTES		●
L1.1	TREE DISPOSITION AND PROTECTION PLAN	●	●
L2.0	LANDSCAPE MATERIAL PLAN		●
L2.1	LANDSCAPE MATERIAL DETAILS		●
L2.2	LANDSCAPE MATERIAL DETAILS		●
L3.0	LANDSCAPE PLANTING NOTES		●
L3.1	LANDSCAPE PLANTING PLAN	●	●
L3.2	LANDSCAPE PLANTING DETAILS		●
L4.0	IRRIGATION SITE ANALYSIS		●
ARCHITECTURAL			
D2.01	DEMO FLOOR PLANS	●	●
D2.03	DEMO ROOF PLAN	●	●
D4.01	DEMO BUILDING ELEVATIONS	●	●
ARCHITECTURAL			
A1.01	SITE PLAN	●	●
A2.01	FLOOR PLANS	●	●
A2.02	ENLARGED LEVEL 1 FLOOR PLAN		●
A2.03	ROOF PLAN	●	●
A2.11	CONCRETE SLAB PLAN		●
A3.01	BUILDING SECTIONS	●	●
A3.02	BUILDING SECTIONS	●	●
A4.01	BUILDING ELEVATIONS	●	●
A4.11	EXTERIOR STOREFRONT ELEVATIONS		●
A4.12	EXTERIOR STOREFRONT ELEVATIONS		●
A4.13	INTERIOR STOREFRONT ELEVATIONS		●
A5.01	REFLECTED CEILING PLANS	●	●
A6.01	ENLARGED RESTROOM PLANS		●
A6.02	RESTROOM INTERIOR ELEVATIONS		●
A6.03	RESTROOM INTERIOR ELEVATIONS		●
A6.04	RESTROOM INTERIOR ELEVATIONS		●
A6.05	RESTROOM INTERIOR ELEVATIONS		●
A7.01	INTERIOR ELEVATIONS		●
A7.02	INTERIOR ELEVATIONS		●
A7.03	INTERIOR ELEVATIONS		●
A7.04	INTERIOR ELEVATIONS		●
A7.05	INTERIOR ELEVATIONS		●
A7.06	INTERIOR ELEVATIONS		●
A7.07	INTERIOR ELEVATIONS		●
A7.08	INTERIOR ELEVATIONS		●
A7.71	FINISH PLANS	●	●
A7.80	ROOM FINISH SCHEDULE		●
A7.81	FINISH SCHEDULE		●
A11.01	TYP. INTERIOR DETAILS		●
A11.20	TYP. CEILING DETAILS		●
A11.30	MILLWORK DETAILS - LOBBY TROPHY CASE		●
A11.31	MILLWORK DETAILS - LOBBY BANQUETTE		●
A11.32	MILLWORK DETAILS - LOBBY RECESSED BENCH		●
A11.33	MILLWORK DETAILS - CONFERENCE CABINET		●
A11.34	MILLWORK DETAILS - PRO SHOP COUNTER		●
A11.35	MILLWORK DETAILS - PRO SHOP CABINET		●
A11.36	MILLWORK DETAILS - PRO SHOP RECESSED BENCH		●
A11.70	RESTROOM DETAILS		●
A11.71	RESTROOM DETAILS		●
A12.13	STOREFRONT DETAILS @ FRAME PROJECTION		●
A13.01	DOOR SCHEDULE		●
A13.10	WINDOW & SKYLIGHT SCHEDULE		●
STRUCTURAL			
S0.00	GENERAL NOTES		●
S0.01	GENERAL NOTES		●
S2.01	FOUNDATION PLAN	●	●
S2.02	ROOF FRAMING PLAN	●	●
S3.01	BUILDING SECTIONS		●
S3.02	BUILDING SECTIONS		●

SHEET NUMBER	SHEET NAME	100% SCHEMATIC DESIGN	100% DESIGN DEVELOPMENT
S4.01	TYPICAL CONCRETE DETAILS		●
S4.02	TYPICAL CONCRETE DETAILS		●
S4.11	TYPICAL MASONRY DETAILS		●
S4.21	TYPICAL WOOD DEATILS		●
S4.22	TYPICAL WOOD DETAILS		●
S5.01	DETAILS		●
S5.02	DETAILS		●
MECHANICAL			
M0.01	MECHANICAL NOTES, ABBR. & LEGENDS		●
M0.02	MECHANICAL SPECS.		●
M0.10	MECHANICAL TITLE 24 CALCS.		●
M0.11	MECHANICAL TITLE 24 CALCS.		●
M0.12	MECHANICAL TITLE 24 CALCS.		●
M1.21	MECHANICAL DEMOLITION PLANS		●
M1.31	MECHANICAL ZONING PLANS		●
M2.11	MECHANICAL PLANS	●	●
M2.12	MECHANICAL PLAN - PIPING		●
M2.13	MECHANICAL PLAN - ROOF		●
M4.01	ENLARGED MECHANICAL PLANS		●
M5.01	MECHANICAL DETAILS		●
M5.02	MECHANICAL DETAILS		●
M5.03	MECHANICAL DETAILS		●
M6.01	MECHANICAL SCHEDULES		●
M6.02	MECHANICAL SCHEDULES		●
M7.11	PIPING DIAGRAMS		●
M7.21	CONTROLS DIAGRAMS		●
PLUMBING			
P0.01	PLUMBING NOTES, ABBR. & LEGENDS		●
P0.02	PLUMBING SPECS		●
P0.03	FIRE PROTECTION SPECS.		●
P0.04	PLUMBING TITLE 24		●
P2.11	PLUMBING PLANS	●	●
P2.12	PLUMBING PLAN - ROOF		●
P4.01	ENLARGED PLUMBING PLANS		●
P4.02	ENLARGED PLUMBING PLANS		●
P4.03	ENLARGED PLUMBING PLANS		●
P5.01	PLUMBING DETAILS		●
P5.02	PLUMBING DETAILS		●
P5.03	PLUMBING DETAILS		●
P6.01	PLUMBING SCHEDULES		●
P6.02	PLUMBING CALCULATIONS		●
P7.01	PLUMB. RISER DIAGRAMS - WASTE & VENT		●
P7.02	PLUMB. RISER DIAGRAMS - DOMESTIC WATER & GAS		●
ELECTRICAL			
E0.01	ELECTICAL NOTES, ABBR. & LEGENDS		●
E0.02	ELECTRICAL SPECS		●
E0.10	ELECTRICAL TITLE 24 CALCS.		●
E2.11	POWER PLANS	●	●
E2.12	POWER PLAN - ROOF		●
E3.11	LIGHTING PLANS		●
E5.01	ELECTRICAL DETAILS		●
E6.01	ELECTRICAL FIXTURE SCHEDULE		●
E6.11	ELECTRICAL PANEL SCHEDULES		●
E7.01	ELECTRICAL SINGLE LINE DIAGRAM	●	●
LIGHTING			
LT120.01	LEVEL 01 - LIGHTING PLAN		●
LT600	LIGHTING FIXTURE SCHEDULE		●

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

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GENERAL NOTES

1. CONFORM WITH CBC 2022 (HEREINAFTER REFERRED TO AS CODE) AND ALL OTHER APPLICABLE ORDINANCES AND REGULATIONS, DRAWINGS AND SPECIFICATIONS. ELECTRICAL, PLUMBING, AND AIR CONDITIONING DESIGNS TO MEET REQUIREMENTS OF THE CODE AND FEDERAL OCCUPATION SAFEY AND HEALTH ACT (OSHA) AND TO BE FILED UNDER SEPARATE APPLICATIONS.

2. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. IF CONFLICT IS FOUND BETWEEN DRAWINGS, GENERAL NOTES AND SPECIFICATIONS, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

3. NO DEVIATION FROM CONTRACT DRAWINGS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.

4. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES AND CONDITIONS AT SITE PRIOR TO COMMENCING THE WORK, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING.

5. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING SAME, OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.

6. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS ARE TO BE INCLUDED AS PART OF THE WORK.

7. WHERE A TYPICAL CONDITION IS DETAILED, IT SHALL BE UNDERSTOOD THAT ALL LIKE OR SIMILAR CONDITIONS ARE THE SAME UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE.

8. ALL WORK AND ITEMS SHOWN ON THE DRAWINGS ARE NEW UNLESS INDICATED OTHERWISE AS EXISTING.

9. ANY WORK OR MATERIAL NOT DIRECTLY NOTED IN THE CONTRACT DOCUMENTS, BUT NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE INTENT OF THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS IS IMPLIED. SUCH WORK OR MATERIAL SHALL BE INCLUDED AS IF SPECIFICALLY NOTED OR DESCRIBED IN THE CONTRACT DOCUMENTS.

10. THE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL AND ELECTRICAL WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERS' DRAWINGS THAT WOULD CAUSE AN AWKWARD INSTALLATION, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST.

11. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM DIVISION OF INDUSTRIAL SAFETY, OSHA DEPARTMENT, FOR TRENCHES OR EXCAVATIONS GREATER THAN 5'-0" DEEP INTO WHICH A PERSON IS REQUIRED TO DESCEND FOR CONSTRUCTION PURPOSES.

13. ALL MATTERS AND DECISIONS REGARDING COLOR, TEXTURE, DESIGN AND INTERPRETATION OF THE CONTRACT DOCUMENTS SHALL BE REFERRED TO THE ARCHITECT.

14. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER OR ARCHITECT.

15. THE CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREOF. HE SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE CITY ENGINEER OF ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.

16. CONTRACTOR SHALL PROVIDE CONSTRUCTION BARRICADES OR FENCING AS APPROVED BY THE CITY FOR PUBLIC SAFETY PRIOR TO COMMENCING THE WORK.

17. GENERAL CONTRACTOR SHALL COORDINATE SITE PLUMBING, DRAINAGE, ELECTRICAL, TELEPHONE WORK AND EXISTING UTILITIES TO PROVIDE A COMPLETE OPERATING SYSTEM.

18. CONTRACTOR SHALL COMPLY WITH STORM WATER DEVELOPMENT CONSTRUCTION PROGRAM AND STORM WATER POLLUTION PREVENTION PLAN INCLUDED IN SPECIFICATION MANUAL.

19. CONTRACTOR SHALL PROVIDE SHORING DESIGNED AND DETAILED BY A CALIFORNIA REGISTERED ENGINEER.

20. GRADING PLANS, DRAINAGE IMPROVEMENTS. ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.

21. EXTERIOR ELEVATION CHANGES AND INTERIOR ELEVATION CHANGES OF 12 INCHES OR MORE ALONG THE PATH OF EXIT TRAVEL SHALL BE MADE BY STEPS, STAIRS OR STAIRWAYS CONFORMING WITH THE REQUIREMENTS OF SECTION 1009 OR RAMPS CONFORMING WITH THE REQUIREMENTS OF SECTION 1010.

22. COMPLIANCE OF SLOPES ON PEDESTRIAN CONCRETE AS STATED ON THE PLANS SHALL BE VERIFIED BY ENGINEER UTILIZING A 24-INCH DIGITAL LEVEL WHICH SHALL BE CALIBRATED BY THE ENGINEER PRIOR TO THE TAKING OF ANY MEASUREMENTS. MEASUREMENTS SHALL BE TAKEN IN ANY DIRECTION WITH THE 24" DIGITAL LEVEL, AND MEASUREMENTS TAKEN SHALL COMPLY WITH SLOPES SPECIFIED ON THE PLANS. WORK THAT DOES NOT MEET THE REQUIREMENTS SHALL BE CONSIDERED NONCOMPLIANT AND WILL NOT BE ACCEPTED BY THE OWNER. ANY AREA WHICH IS NONCOMPLIANT SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

23. CONTRACTOR SHALL PROVIDE TEMPORARY EXIT SIGNS TO ASSURE A MEANS OF EGRESS DURING CONSTRUCTION.

24. PUBLIC IMPROVEMENTS AND SERVICES ADJACENT TO THE SITE SHALL BE MAINTAINED DURING CONSTRUCTION. APPROVAL OF THE CITY ENGINEERING DEPARTMENT IS REQUIRED BEFORE ANY WORK IS COMMENCED.

25. ALL MATERIALS AND FINISHES SHALL BE INSTALLED OR APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

26. REMOVE AND DISPOSE OF, ON A REGULAR BASIS, ALL RUBBISH AND WASTE MATERIAL GENERATED BY THE CONTRACTOR AND ALL SUBCONTRACTORS AND TRADES. RUBBISH AND WASTE MATERIALS SHALL NOT ACCUMULATE IN THE BUILDING(S) OR ON THE SITE. SEE SPECSIFICATIONS 017419 FOR FURTHER INFORMATION.

27. THE CONTRACTOR SHALL PROTECT ALL FINISHED WORK AND SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION AND SHALL REPLACE AND/OR REPAIR ALL DAMAGE CAUSED BY NEW WORK TO EXISTING AREAS OF THE SITE, THIS SHALL INCLUDE BUT NOT BE LIMITED TO. CONSTRUCTION, FINISH CONSTRUCTION, ELECTRICAL OR MECHANICAL SYSTEMS CAUSED BY THE CONTRACTOR OR SUBCONTRACTOR PERSONNEL TO THE SATISFACTION OF THE OWNER AND ARCHITECT TO MATCH EXISTING CONDITIONS AND\OR REPLACE AS REQUIRED BY OWNER AND ARCHITECT.

28. FINAL CLEAN UP AND DISPOSAL. REMOVE DEBRIS, RUBBISH AND WASTE MATERIAL FROM THE OWNER'S PROPERTY TO A LAWFUL DISPOSAL AREA AND PAY ALL HAULING AND DUMPING COSTS. CONFORM TO PERTAINING FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDERS, UPON COMPLETION OF WORK. ALL CONSTRUCTION AREAS SHALL BE LEFT VACUUM CLEAN AND FREE FROM DEBRIS. CLEAN ALL DUST. DIRT, STAINS, HAND MARKS, PAINT SPOTS, DROPPINGS AND OTHER BLEMISHES.

29. MAKE NECESSARY PROVISIONS TO PREVENT SPREAD OF DUST AND DIRT TO INHABITED AREAS OF EXISTING BUILDING, AND PROTECT EXISTING FACILITIES ON AND ADJACENT TO SITE.

30. IF ANY STRUCTURAL DAMAGE IS DISCOVERED DURING THIS WORK, PLANS FOR REMEDIAL WORK SHALL BE SUBMITTED PRIOR TO START.

31. DO NOT STORE MATERIALS ON ANY FLOOR OR ROOF IN EXCESS OF ALLOWABLE LIVE LOAD FOR THAT LEVEL.

32. TRESPASSING ON ANY ADJOINING PROPERTIES IS PROHIBITED. MATERIALS SHALL NOT BE STORED ON ANY ADJOINING PROPERTY.

33. RECIEVE, STORE AND INSTALL ALL OWNER FURNISHED EQUIPMENT SHOWN ON DRAWINGS.

34. VERIFY LOCATION AND SIZE OF OPENINGS, BLOCKING, INSERTS AND EMBEDDED ITEMS WITH APPLICABLE SHOP DRAWINGS BEFORE CONSTRUCTING ADJACENT WORK.

35. ALL ASPHALT AND CONCRETE PAVING SURFACES SHALL BE WASHED DOWN AND FREE FROM DIRT & DEBRIS PRIOR TO OCCUPANCY.

36. ASPHALT AND/OR CONCRETE PAVING AND TURF AREAS DAMAGED BY CONTRACTOR SHALL BE REFURBISHED TO THEIR ORIGINAL CONDITION. AT NO EXTRA COST TO THE OWNER.

DEMOLITION REQUIREMENTS

SEE GENERAL CONDITIONS AND CIVIL DRAWINGS FOR FURTHER INFORMATION.

1. OBTAIN AND PAY FOR DEMOLITION PERMIT, AND SEWER CAPPING PERMIT, IF REQUIRED.

2. THE CONSTRUCTION OR DEMOLITION OF ANY BUILDING, STRUCTURE, SCAFFOLDING OR FALSEWORK MORE THAN THREE STORIES OR 36 FEET IN HEIGHT, REQUIRES A PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

3. DO NOT START DEMOLITION WITHOUT OBTAINING OWNER'S APPROVAL.

4. COORDINATE DEMOLITION WITH OWNER SO AS TO CAUSE THE LEAST DISTURBANCE POSSIBLE.

5. CUT AND CAP EXISTING UNDERGROUND UTILITIES AT PROPERTY LINE, AND REMOVE UTILITIES THAT EXTEND ONTO PROPERTY.

6. VERIFY LOCATION OF ALL UNDERGROUND PIPING, CONDUITS, VALVE BOXES, PULL BOXES, IRRIGATION, STORM WATER COLLECTORS, AND OTHER BURRIED APPURTANCES PRIOR TO BEGINNING DEMOLITION OPERATIONS.

7. REMOVE EXISTING ABOVE GROUND UTILITIES AT THEIR SOURCE.

8. REMOVE EXISTING UTILITY LINES WHICH SERVE AREAS TO BE DEMOLISHED AT THEIR SOURCE WHENEVER POSSIBLE. IF ACCESS CANNOT BE OBTAINED, CUT AND CAP AT LOCATIONS OBSCURE FROM SIGHT.

9. NOTIFY OWNER OF UTILITES, PIPES, CONDUITS, ETC., FOUND WITHIN CONTRACT AREA THAT ARE NOT SHOW ON DRAWINGS. OBTAIN PERMISSION FROM OWNER PRIOR TO ITS REMOVAL OR REROUTING.

10. REMOVAL OF EXISTING ASBESTOS IS N.I.C. AND WILL BE PERFORMED BY THE OWNER. CONTRACTOR TO COORDINATE SCHEDULE OF WORK.

11. PROTECT EXISTING CONCRETE SIDEWALKS, CURBS, ETC. WHICH ARE TO REMAIN, AND REPAIR AS NECESSARY PRIOR TO COMPLETION OF WORK.

12. COORDINATE DEBRIS REMOVAL WITH DIVISION ONE SPECIFICATIONS FOR LEED REQUIREMENTS.

13. COORDINATE SITE SECURITY, SAFETY, DUST CONTROL, AND SOUND CONTROL WITH GENERAL CONDITIONS.

MECHANICAL

1. THE MECHANICAL, PLUMBING, AN ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW ALL OFFSETS, BENDS, ELBOWS, OR OTHER SPECIFIC ELEMENTS WHICH MAY BE REQUIRED FOR PROPER INSTALLATION OF THE WORK. SUCH WORK SHALL BE VERIFIED AT THE SITE. ADDITIONAL BENDS AND OFFSETS, AS REQUIRED BY THE EQUIPMENT, LOCATION, OR OTHER JOB CONDITIONS, SHALL BE PROVIDED TO COMPLETE THE WORK AT NO ADDITIONAL COST.

2. EXCEPT WHERE SHOWN IN DIMENSIONAL DETAIL, THE LOCATIONS OF PLUMBING, MECHANICAL EQUIPMENT, DUCTS, PIPING, AND FITTING ARE ONLY APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR, SUBJECT TO APPROVAL BY THE ARCHITECT.

3. CHECK MECHANICAL DRAWINGS FOR MECHANICAL OPENING SIZES AND LOCATIONS. PIPING AND DUCTS PENETRATING STUD WALLS OR SHAFT WALLS SHALL BE PROVIDED WITH NECESSARY FRAMES, BRACING, AND ACOUSTICAL SEALANT AROUND THE OPENING.

4. MECHANICAL AND ELECTRICAL CONTRACTORS SUBMITTAL DRAWINGS SHALL INDICATE ALL REQUIRED MECHANICAL AND ELECTRICAL EQUIPMENT SUPPORTS, BOLT SETTING TEMPLATES, SPRING AND VIBRATION ISOLATORS, ETC. COORDINATE WITH ALL TRADES.

5. LOCATION OF ALL ROOF MECHANICAL OPENINGS NOT SHOWN ON THE CITY ENGINEER ROOF PLAN SHALL BE INDICATED ON SUBMITTALS AND BROUGHT TO THE ATTENTION OF THE CITY ENGINEER PRIOR TO LAY-OUT OF REINFORCING STEEL OR STEEL DECK.

6. MECHANICAL SUPPLY AND RETURN AIR SHAFTS SHALL BE AIRTIGHT AND SEALED.

7. MECHANICAL SPACES SHALL BE AIRTIGHT AND SEALED.

8. METAL VENTILATING AND CONDITIONING AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED, EXCEPT DUCTS SERVING KITCHENS AND BATHROOMS75. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES WHENEVER A PLUMBING PIPE OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT.

9. PROVIDE ACCESS PANELS FOR MECHANICAL AND ELECTRICAL EQUIPMENT AS REQUIRED BY APPLICABLE CODES. ALL ACCESS PANELS SHALL BE CONCEALED AND LOCATIONS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW PRIOR TO THE START OF THE WORK. ELECTRICAL J-BOXES, PLUMBING CLEANOUTS, FIRE DAMPERS AND OTHER SIMILAR ITEMS REQUIRING ACCESS ARE NOT TO BE LOCATED ABOVE GYPSUM BOARD OF SIMILAR CEILING.

10. PROVIDE PROPER ANCHORAGE OF ESSENTIAL EQUIPMENT IN ACCORDANCE WITH APPLICABLE CODES.

11. IN SEISMIC ZONES 2, 3, AND 4, THE ANCHORAGE OF MECHANICAL AND ELECTRICAL EQUIPMENT REQUIRED FOR LIFE-SAFETY SYSTEMS, INCLUDING FIRE PUMPS AND ELEVATOR DRIVE AND SUSPENSION SYSTEMS, SHALL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 16.

WALLS

1. GYPSUM WALL BOARD RATED FIRE ASSEMBLIES SHALL BE CONSTRUCTED AS REQUIRED BY C.B.C. TABLE 716.1(2) OR OTHER APPROVING AGENCY.

2. INSTALL METAL CORNER BEADS AT ALL EXPOSED WALLBOARD EDGES. INSTALL CASING BEADS WHEREVER WALLBOARD, PLASTER, ETC. ABUTS A DISSIMILAR FINISH MATERIAL AND PROVIDE SEALANT AS REQUIRED.

3. WHERE GYPSUM BOARD LAYERS DIFFER BETWEEN TWO ADJOINING WALLS, MAINTAIN A CONTINUOUS FINISH FACE OF WALL.

4. OFFSET STUDS WHERE REQUIRED SO THAT FINISH WALL SURFACES WILL BE FLUSH.

5. AN APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND SEPARATION WALLS.

6. EXTEND ALL EXTERIOR WALLS TO STRUCTURE ABOVE AND INSULATE.

7. ALL PENETRATIONS INTO SOUND RATED PARTITIONS OR FLOOR-CEILING ASSEMBLIES WILL BE SEALED, LINED OR INSULATED WITH APPROVED PERMANENT RESILIENT SEALANT.

8. OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24" MIN. THE BACK AND SIDES OF BOXES SHALL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY A MINIMUM OF 2" THICK FIBER INSULATION.

CEILING

1. SUSPENDED CEILING FRAMING SYSTEMS SHALL BE LATERALLY STAYED PER CHAPTER 16 OF THE C.B.C.

2. SUSPENDED CEILINGS, LATHING, PLASTERING AND GYPSUM DRYWALL TO CONFORM TO CODE, GYPSUM DRYWALL FASTENERS TO BE INSPECTED AND APPROVED BY BUILDING DEPARTMENT BEFORE JOINTS ARE TAPED.

3. PROVIDE INDEPENDENT FRAMING & ATTACHMENTS TO STRUCTURE ADEQUATE TO SUPPORT CEILING SYSTEM, THE LIGHT FIXTURES, AIR CONDITIONING DIFFUSERS, DUCTWORK, SPRINKLER PIPING AND BUS DUCTS.

4. ALL CEILING AND LIGHT FIXTURE SUSPENSION SYSTEMS SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH APPLICABLE LOCAL CODES, AGENCIES, AND REQUIREMENT AND SHALL RESIST A MINIMUM LATERAL FORCE OF ONE POUND PER SQUARE FOOT OF CEILING AREA.

5. VERIFY EXACT LOCATION OF ALL REQUIRED CEILING MOUNTED ELEMENTS AND ACCESS PANELS FOR MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS AND INDICATE ALL ON REFLECTED CEILING SUBMITTALS TO THE CITY ENGINEER PRIOR TO INSTALLATION.

INSULATION

1. ISOLATE ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES, APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.

2. PROVIDE ACOUSTICAL BATT INSTULATION MECHANICALLY FASTENED TO WALL CAVITY AT ALL DUCT SHAFTS, TOILET ROOM WALLS, MECHANICAL AND ELECTRICAL ROOM WALLS WHEN NEXT TO OCCUPIED TENANT SPACE UNLESS NOTED OTHERWISE.

3. ALL EXPOSED FIBERGLASS INSULATION SHALL BE PROVIDED WITH A BACKING WITH A FLAMESPREAD RATING NOT GREATER THAN 25.

4. AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION CONFORMS WITH THE PLANS AND THE REQUIREMENTS OF CHAPTER 2-53. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION AND THE INSTALLED R-VALUE. CHAPTER 14

TOILET ROOMS

1. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE, OR OTHER APPROVED MATERIALS THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4 INCHES. CBC 2022 SECTION 1209.2.1.

2. WALLS WITHIN 2 FEET OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE OF PORTLAND CEMENT, CONCRETE, CERAMIC TILE, OR OTHER SMOOTH, HARD NON-ABSORBENT SURFACE TO HEIGH OF 4 FEET AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. SECTION 1209.2.2

3. WHEN GYPSUM IS USED AS A BASE FOR TILE OR WALL PANELS FOR TUB, SHOWER OR WATER CLOSET COMPARTMENT WALLS, WATER RESISTANT GYPSUM BACKING BOARD SHALL BE USED. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH TABLE 2509.2. WATER RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS:
   A. OVER A VAPOR RETARDER.
   B. IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS OR GANG SHOWER ROOMS.
   C. ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES ON CENTER.

METALS

1. ELECTROLYSIS PROTECTION SHALL BE PROVIDED BETWEEN DISSIMILAR METALS WHENEVER THE TWO ARE IN CONTACT.

2. CONTACT BETWEEN DISSIMILAR METALS SHALL BE PROTECTED. REFER TO PROJECT SPECIFICATIONS.

GLAZING

1. GLAZING SUBJECT TO HUMAN IMPACT AS IDENTIFIED IN CBC SECTION 2406 SHALL BE SAFETY GLAZING MATERIAL. EACH LIGHT OR LAMINATED OR TEMPERED GLAZING SHALL BE IDENTIFIED BY A PERMANENT LABEL WHICH SPECIFIES THE LABELER OR MANUFACTURER AND THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED.

CONCRETE

1. CONTINUOUS INSPECT BY A DEPUTY INSPECTOR IS REQUIRED FOR ALL CONCRETE DESIGNED WITH A STRENGTH GREATER THAN 2500 PSI.

2. CONCRETE HOUSEKEEPING PADS UNDER ALL MECHANICAL AND ELECTRICAL EQUIPMENT ARE TO BE 4" HIGH MINIMUM UNLESS NOTED OTHERWISE. PROVIDE ONE LAYER OF 6 x 6 / 1.4 x 1.4 WELDED WIRE FABRIC MINIMUM UNLESS NOTED OTHERWISE.

3. CONCRETE FILL SLABS NOTED AS CONCRETE FILL W/WWF AND CONCRETE TOPPING SLAVE ARE TO BE 3000 PSI LIGHTWEIGHT CONCRETE WITH ONE LAYER MINIMUM OF 6 x 6 / 1.4 x 1.4 WELDED WIRE FABRIC UNLESS NOTED OTHERWISE.

4. POWER DRIVEN FASTENERS SHALL BE USED ONLY IN PROTECTED LOCATIONS.

5. CUTTING. BORING, SAW CUTTING OR DRILLING THROUGH THE NEW STRUCTURAL ELEMENTS TO BE DONE ONLY WHEN S0 DETAILED; IN THE DRAWINGS OR ACCEPTED BY THE ARCHITECT.

CONCEALED SPACES

1. WIRING WITHIN CONCEALED SPACES SHALL COMPLY TO CBC SECTION 718.

WELDING

1. FIELD WELDING TO BE DONE BY WELDERS MUST BE CERTIFIED BY THE LOS ANGELES BUILDING DEPARTMENT FOR STRUCTURAL STEEL, REINFORCING STEEL, LIGHT GAUGE STEEL, CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED.

2. PROTECTION DURING WELDING. CONFORM TO TITLE 8. CCR. FURTHER PROTECT OCCUPANTS AND THE PUBLIC WITH PORTABLE SOLID VISION BARRICADES AROUND LOCATION WHERE WELDING IS BEING PERFORMED. PROVIDE SIGNS WARNING AAVGAINST LOOKING AT WELDING WITHOUT PROPER EYE PROTECTION OR EQUIVALENT. SEE LOCAL FIRE AUTHORITY FOR PERMIT. CONSTRUCTION TO COMPLY WITH CFC ARTICLE 49.

ROOFING

1. ROOFING SYSTEM SHALL BEAR U.L. LISTING AS A CLASS "A" SYSTEM. ALL MANUFACTURED MATERIALS USED SHALL BEAR THE APPROPRIATE U.L. LABEL. REFER TO PROJECT SPECIFICATIONS.

MISC

1. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

2. PROVIDE ULTRA-LOW FLUSH WATER CLOSESTS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION

3. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

4. CONSTRUCTION WASTE SHALL BE REDUCED IN ACCORDANCE WITH LAMC SECTION 66.32 ET SEQ.

EXITS

1. THE PATH OF EXIT TRAVEL TO AND WITHIN EXITS IN THIS BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1013. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

2. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES FROM EITHER OF TWO ELECTRIC LAMPS. INTERALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIPVALENT LUMINANCE AND BE LISTED FOR THAT PURPOSE. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER INSTRUCTIONS AND SECTION 2702.

3. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS , AND THE SYSTEM SHALL BE INSTALLED WITH ACCORDANCE WITH CBC 2022 SECTION 1013.

4. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES OF ELECTRICAL SUPPLY. IN EVENT OF ITS FAILURE, ILLUMINATOR SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
   1. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
   2. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS;
   3. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   4. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   5. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

MOUNTING HEIGHTS

1. GANG CONTROLS HORIZONTALLY WHEN POSSIBLE. PROVIDE MULTI-GANG FACE PLATES.

2. EXCEPT AS NOTED, MOUNTING HEIGHTS FROM FINISH FLOOR TO CENTER LINE ARE AS FOLLOWS:

THERMOSTAT	42"	LIGHT SWITCH	48"
ELECTRIC OUTLETS	18"	FIRE PULL	48"(TO OPERABLE PART)
TELEPHONE	18"	STROBE	82"
DIMMER CONTROL	38"	DOOR LEVERS	36"

3. FOR ALL OTHER DEVICES THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE WITHIN 48" OF THE FLOOR BUT NOT LOWER THAN 15" IF FORWARD OR SIDE APPROACHED.

4. ELECTRICAL CONTROLS, SWITCHES, AND OUTLETS SHALL COMPLY WITH THE ABOVE REACH RANGES, EXCEPT THAT THE LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND THE HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX.

5. CONTRACTOR SHALL REVIEW THE LOCATION AND MOUNTING HEIGHTS OF THE TOILET ROOM ACCESSORIES WITH THE BUILDING INSPECTOR PRIOR TO INSTALLATION TO ASSURE CORRECT POSITIONING IN ACCORDANCE WITH CAC TITLE 24.

6. THE CONTRACTOR SHALL COMPLETE ALL KEYING FOR THE PROJECT.

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION
ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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PLAN NAME:
GENERAL NOTES

DRAWN BY: Author	APPROVED BY: Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ—	FILE NO. —

DRAWING NO.
T1.05
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

FIRE PROTECTION

1. THE CONSTRUCTION, REMODEL OR DEMOLITION OF A BUILDING SHALL COMPLY WITH CFC CHAPTER 33.

2. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH CBC 718.

3. CONTRACTOR SHALL REVIEW THE LOCATIONS OF ALL FIRE LIFE SAFETY DEVICES WITH THE FIRE INSPECTOR AND THE ARCHITECT FOR ON-SITE APPROVAL PRIOR TO INSTALLATION.

4. CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDUM OR A CHANGE ORDER APPROVED BY THE STATE FIRE LIFE SAFETY IN WRITING AS REQUIRED BY SECTION 4-338, PART I, TITLE 24, CCR, PRIOR TO THE START OF WORK.

5. FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AND AND MAINTAINED SERVICEABLE TO ALL BUILDINGS ON THE SITE AND THROUGHOUT ALL OF THE SITE DURING THE ENTIRE TIME OF CONSTRUCTION.

6. A 20' WIDE UNOBSTRUCTED FIRE LANE TO WITHIN 150' OF ALL PORTIONS OF EXTERIOR WALLS SHALL BE MAINTAINED AT ALL TIMES AND POSTED 'FIRE LANE- NO PARKING' IN ACCORDANCE WITH REQUIREMENTS. CFC 503

7. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO BE SUITABLE FOR USE BUT FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL-WEATHER SURFACE. SUCH ROADS SHALL BE INSTALLED PRIOR TO CONSTRUCTION. CFC 503.

8. ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO ISSUANCE OF BUILDING PERMIT. (CFC 507.5)

9. MAINTAIN 3'-0" CLEARANCE ALL AROUND FIRE HYDRANTS & FIRE DEPARTMENT CONNECTIONS OUTSIDE OF BUILDING. LEGAL EXITS SHALL NOT BE BLOCKED AT ANY TIME.

10. AN ANNUNCIATOR FOR FIRE DEPARTMENT OPERATIONS SHALL BE PROVIDED AT THE LOBBY. LOCATION TO BE APPROVED BY FIRE DEPARTMENT.

11. AISLES LEADING TO REQUIRED EXITS SHALL HAVE A MINIMUM WIDTH OF 44". MAINTAIN EXIT AISLES 60" WIDE MINIMUM AT ALL PUBLIC AREAS.

12. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON ADDRESS SIDE OF BUILDING.

13. POST OCCUPANT LOAD SIGNS AS REQUIRED BY CFC / CBC 1004.

14. ALL BUILDING LIFE SAFETY GRAPHICS AND SIGNAGE FOR EACH FLOOR TO BE OCCUPIED (EITHER IN PART OR IN TOTAL) ARE TO BE IN PLACE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

15. EVERY EXIT SIGN AND DIRECTIONAL EXIT SIGN SHALL HAVE PLAINLY LEGIBLE LETTERS NOT LESS THAN 6 INCHES (152 MM) HIGH WITH THE PRINCIPAL STROKES OF THE LETTERS NOT LESS THAN 0.75 (19.1 MM) WIDE. THE WORD "EXIT" SHALL HAVE LETTERS HAVING A WIDTH NOT LESS THAN 2 INCHES (51 MM) WIDE, EXCEPT THE LETTER "I", AND THE MINIMUM SPACING BETWEEN BETTERS SHALL NOT BE LESS THAN 0.375 INCH (9.5 MM). SIGNS LARGER THAN THE MINIMUM ESTABLISHED IN THIS SECTION SHALL HAVE LETTER WIDTHS, STROKES AND SPACING IN PROPORTION TO THEIR HEIGHT. THE WORD "EXIT" SHALL BE IN HIGH CONTRAST WITH THE BACKGROUND AND SHALL BE CLEARLY DISCERNIBLE WHEN THE MEANS OF EXIT SIGN ILLUMINATION IS OR IS NOT ENERGIZED. IF A CHEVRON DIRECTIONAL INDICATOR IS PROVIDED AS PART OF THE EXIT SIGN, THE CONSTRUCTION SHALL BE SUCH THAT THE DIRECTION OF THE CHEVRON DIRECTIONAL INDICATOR CANNOT BE READILY CHANGED. SECTION 1013.6.1

16. MEANS OF EGRESS SHALL BE ILLUMINATED AT A MINIMUM INTENSITY OF 1 FOOT CANDLE AT THE FLOOR LEVEL. SECTION 1008.2.1

17. MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED FROM AN EMERGENCY POWER SYSTEM. SECTION 1008.3. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

18. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13, 2019 EDITION. PLANS FOR THE INSTALLATION OF THE SPRINKLER SYSTEM SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. CFC 1003.

19. PLANS SHOWING UNDERGROUND PIPING TO ON-SITE HYDRANTS AND SPRINKLER SYSTEM SHALL BE SUBMITTED TO ARCHITECT PRIOR TO INSTALLATION. CFC A-111-B.

20. THE FIRE SPRINKLER SYSTEM SHALL BE MONITORED BY AN APPROVED CENTRAL STATION, REMOTE STATION OR PROPRIETARY SUPERVISING STATION WHEN THE NUMBER OF SPRINKLERS ARE 100 OR MORE IN ALL OCCUPANCIES NOT NORMALLY OCCUPIED 24 HOURS A DAY OR PROVIDED WITH A 24-HOUR GUARD SERVICE. CFC 1003.3.

21. PROVIDE MINIMUM 2-A:10-B:C FIRE EXTINGUISHERS. TO BE SHOWN ON FLOOR PLAN AND APPROVED BY DSFM (DEPUTY STATE FIRE MARSHAL). CFC 906. CONTRACTOR TO INSTALL FIRE EXTINGUISHERS.
22. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 20-B, LOCATED NOT LESS THAN 10 FEET, NOR MORE THAN 50 FEET FROM ANY FLAMMABLE LIQUID STORAGE AREA OUTSIDE OF A HAZARDOUS MATERIAL ROOM, OR ADJACENT TO SPRAY BOOTH. TABLE 906.3(2)

23. PROVIDE A PERMANENT PORTABLE FIRE EXTINGUISHER WITH A SURFACE MOUNTED CABINET 5'-0" A.F.F. @ TOP OF CABINET, WITH A RATING OR NOT LESS THAN 2A10BC WITHIN 75 FEET OF ONE ANOTHER IN ALL MACHINE & EQUIPMENT ROOMS.

24. SURFACE MOUNTED FIRE EXTINGUISHER OR FIRE EXTINGUISHER CABINETS SHALL NOT PROJECT MORE THAN 4" FROM WALLS, 27" AND 80" ABOVE FINISH FLOOR.

25. FIRE EXTINGUISHERS, MAINTAIN A FULLY CHARGED UL LABELED MINIMUM 10 LB. ABC FIRE EXTINGUISHER AT EVERY LOCATION WHERE WELDING IS BEING PERFORMED. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2A WITHIN A 75 FOOT TRAVEL DISTANCE OF ALL PORTIONS OF THE BUILDINGS. (2A, IOB.C MINIMUM) TABLE 906.3(1)

27. ALL FIRE ALARM SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH C.A.C. PART 3, T-24, ARTICLE 3-760, AND U.F.C. APPENDIX 111-C, AND U.F.C. 1007.

28. ALL ALARMS SHALL BE EQUIPPED WITH VISUAL WARNING DEVICES IN ADDITION TO BEING AUDIBLE.

29. EMERGENCY LIGHTING SHALL BE PROVIDED GIVING A VALUE OF FIVE FOOT CANDLES MINIMUM AT FLOOR LEVEL IN ALL EXIT CORRIDORS AND STAIR SHAFTS. EMERGENCY LIGHTING IN CORRIDORS AT INTERVENING ROOMS SHALL GIVE AN INTENSITY AT THE CEILING OF MINIMUM 10.35 FOOTCANDLES, SO AS TO RESULT IN 5 FOOTCANDLES AT THE FLOOR IN A SMOKE FILLED SITUATION PER APPROVED MODIFICATION.

30. WHENEVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.

36. IN FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION, THE FIRE RESISTIVE RATING MUST BE MAINTAINED FOR SUCH WALLS PASSING THROUGH ATTIC AREAS.

37. SMOKE AND FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION 714:
A. DUCT PENETRATIONS OF AREA OR OCCUPANCY SEPARATION WALLS WITH RATINGS OF TWO HOURS OR LESS.
B. DUCT PASSING THROUGH HORIZONTAL EXIT WALLS.
C. DUCTS PENETRATING SHAFTS.
D. DUCTS PENETRATING FIRE-RESISTIVE ELEMENTS OF FIRE-RATED CORRIDOR WALLS. SEE EXCEPTION FOR STEEL DUCTS WITH NO OPENINGS INTO CORRIDOR.

38. FLAME SPREAD STANDARDS FOR INTERIOR WALL AND CEILING FINISHES: EXIT ENCLOSURES AND PASSAGEWAYS: CLASS B, FLAME SPREAD 26-75; SMOKE-DEVELOPED 0-450. COORIDORS: CLASS B, FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450. ROOMS AND ENVLOSED SPACES: CLASS C, FLAME SPREAD 76-200; SMOKE-DEVELOPED 0-450.

39. THE USE OF COMBUSTIBLE DECORATIVE MATERIALS SHALL COMPLY WITH CFC SECTION 1406.

40. VINYL WALL COVERING TO HAVE FIRE HAZARD CLASSIFICATION CONFORMING TO ASTM E-84, WITH A MAXIMUM FLAME SPREAD RATING OF 75 AND SMOKE DEVELOPMENT RATING OF 300. TABLE 803.9

41. ROOF OBSTRUCTIONS SUCH AS TELEVISION AND SATELITE ANTENNA, GUY WIRES, SOLAR PANELS, AND RAZIR RIBBON SHALL NOT BE INSTALLED IN A MANNER OBSTRUCTING FIRE DEPARTMENT ACCESS OR EGRESS.

43. PIPE SLEEVES IN MECHANICAL EQUIPMENT ROOS EXTEND 2" ABOVE THE FLOOR LINE. FILL THE ANNULAR SPACES OF PIPE SLEEVES THROUGH THE FLOOR OR THROUGH RATED WALLS WITH FIRE SAFING AND SMOKE SEAL COMPOUND AS INDICATED ON THE SPECIFICATION, AND AS APPROVED BY THE CITY. PROVIDE APPROVED RATED FIRE DAMPERS FOR ALL DUCTS PENETRATING FIRE RATED WALLS. FIRE DAMPER ASSEMBLIES, INCLUDING SLEEVES AND INSTALLATION PROCEDURES MUST BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION. WHEREVER POSSIBLE, MANUAL RESET LEVEL FOR THE FIRE DAMPER MUST BE PLACED ON NON-PUBLIC OR LAY-IN CEILING SIDE OF THE RATED WALL.

47. THE INDOOR STORAGE OF COMBUSTIBLE MATERIALS SHALL BE REGULATED IN RELATION TO ARRANGEMENT, LOCATION, SIZE OF AREAS, HEIGHT, SEPARATIONS AND HOUSEKEEPING.

48. PANIC HARDWARE SHALL BE PROVIDED ON EXIT DOORS SERVING ROOMS, CORRIDORS, OR STAINWAYS HANDLING AN OCCUPANT CAPACITY OF 50 OR MORE PERSONS, FROM ANY GROUP A, E, OR I OCCUPANCY AND 10 OR MORE IN MOTION PICTURE THEATRES, ONLY PANIC HARDWARE APPROVED AND LISTED BY THE STATE FIRE MARSHAL SHALL BE INSTALLED.

DOORS AND WINDOWS

1. ALL DOOR OPENINGS, DOOR FRAMES AND HARDWARE SHALL COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS.

2. COORDINATE ALL DOOR AND DOOR DETAILS TO PROVIDE ADEQUATE CLEARANCE AND FRAME REINFORCEMENT FOR HARDWARE TYPES. (REFER TO SPECIFICATIONS FOR HARDWARE MOUNTING TYPES).

3. WHEN INSTALLED, DOORS SHALL BE CAPABLE OF OPENING SO THAT THE CLEAR WIDTH IS NOT LESS THAN 32". WHEN INSTALLED, DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH IS NOT LESS THAN 32", MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP. 11B-404.2.3, FIGURE 11B-404.2.3

4. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE FIRE DOORS MAY BE INCREASED NOT TO EXCEED 15 POUNDS. SECTION 11B-404.2.9

5. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. SECTION 11B-404.2.7. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 & 1010.1.9.12

6. DOOR HARDWARE SHALL BE OPENABLE WITH A SINGLE EFFORT WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE. SEE DOOR HARDWARE IN SPECIFICATIONS.

7. ALL UNDERCUT DOOR REQUIREMENTS FOR VARYING CARPET THICKNESS, RUBBER FLOORING ETC. SHALL BE VERIFIED AND PROPERLY COORDINATED.

8. TYPICAL DOOR BEVEL TO BE 1/8" IN 2" U.N.O. BY THE HARDWARE TEMPLATE REQUIREMENTS.

9. FIRE RATED DOOR ASSEMBLIES SHALL BEAR UNDERWRITER'S LABORATORY LABEL FOR RATING AS INDICATED.

10. ALL DOORS AND FRAMES SHALL BE REINFORCED FOR CLOSERS, STOPS AND HARDWARE.

11. ALL RATED DOORS SHALL BE GASKETED AT HEAD AND JAMBS.

12. AIR LEAKAGE AT EXTERIOR DOORS SHALL BE LIMITED TO BY THE FOLLOWING: ALL DOORS SHALL BE PROVIDED WITH A SEAL, ASTRAGAL OR BAFFLE AT THE HEAD, SILL,
A- AND JAMBS.
B- DOORS REQUIRING VERTICAL OR HORIZONTAL TRACK AND GUIDES SHALL USE A CONTINUOUS MOUNTING ANGLE, SEALED IN ACCORDANCE WITH ITEM "E" LISTED HERE.
C- MEETING RAILS OF SECTIONAL DOORS AND MEETING STILES OR RAILS OF BIPARTING DOORS SHALL BE PROVIDED WITH A SEAL, ASTRAGAL OR BAFFLE.
D-SWINGING AND REVOLVING DOORS SHALL BE WEATHER-STRIPPED AT THE HEAD, SILL AND JAMBS.
E-OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALL AND FOUNDATIONS, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS AND ROOFS, AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED, CAULKED, GASKETED OR WEATHER-STRIPPED TO PREVENT AIR LEAKAGE.

13. OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AT PENETRATIONS OF UTILITIES THROUGH THE BUILDING ENVELOPE SHALL BE SEALED, FLASHED OR WEATHERSTRIPPED AS REQUIRED FOR COMPATIBILITY WITH ADJACENT MATERIALS TO ELIMINATE AIR LEAKAGE & WATER INFILTRATION.

14. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN 1/4" DIAMETER. STEEL JAMB STUD WITH 1/4" MIN PROTECTION. THE STRIKE PLATE FOR LATCHES HOLDING DEVICE FOR PROJECTION DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2 1/2" LONG.

15. FOR HINGED DOORS, THE OPENING WIDTH SHALL BE MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. 11B-404.2.3, FIGURE 11B-404.2.3A

16. METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MINIMUM 9/32" DIAMETER HARDENED STEEL SHACKLE AND BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRONICALLY OPERATED.

17. PROVIDE METAL GLIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILL-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.

18. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPENABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT.

19. ALL STAIRWAY DOORS THAT ARE LOCKED FROM THE STAIRWAY SIDE SHALL HAVE THE CAPABILITY OF BEING UNLOCKED SIMULTANEOUSLY WITHOUT UNLATCHING UPON A SIGNAL FROM THE CENTER CONTROL STATION. UPON FAILURE OF ELECTRICAL POWER, THE LOCKING MECHANISM SHALL BE RETRACTED TO THE UNLOCKED POSITION.

20. EXIT DOORS SERVING 50 OR MORE OCCUPANTS SHALL OPEN IN THE DIRECTION OF EXIT.

21. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED. APPLIES ALSO TO EXIT GATES."THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATIONS.

22. POST A SIGN ADJACENT TO THE REQUIRED MAIN EXIT DOOR WITH 1" LETTERING STATING: "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS" MAIN EXIT ONLY.

23. WHEN AN AUTOMATIC DOOR OPERATION IS UTILIZED TO OPERATE A PAIR OF DOORS, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32 INCHES WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. 11B-404.3.1

26. EACH LIGHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER, AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS.

27. GLASS DOORS, ADJACENT PANELS, AND ALL GLAZED OPENINGS WITHIN 18" OF THE ADJACENT FLOOR SHALL BE OF A GLASS APPROVED FOR IMPACT HAZARD.

28. IN B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5 INCHES BUT LESS THAN 48 INCHES SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGULARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES.

29. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGULARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEWPORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSION.

30. FIXED WINDOWS SHALL BE SEALED TO LIMIT AIR INFILTRATION.

31. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTION TO PRECLUDE HUMAN ENTRY.

32. OTHER OPERABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN B, F, M, AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS.

33. SLIDING WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.

34. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WITH SUBJECTED TO TESTS SPECIFIED IN SECTION 6717.2.

35. ANY RELEASE FOR METAL BARS, GRILLES, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES THAT EXCEEDS 2 INCHES IN ANY DIMENSION.

ENERGY CONSERVATION REQUIREMENTS

1. STATEMENT OF DESIGN COMPLIANCE: DIVISION 1 AND 4 OF THE CALIFORNIA ENERGY CONSERVATION STANDARDS FOR NON-RESIDENTIAL BUILDINGS HAVE BEEN REVIEWED AND THE BUILDING DESIGN SHOWN ON THESE DRAWINGS IS IN SUBSTANTIAL CONFORMANCE. REFER TO CALCULATIONS VOLUME FOR COMPLIANCE/CERTIFICATION.

ACCESSIBILITY REQUIREMENTS

1. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO BUILD ALL FACILITIES AS ACCESSIBLE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS AND FEDERAL ADA STANDARDS. SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS SUCH THAT THE FINISHED WORK WILL NOT COMPLY WITH SAID ADA STANDARDS TITLE 24, CALIFORNIA CODE OF REGULATIONS, CONTRACTOR SHALL REPORT THE CONDITIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

2. BRAILLE SYMBOLS; CONTRACTED GRADE 2 BRAILLE SHALL BE USED. WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE 1/10 INCH (2.54 MM) ON CENTER IN EACH CELL WITH 2/10 INCH (5.08 MM) SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40 INCH (0.635 MM) ABOVE THE BACKGROUND. BRAILLE DOTS SHALL BE DOMED OR ROUNDED.

3. THERE SHALL BE NO CHANGES THAT REDUCE ACCESSIBILTY, TO APPROVED SPECIFICATIONS AND DRAWINGS.

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: _____ LIC. NO. _____
PROJECT ENGINEER: _____ LIC. NO. _____
AS-BUILTS DRAWN BY: _____ DATE: _____

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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PLAN NAME:
GENERAL NOTES

DRAWN BY: Author	APPROVED BY: Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
T1.06
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

ACCESSIBILITY NOTES

A. APPLICATION AND ADMINISTRATION

1. WHEN ALTERATIONS OR ADDITIONS ARE MADE TO EXISTING BUILDINGS OR FACILITIES, AN ACCESSIBLE PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION OR ADDITION SHALL BE PROVIDED UNLESS OTHERWISE EXEMPT. **§11B-202.4**
2. PRIMARY ACCESSIBLE PATH OF TRAVEL SHALL INCLUDE A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY; TOILET AND BATHING FACILITIES SERVING THE AREA; DRINKING FOUNTAINS SERVING THE AREA; PUBLIC TELEPHONES SERVING THE AREA, AND SIGNS. **§11B-202.4**
3. WHEN THE ADJUSTED CONSTRUCTION COST IS LESS THAN OR EQUAL TO THE CURRENT VALUATION THRESHOLD $150,244.00, THE COST OF COMPLIANCE WITH THE PRIMARY ACCESSIBLE PATH OF TRAVEL REQUIREMENTS IS LIMITED TO 20 PERCENT OF THE ADJUSTED CONSTRUCTION COST OF ALTERATIONS, STRUCTURAL REPAIRS OR ADDITIONS PRESENTLY PLANNED AND THOSE DURING THE PRECEDING THREE-YEAR PERIOD. **§11B-202.4**
4. ADJUSTED CONSTRUCTION COST OF ALTERATIONS, STRUCTURAL REPAIRS OR ADDITIONS DOES NOT INCLUDE THE COST OF ALTERATIONS TO PATH OF TRAVEL ELEMENTS. **§11B-202.4**
5. IN CHOOSING WHICH ACCESSIBLE ELEMENTS TO PROVIDE, PRIORITY SHOULD BE GIVEN TO THOSE ELEMENTS THAT WILL PROVIDE THE GREATEST ACCESS IN THE FOLLOWING ORDER:
   (1) AN ACCESSIBLE ENTRANCE;
   (2) AN ACCESSIBLE ROUTE TO THE ALTERED AREA;
   (3) AT LEAST ONE ACCESSIBLE RESTROOM FOR EACH SEX OR A SINGLE ACCESSIBLE UNISEX RESTROOM;
   (4) ACCESSIBLE TELEPHONES;
   (5) ACCESSIBLE DRINKING FOUNTAINS; AND
   (6) WHEN POSSIBLE, ADDITIONAL ACCESSIBLE ELEMENTS SUCH AS PARKING, SIGNS, STORAGE AND ALARMS. **§11B-202.4**
6. ALTERATIONS TO A QUALIFIED HISTORIC BUILDING OR FACILITY SHALL COMPLY WITH CHAPTER 11B UNLESS IT WILL THREATEN OR DESTROY THE HISTORICAL SIGNIFICANCE OR CHARACTER-DEFINING FEATURES OF THE BUILDING OR PROPERTY. IN THOSE CASES, ALTERNATIVE PROVISIONS SHALL BE APPLIED ON AN ITEM-BY-ITEM OR CASE-BY-CASE BASIS WITH SUFFICIENT WRITTEN DOCUMENTATION. **§11B-202.5, SHBC 8-602**
7. NOTE ON PLAN: PUBLIC ACCOMMODATIONS SHALL MAINTAIN IN OPERABLE WORKING CONDITION THOSE FEATURES OF FACILITIES AND EQUIPMENT THAT ARE REQUIRED TO BE ACCESSIBLE TO AND USEABLE BY PERSONS WITH DISABILITIES. ISOLATED OR TEMPORARY INTERRUPTIONS IN SERVICE OR ACCESSIBILITY DUE TO MAINTENANCE OR REPAIRS SHALL BE PERMITTED. **§11B-108**

B. BUILDING BLOCKS

FLOOR OR GROUND SURFACES

1. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. **§11B-302.1**
2. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE ½ INCH MAXIMUM. **§11B302.2, FIGURE 11B-302.2**

CHANGES IN LEVEL

3. VERTICAL CHANGES IN LEVEL FOR FLOOR OR GROUND SURFACES MAY BE ¼ INCH HIGH MAXIMUM AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL GREATER THAN ¼ INCH AND NOT EXCEEDING ½ INCH IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. **§11B-303, FIGURES 11B-303.2 & 11B-303.3**
4. CHANGES IN LEVEL GREATER THAN ½ INCH IN HEIGHT SHALL BE RAMPED AND SHALL COMPLY WITH THE REQUIREMENTS OF 11B405 RAMPS OR 11B-406 CURB RAMPS AS APPLICABLE. **§11B-303**
5. ABRUPT CHANGES IN LEVEL EXCEEDING 4 INCHES IN A VERTICAL DIMENSION BETWEEN WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE OR BY GUARDS OR HANDRAILS WITH A GUIDE RAIL CENTERED 2 INCHES MINIMUM AND 4 INCHES MAXIMUM ABOVE THE SURFACE OF THE WALK OR SIDEWALK. THESE REQUIREMENTS DO NOT APPLY BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY. **§11B-303.5**

TURNING SPACE

6. CIRCULAR TURNING SPACES SHALL BE A SPACE OF 60 INCHES DIAMETER MINIMUM AND MAY INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 11B-306 KNEE AND TOE CLEARANCE. **§11B-304.3.1**
7. T-SHAPED TURNING SPACES SHALL BE A T-SHAPED SPACE WITHIN A 60 INCH SQUARE MINIMUM WITH ARMS AND BASE 36 INCHES WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES MINIMUM. **§11B-304.3.2, FIGURE 11B-304.3.2**

KNEE AND TOE CLEARANCE

8. FOUR (4) STORIES AND BUILT-IN DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE, TOE CLEARANCE SHALL BE PROVIDED THAT IS 30 INCHES IN WIDTH AND 9 INCHES IN HEIGHT ABOVE THE FINISH FLOOR OR GROUND FOR A DEPTH OF 19 INCHES MINIMUM. **§11B-306.2.1**
9. TOE CLEARANCE SHALL EXTEND 19 INCHES MAXIMUM UNDER LAVATORIES FOR TOILET AND BATHING FACILITIES AND 25 INCHES MAXIMUM UNDER OTHER ELEMENTS. **§11B-306.2.2**
10. AT LAVATORIES IN TOILET AND BATHING FACILITIES, KNEE CLEARANCE SHALL BE PROVIDED THAT IS 30 INCHES IN WIDTH FOR A DEPTH OF 11 INCHES AT 9 INCHES ABOVE THE FINISH FLOOR OR GROUND AND FOR A DEPTH OF 8 INCHES AT 27 INCHES ABOVE THE FINISH FLOOR OR GROUND INCREASING TO 29 INCHES HIGH MINIMUM ABOVE THE FINISH FLOOR OR GROUND AT THE FRONT EDGE OF A COUNTER WITH A BUILT-IN LAVATORY OR AT THE FRONT EDGE OF A WALL-MOUNTED LAVATORY FIXTURE. **§11B306.3.3, FIGURE 11B-306.3(C)**
11. AT DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE, KNEE CLEARANCE SHALL BE PROVIDED THAT IS 30 INCHES IN WIDTH AT 27 INCHES ABOVE THE FINISH FLOOR OR GROUND FOR A DEPTH OF AT LEAST 19 INCHES. **§11B-306.3**

PROTRUDING OBJECTS

12. EXCEPT FOR HANDRAILS, OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES AND LESS THAN 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE NO MORE THAN 4 INCHES HORIZONTALLY INTO THE CIRCULATION PATH. HANDRAILS MAY PROTRUDE 4½ INCHES MAXIMUM. **§11B-307.2, FIGURE 11B-307.2**
13. FREESTANDING OBJECTS MOUNTED ON POSTS OR PYLONS SHALL OVERHANG CIRCULATION PATHS NO MORE THAN 12 INCHES WHEN LOCATED FROM 27 TO 80 INCHES ABOVE THE FINISH FLOOR OR GROUND. **§11B-307.3, FIGURE 11B-307.3(A)**
14. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH REQUIRED FOR ACCESSIBLE ROUTES. **§11B-307.5**
15. LOWEST EDGE OF A SIGN OR OTHER OBSTRUCTION, WHEN MOUNTED BETWEEN POSTS OR PYLONS SEPARATED WITH A CLEAR DISTANCE GREATER THAN 12 INCHES, SHALL BE LESS THAN 27 INCHES OR MORE THAN 80 INCHES ABOVE THE FINISH FLOOR OR GROUND. **§11B-307.3, FIGURE 11B-307.3(B)**
16. VERTICAL CLEARANCE SHALL BE AT LEAST 80 INCHES HIGH ON CIRCULATION PATHS EXCEPT AT DOOR CLOSERS AND DOOR STOPS, WHICH MAY BE 78 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND. **§11B-307.4**
17. GUARDRAILS OR OTHER BARRIERS WITH A LEADING EDGE LOCATED 27 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE ON CIRCULATION PATHS IS LESS THAN 80 INCHES HIGH. **§11B307.4, FIGURE 11B-307.4**
18. WHERE A GUY SUPPORT IS USED WITHIN EITHER THE WIDTH OF A CIRCULATION PATH OR 24 INCHES MAXIMUM OUTSIDE OF A CIRCULATION PATH, A VERTICAL GUY BRACE, SIDEWALK GUY OR SIMILAR DEVICE SHALL BE USED TO PREVENT A HAZARD OR AN OVERHEAD OBSTRUCTION. **§11B-307.4.1, FIGURE 11B307.4.1**

REACH RANGES

19. 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**
20. 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.**
21. HIGH FORWARD REACH THAT IS UNOBSTRUCTED SHALL BE 48 INCHES MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND. **§11B308.2.1, FIGURE 11B-308.2.1**
22. HIGH FORWARD REACH SHALL BE 48 INCHES MAXIMUM WHERE THE REACH DEPTH IS 20 INCHES OR LESS AND 44 INCHES MAXIMUM WHERE THE REACH DEPTH EXCEEDS 20 INCHES. HIGH FORWARD REACH SHALL NOT EXCEED 25 INCHES IN DEPTH. **§11B-308.2.2, FIGURE 11B-308.2.2**
23. HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR WHERE THE SIDE REACH IS UNOBSTRUCTED OR THE DEPTH OF ANY OBSTRUCTION DOES NOT EXCEED 10 INCHES. **§11B-308.3.1, FIGURE 11B-308.3.1**
24. HIGH SIDE REACH SHALL BE 46 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND WHERE THE HIGH SIDE REACH IS OVER AN OBSTRUCTION MORE THAN 10 INCHES BUT NOT MORE THAN 24 INCHES IN DEPTH. §11B-308.3.2, FIGURE 11B-308.3.2
25. OBSTRUCTIONS FOR HIGH SIDE REACH SHALL NOT EXCEED 34 INCHES IN HEIGHT AND 24 INCHES IN DEPTH. **§11B308.3.2, FIGURE 11B-308.3.2**
26. OBSTRUCTED HIGH SIDE REACH FOR THE TOP OF WASHING MACHINES AND CLOTHES DRYERS SHALL BE PERMITTED TO BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. **§11B308.3.2**
27. OBSTRUCTED HIGH SIDE REACH FOR THE OPERABLE PARTS OF FUEL DISPENSERS SHALL BE PERMITTED TO BE 54 INCHES MAXIMUM MEASURED FROM THE SURFACE OF THE VEHICULAR WAY WHERE FUEL DISPENSERS ARE INSTALLED ON EXISTING CURBS. **§11B-308.3.2**

OPERABLE PARTS

28. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM. §11B-309.4

C. ACCESSIBLE ROUTES

GENERAL

1. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE. **§11B-206.2.1 (SEE EXCEPTIONS)**
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE. **§11B206.2.2 (SEE EXCEPTION)**
3. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH STORY AND MEZZANINE IN MULTI-STORY BUILDINGS AND FACILITIES. **§11B-206.2.3 (SEE EXCEPTIONS)**
4. IN NEW CONSTRUCTION OF BUILDINGS WHERE ELEVATORS ARE REQUIRED BY 11B-206.2.3 MULTI-STORY BUILDINGS AND FACILITIES, AND WHICH EXCEED 10,000 SQUARE FEET ON ANY FLOOR, AN ACCESSIBLE MEANS OF VERTICAL ACCESS VIA RAMP, ELEVATOR OR LIFT SHALL BE PROVIDED WITHIN 200 FEET OF TRAVEL OF EACH STAIR AND EACH ESCALATOR. **§11B-206.2.3.2**
5. IN EXISTING BUILDINGS THAT EXCEED 10,000 SQUARE FEET ON ANY FLOOR AND IN WHICH ELEVATORS ARE REQUIRED BY 11B206.2.3 MULTI-STORY BUILDINGS AND FACILITIES, WHENEVER A NEWLY CONSTRUCTED MEANS OF VERTICAL ACCESS IS PROVIDED VIA STAIRS OR AN ESCALATOR, AN ACCESSIBLE MEANS OF VERTICAL ACCESS VIA RAMP, ELEVATOR OR LIFT SHALL BE PROVIDED WITHIN 200 FEET OF TRAVEL OF EACH NEW STAIR OR ESCALATOR. **§11B-206.2.3.2**
6. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY, INCLUDING MEZZANINES, WHICH ARE OTHERWISE CONNECTED BY A CIRCULATION PATH. **§11B-206.2.4 (SEE EXCEPTIONS 1 THROUGH 7)**
7. ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS GENERAL CIRCULATION PATHS. WHERE CIRCULATION PATHS ARE INTERIOR, REQUIRED ACCESSIBLE ROUTES SHALL ALSO BE INTERIOR; AN ACCESSIBLE ROUTE SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS, CLOSETS OR OTHER SPACES USED FOR SIMILAR PURPOSES, EXCEPT AS PERMITTED BY CHAPTER 10. **§11B-206.3**

EMPLOYEE WORKSTATIONS

8. EMPLOYEE WORKSTATIONS SHALL BE ON AN ACCESSIBLE ROUTE COMPLYING WITH DIVISION 4. SPACES AND ELEMENTS WITHIN EMPLOYEE WORKSTATIONS SHALL ONLY BE REQUIRED TO COMPLY WITH SECTIONS 11B-207.1, 11B-215.3, 11B-302, 11B303, AND 11B-404.2.3. COMMON USE CIRCULATION PATHS WITHIN EMPLOYEE WORKSTATIONS SHALL COMPLY WITH SECTION 11B-206.2.8. **§11B-203.9**

DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE

9. CURB RAMPS SHALL HAVE DETECTABLE WARNINGS THAT EXTEND 36 INCHES IN THE DIRECTION OF TRAVEL FOR THE FULL WIDTH OF THE RAMP RUN LESS THAN 2 INCHES MAXIMUM ON EACH SIDE, EXCLUDING ANY FLARED SIDES. **§11B-247.1.2.2, §11B705.1.2.2**
10. ON PERPENDICULAR CURB RAMPS, DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB IS 6 TO 8 INCHES FROM THE LINE AT THE FACE OF THE CURB MARKING THE TRANSITION BETWEEN THE CURB AND THE GUTTER, STREET OR HIGHWAY. **§11B-247.1.2.2, §11B-705.1.2.2**
11. ON PARALLEL CURB RAMPS, DETECTABLE WARNINGS SHALL BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET AND SIDEWALK. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET AND THE SIDEWALK LESS THAN 2 INCHES MAXIMUM ON EACH SIDE **§11B247.1.2.2, §11B-705.1.2.2, FIGURE 11B-406.3.2**
12. ISLANDS OR CUT-THROUGH MEDIANS 96 INCHES OR LONGER IN LENGTH IN THE DIRECTION OF PEDESTRIAN TRAVEL SHALL HAVE DETECTABLE WARNINGS THAT ARE 36 INCHES MINIMUM IN DEPTH EXTENDING THE FULL WIDTH OF THE PEDESTRIAN PATH OR CUT-THROUGH LESS THAN 2 INCHES MAXIMUM ON EACH SIDE, PLACED AT THE EDGES OF THE PEDESTRIAN ISLAND OR CUTTHROUGH MEDIAN, AND SEPARATED BY 24 INCHES MINIMUM OF WALKING SURFACE WITHOUT DETECTABLE WARNINGS. **§11B247.1.2.3, § 11B-705.1.2.3**
13. 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. **§202, §11B-247.1.2.5, §11B705.1.2.5**
14. 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. **§202, §11B-247.1.2.5, § 11B-705.1.2.5**
15. PROVIDE DETECTABLE WARNING DETAILS SHOWING COMPLIANCE WITH THE FOLLOWING:
   A. DETECTABLE WARNING SURFACES AT TRANSIT BOARDING PLATFORM EDGES, BUS STOPS, HAZARDOUS VEHICULAR AREAS, REFLECTING POOLS, AND TRACK CROSSINGS SHALL COMPLY WITH SECTION 11B-705.1.1.3.1. **§11B-705.1.1.3**
   B. DETECTABLE WARNINGS AT OTHER LOCATIONS SHALL COMPLY WITH EITHER SECTION 11B-705.1.1.3.1 OR SECTION 11B705.1.1.3.2. THE MATERIAL USED TO PROVIDE VISUAL CONTRAST SHALL BE AN INTEGRAL PART OF THE SURFACE. **§11B-705.1.1.3**
16. DETECTABLE WARNING SURFACES SHALL BE YELLOW AND APPROXIMATE FS 33538 OF FEDERAL STANDARD 595C. **§11B-705.1.1.3.1**
17. DETECTABLE WARNING SURFACES SHALL PROVIDE A 70 PERCENT MINIMUM VISUAL CONTRAST WITH ADJACENT WALKING SURFACES. CONTRAST IN PERCENT SHALL BE DETERMINED BY:
   CONTRAST PERCENT = [(B1-B2)/B1] X 100 WHERE
   B1 = LIGHT REFLECTANCE VALUE (LRV) OF THE LIGHTER AREA AND
   B2 = LIGHT REFLECTANCE VALUE (LRV) OF THE DARKER AREA
   §11B-705.1.1.3.2 (SEE EXCEPTION)

ENTRANCES

18. ENTRANCES SHALL BE PROVIDED IN ACCORDANCE WITH 11B206.4 ENTRANCES. ENTRANCE DOORS, DOORWAYS, AND GATES SHALL COMPLY WITH 11B-404 DOORS, DOORWAYS, AND GATES AND SHALL BE ON AN ACCESSIBLE ROUTE COMPLYING WITH 11B-402 ACCESSIBLE ROUTES; (SEE EXCEPTIONS). **§11B-206.4**
19. ALL ENTRANCES AND EXTERIOR GROUND-FLOOR EXITS TO BUILDINGS AND FACILITIES SHALL COMPLY WITH 11B-404 DOORS, DOORWAYS, AND GATES. **§11B-206.4.1**
20. WHERE DIRECT ACCESS IS PROVIDED FOR PEDESTRIANS FROM A PARKING STRUCTURE TO A BUILDING OR FACILITY ENTRANCE, EACH DIRECT ACCESS TO THE BUILDING OR FACILITY ENTRANCE SHALL COMPLY WITH 11B-404 DOORS, DOORWAYS, AND GATES. **§11B-206.4.2**
21. DIRECT CONNECTIONS TO OTHER FACILITIES SHALL PROVIDE AN ACCESSIBLE ROUTE COMPLYING WITH 11B-404 DOORS, DOORWAYS, AND GATES FROM THE POINT OF CONNECTION TO BOARDING PLATFORMS AND ALL TRANSPORTATION SYSTEM ELEMENTS REQUIRED TO BE ACCESSIBLE. ANY ELEMENTS PROVIDED TO FACILITATE FUTURE DIRECT CONNECTIONS SHALL BE ON AN ACCESSIBLE ROUTE CONNECTING BOARDING PLATFORMS AND ALL TRANSPORTATION SYSTEM ELEMENTS REQUIRED TO BE ACCESSIBLE. **§11B-206.4.4.2 (SEE EXCEPTION)**

TECHNICAL REQUIREMENTS FOR ACCESSIBLE ROUTES

22. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20 (5%), DOORWAYS, RAMPS, CURB RAMPS EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORM LIFTS. **§11B-402.2**
23. 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%). **§11B-403.3**
24. EXCEPT AT TURNS OR PASSING SPACES, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES MINIMUM. **§11B403.5.1**
25. THE CLEAR WIDTH FOR WALKING SURFACES IN CORRIDORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44 INCHES MINIMUM. §11B-403.5.1 EXCEPTION 2
26. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM. **§11B-403.5.1 EXCEPTION 3**
27. THE CLEAR WIDTH FOR AISLES SHALL BE 36 INCHES MINIMUM IF SERVING ELEMENTS ON ONLY ONE SIDE, AND 44 INCHES MINIMUM IF SERVING ELEMENTS ON BOTH SIDES. **§11B403.5.1 EXCEPTION 4**
28. THE CLEAR WIDTH FOR ACCESSIBLE ROUTES TO ACCESSIBLE TOILET COMPARTMENTS SHALL BE 44 INCHES EXCEPT FOR DOOROPENING WIDTHS AND DOOR SWINGS. **§11B-403.5.1 EXCEPTION 5**

DOORS, DOORWAYS, AND GATES

29. DOORS, DOORWAYS, AND GATES PROVIDING USER PASSAGE SHALL BE PROVIDED IN ACCORDANCE WITH 11B-206.5 DOORS, DOORWAYS, AND GATES. **§11B-206.5**
30. DOORS, DOORWAYS AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH 11B-404 DOORS, DOORWAYS, AND GATES. **§11B-404.1**
31. REVOLVING DOORS, REVOLVING GATES, AND TURNSTILES SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. **§11B-402.2**
32. AT LEAST ONE OF THE ACTIVE LEAVES OF DOORWAYS WITH TWO LEAVES SHALL COMPLY WITH 11B-404.2.3 CLEAR WIDTH AND 11B-404.2.4 MANEUVERING CLEARANCES. **§11B-404.2.2**
33. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES AND 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES. **§11B-404.2.3**
34. MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH 11B-404.2.4 MANEUVERING CLEARANCES. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE. **§11B-404.2.4**
35. SWINGING DOORS AND GATES SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 11B-404.2.4.1. **§11B404.2.4.1**
36. DOORWAYS LESS THAN 36 INCHES WIDE WITHOUT DOORS OR GATES, SLIDING DOORS, OR FOLDING DOORS SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 11B404.2.4.2. **§11B-404.2.4.2**
37. MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18 INCHES OF THE LATCH SIDE OF 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. **§11B404.2.4.3**
38. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE ½ INCH HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 11B-302 FLOOR OR GROUND SURFACES AND 11B-303 CHANGES IN LEVEL. **§11B404.2.5.**
39. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH 11B-309.4 OPERATION. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. **§11B-404.2.7**
40. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS: **§11B-404.2.9**
   A. INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAXIMUM.
   B. SLIDING OR FOLDING DOORS: 5 POUNDS MAXIMUM.
   C. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
   D. EXTERIOR HINGED DOORS: 5 POUNDS MAXIMUM.
41. SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. **§11B-404.2.10 RAMPS**
42. PROVIDE RAMP DETAILS, INCLUDING SLOPE, LANDINGS, AND HANDRAILS.
43. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 (8.33%). **§11B-405.2**
44. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48 (2.083%). **§11B-405.3**
45. FLOOR OR GROUND SURFACES OF RAMP RUNS SHALL COMPLY WITH 11B-302 FLOOR OR GROUND SURFACES. CHANGES IN LEVEL OTHER THAN THE RUNNING SLOPE AND CROSS SLOPE ARE NOT PERMITTED ON RAMP RUNS. **§11B-405.4**
46. THE CLEAR WIDTH OF A RAMP RUN SHALL BE 48 INCHES MINIMUM. **§11B-405.5**
47. THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES MAXIMUM. **§11B-405.6**
48. RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP RUN. **§ 11B-405.7**
49. LANDINGS SHALL COMPLY WITH 11B-302 FLOOR OR GROUND SURFACES. CHANGES IN LEVEL ARE NOT PERMITTED. **§11B405.7.1**
50. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. **§11B-405.7.2**
51. TOP LANDINGS SHALL BE 60 INCHES WIDE MINIMUM. **§11B405.7.2.1**
52. THE LANDING CLEAR LENGTH SHALL BE 60 INCHES LONG MINIMUM. **§11B-405.7.3**
53. BOTTOM LANDINGS SHALL EXTEND 72 INCHES MINIMUM IN THE DIRECTION OF RAMP RUN. **§11B-405.7.3.1**
54. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60 INCHES MINIMUM BY 72 INCHES MINIMUM IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER RAMP RUN. **§11B-405.7.4**
55. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY 11B404.2.4 AND 11B-404.3.2 SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA. DOORS, WHEN FULLY OPEN, SHALL NOT REDUCE THE REQUIRED RAMP LANDING WIDTH BY MORE THAN 3 INCHES. DOORS, IN ANY POSITION, SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42 INCHES. **§11B-405.7.5**
56. RAMP RUNS SHALL HAVE COMPLIANT HANDRAILS PER 11B-505 HANDRAILS. **§11B-405.8**
57. EDGE PROTECTION COMPLYING WITH 11B-405.9.2 CURB OR BARRIER SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS. **§11B-405.9 (SEE EXCEPTIONS)**
58. A CURB, 2 INCHES HIGH MINIMUM, OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4 INCH DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4 INCHES OF THE FINISH FLOOR OR GROUND SURFACE. TO PREVENT WHEEL ENTRAPMENT, THE CURB OR BARRIER SHALL PROVIDE A CONTINUOUS AND UNINTERRUPTED BARRIER ALONG THE LENGTH OF THE RAMP. **§11B-405.9.2**
59. LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER. **§11B-405.10**

HANDRAILS

60. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS. **§11B-505.2**
61. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

8. IN BUILDINGS WITH MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES COMPLYING WITH SECTION 11B-502 PARKING SPACES SHALL BE DISPERSED AND LOCATED CLOSEST TO THE ACCESSIBLE ENTRANCES. **§11B-208.3.1**
9. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING OR FACILITY, ACCESSIBLE PARKING SPACES COMPLYING WITH SECTION 11B-502 PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY. **§11B-208.3.1**
10. DIMENSION MINIMUM 18-FOOT LONG CAR AND VAN ACCESSIBLE PARKING SPACE(S) AND ACCESS AISLE(S). **§11B502.2, FIGURES 11B-502.2 AND 11B-502.3**
11. DIMENSION MINIMUM 9-FOOT WIDTH AT ACCESSIBLE CAR PARKING SPACE. **§11B-502.2, FIG. 11B-502.2 & FIG. 11B-502.3**
12. DIMENSION MINIMUM 12-FOOT WIDE ACCESSIBLE VAN PARKING SPACE WITH MINIMUM 5-FOOT WIDE ACCESS AISLE. VAN PARKING SPACES SHALL BE PERMITTED TO BE MINIMUM 9 FEET WIDE WHERE ACCESS AISLE IS 8-FOOT WIDE MINIMUM. **§11B-502.2, FIGURES 11B-502.2 AND 11B-502.3**
13. CAR AND VAN STALL ACCESS AISLE SHALL BE 5 FOOT WIDE MINIMUM AND SHALL ADJOIN AN ACCESSIBLE ROUTE. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE. **§11B-502.3, FIGURES 11B-502.2 AND 11B-502.3**
14. 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**
15. ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY. ACCESS AISLES SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES. **§11B-502.3.4**
16. CLEARLY SHOW MINIMUM VERTICAL CLEARANCE OF 8 FEET 2 INCHES AT ACCESSIBLE PARKING SPACES AND ALONG AT LEAST ONE VEHICLE ACCESS ROUTE TO SUCH SPACES FROM SITE ENTRANCES AND EXITS. **§11B-502.5**
17. PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY. **§11B-502.6, FIGURE 11B-703.7.2.1**
18. 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**
19. PARKING IDENTIFICATION SIGNS SHALL BE REFLECTORIZED WITH A MINIMUM AREA OF 70 SQUARE INCHES. **§11B-502.6.1**
20. ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE $250." **§11B-502.6.2**
21. 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**
22. 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 COMPLYING WITH SECTION 11B-703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A BLUE BACKGROUND A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH. THE CENTEREDGE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTEREDGE 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 COMPLYING WITH SECTION 11B-703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH IN WHITE OR A SUITABLE CONTRASTING COLOR. THE CENTEREDGE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTEREDGE 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**
23. 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: **§11B502.8.2**
      "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.
24. SIGNS INTENDED FOR USE BY PEDESTRIANS WITHIN PARKING FACILITIES, INCLUDING DIRECTIONAL OR INFORMATIONAL SIGNS INDICATING PARKING SECTIONS OR LEVELS, SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 11B-216. **§11B-216.5.2**

RELATIONSHIP TO ACCESSIBLE ROUTES

25. PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT PERSONS USING THEM ARE NOT REQUIRED TO TRAVEL BEHIND PARKING SPACES OTHER THAN TO PASS BEHIND THE PARKING SPACE IN WHICH THEY PARKED. **§11B-502.7.1**
26. 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**

PASSENGER LOADING ZONES, DROP-OFF ZONES, AND BUS STOPS

27. PARKING FACILITIES THAT PROVIDE VALET PARKING SERVICES SHALL PROVIDE AT LEAST ONE PASSENGER LOADING ZONE COMPLYING WITH SECTION 11B-503 PASSENGER DROP-OFF AND LOADING ZONES. THE PARKING REQUIREMENTS OF SECTION 11B-208.1 PARKING SPACES GENERAL APPLY TO FACILITIES WITH VALET PARKING. **§11B-209.4**
28. MECHANICAL ACCESS PARKING GARAGES SHALL PROVIDE AT LEAST ONE PASSENGER-LOADING ZONE COMPLYING WITH SECTION 11B-503 PASSENGER DROP-OFF AND LOADING ZONES AT VEHICLE DROP-OFF AND VEHICLE PICK-UP AREAS. §11B-209.5
29. PASSENGER DROP-OFF AND LOADING ZONES SHALL PROVIDE A VEHICULAR PULL-UP SPACE 96 INCHES WIDE MINIMUM AND 20 FEET LONG MINIMUM. **§11B-503.2**
30. PASSENGER DROP-OFF AND LOADING ZONES SHALL PROVIDE ACCESS AISLES COMPLYING WITH THE FOLLOWING ADJACENT AND PARALLEL TO THE VEHICLE PULL-UP SPACE. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE AND SHALL NOT OVERLAP THE VEHICULAR WAY. **§11B-503.3**
A. ACCESS AISLES SERVING VEHICLE PULL-UP SPACES SHALL BE 60 INCHES WIDE MINIMUM. **§11B-503.3.1**
B. ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE VEHICLE PULL-UP SPACES THEY SERVE. **§11B-503.3.2**
C. ACCESS AISLES SHALL BE MARKED WITH A PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36 INCHES ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE **§11B503.3.3**
31. VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH SECTION 11B-302 FLOOR OR GROUND SURFACES. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED. **§11B-503.4**
32. VEHICLE PULL-UP SPACES, ACCESS AISLES SERVING THEM, AND A VEHICULAR ROUTE FROM AN ENTRANCE TO THE PASSENGER LOADING ZONE AND FROM THE PASSENGER LOADING ZONE TO A VEHICULAR EXIT SHALL PROVIDE A VERTICAL FACILITIES, CLEARANCE OF 114 INCHES MINIMUM. **§11B-503.5**
33. EACH PASSENGER-LOADING ZONE DESIGNATED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A REFLECTORIZED SIGN COMPLYING WITH SECTION 11B-703.5 VISUAL CHARACTERS. IT SHALL BE PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM THE PASSENGER-LOADING ZONE STATING "PASSENGER LOADING ZONE ONLY" AND INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) COMPLYING WITH SECTION 11B-703.7.2.1 ISA. **§11B-503.6**

E. PLUMBING FIXTURES AND FACILITIES

DRINKING FOUNTAINS

1. NO FEWER THAN TWO DRINKING FOUNTAINS SHALL BE PROVIDED. WHEN PROVIDED, ONE DRINKING FOUNTAIN SHALL COMPLY WITH 11B-602.1 THROUGH 11B-602.6, 11B-602.8 AND 11B602.9 AND ONE DRINKING FOUNTAIN SHALL COMPLY WITH 11B602.7 AND 11B-602.9. **§11B-211.2 (SEE EXCEPTION)**
2. WHERE MORE THAN THE MINIMUM NUMBER OF DRINKING FOUNTAINS SPECIFIED IN 11B-211.2 ARE PROVIDED, 50 PERCENT OF THE TOTAL NUMBER OF DRINKING FOUNTAINS PROVIDED SHALL COMPLY WITH 11B-602.1 THROUGH 11B602.6, 11B-602.6, 11B-602.8 AND 11B-602.9 AND 50 PERCENT OF THE TOTAL NUMBER OF DRINKING FOUNTAINS PROVIDED SHALL COMPLY WITH 11B-602.7 AND 11B-602.9. **§11B-211.3 (SEE EXCEPTION)**
3. DRINKING FOUNTAINS SHALL COMPLY WITH SECTIONS 11B-307 PROTRUDING OBJECTS AND 11B-602 GENERAL REQUIREMENTS. **§11B-602.1**
4. UNITS SHALL HAVE A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 CLEAR FLOOR OR GROUND SPACE POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 KNEE AND TOE CLEARANCE SHALL BE PROVIDED. **§11B-602.2**
5. WHERE DRINKING FOUNTAINS ARE USED BY CHILDREN, A PARALLEL APPROACH COMPLYING WITH SECTION 11B-305 CLEAR FLOOR OR GROUND SURFACES SHALL BE PERMITTED AT UNITS WHERE THE SPOUT IS 30 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND AND IS 3½" MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS. **§11B-602.2 (SEE EXCEPTION)**
6. SPOUT OUTLETS SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. **§11B-602.4**
7. THE SPOUT SHALL BE LOCATED 15 INCHES MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS. **§11B-602.5**
8. THE SPOUT SHALL PROVIDE A FLOW OF WATER 4INCHES HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3 INCHES FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES AND 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM. **§11B-602.6**
9. SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. **§11B-602.7**
10. WALL AND POST-MOUNTED CANTILEVERED DRINKING FOUNTAINS SHALL BE 18 INCHES MINIMUM AND 19 INCHES MAXIMUM IN DEPTH. **§11B-602.8**
11. ALL DRINKING FOUNTAINS SHALL EITHER BE LOCATED COMPLETELY WITHIN ALCOVES, POSITIONED COMPLETELY BETWEEN WING WALLS, OR OTHERWISE POSITIONED SO AS NOT TO ENCROACH INTO PEDESTRIAN WAYS. THE PROTECTED AREA WITHIN SUCH A DRINKING FOUNTAIN IS LOCATED SHALL BE 32 INCHES WIDE MINIMUM AND 18 INCHES DEEP MINIMUM, AND SHALL COMPLY WITH SECTION 11B-305.7 MANEUVERING CLEARANCE. WHEN USED, WING WALLS OR BARRIERS SHALL PROTECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6 INCHES VERTICALLY FROM THE FLOOR OR GROUND SURFACE. **§11B-602.9**

TOILET AND BATHING ROOM CLEARANCES

12. WHERE TOILET FACILITIES AND BATHING FACILITIES ARE PROVIDED, THEY SHALL COMPLY WITH 11B-213 TOILET FACILITIES AND BATHING FACILITIES. WHERE TOILET FACILITIES AND BATHING FACILITIES ARE PROVIDED IN FACILITIES PERMITTED BY 11B206.2.3 MULTI-STORY BUILDINGS AND FACILITIES EXCEPTIONS 1 AND 2 NOT TO CONNECT STORIES BY AN ACCESSIBLE ROUTE, TOILET FACILITIES AND BATHING FACILITIES SHALL BE PROVIDED ON A STORY CONNECTED BY AN ACCESSIBLE ROUTE TO AN ACCESSIBLE ENTRANCE. **§11B-213.1**
13. WHERE SEPARATE TOILET FACILITIES ARE PROVIDED FOR THE EXCLUSIVE USE OF SEPARATE USER GROUPS, THE TOILET FACILITIES SERVING EACH USER GROUP SHALL COMPLY WITH 11B-213 TOILET FACILITIES AND BATHING FACILITIES. **§11B213.1.1**
14. WHERE TOILET ROOMS ARE PROVIDED, EACH TOILET ROOM SHALL COMPLY WITH 11B-603 TOILET AND BATHING ROOMS. WHERE BATHING ROOMS ARE PROVIDED, EACH BATHING ROOM SHALL COMPLY WITH 11B-603 TOILET AND BATHING ROOMS. **§11B213.2 (SEE EXCEPTION)**
15. UNISEX TOILET ROOMS SHALL CONTAIN NOT MORE THAN ONE LAVATORY, AND NOT MORE THAN TWO WATER CLOSETS WITHOUT URINALS OR ONE WATER CLOSET AND ONE URINAL. UNISEX BATHING ROOMS SHALL CONTAIN ONE SHOWER OR ONE SHOWER AND ONE BATHTUB, ONE LAVATORY, AND ONE WATER CLOSET. DOORS TO UNISEX TOILET ROOMS AND UNISEX BATHING ROOMS SHALL HAVE PRIVACY LATCHES. **§11B-213.2.1**
16. DOOR SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. OTHER THAN THE DOOR TO THE ACCESSIBLE WATER CLOSET COMPARTMENT, A DOOR IN ANY POSITION MAY ENCROACH INTO THE TURNING SPACE BY 12 INCHES MAXIMUM. **§11B-603.2.3**
17. AT SINGLE USER TOILET OR BATHING ROOMS, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE ONLY IF A 30 INCH BY 48-INCH MINIMUM CLEAR FLOOR SPACE IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING. **§11B603.2.3 (SEE EXCEPTION)**
18. MIRRORS LOCATED ABOVE THE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE THE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. **§11B-603.3**
19. COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN SECTION 11B-308. SHELVES SHALL BE LOCATED 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISH FLOOR. MEDICINE CABINETS SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR. **§11B-603.4**
20. WHERE TOWEL OR SANITARY NAPKIN DISPENSERS, WASTE RECEPTACLES, OR OTHER ACCESSORIES ARE PROVIDED IN TOILET FACILITIES, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE. ALL OPERABLE PARTS, INCLUDING COIN SLOTS, SHALL BE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR. BABY CHANGING STATIONS ARE NOT REQUIRED TO COMPLY WITH SECTION 11B-603.5 (SEE EXCEPTION) **§11B603.5**
21. BATHTUBS SHALL COMPLY WITH SECTION **11B-607** INCLUDING THE REQUIREMENTS FOR CLEARANCES, GRAB BARS, SEATS, CONTROLS, SHOWER SPRAY UNIT AND WATER AND BATHTUB ENCLOSURES.
22. SHOWER COMPARTMENTS SHALL COMPLY WITH SECTION **11B-608** INCLUDING THE REQUIREMENTS FOR CLEARANCES, GRAB BARS, SEATS, CONTROLS, SHOWER SPRAY UNIT AND WATER, THRESHOLDS, SHOWER ENCLOSURES, SHOWER FLOOR OR GROUND SURFACE AND SOAP DISH.

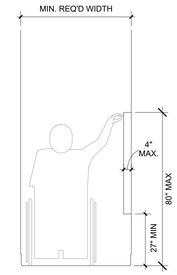
WATER CLOSETS AND TOILET COMPARTMENTS

23. WHERE TOILET COMPARTMENTS ARE PROVIDED, AT LEAST 5 PERCENT BUT NO FEWER THAN ONE TOILET COMPARTMENT SHALL COMPLY WITH SECTION 11B-604.8.1. IN ADDITION TO THE COMPARTMENTS REQUIRED TO COMPLY WITH 11B-604.8.1, WHERE SIX OR MORE TOILET COMPARTMENTS ARE PROVIDED, OR WHERE THE COMBINATION OF URINALS AND WATER CLOSETS TOTALS SIX OR MORE FIXTURES, TOILET COMPARTMENTS COMPLYING WITH SECTION 11B-604.8.2 SHALL BE PROVIDED IN THE SAME QUANTITY AS THE TOILET COMPARTMENTS REQUIRED TO COMPLY WITH SECTION 11B-604.8.1 **§11B213.3.1**
24. WHERE WATER CLOSETS ARE PROVIDED, AT LEAST 5 PERCENT BUT NO FEWER THAN ONE SHALL COMPLY WITH SECTION 11B604. **§11B-213.3.2**
25. THE WATER CLOSET SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTEREDGE OF THE WATER CLOSET SHALL BE 17 INCHES MINIMUM TO 18 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION, EXCEPT THAT THE WATER CLOSET SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION IN THE AMBULATORY ACCESSIBLE TOILET COMPARTMENT SPECIFIED IN SECTION 11B-604.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS. WATER CLOSETS SHALL BE ARRANGED FOR A LEFT-HAND OR RIGHT-HAND APPROACH. § **11B-604.2**
26. CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE SIDEWALL AND 56 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A MINIMUM 60 INCHES WIDE AND 48 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. § **11B-604.3.1**
27. THE SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG THE RETURN TO A LIFTED POSITION. SEATS SHALL BE 2 INCHES HIGH MAXIMUM AND A 3-INCH HIGH SEAT SHALL BE PERMITTED ONLY IN ALTERATIONS WHERE THE EXISTING FIXTURE IS LESS THAN 15 INCHES HIGH. **§11B-604.4 (SEE EXCEPTION FOR RESIDENTIAL UNITS)**
28. THE SIDEWALL GRAB BARS SHALL BE 42 INCHES LONG MINIMUM, LOCATED 12 INCHES MAXIMUM FROM THE REAR WALL AND EXTENDING 54 INCHES MINIMUM FROM THE REAR WALL WITH THE FRONT END POSITIONED 24 INCHES MINIMUM IN FRONT OF THE WATER CLOSET. **§11B-604.5.1**
29. THE REAR GRAB BAR SHALL BE 36 INCHES LONG MINIMUM AND EXTEND FROM THE CENTEREDGE OF THE WATER CLOSET 12 INCHES MINIMUM ON ONE SIDE AND 24 INCHES MINIMUM ON THE OTHER SIDE. **§11B-604.5.2 (SEE EXCEPTION)**
30. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-309.4 OPERATION EXCEPT THEY SHALL BE LOCATED 44 INCHES MAXIMUM ABOVE THE FLOOR. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH SECTION 11B-604.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS. **§11B-604.6**
31. TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 11B309.4 OPERATION AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTEREDGE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR, 19 INCHES MINIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND THE GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW. § **11B-604.7**
32. WHEELCHAIR ACCESSIBLE TOILET COMPARTMENTS SHALL MEET THE REQUIREMENTS OF SECTIONS 11B-604.8.1 WHEELCHAIR ACCESSIBLE COMPARTMENTS AND 11B-604.8.3 COAT HOOKS AND SHELVES. COMPARTMENTS CONTAINING MORE THAN ONE PLUMBING FIXTURE SHALL COMPLY WITH SECTION 11B-603 TOILET AND BATHING ROOMS. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL COMPLY WITH SECTIONS 11B-604.8.2 AMBULATORY ACCESSIBLE COMPARTMENTS AND 11B-604.8.3 COAT HOOKS AND SHELVES. **§11B-604.8**
33. IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH AN INSWING DOOR, A MINIMUM 60 INCHES WIDE BY 36 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE CLEARANCE REQUIRED IN SECTION 11B-604.8.1.1 WHEELCHAIR ACCESSIBLE COMPARTMENT SIZE. **§11B604.8.1.1.1, FIGURES 11B-604.8.1.1.2(B) AND 11B604.8.1.1.3(B)**
34. IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH A DOOR LOCATED IN THE SIDE WALL OR PARTITION, EITHER IN-SWINGING OR OUT-SWINGING, A MINIMUM 60 INCHES WIDE AND 60 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. **§11B-604.8.1.1.2 FIGURE 11B604.8.1.1.2**
35. IN A WHEEL CHAIR ACCESSIBLE COMPARTMENT WITH END-OPENING DOOR LOCATED IN THE FRONT WALL OR PARTITION (FACING WATER CLOSET), EITHER IN-SWINGING OR OUT-SWINGING, A MINIMUM 56 INCHES WIDE AND 48 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.
§11B-604.8.1.1.3 FIGURE 11B-604.8.1.1.3
36. TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH SECTION 11B-404 DOORS, DOORWAYS, AND GATES EXCEPT THAT IF THE APPROACH IS FROM THE PUSH SIDE OF THE COMPARTMENT DOOR, CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 48 INCHES MINIMUM MEASURED PERPENDICULAR TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION. DOOR SHALL BE LOCATED IN FRONT PARTITION OR IN THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. **§11B-604.8.1.2**
37. WHERE TOILET COMPARTMENT DOORS ARE LOCATED IN THE FRONT PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE SIDEWALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE SIDEWALL OR PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE FRONT PARTITION AND THE DOOR SHALL BE SELF-CLOSING. **§11B604.8.1.2**
38. A DOOR PULL COMPLYING WITH SECTION 11B-404.2.7 DOOR AND GATE HARDWARE SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. DOOR SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOORS MAY SWING INTO THAT PORTION OF THE MANEUVERING SPACE WHICH DOES NOT OVERLAP THE CLEARANCE REQUIRED AT A WATER CLOSET. **§11B-604.8.1.2 (SEE EXCEPTION)**
39. AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES MINIMUM AND 6 INCHES MAXIMUM FINISH FLOOR AND 6 INCHES DEEP MINIMUM BEYOND THE COMPARTMENT-SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. PARTITION COMPONENTS AT TOE CLEARANCES SHALL BE SMOOTH WITHOUT SHARP EDGES OR ABRASIVE SURFACES. COMPARTMENTS FOR CHILDREN 'S USE SHALL PROVIDE A TOE CLEARANCE OF 12 INCHES MINIMUM ABOVE THE FINISH FLOOR. § **11B-604.8.1.4**
40. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL HAVE A DEPTH OF 35 INCHES MINIMUM AND 37 INCHES MAXIMUM. **§11B-604.8.2.1**
41. WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN 'S USE SHALL COMPLY WITH SECTION 11B-604.9 WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN 'S USE AND FOLLOW SUGGESTED DIMENSIONS ON TABLE 11B-604.9. **§11B604.9**
42. WHERE URINALS ARE PROVIDED, AT LEAST 10 PERCENT BUT NO FEWER THAN ONE SHALL COMPLY WITH SECTION 11B-605. **§11B-213.3.3.**
43. URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. URINALS SHALL BE 13½ INCHES DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE. **§11B-605.2**
44. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-309 OPERABLE PARTS EXCEPT THAT THE FLUSH CONTROL SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 44 INCHES ABOVE THE FINISH FLOOR. **§11B-605.4**
45. WHERE LAVATORIES ARE PROVIDED, AT LEAST 10 PERCENT BUT NO FEWER THAN ONE SHALL COMPLY WITH SECTION 11B-606 AND SHALL NOT BE LOCATED IN A TOILET COMPARTMENT. **§11B213.3.4, §11B-606.1.**
46. FOR LAVATORIES AND SINKS, A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305 CLEAR FLOOR OR GROUND SURFACES, POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 KNEE AND TOE CLEARANCE SHALL BE PROVIDED. §11B-606.2
47. LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. **§11B-606.3**

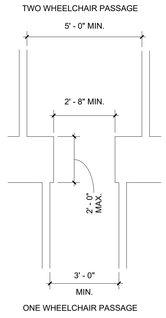
SIGNS RELATED TO TOILETS AND BATHRING FACILITIES

48. ENTRANCES LEADING TO TOILET ROOMS AND BATHING ROOMS COMPLYING WITH 11B-603 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL COMPLYING WITH 11B-703.7.2.6 TOILET AND BATHING ROOM GEOMETRIC SYMBOLS. WHERE EXISTING TOILET ROOMS OR BATHING ROOMS DO NOT COMPLY WITH 11B-603 TOILET AND BATHING ROOMS, DIRECTIONAL SIGNS INDICATING THE LOCATION OF THE NEAREST COMPLIANT TOILET ROOM OR BATHING ROOM WITHIN THE FACILITY SHALL BE PROVIDED. SIGNS SHALL COMPLY WITH 11B-703.5 VISUAL CHARACTERS AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1 ISA. WHERE EXISTING TOILET ROOMS OR BATHING ROOMS DO NOT COMPLY WITH 11B-603 TOILET AND BATHING ROOMS, THE TOILET ROOMS OR BATHING ROOMS COMPLYING WITH 11B-603 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 11B-703.7.2.1 ISA. WHERE CLUSTERED SINGLE USER TOILET ROOMS OR BATHING F

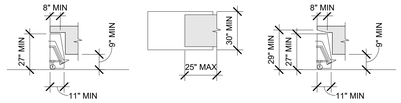
THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

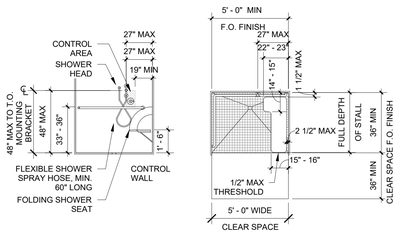


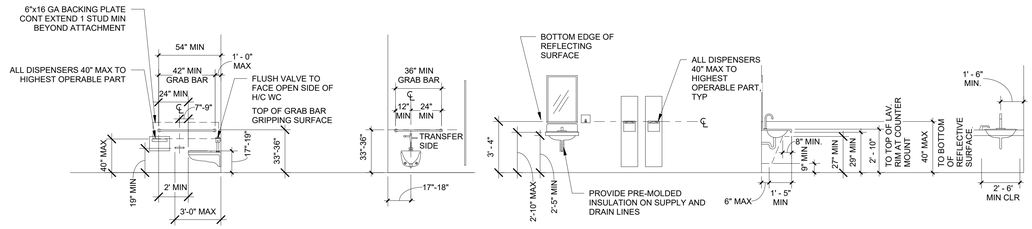
PATH OF TRAVEL OBSTRUCTIONS



PATH OF TRAVEL DIMENSIONS

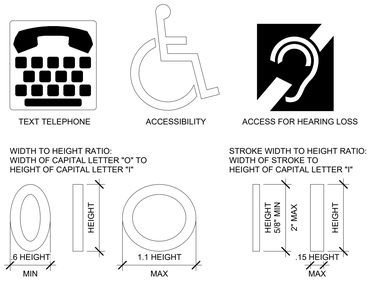




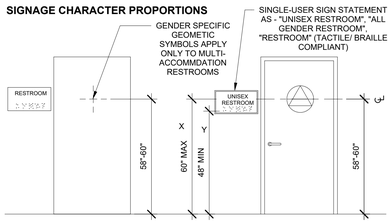


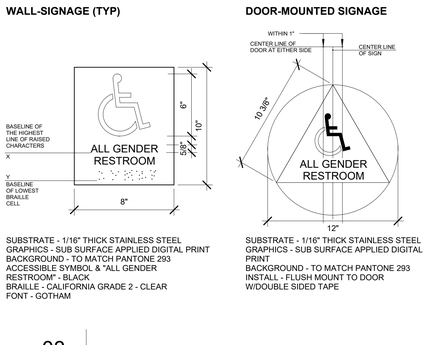
08 ACCESSIBLE ROUTE

T1.10 SCALE: 3/8" = 1'-0"



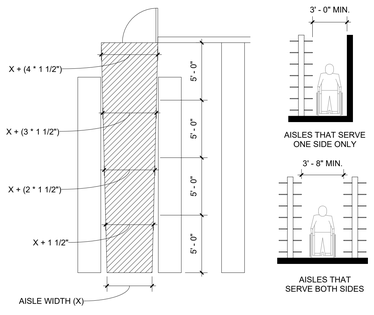
NOTE: A PERSON MUST BE ABLE TO APPROACH WITHIN 3" OF SIGN WITHOUT ENCOUNTERING ANY DOOR SWING OR PROTRUDING OBJECT. WALL MOUNTED SIGNAGE TO BE LOCATED ON LATCH SIDE OF DOOR CLEAR OF DOOR-SWING. MOUNT SUCH THAT TACTILE CHARACTERS ON SIGNS ARE LOCATED 48 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.





03 SIGNAGE

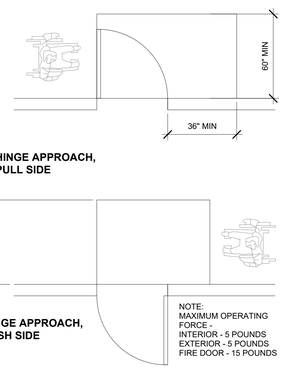
T1.10 SCALE: 3/8" = 1'-0"



THE MINIMUM REQUIRED WIDTH OF AISLES IS MEASURED AT THE POINT FARTHEST FROM AN EXIT, CROSS AISLE OF FOYER, AND SHALL BE INCREASED BY 1 1/2" FOR EVERY 5' OF DISTANCE TOWARD THE EXIT, CROSS AISLE OF FOYER.

05 AISLES

T1.10 SCALE: 3/16" = 1'-0"

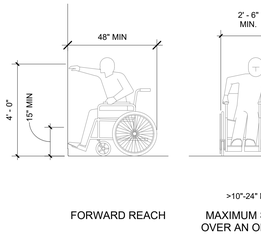


06 DOOR CLEARANCES

T1.10 SCALE: 3/8" = 1'-0"

12 TOILET FIXTURES & ACCESSORIES

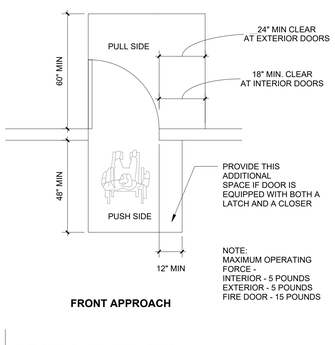
T1.10 SCALE: 1/4" = 1'-0"



FORWARD REACH | MAXIMUM SIDE REACH OVER AN OBSTRUCTION | HIGH AND LOW SIDE REACH | HIGH AND LOW REACH (ADJUSTABLE SHELVES) | MAXIMUM FRONT REACH OVER AN OBSTRUCTION | ACCESSIBLE COUNTER ELEVATION

7 MAXIMUM REACH

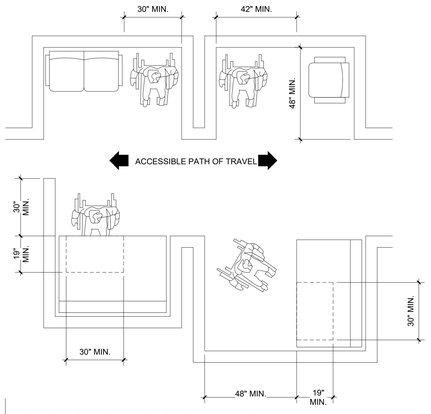
T1.10 SCALE: 3/8" = 1'-0"



FRONT APPROACH

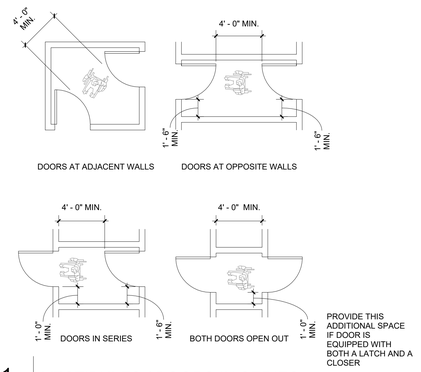
04 DOOR CLEARANCES

T1.10 SCALE: 3/8" = 1'-0"



02 SEATING & TABLE CLEARANCES

T1.10 SCALE: 3/8" = 1'-0"



01 VESTIBULES / DOORS IN SERIES

T1.10 SCALE: 3/16" = 1'-0"

REC & PARKS LA

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:

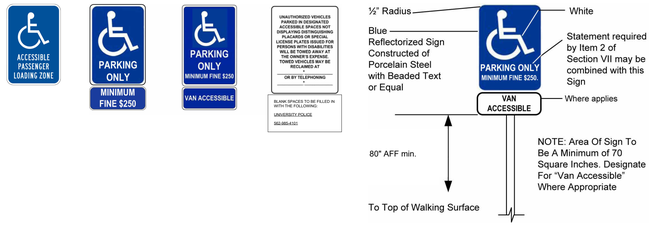
PLAN NAME:
ACCESSIBILITY DIAGRAMS

DRAWN BY:	APPROVED BY:
Author	Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

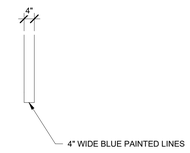
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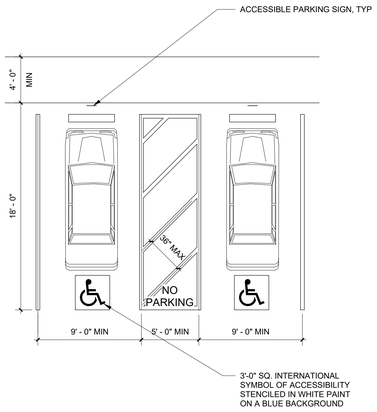
1. Each parking space reserved for persons with disabilities shall be identified by a reflectorized sign permanently posted immediately adjacent to and visible from each stall or space, consisting of the International Symbol of Accessibility in white on a dark blue background. The sign shall not be smaller than 70 square inches in area and, when in a path of travel, shall be posted at a minimum height of 80 inches (2032 mm) from the bottom of the sign to the parking space finished grade. (11B-502.6).
2. Signs, to identify accessible parking spaces, may also be centered on a wall at the interior end of the parking space. (1129B.4). An additional sign or additional language below the symbol of accessibility shall state"Minimum Fine $250."
3. Van accessible parking spaces shall have an additional sign stating "Van Accessible" mounted below the symbol of accessibility. Signs identifying accessible parking spaces shall be located so they cannot be obscured by a vehicle parked in the space. (11B-506.6)
4. 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. The sign shall be not less than 17 inches by 22 inches in size with lettering not less than 1 inch in height, which clearly and conspicuously states the following: (11B-502.8) "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 owner's expense. Towed vehicles may be reclaimed at_____ or by Telephoning_____ ."Blank spaces are to be filled in with appropriate information as a permanent part of the sign.
5. The surface of each accessible parking space or stall shall have a surface identification duplicating the following schemes: (11B-502.3.3). 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 (914 mm) 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 (305 mm) in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.



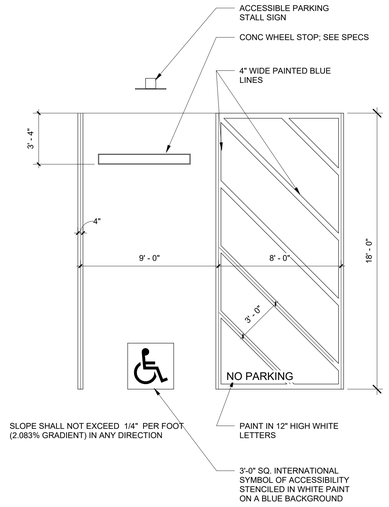
08 ACCESSIBLE PARKING SIGN
T1.11 SCALE: 1" = 1'-0"



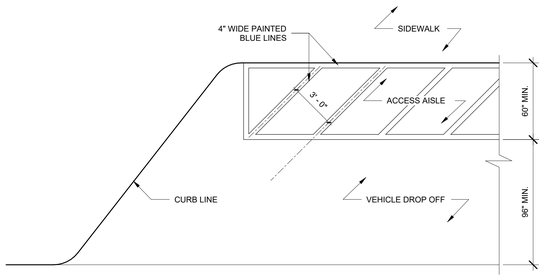
06 PARKING STRIPING - DETAIL STRIPING
T1.11 SCALE: 1/2" = 1'-0"



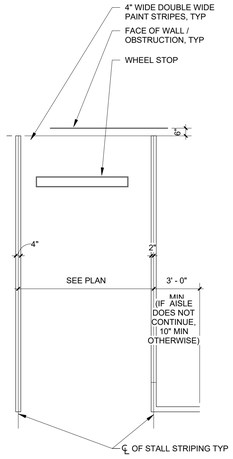
05 SHARED PARKING STALL STRIPING
T1.11 SCALE: 3/16" = 1'-0"



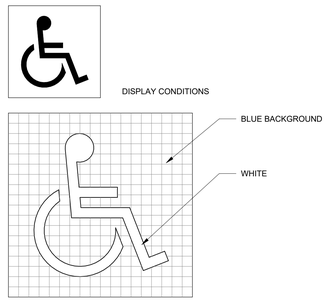
04 VAN ACCESSIBLE PARKING STALL STRIPING
T1.11 SCALE: 1/4" = 1'-0"



03 ACCESSIBILITY - PASSENGER DROP OFF
T1.11 SCALE: 1/4" = 1'-0"



02 TYPICAL STALL
T1.11 SCALE: 1/4" = 1'-0"



01 ACCESSIBLE PARKING SYMBOL
T1.11 SCALE: 1/4" = 1'-0"

REC & PARKS LA

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

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RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

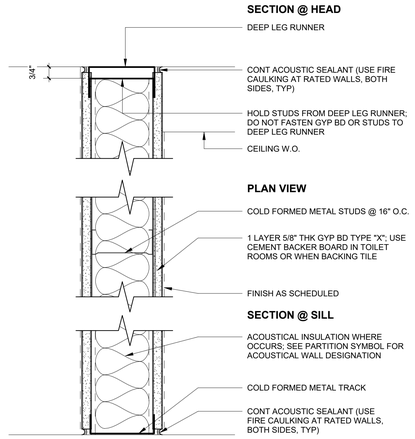
REVISIONS:	DATE:

PLAN NAME:
DISABLED ACCESS SIGNAGE, PARKING STRIPING

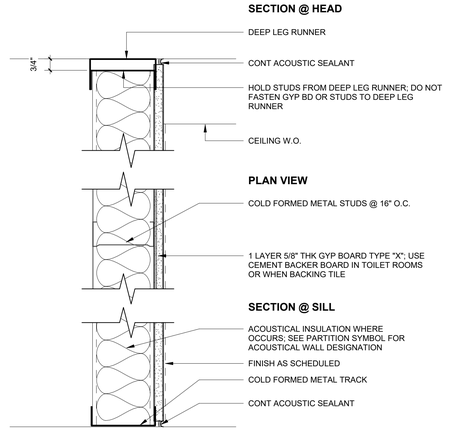
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Author	Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
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2 PARTITION TYPE "C"
T1.20 SCALE: 3" = 1'-0"



1 PARTITION TYPE "B"
T1.20 SCALE: 3" = 1'-0"

REC & PARKS LA

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

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ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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PLAN NAME:
PARTITION TYPES

DRAWN BY:	APPROVED BY:
Author	**Approver**
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
T1.20
SHEET OF SHEETS

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ZONING INFORMATION

General Plan Land Use:	Open Space
Council District:	CD5 - Katy Young Yaroslavsky
Neighborhood Council:	Westside
LADBS District Office:	West Los Angeles
Census Tract No.:	2693.00
Alquist-Priolo Fault Zone:	No
Flood Zone:	Outside Flood Zone
Hillside Area (Zoning Code):	No
Specific Plan Area:	West Los Angeles Transportation Improvement and Mitigation
Sign District (SN):	No
AB2097 Reduced Parking Area:	No
Methane Hazard Site:	Methane Zone
Fire District No. 1:	No

PARCEL SIZE

Parcel Area: 3,668,363.1 (sq ft)

PARCEL INFORMATION

Type of Construction:	Type V-B Automatic Sprinkler System Throughout-NFPA 13
Occupancy:	M Occupancy A-2 Occupancy
Zoning:	OS-1XL-O
Number of Stories:	1

SCOPE OF WORK

Renovation of existing one-story, Type V-B construction, commercial building owned and to be operated by the Los Angeles Department of Recreation and Parks.
Program includes: Golf Pro Shop, Concessionaire, and Conference Room.
Site work includes: Accessibility upgrades, additional parking, landscaping, golf cart staging area.

GROSS BUILDING AREA

Max Allowable Floor Area / Story
Mixed-occupancy, single-story building

Type V-B Construction, M Occupancy
Aa = [At + (NS x If)] (Equation 5-3)
Aa = [36,000 + (9,000 x 0.75)]
Aa = 42,750 SF / Story

Type V-B Construction, A-2 Occupancy
Aa = [At + (NS x If)] (Equation 5-3)
Aa = [24,000 + (6,000 x 0.75)]
Aa = 28,500 SF / Story

LEVEL	TYPE OF CONSTRUCTION	OCCUPANCY	PROPOSED FLOOR AREA	MAX ALLOWED FLOOR AREA
L1	TYPE V-B	M	2,461 SF	42,750 SF
L1	TYPE V-B	A-2	7,234 SF	28,500 SF

CODE ANALYSIS

Main Occupancy

Non-Separated Occupancies

Golf Pro Shop	M Mercantile	309.1
Conference Room	M (Accessory)	303.1.2
Restaurant / Concessions	A-2	303.3

Occupancy Separation

The Rancho Park Golf Clubhouse will utilize a non-separated occupancies approach per CBC 508.3, since it is a single-story building and the building area is below 28,500 SF as shown for A-2 on tables 504.3, 504.4, and 506.2.

Building Height Analysis

Allowable Height and Number of Stories
Type V-B NR, Automatic Sprinkler System Throughout – NFPA 13

	Height (Table 504.3)	Stories (Table 504.4)
M Occupancy:	60'	2
A-2 Occupancy:	60'	2

Proposed Height: 23' (approximate)
Proposed Number of Stories: 1-Story

Construction Requirements (Table 601)

Type V-B NR, M / A-2

Primary Structural Frame	0-hr
Bearing Walls – Exterior	0-hr
Bearing Walls – Interior	0-hr
Nonbearing Walls and Partitions – Exterior	0-hr
Fire Separation Distance < 5'	2-hr
5' < Fire Separation Distance < 10'	1-hr
10' < Fire Separation Distance < 30'	1-hr
30' < Fire Separation Distance	0-hr
Nonbearing Walls and Partitions – Interior	0-hr
Floor Construction and Associated Secondary Members	0-hr
Roof Construction and Associated Secondary Members	0-hr

Fire Resistance

Exterior Walls
Exterior walls shall be fire-resistance rated in accordance with Table 601. The fire-resistance rating of exterior walls shall be rated for exposure to fire from both sides per CBC 705.5.

Allowable Area of Openings
The maximum area of unprotected or protected openings permitted in an exterior wall in any story shall not exceed the values set forth in Table 705.8. See A0.81 for opening percentage breakdown.

Occupancy Load for Exiting

Maximum floor area allowance per occupant — Table 1004.5

Mercantile (M)	60	sq ft/occupant (gross
Mercantile Storage (M)	300	sq ft/occupant (gross)
Assembly Unconcentrated (A-2)	15	sq ft/occupant (net)
Kitchens, commercial (A-2 Accessory)	200	sq ft/occupant (gross)
Accessory storage areas, equipment rooms	300	sq ft/occupant (gross)

Minimum Number of Exits Required

Occupant Load < 500; minimum 2 Exits or access to exits from story. — Table 1006.3.3
Provided: 8 Exits

Egress Analysis:

Corridors:
Other egress component width (inches) = Occupant Load x 0.2 — 1005.3.2

Custodian 103 & Storage 102 (Occ. S-2)
(2 occupants / 2 exits) x 0.2 = 0.2 inches
Minimum width = 44 inches
Proposed minimum width = 74 inches

Exit Doors:

Minimum clear width = 32 inches	1010.1.1
Minimum clear height = 6'-8"	
Door shall be capable of opening 90 degrees	
Maximum width of leaf = 48" nominal	
Exit door shall be side-hinged swinging type.	1010.1.2
Double exit doors shall have no mullion.	
Thresholds at doorways shall not exceed 0.75" in height	1010.1.6
Floor or landings on each side of doors to have the same elevation	1010.1.4
Landings shall be level except for exterior landings. (max 2% slope)	
Landing width at doors must have a min. clear dimension of door served. Min. length of such landings is 44"	1010.1.5

Interior Finishes:

Finish materials applied to wall and ceilings shall be tested as specified in Section 803.

Interior Wall and Ceiling Finish Requirements (Class Rating for Sprinklered Building):

Occupancy	Interior exit stairways, interior exit ramps, and exit passageways:	Corridors & enclosure for exit access stairways and exit access ramps	Rooms & enclosed spaces
M	B	B	C
A-2	B	C	C

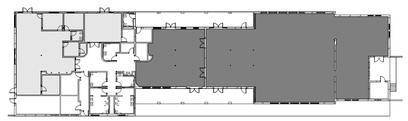
ZONING REGULATIONS

Per Los Angeles Department of City Planning

Project is located in the "OS" Open Space Zone. Maximum building height and area requirements are determined by CBC 503 & 504.

PLUMBING FIXTURE CALCULATIONS

CPC 2022, Table 4-1



OCCUPANCY LEGEND

M Occupancy — A-2 Occupancy

Per CPC Table 4-1, for a building or space with mixed occupancies, accessory areas such as, but not limited to, hallways/corridors, stairways, ramps, toilet rooms, mechanical rooms, closets, and fixed equipment, may be excluded.

M Occupancy

Occupancy	Area	Factor	Load	Half	F WC	F Lav	M WC	M Ur	M Lav	Shower	Fountains
M	2,001 SF	100	20.01	10	1	1	1	0	1	0	1

REQUIRED	1	1	1	0	1	0	1
PROVIDED	1	1	1	0	1	0	1

All bathrooms serving B occupancy are single-user and not separated facilities. Per CPC 422.2.(3), one toilet facility, designed for use by no more than one person at a time, shall be permitted for use by both sexes.

A Occupancy

Occupancy	Area	Factor	Load	Half	F WC	F Lav	M WC	M Ur	M Lav	Shower	Fountains
A-2 (Restaurant)	4,936 SF	30	164.53	82.27	-	-	-	-	-	-	-
A-2 (Kitchen)	800 SF	50	16	8	-	-	-	-	-	-	-
A-2 (Lobby)	1,498 SF	15	130.53	65.27	-	-	-	-	-	-	-
A-2 (Conference)	460 SF	15	30.67	15.33	-	-	-	-	-	-	-

Total A-2	264	132	4	1	2	1	1	0	1

REQUIRED	4	1	2	1	1	0	1
PROVIDED	5	4	4	1	4	0	1

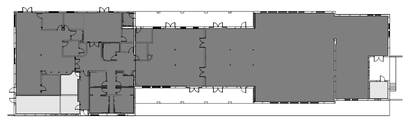
FLOOR AREA

PER LAMC 12.03

Area within exterior walls:
12,717 SF

Area of rooms housing building equipment:
802 SF

FLOOR AREA:
11,915 SF



AREA LEGEND

Rooms housing building operating equipment — Areas within exterior walls

APPLICABLE CODES

1. THE CALIFORNIA BUILDING CODE – TITLE 24 AS ADOPTED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION
   PART 1, 2022 BUILDING STANDARDS ADMINISTRATIVE CODE
   PART 2, 2022 CALIFORNIA BUILDING CODE WITH 2023 LOS ANGELES BUILDING CODE AMENDMENT
   PART 3, 2022 CALIFORNIA ELECTRICAL CODE 2023 LOS ANGELES ELECTRICAL CODE AMENDMENT
   PART 4, 2022 CALIFORNIA MECHANICAL CODE 2023 LOS ANGELES MECHANICAL CODE AMENDMENT
   PART 5, 2022 CALIFORNIA PLUMBING CODE WITH 2023 LOS ANGELES PLUMBING CODEAMENDMENT
   PART 6, 2022 CALIFORNIA ENERGY CODE
   PART 9, 2022 CALIFORNIA FIRE CODE
   PART 12, 2022 CALIFORNIA REFERENCE STANDARDS CODE
2. 2023 LOS ANGELES GREEN BUILDING CODE
3. 2021 ENERGY STANDARDS
4. THE CALIFORNIA ADMINISTRATIVE CODE, TITLE 19 (INDUSTRIAL RELATIONS, PUBLIC SAFETY)
5. THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT
6. THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, LATEST EDITION
7. REQUIREMENTS OF THE REGIONAL WATER QUALITY BOARD
8. PUBLIC CONTRACT CODE, SECTIONS 10700 ET SEQ. (CALIFORNIA STATE CONTRACT LAW)
9. STATE/LOCAL HEALTH DEPARTMENTS (REGARDING FOOD SERVICES, POOLS, ETC.)
10. AIR QUALITY MANAGEMENT DISTRICT REGULATIONS
11. CALIFORNIA COASTAL COMMISSION REGULATIONS
12. LOCAL PUBLIC AGENCY STANDARDS.
13. ASHRAE INDOOR AIR QUALITY STANDARD 62-1989
14. 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS
15. TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
16. 2021 NFPA 101 (LIFE SAFETY CODE)
17. NFPA 72 (NATIONAL FIRE ALARM AND SIGNALING CODE), 2022 EDITION
18. 2022 NFPA 24, FIRE SERVICE MAINS
19. 2022 NFPA 13, SPRINKLER SYSTEMS
20. 2019 NFPA 14, STANDPIPE AND HOSE
21. SEPARATE PERMIT REQUIRED FOR WORK PERFORMED ON THE SPRINKLER SYSTEM
22. SIGNAGE NOTED IN PLANS IS FOR REFERENCE ONLY. SIGNAGE SHALL BE INSTALLED UNDER SEPARATE PERMIT AS REQUIRED.

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: — LIC. NO.
PROJECT ENGINEER: — LIC. NO.
AS BUILTS SHOWN BY: — DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION
ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
△	
△	
△	
△	
△	
△	

PLAN NAME:
CODE ANALYSIS

DRAWN BY: **Author**	APPROVED BY: **Approver**
SCALE:	ISSUE DATE:
W.O. NO. PRJ—	FILE NO. —

DRAWING NO.
T1.98
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

GENERAL NOTES

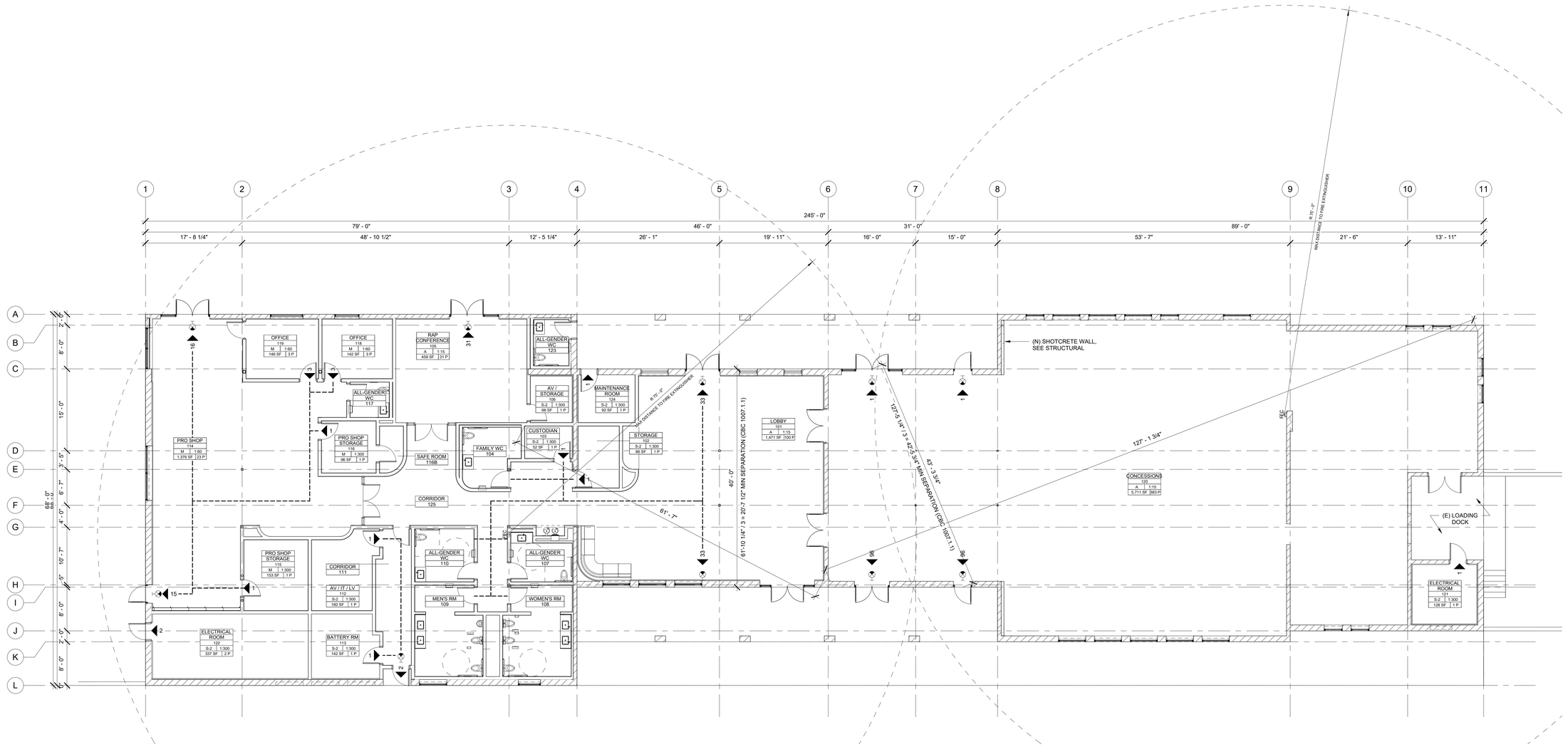
1. THE MINIMUM DISTANCE BETWEEN EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS OR RAMPS, OR ANY COMBINATION THEREOF SHALL BE EQUAL TO NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM.

2. COMMON PATH OF EGRESS TRAVEL DISTANCE: SEE CBC TABLE 1006.2.1
   (A): 75 FT
   (B): 100 FT
   (S-1): 100 FT

3. EXIT ACCESS TRAVEL DISTANCE. SEE CBC TABLE 1017.2
   (A): 250 FT
   (B): 300 FT
   (S-1): 250 FT

LEGEND

- X00 — WINDOW TAGS: SEE A13.10
- X00 — STOREFRONT TAGS: SEE A4.11 AND A4.12
- 1 HR FIRE BARRIER
- NON-RATED WALL
- EXIT — EXIT SIGN - CEILING MOUNTED
- EXIT — EXIT SIGN - WALL MOUNTED
- FEC — FIRE EXTINGUISHER CABINET
- XX' - XX" — COMMON PATH OF EGRESS TRAVEL
- XX' - XX" — EXIT ACCESS TRAVEL DISTANCE
- 00 — OCCUPANT LOAD USING EXIT
- REQUIRED WIDTH 30" / PROVIDED WIDTH 68" — CALCULATED EGRESS WIDTH
- OCCUPANCY TYPE — OCCUPANT LOAD FACTOR / MAXIMUM OCCUPANCY / ROOM AREA



1 FIRST FLOOR CODE COMPLIANCE PLAN
T2.02 SCALE: 1/8" = 1'-0"

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:

PLAN NAME:
CODE COMPLIANCE FLOOR PLAN

DRAWN BY:	APPROVED BY:
Author	Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
T2.02
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET

GENERAL NOTES:

1. ALL WORK PERFORMED IN THIS CONTRACT SHALL CONFORM TO:
   A. PROJECT SPECIFICATIONS.
   B. ALL SHALL CONFORM TO THE LATEST EDITION AND SUPPLEMENTS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) AND AMERICAN PUBLIC WORKS ASSOCIATION (APWA).
   C. 2022 CALIFORNIA BUILDING CODE AND JULY 2022 SUPPLEMENT.
2. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE WORK SPECIFIED ON THE DRAWINGS AND WITHIN THE VARIOUS NOTES SHOWN HEREIN.
3. THE EXISTING CONDITIONS SHOWN DIAGRAMMATICALLY ON THE PLANS ORIGINATED FROM AS-BUILT DRAWINGS, UNDERGROUND UTILITY SURVEY AND FIELD SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE JOB SITE AND VERIFY THE EXACT EXISTING CONDITIONS BEFORE SUBMITTING HIS BID. ANY DISCREPANCY SHALL BE REPORTED IMMEDIATELY TO THE DISTRICT USING THE PROPER REQUEST FOR INFORMATION FORMS PRIOR TO SUBMITTING HIS BID FOR PROPER ACTION.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES IN THE AREA OF WORK WHICH ARE NOT INCLUDED IN THIS CONSTRUCTION. ANY DAMAGE RESULTING FROM THIS WORK SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE CITY OF DANA POINT.

UNDERGROUND SERVICE ALERT:

5. BEFORE COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL OBTAIN AN UNDERGROUND SERVICE ALERT INQUIRY I.D. NUMBER BY CALLING 1-800-422-4133. TWO (2) WORKING DAYS SHALL BE ALLOWED AFTER THE I.D. NUMBER IS OBTAINED AND BEFORE THE EXCAVATION WORK IS STARTED THAT UTILITY OWNERS CAN BE NOTIFIED.

REMOVALS:

6. EXISTING FACILITIES WHICH ARE DISCOVERED DURING CONSTRUCTION (INCLUDING WALLS, FOOTINGS AND FOUNDATIONS) SHALL BE REPORTED TO AND COORDINATED WITH THE DISTRICT AS TO THEIR REMOVAL. CONTRACTOR WILL NOTIFY THE DISTRICT IN WRITING PRIOR TO COMMENCING THE WORK.
7. ALL SITE PREPARATION AS INDICATED SHALL BE MADE UNDER THE INSPECTION OF THE INSPECTOR OF RECORD (IOR) AND SOIL'S ENGINEER. SECURE THE REQUIRED PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY FOR THE CONSTRUCTION OF TRENCHES, SHORING OR EXCAVATIONS WHICH ARE 5 FEET OR DEEPER OR WORK THAT MAY JEOPARDIZE THE WORKERS. SHORING CALCULATIONS SHALL BE PROVIDED AS REQUIRED FOR APPROVAL AND PERMITTING.
8. THE CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA SUFFICIENTLY DAMPENED TO CONTROL DUST CAUSED BY WORK ACTIVITIES AS REQUIRED BY THE DISTRICT AND JURISDICTIONAL AGENCY.
9. ALL FILL OR BACKFILL SHALL BE COMPACTED 95% DENSITY PER ASTM D1557.
10. CONSTRUCTION STAKING AND ADJUSTMENTS FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR PAID FOR BY THE CONTRACTOR AND INCLUDED IN THE CONTRACT.
11. VOIDS RESULTING FROM REMOVAL WORK SHALL BE FILLED WITH SUITABLE MATERIALS APPROVED BY THE CITY OF DANA POINT RETAINED GEOTECHNICAL ENGINEER AND COMPACTED TO 90% MINIMUM DENSITY PER ASTM D1557.
12. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL REMOVE EXISTING CONSTRUCTION FENCING, APPURTENANCES AND OFFICE TRAILERS FROM THE SITE. PAVEMENT SHALL BE PATCHED AND REPAIRED TO MATCH ADJACENT PAVEMENT AND APPROVED BY THE CPM AS APPLICABLE.
13. ANY ADDITIONAL SURVEYS OR TESTING AS A RESULT OF CONTRACTOR ERROR OR MISINFORMATION WILL BE CHARGED TO THE CONTRACTOR.
14. CONSTRUCT STRAIGHT GRADES BETWEEN ELEVATIONS SHOWN ON PLAN UNLESS INTERRUPTED BY A GRADE CHANGE LINE. ANY DEVIATION FROM THE GRADING PLAN MUST HAVE PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
15. GRADE LAWN, TURF, AND PLANTING AREA 1-1/2" BELOW DESIGN GRADES INDICATED.
16. MAINTAIN A RECORD OF LOCATION OF UTILITY MARKERS ON THE AS-BUILT PLAN AND REINSTALL THEM AFTER PAVING. REPLACE BENT OR UNUSABLE MARKERS FOR ALL UTILITY LINES DISCOVERED WITHIN THE WORK AREA. INSTALL BRASS UTILITY MARKERS INDICATING DIRECTIONS OF LINES AT ALL CHANGES IN DIRECTIONS AFTER PAVING. INFORM THE SURVEYOR TO LOCATE AND RECORD ACTUAL LOCATIONS.
17. IF EXISTING UTILITIES ARE EXPOSED OR DETERMINED TO EXISTING UNDER THE ROUGH GRADING SITE, CONTRACTOR SHALL PROVIDE A FLAGGED STAKE THAT INDICATES THEIR LOCATION, TYPE OF UTILITY, SIZE, PIPE MATERIAL AND DEPTH. STAKES SHALL BE INSTALLED NO LESS THAN 50' ON CENTER ON STRAIGHT LINES AND AT BENDS.
18. UNCLOG, CLEAN AND FLUSH THE WORK AREA DRAINAGE SYSTEM AFTER PAVING AND IMMEDIATELY BEFORE A RAIN FORECAST.
19. THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
20. ALL EXPORT OF MATERIAL FROM THE SITE MUST GO TO A PERMITTED SITE APPROVED BY INSPECTOR OF RECORD OR A LEGAL DUMPSITE. RECEIPTS FOR ACCEPTANCE OF EXCESS MATERIAL BY A DUMPSITE ARE REQUIRED AND MUST BE PROVIDED TO THE INSPECTOR OF RECORD.
21. A COPY OF THE APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
22. SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, RESTRICTED USE AREAS SHALL BE LOCATED PER CONSTRUCTION STAKING BY A LICENSED SURVEYOR, PRIOR TO GRADING, AS REQUESTED BY THE INSPECTOR OF RECORD, ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.
23. CONTRACTOR SHALL OBTAIN AND FILE ALL REQUIRED PERMITS, INCLUDING NPDES (IE. NOI), FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUND WATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.
24. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE CITY OF DANA POINT WITH A COMPLETE SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS OF ALL WORK PERFORMED UNDER THIS CONTRACT, AS SHOWN WITHIN THESE CONSTRUCTION DRAWINGS. ALL FIELD CHANGES SHALL BE SHOWN IN DETAIL ON THE "AS-BUILT" DRAWINGS AND SHALL INCORPORATE AS A MINIMUM, NEW ELEVATIONS, GRADES AND ALIGNMENT OF UNDERGROUND FACILITIES WITH DIMENSIONAL TIES TO BUILDINGS OR OTHER VISIBLE IMPROVEMENTS.
25. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
26. CALIFORNIA PUBLIC RESOURCES CODE (SECTION 5097.98) AND HEALTH AND SAFETY CODE (SECTION 7050.5) ADDRESS THE DISCOVERY AND DISPOSITION OF HUMAN REMAINS. IN THE EVENT OF DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS IN ANY LOCATION OTHER THAN A DEDICATED CEMETERY, THE LAW REQUIRES THAT GRADING IMMEDIATELY STOPS AND NO FURTHER EXCAVATION OF DISTURBANCE OF THE SITE, OR ANY NEARBY AREA WHERE HUMAN REMAINS MAY BE LOCATED, OCCUR UNTIL THE FOLLOWING MEASURES HAVE BEEN TAKEN:
   A. THE COUNTY CORONER HAS BEEN INFORMED AND HAS DETERMINED THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED AND,
   B. IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN, THE DESCENDANTS FROM THE DECEASED NATIVE AMERICANS HAVE MADE A RECOMMENDATION FOR THE MEANS OF TREATING OR DISPOSING, WITH APPROPRIATE DIGNITY, OF THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS.

GENERAL NOTES (CONT.):

28. A COPY OF THE APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.THE CONTRACTOR SHALL PREPARE, PAY, AND FILE FOR A SWPPP. THE CONTRACTOR SHALL MODIFY AS REQUIRED THE APPROVED SWPPP/EROSION CONTROL PLANS FOR EACH PHASE OF THE PROJECT OR AS CONSTRUCTION ACTIVITIES PROGRESS THROUGH THE DURATION OF THE CONTRACT. THESE MODIFICATIONS SHALL BE REPORTED AND COORDINATED WITH BOTH THE QSD AND THE QSP. ANY MODIFICATIONS TO THE OVERALL DURATION OF CONSTRUCTION SCHEDULE FROM THAT AS SHOWN ON THE CURRENT SWPPP, SHALL ALSO BE REPORTED TO THE QSD. THE QSD SHALL THAN BE REQUIRED TO FILE AN EXTENSION OF CONSTRUCTION OR COI, (CHANGE OF INFORMATION), WITH THE STATE WATER RESOURCE CONTROL BOARD. ALL BMP'S SHALL BE MAINTAINED YEAR ROUND TO THE SATISFACTION OF THE QSD AND QSP.
29. CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND THE PERIMETER OF THE CONSTRUCTION SITE AND STAGING AREA. FENCING SHALL BE MINIMUM 8 FEET TALL AND SHALL HAVE A DUST/VISION BARRIER ALONG THE FULL LENGTH. THE DUST/VISION BARRIER SHALL EXTEND THE LENGTH OF THE CONSTRUCTION SITE. THE FENCING SHALL BE DRIVEN INTO THE GROUND AND SHALL BE ABLE TO WITHSTAND A 200-POUND HORIZONTAL POINT LOAD IN ANY DIRECTION FOR WIND LOAD DUE TO DUST/ VISION BARRIER. TEMPORARY FENCING POLES AND GATES POST SHALL BE DRIVEN INTO THE GROUND. FENCE STANDS WILL NOT BE ALLOWED. WORK AREA AND STAGING AREA SHALL BE SECURE AT ALL TIMES.
30. UTILITIES TO BE VERIFIED IN FIELD TO ENSURE THE EXISTING SERVING FACILITIES TO REMAIN. COORDINATE RELOCATION IF REQUIRED. REMOVE INTERFERING SECTIONS OF ALL ABANDONED EXISTING UTILITIES. UTILITY OWNERS OF THESE ABOVE-MENTIONED INTERFERING UTILITIES AND THE CITY OF DANA POINT OR IOR/OAR SHALL BE NOTIFIED IN ADVANCE PRIOR TO START OF REMOVAL.
31. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINISHED GRADING SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
32. CONTRACTOR IS RESPONSIBLE TO ADJUST EXISTING DRY AND / OR PRESSURIZED UTILITY PIPES ABOVE, BELOW AND / OR COORDINATE RELOCATION DUE TO THE INSTALLATION OF NEW GRAVITY LINES (SEWER AND STORM UTILITY PIPES) / OR COORDINATE WITH DESIGN TEAM ANY UTILITY NOT SHOWN ON DRAWINGS BEFORE CONSTRUCTION.

LEGENDS:

PROPERTY LINE	——— — — ———
CENTER LINE	——— — ———
EXISTING GRADE ELEVATION	——— (1462.66) ———
FINISHED GRADE ELEVATION	——— 1463.50 ———
FLOW LINE	——— · · · ———
GRADE BREAK	– – – – – – – – – –
STORM DRAIN LINE	———SD———
SANITARY SEWER LINE	———SS———
DOMESTIC WATER LINE	———DW———
FIRE WATER LINE	———FW———
GAS LINE	——— G ———
ELECTRICAL LINE	——— E ———
CLEANOUT	○
THRUST BLOCK	▼
WATER METER	▣
FIRE HYDRANT	
FIRE DEPARTMENT CONNECTION	FDC
POST INDICATOR VALVE	⊗
DRAIN INLET	▣

GEOTECHNICAL NOTES:

1. THE SITE SOILS CAN BE EXCAVATED UTILIZING CONVENTIONAL HEAVY-DUTY EARTH-MOVING EQUIPMENT. THE EXCAVATED SITE SOILS, FREE OF GRASS, VEGETATION, ORGANICS, DEBRIS, AND OVERSIZED ROCK MATERIALS, MAY BE PLACED AS COMPACTED FILL IN STRUCTURAL AREAS AFTER PROPER PROCESSING. ROCKS LARGER THAN 3.0 INCHES IN THE LARGEST DIMENSION SHALL NOT BE PLACED AS FILL.
2. ON-SITE FINE-GRAINED SOILS AND WITH AN EXPANSION INDEX EXCEEDING 20 SHALL NOT BE RE-USED FOR COMPACTION WITHIN 2 FEET BELOW THE PROPOSED SHALLOW FOUNDATIONS AND SLABS ON GRADE. SOILS CONTAINING ORGANIC MATERIALS (ROOTS, GRASS, PLANTS, ETC.) SHALL NOT BE USED AS STRUCTURAL FILL. THE EXTENT OF REMOVAL SHALL BE DETERMINED BY THE GEOTECHNICAL REPRESENTATIVE BASED ON SOIL OBSERVATION DURING GRADING.
3. BASED ON THE EXPANSION INDEX TEST RESULTS FOR THE ON-SITE SOIL, IMPORTED GRANULAR MATERIAL OR LIME TREATED SOIL WILL BE NEEDED TO BACKFILL WITHIN THE UPPER 2 FEET OF STRUCTURAL FILL. ALTERNATIVELY, POST-TENSION SLABS MAY BE USED WITHIN THE BUILDING SLAB AREA, THEN NO NEED FOR IMPORTED GRANULAR SOIL OR LIME TREATED SOIL.
4. PRIOR TO THE START OF CONSTRUCTION, ALL LOOSE/SOFT SOIL, EXISTING FILL, ORGANIC MATERIALS (GRASS) AND SOIL DISTURBED DURING DEMOLITION SHALL BE REMOVED TO FIRM AND UNYIELDING NATIVE MATERIAL OR COMPACTED FILL.
5. THE UPPER 2 FEET OF SOIL BELOW THE EXISTING GRADES SHALL BE OVER-EXCAVATED AND RECOMPACTED FOR NEW SLAB SUPPORT. FOR PAVEMENT, FLATWORK AND HARDSCAPE, THE UPPER 24 INCHES SHALL BE OVER-EXCAVATED AND RECOMPACTED. THE EXCAVATION TO REMOVE UNSUITABLE SOILS SHALL BE EXTENDED TO 2 FEET BEYOND THE PROPOSED STRUCTURE LIMITS WHERE SPACE IS AVAILABLE.
6. OVER-EXCAVATION AND RE-COMPACTION FOR SHALLOW FOUNDATIONS AND RETAINING WALLS, IF ANY, SHALL BE THREE (3) FEET BELOW BOTTOM OF FOOTINGS AND SHALL EXTEND THREE (3) FEET LATERALLY BEYOND THE RETAINING WALL FOOTING. LOCALIZED DEEPER REMOVAL WILL BE NEEDED WHERE FIRM NATIVE SOILS ARE NOT EXPOSED ON THE EXCAVATION BOTTOM.
7. EXCAVATION ACTIVITIES SHALL NOT DISTURB OR UNDERMINE ANY EXISTING FOUNDATIONS TO REMAIN. THE EXCAVATIONS ADJACENT TO EXISTING STRUCTURES CAN BE DONE USING SHORING OR THE "A-B-C" SLOT CUT METHOD. THE "A-B-C" SLOT CUTS EXPOSING NATIVE SANDY SOILS MAY BE EXCAVATED WITH MAXIMUM 8 FEET WIDE AND 8 FEET IN HEIGHT SECTIONS TO PREVENT THE EXISTING UTILITY LINES AND/OR SITE STRUCTURES FROM BECOMING UNSTABLE.
8. THE EXPOSED BOTTOM OF THE OVER-EXCAVATION AREA SHALL BE SCARIFIED AT LEAST 6.0 INCHES, MOISTURE CONDITIONED AS NEEDED TO NEAR-OPTIMUM MOISTURE CONTENT, AND COMPACTED TO NINETY PERCENT (90%) RELATIVE COMPACTION. THE UPPER 12 INCHES OF SUBGRADE BELOW NEW PAVEMENT SHALL BE COMPACTED TO 95 PERCENT RELATIVE COMPACTION. OVER-EXCAVATION SHALL NOT UNDERMINE ADJACENT IMPROVEMENTS.
9. REMEDIAL GRADING SHALL NOT EXTEND WITHIN A PROJECTED 1:1 (HORIZONTAL TO VERTICAL) PLANE PROJECTED DOWN FROM THE OUTER EDGE OF ADJACENT IMPROVEMENTS. IF LOOSE, YIELDING SOIL CONDITIONS ARE ENCOUNTERED AT THE EXCAVATION BOTTOM, THE FOLLOWING OPTIONS CAN BE CONSIDERED:
   A. OVER-EXCAVATE UNTIL A FIRM BOTTOM IS REACHED.
   B. SCARIFY OR OVER-EXCAVATE AN ADDITIONAL 18 INCHES DEEP, AND THEN PLACE AT LEAST 18-INCH-THICK LAYER OF COMPACTED BASE MATERIAL (CAB OR EQUIVALENT) TO BRIDGE THE SOFT BOTTOM. BASE MATERIALS SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
   C. OVER-EXCAVATE AN ADDITIONAL 18 INCHES DEEP AND THEN PLACE A LAYER OF GEOTEXTILE REINFORCEMENT (I.E. MIRAFI HP570, OR EQUIVALENT), THEN PLACE AN 18-INCH-THICK LAYER OF COMPACTED BASE MATERIAL (CAB OR EQUIVALENT) TO BRIDGE THE SOFT BOTTOM. BASE MATERIAL SHALL BE COMPACTED TO 95% RELATIVE COMPACTION. AN ADDITIONAL LAYER OF GEOTEXTILE REINFORCEMENT MAY BE NEEDED ON TOP OF BASE MATERIAL DEPENDING ON THE ACTUAL SITE CONDITIONS.
10. EXCAVATION ACTIVITIES SHALL NOT DISTURB ADJACENT UTILITIES OR UNDERMINE ANY ADJACENT BUILDINGS AND STRUCTURES TO REMAIN. EXISTING UTILITIES SHALL BE REMOVED AND ADEQUATELY CAPPED AT THE PROJECT BOUNDARY LINE OR SALVAGED/REROUTED AS DESIGNED.

GEOTECHNICAL NOTES (CONT.):

11. THE ACTUAL DEPTH OF REMOVAL SHALL BE BASED ON RECOMMENDATIONS AND OBSERVATION MADE DURING GRADING. THEREFORE, SOME VARIATIONS IN THE DEPTH AND LATERAL EXTENT OF OVER-EXCAVATION RECOMMENDED IN THIS REPORT SHALL BE ANTICIPATED.
12. ALL SURFACES TO RECEIVE STRUCTURAL FILLS SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES. THE SOIL SHALL BE MOISTURE CONDITIONED TO WITHIN ±3 PERCENT OF OPTIMUM MOISTURE CONTENT FOR COARSE SOILS AND 0 TO 2 PERCENT ABOVE OPTIMUM MOISTURE CONTENT FOR FINE SOILS. THE SCARIFIED SOILS SHALL BE RECOMPACTED TO AT LEAST 90 PERCENT OF THE LABORATORY MAXIMUM DRY DENSITY.
13. FILL SOILS SHALL BE THOROUGHLY MIXED, AND MOISTURE CONDITIONED TO WITHIN ±3 PERCENT OF OPTIMUM MOISTURE CONTENT FOR COARSE SOILS AND 0 TO 2 PERCENT ABOVE OPTIMUM MOISTURE CONTENT FOR FINE SOILS. FILL SOILS SHALL BE EVENLY SPREAD IN HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS.
14. ALL FILL PLACED AT THE SITE SHALL BE COMPACTED TO AT LEAST 90 PERCENT OF THE LABORATORY MAXIMUM DRY DENSITIES AS DETERMINED BY ASTM STANDARD D1557 TEST METHOD UNLESS A HIGHER COMPACTION IS SPECIFIED HEREIN.
15. FILL MATERIALS SHALL NOT BE PLACED, SPREAD, OR COMPACTED DURING UNFAVORABLE WEATHER CONDITIONS. WHEN SITE GRADING IS INTERRUPTED BY HEAVY RAIN, FILLING OPERATIONS SHALL NOT RESUME UNTIL THE GEOTECHNICAL CONSULTANT APPROVES THE MOISTURE AND DENSITY CONDITIONS OF THE PREVIOUSLY PLACED FILL.
16. FINAL SUBGRADE SOILS FOR STRUCTURES SHALL BE UNIFORM AND NON-YIELDING. TO OBTAIN A UNIFORM SUBGRADE, SOILS SHALL BE WELL MIXED AND UNIFORMLY COMPACTED. THE SUBGRADE SOILS SHALL BE NON-EXPANSIVE AND WELL-DRAINED. THE NEAR-SURFACE SITE SOILS SHALL BE FREE DRAINING. WE RECOMMEND THAT AT LEAST THE UPPER 2.0 INCHES OF SUBGRADE SOILS UNDERNEATH THE SLAB-ON-GRADE SHALL BE COMPRISED OF WELL-DRAINED GRANULAR SOILS SUCH AS SANDS, GRAVEL OR CRUSHED AGGREGATE SATISFYING THE FOLLOWING CRITERIA:
17. MAXIMUM SIZE ≤ 1.5 INCHES
    PERCENT PASSING U.S. #200 SIEVE IS TWELVE PERCENT (12%)
    SAND EQUIVALENT > 30

    THE SUBGRADE SOILS SHALL BE MOISTURE CONDITIONED BEFORE PLACING CONCRETE.

    BASED ON THE FIELD EXPLORATION, THE EARTH MATERIALS AT THE SITE SHALL BE EXCAVATABLE WITH CONVENTIONAL HEAVY-DUTY EARTH MOVING AND TRENCHING EQUIPMENT. SOME GRAVEL SHALL BE EXPECTED DURING EXCAVATION.
18. ANY SOFT AND/OR UNSUITABLE MATERIAL ENCOUNTERED AT THE PIPE INVERT SHALL BE REMOVED AND REPLACED WITH ADEQUATE BEDDING MATERIAL.
19. THE PIPE SUBGRADE SHALL BE LEVEL, FIRM, UNIFORM, FREE OF LOOSE MATERIALS AND PROPERLY GRADED TO PROVIDE UNIFORM BEARING AND SUPPORT TO THE ENTIRE SECTION OF THE PIPE PLACED ON BEDDING MATERIAL. PROTRUDING OVERSIZE PARTICLES LARGER THAN TWO (2) INCHES IN THE LARGEST DIMENSION, IF ANY, SHALL BE REMOVED FROM THE TRENCH BOTTOM AND REPLACED WITH COMPACTED MATERIALS.
20. DURING THE DIGGING OF DEPRESSIONS FOR PROPER SEALING OF THE PIPE JOINTS, THE PIPE SHALL REST ON A PREPARED BOTTOM FOR AS NEAR ITS FULL LENGTH AS IS PRACTICABLE.
21. THE BEDDING ZONE IS DEFINED AS A PORTION OF THE PIPE TRENCH FROM FOUR INCHES BELOW THE PIPE INVERT TO ONE FOOT ABOVE THE TOP OF PIPE. ON-SITE SOILS, IN THE UPPER SOIL PROFILE, CONSISTED PRIMARILY OF CLAYS AND SANDS AND MAY NOT BE SUITED FOR USE AS BEDDING MATERIAL. SANDY SOIL MATERIALS WITH A SAND EQUIVALENT OF NOT LESS THAN 30 ARE ACCEPTABLE FOR BEDDING MATERIAL.
22. TRENCH EXCAVATIONS TO RECEIVE BACKFILL SHALL BE FREE OF TRASH, DEBRIS OR OTHER UNSATISFACTORY MATERIALS AT THE TIME OF BACKFILL PLACEMENT. EXCAVATED ON-SITE SOILS FREE OF OVERSIZE PARTICLES, DEFINED AS LARGER THAN ONE (1) INCH IN MAXIMUM DIMENSION IN THE UPPER 12 INCHES OF SUBGRADE SOILS AND LARGER THAN THREE (3) INCHES IN THE LARGEST DIMENSION IN THE TRENCH BACKFILL BELOW, AND DELETERIOUS MATTER AFTER PROPER PROCESSING MAY BE USED TO BACKFILL THE TRENCH ZONE. IMPORTED TRENCH BACKFILL, IF USED, SHALL BE APPROVED BY THE PROJECT SOILS CONSULTANT PRIOR TO DELIVERY AT THE SITE. NO MORE THAN 30 PERCENT OF THE BACKFILL VOLUME SHALL BE LARGER THAN ¾ INCH IN THE LARGEST DIMENSION.
23. TRENCH BACKFILL SHALL BE COMPACTED TO 90 PERCENT OF THE LABORATORY MAXIMUM DRY DENSITY AS PER ASTM STANDARD D1557 TEST METHOD. AT LEAST THE UPPER TWELVE (12) INCHES OF TRENCH UNDERLYING PAVEMENTS SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE LABORATORY MAXIMUM DRY DENSITY.
24. IMPORTED SOIL, IF ANY, USED AS COMPACTED TRENCH BACKFILL SHALL BE PREDOMINANTLY GRANULAR AND MEET THE FOLLOWING CRITERIA:

- EXPANSION INDEX LESS THAN 20
- FREE OF ALL DELETERIOUS MATERIALS
- CONTAIN NO PARTICLES LARGER THAN 3 INCHES IN THE LARGEST DIMENSION
- CONTAIN LESS THAN 30 PERCENT BY WEIGHT RETAINED ON 3/4-INCH SIEVE
- CONTAIN AT LEAST 15 PERCENT FINES (PASSING #200 SIEVE)
- HAVE A PLASTICITY INDEX OF 10 OR LESS

ANY IMPORT FILL SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL REPRESENTATIVE PRIOR TO DELIVERY TO THE SITE.

ABBREVIATIONS:

AC	ASPHALT CONCRETE
APRN	APRON
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ATT	ATT UTILITY COMPANY
AWWA	AMERICAN WATER WORKS ASSOCIATION
BFP	BACKFLOW PREVENTER
B	BOLLARD
BR	BOTTOM RAMP
BS	BLUE STRIPE
BW	BOTTOM OF WALL
BX	BOTTOM OF CURB AT X
C/CC	CONCRETE
CO	CLEANOUT
CS	CONCRETE SLAB
DI	DRAIN INLET
EC	EDGE OF CONCRETE
EG	EDGE OF GUTTER
EJ	EXPANSION JOINT
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FL	FLOW LINE
FP	FLAG POLE
GRD	GROUND
HCS	HANDICAP SIGN
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
L	LENGTH
LA CO	LOS ANGELES COUNTY
LS	LIGHT STANDARD
L&T	LEAD AND TACK
MAX	MAXIMUM
MEAS	MEASURED
MH	MAINTENANCE HOLE/MANHOLE
MIN	MINIMUM
MSC	METAL STORAGE CONTAINER
N	NORTH/NEW
NM	NEWSPAPER VENDING MACHINE

ABBREVIATIONS (CONT.):

NTS	NOT TO SCALE
O.C.	ON CENTER
OH	OVERHEAD
PA	PLANTER AREA
PB	PULLBOX
PCC	PORTLAND CEMENT CONCRETE
PED	PEDESTRIAN
PIV	PRESSURE INDICATOR VALVE
PL	PROPERTY LINE
PLTR	PLANTER
PP	POWER POLE
PVMT	PAVEMENT
R	RADIUS (GEOMETRY) OR RIDGE (GRADING) OR RECORD (SURVEY)
RD	ROOF DRAIN
REF	REFERENCE
RG	ROUGH GRADE
ROW	RIGHT OF WAY
SCO	SEWER CLEAN OUT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLPB	STREET LIGHT PULLBOX
SLV	STREET LIGHT VAULT
SMH	SEWER MANHOLE
SN	SIGN
SPECS	SPECIFICATIONS
SQ.FT.	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD(S)	STANDARD(S)
SW	SIDEWALK
S&W	SPIKE & WASHER
TC	TOP OF CURB
TE	TRASH ENCLOSURE/TOP ELEVATION
TG	TOP OF GRATE
TH	THRESHOLD
TTS	TOP OF TOP STEP
TW	TOP OF WALL
TWC	TIME WARNER CABLE
TX	TOP OF DRIVEWAY CURB
TYP	TYPICAL
UV	UTILITY VAULT
VER	VERTICAL
VIF	VERIFY IN FIELD
VLT	VAULT
W	DOMESTIC WATER/WEST
WF	WATER FAUCET
WM	WATER METER
WS	WHITE STRIPE
WV	WATER VALVE
YS	YELLOW STRIPE

SHEET INDEX:

SHEET NO.	SHEET TITLE
C1.00	GENERAL NOTES, LEGENDS, ABBREVIATIONS AND SHEET INDEX
CD1.00	SITE DEMOLITION PLAN
C2.00	SITE CONTROL PLAN
C2.10	SITE CONTROL PLAN
C3.00	SITE GRADING PLAN
C4.00	SITE UTILITY PLAN
C5.00	MISCELLANEOUS DETAILS - SITE
C5.10	MISCELLANEOUS DETAILS - SITE
C6.00	EROSION CONTROL PLAN
C6.10	EROSION CONTROL DETAILS
C7.00	OVEREXCAVATION PLAN

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM | SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: | LIC. NO.
PROJECT ENGINEER: | LIC. NO.
AS-BUILTS DRAWN BY: | DATE:

PROJECT NAME: **RANCHO PARK GOLF CLUBHOUSE RENOVATION**

ADDRESS: 10460 W PICO BLVD, LOS ANGELES, CA 90064

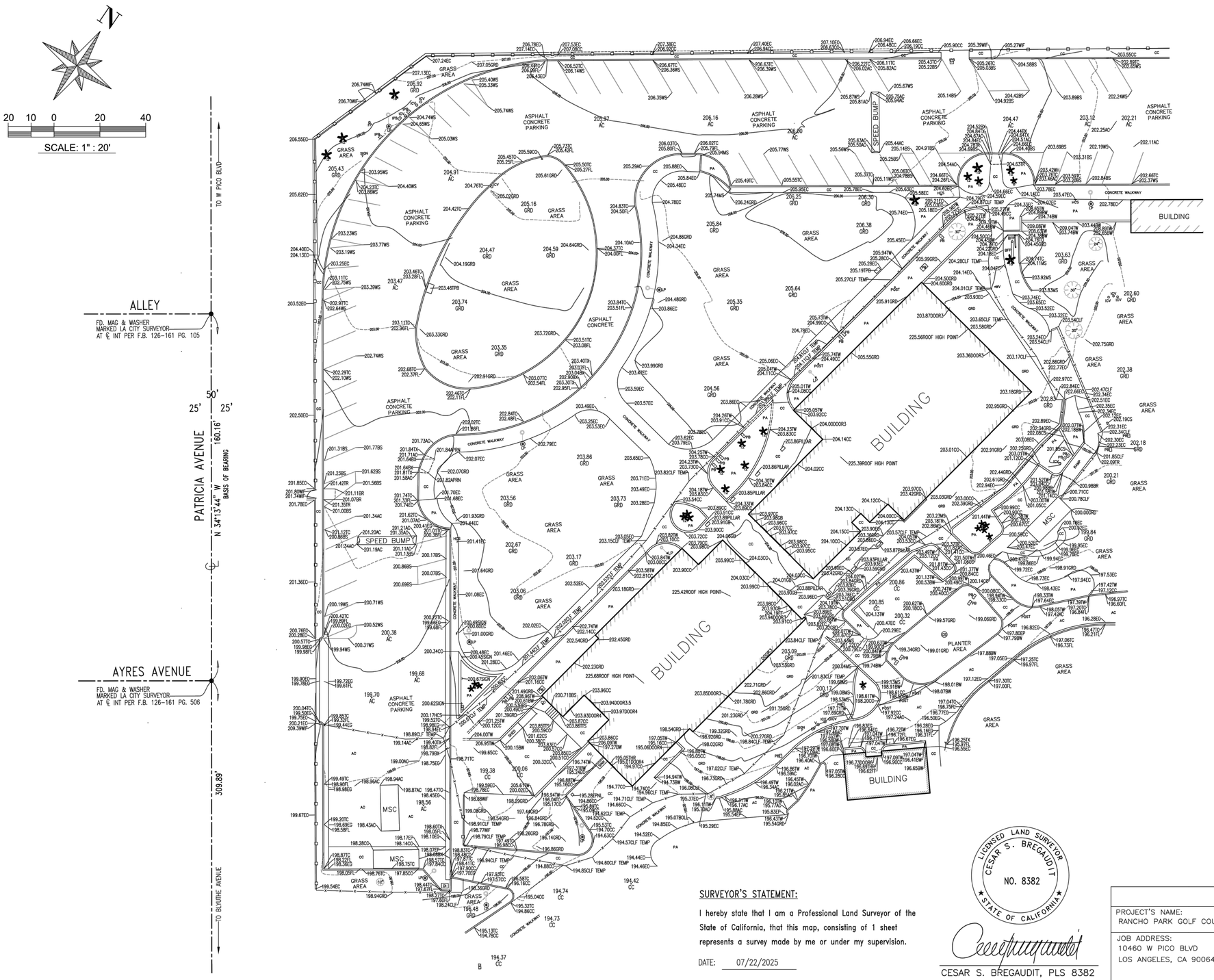
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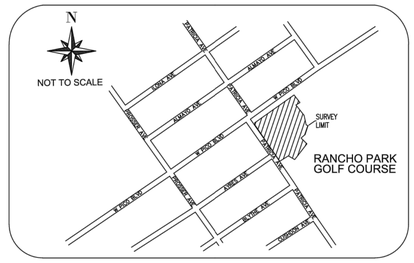
PLAN NAME:
GENERAL NOTES, LEGENDS, ABBREVIATIONS AND SHEET INDEX

DRAWN BY:	APPROVED BY:
SCALE:	ISSUE DATE:
W.O. NO.	FILE NO.

DRAWING NO.
C1.00
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET





ABBREVIATIONS:

AC - ASPHALT CONCRETE	HCS - HANDICAP SIGN
APRN - APRON	ICV - IRRIGATION CONTROL
BFP - BACK FLOW PREVENTOR	VALVE
BOLL - BOLLARD	IPB - IRRIGATION PULL BOX
BR - BOTTOM RAMP	LP - LIGHT POST
BS - BLUE STRIPE	MS - MOW STRIP
BW - BOTTOM OF WALL	MSC - METAL STORAGE
BX - BOTTOM CURB AT X	CONTAINER
C/CC - CONCRETE	PA - PLANTER
CLF - CHAIN LINK FENCE	PB - PULL BOX
CO - CLEANOUT	TEMP - TEMPORARY
CS - CONCRETE SLAB	TC - TOP CURB
DI - DRAIN INLET	THR - THRESHOLD
EC - EDGE OF CONCRETE	TPB - TELEPHONE PULL BOX
EG - EDGE OF GUTTER	TR- TOP OF RAMP
EP - EDGE OF PAVEMENT	TW - TOP OF WALL
FF- FINISH FLOOR	TX - TOP OF CURB AT X
FL - FLOW LINE	WIF - WROUGHT IRON FENCE
FP - FLAG POLE	WH - WEEP HOLE
GRD - GROUND	WS - WHITE STRIPE

LEGEND:

CENTER LINE _____ _____

CHAIN LINK FENCE _____ -x-x-x-x-x-x-

CONTOUR LINE _____ 1567 / 1566

PILLAR/BUILDING _____ ////////

- TREE
- DIA IN INCHES

- PALM TREE
- DIA IN INCHES

℄ - CENTER LINE

SURVEYOR'S NOTES:

1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY OF VISIBLE FIELD CONDITIONS AT THE TIME OF THIS SURVEY. NO EASEMENTS, COVENANTS, CONDITIONS, OR RESTRICTIONS HAVE BEEN DETERMINED EXCEPT THOSE SHOWN.

2. THE HORIZONTAL BASIS FOR THIS SURVEY IS N 34°13'44" W ON PATRICIA AVENUE PER PWFB 1216/1263 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

3. THE VERTICAL BASIS FOR THIS SURVEY IS DESCRIBED AS WIRE SPK W CURB PATRICIA AVENUE; 4FT N OF BC RET N OF BLYTHE AVENUE. ELEVATION = 195.59'

4. REFER TO AUTOCAD DWG FILE FOR ADDITIONAL SURVEY POINTS AND DATA FEATURES NOT SHOWN HERE.

SURVEYOR'S STATEMENT:

I hereby state that I am a Professional Land Surveyor of the State of California, that this map, consisting of 1 sheet represents a survey made by me or under my supervision.

DATE: 07/22/2025

LICENSED LAND SURVEYOR
CESAR S. BREGAUDIT
NO. 8382
STATE OF CALIFORNIA

CESAR S. BREGAUDIT, PLS 8382

TOPOGRAPHIC SURVEY

PROJECT'S NAME:
RANCHO PARK GOLF COURSE

JOB ADDRESS:
10460 W PICO BLVD
LOS ANGELES, CA 90064

APN: 4318-001-900

Prepared By:
FLORENTINO FERRER
FERRER & ASSOCIATES (626)437-0038
LAND SURVEYORS & ENGINEERS FAX (626)270-4424
16388 COLIMA ROAD, UNIT 206-L
HACIENDA HEIGHTS, CA 91745

SCALE: 1"=20'	DRAWN BY: D.F.	PROJECT: SR25-061	SHEET 1 OF 1 SHEET(S)
DATE: 07/22/25			

FOR REFERENCE ONLY

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME: **RANCHO PARK GOLF CLUBHOUSE RENOVATION**

ADDRESS: 10460 W PICO BLVD, LOS ANGELES, CA 90064

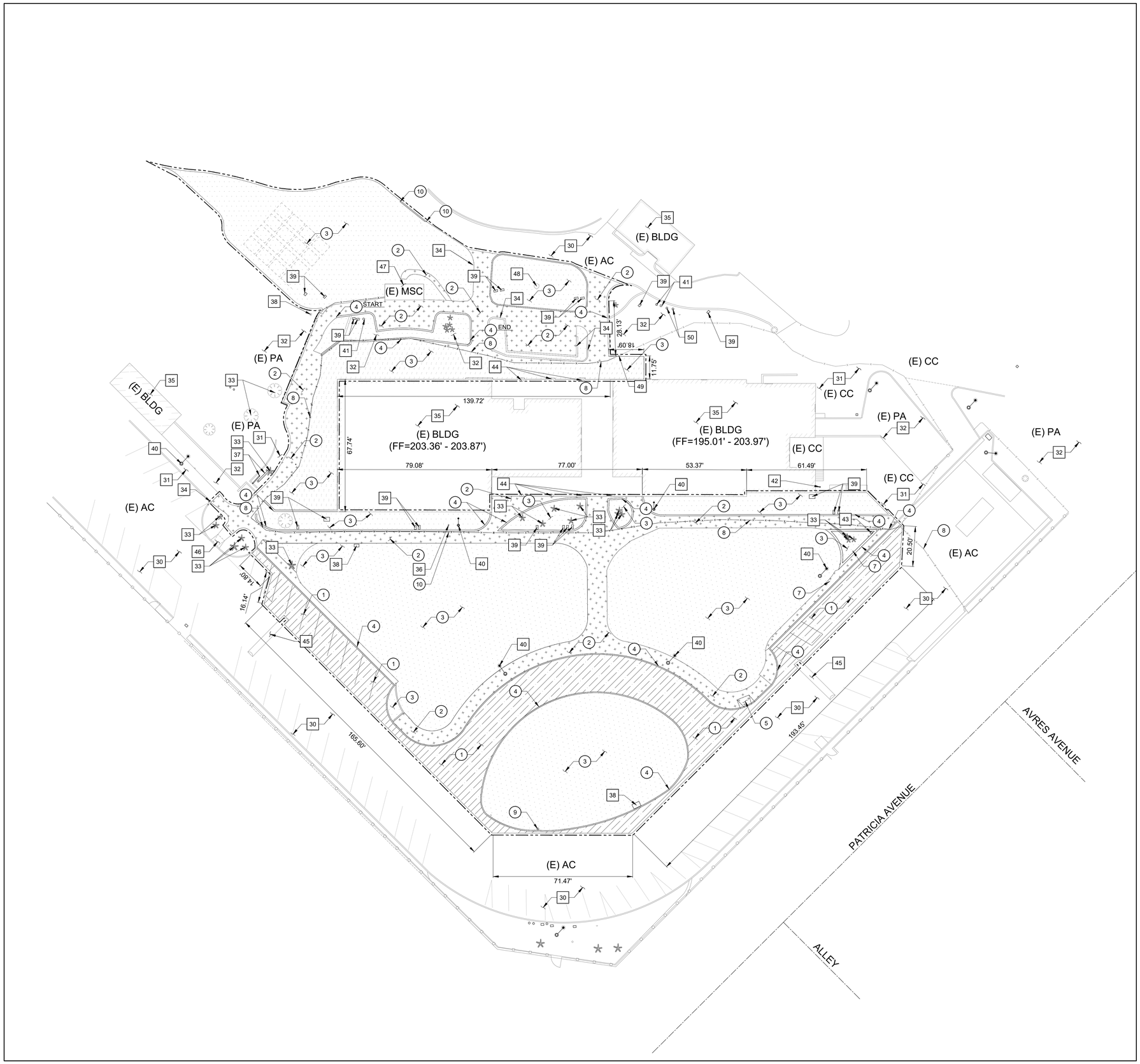
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PLAN NAME:
EXISTING CONDITIONS

DRAWN BY:	APPROVED BY:
SCALE:	ISSUE DATE:
W.O. NO.	FILE NO.

DRAWING NO.
C1.10
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET



REMOVAL NOTES:

1. REMOVE EXISTING AC PAVEMENT AND BASE MATERIAL, FULL DEPTH.
2. REMOVE EXISTING CONCRETE PAVEMENT AND BASE MATERIAL, FULL DEPTH.
3. CLEAR, GRUB AND REMOVE EXISTING TURF/PLANTER/EXPOSED SUBGRADE AREA. REMOVE EXISTING SHRUBS AND ROOTS.
4. REMOVE EXISTING CURB IN ITS ENTIRETY.
5. REMOVE EXISTING CURB RAMP IN ITS ENTIRETY.
6. REMOVE EXISTING PULLBOX.
7. REMOVE EXISTING SIGN POST AND POST FOOTING IN ITS ENTIRETY.
8. TEMPORARILY REMOVE EXISTING FENCE FOR CONSTRUCTION OF NEW PAVEMENT. REINSTALL EXISTING FENCE AFTER CONSTRUCTION OF NEW PAVEMENT.
9. REMOVE EXISTING IRRIGATION CONTROL VALVE.
10. REMOVE EXISTING MOWSTRIP.

PROTECT-IN-PLACE NOTES:

30. PROTECT IN PLACE EXISTING AC PAVEMENT.
31. PROTECT IN PLACE EXISTING CONCRETE PAVEMENT.
32. PROTECT IN PLACE EXISTING TURF/PLANTER/EXPOSED SUBGRADE AREA.
33. PROTECT IN PLACE EXISTING TREES. COORDINATE WITH LANDSCAPE DRAWINGS.
34. PROTECT IN PLACE EXISTING CONCRETE CURB.
35. PROTECT IN PLACE EXISTING BUILDING.
36. PROTECT IN PLACE EXISTING POST.
37. PROTECT IN PLACE EXISTING BACKFLOW PREVENTER.
38. PROTECT IN PLACE EXISTING COMMUNICATION PULL BOX. ADJUST TO NEW DESIGN GRADE AS REQUIRED.
39. PROTECT IN PLACE EXISTING PULL BOX. ADJUST TO NEW DESIGN GRADE AS REQUIRED.
40. PROTECT IN PLACE EXISTING LIGHT POLE. ADJUST TO NEW DESIGN GRADE AS REQUIRED.
41. PROTECT IN PLACE EXISTING IRRIGATION CONTROL VALVE. ADJUST TO NEW DESIGN GRADE AS REQUIRED.
42. PROTECT IN PLACE EXISTING CLEAN OUT. ADJUST TO NEW DESIGN GRADE AS REQUIRED.
43. PROTECT IN PLACE EXISTING DRAIN INLET. ADJUST TO NEW DESIGN GRADE AS REQUIRED.
44. PROTECT IN PLACE EXISTING PILLAR, COLUMN AND FOUNDATION IN ITS ENTIRETY.
45. PROTECT IN PLACE EXISTING SPEED BUMP IN ITS ENTIRETY.
46. PROTECT IN PLACE EXISTING CONCRETE CURB RAMP.
47. PROTECT IN PLACE EXISTING METAL STORAGE CONTAINER.
48. PROTECT IN PLACE EXISTING CONCRETE SLAB.
49. PROTECT IN PLACE EXISTING FENCE.
50. PROTECT IN PLACE EXISTING VALVE. ADJUST TO NEW DESIGN GRADE AS REQUIRED.

REMOVAL LEGEND:

- REMOVE EXISTING AC PAVEMENT AND BASE MATERIAL, FULL DEPTH.
- REMOVE EXISTING CONCRETE PAVEMENT AND BASE MATERIAL, FULL DEPTH.
- CLEAR, GRUB AND REMOVE EXISTING TURF/PLANTER/SHRUBS/EXPOSED SUBGRADE AREA. REMOVE EXISTING SHRUBS AND ROOTS IN THEIR ENTIRETY.
- LIMIT REMOVAL

SHEET NOTES:

1. FOR GENERAL NOTES, LEGENDS AND ABBREVIATIONS, SEE SHEET C1.00.
2. SEE ARCHITECTURAL DRAWINGS FOR OTHER SITE RELATED DIMENSIONS NOT SHOWN ON THIS DRAWING.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SURFACE AND/OR UNDERGROUND UTILITIES IN CONFLICT WITH THE PROPOSED DEMOLITION AND DESIGN ITEMS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES AND/OR CONSTRUCTION RELATED ISSUES TO THE OWNER OR DESIGN TEAM PRIOR TO THE COMMENCEMENT OF WORK.

SITE DEMOLITION PLAN

20 10 0 20 40

SCALE: 1"=20'

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME: **RANCHO PARK GOLF CLUBHOUSE RENOVATION**

ADDRESS: 10460 W PICO BLVD, LOS ANGELES, CA 90064

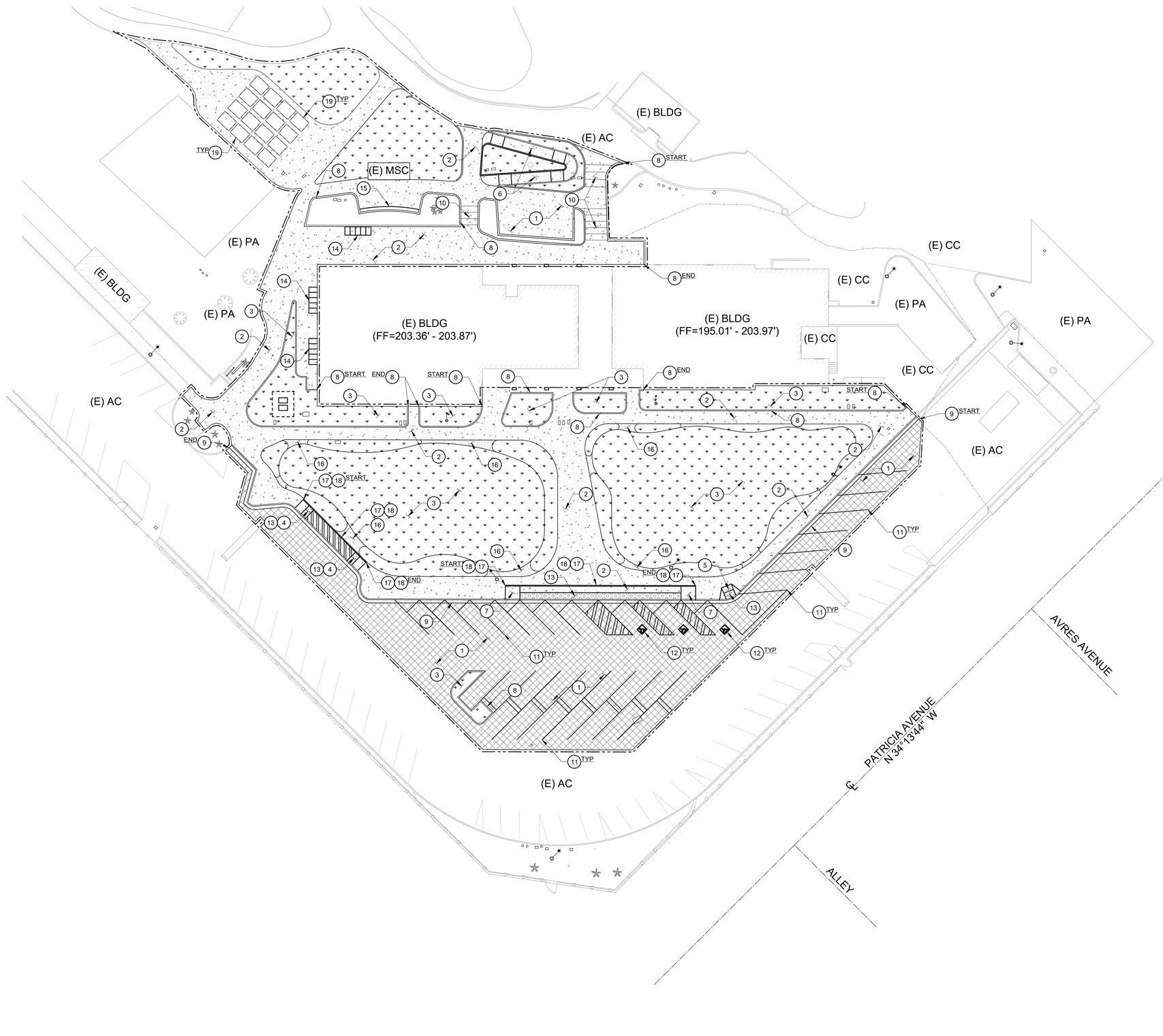
REVISIONS:	DATE:

PLAN NAME: SITE DEMOLITION PLAN

DRAWN BY:	APPROVED BY:
SCALE:	ISSUE DATE:
W.O. NO.	FILE NO.

DRAWING NO.
CD1.00
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET



CONSTRUCTION NOTES:

1. CONSTRUCT 5" THICK AC SURFACING OVER 7" THICK CRUSHED AGGREGATE BASE (CAB), PER DETAIL 1 ON SHEET C5.00.
2. CONSTRUCT 5" THICK CONCRETE PAVEMENT OVER 4" BASE PER DETAIL 2 ON SHEET C5.00.
3. INSTALL NEW PLANTER AREA PER LANDSCAPE DRAWINGS.
4. CONSTRUCT NEW CONCRETE CURB RAMP PER DETAIL 2 ON SHEET C5.10.
5. CONSTRUCT NEW CONCRETE CURB RAMP PER DETAIL 5 ON SHEET C5.10.
6. CONSTRUCT NEW ACCESSIBLE RAMP PER DETAIL 1 ON SHEET C5.10.
7. CONSTRUCT NEW PARALLEL CURB RAMP PER DETAIL 7 ON SHEET C5.00.
8. CONSTRUCT NEW CURB PER DETAIL 5 ON SHEET C5.00.
9. CONSTRUCT NEW CURB AND GUTTER PER DETAIL 6 ON SHEET C5.00.
10. CONSTRUCT NEW STAIRS PER ARCHITECTURAL AND STRUCTURAL DRAWINGS.
11. INSTALL NEW STRIPING PER ARCHITECTURAL DRAWINGS.
12. INSTALL NEW STRIPING ADA PER ARCHITECTURAL DRAWINGS.
13. INSTALL NEW TRUNCATED DOME PER DETAIL 8 ON SHEET C5.00.
14. INSTALL NEW PUSH CART RACKS PER ARCHITECTURAL DRAWINGS.
15. INSTALL NEW BENCH PER ARCHITECTURAL DRAWINGS.
16. CONSTRUCT NEW DECOMPOSED GRANITE PER LANDSCAPE DRAWINGS.
17. CONSTRUCT NEW CONCRETE CURB WITH BARRIER RAIL PER DETAIL 4 ON SHEET C5.10.
18. INSTALL NEW BARRIER RAIL PER ARCHITECTURAL DRAWINGS.
19. INSTALL NEW GOLF CART STAGING AREA PER ARCHITECTURAL DRAWINGS.
20. CONSTRUCT NEW CONCRETE WALK PER DETAIL 2 ON SHEET C5.00.

LEGEND:

- CONSTRUCT 5" THICK AC SURFACING OVER 7" THICK CRUSHED AGGREGATE BASE (CAB), PER DETAIL 1 ON SHEET C5.00.
- CONSTRUCT 5" THICK CONCRETE PAVEMENT OVER 4" BASE PER DETAIL 2 ON SHEET C5.00.
- CONSTRUCT NEW DECOMPOSED GRANITE PER LANDSCAPE DRAWINGS.
- INSTALL NEW TRUNCATED DOME PER ARCHITECTURAL DRAWINGS.
- INSTALL PLANTER AREA PER LANDSCAPE DRAWINGS.
- LIMIT OF WORK

SHEET NOTES:

1. FOR GENERAL NOTES, LEGEND AND ABBREVIATIONS, SEE SHEET C1.00.
2. REFER TO ARCHITECTURAL DRAWINGS FOR OTHER SITE DIMENSIONS AND IMPROVEMENTS NOT SHOWN ON THIS DRAWING.

SITE PLAN

20 10 0 20 40

SCALE: 1"=20'

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

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ADDRESS:
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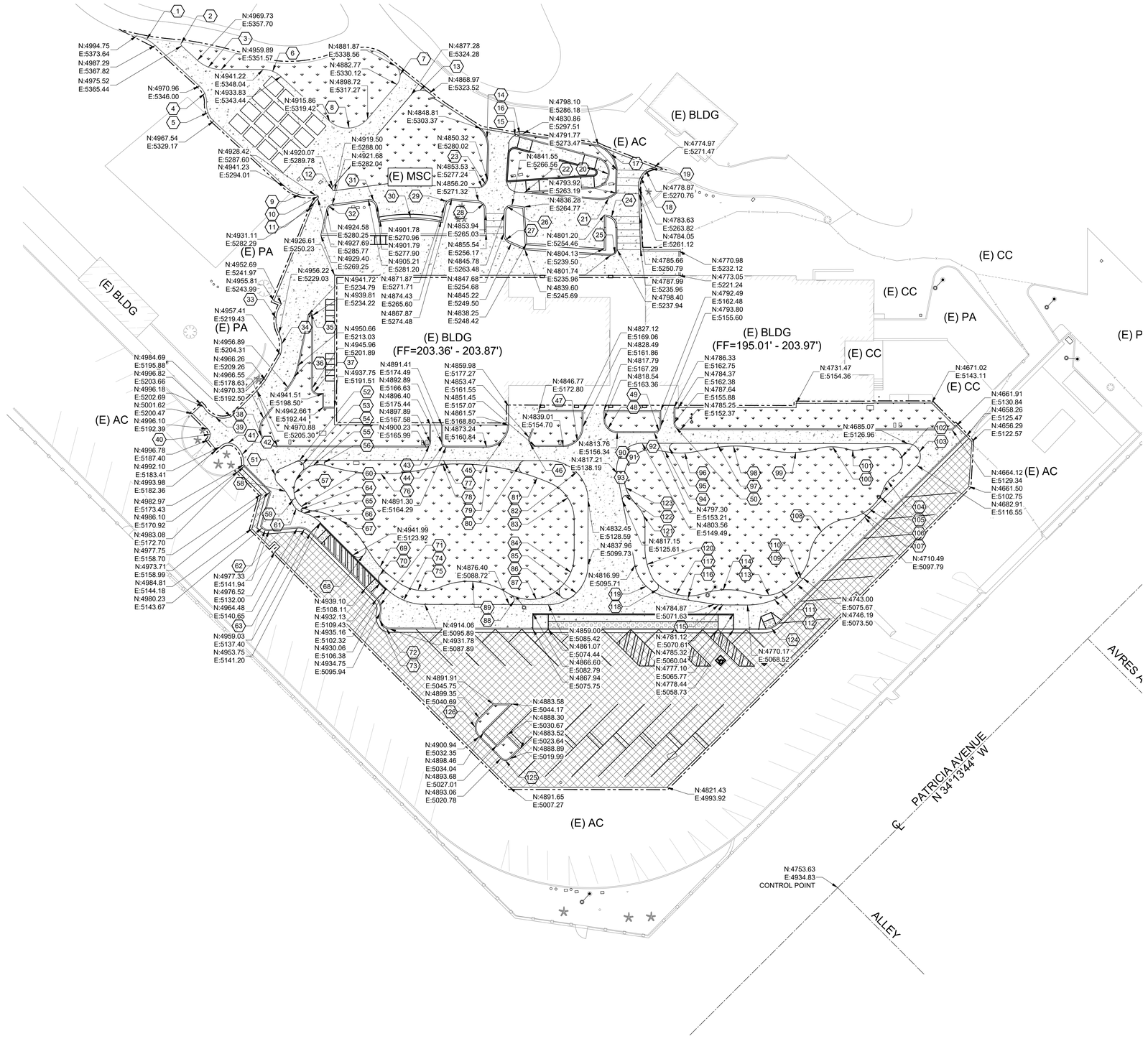
REVISIONS:	DATE:

PLAN NAME:
SITE PLAN

DRAWN BY:	APPROVED BY:
SCALE:	ISSUE DATE:
W.O. NO.	FILE NO.

DRAWING NO.
C2.00
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET



CURVE DATA TABLE

MARK	L	Δ	R	T
1	9.58	30°29'35"	18.00	4.906
2	2.55	146°16'35"	1.00	3.299
3	11.87	42°29'44"	16.00	6.221
4	8.29	47°30'16"	10.00	4.401
5	9.46	52°31'07"	10.32	5.089
6	8.90	42°29'44"	12.00	4.666
7	9.42	90°00'00"	6.00	6.000
8	19.28	92°04'10"	12.00	12.441
9	15.02	53°47'09"	16.00	8.115
10	2.56	146°51'40"	1.00	3.361
11	4.91	23°27'36"	12.00	2.492
12	2.41	137°56'35"	1.00	2.601
13	9.23	88°09'20"	6.00	5.810
14	10.01	46°32'22"	12.33	5.301
15	0.54	123°48'55"	0.25	0.468
16	2.69	26°34'02"	5.80	1.368
17	14.20	62°25'56"	13.03	7.895
18	9.62	65°20'14"	8.44	5.411
19	3.18	13°24'19"	13.59	1.597
20	18.74	161°00'00"	6.67	39.858
21	8.56	44°43'54"	10.96	4.510
22	0.75	170°57'30"	0.25	3.162
23	4.35	42°48'55"	5.82	2.281
24	6.86	70°42'15"	5.56	3.944
25	4.27	81°54'52"	2.99	2.592
26	4.81	85°37'18"	3.22	2.979
27	6.24	79°51'40"	4.48	3.748
28	5.42	73°37'28"	4.22	3.156
29	5.24	75°43'00"	3.96	3.080
30	28.04	21°48'32"	73.65	14.189
31	5.15	79°40'10"	3.71	3.091
32	3.62	69°12'29"	3.00	2.070
33	14.14	63°53'54"	12.68	7.908
34	9.86	41°11'51"	13.71	5.154
35	2.94	168°24'48"	1.00	9.856
36	10.81	26°20'44"	23.50	5.500
37	3.93	90°00'00"	2.50	2.500
38	17.86	127°54'19"	8.00	16.368
39	14.60	82°51'23"	10.09	8.907
40	5.52	84°23'25"	3.75	3.400
41	8.16	90°16'56"	5.18	5.206
42	9.40	49°56'38"	10.78	5.020
43	3.14	90°00'00"	2.00	2.000
44	3.14	90°00'00"	2.00	2.000
45	15.71	90°00'00"	10.00	10.000
46	5.76	110°00'00"	3.00	4.284
47	14.14	90°00'00"	9.00	9.000
48	9.42	90°00'00"	6.00	6.000
49	4.71	90°00'00"	3.00	3.000
50	4.71	90°00'00"	3.00	3.000
51	7.73	110°43'27"	4.00	5.790
52	2.13	24°27'38"	5.00	1.084
53	7.40	160°54'19"	2.64	15.668
54	9.35	44°43'51"	11.98	4.929
55	11.73	60°05'54"	11.19	6.472
56	3.46	153°42'14"	1.29	5.519
57	3.06	18°36'17"	9.42	1.542
58	5.49	16°28'57"	19.08	2.764
59	3.68	168°27'47"	1.25	12.374
60	10.97	66°43'34"	9.42	6.200
61	4.12	36°21'16"	6.50	2.134
62	3.49	50°00'00"	4.00	1.865
63	6.54	50°00'00"	7.50	3.497

CURVE DATA TABLE

MARK	L	Δ	R	T
64	3.30	184°38'26"	1.02	25.269
65	1.44	8°02'01"	10.25	0.720
66	8.04	28°03'47"	16.42	4.104
67	27.63	50°47'47"	31.17	14.800
68	10.25	165°10'10"	3.55	27.310
69	12.10	19°00'00"	36.50	6.108
70	7.67	169°45'30"	2.59	28.875
71	6.70	61°24'33"	6.26	3.715
72	3.14	45°00'00"	4.00	1.657
73	6.70	61°17'20"	6.27	3.713
74	19.63	45°00'00"	25.00	10.355
75	20.83	61°11'22"	19.50	11.530
76	50.66	32°30'27"	89.29	26.033
77	2.99	168°30'00"	1.02	10.108
78	6.19	13°41'56"	25.89	3.110
79	33.94	18°41'45"	104.00	17.120
80	8.52	164°44'58"	2.96	22.127
81	13.02	7°10'23"	104.00	6.519
82	28.27	90°00'00"	18.00	18.000
83	20.85	66°22'27"	18.00	11.773
84	15.44	44°33'29"	19.85	8.134
85	28.27	89°58'23"	18.00	17.992
86	10.25	177°44'53"	3.30	168.066
87	26.14	75°26'31"	19.85	15.356
88	6.06	153°11'01"	2.27	9.504
89	29.96	53°11'22"	32.28	16.159
90	20.29	101°04'04"	11.50	13.967
91	17.55	81°29'40"	12.34	10.630
92	4.33	172°45'31"	1.44	22.681
93	4.61	163°43'46"	1.61	11.293
94	7.90	6°49'44"	66.31	3.956
95	6.52	173°40'43"	2.15	38.943
96	10.14	15°29'31"	37.50	5.101
97	2.62	149°52'00"	1.00	3.715
98	18.66	19°48'10"	54.00	9.426
99	19.76	25°40'33"	44.10	10.049
100	14.09	32°38'22"	24.74	7.244
101	4.46	23°57'50"	10.67	2.264
102	19.13	156°32'43"	7.00	33.721
103	13.55	135°00'17"	5.75	13.883
104	8.34	39°48'37"	12.00	4.345
105	2.83	165°00'59"	0.98	7.473
106	22.36	62°30'02"	20.50	12.440
107	2.83	164°46'45"	0.99	7.373
108	26.43	75°42'33"	20.00	15.544
109	21.21	50°58'53"	23.83	11.363
110	2.54	145°43'31"	1.00	3.243
111	2.91	166°32'20"	1.00	8.474
112	25.13	44°59'43"	32.00	13.253
113	10.57	41°47'55"	14.49	5.534
114	18.92	30°07'01"	36.00	9.686
115	3.90	8°55'56"	25.00	1.953
116	2.95	168°53'39"	1.00	10.286
117	24.72	67°47'05"	20.90	14.038
118	5.98	171°10'27"	2.00	25.916
119	21.99	70°00'00"	18.00	12.604
120	15.21	29°38'41"	29.41	7.782
121	7.62	39°52'40"	10.95	3.973
122	5.46	156°18'05"	2.00	9.532
123	12.38	45°00'56"	15.76	6.529
124	7.85	44°59'43"	10.00	4.142
125	4.71	90°00'00"	3.00	3.000
126	9.42	90°00'00"	6.00	6.000

SITE CONTROL PLAN

20 10 0 20 40

SCALE: 1"=20'

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME: **RANCHO PARK GOLF CLUBHOUSE RENOVATION**

ADDRESS: 10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS: DATE:

PLAN NAME: SITE CONTROL PLAN

DRAWN BY: APPROVED BY:
SCALE: ISSUE DATE:
W.O. NO. FILE NO.

DRAWING NO. **C2.10**
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET

ESTIMATED EARTHWORK QUANTITY

ESTIMATED CUT	=	683 CY
ESTIMATED FILL	=	186 CY
ESTIMATED IMPORT	=	497 CY (CUT)

NOTES:

1. THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE FOR REFERENCE ONLY TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.
2. ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES IN SURVEY. THE ESTIMATED EARTHWORK DOES NOT CONSIDER THE THICKNESS OF EACH PAVEMENT MATERIAL, FOUNDATION AND SLAB ON GRADE VOLUMES, THE REMOVAL OF ANY UNSUITABLE MATERIAL, AND THE REMOVAL OF EXISTING BASEMENTS, PITS, VAULTS, TOP SOIL OR VEGETATION.
3. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE FACTORS DUE TO COMPACTION OR ANY OVER EXCAVATION QUANTITIES.
4. THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK. THE ENGINEER IS NOT RESPONSIBLE AND LIABLE FOR THE CONTRACTOR'S EARTHWORK CALCULATIONS.
5. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ON-SITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ON-SITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT.
6. THE ESTIMATED QUANTITIES WERE CALCULATED AND LIMITED ON ON-SITE AREA ONLY.
7. CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT ALL OTHER REQUIREMENTS THAT MAY BE REQUIRED IN ORDER TO CALCULATE THE CUT AND FILL QUANTITIES.

(E) BLDG
(E) AC
(E) MSC
(E) PA
(E) CC
(E) BLDG (FF=203.36' - 203.87')
(E) BLDG (FF=195.01' - 203.97')
AVRES AVENUE
PATRICIA AVENUE
℄ N 34°13'44" W
ALLEY

SITE GRADING PLAN

20 10 0 20 40

SCALE: 1"=20'

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:

PLAN NAME:
SITE GRADING PLAN

DRAWN BY:	APPROVED BY:
SCALE:	ISSUE DATE:
W.O. NO.	FILE NO.

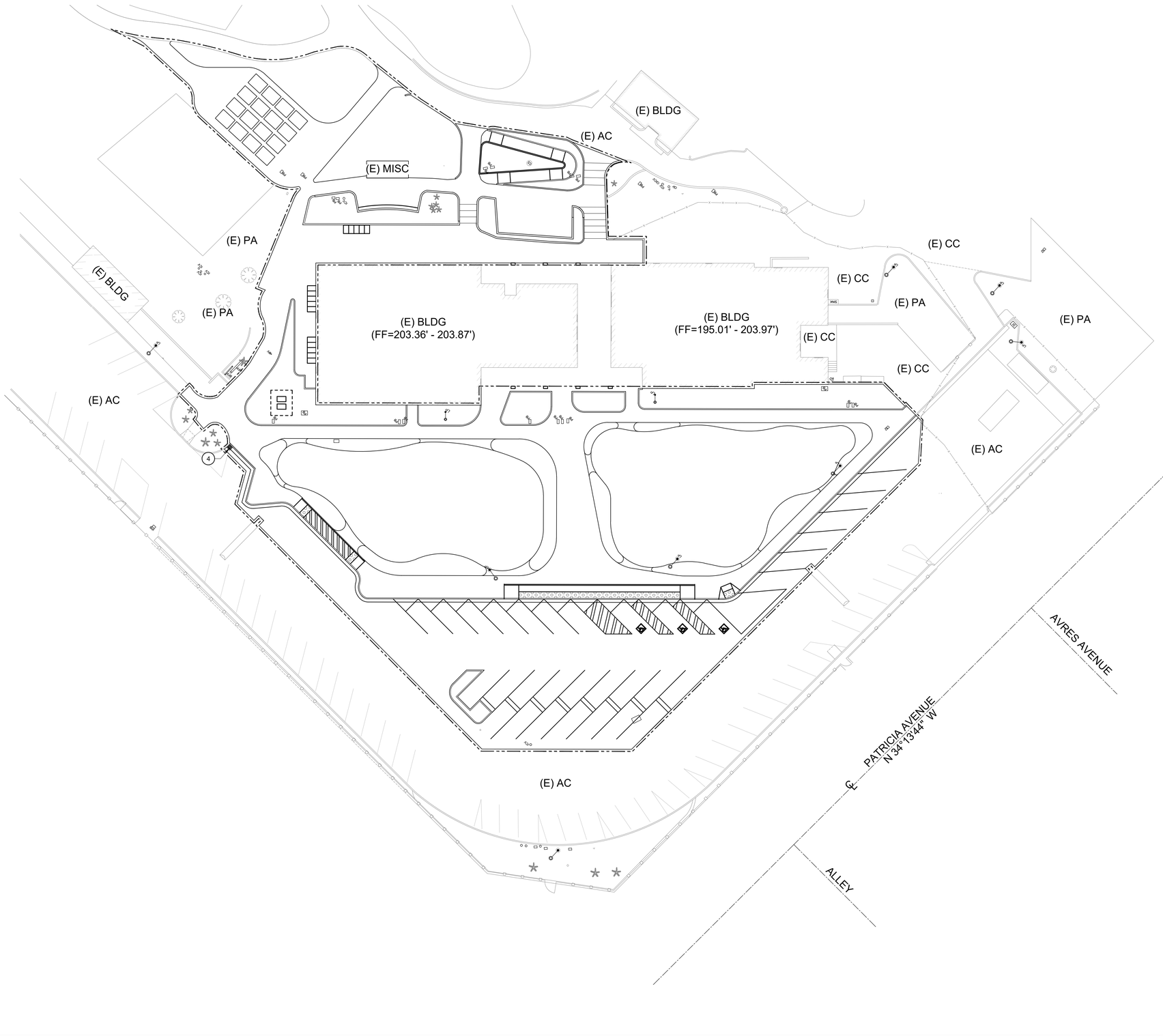
DRAWING NO.
C3.00
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET

CONSTRUCTION NOTES:

STORM DRAIN:

1. INSTALL SDR-35 PVC STORM DRAIN LINE, SEE PLAN FOR SIZES. FOR TRENCH SECTION REFER TO DETAIL 2 ON SHEET C5.10.
2. CONNECT TO BUILDING STORM DRAIN LINE. COORDINATE AND MATCH LOCATION WITH AMS DRAWINGS. CONNECTION FROM BUILDING STORM DRAIN DOWNSPOUT TO ONSITE STORM DRAIN SHALL BE BY ONSITE CONTRACTOR. PROVIDE REDUCING FITTINGS AS REQUIRED TO MACH SIZE OF BUILDING STORM DRAIN LINE.
3. INSTALL CLEANOUT PER DETAIL 3 ON SHEET C5.10.
4. INSTALL NEW 12" X 12" CATCH BASIN PER DETAIL 4 ON SHEET C-5.1.



SHEET NOTES:

1. FOR GENERAL NOTES, LEGENDS AND ABBREVIATIONS, SEE SHEET _.
2. SEE ARCHITECTURAL DRAWINGS FOR OTHER SITE RELATED DIMENSIONS NOT SHOWN ON THIS DRAWING.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SURFACE AND/OR UNDERGROUND UTILITIES IN CONFLICT WITH THE PROPOSED DEMOLITION AND DESIGN ITEMS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES AND/OR CONSTRUCTION RELATED ISSUES TO THE OWNER OR DESIGN TEAM PRIOR TO THE COMMENCEMENT OF WORK.
4. CONTRACTOR TO VERIFY IN FIELD THE JOINING TO EXISTING ELEVATION AND THE CURRENT SITE CONDITION WITH THE DESIGN GRADES. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER OR DESIGN TEAM PRIOR TO THE COMMENCEMENT OF WORK.
5. HAND DIG ONLY AT LOCATIONS WHERE UNDERGROUND UTILITIES NEED TO BE PROTECTED IN PLACE.

SITE UTILITY PLAN

20 10 0 20 40

SCALE: 1"=20'

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME: **RANCHO PARK GOLF CLUBHOUSE RENOVATION**

ADDRESS: 10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:

PLAN NAME: SITE UTILITY PLAN

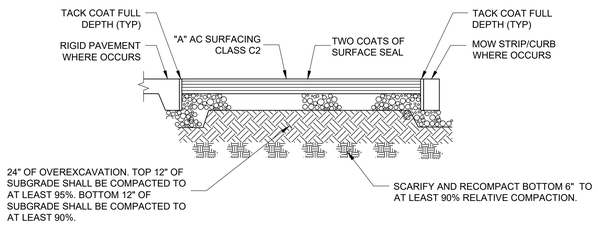
DRAWN BY:	APPROVED BY:
SCALE:	ISSUE DATE:
W.O. NO.	FILE NO.

DRAWING NO. **C4.00**

SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET

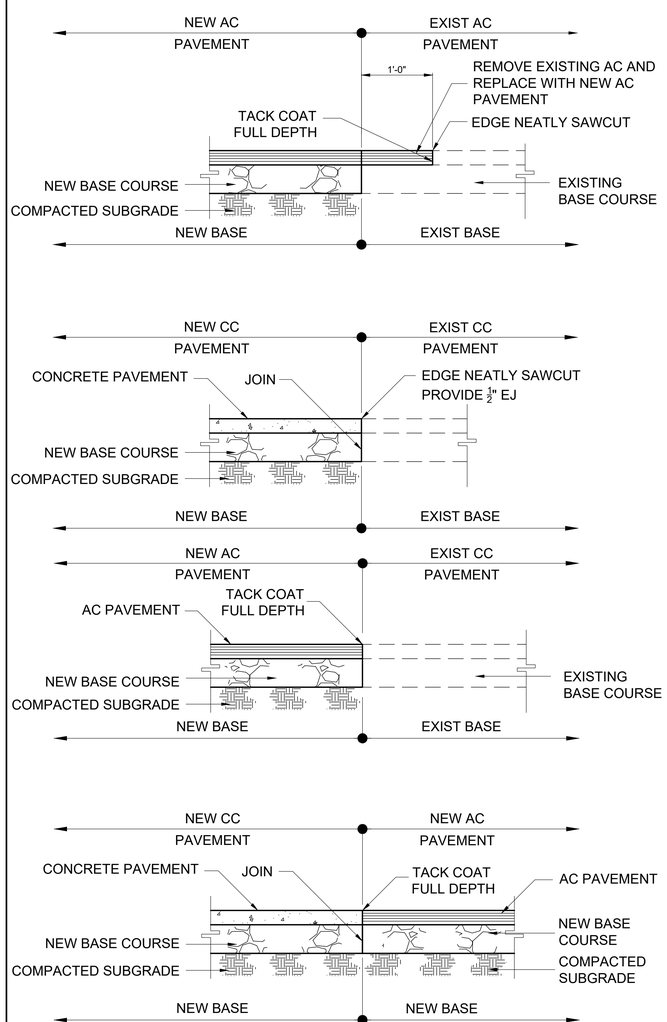
LOCATION	A C		BASE COURSE		
	THICKNESS "A"	CLASS	THICKNESS "B"	TYPE	GRADE
PAVING/HARDSCAPE	5"	C2	7"	CAB	FINE



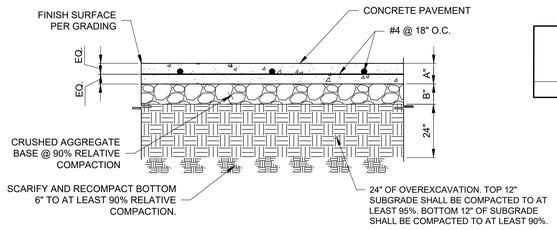
NOTE:

1. FOR PAVEMENT JOINT REFER TO DETAIL 3 AND 4 ON SHEET C5.00.

1 ASPHALT PAVEMENT DETAIL
NOT TO SCALE



4 PAVEMENT JOINT TRANSITION
NOT TO SCALE

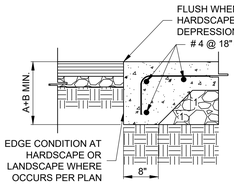


TABLE

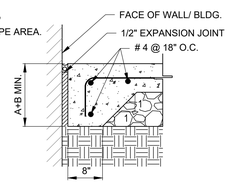
LOCATION	CONCRETE PAVEMENT	CRUSHED AGGREGATE BASE
	THICKNESS "A"	THICKNESS "B"
NON-TRAFFIC	5"	4"

NOTES:

1. CONCRETE, F'C = 3,000 PSI @ 28 DAYS.
2. TYPE I OR II CEMENT PER GEOTECHNICAL REPORT.
3. REBAR, FY = 60,000 PSI ASTM A615.
4. FOR WPJ CONSTRUCTION JOINTS AND PATTERN, REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.
5. CRACK CONTROL JOINTS SHALL BE SPACED @ INTERVALS NOT GREATER THAN 10' USING SAWCUTS AND EXTEND MINIMUM OF 1/4 THE SLAB THICKNESS.
6. FOR FINISH SURFACES, COLOR INTEGRATION, EXPANSION JOINTS AND OTHER PAVEMENT SURFACE FEATURES, SEE ARCHITECTURAL & LANDSCAPE DRAWINGS.
7. FOR PAVEMENT TRANSITIONAL AND JOINT DETAILS REFER TO DETAIL 3 AND 4 ON THIS SHEET.
8. PROVIDE THICKENED EDGE FOR ALL EDGE CONDITIONS.

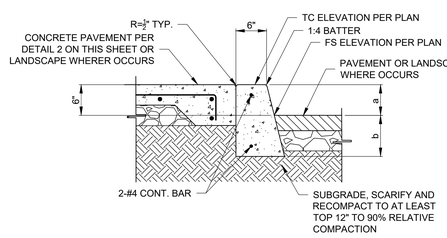


EDGE CONDITION AT HARDSCAPE

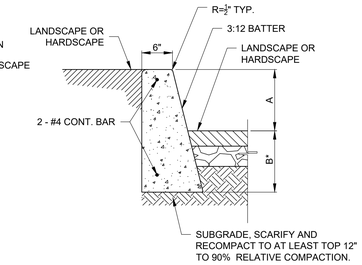


EDGE CONDITION AT BLDG. FACE

2 CONCRETE PAVEMENT DETAIL
NOT TO SCALE



* IF LOWER SURFACE ADJACENT TO CURB IS PAVEMENT, "B" SHOULD BE THE MAXIMUM OF:
1. THE VALUE SHOWN ON THE TABLE, OR;
2. PAVEMENT & BASE THICKNESS PLUS 1"



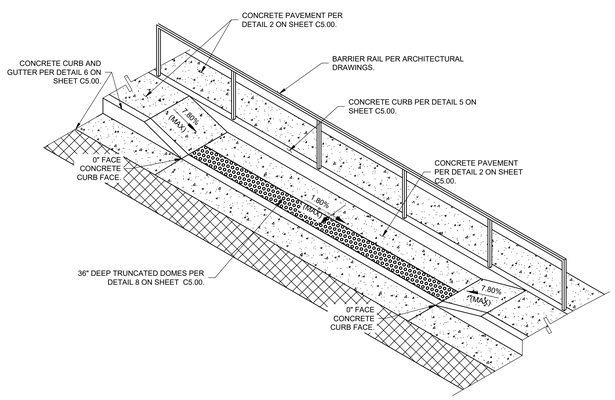
FOR CURBFACE 4" ≤ A ≤ 12"

a	b	c
6"	8"	9-1/2"
12"	8"	11"

NOTES:

1. PROVIDE 1/4" EXPANSION JOINT WITH PREFORMED JOINT FILLER AT ALL ANGLE POINTS AND THE BEGINNING AND END OF ALL CURVES.
2. PROVIDE CONTRACTION JOINTS CONSISTING OF ONE INCH DEEP CUT SCORES AT 20' O.C. MAX.
3. WHERE A WALK IS ADJACENT TO THE CURB, THE JOINTS SHALL LINE WITH JOINTS IN THE WALK.
4. CONCRETE, F'C=3,000 PSI @ 28 DAYS. REBAR, FY=60,000 PSI ASTM A615.

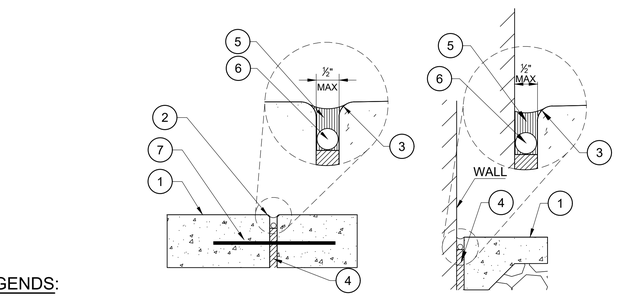
5 CONCRETE CURB DETAIL
NOT TO SCALE



NOTE:

1. ALL CURB RAMPS SHALL CONFORM TO CBC 2022 CHAPTER 11B STANDARDS AND DISTRICT DESIGN STANDARDS.

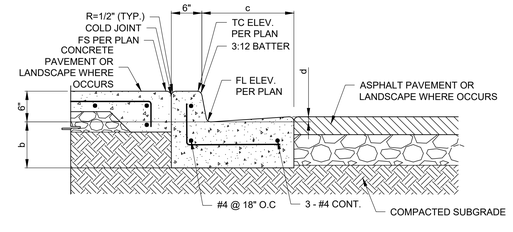
7 PARALLEL CURB RAMP AT PARKING STALL DETAIL
NOT TO SCALE



LEGENDS:

1. PAVING FINISH SURFACE.
2. SAWCUT.
3. 1/8" R. @ EDGES. TYP.
4. PREMOLDED E.J. FILLER.
5. JOINT SEALANT. COLOR TO BE SELECTED BY ARCHITECT. SUBMIT COLOR SAMPLES PRIOR TO INSTALLATION.
6. BACKER ROD.
7. 18" #4 REBAR W/ 'SPEED DOWEL' @ 36" O.C., CENTER IN CONC. AT COLD JOINTS & E.J.'S.
8. CONTROL JOINTS 20' O.C MAX.COORDINATE WITH ARCHITECTURAL DRAWING FOR JOINT LOCATIONS.
9. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF CONTROL JOINT AND EXPANSION JOINT LAYOUT.

3 JOINT DETAIL
NOT TO SCALE



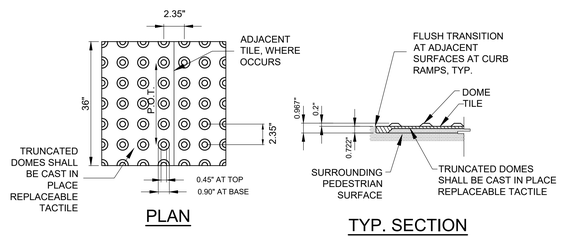
c	d
18"	1"

* "b" SHOULD BE THE MAXIMUM OF PAVEMENT & BASE THICKNESS OR 6".

NOTES:

1. PROVIDE 1/4" EXPANSION JOINT WITH PREFORMED SELF-SEALING JOINT FILLER AT ALL ANGLE POINTS AND THE BEGINNING AND END OF ALL CURVES.
2. PROVIDE CONTRACTION JOINTS CONSISTING OF ONE INCH DEEP CUT SCORES AT 20' O.C. MAX.
3. WHERE A WALK IS ADJACENT TO THE CURB, THE JOINTS SHALL LINE WITH JOINTS IN THE WALK.
4. CONCRETE, F'C= 3000 PSI. @ 28 DAYS , REBARS, FY=60,000 PSI ASTM A615.
5. 5% RUNNING SLOPE WHERE ACCESSIBLE PATH OF TRAVEL OCCURS.

6 CONCRETE CURB AND GUTTER DETAIL
NOT TO SCALE



NOTES:

1. ONLY APPROVED DSA-AC DETECTABLE WARNING PRODUCTS (TRUNCATED DOMES) AND DIRECTIONAL SURFACES SHALL BE INSTALLED AS PROVIDED IN THE CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 1, ARTICLES 2, 3 AND 4. REFER TO CCR TITLE 24, PART 12, CHAPTERS 12-11A AND B-102, FOR BUILDING AND FACILITY ACCESS SPECIFICATIONS FOR PRODUCT APPROVAL FOR DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES. [CBC 11B-247.1]
2. DETECTABLE WARNING SURFACES SHALL BE YELLOW AND APPROXIMATE 33538 OF SAE AMS-STD-595A TO COMPLY WITH CBC SECTION 11B-705.1.1.3.1
3. SEE MANUFACTURER'S (ADA SOLUTIONS, INC.) DRAWINGS AND SPECIFICATIONS FOR MORE DETAILS.

8 CAST-IN-PLACE TRUNCATED DOME DETAIL
NOT TO SCALE

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME: **RANCHO PARK GOLF CLUBHOUSE RENOVATION**

ADDRESS: 10460 W PICO BLVD, LOS ANGELES, CA 90064

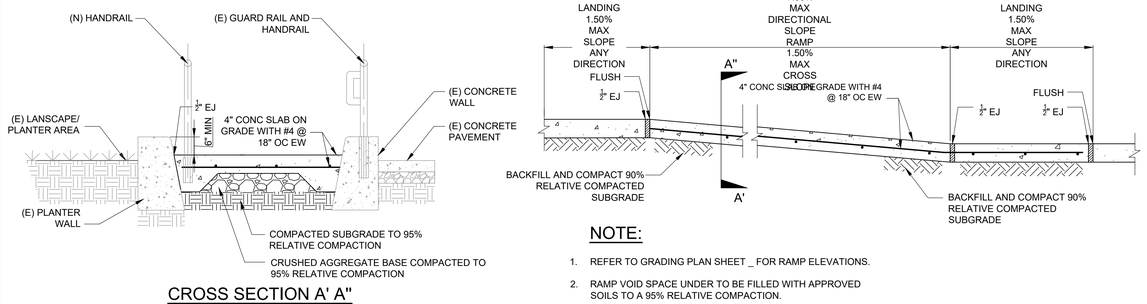
REVISIONS: DATE:

PLAN NAME: MISCELLANEOUS DETAILS

DRAWN BY: APPROVED BY:
SCALE: ISSUE DATE:
W.O. NO. FILE NO.

DRAWING NO. **C5.00**
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET

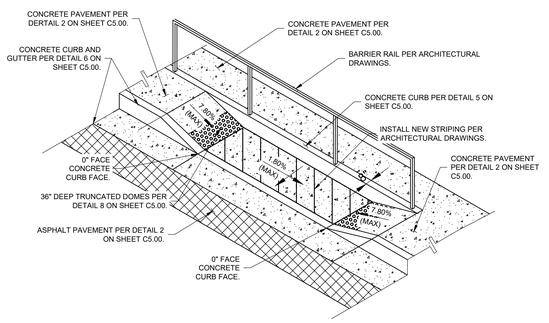


CROSS SECTION A' A"

NOTE:

1. REFER TO GRADING PLAN SHEET _ FOR RAMP ELEVATIONS.
2. RAMP VOID SPACE UNDER TO BE FILLED WITH APPROVED SOILS TO A 95% RELATIVE COMPACTION.
3. CONCRETE, F'c=3,000 PSI @ 28 DAYS PER SSPWC.
4. REBARS, FY=60,000 PSI ASTM 615, GRADE 60.
5. PROVIDE 1/2" EXPANSION JOINT WHERE NEW CONCRETE WALK/PAVEMENT ABUTS ANOTHER RIGID STRUCTURE.

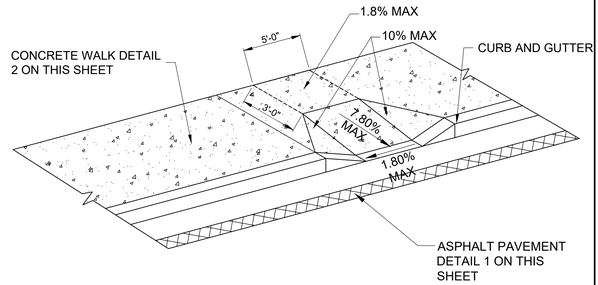
1 ACCESSIBLE RAMP DETAIL
NOT TO SCALE



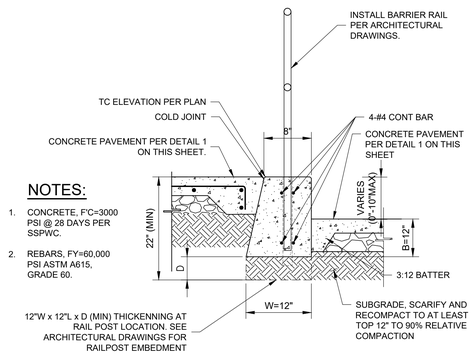
NOTE:

1. ALL CURB RAMPS SHALL CONFORM TO CBC 2022 CHAPTER 11B STANDARDS AND DISTRICT DESIGN STANDARDS.

2 CURB RAMP FOR PASSENGER LOADING ZONE DETAIL
NOT TO SCALE



3 CONCRETE CURB RAMP



NOTES:

1. CONCRETE, F'C=3000 PSI @ 28 DAYS PER SSPWC.
2. REBARS, FY=60,000 PSI ASTM A615, GRADE 60.

4 CONCRETE CURB WITH BARRIER RAIL DETAIL
NOT TO SCALE

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

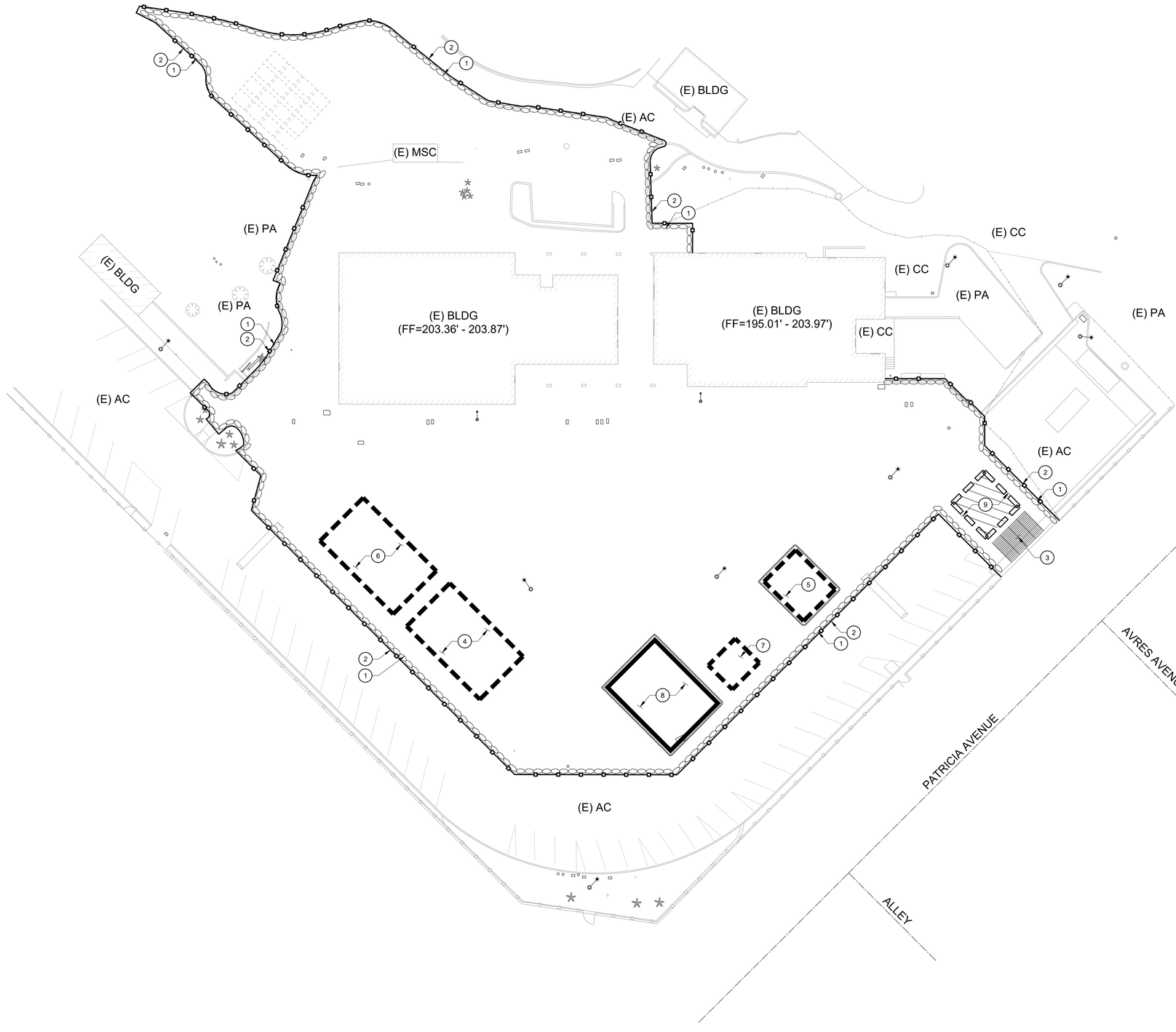
REVISIONS:	DATE:
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PLAN NAME:
MISCELLANEOUS DETAILS

DRAWN BY:	APPROVED BY:
SCALE:	ISSUE DATE:
W.O. NO.	FILE NO.

DRAWING NO.
C5.10
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET



CONSTRUCTION NOTES:

1. INSTALL GRAVEL BAGS UNTIL THE COMPLETION OF THE SITE CONSTRUCTION. REFER TO DETAIL 2 ON SHEET C6.10.
2. SILT FENCE PER DETAIL 7 ON SHEET C6.10.
3. STABILIZED CONSTRUCTION ENTRANCE/EXIT PER DETAIL 4 ON SHEET C6.10.
4. PROPOSED AREA FOR EQUIPMENT STAGING. CONTRACTOR TO VERIFY EXACT LOCATION AND COORDINATE WITH THE CONTRACTOR PROJECT MANAGER.
5. PROPOSED AREA FOR FUELING/OILING. CONTRACTOR TO VERIFY ACTUAL AREA NEEDED AND COORDINATE WITH THE CPM. REFER TO DETAIL 6 ON SHEET C6.10.
6. PROPOSED AREA FOR LOADING. CONTRACTOR TO VERIFY EXACT LOCATION AND COORDINATE WITH THE CONTRACTOR PROJECT MANAGER.
7. PROPOSED AREA FOR TEMPORARY TOILETS. CONTRACTOR TO VERIFY EXACT LOCATION AND COORDINATE WITH THE CONTRACTOR PROJECT MANAGER.
8. PROPOSED AREA FOR VEHICLE AND EQUIPMENT CLEANING. CONTRACTOR TO VERIFY EXACT LOCATION AND COORDINATE WITH THE CONTRACTOR PROJECT MANAGER.
9. TIRE WASH PER DETAIL 5 ON SHEET C6.10.

LEGEND:

INSTALL GRAVEL BAGS UNTIL THE COMPLETIONOF THE SITE CONSTRUCTION. REFER TO DETAIL 2 ON SHEET C6.10.

SILT FENCE PER DETAIL 7 ON SHEET C6.10.

SHEET NOTES:

1. INSTALL 2" OF TEMPORARY CAB GRAVEL ON ALL ON-SITE CONSTRUCTION ROADWAYS TO STABILIZED AND CONTROL EROSION.
2. CONTRACTOR SHALL FROM TIME TO TIME MONITOR THE CONSTRUCTION SITE TO CLEAN AND SWEEP MATERIALS TRACKED OFF SITE.
3. ALL BMP'S, SILT FENCES, ETC., SHALL BE MONITORED AND MAINTAINED BY THE NTP1 CONTRACTOR FOR THE ENTIRE DURATION OF THE CONTRACT.
4. CONTRACTOR SHALL MONITOR WASTEWATER DISCHARGE (INCLUDING STORM RUNOFF) TO ENSURE IT MEETS STANDARDS SET BY APPROPRIATE LAWS, CODES, REGULATIONS, ORDINANCES AND PERMITS. PROVIDE A SETTLING BASIN AND OIL SEPARATOR PRIOR TO ITS DISCHARGE TO CITY OR COUNTRY SEWERS. PROVIDE A WATER SAMPLING STATION DOWNSTREAM OF BASIN FOR MONITORING OF WASTE WATER. DISPOSE OF WASTEWATER IN CLOSED CONDUITS SO AS NOT TO DAMAGE PUBLIC OR PRIVATE PROPERTY NOR CREATE A NUISANCE OR HEALTH HAZARD.
5. CONTRACTOR SHALL NOT DISCHARGE POLLUTANTS DOWNSTREAM OF THE SETTLING BASIN/OIL SEPARATOR. THESE POLLUTANTS INCLUDE LUBRICANTS, FUELS, CHEMICALS, AND BITUMENS. CONTROL USE OF LUBRICATING OILS, HYDRAULIC FLUIDS, GREASES, AND OTHER SUCH PRODUCTS. PROMPTLY CLEAN UP AND PROPERLY DISPOSE OF MATERIALS CONTAMINATED BY SPILLAGE OR LEAKAGE OF PRODUCTS.
6. THE CONTRACTOR SHALL MODIFY AS REQUIRED THE CURRENT APPROVED SWPPP/EROSION CONTROL PLANS FOR EACH PHASE OF THE PROJECT OR AS CONSTRUCTION ACTIVITIES PROGRESS THROUGH THE DURATION OF THE CONTRACT. THESE MODIFICATIONS SHALL BE REPORTED AND COORDINATED WITH BOTH THE QSD AND THE QSP. ANY MODIFICATIONS TO THE OVERALL DURATION OF CONSTRUCTION SCHEDULE FROM THAT AS SHOWN ON THE CURRENT SWPPP, SHALL ALSO BE REPORTED TO THE QSD. THE QSD SHALL THAN BE REQUIRED TO FILE AN EXTENSION OF CONSTRUCTION OR COI, (CHANGE OF INFORMATION), WITH THE STATE WATER RESOURCE CONTROL BOARD. ALL BMP'S SHALL BE MAINTAINED YEAR ROUND TO THE SATISFACTION OF THE QSD AND QSP.
7. CONTRACTOR SHALL PROTECT ALL EXISTING DRAIN INLETS WITHIN A 500-FT RADIUS FROM THE CENTER OF THE SITE TO PREVENT NON-STORMWATER RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.
8. FOR EROSION CONTROL GENERAL NOTES, AND MISCELLANEOUS REQUIREMENTS, SEE SHEET C6.10.

SITE EROSION PLAN

20 10 0 20 40

SCALE: 1"=20'

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME: **RANCHO PARK GOLF CLUBHOUSE RENOVATION**

ADDRESS: 10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:

PLAN NAME: SITE EROSION PLAN

DRAWN BY:	APPROVED BY:
SCALE:	ISSUE DATE:
W.O. NO.	FILE NO.

DRAWING NO. **C6.00**

SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET

GENERAL NOTES:

1. IN CASE OF EMERGENCY, CALL: CONTRACTOR NAME _____, PHONE NUMBER:_____.
2. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 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.
3. 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.
4. 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.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
6. A GUARD SHALL BE POSTED ON SITE WHEREVER 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 WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
7. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE QSP. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
8. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
9. 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.
10. EVERY EFFORT MUST BE MADE TO ELIMINATE THE DISCHARGE OF NONSTORM WATER FROM THE PROJECT SITE AT ALL TIMES.
11. 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.
12. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
13. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTINGS 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.
14. EXCESS OR WASTE CONCRETE MAY NOT BE WASTED 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.
15. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMP's ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 40% CHANCE OF 0.25 INCHES OR GREATER 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 SELF-INSPECTION CHECKLIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
16. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
17. 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.
18. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
19. AS THE ENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BMP's 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 BMP's MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMP's NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION QUALITY."
20. THE FOLLOWING BMP's AS OUTLINED IN, BUT NOT LIMITED TO, THE "CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES HANDBOOK" - JANUARY 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL).

_____
BUILDING OFFICIAL SIGNATURE

EROSION CONTROL

EC1 - SCHEDULING
EC2 - PRESERVATION OF EXISTING VEGETATION
EC3 - HYDRAULIC MULCH
EC4 - HYDROSEEDING
EC5 - SOIL BINDERS
EC6 - STRAW MULCH
EC7 - GEOTEXTILES AND 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

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 - GRAVEL BAG BARRIER
SE9 - STRAW BALE BARRIER
SE10 - STORM DRAIN INLET PROTECTION
SE11 - ACTIVE TREATMENT SYSTEMS
SE12 - TEMPORARY SILT DIKE
SE13 - COMPOST SOCKS & BERMS
SE14 - BIOFILTERS BAGS

WIND EROSION CONTROL

WE1 - WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

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

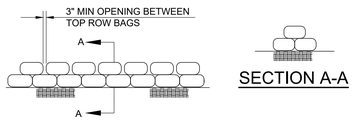
NON-STORMWATER MANAGEMENT

NS1 - WATER CONSERVATION PRACTICES
NS2 - DEWATERING OPERATIONS
NS3 - PAVING AND GRINDING OPERATIONS
NS4 - TEMPORARY STREAM CROSSING
NS5 - CLEARWATER 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

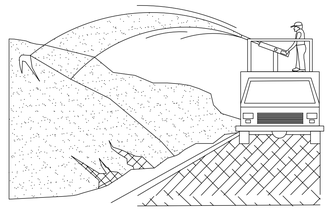
WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

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

1 GENERAL NOTES



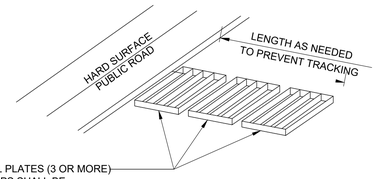
2 GRAVEL BAG DETAIL
NOT TO SCALE



NOTES:

1. SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO REVEGETATE OPEN AREAS AS SOON AS FEASIBLE AFTER GRADING. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, OR OTHER SOIL STABILIZATION PRACTICES.
2. SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE DISTURBED AREAS FROM NOVEMBER 1 THRU APRIL 15 AND ON ALL DISTURBED AREAS DURING A RAIN EVENT OR POTENTIAL RAIN.
3. STABILIZATION PRACTICES SHALL CONTROL/PREVENT EROSION FROM THE FORCES OF WIND AND WATER.
4. STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING/FILTERING PRACTICES AND PRACTICES TO REDUCE THE TRACKING OF SEDIMENT ONTO PAVED ROADS.
5. WHEN USING STRAW MULCHING, THE MINIMUM APPLICATION SHALL BE 2 TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
6. WHEN USING HYDROSEEDING/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,500 LBS/ACRE,THAT DOES NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT.
7. FOR SEEDING RECOMMENDATIONS, USDA, NATURAL RESOURCES CONSERVATION SERVICE.

3 EROSION CONTROL
NOT TO SCALE



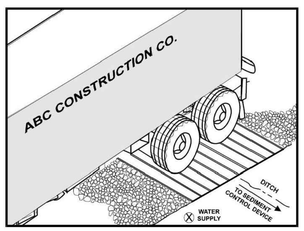
NOTES:

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 MAY 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 RD 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 ADEQUATELY 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.

STREET MAINTENANCE

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

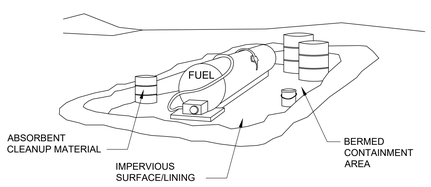
4 STABILIZED CONSTRUCTION ENTRANCE / EXIT
NOT TO SCALE



NOTES:

1. THE TIRE WASH REQUIRES A SUPPLY OF WASH WATER.
2. A TURNOUT OR DOUBLEWIDE EXIT IS REQUIRED TO AVOID HAVING ENTERING VEHICLES DRIVE THROUGH THE WASH AREA.
3. DO NOT USE WHERE WET TIRE TRUCKS LEAVING THE SITE LEAVE THE ROAD DANGEROUSLY SLICK.
4. INCORPORATE WITH A STABILIZED CONSTRUCTION ENTRANCE/EXIT.
5. CONSTRUCT ON LEVEL GROUND WHEN POSSIBLE, ON A PAD OF COARSE AGGREGATE GREATER THAN 3 IN. BUT SMALLER THAN 6 IN. A GEOTEXTILE FABRIC SHOULD BE PLACED BELOW THE AGGREGATE.
6. WASH RACK SHOULD BE DESIGNED AND CONSTRUCTED/MANUFACTURED FOR ANTICIPATED TRAFFIC LOADS.

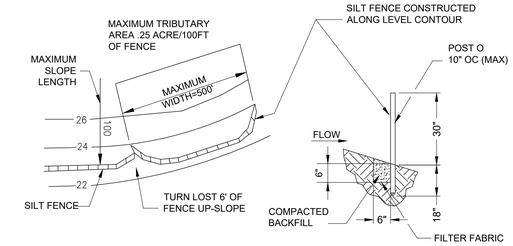
5 ENTRANCE/OUTLET TIRE WASH
NOT TO SCALE



NOTE:

1. FUELING SHALL BE PERFORMED IN A DESIGNATED AREA, AWAY FROM COURSES. ABSORBENT CLEANUP MATERIAL SHALL BE ON SITE AND USED IMMEDIATELY IN THE EVENT OF A SPILL.

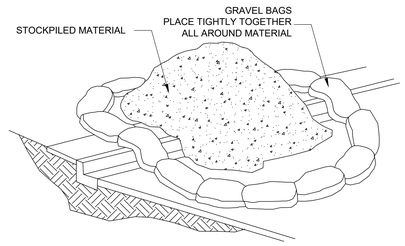
6 VEHICLE / EQUIPMENT FUELING
NOT TO SCALE



NOTES:

1. CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
2. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
4. TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
5. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
6. DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
7. WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG. TIE WIRES OR HOG RINGS.

7 SILT FENCE DETAIL
NOT TO SCALE



NOTES:

1. DIRT AND OTHER CONSTRUCTION RELATED MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SANDBAGS OR OTHER MEASURES TO PREVENT TRANSPORT TO THE STORMDRAIN SYSTEM.
2. ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON-SITE SHALL BE PROTECTED FROM BEING TRANSPORTED BY THE FORCE OF WIND OR WATER.

8 MATERIAL STORAGE
NOT TO SCALE

OWNER STATEMENT OF UNDERSTANDING:

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS. I, OR MY REPRESENTATIVE, CONTRACTOR, DEVELOPER, OR ENGINEER, WILL MAKE CERTAIN THAT ALL BMP SHOWN ON THIS PLAN WILL BE FULLY IMPLEMENTED, AND ALL EROSION CONTROL DEVICES WILL BE KEPT CLEAN AND FUNCTIONING. PERIODIC INSPECTIONS OF THE BMPs WILL BE CONDUCTED AND A CURRENT LOG, SPECIFIYING THE EXACT NATURE OF THE INSPECTION AND ANY REMEDIAL MEASURES, WILL BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES AND WILL BE AVAILABLE FOR THE REVIEW BY THE BUILDING OFFICIAL.

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT 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 LOCAL SWPPP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE LOCAL SWPPP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY THE LAW."

_____ _____
OWNER OR AUTHORIZED REPRESENTATIVE (PERMITEE) DATE

9 STATEMENT OF UNDERSTANDING

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME: **RANCHO PARK GOLF CLUBHOUSE RENOVATION**
ADDRESS: 10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS: DATE:
1
2
3
4
5
6

PLAN NAME:
EROSION CONTROL DETAILS

DRAWN BY: APPROVED BY:
SCALE: ISSUE DATE:
W.O. NO. FILE NO.

DRAWING NO.
C6.10
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET

OVER EXCAVATION LEGEND:

ON-SITE FINE-GRAINED SOILS AND WITH AN EXPANSION INDEX EXCEEDING 20 SHALL NOT BE RE-USED FOR COMPACTION WITHIN 2 FEET BELOW THE PROPOSED SHALLOW FOUNDATIONS AND SLABS ON GRADE. SOILS CONTAINING ORGANIC MATERIALS (ROOTS, GRASS, PLANTS, ETC.) SHALL NOT BE USED AS STRUCTURAL FILL. THE EXTENT OF REMOVAL SHALL BE DETERMINED BY THE GEOTECHNICAL REPRESENTATIVE BASED ON SOIL OBSERVATION DURING GRADING.

(E) BLDG
(E) AC
(E) MSC
(E) PA
(E) BLDG
(E) PA
(E) BLDG
(FF=203.36' - 203.87')
(E) BLDG
(FF=195.01' - 203.97')
(E) CC
(E) CC
(E) CC
(E) PA
(E) PA
(E) AC
(E) AC
(E) AC
AVRES AVENUE
PATRICIA AVENUE
N 34°13'44" W
ALLEY

OVEREXCAVATION PLAN

20 10 0 20 40

SCALE: 1"=20'

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME: **RANCHO PARK GOLF CLUBHOUSE RENOVATION**

ADDRESS: 10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:

PLAN NAME: OVEREXCAVATION PLAN

DRAWN BY:	APPROVED BY:
SCALE:	ISSUE DATE:
W.O. NO.	FILE NO.

DRAWING NO. **C7.00**

SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

1. General Notes

1. ALL PARTS OF THE WORK - INCLUDING MATERIALS, METHODS, ASSEMBLIES, ETC - MUST COMPLY WITH THE MINIMUM REQUIREMENTS OF ALL GOVERNING LAWS, CODES, ORDINANCES, AND REGULATIONS OF ALL FEDERAL, STATE, DISTRICT, AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT AS WELL AS THOSE GREATER REQUIREMENTS INDICATED BY THE CONTRACT DOCUMENTS. NO PART OF THE CONTRACT DOCUMENTS MAY BE CONSTRUED TO REQUIRE OR PERMIT WORK CONTRARY TO A GOVERNING LAW, ORDINANCE, OR REGULATION.
2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
3. ALL PROPERTY, EASEMENT AND LIMIT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
4. WRITTEN SPECIFICATIONS ARE PART OF THE CONSTRUCTION DOCUMENTATION PACKAGE. CONTRACTOR IS RESPONSIBLE FOR BEING FAMILIAR WITH WRITTEN SPECIFICATIONS AND DRAWING PACKAGE.
5. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, UTILITY CONFLICTS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY COSTS, CONSTRUCTION DELAYS, OR REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
7. CONTRACTOR SHALL PERFORM ALL PROTECTION, DEMOLITION, REMOVAL AND SITE PREPARATION NECESSARY FOR THE PROPER EXECUTION OF ALL WORK SHOW ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS.
8. CONTRACTOR SHALL REMOVE FROM THE SITE ALL DEBRIS AND UNSUITABLE MATERIAL GENERATED BY THE CONTRACTOR' OPERATIONS. CONSTRUCTION SITE SHALL BE MAINTAINED AT ALL TIMES SO THAT NO OBSTRUCTION, CONSTRUCTION EQUIPMENT OR CONSTRUCTION PROCESS CAUSES POTENTIAL HARM OR DANGERS TO PUBLIC OR CONSTRUCTION SITE.
9. ALL SUBGRADES UNDER PAVEMENTS AND LANDSCAPE FOUNDATIONS SHALL BE COMPACTED IN ACCORDANCE WITH RELATIVE COMPACTION AND DEPTHS SPECIFIED IN GEOTECHNICAL REPORT, OR GREENBOOK STANDARDS OF PUBLIC WORK CONSTRUCTION UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL BE RESPONSIBLE TO CONSULT WITH OWNER'S REPRESENTATIVE, SITE SUPERINTENDENT, APPROPRIATE AGENCIES AND CONSTRUCTION DOCUMENTATION FOR THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF UTILITIES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL DRAIN LINES, IRRIGATION SUPPLY LINES, CONDUIT, SLEEVES, ETC. SHALL BE IN PLACE PRIOR TO INSTALLATION OF SITE LANDSCAPE CONSTRUCTION.
12. ALL SHOP DRAWINGS REQUIRED AS PART OF LANDSCAPE IMPROVEMENTS SHALL BE COORDINATED WITH ALL ASSOCIATED DISCIPLINES, SITE AND ARCHITECTURAL CONDITIONS. DRAWINGS SHALL SHOW ADJACENT INFORMATION THAT WILL GIVE CLEAR INDICATION OF THE INTERFACE WITH STRUCTURES, FOUNDATIONS, UTILITIES, PROPERTY LINES AND EASEMENTS, AND OTHER NECESSARY INFORMATION.
13. ALL STRUCTURAL REINFORCING, CONNECTIONS AND FOUNDATIONS FOR LANDSCAPE IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER .
14. ALL TESTING EXPENSES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE AND AMERICANS WITH DISABILITIES ACT (ADA) GUIDELINES.
16. SURVEY INFORMATION IS PER WORK PROVIDED BY THE OWNER. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE CITY, CIVIL ENGINEER, AND LANDSCAPE ARCHITECT.
17. ENSURE THAT DRAIN LINES, ELECTRICAL CONDUITS, SLEEVES, ETC. ARE IN PLACE PRIOR TO INSTALLATION OF PAVING AND WALLS.
18. EXISTING LANDSCAPING, PAVING, AND WALLS OUTSIDE THE IMMEDIATE AREA OF CONSTRUCTION ACTIVITY SHOULD BE PROTECTED. ANY ELEMENT DAMAGED OF ADVERSELY IMPACTED BY THE CONTRACTOR SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT NOT ADDITIONAL COST TO THE CITY.
19. MATERIAL AND PLANT QUANTITIES PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO VERIFY QUANTITIES OF MATERIALS PRIOR TO BIDDING AND ORDERING OF MATERIALS.
20. THE LANDSCAPE AND IRRIGATION DRAWINGS ARE PART OF A LARGER SET OF DRAWINGS, WHICH WHEN COMPLETE, CONSISTS OF ALL DRAWINGS LISTED BY THE PROJECT "SHEET INDEX". THE WORK DESCRIBED BY THE DRAWINGS OF ANY ONE DISCIPLINE MAY BE AFFECTED BY THE WORK AND REQUIREMENTS DESCRIBED ON DRAWINGS OF ANOTHER DISCIPLINE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MANAGE, SUPERVISE, REVIEW, AND COORDINATE THE WORK OF ALL SUBCONTRACTORS, TRADES, AND SUPPLIES WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, AND TO ASSURE THAT ALL PARTIES ARE AWARE OF THE REQUIREMENTS, REGARDLESS OF WHERE THE REQUIREMENTS OCCUR IN THE CONTRACT DOCUMENTS.
21. FENCE POSTS ARE SHOWN DIAGRAMATICALLY ON PLANS. REFER TO DETAILS FOR SPACING. ALL END POSTS TO BE EVENLY SPACED BETWEEN FENCE SECTIONS, UNLESS OTHERWISE NOTED IN PLANS.
22. ALL CONCRETE SHALL BE REINFORCED UNLESS SPECIFICALLY MARKED "NOT REINFORCED".
23. SLOPE ALL PAVING 1 % MINIMUM, 2% MAXIMUM FROM VERTICAL SURFACES UNLESS OTHERWISE NOTED. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO ENSURE THAT NO PONDING OF WATER OCCURS.
24. ALL VERTICAL ELEMENTS ABUTTING CONCRETE PAVING SHALL HAVE A 3/8" EXPANSION/ISOLATION JOINT UNLESS OTHERWISE NOTED.
25. UTILITY ACCESS/PULL BOXES IN PAVING SHALL ALIGN WITH PAVING JOINT PATTERN, EITHER CENTERED BETWEEN JOINTS, OR DIRECTLY ABUTTING JOINTS.
26. HOLD TOPS OF WALLS AND FENCES LEVEL UNLESS OTHERWISE NOTED.

Layout Notes

1. ENSURE THAT ALL CURVED ELEMENTS ARE COMPOSED WITH RADII AND TANGENTS TO PRODUCE SMOOTH CURVES IN THE FIELD. CONTRACTOR TO PROVIDE LAYOUT IN THE FIELD OF ALL ELEMENTS FOR APPROVAL BY THE ARCHITECT PRIOR TO CONSTRUCTION OF FORMWORK OR FINAL ELEMENTS.
2. CENTER OF ALL LIGHT POLES, TRASH CANS, AND BOLLARDS SHALL ALIGN WITH THE CENTERLINE OF PAVING BANDS OR PANELS AS SHOWN ON PLANS. IF ELEMENT CANNOT BE CENTERED ON SCORE LINES OR PAVING PANELS IDENTIFY CONFLICTS TO THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY UTILITIES OR ACCESS STRUCTURES.
3. LOCATIONS OF BOULDERS TO BE VERIFIED IN FIELD BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

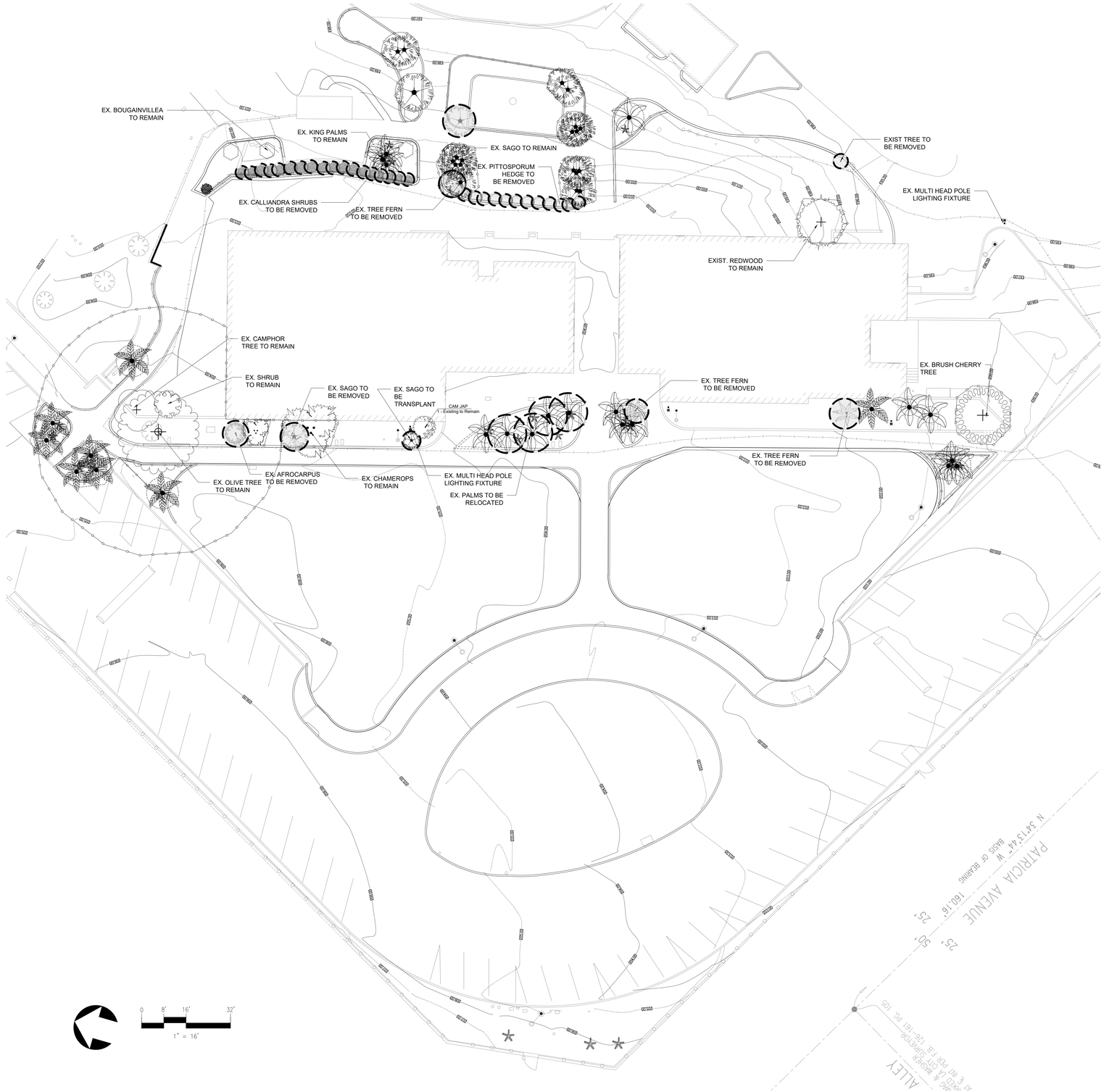
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PLAN NAME:
LANDSCAPE GENERAL NOTES

DRAWN BY:	APPROVED BY:
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
L-1.0
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



EXISTING TREE OR SHRUB TO BE REMOVED

EXISTING TREE TO BE TRANSPLANTED

x TREE PROTECTION ZONE(TPZ) DEFINED BY REC&PARKS

TPZ DEFINED BY REC&PARKS FURTHER COORDINATION OR SURVEY DATA REQUIRED

TREE PROTECTION NOTES

1. ANY FAILURE BY THE CONTRACTOR TO ADHERE TO THE REQUIREMENTS OF THIS SPECIFICATION WILL RESULT IN THE SUSPENSION OF ALL CONSTRUCTION ACTIVITIES, TO BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF, OR PAYMENT FOR ANY TREES DAMAGED THROUGH NON-COMPLIANCE WITH THESE SPECIFICATIONS. THE MONETARY VALUE OR REPLACEMENT VALUE OF IMPACTED TREES WILL BE DETERMINED BY CERTIFIED ARBORIST.
2. DEFINING THE TREE PROTECTION ZONE (TPZ) - THE RADIUS (NOT THE DIAMETER) OF THE TPZ, MEASURED FROM THE OUTSIDE OF THE TREE TRUNK, SHALL BE CALCULATED ACCORDING TO THE FOLLOWING:
3. SINGLE TRUNK TREES - MULTIPLY THE TRUNK DIAMETER IN INCHES, MEASURED 4.5' ABOVE GRADE, BY 1.5 FEET.
4. MULTI TRUNK TREES - MULTIPLY THE SUM OF THE DIAMETERS OF ALL TRUNKS IN INCHES, MEASURED 4.5' ABOVE GRADE, BY 1.5 FEET.
5. PALM TREES - 5' FROM THE BASE OF THE TRUNK.
6. BEYOND THE TPZ, THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROTECTING ALL TREES WITHIN THE BOUNDARIES OF THE CONSTRUCTION ZONE, INCLUDING VEHICULAR ACCESS AREAS, LAY DOWN AREAS, AND ANY OTHER AREAS IMPACTED BY CONSTRUCTION ACTIVITIES. ANY DAMAGE TO TREES IN THESE AREAS SHALL ALSO BE SUBJECT TO THE SAME MONETARY OR REPLACEMENT REQUIREMENTS SPECIFIED IN #1 ABOVE. ANY NECESSARY ROOT CUTTING IN THIS AREA MUST BE CONFIRMED WITH AN APPROVED ARBORIST. SEE ALSO THE GENERAL CONDITIONS FOR ANY DAMAGE DONE BY THE CONTRACTOR TO LANDSCAPING THAT FALL OUTSIDE THE BOUNDARIES OF THE CONSTRUCTION ZONE.
7. WITHIN THE BOUNDARIES OF THE CONSTRUCTION ZONE (INCLUDING THE TPZ), THE CONTRACTOR SHALL BE RESPONSIBLE FOR MITIGATING CONSTRUCTION-RELATED DUST ACCUMULATION ON ALL TREES BY SPRAYING THE TRUNKS, LIMBS, AND FOLIAGE WITH WATER TO A MAXIMUM HEIGHT OF 30 FEET DURING THE MONTHS OF APRIL THROUGH NOVEMBER, AT MONTHLY INTERVALS.
8. WITHIN THE TPZ, THE CONTRACTOR SHALL ADHERE TO THE FOLLOWING REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO:
9. NO STOCKPILING OR STORAGE OF ANY MATERIAL, DEBRIS, OR SOIL.
10. NO STORAGE OF ANY CONSTRUCTION EQUIPMENT.
11. NO VEHICULAR ACCESS.
12. NO CUTTING OF ROOTS.
13. NO DISTURBANCE OF SOIL OR GRADE CHANGES.
14. NO OBJECTS OF ANY KIND TO BE ATTACHED TO TREE TRUNKS.
15. THE CONTRACTOR SHALL INSTALL A 5' TEMPORARY CHAIN LINK FENCE WITH ONE PEDESTRIAN ACCESS GATE ALONG THE BOUNDARY OF THE TPZ. SEE DETAIL FOR TEMPORARY CHAIN LINK FENCE ON DETAIL SHEET.
16. THE CONTRACTOR SHALL PROVIDE ONE SIGN PER EACH 20 LINEAL FT. OF FENCE BORDERING THE TPZ INDICATING THAT FENCING SHALL NOT BE REMOVED. SEE SIGN DETAIL THAT IS INCLUDED AS PART OF THE TEMPORARY CHAIN LINK DETAIL.
17. NO WORK IS PERMITTED WITHIN THE TPZ WITHOUT THE APPROVAL OF: 1) THE PROJECT LANDSCAPE ARCHITECT AND 2) THE PROJECT MANAGER. ANY WORK AUTHORIZED WITHIN THE TPZ MUST BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF CERTIFIED ARBORIST.
18. IRRIGATION TO ALL TREES NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE KEPT IN OPERATION FOR THE DURATION OF THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING ALL IMPACTED TREES IF NECESSITATED BY TEMPORARY SHUTDOWNS TO EXISTING IRRIGATION SYSTEMS. TREES ARE TO BE IRRIGATED DEEPLY AND INFREQUENTLY SO THAT SOIL MOISTURE IS DETECTABLE AT A MINIMUM DEPTH OF 18" USING A SOIL PROBE.
19. UPON JOB COMPLETION, CONTRACTOR SHALL REMOVE ALL ITEMS INSTALLED TO PROTECT TREES DURING THE CONSTRUCTION PROCESS.
20. ANY OF THE FOLLOWING SOUTHERN CALIFORNIA NATIVE TREE SPECIES FALL UNDER ORDINANCE NO. 177404 OF THE LOS ANGELES MUNICIPAL CODE:

    OAKS, INCLUDING VALLEY OAK (QUERCUS LOBATA), CALIFORNIA LIVE OAK (QUERCUS AGRIFOLIA), OR ANY OTHER TREE OF THE OAK GENUS INDIGENOUS TO CALIFORNIA BUT EXCLUDING SCRUB OAK (QUERCUS DUMOSA);

    SOUTHERN CALIFORNIA BLACK WALNUT (JUGLANS CALIFORNICA VAR. CALIFORNICA);

    WESTERN SYCAMORE (PLATANUS RACEMOSA);

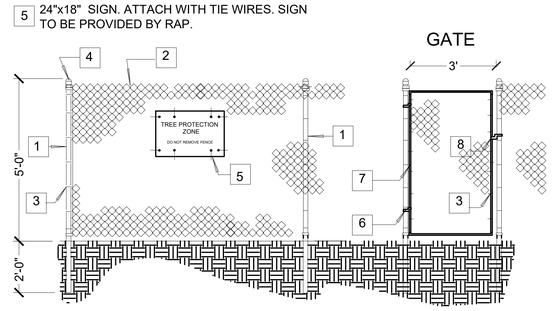
    CALIFORNIA BAY (UMBELLULARIA CALIFORNICA).

CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE FOUND AT:

http://cityplanning.lacity.org/Code_Studies/Other/ProtectedTreeOrd.pdf

FENCING MATERIALS

1. POSTS: O.D., LINE POSTS 2-3/8 IN. O.D. POST SPACING TO BE 10'-0" MAX. POSTS TO BE DRIVEN 2' BELOW RELATIVE GRADE.
2. FABRIC: 9 GAUGE, 2 IN. MESH, KNUCKLE TOP AND BOTTOM, PLACE ON OUTER SIDE OF POST.
3. TIE WIRES: 11 GAUGE AT 12" O.C.
4. POST TOPS MALLEABLE IRON OR PRESSED STEEL.
5. 24"x18" SIGN. ATTACH WITH TIE WIRES. SIGN TO BE PROVIDED BY RAP.
6. HINGES: INDUSTRIAL BULLDOG HINGE (180 SWING) 2 HINGES PER GATE, ONE TOP AND ONE BOTTOM.
7. GATE FRAME: SIDES, 2-3/8" DIA
8. LOCKABLE CAST ALUMINUM FORK LATCH POST TOPS MALLEABLE IRON OR PRESSED STEEL.



ELEVATION

NOTES:
1. CHAIN LINK FENCE MATERIALS SHALL CONFORM TO THE CHAIN LINK FENCE AND MISCELLANEOUS METAL CONSTRUCTION SECTION OF THE NOTICE TO CONTRACTORS.
2. THE BOTTOM OF THE FABRIC SHALL BE POSITIONED ONE INCH ABOVE FINISH GRADE.
3. PROVIDE FOR ONE 3' WIDE GATE PER ENCLOSURE.
4. ALL FENCING TO HAVE A STANDARD GALVINIZED FINISH

1 5' HIGH PROTECTION FECE
1 1/2" = 1'-0"

JF-RA-PL-03

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM | SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: | LIC. NO.
PROJECT ENGINEER: | LIC. NO.
AS-BUILTS DRAWN BY: | DATE:

PROJECT NAME: **RANCHO PARK GOLF CLUBHOUSE RENOVATION**

ADDRESS: 10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
DD	08/29/25

PLAN NAME: TREE DISPOSITION AND PROTECTION PLAN

DRAWN BY:	APPROVED BY:
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO. L-1.1

SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	PROPOSED CIP CONCRETE PAVING
2	PROPOSED CIP CONCRETE RETAINING WALL
3	GOLF BAG STAND
4	NEW CIP CONCRETE CURB
5	NEW CIP CONCRETE SEAT WALL
6	NEW CIP CONCRETE MOW CURB
7	RENOVATE EXISTING ASPHALT PAVING
8	NEW ASPHALT PAVING
9	EXISTING CONCRETE PAVING TO REMAIN

OUTDOOR DINING AREA

PUTTING GREEN

PUTTING GREEN

MECH. EQUIP.

PA

0 8' 16' 32'

1/16" = 1'-0"

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
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PROJECT ENGINEER: LIC. NO.
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10460 W PICO BLVD, LOS ANGELES, CA 90064

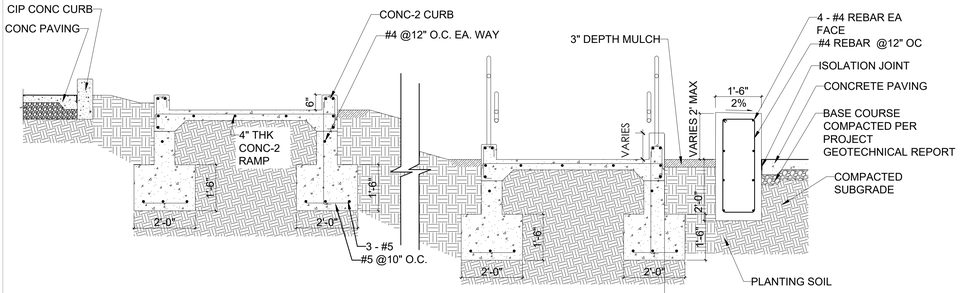
REVISIONS:	DATE:
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PLAN NAME:
LANDSCAPE MATERIAL PLAN

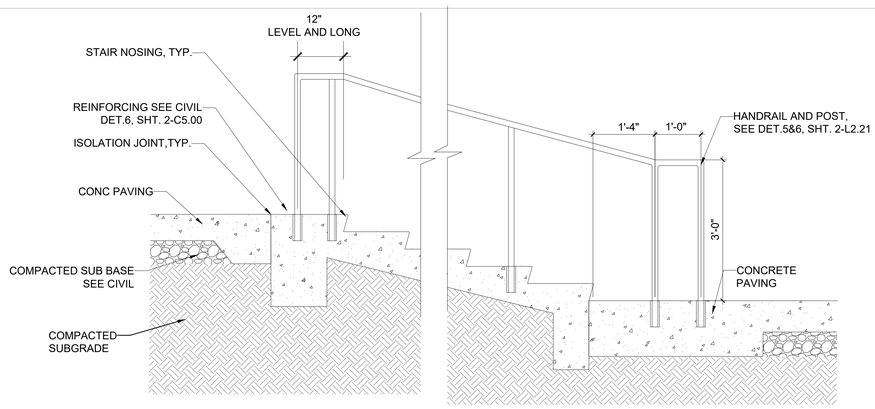
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SHEET OF SHEETS

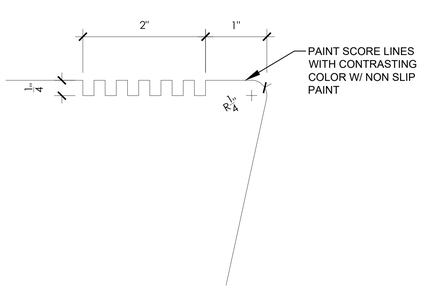
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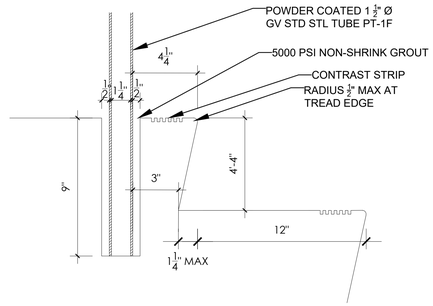
1 EASTERN RAMP SECTION
1/2" = 1'-0"
JF-RA-SEC-06



4 NORTHEAST STAIR SECTION
3/4" = 1'-0"
JF-RA-SEC-07

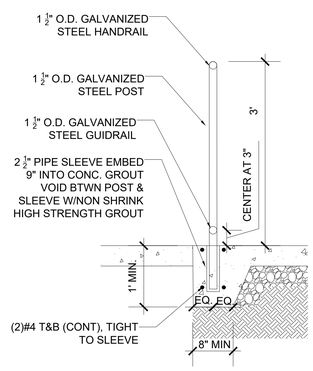


5 TYP TREAD SECTION
1" = 1"
JF-RA-11

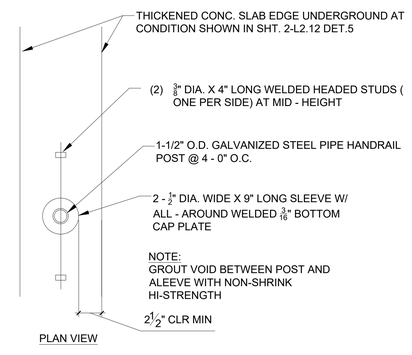


6 TYP STAIR - SECTION
3" = 1'-0"
JF-RA-09

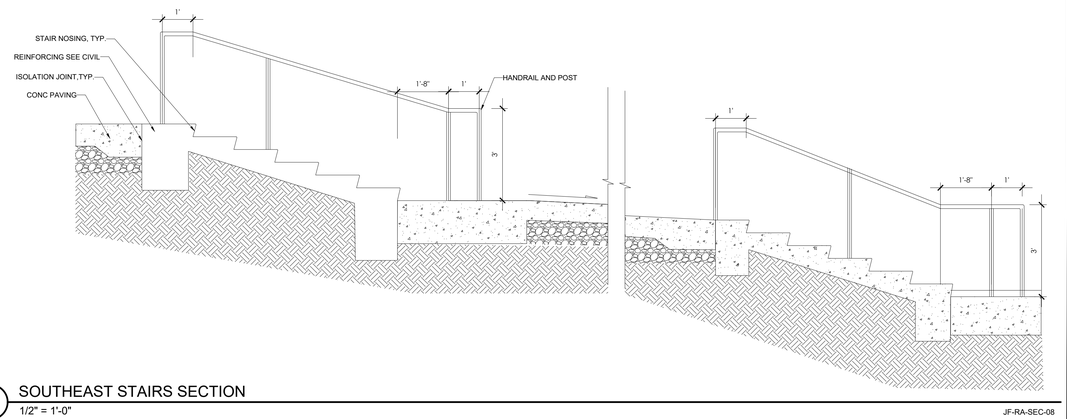
2 EAST CENTRAL CIP CONCRETE RETAINING WALL SECTION
1" = 1'-0"
JF-RA-SEC-02



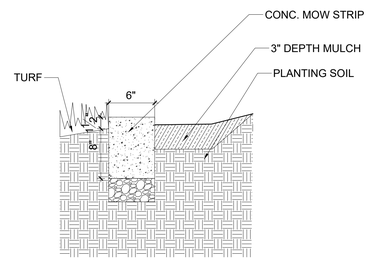
7 SECTION HANDRAIL WITH GUIDERAIL
1" = 1'-0"
JF-RA-08



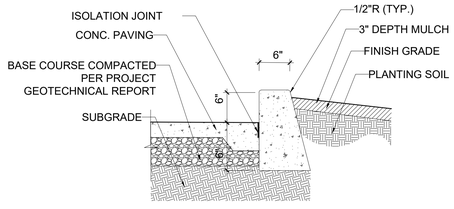
8 HANDRAIL POST CONNECTION AT CONC. TYP.
2" = 1'-0"
JF-RA-17



3 SOUTHEAST STAIRS SECTION
1/2" = 1'-0"
JF-RA-SEC-08



9 MOW STRIP
1 1/2" = 1'-0"
JF-RA-05



10 CIP CONCRETE CURB
1" = 1'-0"
JF-RA-06

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: — LIC. NO.
PROJECT ENGINEER: — LIC. NO.
AS-BUILT/DRAWN BY: — DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

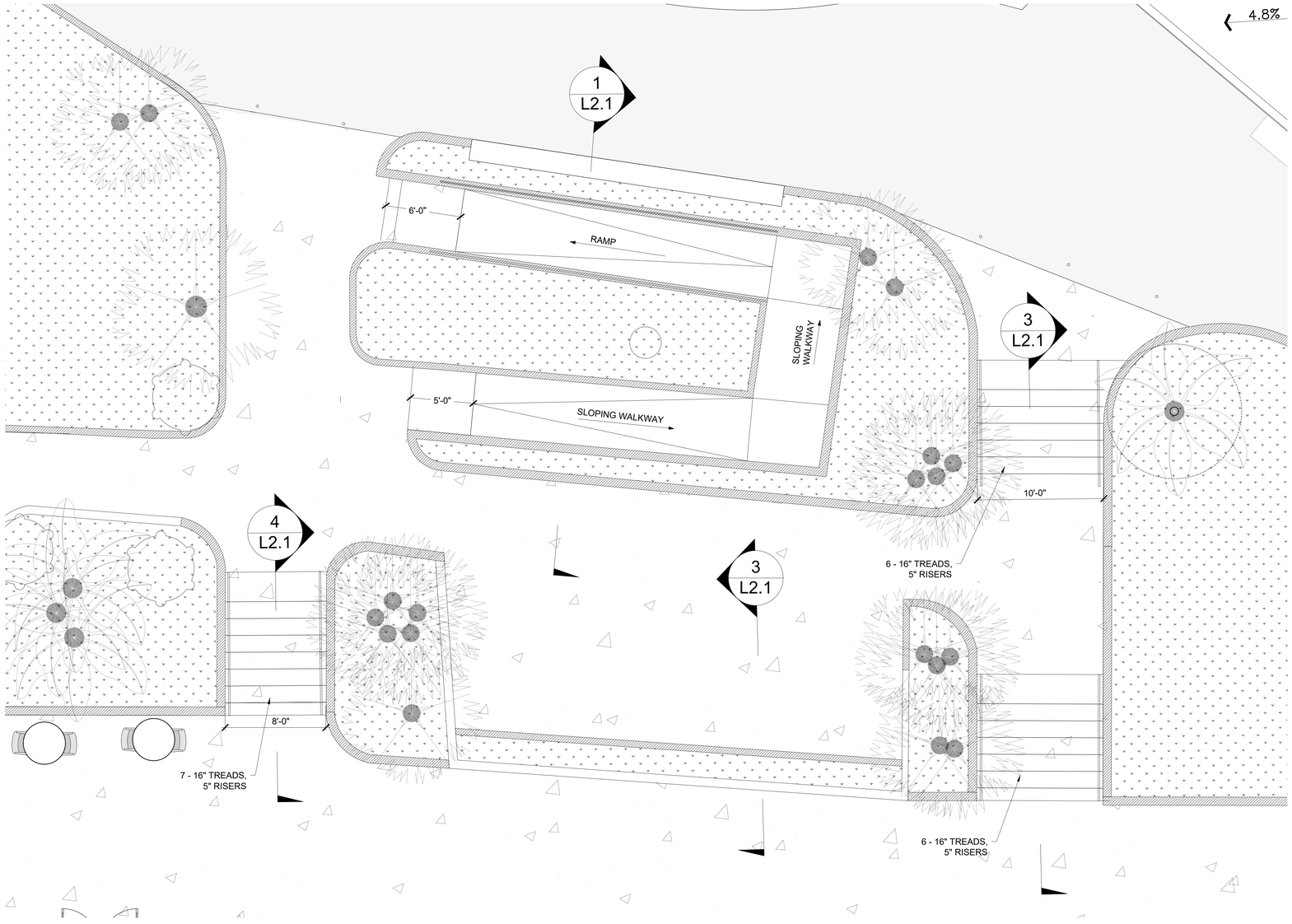
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PLAN NAME:
LANDSCAPE MATERIAL DETAILS

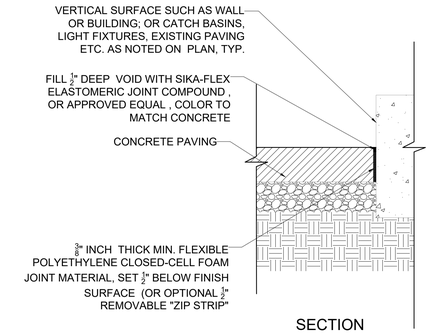
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L-2.1
SHEET OF SHEETS

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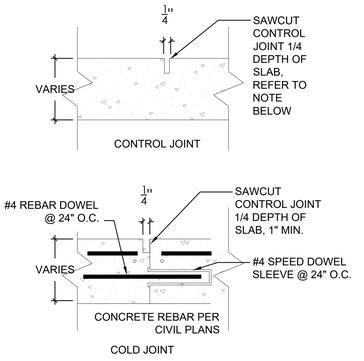
3 EAST CENTRAL STAIRS ENLARGEMENT
SCALE: $\frac{1}{4}$"=1'-0"



SECTION

NOTES:
1. MAINTAIN LINE AND GRADE AT ALL ISOLATION JOINTS, TYP.
2. SEE LANDSCAPE CONSTRUCTION SPECIFICATIONS FOR ADDITIONAL INFORMATION

2 ISOLATION JOINT
1" = 1'-0" JF-RA-07



NOTES:
1. JOINT LOCATION AND SPACING PER PLAN UNLESS OTHERWISE NOTED.
2. DISCONTINUE REBAR AT EXPANSION JOINT AND COLD JOINT TYP.
3. EQUALLY DIVIDE SCORED AREAS BETWEEN EXPANSION JOINT WITH CONTROL JOINTS NOT EXCEED 10' O.C. SPACING BETWEEN EXPANSION AND SCORE JOINTS OR BETWEEN CONSECUTIVE CONTROL JOINTS/ UNLESS OTHERWISE NOTED.
4. DO NOT INSTALL DOWELS FOR EXPANSION JOINT AT WALLS OR FLUSH CURBS.
5. SEE CIVIL DRAWINGS AND GEO TECHNICAL REPORT FOR PAVING THICKNESS, BASE AND REINFORCEMENT.

1 CONCRETE PAVEMENT JOINTS
3" = 1'-0" JF-RA-03

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
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1 100% DD	08/29/25

PLAN NAME: LANDSCAPE MATERIAL DETAILS

DRAWN BY:	APPROVED BY:
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO. L-2.2
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

PLANTING NOTES

GENERAL

1. PLANTING PLAN IS DIAGRAMMATIC. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED. PLANTS SHALL BE INSTALLED AT THE SIZE AND SPACING SPECIFIED TO PROVIDE COMPLETE COVERAGE OF THE AREAS SHOWN ON THE DRAWINGS. PLANT QUANTITIES FOR MASSED AREAS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANTING PLAN AND NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES BETWEEN QUANTITIES AND THE SYMBOLS SHOWN, PRIOR TO SUBMITTING A BID. IN THE EVENT THIS NOTIFICATION IS NOT GIVEN, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN LANDSCAPE PLANTING IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, POLICIES AND GUIDELINES.
3. CONTRACTOR SHALL GIVE NOTICE OF PLANTING FIVE (5) BUSINESS DAYS PRIOR TO INSTALLATION. CONTRACTOR SHALL STAGE PLANT MATERIAL PRIOR TO INSTALLATION FOR LANDSCAPE ARCHITECT 'S REVIEW AND APPROVAL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS AFTER INSTALLATION.
4. NO PLANTING SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT ON SITE WITHOUT PRIOR APPROVAL.
5. ALL PROPERTY OR ITEMS DAMAGED BY THE CONTRACTOR'S WORK SHALL BE REPLACED OR REPAIRED TO ITS ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL PROVIDE A SUBMITTAL OF ALL PLANT MATERIALS AND PLANTING RELATED MATERIALS TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THIS INCLUDES, BUT IS NOT LIMITED TO: LIST OF SPECIFIED PLANTS WITH SOURCE LOCATIONS (SHOWING GENUS AND SPECIES), PHOTOGRAPHS OF ALL PLANTS WITH MEASUREMENTS OF HEIGHT AND SPREAD, TREE PROTECTION MATERIALS, SOIL ANALYSIS FOR EXISTING SOIL, AGRICULTURAL SOIL ANALYSIS FOR ALL IMPORTED SOIL, ALL SOIL AMENDMENTS, FERTILIZERS, HERBICIDES, PESTICIDES, MULCH, STAKING/GUYING MATERIALS, ROOT BARRIERS AND NURSERY RECEIPTS SHOWING PROOF OF CORRECT PLANT MATERIAL.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING AND IRRIGATION OPERATIONS. REFER TO THE SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS AND EXECUTION.

SOIL PREPARATION & FINE GRADING

1. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL OBTAIN AN UNDERGROUND SERVICE ALERT I.D. NUMBER, TWO (2) WORKING DAYS SHALL BE ALLOWED AFTER THE I.D NUMBER IS OBTAINED AND BEFORE THE EXCAVATION WORK IS STARTED SO THAT UTILITY OWNERS CAN BE NOTIFIED.
2. AT THE COMPLETION OF ROUGH GRADING CONTRACTOR SHALL SUBMIT TWO EXISTING SOIL SAMPLES, 1 FROM THE NORTH SIDE AND ONE FROM PLANTING AREAS ON THE SOUTH SIDE FOR SOIL ANALYSIS RECOMMENDATIONS FROM WALLACE LABORATORIES (310) 615-0116 OR APPROVED EQUAL. SUBMIT REPORT TO ARCHITECT FOR REVIEW AND COMMENT PRIOR TO BEGINNING WORK. SOIL RECOMMENDATIONS SHALL AT A MINIMUM INCLUDE SOIL PREPARATION IN ALL PLANTING AREAS. FOR SOILS WITH LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES, ADD COMPOST AT A RATE OF MINIMUM 4 CU. YDS. PER 1,000 SQUARE FEET OF PLANTING AREA WITHIN THE 6" DEPTH OF SOIL.
3. ALL EXISTING PLANT MATERIAL TO BE REMOVED EXCEPT WHERE NOTED ON PLAN (REFER TO PLANT LIST FOR ADDITIONAL REMARKS ON SPECIFIC PLANTS).
4. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES AND WALLS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. EXCESS SOIL FROM LANDSCAPE GRADING TO BE REMOVED AND DISPOSED OF OFF-SITE BY CONTRACTOR.
5. REFER TO CIVIL ENGINEER DRAWINGS FOR GRADING AND DRAINAGE INFORMATION AND OTHER RELATED NON-LANDSCAPE WORK. VERIFY ON-SITE AND REPORT DISCREPANCIES TO LANDSCAPE DESIGNER BEFORE START OF WORK.
6. PRIOR TO PLANTING, IRRIGATION SYSTEMS SHALL BE FULLY OPERATIONAL AND APPROVED BY THE LANDSCAPE ARCHITECT.
7. CONTRACTOR SHALL MAINTAIN THE LANDSCAPE AREAS IN WEED FREE CONDITION THROUGH FINAL ACCEPTANCE.
8. IN AREAS WHERE PAVING IS BEING REMOVED FOR A NEW/PROPOSED TREE WELL, THE CONTRACTOR SHALL REMOVE THE EXCAVATED SOIL AND BACKFILL THE TREE WELL PLANTING PIT WITH CLASS 'A' TOPSOIL SUITABLE FOR PLANT GROWTH. AMEND PER SPECIFICATIONS.

PLANTING:

1. ALL PLANT MATERIALS SHALL BE APPROVED AT THE NURSERY OR BY PHOTO BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL TREES 24" BOX AND LARGER TO BE TAGGED BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT THREE (3) DAYS ADVANCE NOTICE PRIOR TO PLANTING TO ALLOW FOR SUFFICIENT TIME FOR LANDSCAPE ARCHITECT TO APPROVE SELECTED MATERIALS.
2. CONTRACTOR SHALL PROVIDE PHOTOS OF ALL PLANT MATERIAL WITH SCALE REFERENCE FOR APPROVAL PRIOR TO DELIVERY AND INSTALLATION ON SITE. PLANT MATERIAL SHALL BE GROWN AND/OR ACCLIMATED UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE (5) GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MIN. OF SIX (6) MONTHS AND A MAX. OF TWO (2) YEARS. PLANT MATERIALS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS.
4. PROVIDE MATCHING FORMS AND SIZES FOR ALL PALMS. ONLY A ONE (1) FOOT VARIANCE FROM SPECIFIED SIZE WILL BE PERMITTED.
5. FINAL LOCATIONS OF PLANT MATERIAL ARE SUBJECT TO APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PERFORM THE FOLLOWING PROCEDURES BEFORE BEGINNING PLANT PIT EXCAVATION: SHRUBS & TREES - PLACE ACTUAL PLANT CONTAINERS ON-SITE IN PRELIMINARY LOCATIONS FOR APPROVAL.
6. DO NOT PLANT TREES ANY CLOSER THAN 3 FEET TO ANY FIXED EDGE. I.E. SIDEWALKS AND WALLS, UNLESS INDICATED OTHERWISE ON DRAWINGS. PROVIDE LINEAR (NOT CIRCULAR) ROOT BARRIERS FOR ALL TREES IN TREE WELLS AND/OR WITHIN FIVE (5) FEET OF PAVING. ROOT BARRIER TO BE ON INTERIOR EDGE OF PAVING.CONTRACTOR TO INSTALL PER MANUFACTURER'S INSTRUCTIONS.
7. DO NOT PLANT TREES WITHIN 10 FEET OF GAS, WATER OR SEWER LINES. CONTACT OWNER'S REPRESENTATIVE IF MEETING THIS REQUIREMENT DIFFERS FROM LOCATIONS INDICATED ON DRAWINGS. REFER TO DRAWING DETAILS FOR REQUIRED PLANTING METHODS.
8. INSTALL PLANT MATERIAL WITH ITS BEST SIDE FACING THE PREDOMINANT VIEW OF THE PUBLIC WHERE POSSIBLE.
9. TRIANGULARLY SPACE GROUND COVERS AND SHRUBS, UNLESS INDICATED OTHERWISE ON DRAWINGS. MAINTAIN HALF ON-CENTER SPACING WHEN ADJACENT TO PAVED AREAS, WALLS, OR OTHER FIXED EDGES.
10. PLANT PITS SHALL BE TWICE THE SIZE OF THE ROOTBALL OR DESIGNATED NURSERY CONTAINER.
11. ENSURE THAT TREES AND SHRUBS ARE NOT PLANTED TOO DEEP RELATIVE TO FINISH GRADE. TREES PLANTED TOO DEEP WILL BE REPLANTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER - REFER TO DETAILS FOR PROPER GRADE ELEVATIONS.
12. ALL TREES SHALL BE SECURED PER PLANTING DETAILS AND SPECIFICATIONS. DOUBLE STAKED AND TIED USING ZIPIT TREE TIES (OR APPROVED EQUAL), UNLESS OTHERWISE DIRECTED.
13. DO NOT PRUNE ANYTHING OTHER THAN DEAD WOOD ON TAGGED TREES IN THE NURSERY OF NEWLY PLANTED TREES UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT.
14. CONTRACTOR SHALL APPLY A CONSISTENT 3 INCH THICK LAYER OF MULCH ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN AREAS WITH CREEPING OR ROOTING GROUNDCOVERS. MULCH SHALL BE PULLED BACK 3" FROM THE BASE OF SHRUBS AND TREE CROWNS. MULCH SHALL BE 1/2" TO 1" SIZE BARK PIECES, BROWN COLOR, NOT BLACK OR RED.
15. ENSURE THAT DECOMPOSED GRANITE AND TURF AREAS ARE SEPARATED FROM GROUND COVER AND SHRUB AREAS WITH SPECIFIED EDGING - REFER TO DRAWINGS FOR CURBS AND OTHER EDGING MATERIALS.
16. PLANT CENTERS SHALL NOT BE PLACED WITHIN EIGHTEEN (18") INCHES OF SPRINKLER HEADS.
17. FORM BERMED WATERING BASIN AROUND ALL TREES INSTALLED IN GROUND COVER AND SHRUB AREAS. FILL BASIN WITH MULCH AS SHOWN ON DETAILS AND AS SPECIFIED. IN LAWN AREAS, A 24" RADIUS AROUND TREES SHALL BE MULCHED AND KEPT FREE OF SOD.
18. THE LOCATION OF ALL IRRIGATION VALVE BOXES, MAINLINE PIPE, AND OTHER VISIBLE EQUIPMENT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL VISIBLE EQUIPMENT SHALL BE INSTALLED IN AN ORGANIZED MANNER THAT ALLOWS PLANTING IF SHOWN NEAR THE EQUIPMENT AND PERPENDICULAR TO HARDSCAPE ELEMENTS.
19. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING THE WATERING SCHEDULE TO PROMOTE HEALTHY PLANT GROWTH.

GUARANTEE & MAINTENANCE PERIOD

1. CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF NINETY (90) DAYS AFTER COMPLETION AND ACCEPTANCE BY LANDSCAPE ARCHITECT/DESIGNER. ALL AREAS SHALL BE KEPT CLEAN, WATERED AND WEED-FREE. THE MAINTENANCE PERIOD SHALL INCLUDE THE FOLLOWING SCOPE OF WORK:
   A. WATERING OF ALL PLANT MATERIAL AS REQUIRED TO MAINTAIN & ESTABLISH PLANT HEALTH.
   B. WEEDING AND REMOVAL OF ALL WEEDS
   C. REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS, OR GROUND COVERS.
   D. FILLING OF SOIL AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER.
   E. FILLING OF DEPLETED MULCH AREAS TO A 3" DEPTH.
   F. ADJUSTING OF SPRINKLER HEADS AND WATERING PATTERN.
   G. WEEKLY REMOVAL OF ALL TRASH, LITTER, CLIPPINGS, AND ALL FOREIGN DEBRIS.
   H. ADJUSTING OF SPRINKLER HEADS AND WATERING PATTERN.
2. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL IN TERMS OF VIGOROUS GROWTH AND HEALTH FOR THE FOLLOWING TIME PERIODS: GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF SIXTY (60) DAY, SHRUBS SHALL BE GUARANTEED FOR A PERIOD OF NINETY (90) DAYS, AND TREES SHALL BE GUARANTEED TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE.
3. THE CONTRACTOR HAS FIFTEEN (15) DAYS FROM THE TIME OF WRITTEN NOTIFICATION BY THE LANDSCAPE ARCHITECT/DESIGNER TO REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS AT NO ADDITIONAL COST TO THE OWNER. THE LANDSCAPE ARCHITECT/DESIGNER SHALL BE THE SOLE JUDGE OF THE PLANT MATERIAL CONDITION. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED FROM THE TIME OF REPLACEMENT AS SPECIFIED FOR THE ORIGINAL MATERIAL GUARANTEE.
3. PRIOR TO END OF MAINTENANCE PERIOD, CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A FINAL WALK THROUGH. OWNER MUST ACCEPT ALL MAINTAINED AREAS IN WRITING PRIOR TO END OF MAINTENANCE PERIOD. OWNER SHALL BE RESPONSIBLE FOR ARRANGEMENTS FOR FUTURE MAINTENANCE AFTER MAINTENANCE PERIOD AND FINAL WALK THROUGH.

CERTIFICATION

1. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
2. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	PLANT FACTOR		QTY
TREES							
	ARB MIY	ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE	36" BOX		LOW 10%-30%		2
	ARC CU2	ARCHONTOPHOENIX CUNNINGHAMIANA / KING PALM	24" BOX		MODERATE 40%-60%		5
	CAL CHE	CALODENDRUM CAPENSE / CAPE CHESTNUT	36" BOX		MODERATE 40%-60%		2
	CER WES	CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK	15 GAL		MODERATE 40%-60%		3
	QUE TOM	QUERCUS TOMENTELLA / ISLAND OAK	48"BOX		LOW 10%-30%		3
	QUI SAP	QUILLAJA SAPONARIA / SOAPBARK TREE	36" BOX		LOW 10%-30%		2
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY	PLANT FACTOR		QTY
SHRUBS							
	ALO LGO	ALOE X 'LEO 3151A' / MOONGLOW ALOE	5 GALLON		LOW 10%-30%		15
	ALO SCR	ALOE X 'LEO 3711' / SCARLET ROCKETS ALOE	5 GALLON		LOW 10%-30%		15
	ALP VAR	ALPINIA ZERUMBET 'VARIEGATA' / VARIEGATED SHELL GINGER	5 GALLON		HIGH 70%-90%		13
	BAC PI2	BACCHARIS PILULARIS `PIGEON POINT` / PIGEON POINT COYOTE BRUSH	5 GALLON		LOW 10%-30%		18
	BOU BRS	BOUGAINVILLEA BRASILIENSIS / BOUGAINVILLEA	5 GALLON		LOW 10%-30%		6
	CEA VCT	CEANOTHUS X 'VICTORIA' / VICTORIA WILD LILAC	5 GALLON		LOW 10%-30%		6
	COR REN	CORDYLINE X 'RENEGADE' / RENEGADE CORDYLINE	5 GALLON		MODERATE 40%-60%		10
	DIO SPI	DIOON SPINULOSUM / GIANT DIOON	5 GALLON		MODERATE 40%-60%		2
	DOR PAL	DORYANTHES PALMERI / SPEAR LILY	5 GALLON		LOW 10%-30%		3
	FRA NEI	FRANGULA CALIFORNICA 'EVE CASE' / EVE CASE COFFEEBERRY	5 GALLON				13
	HES PAR	HESPERALOE PARVIFLORA / RED YUCCA	5 GALLON		VERY LOW <10%		9
	LOM IFU	LOMANDRA CONFERTIFOLIA 'POM POM' / SHORTY MAT RUSH	1 GALLON		LOW 10%-30%		41
	LOM IRA	LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH	5 GALLON		LOW 10%-30%		41
	MUH RIG	MUHLENBERGIA RIGENS / DEER GRASS	5 GALLON		LOW 10%-30%		20
	PHO GUA	PHORMIUM TENAX 'GUARDSMAN' / GUARDSMAN NEW ZEALAND FLAX	15 GALLON		MODERATE 40%-60%		2
	PHO XAP	PHORMIUM X 'APRICOT QUEEN' / APRICOT QUEEN NEW ZEALAND FLAX	5 GALLON		MODERATE 40%-60%		16
	PHO WAV	PHORMIUM X 'YELLOW WAVE' / YELLOW WAVE NEW ZEALAND FLAX	5 GALLON		MODERATE 40%-60%		11
	POL MUN	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	5 GALLON		MODERATE 40%-60%		14
	PUN NAN	PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE	1 GALLON		LOW 10%-30%		20
	RUS FLP	RUSSELIA EQUISETIFORMIS 'FLAMINGO PARK' / FLAMINGO PARK FIRECRACKER PLANT	5 GALLON				25
	SAL WIN	SALVIA CLEVELANDII 'WINNIFRED GILMAN' / WINNIFRED GILMAN CLEVELAND SAGE	5 GALLON		LOW 10%-30%		16
	SEN CYL	SENECIO CYLINDRICUS / NARROW-LEAF CHALKSTICKS	1 GALLON		LOW 10%-30%		11
	STR NIC	STRELITZIA NICOLAI / GIANT BIRD OF PARADISE	5 GALLON		MODERATE 40%-60%		1
	STR REG	STRELITZIA REGINAE / BIRD OF PARADISE	15 GALLON		MODERATE 40%-60%		54
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	PLANT TYPE	SPACING	QTY
SHRUB AREAS							
	BAC PIG	BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH	5 GALLON			24" o.c.	381
	DIA LRV	DIANELLA REVOLUTA 'DR5000' / LITTLE REV™ FLAX LILY	1 GALLON	18" O.C.			315 SF
GROUND COVERS							
	ARC MIS	ARCTOSTAPHYLOS X 'PACIFIC MIST' / PACIFIC MIST MANZANITA	1 GALLON	24" O.C.	LOW/VERY LOW WATER USE		885 SF
	TUR BUF	PUTTING GREEN BERMUDA / BUFFALO SOD	SOD				14,126 SF
	SEN MDL	SENECIO MANDRALISCAE / BLUE FINGERS	1 GALLON	24" O.C.	LOW/VERY LOW WATER USE		682 SF
	TRA PU4	TRADESCANTIA PALLIDA 'PURPLE HEART' / PURPLE HEART SPIDERWORT	1 GALLON	24" O.C.	MODERATE 40%-60%		220 SF
	TUR MA2	TURF SOD MARATHON III / TURF-TYPE TALL FESCUE	SEED		HGH WATER USE		591 SF

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME: **RANCHO PARK GOLF CLUBHOUSE RENOVATION**
ADDRESS: 10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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PLAN NAME: LANDSCAPE PLANTING NOTES

DRAWN BY: | APPROVED BY:
SCALE: | ISSUE DATE:
W.O. NO. PRJ--- | FILE NO. --

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SHEET OF SHEETS

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE
TREES			
	ARB MIY	ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE	36" BOX
	ARC CU2	ARCHONTOPHOENIX CUNNINGHAMIANA / KING PALM	24" BOX
	CAL CHE	CALODENDRUM CAPENSE / CAPE CHESTNUT	36" BOX
	CER WES	CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK	15 GAL
	QUE TOM	QUERCUS TOMENTELLA / ISLAND OAK	48"BOX
	QUI SAP	QUILLAJA SAPONARIA / SOAPBARK TREE	36" BOX
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT
SHRUBS			
	ALO LGO	ALOE X 'LEO 3151A' / MOONGLOW ALOE	5 GALLON
	ALO SCR	ALOE X 'LEO 3711' / SCARLET ROCKETS ALOE	5 GALLON
	ALP VAR	ALPINIA ZERUMBET 'VARIEGATA' / VARIEGATED SHELL GINGER	5 GALLON
	BAC PI2	BACCHARIS PILULARIS `PIGEON POINT` / PIGEON POINT COYOTE BRUSH	5 GALLON
	BOU BRS	BOUGAINVILLEA BRASILIENSIS / BOUGAINVILLEA	5 GALLON
	CEA VCT	CEANOTHUS X 'VICTORIA' / VICTORIA WILD LILAC	5 GALLON
	COR REN	CORDYLINE X 'RENEGADE' / RENEGADE CORDYLINE	5 GALLON
	DIO SPI	DIOON SPINULOSUM / GIANT DIOON	5 GALLON
	DOR PAL	DORYANTHES PALMERI / SPEAR LILY	5 GALLON
	FRA NEI	FRANGULA CALIFORNICA 'EVE CASE' / EVE CASE COFFEEBERRY	5 GALLON
	HES PAR	HESPERALOE PARVIFLORA / RED YUCCA	5 GALLON
	LOM IFU	LOMANDRA CONFERTIFOLIA 'POM POM' / SHORTY MAT RUSH	1 GALLON
	LOM IRA	LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH	5 GALLON
	MUH RIG	MUHLENBERGIA RIGENS / DEER GRASS	5 GALLON
	PHO GUA	PHORMIUM TENAX 'GUARDSMAN' / GUARDSMAN NEW ZEALAND FLAX	15 GALLON
	PHO XAP	PHORMIUM X 'APRICOT QUEEN' / APRICOT QUEEN NEW ZEALAND FLAX	5 GALLON
	PHO WAV	PHORMIUM X 'YELLOW WAVE' / YELLOW WAVE NEW ZEALAND FLAX	5 GALLON
	POL MUN	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	5 GALLON
	PUN NAN	PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE	1 GALLON
	RUS FLP	RUSSELIA EQUISETIFORMIS 'FLAMINGO PARK' / FLAMINGO PARK FIRECRACKER PLANT	5 GALLON
	SAL WIN	SALVIA CLEVELANDII 'WINNIFRED GILMAN' / WINNIFRED GILMAN CLEVELAND SAGE	5 GALLON
	SEN CYL	SENECIO CYLINDRICUS / NARROW-LEAF CHALKSTICKS	1 GALLON
	STR NIC	STRELITZIA NICOLAI / GIANT BIRD OF PARADISE	5 GALLON
	STR REG	STRELITZIA REGINAE / BIRD OF PARADISE	15 GALLON
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT
SHRUB AREAS			
	BAC PIG	BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH	5 GALLON
	DIA LRV	DIANELLA REVOLUTA 'DR5000' / LITTLE REV™ FLAX LILY	1 GALLON
GROUND COVERS			
	ARC MIS	ARCTOSTAPHYLOS X 'PACIFIC MIST' / PACIFIC MIST MANZANITA	1 GALLON
	TUR BUF	PUTTING GREEN BERMUDA / BUFFALO SOD	SOD
	SEN MDL	SENECIO MANDRALISCAE / BLUE FINGERS	1 GALLON
	TRA PU4	TRADESCANTIA PALLIDA 'PURPLE HEART' / PURPLE HEART SPIDERWORT	1 GALLON
	TUR MA2	TURF SOD MARATHON III / TURF-TYPE TALL FESCUE	SEED

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER:
PROJECT ENGINEER:
AS-BUILTS DRAWN BY:
LIC. NO.
LIC. NO.
DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

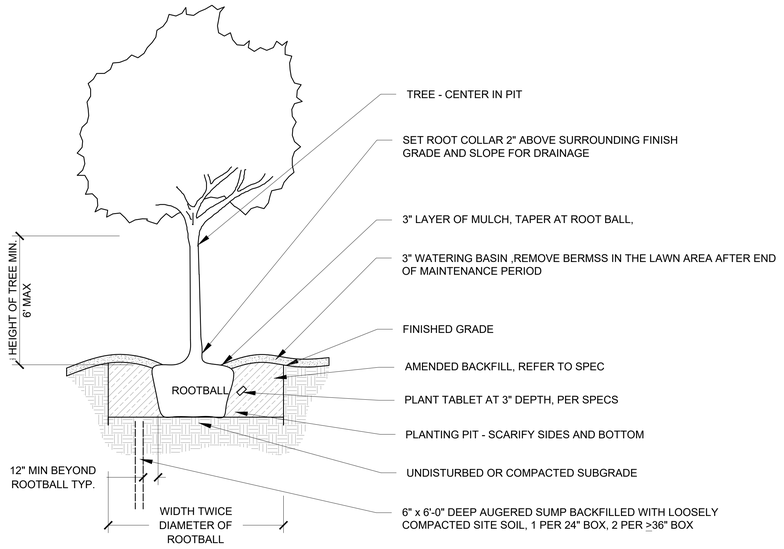
REVISIONS:	DATE:
100% DD	08/29/25

PLAN NAME:
LANDSCAPE PLANTING PLAN

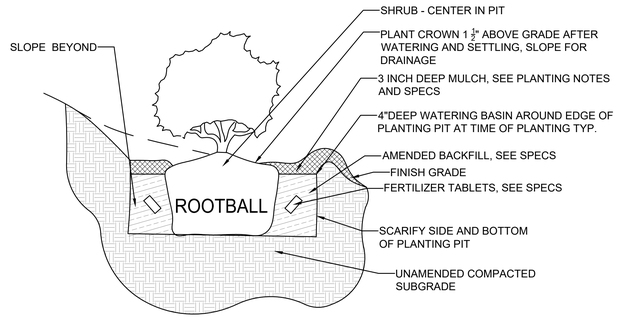
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DRAWING NO.
L-3.1
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

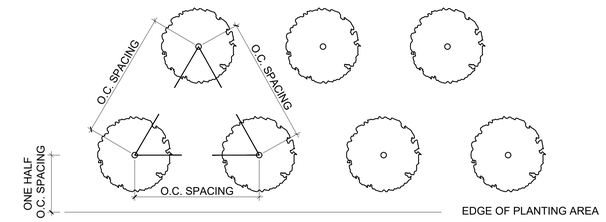


1 TREE PLANTING
1/4" = 1'-0" JF-RA-PL-01



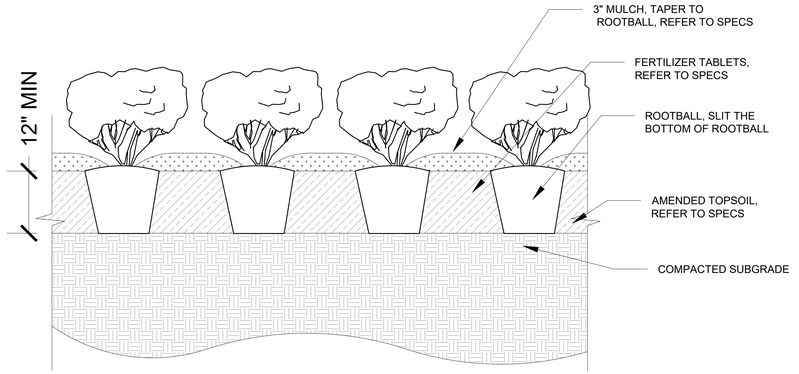
NOTE:
1. PLANT PIT FOR 15 GAL TREES SHALL BE 6" GREATED THAN TREE WIDTH OF THE CONTAINER AND THE SAME DEPTH AS THE CONTAINER
2. PLANT PIT FOR ONE AND FIVE GAL SHRUBS SHALL BE 6" GREATER THAN THE WIDTH OF THE CONTAINER
3. SEE GENERAL PLANTING NOTES
4. CONTINUOUSLY AMMEND ALL PLANTING AREAS PER AGRONOMIC SOILS RECOMMENDATIONS.

3 SHRUB PLANTING ON SLOPE
1 1/2" = 1'-0" JF-RA-PL-02



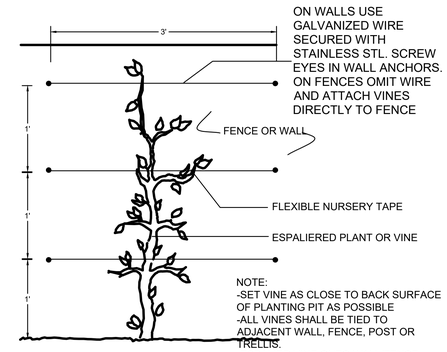
NOTE:
1. ALL SHRUBS/GROUNDCOVER TO BE TRIANGULAR SPACED, UNLESS SHOWN OTHERWISE. SEE PLANTING SCHEDULE FOR O.C. SPACING.
2. WHERE TRIANGULAR SPACING MEETS WALKWAY AT END, ADD A PLANT TO SQUARE OFF END.

7 ON-CENTER TRIANGULAR PLANT SPACING
N.T.S. JF-RA-PL-21



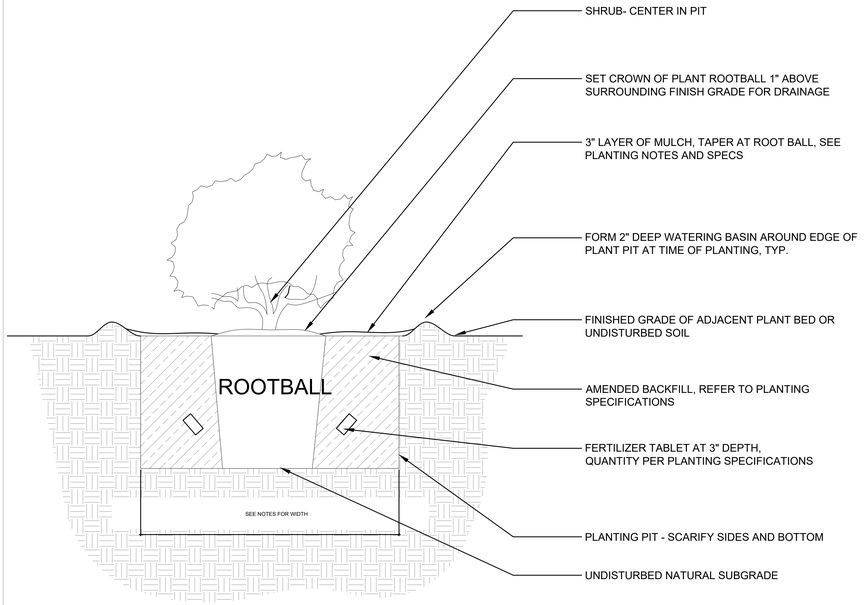
NOTE:
1. PLACE PLANTS IN PREPARED BED AS SPECIFIED
2. REFER TO PLANTING SCHEDULE FOR SIZE AND SPACING
3. PLACE PLANTS AROUND PLANTING BED EDGE FIRST, THEN FILL INSIDE
4. PLANTING BED TO BE TILLED TO DEPTH OF 12 INCHES.

4 GROUNDCOVER PLANTING
1" = 1'-0" JF-RA-PL-13



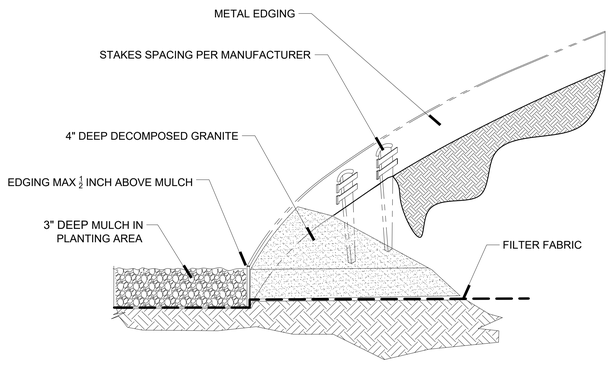
NOTE:
-SET VINE AS CLOSE TO BACK SURFACE OF PLANTING PIT AS POSSIBLE
-ALL VINES SHALL BE TIED TO ADJACENT WALL, FENCE, POST OR TRELLIS.
-ESPALIER VINE ONTO WALL/FENCE, TYPICAL

6 VINE WALL
6" = 1'-0" JF-RA-PL-16



NOTE:
1. PLANT PIT FOR 15 GAL TREES SHALL BE 6" GREATER THAN TREE WIDTH OF THE CONTAINER AND THE SAME DEPTH AS THE CONTAINER
2. PLANT PIT FOR ONE AND FIVE GAL SHRUBS SHALL BE 6" GREATER THAN THE WIDTH OF THE CONTAINER AND 6" DEEPER THAN THE CONTAINER
3. SEE GENERAL PLANTING NOTES

2 SHRUB PLANTING
1" = 1'-0" JF-RA-PL-19



5 METAL EDGING
1 1/2" = 1'-0" JF-RA-20

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS
GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER:
LIC. NO.
PROJECT ENGINEER:
LIC. NO.
AS BUILT DRAWN BY:
DATE:

PROJECT NAME: **RANCHO PARK GOLF CLUBHOUSE RENOVATION**

ADDRESS: 10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
100% DD	08/29/25

PLAN NAME: LANDSCAPE PLANTING DETAILS

DRAWN BY: | APPROVED BY:
SCALE: | ISSUE DATE:
W.O. NO. PRJ--- | FILE NO. --

DRAWING NO. L-3.2
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

Existing (Toro Satellite) controllers for irrigation on golf course and clubhouse areas. Located at northeast corner of driving range fence. New controller to be specified for new clubhouse irrigation, including putting greens. Exact location of new controller to be determined.

Approx. location of 2" (exact size t.b.d.) gate valve shut-off to existing systems within perimeter of clubhouse

Typ. existing systems to be removed/replaced with new irrigation (spray, rotors, drip type systems) in new landscape area configurations

Existing domestic water & irrigation backflow (need to confirm which supplies existing irrigation systems.

OUTDOOR DINING AREA

MECH. EQUIP

PUTTING GREEN

PUTTING GREEN

PA

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	PROPOSED CIP CONCRETE PAVING
2	PROPOSED CIP CONCRETE RETAINING WALL
3	GOLF BAG STAND
4	NEW CIP CONCRETE CURB
5	NEW CIP CONCRETE SEAT WALL
6	NEW CIP CONCRETE MOW CURB

Notes:
1. Essentially all existing irrigation currently around limit of work is old and antiquated and will need to be redesigned and replaced.

2. RAP personnel were not entirely sure where system was being supplied from and will need to be further investigated. Jose' Huerta said he would try and locate possible as-built plans and would communicate via email if as-builts are available or not.

3. RAP personnel would prefer new systems in limit of work to have a dedicated "Smart" controller and isolated from golf course controllers. Make and model to be determined.

4. Existing putting greens are irrigated with valve-in-head type rotors (same type used on golf course). I suggested using typical large gear driven type rotors (Toro, Rain Bird, Hunter, etc.) in order to minimize valve station count and conform to new green layout.

5. All valve boxes to be traffic rated concrete boxes with hinged cast-iron lids. RAP to provide preferred manufacturer list of irrigation equipment.

6. Further investigation/verification is needed to confirm possible connection point and or connection points to existing pressure supply lines, including verification of existing pressure line sizes and working/static water pressure.

0 8' 16' 32'
1/16" = 1'-0"

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION
ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
△ 100% DD	08/29/25
△	
△	
△	
△	
△	

PLAN NAME:
IRRIGATION SITE ANALYSIS

DRAWN BY: APPROVED BY:
SCALE: ISSUE DATE:
W.O. NO. PRJ--- FILE NO. --

DRAWING NO.
L-4.0
SHEET OF SHEETS

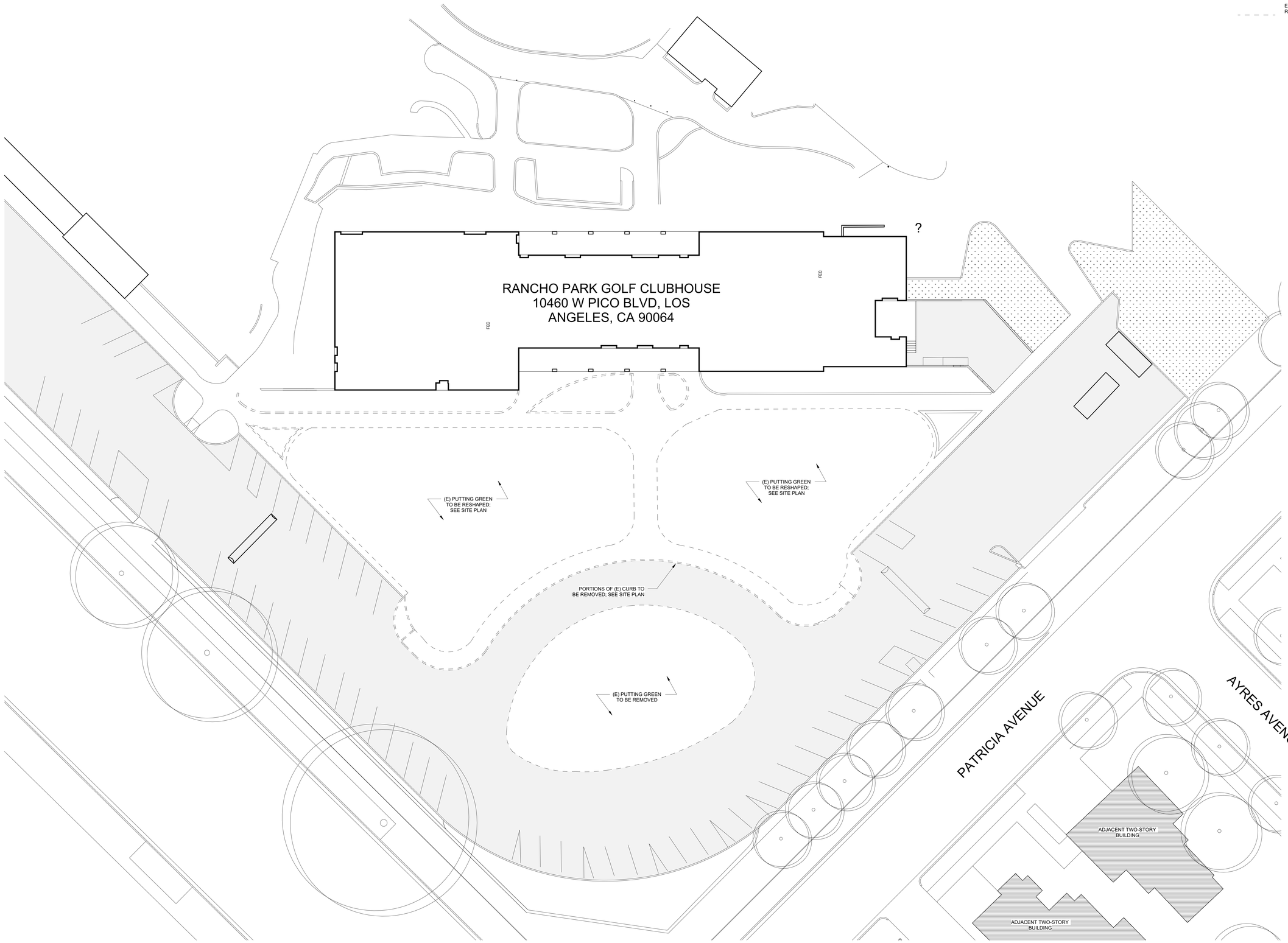
THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

GENERAL NOTES

1. ALL (E) WOOD PILING TO BE REMOVED.
2. FIRE HYDRANT NEED & LOCATION (IF APPLICABLE) TO BE DETERMINED.

LEGEND

- EXISTING BUILDING OR SITEWORK TO REMAIN
- EXISTING SITEWORK TO BE REMOVED



1 SITE PLAN Original Copy 1
D1.01 SCALE: 1/16" = 1'-0"

REC & PARKS LA

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
1	
2	
3	
4	
5	
6	

PLAN NAME:
DEMO SITE PLAN

DRAWN BY:	APPROVED BY:
Author	Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
D1.01
SHEET OF SHEETS

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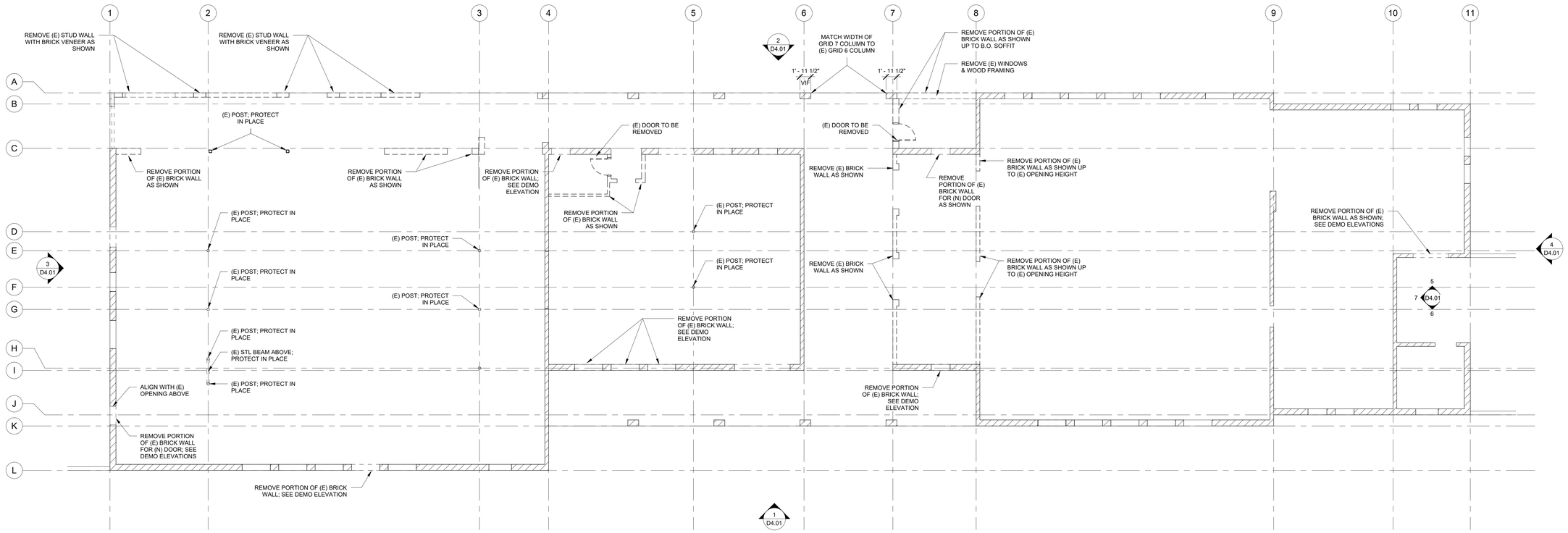
GENERAL NOTES

1. ALL (E) METAL FRAMING TO BE REMOVED.
2. ALL (E) DOORS TO BE REMOVED

LEGEND

(E) MASONRY WALL TO REMAIN

(E) WALL TO BE REMOVED



1 DEMO FIRST FLOOR PLAN

D2.01 **SCALE: 1/8" = 1'-0"**

REC & PARKS LA

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM **SUPERINTENDENT: DARRYL FORD**

PROJECT DESIGNER: LIC. NO.

PROJECT ENGINEER: LIC. NO.

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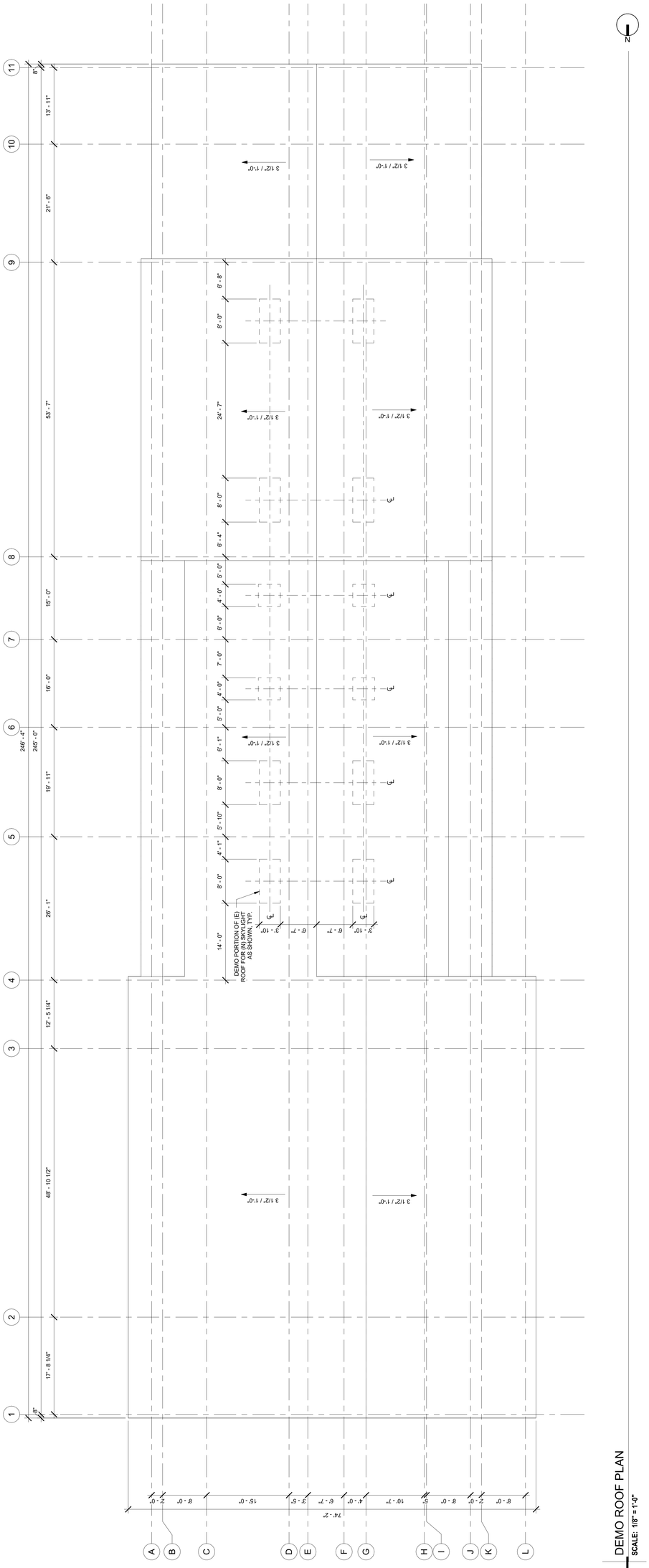
PLAN NAME:
DEMO FLOOR PLANS

DRAWN BY:	APPROVED BY:
Author	**Approver**
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
D2.01

SHEET OF SHEETS

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1 DEMO ROOF PLAN
D2.03 SCALE: 1/8" = 1'-0"

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:

PLAN NAME:
DEMO ROOF PLAN

DRAWN BY: AM/KK
APPROVED BY: AM/KK
SCALE:
ISSUE DATE:
W.O. NO.
PRJ—
FILE NO.
—
DRAWING NO.
D2.03
SHEET OF SHEETS

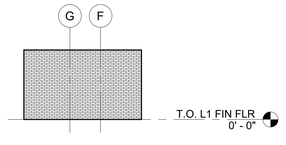
REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

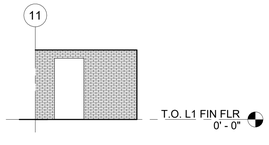
GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER
LIC NO
PROJECT ENGINEER
LIC NO
AS BUILTS DRAWN BY
DATE

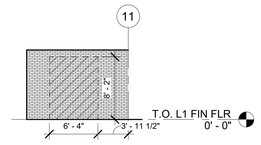
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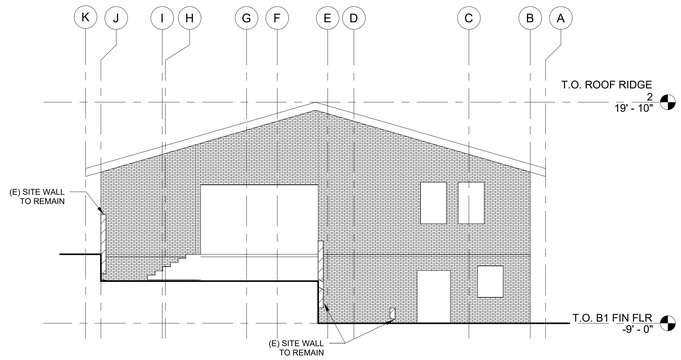
7 DEMO LOADING DOCK N ELEV
D4.01 SCALE: 1/8" = 1'-0"



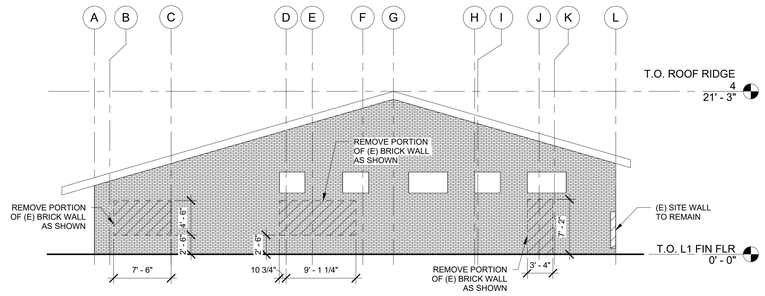
6 DEMO LOADING DOCK W ELEV
D4.01 SCALE: 1/8" = 1'-0"



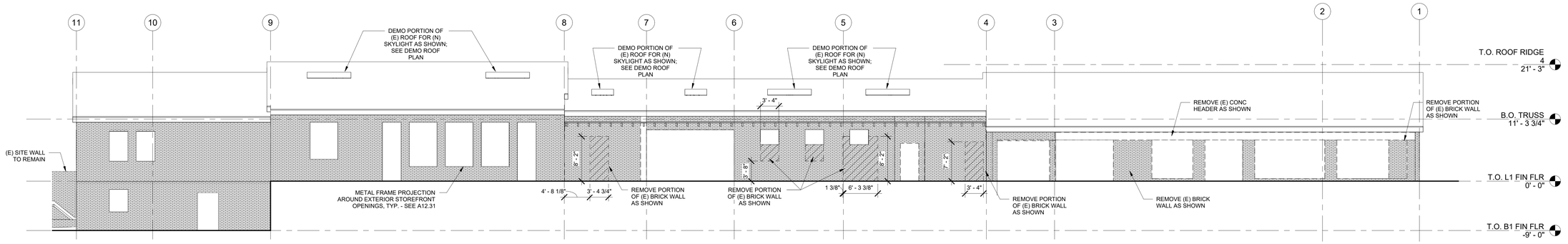
5 DEMO LOADING DOCK E ELEV
D4.01 SCALE: 1/8" = 1'-0"



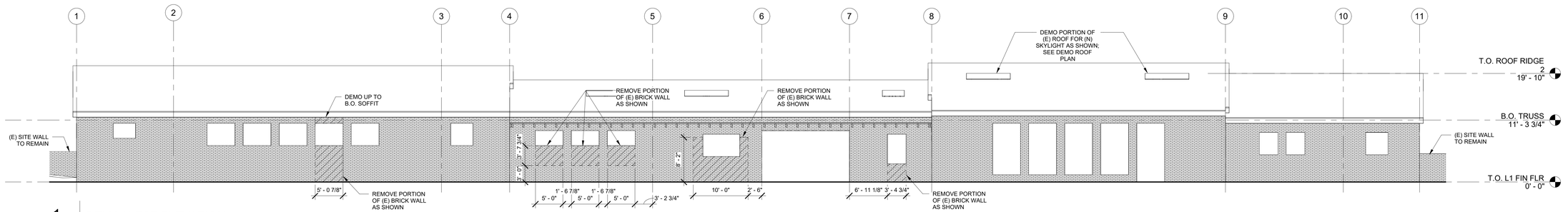
4 DEMO SOUTH ELEVATION
D4.01 SCALE: 1/8" = 1'-0"



3 DEMO NORTH ELEVATION
D4.01 SCALE: 1/8" = 1'-0"



2 DEMO EAST ELEVATION
D4.01 SCALE: 1/8" = 1'-0"



1 DEMO WEST ELEVATION
D4.01 SCALE: 1/8" = 1'-0"

REC & PARKS LA

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION
ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS: DATE:

PLAN NAME:
DEMO BUILDING ELEVATIONS

DRAWN BY:	APPROVED BY:
Author	**Approver**
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
D4.01
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

GENERAL NOTES

1. FINISH GRADE ON SHEETS ARE TOP OF FINISH CONCRETE (TOC), UNLESS NOTED OTHERWISE, AND ARE ANNOTATED IN FEET AND INCHES (W/ FRACTIONS) RELATIVE TO PROJECT DATUM LEVEL 01 = 0' -0", WHICH EQUALS +44.00 FEET ABOVE SEA LEVEL, SEE SITE PLAN OR CIVIL.

2. PATH OF TRAVEL AS INDICATED IS A BARRIER FREE ACCESS WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" MAXIMUM CROSS SLOPE 2%, TYPICAL. THE CONTRACTOR SHALL VERIFY THAT THE INDICATED PATH OF TRAVEL HAS BEEN CONSTRUCTED WITHOUT BARRIERS.

3. WALKWAY SLOPES ALONG PATH OF TRAVEL DO NOT EXCEED 1:20.

4. RAMPS SLOPES ALONG PATH OF TRAVEL DO NOT EXCEED 1:12.

5. SEE CIVIL DRAWINGS FOR SITE INFORMATION BEYOND THE BORDERS OF THIS DRAWING.

6. FOR BALANCE OF INFORMATION, REFER TO CIVIL, LANDSCAPE, AND SIGNAGE SHEETS.

7. SEE CIVIL DRAWINGS FOR SITE GRADING INFORMATION. SPOT ELEVATIONS ON ARCHITECTURAL DRAWINGS ARE FOR REFERENCE ONLY.

8. SEE CIVIL FOR CONC PAVING AND PERMEABLE PAVER DETAILS.

9. SEE CIVIL FOR BIOFILTRATION PLANTER DETAILS.

10. LONG-TERM BICYCLE PARKING SHALL BE SECURED FROM THE GENERAL PUBLIC AND PROTECTED FROM THE WEATHER ELEMENTS.

11. ALL DOWNSPOUTS DRAIN TO BIOFILTRATION PLANTER BOXES; SEE CIVIL AND LANDSCAPE

LEGEND

EXISTING BUILDING OR SITEWORK TO REMAIN

PLANTING; SEE LANDSCAPE

PTD TYP STRIPING

POINT OF ENTRY

(E) TEE BOX
(E) PUTTING GREEN
(N) CONC
(N) PLANTING
(E) BUILDING, NOT IN SCOPE
GOLF CART STAGING AREA
INTENDED GOLF CART ARRAY (4X4)
(N) CONC
(N) PLANTING
(N) ADA-COMPLIANT RAMP OPTION 1
(E) CLOCK
(N) SITE STAIRS
(N) ADA-COMPLIANT RAMP OPTION 2
(N) SITE STAIRS
(N) BENCH
DN
OUTDOOR DINING AREA
(N) SITE STAIRS
DN
(N) PUSH CART RACKS, TYP.
OUTDOOR DINING AREA
(N) PLANTING
(E) TEE BOX
(E) BUILDING, NOT IN SCOPE
(N) PUSH CART RACKS, TYP.

RANCHO PARK GOLF CLUBHOUSE
10460 W PICO BLVD, LOS ANGELES, CA 90064

(E) LOADING DOCK
MECHANICAL CONDENSER UNIT PROPOSED LOCATIONS W/ CLEARANCE
MTL CAGE AROUND MECH EQUIP.
RESHAPED PUTTING GREEN
RESHAPED PUTTING GREEN
22
21
20
19
18
17
EV PARKING SPACES (3)
DROP-OFF AREA
13
14
15
16
ADA VAN-ACCESSIBLE SPACE (1)
ADA PARKING SPACES (3)
(N) PARKING SPACE, TYP.
1
2
3
4
5
6
7
8
9
10
11
12
TOTAL NEW PARKING PROVIDED: 22 SPACES
ADJACENT ONE-STORY BUILDING
W PICO BLVD
PATRICIA AVENUE
AYRES AVENUE
ADJACENT TWO-STORY BUILDING
ADJACENT TWO-STORY BUILDING

1 SITE PLAN
A1.01 SCALE: 1/16" = 1'-0"

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS
GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION
ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS: DATE:

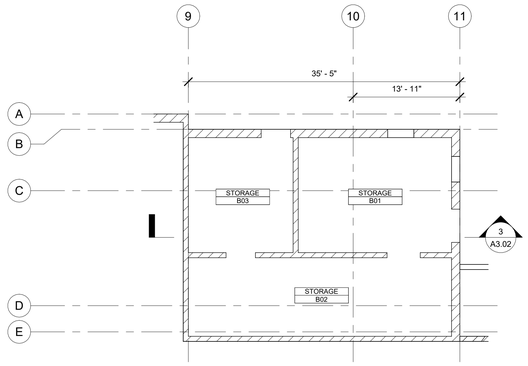
PLAN NAME:
SITE PLAN

DRAWN BY: Author
APPROVED BY: Approver
SCALE:
ISSUE DATE:
W.O. NO. PRJ—
FILE NO. —
DRAWING NO.
A1.01
SHEET OF SHEETS

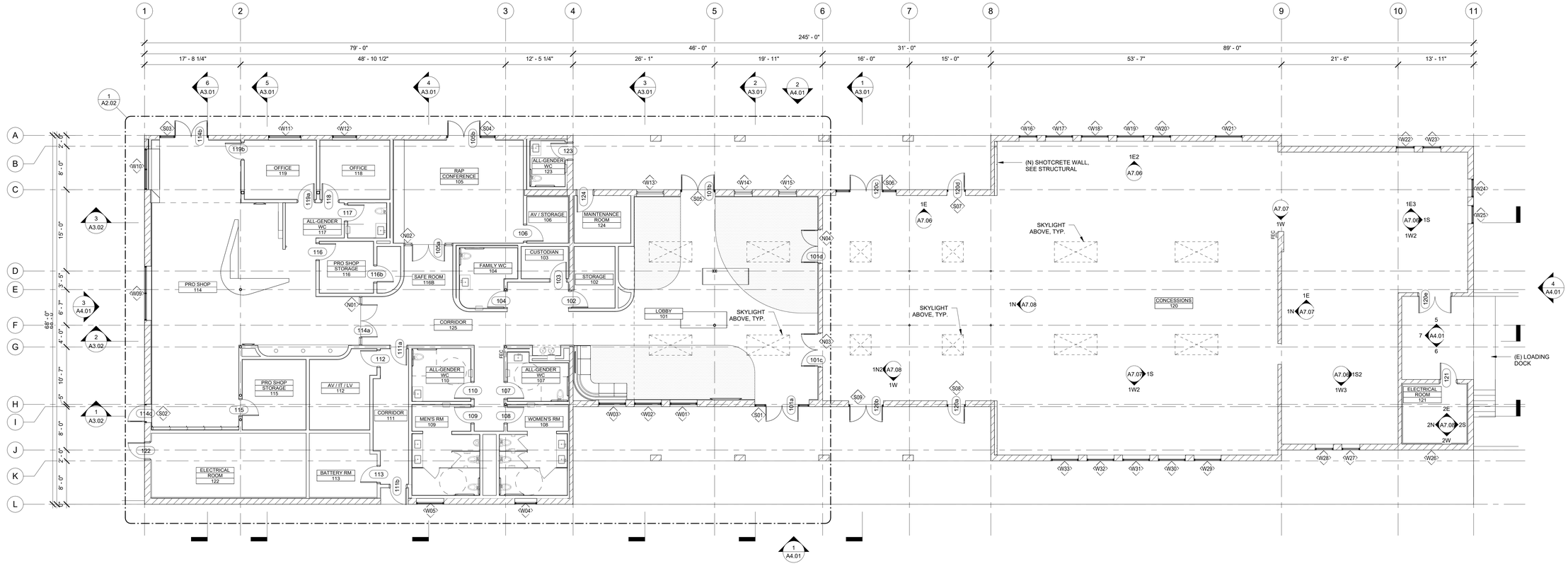
THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

GENERAL NOTES

1. ALL STOREFRONT OPENINGS TO INCLUDE METAL FRAME PROJECTION; SEE STOREFRONT DETAILS @ FRAME PROJECTION FOR TYP. DETAIL



2 LEVEL B1 FLOOR PLAN
A2.01 SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN
A2.01 SCALE: 1/8" = 1'-0"

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

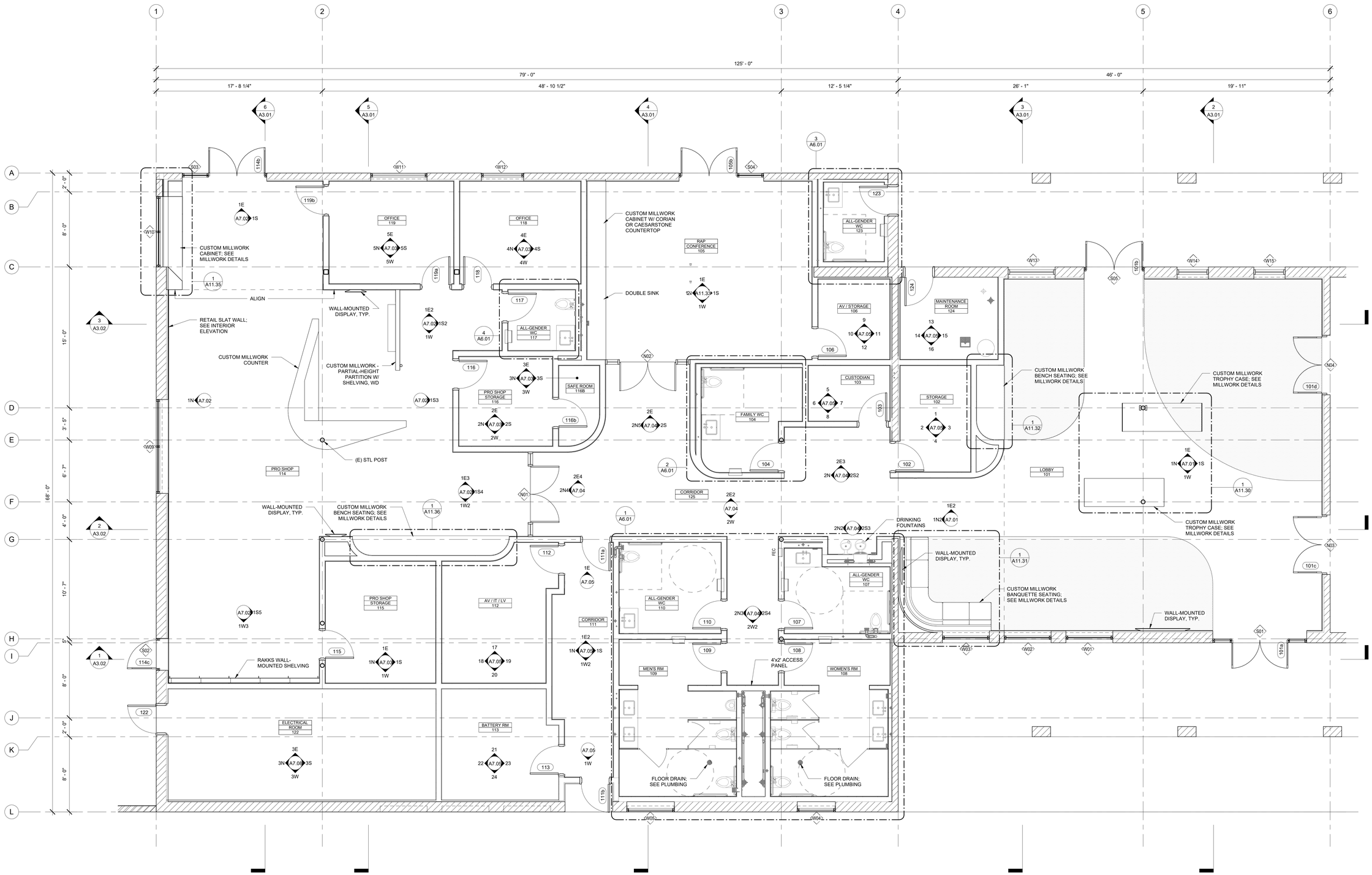
REVISIONS:	DATE:

PLAN NAME:
FLOOR PLANS

DRAWN BY:	APPROVED BY:
Author	Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
A2.01
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



1 LEVEL 1 FLOOR PLAN - AREA A

A2.02 SCALE: 1/4" = 1'-0"

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

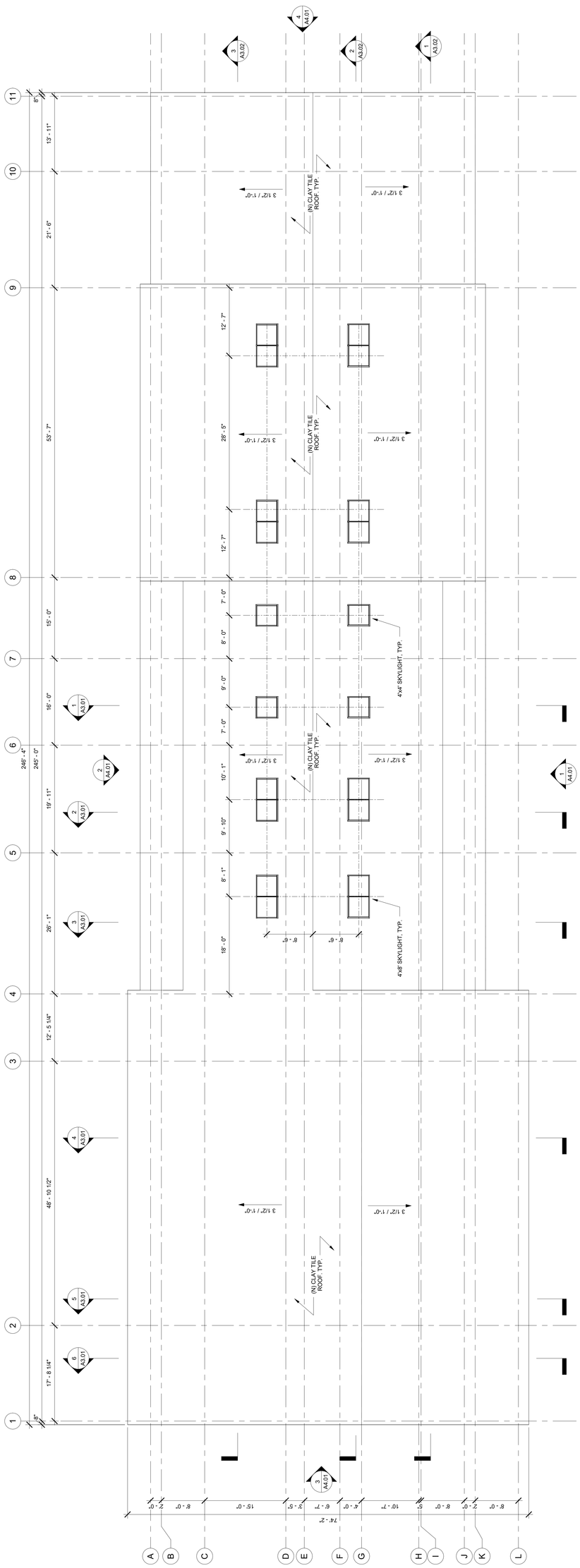
ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS: DATE:

PLAN NAME:
ENLARGED LEVEL 1 FLOOR PLAN

DRAWN BY:	APPROVED BY:
Author	Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
A2.02
SHEET OF SHEETS



1 ROOF PLAN
A2.03 SCALE: 1/8" = 1'-0"

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS: DATE:

PLAN NAME:
ROOF PLAN

DRAWN BY: ANDREW
APPROVED BY: ANDREW
SCALE:
ISSUE DATE:
W.O. NO. PRJ—
FILE NO. --
DRAWING NO. **A2.03**
SHEET OF SHEETS

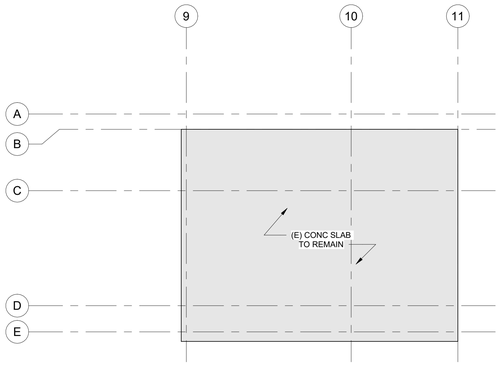
THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER
LIC NO
PROJECT ENGINEER
LIC NO
AS BUILTS DRAWN BY
DATE

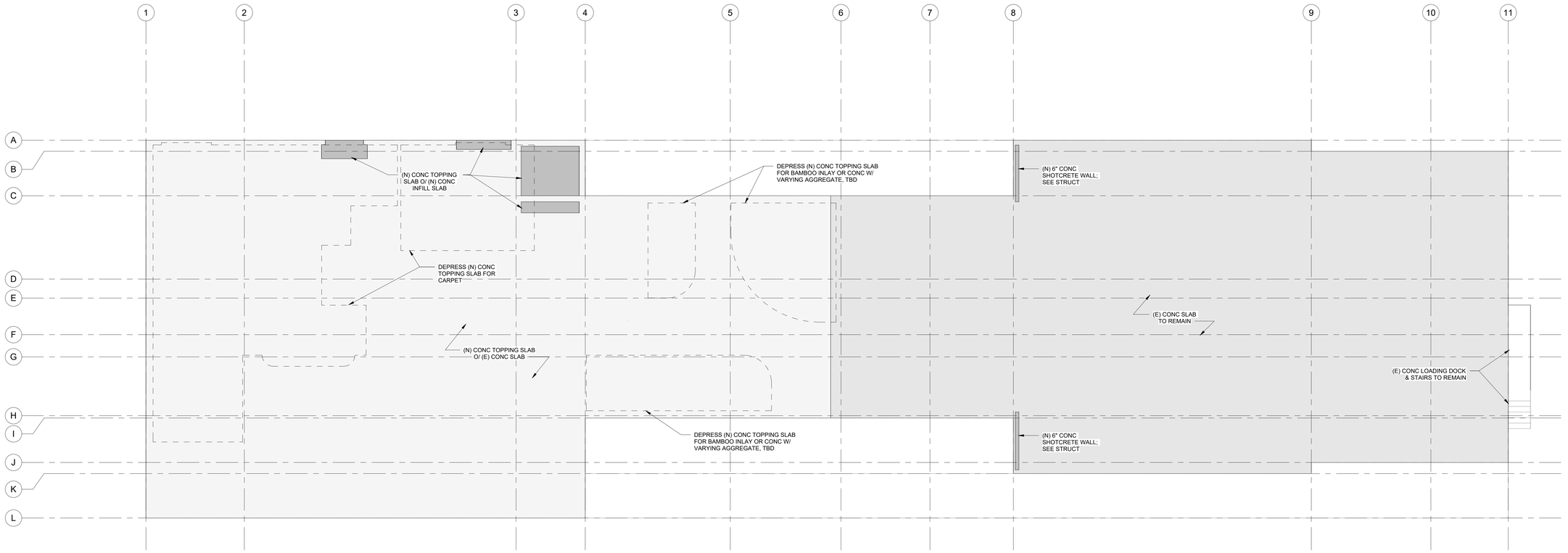
REC & PARKS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



2 LEVEL B1 FLOOR CONCRETE SLAB PLAN

A2.11 SCALE: 1/8" = 1'-0"



1 FIRST FLOOR CONCRETE SLAB PLAN

A2.11 SCALE: 1/8" = 1'-0"

REC & PARKS LA

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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PLAN NAME:
CONCRETE SLAB PLAN

DRAWN BY:	APPROVED BY:
Author	Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
A2.11
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

GENERAL NOTES

1) PARTITION TYPES ARE SCHEDULED ON PLAN SHEETS T1.20

2) ALL PARTITION TYPES TO BE BRACED AS REQUIRED IF LIMITING HEIGHT IS EXCEEDED.

3) ALL GYPSUM WALLBOARD (REGULAR AND FIRE RATED TYPE) TO BE 5/8" UNLESS NOTED OTHERWISE.

4) ALL GYPSUM WALLBOARD TO BE INSTALLED AT WALLS OF ALL WET AREAS SUCH AS TOILET ROOMS, LAVATORY SURROUNDS, OR OTHER AREAS SUSCEPTIBLE TO MOISTURE OR DAMPNESS SHALL BE MOISTURE AND MOLD RESISTANT GYSPUM BOARD.

5) ALL GYPSUM WALLBOARD TO BE INSTALLED AT WALLS OF ALL WET AREAS SUCH AS SHOWER ROOMS OR OTHER AREAS SUSCEPTIBLE TO EXCESSIVE MOISTURE OR DAMPNESS SHALL BE CEMENT BACKERBOARD.

6) ALL METAL STUD CONSTRUCTION TO BE TAKEN TO THE UNDERSIDE OF THE BUILDING STRUCTURE OF FIRE RATED CEILING UNLESS SPECIFICALLY SHOWN OTHERWISE.

7) ALL METAL STUD PARTITIONS TO HAVE CONTINUOUS SEALANT APPLIED AROUND PERIMETER OF THE WALL, ESPECIALLY AT TOP AND BOTTOM, AS SHOWN IN THE DRAWINGS.

8) ALL GYPSUM WALL BOARD AT TOP OF THE PARTITION (I.E., AT HEAD OF THE PARTITION, WHETHER IT STOPS AT THE CEILING OR AT THE UNDERSIDE OF THE BUILDING STRUCTURE) TO BE SCREW ATTACHED INTO THE VERTICAL STUDS ONLY. DO NOT FASTEN STUDS TO CONTINUOUS TOP RUNNER. (VERTICAL MOVEMENT REQUIRED)

9) ALL SOUND ATTENUATION BLANKETS TO BE SEMI-RIGID, SPUN MINERAL FIBER MATERIAL IN DENSITIES AS SPECIFIED.

10) ALIGN INTERIOR CORNERS AND JOINTS IN FINISHED AREAS.

11) USE GALVANIZED STEEL CORNER BEADS OR REINFORCEMENT ON ALL EXTERIOR CORNERS IN FINISHED AREAS.

12) CONTRACTOR TO PROVIDE CONTINUOUS FIRE CAULKING AT ALL DUCT, PIPE, ETC. PENETRATIONS THROUGH WALL IN ACCORDANCE WITH THE SPECIFICATIONS. (REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR EXTENT OF WORK.)

13) REFER TO SPECIFICATIONS FOR PRIMER REQUIRED.

14) ALL GYPSUM BOARD SHEETS TO RUN VERTICALLY. USE SINGLE SHEET FULL HEIGHT OF PARTITION WHEREVER POSSIBLE.

15) TAPE OUTER JOINTS OF GYPSUM BOARD ONLY.

16) NO JOINTS ALLOWED EXCEPT AT METAL STUDS.

17) FIBERGLASS BATT INSULATION TO COMPLY WITH REQUIREMENTS OF SPECIFICATION. FILL ENTIRE STUD DEPTH.

18) STAGGER JOINTS OF GYPSUM BOARD WHERE MULTIPLE LAYERS OCCUR.

19) DO NOT GLUE MULTIPLE LAYERS OF GYPSUM BOARD TOGETHER.

20) LINEAR AIR SLOTS OR WINDOW SHADE POCKETS SHOULD NOT PENETRATE SLAB TO SLAB PARTITIONS IN ACOUSTICALLY SENSITIVE AREAS.

21) THE LETTER "X" WITHIN PARTITION TAGS ON THIS SHEET DENOTES A VARIABLE CONDITION. REFER TO POSSIBLE CONDITIONS IN SYMBOL KEY BELOW.

22) USE SCHEDULED STUD SIZE UNLESS OTHERWISE NOTED IN STRUCTURAL DRAWINGS.

23) ALL DIMENSIONS ARE TO F.O. FRAMING OR GRIDLINE

SYMBOL KEY

PARTITION / WALL TYPE
A = 1 LAY GYP BD OVER HAT CHANNEL
B = 1 LAY GYP BD OVER WD STUD
C = 1 LAY GYP BD EACH SIDE OVER WD STUD
D = 1 LAY GYP BD EACH SIDE OVER WD STUD (SINGLE SIDED SHEAR)
E = 1 LAY GYP BD EACH SIDE OVER WD STUD (DOUBLE SIDED SHEAR)
F = 1 LAY GYP BD EACH SIDE OVER MTL STUD
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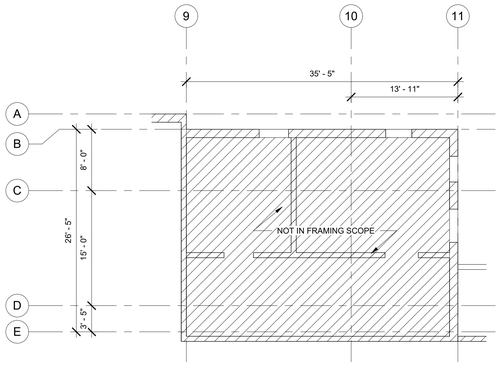
Q = SINGLE SHEAR STANDING SEAM
R = DOUBLE SHEAR STANDING SEAM
S = SINGLE SHEAR WD SIDING WALL
T = DOUBLE SHEAR WD SIDING WALL
U = SINGLE SHEAR PLASTER WALL
V = DOUBLE SHEAR PLASTER WALL

PARTITION RATINGS
N: NON-RATED
1: 1 HOUR RATED FIRE BARRIER
2: 2 HOUR RATED FIRE BARRIER
3: 3 HOUR RATED FIRE BARRIER
4: 4 HOUR RATED FIRE BARRIER
NA: ACOUSTIC RATED PARTITION

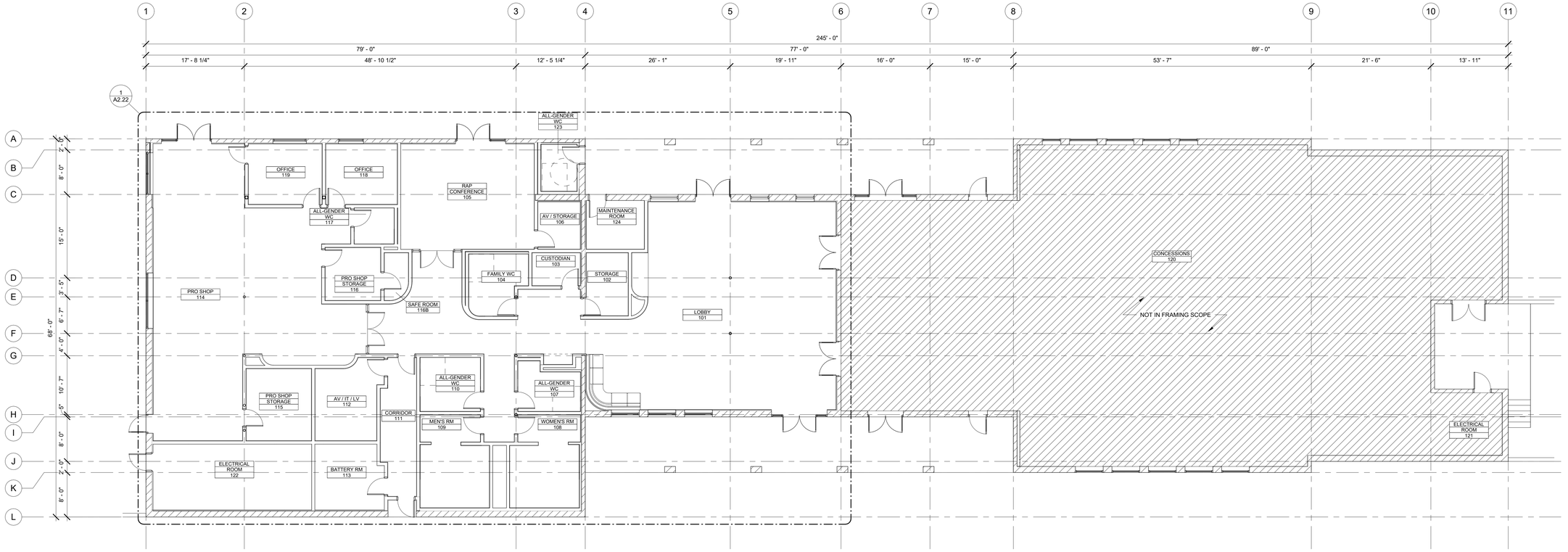
STUD SIZE
1: 1 5/8" (MTL)
2: 2 1/2" (MTL)
3: 3 5/8" (MTL)
4: 3 1/2" (WD) 4" (MTL)
6: 5 1/2" (WD) 6" (MTL)
7: 7/8" HAT

B3.2 / NA

HEAD OF WALL CONDITION
1: EXTEND GYP TO UOS
2: EXTEND GYP TO 6" ABOVE CEILING
3: EXTEND GYP TO UNDERSIDE OF CEILING
4: WALL HEIGHT AS SHOWN IN INTERIOR ELEVATIONS
5: OUTER LAYERS OF GYP BD TO 6" ABV CEILING
6: EXTEND GYP BD TO MIN 6" ABV CEILING, DIAGONAL BRACE ABV CEILING HEIGHT
7: EXTEND ONE SIDE OF GYP BD TO UNDERSIDE OF DECK/SLAB
8: SPOT ELEVATION AS INDICATED ON PLAN



2 LEVEL B1 FLOOR FRAMING PLAN
A2.21 SCALE: 1/8" = 1'-0"



1 FIRST FLOOR FRAMING PLAN
A2.21 SCALE: 1/8" = 1'-0"

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS
GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS BUILTS SHOWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION
ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS: DATE:

PLAN NAME:
FRAMING PLAN

DRAWN BY: Author
APPROVED BY: Approver
SCALE:
ISSUE DATE:
W.O. NO. PRJ---
FILE NO. --

DRAWING NO.
A2.21
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

GENERAL NOTES

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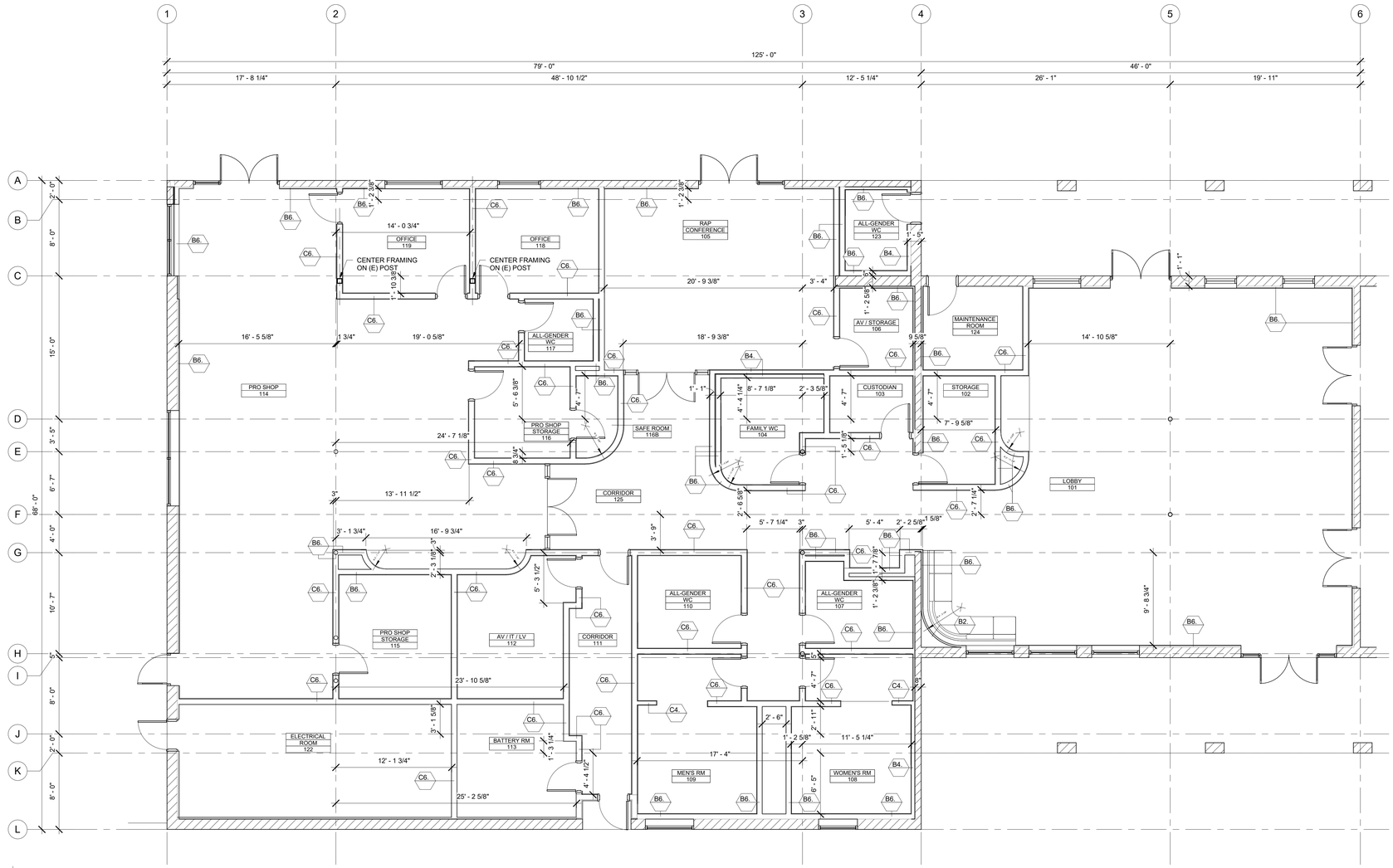
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3: 3 5/8" (MTL)
4: 3 1/2" (WD) 4" (MTL)
6: 5 1/2" (WD) 6" (MTL)
7: 7/8" HAT

B3.2 / NA

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3: EXTEND GYP TO UNDERSIDE OF CEILING
4: WALL HEIGHT AS SHOWN IN INTERIOR ELEVATIONS
5: OUTER LAYERS OF GYP BD TO 6" ABV CEILING
6: EXTEND GYP BD TO MIN 6" ABV CEILING, DIAGONAL BRACE ABV CEILING HEIGHT
7: EXTEND ONE SIDE OF GYP BD TO UNDERSIDE OF DECK/SLAB
8: SPOT ELEVATION AS INDICATED ON PLAN



1 ENLARGED LEVEL 1 FRAMING PLAN
A2.22 SCALE: 3/16" = 1'-0"

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS BUILTS SHOWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION
ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

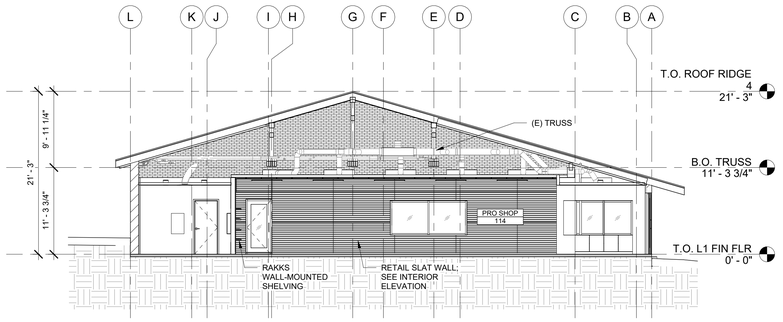
REVISIONS:	DATE:

PLAN NAME:
ENLARGED LEVEL 1 FRAMING PLAN

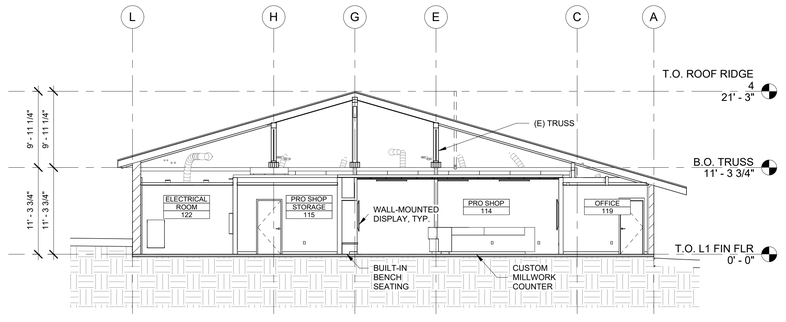
DRAWN BY:	APPROVED BY:
Author	Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
A2.22
SHEET OF SHEETS

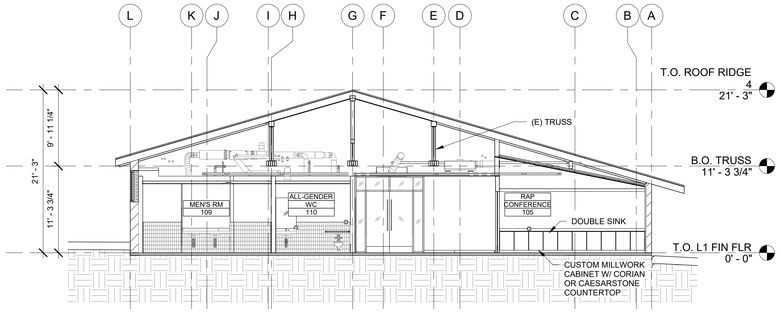
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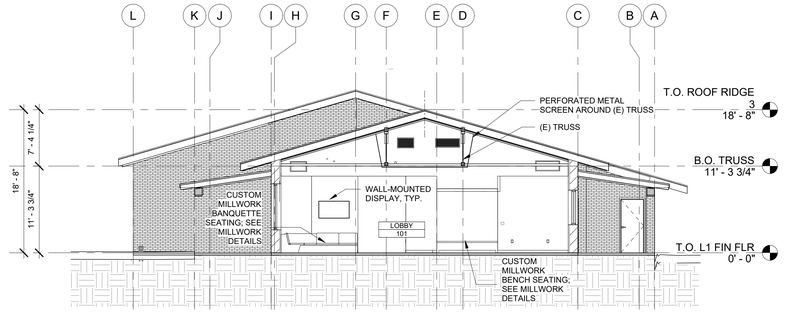
6 E-W SECTION 6
A3.01 SCALE: 1/8" = 1'-0"



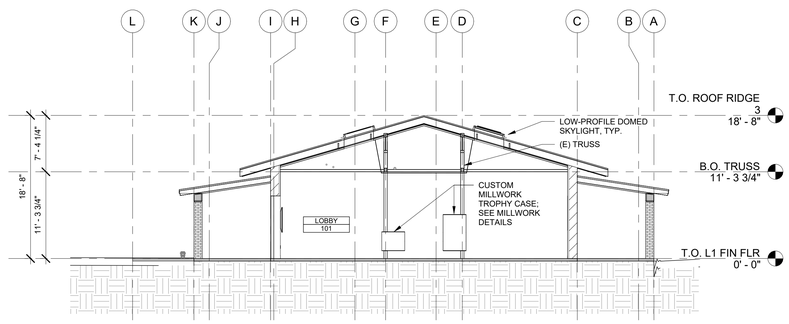
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A3.01 SCALE: 1/8" = 1'-0"



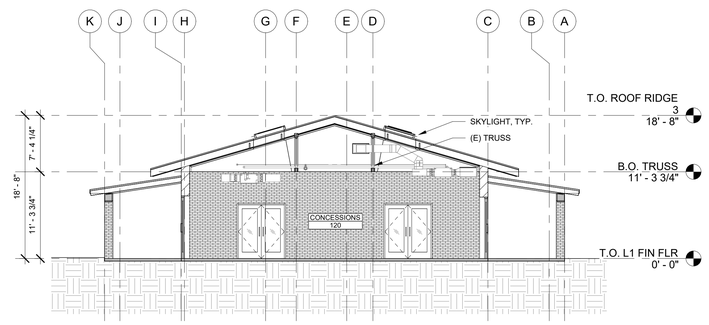
4 E-W SECTION 4
A3.01 SCALE: 1/8" = 1'-0"



3 E-W SECTION 3
A3.01 SCALE: 1/8" = 1'-0"



2 E-W SECTION 2
A3.01 SCALE: 1/8" = 1'-0"



1 E-W SECTION 1
A3.01 SCALE: 1/8" = 1'-0"

REC & PARKS LA

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION
ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

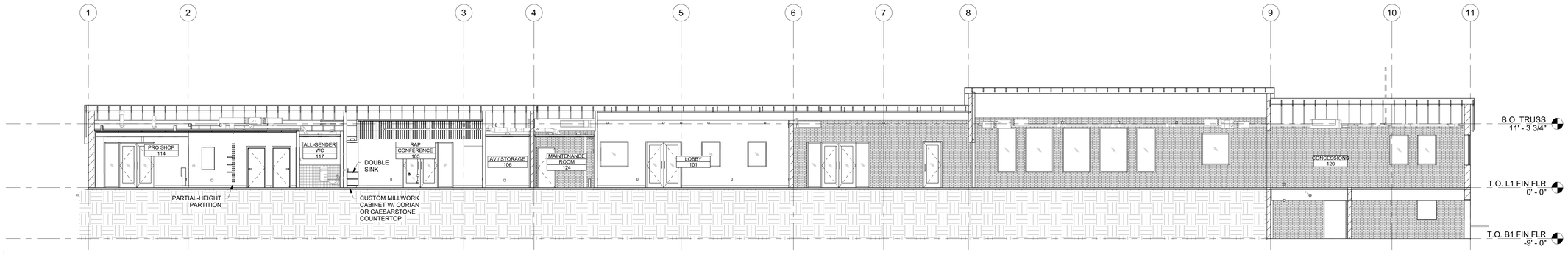
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PLAN NAME:
BUILDING SECTIONS

DRAWN BY: Author	APPROVED BY: Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

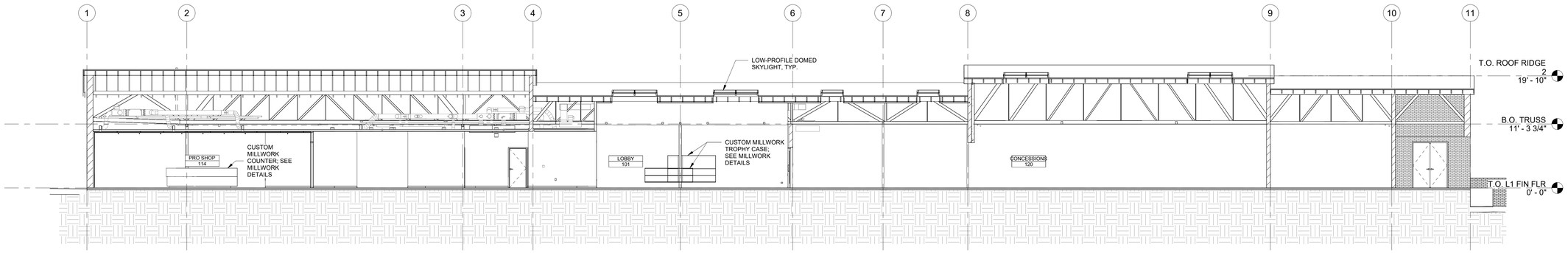
DRAWING NO.
A3.01
SHEET OF SHEETS

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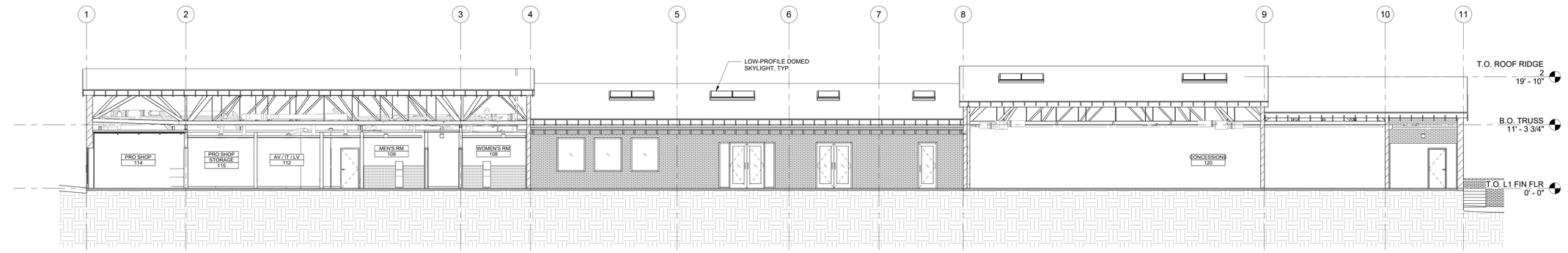
3 N-S SECTION 3

A3.02 SCALE: 1/8" = 1'-0"



2 N-S SECTION 2

A3.02 SCALE: 1/8" = 1'-0"



1 N-S SECTION 1

A3.02 SCALE: 1/8" = 1'-0"

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
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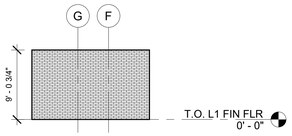
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PLAN NAME:
BUILDING SECTIONS

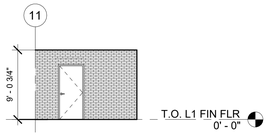
DRAWN BY: Author	APPROVED BY: Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
A3.02
SHEET OF SHEETS

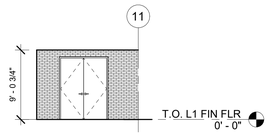
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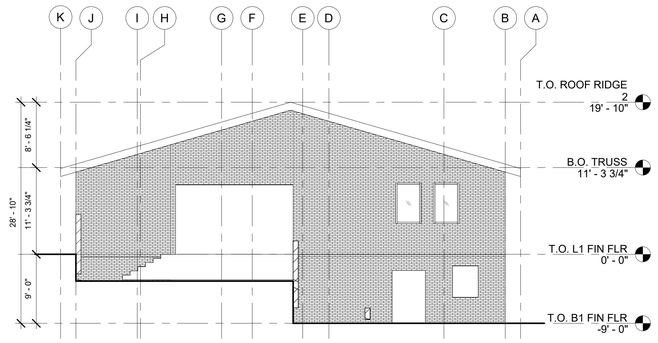
7 LOADING DOCK N ELEV
A4.01 SCALE: 1/8" = 1'-0"



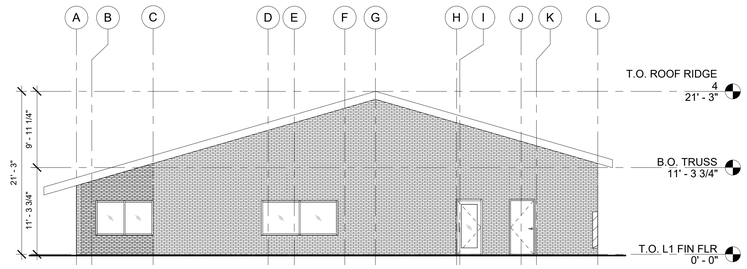
6 LOADING DOCK W ELEV
A4.01 SCALE: 1/8" = 1'-0"



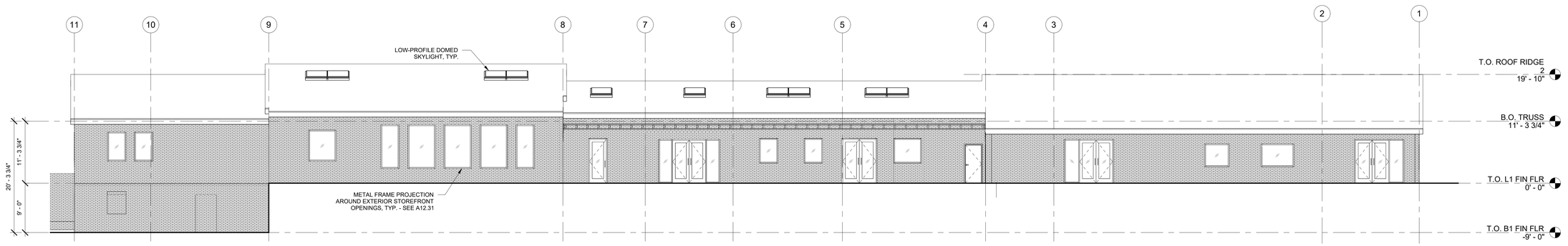
5 LOADING DOCK E ELEV
A4.01 SCALE: 1/8" = 1'-0"



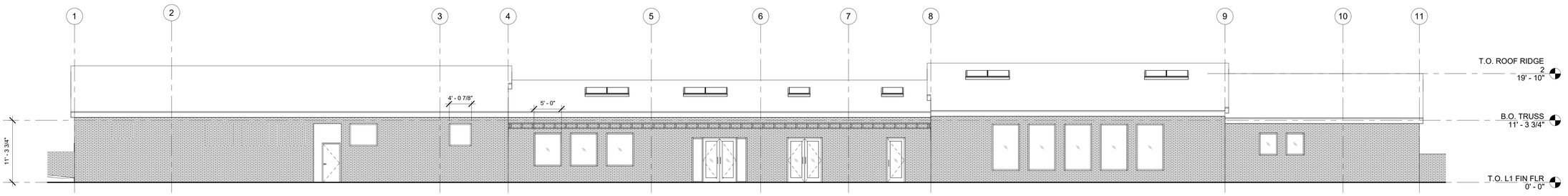
4 SOUTH ELEVATION
A4.01 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
A4.01 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
A4.01 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
A4.01 SCALE: 1/8" = 1'-0"

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
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ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

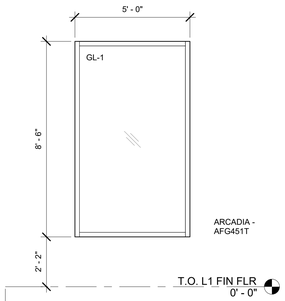
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PLAN NAME:
BUILDING ELEVATIONS

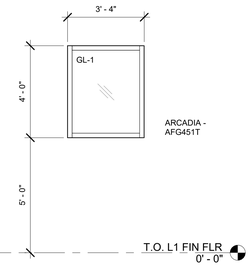
DRAWN BY:	APPROVED BY:
Author	Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
A4.01
SHEET OF SHEETS

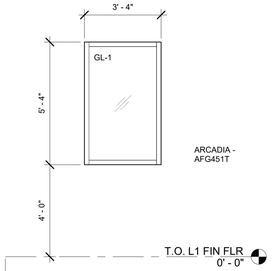
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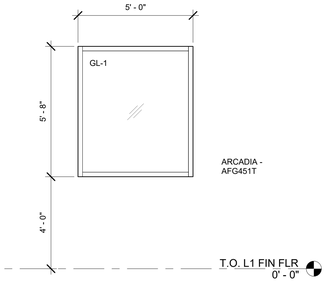
14 STOREFRONT W29, W30, W31, W32, W33
A4.11 SCALE: 3/8" = 1'-0"



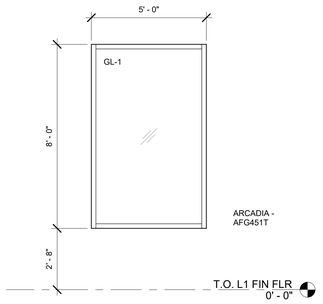
13 STOREFRONT W27, W28 - 120
A4.11 SCALE: 3/8" = 1'-0"



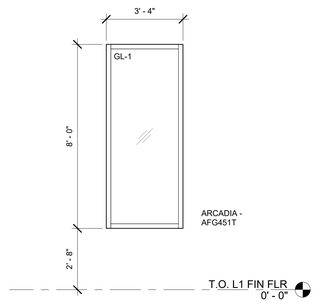
12 STOREFRONT W22, W23, W24, W25 - 120
A4.11 SCALE: 3/8" = 1'-0"



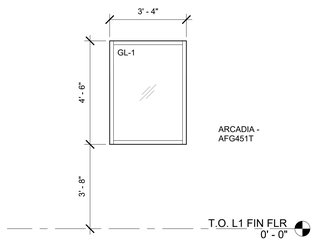
11 STOREFRONT W21 - 120
A4.11 SCALE: 3/8" = 1'-0"



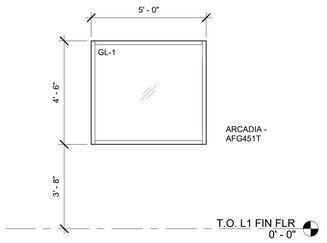
10 STOREFRONT W17, W18, W19 - 120
A4.11 SCALE: 3/8" = 1'-0"



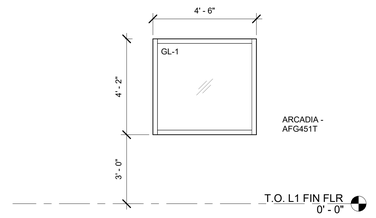
9 STOREFRONT W16, W20 - 120
A4.11 SCALE: 3/8" = 1'-0"



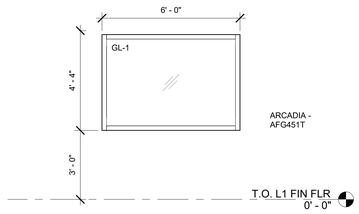
8 STOREFRONT W14, W15 - 101
A4.11 SCALE: 3/8" = 1'-0"



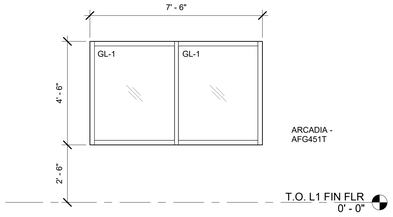
7 STOREFRONT W13 - 101
A4.11 SCALE: 3/8" = 1'-0"



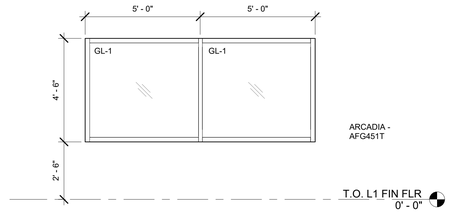
6 STOREFRONT W12 - 118
A4.11 SCALE: 3/8" = 1'-0"



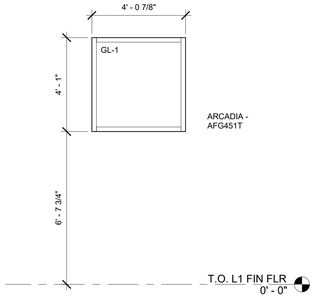
5 STOREFRONT W11 - 119
A4.11 SCALE: 3/8" = 1'-0"



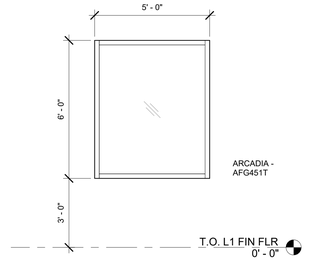
4 STOREFRONT W10 - 114
A4.11 SCALE: 3/8" = 1'-0"



3 STOREFRONT W09 - 114
A4.11 SCALE: 3/8" = 1'-0"



2 STOREFRONT W04 - 108
A4.11 SCALE: 3/8" = 1'-0"



1 STOREFRONT W01, W02, W03 -101
A4.11 SCALE: 3/8" = 1'-0"

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER:
PROJECT ENGINEER:
LIC. NO.
LIC. NO.
AS-BUILTS DRAWN BY:
DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION
ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

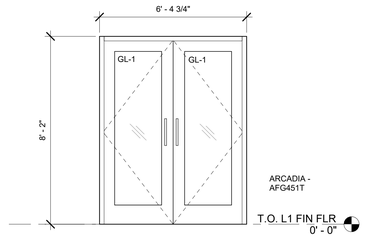
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PLAN NAME:
EXTERIOR STOREFRONT ELEVATIONS

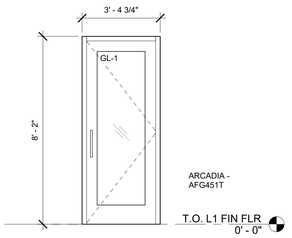
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A4.11
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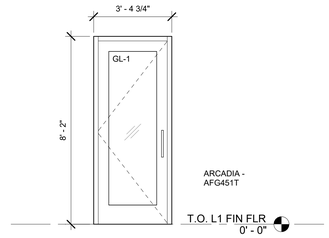
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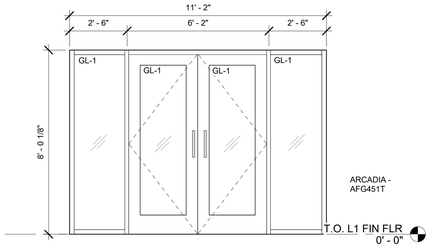
9 STOREFRONT S09 - 120
A4.12 SCALE: 3/8" = 1'-0"



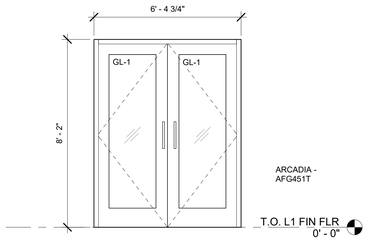
8 STOREFRONT S08 -120
A4.12 SCALE: 3/8" = 1'-0"



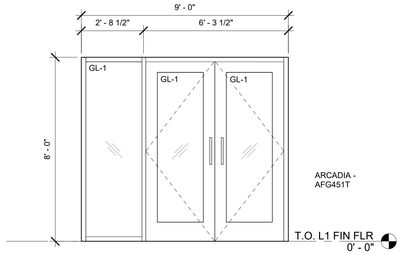
7 STOREFRONT S07 -120
A4.12 SCALE: 3/8" = 1'-0"



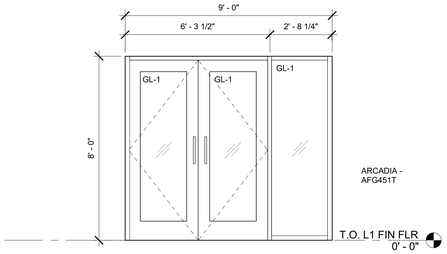
6 STOREFRONT S06 - 120
A4.12 SCALE: 3/8" = 1'-0"



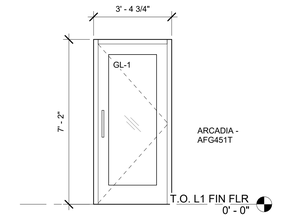
5 STOREFRONT S05 -101
A4.12 SCALE: 3/8" = 1'-0"



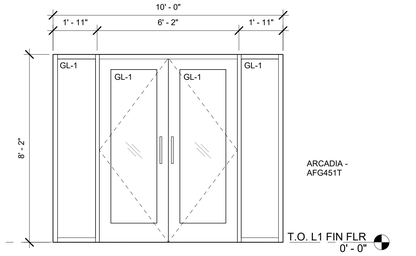
4 STOREFRONT S04 - 105
A4.12 SCALE: 3/8" = 1'-0"



3 STOREFRONT S03 - 114
A4.12 SCALE: 3/8" = 1'-0"



2 STOREFRONT S02 -114
A4.12 SCALE: 3/8" = 1'-0"



1 STOREFRONT S01-101
A4.12 SCALE: 3/8" = 1'-0"

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

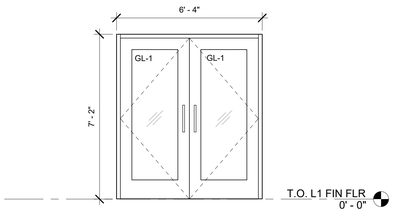
REVISIONS:	DATE:

PLAN NAME:
EXTERIOR STOREFRONT ELEVATIONS

DRAWN BY:	APPROVED BY:
Author	Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

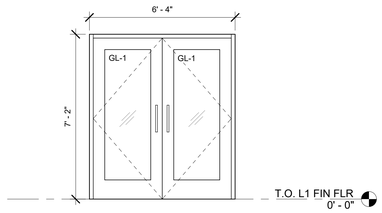
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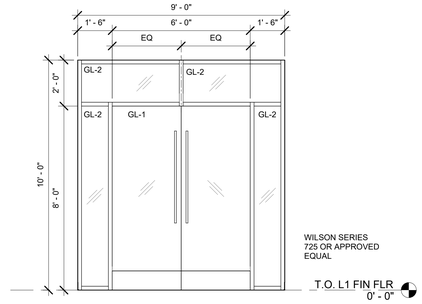
3 A4.13 INTERIOR STOREFRONT N04

SCALE: 3/8" = 1'-0"



2 A4.13 INTERIOR STOREFRONT N03

SCALE: 3/8" = 1'-0"



1 A4.13 INTERIOR STOREFRONT N01, N02

SCALE: 3/8" = 1'-0"

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: _____ LIC. NO. _____
PROJECT ENGINEER: _____ LIC. NO. _____
AS-BUILTS DRAWN BY: _____ DATE: _____

REC & PARKS LA

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:

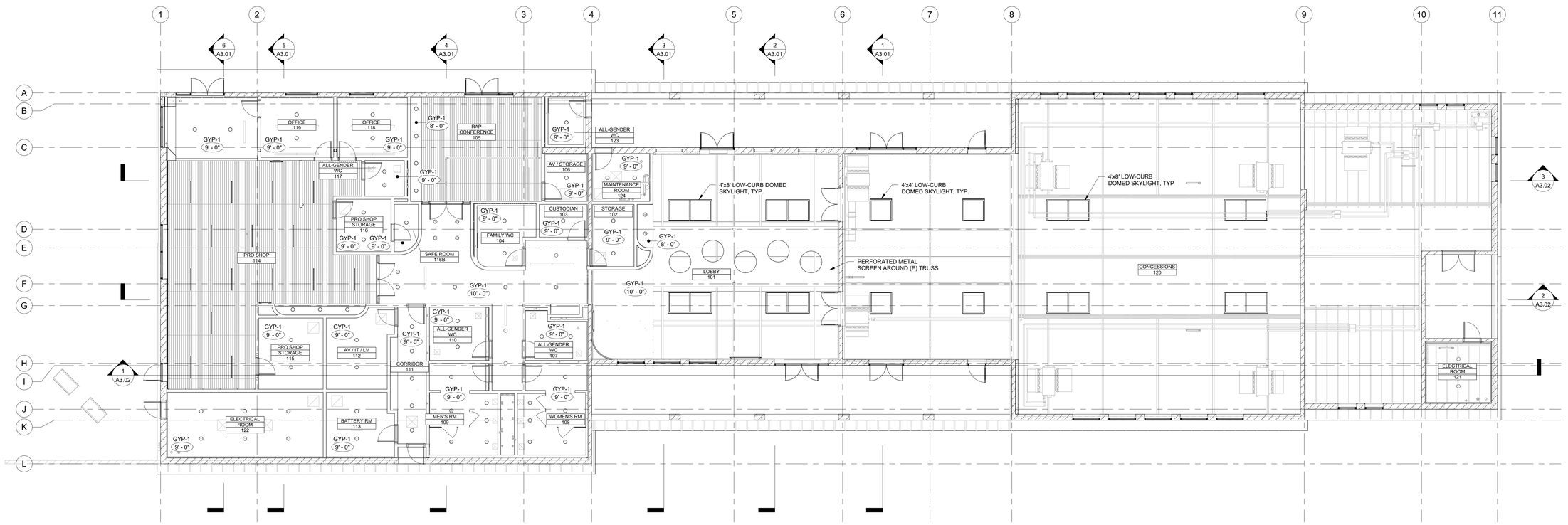
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INTERIOR STOREFRONT ELEVATIONS

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Author	Approver
SCALE:	ISSUE DATE:
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1 A5.01 FIRST FLOOR REFLECTED CEILING PLAN

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

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:

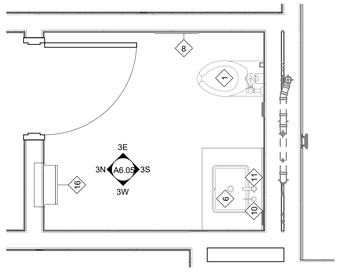
PLAN NAME:
REFLECTED CEILING PLANS

DRAWN BY:	APPROVED BY:
Author	Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

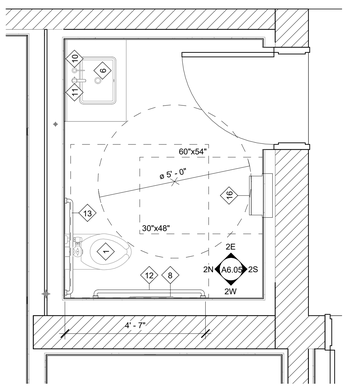
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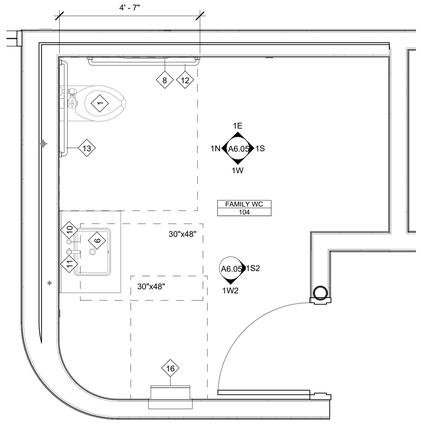
PLUMBING FIXTURES SCHEDULE				
NO.	DESCRIPTION	MANUFACTURER	MODEL	NOTES
1	WALL MOUNTED TOILET	AMERICAN STANDARD	2257.103	
2	WALL MOUNTED URINAL	Falcon Water Free	F-4000	
3	Water Cooler	Elkay	EZWS-ERPBM28K	
6	LAVATORY	KOHLER	K-2882-0	
7	SANITARY NAPKIN DISPOSAL (WALL MOUNT)	BOBRICK	B-254	
8	TOILET PAPER AND SEAT COVER DISPENSER	BOBRICK	5912	
10	MANUAL SOAP DISPENSER, COUNTER MOUNTED	KOHLER	-	
11	AUTOMATIC FAUCET	KOHLER	-	
14	SURFACE MOUNTED TOILET SEAT COVER DISPENSER	BOBRICK	B-221	
15	SHELF	BRADLEY CORPORATION	9094 - 18" WIDE	
16	PAPER TOWEL DISPENSER	BOBRICK	B-39617	
17	COAT HOOK	BOBRICK	B-682	
19	SURFACE MOUNTED TOILET PAPER DISPENSER	BOBRICK	B-3588	



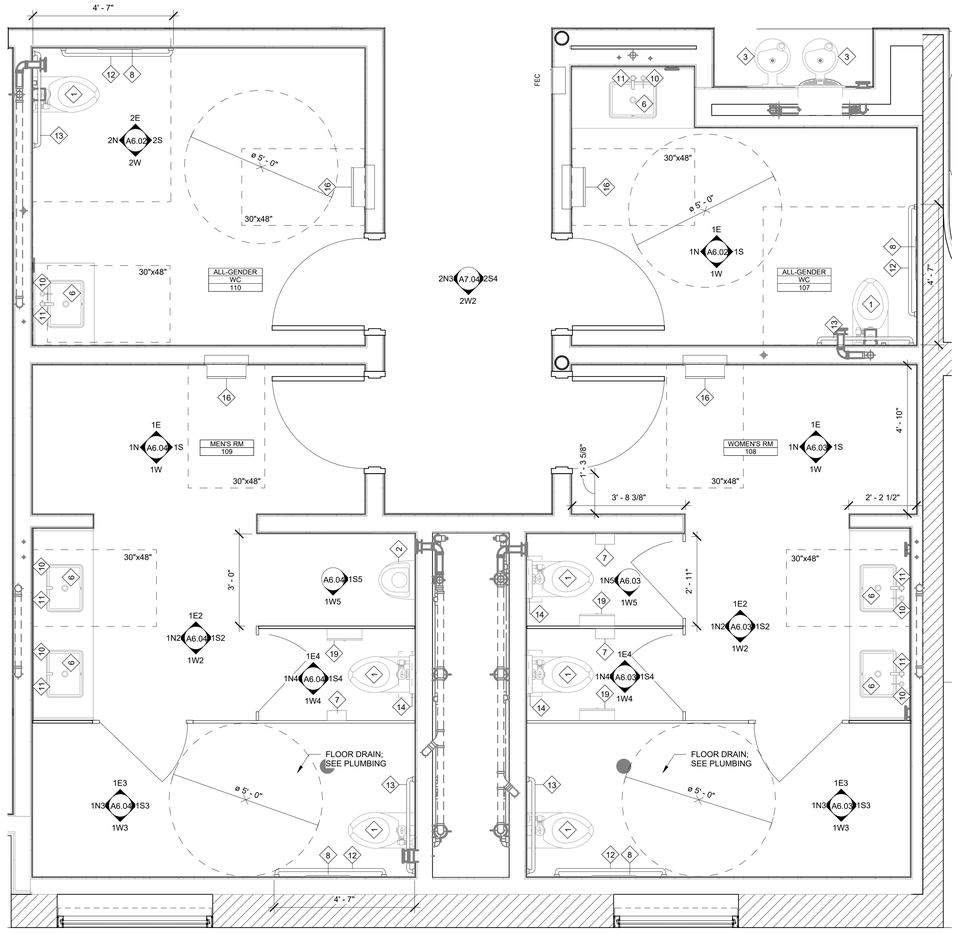
4 ENLARGED ALL GENDER WC 117 PLAN
A6.01 SCALE: 1/2" = 1'-0"



3 ENLARGED ALL-GENDER WC 123 PLAN
A6.01 SCALE: 1/2" = 1'-0"



2 ENLARGED FAMILY WC 104 PLAN
A6.01 SCALE: 1/2" = 1'-0"



1 ENLARGED RESTROOM WEST PLAN
A6.01 SCALE: 1/2" = 1'-0"

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

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RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:

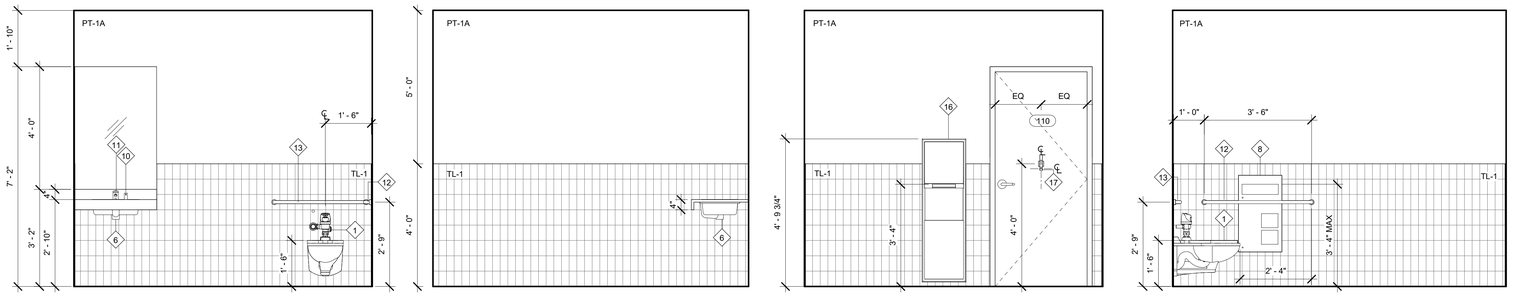
PLAN NAME:
ENLARGED RESTROOM PLANS

DRAWN BY:	APPROVED BY:
Author	Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

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A6.01
SHEET OF SHEETS

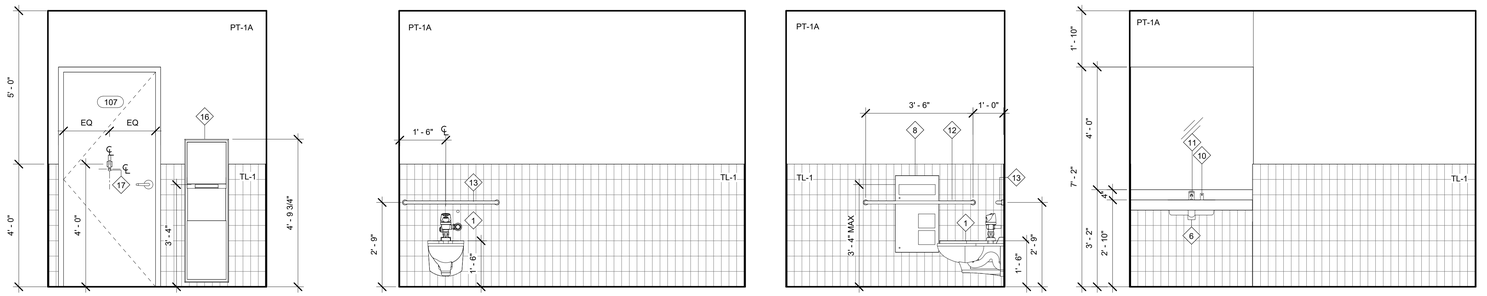
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PLUMBING FIXTURES SCHEDULE				
NO.	DESCRIPTION	MANUFACTURER	MODEL	NOTES
1	WALL MOUNTED TOILET	AMERICAN STANDARD	2257.103	
2	WALL MOUNTED URINAL	Falcon Water Free	F-4000	
3	Water Cooler	Elkay	EZWS-ERPBM28K	
6	LAVATORY	KOHLER	K-2882-0	
7	SANITARY NAPKIN DISPOSAL (WALL MOUNT)	BOBRICK	B-254	
8	TOILET PAPER AND SEAT COVER DISPENSER	BOBRICK	5912	
10	MANUAL SOAP DISPENSER, COUNTER MOUNTED	KOHLER	-	
11	AUTOMATIC FAUCET	KOHLER	-	
14	SURFACE MOUNTED TOILET SEAT COVER DISPENSER	BOBRICK	B-221	
15	SHELF	BRADLEY CORPORATION	9094 - 18" WIDE	
16	PAPER TOWEL DISPENSER	BOBRICK	B-39617	
17	COAT HOOK	BOBRICK	B-682	
19	SURFACE MOUNTED TOILET PAPER DISPENSER	BOBRICK	B-3588	



02 RESTROOM 110 INTERIOR ELEVATIONS

A7.01 SCALE: 1/2" = 1'-0"



01 RESTROOM 107 INTERIOR ELEVATIONS

A7.01 SCALE: 1/2" = 1'-0"

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO.
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10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:

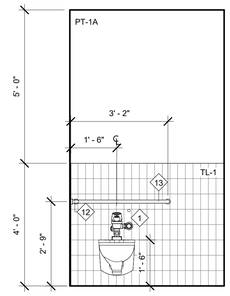
PLAN NAME:
RESTROOM INTERIOR ELEVATIONS

DRAWN BY:	APPROVED BY:
Author	Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ—	FILE NO. —

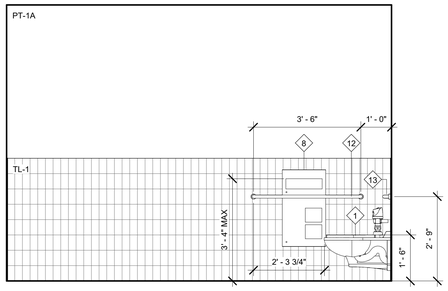
DRAWING NO.
A6.02
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

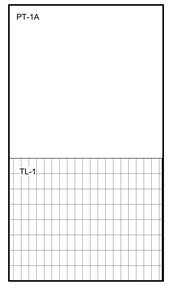
PLUMBING FIXTURES SCHEDULE				
NO.	DESCRIPTION	MANUFACTURER	MODEL	NOTES
1	WALL MOUNTED TOILET	AMERICAN STANDARD	2257.103	
2	WALL MOUNTED URINAL	Falcon Water Free	F-4000	
3	Water Cooler	Elkay	EZWS-ERPBM28K	
6	LAVATORY	KOHLER	K-2882-0	
7	SANITARY NAPKIN DISPOSAL (WALL MOUNT)	BOBRICK	B-254	
8	TOILET PAPER AND SEAT COVER DISPENSER	BOBRICK	5912	
10	MANUAL SOAP DISPENSER, COUNTER MOUNTED	KOHLER	-	
11	AUTOMATIC FAUCET	KOHLER	-	
14	SURFACE MOUNTED TOILET SEAT COVER DISPENSER	BOBRICK	B-221	
15	SHELF	BRADLEY CORPORATION	9094 - 18" WIDE	
16	PAPER TOWEL DISPENSER	BOBRICK	B-39617	
17	COAT HOOK	BOBRICK	B-682	
19	SURFACE MOUNTED TOILET PAPER DISPENSER	BOBRICK	B-3588	



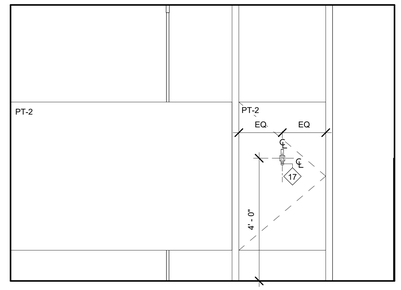
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1W3



1S3



1E3

1N5

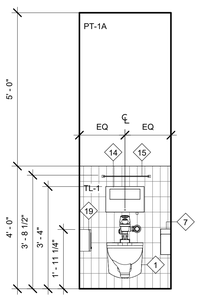
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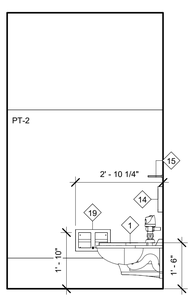
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1W2

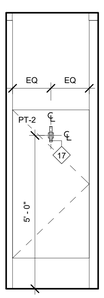
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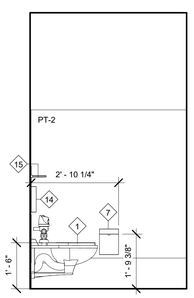
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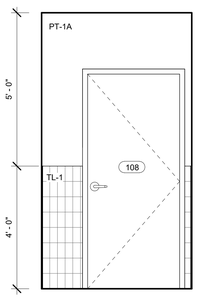
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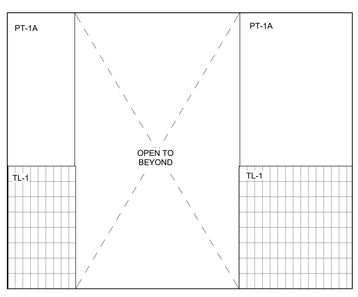
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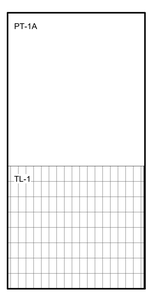
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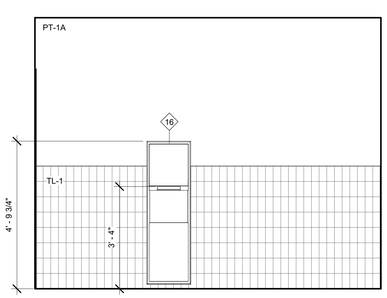
1N



1W



1S



1E

01 RESTROOM 108 INTERIOR ELEVATIONS
A7.01 SCALE: 1/2" = 1'-0"

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER:
PROJECT ENGINEER:
LIC. NO.
LIC. NO.
DATE:
AS-BUILTS DRAWN BY:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION
ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS: DATE:

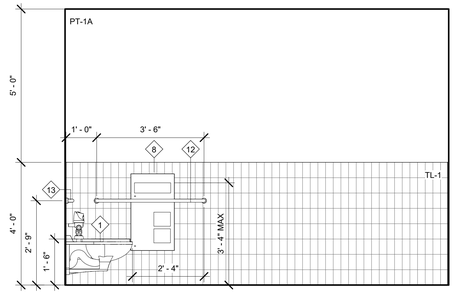
PLAN NAME:
RESTROOM INTERIOR ELEVATIONS

DRAWN BY: Author	APPROVED BY: Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

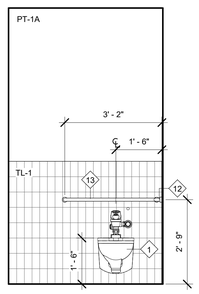
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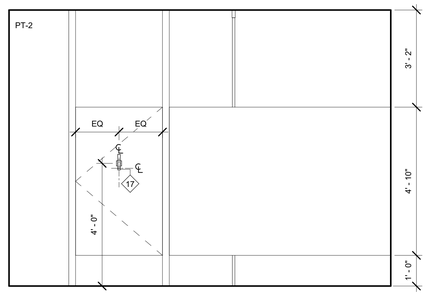
PLUMBING FIXTURES SCHEDULE				
NO.	DESCRIPTION	MANUFACTURER	MODEL	NOTES
1	WALL MOUNTED TOILET	AMERICAN STANDARD	2257.103	
2	WALL MOUNTED URINAL	Falcon Water Free	F-4000	
3	Water Cooler	Elkay	EZWS-ERPBM28K	
6	LAVATORY	KOHLER	K-2882-0	
7	SANITARY NAPKIN DISPOSAL (WALL MOUNT)	BOBRICK	B-254	
8	TOILET PAPER AND SEAT COVER DISPENSER	BOBRICK	5912	
10	MANUAL SOAP DISPENSER, COUNTER MOUNTED	KOHLER	-	
11	AUTOMATIC FAUCET	KOHLER	-	
14	SURFACE MOUNTED TOILET SEAT COVER DISPENSER	BOBRICK	B-221	
15	SHELF	BRADLEY CORPORATION	9094 - 18" WIDE	
16	PAPER TOWEL DISPENSER	BOBRICK	B-39617	
17	COAT HOOK	BOBRICK	B-682	
19	SURFACE MOUNTED TOILET PAPER DISPENSER	BOBRICK	B-3588	



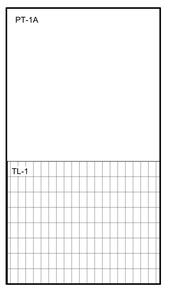
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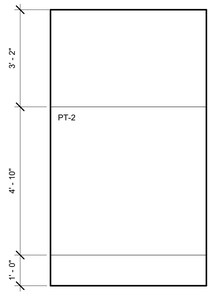
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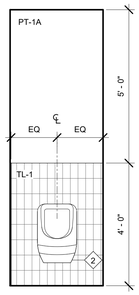
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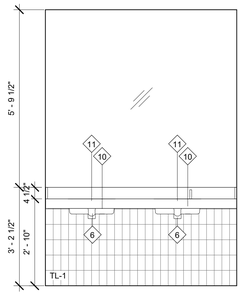
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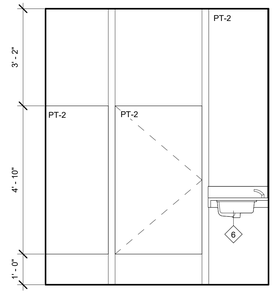
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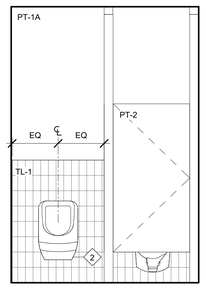
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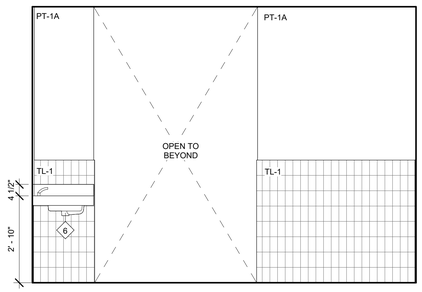
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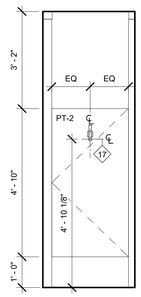
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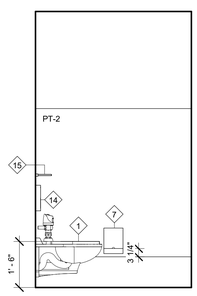
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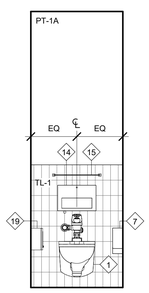
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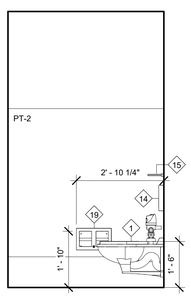
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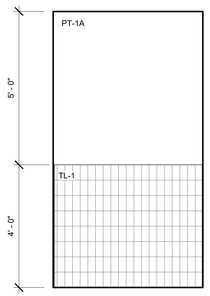
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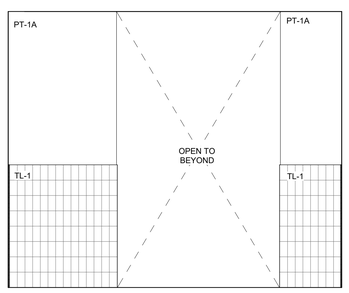
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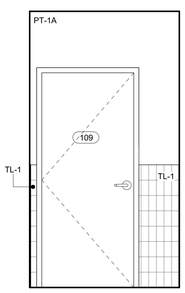
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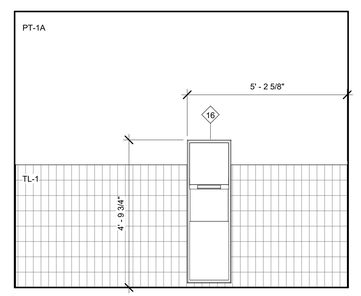
1N



1W



1S



1E

01 RESTROOM 109 INTERIOR ELEVATIONS

A7.01 SCALE: 1/2" = 1'-0"

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: — I.C. NO.
PROJECT ENGINEER: — I.C. NO.
AS-BUILTS DRAWN BY: — DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:

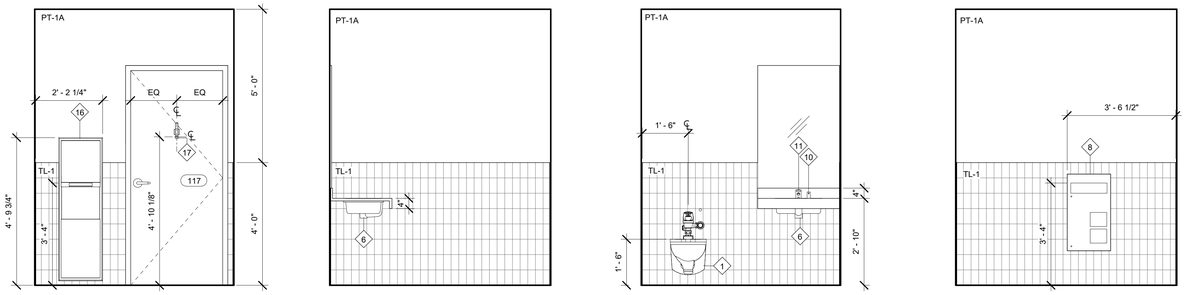
PLAN NAME:
RESTROOM INTERIOR ELEVATIONS

DRAWN BY:	APPROVED BY:
Author	**Approver**
SCALE:	ISSUE DATE:
W.O. NO.	FILE NO.
PRJ—	—

DRAWING NO.
A6.04
SHEET OF SHEETS

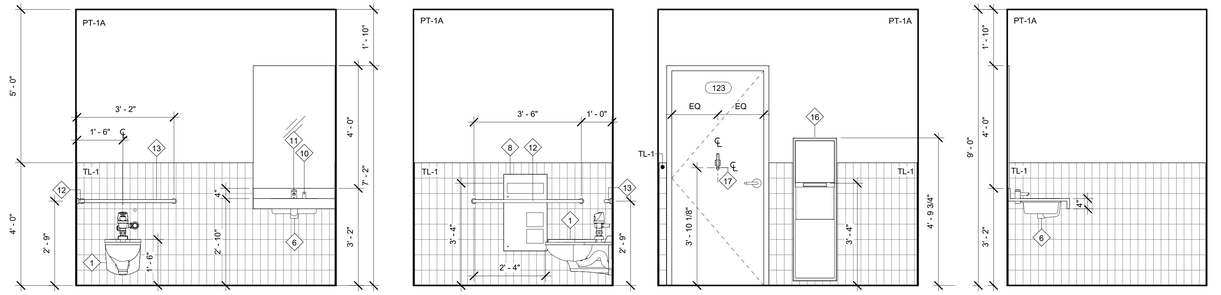
THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

PLUMBING FIXTURES SCHEDULE				
NO.	DESCRIPTION	MANUFACTURER	MODEL	NOTES
1	WALL MOUNTED TOILET	AMERICAN STANDARD	2257.103	
2	WALL MOUNTED URINAL	Falcon Water Free	F-4000	
3	Water Cooler	Elkay	EZWS-ERPBM28K	
6	LAVATORY	KOHLER	K-2882-0	
7	SANITARY NAPKIN DISPOSAL (WALL MOUNT)	BOBRICK	B-254	
8	TOILET PAPER AND SEAT COVER DISPENSER	BOBRICK	5912	
10	MANUAL SOAP DISPENSER, COUNTER MOUNTED	KOHLER	-	
11	AUTOMATIC FAUCET	KOHLER	-	
14	SURFACE MOUNTED TOILET SEAT COVER DISPENSER	BOBRICK	B-221	
15	SHELF	BRADLEY CORPORATION	9094 - 18" WIDE	
16	PAPER TOWEL DISPENSER	BOBRICK	B-39617	
17	COAT HOOK	BOBRICK	B-682	
19	SURFACE MOUNTED TOILET PAPER DISPENSER	BOBRICK	B-3588	



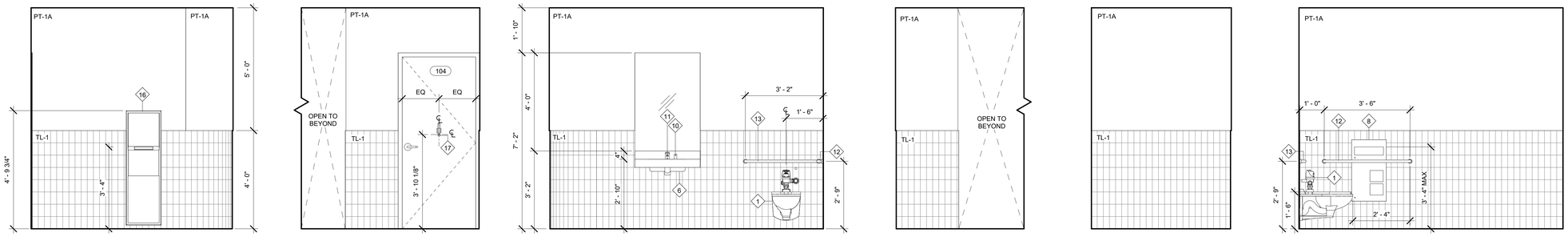
3N 3W 3S 3E

03 RESTROOM 117 INTERIOR ELEVATIONS
A7.01 SCALE: 1/2" = 1'-0"



2N 2W 2S 2E

02 RESTROOM 123 INTERIOR ELEVATIONS
A7.01 SCALE: 1/2" = 1'-0"



1W2 1S2 1N 1W 1S 1E

01 RESTROOM 104 INTERIOR ELEVATIONS
A7.01 SCALE: 1/2" = 1'-0"

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

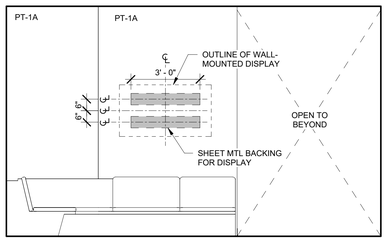
REVISIONS:	DATE:

PLAN NAME:
RESTROOM INTERIOR ELEVATIONS

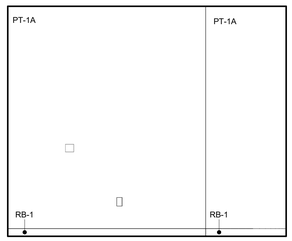
DRAWN BY: Author	APPROVED BY: Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
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SHEET OF SHEETS

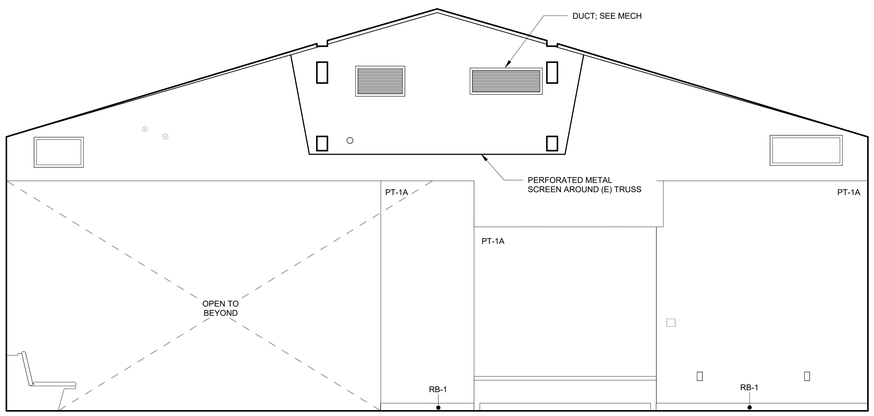
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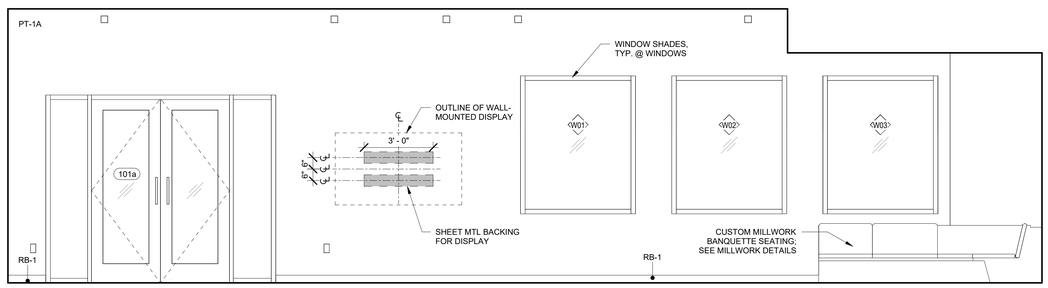
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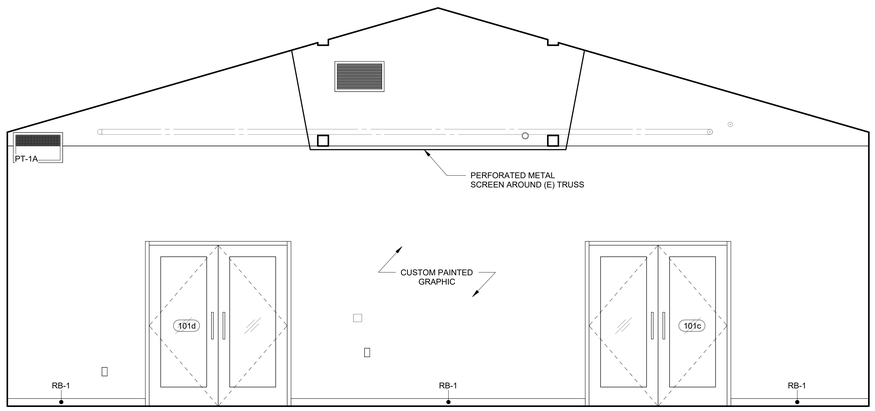
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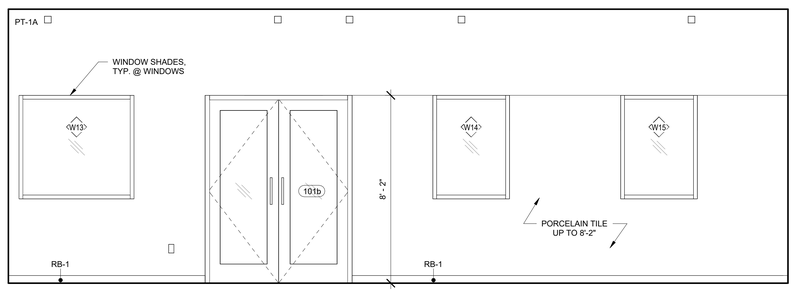
1N



1W



1S



1E

01 LOBBY 101 INTERIOR ELEVATIONS
A7.01 **SCALE: 3/8" = 1'-0"**

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM **SUPERINTENDENT: DARRYL FORD**

PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

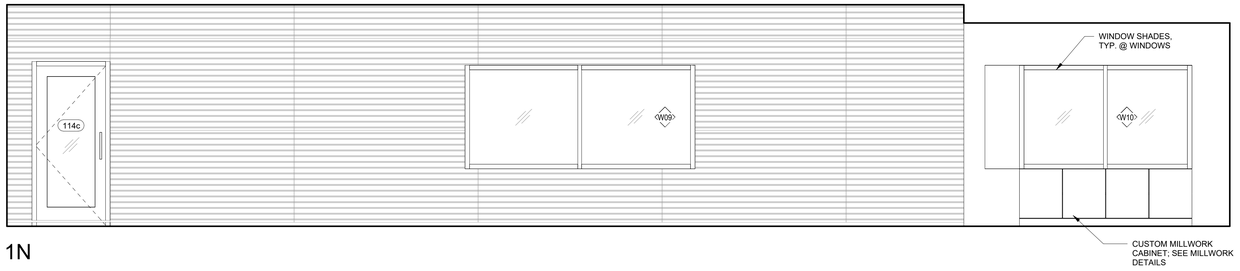
REVISIONS:	DATE:
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PLAN NAME:
INTERIOR ELEVATIONS

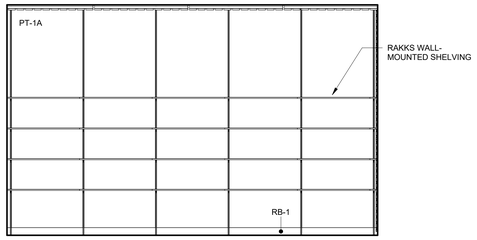
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Author	**Approver**
SCALE:	ISSUE DATE:
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A7.01
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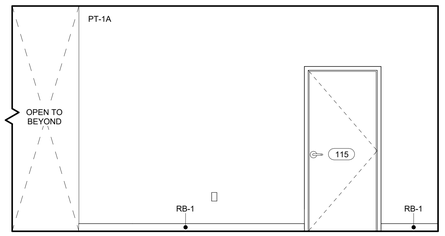
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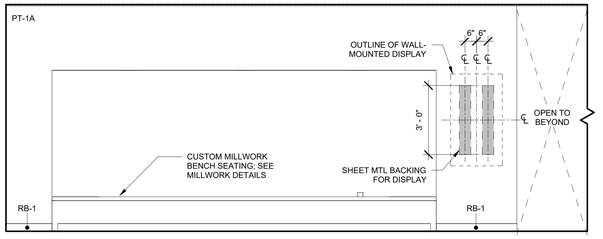
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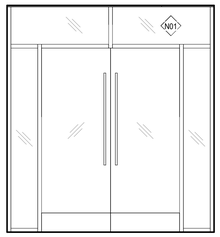
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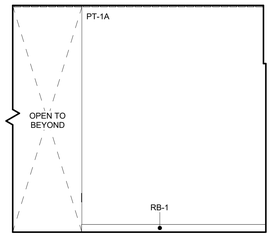
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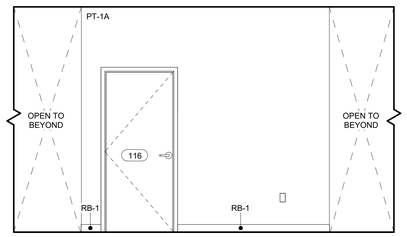
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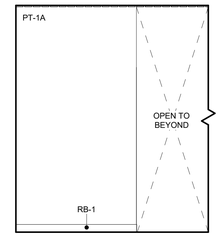
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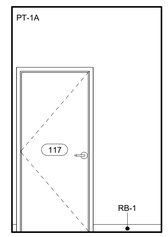
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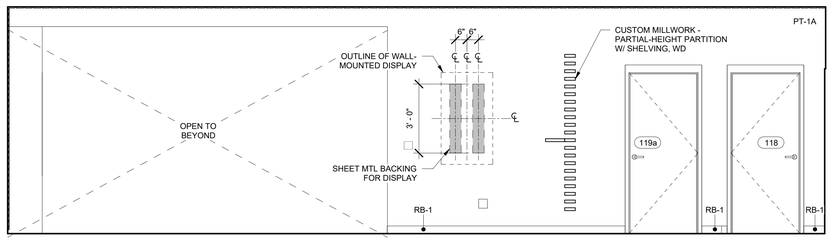
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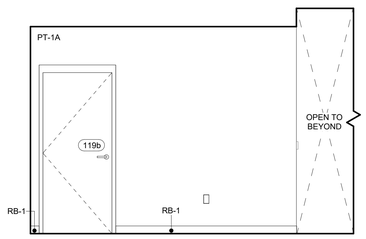
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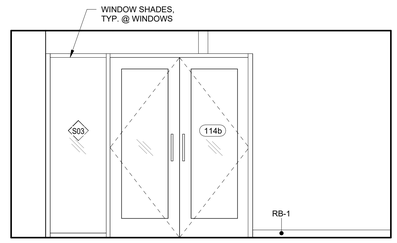
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1E2



1S



1E

01 PRO SHOP 114 INTERIOR ELEVATIONS

A7.02 SCALE: 3/8" = 1'-0"

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION
ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

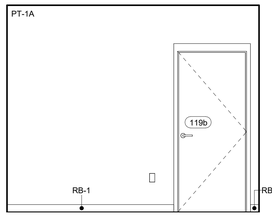
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PLAN NAME:
INTERIOR ELEVATIONS

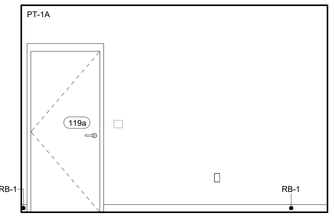
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Author	Approver
SCALE:	ISSUE DATE:
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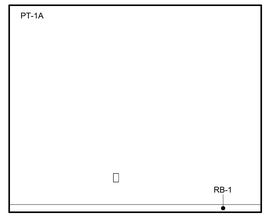
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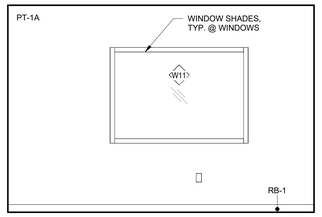
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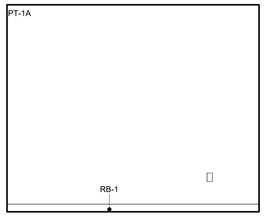


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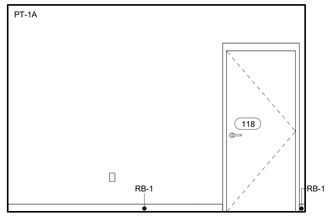


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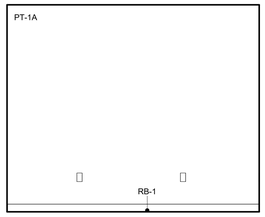
05 OFFICE 119 INTERIOR ELEVATIONS
A7.03 SCALE: 3/8" = 1'-0"



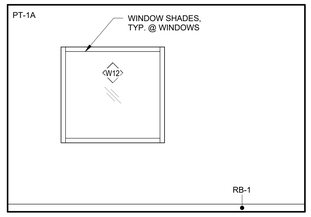
4N



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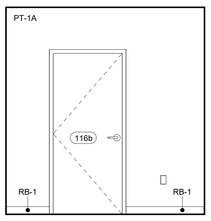


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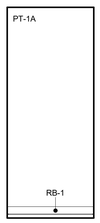


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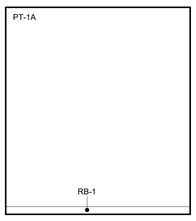
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A7.03 SCALE: 3/8" = 1'-0"



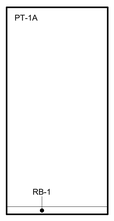
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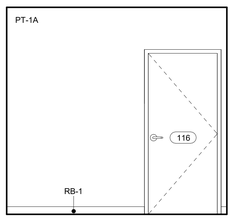


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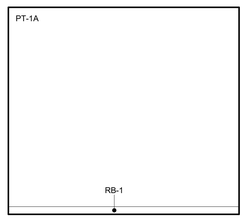


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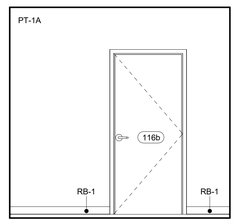
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A7.03 SCALE: 3/8" = 1'-0"



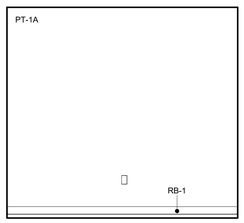
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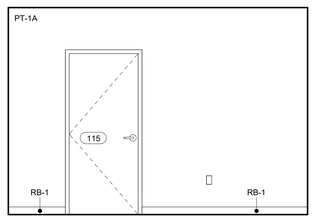


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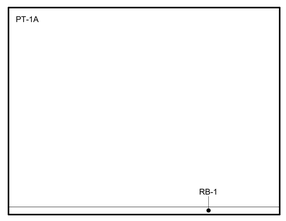


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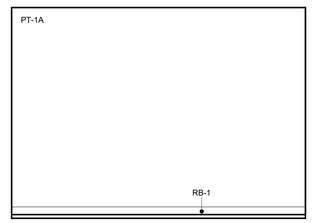
02 PRO SHOP STORAGE 116 INTERIOR ELEVATIONS
A7.03 SCALE: 3/8" = 1'-0"



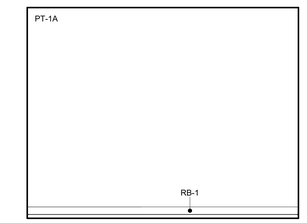
1N



1W



1S



1E

01 PRO SHOP STORAGE 115 INTERIOR ELEVATIONS
A7.06 SCALE: 3/8" = 1'-0"

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

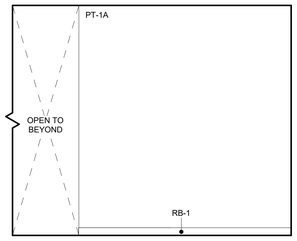
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PLAN NAME:
INTERIOR ELEVATIONS

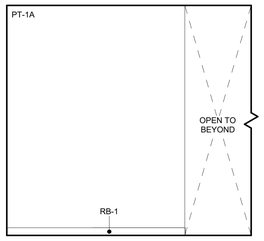
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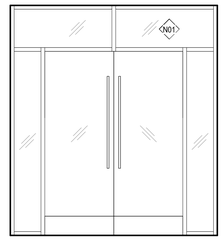
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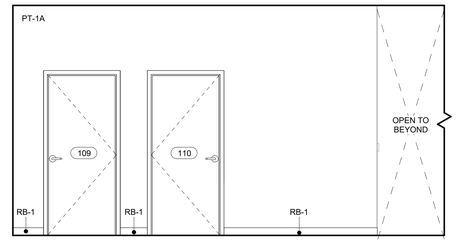
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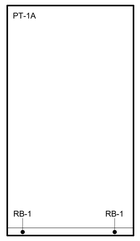
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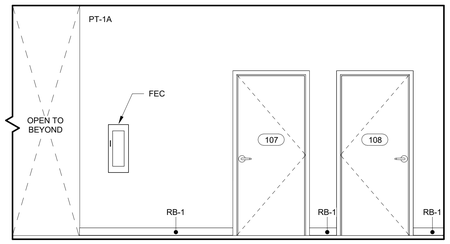
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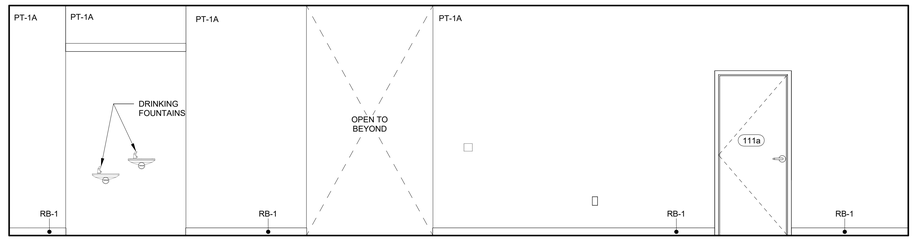
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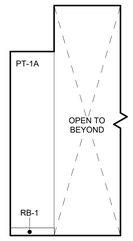
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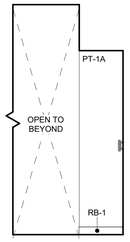
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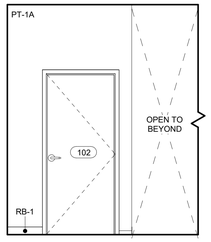
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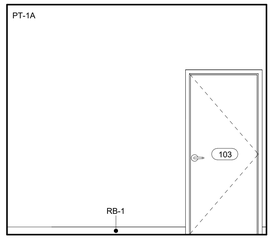
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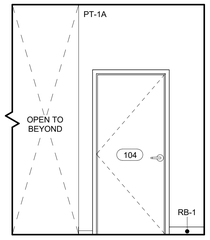
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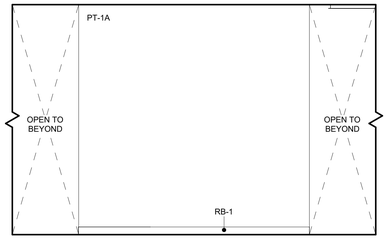
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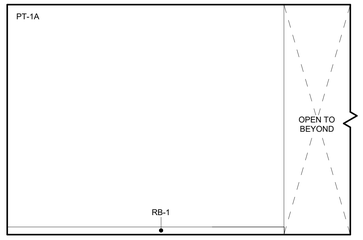
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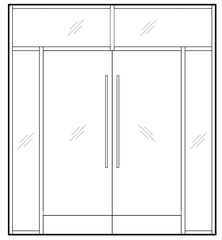
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2E2



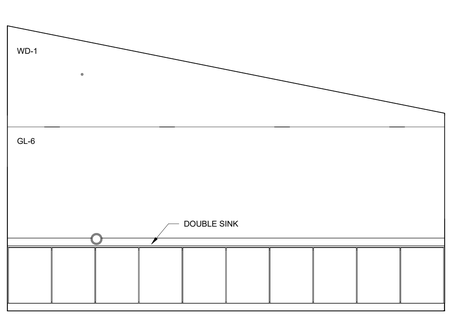
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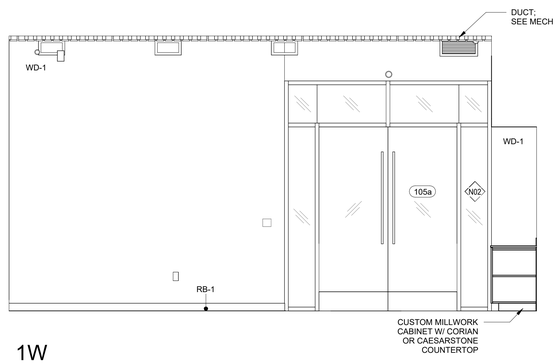
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02 CORRIDOR 125 INTERIOR ELEVATIONS

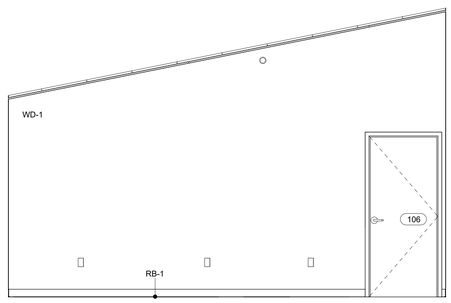
A7.04 **SCALE: 3/8" = 1'-0"**



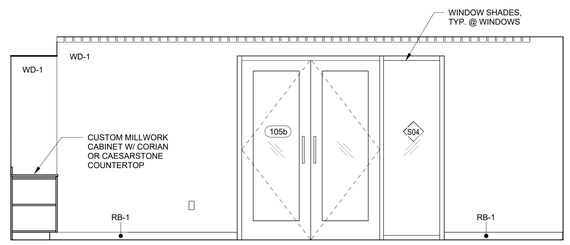
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1W



1S



1E

01 RAP CONFERENCE 105 INTERIOR ELEVATIONS

A7.04 **SCALE: 3/8" = 1'-0"**

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

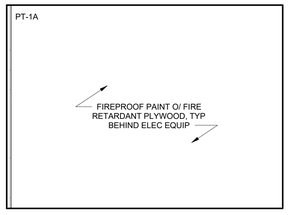
REVISIONS: DATE:

PLAN NAME:
INTERIOR ELEVATIONS

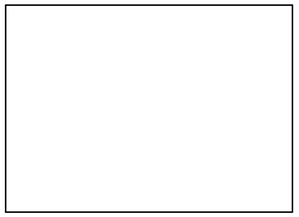
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Author	**Approver**
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
A7.04
SHEET OF SHEETS

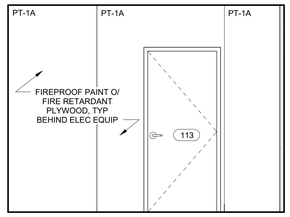
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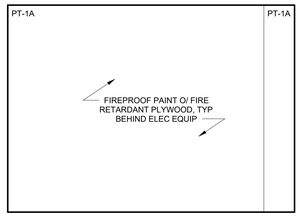
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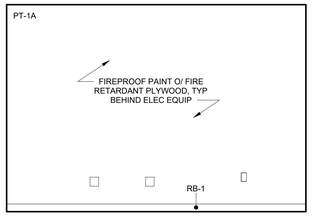
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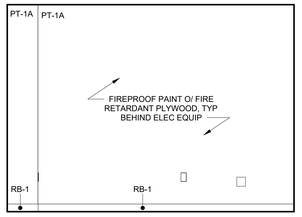
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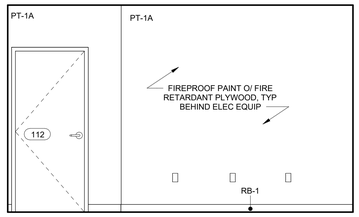
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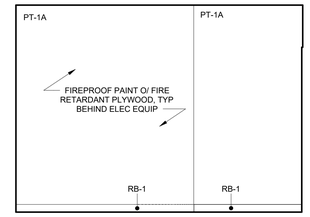
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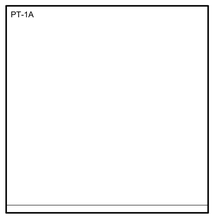
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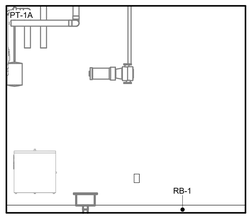
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06 BATTERY RM 113 INTERIOR ELEVATIONS

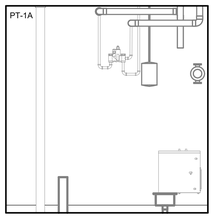
A7.05 SCALE: 3/8" = 1'-0"



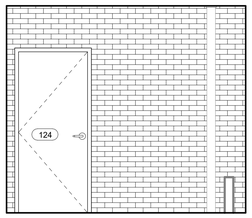
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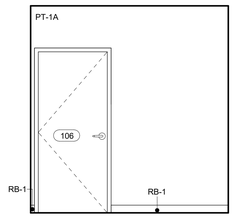
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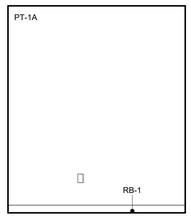
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05 AV/IT/LV 112 INTERIOR ELEVATIONS

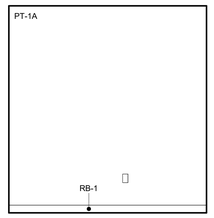
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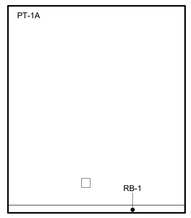
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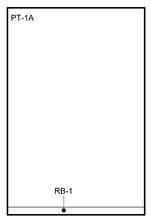
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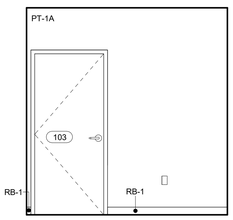
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04 MAINTENANCE 124 INTERIOR ELEVATIONS

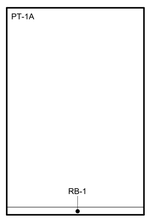
A7.05 SCALE: 3/8" = 1'-0"



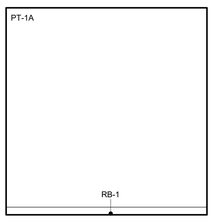
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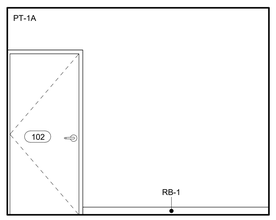
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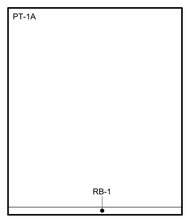
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03 AV / STORAGE 106 INTERIOR ELEVATIONS

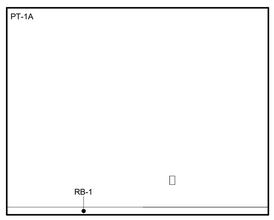
A7.05 SCALE: 3/8" = 1'-0"



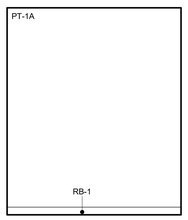
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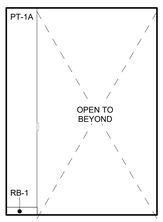
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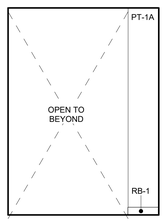
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02 CUSTODIAN 103 INTERIOR ELEVATIONS

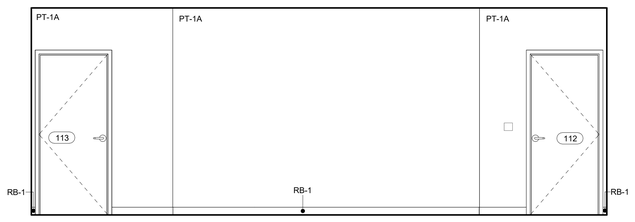
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1E2



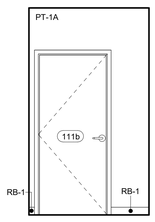
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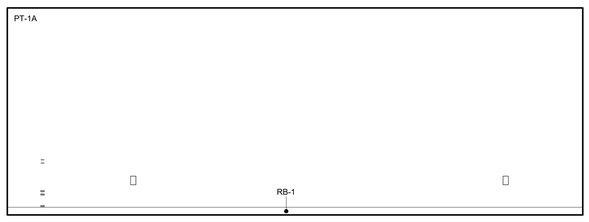
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01 STORAGE 102 INTERIOR ELEVATIONS

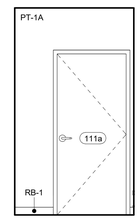
A7.05 SCALE: 3/8" = 1'-0"



1W



1S



1E

01 CORRIDOR 111 INTERIOR ELEVATIONS

A7.04 SCALE: 3/8" = 1'-0"

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER:
PROJECT ENGINEER:
LIC. NO.
LIC. NO.
DATE:
AS-BUILTS SIGNATURE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

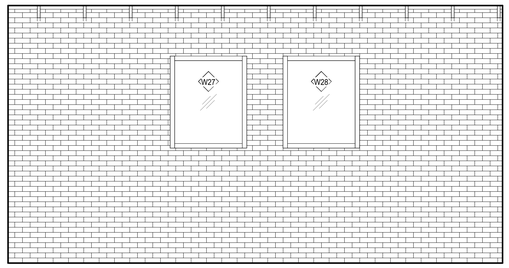
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PLAN NAME:
INTERIOR ELEVATIONS

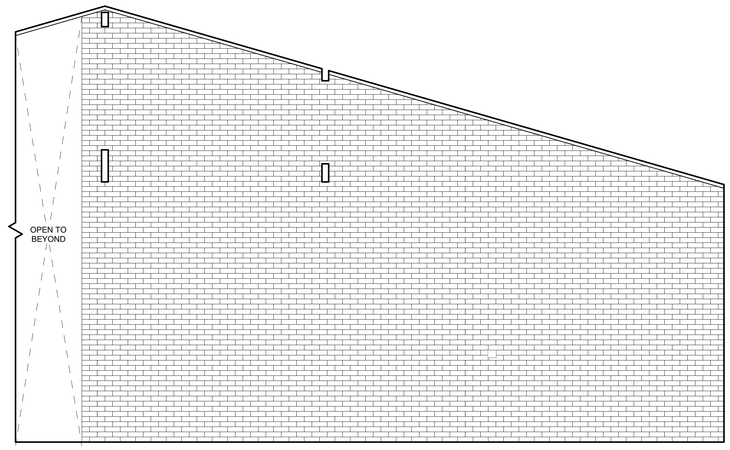
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SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

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A7.05
SHEET OF SHEETS

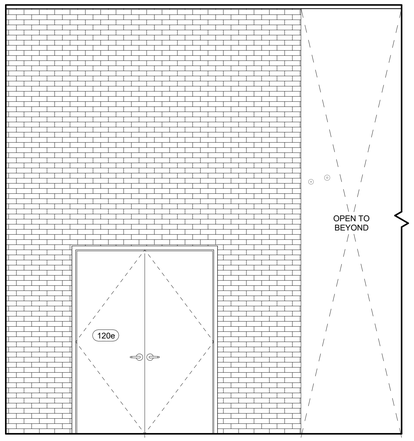
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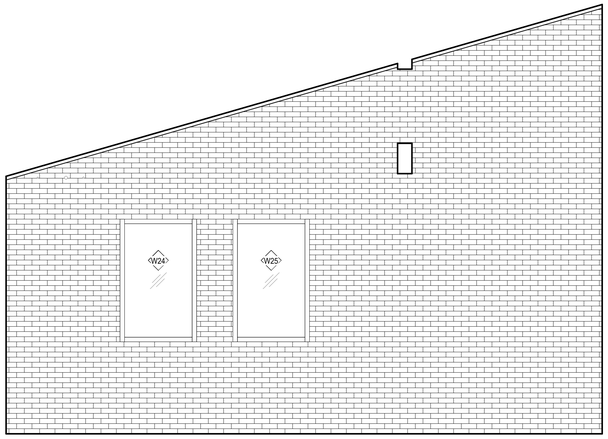
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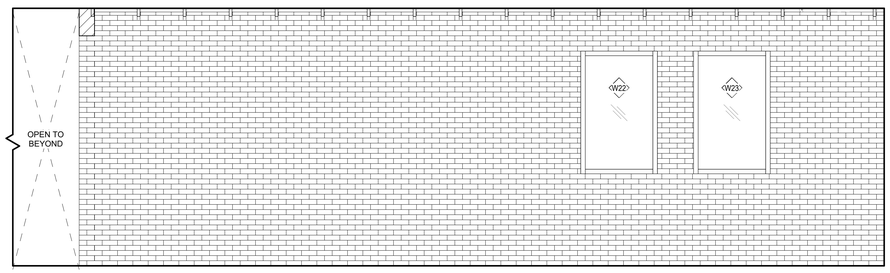
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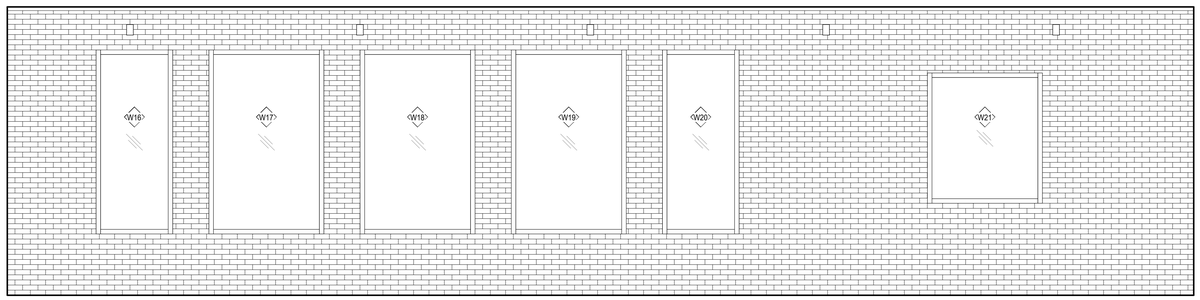
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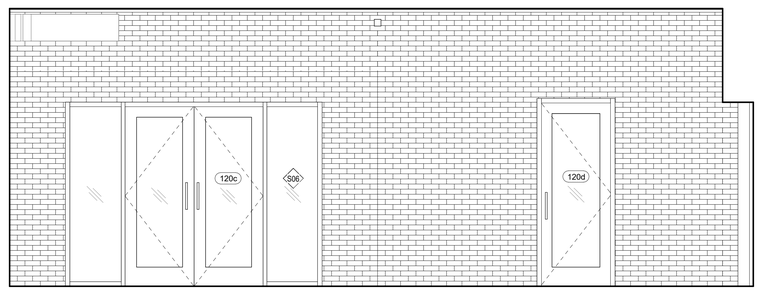
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1E3



1E2



1E

01 CONCESSIONS 120 INTERIOR ELEVATIONS

A7.06 SCALE: 3/8" = 1'-0"

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

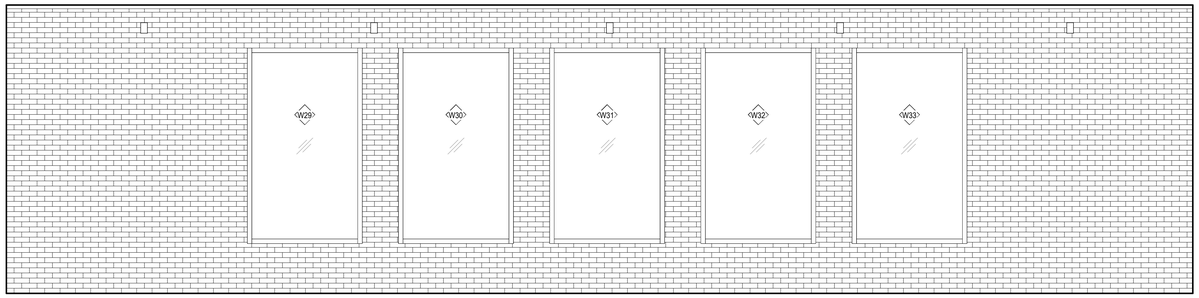
REVISIONS:	DATE:
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PLAN NAME:
INTERIOR ELEVATIONS

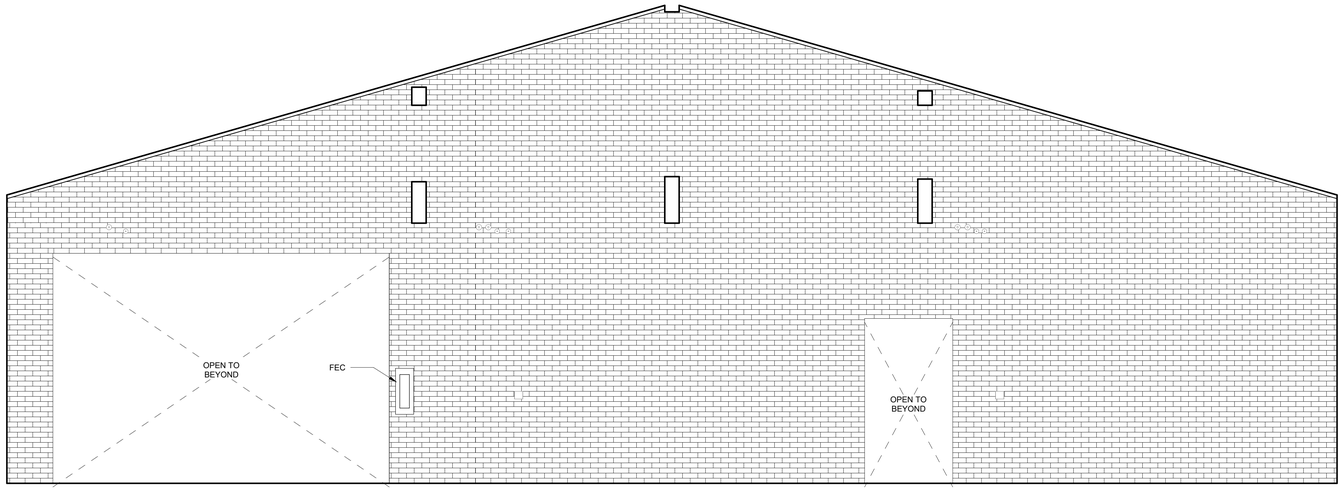
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SCALE:	ISSUE DATE:
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DRAWING NO.
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SHEET OF SHEETS

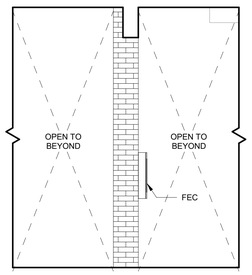
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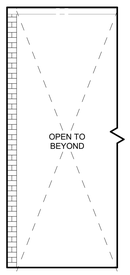
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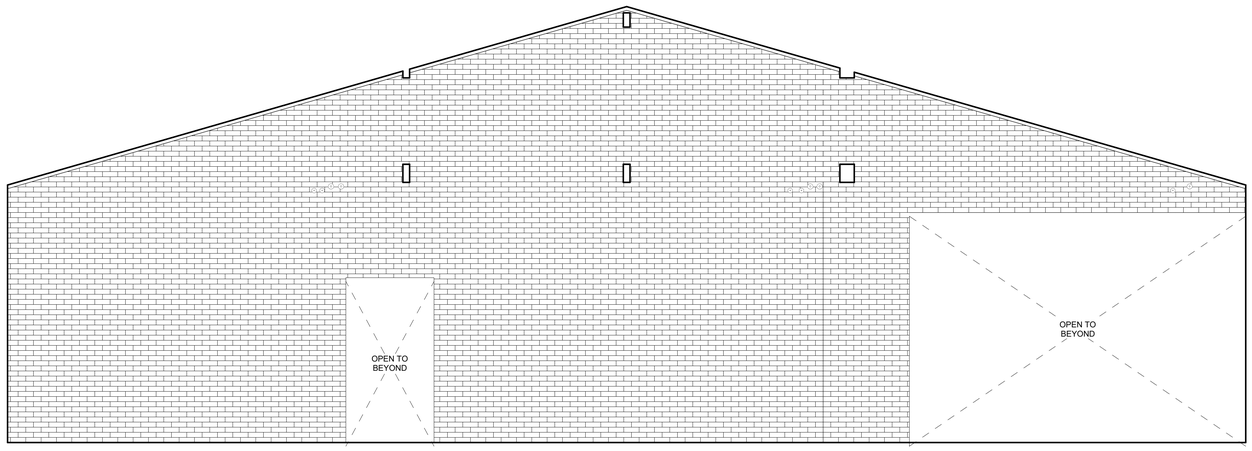
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1W



1E



1N

01 CONCESSIONS 120 INTERIOR ELEVATIONS

A7.07 **SCALE: 3/8" = 1'-0"**

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM **SUPERINTENDENT: DARRYL FORD**

PROJECT DESIGNER: LIC. NO.

PROJECT ENGINEER: LIC. NO.

AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

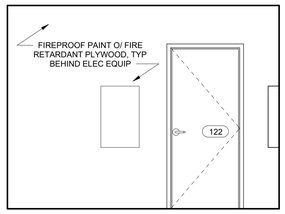
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PLAN NAME:
INTERIOR ELEVATIONS

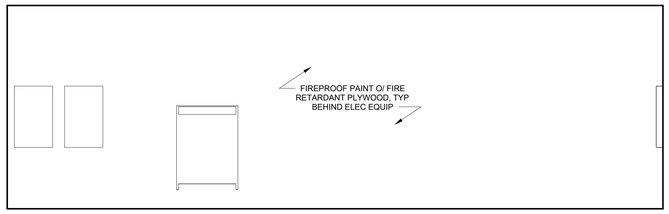
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Author	**Approver**
SCALE:	ISSUE DATE:
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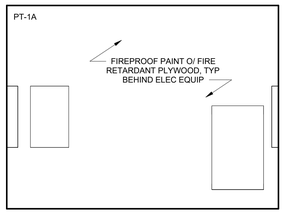
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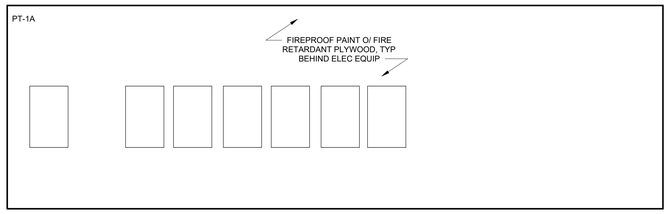
3N



3W



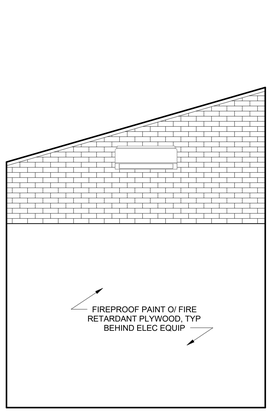
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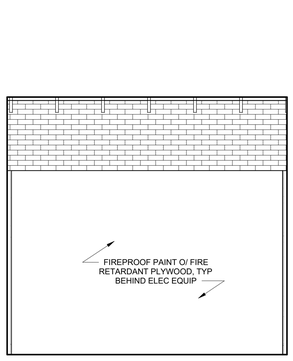
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03 ELECTRICAL RM 122 INTERIOR ELEVATIONS

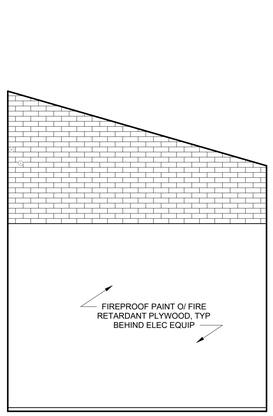
A7.08 **SCALE: 3/8" = 1'-0"**



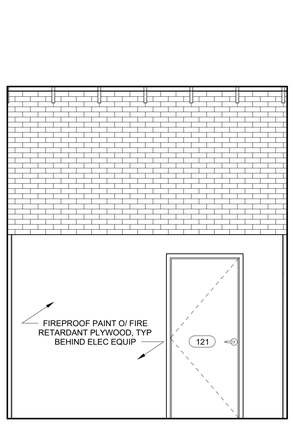
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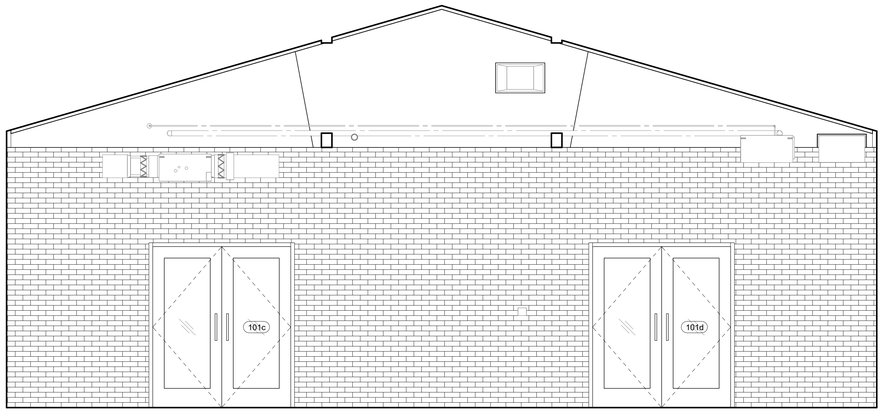
2W



2S



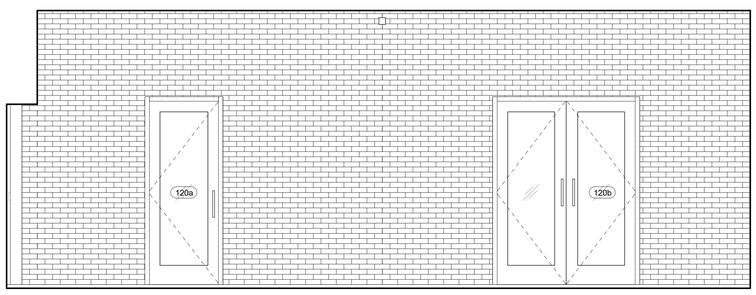
2E



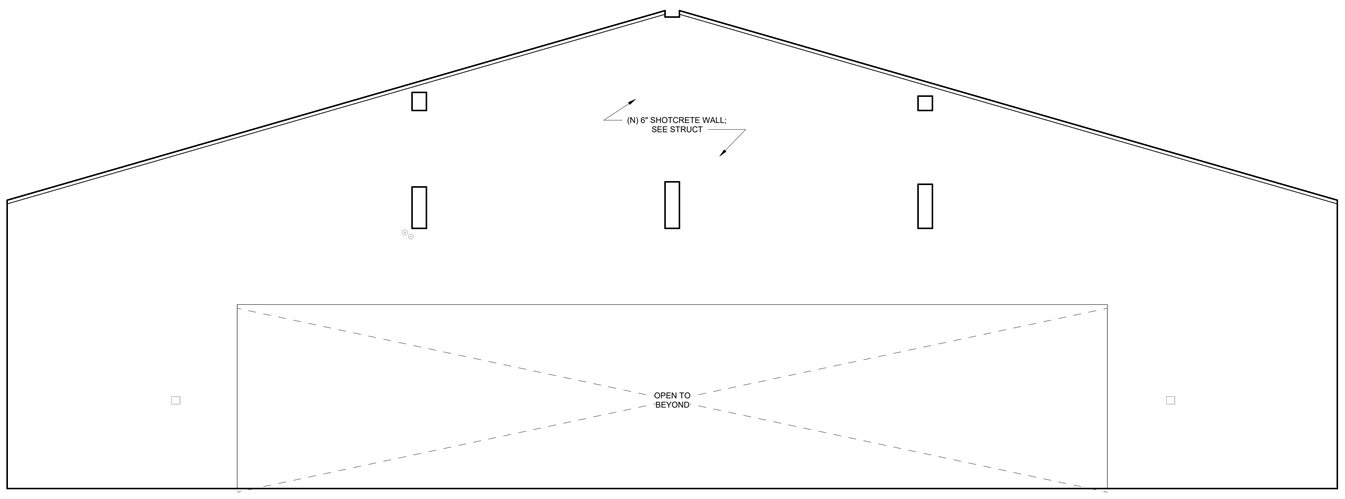
1N2

02 ELECTRICAL RM 121 INTERIOR ELEVATIONS

A7.08 **SCALE: 3/8" = 1'-0"**



1W



1N

01 CONCESSIONS 120 INTERIOR ELEVATIONS

A7.08 **SCALE: 3/8" = 1'-0"**

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

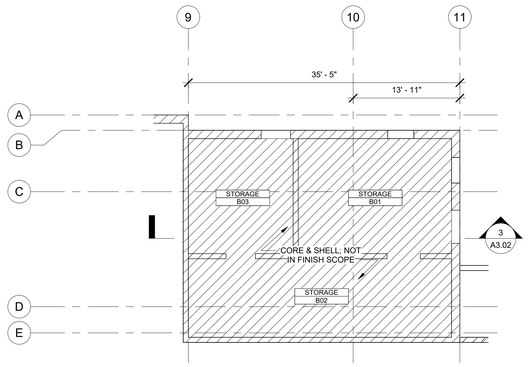
REVISIONS:	DATE:
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PLAN NAME:
INTERIOR ELEVATIONS

DRAWN BY: Author	APPROVED BY: Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
A7.08
SHEET OF SHEETS

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2 LEVEL B1 FINISH PLAN
A7.71 SCALE: 1/8" = 1'-0"



1 LEVEL 1 FINISH PLAN
A7.71 SCALE: 1/8" = 1'-0"

REC & PARKS LA

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

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10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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PLAN NAME:
FINISH PLANS

DRAWN BY:	APPROVED BY:
Author	**Approver**
SCALE:	ISSUE DATE:
W.O. NO. PRJ—	FILE NO. –

DRAWING NO.
A7.71
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ROOM FINISH SCHEDULE

Number	NAME	AREA	FLOOR		WALL FINISHES				CEILING		COMMENTS
			FINISH	BASE	NORTH	EAST	SOUTH	WEST	MATERIAL	FINISH	
101	LOBBY	1471 SF	CONC-1	RB-1	PT-1A	PT-1A	PT-1A	PT-1A	GYP BD	PT-1A	
102	STORAGE	86 SF	CONC-1	RB-1	PT-1A	PT-1A	PT-1A	PT-1A	GYP BD	PT-1A	
103	CUSTODIAN	52 SF	CONC-1	RB-1	PT-1A	PT-1A	PT-1A	PT-1A	GYP BD	PT-1A	
104	FAMILY WC	105 SF	CONC-1	N/A	PT-1A/TL-1	PT-1A/TL-1	PT-1A/TL-1	PT-1A/TL-1	GYP BD	PT-1A	
105	RAP CONFERENCE	459 SF	CPT-1	RB-1	PT-1A	PT-1A	PT-1A	PT-1A	ACT-1	PT-1A	SEE INTERIOR ELEVATION
106	AV / STORAGE	66 SF	CONC-1	RB-1	WD-2	WD-2	WD-2	WD-2	GYP BD	PT-1A	SEE INTERIOR ELEVATION
107	ALL-GENDER WC	87 SF	CONC-1	N/A	PT-1A	PT-1A	PT-1A	PT-1A	GYP BD	PT-1A	
108	WOMEN'S RM	198 SF	CONC-1	N/A	PT-1A/TL-1	PT-1A/TL-1	PT-1A/TL-1	PT-1A/TL-1	GYP BD	PT-1A	SEE INTERIOR ELEVATION
109	MEN'S RM	195 SF	CONC-1	N/A	PT-1A/TL-1	PT-1A/TL-1	PT-1A/TL-1	PT-1A/TL-1	GYP BD	PT-1A	SEE INTERIOR ELEVATION
110	ALL-GENDER WC	105 SF	CONC-1	RB-1	PT-1A/TL-1	PT-1A/TL-1	PT-1A/TL-1	PT-1A/TL-1	GYP BD	PT-1A	
111	CORRIDOR	148 SF	CONC-1	RB-1	PT-1A	PT-1A	PT-1A	PT-1A	GYP BD	PT-1A	
112	AV / IT / LV	160 SF	CONC-1	RB-1	PT-1A	PT-1A	PT-1A	PT-1A	GYP BD	PT-1A	
113	BATTERY RM	142 SF	CONC-1	N/A	PT-1A	PT-1A	PT-1A	PT-1A	GYP BD	PT-1A	
114	PRO SHOP	1376 SF	CPT-1	RB-1		PT-1A	PT-1A	PT-1A	ACT-1	PT-1A	SEE INTERIOR ELEVATION / RCP
115	PRO SHOP STORAGE	153 SF	CONC-1	RB-1	PT-1A	PT-1A	PT-1A	PT-1A	GYP BD	PT-1A	
116	PRO SHOP STORAGE	96 SF	CONC-1	RB-1	PT-1A	PT-1A	PT-1A	PT-1A	GYP BD	PT-1A	
116B	SAFE ROOM	35 SF	CONC-1	RB-1	PT-1A	PT-1A	PT-1A	PT-1A	GYP BD	PT-1A	
117	ALL-GENDER WC	46 SF	CONC-1	N/A	PT-1A/TL-1	PT-1A/TL-1	PT-1A/TL-1	PT-1A/TL-1	GYP BD	PT-1A	
118	OFFICE	142 SF	CONC-1	RB-1	PT-1A	PT-1A	PT-1A	PT-1A	GYP BD	PT-1A	
119	OFFICE	146 SF	CONC-1	RB-1	PT-1A	PT-1A	PT-1A	PT-1A	GYP BD	PT-1A	
120	CONCESSIONS	5711 SF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
121	ELECTRICAL ROOM	128 SF	CONC-1	N/A	WD-2	WD-2	WD-2	WD-2	GYP BD	PT-1A	SEE INTERIOR ELEVATION
122	ELECTRICAL ROOM	337 SF	CONC-1	N/A	WD-2	WD-2	WD-2	WD-2	GYP BD	PT-1A	SEE INTERIOR ELEVATION
123	ALL-GENDER WC	54 SF	CONC-1	N/A	PT-1A/TL-1	PT-1A/TL-1	PT-1A/TL-1	PT-1A/TL-1	GYP BD	PT-1A	
124	MAINTENANCE ROOM	92 SF	CONC-1	RB-1	PT-1A	PT-1A	PT-1A	PT-1A	GYP BD	PT-1A	
125	CORRIDOR	539 SF	CONC-1	RB-1	PT-1A	PT-1A	PT-1A	PT-1A	GYP BD	PT-1A	
B01	STORAGE	308 SF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
B02	STORAGE	352 SF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
B03	STORAGE	212 SF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM **SUPERINTENDENT: DARRYL FORD**

PROJECT DESIGNER: LIC. NO.

PROJECT ENGINEER: LIC. NO.

AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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△	
△	
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△	
△	

PLAN NAME:
ROOM FINISH SCHEDULE

DRAWN BY:	APPROVED BY:
Author	**Approver**
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
A7.80

SHEET OF SHEETS

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TYPE	DESCRIPTION
	COLORS:
PT-1	DUNN EDWARDS TBD
PT-2	DUNN EDWARDS TBD
PT-3	
PT-4	
PT-5	
PT-6	
PT-7	
PT-8	WHITE - FIREPROOF PAINT
PT-9	
	ACOUSTICAL CEILING TILE:
ACT-1	ARMSTRONG WOODWORKS LINEAR VENEERED OPEN, FINISH TBD
	ALUMINUM
AL-1	
AL-2	
AL-3	
	ACOUSTIC PANELS:
AP-1	
AP-2	
	CARPET:
CPT-1	BENTLEY MILLS - STYLE #: 4SPT7, COLOR: CRACKED PEPPER 801541
CPT-2	
CPT-3	
CPT-4	
	CONCRETE:
CONC-1	ARCH CONCRETE: SMOOTH FINISH WITH PENETRATING SEALER
CONC-2	STRUCT CONCRETE
CONC-2A	
CONC-3	
CONC-3A	
CONC-5	
CONC-6	
CONC-7	
	CMU
CMU-1	EXTERIOR PAINTED CMU WALLS
CMU-2	
	EXPOSED STRUCTURE:
EXC-1	EXPOSED STRUCTURE
EXC-2	EXPOSED STRUCTURE: PAINT CEILING AND EVERYTHING ATTACHED TO IT (DUCTS, PIPES, FIREPROOFING, STEEL, CONDUITS, ETC)

	GLASS:
GL-1	LOW-E, TEMPERED, DUAL PANELED, GLASS (1" THICK UNIT)
GL-2	
GL-3	
GL-4	ACOUSTIC GLASS, 5/16" THK, LAMINATED, CLEAR GLASS: SEE ELEVATIONS
GL-5	MIRROR, 1/4" THICK, TEMPERED (BATHROOM)
GL-6	BACK-PAINTED GLASS MAGNETIC WRITING SURFACE
GL-7	
GL-8	
GL-9	
GL-10	
GL-11	
	GROUT:
GRT-1	
	GYPSUM BOARD:
GSH	
GYP-1	GYPSUM BOARD: ASTM C1396, TYPE X, FIRE RESISTIVE AS REQ'D, UL LISTED, 5/8" THK, LEVEL 4 FINISH
GYP-2	
	METAL:
MTL-1	
MTL-2	
MTL-5	
SHT MTL	
	EXTERIOR CEMENT PLASTER:
PL-1	
	P-LAM:
P-LAM-1	
P-LAM-2	
	PAINT:
	(PAINTS ARE A COMBINATION OF COLOR AND TYPE: PT1A IS COLOR 1 WITH FINISH A)
	FINISH TYPES
A	EGGSHELL, (LOW-VOC), I: SPMA30, E: EVSHA30
B	SEMIGLOSS, (LOW-VOC), I: SPMA50, E: EVSH50
C	GLOSSY LATEX (LOW-VOC), I: SPMA60, E: EVSH60
D	MATTE, (LOW-VOC), I: SPMA10, E: EVSH10
E	HIGH PERFORMANCE COATING
F	URETHANE OR EPOXY POWDER COAT
G	EXT ASPHALT STRIPING
K	KYNAR PVDF RESIN

	RESILIENT BASE:
RB-1	ARMSTRONG, 4" RUBBER BASE, COLOR TBD
	STONE/COMPOSITE:
ST-1	
ST-2	
	WINDOW TREATMENTS
WT-1	
WT-2	
WT-3	
	TILE:
TL-1	DALTILE, COLOR TBD
TL-2	DALTILE, COLOR TBD
TL-3	
	VINYL UPHOLSTERY
UP-1	TBD
UP-2	
UP-3	
	VINYL COMPOSITION TILE:
VCT-1	
	WOOD OR SIMULATED WOOD:
WD-1	FINISH-GRADE PLYWOOD, FINISH TBD
WD-2	FIRE-RETARDANT PLYWOOD, TYP IN ELECTRICAL & AV / IT ROOMS
WD-3	
WD-4	

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER:
PROJECT ENGINEER:
LIC. NO.
LIC. NO.
DATE:
AS BUILTS DRAWN BY:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

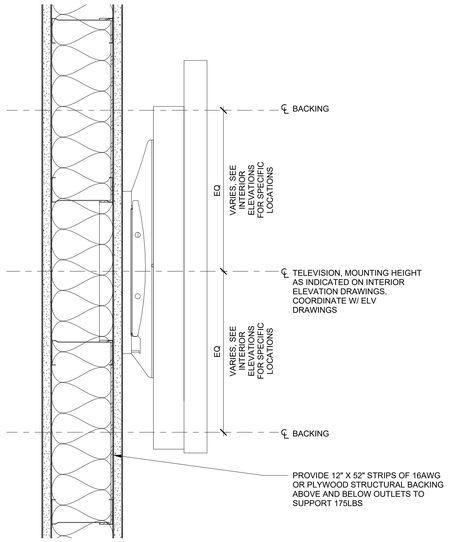
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PLAN NAME:
FINISH SCHEDULE

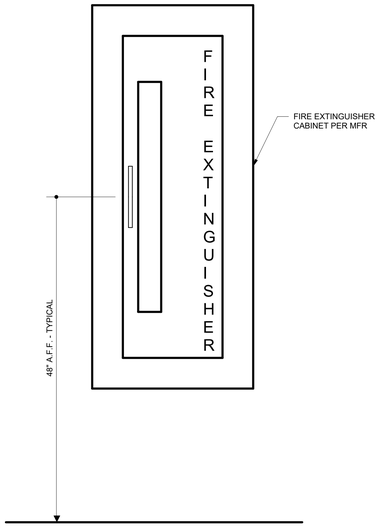
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Author	**Approver**
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DRAWING NO.
A7.81
SHEET OF SHEETS

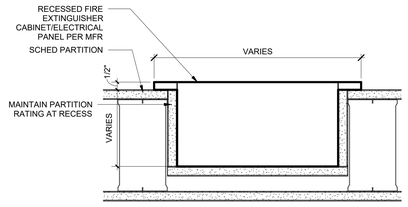
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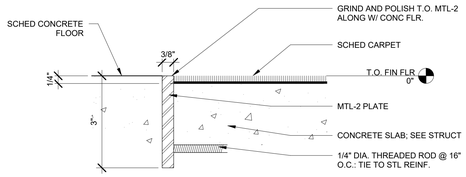
10 TYP BACKING PLATES @ DISPLAY
A11.01 SCALE: 3" = 1'-0"



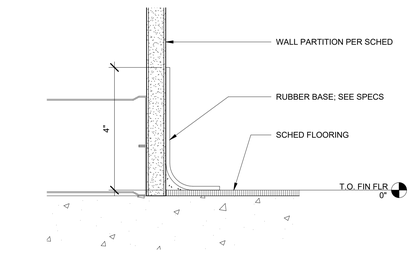
9 ELEVATION: RECESSED FEC
A11.01 SCALE: 3" = 1'-0"



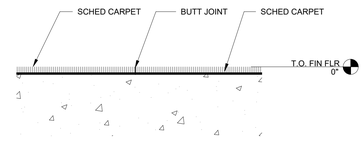
8 PLAN: RECESSED FEC PANEL
A11.01 SCALE: 3" = 1'-0"



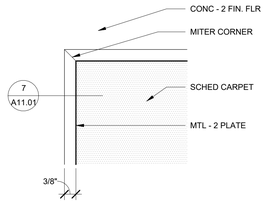
7 SECTION AT MTL / CARPET BORDER
A11.01 SCALE: 6" = 1'-0"



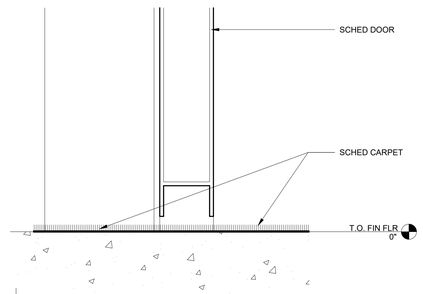
6 RUBBER BASE
A11.01 SCALE: 6" = 1'-0"



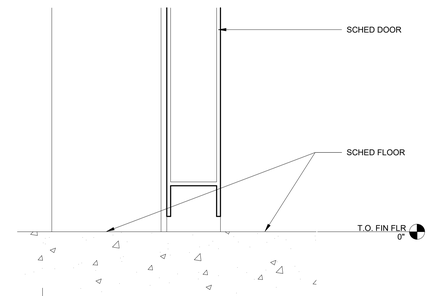
5 FLOOR THRESHOLD - CARPET /CARPET
A11.01 SCALE: 6" = 1'-0"



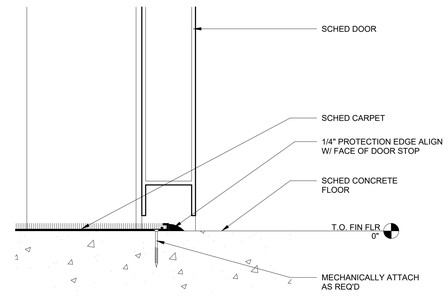
4 FLOOR THRESHOLD - CORNER OF MTL / CARPET BORDER
A11.01 SCALE: 6" = 1'-0"



3 FLOOR THRESHOLD - CARPET/CARPET
A11.01 SCALE: 6" = 1'-0"



2 FLOOR THRESHOLD - CONC/CONC
A11.01 SCALE: 6" = 1'-0"



1 FLOOR THRESHOLD - CARPET/CONC
A11.01 SCALE: 6" = 1'-0"

REC & PARKS LA

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: — UC NO.
PROJECT ENGINEER: — UC NO.
AS-BUILTS DRAWN BY: — DATE:

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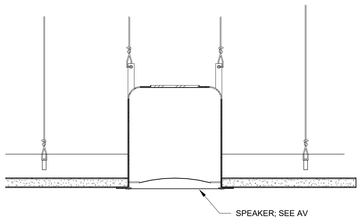
REVISIONS:	DATE:

PLAN NAME:
TYP. INTERIOR DETAILS

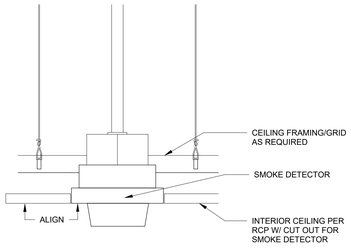
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Author	Approver
SCALE:	ISSUE DATE:
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DRAWING NO.
A11.01
SHEET OF SHEETS

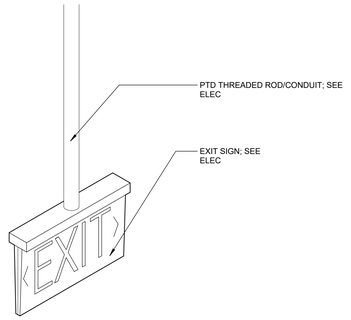
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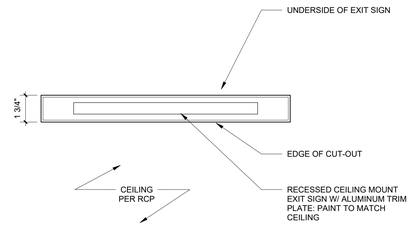
18 SECTION: SPEAKER AT GYP CEILING
A11.20 SCALE: 3" = 1'-0"



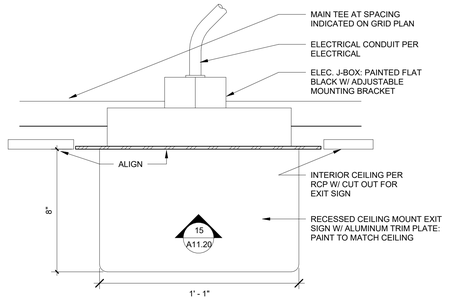
17 SECTION: TYPICAL SMOKE DETECTOR
A11.20 SCALE: 3" = 1'-0"



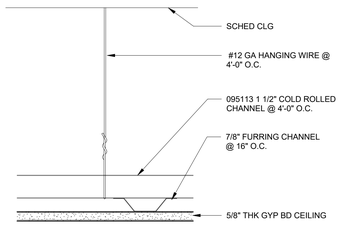
16 SUSPENDED EXIT SIGN
A11.20 SCALE: 3" = 1'-0"



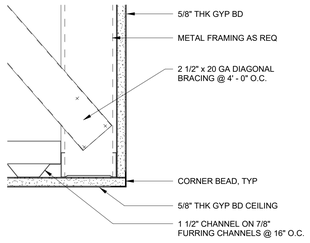
15 RCP: TYPICAL EXIT SIGN
A11.20 SCALE: 3" = 1'-0"



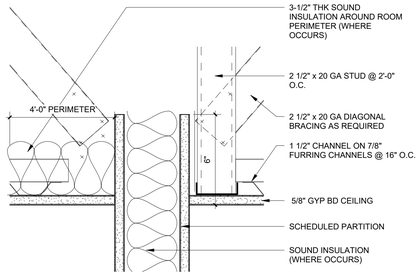
14 SECTION: TYPICAL EXIT SIGN
A11.20 SCALE: 3" = 1'-0"



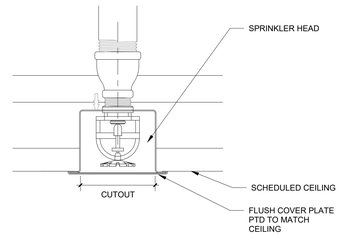
13 TYPICAL GYP BD CLG
A11.20 SCALE: 3" = 1'-0"



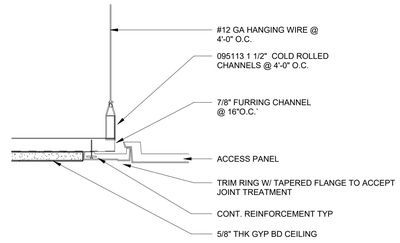
12 GYP BD CLG EDGE
A11.20 SCALE: 3" = 1'-0"



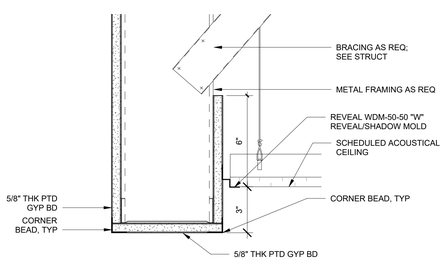
11 TYPICAL GYP BD CLG @ WALL
A11.20 SCALE: 3" = 1'-0"



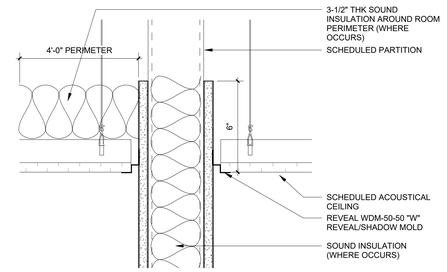
10 TYPICAL RECESSED CONCEALED SPRINKLER HEAD
A11.20 SCALE: 3" = 1'-0"



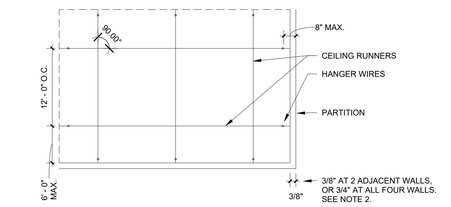
9 TYPICAL ACCESS PANEL
A11.20 SCALE: 3" = 1'-0"



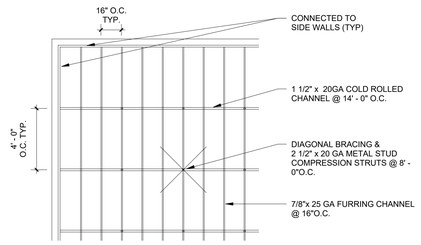
8 TYPICAL ACT @ SKYLIGHT W/ SHADOW MOLD
A11.20 SCALE: 3" = 1'-0"



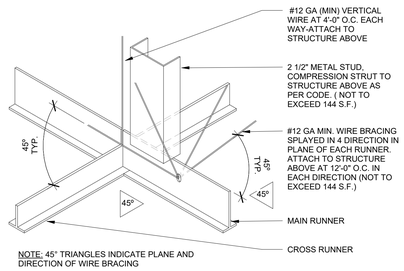
7 TYPICAL ACT @ WALL W/ SHADOW MOLD
A11.20 SCALE: 3" = 1'-0"



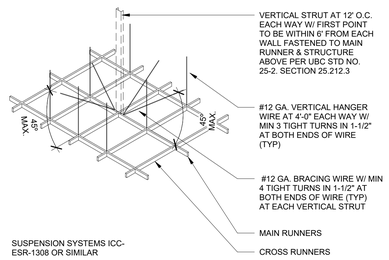
6 TYPICAL RCP SUSPENDED ACOUSTIC CEILING
A11.20 SCALE: 3" = 1'-0"



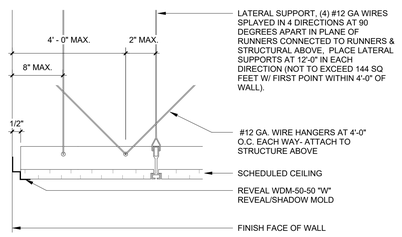
5 TYPICAL RCP SUSPENDED GYP BD CLG FRAMING
A11.20 SCALE: 3" = 1'-0"



4 TYPICAL SUSPENDED ACT CLG SEISMIC BRACING
A11.20 SCALE: 3" = 1'-0"



3 TYPICAL SUSPENDED ACOUSTIC TILE CLG SUPPORTS
A11.20 SCALE: 3" = 1'-0"



2 TYPICAL ACOUSTIC CLG DIMENSIONS @ WALL
A11.20 SCALE: 3" = 1'-0"

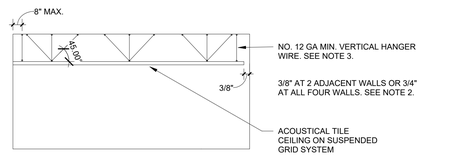
SUSPENDED ACOUSTIC CEILING NOTES:

1. BRACING WIRES SECURED TO MAIN RUNNERS WITHIN 2" OF THE CROSS RUNNER INTERSECTION AND SPLAYED 90° FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45° FROM THE PLANE OF THE CEILING.

2. FOR ROOMS WITH SPAN IN EITHER DIRECTION LESS THAN 25', MAIN RUNNERS AND CROSS RUNNERS MAY BE ATTACHED TO THE PERIMETER OF TWO ADJACENT WALLS WITH 3/8" CLEARANCE BETWEEN THE RUNNERS AND THE OTHER TWO WALLS. WHERE SPAN OF THE CEILING SYSTEM BETWEEN PERIMETER WALLS EXCEED 25' IN BOTH DIRECTIONS, A MINIMUM WALL ANGLE SIZE OF AT LEAST 2" HORIZONTAL LEG SHALL BE USED AT PERIMETER WALLS AND INTERIOR FULL HEIGHT PARTITION. THE FIRST TILE SHALL BE 3/4" CLEAR FROM WALL SURFACE.

3. WHEN THE DISTANCE BETWEEN THE STRUCTURAL DECK AND THE CEILING EXCEEDS 4', THE SPACING OF THE VERTICAL HANGERS SHALL NOT EXCEED 2' O.C. ALONG THE ENTIRE LENGTH OF THE MEANS OF EGRESS SERVICING AN OCCUPANT LOAD OF 30 OR MORE, AND AT LOBBIES ACCESSORY TO GROUP A OCCUPANCIES.

4. SPECIAL INSPECTION IS REQUIRED FOR SUSPENDED CEILING ASSEMBLY.



1 TYPICAL SUSPENDED ACOUSTIC CLG SECTION
A11.20 SCALE: 3" = 1'-0"

REC & PARKS

THE CITY OF LOS ANGELES
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GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
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PROJECT ENGINEER: LIC. NO.
AS-BUILTS SHOWN BY: DATE:

PROJECT NAME:
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ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

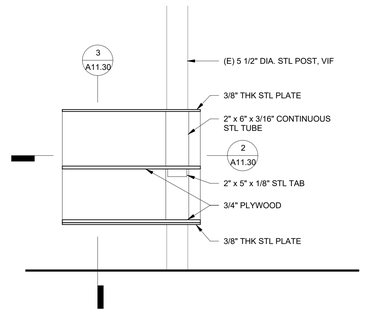
REVISIONS:	DATE:

PLAN NAME:
TYP. CEILING DETAILS

DRAWN BY:	APPROVED BY:
Author	**Approver**
SCALE:	ISSUE DATE:
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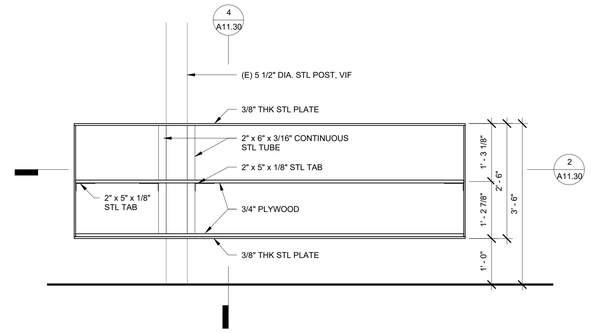
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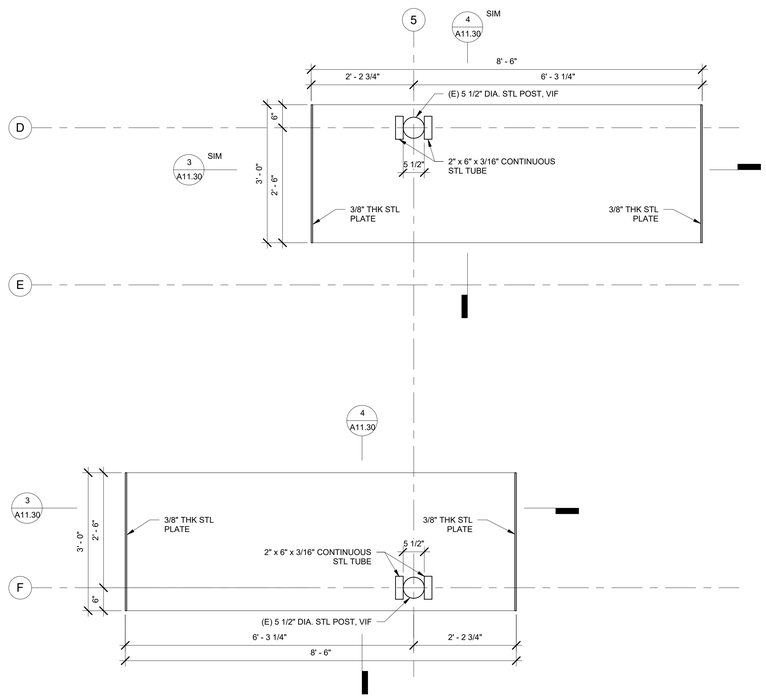
4 SECTION - LOBBY TROPHY CASE EW

A11.30 SCALE: 3/4" = 1'-0"



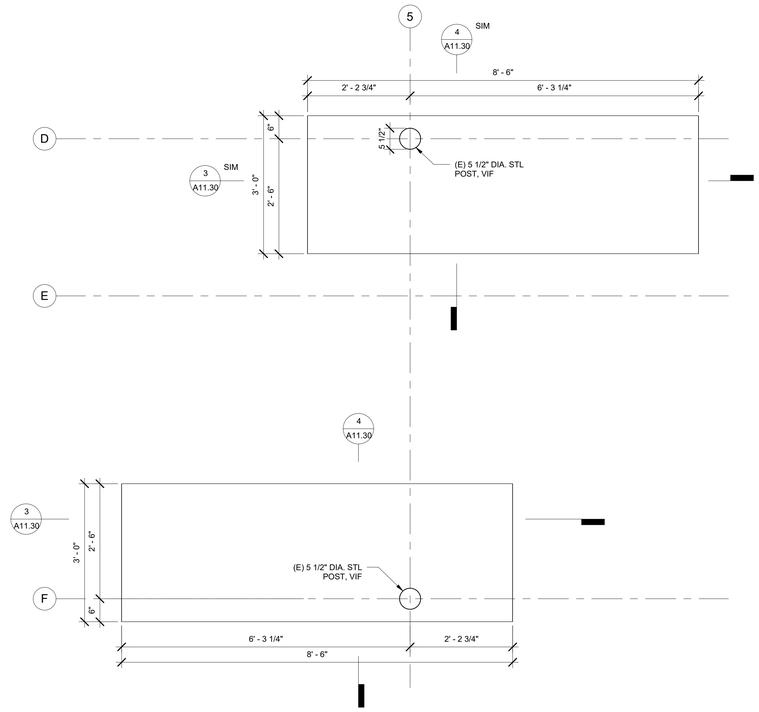
3 SECTION - LOBBY TROPHY CASE NS

A11.30 SCALE: 3/4" = 1'-0"



2 ENLARGED PLAN - LOBBY TROPHY CASE @ 2'-6"

A11.30 SCALE: 3/4" = 1'-0"



1 ENLARGED PLAN - LOBBY TROPHY CASE

A11.30 SCALE: 3/4" = 1'-0"

REC & PARKS

THE CITY OF LOS ANGELES
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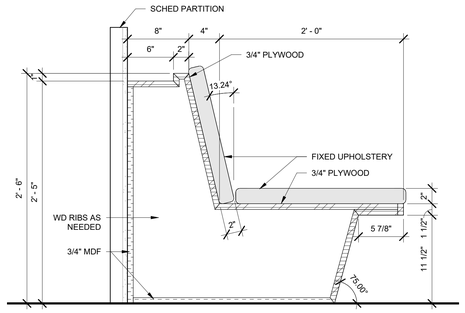
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PLAN NAME:
MILLWORK DETAILS - LOBBY TROPHY CASE

DRAWN BY:	APPROVED BY:
Author	Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

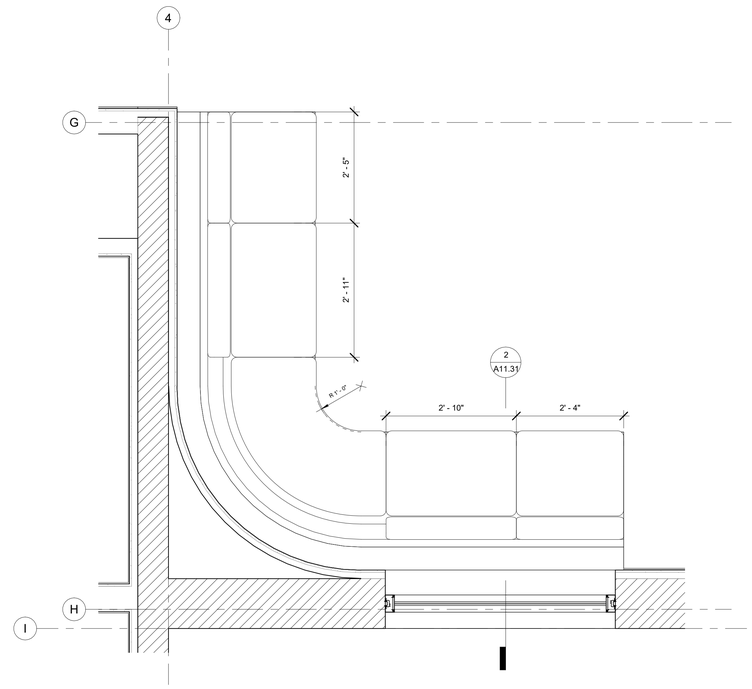
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2 A11.31 TYP SECTION - LOBBY BANQUETTE

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



1 A11.31 ENLARGED PLAN - LOBBY BANQUETTE

SCALE: 3/4" = 1'-0"

REC & PARKS LA

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

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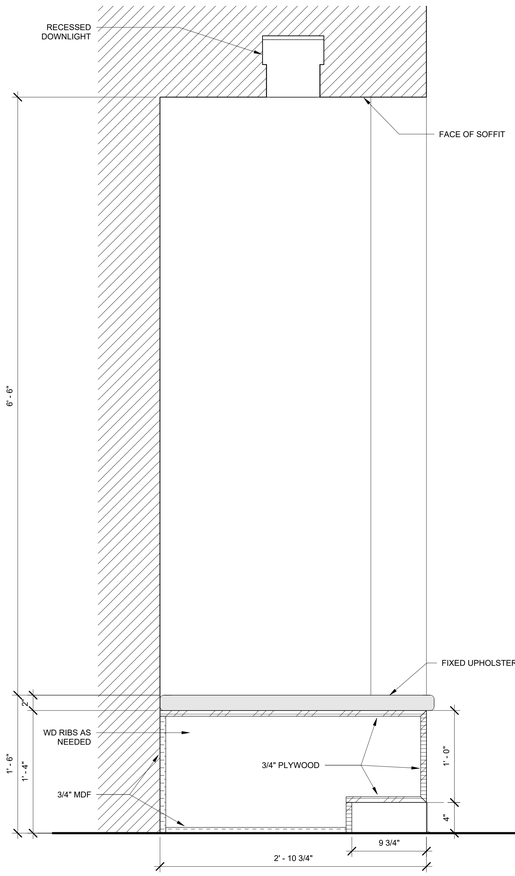
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MILLWORK DETAILS - LOBBY BANQUETTE

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Author	Approver
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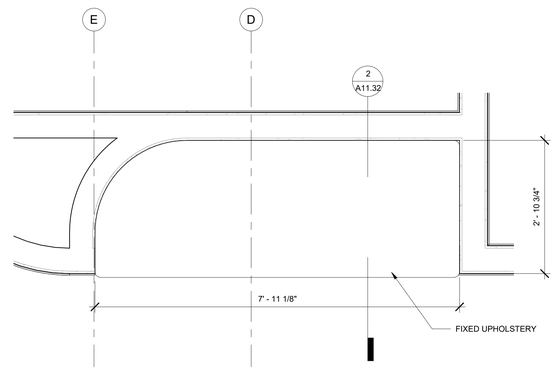
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2 A11.32 SECTION - LOBBY RECESSED BENCH
SCALE: 1 1/2" = 1'-0"



1 A11.32 ENLARGED PLAN - LOBBY RECESSED BENCH
SCALE: 3/4" = 1'-0"

REC & PARKS LA

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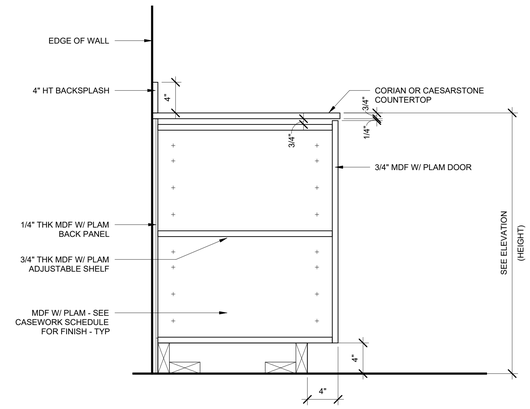
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PLAN NAME:
MILLWORK DETAILS - LOBBY RECESSED BENCH

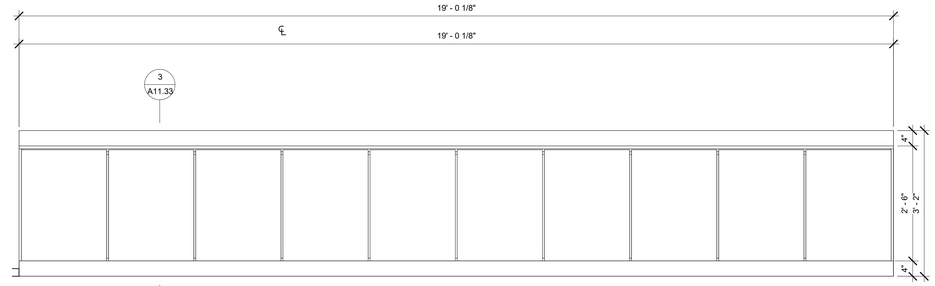
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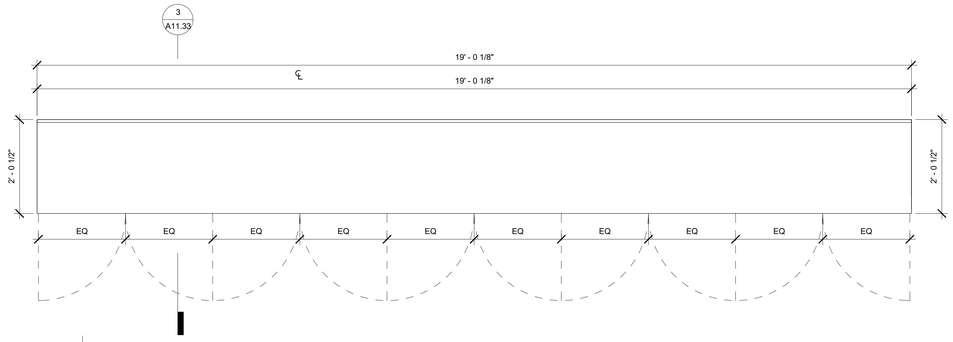
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3 SECTION - CONFERENCE CABINET
A11.33 SCALE: 1 1/2" = 1'-0"



2 ELEVATION - CONFERENCE CABINET
A11.33 SCALE: 3/4" = 1'-0"



1 ENLARGED PLAN - CONFERENCE CABINET
A11.33 SCALE: 3/4" = 1'-0"

REC & PARKS

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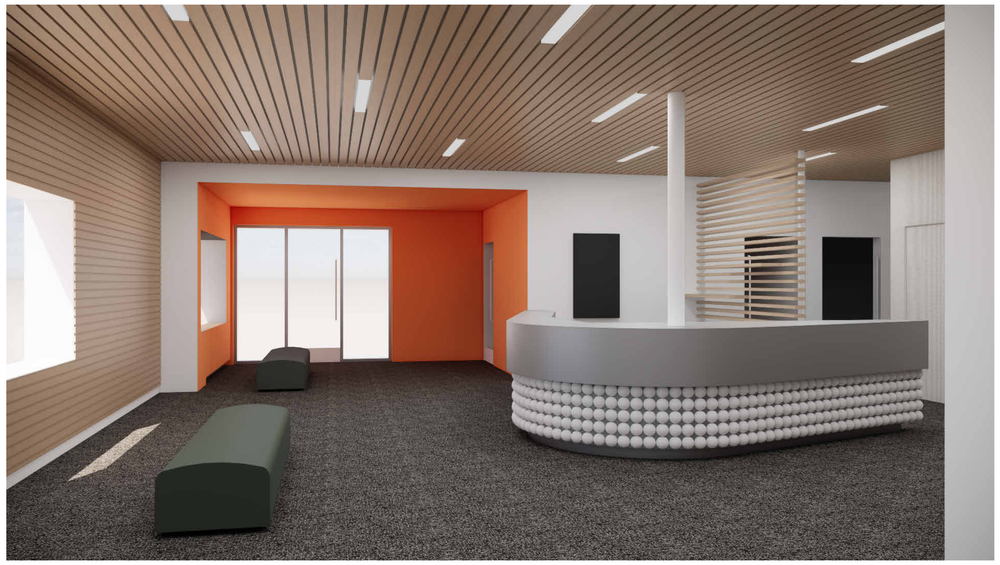
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PLAN NAME:
MILLWORK DETAILS - CONFERENCE CABINET

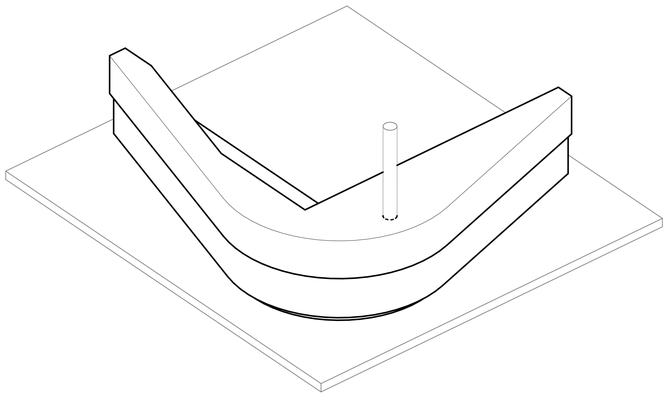
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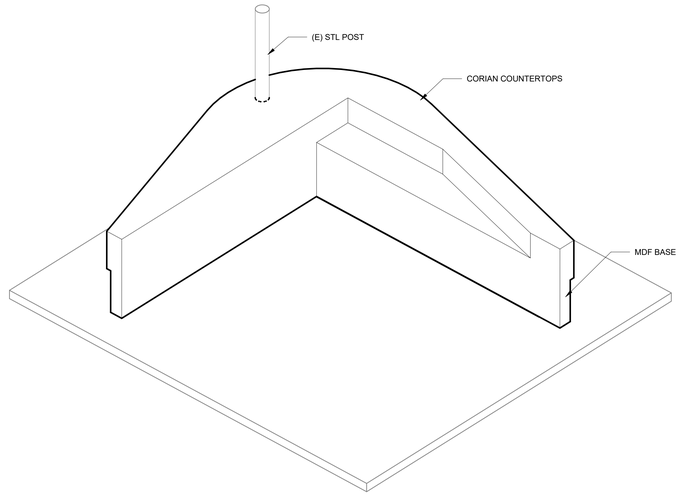


PRO SHOP CONCEPTUAL RENDERING



1 AXON - PRO SHOP COUNTER NW

A11.34 SCALE:



2 AXON - PRO SHOP COUNTER SE

A11.34 SCALE:

REC & PARKS

THE CITY OF LOS ANGELES
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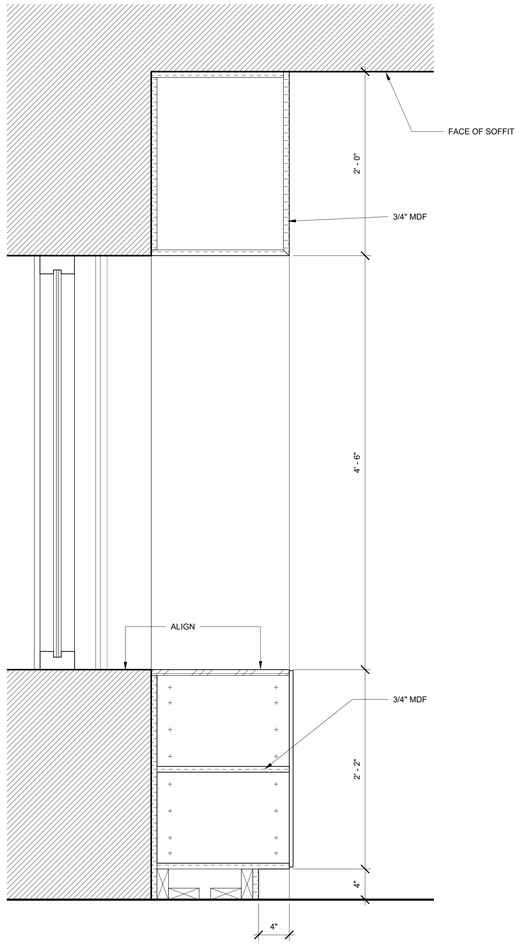
PLAN NAME:
MILLWORK DETAILS - PRO SHOP COUNTER

DRAWN BY:	APPROVED BY:
Author	**Approver**
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

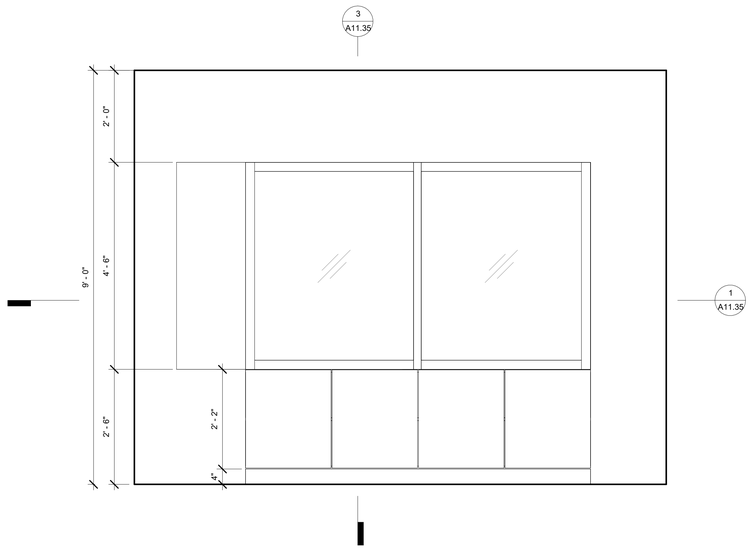
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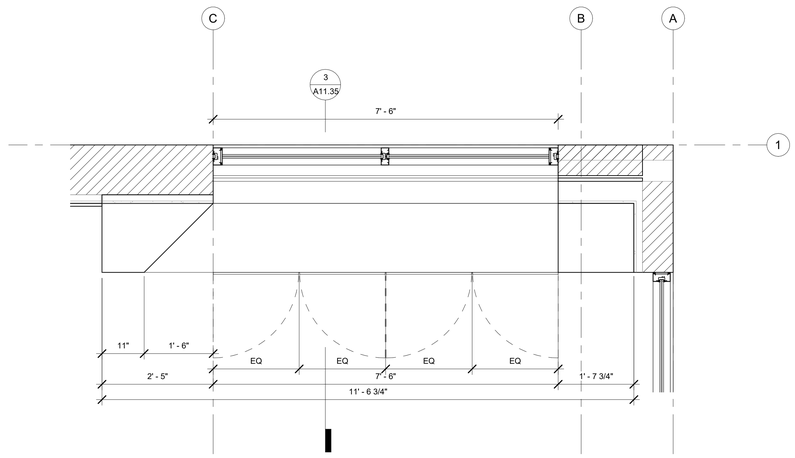
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3 SECTION - PRO SHOP CABINET
A11.35 SCALE: 1 1/2" = 1'-0"



2 ELEVATION - PRO SHOP CABINET
A11.35 SCALE: 3/4" = 1'-0"



1 ENLARGED PLAN - PRO SHOP CABINET @ 4'-0"
A11.35 SCALE: 3/4" = 1'-0"

REC & PARKS LA

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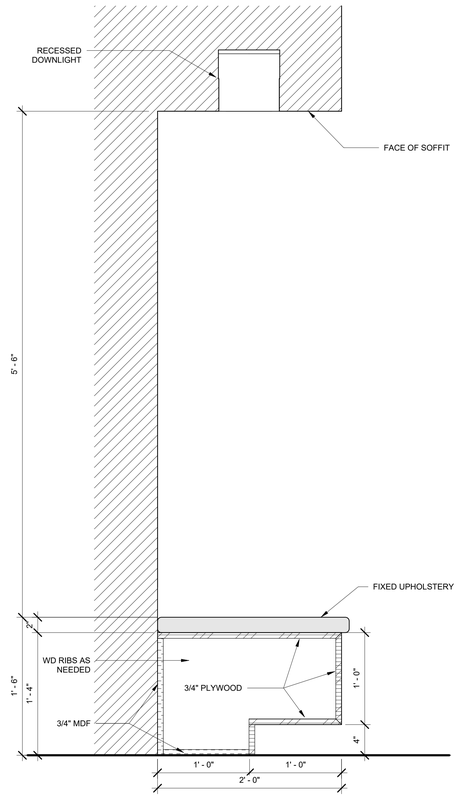
REVISIONS:	DATE:

PLAN NAME:
MILLWORK DETAILS - PRO SHOP CABINET

DRAWN BY: Author	APPROVED BY: Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

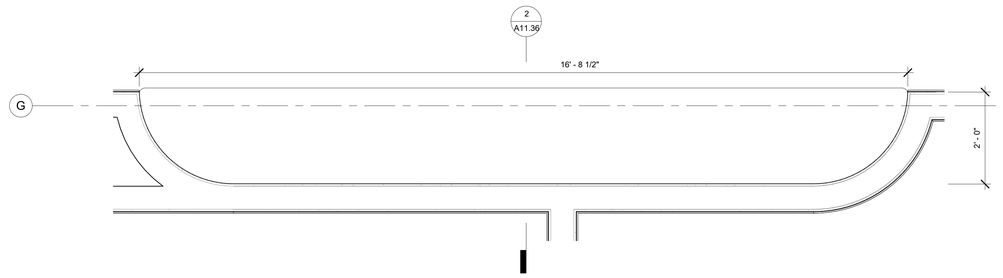
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A11.35
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2 / A11.36 SECTION - PRO SHOP RECESSED BENCH

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



1 / A11.36 ENLARGED PLAN - PRO SHOP RECESSED BENCH

SCALE: 3/4" = 1'-0"

REC & PARKS LA

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:

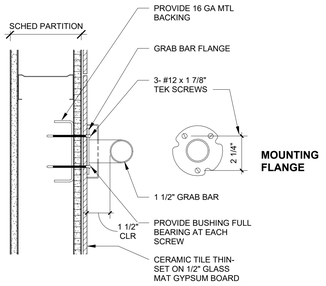
PLAN NAME:
MILLWORK DETAILS - PRO SHOP RECESSED BENCH

DRAWN BY:	APPROVED BY:
Author	Approver
SCALE:	ISSUE DATE:
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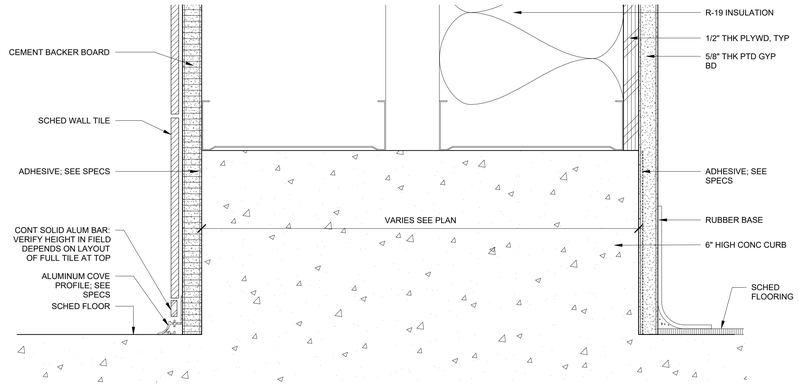
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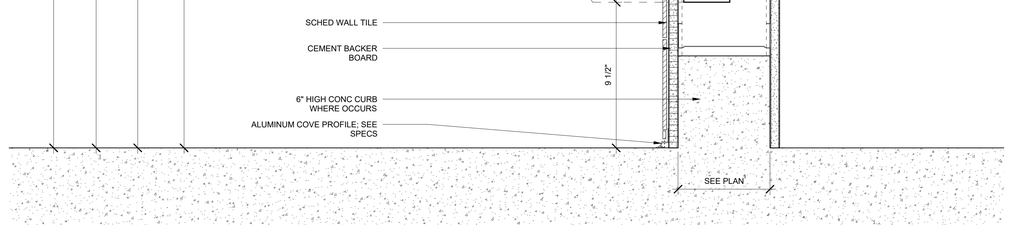
GRAB BAR AT TILE

NOTES:
1. INSTALL BACKING PLATES ACROSS MIN. 3 STUD SPACES. BACKING PLATE LENGTH AS REQUIRED TO SUPPORT ITEMS.
2. FOR GRAB BAR ANCHORAGE AT TOILET PARTITIONS, PROVIDE BOBRICK 258 SERIES GRAB BAR ANCHORS (DETAILED HERE AS DESIGN BASIS), OR APPROVED EQUAL.

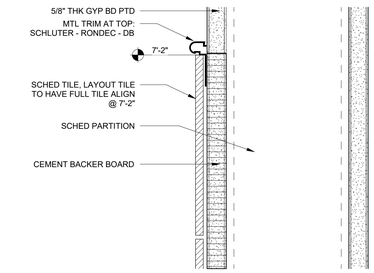
6 GRAB BAR BACKING
A11.70 SCALE: 3" = 1'-0"



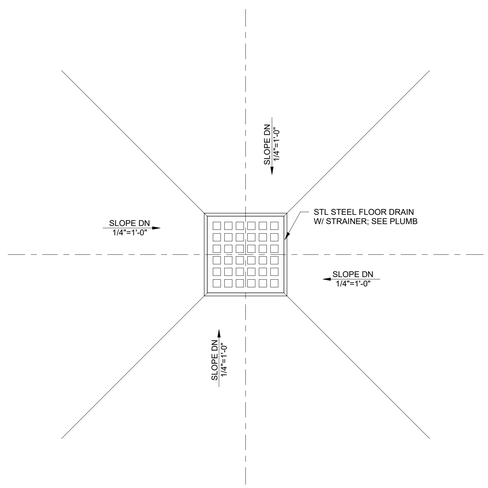
5 SECTION: CONC CURB AT PLUMBING WALL
A11.70 SCALE: 6" = 1'-0"



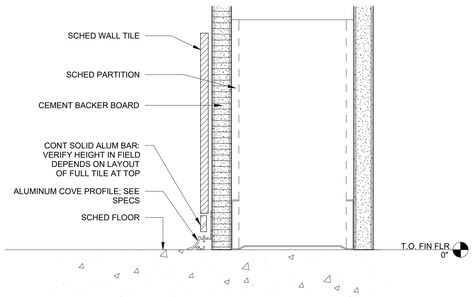
1 SECTION - TYPICAL LAVATORY COUNTER
A11.70 SCALE: 3" = 1'-0"



3 SECTION: TILE AT TOP
A11.70 SCALE: 6" = 1'-0"



4 RESTROOM PLAN: TYP FLOOR DRAIN
A11.70 SCALE: 3" = 1'-0"



2 SECTION: TILE AT BASE AT CONC FLOOR
A11.70 SCALE: 6" = 1'-0"

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
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PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:

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RESTROOM DETAILS

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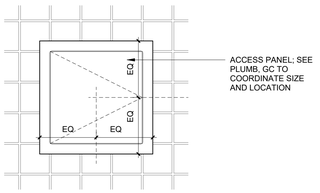
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8 A11.71 SECTION: TOILET PARTITION FLR MOUNTED
SCALE: 3" = 1'-0"

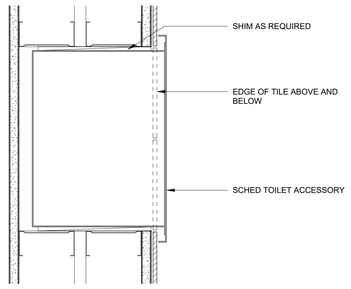
7 A11.71 PLAN - MIRROR EDGE DETAIL
SCALE: 3" = 1'-0"

6 A11.71 PLAN: TILE AT DOOR THRESHOLD
SCALE: 3" = 1'-0"

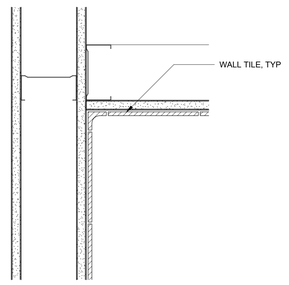
5 A11.71 SECTION: TOILET PARTITION SIDE
SCALE: 3" = 1'-0"



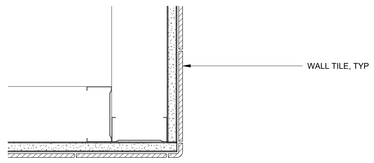
4 A11.71 ELEVATION: TYP. ACCESS PANEL
SCALE: 3" = 1'-0"



3 A11.71 PLAN: TOILET ACCESSORY
SCALE: 3" = 1'-0"



2 A11.71 PLAN: TYP. INSIDE CORNER
SCALE: 3" = 1'-0"



1 A11.71 PLAN: TYP. OUTSIDE CORNER
SCALE: 3" = 1'-0"

REC & PARKS LA

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

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ADDRESS: 10460 W PICO BLVD, LOS ANGELES, CA 90064

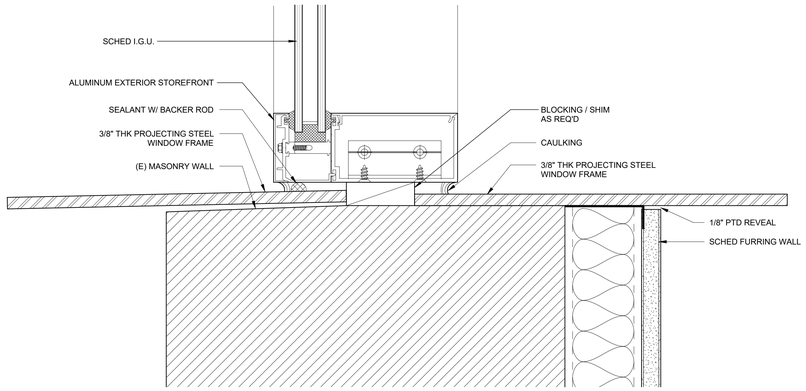
REVISIONS:	DATE:

PLAN NAME: **RESTROOM DETAILS**

DRAWN BY: Author	APPROVED BY: Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

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SHEET OF SHEETS

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1 / A12.13 STOREFRONT SILL @ FRAME PROJECTION

SCALE: 6" = 1'-0"

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
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ADDRESS: 10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:

PLAN NAME: **STOREFRONT DETAILS @ FRAME PROJECTION**

DRAWN BY:	APPROVED BY:
Author	Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO. **A12.13**

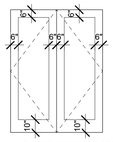
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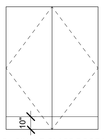
DOOR SCHEDULE

Room No	ROOM	TYPE	SIZE (INT FIN OPENINGS) W	H	THK.	DOOR MAT	DOOR FINISH	FRAME TYPE	FRAME MAT	FRAME FINISH	FIRE RATING	INSECT SCREEN	SHADES	SECURITY	DETAILS H	DETAILS J	DETAILS S	REMARKS	HARDWARE HW SET#	HARDWARE HARDWARE COMMENT	SIGNAGE
101a	LOBBY	AA	6' - 0"	8' - 0 1/8"	0' - 1 3/4"			1													
101b	LOBBY	AA	6' - 1"	8' - 0 1/8"	0' - 1 3/4"			1													
101c	LOBBY	AA	6' - 0"	7' - 0"				1													
101d	LOBBY	AA	6' - 0"	7' - 0"				1													
102	STORAGE	C	3' - 0"	7' - 0"	0' - 1 3/4"			3													
103	CUSTODIAN	C	3' - 0"	7' - 0"	0' - 1 3/4"			3													
104	FAMILY WC	C	3' - 0"	7' - 0"	0' - 1 3/4"			3													
105a	RAP CONFERENCE	BB	3' - 0"	8' - 0"				2													
105b	RAP CONFERENCE	AA	6' - 0"	7' - 10 1/8"	0' - 1 3/4"			1													
106	RAP CONFERENCE	C	3' - 0"	7' - 0"	0' - 1 3/4"			3													
107	ALL-GENDER WC	C	3' - 0"	7' - 0"	0' - 1 3/4"			3													
108	WOMEN'S RM	C	3' - 0"	7' - 0"	0' - 1 3/4"			3													
109	MEN'S RM	C	3' - 0"	7' - 0"	0' - 1 3/4"			3													
110	ALL-GENDER WC	C	3' - 0"	7' - 0"	0' - 1 3/4"			3													
111a	CORRIDOR	C	3' - 0"	7' - 0"	0' - 1 3/4"			3													
111b	CORRIDOR	C	3' - 0"	7' - 0"	0' - 1 3/4"			3													
112	AV / IT / LV	C	3' - 0"	7' - 0"	0' - 1 3/4"			3													
113	BATTERY RM	C	3' - 0"	7' - 0"	0' - 1 3/4"			3													
114a	PRO SHOP	BB	3' - 0"	8' - 0"				2													
114b	PRO SHOP	AA	6' - 0 1/2"	7' - 10"	0' - 1 3/4"			1													
114c	PRO SHOP	A	3' - 1"	7' - 0 1/8"	0' - 1 3/4"			1													
115	PRO SHOP STORAGE	C	3' - 0"	7' - 0"	0' - 1 3/4"			3													
116	PRO SHOP STORAGE	C	3' - 0"	7' - 0"	0' - 1 3/4"			3													
116b	SAFE ROOM	C	3' - 0"	7' - 0"	0' - 1 3/4"			3													
117	ALL-GENDER WC	C	3' - 0"	7' - 0"	0' - 1 3/4"			3													
118	OFFICE	D	3' - 0"	7' - 0"	0' - 1 3/4"			4													
119a	OFFICE	D	3' - 0"	7' - 0"	0' - 1 3/4"			4													
119b	OFFICE	D	3' - 0"	7' - 0"	0' - 1 3/4"			4													
120a	CONCESSIONS	A	3' - 1"	8' - 0 1/8"	0' - 1 3/4"			1													
120b	CONCESSIONS	AA	6' - 1"	8' - 0 1/8"	0' - 1 3/4"			1													
120c	CONCESSIONS	AA	6' - 0"	7' - 10 1/4"	0' - 1 3/4"			1													
120d	CONCESSIONS	A	3' - 1"	8' - 0 1/8"	0' - 1 3/4"			1													
120e	CONCESSIONS	CC	6' - 0"	8' - 0"	0' - 1 3/4"			3													
121	ELECTRICAL ROOM	C	3' - 0"	7' - 0"	0' - 1 3/4"			3													
122	ELECTRICAL ROOM	C	3' - 0"	7' - 0"	0' - 1 3/4"			3													
123	ALL-GENDER WC	C	3' - 0"	7' - 0"	0' - 1 3/4"			3													
124	MAINTENANCE ROOM	C	3' - 0"	7' - 0"	0' - 1 3/4"			3													

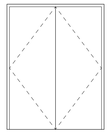
DOOR TYPES



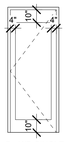
A - SINGLE ALUMINUM STOREFRONT
AA - DOUBLE ALUMINUM STOREFRONT



B - SINGLE GLASS DOOR W/ MTL KICKPLATE
BB - DOUBLE GLASS DOOR W/ MTL KICKPLATE

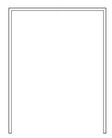


C - HM SINGLE SWING (N)
CC - HM DOUBLE SWING (N)

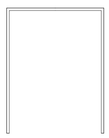


D - WD SINGLE SWING FRENCH

DOOR FRAME TYPES



1
EXTERIOR
ALUMINUM
STOREFRONT



2
INTERIOR
ALUMINUM
STOREFRONT



3
HM



4
WD

GENERAL DOOR NOTES

1. ALL UNDERCUT DOORS FOR VARYING CARPET THICKNESS RUBBER FLOORING ETC. VERIFY AND PROPERLY COORDINATE.

2. ALL DOOR OPENINGS, DOORS FRAMES AND HARDWARE SHALL COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS.

3. COORDINATE ALL DOOR AND DOOR DETAILS TO PROVIDE ADEQUATE CLEARANCE AND FRAME REINFORCEMENT FOR HARDWARE TYPES. (REFER TO SPECIFICATIONS FOR HARDWARE MOUNTING TYPES).

4. PROVIDE ADEQUATE BLOCKING TO RECEIVE HARDWARE. NO THRU BOLTING IS ALLOWED FOR ANY HARDWARE.

5. FOR MATERIAL ABBREVIATIONS NOT LISTED BELOW, REFER TO MATERIAL ABBREVIATIONS LIST ON A7.81 & A7.82

6. DOOR OPENINGS INTO ONE-HOUR FIRE RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SMOKE OR DRAFT-STOP ASSEMBLY. SEE DOOR SCHEDULE FOR REQUIRED RATING. DOOR AND FRAME SHALL BEAR AN APPROVED LABEL SHOWING THE RATING FOLLOWED BY THE LETTER "5".

7. ALL EXIT HARDWARE FOR EXTERIOR EXIT DOORS SHALL COMPLY WITH CBC 1010.1.9.1.

8. FIRE RATED DOOR ASSEMBLIES SHALL BEAR UNDERWRITER'S LABORATORY LABEL FOR RATING AS INDICATED.

9. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED AT 36" ABOVE THE FLOOR.

10. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

11. MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS ARE PROHIBITED. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.

12. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.

13. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT SLIDING OR FOLDING DOORS. THE MAXIMUM EFFORT TO OPERATE FIRE DOORS MAY BE INCREASED TO 15 LBS.

14. ALL DOOR SIDELITES AND OVERHEAD GLAZING TO BE TEMPERED GLASS.

15. FOR GLASS TYPES REFER TO SPECIFICATIONS.

16. FOR CURTAIN WALL AND INTERIOR STOREFRONT FRAME DETAILS AND INFORMATION, SEE SHEETS A12.01 - A12.10, A12.40, A12.54, AND a12.55.

17. FOR CURTAIN WALL AND STOREFRONT FRAMES, SEE SHEETS A4.11, A4.12.

18. ALL INTERIOR DOORS HAVE MIN. 18" STRIKE EDGE AT PULL SIDE, 12" AT PUSH SIDE.

19. VERIFY IN FIELD ALL ROUGH OPENING SIZES

20. FIRE DOOR ASSEMBLIES REQUIRED TO HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES WHERE LOCATED IN CORRIDOR WALLS OR SMOKE-BARRIER WALLS HAVING A FIRE-RESISTANCE RATING IN ACCORDANCE WITH TABLE 715.4, SHALL BE TESTED - NFPA 252 OR UL 10C. FIRE DOOR ASSEMBLIES SHALL ALSO MEET FIRE DOOR ASSEMBLY HARDWARE TEST STANDARDS 12-10-2 (SFM); THE REQUIREMENTS FOR SMOKE AND DRAFT CONTROL DOOR ASSEMBLY TESTED IN ACCORDANCE WITH UL 1784. GLAZING MATERIAL IN THE DOOR ITSELF SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES. CBC 716.5

21, INTERIOR SIDE OF DOORS THAT ARE TO RECEIVE PAINTED OR VINYL GRAPHICS ARE TO BE PAINTED PT1B UNLESS NOTED OTHERWISE IN THE INT ELEVATIONS OR ON THE DOOR SCHEDULE.

22. HARDWARE FOR FIRE DOOR ASSEMBLY SHALL MEET SFM TEST STANDARDS 12-7-4 PER CBC SECTION 1010.1.9.1

ABBREVIATIONS

AL	ALUMINUM
HM	HOLLOW METAL
OM	OPEN MESH
STL	STEEL
PT	PAINTED
NS	NARROW STILE
WS	WIDE STYLE
PLMWD	PLASTIC LAMINATE/WOOD
SS4	STAINLESS STEEL W/#4 FINISH
ANOD	CLEAR ANODIZED ALUMINUM FINISH
GALV	HOT DIPPED GALVANIZED STEEL
DPS	DOOR POSITION SWITCH
WD	SOLID CORE WOOD
IS	INTERIOR STOREFRONT
ES	EXTERIOR STOREFRONT

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

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PROJECT ENGINEER: LIC. NO.
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PROJECT NAME:
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ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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PLAN NAME:
DOOR SCHEDULE

DRAWN BY: Author	APPROVED BY: Approver
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
A13.01
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

STRUCTURAL OBSERVATIONS:

1. PERIODIC STRUCTURAL OBSERVATION PER LABC SECTION 1702 SHALL BE PROVIDED BY NABIH YOUSSEF ASSOCIATES.

2. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETED STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR.

3. PRIOR TO THE FIRST STRUCTURAL OBSERVATION, THE OWNER OR OWNER'S REPRESENTATIVE SHALL COORDINATE AND CALL FOR A PRE-CONSTRUCTION MEETING BETWEEN THE ENGINEER, CONTRACTOR, AFFECTED SUBCONTRACTORS AND DEPUTY INSPECTORS. THE PURPOSE OF THE MEETING SHALL BE TO IDENTIFY THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT THE VERTICAL AND LATERAL LOAD SYSTEMS OF THE STRUCTURE AND TO REVIEW SCHEDULING OF THE REQUIRED OBSERVATIONS.

4. THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED. THE FOLLOWING SIGNIFICANT CONSTRUCTION STAGES REQUIRE A SITE VISIT AND AN OBSERVATION REPORT FROM THE STRUCTURAL OBSERVER:

CONSTRUCTION STAGES	ELEMENTS/CONSTRUCTION TO BE OBSERVED
WALLS	REINFORCEMENT

5. NOTIFY ENGINEER AT LEAST 48 HOURS IN ADVANCE OF THE ABOVE CRITICAL STAGES OF CONSTRUCTION SO THAT THE ENGINEER MAY SCHEDULE VISITS FOR STRUCTURAL OBSERVATIONS

6. THE STRUCTURAL OBSERVER SHALL PREPARE A REPORT FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVED. THE ORIGINAL OF THE OBSERVATION REPORT SHALL BE SENT TO THE OWNER AND SHALL BE SIGNED AND SEALED BY THE RESPONSIBLE STRUCTURAL OBSERVER.

7. A FINAL OBSERVATION REPORT MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND THE STRUCTURAL SYSTEM GENERALLY CONFORMS WITH THE APPROVED PLANS AND SPECIFICATIONS. THE DEPARTMENT OF BUILDING AND SAFETY WILL NOT ACCEPT THE STRUCTURAL WORK WITHOUT THIS FINAL OBSERVATION REPORT AND THE CORRECTION OF SPECIFIC DEFICIENCIES NOTED DURING NORMAL BUILDING AND DUPLEX INSPECTION.

8. WHEN THE OWNER ELECTS TO CHANGE THE STRUCTURAL OBSERVER OF RECORD, THE OWNER SHALL:
   A. NOTIFY THE BUILDING INSPECTOR IN WRITING BEFORE THE NEXT INSPECTION
   B. CALL AN ADDITIONAL PRE-CONSTRUCTION MEETING.
   C. FURNISH THE REPLACEMENT STRUCTURAL OBSERVER WITH A COPY OF ALL PREVIOUS OBSERVATIONS REPORTS.

10. THE REPLACEMENT STRUCTURAL OBSERVER SHALL APPROVE THE CORRECTION OF THE ORIGINAL OBSERVED DEFICIENCIES UNLESS OTHERWISE APPROVED BY PLAN CHECK SUPERVISION.

CONCRETE:

1. ALL PHASES OF WORK PERTAINING TO CONCRETE CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318 AND WITH MODIFICATIONS AS NOTED IN THE CONTRACT DOCUMENTS. ALL STRUCTURAL CONCRETE SHALL DEVELOP THE FOLLOWING

COMPRESSIVE STRENGTHS: NEW FOUNDATION / SLAB ON GRADE / OTHERS: 5,000 PSI (MAX. W/C RATIO = 0.45) AT 28 DAYS

2. CONSTRUCTION JOINTS SHALL BE LOCATED WHERE SHOWN AND, IF NOT SHOWN, WHERE DIRECTED BY THE ARCHITECT AND APPROVED BY EOR AND AOR. THEY SHALL BE LOCATED SO AS TO LEAST IMPAIR THE STRENGTH OF THE STRUCTURE AND TO MINIMIZE SHRINKAGE. PROVIDE DOWELS AND KEYS AS DETAILED AND DIRECTED, AND THOROUGHLY CLEAN AND REMOVE LAITANCE FROM SURFACES BEFORE PROCEEDING WITH THE NEXT PLACEMENT.

3. CONTRACTOR SHALL SUBMIT CONSTRUCTION JOINT LAYOUT FOR REVIEW.

4. REFER TO ARCHITECTURAL DRAWINGS FOR ALL REQUIRED WATERPROOFING, DAMP PROOFING, FLASHING, REGLETS, MAILERS, ROOFING, TYPE AND LOCATION OF FLOOR FINISHES, FLOOR DEPRESSIONS, CURBS, PADS AND OTHER DETAILS.

5. SUBMIT CONCRETE MIX DESIGNS INCLUDING ADMIXTURE DATA, AGGREGATE GRADATIONS, WATER TESTS, CEMENT DATA, CEMENT CUBE STRENGTH AND CYLINDER STRENGTH TEST RESULTS FOR THE CONCRETE. ALL DATA SHALL BE SUBMITTED FOR REVIEW AND APPROVED PRIOR TO ITS USE. CONCRETE MIXES SHALL BE DESIGNED BY A QUALIFIED TESTING LABORATORY APPROVED BY AOC AND CERTIFIED BY A REGISTERED CALIFORNIA PROFESSIONAL ENGINEER.

6. FLY ASH MAY NOT BE SUBSTITUTED FOR CEMENT IN ELEVATED SLABS, BEAMS AND COLUMNS. CLASS F FLY ASH PER ASTM C618 MAY BE SUBSTITUTED FOR CEMENT IN OTHER MEMBERS NOT TO EXCEED 15% BY WEIGHT. FLY ASH MAXIMUM LOSS ON IGNITION SHALL NOT EXCEED 1.0 PERCENT.

7. THE CONCRETE SHALL CONTAIN AN ACCEPTABLE WATER REDUCING/PLASTISIZING ADMIXTURE. NO CALCIUM CHLORIDE SHALL BE USED IN CONCRETE.

8. ALL CONCRETE AGGREGATES AND CEMENT SHALL BE FROM A SINGLE SOURCE ACCEPTABLE TO THE ARCHITECT. ALL CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR TYPE II LOW ALKALI AGGREGATES FOR STONE CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C-33 AND PROJECT SPECIFICATIONS. CONCRETE AGGREGATES FOR LIGHT-WEIGHT CONCRETE SHALL CONFORM TO ASTM C-330.

9. CONCRETE MIXING OPERATION SHALL CONFORM TO ASTM C-94. CONCRETE PLACEMENT SHALL CONFORM TO ACI STANDARD 304 AND PROJECT SPECIFICATIONS.

10. CONTRACTOR SHALL REVIEW MECHANICAL, ELECTRICAL, PLUMBING AND BUILDING SERVICES DRAWINGS. COORDINATE AND VERIFY SIZE, NUMBER AND LOCATION OF ALL SLEEVES OR OPENINGS REQUIRED. SLEEVES SHALL BE SET FOR ALL SERVICES PRIOR TO CONCRETE PLACEMENT. NO CORING OR CUTTING OF CONCRETE AFTER PLACEMENT WILL BE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF ENGINEER OF RECORD.

11. NON-SHRINK CEMENT GROUT SHALL HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 6000 PSI.

REINFORCEMENT:

1. ALL REINFORCING BARS SHALL COMPLY WITH LOW ALLOY A706.

2. WELDED REBAR TO COMPLY WITH ASTM A-706 [Fy=60 KSI] AND WELDING SHALL CONFORM TO AWS D1.4.. WELDING TO BE DONE BY WELDERS CERTIFIED BY THE BUILDING DEPARTMENT.

3. REINFORCING BARS SHALL HAVE THE FOLLOWING MINIMUM COVERAGE. PLACE BARS AS NEAR TO THE CONCRETE SURFACE AS THESE MINIMUMS PERMIT WHEREVER POSSIBLE UNLESS NOTED OTHERWISE:

MIN. CONCRETE COVER	
CONCRETE POURED AGAINST EARTH	3"
FORMED CONCRETE IN CONTACT WITH EARTH	2"
FACE OF CONCRETE EXPOSED TO WEATHER	2"
SLABS	3/4"

4. #5 AND LARGER REINFORCING BARS SHALL NOT BE SPLICED EXCEPT AS LOCATED AND DETAILED ON THE DRAWINGS. #4 AND SMALLER BARS WITH LENGTH NOT SHOWN SHALL BE CONTINUOUS, LAPPING 1'-6" MINIMUM IN CONCRETE (SEE SCHEDULE). HORIZONTAL WALL SPLICES SHALL BE STAGGERED. VERTICAL BARS SHALL BE SPLICED WHERE SHOWN ON DRAWINGS. ALL BARS ENDING AT THE FACE OF A WALL, COLUMN, OR BEAM SHALL EXTEND TO WITHIN 2" OF THE FAR FACE AND HAVE A 90 DEGREE HOOK UNLESS OTHERWISE SHOWN.

5. ALL BARS INTERRUPTED BY STRUCTURAL STEEL SHALL EXTEND TO WITHIN 1" OF STRUCTURAL STEEL FLANGE OR WEB AND HAVE A 90 DEGREE HOOK, UNLESS OTHERWISE SHOWN.

6. ALL LAP SPLICES ARE CLASS "B" LAP SPLICES, U.N.O.

7. REBAR BENDS SHALL BE MADE COLD. REBARS SHALL NOT BE BENT AFTER ANY PORTION OF THE BAR IS ENCASED IN CONCRETE.

8. ALL WALL FOOTING REINFORCEMENT SHALL BEND AROUND ALL CORNERS AND EXTEND 36 BAR DIAMETERS OR 18 INCHES WHICHEVER IS LARGER, U.N.O..

9. BARS SHALL BE FIRMLY SUPPORTED AND ACCURATELY PLACED AS REQUIRED BY THE A.C.I. STANDARDS, USING TIE AND SUPPORT BARS IN ADDITION TO REINFORCEMENT SHOWN WHERE NECESSARY FOR FIRM AND ACCURATE PLACING. PROVIDE DOWELS TO MATCH ALL REINFORCEMENT AT POUR JOINTS, U.N.O.. ALL DOWELS SHALL BE ACCURATELY SET IN PLACE BEFORE PLACING CONCRETE.

10. DRAWINGS SHOW TYPICAL REINFORCING CONDITIONS. CONTRACTOR SHALL PREPARE DETAILED PLACEMENT DRAWINGS OF ALL CONDITIONS SHOWING QUANTITY, SPACING, SIZE, CLEARANCES, LAPS, INTERSECTIONS AND COVERAGE REQUIRED BY STRUCTURAL DETAILS, APPLICABLE CODE AND TRADE STANDARDS. CONTRACTOR SHALL NOTIFY REINFORCING INSPECTOR OF ANY ADJUSTMENTS FROM TYPICAL CONDITIONS WHICH ARE PROPOSED IN PLACEMENT DRAWINGS TO FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.

11. NO WELDING OF REINFORCEMENT (INCLUDING TACK WELDING) SHALL BE DONE UNLESS SHOWN ON THE DRAWINGS OR APPROVED BY THE ENGINEER. WHERE SHOWN ON THE DRAWINGS, WELDING OF REINFORCING STEEL SHALL BE PERFORMED BY WELDERS SPECIFICALLY CERTIFIED FOR REINFORCING STEEL. USE E90XX ELECTRODES.

12. WELDED WIRE FABRIC SHALL BE MADE OF COLD DRAWN WIRE AND SHALL CONFORM TO ASTM A185 (Fy=65 KSI). MINIMUM LAP AT SPLICES 12 INCHES. PROVIDE MESH IN FLAT SHEETS ONLY. ROLLED MESH IS NOT ACCEPTABLE. OFFSET END-LAPS IN ADJACENT SHEETS TO PREVENT CONTINUOUS LAPS.

13. AT NON-STRUCTURAL ARCHITECTURAL CONCRETE TOPPINGS OR FILLS OCCURRING ABOVE (N) OR (E) STRUCTURAL SLABS, PROVIDE ONE LAYER OF 6X6/W2.9XW2.9 WELDED WIRE FABRIC CONTINUOUS FOR EVERY 3' OF CONCRETE.

14. ADDITIONAL REINFORCEMENT SHALL BE PROVIDED AROUND ALL SLAB AND WALL OPENINGS INCLUDING DIAGONAL BARS WITHOUT EXCEPTION.

15. MECHANICAL COUPLERS:
   a. DAYTON SUPERIOR CORPORATION TAPERLOCK REINF. BAR MECHANICAL SPLICE COUPLERS, ICC-ES ESR#2481.
   b. DAYTON SUPERIOR CORPORATION DBDI REINF. BAR MECHANICLA SPLICE SYSTEM, ICC-ES ESR#2649
   c. HEADED REINFORCEMENT CORPORATION HRC 500/510 XTENDER MECHANICAL COUPLER SYSTEM, ICC-ES ESR#2764
   d. BARSPLICE BPI-GRIP XL, TAPER THREADED GRIP-TWIST AND POSITION TAPER THREADED GRIP-TWIST SYSTEM FOR CONNECTING STELEL REINF. BARS, ICC-ES ESR# 2299

STRUCTURAL TEST AND INSPECTION:

STRUCTURAL TEST AND INSPECTION:

1. SPECIAL INSPECTION IS REQUIRED PER CBC SECTION 1704 AND 1705. SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING WORK AS DESCRIBED IN CBC SECTION 1704.1:

   A. ALL CONCRETE WORK
   B. BOLTS INSTALLED IN CONCRETE
   C. EXPANSION & ADHESIVE ANCHORS
   D. REINFORCING STEEL
   E. WELDING OF REINFORCING STEEL
   F. ALL STRUCTURAL STEEL
   G. STRUCTURAL STEEL WELDING
   H. HIGH STRENGTH BOLTING
   I. FIREPROOFING OF STRUCTURAL STEEL
   J. ALL MASONRY WORK
   K. PLYWOOD SHEARWALLS
   L. JUST PRIOR TO PLACING CONCRETE FOUNDATIONS TO ENSURE SUBGRADE IS SUITABLE, FREE FROM LOOSE SOIL, AND FOUNDATIONS ARE OF PROPER DIMENSIONS
   M. OTHER INSPECTION REQUIRED BY THE BUILDING OFFICIAL

2. IN PROGRESS VISUAL INSPECTION PER AWS D1.1 IS REQUIRED FOR ALL STRUCTURAL STEEL WELDING. WELDING INSPECTORS SHALL BE AWS Q.C.-1 CERTIFIED.

3. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS OR SPECIFICATIONS. ANY DETAIL THAT FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ENGINEER FOR INTERPRETATION OR CLARIFICATION.

4. APART FROM VISUAL INSPECTION AND REVIEW OF FABRICATION AND ERECTION REPORTS OF THE FABRICATOR/ERECTOR'S OWN QUALITY CONTROL TESTING AND INSPECTION, THE OWNER'S STEEL TESTING AGENCY SHALL PERFORM THE INDICATED SHOP AND FIELD INSPECTION AND TESTING. THE STEEL TESTING AGENCY SHALL BE AWS Q.C.-1 CERTIFIED BY THE LOCAL BUILDING AUTHORITY AND SHALL PROVIDE REGISTERED INSPECTORS FOR CONTINUOUS INSPECTION OF ALL STEEL FABRICATION AND ERECTION, STRUCTURAL WELDING, HIGH STRENGTH BOLTING, ETC. SHOP AND FIELD TESTING OF MATERIALS. WELDS AND BOLTS SHALL BE AS FOLLOWS:

A. ULTRASONIC TESTING IS REQUIRED FOR ALL (100%) PARTIAL AND COMPLETE PENETRATION WELDS. TESTING SHALL BE PERFORMED 24 HOURS OR MORE AFTER COMPLETION OF WELDING. WELD BACKING REMOVAL AREAS AND FILLET WELDS SHALL BE SUBJECTED TO MAGNETIC PARTICLE EXAMINATION.

B. BASE METAL THICKER THAN 1-1/2 INCHES, SUBJECTED TO THROUGH THICKNESS WELD SHRINKAGE, SHALL BE ULTRASONICALLY TESTED DIRECTLY BEHIND SUCH WELDS 48 HOURS OR MORE AFTER COMPLETION OF WELDING.

C. ALL WELDS SHALL BE VISUALLY INSPECTED AND PERIODICALLY MEASURED (15% MIN).

D. TEST BY CALIBRATED TORQUE WRENCH A MINIMUM OF ONE (1) HIGH STRENGTH BOLT AT EACH SHEAR CONNECTION. A MINIMUM OF TWO (2) BOLTS PER CONNECTION FOR CONNECTION WITH 8 BOLTS OR MORE AND A MINIMUM OF 2 BOLTS PER FRAME BEAM SHEAR CONNECTION.

E. AMPERAGE, VOLTAGE, POLARITY AND ELECTRODE STICK OUT SHALL BE BE VERIFIED TO BE IN COMPLIANCE WITH THE ELECTRODE MANUFACTURES' RECOMMENDATIONS.

F. CHECK A MINIMUM OF 10% OF FILLET WELDS BY MAGNETIC PARTICLE METHOD (ASTM 109). CHECK A MINIMUM OF 25% OF CONTINUITY PLATE FILLET WELDS AND BEAM FILLET WELDS (100% IN MOMENT ZONES) BY MAGNETIC PARTICLE METHOD.

5. CONTINUOUS INSPECTION SHALL BE PROVIDED BY REGISTERED DEPUTY INSPECTOR FOR ALL STRUCTURAL WELDING.

GENERAL NOTES:

1. REFER TO SPECIFICATIONS FOR COMPLETE REQUIREMENTS. MORE STRINGENT REQUIREMENT CONTROLS WHERE INFORMATION SHOWN ON DRAWINGS & IN SPECIFICATIONS ARE IN CONFLICT.

2. TYPICAL DETAILS & GENERAL NOTES APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR UNLESS NOTED OTHERWISE (U.N.O.).

3. THE STRUCTURAL DRAWINGS ILLUSTRATE BOTH EXISITING AND NEW STRUCTURAL MEMBERS. REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS WHICH REQUIRE SPECIAL PROVISIONS DURING THE CONSTRUCTION OF THE STRUCTURAL MEMBERS.

4. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR DEPRESSIONS, CHANGES OF ELEVATION, EDGE OF SLAB, SIZE AND LOCATION OF OPENINGS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, CHAMFERS, NON-BEARING PARTITIONS, DIMENSIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS, ETC. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, OPENINGS, HANGERS, TRENCHES, CONCRETE INSERTS, AND ANCHORAGE FOR PIPES, DUCTS, EQUIPMENT, AND FIXTURES.

5. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WHICH IMPACT THE WORK. FIELD VERIFY SIZES, ELEVATIONS, HOLE LOCATIONS, ETC. PRIOR TO FABRICATION.

6. DRAWING DIMENSIONS ARE TO FACE OF FINISH, JOINT CENTERLINE OR COLUMN GRID CENTERLINE UNLESS NOTED OTHERWISE. DO NOT SCALE THE DRAWINGS.

7. CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS TO IDENTIFY THE SCOPE OF WORK REQUIRED. VISIT THE SITE TO RELATE THE SCOPE OF WORK TO EXISTING CONDITIONS AND DETERMINE THE EXTENT TO WHICH THOSE CONDITIONS AND PHYSICAL SURROUNDINGS WILL IMPACT THE WORK.

8. THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THE DRAWINGS OR IN THE SPECIFICATIONS WITH THE CONTRACTING OFFICER BEFORE PROCEEDING WITH THE WORK.

9. ANY DEVIATION, MODIFICATION & SUBSTITUTION FROM THE APPROVED SET OF STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW/APPROVAL PRIOR TO ITS USE OR INCLUSION ON THE SHOP DRAWINGS & PRIOR TO PROCEEDING WITH THE WORK.

10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORES, BRACES, & GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURE & COMPONENTS, SOILS, OTHER STRUCTURES & UTILITIES MAY BE SUBJECTED DURING CONSTRUCTION. SHORING SYSTEM SHALL BE DESIGNED AND STAMPED BY A CIVIL ENGINEER LICENSED IN THE STATE OF CALIFORNIA.

11. THE CONTRACTOR SHALL PROVIDE MEANS, METHOD, TECHNIQUES, SEQUENCE & PROCEDURE OF CONSTRUCTION REQUIRED.

12. KEY & DOWEL POUR JOINTS AS SHOWN ON THE PLANS. ANY DEVIATION FROM POUR JOINTS SHOWN ON THE PLANS MUST BE APPROVED BY THE CONTRACTING OFFICER.

13. THE CONTRACTOR SHALL PROTECT ALL WORK, MATERIALS & EQUIPMENT FROM DAMAGE & SHALL PROVIDE PROPER STORAGE FACILITIES FOR MATERIALS & EQUIPMENT DURING CONSTRUCTION.

14. SITE VISITS PERFORMED BY BUILDING ENGINEER OF RECORD DO NOT INCLUDE OBSERVATION OF MEANS & METHODS OF CONSTRUCTION PERFORMED BY CONTRACTOR.

15. STRUCTURAL OBSERVATIONS PERFORMED BY BUILDING ENGINEER OF RECORD DURING CONSTRUCTION ARE NOT THE CONTINUOUS & SPECIAL INSPECTION SERVICES & DO NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR. OBSERVATIONS ALSO DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE & SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.

16. CONTRACTORS SHALL REVIEW SHOP DRAWINGS FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS. CONTRACTOR SHALL STAMP SHOP DRAWINGS PRIOR TO SUBMISSION TO ARCHITECT AND ENGINEER.

17. REVIEW OF THE SHOP DRAWINGS SHALL NOT BE CONSTRUED AS AN AUTHORIZATION TO DEVIATE FROM CONTRACT DOCUMENTS.

18. SHOP DRAWINGS WILL NOT BE PROCESSED DUE TO INCOMPLETENESS, LACK OF COORDINATION WITH RELEVANT PORTION OF CONTRACT DOCUMENTS, LACK OF CALCULATIONS IF REQUIRED & WHERE DEVIATIONS, MODIFICATIONS & SUBSTITUTIONS ARE INDICATED WITHOUT PRIOR WRITTEN APPROVAL FROM ARCHITECT/ENGINEER.

19. ALLOW A MINIMUM OF TEN WORKING DAYS FOR PROCESSING SHOP DRAWINGS AFTER RECEIPT BY THE ENGINEER. ALLOW FIVE WORKING DAYS FOR PROCESSING RFI'S AFTER RECEIPT.

20. ITEMS NOT SPECIFICALLY DETAILED AS PART OF THESE PLANS SHALL BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER. BY THE STATE OF CALIFORNIA & SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO INSTALLATION.

21. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
   A. SIZE AND LOCATION OF ALL DOOR & WINDOW OPENINGS, EXCEPT AS SHOWN.
   B. SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NONBEARING PARTITIONS.
   C. SIZE AND LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES,DEPRESSED AREAS, CHANGES IN ELEVATIONS, CHAMFERS, GROOVES, INSERTS, ETC.
   D. SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN.
   E. FLOOR AND ROOF FINISHES.
   F. STAIR FRAMING AND DETAIL, EXCEPT AS SHOWN.
   G. DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.

23. SEE MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS FOR THE FOLLOWING:
   A. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL & SLAB OPENINGS, ETC. EXCEPT AS SHOWN OR NOTED.
   B. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS & SLABS. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES. SIZE & LOCATION OF MEP EQUIPMENT.

24. CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION 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 INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC. 1709.1.

25. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH f'c>2500 psi, HIGH STRENGTH BOLTING, HIGH-LIFT GROUTING AND HIGH LOAD DIAPHRAGMS.

26. REFER TO EXISTING BUILDING DRAWINGS FOR EXISTING MEMBER SIZE AND LOCATION AND VIF.

27. EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.

28. ALL WALLS, FLOOR & ROOF MEMBERS SHALL BE SECURELY SHORED AND/OR BRACED AT ALL TIMES.

29. NO PIPES OR DUCTS SHALL BE EMBEDDED INTO STRUCTURAL MEMBERS UNLESS SO SHOWN ON THE PLANS OR REVIEWED BY THE EOR.
SHOP DRAWINGS SHOWING LAYOUTS OF THE EMBEDDED PIPES, CONDUITS AND / OR BOXES & SIZES AND DEPTHS SHALL BE SUBMITTED TO EOR. FOR REVIEW & APPROVAL BEFORE CONSTRUCTION.

FOUNDATIONS:

1. GEOTECHNICAL INVESTIGATION REPORT:
   PREPARED BY: CONVERSE CONSULTANTS
   DATED: PENDING

2. FOR DETAILED INFORMATION REGARDING SUBSURFACE SOIL CHARACTERISTICS, PROPERTIES, & CONSTRUCTION RECOMMENDATIONS REFER TO THE GEOTECHNICAL INVESTIGATION REPORT REFERENCED ABOVE.

3. THE GEOTECHNICAL INVESTIGATION REPORT AND ITS RECOMMENDATIONS SHALL BE FOLLOWED & SHALL BE CONSIDERED MINIMUM REQUIREMENTS UNLESS MORE STRINGENT REQUIREMENTS ARE PRESENTED IN THE SPECIFICATIONS OR ON THE DRAWINGS.

4. PER GEOTECHNICAL REPORT, THE FOUNDATION RECOMMENDATIONS ARE AS FOLLOWS:

5. ALL COMPACTED NATURAL SOIL, FILL, AND BACKFILL IS TO BE UNIFORMLY COMPACTED WITH APPROVED COMPACTION EQUIPMENT. STRUCTURAL FILLS SHALL BE COMPACTED TO AT LEAST 90 PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D-1557, AND BE PREPARED PER THE GEOTECHNICAL REPORT.

6. ALL EXCAVATION FOUNDATION WORK, SHORING INSTALLATIONS, SOILS COMPACTION, BACKFILL MATERIALS, AND BACKFILL PROCEDURES SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.

7. THE GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE THE FOUNDATION DESIGN ON THE STRUCTURAL PLANS BY STAMPING AND SEALING THE FOUNDATION PLAN. APPROVAL IS FOR GENERAL CONFORMANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS STATED IN THE SOILS REPORT AS THEY APPLY TO FOUNDATIONS RETAINING WALLS AND RELATED DETAILS.

8. WATER SHALL NOT BE ALLOWED TO STAND IN TRENCHES OR FORMS BEFORE OR AFTER CONCRETE IS PLACED, AND SHALL BE PUMPED OUT. IF BOTTOMS OF TRENCHES BECOME SOFTENED DUE TO RAIN OR OTHER WATER BEFORE FOOTINGS ARE CAST, THE CONTRACTOR SHALL, AT NO COST TO OWNER, EXCAVATE THE SOFTENED MATERIAL AND REPLACE WITH CONCRETE.

9. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.

10. REMOVE ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED.

11. NOTIFY THE ARCHITECT/ENGINEER IF ANY BURIED STRUCTURES NOT INDICATED, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC., ARE FOUND.

12. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.

13. PLACE BACKFILL BEHIND RETAINING WALLS AFTER CONCRETE OR MASONRY HAS ATTAINED FULL DESIGN STRENGTH.

STRUCTURAL SHEET LIST

S0.00	GENERAL NOTES
S0.01	GENERAL NOTES
S2.01	FOUNDATION PLAN
S2.02	ROOF FRAMING PLAN
S3.01	BUILDING SECTIONS
S3.02	BUILDING SECTIONS
S4.01	TYPICAL CONCRETE DETAILS
S4.02	TYPICAL CONCRETE DETAILS
S4.11	TYPICAL MASONRY DETAILS
S4.21	TYPICAL WOOD DETAILS
S4.22	TYPICAL WOOD DETAILS
S5.01	DETAILS
S5.02	DETAILS

BASIS OF DESIGN:

1. PROJECT DESCRIPTION:
THE EXISTING 1-STORY REINFORCED BRICK WALL STRUCTURE WITH WOOD ROOF FRAMING IS PROPOSED TO BE RENOVATED FOR THE RE-USE AS GOLF CLUBHOUSE AND FUTURE RESTAURANT USE. THIS IS A CORE AND SHELL RENOVATION AND TENANT IMPROVEMENT WORK FOR THE FUTURE RESTAURANTS ARE SEPARATE SCOPE OF WORK. THE PRIMARY SEISMIC FORCE RESISTING SYSTEM OF THE BUILDING REMAINS UNCHANGED. RENOVATION WORK INCLUDES LOCALIZED NEW OPENINGS AND INFILLS ON EXISTING WALLS AND ROOF AS VOLUNTARY RETROFIT WORK. THE EXTENT OF RENOVATION DOES NOT TRIGGER FULL SEISMIC UPGRADE OF THE BUILDING.

2. FOR EXISTING CONSTRUCTION, REFER TO EXISTING STRUCTURAL DRAWINGS BY J.G. MIDDLETON STRUCTURAL ENGINEER DATED SEPTEMBER 1948. IN-BETWEEN 1948 AND 2025, THERE HAD BEEN PREVIOUS DESIGN AND CONSTRUCTION WORK DONE BY OTHERS (UNDISCLOSED) AT THE BUILDING THAT INDICATES PARTIAL DEMOLITION OF STRUCTURAL COMPONENTS.

3. THE DESIGN IS IN ACCORDANCE WITH THE 2022 CALIFORNIA EXISTING BUILDING CODE (CEBC) AND 2023 LOS ANGELES CITY EXISTING BUILDING CODE (LAEBC).

4. VERTICAL LIVE LOADS (WITH CODE ALLOWABLE AREA REDUCTION U.N.O.):

TYPICAL PROGRAMS AT GRADE: 100PSF (REDUCIBLE)
ROOF: 20PSF (REDUCIBLE)

5. SEISMIC DESIGN INFORMATION:

SITE CLASS: D
RISK CATEGORY: II
IMPORTANCE FACTOR: 1.0
SEISMIC DESIGN CATEGORY: D

SEISMIC FORCE RESISTING SYSTEM: REINFORCED MASONRY (BRICK) BEARING WALLS WITH FLEXIBLE DIAPHRAGM
ANALYSIS METHOD: LINEAR STATIC

SEISMIC HAZARDS & PARAMETERS:

ASCE 7-16 General Seismic Design Parameters	
Ss	2.067g
S1	0.737g
Fa	1.2
Fv	N/A
Sms	2.48g
Sm1	N/A
Sds	1.654g
Sd1	N/A
ASCE 41-17 – BSE-2E	
Ss	1.581g
S1	0.546g
Fa	1.2
Fv	1.754
Sxs	1.897g
Sx1	0.957g
ASCE 41-17 – BSE-1E	
Ss	0.745g
S1	0.245g
Fa	1.204
Fv	2.111
Sxs	0.897g
Sx1	0.516g

6. WIND DESIGN INFORMATION:

RISK CATEGORY: II
BASIC WIND SPEED, V = 94MPH
EXPOSURE CATEGORY: B
WIND IMPORTANCE FACTOR: 1.0
Kd = 0.85
Kzt = 1.0
G = 0.85
BUILDING CLASSIFICATION: ENCLOSED
GCpi - +/-0.18
p = 16PSF ON WALLS, 8 PSF ON ROOF

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF REGREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: _____ LIC. NO. _____
PROJECT ENGINEER: _____ LIC. NO. _____
AS-BUILT DRAW

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

FLOOR			
22. Joist to sill, top plate, or girder	3-8d Common (2 1/2" x 0.131") or floor 3-10d box (3" x 0.128")	Toenail	
23. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d Common (2 1/2" x 0.131") or 10d box (3" x 0.128")	6" o.c. toenail	
24. 1"X6" subfloor or less to each joist	2-8d Common (2 1/2" x 0.131") or floor 2-10d box (3" x 0.128")	Face nail	
25. 2" subfloor to joist or girder	2-16d Common (3 1/2" x 0.162")	Face nail	
26. 2" planks (plank & beam - floor & roof)	2-16d Common (3 1/2" x 0.162")	Each bearing face nail	
27. built-up girder and beams, 2" lumber layers	20d Common (4" x 0.192")	32" o.c. face nail at top and bottom staggered on opposite sides	
	10d box (3" x 0.128")	24" o.c. face nail at top and bottom staggered on opposite sides	
	and: 2-20d Common (4" x 0.192") or 3-10d box (3" x 0.128")	Ends and each splice, face nail	
28. Ledger strip supporting joists or rafters	3-16d Common (3 1/2" x 0.162") or 4-10d box (3" x 0.128")	Each joist or rafter face nail	
29. joist to band joist or rim joist	3-16d Common (3 1/2" x 0.162") or 4-10d box (3" x 0.128")	End nail	
30. bridging or blocking to joist, rafter or truss	2-8d Common (2 1/2" x 0.131") or 2-10d box (3" x 0.128")	each end, toenail	
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			
		Edges (inches)	intermediate support (inches)
31. 3/8" - 1/2"	6d Common or deformed (2" x 0.113") (subfloor and wall)	6	12
	8-10d box deformed (2 1/2" x 0.113") (roof)	6	12
32. 19/32" - 3/4"	8d Common (2 1/2" x 0.131") or 6d deformed (2" x 0.113")	6	12
33. 7/8" - 1 1/4"	10d Common (3" x 0.148") or 8d deformed (2 1/2" x 0.131")	6	12
34. 1/2" fiberboard sheathing	1 1/2" galvanized roofing nail (7/16" head diameter)	3	6
35. 25/32" fiberboard sheathing	1 1/2" galvanized roofing nail (7/16" head diameter)	3	6
Wood structural panels, combination subfloor underlayment to framing			
36. 3/4" and less	8d Common (2 1/2" x 0.131") or 6d deformed (2" x 0.113")	6	12
37. 7/8" - 1"	8d Common (2 1/2" x 0.131") or 8d deformed (2 1/2" x 0.131")	6	12
38. 1 1/8" - 1 1/4"	10d Common (3" x 0.148") or 8d deformed (2 1/2" x 0.131")	6	12
Panel siding to framing			
39. 1/2" or less	6d corrosion-resistant siding (1 7/8" x 0.106"); OR 6d corrosion-resistant casing (2" x 0.099")	6	12
40. 5/8"	8d corrosion-resistant siding (2 3/8" x 0.128"); OR 8d corrosion-resistant casing (2 1/2" x0.113")	6	12
41. 1/4"	4d casing 1 1/2" x 0.080") or 4d finish (1 1/2" x 0.072")	6	12
42. 3/8"	6d casing (2" x 0.099") or 6d finish (Panel supports at 24" inches)	6	12

FIR SI: 1 INCH = 25.4mm.

a. Nails spaced at 6" inches at intermediate support where spans are 48 inches or more. for nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.

b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. panel support at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).

c. Where a refer is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.

TABLE 2304.9.1
FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF		
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3-8d Common (2 1/2" x 0.131") or 3-10d box (3" x 0.128")	Each end toenail
Blocking between rafter or truss not at the wall top plate, to rafter or truss	2-8d Common (2 1/2" x 0.131")	Each end toenail
	2-16d Common (3 1/2" x 0.162")	End nail
Flat blocking to truss and web filler	16d Common (3 1/2" x 0.162") @ 6" o.c.	Face nail
2. Ceiling joists to top plate	3-8d Common (2 1/2" x 0.131") or 3-10d box (3" x 0.128")	Each joist, toenail
3. Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (see section 2308.7.3.1, table 2308.7.3.1)	3-16d Common (3 1/2" x 0.162") or 4-10d box (3" x 0.128")	Face nail
4. Ceiling joist attached to parallel rafter (heel joint) (see section 2308.7.3.1, table 2308.7.3.1)	Per CBC table 2308.7.3.1	Face nail
5. Collar tie to rafter	3-10d Common (3" x 0.148") or 4-10d box (3" x 0.128")	Face nail
6. Rafter or roof truss to top plate (see CBC section 2308.7.3.1, table 2308.7.3.1)	3-10d Common (3" x 0.148") or 3-16d box (3 1/2" x 0.135") or 4-10d box (3" x 0.128")	Face nail
7. Roof rafter to ridge valley or hip rafter, or roof rafter to 20inch ridge beam	2-16d Common (3 1/2" x 0.162") or 3-10d box (3" x 0.128")	End nail
	3-10d Common (3 1/2" x 0.148") or 3-16d box (3 1/2" x 0.135") or 4-10d box (3" x 0.128")	Toenail
WALL		
8. Stud to stud (not at braced wall panels)	16d Common (3 1/2" x 0.162")	24" o.c. face nail
	10d box (3" x 0.128")	16" o.c. face nail
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d Common (3 1/2" x 0.162") or	16" o.c. face nail
	16d box (3 1/2" x 0.135")	12" o.c. face nail
10. Built-up header (2" to 2" header)	16d Common (3 1/2" x 0.162") or	16" o.c. each edge, face nail
	16d box (3 1/2" x 0.135")	12" o.c. each edge, face nail
11. Continuous header to stud	4-8d Common (2 1/2" x 0.131") or 4-10d box (3" x 0.128")	Toenail
12. top plate to top plate	16d Common (3 1/2" x 0.162") or	16" o.c. face nail
	10d box (3" x 0.128")	12" o.c. Face nail
13. top plate to to plate, at end joints	8-16d Common (3 1/2" x 0.162") or 12-10d box (3" x 0.128")	Each side of joint, face nail (minimum 24" lap splice length each side of end joint)
14. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d box (3 1/2" x 0.135")	12" o.c. Face nail
15. Bottom plate to joist, rim joist, band joist or blocking at braced wall panel	2-16d Common (3 1/2" x 0.162") or 3-16d box (3 1/2" x 0.135")	12" o.c. Face nail
16. Stud to top or bottom plate	4-8d Common (2 1/2" x 0.131") or 4-10d box (3" x 0.128")	Toenail
	2-16d Common (3 1/2" x 0.162") or 3-10d box (3" x 0.128")	Toenail
17. Top or bottom plate to stud	2-16d Common (3 1/2" x 0.162") or 3-10d box (3" x 0.128")	End nail
18. Top plate, laps at corners and intersection	2-16d Common (3 1/2" x 0.162") or 3-10d box (3" x 0.128")	Face nail
19. 1" brace to each stud and plate	2-8d Common (2 1/2" x 0.131") or 2-10d box (3" x 0.128")	Face nail
20. 1"X6" sheathing to each bearing	2-8d Common (2 1/2" x 0.131") or 2-10d box (3" x 0.128")	Face nail
21. 1"X8" and wider sheathing to each bearing	3-8d Common (2 1/2" x 0.131") or 3-10d box (3" x 0.128")	Face nail

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
DATE:
AS BUILTDRAWN BY:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION
ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

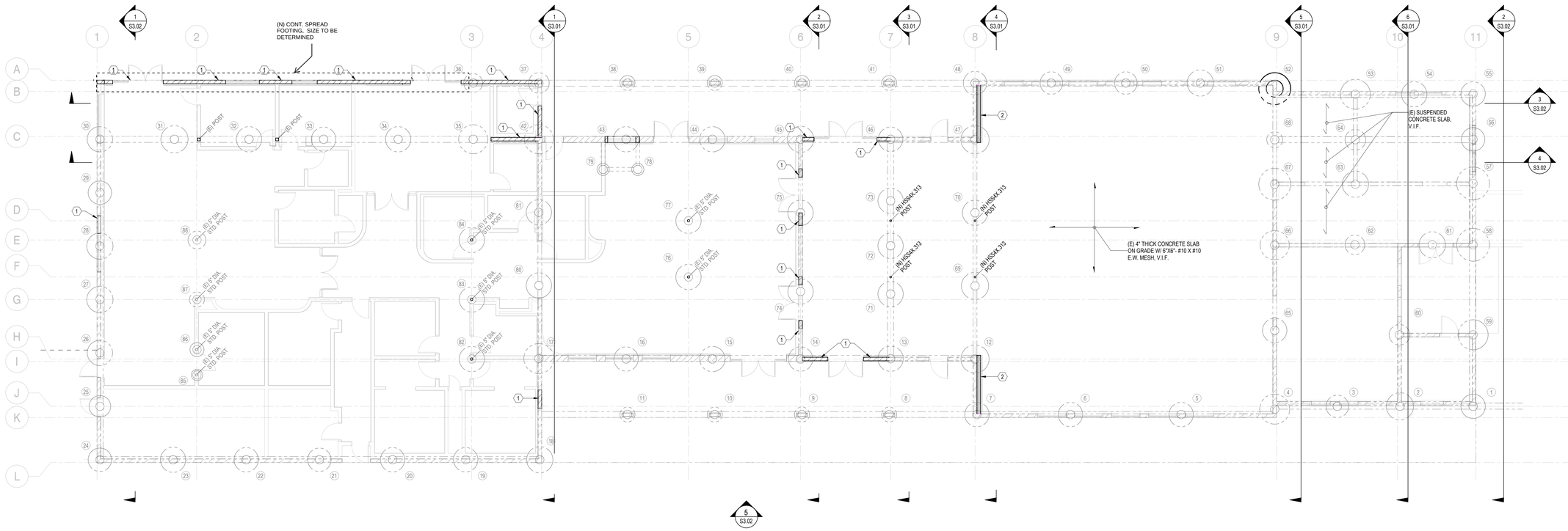
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PLAN NAME:
GENERAL NOTES

DRAWN BY: RA	APPROVED BY: SC
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
S0.01
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



1 FOUNDATION PLAN
S2.01 SCALE: 1/8" = 1'-0"

SCHEDULE OF (E) CONCRETE CAISSONS

CAISSON NO.	BELL DIAM.	DEPTH	CAISSON NO.	BELL DIAM.	DEPTH	CAISSON NO.	BELL DIAM.	DEPTH	CAISSON NO.	BELL DIAM.	DEPTH
1	4'-4"	13'-0"	23	4'-6"	12'-3'	45	4'-8"	11'-6"	67	5'-8"	14'-0"
2	4'-10"	12'-6"	24	4'-2"	12-6"	46	4'-4"	12'-0"	68	2'-10"	14'-6"
3	4'-0"	12'-3"	25	3'-10"	13-0"	47	5'-0"	12'-6"	69	4'-10"	11'-6"
4	5'-4"	11'-9"	26	4'-6"	13-6"	48	4'-2"	13'-0"	70	4'-6"	12'-0"
5	5'-4"	11'-6"	27	4'-8"	14'-0"	49	4'-0"	13'-6"	71	3'-0"	11'-3"
6	4'-4"	11'-0"	28	4'-8"	14'-8"	50	4'-0"	14'-0'	72	3'-0"	11'-6"
7	4'-4"	11'-0"	29	4'-2"	15'-0"	51	4'-8"	14'-0"	73	2'-10"	11'-9"
8	2'-8"	11'-0"	30	4'-6"	16'-6"	52	5'-8"	15'-0"	74	3'-6"	11'-0"
9	2'-8"	11'-0"	31	4'-10"	15'-3"	53	5'-4"	16'-6"	75	3'-10"	11'-6"
10	2'8"	11'-0"	32	4'-6"	14'-6"	54	4'-6"	16'-9"	76	2'-8"	11'-0"
11	2'-8"	11'-0"	33	4'-4"	14'-0"	55	4'-4"	18'-0"	77	2'-8"	11'-6"
12	5'-0"	11'-0"	34	4'-6"	13'-3"	56	4'-2"	17'-6"	78	2'-2"	11'-6"
13	4'-6"	11'-0"	35	5'-2"	12'-6"	57	5'-10"	15'-6"	79	2'-2"	11'-6"
14	4'-4"	11'-0"	36	3'-4"	12'-6"	58	5'-10"	14'-6"	80	4'-6"	11'-6"
15	4'-4"	11'-0"	37	3'-8"	12'-0"	59	5'-4"	14'-3"	81	4'-2"	11'-6"
16	4'-4"	11'-0"	38	2'-8"	12'-0"	60	3'-8"	13'-0"	82	3'-0"	11'-0"
17	5'-4"	11'-0"	39	2'-8"	12'-0"	61	4'-8"	14'-3"	83	2'-8"	11'-6"
18	4'-4"	11'-0"	40	2'-8"	12'-2"	62	3'-6"	13'-9"	84	3'-0"	11'-6"
19	4'-4"	11'-0"	41	2'-8"	12'-4"	63	4'-8"	15'-0"	85	2'-0"	13'-3"
20	4'-4"	11'-0"	42	5'-2"	12'-0"	64	3'-8"	15'-9"	86	2'-6"	13'-3"
21	4'-2"	12'-0"	43	4'-6"	11'-6"	65	4'-4"	12'-6"	87	2'-8"	13'-9"
22	4'-4"	12-0"	44	4'-6"	11'-6"	66	5'-2"	13'-3"	88	3'-2"	14'-3"

KEYNOTES & LEGEND

1. (N) 8" THICK REINFORCED BRICK WALL PER 2/S4.11
   (E) 8" THICK REINFORCED BRICK WALL, V.I.F.
2. (N) 6" THICK REINFORCED SHOTCRETE WALL AGAINST (E) BRICK WALL FULL HEIGHT W/ SHEAR DOWELS
   (E) REINFORCED CONCRETE PIER, V.I.F.

NOTE:

1. FOR GENERAL NOTES, SEE S0.XX SERIES. FOR TYPICAL DETAILS, SEE S4.XX SERIES. FOR ADDITIONAL DETAILS, SEE S5.XX SERIES.
2. NO PENETRATION IS PERMITTED IN ANY (N) OR (E) BEAM, COLUMN, WALL, FOOTING OR OTHER STRUCTURAL ELEMENT UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR TO SUBMIT A CONSOLIDATED SET OF PROPOSED STRUCTURAL PENETRATION BY ALL TRADES TO SEOR FOR REVIEW AS REQUIRED.
3. IMPACT TOOLS SHALL NOT BE USED ON MASONRY WALLS. DRILL HOLES FOR BOLTS WITH ELECTRIC ROTARY DRILL, AND PER MANUFACTURER INSTRUCTIONS WHERE ANCHORAGE PRODUCTS ARE SPECIFIED.
4. CONTRACTOR TO NOTIFY THE ARCHITECT AND SEOR OF LOCATIONS OF BRICK WALL REPAIRS.

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO
PROJECT ENGINEER: LIC. NO
DATE:
AS BUILT/DRAWN BY:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION
ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

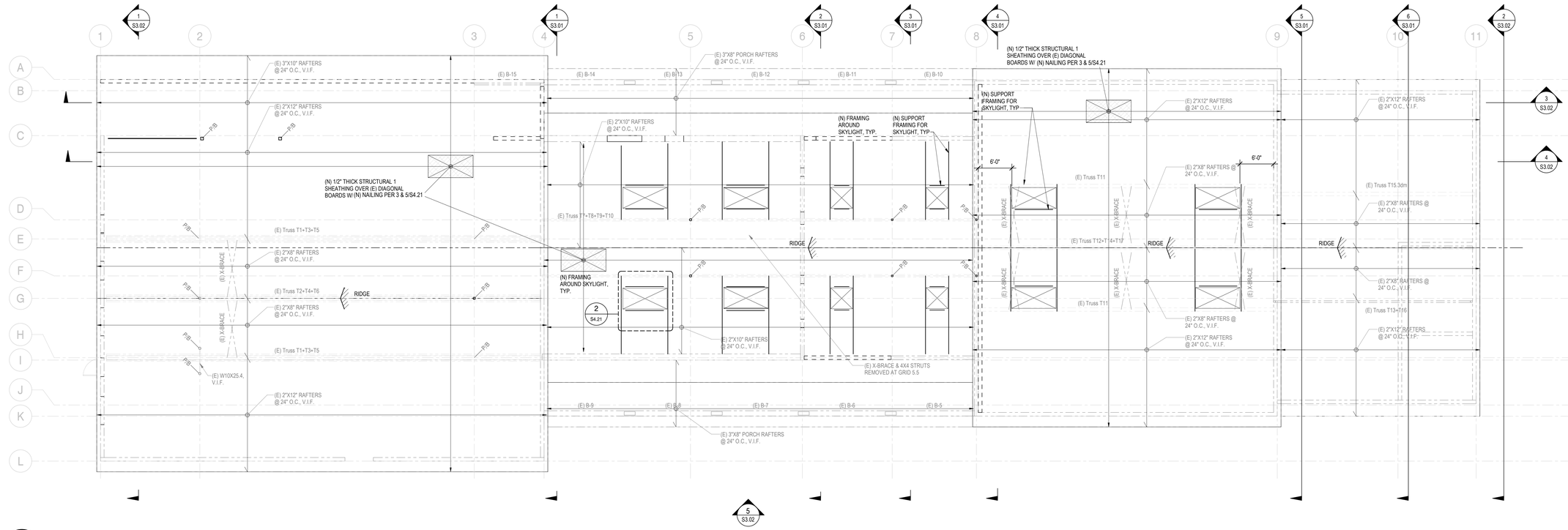
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PLAN NAME:
FOUNDATION PLAN

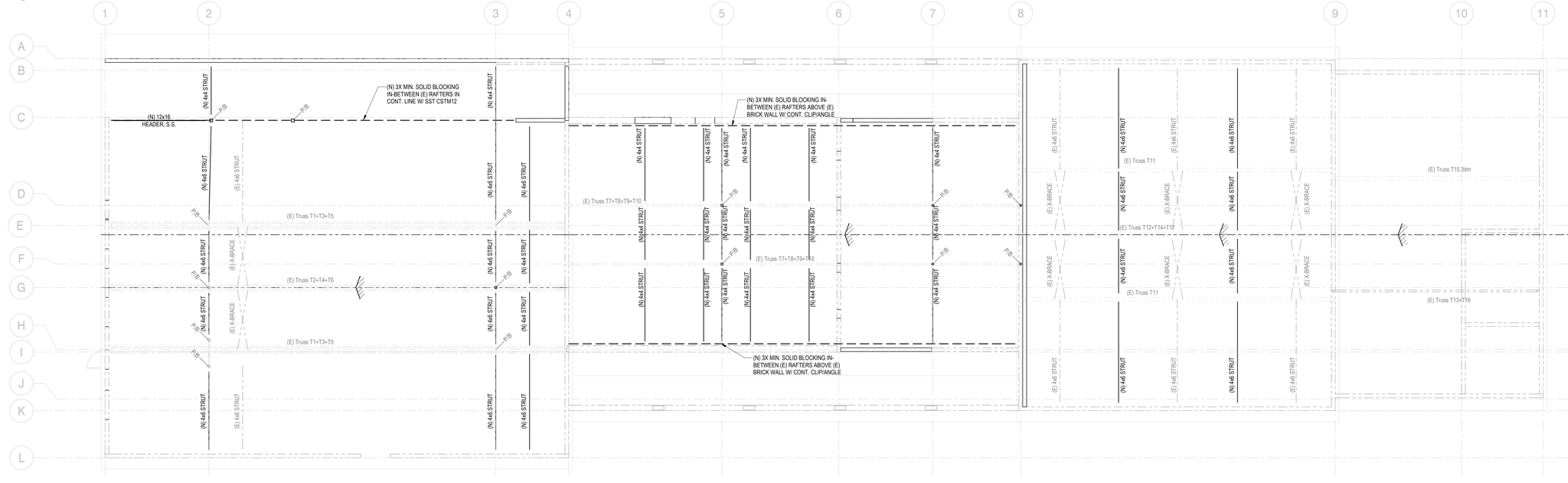
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RA	SC
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
S2.01
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



1 ROOF FRAMING PLAN
S2.02 SCALE: 1/8" = 1'-0"



2 CEILING FRAMING PLAN
S2.02 SCALE: 1/8" = 1'-0"

LEGEND

P/B — POST BELOW

(N) ROOF OPENING / SKYLIGHT

NOTE:

1. FOR GENERAL NOTES, SEE S0.XX SERIES. FOR TYPICAL DETAILS, SEE S4.XX SERIES. FOR ADDITIONAL DETAILS, SEE S5.XX SERIES.
2. NO PENETRATION IS PERMITTED IN ANY (N) OR (E) BEAM, COLUMN, WALL, FOOTING OR OTHER STRUCTURAL ELEMENT UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR TO SUBMIT A CONSOLIDATED SET OF PROPOSED STRUCTURAL PENETRATION BY ALL TRADES TO SEOR FOR REVIEW AS REQUIRED.
3. IMPACT TOOLS SHALL NOT BE USED ON MASONRY WALLS. DRILL HOLES FOR BOLTS WITH ELECTRIC ROTARY DRILL, AND PER MANUFACTURER INSTRUCTIONS WHERE ANCHORAGE PRODUCTS ARE SPECIFIED.
4. CONTRACTOR TO NOTIFY THE ARCHITECT AND SEOR OF LOCATIONS OF BRICK WALL REPAIRS.

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO
PROJECT ENGINEER: LIC. NO
DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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PLAN NAME:
ROOF FRAMING PLAN

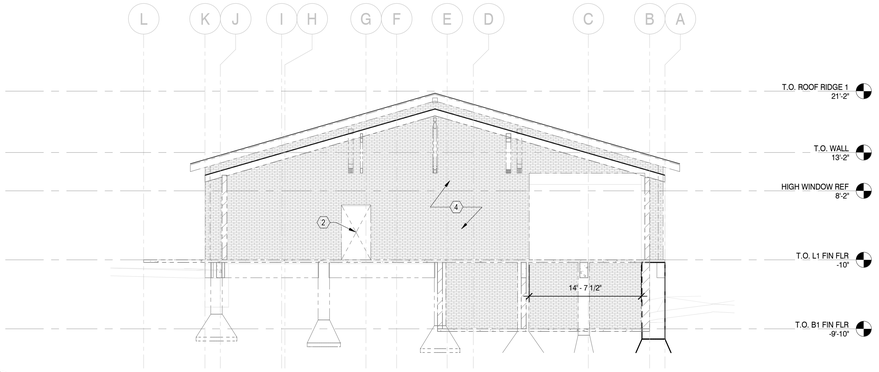
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RA	SC
SCALE:	ISSUE DATE:
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DRAWING NO.
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SHEET OF SHEETS

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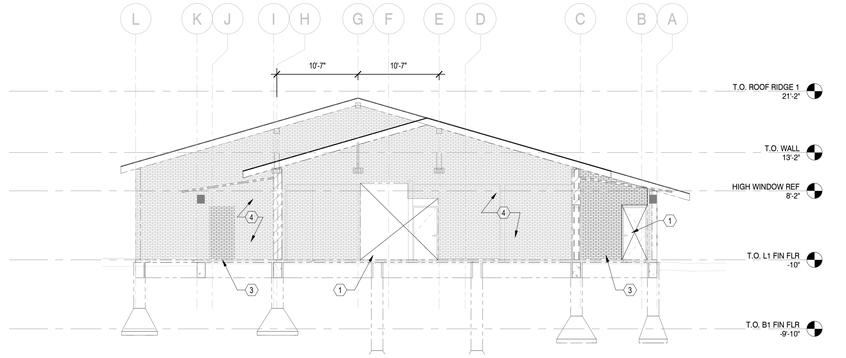
KEYNOTES & LEGEND

1. (N) WALL OPENING
2. (E) WALL OPENING
3. (N) 8" THICK REINFORCED BRICK WALL / INFILL
4. (E) 8" THICK REINFORCED BRICK WALL
5. (N) 6" THICK REINFORCED SHOTCRETE OVERLAY W/ #7 HORIZ. & VERT. @ 12" O.C. & #4 HOOKED EPOXY DOWEL @ 12" O.C. EACH WAY. TYP. AGAINST (E) 8" THICK REINFORCED BRICK WALL



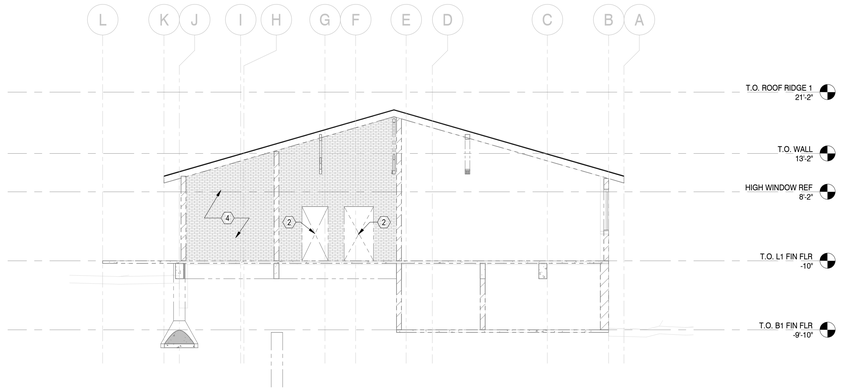
5 / S3.01 WALL ELEVATION - GRIDLINE 9

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



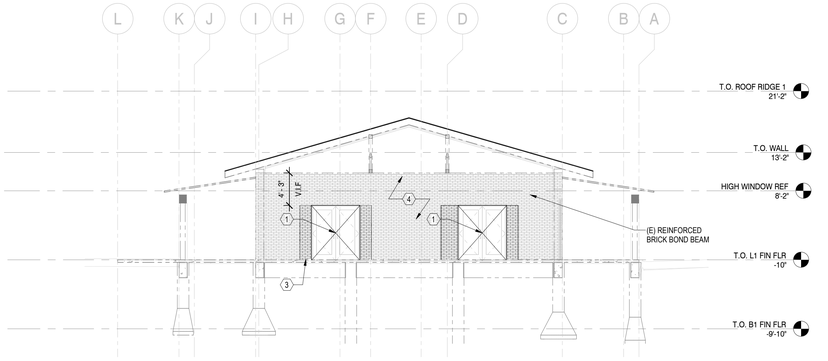
1 / S3.01 WALL ELEVATION - GRIDLINE 4

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



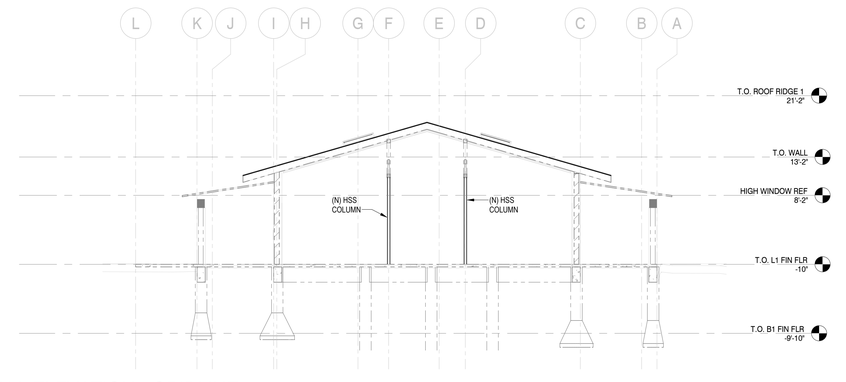
6 / S3.01 WALL ELEVATION - GRIDLINE 10

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



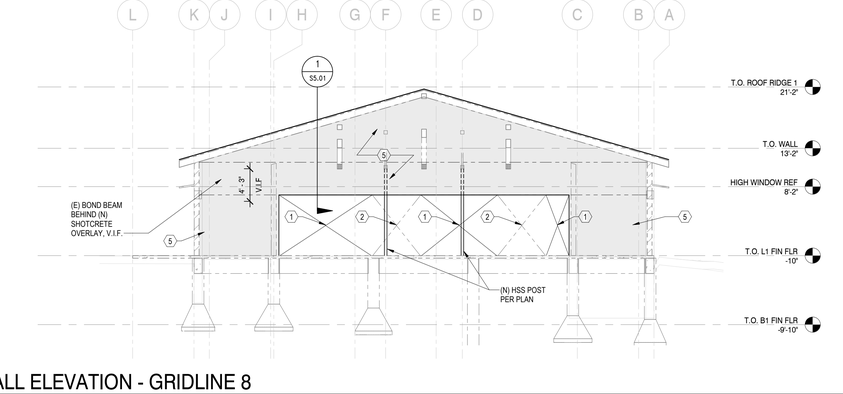
2 / S3.01 WALL ELEVATION - GRIDLINE 6

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



3 / S3.01 WALL ELEVATION - GRIDLINE 7

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



4 / S3.01 WALL ELEVATION - GRIDLINE 8

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

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILT/DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:

PLAN NAME:
BUILDING SECTIONS

DRAWN BY:	APPROVED BY:
RA	SC
SCALE:	ISSUE DATE:
W.O. NO.	FILE NO.
PRJ---	--

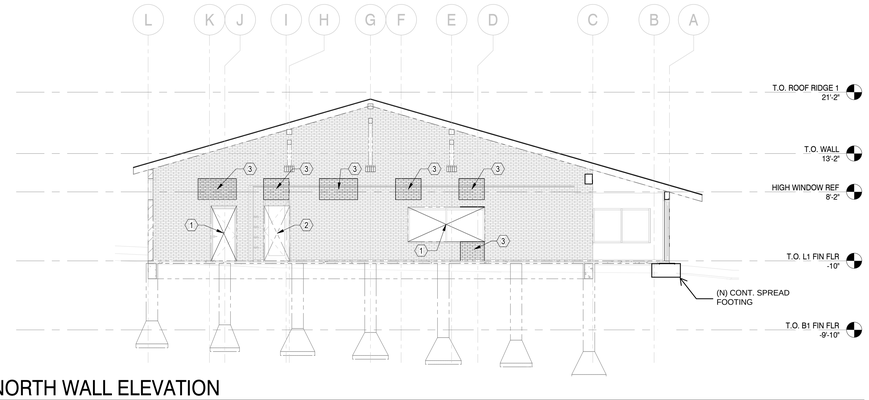
DRAWING NO.
S3.01

SHEET OF SHEETS

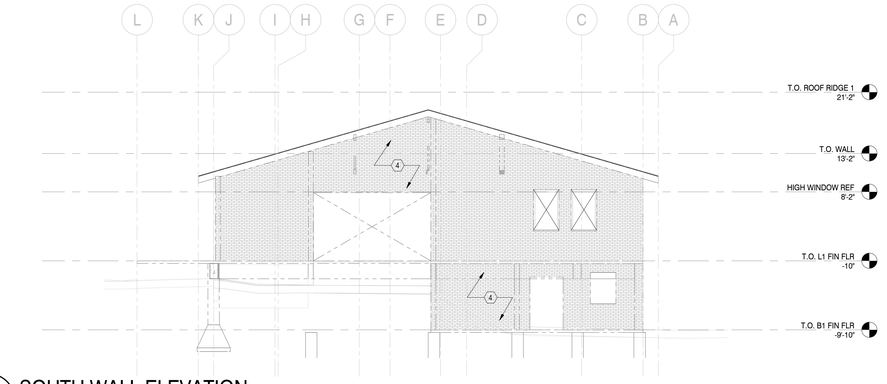
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KEYNOTES & LEGEND

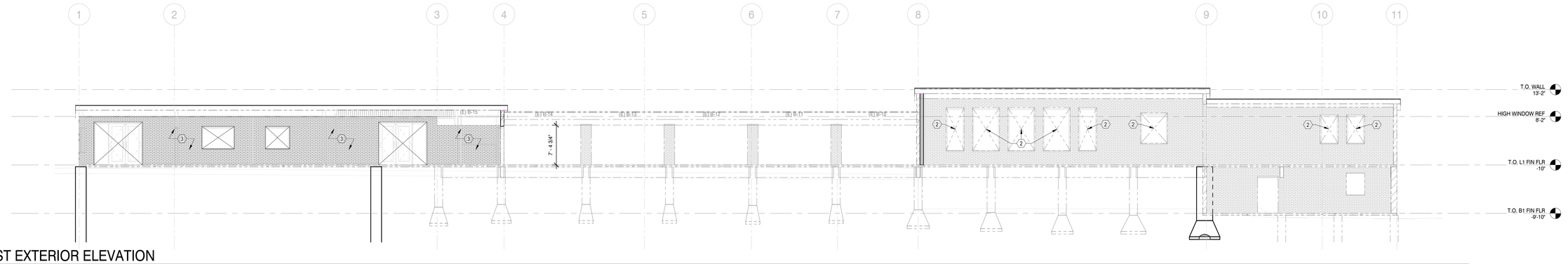
1. (N) WALL OPENING
2. (E) WALL OPENING
3. (N) 8" THICK REINFORCED BRICK WALL / INFILL
4. (E) 8" THICK REINFORCED BRICK WALL
5. (N) 6" THICK REINFORCED SHOTCRETE OVERLAY W/ #7 HORIZ. & VERT. @ 12" O.C. & #4 HOOKED EPOXY DOWEL @ 12" O.C. EACH WAY. TYP. AGAINST (E) 8" THICK REINFORCED BRICK WALL



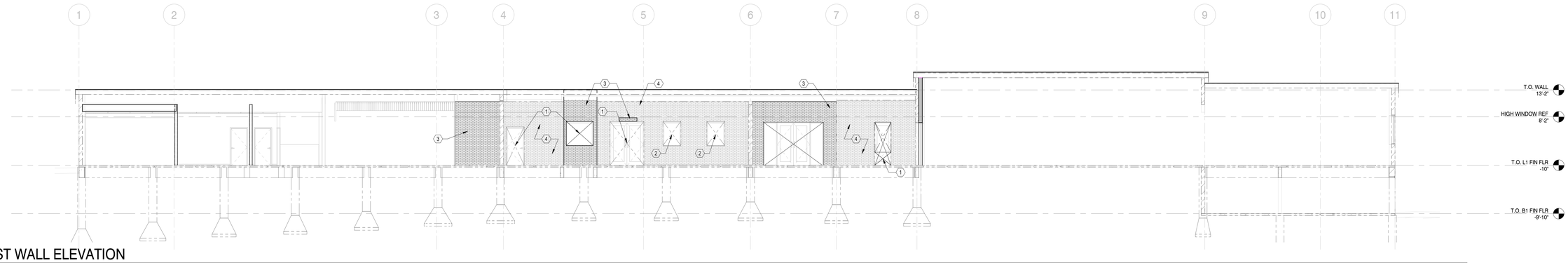
1 S3.02 NORTH WALL ELEVATION
SCALE: 1/8" = 1'-0"



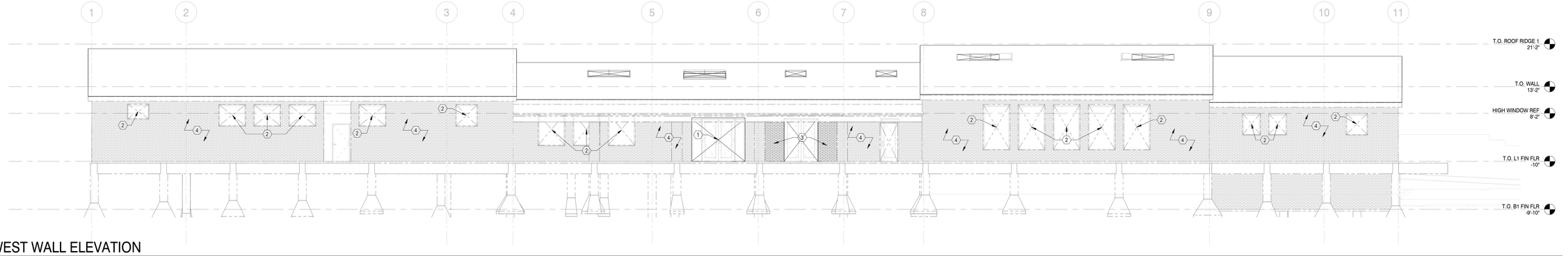
2 S3.02 SOUTH WALL ELEVATION
SCALE: 1/8" = 1'-0"



3 S3.02 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



4 S3.02 EAST WALL ELEVATION
SCALE: 1/8" = 1'-0"



5 S3.02 WEST WALL ELEVATION
SCALE: 1/8" = 1'-0"

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO
PROJECT ENGINEER: LIC. NO
AS-BUILT/DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:

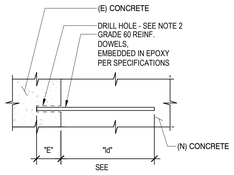
PLAN NAME:
BUILDING SECTIONS

DRAWN BY:	APPROVED BY:
RA	SC
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
S3.02
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

REINF SIZE	EMBEDMENT DEPTH "E"	MIN. EDGE DISTANCE (IN)
#3	6"	6
#4	8"	6
#5	10"	8
#6	13"	8
#7	16"	10
#8	18"	10



NOTES:

1. SCHEDULE APPLIES TO REINFORCING BARS TERMINATING IN STRUCTURAL CONCRETE.
2. DIAMETER OF HOLES FOR EPOXY DOWELS SHALL BE PER EPOXY MANUFACTURER'S RECOMMANDATIONS.
3. ENSURE END OF DRILLED HOLE FOR EPOXY DOWELS IS MIN. 1 1/2" CLEAR OF FAR SIDE OF CONCRETE WALL OR SLAB.
4. TEST EPOXY DOWELS AT FREQUENCY PER GENERAL NOTES.
5. TEST EPOXY DOWELS TO LOAD INDICATED ON

2 TYP. EPOXY DOWEL SCHEDULE

S4.01 SCALE: 1" = 1'-0"

EPOXY ANCHOR PULL TEST CHART FOR ANCHORS SET IN HILTI-HY 200 EPOXY (ESR-3187)				
BAR / ROD SIZE	PULL TEST LOAD (PER INCH OF SPECIFIED EMBEDMENT)	FOR GR60 REBAR DO NOT EXCEED	FOR GR36 THREADED ROD DO NOT EXCEED	FOR GR55 THREADED ROD DO NOT EXCEED
#4 OR 1/2" Ø	1.32 KIPS/INCH	9.6 KIPS	5.7 KIPS	8.8 KIPS
#5 OR 5/8" Ø	1.64 KIPS/INCH	14.8 KIPS	8.9 KIPS	13.6 KIPS
#6 OR 3/4" Ø	2.00 KIPS/INCH	21.1 KIPS	12.6 KIPS	19.3 KIPS
#7 OR 7/8" Ø	2.00 KIPS/INCH	28.8 KIPS	17.2 KIPS	26.4 KIPS
#8 OR 1" Ø	2.26 KIPS/INCH	37.9 KIPS	22.7 KIPS	34.7 KIPS

PULL TEST CHART NOTES:

1. PULL TESTING SHOULD BE PERFORMED IN A MANNER THAT PREVENTS A CONCRETE BREAKOUT FAILURE MODE THROUGH THE REACTION OF THE TEST FIXTURE, BUT NOT WITHDRAWAL OF THE ANCHOR DUE TO EPOXY FAILURE.
2. WHERE PULL TESTING IS PERFORMED AT ANCHORS WITH CONCRETE EDGE DISTANCE LESS THAN "SPECIFIED EMBEDMENT DEPTH + 1/2 BAR DIAMETER", REDUCE TESTING LOAD BASED ON AN ASSUMED EMBEDMENT DEPTH EQUAL TO "ACTUAL EDGE DISTANCE MINUS 1/2 BAR DIAMETER", FOR ANCHORS IN THE PERIMETER OF ROUND COLUMNS, REDUCE TESTING LOAD BY 30 PERCENT.
3. ANCHORS MUST MAINTAIN THE TEST LOAD FOR A MINIMUM OF 15 SECONDS AND EXHIBIT NO DISCERNABLE MOVEMENT DURING THE TENSION TEST, E.G., AS EVIDENCED BY LOOSING OF THE WASHER UNDER THE NUT OF BY CONTINUOUS LOSS OF JACKING PRESSURE.
4. ONLY TEST EPOXY ANCHORS WITH PARTIAL EMBEDMENT NOT THROUGH ANCHORS SET IN EPOXY.

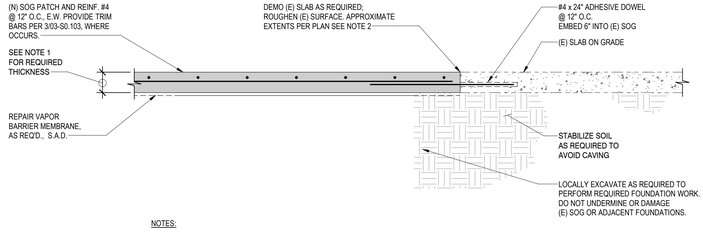
EPOXY ANCHOR PULL TEST CHART FOR ANCHORS SET IN SIMPSON SET-XP EPOXY (ESR-2508)				
BAR / ROD SIZE	PULL TEST LOAD (PER INCH OF SPECIFIED EMBEDMENT)	FOR GR60 REBAR DO NOT EXCEED	FOR GR36 THREADED ROD DO NOT EXCEED	FOR GR55 THREADED ROD DO NOT EXCEED
#4 OR 1/2" Ø	1.81 KIPS/INCH	9.6 KIPS	5.7 KIPS	8.8 KIPS
#5 OR 5/8" Ø	2.03 KIPS/INCH	14.8 KIPS	8.9 KIPS	13.6 KIPS
#6 OR 3/4" Ø	2.18 KIPS/INCH	21.1 KIPS	12.6 KIPS	19.3 KIPS
#7 OR 7/8" Ø	2.22 KIPS/INCH	28.8 KIPS	17.2 KIPS	26.4 KIPS
#8 OR 1" Ø	2.17 KIPS/INCH	37.9 KIPS	22.7 KIPS	34.7 KIPS

PULL TEST CHART NOTES:

1. PULL TESTING SHOULD BE PERFORMED IN A MANNER THAT PREVENTS A CONCRETE BREAKOUT FAILURE MODE THROUGH THE REACTION OF THE TEST FIXTURE, BUT NOT WITHDRAWAL OF THE ANCHOR DUE TO EPOXY FAILURE.
2. WHERE PULL TESTING IS PERFORMED AT ANCHORS WITH CONCRETE EDGE DISTANCE LESS THAN "SPECIFIED EMBEDMENT DEPTH + 1/2 BAR DIAMETER", REDUCE TESTING LOAD BASED ON AN ASSUMED EMBEDMENT DEPTH EQUAL TO "ACTUAL EDGE DISTANCE MINUS 1/2 BAR DIAMETER", FOR ANCHORS IN THE PERIMETER OF ROUND COLUMNS, REDUCE TESTING LOAD BY 30 PERCENT.
3. ANCHORS MUST MAINTAIN THE TEST LOAD FOR A MINIMUM OF 15 SECONDS AND EXHIBIT NO DISCERNABLE MOVEMENT DURING THE TENSION TEST, E.G., AS EVIDENCED BY LOOSING OF THE WASHER UNDER THE NUT OF BY CONTINUOUS LOSS OF JACKING PRESSURE.
4. ONLY TEST EPOXY ANCHORS WITH PARTIAL EMBEDMENT NOT THROUGH ANCHORS SET IN EPOXY.

3 EPOXY ANCHOR PULL TEST SCHEDULE

S4.01 SCALE: 1" = 1'-0"



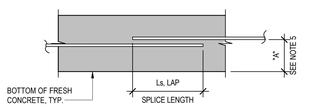
NOTES:

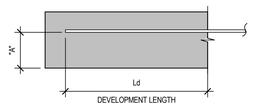
1. THICKNESS OF (N) SOG PATCH TO MATCH ADJACENT (E) SOG, BUT SHALL NOT BE LESS THAN 4" THICK.
2. COORDINATE AND SUBMIT SAW CUT LOCATIONS TO ARCHITECT FOR REVIEW AND APPROVAL. WHERE PRACTICAL, COORDINATE OR ALIGN SAW CUT LOCATIONS WITH (E) SOG JOINTS, WHERE OCCURS.

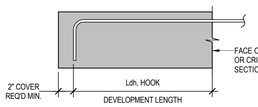
4 (N) SOG PATCH TO (E) SOG

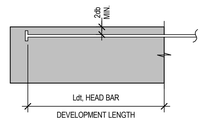
S4.01 SCALE: 1" = 1'-0"

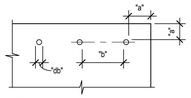
CLASS B TENSION LAP SPLICE LENGTH (Ls) ("LAP SPLICE")											DEVELOPMENT LENGTH (Ld)										HOOK DEVELOPMENT LENGTH (Ldh)					HEADED BAR DEVELOPMENT LENGTH (Ldt)					
Fy=60ksi	CONC f'c 3000 PSI		CONC f'c 4000 PSI		CONC f'c 5000 PSI		CONC f'c 6000 PSI				CONC f'c 3000 PSI		CONC f'c 4000 PSI		CONC f'c 5000 PSI		CONC f'c 6000 PSI				CONC f'c 3000 PSI	CONC f'c 4000 PSI	CONC f'c 5000 PSI	CONC f'c 6000 PSI		CONC f'c 3000 PSI	CONC f'c 4000 PSI	CONC f'c 5000 PSI	CONC f'c 6000 PSI		
BAR SIZE	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER			TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER			-	-	-	-	-	-	-	-	-	-	BAR SIZE
#3	28	22	25	19	22	17	21	16			22	17	19	15	17	13	16	12			7	7	7	6		6	6	6	6		#3
#4	38	29	33	25	29	22	26	20			29	22	25	19	22	17	20	15			11	11	10	10		9	8	8	8		#4
#5	47	36	41	31	36	28	33	25			36	28	31	24	28	22	25	19			16	15	14	14		12	11	11	11		#5
#6	56	43	49	37	44	34	39	30			43	33	37	29	34	26	30	23			21	19	19	18		16	15	14	14		#6
#7	81	63	71	54	63	49	57	44			63	48	54	42	49	38	44	34			26	24	24	23		20	18	18	17		#7
#8	93	72	81	62	72	56	66	51			72	55	62	48	56	43	51	39			32	30	29	28		24	22	22	21		#8
#9	105	81	91	70	81	63	74	57			81	62	70	54	63	48	57	44			38	36	35	34		28	27	26	25		#9
#10	118	91	102	79	91	71	83	64			91	70	79	61	71	54	64	49			46	43	41	40		34	32	31	30		#10
#11	131	101	114	87	102	78	94	72			101	78	87	67	78	60	72	55			53	50	48	47		40	37	36	35		#11

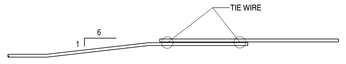




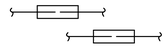








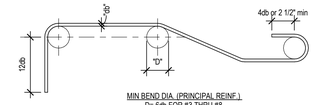
OFFSET & SPLICES



TYP. STAGGER AT ADJACENT COUPLERS (NOTE 9.) U.N.O.

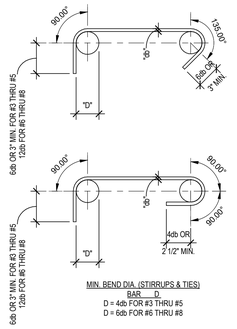
NOTES:

1. ALL LAP SPLICES SHALL CLASS B BE TENSION LAP SPLICES U.N.O.
2. LENGTHS SHOWN ARE FOR GRADE 60/GRADE 80 UNCOATED BARS.
3. LENGTHS SHOWN ARE IN INCHES.
4. MULTIPLY LENGTHS BY 1.33 FOR LIGHT WEIGHT CONCRETE AND AT FOUR BAR BUNDLES (WHERE 2 BARS LAP WITH 2 OTHER BARS). INDIVIDUAL BARS WITHIN A BUNDLE SHALL NOT OVERLAP.
5. "TOP BARS" MEANS HORIZONTAL BARS PLACED WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW THEM. WALL HORIZONTAL BARS IN TYPICAL CAST-IN-PLACE CONCRETE WALLS ARE CONSIDERED "TOP BARS," BUT HORIZONTAL BARS IN SHOTCRETE WALLS ARE NOT.
6. INCREASE Ld & Ls 50% WHERE ANY OF THE FOLLOWING OCCUR: b < db FOR BEAMS AND COLUMNS, WHERE b > 2db FOR OTHER ELEMENTS, OR WHERE a < db FOR ALL ELEMENTS.
7. USE OF HEADED BARS REQUIRES b ≥ 2db AND a >= 2db.
8. FOR #14 AND #18 BARS, USE TYPE 2 MECHANICAL COUPLER IN LIEU OF LAP SPLICE IN ACCORDANCE WITH CBC REQUIREMENTS.
9. TYPE 2 MECHANICAL COUPLERS ARE AN ACCEPTABLE LAP SPLICE SUBSTITUTION FOR ALL BAR SIZES. SEE GENERAL REINFORCEMENT NOTE 19 ON S0.001-2.
10. EXCEPT AT CONSTRUCTION JOINTS, ALL ADJACENT LAP SPLICES SHALL BE STAGGERED THE GREATER OF 36" OR Ls, WHERE DISTANCE IS MEASURED FROM CENTER TO CENTER OF Ls, UNLESS NOTED OTHERWISE.
11. WHERE Ls OR LAP SPLICE LENGTH IS INDICATED FOR BARS OF DIFFERENT SIZES, THE LAP LENGTH SHALL BE THE LONGER OF: Ls LENGTH OF THE SMALLER BAR AND Ld LENGTH OF THE LARGER BAR.
12. ALL LAP SPLICES SHALL BE LOCATED COMPLETELY OUTSIDE OF CONSTRUCTION JOINTS.
13. MULTIPLY TOP BARS BY 1.3 AND OTHER BARS BY 1.5 FOR EPOXY COATED BAR LAP SPLICE & DEVELOPMENT LENGTHS. MULTIPLY BY 1.2 FOR EPOXY COATED BAR HOOK DEVELOPMENT LENGTHS. EPOXY COATED BAR REFERS TO EPOXY COATING PER ASTM A775 OR ASTM A934 AND NOT POST-INSTALLED ADHESIVE DOWELS.
14. LAP SPLICES ARE TO BE CONTACT LAP SPLICES U.N.O. WHERE NON-CONTACT LAP SPLICES ARE INDICATED, THE OFFSET DISTANCE BETWEEN DOWELS AND SOG BARS BEING LAP SPLICED SHALL NOT EXCEED THE SMALLER OF ONE-FIFTH THE LAP LENGTH & 6 INCHES. INCREASE LAP LENGTH AS REQUIRED TO SATISFY THIS REQUIREMENT.



MIN BEND DIA. (PRINCIPAL REINF.)
D= 6db FOR #3 THRU #8
D = 8db FOR #9 THRU #11
D = 10db FOR #14 & #18

STANDARD HOOK DETAILS FOR PRINCIPAL REINFORCEMENT



MIN. BEND DIA. (STIRRUPS & TIES)
BAR D
D = 4db FOR #3 THRU #5
D = 6db FOR #6 THRU #8

STANDARD HOOK DETAILS FOR STIRRUPS & TIES

1 TYPICAL HOOK AND TIE DETAILS AND TENSION LAP SPLICE SCHEDULE

S4.01 SCALE: N.T.S.

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
DATE:
AS BUILT/DRAWN BY:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
△	
△	
△	
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PLAN NAME:
TYPICAL CONCRETE DETAILS

DRAWN BY: RA	APPROVED BY: SC
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
S4.01
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

PLAN NAME:
TYPICAL CONCRETE DETAILS

DRAWN BY: RA
APPROVED BY: SC
SCALE:
ISSUE DATE:
W.O. NO
FILE NO.
DRAWING NO.: **S4.02**
SHEET OF SHEETS

REVISIONS: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM **SUPERINTENDENT: DARRYL FORD**

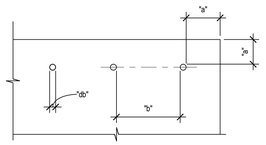
PROJECT DESIGNER: _____ LIC. NO. _____

PROJECT ENGINEER: _____ LIC. NO. _____

AS-BUILTS DRAWN BY: _____ DATE: _____

REC & PARKS

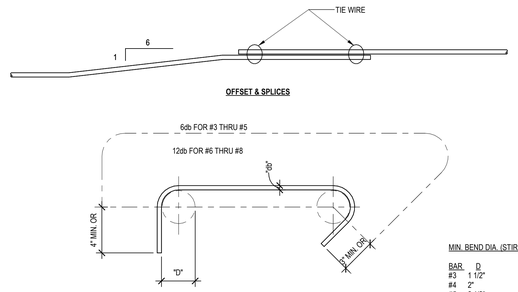
THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



WHERE:
"a" IS THE CLEAR COVER
"s" IS THE CLEAR SPACING
"db" IS THE BAR DIA.

NOTES:
1. LENGTHS SHOWN ARE FOR GRADE 60 UNCOATED BARS.
2. LENGTHS SHOWN ARE IN INCHES.
3. BAR BUNDLES ARE NOT ALLOWED

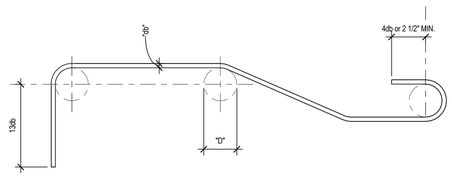
TENSION LAP SPLICE SCHEDULE



MIN. BEND DIA. (STIRRUPS & TIES)

BAR	D
#3	1 1/2"
#4	2"
#5	2 1/2"
#6	4 1/2"

STANDARD HOOK DETAILS FOR STIRRUPS & TIES



MIN BEND DIA. (PRINCIPAL REINF.)

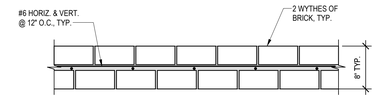
D = 6db FOR #3 THRU #8
D = 8db FOR #9 THRU #11

STANDARD HOOK DETAILS FOR PRINCIPAL REINFORCEMENT

DEVELOPMENT LENGTH (ld) / LAP SPLICE			
BAR SIZE	1500 PSI f'm 1-LAYER	2000 PSI f'm 1-LAYER	2500 PSI f'm 1-LAYER
#3	15	13	12
#4	20	17	16
#5	25	22	20
#6	39	34	30
#7	53	46	41
#8	79	69	62
#9	101	87	78

1 S4.11 TYP. MASONRY REINF. TENSION LAP SPLICE SCHEDULE

SCALE: N.T.S.

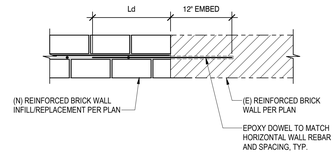


PLAN SECTION

NOTE:
1. AT HEADER, SILL, JAMB, AND EDGE WALL, PROVIDE (2) #6, TYP.

2 S4.11 REINFORCED BRICK WALL SECTION

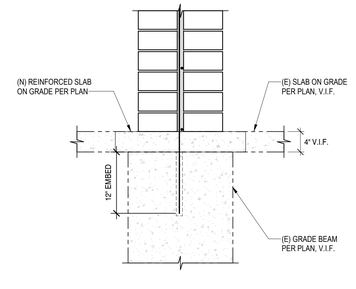
SCALE: N.T.S.



PLAN SECTION

3 S4.11 REINFORCED BRICK WALL ATTACHMENT TO (E) WALL

SCALE: 1" = 1'-0"



ELEVATION SECTION

4 S4.11 REINFORCED BRICK WALL ATTACHMENT TO (E) FOUNDATION

SCALE: 1" = 1'-0"

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILT/DRAWN BY: DATE:

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ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

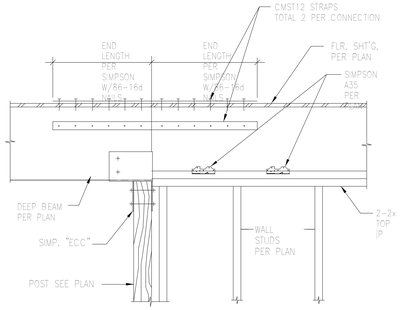
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PLAN NAME:
TYPICAL MASONRY DETAILS

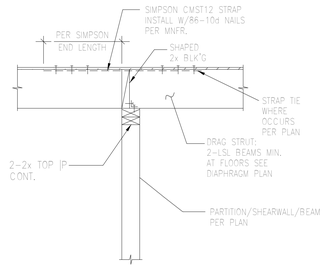
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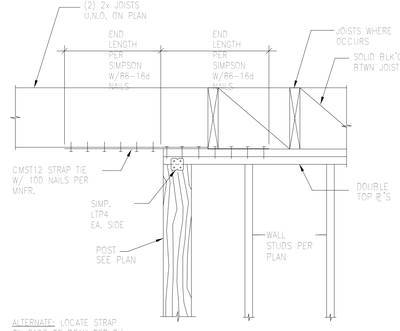
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DEEP DRAG BEAM (D)

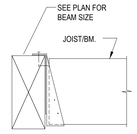


TYPICAL DRAG STRUT DETAIL PARALLEL TO JOIST (C)



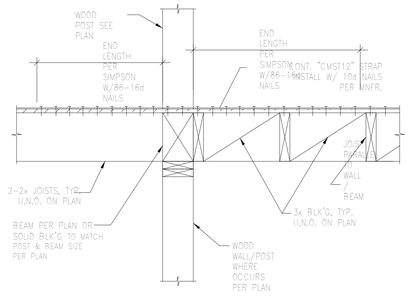
PARALLEL TO JOISTS (B)

SIMPSON FACE MOUNT HANGER, U.N.O. (USE THESE HANGERS U.N.O. ON PLANS)	
JOIST SIZE	HANGER
2X	LUS2XX
4X	HUS4XX

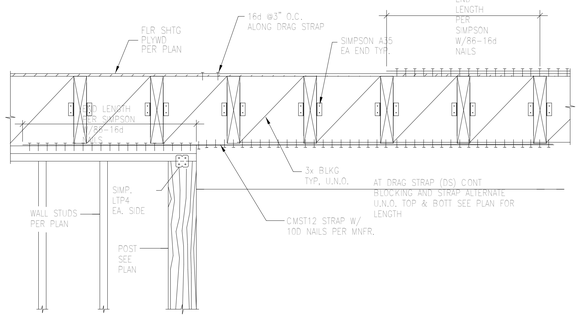


TOP FLANGE @ ROOF ONLY

1 HANGER SCHEDULE
S4.21 — SCALE: N.T.S.

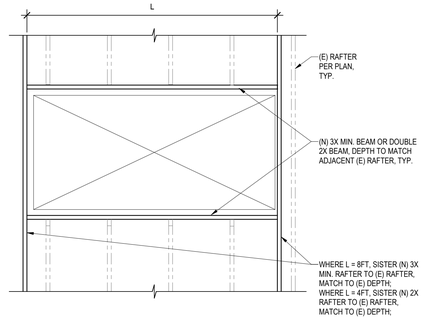


DRAG @ CHANGE IN DIRECTION (E)

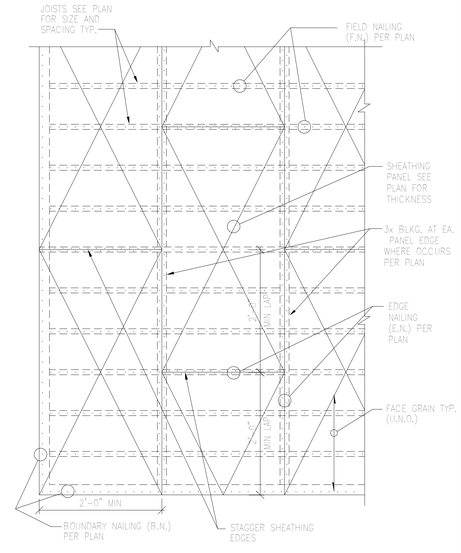


PERPENDICULAR TO JOISTS (A)

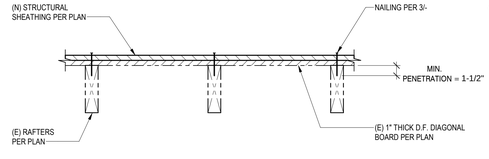
4 TYPICAL DRAG DETAILS
S4.21 — SCALE: 1" = 1'-0"



2 SKYLIGHT FRAMING
S4.21 — SCALE: 1/2" = 1'-0"



NOTES:
1. SHEATHING PER PLAN, USE SIMPSON WSV WOOD SCREWS (ESR-1472) W/ 1-1/2" PENETRATION W/ 4"-6"-12" B.N.:E.N.:F.N.
2. ALL SHEATHING END JOINTS SHALL BE STAGGERED 2'-0" MIN AS INDICATED
3. LONG DIMENSION OF SHEATHING SHALL BE LAID PERPENDICULAR TO JOIST, U.N.O.
4. PROVIDE MIN. 3/8" EDGE DISTANCE FOR SHEATHING EDGE NAILING.
5. ALL DIAPHRAGMS TO BE FULLY BLOCKED, TYP. U.N.O.
6. INDIVIDUAL SHEATHING PIECES SHALL NOT BE LESS THAN 2'-0" WIDE AND 4'-0" LONG, CONTINUOUS OVER A MIN. OF TWO SPANS.



5 (N) ROOF SHEATHING NAILING OVER (E) ROOF SECTION DETAIL
S4.21 — SCALE: 1" = 1'-0"

3 ROOF SHEATHING NAILING
S4.21 — SCALE: 1" = 1'-0"

REC & PARKS LA

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM — SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: — LIC. NO
PROJECT ENGINEER: — LIC. NO
AS-BUILT/DRAWN BY: — DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
△	
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PLAN NAME:
TYPICAL WOOD DETAILS

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TYPICAL WOOD DETAILS

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S4.22
SHEET OF SHEETS

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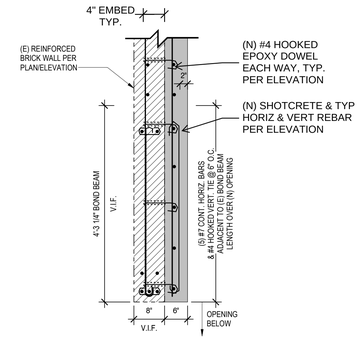
THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM **SUPERINTENDENT: DARRYL FORD**

PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILTS DRAWN BY: DATE:

REC & PARKS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



1 / S5.01 SECTION AT (E) GRID 8 BRICK WALL & (N) CONC. OVERLAY AT BOND BEAM

SCALE: 3/4" = 1'-0"

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO
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ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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PLAN NAME:
DETAILS

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RA	**SC**
SCALE:	ISSUE DATE:
W.O. NO. PRJ---	FILE NO. --

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ISSUE DATE:
W.O. NO
FILE NO: -
DRAWING NO.
S5.02
SHEET OF SHEETS

REVISIONS:
DATE:

PROJECT NAME:

RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:

10460 W PICO BLVD, LOS ANGELES, CA 90064

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM **SUPERINTENDENT: DARRYL FORD**

PROJECT DESIGNER: _____ LIC. NO. _____

PROJECT ENGINEER: _____ LIC. NO. _____

AS-BUILTS DRAWN BY: _____ DATE: _____

REC & PARKS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

MECHANICAL SYMBOLS

DUCTWORK

- SUPPLY DUCT UP/DOWN
- RETURN DUCT UP/DOWN
- EXHAUST DUCT UP/DOWN
- SUPPLY ARROW
- RETURN ARROW
- EXHAUST ARROW
- D-1 / 200 — DIFFUSER INDICATION SHOWING CFM
- XXX / ## — EQUIPMENT TYPE DESIGNATION / EQUIPMENT AREA EQUIPMENT NUMBER
- F — FIRE DAMPER
- S — SMOKE DAMPER
- FS — FIRE/SMOKE DAMPER
- BD — BACKDRAFT DAMPER
- GRAVITY DAMPER
- M — MOTORIZED DAMPER
- PARALLEL DAMPER
- OR — VOLUME DAMPER
- NEW TO EXISTING CONNECTION POINT
- 24x12 — TYPICAL DUCT - SIZE AS INDICATED (WIDTH / DEPTH)
- MITERED ELBOW WITH VANES
- RADIUS ELBOW
- TEE WITH VANES
- TEE WITH RADIUS
- ROUND DUCT UP/DOWN
- SUPPLY DIFFUSER
- RETURN DIFFUSER/GRILLE
- EXHAUST DIFFUSER/GRILLE
- FLEXIBLE CONNECTION
- TRANSFER DUCT
- SA — SUPPLY AIR - SINGLE LINE
- RA — RETURN AIR - SINGLE LINE
- EA — EXHAUST AIR - SINGLE LINE
- OA — OUTSIDE AIR - SINGLE LINE
- SINGLE LINE REDUCER
- SINGLE LINE FLEX DUCT

CONTROL

- T — THERMOSTAT
- S — TEMPERATURE SENSOR
- CO2 — CARBON DIOXIDE SENSOR
- H — HUMIDISTAT
- SP — DUCT STATIC PRESSURE SENSOR
- SD — DUCT SMOKE DETECTOR

PIPING

- PIPE CAP
- PIPE UP
- PIPE DOWN
- PIPE TEE, UP
- PIPE TEE, DOWN
- UNION
- NEW TO EXISTING CONNECTION POINT
- AUTOMATIC CONTROL VALVE 3-WAY
- AUTOMATIC FLOW CONTROL VALVE
- STRAINER
- PT — PRESSURE AND TEMPERATURE TEST PORT
- THERMOMETER
- PUMP (GENERIC)
- PRESSURE REDUCING VALVE (WATER SYSTEMS) PRESSURE REGULATING VALVE (GAS SYSTEMS)
- RELIEF VALVE
- CWS — CONDENSER WATER SUPPLY
- CWR — CONDENSER WATER RETURN
- CD — CONDENSATE DRAIN
- PCD — PUMPED CONDENSATE DRAIN
- ACD — AUXILIARY CONDENSATE DRAIN
- BALANCING VALVE
- BALANCING VALVE WITH METERING POINTS
- BALL VALVE
- CHECK VALVE
- CONCENTRIC REDUCER
- ECCENTRIC REDUCER
- FLEXIBLE CONNECTION
- FLOW DIRECTION
- GATE
- MANUAL AIR VENT
- AUTOMATIC AIR VENT
- PLUG VALVE
- PRESSURE GAUGE
- SOLENOID VALVE
- AUTOMATIC CONTROL VALVE 2-WAY

CAL-GREEN BUILDING CODE NOTES

1. FOR ALL NEW EQUIPMENT, AN OPERATION & SYSTEMS MANUAL SHALL BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION PURPOSES AT THE TIME OF FINAL INSPECTION.
2. ALL DUCT AND RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC OR SHEET METAL UNTIL THE FINAL STARTUP OF HEATING AND COOLING EQUIPMENT.
3. AN AIR FILTER WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 13 OR HIGHER SHALL BE INSTALLED IN MECHANICAL SYSTEMS FOR OUTSIDE AND RETURN AIR TO OCCUPANCY.
4. DEMAND CONTROL VENTILATION SHALL USE CO2 SENSORS AND VENTILATION CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE CALIFORNIA ENERGY CODE, CCR AND TITLE 24, PART 6 SECTION 121 (C).
5. THE HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL NOT CONTAIN ANY CFC OR HALONS.
6. PROVIDE COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION IN ACCORDANCE WITH 2022 CALIFORNIA GREEN BUILDING CODE SECTION 5.504.3. AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.
7. THE ENTIRE INSTALLATION SHALL COMPLY WITH CAL-GREEN AND CITY OF BEVERLY HILLS CODE AND ORDINANCES.
8. THE ENTIRE HVAC SYSTEM SHALL COMPLY AND BE COMMISSIONED PER CAL-GREEN CODES.
9. HVAC SYSTEM SHALL BE INSTALLED BY SKILLED MECHANICALS WHO HAVE SUCCESSFULLY COMPLETED AN APPRENTICESHIP PROGRAM OR ANOTHER CRAFT TRAINING PROGRAM CERTIFIED BY THE DEPARTMENT OF LABOR, BUREAU OF APPRENTICESHIP AND TRAINING.
10. QUALIFIED SPECIAL INSPECTORS SHALL BE AVAILABLE AS REQUESTED BY THE BUILDING DEPARTMENT FIELD INSPECTOR.
11. CONTRACTOR SHALL PROVIDE TESTING AND BALANCING REQUIREMENTS PER SECTION 5.410.4 OF THE CALIFORNIA GREEN BUILDING CODE.
12. MATERIALS USED SHALL HAVE VOC LIMITS IN COMPLIANCE WITH TABLE 5.504.4.1 OF THE CALIFORNIA GREEN BUILDING CODE.
13. REFER TO THE SPECIFICATION "START-UP, TESTING AND BALANCING FOR THE WORK TO BE PERFORMED BY THE AIR AND WATER BALANCE CONTRACTOR."

GENERAL NOTES

1. DRAWINGS AND SPECIFICATIONS: THE MECHANICAL DRAWINGS INDICATE THE GENERAL DESIGN AND ARRANGEMENT OF PIPES, EQUIPMENT, SYSTEMS, ETC. INFORMATION SHOWN IS DIAGRAMMATIC IN CHARACTER AND DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING, ETC. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS AND EQUIPMENT TO BE FURNISHED FOR DIMENSIONS, MEASUREMENTS, EQUIPMENT LOCATIONS, LEVELS, ETC. REFER TO DIV. 21,22 OR 23 SPECIFICATIONS (OR SPECIFICATIONS ON DRAWINGS).
2. CONFER AND COOPERATE WITH OTHER TRADES AND COORDINATE THE WORK WITH THEIRS. COORDINATE CEILING CAVITY SPACE CAREFULLY WITH OTHER TRADES. BRING ANY CONFLICTS TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
3. BASE FINAL INSTALLATION OF MATERIALS AND EQUIPMENT ON ACTUAL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE. FIELD MEASURE FOR MATERIALS OR EQUIPMENT REQUIRING EXACT FIT.
4. THE CONTRACTOR AND SUB-CONTRACTORS SHALL LOCATE ALL EQUIPMENT WHICH MUST BE SERVICED, OPERATED, OR MAINTAINED IN FULLY ACCESSIBLE POSITIONS. EQUIPMENT SHALL INCLUDE (BUT NOT BE LIMITED TO) VALVES, SHOCK ABSORBERS, TRAPS, CLEANOUTS, MOTORS, CONTROLLERS, SWITCH GEAR, AND DRAIN POINTS. MINOR DEVIATIONS FROM DRAWINGS MAY BE ALLOWED TO PROVIDE FOR BETTER ACCESSIBILITY. ANY CHANGES SHALL BE APPROVED BY THE ARCHITECT/ENGINEER PRIOR TO MAKING THE CHANGE.
5. THE SUB-CONTRACTORS SHALL PROVIDE THE GENERAL CONTRACTOR WITH THE EXACT LOCATIONS AND SIZES OF ACCESS DOORS, WALL OPENINGS, ROOF OPENINGS, CONCRETE SLEEVES OR ANY OTHER CONSTRUCTION REQUIREMENTS NEEDED TO ACCOMMODATE THE MECHANICAL EQUIPMENT. LOCATIONS OF THESE OPENINGS SHALL BE SUBMITTED IN SUFFICIENT TIME TO BE INSTALLED IN THE NORMAL COURSE OF WORK. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR LOCATING CONCRETE SLEEVES IN INTERIOR GRADE BEAMS FOR ALL PIPING HUNG IN CRAWL SPACE. THIS WORK SHALL BE DONE PRIOR TO POURING OF GRADE BEAMS.
6. PROVIDE VIBRATION ISOLATORS FOR MOTOR DRIVEN MECHANICAL EQUIPMENT UNLESS SPECIFICALLY NOTED OTHERWISE. SEE SCHEDULES AND/OR SPECIFICATIONS FOR TYPES AND SIZES REQUIRED. OTHERWISE, PROVIDE ISOLATION AS RECOMMENDED BY THE EQUIPMENT MANUFACTURER.
7. ALL DIMENSIONS SHOWN ON THE DRAWINGS FOR DUCTWORK ARE INSIDE CLEAR DIMENSIONS. SEE SPECIFICATIONS FOR INSULATION OR LINER REQUIRED FOR DUCT SYSTEMS. VERIFY THAT THE DUCTWORK SPECIFIED WILL FIT IN THE CEILING SPACE AVAILABLE USING THE ARCHITECTURAL, STRUCTURAL AND ELECTRICAL DRAWINGS AS REFERENCE PRIOR TO FABRICATION AND INSTALLATION.
8. CONTRACTOR SHALL PROVIDE FOR EXPANSION OF PIPING. USE EXPANSION LOOPS, ANCHORS, GUIDES, EXPANSION JOINTS, ETC. AS INDICATED OR REQUIRED.
9. WHERE CEILING SPACE IS USED AS A RETURN AIR PLENUM, FOLLOW ALL APPLICABLE CODES AS TO MATERIALS ALLOWED FOR USE IN AIR PLENUMS. COORDINATE WITH THE GENERAL CONTRACTOR TO PROVIDE FREE RETURN OF AIR FROM ALL LOCATIONS.
10. THE CONTRACTOR AND SUB-CONTRACTORS ARE TO PROVIDE AS INDICATED OR REQUIRED. ADEQUATE RETURN AIR OUT OF ALL SPACES BACK TO THE APPROPRIATE AIR HANDLING UNIT. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF FULL HEIGHT WALLS INCLUDING SECURITY AND FIRE SEPARATION WALLS. PROVIDE THE GENERAL CONTRACTOR WITH LOCATIONS AND DIMENSIONS OF ALL REQUIRED RETURN AIR OPENINGS. PROVIDE FIRE/SMOKE DAMPERS. FIRE DAMPERS & SMOKE DAMPERS AS REQUIRED BY TYPE OF CONSTRUCTION. RETURN AIR VELOCITY THROUGH OPENINGS SHALL NOT EXCEED 750 FEET PER MINUTE.
11. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF DIFFUSERS AND GRILLES.
12. ALL RECTANGULAR 90° ELBOW DUCTWORK ARE TO BE SUPPLIED WITH TURNING VANES. ALL RECTANGULAR TEES ARE TO BE DIVIDED WITH SPLITTER AND TURNING VANES.
13. COORDINATE WITH ARCHITECTURAL DRAWINGS THE LOCATION OF FIRE RATED & SMOKE AND RATED WALLS PRIOR TO ORDER AND INSTALLATION OF DAMPERS.
14. MECHANICAL AND PLUMBING EQUIPMENT, DUCTWORK, PIPING, OR ACCESSORIES THAT DO NOT SERVE ELECTRICAL EQUIPMENT ROOMS MAY NOT ENTER OR PASS THROUGH THE SPACE. REFERENCE NATIONAL ELECTRICAL CODE. PROVISIONS FOR CONSTRUCTION OF ELECTRICAL ROOMS.
15. AN INDEPENDENT SPECIAL INSPECTION BY A CERTIFIED NEBB OR AABC AIR BALANCE CONTRACTOR IS REQUIRED FOR THE INSTALLATION AND TESTING OF ALL FIRE, SMOKE AND FIRE/SMOKE DAMPERS. THE SPECIAL INSPECTION REPORT SHALL BE RECEIVED AND BY THE CODE AUTHORITY MECHANICAL INSPECTOR PRIOR TO CITY ISSUANCE OF FINAL INSPECTION APPROVAL OR OCCUPANCY APPROVAL, INCLUDING CONDITIONAL OCCUPANCY APPROVAL. ALSO SEE SPECIFICATION SECTION TESTING, ADJUSTING, AND BALANCING FOR ADDITIONAL REQUIREMENTS.
16. THE MOUNTING HEIGHT OF THE THERMOSTATS AND TEMPERATURE SENSORS SHALL BE 48" TO THE CENTERLINE OF THE DEVICE ABOVE THE ADJOINING FLOOR LEVEL FOR DISABLED ACCESS COMPLIANCE.
17. ALL CONDENSATE DRAIN PIPES ARE TO BE INSULATED TYPE "M" COPPER PIPE WITH WROUGHT COPPER FITTINGS. SLOPE CONDENSATE DRAINS PIPES AT 1/8" PER FOOT MINIMUM.
18. THE MECHANICAL DESIGN AND COORDINATION WITH OTHER TRADES SUCH AS, BUT NOT LIMITED TO, ARCHITECTURAL, ELECTRICAL AND STRUCTURAL, IS BASED ON THE CHARACTERISTICS OF EQUIPMENT MANUFACTURED BY THOSE COMPANIES SPECIFICALLY LISTED IN THE SCHEDULES AND ON THE DRAWINGS. ANY AND ALL COSTS ASSOCIATED WITH CHANGES DUE TO THE USE OF OTHER MANUFACTURES EQUIPMENT, INCLUDING MANUFACTURERS LISTED IN THE APPROVED MANUFACTURERS LIST IN THE SPECIFICATIONS, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THESE CHANGES SHALL INCLUDE, BUT NOT BE LIMITED TO, AMPERAGE AND VOLTAGE CHANGES, ACCESS SPACE REQUIREMENTS, PIPING CHANGES, STRUCTURAL MODIFICATIONS, AND SPACE REQUIRED FOR PLACEMENT OF EQUIPMENT.
19. ALL BRANCH RUNOUTS TO DIFFUSERS, REGISTERS, AND GRILLES SHALL BE THE SAME SIZE AS THE DIFFUSER NECK UNLESS NOTED OTHERWISE.
20. ALL RETURN DUCTWORK TO UNITS SHALL BE FULL SIZE OF THE UNIT'S INLET, UNLESS NOTED OTHERWISE.
21. ALL MATERIALS PLACED IN PLENUMS SHALL COMPLY WITH MOST CURRENT CMC TO BE NONCOMBUSTIBLE OR HAVE FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50.
22. BUILDINGS WITH A ABOVE CEILING RETURN AIR PLENUM AND/OR WITHOUT A DISTRIBUTED - FULL AREA FIRE DETECTION SYSTEM. ALL FIRE AND SMOKE DETECTORS ARE FURNISHED BY THE FIRE ALARM CONTRACTOR. DUCT DETECTORS SHALL BE MOUNTED BY MECHANICAL CONTRACTOR AND CONNECTED BY ELECTRICAL CONTRACTOR. DUCT DETECTOR POWER AND SUPERVISORY AND REMOTE ANNUNCIATION SHALL BE BY FIRE ALARM CONTRACTOR. FIRE AND SMOKE DETECTION FUNCTIONS SHALL BE INITIATED BY DRY CONTACT OUTPUTS FROM THE ELECTRICAL FIRE DETECTION AND CONTROL SYSTEM. THESE OUTPUT CONTACT CIRCUITS WILL BE BROUGHT TO THE APPROPRIATE MECHANICAL EQUIPMENT ROOM OR EQUIPMENT LOCATION BY THE FIRE ALARM CONTRACTOR FOR INTERFACE WITH THE MECHANICAL SYSTEMS AND FINAL TERMINATED BY THIS CONTRACTOR. SEE ELECTRICAL DRAWINGS FOR FIRE ALARM SYSTEM DESCRIPTION AND NOTES.
23. SEE DRAWINGS FOR COMPLETE LIST OF PRIMARY APPLICABLE CODES. ALL WORK SHALL CONFORM TO PRIMARY APPLICABLE CODES.
24. ALL DUCTWORK AND PIPING SHALL BE RESTRAINED AS SHOWN ON THE DRAWINGS OR PER SMACNA SEISMIC RESTRAINT MANUAL, LATEST EDITION AND PER LOCAL CODES. A COPY OF THE SMACNA SEISMIC RESTRAINT MANUAL AND LOCAL CODES SHALL BE KEPT AT THE PROJECT SITE DURING CONSTRUCTION FOR REFERENCE.
25. ALL DUCT WORK SHALL COMPLY WITH THE CURRENT VERSION OF CMC.
26. UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS, NO STRUCTURAL MEMBER MAY BE CUT, DRILLED OR NOTCHED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER AND/OR THE ARCHITECT AND LOCAL AUTHORITY. NO DUCT PENETRATIONS SHALL BE MADE IN NEW OR EXISTING BEARING OR SHEAR WALLS UNLESS SPECIFICALLY SHOWN ON DRAWINGS AND COORDINATED WITH STRUCTURAL ENGINEER AND/OR ARCHITECT..
27. ALL DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE PROTECTED DURING DEMO ON THE CONSTRUCTION SITE WITH TAPE, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST AND DEBRIS, WHICH MAY COLLECT IN THE SYSTEMS CFBC 5.504.3.

TITLE 24 - ENERGY CONSERVATION

1. ALL DUCTWORK, INCLUDING INSULATION, SHALL CONFORM TO CALIFORNIA CODE OF REGULATIONS, TITLE 24 AND SMACNA LOW VELOCITY DUCT CONSTRUCTION STANDARDS, LATEST EDITION.
2. ALL EXHAUST FANS ARE TO BE PROVIDED WITH BACK DRAFT DAMPERS.
3. ALL AIR CONDITIONING UNITS SHALL BE CAPABLE OF BEING SET TO MAINTAIN SPACE TEMPERATURE SET POINTS FROM 55 DEG F TO 85 DEG F AND SHALL BE CAPABLE OF OPERATING THE SYSTEM HEATING AND COOLING SEQUENCE.
4. ALL THERMOSTATS SHALL BE ADJUSTABLE TO PROVIDE A TEMPERATURE RANGE OF UP TO 10 DEG F BETWEEN FULL HEATING AND FULL COOLING AND SHALL HAVE THE CAPABILITY OF TERMINATING ALL HEATING AT A TEMPERATURE OF NO MORE THEN 70 DEG F AND OF TERMINATING ALL COOLING AT A TEMPERATURE OF NOT LESS THAN 78 DEG F.
5. TRANSVERSE JOINTS OF ALL AIR SUPPLY DUCTS INSTALLED WHERE AIR LEAKAGE WOULD BE NON-BENEFICIAL TO THE OCCUPIED AREA TEMPERATURE REQUIREMENTS SHALL BE SEALED WITH APPROVED MASTIC OR TAPE PER SPECIFICATIONS.
6. A MAINTENANCE LABEL WILL BE AFFIXED TO MECHANICAL EQUIPMENT AND MAINTENANCE MANUAL SHALL BE PROVIDED FOR EACH PIECE OF EQUIPMENT. MANUALS WILL BE PROVIDED TO OWNER FOR USE IN MAINTAINING THE BUILDING EQUIPMENT.
7. THE CALIFORNIA NON-RESIDENTIAL ENERGY CONSERVATION STANDARDS HAVE BEEN REVIEWED AND THE DESIGN DRAWINGS, EQUIPMENT AND CALCULATIONS COMPLY WITH THESE STANDARDS. SEE INCLUDED COMPLIANCE FORMS.

SCOPE OF WORK

- PROVIDE COMFORT COOLING AND HEATING TO OCCUPIABLE SPACES.
- PROVIDE VRF SPLIT SYSTEM TO SERVE OFFICES, RESTROOMS, STORAGE, ELECTRICAL, LOBBY & SHOP AREA.
- PROVIDE NEW DUCTWORK, FITTINGS, DUCT SUPPORT TO ENSURE THE REQUIRED AIR FLOW QUANTITY.
- PROVIDE AIR DISTRIBUTION FOR NEW AREA.
- PROVIDE EXHAUST FAN TO SERVE THE RESTROOMS.
- PROVIDE NEW WALL MOUNTED SPLIT SYSTEM TO SERVE ELECTRICAL ROOM.

SHOP DRAWING NOTE

CONTRACTOR SHALL PROVIDE FIELD LAYOUT SHOP DRAWINGS FOR ARCHITECT/ENGINEER REVIEW PRIOR TO FABRICATION AND INSTALLATION.

EXISTING CONDITIONS

THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITIONS OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BUILDING CONDITIONS.

CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE (INCLUDING BUT NOT LIMITED TO SIZES, INVERTS AND POINTS OF CONNECTION) AND THE CONTRACT DOCUMENTS PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON THE WORK POTENTIAL. CONTRACTOR SHALL REPORT DISCREPANCIES TO THE ARCHITECT AND INCLUDE IN HIS BID ALL COSTS REQUIRED TO MAKE HIS WORK MEET EXISTING CONDITIONS.

COORDINATION NOTE

CONTRACTOR SHALL COORDINATE THE WORK BETWEEN TRADES AND PREPARE SHOP DRAWINGS WHICH CLEARLY INDICATE THE WORK OF EACH TRADE AND THE SPATIAL RELATIONSHIP BETWEEN TRADES. DUCTWORK ROUTING TAKES PRECEDENCE AND THE WORK OF THE OTHER TRADES SHALL BE COORDINATED ACCORDINGLY. PIPING AND DUCTWORK SYSTEMS SHALL NOT BE FABRICATED UNTIL SUCH COORDINATION AND PREPARATION OF SHOP DRAWINGS HAS BEEN COMPLETED. FABRICATION OR INSTALLATION OF WORK WHICH HAS NOT BEEN SO COORDINATED WHICH RESULTS IN CONFLICTS SHALL BE REPLACED AT NO ADDITIONAL COST. WHERE CONFLICTS ARISE DURING THE PREPARATION OF SHOP DRAWINGS, THE CONTRACTOR SHALL BRING THE CONFLICT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING FURTHER.

ABBREVIATIONS

AAP	AREA ALARM PANEL
ACD	AUXILIARY CONDENSATE DRAIN
AD	ACCESS DOOR
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
AP	ACCESS PANEL
APD	AIR PRESSURE DROP
AVTR	ACID VENT THRU ROOF
BDD	BACK DRAFT DAMPER
BEL	BELOW
BFF	BELOW FINISH FLOOR
BOC	BOTTOM OF CASING
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
CHW	CHILLED WATER SUPPLY
CHWR	CHILLED WATER RETURN
CI	CAST IRON
CLG	CEILING
CS	COUNTER SINK
CUH	CABINET UNIT HEATER
CW	COLD WATER
D	DIFFUSER
DDCVA	DOUBLE DETECTOR CHECK VALVE ASSEMBLY
DG	DOOR GRILLE
DH	DUCT HEATER
DMPR	DAMPER
DP	DIFFERENTIAL PRESSURE
DSD	DUCT SMOKE DETECTOR
DTR	DUCT THRU ROOF
DWG	DRAWING
(E)	EXISTING
EAT	ENTERING AIR TEMPERATURE
EF	EXHAUST FAN
ES	EMERGENCY SHOWER
ESP	EXTERNAL STATIC PRESSURE
EWC	ELECTRIC WATER COOLER
EWT	ENTERING WATER TEMPERATURE
EXH	EXHAUST
FCU	FAN COIL UNIT
FLR	FLOOR
FTR	FIN TUBE RADIATOR
FTU	FAN TERMINAL UNIT
G	GRILLE
GSHP	GROUND SOURCE HEAT PUMP
HC	HEATING COIL
HWC	HOT WATER CIRCULATION
HWR	HOT WATER RETURN
IAW	IN ACCORDANCE WITH
IJS	IN JOIST SPACE
I E	INVERT ELEVATION
LAT	LEAVING AIR TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
MA	MIXED AIR
MD	MOTORIZED DAMPER
MFGR	MANUFACTURER
(N)	NEW
NC	NORMALLY CLOSED
N.I.C.	NOT IN CONTRACT
NO	NORMALLY OPEN
NPCW	NON POTABLE COLD WATER
OA	OUTSIDE AIR
OD	OVERFLOW DRAIN
OSA	OUTSIDE AIR
OTCS	OPEN TO CEILING SPACE
(P)	PRIMED
PD	PRESSURE DIFFERENCE
PE	POLYETHYLENE
PVC	POLYVINYLCHLORIDE
QTY	QUANTITY
(R)	RELOCATE
R	REGISTER
RA	RETURN AIR
REL	RELIEF AIR
RD	ROOF DRAIN
RIS	RUBBER IN SHEAR
RJS	RISE IN JOIST SPACE
RPBP	REDUCED PRESSURE BACKFLOW PREVENTOR
RWS	RAINWATER SYSTEM
SA	SUPPLY AIR
SC	SCIENCE CENTER
SCO	SURFACE CLEAN OUT
SD	SMOKE DETECTOR
SM	SHEET METAL
S.O.V.	SHUT-OFF VALVE
SPPA	STRUCTURAL POLYCARBONATE PANEL ASSEMBLY
TC	TECHNOLOGY CENTER
TSP	TOTAL STATIC PRESSURE
TYP.	TYPICAL
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
UTR	UP THRU ROOF
VFD	VARIABLE FREQUENCY DRIVE
WLS	WELL FIELD SUPPLY
WLR	WELL FIELD RETURN
ZCV	ZONE CONTROL VALVE

ENERGY CONSERVATION NOTES

1. AUTOMATIC TEMPERATURE CONTROL DEVICES FOR THE REGULATION OF SPACE TEMPERATURE SHALL BE CAPABLE OF BEING SET FROM 55°F TO 85°F, AND HAVE THE ABILITY TO OPERATE THE HEATING AND COOLING IN SEQUENCE. IF BOTH ARE PROVIDED, CONTROL SHALL BE ADJUSTABLE TO PROVIDE A RANGE UP TO 10°F BETWEEN FULL HEATING AND FULL COOLING, AND THE CAPABILITY OF TERMINATING ALL HEATING AT A TEMPERATURE NO GREATER THAN 70°F, AND COOLING AT A TEMPERATURE NOT LESS THAN 78°F.
2. AIR HANDLING DUCT SYSTEMS SHALL BE CONSTRUCTED, INSTALLED, SEALED AND INSULATED AS PROVIDED IN CHAPTER 6 OF THE 2022 CALIFORNIA MECHANICAL CODE.
3. EQUIPMENT COP OR EER SHALL NOT BE LESS THAN REQUIRED BY CALIFORNIA ENERGY CODE.
4. MAINTENANCE LABELS SHALL BE AFFIXED TO ALL HEATING/COOLING EQUIPMENT. CONTRACTOR TO PROVIDE MAINTENANCE MANUAL PER SPECIFICATIONS.
5. ALL EQUIPMENT SHALL BE CEC CERTIFIED.
6. THE ENTIRE HVAC SYSTEM (AIR & WATER) SHALL BE BALANCED IN ACCORDANCE WITH THE SPECIFICATIONS.
7. ALL DUCT WORK AND PIPING SHALL BE INSULATED PER TITLE-24 AND SPECIFICATION. THE MOST STRINGENT SHALL GOVERN.

APPLICABLE CODES

CODE ANALYSIS
THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO THE REQUIREMENTS OF:

PARTIAL LIST OF APPLICABLE CODES

2022 CALIFORNIA ASDMINISTRATIVE CODE -CCR, TITLE 24, PART 1
(2022 CHPATER 10 APPLIES THRU 06-30-14)
2022 CALIFORNIA BUILDING CODE (CBC) -CCR, TITLE 24, PART 2 -WITH L.A. 2014 AMMENDMENTS, BASED ON 2012 IBC
2022 CALIFORNIA ELECTRICAL CODE (CEC) -CCR, TITLE 24, PART 3 -WITH L.A. 2014 AMMENDMENTS, BASED ON 2011 NEC
2022 CALIFORNIA MECHANICAL CODE (CMC) -CCR, TITLE 24 PART 5 -WITH L.A. 2014 AMENDMENTS, BASED ON 2012 UPC
2022 CALIFORNIA ENERGY CODE -CCR, TITLE 24 PART 6
(2022 VERSION APPLIES AFTER 07-01-14)
2022 CALIFORNIA FIRE CODE (CFC) -CCR, TITLE 24, PART 9 -BASED ON 2012 IFC
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN) -CCR, TITLE 24, PART 11 -WITH L.A. 2014 AMENDMENTS
2022 CALIFORNIA REFERENCED STANDARDS CODE -CCR, TITLE 24, PART 12
2022 CALIFORNIA PUBLIC SAFETY -CCR, TITLE 19 DIVISION 1 -STATE FIRE MASHAL

PARTIAL LIST OF APPLICABLE STANDARDS

2022 NFPA 13 AUTOMATIC SPRINKLER SYSTEMS
2022 NFPA 14 STANDPIPE SYSTEMS (CA AMENDED)
2022 NFPA 17a WET CHEMICAL SYSTEMS
2022 NFPA 20 STATIONARY PUMPS
2022 NFPA 415 AIRPORT TERMINAL STANDARDS
2022 NFPA 24 PRIVATE FIRE MAINS (CA AMENDED)
2022 NFPA 72 NATIONAL FIRE ALARM CODE (CA AMENDED)
2022 NFPA 80 FIRE DOOR AND OTHER OPENING PROTECTIVES
2022 NFPA 2001 CLEAN AGENT FIRE EXTINGUISHING SYSTEMS

REFERENCE CODE SECTION FOR NFPA STANDARDS -2022 CBC (SFM) CHAPTER 35. SEE CHAPTER 35 FOR STATE AMENDMENTS TO NFPA STANDARDS.

CONTROL NOTES

1. THE CONTROL WORK SHALL BE PROVIDED BY THE GENERAL AND MECHANICAL CONTRACTOR.
2. ALL CONTROL WORK SHALL BE PER SPECIFICATIONS AND BASE BUILDING STANDARDS
3. PNEUMATIC CONTROL:
   A. THE CONTROL SYSTEM SHALL BE BY BASE BUILDING STANDARD.
   B. CONTRACTOR TO COORDINATE WITH BASE BUILDING CONTROL PRIOR TO INSTALLATION OF ANY CONTROL SYSTEM.
4. CONTROLS CONTRACTOR SHALL COORDINATE ALL INTERFACE REQUIREMENTS WITH ELECTRICAL & MECHANICAL CONTRACTORS, EMERGENCY & ALARM SYSTEM.
5. CONTRACTOR SHALL VERIFY THE PROPER BASE BUILDING THERMOSTAT SELECTION AND CONTROL WIRING METHOD WITH BASE BUILDING ENGINEERS. FOR BID PURPOSES, EVERYTHING SHALL RUN IN CONDUIT.
6. CONTRACTOR IS RESPONSIBLE FOR FULL PACKAGE INCLUDING WIRES, CONDUIT, INTERFACE, ETC.

AIR AND WATER BALANCE NOTES

1. THE AIR AND WATER BALANCE WORK AS DESCRIBED IN SPECIFICATION SHALL BE CONTRACTED DIRECTLY BY THE GENERAL CONTRACTOR AND COORDINATED BY THIS CONTRACTOR.
2. AIR AND WATER BALANCE SHALL BE PERFORMED FOR ENTIRE CORE AND CORE SPACE UNDER THIS CONTRACT, TERMINAL AIR UNITS, AIR HANDLING UNITS, ALL EXHAUST SYSTEM, AC UNITS, DIFFUSERS AND GRILLES. BALANCING SHALL BE PERFORMED BY AN "AABC" CERTIFIED CONTRACTOR.
3. REFER TO THE SPECIFICATION "START-UP, TESTING AND BALANCING FOR THE WORK TO BE PERFORMED BY THE AIR AND WATER BALANCE CONTRACTOR."
4. IN ADDITION, THE AIR & WATER BALANCE WORK SHALL ALSO CONSIST OF THE FOLLOWING:
   A. TEST & DOCUMENT ALL EQUIPMENT & HVAC.
   B. BALANCE THE INDIVIDUAL AIR OUTLETS TO DESIGN QUANTITIES. MEASURE & DOCUMENT THE ACTUAL COOLING SUPPLY AIR TEMPERATURE DURING AIR BALANCING & THE OUTSIDE AIR TEMPERATURE.
   C. CHECK THE OPERATION OF THE FIRE DAMPERS.
   D. MAKE INSPECTION FOR INSTALLATION DURING CONSTRUCTION DEFICIENCIES SHALL BE NOTED AND REPORTED TO THE MECHANICAL CONTRACTOR.
   E. VERIFY & DOCUMENT ACTUAL MOTOR AMPERAGES, RPM, AS WELL AS AIR PRESSURE ON ALL SUPPLY AND EXHAUST FANS.

DESIGN CRITERIA

PROJECT LOCATION	LOS ANGELES, CA
CALIFORNIA CLIMATE ZONE	CZ-09
PROJECT ALTITUDE (FT. ABOVE SEA LEVEL)	174
SUMMER DESIGN DRY-BULB TEMPERATURE (°F)	85.7
SUMMER DESIGN WET-BULB TEMPERATURE (°F)	62.0
WINTER DESIGN DRY BULB TEMPERATURE (°F)	43.3

MECHANICAL SHEET INDEX

Sheet Number	Sheet Name
M0.01	MECHANICAL NOTES, ABBR. & LEGENDS
M0.02	MECHANICAL SPECS.
M0.10	MECHANICAL TITLE 24 CALCS.
M0.11	MECHANICAL TITLE 24 CALCS.
M0.12	MECHANICAL TITLE 24 CALCS.
M1.21	MECHANICAL DEMOLITION PLANS
M1.31	MECHANICAL ZONING PLANS
M2.11	MECHANICAL PLANS
M2.12	MECHANICAL PLANS - PIPING
M2.13	MECHANICAL PLAN - ROOF
M4.01	ENLARGED MECHANICAL PLANS
M5.01	MECHANICAL DET

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

PART 1 - GENERAL

1.01 DESCRIPTION:
A. WORK IN THIS SECTION SHALL INCLUDE:
A.1. AIR CONDITIONING FOR ALL AREAS IN SCOPE OF WORK SHALL CONSIST OF MAIN DUCTS, AIR DISTRIBUTION EQUIPMENT AND CONTROLS.
A.2. AIR CONDITIONING FOR ALL AREAS IN SCOPE OF WORK SHOWN ON PLANS COMPLETE WITH ALL AIR CONDITIONING EQUIPMENT, AIR DISTRIBUTION DUCTWORK, PIPING AND CONTROLS.
A.3. EXHAUST VENTILATION FOR RESTROOMS, AIR CONDITIONING FOR OCCUPIED SPACES, AND ALL OTHER AREAS WHERE INDICATED ON THE DRAWINGS.

B. RELATED WORK IN THIS SECTION SHALL INCLUDE:
B.1. FURNISHING ELECTRICAL DEVICES NECESSARY FOR MECHANICAL WORK WITH THE EXCEPTION OF DISCONNECTS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
B.2. LINE AND LOW VOLTAGE WIRING AND CONDUIT FOR LINE AND LOW VOLTAGE WIRING FOR MECHANICAL CONTROLS INCLUDING FINAL CONNECTIONS AS INDICATED ON WIRING DIAGRAMS.
B.3. RESPONSIBILITY FOR OBTAINING CLARIFICATION FROM ARCHITECT/OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES THAT EXIST BETWEEN MECHANICAL WORK AND THE WORK OF OTHER TRADES PRIOR TO PROCEEDING WITH THE WORK.
B.4. RESPONSIBILITY FOR CORRECT AND PROPER OPERATION OF AUTOMATIC DIGITAL CONTROLS AND ASSOCIATED MECHANICAL EQUIPMENT AND ALL ELECTRIC POWER DRIVEN EQUIPMENT FURNISHED UNDER THIS SECTION.

C. RELATED WORK IN OTHER SECTIONS:
C.1. ALL EXPOSED PIPING, DUCTWORK AND UNFINISHED PORTIONS OF FIXTURES AND EQUIPMENT SHALL BE PAINTED AS OUTLINED.

C.2. MISCELLANEOUS EQUIPMENT PROVIDED BY OWNER OR UNDER OTHER SECTIONS WITH THE EXCEPTION OF EXHAUST AND VENTILATION CONNECTIONS FOR THE EQUIPMENT SHALL BE MADE UNDER THIS SECTION.

C.3. ELECTRICAL WORK AS SPECIFIED WILL BE PROVIDED ON THE ELECTRICAL DRAWINGS:
C.3.A. CONDUIT FOR LINE VOLTAGE WIRING FOR EQUIPMENT AND DEVICES AS INDICATED OR SPECIFIED EXCEPT CONDUIT FOR LINE AND LOW VOLTAGE WIRING FOR MECHANICAL EQUIPMENT CONTROLS AS SPECIFIED ON THE ELECTRICAL DRAWINGS.
C.3.B. LINE WIRING FOR EQUIPMENT AND DEVICES AS INDICATED OR SPECIFIED HEREIN EXCEPT LINE AND LOW VOLTAGE WIRING FOR MECHANICAL EQUIPMENT CONTROLS AS SPECIFIED ON THE ELECTRICAL DRAWINGS.
C.3.C. PROVIDING DISCONNECT SWITCHES.
C.3.D. FURNISHING AND INSTALLING ELECTRICAL DEVICES SUCH AS STARTERS AND DISCONNECTS, WHERE INDICATED.

C.4. VIBRATION ISOLATION EQUIPMENT AND SEISMIC RESTRAINTS SHALL BE PROVIDED FOR ALL MECHANICAL EQUIPMENT AND PIPING. ALL SUSPENDED EQUIPMENT SHALL HAVE SEISMIC RESTRAINTS CAPABLE OF WITHSTANDING A HORIZONTAL FORCE AND VERTICAL FORCE BASED ON THE 2019 CBC. ALL DUCTWORK AND PIPING SHALL HAVE SEISMIC RESTRAINTS WHICH COMPLY WITH THE CURRENT VERSIONS OF SMACNA AND TITLE 24.

1.02 SUBMITTALS:
A. SHOP DRAWINGS
A.1. SHOW ALL DETAILS OF ALL DUCTWORK, DUCT SUPPORTS, PIPING SUPPORTS, MECHANICAL EQUIPMENT SUPPORTS AND ANY RELEVANT ELECTRICAL WIRING OR CONTROL WIRING DIAGRAMS.

B. PRODUCT DATA:
B.1. WITHIN 35 DAYS AFTER AWARD OF CONTRACT AND PRIOR TO DELIVERY TO THE JOB SITE OF ANY MATERIALS OF THIS SECTION, CONTRACTOR SHALL SUBMIT ONE (1) ELECTRONIC COPY OR TWO (2) HARDCOPIES OF COMPLETE BROCHURES OF ALL MATERIALS AND EQUIPMENT, IN CONJUNCTION WITH ALL SHOP DRAWING SUBMITTALS.
B.2. PRODUCT DATA SHALL INCLUDE ALL AIR CONDITIONING EQUIPMENT, HANGERS, FANS, DUCTWORK CONSTRUCTION, ELECTRICAL WIRING AND CONTROL WIRING DIAGRAMS AND OTHER ASSOCIATED STANDARD ITEMS AS REQUIRED TO COMPLEMENT SHOP DRAWINGS.

C. RECORD DRAWINGS: PROJECT RECORD DRAWINGS SHALL BE MAINTAINED THROUGHOUT THE PROGRESS OF THE WORK AND SUBMITTED TO THE ARCHITECT IN COMPLIANCE WITH THE ABOVE SECTION.

D. OPERATING MANUALS AND MAINTENANCE MANUALS:
D.1. SUBMIT THREE (3) COPIES OF ALL OPERATING INSTRUCTIONS AND MAINTENANCE MANUALSTO THE BUILDING OWNER WITH ALL PAGES NUMBERED AND CLEARLY MARKED PRODUCT DATA. UNMARKED OPERATING AND MAINTENANCE MANUALS WILL NOT BE ACCEPTABLE.
D.2. FULLY INSTRUCT OWNER'S OPERATING PERSONNEL AND DEMONSTRATE ALL ASPECTS OF EQUIPMENT PERFORMANCE, OPERATION AND MAINTENANCE. ADEQUATE TIME ALLOCATED FOR SAID INSTRUCTION AND DEMONSTRATIONS OF EQUIPMENT AND SYSTEMS SHALL BE INCORPORATED IN THESE OBLIGATIONS. SUBMIT A LETTER TO ARCHITECT SIGNED BY OWNER'S REPRESENTATIVE WHO WILL OPERATE SYSTEMS STATING THAT HE/SHE HAS BEEN FULLY INSTRUCTED BY CONTRACTOR CONCERNING OPERATION AND MAINTENANCE OF EQUIPMENT AND SYSTEMS.

1.03 PRODUCT HANDLING:
A. PROTECTION: ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PROTECT THE MATERIALS OF THIS SECTION BEFORE, DURING, AND AFTER INSTALLATION.

B. REPLACEMENTS: ANY OCCURRENCE OF DAMAGE DURING DEMOLITION AND CONSTRUCTION, SHALL TRIGGER IMMEDIATE REPAIR OF ALL DAMAGED AND DEFECTIVE WORK TO THE APPROVAL OF THE ARCHITECT AT NO ADDITIONAL COST TO OWNER.

1.04 MISCELLANEOUS:
A. PERMITS AND FEES: CONTRACTOR SHALL ARRANGE, APPLY AND PAY FOR ALL NECESSARY PERMITS, INSPECTIONS, EXAMINATIONS, FEES AND CHARGES REQUIRED BY PUBLIC AUTHORITIES HAVING JURISDICTION.

B. LOCATIONS AND ACCESSIBILITY: CONTRACTOR SHALL BE COMPLETELY INFORMED REGARDING ANY PECULIARITIES AND LIMITATIONS OF SPACE IS AVAILABLE FOR THE INSTALLATION OF WORK UNDER THIS SECTION. VALVES, MOTOR CONTROLS AND ALL OTHER DEVICES REQUIRING SERVICE, MAINTENANCE AND ADJUSTMENT SHALL BE LOCATED IN POSITIONS OF FULL ACCESS. ACCESS DOORS SHALL BE PROVIDED WHERE NECESSARY IN DUCTWORK OR CONSTRUCTION WHETHER SPECIFICALLY DETAILED OR NOT, AND RENDER ALL SUCH DEVICES ACCESSIBLE.

C. SCAFFOLDING: PROVIDE ALL SCAFFOLDING, RIGGING AND HOISTING AS REQUIRED FOR THE PROPER EXECUTION OF THE WORK.

D. DRAWINGS: DRAWINGS SHOW DESIRED LOCATION AND ARRANGEMENT OF DUCTWORK, PIPING, EQUIPMENT AND OTHER ITEMS, AND SHOULD BE ADHERED TO AS CLOSE AS POSSIBLE. CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR COORDINATING THE WORK WITH ALL OTHER TRADES. WORK SPECIFIED WHICH IS NOT CLEARLY DEFINED BY THE DRAWINGS SHALL BE INSTALLED AND ARRANGED TO THE SATISFACTION OF THE ARCHITECT. IF CHANGES IN INDICATED LOCATIONS AND ARRANGEMENTS ARE DEEMED NECESSARY BY ARCHITECT, THEY SHALL BE COMPLETED BY CONTRACTOR WITHOUT ADDITIONAL CHARGES TO THE OWNER PROVIDED THE CHANGE IS ORDERED BEFORE WORK IS INSTALLED AND NO ADDITIONAL MATERIALS ARE REQUIRED.

1.05 QUALITY ASSURANCE
A. QUALITY AND GAUGES OF MATERIALS:
1. QUALITY OF MATERIALS:
NEW, BEST OF THEIR RESPECTIVE KINDS, FREE FROM DEFECTS AND LISTED BY UNDERWRITERS' LABORATORIES, INC., OR BEARING THEIR LABEL. MATERIALS AND EQUIPMENT OF SIMILAR APPLICATION: SAME MANUFACTURE, EXCEPT AS NOTED. CONFORM TO REFERENCE STANDARDS.

1.06 PERMITS AND INSPECTIONS
A. THE CONTRACTOR SHALL SECURE ALL APPROVALS AND PAY ALL FEES FOR ALL WORK INSTALLED. CERTIFICATE SHALL BE DELIVERED TO OWNER BEFORE FINAL PAYMENT WILL BE MADE.
B. PROVIDE ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY FOR A COMPLETE AND SAFE INSTALLATION OF HVAC IN FULL CONFORMITY WITH REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION; ALL AS INDICATED ON DRAWINGS AND/OR HEREIN SPECIFIED FOR THE SYSTEMS INCLUDED. WORK SHAL BE INSTALLED IN A NEAT, WORKMANLIKE MANNER. INCLUDE ALL COSTS FOR PERMITS, LICENSES, CERTIFICATES, FILING AND INSPECTION REQUIRED BY AUTHORITIES L HAVING JURISDICTION.

1.07 DESCRIPTION
A. SPECIFICATIONS ARE OF SIMPLIFIED FORM AND INCLUDE INCOMPLETE SENTENCES. WORDS OR PHRASES SUCH AS "THE CONTRACTOR SHALL," "SHALL BE," "FURNISH," "PROVIDE," "A," "AN," "THE," AND "ALL" HAVE BEEN OMITTED FOR BREVITY.
B. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS AND WORK. FOLLOW DRAWINGS IN LAYING OUT WORK AND CHECK DRAWINGS OF OTHER TRADES TO VERIFY SPACE CONDITIONS. MAINTAIN HEADROOM AND SPACE CONDITIONS.
C. THE WORK DOES NOT SHOW ALL OFFSETS, DROPS AND RISES OF RUNS. THE CONTRACTOR SHALL ALLOW IN HIS PRICES FOR ROUTING OF DISTRIBUTION SYSTEM TO AVOID OBSTRUCTIONS. EXACT LOCATIONS SUBJECT TO APPROVAL OF ARCHITECT.
D. SCOPE OF WORK: LABOR, MATERIALS, EQUIPMENT, SERVICES AND FEES NECESSARY FOR COMPLETE SAFE INSTALLATION IN CONFORMITY WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION; AS INDICATED ON DRAWINGS AND HEREIN SPECIFIED.

1.08 JOB CONDITIONS
A. CONNECTIONS TO EXISTING WORK:
1. INSTALL NEW WORK AND CONNECT TO EXISTING WORK WITH MINIMUM INTERFERENCE TO EXISTING FACILITIES.
2. MAINTAIN CONTINUOUS OPERATION OF EXISTING FACILITIES AS REQUIRED WITH NECESSARY TEMPORARY CONNECTIONS BETWEEN NEW AND EXISTING WORK.
3. TEMPORARY SHUTDOWNS OF EXISTING SERVICES:
A. AT NO ADDITIONAL CHARGES.
B. AT TIMES NOT TO INTERFERE WITH NORMAL OPERATION OF EXISTING FACILITIES.
C. ONLY WITH WRITTEN CONSENT OF OWNER.
4. CONNECT NEW WORK TO EXISTING WORK IN NEAT AND ACCEPTABLE MANNER. RESTORE EXISTING DISTURBED WORK TO ORIGINAL CONDITION INCLUDING MAINTENANCE OF WIRING CONTINUITY AS REQUIRED.
B. REMOVAL AND RELOCATION OF EXISTING WORK:
1. DISCONNECT, REMOVE OR RELOCATE MATERIAL, EQUIPMENT, DUCTWORK, PIPING AND OTHER WORK NOTED AND REQUIRED BY REMOVAL OR CHANGES IN EXISTING CONSTRUCTION.
2. WHERE EXISTING PIPES, CONDUITS AND/OR DUCTS, WHICH ARE TO REMAIN, PREVENT INSTALLATION OF NEW WORK AS INDICATED, RELOCATE, OR ARRANGE FOR RELOCATION, OF EXISTING PIPES, CONDUITS AND/OR DUCTS.
3. PROVIDE NEW MATERIAL AND EQUIPMENT REQUIRED FOR RELOCATED EQUIPMENT.
4. PLUG OR CAP ACTIVE PIPING OR DUCTWORK BEHIND OR BELOW FINISH.
5. DO NOT LEAVE LONG DEAD-END BRANCHES. CAP OR PLUG AS CLOSE AS POSSIBLE TO ACTIVE LINE.
6. DISPOSE OF REMOVED MATERIAL AND EQUIPMENT AS DIRECTED.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING
A. MOVING OF EQUIPMENT: WHERE NECESSARY, SHIP IN CRATED SECTIONS OF SIZE TO PERMIT PASSING THROUGH AVAILABLE SPACES.
B. ACCESSIBILITY:
1. FOR OPERATION, MAINTENANCE AND REPAIR.
2. MINOR DEVIATIONS: PERMISSIBLE.
3. CHANGES OF MAGNITUDE OR INVOLVING EXTRA COST: NOT PERMISSIBLE WITHOUT REVIEW.
4. GROUP CONCEALED MECHANICAL EQUIPMENT REQUIRING ACCESS WITH EQUIPMENT FREELY ACCESSIBLE THROUGH ACCESS DOORS.

1.10 MAINTENANCE MANUALS AND AS-BUILT DRAWINGS
A. PROVIDE FOUR (4) COPIES OF OPERATING AND MAINTENANCE MANUAL FOR OWNER'S USE FOR EACH PIECE OF EQUIPMENT. EACH ITEM SHALL BE CROSS-REFERENCED AND NUMBERED WITH AS-BUILT DRAWING DESCRIPTIONS.
B. AS-BUILT DRAWINGS: DELIVER TO OWNER, ONE SET OF REPRODUCIBLES, AUTO-CADD CD, AND ONE BOUND SET OF BLUEPRINTS AND PANEL SCHEDULES SHOWING WORK AS ACTUALLY INSTALLED.

1.11 SEISMIC SUPPORT
A. CONTRACTOR SHALL RETAIN A PROFESSIONAL ENGINEER TO DESIGN ALL SEISMIC SUPPORTS REQUIRED FOR THE PROJECT.
B. CONTRACTOR SHALL SUPPORT AND BRACE ALL HVAC SYSTEMS IN ACCORDANCE WITH SEISMIC CODE REQUIREMENTS.

PART 2 - PRODUCTS

2.01 VIBRATION ISOLATION EQUIPMENT:
A. GENERAL REQUIREMENTS:
A.1. FURNISH VIBRATION ISOLATION EQUIPMENT FOR ALL MECHANICAL EQUIPMENT AND PIPING AS SPECIFIED HEREIN AND INDICATED ON THE DRAWINGS. THE VIBRATION ISOLATION SYSTEM SHALL BE INSTALLED IN A MANNER TO PREVENT THE TRANSMISSION OF VIBRATION FROM MECHANICAL EQUIPMENT TO THE STRUCTURE. NO RIGID CONNECTION SHALL BE PERMITTED BETWEEN ROTATING OR OSCILLATING EQUIPMENT AND PIPING AND THE STRUCTURE.
A.2. VIBRATION ISOLATION MANUFACTURER SHALL PROVIDE WRITTEN INSTRUCTIONS DETAILING THE INSTALLATION AND ADJUSTMENT OF AL ISOLATORS. THE MANUFACTURER SHALL REPLACE ANY VIBRATION ISOLATION EQUIPMENT THAT HAS BEEN INCORRECTLY SIZED. MECHANICAL SUBCONTRACTOR SHALL COORDINATE HIS WORK WITH THE OTHER TRADES. CONTRACTOR FOLLOWING HIMHER, SUCH AS PLASTERING OR ELECTRICAL, SHALL BE INFORMED AND INSTRUCTED TO AVOID RIGID CONTACT WITH THE VIBRATION ISOLATION EQUIPMENT INSTALLATION THUS NOT REDUCING THE EFFECTIVENESS OF THE SYSTEM.
A.3. INSPECTIONS: VIBRATION ISOLATION MANUFACTURER SHALL INSPECT ALL OF THE VIBRATION ISOLATION EQUIPMENT INSTALLATIONS AND INFORM THE ARCHITECT/OWNER'S REPRESENTATIVE IN WRITING OF ANY NECESSARY CORRECTIONS AND/OR ADJUSTMENTS.
A.4. VIBRATION ISOLATION EQUIPMENT SHALL BE MANUFACTURED BY A SINGLE MANUFACTURER. ALL VIBRATION ISOLATION EQUIPMENT SHALL FULLY COMPLY WITHOUT ANY DEVIATION FROM THE FOLLOWING SPECIFICATIONS AND MANUFACTURED BY MASON, VIBREX, OR EQUAL. THE ISOLATION MANUFACTURER SHALL INCLUDE IN THE SUBMITTAL THE FOLLOWING INFORMATION:
A.4.1. ISOLATOR TYPE
A.4.2. ISOLATOR DEFLECTION.
A.4.3. ISOLATOR FREE OR UNLOADED HEIGHT.
A.4.4. ISOLATOR PHYSICAL CHARACTERISTICS OF SPRINGS USED.
A.4.5. SIZE OF STRUCTURAL MEMBERS ISOLATORS ARE TO SUPPORT.
A.4.6. EFFICIENCY CALCULATIONS.
A.4.7. ANY OTHER PERTINENT INFORMATION TO MAKE THE SUBMITTAL COMPLETE.

B. TECHNICAL REQUIREMENTS:
B.1. ISOLATORS SHALL BE DESIGNED OR TREATED FOR RESISTANCE TO CORROSION. ALL NUTS, BOLTS, AND WASHERS ASSOCIATED WITH ISOLATOR SHALL BE ZINC-ELECTROPLATED.
B.2. ALL EQUIPMENT SHALL BE INSTALLED WITH ISOLATORS AS SPECIFIED ON THE ELECTRICAL DRAWINGS.

2.02 DIFFUSERS, REGISTERS AND GRILLES:
PROVIDE AIR DISTRIBUTION EQUIPMENT OF THE SIZES AND CAPACITIES INDICATED ON FLOOR PLANS AND SCHEDULE.
A. COLORS: PROVIDE AND INSTALL AIR DISTRIBUTION EQUIPMENT WITH FACTORY FINISHED STANDARD WHITE UNLESS NOTED OTHERWISE OR DIRECTED BY ARCHITECT. COLOR TO MATCH TILE AS SELECTED. SUBMIT PAINT SAMPLES FOR APPROVAL BY ARCHITECT.

B. SQUARE CEILING DIFFUSERS: PERFORATED FACE WITH MODULAR BLADE CORES ALLOWING ONE, TWO, THREE AND FOUR WAY THROW PATTERNS, OF SIZE AND CAPACITY INDICATED. DIFFUSER INSTALLATION SHALL BE ADAPTED TO CEILING SUSPENSION SYSTEM AND PERFORATED FACE SHALL BE HINGED AND REMOVABLE.

C. RETURN AND EXHAUST AIR GRILLES: DOUBLE DEFLECTION BLADES FIXED AT 0 DEGREE DEFLECTION.

D. SUPPLY WALL REGISTERS: DOUBLE DEFLECTION BLADES FIXED AT 0 DEGREE DEFLECTION.

2.03 DUCTS AND SHEET METAL WORK:
F. PROVIDE AND INSTALL DUCTS, PLENUMS, ACCESS DOORS, FRESH AIR INTAKES, AND EXHAUST AIR OUTLETS AS INDICATED AND REQUIRED. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED AND TESTED TO COMPLY WITH THE MOST RESTRICTIVE OF LOCAL CODES AND REGULATIONS AND STANDARDS ISSUED BY SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA). DUCTWORK SHALL BE CONSTRUCTED OF G90 GALVANIZED STEEL AND PREFABRICATED SPIRAL LOCKSEAM DUCTS AND FITTINGS.

G. CEILING DIFFUSERS SHALL HAVE FINAL CONNECTION MADE WITH FLEXIBLE GLASS FIBER DUCT, (CASCO DUCT FLEX-II). FLEXIBLE DUCT CONNECTION TO ROUND DUCTS SHALL BE MADE WITH 1/2" WIDE POSITIVE LOCKING STEEL STRAPS. FLEX DUCT BENDS SHALL BE MADE WITH NOT LESS THAN ONE DUCT DIAMETER CETERLINE RADIUS. FLEX DUCTS SHALL NOT BE COMPRESSED. FLEXIBLE DUCT CONNECTION SHALL NOT EXCEED 5 FEET LENGTH WHEN FULLY EXTENDED. FLEX DUCT IS NOT PERMITTED WHERE DUCTWORK IS EXPOSED.

H. BRANCH DUCT CONNECTIONS TO MAIN DUCTS SHALL BE MADE WITH LOW LOSS FITTINGS. BUTT TAPS AND STRAIGHT TEES ARE NOT ALLOWED. 45 DEGREE ENTRY BRANCH SHALL ONLY BE USED WHERE AIRFLOW IN BRANCH IS LESS THAN 25% OF TOTAL AIRFLOW IN MAIN DUCT; MORE THAN 25% SHALL USE DIVIDED FLOW BRANCH PER SMACNA FIG. 2-5 TYPE 1 OR 4A.

I. ALL FLAT DUCT SURFACES SHALL BE DIAGONALLY CRIMPED REGARDLESS OF SIZE. LONGITUDINAL JOINTS IN ALL DUCT SIZES MAY BE FLAT-LOCK JOINTS. TRANSVERSE JOINTS AND INTERMEDIATE BRACING SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL OR GALVANIZED STRUCTURAL ANGLES IN COMPLIANCE WITH REQUIREMENTS OF THE ASHRAE GUIDE AND LOCAL AUTHORITIES HAVING JURISDICTION.

J. TRANSVERSE JOINTS ON SUPPLY DUCTS SHALL BE SEALED WITH MASTIC OR TAPE.

K. LOW PRESSURE SUPPLY DUCTS WITH INTERNAL STATIC PRESSURE IN EXCESS OF 0.75" OF WATER PRESSURE SHALL HAVE LONGITUDINAL JOINTS SEALED WITH MASTIC OR TAPE.

L. LOCK JOINTS SHALL BE HAMMERED TO ENSURE THEY ARE AIRTIGHT. INSIDE OF DUCT SHALL PRESENT A SMOOTH SURFACE TO FLOW OF AIR.

M. CHANGES IN SIZE OF DUCTS SHALL INCREASE GRADUALLY WITH A SLOPE OF NOT MORE THAN 1:5 RATIO WHERE POSSIBLE, BUT NO GREATER THAN 1:3 RATIO IN ANY EVENT.

N. HORIZONTAL DUCTWORK SHALL BE SUPPORTED WITH GALVANIZED HANGERS TO COMPLY WITH SMACNA GUIDELINES AND LOCAL AUTHORITIES HAVING JURISDICTION. FLEXIBLE DUCTWORK SHALL BE SUPPORTED WITH A 4" WIDE SHEET METAL SUPPORT STRAP TO PREVENT PINCHING OF DUCTWORK.

O. ALL VISIBLE DUCTWORK ABOVE RETURN AIR GRILLES MOUNTED IN A CEILING RETURN AIR PLENUM SHALL BE PAINTED MATTE BLACK.

2.04 TURNING VANES:
A. RECTANGULAR DUCT SMOOTH RADIUS ELBOWS USE - MULTIPLE SPLITTER VANES.

B. RECTANGULAR ELBOWS: RECTANGULAR ELBOWS SHALL BE EQUIPPED WITH EITHER SINGLE OR DOUBLE THICKNESS TURNING VANES WITH A RADIUS OF 4.5", AND A SEPARATION OF 3.25", PRE-ASSEMBLED ON RUNNERS CONSTRUCTED PER SMACNA DUCT DESIGN GUIDE. VANES SHALL BE SECURELY ATTACHED TO THE RUNNERS.

2.05 DAMPERS AND LOUVERS:
A. BALANCING VOLUME DAMPERS SHALL BE INSTALLED IN EACH SUPPLY AIR BRANCH DUCT IN AN ACCESSIBLE LOCATION AND AS CLOSE TO THE BRANCH TAKEOFF AS POSSIBLE. FURNISH EACH MANUAL VOLUME DAMPER WITH BEARINGS AND AN ADJUSTING DEVICE HAVING A LOCKING MECHANISM. PROVIDE YOUNG REGULATORS FOR VOLUME DAMPERS INSTALLED IN INACCESSIBLE LOCATIONS.

B. BALANCING DAMPERS WHERE NEITHER DUCT DIMENSION EXCEEDS 17" CAN BE SITE FABRICATED BUTTERFLY TYPE CONSISTING OF A BLADE CONSTRUCTED OF 18 GAUGE GALVANIZED STEEL SECURELY RIVETED OR WELDED AT ITS CENTER AXIS TO A SQUARE OPERATING ROD OR SHALL HAVE AIR BALANCE AC-111 OR AC-112 BUTTERFLY TYPE INSTALLED.

C. BALANCING DAMPERS WHERE EITHER DUCT DIMENSION EXCEEDS 17" SHALL HAVE AIR BALANCE AB-2, OPPOSED BLADE TYPE INSTALLED.

D. CABLE CONTROL VOLUME DAMPER SYSTEMS: PROVIDE BOWDEN REMOTE CABLE CONTROLS AS MANUFACTURED BY YOUNG REGULATOR COMPANY. PROVIDE ALL NECESSARY HARDWARE FOR INSTALLATION INCLUDING THE BOWDEN ALUMINUM ANGLE BRACKET AND THE BOWDEN CONTROL HUB TO ACCOMMODATE MOUNTING OUT WORK AND CHECK DRAWINGS OF OTHER TRADES TO VERIFY SPACE CONDITIONS. MAINTAIN HEADROOM AND SPACE CONDITIONS.

E. COMBINATION FIRE SMOKE DAMPERS: COMBINATION FIRE SMOKE DAMPERS MEETING REQUIREMENTS OF UL STANDARD 555 7TH EDITION AND UL STANDARD 555S 4TH EDITION. DAMPER SHALL HAVE A LEAKAGE RATING OF LEAKAGE CLASS 1 OR 2. DAMPER BLADE AND FRAME SHALL BE 16 GA. GALVANIZED STEEL FORMED INTO A 5" X 1" STRUCTURAL HAT CHANNEL. TOP AND BOTTOM FRAME MEMBERS ON DAMPERS LESS THAN 17" HIGH SHALL BE LOW PROFILE DESIGN TO MAXIMIZE THE FREE AREA OF THESE SMALLER DAMPERS. FRAME SHAL BE 4-PIECE CONSTRUCTION WITH 1 ,5" (MINIMUM) INTEGRAL OVERLAPPING GUSSET REINFORCEMENTS IN EACH CORNER TO ASSURE SQUARE CORNERS AND PROVIDE MAXIMUM RESISTANCE TO RACKING.

2.06 INSULATION:
A. FLEXIBLE ELASTOMERIC: CLOSED-CELL EXPANDED-RUBBER MATERIALS. COMPLY WITH ASTM C 534, TYPE I FOR TUBULAR MATERIALS AND TYPE II FOR SHEET MATERIALS.
1. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING:
a. AEROFLEX USA INC..
b. ARMACELL LLC.
c. K-FLEX
2. FLAME SPREAD AND SMOKE DEVELOPED INDEX OF 25/50 PER ASTM E84.
3. UNSLIT OR SLIT TYPE WITH SELF- SEALING FACTORY INSTALLED TAPE WITH OVERLAPPING LONGITUDINAL SEAM SEAL AS REQUIRED TO SUIT THE INSTALLATION.
B. CONDENSATE AND EQUIPMENT DRAIN SHALL BE INSULATED WITH 1/2 INCH THICK FLEXIBLE ELASTOMERIC INSULATION.
C. HEATING HOT WATER PIPING SHALL BE INSULATED WITH 2 INCH THICK FLEXIBLE ELASTOMERIC INSULATION.
D. OUTDOOR, FIELD-APPLIED JACKET:
4. INSTALL JACKET OVER INSULATION MATERIAL. FOR INSULATION WITH FACTORY-APPLIED JACKET, INSTALL THE FIELD-APPLIED JACKET OVER THE FACTORY-APPLIED JACKET.
5. EXTERIOR WEATHER CLADDING SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. OUTDOOR PIPING:
d. ALUMINUM, STUCCO EMBOSSED: 0.024 INCH THICK.
e. EXTERIOR WEATHER CLADDING.

E. THERMAL DUCT INSULATION: INSULATE ALL CONCEALED SUPPLY, RETURN, AND OUTSIDE AIR DUCTS AND PLENUMS UNLESS OTHERWISE SPECIFIED, WITH J-M MICROLITE FIBERGLASS DUCT INSULATION, FOIL-FACED, 3/4 LB. DENSITY, 1-1/2" THICK. INSULATION SHALL BE WRAPPED ENTIRELY AROUND DUCT WITH JOINTS LAPPED AT LEAST 2" AND SECURED WITH INSULATION TAPE. INSULATION SHALL COVER ALL SURFACES INCLUDING STANDING SEAMS.

F. DUCTLINER (WHERE INDICATED ON DRAWINGS): J-M LINACOUSTIC, THERMAL RESISTNACE OF R-8, 1-1/2 LB. DENSITY COATED FIBERGLASS DUCT LINER IN ACCORDANCE WITH NFPA 90-A REQUIREMENTS. THE CUT LINER SHALL NOT HAVE AN AIR FRICTION CORRECTION FACTOR GREATER THAN 1.1 AT A VELOCITY OF 3000 FPM. INSULATION SHALL BE APPLIED TO THE INSIDE OF DUCTS WITH AN APPROVED FIRE RETARDANT ADHESIVE TO PROVIDE 100 COVERAGE AND A SMOOTH SURFACE. IN DUCTS WITH ONE SIDE GREATER THAN 12", SECURE INSULATION WITH MECHANICAL FASTENERS IN ADDITION TO ADHESIVE, SPACED AT 14" CENTERS IN BOTH DIRECTIONS. MECHANICAL FASTENERS SHALL BE FLUSH WITH THE LINER SURFACE AND SHALL BEGIN WITHIN 2" OF THE LEADING EDGE OF EACH SECTION AND WITHIN 3" OF THE LEADING EDGE OF ALL CROSS JOINTS WITHIN THE DUCT SECTION. ALL EXPOSED EDGES AND THE LEADING EDGE OF ALL CROSS JOINTS OF THE LINER SHALL BE HEAVILY COATED WITH AN APPROVED FIRE RESISTANT ADHESIVE. THE DUCT LINER SHALL BE CUT TO ASSURE SNUG. CLOSING CORNER JOINTS, THE BLACK SURFACE OF THE LINER SHALL FACE THE AIR STREAM. TRANSVERSE JOINTS SHALL BE NEATLY BUTTED AND ALL DAMAGED AREAS SHALL BE HEAVILY COATED WITH AN APPROVED FIRE RESISTANT ADHESIVE.

G. ALL DUCT INSULATION SHALL HAVE A MINIMUM THERMAL RESISTANCE OF 4.2 EXCLUSIVE OF FILM RESISTANCE AND FULLY COMPLY WITH 2019 CALIFORNIA MECHANICAL CODE SECTION 605 AND 724 REQUIREMENT.

2.07 CENTRIFUGAL ROOF VENTILATORS
A. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
1. GREENHECK FAN CORPORATION
2. LOREN COOK COMPANY
3. PENNBARRY
4. TWIN CITY FAN
B. HOUSING: ALUMINUM ALONG WITH CURB CAP, WINDBAND AND VENTILATED MOTOR COMPARTMENT WITH REMOVABLE HOUSING. CURB CAP WITH INTEGRAL VENTURI INLET CONE.
1. WIREWAYS: INTEGRAL INTERNAL WIRING CONDUITS FOR ALL POWER AND CONTROL WIRING FOR FAN AND CURB.
2. BIRD SCREENS: REMOVABLE, 1/2-INCH MESH, ALUMINUM OR BRASS WIRE.
3. VIBRATION ISOLATION: FACTORY INSTALLED VIBRATION ISOLATORS FOR DRIVE ASSEMBLY.
C. FAN WHEELS: ALUMINUM HUB AND WHEEL WITH NON-OVERLOADING BACKWARD-INCLINED BLADES.
D. ACCESSORIES:
1. DAMPERS: COUNTERBALANCED OR MOTOR OPERATED AS SCHEDULED, PARALLEL-BLADE, BACKDRAFT DAMPERS MOUNTED IN CURB BASE; FACTORY SET TO CLOSE WHEN FAN STOPS.
2. DIRECT DRIVE SPEED CONTROLLER
E. ROOF CURBS: STRAIGHT SIDED CURB OF HEAVY GAUGE GALVANIZED STEEL; MITERED AND WELDED CORNERS WITH 4" MINIMUM BOTTOM FLANGE; STRUCTURAL CURB FOR POSITIVE ATTACHMENT OF FAN TO STRUCTURE; 1-1/2-INCH-THICK, RIGID, FIBERGLASS INSULATION ADHERED TO INSIDE WALLS; CURB SEAL, SIZE AS REQUIRED TO SUIT ROOF OPENING AND FAN BASE.
1. COORDINATE CURB HEIGHT WITH ROOF INSULATION THICKNESS, AND WITH OTHER CRITERIA SUCH AS SNOW. MINIMUM CURB HEIGHT IS 18" TO PROVIDE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ROOF.
2. PITCH MOUNTING: MANUFACTURE CURB FOR ROOF SLOPE.
3. DAMPER HOLDING TRAY: FOR FANS SCHEDULED WITH DAMPERS.

2.08 SMALL PACKAGED ROOFTOP UNIT:
A. UNIT CASINGS:
1. CONSTRUCT CASES TO BE COMPLETELY WEATHERPROOF. PROVIDE UNIT ROOF WITH A MINIMUM PITCH OF ½" PER FOOT FOR WATER DRAINAGE.
2. CASINGS: FASTENERS SEAL PANELS AGAINST FULL PERIMETER NEOPRENE, OR EQUAL, GASKETS FOR AIRTIGHT SEAL. UNIT CONSTRUCTION TO MAINTAIN A THERMAL BREAK BETWEEN INTERIOR AND EXTERNAL METAL COMPONENTS.
3. ACCESS DOORS AND REMOVABLE PANELS: SEAL AGAINST FULL PERIMETER NEOPRENE OR EQUAL GASKETS TO ENSURE AN AIRTIGHT SEAL AND TO PROVIDE ACCESS TO ALL INTERNAL PARTS.
4. CONSTRUCT SINGLE WALL CASINGS OF INSULATED HEAVY GAUGE G90 GALVANIZED STEEL THROUGHOUT WITH GALVANIZED STEEL FRAMEWORK WITH PAINTED OR GALVANIZED FINISH. INSULATION FOR WALLS AND ROOF TO BE 1/2" THICK FOIL FACED SEMI-RIGID 1.0 POUND PER CUBIC FOOT FIBERGLASS INSULATION RATED FOR A MAXIMUM VELOCITY OF 4000 FPM.
C. CONDENSATE DRAIN PANS:
1. FABRICATED WITH ONE PERCENT SLOPE IN AT LEAST TWO PLANES TO COLLECT CONDENSATE FROM COOLING COILS (INCLUDING COIL

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-MCH-E
This document is used to demonstrate compliance for mechanical systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, or 141.0(b)2 for alterations.	
Project Name: RANCHO PARK GOLF CLUBHOUSE RENOVATION	**Report Page:** (Page 1 of 26)
Project Address: 10460 W PICO BLVD, LOS ANGELES, CA 90064	**Date Prepared:** 28-08-2025

A. GENERAL INFORMATION

01	Project Location (city)	LOS ANGELES	04	Total Conditioned Floor Area	14427
02	Climate Zone	9	05	Total Unconditioned Floor Area	0
03	Occupancy Types Within Project:		06	# of Stories (Habitable Above Grade)	1

● Office ● Restaurant ● Retail ● Support Areas ● All Other Occupancies

B. PROJECT SCOPE

This table Includes mechanical systems or components that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, 170.2(b) or 141.0(b)2 and 180.2(b)2 for alterations.

01	02	03
Air System(s)	Wet System Components	Dry System Components
☒ Heating Air System	☐ Water Economizer	☐ Air Econcmizer
☒ Cooling Air System	☐ Pumps	☐ Electric Resistance Heat
Mechanical Controls	☐ System Piping	☒ Fan Systems
☒ Mechanical Controls (existing to remain, altered or new)	☐ Cooling Towers	☒ Ductwork (existing to remain, altered or new)
	☐ Chillers	☒ Ventilation
	☐ Boilers	☐ Zonal Systems/ Terminal Boxes

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-MCH-E
Project Name: RANCHO PARK GOLF CLUBHOUSE RENOVATION	**Report Page:** (Page 2 of 26)
	Date Prepared: 28-08-2025

C. COMPLIANCE RESULTS

Table C will indicate if the project data input into the compliance document is compliant with mechanical requirements. This table is not editable by the user. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D., or the table indicated as not compliant for guidance.

01		02		03		04		05		06		07		08	09
System Summary 110.1, 110.2, 140.4, 170.2(c)	AND	Pumps 140.4(k), 170.2(c)4I	AND	Fans/ Economizers 140.4(c), 140.4(e), 170.2(c)	AND	System Controls 110.2, 120.2, 140.4(f), 170.2(c)	AND	Ventilation 120.1, 160.2	AND	Terminal Box Controls 140.4(d), 170.2(c)4B	AND	Distribution 120.3, 140.4(l), 160.2, 160.3	AND	Cooling Towers 110.2(e)2	Compliance Results
(See Table F)		(See Table G)		(See Table H)		(See Table I)		(See Table J)		(See Table K)		(See Table L)		(See Table M)	
Yes	AND		AND	Yes	AND	Yes	AND	Yes	AND		AND	Yes	AND		COMPLIES
Mandatory Measures Compliance (See Table Q for Details)										COMPLIES					

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Space Conditioning System Information

01	02	03	04	05	06
System Name	Quantity	System Serving	System Status	Space Type	Utilizing Recovered Heat
CU-1	1	Multi-zone	New/ Addition		☐
CU-2	1	Multi-zone	New/ Addition		☐
CU-3	1	Multi-zone	New/ Addition		☐
CU-4	1	Single zone	New/ Addition		☐

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-MCH-E
Project Name: RANCHO PARK GOLF CLUBHOUSE RENOVATION	**Report Page:** (Page 3 of 26)
	Date Prepared: 28-08-2025

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Dry System Equipment Sizing (includes air conditioners, condensers, heat pumps, VRF, furnaces and unit heaters and DOAS systems)

01	02	03	04	05	06	07	08	09	10	11
Name or Item Tag	Equipment Category per Tables 110.2, 140.4(a)2 and 170.2(c)3aii	Equipment Type per Tables 110.2 and Title 20	Smallest Size Available[1] 140.4(a) and 170.2(c)1	Equipment Sizing per Mechanical Schedule (kBtu/h) 140.4(a&b), 170.2(c)1 & 170.2(c)2						
				Heating Output[2,3]			Cooling Output[2,3]		Load Calculations[3,4]	
				Per Design (kBtu/h)	Rated (kBtu/h)	Supp. Heating Output (kBtu/h)	Sensible Per Design (kBtu/h)	Rated (kBtu/h)	Total Heating Load (kBtu/h)	Total Sensible Cooling Load (kBtu/h)
CU-1	Variable Refrigerant Flow	VRF heat pump, air cooled	Yes	183.74	174.33	0	112.95	102	99.51	131.37
CU-2	Variable Refrigerant Flow	VRF heat pump, air cooled	Yes	142.18	134.9	0	75	76.33	62.61	86.42
CU-3	Variable Refrigerant Flow	VRF heat pump, air cooled	Yes	508.19	482.15	0	255.68	268.13	221.32	325.93
CU-4	Unitary Heat Pumps	Air-cooled, split (3 phase)	Yes	22.6	27	0	16.8	18	5.05	7.69

[1] *FOOTNOTES: Equipment shall be the smallest size, within the available options of the desired equipment line, necessary to meet the design heating and cooling loads of the building per 140.4(a) and 170.2(c)1. Healthcare facilities are excepted.*
[2] *It is common practice to show rated output capacity on the equipment schedule. Sensible cooling output comes from specification sheet tables.*
[3] *If equipment is heating only, leave cooling output and load blank. If equipment is cooling only, leave heating output and load blank.*
[4] *Authority Having Jurisdiction may ask for load calculations used for compliance per 140.4(b) and 170.2(c).*

Dry System Equipment Efficiency (other than Package Terminal Air Conditioners (PTAC) and Package Terminal Heat Pumps (PTHP), DX-DOAS and Dual Fuel Heat Pumps)

01	02	03	04	05	06	07	08	09
Name or Item Tag	Size Category (Btu/h)	Heating Mode				Cooling Mode		
		Rating Condition (°F)	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency
CU-1	>=65,000 and <135,000	47 °Fdb/ 43 °Fwb OSA	COP	3.3	4.9	EER IEER	11.0 14.6	16.3 18.5

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-MCH-E
Project Name: RANCHO PARK GOLF CLUBHOUSE RENOVATION	**Report Page:** (Page 4 of 26)
	Date Prepared: 28-08-2025

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Dry System Equipment Efficiency (other than Package Terminal Air Conditioners (PTAC) and Package Terminal Heat Pumps (PTHP), DX-DOAS and Dual Fuel Heat Pumps)

01	02	03	04	05	06	07	08	09
Name or Item Tag	Size Category (Btu/h)	Heating Mode				Cooling Mode		
		Rating Condition (°F)	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency
CU-2	>=65,000 and <135,000	47 °Fdb/ 43 °Fwb OSA	COP	3.3	4.5	EER IEER	11.0 14.6	15.4 24.1
CU-3	>=240,000	47 °Fdb/ 43 °Fwb OSA	COP	3.2	4.6	EER IEER	9.5 12.7	15.8 24.1
CU-4	<65,000		HSPF2	7.5	10.2	SEER2	14.3	20

G. PUMPS

This section does not apply to this project.

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-MCH-E
Project Name: RANCHO PARK GOLF CLUBHOUSE RENOVATION	**Report Page:** (Page 5 of 26)
	Date Prepared: 28-08-2025

H. FAN SYSTEMS & AIR ECONOMIZERS

This table is used to demonstrate compliance with prescriptive requirements found in 140.4(c), 140.4(e), 140.4(m), 170.2(c)3, and 170.2(c)4A for fan systems. Fan systems serving only process loads are exempt from these requirements and do not need to be included in Table H.

System Name	FC 1-1	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	1,410	Site Elevation	270	Economizer	NA: Efficiency per Table 140.4-F
01	02	03	04			05		06	07	08	09			10	11
									Allowance		Design				
Fan Name or Item Tag	Fan Type	Qty	Component			Airflow through Component (%)		Water Gauge (w.g)	Component Allowance	Fan Allowance (watt/cfm)[3]	Design Electrical Input Power Method			Motor Nameplate Horsepower	Design Electrical Input Power (kW)
VRF	Supply	1												Manufacturer provided	0.85
Supply Fan Base Allowance (kW)		Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)							Fan System Allowance (kW)[3]					Fan System Electrical Output (kW)	0.65
System Name	FC 1-2	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	650	Site Elevation	270	Economizer	NA: <=33 kBtu/h cooling
01	02	03	04			05		06	07	08	09			10	11
									Allowance		Design				
Fan Name or Item Tag	Fan Type	Qty	Component			Airflow through Component (%)		Water Gauge (w.g)	Component Allowance	Fan Allowance (watt/cfm)[3]	Design Electrical Input Power Method			Motor Nameplate Horsepower	Design Electrical Input Power (kW)
VRF	Supply	1												Manufacturer provided	0.22
Supply Fan Base Allowance (kW)		Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)							Fan System Allowance (kW)[3]					Fan System Electrical Output (kW)	0.22

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-MCH-E
Project Name: RANCHO PARK GOLF CLUBHOUSE RENOVATION	**Report Page:** (Page 6 of 26)
	Date Prepared: 28-08-2025

H. FAN SYSTEMS & AIR ECONOMIZERS

System Name	FC 1-3	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	670	Site Elevation	270	Economizer	NA: <=33 kBtu/h cooling
01	02	03	04			05		06	07	08	09			10	11
									Allowance		Design				
Fan Name or Item Tag	Fan Type	Qty	Component			Airflow through Component (%)		Water Gauge (w.g)	Component Allowance	Fan Allowance (watt/cfm)[3]	Design Electrical Input Power Method			Motor Nameplate Horsepower	Design Electrical Input Power (kW)
VRF	Supply	1												Manufacturer provided	0.22
Supply Fan Base Allowance (kW)		Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)							Fan System Allowance (kW)[3]					Fan System Electrical Output (kW)	0.65
System Name	FC 1-4	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	1,130	Site Elevation	270	Economizer	NA: <=33 kBtu/h cooling
01	02	03	04			05		06	07	08	09			10	11
									Allowance		Design				
Fan Name or Item Tag	Fan Type	Qty	Component			Airflow through Component (%)		Water Gauge (w.g)	Component Allowance	Fan Allowance (watt/cfm)[3]	Design Electrical Input Power Method			Motor Nameplate Horsepower	Design Electrical Input Power (kW)
VRF	Supply	1												Manufacturer provided	0.43
Supply Fan Base Allowance (kW)		Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)							Fan System Allowance (kW)[3]					Fan System Electrical Output (kW)	0.43

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-MCH-E
Project Name: RANCHO PARK GOLF CLUBHOUSE RENOVATION	**Report Page:** (Page 7 of 26)
	Date Prepared: 28-08-2025

H. FAN SYSTEMS & AIR ECONOMIZERS

System Name	FC 1-5	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	1,130	Site Elevation	270	Economizer	NA: <=33 kBtu/h cooling
01	02	03	04			05		06	07	08	09			10	11
									Allowance		Design				
Fan Name or Item Tag	Fan Type	Qty	Component			Airflow through Component (%)		Water Gauge (w.g)	Component Allowance	Fan Allowance (watt/cfm)[3]	Design Electrical Input Power Method			Motor Nameplate Horsepower	Design Electrical Input Power (kW)
VRF	Supply	1												Manufacturer provided	0.43
Supply Fan Base Allowance (kW)		Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)							Fan System Allowance (kW)[3]					Fan System Electrical Output (kW)	0.43
System Name	FC 2-1	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	1,410	Site Elevation	270	Economizer	NA: Efficiency per Table 140.4-F
01	02	03	04			05		06	07	08	09			10	11
									Allowance		Design				
Fan Name or Item Tag	Fan Type	Qty	Component			Airflow through Component (%)		Water Gauge (w.g)	Component Allowance	Fan Allowance (watt/cfm)[3]	Design Electrical Input Power Method			Motor Nameplate Horsepower	Design Electrical Input Power (kW)
VRF	Supply	1												Manufacturer provided	0.65
Supply Fan Base Allowance (kW)		Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)							Fan System Allowance (kW)[3]					Fan System Electrical Output (kW)	0.65

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-MCH-E
Project Name: RANCHO PARK GOLF CLUBHOUSE RENOVATION	**Report Page:** (Page 8 of 26)
	Date Prepared: 28-08-2025

H. FAN SYSTEMS & AIR ECONOMIZERS

System Name	FC 2-2	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	1,130	Site Elevation	270	Economizer	NA: <=33 kBtu/h cooling
01	02	03	04			05		06	07	08	09			10	11
									Allowance		Design				
Fan Name or Item Tag	Fan Type	Qty	Component			Airflow through Component (%)		Water Gauge (w.g)	Component Allowance	Fan Allowance (watt/cfm)[3]	Design Electrical Input Power Method			Motor Nameplate Horsepower	Design Electrical Input Power (kW)
VRF	Supply	1												Manufacturer provided	0.43
Supply Fan Base Allowance (kW)		Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)							Fan System Allowance (kW)[3]					Fan System Electrical Output (kW)	0.43
System Name	FC 2-3	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	1,130	Site Elevation	270	Economizer	NA: <=33 kBtu/h cooling
01	02	03	04			05		06	07	08	09			10	11
									Allowance		Design				
Fan Name or Item Tag	Fan Type	Qty	Component			Airflow through Component (%)		Water Gauge (w.g)	Component Allowance	Fan Allowance (watt/cfm)[3]	Design Electrical Input Power Method			Motor Nameplate Horsepower	Design Electrical Input Power (kW)
VRF	Supply	1												Manufacturer provided	0.43
Supply Fan Base Allowance (kW)		Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)							Fan System Allowance (kW)[3]					Fan System Electrical Output (kW)	0.43

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-MCH-E
Project Name: RANCHO PARK GOLF CLUBHOUSE RENOVATION	**Report Page:** (Page 9 of 26)
	Date Prepared: 28-08-2025

H. FAN SYSTEMS & AIR ECONOMIZERS

System Name	FC 3-1	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	1,410	Site Elevation	270	Economizer	NA: Efficiency per Table 140.4-F
01	02	03	04			05		06	07	08	09			10	11
									Allowance		Design				
Fan Name or Item Tag	Fan Type	Qty	Component			Airflow through Component (%)		Water Gauge (w.g)	Component Allowance	Fan Allowance (watt/cfm)[3]	Design Electrical Input Power Method			Motor Nameplate Horsepower	Design Electrical Input Power (kW)
VRF	Supply	1												Manufacturer provided	0.65
Supply Fan Base Allowance (kW)		Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)							Fan System Allowance (kW)[3]					Fan System Electrical Output (kW)	0.65
System Name	FC 3-2A	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	2,260	Site Elevation	270	Economizer	NA: Efficiency per Table 140.4-F
01	02	03	04			05		06	07	08	09			10	11
									Allowance		Design				
Fan Name or Item Tag	Fan Type	Qty	Component			Airflow through Component (%)		Water Gauge (w.g)	Component Allowance	Fan Allowance (watt/cfm)[3]	Design Electrical Input Power Method			Motor Nameplate Horsepower	Design Electrical Input Power (kW)
VRF	Supply	1												Manufacturer provided	0.28
Supply Fan Base Allowance (kW)		Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)							Fan System Allowance (kW)[3]					Fan System Electrical Output (kW)	0.28

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS
GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO
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PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION
ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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PLAN NAME:
MECHANICAL TITLE 24 CALCS.

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
M0.10
SHEET OF SHEETS

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H. FAN SYSTEMS & AIR ECONOMIZERS

System Name	FC 3-2B	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	2,260	Site Elevation	270	Economizer	NA: Efficiency per Table 140.4-F
01	02	03	04			05		06	07	08	09			10	11
Fan Name or Item Tag	Fan Type	Qty	Component			Airflow through Component (%)		Water Gauge (w.g)	Allowance		Design				
									Component Allowance	Fan Allowance (watt/cfm)[3]	Design Electrical Input Power Method			Motor Nameplate Horsepower	Design Electrical Input Power (kW)
VRF	Supply	1											Manufacturer provided		0.28
Supply Fan Base Allowance (kW)			Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)						Fan System Allowance (kW)[3]					Fan System Electrical Output (kW)	0.28
System Name	FC 3-3A	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	2,260	Site Elevation	270	Economizer	NA: Efficiency per Table 140.4-F
01	02	03	04			05		06	07	08	09			10	11
Fan Name or Item Tag	Fan Type	Qty	Component			Airflow through Component (%)		Water Gauge (w.g)	Allowance		Design				
									Component Allowance	Fan Allowance (watt/cfm)[3]	Design Electrical Input Power Method			Motor Nameplate Horsepower	Design Electrical Input Power (kW)
VRF	Supply	1											Manufacturer provided		0.28
Supply Fan Base Allowance (kW)			Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)						Fan System Allowance (kW)[3]					Fan System Electrical Output (kW)	0.28

H. FAN SYSTEMS & AIR ECONOMIZERS

System Name	FC 3-3B	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	2,260	Site Elevation	270	Economizer	NA: Efficiency per Table 140.4-F
01	02	03	04			05		06	07	08	09			10	11
Fan Name or Item Tag	Fan Type	Qty	Component			Airflow through Component (%)		Water Gauge (w.g)	Allowance		Design				
									Component Allowance	Fan Allowance (watt/cfm)[3]	Design Electrical Input Power Method			Motor Nameplate Horsepower	Design Electrical Input Power (kW)
VRF	Supply	1											Manufacturer provided		0.28
Supply Fan Base Allowance (kW)			Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)						Fan System Allowance (kW)[3]					Fan System Electrical Output (kW)	0.28
System Name	FC 3-4	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	2,260	Site Elevation	270	Economizer	NA: Efficiency per Table 140.4-F
01	02	03	04			05		06	07	08	09			10	11
Fan Name or Item Tag	Fan Type	Qty	Component			Airflow through Component (%)		Water Gauge (w.g)	Allowance		Design				
									Component Allowance	Fan Allowance (watt/cfm)[3]	Design Electrical Input Power Method			Motor Nameplate Horsepower	Design Electrical Input Power (kW)
VRF	Supply	1											Manufacturer provided		0.37
Supply Fan Base Allowance (kW)			Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)						Fan System Allowance (kW)[3]					Fan System Electrical Output (kW)	0.37

H. FAN SYSTEMS & AIR ECONOMIZERS

System Name	FC 3-5	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	650	Site Elevation	270	Economizer	NA: <=33 kBtu/h cooling
01	02	03	04			05		06	07	08	09			10	11
Fan Name or Item Tag	Fan Type	Qty	Component			Airflow through Component (%)		Water Gauge (w.g)	Allowance		Design				
									Component Allowance	Fan Allowance (watt/cfm)[3]	Design Electrical Input Power Method			Motor Nameplate Horsepower	Design Electrical Input Power (kW)
VRF	Supply	1											Manufacturer provided		0.22
Supply Fan Base Allowance (kW)			Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)						Fan System Allowance (kW)[3]					Fan System Electrical Output (kW)	0.22

H. FAN SYSTEMS & AIR ECONOMIZERS

System Name	CU-4	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	495	Site Elevation	270	Economizer	NA: <=33 kBtu/h cooling
01	02	03	04			05		06	07	08	09			10	11
Fan Name or Item Tag	Fan Type	Qty	Component			Airflow through Component (%)		Water Gauge (w.g)	Allowance		Design				
									Component Allowance	Fan Allowance (watt/cfm)[3]	Design Electrical Input Power Method			Motor Nameplate Horsepower	Design Electrical Input Power (kW)
SF	Supply	1	Base Allowance for system serving spaces <=6 floors away			100			115		Manufacturer provided				0.15
			MERV 13-16 Filter upstream of thermal conditioning equipment			100			69						
			Hydronic/DX cooling coil or heat pump coil			100			69						
Supply Fan Base Allowance (kW)			Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)						Fan System Allowance (kW)[3]		1			Fan System Electrical Output (kW)	0.15

[1] FOOTNOTES: Fans serving spaces with design background noise goals below NC35
[2] Low-turndown single-zone VAV fan system must be capable of and configured to reduce airflow to 50 percent of design airflow and use no more than 30 percent of the design wattage at that airflow. No more than 10 percent of the design load served by the equipment shall have fixed loads.
[3] Fan system allowance includes fan system base allowance.
[4] Filter pressure loss can only be counted once per fan system.
[5] Complex Fan System means a fan system that combines a single cabinet fan system with other supply fans, exhaust fans, or both.
[6] Computer room economizers must meet requirements of 140.9(a) and will be documented on the NRCC-PRC-E document..

H. EXHAUST AIR HEAT RECOVERY 140.4(q), 170.2(c)4O

01	02	03	04	05	06	07	08	09	10	11

H. EXHAUST AIR HEAT RECOVERY 140.4(q), 170.2(c)4O

Fan System Name	Qty	Hours of Operation per Year	Design Supply Airflow Rate	Outdoor Airflow	% Outdoor Air at Full Design Airflow	Exemptions to Exhaust Air Heat Recovery Requirement per 140.4(q) & 170.2(c)4O	Exhaust Air Heat Recovery 140.4(q) & 170.2(c)4O	Type Of Heat Recovery Rating	Required Recovery Ratio	Energy Recovery Bypass

Fan Energy Index (FEI)

01	02	03
Name or Item Tag	FEI Exception	FEI
CU-1	Embedded Fan <SHP or <4.1kW	
CU-2	Embedded Fan <SHP or <4.1kW	
CU-3	Embedded Fan <SHP or <4.1kW	
CU-4	Embedded Fan <SHP or <4.1kW	

I. SYSTEM CONTROLS

This table is used to demonstrate compliance with mandatory controls in 110.2 and 120.2 and prescriptive controls in 140.4(f) and (n), 170.2(c)4D 170.2(c)4L or requirements in 141.0(b)2E 180.2(b)2 for altered space conditioning systems.

01	02	03	04	05	06	07	08	09
System Name	System Zoning	Conditioned Floor Area Being Served (ft²)	Thermostats 110.2(b) & (c)[1], 120.2(a) 160.3(a)2A or 141.0(b)2E & 180.2(b)2	Shut-Off Controls 120.2(e) & 160.3(a)2D	Isolation Zone Controls 120.2(g) & 160.3(a)2F	Demand Response 110.12 120.2(b) & 160.3(a)2B	Supply Air Temp. Reset 140.4(f) & 170.2(c)4D	Window Interlocks per 140.4(n) & 170.2(c)4D
CU-1	Multi-zone w/ DDC to zone	<= 25,000 ft²	Setback	Auto Timer Switch	4 Hour Timer	EMCS	NA: Would increase energy use	Provided
CU-2	Multi-zone w/ DDC to zone	<= 25,000 ft²	Setback	Auto Timer Switch	4 Hour Timer	EMCS	NA: Would increase energy use	Provided
CU-3	Multi-zone w/ DDC to zone	<= 25,000 ft²	Setback	Auto Timer Switch	4 Hour Timer	EMCS	NA: Would increase energy use	Provided
CU-4	Single zone	<= 25,000 ft²	Setback	Auto Timer Switch	4 Hour Timer	EMCS	NA: Would increase energy use	Provided

[1]FOOTNOTES: Gravity gas wall heaters, gravity floor heaters, gravity room heaters, non-central electric heaters, fireplaces or decorative gas appliances, wood stoves are not required to have setback thermostats.

J. VENTILATION AND INDOOR AIR QUALITY

This table is used to demonstrate compliance with mandatory ventilation requirements in 120.1 120.2(e)3B 140.4(p) and 140.4(q) for all nonresidential and hotel/motel and dr:t24refnolink/]160.2, 160.3(a)3D, 170.2(a)4N, 170.2(a)4O for high-rise residential occupancies. For alterations, only ventilation systems being altered within the scope of the permit application need to be documented in this table. In lieu of this table, the required outdoor ventilation rates and airflows may be shown on the plans or the calculations can be presented in a spreadsheet.

01	☐	Check the box if the project is showing ventilation calculations on the plans, or attaching the calculations instead of completing this table.
02	☒	Check this box if the project included Nonresidential, Hotel/Motel Spaces or Multifamily Common Use Spaces
	☐	
03	☐	Check the box if the project is using natural ventilation in any nonresidential or hotel/motel spaces to meet required ventilation rates per 120.1(c)2.

Nonresidential and Hotel/ Motel Multifamily Common Use Ventilation Systems

04		05			06			07	
System Name	CU-1	System Design OA CFM Airflow[1]		949	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
								Provided	
08	09	10	11	12	13	14	15	16	
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)3[3] & 160.2(c)3					Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)3[6] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	DCV	NA: Not required per §120.1(d)3
FC 1-1 Shop Area	Retail sales	1500			375	0	0	Occ Sensor	NA: Not required space type
FC 1-2 Offices/RR/Storage	Office space	547		11	166.5	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type

J. VENTILATION AND INDOOR AIR QUALITY

FC 1-3 RAP Conference Room	Conference/ meeting	499		8	120	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
FC 1-4 Open Area and RR'S/Storage/ Custodian/Maintenance	Corridor	1918			287.7	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
FC 1-5 Electrical/Battery/AV/IT/LV/ Storage	All others	1090			0	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
17	Total System Required Min OA CFM				949	18	Ventilation for this System Complies?		Yes

04		05			06			07	
System Name	CU-2	System Design OA CFM Airflow[1]		811	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
								Provided	
08	09	10	11	12	13	14	15	16	
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)3[3] & 160.2(c)3					Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)3[6] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	DCV	NA: Not required per §120.1(d)3
FC 2-1 Lobby East	Lobbies	330			165	0	0	Occ Sensor	NA: Not required space type

J. VENTILATION AND INDOOR AIR QUALITY

FC 2-2 Lobby West	Lobbies	900			450	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
FC 2-3 Lobby East	Lobbies	392			196	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
17	Total System Required Min OA CFM				811	18	Ventilation for this System Complies?		Yes

04		05			06			07	
System Name	CU-3	System Design OA CFM Airflow[1]		2627	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
								Provided	
08	09	10	11	12	13	14	15	16	
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)3[3] & 160.2(c)3					Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)3[6] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	DCV	NA: Not required per §120.1(d)3
FC 3-1 Combined Concessions (North Portion)	Bar/ cocktail lounge	1257			628.5	0	0	Occ Sensor	NA: Not required space type
FC 3-2A Combined Concessions (Center Portion)	Restaurant Dining Rooms	856			428	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type

REC & PARKS
THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS
GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO
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PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION
ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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PLAN NAME:
MECHANICAL TITLE 24 CALCS.

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
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SHEET OF SHEETS

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J. VENTILATION AND INDOOR AIR QUALITY

FC 3-2B Combined Concessions (Center Portion)	Restaurant Dining Rooms	837			418.5	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
FC 3-3A Combined Concessions (Center Portion)	Restaurant Dining Rooms	771			385.5	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
FC 3-3B Combined Concessions (Center Portion)	Restaurant Dining Rooms	752			376	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
FC 3-4 Combined Concessions (South Portion)	Kitchen (cooking)	1603			240.4	1122.1	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
FC 3-5 Basement (Storage)	All others	998			149.7	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
17	Total System Required Min OA CFM				2627	18	Ventilation for this System Complies?		Yes
04		05			06			07	
System Name	CU-4	System Design OA CFM Airflow[1]		0	System Design Transfer Air CFM		0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]	
								Provided	
08	09	10	11	12	13	14	15	16	

STATE OF CALIFORNIA
Mechanical Systems CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name:	RANCHO PARK GOLF CLUBHOUSE RENOVATION	**Report Page:** (Page 20 of 26)
		Date Prepared: 28-08-2025

J. VENTILATION AND INDOOR AIR QUALITY

Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)3[3] & 160.2(c)3					Exh. Vent per 120.1(c)4 & 160.2(c)4		DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)3[6] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM		
FC 4-1	All others	177			0	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
17	Total System Required Min OA CFM				0	18	Ventilation for this System Complies?		Yes

[1] *FOOTNOTES: System CFM should include both mechanical and natural ventilation for the zone/system*

[2] *Air filtration requirements apply to the following three system types per 120.1(c)1A: space conditioning systems utilizing ducts to supply air to occupiable space; supply-only ventilation systems providing outside air to occupiable space; supply side of balanced ventilation systems including heat recovery and energy recovery ventilation systems providing outside air to occupiable space.*

[3] *Uniform Mechanical Code may have more stringent ventilation requirements; the most stringent code requirement takes precedence.*

[4] *See Standards Tables 120.1-A and 120.1-B.*

[5] *For lecture halls with fixed seating, the expected number of occupants shall be determined in accordance with the California Building Code.*

[6] *120.2(e)3 requires systems serving rooms that are required by 130.1(c) to have lighting occupancy sensing controls to also have occupancy sensing zone controls for ventilation. Examples of spaces which require lighting occupancy sensors include offices 250ft² or smaller, multipurpose rooms less than 1,000 ft², classrooms, conference rooms, restrooms, aisles and open areas in warehouses, library book stack aisles, corridors, stairwells, parking garages, and loading and unloading zones, unless excepted by 130.1(c).*

K. TERMINAL BOX CONTROLS

This section does not apply to this project.

L. DISTRIBUTION (DUCTWORK and PIPING)

This table is used to show compliance with mandatory pipe insulation requirements found in 120.3 and mandatory requirements found in 120.4(g) for duct sealing.

01	☐	Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather shall be installed with a cover suitable for outdoor service. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space shall have a Class I or Class II vapor retarder. All penetrations and joints of which shall be sealed.

Generated Date/Time:
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220101
Documentation Software: EnergyPro
Compliance ID: EnergyPro-50158-0825-0670
Report Generated: 2025-08-28 05:52:05

STATE OF CALIFORNIA
Mechanical Systems CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name:	RANCHO PARK GOLF CLUBHOUSE RENOVATION	**Report Page:** (Page 21 of 26)
		Date Prepared: 28-08-2025

L. DISTRIBUTION (DUCTWORK and PIPING)

Duct Leakage Testing

The answers to the questions below apply to the following duct systems:	CU-1	**NR/ Common Use:** Duct leakage testing shall not exceed 6% per NA7.5.3 required for these systems?	No
		Dwelling Units: Total duct leakage of duct system shall not exceed 12% or duct system to outside shall not exceed 6% per RA3.1.4 required for systems?	No
		Duct leakage testing per CMC Section 603.10.1 required for these systems?	Yes

11	No	The scope of the project includes only duct systems serving healthcare facilities
12	No	Duct system provides conditioned air to an occupiable space for a constant volume, single zone, space-conditioning system.
13	No	The space conditioning system serves less than 5,000 ft² of conditioned floor area.
14	No	The combined surface area of the ducts is more than 25% of the total surface area of the entire duct system:
15		The scope of the project includes extending an existing duct system, which is constructed, insulated or sealed with asbestos.
16	No	The scope of the project includes an existing duct system that is documented to have been previously sealed as confirmed through field verification and diagnostic testing in accordance with procedures in the Reference Nonresidential Appendix NA2.
17		All Ductwork and plenums with pressure class ratings shall be constructed to Seal Class A
18		All ductwork is an extension of an existing duct system
19		Ductwork serving individual dwelling unit
20		< 25 ft of new or replacement space conditioning ducts installed
21	R-8	Duct Insulation R-value
22		
23		

The answers to the questions below apply to the following duct systems:	CU-2	**NR/ Common Use:** Duct leakage testing shall not exceed 6% per NA7.5.3 required for these systems?	No

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STATE OF CALIFORNIA
Mechanical Systems CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name:	RANCHO PARK GOLF CLUBHOUSE RENOVATION	**Report Page:** (Page 22 of 26)
		Date Prepared: 28-08-2025

L. DISTRIBUTION (DUCTWORK and PIPING)

		Dwelling Units: Total duct leakage of duct system shall not exceed 12% or duct system to outside shall not exceed 6% per RA3.1.4 required for systems?	No
		Duct leakage testing per CMC Section 603.10.1 required for these systems?	Yes

11	No	The scope of the project includes only duct systems serving healthcare facilities
12	No	Duct system provides conditioned air to an occupiable space for a constant volume, single zone, space-conditioning system.
13	Yes	The space conditioning system serves less than 5,000 ft² of conditioned floor area.
14	No	The combined surface area of the ducts is more than 25% of the total surface area of the entire duct system:
15		The scope of the project includes extending an existing duct system, which is constructed, insulated or sealed with asbestos.
16	No	The scope of the project includes an existing duct system that is documented to have been previously sealed as confirmed through field verification and diagnostic testing in accordance with procedures in the Reference Nonresidential Appendix NA2.
17		All Ductwork and plenums with pressure class ratings shall be constructed to Seal Class A
18		All ductwork is an extension of an existing duct system
19		Ductwork serving individual dwelling unit
20		< 25 ft of new or replacement space conditioning ducts installed
21	R-8	Duct Insulation R-value
22		
23		

The answers to the questions below apply to the following duct systems:	CU-3	**NR/ Common Use:** Duct leakage testing shall not exceed 6% per NA7.5.3 required for these systems?	No

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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220101
Documentation Software: EnergyPro
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STATE OF CALIFORNIA
Mechanical Systems CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name:	RANCHO PARK GOLF CLUBHOUSE RENOVATION	**Report Page:** (Page 23 of 26)
		Date Prepared: 28-08-2025

L. DISTRIBUTION (DUCTWORK and PIPING)

		Dwelling Units: Total duct leakage of duct system shall not exceed 12% or duct system to outside shall not exceed 6% per RA3.1.4 required for systems?	No
		Duct leakage testing per CMC Section 603.10.1 required for these systems?	Yes

11	No	The scope of the project includes only duct systems serving healthcare facilities
12	No	Duct system provides conditioned air to an occupiable space for a constant volume, single zone, space-conditioning system.
13	No	The space conditioning system serves less than 5,000 ft² of conditioned floor area.
14	No	The combined surface area of the ducts is more than 25% of the total surface area of the entire duct system:
15		The scope of the project includes extending an existing duct system, which is constructed, insulated or sealed with asbestos.
16	No	The scope of the project includes an existing duct system that is documented to have been previously sealed as confirmed through field verification and diagnostic testing in accordance with procedures in the Reference Nonresidential Appendix NA2.
17		All Ductwork and plenums with pressure class ratings shall be constructed to Seal Class A
18		All ductwork is an extension of an existing duct system
19		Ductwork serving individual dwelling unit
20		< 25 ft of new or replacement space conditioning ducts installed
21	R-8	Duct Insulation R-value
22		
23		

M. COOLING TOWERS

This section does not apply to this project.

Generated Date/Time:
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STATE OF CALIFORNIA
Mechanical Systems CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name:	RANCHO PARK GOLF CLUBHOUSE RENOVATION	**Report Page:** (Page 24 of 26)
		Date Prepared: 28-08-2025

N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Form/Title
NRCI-MCH-01-E - Must be submitted for all buildings

O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/

Form/Title	Systems/Spaces To Be Field Verified
NRCA-MCH-02-A - Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH-02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap.	CU-1 ; CU-2; CU-3; CU-4;
NRCA-MCH-03-A - Constant Volume Single Zone HVAC NOTE: This form does not automatically move to 'Yes'. If Constant Volume Single Zone HVAC Systems are included in the scope, permit applicant should move this form to "Yes".	CU-4;
NRCA-MCH-11-A Automatic Demand Shed Controls	CU-1 ; CU-2; CU-3; CU-4;
NRCA-MCH-16-A Supply Air Temperature Reset Controls	CU-1 ; CU-2; CU-3; CU-4;
NRCA-MCH-18-A Energy Management Control Systems	CU-1 ; CU-2; CU-3; CU-4;

P. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no NRCV forms required for this project.

Generated Date/Time:
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STATE OF CALIFORNIA
Mechanical Systems CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name:	RANCHO PARK GOLF CLUBHOUSE RENOVATION	**Report Page:** (Page 25 of 26)
		Date Prepared: 28-08-2025

Q. MANDATORY MEASURES DOCUMENTATION LOCATION

This table is used to indicate where mandatory measures are documented in the plan set or construction documentation.

01		02
Compliance with Mandatory Measures documented through MCH Mandatory Measures Note Block	Yes	Plan sheet or construction document location
		M-Sheets

Generated Date/Time:
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
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STATE OF CALIFORNIA
Mechanical Systems CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name:	RANCHO PARK GOLF CLUBHOUSE RENOVATION	**Report Page:** (Page 26 of 26)
Project Address:	10460 W PICO BLVD, LOS ANGELES, CA 90064	**Date Prepared:** 28-08-2025

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Company:	Signature Date:
Address:	CEA/ HERS Certification Identification (if applicable):
City/State/Zip:	Phone:

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name:	Responsible Designer Signature:
Company:	Date Signed: 2025-08-28
Address:	License:
City/State/Zip:	Phone:

Generated Date/Time:
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220101
Documentation Software: EnergyPro
Compliance ID: EnergyPro-50158-0825-0670
Report Generated: 2025-08-28 05:52:05

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO
PROJECT ENGINEER: LIC. NO
AS-BUILT/DRAWN BY: DATE:

ALFATECH
421 EAST HUNTINGTON DRIVE
MONROVIA, CA 91016
PHONE: (213) 212-8860
www.atce.com
mcruz@atce.com

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
△	
△	
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PLAN NAME:
MECHANICAL TITLE 24 CALCS.

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
M0.12
SHEET OF SHEETS

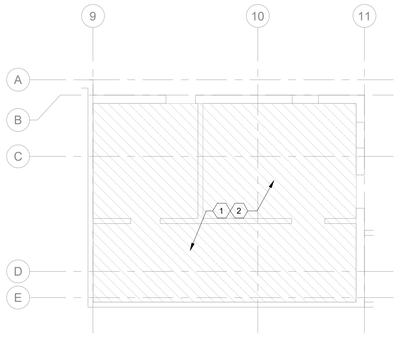
THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

GENERAL NOTES

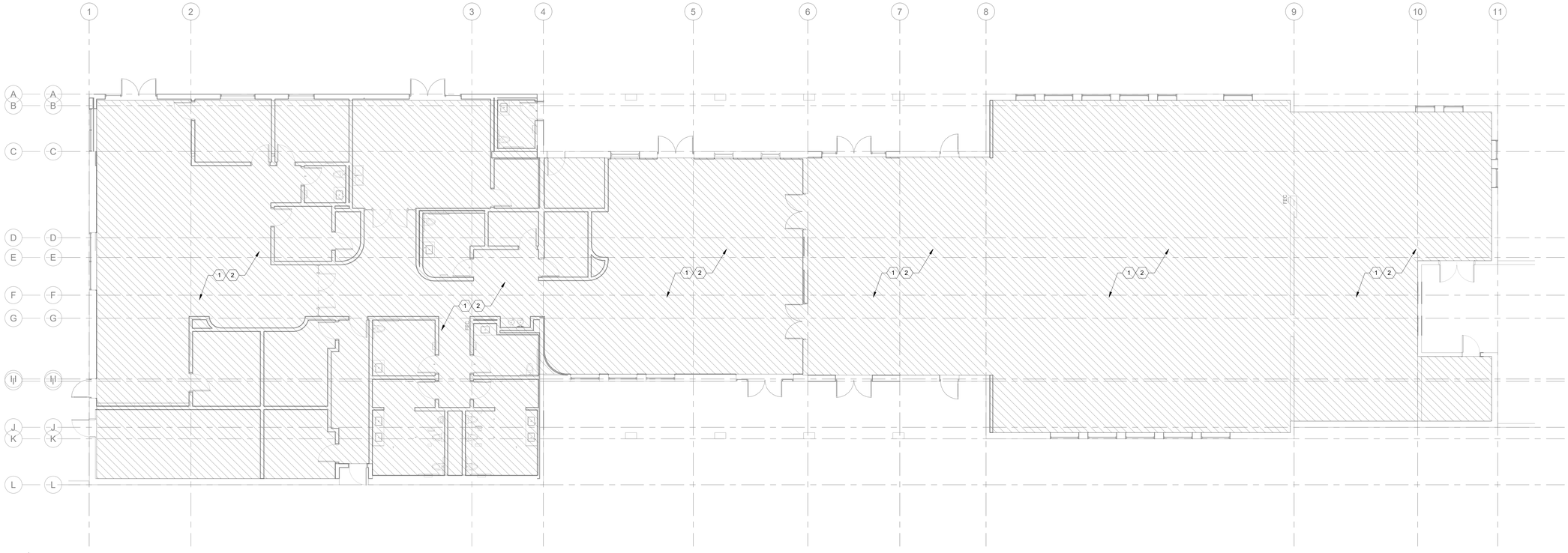
1. DEMOLITION DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL VERIFY IN FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCY.
2. DRAWINGS ARE MADE W/ LIMITED SITE SURVEY AND NO AS-BUILT DRAWINGS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITION PRIOR TO DEMOLITION OF ANY KIND.
3. THE DRAWINGS SHOWS THE SCOPE INTENT AS IT RELATES TO DEMOLITION. CONTRACTOR SHALL VISIT THE JOB SITE, EXAMINE THE DESIGN DRAWINGS AND ENSURE THAT THE PRICE INCLUDES ALL ITEMS THAT NEED TO BE DEMOLISHED INCLUDING SUPPORTS, ROOF PLATFORMS, EXISTING HVAC EQUIPMENT, CONTROLS AND WIRING.
4. CONTRACTOR SHALL REMOVE ALL DUCTWORK AND EQUIPMENT NOT BEING USED FROM THE SPACE.
5. CAP AIR TIGHT AND WATER TIGHT ALL EXISTING UNUSED DUCTS, PIPES AND WALL OPENINGS.
6. WALL OPENINGS DUE TO THE REMOVAL OF EXISTING FIRE DAMPERS AND DUCTWORK SHALL BE PATCHED TO MATCH EXISTING
7. ALL EXISTING DUCTWORK, HVAC UNITS, SUPPORTS, AND RELATED APPURTENANCES UNLESS OTHERWISE SHOWN SHALL BE REMOVED.
8. CONTRACTOR SHALL PATCH AND SEAL WATER TIGHT EXISTING OPENINGS FROM MAIN DUCT PENETRATIONS.

KEYNOTE LEGEND

1. ALL EXISTING MECHANICAL HVAC EQUIPMENT ALONG WITH ANY ACCESSORIES, DUCTWORK, ELECTRIC & CONTROLS, SUPPORTS, FITTINGS AND RELATED APPURTENANCES TO BE DEMOLISHED, REMOVED AND RETURNED TO OWNER.
2. PATCH AND SEAL WEATHER TIGHT ALL UNUSED ROOF OPENINGS AND PROVIDE NEW ROOFING TO MATCH ADJACENT ROOF.



2 MECHANICAL DEMOLITION PLAN - LEVEL B1
M1.21 SCALE: 1/8" = 1'-0"



1 MECHANICAL DEMOLITION PLAN - LEVEL 01
M1.21 SCALE: 1/8" = 1'-0"

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO
PROJECT ENGINEER: LIC. NO
AS-BUILT DRAWN BY: DATE:

ALFATECH
421 EAST HUNTINGTON DRIVE
MONROVIA, CA 91016
PHONE: (213) 212-8860
www.atce.com
PROJECT NO. 2025-04

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:

PLAN NAME:
MECHANICAL DEMOLITION PLANS

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
M1.21
SHEET OF SHEETS

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GENERAL NOTES

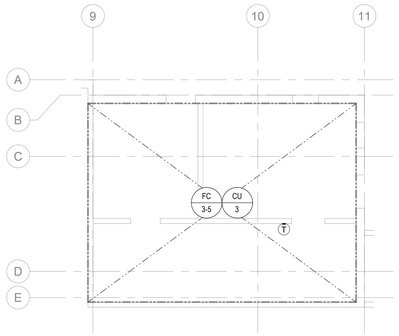
1. PROVIDE NEW T-24 COMPLIANT SET BACK TYPE THERMOSTATS (VENSTAR OR SIMILAR). COORDINATE WITH ARCHITECT FOR EXACT THERMOSTAT LOCATION.

2. THE THERMOSTATIC CONTROLS FOR HVAC SYSTEMS SHALL MEET THE FOLLOWING REQUIREMENTS AS APPLICABLE.
   A. EACH SPACE CONDITIONING ZONE SHALL BE CONTROLLED BY AN INDIVIDUAL THERMOSTATIC CONTROL THAT RESPONDS TEMPERATURE WITHIN THE ZONE AND MEETS THE APPLICABLE REQUIREMENTS OF NEXT SECTION.
   B. EACH THERMOSTATIC CONTROL REQUIRED BY THE FIRST SECTION SHALL BE CAPABLE OF BEING SET LOCALLY OR REMOTELY BY ADJUSTMENT OR SELECTION OF SENSORS TO CONTROL:
   a. COMFORT HEATING DOWN TO 55°F OR LOWER. COMFORT COOLING UP TO 85°F OR HIGHER.
   b. BOTH HEATING AND COOLING, THERMOSTATIC CONTROLS SHALL BE CAPABLE OF PROVIDING A TEMPERATURE RANGE OR DEAD BAND OF AT LEAST 5°F WITHIN WHICH HEATING AND COOLING ENERGY TO THE ZONE IS SHUT OFF OR REDUCE TO A MINIMUM.

3. THERMOSTAT MOUNTING HEIGHT SHALL MATCH WITH LIGHT SWITCHES.

4. THERMOSTAT LOCATED ON EXTERIOR WALLS SHALL BE PROVIDED WITH R-4 RIGID BACK INSULATION.

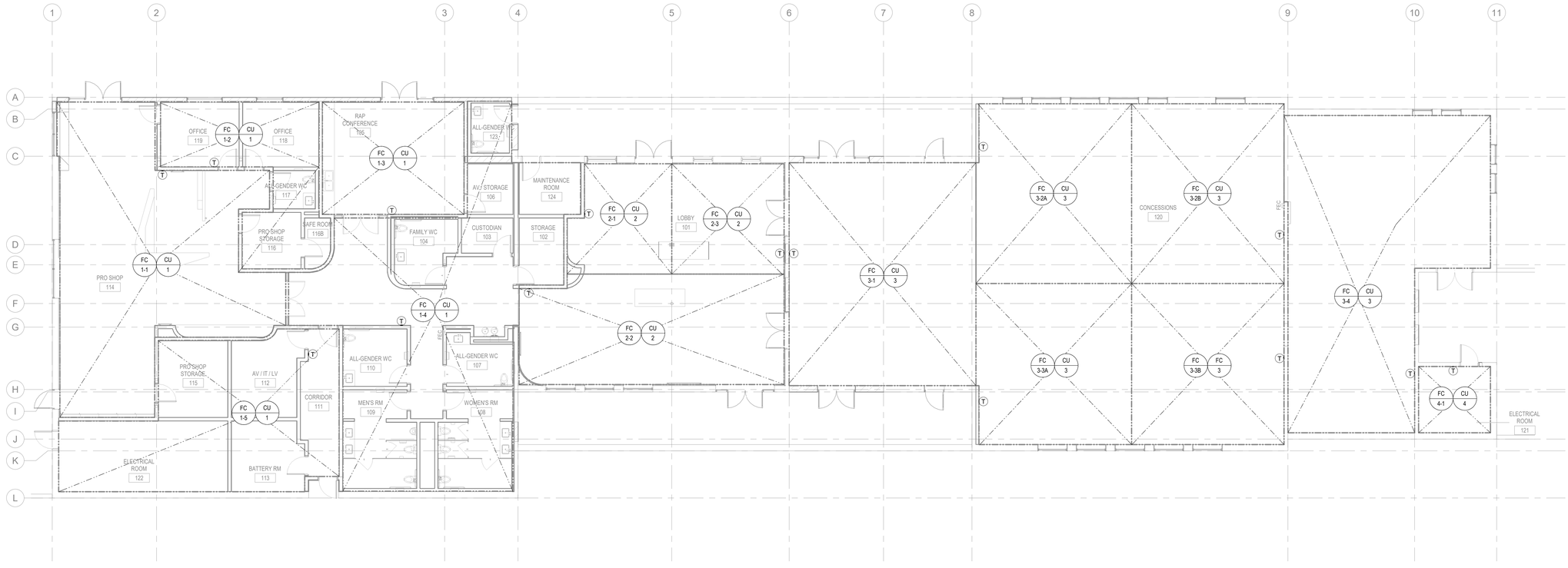
KEYNOTE LEGEND



2 / M1.31 MECHANICAL ZONING PLAN - LEVEL B1

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

N



1 / M1.31 MECHANICAL ZONING PLAN - LEVEL 01

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

N

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: _____ LIC. NO. _____
PROJECT ENGINEER: _____ LIC. NO. _____
AS BUILTS DRAWN BY: _____ DATE: _____

ALFATECH
421 EAST HUNTINGTON DRIVE
MONROVIA, CA 91016
PHONE: (213) 212-8860
www.alfca.com
PROJECT NO. 2109.A

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

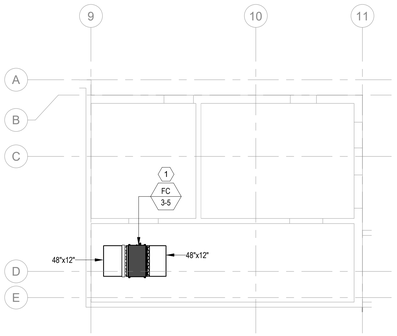
REVISIONS:	DATE:

PLAN NAME:
MECHANICAL ZONING PLANS

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
M1.31
SHEET OF SHEETS

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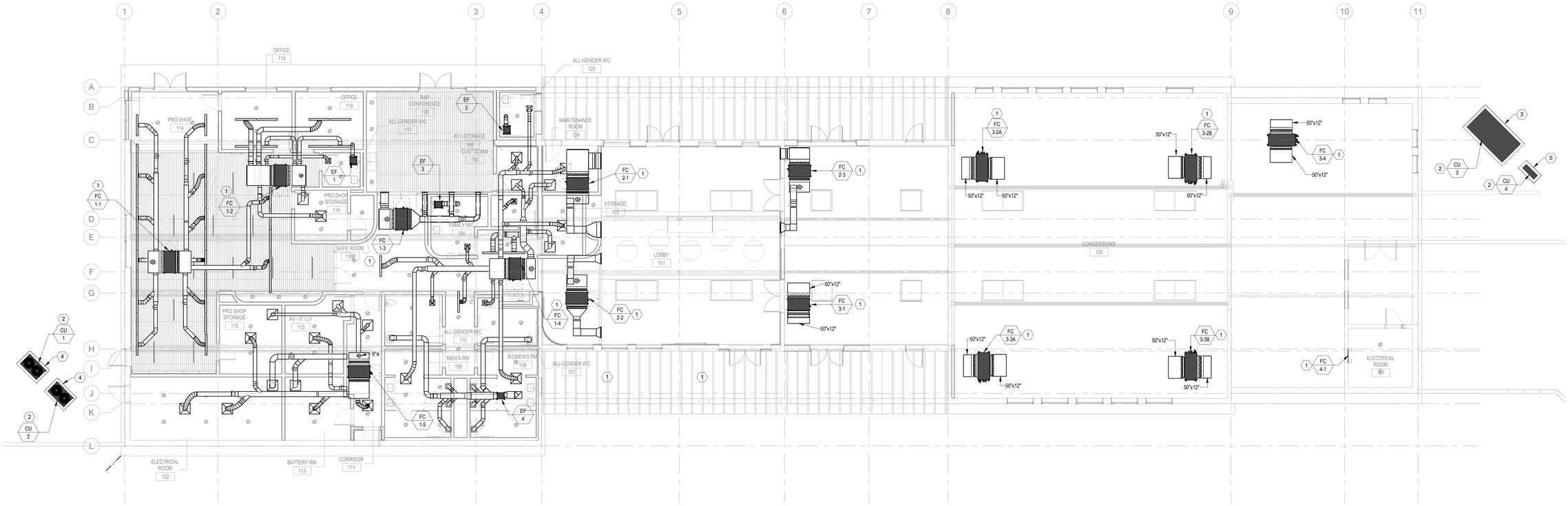
2 MECHANICAL PLAN - LEVEL B1
M2.11 SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. PLENUM OF THE AC UNITS WHICH SHALL BE INTERLOCKED WITH THE UNIT FOR SHUT-DOWN AND SHALL BE TIED INTO BUILDING FIRE LIFE SAFETY CONTROL PANEL. PROVIDE WITH REMOTE STATUS PANEL WITH RESET LED PUSH BUTTON.
2. CONTRACTOR SHALL INSTALL HVAC UNITS IN SUCH A MANNER AS TO ALLOW FOR 36" IN FRONT OF THE CONTROLLERS, COMPONENT ACCESS AND ELECTRICAL DISCONNECTS.
3. ALL LOW PRESSURE DUCTWORK FROM OUTLET OF THE HVAC EQUIPMENT TO DIFFUSERS SHALL BE SPIRAL DUCTWORKS, UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL VERIFY ALL WALL PARTITIONS TYPES/CEILING TYPES AND RATING IN ORDER TO PROVIDE COMBINATION SMOKE FIRE DAMPERS / FIRE STOPPING AT PENETRATIONS TO FIRE RATED AREAS (IN ACCORDANCE WITH MECHANICAL CODE).
5. CONTRACTOR SHALL COORDINATE HVAC LAYOUT IN ORDER TO AVOID FIRE SPRINKLER LINES.
6. FINAL DIFFUSER TYPES AND LOCATIONS SHALL BE COORDINATED AND APPROVED BY ARCHITECT MEP ENGINEER.
7. CONTRACTOR SHALL COORDINATE FINAL MECHANICAL DISTRIBUTION AND NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CLEARANCE ISSUES.
8. CONTRACTOR SHALL PROVIDE AND INSTALL RETURN AIR OPENINGS/GRILLES ON ALL FULL HEIGHT WALLS AS REQUIRED FOR PROPER RETURN AIR FLOW/PATH BACK TO THE AC UNITS MAIN RETURN.
9. PROVIDE A VOLUME DAMPER IN EACH BRANCH DUCT TO OUTLET, WHETHER SHOWN DRAWING OR NOT. DAMPERS SHALL BE AS FAR AWAY FROM DIFFUSER AS POSSIBLE, PREFERABLY AT THE BRANCH TAKEOFF. CONTRACTOR SHALL TAG ALL VOLUME DAMPERS WITH RED OR YELLOW RIBBONS.
10. CONTRACTOR SHALL PROVIDE REMOTE REGULATOR CONTROLS FOR ACCESS TO VOLUME DAMPERS ABOVE HARD LID CEILING. REMOTE REGULATOR SHALL BE YOUNG REGULATORS C/WITH BOWDEN CABLES.
11. ALL ACCESS PANELS INCLUDING THOSE IN ACCESSIBLE CEILING SHALL BE DESIGNATED AND PROPERLY FRAMED TO ALLOW PROPER ACCESS WITHOUT DRAGGING THE CEILING TILE OR GRID.
12. AVOID LOCATING ANY CONDUITS DIRECTLY ABOVE ACCESS TO EQUIPMENTS. CONTRACTOR SHALL NOT TERMINATE SECONDARY/OVERFLOW CONDENSATE DRAIN ABOVE ANY FUTURE TENANT OFFICE SPACES OR ELECTRICAL EQUIPMENT.
13. ALL ACOUSTICAL FLEXIBLE DUCT SHALL BE CASCO SILENTFLEX II OR EQUAL. CONTRACTOR SHALL PROVIDE MAXIMUM 5 FT. ACOUSTICAL FLEXIBLE DUCT CONNECTION BETWEEN DIFFUSERS AND VOLUME DAMPERS.
14. ALL DUCT AND PIPE PENETRATIONS THROUGH FULL HEIGHT WALLS SHALL BE ACOUSTICALLY SEALED.
15. ALL THERMOSTATS INSTALLED ON EXTERIOR WALLS OR COLUMNS SHALL HAVE AN INSULATED BACKING INSTALLED BEHIND THE THERMOSTAT.
16. CONTRACTOR SHALL PROVIDE ACCESS PANELS FOR ALL NEW EQUIPMENT LOCATED ABOVE HARD LID CEILING.
17. CONTRACTOR SHALL INSTALL ALL VOLUME DAMPERS AT LEAST 5 FEET FROM A DIFFUSER WITH 1-INCH ACOUSTICALLY LINED DUCTWORK.
18. PROVIDE DUCT FLEX CONNECTORS ON ALL SUPPLY AND RETURN/EXHAUST DUCT CONNECTIONS TO A/C UNITS OR SUPPLY/EXHAUST FANS.
19. CONTRACTOR SHALL USE LOW LOSS CONICAL HIGH SIDE CONNECTION (45 DEG. CONVERGENCE) TAP-IN TO MAIN LOW PRESSURE DUCTWORK.
20. EXPOSED DUCTS SHALL BE INSTALLED WITHOUT DENTS OR DEFECTS. USE COUPLINGS AT JOINTS SEALED WITH CLEAR SILICONE SEAL. CONTRACTOR SHALL INSTALL ALL VOLUME DAMPERS AT LEAST 5 FEET FROM A DIFFUSER WITH 1-INCH ACOUSTICALLY LINED. CONTRACTOR SHALL NOT TERMINATE SECONDARY/OVERFLOW CONDENSATE DRAIN ABOVE ANY WORKSTATIONS OR ELEC. HVAC EQUIPMENT LOCATED ABOVE CEILING & COMB. SMOKE/FIRE DAMPERS SHALL BE LABELED FOR ACCESS.
21. CONTRACTOR SHALL PROVIDE A COMPLETE START-UP REPORT ON ALL HVAC EQUIPMENT AND SUPPLY FANS IN ADDITION TO BALANCING.
22. CONTRACTOR SHALL VERIFY AND COORDINATE ALL EQUIPMENT LOADS TO BE PLACED/ATTACHED TO THE MECHANICAL PLATFORM WITH STRUCTURAL ENGINEER, ARCHITECTURAL AND MEP ENGINEER.
23. UNIT CONDENSATE DRAIN SHALL BE PROPERLY TRAPPED, SUPPORTED AND SLOPED TO NEAREST CODE APPROVED PLUMBING RECEPTOR.
24. CONTRACTOR SHALL PROVIDE AND INSTALL VIBRATION ISOLATORS AND SEISMIC RESTRAINTS TO ALL MECHANICAL EQUIPMENT WITHIN THE SPACE. CONTRACTOR SHALL COORDINATE MOUNTING AND ANCHORAGE LOCATION WITH GENERAL CONTRACTOR AND APPROVED BY STRUCTURAL ENGINEER.
25. MECHANICAL CONTRACTOR TO COORDINATE AND OBTAIN APPROVAL FROM STRUCTURAL ENGINEER FOR PIPE SUPPORTS, SEISMIC RESTRAINTS, CONNECTION AND ANCHORAGE/MOUNTING TO THE STRUCTURE.
26. CONTRACTOR SHALL PROVIDE FIELD LAYOUT SHOP DRAWINGS FOR ARCHITECT/ENGINEER REVIEW PRIOR TO FABRICATION AND INSTALLATION.
27. INSULATE ALL DUCTWORK WITH R-8 MINIMUM INSULATION PER CEC AND CMC.
28. PROVIDE BACK DRAFT DAMPER AND VOLUME DAMPER WHERE OUTSIDE AIR DUCTS CONNECT TO RETURN AIR PLENUM OR DUCTWORK.
29. ALL DUCTWORK ABOVE CONFERENCE ROOMS SHALL BE ACOUSTICALLY LINED INTERNALLY (1" MIN).
30. CONTRACTOR SHALL UPSIZE ALL MEDIUM PRESSURE DUCTWORK 2"Ø LARGER THAN THE BOX INLET IF THE LENGTH FROM MAIN DUCT EXCEEDS 8'. REDUCE NEAR THE BOX.
31. ALL HVAC SYSTEMS SHALL BE BALANCED IN ACCORDANCE WITH APPROVED NATIONAL STANDARDS PER CGBC 5.4.10.4.3.1.
32. THERMOSTATS SHALL BE INSTALLED 48" ABOVE FINISHED FLOOR. FINAL THERMOSTAT LOCATION(S) SHALL BE COORDINATED WITH FURNITURE LAYOUT AND APPROVED BY THE ARCHITECT AND MEP ENGINEER.
33. THERMOSTAT MOUNTING HEIGHT SHALL MATCH WITH LIGHT SWITCHES.
34. THERMOSTAT LOCATED ON EXTERIOR WALLS SHALL BE PROVIDED WITH R-4 RIGID BACK INSULATION.
35. COORDINATE THERMOSTAT LOCATIONS TO GROUP THEM WITH LIGHT SWITCHES.

KEYNOTE LEGEND

1. PROVIDE NEW FAN COIL UNIT. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION IN THE FIELD.
2. PROVIDE NEW CONDENSING UNIT. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION IN THE FIELD.
3. PROVIDE 10'-6"x6'-0"x0'-6" HIGH CONCRETE PAD FOR OUTDOOR UNIT CU-3.
4. PROVIDE 5'-2"x3'-6"x0'-6" HIGH CONCRETE PAD FOR OUTDOOR UNIT CU-1 & CU-2.
5. PROVIDE 4'-1"x2'-1"x0'-6" HIGH CONCRETE PAD FOR OUTDOOR UNIT CU-4.



1 MECHANICAL PLAN - LEVEL 01
M2.11 SCALE: 1/8" = 1'-0"

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO
PROJECT ENGINEER: LIC. NO
DATE:
AS BUILT/DRAWN BY:

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PHONE: (213) 212-8860
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PROJECT NO. 25-0004.A

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:

PLAN NAME:
MECHANICAL PLANS

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ---	FILE NO. --

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M2.11
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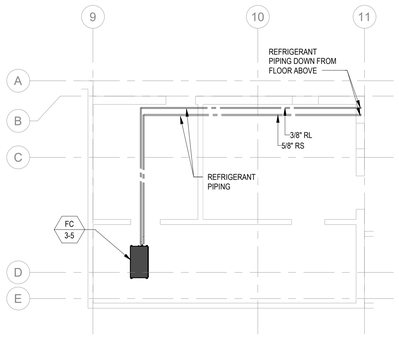
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GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE PIPING LAYOUT IN ORDER TO AVOID FIRE SPRINKLERS.
2. ALL DUCT AND PIPE PENETRATIONS THROUGH FULL HEIGHT WALL SHALL BE ACOUSTICALLY SEALED.
3. CONTRACTOR SHALL PROVIDE FIELD LAYOUT SHOP DRAWINGS FOR ARCHITECT AND ENGINEER REVIEW PRIOR TO FABRICATION AND INSTALLATION. SHOP DRAWINGS SHALL BE INDUSTRY STANDARD SHOWING ELEVATION HEIGHTS OF ALL NEW EXISTING EQUIPMENT. SHOP DRAWINGS SHALL BE COORDINATED WITH OTHER TRADES.
4. DRAWINGS SHOW DESIGN INTENT ONLY. CONTRACTOR TO ROUTE PIPING AS NECESSARY IN FIELD.
5. PROVIDE MANUAL VENTS AT ALL HIGH POINTS.
6. PROVIDE DRAINS AT LOW POINTS.

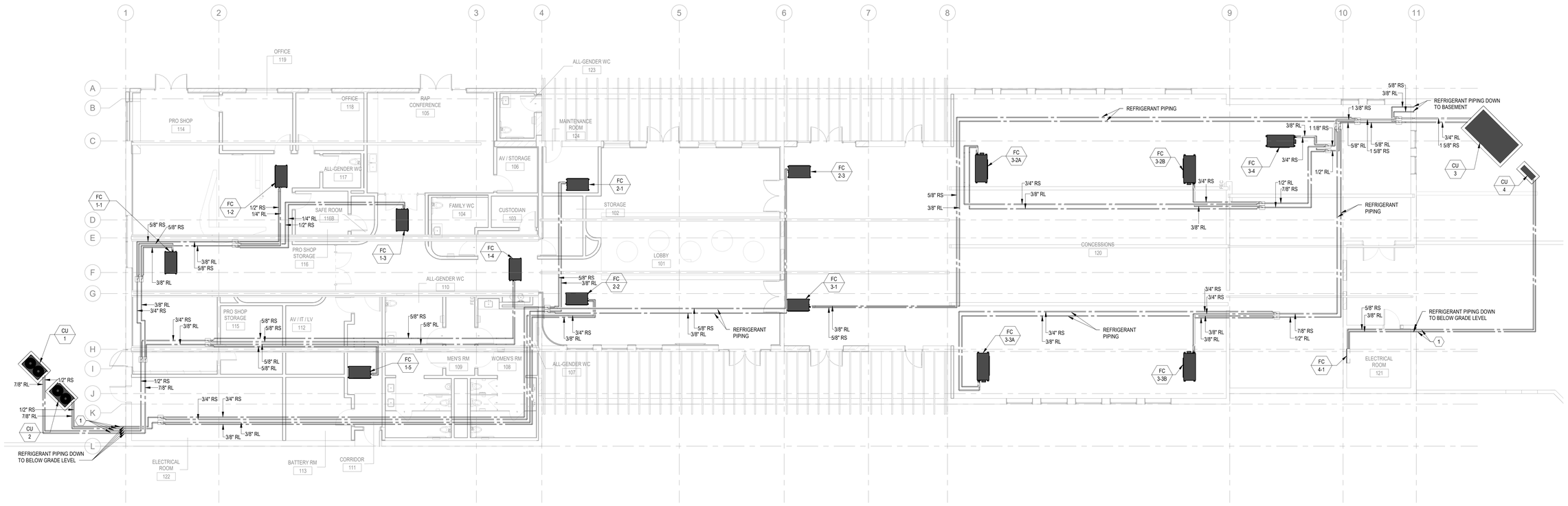
KEYNOTE LEGEND

1. CONTRACTOR SHALL ROUTE REFRIGERANT PIPING IN PROTECTIVE CONDUIT OR SLEEVE, WITH PROPER SLOPE FOR OIL RETURN, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODES.



2 M2.12 MECHANICAL PIPING PLAN - LEVEL B1

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



1 M2.12 MECHANICAL PIPING PLAN- LEVEL 01

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

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO
PROJECT ENGINEER: LIC. NO
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PLAN NAME:
MECHANICAL PLANS - PIPING

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ---	FILE NO. --

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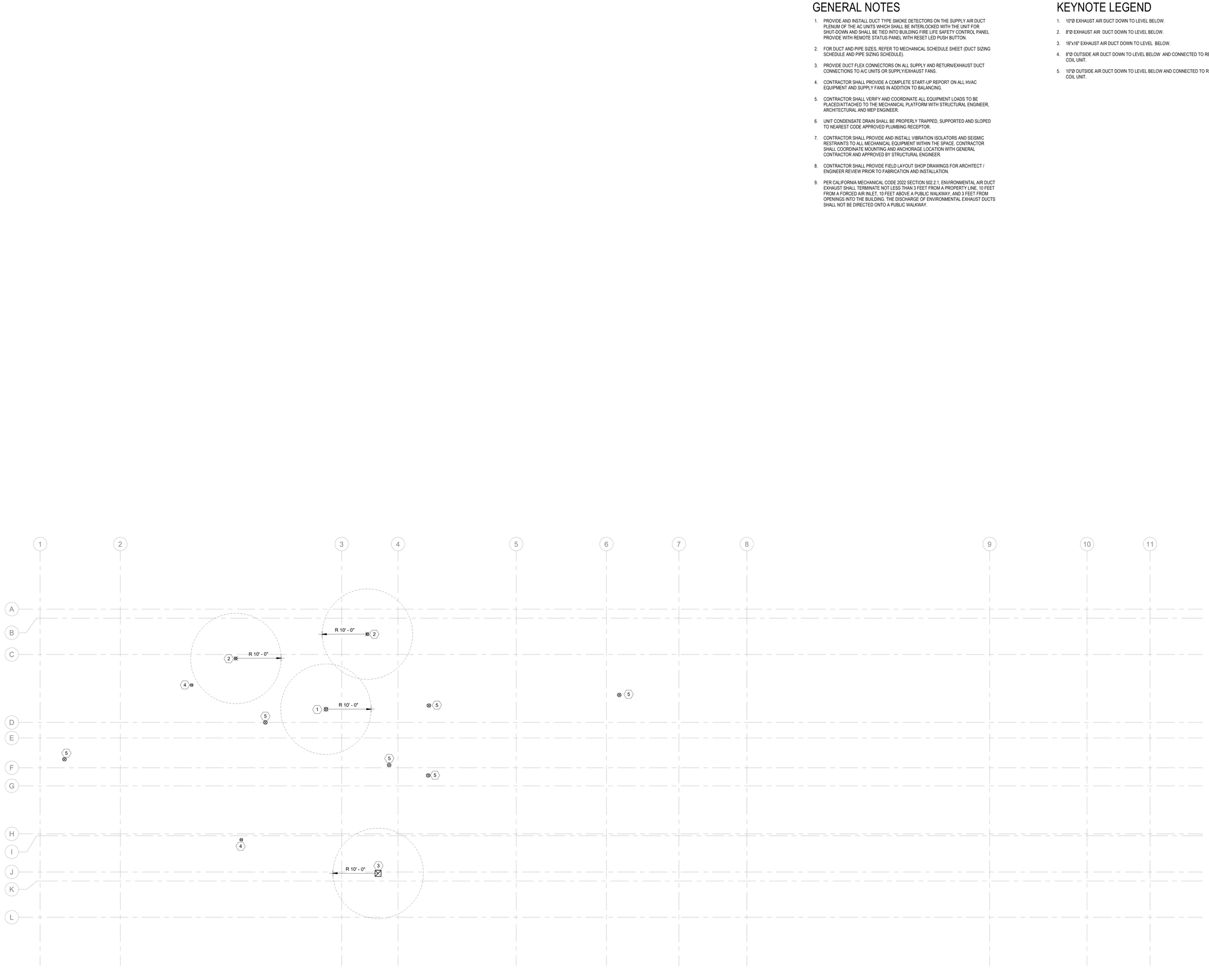
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GENERAL NOTES

1. PROVIDE AND INSTALL DUCT TYPE SMOKE DETECTORS ON THE SUPPLY AIR DUCT PLENUM OF THE AC UNITS WHICH SHALL BE INTERLOCKED WITH THE UNIT FOR SHUT-DOWN AND SHALL BE TIED INTO BUILDING FIRE LIFE SAFETY CONTROL PANEL PROVIDE WITH REMOTE STATUS PANEL WITH RESET LED PUSH BUTTON.
2. FOR DUCT AND PIPE SIZES, REFER TO MECHANICAL SCHEDULE SHEET (DUCT SIZING SCHEDULE AND PIPE SIZING SCHEDULE).
3. PROVIDE DUCT FLEX CONNECTORS ON ALL SUPPLY AND RETURN/EXHAUST DUCT CONNECTIONS TO A/C UNITS OR SUPPLY/EXHAUST FANS.
4. CONTRACTOR SHALL PROVIDE A COMPLETE START-UP REPORT ON ALL HVAC EQUIPMENT AND SUPPLY FANS IN ADDITION TO BALANCING.
5. CONTRACTOR SHALL VERIFY AND COORDINATE ALL EQUIPMENT LOADS TO BE PLACED/ATTACHED TO THE MECHANICAL PLATFORM WITH STRUCTURAL ENGINEER, ARCHITECTURAL AND MEP ENGINEER.
6. UNIT CONDENSATE DRAIN SHALL BE PROPERLY TRAPPED, SUPPORTED AND SLOPED TO NEAREST CODE APPROVED PLUMBING RECEPTOR.
7. CONTRACTOR SHALL PROVIDE AND INSTALL VIBRATION ISOLATORS AND SEISMIC RESTRAINTS TO ALL MECHANICAL EQUIPMENT WITHIN THE SPACE. CONTRACTOR SHALL COORDINATE MOUNTING AND ANCHORAGE LOCATION WITH GENERAL CONTRACTOR AND APPROVED BY STRUCTURAL ENGINEER.
8. CONTRACTOR SHALL PROVIDE FIELD LAYOUT SHOP DRAWINGS FOR ARCHITECT / ENGINEER REVIEW PRIOR TO FABRICATION AND INSTALLATION.
9. PER CALIFORNIA MECHANICAL CODE 2022 SECTION 502.2.1, ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE, 10 FEET FROM A FORCED AIR INLET, 10 FEET ABOVE A PUBLIC WALKWAY, AND 3 FEET FROM OPENINGS INTO THE BUILDING. THE DISCHARGE OF ENVIRONMENTAL EXHAUST DUCTS SHALL NOT BE DIRECTED ONTO A PUBLIC WALKWAY.

KEYNOTE LEGEND

1. 10"Ø EXHAUST AIR DUCT DOWN TO LEVEL BELOW.
2. 8"Ø EXHAUST AIR DUCT DOWN TO LEVEL BELOW.
3. 16"x16" EXHAUST AIR DUCT DOWN TO LEVEL BELOW.
4. 8"Ø OUTSIDE AIR DUCT DOWN TO LEVEL BELOW AND CONNECTED TO RETURN AIR PLENUM OF FAN COIL UNIT.
5. 10"Ø OUTSIDE AIR DUCT DOWN TO LEVEL BELOW AND CONNECTED TO RETURN AIR PLENUM OF FAN COIL UNIT.



1 MECHANICAL PLAN - ROOF
M2.13 SCALE: 1/8" = 1'-0"

N

REC & PARKS LA

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO
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RANCHO PARK GOLF CLUBHOUSE RENOVATION

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REVISIONS:	DATE:

PLAN NAME:
MECHANICAL PLAN - ROOF

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ---	FILE NO. --

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M2.13
SHEET OF SHEETS

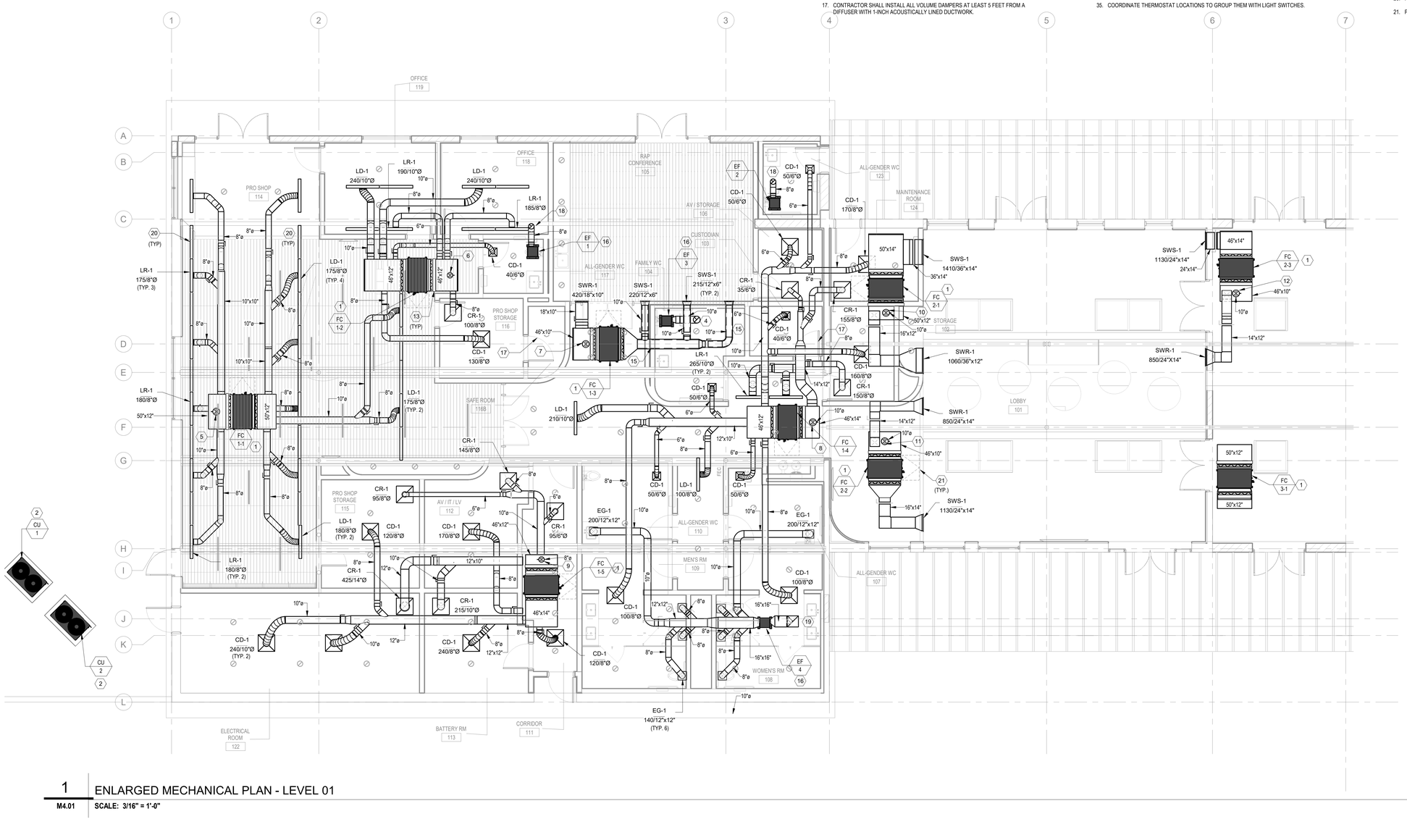
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GENERAL NOTES

1. PLENUM OF THE AC UNITS WHICH SHALL BE INTERLOCKED WITH THE UNIT FOR SHUT-DOWN AND SHALL BE TIED INTO BUILDING FIRE LIFE SAFETY CONTROL PANEL. PROVIDE WITH REMOTE STATUS PANEL WITH RESET LED PUSH BUTTON.
2. CONTRACTOR SHALL INSTALL HVAC UNITS IN SUCH A MANNER AS TO ALLOW FOR 36" IN FRONT OF THE CONTROLLERS, COMPONENT ACCESS AND ELECTRICAL DISCONNECTS.
3. ALL LOW PRESSURE DUCTWORK FROM OUTLET OF THE HVAC EQUIPMENT TO DIFFUSERS SHALL BE SPIRAL DUCTWORKS, UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL VERIFY ALL WALL PARTITIONS TYPES/CEILING TYPES AND RATING IN ORDER TO PROVIDE COMBINATION SMOKE FIRE DAMPERS / FIRE STOPPING AT PENETRATIONS TO FIRE RATED AREAS (IN ACCORDANCE WITH MECHANICAL CODE).
5. CONTRACTOR SHALL COORDINATE HVAC LAYOUT IN ORDER TO AVOID FIRE SPRINKLER LINES.
6. FINAL DIFFUSER TYPES AND LOCATIONS SHALL BE COORDINATED AND APPROVED BY ARCHITECT MEP ENGINEER.
7. CONTRACTOR SHALL COORDINATE FINAL MECHANICAL DISTRIBUTION AND NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CLEARANCE ISSUES.
8. CONTRACTOR SHALL PROVIDE AND INSTALL RETURN AIR OPENINGS/GRILLES ON ALL FULL HEIGHT WALLS AS REQUIRED FOR PROPER RETURN AIR FLOW/PATH BACK TO THE AC UNITS MAIN RETURN.
9. PROVIDE A VOLUME DAMPER IN EACH BRANCH DUCT TO OUTLET, WHETHER SHOWN DRAWING OR NOT. DAMPERS SHALL BE AS FAR AWAY FROM DIFFUSER AS POSSIBLE, PREFERABLY AT THE BRANCH TAKEOFF. CONTRACTOR SHALL TAG ALL VOLUME DAMPERS WITH RED OR YELLOW RIBBONS.
10. CONTRACTOR SHALL PROVIDE REMOTE REGULATOR CONTROLS FOR ACCESS TO VOLUME DAMPERS ABOVE HARD LID CEILING. REMOTE REGULATOR SHALL BE YOUNG REGULATORS C/WITH BOWDEN CABLES.
11. ALL ACCESS PANELS INCLUDING THOSE IN ACCESSIBLE CEILING SHALL BE DESIGNATED AND PROPERLY FRAMED TO ALLOW PROPER ACCESS WITHOUT DRAGGING THE CEILING TILE OR GRID.
12. AVOID LOCATING ANY CONDUITS DIRECTLY ABOVE ACCESS TO EQUIPMENTS. CONTRACTOR SHALL NOT TERMINATE SECONDARY/OVERFLOW CONDENSATE DRAIN ABOVE ANY FUTURE TENANT OFFICE SPACES OR ELECTRICAL EQUIPMENT.
13. ALL ACOUSTICAL FLEXIBLE DUCT SHALL BE CASCO SILENTFLEX II OR EQUAL. CONTRACTOR SHALL PROVIDE MAXIMUM 5 FT. ACOUSTICAL FLEXIBLE DUCT CONNECTION BETWEEN DIFFUSERS AND VOLUME DAMPERS.
14. ALL DUCT AND PIPE PENETRATIONS THROUGH FULL HEIGHT WALLS SHALL BE ACOUSTICALLY SEALED.
15. ALL THERMOSTATS INSTALLED ON EXTERIOR WALLS OR COLUMNS SHALL HAVE AN INSULATED BACKING INSTALLED BEHIND THE THERMOSTAT.
16. CONTRACTOR SHALL PROVIDE ACCESS PANELS FOR ALL NEW EQUIPMENT LOCATED ABOVE HARD LID CEILING.
17. CONTRACTOR SHALL INSTALL ALL VOLUME DAMPERS AT LEAST 5 FEET FROM A DIFFUSER WITH 1-INCH ACOUSTICALLY LINED DUCTWORK.
18. PROVIDE DUCT FLEX CONNECTORS ON ALL SUPPLY AND RETURN/EXHAUST DUCT CONNECTIONS TO A/C UNITS OR SUPPLY/EXHAUST FANS.
19. CONTRACTOR SHALL USE LOW LOSS CONICAL HIGH SIDE CONNECTION (45 DEG. CONVERGENCE) TAP-IN TO MAIN LOW PRESSURE DUCTWORK.
20. EXPOSED DUCTS SHALL BE INSTALLED WITHOUT DENTS OR DEFECTS. USE COUPLINGS AT JOINTS SEALED WITH CLEAR SILICONE SEAL. CONTRACTOR SHALL INSTALL ALL VOLUME DAMPERS AT LEAST 5 FEET FROM A DIFFUSER WITH 1-INCH ACOUSTICALLY LINED. CONTRACTOR SHALL NOT TERMINATE SECONDARY/OVERFLOW CONDENSATE DRAIN ABOVE ANY WORKSTATIONS OR ELEC. HVAC EQUIPMENT LOCATED ABOVE CEILING & COMB. SMOKE/FIRE DAMPERS SHALL BE LABELED FOR ACCESS.
21. CONTRACTOR SHALL PROVIDE A COMPLETE START-UP REPORT ON ALL HVAC EQUIPMENT AND SUPPLY FANS IN ADDITION TO BALANCING.
22. CONTRACTOR SHALL VERIFY AND COORDINATE ALL EQUIPMENT LOADS TO BE PLACED/ATTACHED TO THE MECHANICAL PLATFORM WITH STRUCTURAL ENGINEER, ARCHITECTURAL AND MEP ENGINEER.
23. UNIT CONDENSATE DRAIN SHALL BE PROPERLY TRAPPED, SUPPORTED AND SLOPED TO NEAREST CODE APPROVED PLUMBING RECEPTOR.
24. CONTRACTOR SHALL PROVIDE AND INSTALL VIBRATION ISOLATORS AND SEISMIC RESTRAINTS TO ALL MECHANICAL EQUIPMENT WITHIN THE SPACE. CONTRACTOR SHALL COORDINATE MOUNTING AND ANCHORAGE LOCATION WITH GENERAL CONTRACTOR AND APPROVED BY STRUCTURAL ENGINEER.
25. MECHANICAL CONTRACTOR TO COORDINATE AND OBTAIN APPROVAL FROM STRUCTURAL ENGINEER FOR PIPE SUPPORTS, SEISMIC RESTRAINTS, CONNECTION AND ANCHORAGE/MOUNTING TO THE STRUCTURE.
26. CONTRACTOR SHALL PROVIDE FIELD LAYOUT SHOP DRAWINGS FOR ARCHITECT/ENGINEER REVIEW PRIOR TO FABRICATION AND INSTALLATION.
27. INSULATE ALL DUCTWORK WITH R-8 MINIMUM INSULATION PER CEC AND CMC.
28. PROVIDE BACK DRAFT DAMPER AND VOLUME DAMPER WHERE OUTSIDE AIR DUCTS CONNECT TO RETURN AIR PLENUM OR DUCTWORK.
29. ALL DUCTWORK ABOVE CONFERENCE ROOMS SHALL BE ACOUSTICALLY LINED INTERNALLY (1" MIN).
30. CONTRACTOR SHALL UPSIZE ALL MEDIUM PRESSURE DUCTWORK 2"Ø LARGER THAN THE BOX INLET IF THE LENGTH FROM MAIN DUCT EXCEEDS 8'. REDUCE NEAR THE BOX.
31. ALL HVAC SYSTEMS SHALL BE BALANCED IN ACCORDANCE WITH APPROVED NATIONAL STANDARDS PER CGBC 5.4.10.4.3.1.
32. THERMOSTATS SHALL BE INSTALLED 48" ABOVE FINISHED FLOOR. FINAL THERMOSTAT LOCATION(S) SHALL BE COORDINATED WITH FURNITURE LAYOUT AND APPROVED BY THE ARCHITECT AND MEP ENGINEER.
33. THERMOSTAT MOUNTING HEIGHT SHALL MATCH WITH LIGHT SWITCHES.
34. THERMOSTAT LOCATED ON EXTERIOR WALLS SHALL BE PROVIDED WITH R-4 RIGID BACK INSULATION.
35. COORDINATE THERMOSTAT LOCATIONS TO GROUP THEM WITH LIGHT SWITCHES.

KEYNOTE LEGEND

1. PROVIDE NEW FAN COIL UNIT. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION IN THE FIELD.
2. PROVIDE NEW CONDENSING UNIT. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION IN THE FIELD.
3. PROVIDE 1/2" WIRE MESH SCREEN AT THE END OF THE RETURN AIR PLENUM OF FAN COIL UNIT.
4. 10"Ø EXHAUST AIR DUCT UP TO ROOF AND TERMINATE ON ROOF WITH WEATHER PROTECTIVE CAP.
5. 10"Ø OUTSIDE AIR DUCT CONNECT TO RETURN AIR PLENUM OF FAN COIL UNIT FC 1-1 WITH VOLUME BALANCING DAMPER TO BALANCE 345 CFM OUTSIDE AIR FLOW. OUTSIDE AIR DUCT TERMINATE ON ROOF WITH WEATHER PROTECTIVE CAP.
6. 8"Ø OUTSIDE AIR DUCT CONNECT TO RETURN AIR PLENUM OF FAN COIL UNIT FC 1-2 WITH VOLUME BALANCING DAMPER TO BALANCE 175 CFM OUTSIDE AIR FLOW. OUTSIDE AIR DUCT TERMINATE ON ROOF WITH WEATHER PROTECTIVE CAP.
7. 10"Ø OUTSIDE AIR DUCT CONNECT TO RETURN AIR PLENUM OF FAN COIL UNIT FC 1-3 WITH VOLUME BALANCING DAMPER TO BALANCE 230 CFM OUTSIDE AIR FLOW. OUTSIDE AIR DUCT TERMINATE ON ROOF WITH WEATHER PROTECTIVE CAP.
8. 10"Ø OUTSIDE AIR DUCT CONNECT TO RETURN AIR PLENUM OF FAN COIL UNIT FC 1-4 WITH VOLUME BALANCING DAMPER TO BALANCE 260 CFM OUTSIDE AIR FLOW. OUTSIDE AIR DUCT TERMINATE ON ROOF WITH WEATHER PROTECTIVE CAP.
9. 8"Ø OUTSIDE AIR DUCT CONNECT TO RETURN AIR PLENUM OF FAN COIL UNIT FC 1-5 WITH VOLUME BALANCING DAMPER TO BALANCE 155 CFM OUTSIDE AIR FLOW. OUTSIDE AIR DUCT TERMINATE ON ROOF WITH WEATHER PROTECTIVE CAP.
10. 10"Ø OUTSIDE AIR DUCT CONNECT TO RETURN AIR PLENUM OF FAN COIL UNIT FC 2-1 WITH VOLUME BALANCING DAMPER TO BALANCE 350 CFM OUTSIDE AIR FLOW. OUTSIDE AIR DUCT TERMINATE ON ROOF WITH WEATHER PROTECTIVE CAP.
11. 10"Ø OUTSIDE AIR DUCT CONNECT TO RETURN AIR PLENUM OF FAN COIL UNIT FC 2-2 WITH VOLUME BALANCING DAMPER TO BALANCE 280 CFM OUTSIDE AIR FLOW. OUTSIDE AIR DUCT TERMINATE ON ROOF WITH WEATHER PROTECTIVE CAP.
12. 10"Ø OUTSIDE AIR DUCT CONNECT TO RETURN AIR PLENUM OF FAN COIL UNIT FC 2-3 WITH VOLUME BALANCING DAMPER TO BALANCE 280 CFM OUTSIDE AIR FLOW. OUTSIDE AIR DUCT TERMINATE ON ROOF WITH WEATHER PROTECTIVE CAP.
13. PROVIDE MERV 13 FILTER BOX.
14. CONTRACTOR SHALL INSTALL DUCT MOUNTED SUPPLY GRILLE AT 15 DEGREE ANGLE WITH AIR SCOOP DAMPER.
15. PROVIDE 1" ACOUSTIC LINER FOR ALL EXPOSED DUCTWORK.
16. PROVIDE NEW EXHAUST FAN. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION IN THE FIELD.
17. PROVIDE 1" DOOR UNDERCUT.
18. 8"Ø EXHAUST AIR DUCT UP TO ROOF AND TERMINATE ON ROOF WITH WEATHER PROTECTIVE CAP.
19. 16"x16" EXHAUST AIR DUCT UP TO ROOF AND TERMINATE ON ROOF WITH WEATHER PROTECTIVE CAP.
20. PROVIDE LINEAR DIFFUSER BLANK-OFFS.
21. PROVIDE 36"x24" ACCESS PANEL.



1 ENLARGED MECHANICAL PLAN - LEVEL 01

M4.01 SCALE: 3/16" = 1'-0"

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

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PROJECT ENGINEER: LIC. NO
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PROJECT NO: ATCE/MEP/25-0004

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

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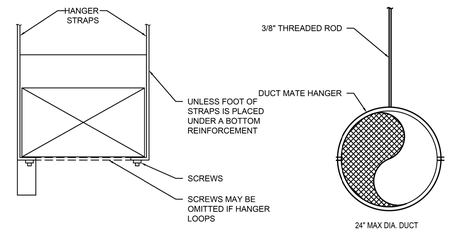
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PLAN NAME:
ENLARGED MECHANICAL PLANS

DRAWN BY:	APPROVED BY:
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SCALE: AS NOTED	ISSUE DATE: 2025
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DRAWING NO.
M4.01
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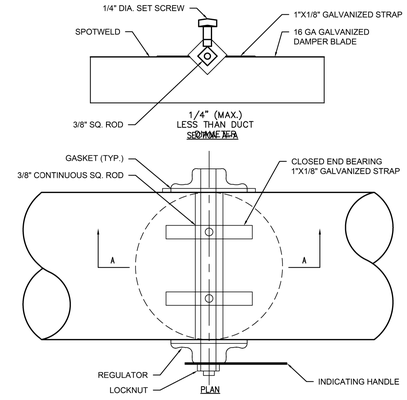


NOTES:

1. DUCT SUPPORTS SHALL COMPLY WITH 2005 SMACNA STANDARDS TABLES 5-1, 5-1M AND 5-2.
2. REFER TO 2005 SMACNA STANDARDS TABLES 5-1, 5-1M AND 5-2 FOR STRAP, WIRE AND SPACING CRITERIA

10 M5.01 DUCT HANGER DETAIL

NOT TO SCALE

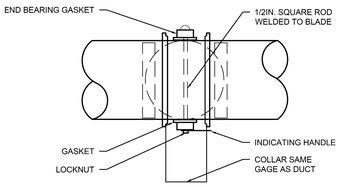


NOTES:

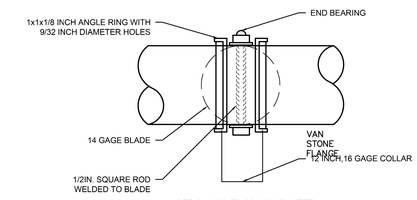
1. LOCK DAMPER DURING AIR BALANCE AND MARK QUADRANT TO RECORD AIR BALANCED DAMPER POSITION POSITION.
2. PROVIDE "HAT" SECTION AT QUADRANT FOR ALL EXTERNALLY INSULATED DUCTWORK.
3. PROVIDE FLUORESCENT COLORED MARKERS AT ALL VOLUME DAMPERS LOCATIONS.

07 M5.01 ROUND VOLUME DAMPER (UP TO 14" DIA)

NOT TO SCALE



SIZE 15 INCH TO 20 INCH DIAMETER



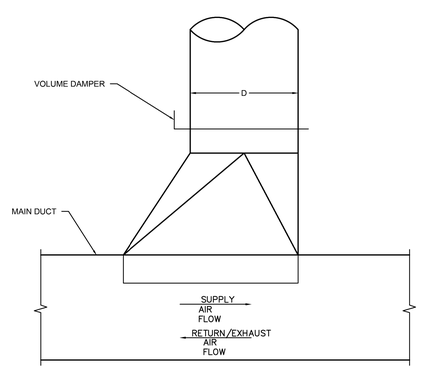
SIZE 21 INCH TO 28 INCH DIAMETER

NOTES:

1. LOCK DAMPER DURING AIR BALANCE AND MARK QUADRANT TO RECORD AIR BALANCED DAMPER POSITION POSITION.
2. PROVIDE "HAT" SECTION AT QUADRANT FOR ALL EXTERNALLY INSULATED DUCTWORK.
3. PROVIDE FLUORESCENT COLORED MARKERS AT ALL VOLUME DAMPERS LOCATIONS.

04 M5.01 ROUND SUPPLY DUCT BRANCH CONNECTION

NOT TO SCALE

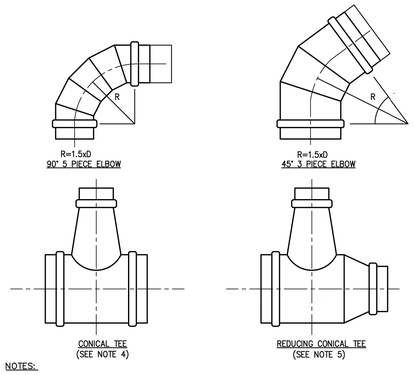


NOTES:

1. FURNISH THIS TYPE CONNECTION WHEN DUCTWORK IS DRAWN SIMILAR TO THIS FOR BRANCHES WITH LESS THAN 25% OF TOTAL AIR FLOW.
2. FOR MANUAL VOLUME DAMPER SEE DETAIL 7/M500.1 AND DETAIL 8/M500.1.

01 M5.01 RECTANGULAR DUCT BRANCH TO MAIN CONNECTION

NOT TO SCALE

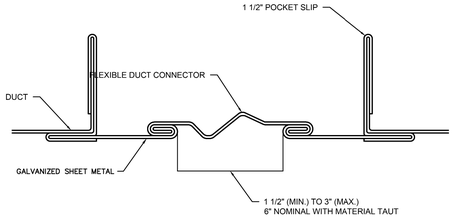


NOTES:

1. FITTINGS TO BE MIN. 2 GAUGES HEAVIER THAN CONNECTED DUCT.
2. ADJUSTABLE ELBOWS WILL BE PERMITTED FOR DUCT CONSTRUCTION OF 2" W.G. OR LESS.
3. PROVIDE CONTINUOUS SEALANT AT EACH FITTING JOINT.
4. PROVIDE THIS TYPE OF CONNECTION FOR BRANCHES WHEN DUCTWORK IS DRAWN SIMILAR TO THIS .
5. PROVIDE THIS TYPE OF CONNECTION FOR BRANCHES WHEN DUCTWORK IS DRAWN SIMILAR TO THIS .

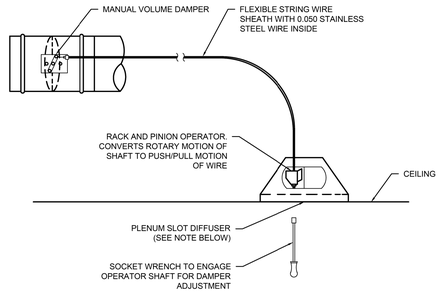
11 M5.01 FLEXIBLE DUCT CONNECTOR

NOT TO SCALE



08 M5.01 ROUND VOLUME DAMPER (LARGER THAN 14" DIA)

NOT TO SCALE

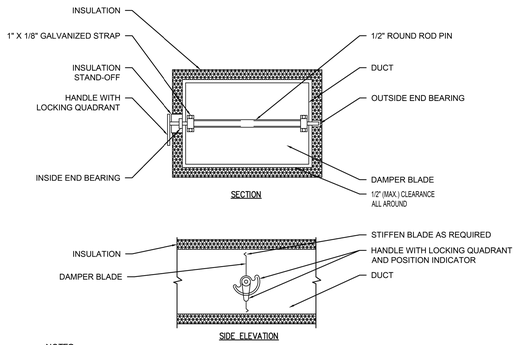


NOTES:

1. DIFFUSER OR REGISTER LOCATED IN GYP BOARD CEILING.
2. PROVIDE YOUNG REGULATOR FOR ALL MANUAL VOLUME DAMPERS INSTALLED IN INACCESSIBLE CEILING OR HARD TO REACH PLACES.
3. FOR CEILING TYPE AND CONSTRUCTION SEE ARCHITECTURAL DWGS.

05 M5.01 ROUND DUCT BRANCH TO MAIN RECT. CONNECTION

NOT TO SCALE

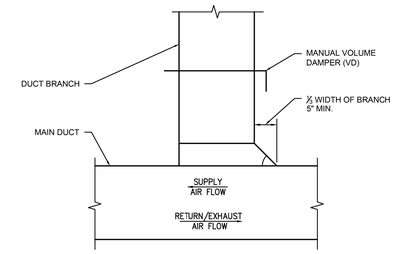


NOTES:

1. DELETE INSULATION STAND-OFF ON DUCTWORK WITHOUT EXTERIOR INSULATION.
2. DETAIL SHOWS SINGLE BLADE DAMPER. MULTI-BLADE DAMPERS INSTALLATIONS SHALL BE SIMILAR.
3. LOCK DAMPER DURING AIR BALANCE AND MARK QUADRANT TO RECORD AIR BALANCED DAMPER POSITION.
4. PROVIDE "HAT" SECTION AT QUADRANT FOR ALL EXTERNALLY INSULATED DUCTWORK.
5. PROVIDE FLUORESCENT COLORED MARKERS ON CEILING AT ALL VOLUME DAMPERS LOCATIONS.

02 M5.01 ROUND DUCT FITTINGS

NOT TO SCALE

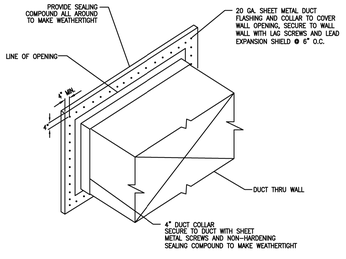


NOTES:

1. FURNISH THIS TYPE OF CONNECTION WHEN DUCTWORK IS DRAWN SIMILAR TO THIS FOR BRANCHES WITH LESS THAN 25% OF THE TOTAL AIR FLOW, OR WHERE INDICATED ON DRAWINGS.
2. FOR MANUAL VOLUME DAMPER SEE DETAIL 7/M500.1 AND DETAIL 8/M500.1.
3. SLIP-IN VOLUME DAMPER HOUSING WILL NOT BE ALLOWED.

12 M5.01 DUCT THRU WALL DETAIL

NOT TO SCALE



09 M5.01 BOWDEN TYPE CABLE CONTROL (YOUNG'S REGULATOR)

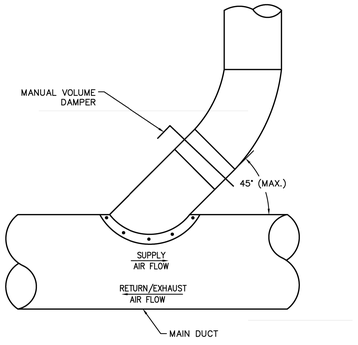
NOT TO SCALE

06 M5.01 RECTANGULAR MANUAL VOLUME DAMPER

NOT TO SCALE

03 M5.01 ROUND DUCT BRANCH TO ROUND MAIN CONNECTION

NOT TO SCALE



NOTES:

1. FURNISH LATERAL TEE CONNECTION FOR BRANCHES WHEN DUCTWORK IS DRAWN SIMILAR TO THIS .
2. FOR MANUAL VOLUME DAMPER SEE DETAIL 7/M500.1 AND DETAIL 8/M500.1

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO
PROJECT ENGINEER: LIC. NO
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PROJECT NAME: RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS: 10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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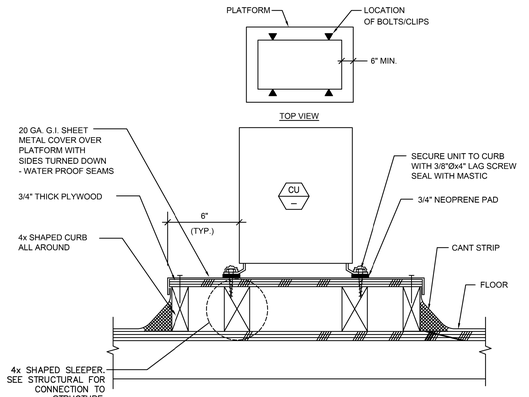
PLAN NAME: MECHANICAL DETAILS

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ---	FILE NO. --

DRAWING NO. M5.01

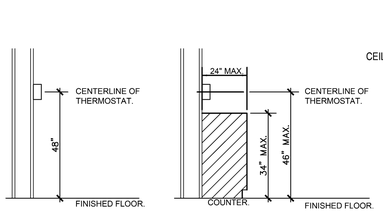
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



CONDENSING UNIT SUPPORT DETAIL

10 M5.02 NOT TO SCALE

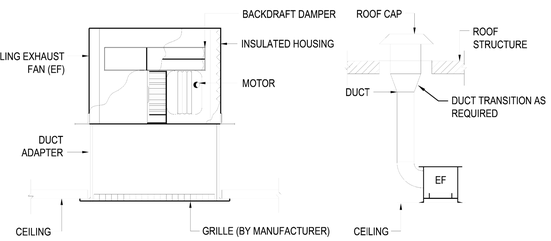


NOTES:

1. PROVIDE INSULATED BACKING BEHIND EXTERIOR WALL MOUNTED OR COLUMN MOUNTED THERMOSTATS.

THERMOSTAT MOUNTING DETAIL

07 M5.02 NOT TO SCALE

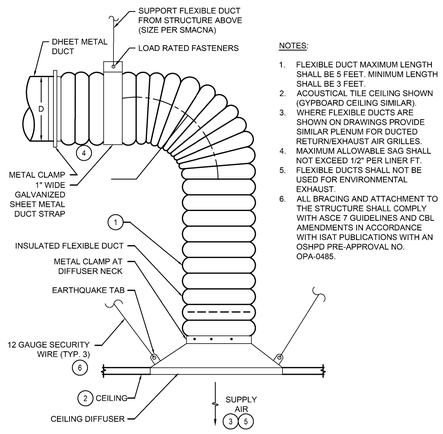


INSTALLATION NOTES:

1. WALL PENETRATIONS SHALL BE PROVIDED WITH WEATHER-TIGHT SEAL: COORDINATE WITH GENERAL CONSTRUCTION.
2. INSTALL MINIMUM 16 GAUGE SHEET STEEL SUPPORTS TO RIGIDLY ATTACH FAN HOUSING TO STRUCTURE: FIELD VERIFY EXACT REQUIREMENTS. ENSURE ADEQUATE VIBRATION ISOLATION.
3. INSTALLATION SHALL BE NEAT AND COMPLETED TIMELY AND IN SUCH A MANNER TO ALLOW CC TO FINISH SURFACES UNIFORMLY.
4. ALL ELECTRICAL WIRING AND CONNECTIONS SHALL BE BY ELECTRICAL CONTRACTOR.

CEILING MOUNTED FAN DETAIL

04 M5.02 NOT TO SCALE



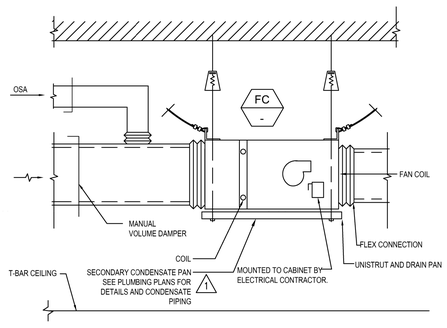
NOTES:

1. FLEXIBLE DUCT MAXIMUM LENGTH SHALL BE 5 FEET. MINIMUM LENGTH SHALL BE 3 FEET.
2. ACOUSTICAL TILE CEILING SHOWN (GYPBOARD CEILING SIMILAR).
3. WHERE FLEXIBLE DUCTS ARE SHOWN ON DRAWINGS PROVIDE SIMILAR PLENUM FOR DUCTED RETURN/EXHAUST AIR GRILLES.
4. MAXIMUM ALLOWABLE SAG SHALL NOT EXCEED 1/2" PER LINER FT.
5. FLEXIBLE DUCTS SHALL NOT BE USED FOR ENVIRONMENTAL EXHAUST.
6. ALL BRACING AND ATTACHMENT TO THE STRUCTURE SHALL COMPLY WITH ASCE 7 GUIDELINES AND CBL AMENDMENTS IN ACCORDANCE WITH ISAT PUBLICATIONS WITH AN OSHPD PRE-APPROVAL NO. OPA-0485.

SUPPLY DIFFUSER CONNECTION

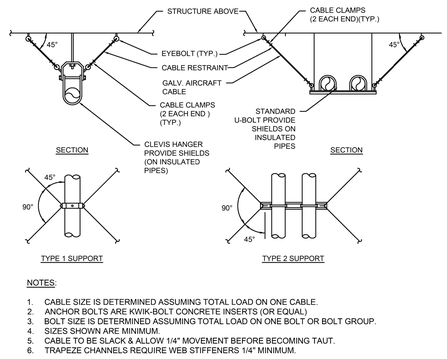
01 M5.02 NOT TO SCALE

ADDITIONAL NOTES:
PROVIDE MINIMUM ACCESS TO FAN COIL UNIT PER C.M.C. 2022.
FAN COIL UNIT SHALL BE LOCATED SUCH THAT IT MAY BE SERVICED AND REMOVED WITHOUT REMOVAL OF PERMANENT CONSTRUCTION.
PROVIDE AIRCRAFT CABLE FOR SEISMIC RESTRAINT.



FAN COIL MOUNTING DETAIL

11 M5.02 NOT TO SCALE

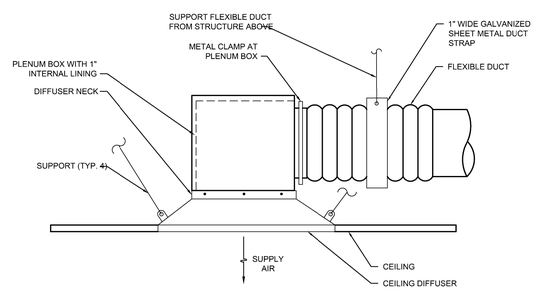


NOTES:

1. CABLE SIZE IS DETERMINED ASSUMING TOTAL LOAD ON ONE CABLE.
2. ANCHOR BOLTS ARE KWIK-BOLT CONCRETE INSERTS (OR EQUAL)
3. BOLT SIZE IS DETERMINED ASSUMING TOTAL LOAD ON ONE BOLT OR BOLT GROUP.
4. SIZES SHOWN ARE MINIMUM.
5. CABLE TO BE SLACK & ALLOW 1/4" MOVEMENT BEFORE BECOMING TAUT.
6. TRAPEZE CHANNELS REQUIRE WEB STIFFENERS 1/4" MINIMUM.

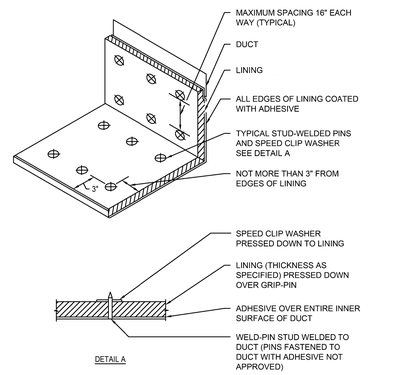
PIPE SUPPORT DETAIL W/O ISOLATOR

08 M5.02 NOT TO SCALE



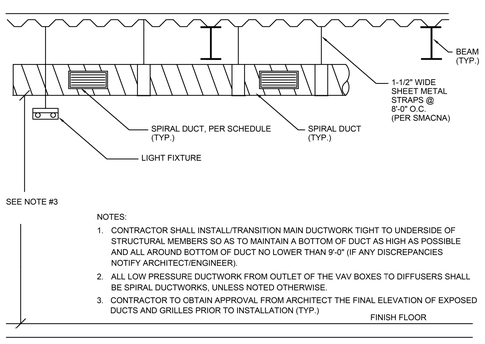
SUPPLY DIFFUSER SIDE CONNECTION (W/ PLENNUM BOX)

05 M5.02 NOT TO SCALE



ACOUSTICAL DUCT LINING INSTALLATION

02 M5.02 NOT TO SCALE

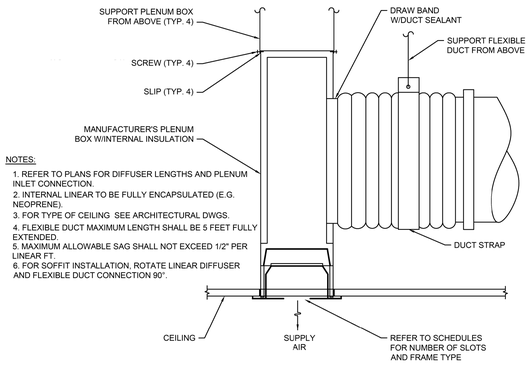


NOTES:

1. CONTRACTOR SHALL INSTALL/TRANSITION MAIN DUCTWORK TIGHT TO UNDERSIDE OF STRUCTURAL MEMBERS SO AS TO MAINTAIN A BOTTOM OF DUCT AS HIGH AS POSSIBLE AND ALL AROUND BOTTOM OF DUCT NO LOWER THAN 9'-0" (IF ANY DISCREPANCIES NOTIFY ARCHITECT/ENGINEER).
2. ALL LOW PRESSURE DUCTWORK FROM OUTLET OF THE VAV BOXES TO DIFFUSERS SHALL BE SPIRAL DUCTWORKS, UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO OBTAIN APPROVAL FROM ARCHITECT THE FINAL ELEVATION OF EXPOSED DUCTS AND GRILLES PRIOR TO INSTALLATION (TYP.)

TYP. DUCT SECTION IN EXPOSED AREAS

12 M5.02 NOT TO SCALE

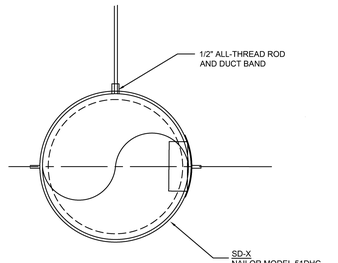


NOTES:

1. REFER TO PLANS FOR DIFFUSER LENGTHS AND PLENUM INLET CONNECTION.
2. INTERNAL LINEAR TO BE FULLY ENCAPSULATED (E.G. NEOPRENE).
3. FOR TYPE OF CEILING SEE ARCHITECTURAL DWGS.
4. FLEXIBLE DUCT MAXIMUM LENGTH SHALL BE 5 FEET FULLY EXTENDED.
5. MAXIMUM ALLOWABLE SAG SHALL NOT EXCEED 1/2" PER LINEAR FT.
6. FOR SOFFIT INSTALLATION, ROTATE LINEAR DIFFUSER AND FLEXIBLE DUCT CONNECTION 90°.

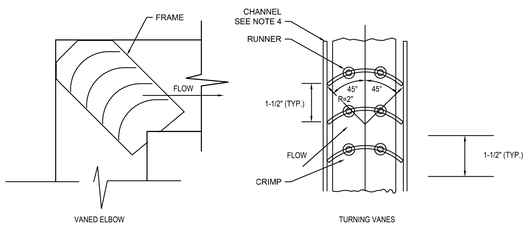
LINEAR DIFFUSER CONNECTION DETAIL

09 M5.02 NOT TO SCALE



REGISTER ON EXPOSED ROUND DUCT DETAIL

06 M5.02 NOT TO SCALE



NOTES:

1. MAXIMUM UNSUPPORTED VANE LENGTH 36".
2. VANES AND FRAMES - 24 GAUGE.
3. DUCT INLET AND OUTLET DIMENSIONS TO BE EQUAL.
4. FOR HIGH VELOCITY APPLICATIONS PROVIDE 18 GAUGE CHANNEL AND TACK WELD VANE EDGES TO CHANNEL, TYPICAL BOTH ENDS.
5. FRAMES AND CHANNELS - BOLTED OR TACK WELDED TO ELBOW.

RECTANGULAR ELBOW W/ TURNING VANES

03 M5.02 NOT TO SCALE

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO
PROJECT ENGINEER: LIC. NO
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AS BUILT/DRAWN BY:

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PHONE: (213) 212-8860
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mou.li@alfca.com

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

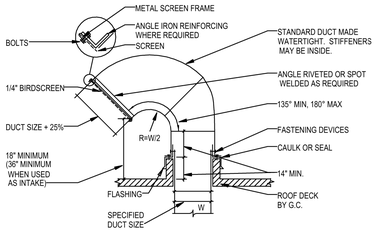
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PLAN NAME:
MECHANICAL DETAILS

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
M5.02
SHEET OF SHEETS

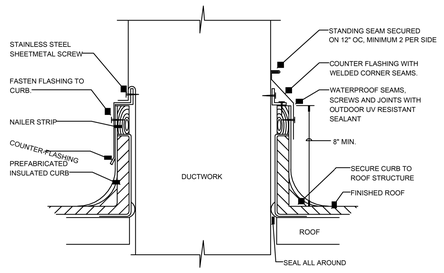
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NOTES:
1. CURB AND FLASHING BY G.C. UNLESS OTHERWISE SPECIFIED.

10 M5.03 **GOOSENECK VENT DETAIL**

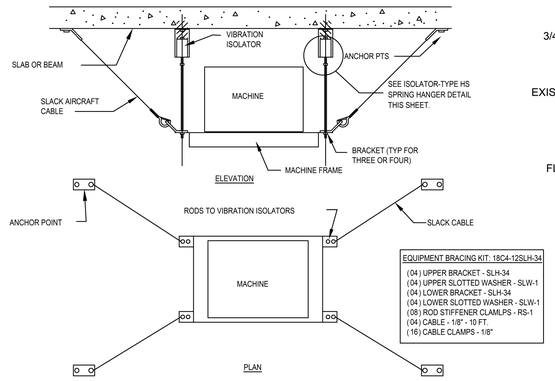
NOT TO SCALE



NOTES:
1. REFER TO ROOF CURB DETAIL FOR ATTACHMENT OF CURB TO STRUCTURE.
2. PROVIDE CURB AND FASTENERS PER CONTRACTOR OR MANUFACTURER ENGINEER'S CALCULATIONS BASED UPON EXACT EQUIPMENT SIZE, WEIGHT, LOCATION AND PROJECT SPECIFIC SEISMIC AND WIND LOADS.
3. FLASHING SEAMS SHALL BE WELDED FOR WATER TIGHT SEAL. PAINT ALL WELDS WITH RUST RESISTIVE PAINT.
4. DETAIL INDICATES TWO CONTRACTOR FLASHING OPTIONS.

07 M5.03 **DUCT PENETRATION THROUGH ROOF**

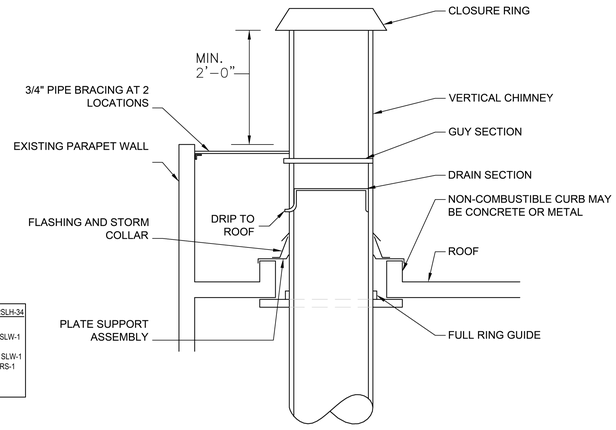
NOT TO SCALE



EQUIPMENT BRACING KIT: 18C4-12SLH-34
- (04) UPPER BRACKET - SLH-34
- (04) UPPER SLOTTED WASHER - SLW-1
- (04) LOWER BRACKET - SLH-34
- (04) LOWER SLOTTED WASHER - SLW-1
- (08) ROD STIFFENER CLAMLPS - RS-1
- (04) CABLE - 1/8" - 10 FT.
- (16) CABLE CLAMPS - 1/8"

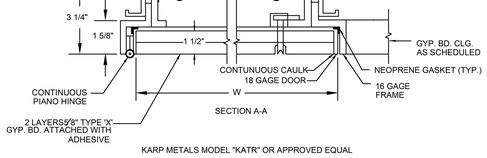
04 M5.03 **ALL DIRECTIONAL RESTRAINT DETAIL (SUSPENDED EQUIP.)**

NOT TO SCALE



01 M5.03 **VENT THROUGH ROOF**

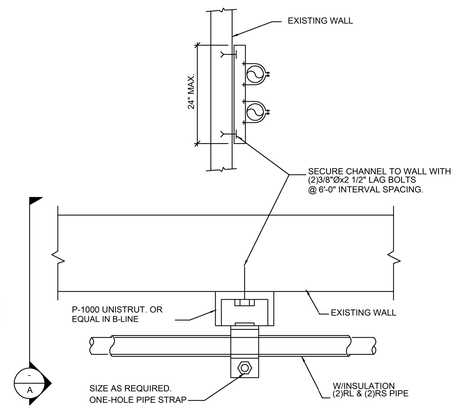
NOT TO SCALE



KARP METALS MODEL "KATR" OR APPROVED EQUAL

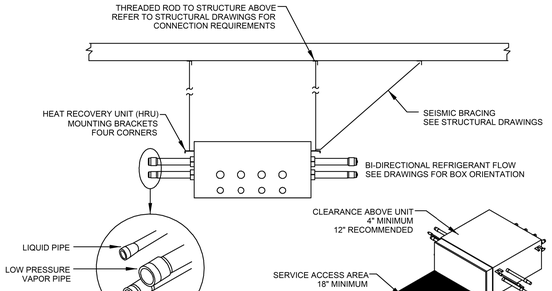
11 M5.03 **CEILING ACCESS PANEL**

NOT TO SCALE



08 M5.03 **REFRIGERANT PIPE SUPPORT TO EXISTING WALL**

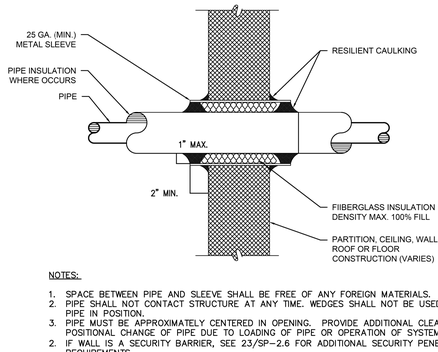
NOT TO SCALE



NOTES:
1. REFER TO MANUFACTURER'S LITERATURE FOR SPECIFIC CLEARANCE GUIDELINES.

05 M5.03 **HEAT RECOVERY BOX MOUNTING DETAIL**

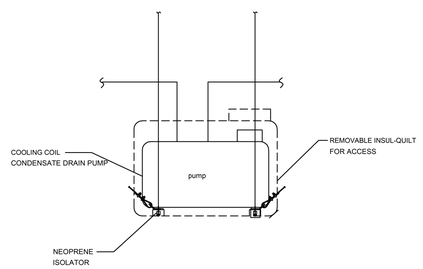
NOT TO SCALE



NOTES:
1. SPACE BETWEEN PIPE AND SLEEVE SHALL BE FREE OF ANY FOREIGN MATERIALS.
2. PIPE SHALL NOT CONTACT STRUCTURE AT ANY TIME. WEDGES SHALL NOT BE USED TO MAINTAIN PIPE IN POSITION.
3. PIPE MUST BE APPROXIMATELY CENTERED IN OPENING. PROVIDE ADDITIONAL CLEARANCE FOR POSITIONAL CHANGE OF PIPE DUE TO LOADING OF PIPE OR OPERATION OF SYSTEM.
2. IF WALL IS A SECURITY BARRIER, SEE 23/SP-2.6 FOR ADDITIONAL SECURITY PENETRATION REQUIREMENTS.

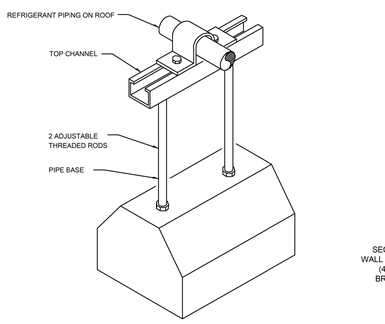
02 M5.03 **PIPE THRU FULL HEIGHT PARITION PENETRATION**

NOT TO SCALE



12 M5.03 **TYPICAL CONDENSATE PUMP**

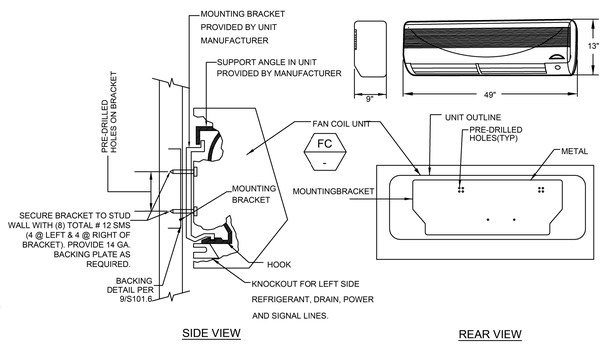
NOT TO SCALE



NOTE:
1. ALL PIPING ON ROOF SHALL BE SUPPORTED BY COOPER B-LINE DURA-BLOK ROOFTOP SUPPORT MODEL NO. DBE10-16 WITH CLDP10 LOAD DISTRIBUTION PLATE.
2. DIMENSIONS: ADJUSTABLE HEIGHT x WIDTH x LENGTH - 5 1/2 -16" x 6" x 9.6"
3. TOTAL WEIGHT: 5.76 LBS. TOTAL LOAD RATED FOR 200 LBS.
4. CONSTRUCTION: BASE WITH (2) 1/2" ELECTRO ZINC ALL THREADED ROD RISERS TOP CHANNEL IS 1" TALL. BASE IS CONSTRUCTED OF 100% RECYCLED RUBBER, UV RESISTANT.

09 M5.03 **REFRIGERANT PIPE SUPPORT ON ROOF**

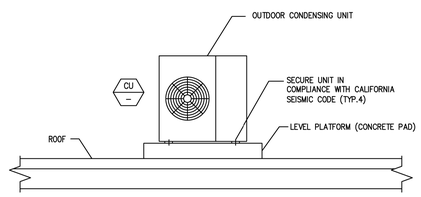
NOT TO SCALE



NOTES:
1. FOR DRAIN CONNECTION, REFER TO PLUMBING DRAWINGS.
2. WHERE CONCRETE WALL OCCURS, ANCHOR WITH (4) 1/4"Ø HILTI KB TZ, 1-1/8" MIN EMBED. (ICC ESR-1917).

06 M5.03 **DUCTLESS FAN COIL UNIT WALL MOUNTING DETAIL**

NOT TO SCALE



03 M5.03 **ROOF MOUNTED CONDENSING UNIT DETAIL**

NOT TO SCALE

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO
PROJECT ENGINEER: LIC. NO
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PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:

PLAN NAME:
MECHANICAL DETAILS

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
M5.03
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

VRF SPLIT SYSTEM SCHEDULE

CONDENSER UNIT

TAG	MANUFACTURER & MODEL NO.	NOMINAL TONS	LOCATION	CAPACITY		POWER			OPER. WEIGHT (LBS)	EER / IEER	COP	SOUND PRESSURE DBA	NOTES
				COOLING (BTUH)	HEATING (BTUH)	V/PH/HZ	MCA	MOCP					
CU-1	LG ZRUM144DTE6	12	GROUND	1,17,425	1,74,328	460/3/60	30.9	35.0	666	16.3 / -	4.86	61	ALL
CU-2	LG ZRUM121DTE6	10	GROUND	89,816	1,34,867	460/3/60	22.7	25.0	562	15.4 / -	4.52	60	ALL
CU-3	LG ZRUM384DTE6	32	GROUND	315452	482153	460/3/60	76.3	85.0	798+666	15.8 / -	4.62	66	ALL

CU NOTES:
1. INSTALLATION, WIRING AND PIPING SHALL BE PER MANUFACTURER'S RECOMMENDATION.
2. PROVIDE SEACOAST CORROSION-RESISTANT COIL COATING WITH SALT-SPRAY TEST OF MIN. 1000 HOURS.
3. PROVIDE WITH VIBRATION ISOLATION AND SEISMIC RESTRAINT, M.W. SAUSSE RMUAB-EQ-SH OR EQUAL, 2" STATIC DEFLECTION.
4. PROVIDE VRF CENTRAL CONTROLLER MODEL DCM601A71 -INTELLIGENT TOUCH MANAGER WITH ITM BACNET CLIENT OPTION (DCM009A51).
5. REFRIGERANT PIPING SHALL BE INSULATED PER T-24. ALL -EXTERIOR PIPING SHALL BE PROVIDED WITH ALUMINUM JACKETING.
6. CONTROLS SHALL BE INTEGRATED WITH EXISTING BUILDING/ CAMPUS CONTROLS.
7. SEE STRUCTURAL PLANS FOR THE ANCHORAGE AND SEICMIC CONTROL DETAILS AND CALCULATIONS.

INDOOR FAN COIL UNIT

TAG	MANUFACTURER & MODEL NO.	TYPE	SUPPLY CFM	ESP"	EAT (F)		ROOM COND. (F)	COOLING (BTUH)		HEATING (BTUH)	POWER			OPER. WEIGHT (LBS)	OUTSIDE CFM	NOTES
					DB	WB		SENSIBLE	TOTAL		V/PH/HZ	RLA	MCA			
FC 1-1	LG ZRNU483M3AA	DUCT MIDDLE STATIC	1410	0.16	72.0	60.1	72	30903	36539	53827	208-230/1/60	2.50	3.10	93.70	345	ALL
FC 1-2	LG ZRNU183M2AA	DUCT HIGH STATIC	650	0.24	72	60.1	72	12701	14520	21352	208-230/1/60	-	2.9	82.9	175	ALL
FC 1-3	LG ZRNU183M2AA	DUCT HIGH STATIC	650	0.24	72	60.1	72	12701	14520	21352	208-230/1/60	-	2.9	82.9	230	ALL
FC 1-4	LG ZRNU363M2AA	DUCT MIDDLE STATIC	1130	0.16	72	60.1	72	22869	27502	40320	208-230/1/60	2.3	2.9	86.2	260	ALL
FC 1-5	LG ZRNU363M2AA	DUCT MIDDLE STATIC	1130	0.16	72	60.1	72	22869	27502	40320	208-230/1/60	2.3	2.9	86.2	155	ALL
FC 2-1	LG ZRNU483M2AA	DUCT MIDDLE STATIC	1410	0.16	72	60.1	72	30903	36539	53827	208-230/1/60	2.5	3.1	93.7	350	ALL
FC 2-2	LG ZRNU363M2AA	DUCT MIDDLE STATIC	1130	0.16	72	60.1	72	22869	27502	40320	208-230/1/60	2.3	2.9	86.2	280	ALL
FC 2-3	LG ZRNU363M2AA	DUCT MIDDLE STATIC	1130	0.16	72	60.1	72	22869	27502	40320	208-230/1/60	2.3	2.9	86.2	280	ALL
FC 3-1	LG ZRNU483M2AA	DUCT MIDDLE STATIC	1410	0.16	72	60.1	72	30903	36539	53827	208-230/1/60	2.5	3.1	93.7	325	ALL
FC 3-2A	LG ZRNU763M2AA	DUCT HIGH STATIC	2260	0.87	72	60.1	72	45725	58012	85407	208-230/1/60	5.2	6.5	192	430	ALL
FC 3-2B	LG ZRNU763M2AA	DUCT HIGH STATIC	2260	0.87	72	60.1	72	45725	58012	85407	208-230/1/60	5.2	6.5	192	420	ALL
FC 3-3A	LG ZRNU763M2AA	DUCT HIGH STATIC	2260	0.87	72	60.1	72	45725	58012	85407	208-230/1/60	5.2	6.5	192	390	ALL
FC 3-3B	LG ZRNU763M2AA	DUCT HIGH STATIC	2260	0.87	72	60.1	72	45725	58012	85407	208-230/1/60	5.2	6.5	192	380	ALL
FC 3-4	LG ZRNU543M2AA	DUCT HIGH STATIC	2260	0.87	72	60.1	72	32297	41009	60977	208-230/1/60	5.2	6.5	192	320	ALL
FC 3-5	LG ZRNU243M2AA	DUCT HIGH STATIC	650	0.24	72	60.1	72	15704	18407	27112	208-230/1/60	-	2.9	82.9	150	ALL

FC NOTES:
1. INSTALLATION, WIRING AND PIPING SHALL BE PER MANUFACTURER'S RECOMMENDATION.
2. PLUMBING CONTRACTOR TO ROUTE CONDENSATE DRAIN FROM CONDENSATE PUMP TO NEAREST APPROVED PLUMBING RECEPTOR.
3. PROVIDE PLEATED FILTER BOX WITH MIN. 2" MERV-13 FILTER. PROVIDE FILTER CLOG SWITCH WITH ALARM TO CHANGE FILTER.
4. PROVIDE WITH STAINLESS STEEL DRAIN PAN AND SECONDARY DRAIN PAN.
5. PROVIDE UNIT WITH SPOT LEAK DETECTOR PLACED IN THE SECONDARY PAN. UPON DETECTION LEAK THE UNIT WILL BE SHUT DOWN.
6. PROVIDE WITH VIBRATION ISOLATION AND SEISMIC RESTRAINT, M.W. SAUSSE RMXA OR EQUAL, 1" STATIC DEFLECTION.
7. PROVIDE OSA DUCT WITH CONSTANT AIRFLOW REGULATOR, SIMILAR TO AMERICAN ALDES CAR3.
8. PROVIDE DUCT-MOUNTED SMOKE DETECTOR ON SUPPLY AIR DUCTWORK FOR ALL UNITS.
9. CONTRACTOR SHALL PROVIDE AND INSTALL 115V/1PH/60 "HARTEL" OR EQUAL CONDENSATE PUMP. CONDENSATE PUMP SHALL BE INSTALLED ON OR ADJACENT TO UNIT. THE CONDENSATE PUMP SHALL BE APPROVED TO BE USED IN PLENUM AND HARD WIRED MOUNTED SEPARATELY FROM THE UNIT.

DUCT INSULATION REQUIREMENTS (PER T-24 2022, BUILDING ENERGY EFFICIENCY STANDARDS §120.4(a))

DUCT LOCATION	INSULATION R-VALUE	INSTALLED INSULATION THICKNESS
• OUTDOORS • SPACE BETWEEN ROOF & INSULATED CEILING. • IN VENTED ATTIC SPACES. • IN UNCONDITIONED SPACES.	R-8	2"
• IN RETURN AIR PLENUM. • ALL OTHER SPACES	R-4.2	1"
• ENCLOSED IN DIRECTLY CONDITIONED SPACE	NOT REQUIRED	1"

NOTES:
1. INSULATION THICKNESS VALUES BASED ON JOHNS MANVILLE INSULATION.
2. THE INSTALLED INSULATION THICKNESS OF DUCT LINING FOR PURPOSE OF COMPLIANCE IS EQUIVALENT TO ITS NOMINAL THICKNESS.
3. THE INSTALLED INSULATION THICKNESS OF DUCT WRAP FOR PURPOSE OF COMPLIANCE IS 75% OF ITS NOMINAL THICKNESS.
4. ALL DUCTWORK SHALL BE PROVIDED WITH 1" ACOUSTICAL LINING IN EXPOSED CEILING AREAS UNLESS NOTED OTHERWISE.

DUCT SIZING SCHEDULE LOW VELOCITY SUPPLY, RETURN AND EXHAUST

CFM RANGE	ROUND DUCT DIAMETER OR EQUIVALENT RECTANGULAR DUCT	CFM RANG	ROUND DUCT DIAMETER OR EQUIVALENT RECTANGULAR DUCT
000-110	6" OR 8"X4"	1400-1900	18" OR 24"X12"
101-180	8" OR 10"X6"	1900-2500	20" OR 24"X14"
181-270	10" OR 10"X8"	2500-3300	22" OR 32"X14"
271-400	10" OR 12"X8"	3300-4100	24" OR 36"X14"
401-600	12" OR 12"X10"	4100-5000	26" OR 40"X16"
601-900	14" OR 16"X10"	5000-6200	28" OR 48"X16"
901-1400	16" OR 18"X12"	6200-7500	30" OR 48"X18"

NOTES:
DUCT SIZE INDICATED ARE INSIDE DIMENSION WHICH MAY BE ALTERED BY CONTRACTOR TO OTHER DIMENSIONS TO AVOID INTERFERENCES AND CLEARANCE REQUIREMENT, USE EQUAL FRICTION METHOD, 0.1"WG PER 100FT OF DUCT TO DETERMINE DUCT SIZES.
VERIFY ALL DIMENSIONS AT THE SIT, MAKE ALL MEASUREMENTS AND SHOP DRAWINGS NECESSARY FOR FABRICATION AND ERECTION OF SHEET METALWORK. MAKE ALLOWANCES FOR BEAMS, PIPE OR OTHER OBSTRUCTION AND FOR WORK BY OTHER TRADES AND NOTIFY THE ARCHITECT IN THE EVENT OF ANY POTENTIAL INTERFERENCE. MAKE AN INITIAL VERIFICATION OF BEAM
PENETRATIONS SHOWN ON STRUCTURAL DRAWINGS AND ADVISE OF ANY POTENTIAL

OUTSIDE AIR SCHEDULE(PER 2022 CMC 403.2.1 & TITLE-24 120.1 & 150.2)

ROOM NAME	ROOM AREA (SF)	CMC METHOD						T24 AREA METHOD		T24 PEOPLE METHOD			MAX. OF ALL METHODS (CFM)	PROVIDED OUTSIDE AIR FLOW	SERVED BY
		CFM PER SF Ra	CFM PER OCC. Rp	NO. OF OCC. Pz	MIN. OUTDOOR AIRFLOW Voz	ZONE AIR DISTRIBUTION EFFECTIVENESS Ez	ZONE OUTDOOR AIRFLOW Voz	CFM PER SF	MIN. OA CFM	NO. OF OCCUPANTS	CFM PER OCCUPANT	MIN. OA CFM			
114 PRO SHOP	1380	0.12	7.5	22	330.6	1.00	331	0.25	345	22	15	330	345	345	FC 1-1
119 OFFICE	154	0.06	5	3	24.24	1.00	24	0.15	23	3	15	45	45	45	FC 1-2
118 OFFICE	138	0.06	5	6	38.28	1.00	38	0.15	21	6	15	90	90	90	FC 1-2
117 ALL-GENDER WC	46	0.06	5	0	2.76	1.00	3	0.15	7	0	15	0	7	10	FC 1-2
116B SAFE ROOM	35	0.06	5	1	7.1	1.00	7	0.15	5	1	15	15	15	15	FC 1-2
116 PRO SHOP STORAGE	96	0.06	5	1	10.76	1.00	11	0.15	14	1	15	15	15	15	FC 1-2
105 RAP CONFERENCE	460	0.06	5	8	67.6	1.00	68	0.50	230	8	15	120	230	230	FC 1-3
OPEN AREA / CORRIDOR	542	0.06	0	0	32.52	1.00	33	0.15	81	0	15	0	81	85	FC 1-4
107 ALL-GENDER WC	96	0.06	5	0	5.76	1.00	6	0.15	14	0	15	0	14	15	FC 1-4
108 WOMEN'S RM	203	0.06	5	0	12.18	1.00	12	0.15	30	0	15	0	30	30	FC 1-4
109 MEN'S RM	202	0.06	5	0	12.12	1.00	12	0.15	30	0	15	0	30	30	FC 1-4
110 ALL-GENDER WC	100	0.06	5	0	6	1.00	6	0.15	15	0	15	0	15	15	FC 1-4
104 FAMILY WC	103	0.06	5	0	6.18	1.00	6	0.15	15	0	15	0	15	15	FC 1-4
123 ALL-GENDER WC	54	0.06	5	0	3.24	1.00	3	0.15	8	0	15	0	8	10	FC 1-4
106 AV/STORAGE	66	0.06	5	1	8.96	1.00	9	0.15	10	1	15	15	15	15	FC 1-4
103 CUSTODIAN	52	0.06	5	1	8.12	1.00	8	0.15	8	1	15	15	15	15	FC 1-4
124 MAINTENANCE ROOM	93	0.06	5	1	10.58	1.00	11	0.15	14	1	15	15	15	15	FC 1-4
102 STORAGE	86	0.06	5	1	10.16	1.00	10	0.15	13	1	15	15	15	15	FC 1-4
122 ELECTRICAL ROOM	344	0.06	5	0	20.64	1.00	21	0.15	52	0	15	0	52	55	FC 1-5
113 BATTERY RM	145	0.06	5	0	8.7	1.00	9	0.15	22	0	15	0	22	25	FC 1-5
112 AV / IT / LV	162	0.06	5	0	9.72	1.00	10	0.15	24	0	15	0	24	25	FC 1-5
111 CORRIDOR	149	0.06	0	0	8.94	1.00	9	0.15	22	0	15	0	22	25	FC 1-5
115 PRO SHOP STORAGE	154	0.06	5	1	14.24	1.00	14	0.15	23	1	15	15	23	25	FC 1-5
101 LOBBY EAST	330	0.06	7.5	4	49.8	1.00	50	0.15	50	4	15	60	60	350	FC 2-1
101 LOBBY WEST	900	0.06	7.5	9	121.5	1.00	122	0.15	135	9	15	135	135	280	FC 2-2
101 LOBBY EAST	392	0.06	7.5	4	53.52	1.00	54	0.15	59	4	15	60	60	280	FC 2-3
120 CONCESSIONS - HALLWAY AND SEATING	1257	0.18	7.5	13	324	1.00	324	0.15	189	13	15	195	324	325	FC 3-1
120 CONCESSIONS - DINING AREA	856	0.18	7.5	9	222	1.00	222	0.50	428	9	15	135	428	430	FC 3-2A
120 CONCESSIONS - DINING AREA	837	0.18	7.5	9	218	1.00	218	0.50	419	9	15	135	419	420	FC 3-2B
120 CONCESSIONS - DINING AREA	771	0.18	7.5	8	199	1.00	199	0.50	386	8	15	120	386	390	FC 3-3A
120 CONCESSIONS - DINING AREA	752	0.18	7.5	8	195	1.00	195	0.50	376	8	15	120	376	380	FC 3-3B
120 CONCESSIONS - KITCHEN	1603	0.12	7.5	16	312	1.00	312	0.15	240	16	15	240	312	320	FC 3-4
001 STORAGE	351	0.06	5.0	1	26	1.00	26	0.15	53	1	15	15	53	55	FC 3-5
002 STORAGE	406	0.06	5.0	1	29	1.00	29	0.15	61	1	15	15	61	60	FC 3-5
003 STORAGE	241	0.06	5.0	1	19	1.00	19	0.15	36	1	15	15	36	35	FC 3-5

EXHAUST FAN SCHEDULE

UNIT NO.	MANUFACTURER & MODEL NO.	SERVICE	FAN TYPE	DRIVE	CFM	ESP (IN. WG.)	FAN RPM	MAX. SOUND (SONES)	BACKDRAFT DAMPER (Y/N)	INTERLOCK	STARTING MEANS	MOTOR DATA					ELECTRICAL DATA			OPER. WEIGHT (LBS)	NOTES
												BHP	W	FLA	MCA	MOP	VOLT	PH	HZ		
EF-1	GREENHECK SP-A390-VG	117 ALL-GENDER WC	CEILING	DIRECT	100	0.30	969	2.5	Y	TIME CLOCK	ECM	0.02	16	1.50	1.9	15.0	115	1	60	24	ALL
EF-2	GREENHECK SP-A390-VG	123 ALL-GENDER WC	CEILING	DIRECT	100	0.30	969	2.5	Y	TIME CLOCK	ECM	0.02	16	1.50	1.9	15.0	115	1	60	24	ALL
EF-3	GREENHECK SP-A510-VG	104 FAMILY WC	CEILING	DIRECT	200	0.30	860	3.0	Y	TIME CLOCK	ECM	0.04	29	2.45	3.1	15.0	115	1	60	31	ALL
EF-4	GREENHECK CSP-A3300-VG	110 ALL-GENDER WC, 107 ALL-GENDER WC, 108 WOMEN'S RM, 109 MEN'S RM	INLINE	DIRECT	1240	0.50	872	3.3	Y	TIME CLOCK	ECM	0.27	203	8.70	10.9	15.0	208	1	60	122	ALL
NOTES :																					
1	PROVIDE WITH: VARI-GREEN MOTOR AND CONTROL, BACKDRAFT DAMPER																				
2	PROVIDE WITH MOUNTING SUPPORTERS/FRAMES, PRE-MANUFACTURED FASTENRS AND EC MOTOR.																				
3	WIRING AND INSTALLATION SHALL BE PER MANUFACTURER'S RECOMMENDATION.																				
4	PROVIDE WITH 12" HIGH ROOF CURB.																				
5	PROVIDE 7-DAY PROGRAMMABLE TIME LOCK.																				

DUCT MATERIAL SCHEDULE

SYSTEM TYPE	SYSTEM	SERVICE	DESCRIPTION	PRESSURE CLASS (IN. WC.)	LOCATION	TYPE	SIZE	MATERIALS	INSULATION	DUCT SEALANT	NOTES
FAN COIL UNITS	FC-	BUILDING	SUPPLY / RETURN	2" (LOW PRESSURE)	CEILING, SHAFT, PLENUM	RECTANGULAR	ALL	GALVANIZED G90 SHEET METAL	EXTERNAL	WATER BASED, SEAL CLASS A	1
						ROUND					
				2" (LOW PRESSURE)	PLENUM	RECTANGULAR					
						ROUND, EXCEPT LAST 5' TO DIFFUSER					
						ROUND, LAST 5' TO DIFFUSER					
								ACOUSTICAL FLEX			
EXHAUST FANS	EF-	GENERAL EXHAUST	EXHAUST	6"	ALL	RECTANGULAR	ALL	GALVANIZED G90 SHEET METAL	NONE	WATER BASED, SEAL CLASS A	-
						ROUND, EXCEPT LAST 5' TO DIFFUSER					
						ROUND, LAST 5' TO DIFFUSER		ACOUSTICAL FLEX			
NOTES :											
1	SUPPLY AND RETURN DUCTS ON ROOF SHALL BE EXTERNALLY INSULATED WITH 2.0" R-8 RIGID FIBERBOARD INSULATION. SUPPLY DUCTS IN SHAFTS AND PLENUMS SHALL BE INSULATED WITH 1.0" R-4.2 DUCT WRAP EXTERNAL INSULATION.										

NOISE CRITERIA GUIDELINES

ROOM NAME	ACCEPTABLE NOISE CRITERIA (NC) RANGE	ACCEPTABLE dBA RANGE
OPEN OFFICE / SHARED OFFICE	35-40	40-45
CONFERENCE / MEDITATION / CLASSROOM	30-35	35-40
PRIVATE OFFICE	30-35	35-40
STORAGE / BREAK ROOM	40-45	45-50

CONDENSATE DRAIN PIPE SIZING SCHEDULE

TONS OF REFRIGERATION	SIZE (IN.)
UP TO 20	3/4"
THROUGH 40	1"
THROUGH 90	1 1/4"
THROUGH 125	1 1/2"
THROUGH 250	2"

NOTES:
THE CAPACITY OF WASTE PIPES ASSUMES A ONE-EIGHT (1/8) INCH PER FOOT OR ONE PERCENT SLOPE.

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS
GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO
PROJECT ENGINEER: LIC. NO
DATE:
AS BUILT/DRAWN BY:

ALFATECH
421 EAST HUNTINGTON DRIVE
MONROVIA, CA 91016
PHONE: (213) 212-8860
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PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION
ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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PLAN NAME:
MECHANICAL SCHEDULES

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
M6.01
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

SPLIT SYSTEM SCHEDULE

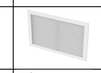
CONDENSER UNIT													INDOOR FAN COIL UNIT									
TAG	MANUFACTURER & MODEL NO.	SYSTEM	REFRIGERANT	LOCATION	POWER			OPER. WEIGHT (LBS)	EER2	SEER2	HSPF2	NOTES	TAG	MANUFACTURER & MODEL NO.	SUPPLY CFM	SERVICE	COOLING (BTUH)		HEATING (BTUH)	POWER			OPER. WEIGHT (LBS)	NOTES
					V/PH/HZ	MCA	MOCP										GROSS COOLING (BTUH)	SENSIBLE COOLING (BTUH)		V/PH/HZ	MCA	MOCP		
CU-4	LG ZRUN024GSS0	SPLIT	R-32	ROOF	208/1/60	26.4	30	148	14.8	20.1	10.2	2,3,4,5,6	FC 4-1	LG ZRNU183SKSA	490	121 ELECTRICAL ROOM	14,500	11,600	21,400	POWERED BY OUTDOOR UNIT			28.6	1,4,6,7

NOTES :	
1	PROVIDE WITH a. CONDENSATE PUMP, 115V/1 PH/60 "HARTEL" OR EQUAL CONDENSATE PUMP. CONDENSATE PUMP SHALL BE INSTALLED ON OR ADJACENT TO THE UNIT .
2	VIBRATION ISOLATION AND SEISMIC RESTRAINT , M.W. SAUSSE RMUAB-EQ-SH OR EQUAL, 2" STATIC DEFLECTION.
3	SEE STRUCTURAL DRAWINGS FOR ATTACHMENT DETAIL.
4	WIRING, INSTALLATION, AND PIPING PER MANUFACTURER'S RECOMMENDATION.
5	INSTALL CONDENSING UNIT ON THE ROOF, COORDINATE FINAL LOCATION WITH ENGINEER, ARCHITECT AND LANDLORD FOR APPROVAL.
6	PROVIDE LOCAL ELECTRICAL DISCONNECTS.
7	PROVIDE WITH MANUFACTURER RECOMMENDED THERMOSTAT.

PIPE INSULATION REQUIREMENTS
(PER T-24 2022, TABLE 120.3-A PIPE INSULATION THICKNESS)

FUILD TEMPERATURE RANGE (°F)	CONDUCTIVITY RANGE (BTU-INCH PER HOUR PER SQ.FT. PER (°F))	INSULATION MEAN RATING TEMPERATURE (°F)	NOMINAL PIPE DIAMETER (INCHES)				
			1 & LESS	1 TO < 1.5	1.5 TO < 4	4 TO < 8	8 & LARGER
			INSULATION THICKNESS REQUIRED (IN INCHES)				
SPACE HEATING SYSTEMS (STEAM, STEAM CONDENSATE AND HOT WATER) AND SERVICE WATER HEATING SYSTEMS.							
ABOVE 350	0.32 - 0.34	250	4.5	5.0	5.0	5.0	5.0
251 - 350	0.29 - 0.32	200	3.0	4.0	4.5	4.5	4.5
201 - 250	0.27 - 0.30	150	2.5	2.5	2.5	3.0	3.0
141 - 200	0.25 - 0.29	125	1.5	1.5	2.0	2.0	2.0
105 - 140	0.22 - 0.28	100	1.0	1.5	1.5	1.5	1.5
SPACE COOLING SYSTEM (CHILLED WATER, REFRIGERANT AND BRINE)							
40 - 60	0.21 - 0.27	75	NONRES 0.5 / RES 0.75		NONRES 0.5 / RES 0.75	1.0	1.0	1.0
BELOW 40	0.20 - 0.26	50	1.0		1.5	1.5	1.5	1.5

AIR DISTRIBUTION SCHEDULE

TAG	TYPE	CFM	NECK SIZE	FACE SIZE / LENGTH (IN.)	OPPOSED BLADE DAMPER (Y/N)	MAX. S.P. (IN.WC.)	MANUFACTURER & MODEL NO.	IMAGE	REMARKS (SEE NOTES BELOW)
CD-1	SUPPLY	0-90 91-170 91-200 201-300 301-400 401-500	6"ø 8"ø 8"ø 10"ø 12"ø 14"ø	12x12 12x12 24x24 24x24 24x24 24x24	Y	0.1	TITUS OMNI		CEILING DIFFUSER SQUARE PLAQUE, MUD-IN
SWS-1	SIDEWALL SUPPLY	0-150 151-240 241-660 661-950 951-1280 1281-1610	8x6 12x6 18x10 18x14 24x14 36x14	NECK + 1-3/4"	N	0.1	TITUS 300FL		SUPPLY REGISTER DOUBLE DEFLECTION 3/4" BLADE SPACING BLADES PARALLEL TO LONG DIMENSION
CR-1	RETURN	0-90 0-90 91-180 181-300 301-410 411-540 541-600 601-1100 1101-1500	6"ø 6"ø 8"ø 10"ø 12"ø 14"ø 16"ø 18x18 22x22	12x12 24x24 24x24 24x24 24x24 24x24 24x24 24x24 24x24	N	0.1	TITUS PAR		PERFORATED RETURN DIFFUSER
SWR-1 / TDS-X / EG-1	RETURN / EXHAUST / TRANSFER	0-350 0-440 441-590 591-850 851-1100 1101-1500	12x12 18x10 24x10 24x14 36x12 42x20	NECK + 1-3/4"	Y	0.1	TITUS 350FL		RETURN OR EXHAUST REGISTER 35 DEG. FIXED DEFLECTION 3/4" BLADE SPACING BLADES PARALLEL TO LONG DIMENSION
LD-1	LINEAR SLOT SUPPLY	0-200 201-320	8" 10"	48	N	0.1	TITUS FL-10		LINEAR DIFFUSER 2 x 1.0" SLOT HIGH THROW WITH INSULATED PLENUM
LR-1	LINEAR SLOT SUPPLY	0-200 201-320	8" 10"	48	N	0.1	TITUS FL-10		LINEAR RETURN 2x 1.0" SLOT WITH RETURN HOOD/LIGHT SHIELD

NOTES:
1. SEE ARCHITECTURAL PLANS FOR CEILING TYPE. PROVIDE LAY-IN TYPE BORDER FOR ACOUSTICAL TILE CEILINGS AND SURFACE MOUNT BORDER FOR GYPSUM BOARD AND OTHER TYPES OF CEILING OR WALLS.
2. PROVIDE 24x24 MODULE FOR STANDARD LAY-IN CEILINGS. PROVIDE 12x12 MODULE FOR SMALL ROOMS WHERE 24x24 GRID LOCATIONS ARE NOT AVAILABLE.
3. INCREASE NECK SIZE 2" FOR 2 AND 3 WAY BLOW APPLICATIONS.
4. DIFFUSER AND REGISTER COLOR AND FINISH SHALL BE SELECTED BY THE ARCHITECT. ALUMINUM WHITE IS LISTED AS STANDARD.
5. PROVIDE SQUARE TO ROUND TRANSITION AS REQUIRED TO COMPLETE INSTALLATION WITH THE CONNECTED DUCTWORK.
6. PROVIDE SECTIONING BAFFLES FOR 1,2, AND 3 WAY BLOW APPLICATIONS.
7. FOR FIRE RATED CEILING, PROVIDE DIFFUSER WITH MANUFACTURER'S FIRE RATED OPTION.
8. PROVIDE YOUNG REGULATOR DAMPER CONTROLS MODEL NO. 5020CC FOR ACCESS TO VOLUME DAMPERS ABOVE A HARD LID CEILING. VERIFY ACCESS LOCATION IN THE CEILING WITH ARCHITECT BEFORE INSTALLATION.
9. LINEAR SUPPLY DIFFUSERS SHALL BE HIGH THROW PATTERN UNLESS OTHERWISE NOTED ON PLAN.
10. OPPOSED BLADE DAMPERS ARE NOT ALLOWED ON AIR DISTRIBUTION. SEE NOTE ON PLANS REQUIRING ALL BALANCING THROUGH MANUAL VOLUME DAMPERS IN DUCT, AS FAR AS POSSIBLE FROM DIFFUSERS AND GRILLES.
11. PROVIDE WITH BLACK BACKING FOR ALL DIFFUSERS WITH ARCHITECT APPROVAL.
12. ALL DIFFUSERS SHALL BE RATED AT MAX. NC-15 SOUND LEVEL.

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF REGREATION AND PARKS
GENERAL MANAGER: JIMMY KIM — SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: — LIC. NO.
PROJECT ENGINEER: — LIC. NO.
AS BUILTS/AWARD BY: — DATE:

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PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION
ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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PLAN NAME:
MECHANICAL SCHEDULES

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
M6.02
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

LG

MULTI V

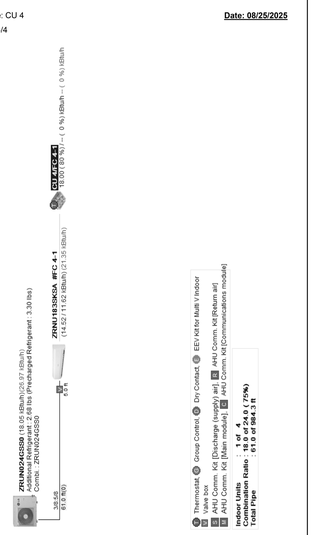
Rancho Park(ver 1.9.6.4)

System Tree Diagram

System Name: CU 4

System No : 4/4

Date: 08/25/2025



LG

MULTI V

Rancho Park(ver 1.9.6.4)

System Tree Diagram

System Name: CU 3

System No : 3/4

Date: 08/25/2025

LG

MULTI V

Rancho Park(ver 1.9.6.4)

System Tree Diagram

System Name: CU 2

System No : 2/4

Date: 08/25/2025

LG

MULTI V

Rancho Park(ver 1.9.6.4)

System Tree Diagram

System Name: CU 1

System No : 1/4

Date: 08/25/2025

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM — SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: _____ LIC. NO.

PROJECT ENGINEER: _____ LIC. NO.

AS-BUILT DRAWN BY: _____ DATE: _____

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PHONE: (213) 212-8860
www.atce.com
Project No: ATCE

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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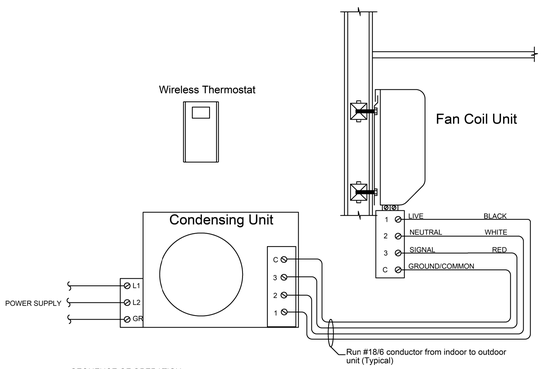
PLAN NAME:
PIPING DIAGRAMS

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
M7.11

SHEET OF SHEETS

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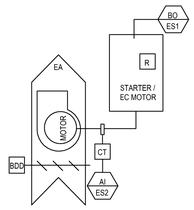


SEQUENCE OF OPERATION
Run Conditions - Scheduled:
The unit shall run according to a user definable time schedule in the following modes:
Normal Operation Mode: The unit shall maintain
- A 74°F (adj.) cooling setpoint

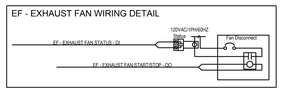
Fan:
The fan shall run anytime the unit is commanded to run, unless shutdown on safeties.

DX SPLIT SYSTEM CONTROLS SCHEMATIC

NTS



CONTROL POINT LIST		
POINT DESIGNATION	DESCRIPTION	CONTROLLED BY
ES1	EXHAUST FAN STARTER - START/STOP	
ES2	EXHAUST FAN CURRENT TRANSDUCER	

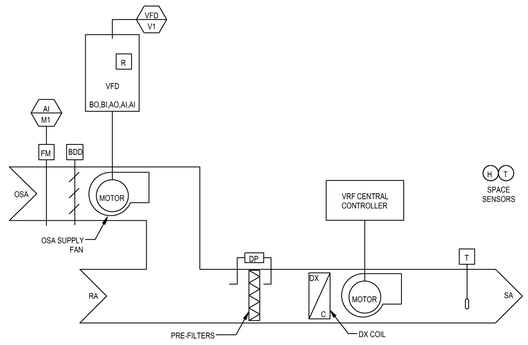


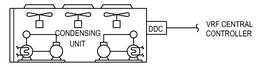
EXHAUST FAN - ON/OFF
RUN CONDITIONS - INTERLOCKED:
FAN:
THE FAN SHALL HAVE A USER DEFINABLE (ADJ.) MINIMUM RUNTIME.
FAN STATUS:
THE CONTROLLER SHALL MONITOR THE FAN STATUS.
ALARMS SHALL BE PROVIDED AS FOLLOWS:
- FAN FAILURE: COMMANDED ON, BUT THE STATUS IS OFF.
- FAN IN HAND: COMMANDED OFF, BUT THE STATUS IS ON.
- FAN RUNTIME EXCEEDED: FAN STATUS RUNTIME EXCEEDS A USER DEFINABLE LIMIT (ADJ.).

THE EXHAUST FAN(S) SHALL BE CONTROLLED WITH A 7-DAY PROGRAMMABLE TIME CLOCK.

TYPICAL RESTROOM EXHAUST/TRANSFER FAN

NTS





VRF SYSTEM CONTROL NOTES:

1. THE VRF POINT LIST IS A GENERAL APPROACH FOR INTEGRATION TO 3RD PARTY CONTROLLERS AND SYSTEMS. THE GENERAL INTENT IS TO MAINTAIN AS MUCH REMOTE CONTROL AS THE SYSTEM WILL ALLOW, HOWEVER THE FINAL POINT LIST SHALL BE BASED ON THE SELECTED MANUFACTURER.
2. THE CONTRACTOR SHALL VERIFY COMPATIBILITY OF OWNER REQUIRED BUTTON TEMPERATURE SENSOR WITH THE VRF MANUFACTURER AS MANY REQUIRE DIFFERENT RESISTANCE VALUES.
3. VRF SYSTEM SHALL CONNECT WITH THE BMS VIA ONE INTERFACE LOCATED IN THE ELECTRICAL ROOM AND PROVIDED BY THE VRF MANUFACTURER.

VRF SYSTEM CONTROLS

NTS

SUPPLY FAN -POINT LIST									
POINT NAME	HARDWARE POINTS				SOFTWARE POINTS				SHOW ON GRAPHIC
	AI	AO	BI	BO	AV	BV	TREND/ALARM		
SUPPLY FAN VFD START/STOP				X			X		X
SUPPLY FAN VFD STATUS/FAULT			X				X	X	X
SUPPLY FAN VFD SPEED		X					X		X
SUPPLY FAN VFD FBEQ. FEEDBACK	X				X		X		X
SUPPLY FAN VFD CURRENT	X				X		X		X
SUPPLY FAN VFD POWER					X		X		X
SUPPLY FAN START/STOP				X			X		X
SUPPLY FAN FAILURE			X				X	X	X
AIRFLOW MEASURING STATION	X						X	X	X
SUB-TOTALS	3	1	2	2	3	0	9	3	9
TOTAL	8							15	23

VRF SPLIT SYSTEM -POINT LIST									
POINT NAME	HARDWARE POINTS				SOFTWARE POINTS				SHOW ON GRAPHIC
	AI	AO	BI	BO	AV	BV	TREND/ALARM		
VRF START/STOP					X		X		X
ZONE TEMPERATURE	X						X		X
COOLING SETPOINT					X				
HEATING SETPOINT					X		X		X
VRF OPERATION MODE					X		X		X
VRF FAN SPEED					X		X		X
FILTER SIGN RESET					X		X		X
FILTER SIGN					X		X	X	X
VRF FAULT					X		X	X	X
WATER DETECTED					X		X	X	X
CONDENSATE PAN FULL					X		X	X	X
SUB-TOTALS	1	0	0	0	10	0	10	4	10
TOTAL	1							24	25

SEQUENCE OF OPERATION - VRF SYSTEM

THE VRF SYSTEM HAS THE FOLLOWING FEATURES:
1. MANUFACTURE CONTROLS
2. BMS MONITORING, SCHEDULING AND SETPOINT CONTROL

RUN CONDITIONS – SCHEDULED:
THE UNIT SHALL RUN ACCORDING TO A USER DEFINABLE TIME SCHEDULE AND MAINTAIN THE FOLLOWING MODES:
1. OCCUPIED MODE TEMPERATURE:
   A. COOLING SETPOINT –78°F
   B. HEATING SETPOINT –68°F
2. UNOCCUPIED MODE TEMPERATURE:
   A. COOLING SETPOINT –85°F
   B. HEATING SETPOINT –55°F

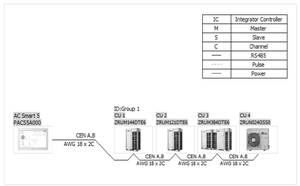
SCHEDULE:
1. THE BAS SHALL ENABLE AND DISABLE THE UNIT BASED ON AN OPERATOR-DEFINED SCHEDULE.

ALARMS SHALL BE PROVIDED AS FOLLOWS:
1. UNIT ALARM: THE BAS RECEIVES AN ALARM SIGNAL FROM THE UNIT.

LG — Control System — Rancho Park(ver 1.9.6.4)

Control System Selection

System Name: Control System 1 — **Date: 08/25/2025**
System No : 1/1



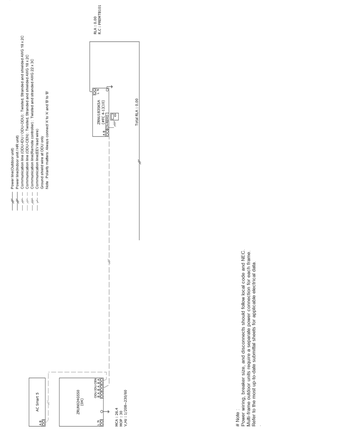
* Maximum total length for communication line is 1km(3281 ft).

51

LG — MULTI V — Rancho Park(ver 1.9.6.4)

System Schematic Diagram

System Name: CU 4 — **Date: 08/25/2025**
System No : 4/4

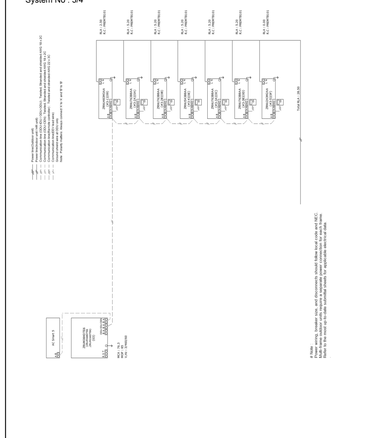


43

LG — MULTI V — Rancho Park(ver 1.9.6.4)

System Schematic Diagram

System Name: CU 3 — **Date: 08/25/2025**
System No : 3/4

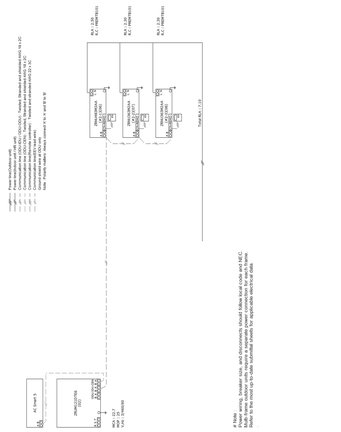


34

LG — MULTI V — Rancho Park(ver 1.9.6.4)

System Schematic Diagram

System Name: CU 2 — **Date: 08/25/2025**
System No : 2/4

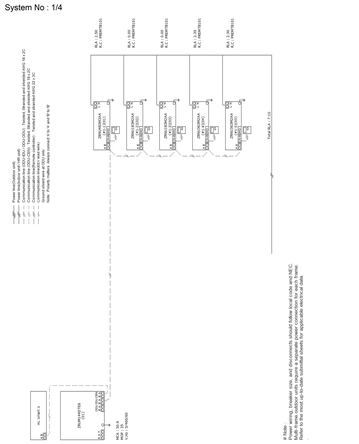


23

LG — MULTI V — Rancho Park(ver 1.9.6.4)

System Schematic Diagram

System Name: CU 1 — **Date: 08/25/2025**
System No : 1/4



14

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS
GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: — LIC. NO
PROJECT ENGINEER: — LIC. NO
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ARCADIA, CA 91006
PHONE: (213) 212-8860
www.atce.com
Project No. 2025-04

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION
ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:

PLAN NAME:
CONTROLS DIAGRAMS

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
M7.21
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

PLUMBING NOTES

1. PROVIDE PIPING, EQUIPMENT, AND MATERIALS IN ACCORDANCE WITH APPLICABLE PLUMBING CODE REGULATIONS, STANDARDS, AUTHORITY HAVING JURISDICTION REQUIREMENTS AND AS OTHERWISE RECOMMENDED OR DIRECTED BY MANUFACTURERS.
2. COORDINATE INSTALLATION OF PIPING BELOW GRADE WITH STRUCTURAL COMPONENTS AND OTHER SYSTEM INSTALLATIONS.
3. COORDINATE INSTALLATION OF PIPING, FIXTURES, EQUIPMENT, ETC. WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL PRIOR TO INSTALLATION.
4. PROVIDE CLEANOUTS FOR SANITARY WASTE AND STORM DRAIN SYSTEMS WHERE SHOWN AND SHALL BE INSTALLED AS PER SEC. 707.0 & 719.0 OF THE CALIFORNIA PLUMBING CODE.
5. SEE PLUMBING FIXTURE SCHEDULE FOR PIPE CONNECTION SIZES.
6. PROVIDE CEILING ACCESS PANELS FOR ALL VALVES LOCATED ABOVE INACCESSIBLE CEILING SYSTEMS. MAINTAIN FIRE RATINGS WHERE REQUIRED.
7. SEE ARCHITECTURAL DRAWINGS FOR EXACT FIXTURE LOCATIONS.
8. ALL SEWER / DRAINAGE PIPING BELOW GRADE SHALL BE SLOPED AT 2% (1/4" PER FOOT) UNO.
9. DO NOT RUN ANY PIPES OVER ANY ELECTRICAL PANEL OR SWITCHGEAR. COORDINATE PIPE LOCATIONS TO AVOID ELECTRICAL PANELS.
10. PROVIDE MANUFACTURER'S RECOMMENDED AND CODE REQUIRED CLEARANCES AROUND ALL PIECES OF EQUIPMENT. PIPING & CONDUIT SHALL NOT INTERFERE WITH REQUIRED ACCESS.
11. EQUIPMENT LAYOUT IS BASED ON EQUIPMENT LISTED IN EQUIPMENT SCHEDULES. ANY OTHER EQUIPMENT USED IS SUBJECT TO MEETING PERFORMANCE REQUIREMENTS OF LISTED EQUIPMENT. CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO ASSURE OTHER EQUIPMENT WILL FIT IN AVAILABLE SPACE AND WILL NOT EXCEED WEIGHT AND ELECTRICAL REQUIREMENTS.
12. CLEANOUTS SHALL BE FLUSH WITH FINISHED FLOOR AT SEALED CONCRETE / TILE.
13. REFER TO STRUCTURAL DRAWINGS FOR ALLOWABLE METHODS/LOADS FOR HANGING PIPING FROM STRUCTURAL MEMBERS.
14. SEAL ALL PIPE PENETRATIONS OF WALLS WITH AIRTIGHT SEALANT (FIRE RATED SYSTEM AT RATED WALLS). REFER TO ARCHITECTURAL DRAWINGS FOR RATED WALL LOCATIONS.
15. ALL VENTS SHALL TERMINATE NOT LESS THAN TEN (10) FEET FROM OR AT LEAST (3) FEET ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT.
16. REFER TO ARCHITECTURAL CODE PLAN FOR AREAS WHERE FIRE PENETRATION MATERIALS ARE REQUIRED.
17. MOUNT HOSE BIBBS @ 36" ABOVE GRADE/FF. UNO.
18. PROVIDE INSULATION FOR PIPES PER CALIFORNIA STATE ENERGY CODE (TITLE 24) AND PER SPECIFICATIONS. IN THE EVENT OF CONFLICTS, PROVIDE MATERIAL WHICH MEETS THE MOST STRINGENT REQUIREMENT.
19. PROVIDE ISOLATION VALVE AT EACH BRANCH CONNECTION TO MAIN (CW AND HW).
20. GRAVITY FLOW WASTE PIPE SIZES SHALL REMAIN AT INDICATED DOWNSTREAM SIZE WHERE SIZES ARE NOT SHOWN.
21. WHERE DOMESTIC COLD AND/OR HOT WATER PIPING DROPS INTO A PIPE CHASE, THE SIZE SHOWN FOR THE PIPE DROPS SHALL BE USED TO THE LAST FIXTURE.
22. PROVIDE FIRE STOPS ON PIPING TO MAINTAIN RATING OF FIRE RATED WALLS WHERE PENETRATED BY PIPING.
23. WHERE DOMESTIC HW/CW PIPE SIZES ARE NOT INDICATED, SUPPLY PIPE SIZE SHALL REMAIN LAST INDICATED UPSTREAM SIZE. CIRCULATION PIPE SHALL REMAIN LAST INDICATED DOWNSTREAM SIZE.
24. WHERE INDICATED PIPE SIZE IS NOT COMMERCIALLY AVAILABLE, PROVIDE NEXT LARGER AVAILABLE SIZE.
25. PROVIDE WATER HAMMER ARRESTOR (WHA) ON HOT AND COLD WATER BRANCHES THAT SERVE WATER CLOSETS, SINKS, URINALS, WASHING MACHINES, DISHWASHERS, HOSE BIBS, SHOWERS, TUBS, AND OTHER FIXTURES WITH QUICK-CLOSING VALVES. PLACE WHA WITHIN 6 FEET OF FIXTURE. PROVIDE WITH ACCESS PANEL IF REQUIRED BY LOCAL CODE.
26. PROVIDE MINIMUM 1/8" SLOPE ON ALL CONDENSATE PIPING. CONDENSATE PIPING SHALL BE INSULATED AND JACKETED.
27. CONTRACTOR SHALL COORDINATE WITH ALL TRADES TO ENSURE AN UNDERSTANDING OF THE COMPLETE SCOPE OF WORK PRIOR TO START OF WORK.
28. CONTRACTOR SHALL PROVIDE COMPLETE AS-BUILT DRAWINGS PRIOR TO COMPLETION OF PROJECT FOR REVIEW BY THE ARCHITECT/ENGINEER.
29. IF ANY EQUIPMENT SUBMITTED BY THE CONTRACTOR IS DIFFERENT FROM THAT SPECIFIED, OR REQUIRES CHANGES IN MATERIAL OR LABOR FROM THAT REQUIRED IN THE CONTRACT DOCUMENTS AFFECTING HIS AND/ OR OTHER TRADES, SUCH CHANGES SHALL BE SUBMITTED AS SHOP DRAWINGS. SUBMITTAL SHALL INDICATE CREDIT DUE TO OWNER, IF ANY, BECAUSE OF THE CHANGES. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PAYMENT OF ALL CHARGES RESULTING FROM ADDITIONS OR CHANGES IN THE WORK OF OTHER TRADES NECESSARY TO ACCOMMODATE THE REQUESTED MODIFICATION. ALL CHANGED SHALL BE SHOWN ON RECORD AS -BUILT DRAWINGS.
30. SUBMIT SHOP DRAWINGS AND PRODUCT DATA ACCORDING TO SPECIFICATIONS.
31. PROPOSED ADDITION, ALTERNATION OR IMPROVEMENT REQUIRES ALL NON-COMPLIANT FIXTURES TO BE REPLACED WITH WATER CONSERVING PLUMBING FIXTURES. (CIVIL CODE SECTION 1101.5)
32. NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN SECTION 609.9 OF THE CALIFORNIA PLUMBING CODE.

PLUMBING DEMOLITION NOTES

1. THE CONTRACTOR WILL BE HELD RESPONSIBLE TO HAVE VISITED AND EXAMINED THE PREMISES BEFORE SUBMITTING HIS PROPOSAL, IN ORDER TO UNDERSTAND THE EXISTING CONDITIONS RELATED TO HIS WORK.
2. REMOVE ALL EXISTING PLUMBING FIXTURES, RELATED PIPING, FITTINGS AND EQUIPMENT, WHETHER SPECIFICALLY INDICATED, AS REQUIRED DUE TO THE ARCHITECTURAL AND MECHANICAL DEMOLITION WORK IN THE AREA TO BE RENOVATED. ALL EQUIPMENT THAT HAS BEEN REMOVED AND IS NOT REUSED SHALL BE RETURNED TO THE OWNER OR OWNER'S REPRESENTATIVE.
3. PLUMBING FIXTURES AND EQUIPMENT SHALL BE DISCONNECTED BY THIS CONTRACTOR, EXISTING WASTE, SOIL, VENT AND WATER PIPING SHALL BE REMOVED BACK TO THE MAIN, CAPPED AND/OR PLUGGED BEHIND WALLS, ABOVE CEILING AND BELOW SLAB, UNLESS OTHERWISE NOTED. DRAINAGE PIPING SHALL BE REMOVED TO ELIMINATE DEAD ENDS AS REQUIRED BY CODE.
4. THE TRADES WHO WILL NORMALLY HANDLE OR INSTALL THE VARIOUS ITEMS THAT ARE TO BE SALVAGE OR REUSED SHALL DISCONNECT, REMOVE STORE AND PROTECT AGAINST DAMAGE, MOVE AND RELOCATE AS NECESSARY, AND RECONNECT, INSTALL AND/OR BUILD AT THE LOCATION REQUIRED.
5. DEMOLITION WORK SHALL INCLUDE ALL WORK THAT IS REQUIRED TO PERFORM THIS CONTRACT BUT NOT LIMITED TO THE WORK ON THE DRAWINGS.
6. REMOVAL SHALL BE DONE CAREFULLY WITH MINIMUM DISTURBANCE TO ADJOINING WORK.
7. ALL WORK TO REMAIN OR UTILITIES, IF DAMAGED, MUST BE REPAIRED PROMPTLY TO THE OWNER'S AND ARCHITECT'S SATISFACTION, AND THE COST SHALL BE BORN BY THE CONTRACTOR RESPONSIBLE FOR SUCH DAMAGE.
8. PATCH ALL WALLS, PARTITIONS AND CEILINGS TO MATCH ADJOINING WHERE THESE AREAS ARE DISTURBED BY DEMOLITION.
9. MAINTAIN LEGAL EGRESS TO STAIRS AND EXITS DURING DEMOLITION AND CONSTRUCTION.
10. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM THOSE SHOWN ON THE DRAWINGS AND EFFECT WORK, CONTRACTOR SHOULD INFORM ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH THAT AREA.

ABBREVIATIONS

ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
ABBREV	ABBREVIATIONS	JS	JANITOR SINK
AD	ACCESS DOOR	LAV	LAVATORY
AFF	ABOVE FINISHED FLOOR	MFGR	MANUFACTURER
AP	ACCESS PANEL	(N)	NEW
BEL	BELOW	OTCS	OPEN TO CEILING SPACE
BFF	BELOW FINISHED FLOOR	PE	POLYETHYLENE
BOP	BOTTOM OF PIPE	PVC	POLYVINYLCHLORIDE
CFF	CP FOR FUTURE	T&P	TEMPERATURE & PRESSUE
CI	CAST IRON	QTY	QUANTITY
CLG	CEILING	RD	ROOF DRAIN
CW	COLD WATER	REF	REFRIGERATOR
DIA	DIAMETER	RPBP	REDUCED PRESSURE BACKFLOW PREVENTOR
DF	DRINKING FOUNTAIN		
DFU	DRAINAGE FICXTURE UNIT	S	SANITORY SEWER
DWG	DRAWING	S.O.V.	SHUT-OFF VALVE
(E)	EXISTING	TYP	TYPICAL
EWC	ELECTRICAL WATER COOLER	UNO	UNLESS OTHERWISE NOTED
FCO	FLOOR CLEAN OUT	UR	URINAL
FCW	FILTERED COLD WATER	V	VENT
FD	FLOOR DRAIN	VBF	VENT BELOW FLOOR
FLR	FLOOR	VTR	VENT THRU ROOF
FW	FILTERED DOMESTIC COLD WATER	W	SANITARY WASTE
HS	HAND SINK	WABG	SANITARY WASTE ABOVE GRADE
HW	HOT WATER	WBEG	SANITARY WASTE BELOW GRADE
IAW	IN ACCORDANCE WITH	WC	WATER CLOSET
IJS	IN JOIST SPACE	WCO	WALL CLEAN OUT
I.E.	INVERT ELEVATION	WHA	WATER HAMMER ARRESTOR
IW	INDIRECT WASTE	WSFU	WATER SUPPLU FIXTURE UNIT

PLUMBING SYMBOLS

PLUMBING

- DOMESTIC / INDUSTRIAL COLD WATER
- DOMESTIC / INDUSTRIAL HOT WATER
- DOMESTIC / INDUSTRIAL HOT WATER RETURN
- LOW PRESSURE GAS
- MPG — MEDIUM PRESSURE GAS
- SANITARY WASTE ABOVE FLOOR
- SANITARY WASTE BELOW FLOOR
- VENT
- PD — PUMP DISCHARGE LINE
- (E) — EXISTING PIPE / EXISTING TO BE DEMO'D

DESCRIPTION

- XX-X — FIXTURE TAG & NUMBER
- XXX / # — EQUIPMENT DESIGNATION TAG
- XXX / # — DETAIL NUMBER / REFERENCE SHEET NUMER
- XXX / # — PLUMBING RISER MARK
- # — PLUMBING KEYNOTES

VALVES & FITTINGS

- CLEANOUT / WALL CLEANOUT
- FLOOR CLEANOUT
- PIPE DOWN
- PIPE UP
- PIPE TEE, UP
- PIPE TEE, DOWN
- PIPE CAP
- PIPE EXPANSION JOINT
- PIPE CONTINUATION
- POINT OF CONNECTION
- POINT OF DISCONNECT
- BALL / SHUT OFF VALVE
- BALANCING VALVE
- CHECK VALVE
- GATE VALVE
- PRESSURE REDUCING VALVE
- QUICK OPENING VALVE
- GAS PRESSURE REGULATOR
- STRAINER
- W — WATER METER / SUB-METER
- VACUUM RELIEF VALVE

NOTE:
NOT ALL SYMBOLS AND ABBREVIATIONS LISTED ON THIS DRAWING MAY APPLY TO THE PROJECT

APPLICABLE CODES & STANDARDS

1. 2022 CALIFORNIA BUILDING CODE
2. 2022 CALIFORNIA ELECTRICAL CODE
3. 2022 CALIFORNIA MECHANICAL CODE
4. 2022 CALIFORNIA PLUMBING CODE
5. 2022 CALIFORNIA ENERGY CODE
6. 2022 CALIFORNIA GREEN BUILDING CODE
7. 2022 CALIFORNIA FIRE CODE
8. ALL CODES TO INCLUDE LOCAL CITY AMENDMENTS AND ORDINANCES

LEAD-FREE NOTE

ALL PLUMBING PIPING/FITTINGS AND PLUMBING FIXTURES INTENDED TO CONVEY OR DISPENSE WATER FOR DRINKING OR COOKING SHALL BE "LEAD FREE" IN COMPLIANCE WITH AB 1953. CONTRACTOR SHALL PROVIDE CERTIFICATION AS PART OF THE PLUMBING SUBMITTALS THAT ALL PLUMBING PRODUCTS COMPLY WITH AB 1953.

GREEN BUILDING COMPLIANCE

A. PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN CALIFORNIA GREEN BUILDING STANDARD CODE 5.303.6.

B. PER 2022 CALIFORNIA GREEN BUILDING STANDARD CODE SECTION 4.303, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING:

1. WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH.
2. URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH.
3. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.5 GALLONS PER MINUTE AT 80 PSI.
4. LAVATORY FAUCETS SHALL NOT EXCEED 0.4 GALLONS PER MINUTE AT 60 PSI.
5. KITCHEN FAUCETS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 60 PSI.

SCOPE OF WORK

TENANT IMPROVEMENT: PROVIDE WASTE, VENT, GREASE WASTE, STORM DRAINAGE, HOT & COLD WATER TO NEW RESTROOMS, JANITOR ROOM AND FUTURE CONCESSION AREA. PROVIDE TANK TYPE ELECTRIC WATER HEATER FOR RESTROOM AND OFFICE AREA. PROVIDE A 500 GALLON INTERCEPTOR TO SERVE FUTURE CONCESSION AREA.

PIPE SCHEDULE

SERVICE	LOCATION	PIPING MATERIAL: TYPE 'K' COPPER	TYPE 'L' COPPER	NO-HUB CAST IRON	SCH 40 BLACK STEEL	SCH 40 GALV. STEEL	POLYETHYLENE	FITTINGS (REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION)
WATER	ABOVE GROUND		●					LEAD FREE SOLDERED JOINTS AND FITTINGS
	BELOW GROUND	●						LEAD FREE SOLDERED JOINTS AND FITTINGS
SANITARY & GREASE WASTE	ABOVE FLOOR			●				PROVIDE TYLER 2-BAND NO HUB COUPLINGS
	BELOW FLOOR			●				PROVIDE TYLER 2-BAND NO HUB COUPLINGS
STORM DRAINAGE	ABOVE FLOOR			●				PROVIDE TYLER 2-BAND NO HUB COUPLINGS
	BELOW FLOOR			●				PROVIDE TYLER 2-BAND NO HUB COUPLINGS
VENT	ABOVE FLOOR			●				PROVIDE TYLER 4-BAND NO HUB COUPLINGS
	BELOW FLOOR			●				PROVIDE TYLER 2-BAND NO HUB COUPLINGS
CONDENSATE DRAIN	INSIDE	●						95-5 SOLDERED FITTINGS
	OUTSIDE	●						95-5 SOLDERED FITTINGS

PLUMBING SHEET INDEX

Sheet Number	Sheet Name
P0.01	PLUMBING NOTES, ABBR. & LEGENDS
P0.02	PLUMBING SPECS.
P0.03	FIRE PROTECTION SPECS.
P0.04	PLUMBING TITLE 24
P2.11	PLUMBING PLANS
P2.12	PLUMBING PLAN - ROOF
P4.01	ENLARGED PLUMBING PLANS
P4.02	ENLARGED PLUMBING PLANS
P4.03	ENLARGED PLUMBING PLANS
P5.01	PLUMBING DETAILS
P5.02	PLUMBING DETAILS
P5.03	PLUMBING DETAILS
P6.01	PLUMBING SCHEDULES
P6.02	PLUMBING CALCULATIONS
P7.01	PLUMB. RISER DIAGRAMS - WASTE & VENT
P7.02	PLUMB. RISER DIAGRAMS - DOMESTIC WATER & GAS

Sheet Total: 16

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF REGREATION AND PARKS

GENERAL MANAGER: JIMMY KIM — SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: — LIC. NO.
PROJECT ENGINEER: — LIC. NO.
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REVISIONS:	DATE:
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PLAN NAME:
PLUMBING NOTES, ABBR. & LEGENDS

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
P0.01
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

PART 1 - GENERAL

1.01 GENERAL CONDITIONS

THE GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS AND DIVISION 1, ARE ASSOCIATED WITH THIS SECTION AND THE CONTRACT FOR THIS WORK AND SHALL APPLY TO THIS SECTION AS FULLY AS IF REPEATED HEREIN.

1.02 SCOPE OF WORK

PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND NECESSARY INCIDENTALS FOR THE FULL AND COMPLETE INSTALLATION OF ALL PLUMBING AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

A. WORK IN THIS SECTION SHALL INCLUDE:
1. ALL PLUMBING FIXTURES, WATER HEATERS, VALVES, HOT WATER CIRCULATING PUMP, AND OTHER MISCELLANEOUS ITEMS OR EQUIPMENT REQUIRED FOR A COMPLETE INSTALLATION.
2. CATHODIC PROTECTION FOR UNDERGROUND STEEL OR FERROUS PIPING.
3. CONNECTIONS TO SANITARY SEWER, WATER AND GAS MAINS.
4. DOMESTIC HOT AND COLD WATER SYSTEMS.
5. DOMESTIC WATER HEATERS.
6. EXCAVATION AND BACKFILL.
7. FLOOR SINKS AND FLOOR DRAINS.
8. FURNISH AND SET ALL SLEEVES FOR PIPES PASSING THROUGH WALLS AND FLOORS.
9. GAS SYSTEM.
10. PIPE COVERING, INSULATION AND WRAPPING.
11. ROUGH-IN AND FINAL CONNECTIONS TO AIR CONDITIONING EQUIPMENT OF GAS AND WATER, AND CONDENSATE DRAINS.
12. ROUGH-IN AND FINAL CONNECTIONS TO FIXTURES AND EQUIPMENT FURNISHED UNDER OTHER SECTIONS OF THE SPECIFICATIONS OR BY THE OWNER.
13. ROOF DRAINAGE SYSTEM.
14. SANITARY SOIL, WASTE AND VENT SYSTEM. ALL PLUMBING FIXTURES, WATER HEATERS, VALVES, HOT WATER CIRCULATING PUMP, AND OTHER MISCELLANEOUS ITEMS OR EQUIPMENT REQUIRED FOR A COMPLETE INSTALLATION.
15. SAFING OF ALL PENETRATIONS THROUGH FIRE WALLS AND FLOORS.
16. WATER FOR CONSTRUCTION AND TEMPORARY CONNECTIONS.

B. RELATED WORK IN OTHER SECTIONS:
1. 1.TEMPORARY FACILITIES AS SPECIFIED IN SECTION 01500.
2. CUTTING AND PATCHING AS SPECIFIED IN SECTION 01045.
3. CONCRETE WORK AS SPECIFIED IN DIVISION 3, HOWEVER, PROVIDE TEMPLATES FOR SPACING AND SIZE OF CONCRETE PADS AND ANCHOR BOLTS FOR ALL PLUMBING EQUIPMENT.
4. ELECTRICAL WORK AS FOLLOWS WILL BE PROVIDED UNDER DIVISION 16: A. CONDUIT AND WIRING AS SHOWN ON THE DRAWINGS AND AS REQUIRED FOR PLUMBING EQUIPMENT.

1.03 QUALITY ASSURANCE

A. CODES AND STANDARDS

1. ALL ITEMS SHOWN ON SITE, ARCHITECTURAL OR MECHANICAL DRAWINGS ARE TO BE PROVIDED COMPLETE FROM POINT OF CONNECTION TO FINISHED FIXTURE IN COMPLIANCE WITH ALL GOVERNING AUTHORITY REQUIREMENTS. THESE DRAWINGS OR SPECIFICATIONS SHALL NOT BE CONSTRUED TO PERMIT WORK IN VIOLATION OF GOVERNING CODES.
2. IN ADDITION TO THE REQUIREMENTS OF ALL LOCAL AND GOVERNING CODES, ORDINANCES AND AGENCIES, CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND STANDARDS:
A. CALIFORNIA BUILDING CODE, 2019 EDITION.
B. CALIFORNIA PLUMBING CODE, 2019 EDITION.
C. CITY OF LOS ANGELES REQUIREMENTS.
D. STATE FIRE MARSHALL.
E. STATE HEALTH DEPARTMENT REQUIREMENTS.
F. ALL REQUIREMENTS OF FEDERAL/OSHA.
G. ALL OTHER REGULATORY AGENCIES HAVING JURISDICTION OVER THIS WORK.

B. GUARANTEES: PROVIDE A WRITTEN GUARANTEE FORM REQUIRED UNDER DIVISION 1, AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR ONE YEAR. GUARANTEE SHALL BE INCLUSIVE OF REPAIR OF DEMAGE TO, OR REPLACEMENT (IF SO REQUIRED) OF ANY PORTION OF PREMISES CAUSED BY WATER, OIL, OR GAS LEAKS OR BREAKS IN PIPE, FIXTURES OR EQUIPMENT PROVIDED UNDER THIS SECTION.

1.04 SUBMITTALS

A. SHOP DRAWINGS:
1. SHOW ALL DETAILS OF ALL PIPING, PIPING SUPPORTS, MECHANICAL EQUIPMENT PADS AND SUPPORTS.

B. PRODUCT DATA:
1. WITHIN 35 DAYS AFTER AWARD OF CONTRACT AND PRIOR TO DELIVERY TO THE JOB SITE OF ANY MATERIALS OF THIS SECTION, CONTRACTOR SHALL SUBMIT SEVEN COMPLETE BROCHURES OF ALL MATERIALS AND EQUIPMENT, IN CONJUNCTION WITH ALL SHOP DRAWING SUBMITTALS PER DIVISION 1 OF THESE SPECIFICATIONS.
2. PRODUCT DATA SHALL INCLUDE ALL PLUMBING EQUIPMENT, FIXTURES, PIPE SUPPORTS AND OTHER ASSOCIATED STANDARD ITEMS AS REQUIRED TO COMPLEMENT SHOP DRAWINGS.
3. MANUFACTURERS AND SUPPLIERS OF EQUIPMENT SHALL PROVIDE ALL NECESSARY DATA TO COMPLY WITH THE STATE OF CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS. COMPLIANCE CERTIFICATION FOR ALL EQUIPMENT SHALL BE INCLUDED IN EQUIPMENT SUBMITTALS

C. OTEHER SUBMITTALS
1. STERILIZATION TEST REPORT
2. TEST DATA

D. OPERATION AND MAINTENANCE INSTRUCTIONS: DELIVER TO ARCHITECT THREE COMPLETE SETS IN BOUND BOOKLET FORM OF WRITTEN OPERATING AND MAINTENANCE INSTRUCTIONS AND BROCHURES FOR EQUIPMENT SPECIFIED IN THIS SECTION. FULLY INSTRUCT OWNER'S OPERATING PERSONNEL AND DEMONSTRATE ALL ASPECTS OF PERFORMANCE, OPERATION AND MAINTENANCE. AMOUNT OF TIME ALLOCATED FOR SAID INSTRUCTION AND DEMONSTRATIONS OF EQUIPMENT AND SYSTEMS SHALL BE INCORPORATED IN THESE OBLIGATIONS. SUBMIT A LETTER TO ARCHITECT SIGNED BY OWNER'S REPRESENTATIVE WHO WILL OPERATE SYSTEMS STATING THAT HE HAS BEEN FULLY INSTRUCTED BY CONTRACTOR CONCERNING OPERATION AND MAINTENANCE OF EQUIPMENT AND SYSTEM. ONE ADDITIONAL SET OF APPROVED INSTRUCTIONS SHALL BE SUITABLY FRAMED BEHIND GLASS AND MOUNTED AS INSTRUCTED.

E. RECORD DRAWINGS: COMPLY WITH REQUIREMENTS OF DIVISION 1. PROVIDE AN ACCURATE DIMENSIONED RECORD OF AS-BUILT LOCATIONS AND ELEVATIONS, AS REFERRED TO APPROVED BASE DATUM, OF BURIED CONCEALED LINES, MANHOLES, CLEANOUTS, VALVES, PLUGGED TEES, CAPPED ENDS AND OF WORK WHICH HAS NOT BEEN INSTALLED AS PER DESIGN DWGS.

1.05 PRODUCT HANDLING

A. PROTECTION: ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PROTECT THE MATERIALS OF THIS SECTION BEFORE, DURING, AND AFTER INSTALLATION.
B. REPLACEMENTS: ANY OCCURRENCE OF DAMAGE, SHALL TRIGGER IMMEDIATE REPAIR OF ALL DAMAGED AND DEFECTIVE WORK TO THE APPROVAL OF THE ARCHITECT AT NO ADDITIONAL COST TO OWNER.

1.06 JOB CONDITIONS:

A. EXAMINATION OF THE SITE: EXAMINE THE SITE PRIOR TO BID AND INCLUDE ALL CONDITIONS IN BID PROPOSAL UNDER WHICH WORK IS TO BE PERFORMED.

1.07 MISCELLANEOUS

A. EXAMINATION OF THE SITE: EXERCISE CARE IN EXAMINING THE SITE AND COORDINATE ALL WORK INDICATED ON THE DRAWINGS WITH EXISTING CONDITIONS. REPORT TO ARCHITECT IN WRITING CONDITIONS THAT WILL PREVENT PROPER PROVISIONS OF THIS WORK. VERIFY DEPTH AND LOCATION OF SERVICE LINES WITH SERVICING COMPANIES HAVING JURISDICTION BEFORE EXCAVATING. BY SUBMISSION OF THE BID, THE CONTRACTOR WARRANTS THAT HE HAS FAMILIARIZED HIMSELF WITH THE EXISTING CONDITIONS AND WILL PERFORM ALL WORK AS REQUIRED FOR HOOKUP AND AS REQUIRED BY THE CONTRACT DOCUMENTS AT NO ADDITIONAL COST TO THE OWNER.
B. PERMITS AND FEES: CONTRACTOR SHALL ARRANGE, APPLY AND PAY FOR ALL NECESSARY PERMITS, INSPECTIONS, EXAMINATIONS, FEES AND CHARGES REQUIRED BY PUBLIC AUTHORITIES HAVING JURISDICTION.
C. SERVICE CONNECTIONS: MAKE ALL NECESSARY ARRANGEMENTS WITH APPLICABLE UTILITY COMPANY FOR CONNECTION TO EXISTING SERVICE LINES. PAY ALL FEES ASSOCIATED WITH WORK INCLUDING METERS AND HOOKUP CHARGES. UTILITY ASSESSMENT FEES, IF ANY, WILL BE PAID BY THE OWNER AND ARE NOT PART OF THIS CONTRACT.
D. DRAWINGS: DRAWINGS SHOW DESIRED LOCATION AND ARRANGEMENT OF PIPING, EQUIPMENT AND OTHER ITEMS, AND SHOULD BE ADHERED TO AS CLOSE AS POSSIBLE. CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR COORDINATING THE WORK WITH ALL OTHER TRADES. WORK SPECIFIED WHICH IS NOT CLEARLY DEFINED BY THE DRAWINGS SHALL BE INSTALLED AND ARRANGED TO THE SATISFACTION OF THE ARCHITECT. IF CHANGES IN INDICATED LOCATIONS AND ARRANGEMENTS ARE DEEMED NECESSARY BY ARCHITECT, THEY SHALL BE COMPLETED BY CONTRACTOR WITHOUT ADDITIONAL CHARGES PROVIDED THE CHANGE IS ORDERED BEFORE WORK IS INSTALLED AND NO ADDITIONAL MATERIALS ARE REQUIRED.

PART 2 - PRODUCTS

2.01 GENERAL

A. PIPE SLEEVES AND WRAPPING: FURNISH POLISHED CHROMIUM PLATE AND BRASS SET SCREW FLANGES WHERE PLUMBING PIPES PENETRATE WALLS, FLOORS, CEILINGS, AND PARTITIONS IN FINISHED PORTIONS OF BUILDING, INCLUDING FLANGES ON PIPES AT FIXTURES. ALL SLEEVES IN CONCEALED AND EXTERIOR WALLS SHALL BE 20 GAUGE GALVANIZED IRON 1" O.D. LARGER THAN THE PIPE OD, CAULKED IF BELOW GRADE IN A MOISTURE-PROOF MANNER. ALL PIPES PENETRATING THROUGH FIRE WALLS AND FLOORS SHALL BE PROPERLY FIRE SAFED WITH DOW CORNING 3-6548 SILICONE RTV FOAM AND INSTALLED PER MANUFACTURER'S DIRECTIONS.

B. PIPE IDENTIFICATION

1. PIPING IDENTIFICATION TO COMPLY WITH ANSI AND OSHA STANDARDS: EACH INDIVIDUAL PIPELINE SHALL BE IDENTIFIED FOR QUICK AND EASY IDENTIFICATION AS TO CONTENT AND CHARACTER OF MATERIAL CARRIED IN THE PIPES BY SETON SNA OR STR MARKERS.
2. MARKERS SHALL BE INSTALLED AND LOCATED AT NOT MORE THAN 8' INTERVALS AND SO LOCATED THAT MARKERS SHALL BE VISIBLE WHERE PIPING SYSTEM IS EXPOSED.
A. ONE MARKER SHALL BE INSTALLED AT EITHER SIDE OF VALVES, SPECIAL FITTINGS AND AT BRANCH TAKE-OFF. IN FURRED AREAS INSTALL ONE BAND TWENTY FOUR (24) INCHES ABOVE FLOOR AND NINETEEN (19) INCHES BELOW CEILING LINE.
B. ROVIDE TWO IDENTIFICATION CHARTS COMPLETE WITH GLASS AND FRAME SHOWING LIST OF MATERIALS CONVEYED IN THE PIPING SYSTEM, CLASSIFIED BY NATURE OF ITS CONTENTS AND RESPECTIVE IDENTIFYING COLORS.
3. COLOR SCHEME SHALL BE APPROVED. BASE COLOR FOR MARKERS SHALL BE AS FOLLOWS:

DOMESTIC HOT WATER	--- YELLOW
DOMESTIC COLD WATER	--- GREEN
FUEL GAS	--- YELLOW
SANITARY SEWER	--- GREEN
SANITARY VENT	--- GREEN
INDUSTRIAL COLD WATER	--- GREEN
STORM DRAINS	--- GREEN

C. MATERIALS: ALL MATERIALS WHEN NOT OTHERWISE SPECIFIED SHALL CONFORM TO THE APPLICABLE ASTM, ASME, AGA, AND ASA STANDARDS.
D. EQUAL MATERIALS AND SUBSTITUTIONS: IN ADDITION TO MANUFACTURERS' SPECIFICATIONS, THE FOLLOWING SHALL ALSO BE CONSIDERED EQUAL, PROVIDED CORRESPONDING MODELS MEET ALL SPECIFIED REQUIREMENTS. EQUIVALENT SUBSTITUTED MANUFACTURER'S EQUIPMENT NAMED HEREIN SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL. SUBMIT ALTERNATE SELECTIONS AT TIME OF BID, LISTING MAJOR EQUIPMENT.

ITEM	MANUFACTURER
ACCESS PANELS:	MILCOR
BACKFLOW PREVENTERS:	NEPTUNE, HERSEY
CLEANOUTS:	ZURN
DRAINS & FLOOR SINKS:	ZURN
ELECTRICAL WATER COOLERS:	SUNROC, HAWS, ACORN
FLUSH VALVE:	TOTO
GAS VENTS:	METALBESTOS, AMERIVENT
INSULATIONS:	MANVILLE, OWENS-CORNINGS, FIBERGLASS
PIPE HANGERS & SUPPORTS:	GRINNELL, FEE & MASON, B-LINE
PLUMBING FIXTURES:	CRANE
PRESSURE GAUGES:	MARSH, MARSHALLTOWN, TREICE
SOIL PIPE:	TYLER, UNIVERSAL
SOLDERS:	HANDY-HARMAN, LUCAS, MILHAUPT
STRAINERS:	WALWORTH, BAILEY, MUELLER
TOILET SEATS:	TOTO
VALVES:	WALWORTH, MILWAUKEE
WATER PRESSURE REDUCINT VALVES:	BAILEY
WATER HEATERS:	CHRONOMITE

2.02 PIPE AND FITTING SCHEDULE

A. SOILS AND STORM DRAIN LINES SHALL BE 5' FROM BUILDING: VITRIFIED CLAY PIPE AND FITTINGS OR SERVICE WEIGHT NO-HUB CAST-IRON PIPE AND FITTINGS CISPI-301 AND SHALL BEAR THE NSF TRADEMARK. INSTALL IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION.
B. SOIL, WASTE, VENT AND STORM DRAIN PIPING SHALL BE 5' OUTSIDE BUILDING: SERVICE WEIGHT NO-HUB CAST-IRON PIPE AND FITTINGS CISPI-301 AND SHALL BEAR THE NSF TRADEMARK.
C. DOMESTIC HOT & COLD WATER PIPING LOCATED ABOVE GROUND: TYPE L HARD- DRAWN COPPER TUBE, ASTM B88, & WROUGHT COPPER FITTINGS, ANSI B16.22.
D. DOMESTIC COLD WATER PIPING LOCATED BELOW GROUND AND OUTSIDE THE BUILDING
1. 3" DIAMERTER AND UNDER: TYPE K HARD-DRAWN COPPER TUBE, ASTM B88, AND WROUGHT COPPER FITTINGS ANSI B16.22, SOLDER JOINT TYPE (REFER TO PARAGRAPH "PIPE WRAPPING" HEREIN).
E. INDIRECT AND CONDENSATE DRAINGS: TYPE M COPPER TUBE, ASTM B88. AND WROUGHT COPPER FITTINGS ANSI B16.22, SOLDER JOINT TYPE.
F. GAS PIPING
1. 2" AND UNDER LOCATED ABOVE GROUND: SCHEDULE 40 BLACK STEEL PIPE, ASTM A-135, A-795, WITH CLASS 150 WOG BLACK BANDED MALLEABLE IRON SCREWED FITTINGS.
2. 2-1/2" AND LARGER ABOVE GROUND: SCHEDULE 4- BLACK STEEL PIPE, ASTM A-135, A-795, WITH SCHEDULE 40 BUTT WELDED FITTINGS.
3. BELOW GROUND: PLEXCO PE2406 POLYETHYLENE PIPING SYSTEMS WITH ELECTRIC FUSION SOCKET FUSION JOINTS. PROVIDE #12 ELECTRIC TRACER COPPER WIRE, SPIRAL WRAPPED AROUND PIPE. BACKFILL WITH CLEAN SAND 4" AROUND PIPE. INSTALLATION SHALL COMPLY WITH MANUFACTURER'S DIRECTION AND AUTHORITIES HAVING JURISDICTION.

2.03 MATERIALS FOR JOINTS, FITTINGS AND VALVES

A. SOIL, WASTE, VENT AND STORM DRAIN CAST-IRON PIPE
1. PROVIDE "NO-HUB" COUPLINGS AS APPROVED BY THE CAST-IRON SOIL PIPE FOUNDATION, CISPI30-85 SHALL BEAR THE NSF TRADEMARK.
B. SOIL, WASTE, VENT AND STORM DRAIN CAST-IRON PIPE
1. WATER PIPING: EQUIVALENT TO HARRIS "BRIDGIT" LEAD-FREE BRAZING ALLOY. 95-5 SOLDERS ARE NOT APPROVED.
2. COPPER INDIRECT AND CONDENSATE DRAINAGE PIPING: LEAD-FREE SOLDER WITH NON-CORROSIVE PASTE FLUX.
C. WELDED JOINTS: WELDING SHALL BE CONDUCTED PERFORMED ONLY BY QUALIFIED WELDERS, AND SHALL COMPLY WITH ASME BOILER CONSTRUCTION CODE, ANSI CODE FOR PRESSURE PIPING, AND STATE REQUIREMENTS.
D. UNIONS AND GASKETS
1. 2" DIA. AND SMALLER FOR STEEL PIPE: SCREWED MALLEABLE-IRON GROUND JOINT, CLASS 150 WOG, WITH BRASS-TO-IRON SEAT, GALVANIZED OR BLACK TO MATCH SERVICE.
2. 2-1/2" DIA. AND LARGER FOR STEEL PIPE: CAST-IRON FLANGED GASKET TYPE, CONFORMING TO ANSI B16.1, GALVANIZED OR BLACK TO MATCH SERVICE, OR 150 LB. FORGED STEEL SLIP-ON FLANGES.
3. UNIONS FOR COPPER TUBING: CAST BRONZE, GROUND JOINT PATTERN, SOLDERED JOINT CONNECTION, ASTM B62 AND ANSI B16.18.
4. DIELECTRIC UNIONS: EPCO, FINISHED COMPLETE WITH ISOLATORS AND GASKETS OF SAME SIZE AS PIPE, GALVANIZED OR BLACK TO SUIT SERVICE.
5. DIELECTRIC FLANGES: F.H. MALONEY CO., TYPE E FLANGES FOR CATHODIC INSULATION.
6. GASKETS: 1/16" GARLOCK #17022
E. STRAINERS: Y-TYPE WITH SEMI-STEEL BODY AND STAINLESS STEEL SCREEN WITH PERFORATIONS SUITABLE FOR SERVICE REQUIREMENTS, OR SAME SIZE AS INSTALLED PIPELINE. PROVIDE GATE VALVE WITH HOSE CONNECTION AT EACH STRAINER BLOW-OFF.
1. 2-1/2" DIA. AND UNDER: BAILEY 100-A SERIES, 125 LB. OR 250 LB., SCREWED ENDS WITH SCREWED GASKETED CAP.
2. 3" DIA. AND LARGER: BAILEY 100-A SERIES, 125 LB. OR 250 LB., FLANGED ENDS AND BOLTED GASKET CAP.
F. VALVES: SCRWIDE VALVES OF THE SAME MANUFACTURER, OR FOLLOWING NUMBERS OR EQUIVALENT BY COMPARATOR CHART OF APPROVED MANUFACTURER. PROVIDE ADAPTORS FOR VALVES IN COPPER TUBING WHERE NECESSARY. ALL DOMESTIC WATER VALVES, 2" DIA. AND UNDER, SHALL BE BALL VALVES.
1. ECCENTRIC VALVES, 2" DIA. AND UNDER, GAS: DEZURIK #425 VALVE WITH RS49, PLUG SEALS, IRON BODY, SCREWED OR FLANGED, U.L. LISTED.
2. GATE VALVES, 2-1/2" DIA. AND LARGER, DOMESTIC WATER: 200 PSI WOG, SOLID WEDGE DISC, UNION BONNET, RISING STEM, FLANGED.
GRINNELL 6020A
NIBCO F-617-0
CRANE 465 1/2
STOCKHAM G-623
3. PARTITION STOP VALVES: TAS B415, LOOSE-KEY TYPE WITH WALL FLANGE.
4. BALL VALVES, DOMESTIC WATER: BRONZE, FULLPORT, CLASS 150, THREADED.
GRINNELL 3750 OR 171N
NIBCO T-585
JAMESBURY 300
NOTE: PROVIDE FLANGED IRON BODY VALVES OR EQUIPMENT USED IN COPPER PIPING SYSTEMS WITH MALONEY FLANGE AND BOLTS INSULATING KITS.
5. ANGLE VALVES, DOMESTIC WATER:
1/4 TURN, FULLPORT, COMPRESSION FITTING.
WATTS
NIBCO
BRASSCRAFT
G. CHECK VALVES
1. HORIZONTAL SWING:
A. 2" DIA. AND UNDER (200 PSI WOG), BRONZE SCREWED CAP, SWING.

	THREADED	SOLDER
GRINNELL	3300	3300SJ
NIBCO	T-413(BWY)	S-413(BWY)
CRANE	37	1342
STOCKHAM	320	B-309

B. 2-1/2" DIA. AND LARGER (200 PSI WOG), IRON BODY, BRONZE TRIM, SCREWED CAP, SWING, Y-PATTERN, REGRINDING, FLANGED.
GRINNELL 6300A
NIBCO F-918-B
CRANE 373
STOCKHAM G-931
H. PRESSURE REDUCING VALVES
1. WILKINS MODEL 500XLYSBR OR EQUAL

2.06 PIPE HANGERS

A. HANGERS SHALL BE PROVIDED WITH FACTORY INSTALLED ISOLATION AND DI-CHROMATE FINISH.
1. 2" DIA. AND UNDER: GRINNELL F69.
2. 2-1/2" DIA. AND LARGER: GRINNELL F65.
3. CONCRETE INSERTS: GRINNELL 281 AND 282.
4. RISER CLAMPS FOR COPPER PIPING: GRINNELL 261P, PLASTIC COATED.
5. RISER CLAMPS FOR OTHER PIPING: GRINNELL 261.
B. HANGER RODS SHALL CONFORM TO THE FOLLOWING TABLE:
PIPE SIZE 2" DIA. AND UNDER: 3/8" RODS
PIPE SIZE 2-1/2" DIA. AND 3": 1/2" RODS
PIPE SIZE 3" DIA. AND LARGER: 5/8" RODS

2.07 ROOF FLASHING

A. SANITARY VENT FLASHINGS: SEMCO 1100-3 OR 1100-5, COMPLETE WITH ONE-PIECE LEAD FLASHING AND COUNTERFLASHING SLEEVE.
B. OTHER PIPE THROUGH ROOF FLASHING: SEMCO 1100-2 OR 1100-4, COMPLETE WITH ONE-PIECE 4 LB. LEAD FLASHING AND COUNTERFLASHING SLEEVE.

2.08 PIPE SLEEVES

PROVIDE ADJUST-TO-CRETE, PARAMOUNT, HOLE-OUT OR SPERZEL CRETE SLEEVE AT CONCRETE WALLS OR FLOORS. PROVIDE FLOOR SLEEVES EXTENDED TO TOP OF CONCRETE CURBS FOR PIPING RISING THROUGH FLOORS. WALL SLEEVES TO BE FLUSH WITH FINISHED SURFACE. SLEEVES SHALL BE SIZED TO PERMIT HALF (1/2) INCH CLEARANCE AROUND PIPE INSULATION. INSULATION AND COVERING SHALL BE CONTINUOUS THROUGH WALL AND FLOOR SLEEVES

2.09 ACCESS PANELS

A. PROVIDE ACCESS PANELS IN PLASTER WALLS AND CEILINGS: KARP #DSC214PL, ELMDOR P.W. 24"X24" WITH METAL ACCESS DOOR AND FRAME, PRIME COATED STEEL AND PAINTED TO MATCH ADJACENT SURFACES. FOR FIRE RATED AREAS PROVIDE USE KARP #KRP-150 FR 1-1/2 HOUR "B" LABEL ACCESS PANELS, U.L. LISTED.
B. PROVIDE ACCESS PANELS IN ACOUSTIC TILE CEILINGS: KARP #DSC-210, ELMDOR AT, 24"X24" WITH METAL ACCESS DOOR AND FRAME, 24"X24" MINIMUM SIZE, PRIME COATED STEEL, RECESSED TO ACCEPT STANDARD TILE IN FULL OPENING DOOR.
C. PROVIDE ACCESS PANELS IN CERAMIC TILE WALLS: ELMDOR DW-SS, SMITH 4730, CHROME-PLATED COVER AND FRAME OF SUITABLE SIZE FOR PURPOSE INTENDED, BUT NOT LESS THAN 8"X8" SIZE. FOR FIRE RATED AREAS PROVIDE ELMDOR FR 1-1/2 HOUR "B" LABEL ACCESS PANELS, U.L. LISTED.

2.10 CLEANOUTS

FOR CAST-IRON SOIL PIPE, PROVIDE IRON BODY WITH EXTRA HEAVY BRONZE PLUGS SCREWED INTO CAULKING FERRULES, FOR STEEL PIPE, PROVIDE EXTRA HEAVY BRONZE PLUGS; AND FOR VITRIFIED CLAY PIPE, PROVIDE VITRIFIED CLAY PLUGS. PROVIDE ACCESS PANELS, PLATES, AND FRAMES FOR FLUSH MOUNTING WHERE CLEANOUTS OCCUR IN FINISHED INTERIOR WALLS. EXPOSED PARTS OF FLOOR CLEANOUTS SHALL HAVE ADJUSTABLE TOP. PROVIDE ACCESSIBILITY TO ALL CLEANOUTS AND CLEANOUT PLUGS. CLEANOUT SHALL BE THE FOLLOWING:

A. IN FINISHED FLOORS: PROVIDE CAST-IRON WITH POLISHED NICKEL BRONZE ROUND TOP, NON-SKID DIAMOND TREAD SET FLUSH WITH THE FLOOR. PROVIDE FLASHING FLANGE WHEN USED WITH WATERPROOFING MEMBRANE.
SMITH - 4023
WADE - W-6000
ZURN - ZN-1420-2
JOSAM - 56010 (ADD -41 WHEN NEEDED)
B. IN MECHANICAL EQUIPMENT AREAS: PROVIDE CAST-IRON WITH HEAVY CAST-IRON ROUND TOP, NON-SKID DIAMOND TREAD SET FLUSH WITH THE FLOOR. PROVIDE FLASHING FLANGE WHEN USED WITH WATERPROOFING MEMBRANE.
SMITH - 4223
WADE - W-6000
ZURN - Z-1420-25
JOSAM - 56070 (ADD -41 WHEN NEEDED)
C. IN WALLS: PROVIDE CLEANOUT TEE COMPLETE WITH SQUARED POLISHED NICKEL BRONZE ACCESS PLATE WITH VANDALPROOF SCREWS AND FRAMES. OPENING 8"X8" MINIMUM.
SMITH - 4558-U
WADE - W-8460-S
ZURN - ZN-1445-3
JOSAM - 58770-15
D. IN EXTERIOR GRADES: PROVIDE CAST-IRON BODY, VANDALPROOF COVER, NON SKID DIAMOND TREAD, SET FLUSH WITH GRADE OR FINISHED SURFACE. IN NON-SURFACED AREA, THEY SHALL BE CAST IN A CONCRETE BLOCK 14'X14'X6" DEEP.
SMITH - 4020-U
WADE - W-8300MF
ZURN - ZN-1460-15-WZ-1450-8
JOSAM - 56680-15

2.11 SHOCK ABSORBERS

PROVIDE SHOCK ABSORBERS MANUFACTURED BY PRECISION PLUMBING PRODUCTS (PPP) INSTALLED AS INDICATED OR AS RECOMMENDED BY PDI PAMPHLET WWH-201. FURNISH ACCESS PANEL FOR A SINGLE MULTIPLE FIXTURE INSTALLATION (NOT OF FLUSH VALVE TYPE). IN NO SITUATION SHALL A FIXTURE BE INSTALLED WITHOUT SHOCK PROTECTION.

2.12 PRESSURE TEMPERATURE RELIEF VALVE

FURNISH DOMESTIC WATER HEATER WITH ASME RATED PRESSURE/TEMPERATURE RELIEF VALVE SET TO RELIEVE AT 125 PSI PRESSURE AND AT 188 DEGREE TO 208 DEGREE F TEMPERATURE RANGE.

2.13 PRESSURE GAUGES

POTTER-ROEMER 6240-U.L. - F.M. 0-300 PSI RANGE, COMPLETE WITH 3-1/2" DIAMETER DIAL AND GAUGE COCK. INSTALL PRESSURE GAUGES WHERE SHOWN AND AS REQUIRED.

2.14 INSULATION

A. ALL PIPE INSULATION SHALL FULLY COMPLY WITH THE STATE OF CALIFORNIA ENERGY EFFICIENCY STANDARDS. INSULATION THICKNESSES SPECIFIED ARE BASED ON INSULATION DISPLAYING THERMAL RESISTANCES IN THE RANGE OF R-4.0 TO R-4.6 PER INCH OF THICKNESS ON A FLAT SURFACE AT A MEAN TEMPERATURE OF 75 DEGREE F. THICKNESSES SPECIFIED ARE MINIMUM AND SHALL BE PROPORTIONALLY INCREASED FOR MATERIALS HAVING R VALUES LESS THAN 4.0 PER INCH OF THICKNESS OR MAY BE REDUCED FOR MATERIALS HAVING R VALUES GREATER THAN 4.6 PER INCH THICKNESS. PIPE INSULATION SHALL BE INSTALLED AFTER PIPING IS INSTALLED, TESTED AND APPROVED AND IS IN CLEAN, DRY CONDITION. FIRMLY BUTT INSULATION JOINTS.
B. ALL HOT WATER AND INTERIOR CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH GLASS FIBER PIPE INSULATION WITH FACTORY APPLIED WHITE JACKET, J-M MICRO-LOK 650 AP, 1" THICK FOR PIPE SIZES OF 1/2" TO 1", AND 1-1/2" THICK FOR PIPE SIZES TO 1-1/4" AND ABOVE. ALL FITTINGS AND VALVES SHALL BE INSULATED WITH PREFORMED INSULATION WITH PVC PREMOLDED ONE PIECE FITTING COVER, J.M. ZESTON COVER. ADHERE LONGITUDINAL LAPS AND BUTTS OF STRIPS OF JACKET WITH FACTORY APPLIED PRESSURE SENSITIVE TAPE SYSTEM, J-M AP-T. FLANGES AND UNIONS SHALL NOT BE COVERED.
C. ALL PIPING UNDER LAVATORIES ACCESSIBLE TO THE PHYSICALLY HANDICAPPED SHALL BE INSULATED WITH PLUMBEREX SPECIALTY PRODUCTS HOT WATER SUPPLY AND 'P' TRAP PREFABRICATED INSULATION.

2.15 PLUMBING FIXTURES

A. GENERAL: ALL PLUMBING FIXTURE TRIMS & EXPOSED SUPPLIES AND WASTES TO BE MADE OF BRASS WITH POLISHED CHROME-PLATED FINISH. FURNISH INDIVIDUAL LOOSE KEY STOPS OR, IF SPECIFIED, SCREW DRIVER STOPS FOR SUPPLIES AND, UNLESS INTEGRAL WITH VALVES OR FAUCETS, MOUNT UNDER EACH FIXTURE. SEPARATELY TRAP ALL WASTES. MFURNISH EXPOSED SUPPLIES AND WASTES TO WALL WITH POLISHED CHROME-PLATED CAST BRASS WALL ESCUTCHEONS. PROVIDE ALL LAVATORIES WITH 1-1/2" 17 GAUGE CHROME-PLATED CAST BRASS P-TRAPS. ALL PLUMBING FIXTURES SHALL BE WHITE, UNLESS OTHERWISE NOTED OR SPECIFIED BY ARCHITECT.
B. WALL-HUNG FIXTURES: CONTRACTOR TO ENSURE SPECIFIED FIXTURES WITH HANGERS OR SUPPORTING ARMS SHALL BE SECURELY FASTENED ON A 1/4" THICK BY 6" WIDE STEEL WALL PLATE WHICH EXTENDS AT LEAST ONE STUD OVER FIRST AND LAST FIXTURE MOUNTING POINTS, OR A TOTAL OF THREE STUDS MINIMUM. FASTEN WALL PLATE TO EACH STRUCTURAL STUD IT CROSSES BY TACK WELDING EACH SIDE OF STUD FLANGE AT TOP AND BOTTOM OF PLATE. FIXTURE OR SUPPORTING ARMS SHALL BE SECURELY AND FIRMLY ATTACHED TO STEEL WALL PLATE IN COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS. IN THE SITUATION THAT STRUCTURAL STUDS ARE NOT BEING INSTALLED BEHIND WALL-HUNG FIXTURES, PLUMBING CONTRACTOR SHALL NOTIFY ARCHITECT AND MECHANICAL ENGINEER IMMEDIATELY.
C. WALL-MOUNTED WATER CLOSETS: INSTALL WITH A COMBINATION FIXTURE SUPPORT AND WASTE FITTING INSTALLED PER MANUFACTURES RECOMMENDATIONS AND HEIGHT INDICATED ON ARCHITECTURAL DRAWINGS.
D. URINALS: INSTALL USING BRASS NIPPLES. INSTALL AT HEIGHTS SPECIFIED ON ARCHITECTURAL DRAWINGS.
E. DRAINS: WHERE INSTALLED IN CONSTRUCTION WITH WATERPROOF MEMBRANE, INSTALL DRAINS WITH FLASHING CLAMP DEVICE WITH CORROSION-RESISTANT CLAMPING BOLTS.
F. FIXTURE SEALER: PROVIDE WALL-HUNG FIXTURES WITH WHITE SILICONE SEALER BETWEEN FIXTURE AND WALL, APPLIED SMOOTH AND EVEN.
FIXTURES, TRIM AND ACCESSORIES SHALL BE AS SHOWN IN THE DRAWINGS.

2.16 SPECIALTY ITEMS

A. DOMESTIC WATER HEATERS: SEE WATER HEATER SCHEDULE LOCATED ON DRAWINGS.
B. FIRE SAFING: SAFE ALL PIPE PENETRATIONS THROUGH FIRE RATED WALLS AND FLOORS WITH U.L. LISTED PROSET OR NELSON FIRE SAFING AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS DIRECTIONS, THE REQUIREMENTS OF ALL LOCAL AND GOVERNING AUTHORITIES, THE ORIGINAL DESIGN, AND THE REFERENCED STANDARDS.

PART 2 - EXECUTION

3.01 SURFACE CONDITIONS

A. INSPECTION: ALL PLUMBING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH TRADES DUE TO LACK

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

FIRE PROTECTION SPECIFICATIONS

1.00 GENERAL

1.01 GENERAL REQUIREMENTS

A. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION 1 SPECIFICATION SECTIONS, APPLY TO THIS SECTION.

1.02 PRINCIPAL WORK

A. GENERAL REQUIREMENTS:
1. PROVIDE ALL REQUIRED LABOR, MATERIALS, EQUIPMENT AND CONTRACTOR'S SERVICES NECESSARY OR REQUIRED FOR COMPLETE, SAFE INSTALLATION OF FIRE PROTECTION WORK IN FULL CONFORMANCE WITH REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION; ALL AS INDICATED ON THE DRAWINGS AND/OR HEREIN SPECIFIED INCLUDING THE FOLLOWING:
   a. FIRE PROTECTION SYSTEMS INCLUDING CONNECTIONS TO EXISTING PIPING AND EQUIPMENT.
   b. CORE DRILLING, ROUGH CUTTING AND PATCHING.
   c. SHOP DRAWINGS AND HYDRAULIC CALCULATIONS.
   d. TESTING, FILING AND FEES.
   e. CADD AS-BUILT DRAWINGS.
2. PROVIDE ALL NECESSARY SUPPORTS, PIPE, FITTINGS AND VALVES THAT ARE REQUIRED FOR THE INSTALLATION OF THIS WORK COORDINATED WITH ALL OTHER TRADES AND THE EXISTING STRUCTURE. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF PIPING.
3. THIS CONTRACTOR SHALL CONFIRM SIZES AND LOCATIONS OF ALL EXISTING PIPING TO BE CONNECTED TO PRIOR TO START OF WORK.
4. CONNECTIONS TO EXISTING WORK: SHALL BE AT ODD HOURS TO INSURE MINIMUM INTERFERENCE WITH REGULAR OPERATION OF EXISTING FACILITIES. ALL PIPING RUN IN OTHER TENANTS' AREAS SHALL BE COORDINATED WITH THAT TENANT, INSTALLED ON OVERTIME AND AT TIMES CONVENIENT TO TENANT AFFECTED. ALL WORK SPACE SHALL BE CLEANED AND RESTORED TO ITS ORIGINAL CONDITION. OBTAIN APPROVAL OF BUILDING MANAGEMENT PRIOR TO INSPECTION SHUTDOWN OR COMMENCING WORK.
5. VERIFY ALL GOVERNING DIMENSIONS IN THE AREA OF WORK.
6. CAREFULLY EXAMINE EXISTING CONDITIONS BEFORE SUBMITTING PROPOSAL. COORDINATE ALL WORK TO MINIMIZE INTERFERENCE WITH EXISTING AND NEW FACILITIES.
7. SUBMISSION OF PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT REQUIRED EXAMINATION OF FIELD CONDITIONS AND CONTRACT DRAWINGS HAS BEEN MADE. LATER CLAIMS FOR EXTRA LABOR, EQUIPMENT AND MATERIALS REQUIRED DUE TO DIFFICULTIES, WHICH COULD HAVE BEEN FORESEEN, WILL NOT BE RECOGNIZED.

1.03 SUBMITTALS

A. PROVIDE SIX (6) COPIES OF SUBMITTAL MATERIAL.
B. IF THIS CONTRACTOR SUBMITS MANUFACTURER'S EQUIPMENT CUT SHEETS OF SPECIFIED ITEMS AS LISTED IN THESE SPECIFICATIONS, THEN THEY SHALL BE SUBMITTED FOR RECORD ONLY.
C. IF THIS CONTRACTOR ELECTS TO USE MANUFACTURERS OTHER THAN LISTED IN THE SPECIFICATIONS, THEN THIS CONTRACTOR SHALL DO THE FOLLOWING.
1. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL SUBMIT A LIST OF MANUFACTURE SUBSTITUTIONS, FOR REVIEW AND ACCEPTANCE. SUBSTITUTION WILL NOT BE ACCEPTED AT ANY OTHER TIME.
2. AFTER VERIFYING ALL FIELD CONDITIONS THIS CONTRACTOR SHALL SUBMIT EQUIPMENT CUT SHEETS FOR REVIEW AND APPROVAL.
3. AT THE TIME OF EACH SUBMISSION, THIS CONTRACTOR IS TO IDENTIFY ANY DEVIATION BY CLOUDING ON SHOP DRAWINGS.
4. SUBMIT MANUFACTURER'S CUT SHEETS FOR THE FOLLOWING:
   a. PIPE AND FITTINGS.
   b. VALVES.
   c. SUPPORTS.
   d. SPRINKLER HEADS.
   e. SLEEVES.
D. SUBMIT FULLY COORDINATE SHOP DRAWINGS OF FLOOR PLANS INDICATING TYPE OF SPRINKLER HEADS, PIPE SIZES, ELEVATIONS AND DIMENSIONS WITH DETAILS AND HYDRAULIC CALCULATIONS, PERFORMED IN COMPLIANCE WITH THE DESIGN CRITERIA INDICATED ON THE CONTRACT DRAWINGS.
E. AS-BUILT DRAWINGS.

1.04 QUALITY ASSURANCE

A. PROVIDE WORKMANSHIP OF HIGHEST QUALITY. INSTALL ALL PIPING AND SPRINKLER HEADS IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS, REQUIREMENTS OF NFPA-13 LOCAL FIRE DEPARTMENT, OWNER'S INSURANCE UNDERWRITERS AND LOCAL BUILDING CODE.
B. ALL MATERIAL, FIRE PROTECTION ITEMS, ETC., SHALL BE NEW AND BEST OF ITS KIND, UNLESS OTHERWISE NOTED.
C. TYPE AND SIZE OF MATERIALS APPROVED BY LOCAL FIRE DEPARTMENT, NFPA AND OWNER'S INSURANCE UNDERWRITERS.
D. SYSTEM AS INSTALLED SHALL MEET REQUIREMENTS OF LOCAL AUTHORITIES HAVING JURISDICTION AND OWNER'S INSURANCE UNDERWRITERS AND RECEIVE APPROVAL OF SAME BEFORE FINAL PAYMENT.
E. ALL SUBMITTALS SHALL INDICATE M.E.A. APPROVAL WITH A CALENDAR NUMBER, FACTORY MUTUAL AND UNDERWRITERS LABORATORY, INC.

1.05 GUARANTEE

A. PROVIDE ONE YEAR GUARANTEE AGAINST DEFECTIVE WORKMANSHIP AND MATERIALS.

1.06 DEMOLITION

A. IN DEMOLITION WORK, UNUSED PIPING SHALL NOT BE ABANDONED 'IN PLACE' EXCEPT AS NOTED HEREIN. PIPING SHALL BE REMOVED BACK TO SOURCE OR POINT OF DISCHARGE, AND THE RESULTING OPENINGS PLUGGED AS INDICATED ON THE DRAWINGS.
B. DISCONNECT, REMOVE AND CAP OR PLUG EXISTING UNUSED PIPING AS NOTED OR REQUIRED TO PERMIT NEW INSTALLATION.
C. THE CONTRACTOR SHALL DISCONNECT AND REMOVE ALL EXISTING UNUSED PIPING WITHOUT INTERRUPTING EXISTING REQUIRED FUNCTIONING SYSTEMS.

1.07 WORK NOT INCLUDED:

A. FINISHED PATCHING AND PAINTING UNLESS OTHERWISE NOTED.
B. WIRING OF ALARM INITIATING DEVICES

1.08 PHASING

A. CONTRACTOR SHALL SUBMIT A FIRE PROTECTION PHASING SCHEDULE UPON AWARD OF CONTRACT TO BE APPROVED BY THE ENGINEER AND OWNER.
B. AT NO TIME SHALL THE BUILDING BE WITHOUT FIRE PROTECTION EXCEPT IN AREAS OF NEW WORK. IF WATER IS TO BE TURNED OFF, THEN TEMPORARY PIPING IS TO BE INSTALLED AS REQUIRED AND PROVIDE FIRE WATCH.
C. REMOVAL OF EXISTING PIPING SHALL BE DONE IN A SATISFACTORY MANNER TO THE ENGINEER AND COORDINATED WITH THE GC SECTION.

2.00 PRODUCTS

2.01 BASE BID MANUFACTURERS

A. PIPING: ALLIED TUBE, BERGER, WHEATLAND TUBE CO., NORTHWEST PIPE & CASING CO., LACLEDE STEEL.
B. FITTINGS: WARD FITTINGS, VICTAULIC AND STAR PIPE PRODUCTS, INC.
C. VALVES: NIBCO, STOCKHAM, TYCO, MILWAUKEE AND VICTAULIC CO.
D. SPRINKLER HEADS: VIKING, TYCO, GLOBE, RELIABLE AND VICTAULIC.
E. HANGERS AND SUPPORTS: ANVIL INTERNATIONAL, CARPENTER AND PATERSON, INC., MICHIGAN HANGER (ERICO), B-LINE, PSI CORP.

2.02 GENERAL ITEMS

A. ESCUTCHEONS:
1. PROVIDE EXPOSED PIPES WITH APPROVED TYPE, SINGLE PIECE, CAST BRASS OR CAST IRON ESCUTCHEONS, FIRMLY HELD IN PLACE. IN FINISHED SPACE PROVIDE CHROME PLATED.
2. PROVIDE PENDENT SPRINKLER HEADS WITH CHROME PLATED ESCUTCHEONS TO MATCH SPRINKLER HEAD UNLESS OTHERWISE NOTED.
B. SLEEVES: PROVIDE NO. 22 USSG GALVANIZED STEEL SLEEVES EXTENDED THROUGH CONSTRUCTION IN CEILINGS, WALLS AND PARTITIONS. FIREPROOF BY SEALING ALL SLEEVES IN ACCORDANCE WITH BUILDING CODE AND FIRE DEPARTMENT REQUIREMENTS. SLEEVES SIMILAR TO MICHIGAN HANGERS MFG. CORP.
C. HANGERS AND PIPING SUPPORTS:
1. SUPPORT MATERIALS: GALVANIZED STEEL.
2. ALL PIPING SHALL BE INDEPENDENTLY SUPPORTED FROM STRUCTURE. PIPE SUPPORTED FROM PIPE, CHAIN, STRAP, PERFORATED BAR, OR WIRE HANGERS ARE NOT PERMITTED.
3. SUPPORT HORIZONTAL PIPING AT LEAST EVERY 12 FT. NO BRANCHES 2 FT. OR LONGER WITHOUT SUPPORT.
4. PIPING 2 IN. OR LESS PROVIDE ELECTROPLATED SOLID BAND HANGERS, ANVIL INTERNATIONAL AUTO-GRIP ADJUSTABLE SWIVEL RING FIG. 69.
5. FOR HORIZONTAL PIPING 2-1/2 IN. AND LARGER, PROVIDE GALVANIZED 'CLEVIS' HANGER, ANVIL INTERNATIONAL NO. 260.
6. SUSPEND HANGERS FROM EXPANSION ANCHORS IN SOLID CONCRETE SLABS, SIMILAR TO HILTI HDI OR FROM EXISTING STRUCTURAL STEEL WITH BEAM CLAMPS SIMILAR TO ANVIL INTERNATIONAL NO. 95 WITH RETAINING CLAMP NO. 89. PROVIDE RODS SIZED FOR PIPE SUPPORTED AND LOCK HANGER IN PLACE WITH DOUBLE NUTS.
7. WHERE OVERHEAD CONSTRUCTION DOES NOT PERMIT FASTENING HANGER RODS IN REQUIRED LOCATIONS, PROVIDE ADDITIONAL STEEL FRAMING AS REQUIRED AND REVIEWED.
D. LABELING:
1. PROVIDE ON MAIN PIPING IN OR AT CEILING, 10 FT. ON CENTERS, INDICATING SYSTEM, SIZE AND DIRECTION OF FLOW, SETMARK SNA TYPE. ADHESIVE TYPE MARKERS WILL NOT BE PERMITTED.

2.03 PIPE AND FITTINGS

A. PIPE:
1. STANDARD WEIGHT SCHEDULE 40 STEEL PIPE, SEAMLESS OR WELDED MILD STEEL, ASTM A-106 OR A-53 FOR STANDPIPE AND SPRINKLER SUPPLY PIPING.
2. SCHEDULE 10 STEEL PIPE MAY BE USED FOR SPRINKLER SYSTEM DIAMETERS 2 IN. AND LARGER WITH WALL THICKNESS IN ACCORDANCE WITH NFPA-13. THREADED OR CUT GROOVED CONNECTIONS NOT PERMITTED FOR THIS PIPE.
B. FITTINGS:
1. CAST IRON THREADED: STANDARD WEIGHT, EXCEPT AS NOTED, ANSI B-16.4.
2. MALLEABLE IRON: THREADED AND BANDED, STANDARD WEIGHT, EXCEPT AS NOTED, ANSI B-16.3.
3. GROOVED END MALLEABLE IRON FITTINGS AND COUPLINGS WITH APPROPRIATE PRESSURE RATING, SIMILAR TO VICTAULIC. SUBJECT TO SPECIAL APPROVAL BY THE ENGINEER.
4. REDUCERS AND INCREASERS: OF THE TAPERED TYPE. NO BUSHINGS SHALL BE PERMITTED EXCEPT WHERE SPECIFICALLY APPROVED BY THE ENGINEER.
5. CONNECTIONS TO EXISTING PIPING MAY BE MALLEABLE IRON OR DUCTILE IRON MECHANICAL T-OUTLETS, SIMILAR TO VICTAULIC STYLE 920.

2.04 VALVES

A. VALVES:
1. VALVES CONTROLLING WATER FLOW IN FIRE STANDPIPE AND SPRINKLER SYSTEM SHALL BE OF THE OS&Y TYPE UNLESS OTHERWISE NOTED:
   a. VALVES 2 IN. AND SMALLER: THREADED BRONZE, 175 PSI WWP, SIMILAR TO NIBCO NO. T-104-O.

2.05 SPRINKLER HEADS

A. CAST BRASS, CLOSED, FUSIBLE LINK, SPRAY TYPE, 1/2 IN. ORIFICE, ORDINARY DEGREE TEMPERATURE RATING, EXCEPT AS NOTED.
1. IN FINISHED AREAS WITH HUNG CEILINGS, CONCEALED TYPE WITH CEILING PLATES FACTORY PAINTED WHITE, SIMILAR TO RELIABLE MODEL G4FR.
2. IN UNFINISHED AREAS: UPRIGHT WHERE POSSIBLE, PENDENT HEADS WHERE NECESSARY, BRONZE FINISH, SIMILAR TO RELIABLE MODEL G.
B. HIGHER TEMPERATURE RATING WHERE SUBJECT TO ABNORMAL HEATING CONDITIONS AND/OR WHERE INDICATED.
C. PROVIDE WITH WIRE GUARDS WHERE SUBJECT TO MECHANICAL DAMAGE.
D. SPRINKLER CABINET:
1. PROVIDE ENAMELED STEEL CABINET WITH (6) (12) OR (24) EXTRA SPRINKLER HEADS INCLUDING EACH TEMPERATURE RATING AND TYPE USED IN CONFORMANCE WITH NFPA 13. PROVIDE SPRINKLER HEAD WRENCHES FOR EACH TYPE OF SPRINKLER HEAD USED.

2.06 TEST AND DRAIN CONNECTIONS

A. PROVIDE DRAIN VALVES AND/OR PLUGS AS REQUIRED BY NFPA-13.
B. PROVIDE TEST AND DRAIN ASSEMBLY DOWNSTREAM OF EACH WATERFLOW ALARM SWITCH, CONSISTING OF TEST AND DRAIN VALVES, SIGHT GLASS AND CALIBRATED ORIFICE, AND CONNECT IT TO DRAIN AS NOTED.
1. APPROVED COMPACT COMBINATION TEST-DRAIN FITTINGS WITH THREADED ENDS, SIMILAR TO VICTAULIC STYLE 720, MAY BE USED. FOR 4 IN. AND LARGER, SPRINKLER CONNECTIONS DIAMETER OF DRAIN PIPE FROM FITTING SHALL BE 2 IN.
2. FOR DRAINS SERVING PRESSURE REDUCING VALVES, THE DRAIN, DRAIN CONNECTION, AND ALL OTHER DOWNSTREAM DRAIN PIPING SHALL BE SIZED TO PERMIT A FLOW OF AT LEAST THE GREATER SYSTEM DEMAND SUPPLIED BY THE PRESSURE-REDUCING VALVE. DRAIN CONNECTION 2 INCH MINIMUM, DRAIN RISER 3 INCH MINIMUM.

2.07 FIRE EXTINGUISHERS

A. PROVIDE:
1. 2½ GAL. WATER TYPE: WHERE NOTED AS FE-1, POTTER-ROEMER MODEL NO. 3202.
2. 10 LBS. ABC-RATED DRY CHEMICAL TYPE: WHERE NOTED AS FE-2, POTTER-ROEMER MODEL NO. 3010.
3. 5 LBS. CARBON DIOXIDE TYPE, FE-3, POTTER-ROEMER MODEL NO. 3405.

2.08 FIRE EXTINGUISHER CABINETS

A. PROVIDE CABINETS SIZED TO HOUSE NOTED FIRE EXTINGUISHERS. FULL RECESSED NO. 20 USSG SHEET STEEL BOX.
B. NO. 20 USSG DOOR FRAME AND DOOR OF NO. 20 USSG HOLLOW METAL CONSTRUCTION, WIRE GLASS PANEL MARKED FIRE EXTINGUISHER, CONTINUOUS PIANO HINGE AND SATIN FINISH CP LEVER CATCH.
C. PROVIDE DUO-PANEL DOOR.
D. CABINETS SHALL BE SIMILAR TO POTTER ROEMER 1700 SERIES (FOR ONE EXTINGUISHER).

2.09 SPRINKLER HEADS

A. CAST BRASS, CLOSED, FUSIBLE LINK, SPRAY TYPE, 1/2 IN. ORIFICE, ORDINARY DEGREE TEMPERATURE RATING, EXCEPT AS NOTED.
1. IN FINISHED AREAS WITH HUNG CEILINGS, CONCEALED TYPE WITH CEILING PLATES FACTORY PAINTED WHITE, SIMILAR TO RELIABLE MODEL G4FR.
2. IN UNFINISHED AREAS: UPRIGHT WHERE POSSIBLE, PENDENT HEADS WHERE NECESSARY, BRONZE FINISH, SIMILAR TO RELIABLE MODEL G.
B. HIGHER TEMPERATURE RATING WHERE SUBJECT TO ABNORMAL HEATING CONDITIONS AND/OR WHERE INDICATED.
C. PROVIDE WITH WIRE GUARDS WHERE SUBJECT TO MECHANICAL DAMAGE.
D. SPRINKLER CABINET:
1. PROVIDE ENAMELED STEEL CABINET WITH (6) (12) OR (24) EXTRA SPRINKLER HEADS INCLUDING EACH TEMPERATURE RATING AND TYPE USED IN CONFORMANCE WITH NFPA 13. PROVIDE SPRINKLER HEAD WRENCHES FOR EACH TYPE OF SPRINKLER HEAD USED.

3.00 EXECUTION

3.01 TESTS

A. TEST ENTIRE SYSTEM PIPING HYDROSTATICALLY FOR TWO HOURS AT 200 PSI OR AT 50 PSI ABOVE MAXIMUM WORKING PRESSURE (WHICHEVER IS GREATER) AND IN ACCORDANCE WITH ALL REQUIREMENTS OF LOCAL BUILDING CODE

3.02 INSTALLATION

A. ACCURATELY ALIGN SPRINKLER HEADS IN HUNG CEILING AREAS SYMMETRICALLY WITH DIFFUSERS, GRILLES, LIGHTING FIXTURES AND CEILING TILES.
B. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ACTUAL QUANTITIES AND LOCATIONS OF SPRINKLER HEADS AND OTHER REQUIRED DEVICES FOR CODE COMPLIANCE WITH AUTHORITY HAVING JURISDICTION.
C. ALL SPRINKLER HEAD LOCATIONS, TYPES, FINISHES ETC. SHALL BE REVIEWED BY THE PROJECT MANAGER PRIOR TO INSTALLATION.
D. CONTRACTOR SHALL CHECK ALL CONDITIONS AT THE SITE AND EXAMINE ALL PERTINENT DRAWINGS BEFORE PREPARING WORKING DRAWINGS.
E. CONTRACTOR SHALL TAKE MEASUREMENTS FOR HIS OWN WORK, VERIFY HIS DRAWINGS WITH DRAWINGS OF OTHER TRADES, AND EXISTING CONDITIONS AND BE RESPONSIBLE FOR PROPER INSTALLATION IN AVAILABLE SPACE FOR APPURTENANCES HEREIN SPECIFIED AND/OR INDICATED, AND SHALL BEFORE MAKING ANY CHANGES, SECURE APPROVAL OF PROJECT MANAGER FOR SUCH VARIATIONS.
F. ALL RE-WORKED& NEW SPRINKLER BRANCH LINES SHALL BE ROUTED AS STRAIGHT AS POSSIBLE BACK TO THE MAIN TRUNK LINE. MINIMIZE 90 DEG ELBOWS. ANY BRANCH LINE WHICH DOUBLES BACK ACROSS ITSELF WILL NOT BE ACCEPTED SHALL BE REMOVED OR REPLACED.

ALL REFERENCES TO FIRE SPRINKLER SYSTEMS, FIRE SERVICE MAINS, STAND PIPE SYSTEM OR SPECIAL FIRE SUPPRESSION SYSTEMS ON THESE PLANS SHALL BE USED FOR BIDDING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.

THIS AREA IS FOR CITY OFFICAL'S USE ONLY.

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS-BUILT DRAWN BY: DATE:

ALFATECH
421 EAST HUNTINGTON DRIVE
ARCADIA, CA 91006
PHONE: (213) 212-8860
www.atce.com
Project No. Contract

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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PLAN NAME:
FIRE PROTECTION SPECS.

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ---	FILE NO. --

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P0.03
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In Progress

REC & PARKS LA

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: _____ LIC. NO _____
PROJECT ENGINEER: _____ LIC. NO _____
AS BUILT DRAWN BY: _____ DATE: _____

ALFATECH
421 EAST HUNTINGTON DRIVE
MONROVIA, CA 91016
PHONE: (213) 212-8860
www.alfca.com
PROJECT NO. 2025CA

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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PLAN NAME:
PLUMBING
TITLE 24

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE:	ISSUE DATE:
AS NOTED	2025
W.O. NO.	FILE NO.
PRJ---	--

DRAWING NO.
P0.04

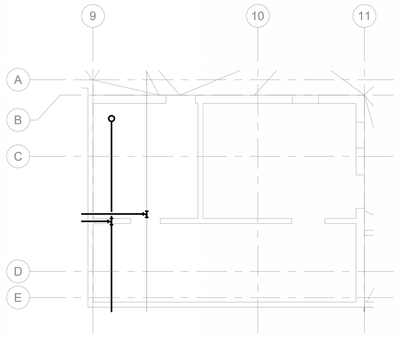
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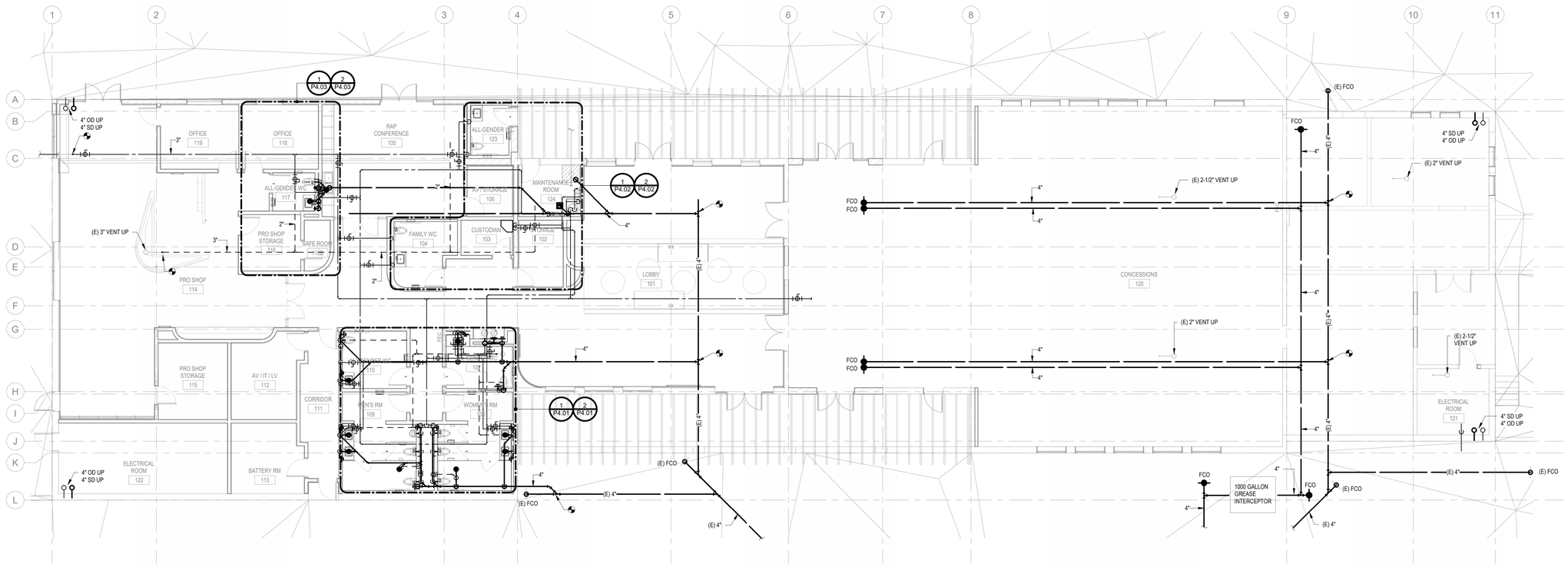
GENERAL NOTES

1. GENERAL NOTES

KEYNOTE LEGEND



2 PLUMBING PLAN - LEVEL B1
P2.11 SCALE: 1/8" = 1'-0"



1 PLUMBING PLAN - LEVEL 01
P2.11 SCALE: 1/8" = 1'-0"

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO
PROJECT ENGINEER: LIC. NO
AS-BUILT DRAWN BY: DATE:

ALFATECH
421 EAST HUNTINGTON DRIVE
MONROVIA, CA 91016
PHONE: (213) 212-8860
www.alfca.com
PROJECT NO. 2105A.A

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

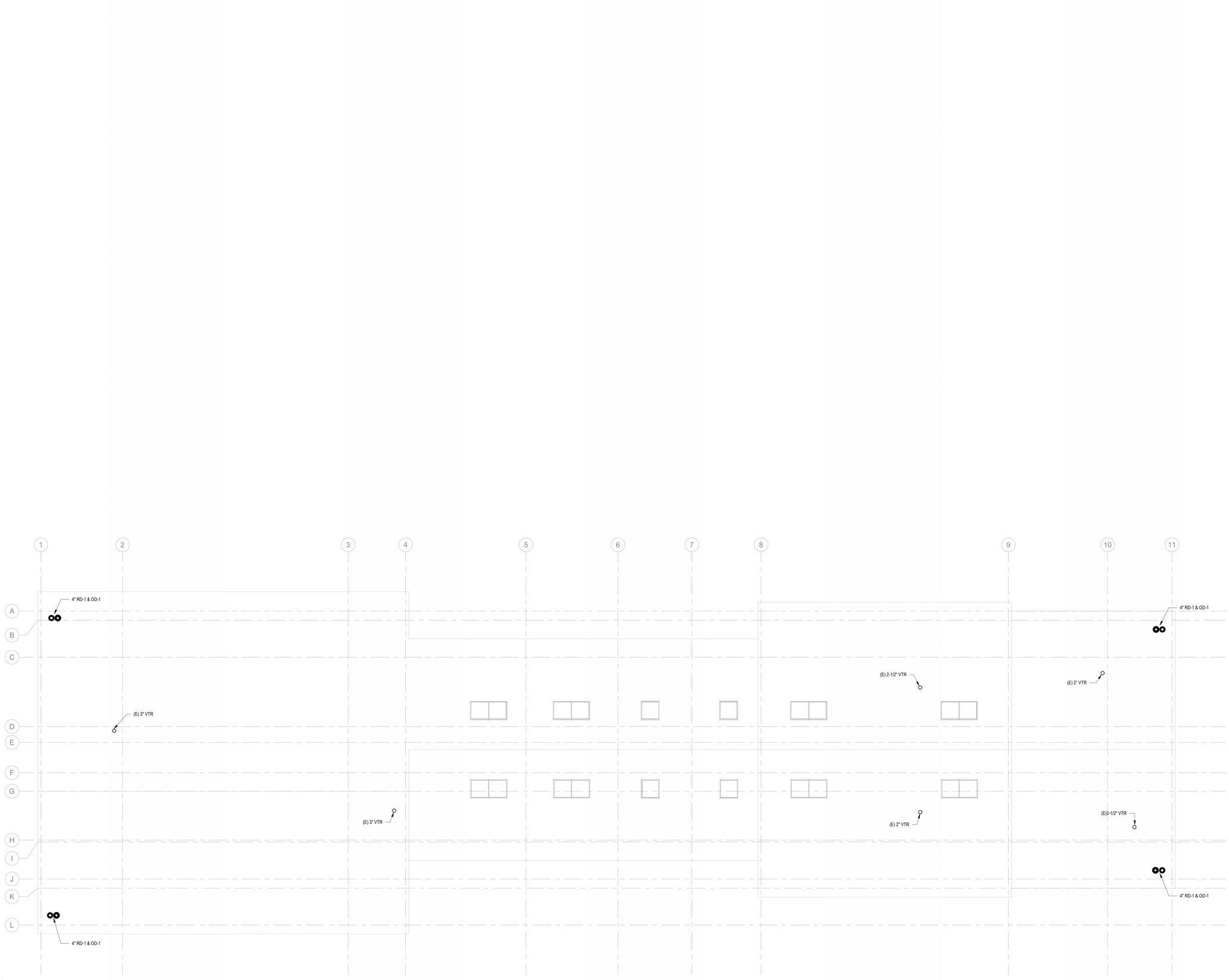
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PLAN NAME:
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1 PLUMBING PLAN - ROOF

P2.12 SCALE: 1/8" = 1'-0"

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www.alfca.com
PROJECT NO. 2025-01

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO
PROJECT ENGINEER: LIC. NO
AS BUILT DRAWN BY: DATE:

REC & PARKS LA

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

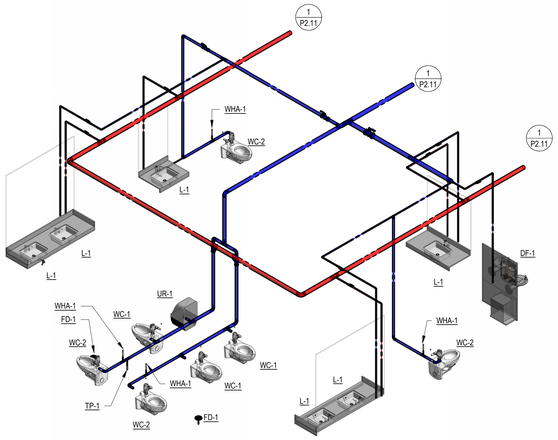
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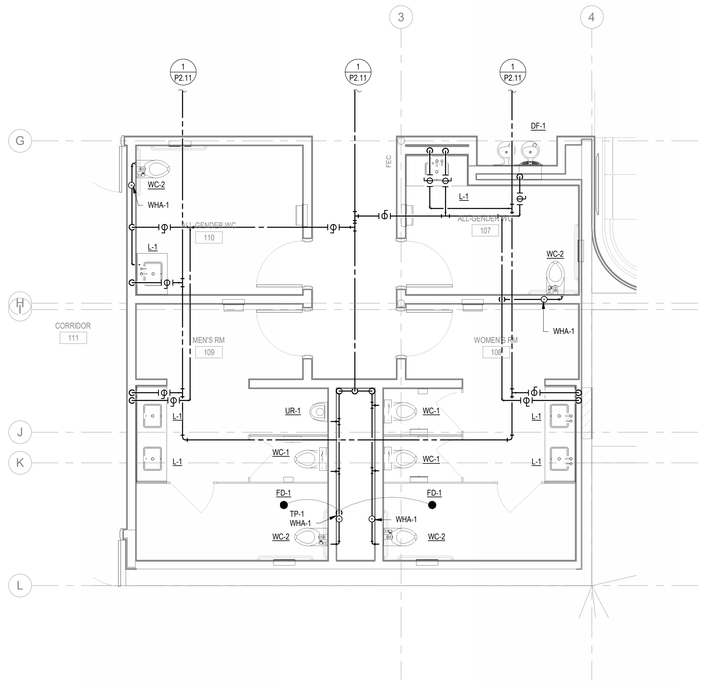
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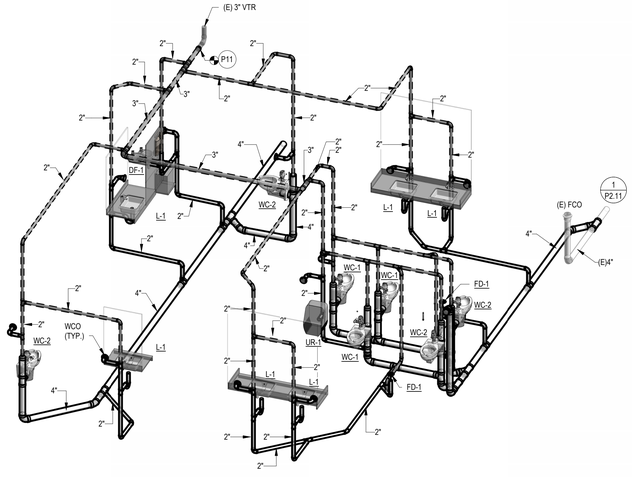
MAIN RESTROOM - DOMESTIC WATER

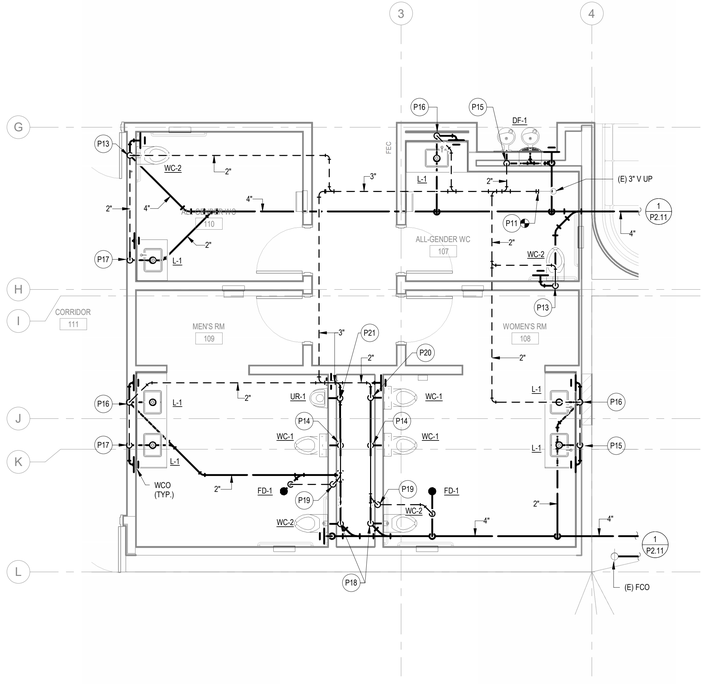
SCALE: 1/4" = 1'-0"

2

KEYNOTE LEGEND

P11	CONNECT 3" VENT TO EXISTING 3" VENT ABOVE CEILING. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND SIZE
P13	4" WASTE DOWN TO BELOW FLOOR; 2" VENT UP TO ABOVE CEILING.
P14	4" WASTE DOWN; 2" VENT RISE
P15	2" WASTE DOWN; 2" VENT RISE
P16	2" WASTE DOWN TO BELOW FLOOR; 2" VENT UP TO ABOVE CEILING.
P17	2" WASTE DOWN TO BELOW FLOOR; 2" VENT RISE
P18	4" WASTE DOWN TO BELOW FLOOR; 2" VENT RISE
P19	2" VENT RISE
P20	4" WASTE DOWN; 2" VENT UP TO ABOVE CEILING
P21	2" WASTE DOWN; 2" VENT UP TO ABOVE CEILING





MAIN RESTROOM - WASTE & VENT

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

1

GENERAL NOTES

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6. ALL WATER CONNECTION TO THE KITCHEN/ PANTRY EQUIPMENT SUCH AS: ICE MAKERS, COFFEE MAKERS, WATER DISPENSERS, ETC, SHALL BE EQUIPPED WITH APPROVED DOUBLE CHECK VALVE.
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REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

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PROJECT ENGINEER: LIC. NO
DATE:
AS BUILT/DRAWN BY:

ALFATECH
421 EAST HUNTINGTON DRIVE
ARCADIA, CA 91006
PHONE: (213) 212-8860
www.alfca.com
PROJECT NO. 2500A.A

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

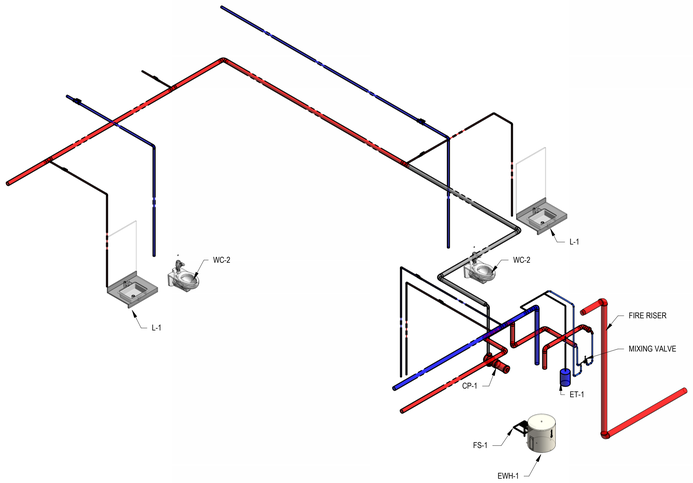
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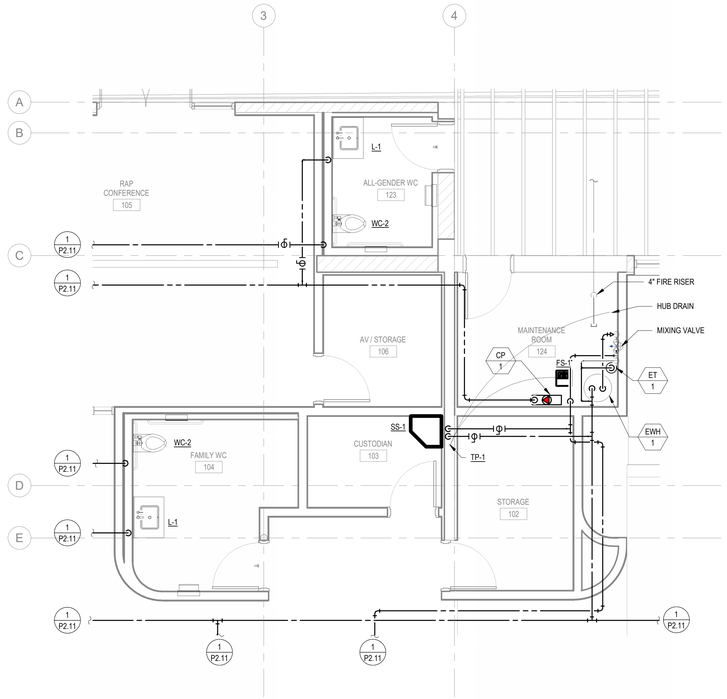
PLAN NAME:
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SCALE: AS NOTED	ISSUE DATE: 2025
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P4.01
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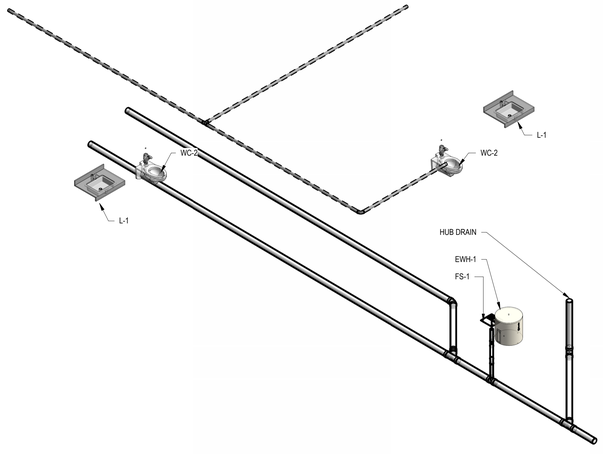


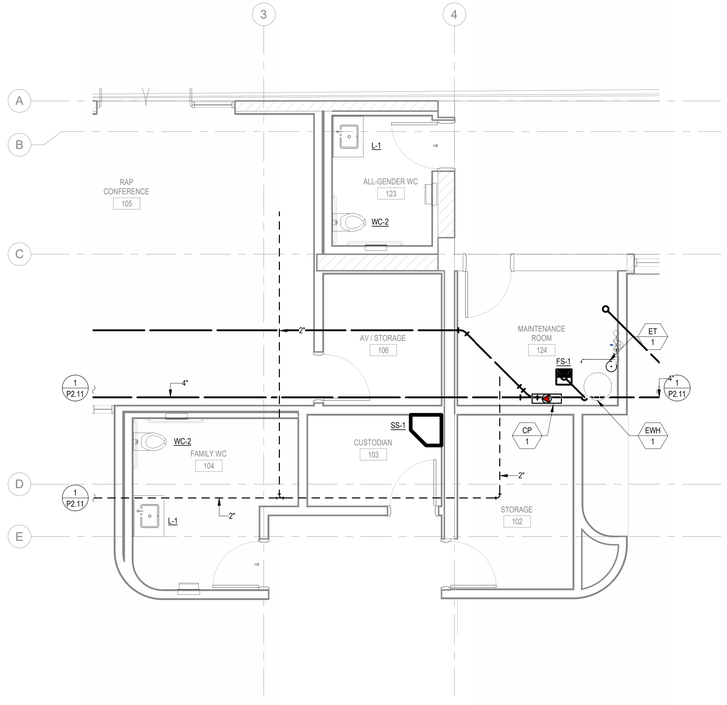


FAMILY RESTROOM & CUSTODIAN - DOMESTIC WATER 2

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

KEYNOTE LEGEND





FAMILY RESTROOM & CUSTODIAN - WASTE & VENT 1

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

GENERAL NOTES

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REC & PARKS LA

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO
PROJECT ENGINEER: LIC. NO
AS-BUILT/DRAWN BY: DATE:

ALFATECH
421 EAST HUNTINGTON DRIVE
MONROVIA, CA 91016
PHONE: (213) 212-8860
www.alfca.com
Project No. 2024004.A

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

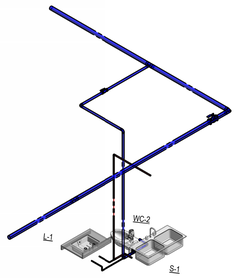
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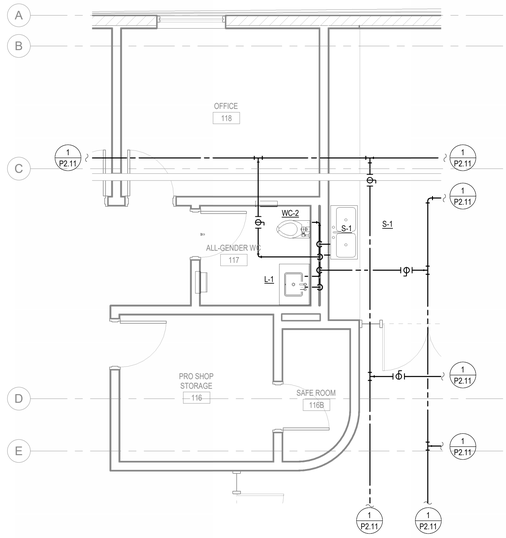
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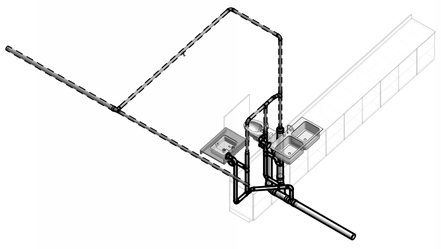


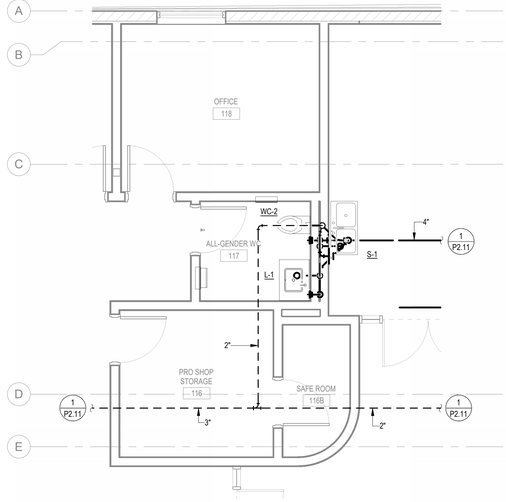


ALL GENDER RESTROOM & PANTRY - DOMESTIC WATER 2

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

KEYNOTE LEGEND





ALL GENDER RESTROOM & PANTRY - WASTE & VENT 1

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9. THE CONDENSATE WASTE PIPING SYSTEM SHALL BE PROVIDED FOR MECHANICAL FAN COIL UNITS. THE CONDENSATE WASTE SHALL DISCHARGE TO FLOOR DRAIN/SINK OR APPROVED RECEPTOR WITH MINIMUM AIR GAP PER CPC REQUIREMENTS.
10. THE HOT WATER SYSTEM SHALL BE INSULATED PER PLUMBING CODE AND GREEN BUILDING CODE REQUIREMENT. HOT WATER RETURN AND CIRCULATING PUMP SHALL BE PROVIDED FOR EACH HOT WATER SYSTEM.
11. SANITARY PIPING SYSTEM SHALL RUN AT 2% SLOPE UNLESS NOTED OTHERWISE ON THE FLOOR PLAN.
12. ALL REQUIRED CLEANOUTS SHALL BE ACCESSIBLE AND INSTALLED PER SECTION 719.0 OF CALIFORNIA PLUMBING CODE.
13. VENT PIPING SYSTEM AT EACH PLUMBING FIXTURES, INCLUDING SINKS, FLOOR DRAINS, FLOOR SINKS, WATER CLOSETS, AND LAVATORIES, SHALL BE PROVIDED TO ROOF WITH MINIMUM 1 % SLOPE IF APPLICABLE. EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX (6) INCHES IN HEIGHT ABOVE THE FLOOD LEVEL RIM OF THE FIXTURE BEFORE BEING CONNECTED TO ANY OTHER VENT.
14. EACH VENT SHALL TERMINATE NOT LESS THAN TEN (10) FEET FROM OR AT LEAST THREE (3) ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT.
15. PROVIDE ACCESS PANELS IN WALLS FOR SHUT-OFF VALVES, TRAP PRIMERS, AND WATER HAMMER ARRESTERS. THE CONTRACTOR IS ADVISED THAT ITEMS REQUIRING ACCESS SHALL NOT BE LOCATED ABOVE THE AREAS OF GYPSUM BOARD CEILING WITHOUT THE CONSENT OF THE ARCHITECT. SUBMIT PROPOSED ACCESS PANEL LOCATIONS TO ARCHITECT FOR APPROVAL.
16. A MINIMUM 1/2" CLEARANCE SHALL BE PROVIDED AROUND PIPES AT ALL PENETRATIONS THROUGH WALLS AND ROOF. THE GAP SHALL BE PACKED TIGHTLY WITH LOOSE LIGHTWEIGHT INSULATION THROUGH NON-RATED WALLS, AND APPROVED U.L LISTED FIRE SAFING MATERIAL RATED WALLS TO MATCH WALL RATING.
17. ALL PIPE PENETRATIONS THROUGH STRUCTURAL MEMBERS AND WALLS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
18. NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN SECTION 609.9 OF THE CALIFORNIA PLUMBING CODE.
19. CLEANOUTS SHALL BE PROVIDED ABOVE THE FIXTURE CONNECTION FITTING SERVING EACH URINAL AND AT KITCHEN/PANTRY SINKS IN AN ACCESSIBLE LOCATION REGARDLESS OF THE FLOOR/LEVEL IT IS LOCATED AT WITHIN A BUILDING.

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO
PROJECT ENGINEER: LIC. NO
DATE:

ALFATECH
421 EAST HUNTINGTON DRIVE
MONROVIA, CA 91016
PHONE: (213) 212-8860
www.alfca.com
Project No. 2025CA

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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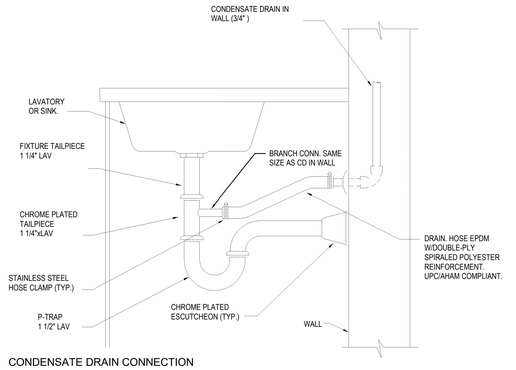
PLAN NAME:
ENLARGED PLUMBING PLANS

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE:	ISSUE DATE:
AS NOTED	2025
W.O. NO.	FILE NO.
PRJ---	--

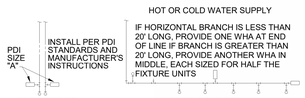
DRAWING NO.
P4.03

SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



CONDENSATE DRAIN CONNECTION DETAIL
9 12" = 1'-0"

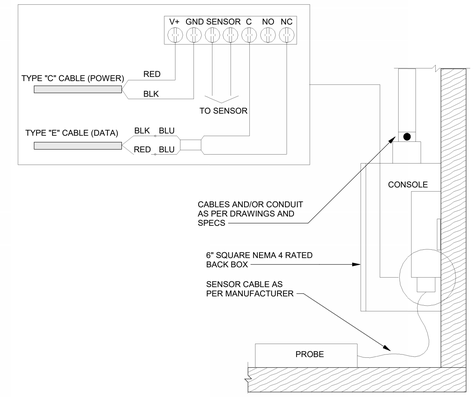


PDI SIZE	PIPE SIZE	FIXTURE UNIT LOAD
A	1/2"	1-11
B	3/4"	12-32
C	1"	33-60
D	1-1/4"	61-113
E	1-1/2"	114-154
F	2"	154-330

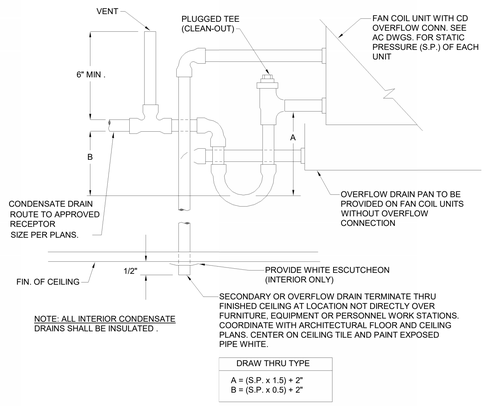
FIXTURE UNIT TABULATION		
FIXTURE	COLD	HOT
VALVE WATER CLOSET	5	--
TANK WATER CLOSET	2.5	--
URINAL	4	--
LAVATORY/SINK	1	1
JANITOR'S SINK	3	3
LAUNDRY	3	3

PROVIDE WATER HAMMER ARRESTERS. INSTALL IN HORIZONTAL OR VERTICAL POSITION, BUT NEVER UPSIDE DOWN. INSTALL IN LINE WITH WATER FLOW DIRECTION IF POSSIBLE. SIZE THE UNITS AS SHOWN ON THE DRAWINGS AND/OR PER THE TABLES SHOWN ABOVE. PROVIDE ACCESS PANEL PER CODE.

WATER HAMMER ARRESTOR DETAIL
6 12" = 1'-0"



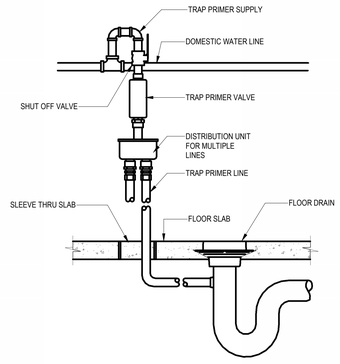
LEVEL 2 AUTOCLAVE - STERILIZER CONNECTION DETAIL
3 12" = 1'-0"



DRAW THRU TYPE
A = (S.P. x 1.5) + 2"
B = (S.P. x 0.5) + 2"

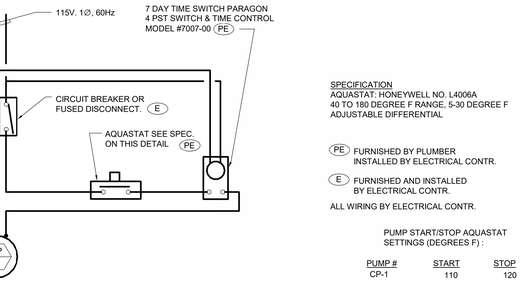
CONDENSATE DRAIN AT F.C.U.

CONDENSATE DRAIN AT FCU
8 12" = 1'-0"



TRAP PRIMER DETAIL

TRAP PRIMER DETAIL
5 12" = 1'-0"



SPECIFICATION
AQUASTAT: HONEYWELL NO. L4006A
40 TO 180 DEGREE F RANGE, 5-30 DEGREE F ADJUSTABLE DIFFERENTIAL

(PE) FURNISHED BY PLUMBER INSTALLED BY ELECTRICAL CONTR.

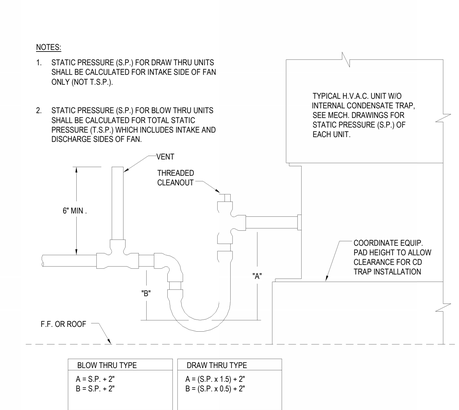
(E) FURNISHED AND INSTALLED BY ELECTRICAL CONTR.

ALL WIRING BY ELECTRICAL CONTR.

PUMP START/STOP AQUASTAT SETTINGS (DEGREES F) :

PUMP #	START	STOP
CP-1	110	120

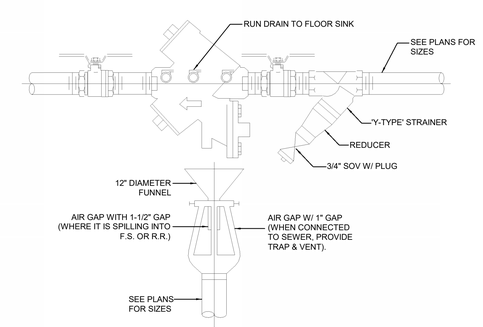
CIRCULATING PUMP WIRING DIAGRAM
2 12" = 1'-0"



BLOW THRU TYPE	DRAW THRU TYPE
A = S.P. + 2"	A = (S.P. x 1.5) + 2"
B = S.P. + 2"	B = (S.P. x 0.5) + 2"

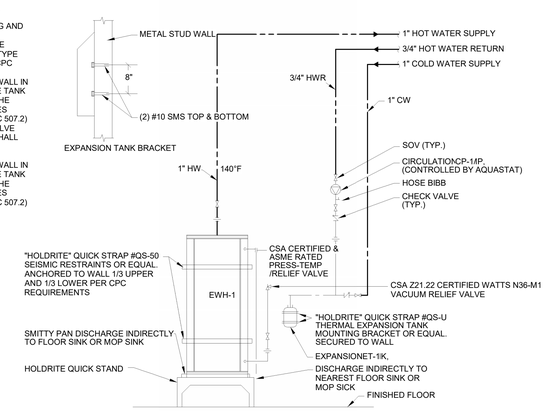
CONDENSATE DRAIN W/VENT AT A.H.U.

OXYGEN MANIFOLD DETAIL
7 12" = 1'-0"



EXTERIOR CLEAN-OUT DETAIL
4 12" = 1'-0"

NOTES:
1. SET WATER HEATER TO DELIVER 140°F WATER
2. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS ON WATER HEATER ANCHORING AND PLATFORM STANDS
3. A COMBINATION TEMPERATURE AND PRESSURE RELIEF VALVE IS REQUIRED ON ALL STORAGE-TYPE WATER HEATERS AND HOT WATER BOILERS. (CPC 608.3)
4. WATER HEATER SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3RD OF THE TANK AND ONE IN THE LOWER 1/3RD OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE WATER HEATER'S CONTROLS. (CPC 507.2)
5. THE TEMPERATURE AND PRESSURE RELIEF VALVE LOCATED ON THE STORAGE WATER HEATER SHALL BE INSTALLED PER THE LISTING AND THE MANUFACTURER'S INSTALLATION.
6. WATER HEATER SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3RD OF THE TANK AND ONE IN THE LOWER 1/3RD OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE WATER HEATER'S CONTROLS. (CPC 507.2)



*ELECTRIC WATER HEATER PIPING DIAGRAM
1 12" = 1'-0"

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO
PROJECT ENGINEER: LIC. NO
AS-BUILT/DRAWN BY: DATE:

ALFATECH
421 EAST HUNTINGTON DRIVE
ARCADIA, CA 91006
PHONE: (213) 212-8860
www.atce.com
mou@atce.com

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

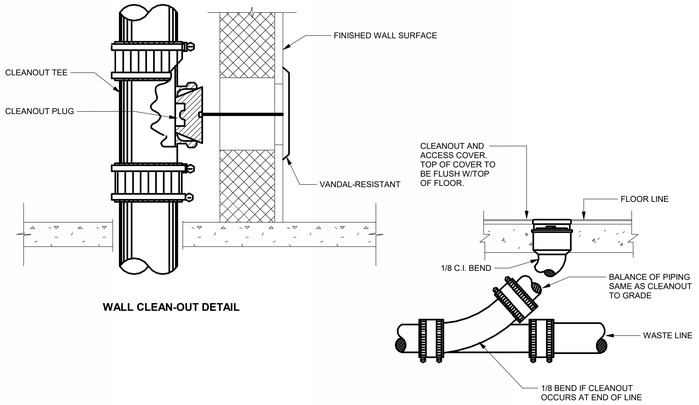
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PLAN NAME:
PLUMBING DETAILS

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SCALE: AS NOTED	ISSUE DATE: 2025
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DRAWING NO.
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SHEET OF SHEETS

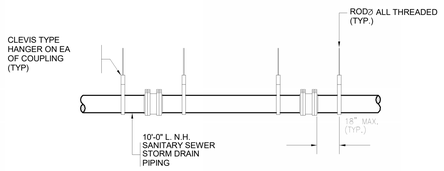
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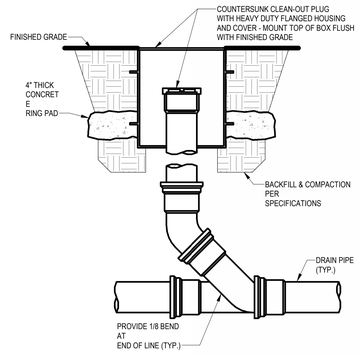
WALL CLEAN-OUT DETAIL

FLOOR CLEAN-OUT DETAIL

9 EXTERIOR CLEAN-OUT DETAIL
12" = 1'-0"

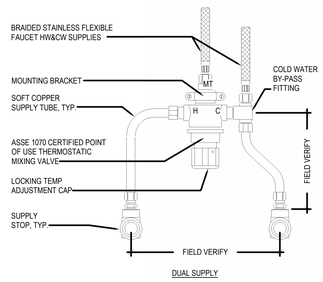


6 TYPICAL HANGER DETAIL
12" = 1'-0"



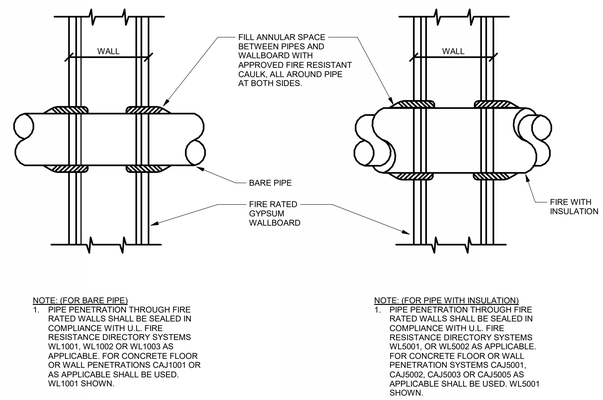
3 EXTERIOR CLEAN-OUT DETAIL
12" = 1'-0"

NOTES:
1. LAVATORY FAUCETS WHICH DO NOT INCLUDE INTEGRAL ASSE 1070 THERMOSTATIC MIXING VALVE SHALL INCLUDE POINT OF USE THERMOSTATIC MIXING VALVE ASSEMBLY.
2. EACH MIXING VALVE CAN SUPPLY UP TO THREE LAVATORIES.



THERMOSTATIC MIXING VALVE AT LAVATORY

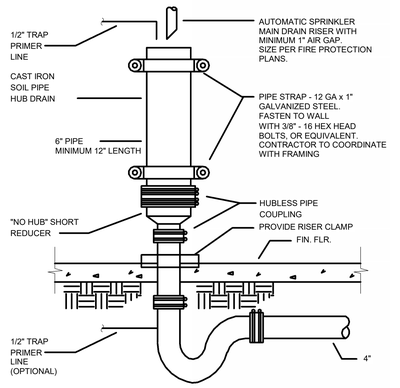
8 THERMOSTATIC MIXING VALVE AT LAVATORY DETAIL (SAN DIEGO)
12" = 1'-0"



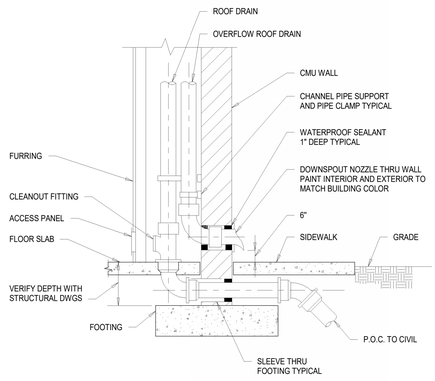
NOTE: (FOR BARE PIPE)
1. PIPE PENETRATION THROUGH FIRE RATED WALLS SHALL BE SEALED IN COMPLIANCE WITH U.L. FIRE RESISTANCE DIRECTORY SYSTEMS WL1001, WL1002 OR WL1003 AS APPLICABLE. FOR CONCRETE FLOOR OR WALL PENETRATIONS CAJ1001 OR AS APPLICABLE SHALL BE USED. WL1001 SHOWN.

NOTE: (FOR PIPE WITH INSULATION)
1. PIPE PENETRATION THROUGH FIRE RATED WALLS SHALL BE SEALED IN COMPLIANCE WITH U.L. FIRE RESISTANCE DIRECTORY SYSTEMS WL5001, OR WL5002 AS APPLICABLE. FOR CONCRETE FLOOR OR WALL PENETRATION SYSTEMS CAJ5001, CAJ5002, CAJ5003 OR CAJ5005 AS APPLICABLE SHALL BE USED. WL5001 SHOWN.

5 PIPE FLOOR-CEILING PENETRATIONS
12" = 1'-0"

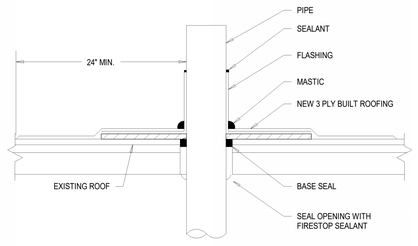


2 HUB DRAIN DETAIL
12" = 1'-0"



ROOF/OVERFLOW DRAIN DETAIL
NO SCALE

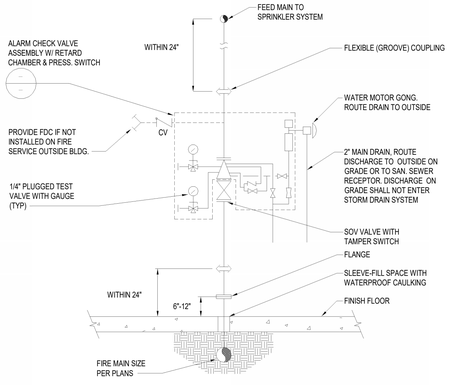
7 ROOF DRAIN WALL PENETRATION WITH CLEANOUT
12" = 1'-0"



3 PLY ROOFING

ROOF PENETRATION DETAIL
NO SCALE

4 PIPE ROOF PENETRATIONS
12" = 1'-0"



WET PIPE AUTOMATIC FIRE SPRINKLER RISER

1 WET PIPT AUTOMATIC FIRE SPRINKLER RISER 1
12" = 1'-0"

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
AS BUILT/DRAWN BY: DATE:

ALFATECH
421 EAST HUNTINGTON DRIVE
MONROVIA, CA 91016
PHONE: (213) 212-8860
www.atce.com
PROJECT NO. 2025-04

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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PLAN NAME:
PLUMBING DETAILS

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
P5.02
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

SPECIFICATION NOTES

(1) 6" plain end inlet/outlet

(2) Unit weight: 684 lbs. For wet weight, add 8,413 lbs. For traffic-rated cover(s), add 90 lbs per cover. For pedestrian cover(s), add 7 lbs per cover.

(3) Maximum operating temperature: 150° F continuous

(4) Liquid Capacity: 1000 gal
Grease Capacity (100 GPM): 5.495 lbs (753 gal)
Grease Capacity (200 GPM): 4.959 lbs (679 gal)
Solids Capacity: 211 gal

(5) Satisfies Miami DERM 99% efficiency requirements by retaining the following capacities at 99% efficiency:
Grease Capacity (100 GPM): 5.272 lbs (722 gal)
Grease Capacity (200 GPM): 3.127 lbs (428 gal)

(6) Factory rating:
Grease Capacity (1000 GPM): 2,000 lbs (274 gal)

(7) This unit does not require flow control for 100 GPM and 200 GPM applications

(8) For gravity drainage applications only

(9) Do not use for pressure applications

(10) Cover placement allows full access to tank for proper maintenance

(11) Vent not required unless per local code

(12) Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping

(13) Integral air relief / Anti-siphon / Sampling access

(14) Cover adapters provide an adjustable height range of 5"

(15) Designed for below-grade, above-grade, indoor or outdoor installations

(16) Safety Star® (450 lbs load capacity) is an access restrictor built into each cover adapter to prevent accidental entry into tanks

CERTIFIED PERFORMANCE

Great Basin® hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME A112.14.3 / CSA B481.1-2022 (Type D) grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

ENGINEER SPECIFICATION GUIDE

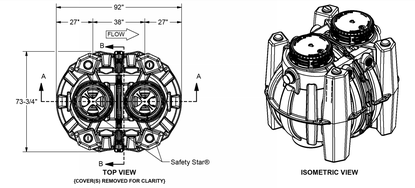
Schier Great Basin® grease interceptor model GB-1000 shall be lifetime guaranteed and made in USA of seamless, molded polyethylene with minimum 7/16" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter and Safety Star® access restrictor built into each cover adapter. This unit is certified for hydromechanical performance to ASME A112.14.3/CSA B481.1-2022 (Type D) as well as certified to ANSI/CAN/IAPMO Z1001-2021 for gravity grease interceptors. Flow control not required. Interceptor flow rate shall be 100 GPM or 200 GPM. Interceptor grease capacity shall be 5.495 lbs.

COVERS SOLD SEPARATELY

This unit is provided with temporary cover(s) intended for the duration of jobsite installation. Purchase one of the following finish covers.

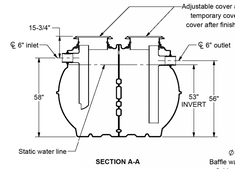
- T24-GI (B044-000-01): Traffic-rated (AASHTO H-20) cast iron cover shall provide water/gas-tight seal and have a minimum of 16,000 lbs load capacity. For outdoor installation.
- P24-GI (B045-000-01): Pedestrian-rated poly cover shall provide water/gas-tight seal and have a minimum of 2,000 lbs load capacity. For indoor installation.

MIAMI-DADE COUNTY — Satisfies Miami DERM 99% efficiency requirements. Product labels are permanently attached to inside and outside of unit for easy viewing.

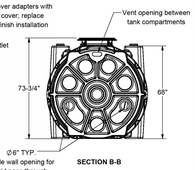


TOP VIEW
(COVER(S) REMOVED FOR CLARITY)

ISOMETRIC VIEW



SECTION A-A



SECTION B-B

SPECIFICATION SHEET

SCHIER	
6455 Woodland Dr Shawnee, KS 66218 tel. 913-951-3300 fax. 913-951-3399 schierproducts.com Made in the U.S.A.	
MODEL NUMBER	GB-1000
PART NUMBER	4080-301-01
DESCRIPTION	GB-1000 GREASE INTERCEPTOR 100 GPM / 200 GPM, 6" PLAIN INLET/OUTLET
DRAWN BY	C.FINCHAM
DATE	05/06/2025 REV A ECO 00101

PROPRIETARY AND CONFIDENTIAL: THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS IS PROHIBITED.

1 GREASE INTERCEPTOR DETAIL 2
12" = 1'-0"

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM — SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: _____ LIC. NO _____
PROJECT ENGINEER: _____ LIC. NO _____
AS BUILT DRAWN BY: _____ DATE: _____

REC & PARKS LA

ALFATECH
421 EAST HUNTINGTON DRIVE
MONROVIA, CA 91016
PHONE: (213) 212-8860
www.alfca.com
PROJECT No. 2024-04

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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△	
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PLAN NAME:
PLUMBING DETAILS

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
P5.03
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

MIXING VALVE SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER & MODEL NO.	LOCATION	SYSTEM SERVED	DESIGN FLOWRATE (GPM)	MAXIMUM FLOW RATE (GPM)	PRESSURE LOSS (PSI @ DESIGN FLOW)	MIN. FLOW RATE (GPM)	OUTLET TEMP (DEG. °F)	REMARKS
TMV-1	THERMOSTATIC DIGITAL MIXING VALVE	DELTA R3270-LF	RESTROOM AREAS	DOMESTIC HOT WATER	-	-	-	0.25	110	CHROME PLATED MIXING VALVE FOR HOT WATER, ASSE 1070 & NSF 61 APPROVED.

PLUMBING FIXTURE SCHEDULE

UNIT #	DESCRIPTION	MANUFACTURER	MODEL #	FIXTURE CONNECTION					FLOW RATE	ELEC. REQ.	REMARKS
				TRAP	WASTE	VENT	COLD	HOT			
WC-1	WATER CLOSET	AMERICAN STANDARD	2257.101	INT	4"	2"	1-1/2"	-	1.28 GPF	NO	FIXTURE: WALL HUNG, VITREOUS CHINA, 1-1/2" TOP SPUD WITH ENLONGATED BOWL FLUSHVALVE: SLOAN "REGAL" #111 SFSM-1.28-XL-TMO, 1.28 GPF, BATTERY OPERATED, CHROME PLATED WITH TRUE MECHANICAL OVERRIDE. SEAT: BEMIS #1955SSCT HEAVY DUTY, PLASTIC, ELONGATED, OPEN FRONT WITH SELF-SUSTAINING CHECK HINGES CARRIER: JOSAM ADJUSTABLE FLOOR ANCHORED SERIES 12600 SERIES FOR SINGLE OR 12694 SERIES FOR BACK TO BACK. ANCHORING RODS TO BE STAINLESS STEEL. BRASCRAFT: LOOSE KEY ANGLE STOPS & SUPPLIES
WC-2	WATER CLOSET ACCESSIBLE	AMERICAN STANDRARD	2257.101	INT	4"	2"	1-1/2"	-	1.28 GPF	NO	SAME AS WC-1 EXCEPT INSTALL AT ADA APPROVED HEIGHT.
U-1	URINAL ACCESSIBLE	AMERICAN STANDARD	6501.511	INT	2"	2"	1"	-	0.125 GPF	NO	FIXTURE: WALL HUNG, VITREOUS CHINA, 3/4" TOP SPUD FLUSHVALVE: SLOAN "REGAL" #186 SFSM-0.125-XL-TMO, 0.125 GPF, BATTERY OPERATED, CHROME PLATED WITH TRUE MECHANICAL OVERRIDE CARRIER: JOSAM ADJUSTABLE FLOOR ANCHORED 17560-UR WITH BEARING PLATE BRASCRAFT: LOOSE KEY ANGLE STOPS & SUPPLIES INSTALL AT ADA APPROVED HEIGHT
L-1	LAVATORY	AMERICAN STANDARD	355.012	2"	2"	2"	3/4"	3/4"	0.50 GPM	NO	FIXTURE: WALL MOUNTED, 21.25"x18.25"x 6.5" VITREOUS CHINA, SINGLE BOWL FAUCET: CHICAGO #844-E12-665PSHABCP, 0.35 GPM, METERING FAUCET, SET FOR 0.20 GALLONS PER CYCLE GRID DRAIN: CGCAGO #327-XCP BRASCRAFT: LOOSE KEY ANGLE STOPS & SUPPLIES TRUE-BRO: INSULATION FOR TRAP, TRAP ARM & SUPPLIES. PROVIDE WITH TMV-1 INSTALL AT ADA APPROVED HEIGHT
S-1	SINK ACCESSIBLE	ELKAY	LRAD221655L	2"	2"	2"	3/4"	3/4:	1.5 GPM	NO	FIXTURE: 22" x 19-1/2" x 5-1/2" DROP IN, 18 GAUGE TYPE 304 STAINLESS STEEL, SINGLE BOWL, REAR CENTER DRAIN. PROVIDE PERFECT DRAIN FAUCET: CHICAGO #115S-ABCP, 8" DECK MOUNTED, GOOSNECK SPOUT, 1.5 GPM, WITH WING HANDLES BRASCRAFT: LOOSE KEY ANGLE STOPS & SUPPLIES MCGUIRE: P-TRAP TRUE-BRO: INSULATION FOR TRAP, TRAP ARM & SUPPLIES. PROVIDE WITH CD- & LDS-1 INSTALL AT ADA APPROVED HEIGHT
CD-1	GARBAGE DISPOSER	INSINKERATOR	BADGER 5XP	-	-	-	-	-	-	YES	3/4HP. PROVIDE WITH WALL SWITCH. DEFER TO ARCH FOR MORE INFORMATION
DF-1	DRINKING FOUNTAIN (HI-LO)	ELKAY	VRCTLR8WSK	2"	2"	2"	3/4"	-	-	YES	PROVIDE WITH BOTTLE FILLER AND SOV AT CW SUPPLY CONNECTION. ELECTRICAL REQUIREMENTS 115/1/60
RD-1	ROOF DRAIN	MIFAB	R1200-B-U	SEE PLAN FOR SIZES							DUCO CAST IRON, SUMP RECEIVER, AND UNDERDECK CLAMP
OD-1	OVERFLOW DRAIN	MIFAB	R1200-R-B-U	SEE PLAN FOR SIZES							DUCO CAST IRON, SUMP RECEIVER, UNDERDECK CLAMP, PROVIDE WITH 2" WATER DAM DOWNSPOUT NOZZLE: MIFAB #R1940
MS-1	MOP SINK	AMERICAN STANDARD	7741	3"	3"	2"	3/4"	3/4"		NO	FIXTURE: FLOOR MOUNTED CORNER TYPE FAUCET: DELTA #28C2384-AC 8" WALL MOUNTED, LONG RIGID SPOUT WITH WING HANDLES, INTEGRAL STOPS, VACUUM BREAKER, ADJUSTABLE WALL BRACE AND PAIL HOOK
FD-1	FLOOR DRAIN	MIFAB	F1100-C-7	2"	2"	2"	1/2"TP	-		NO	FIXTURE: CAST IRON WITH 8" DIA NICKEL BRONZE ROUND GRATE. PROVIDE WITH TRAP PRIMER CONNECTION.
FS-1	FLOOR SINK	MIFAB	FS1720-6-7-150	2"	2"	2"	1/2"TP	-		NO	FIXTURE:12"x 12" x 6" CAST IRON BODY WITH BOTTOM OUTLET, WHITE ACID RESISTANT ENAMEL INTERIOR, PROVIDE SQUARE 1/2 GRATE WITH SLOTTED OPENINGS. PROVIDE WITH TRAP PRIMER CONNECTION
TP-1	TRAP PRIMER	MIFAB	MR-500-NPB	-	-	-	1/2"	-		NO	ALL BRASS CONSTRUCTION, PRESSURE DRIP ACTIVATION, WITH AIR GAP, DISTRIBUTION UNIT AND ACCESS PANEL. TRAP PRIMER SHALL BE INSTALLED CLOSE TO PRESSURE DROP FIXTURE, TRAP PRIMER SHALL BE INSTALLED AT 12" AFF FOR MAXIMUM 20' OF COVERAGE, 24" AFF FOR MAXIMUM 40' OF COVERAGE.
LDS-1	LEAK DETECTION	FLOOD STOP	FS38CD	-	-	-	-	-	-	YES	EMERGENCY WATER LEAK DETECTION WITH 3/8" COMPRESSION FITTIGNS FOR HOT AND COLD WATER SHUT OFF SYSTEM. PROVIDE EXTRA WATER SENSOR AND SENSOR MANIFOLD AS NECESSARY. 115AC/9VDCC
WHA-1	WATER HAMMER ARRESTOR	MIFAB	WHB	-	-	-	SEE PLANS FOR SIZE			NO	FACTORY PRE-CHARGED, HEAVY DUTY, DIRECT ACTION EXPANSION BELLOWS, STAINLESS STEEL CONSTRUCTION.
HB-1	HOSE BIBB	ACORN	8151-SSLF	-	-	-	3/4"	-		NO	RECESSED IN WALL TYPE, PROVIDE WITH RECESSED DOOR & NON-REMOVEABLE VACUUM BREAKER
HB-2	HOSE BIBB	ACORN	8126-CP	-	-	-	3/4"	-		NO	EXPOSED WALL TYPE, PROVIDE WITH NON-REMOVEABLE VACUUM BREAKER
BV-1	BALANCING VALVE	CIRCUIT SOLVER	CSUA-3/4-120-CV1		-	-	-	-		NO	THERMOSTATIC BALANCING VALVE WITH INTEGRATED UNION BODY AND BALL VALVES.

NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR FULL SCHEDULE AND EXACT EQUIPMENT LOCATIONS.
2. LOCATE LOCAL TEMPERATURE MIXING VALVE BELOW THE FIXTURE BEHIND ACCESS PANEL OR AS COORINDATED WITH ARCHITECT. VALVE SHALL BE LOCATED AS CLOSE TO FAUCET AS POSSIBLE.
3. SEE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR BLOCKING REQUIREMENTS OF MOUNTING SUPPORT BRACKETS.

WATER HEATER SCHEDULE - ELECTRIC

UNIT #	MANUFACTURER	MODEL #	SYSTEM SERVE	LOCATION	TANK		ENTERING WATER TEMP (Deg. F)	LEAVING WATER TEMP (Deg. F)	RECOVERY 60 F RISE (GPH)	ELECTRICAL DATA				CONNECTION (INCHES)		DIMENSIONS (INCHES)			NOTES
					GAL	ASME				VOLTS	PHASE	KW	E PWR	INLET	OUTLET	DIA.	HT.	WT* (LBS)	
EWH-1	A.O. SMITH	DEL-20-4.5	DOMESTIC	MAINTENANCE 124	20	N	60	120	30	480	3	4.5	Y	-	-	22-1/4	21-3/4	240	

NOTES:

CIRCULATION PUMP SCHEDULE

UNIT #	MANUFACTURER	MODEL #	TYPE	FLOW RATE (GPM)	PUMP HEAD (FT)	MOTOR POWER	ELECTRICAL	NOTES
CP-1	BELL & GOSSETT	-	INLINE	1.0	-	-	115/1/60	1, 2, 3, 4, 5

NOTES:
1. LEAD FREE BRONZE BODY.
2. PROVIDE 3/4" COMPANION FLANGES.
3. PROVIDE WITH ADJUSTABLE TIMER AND THERMOSTAT.
4. BALANCING VALVES SHALL BE INSTALLED IN THE RECIRCULATION PIPING AS SHOWN ON PLANS.
5. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.

TANK SCHEDULE

UNIT #	MANUFACTURER	MODEL #	LINING	ASME	WORKING PRESS.	VOLUME (GAL.)	DIMENSIONS (INCHES)			CONN.	MOUNTING TYPE	NOTES
							HEIGHT	DIA.	WEIGHT			
T-1	AMTROL	ST-5-C	PP	YES	150	2	10 3/8	8	37	1/2"	WALL MOUNTED	1, 2, 3

NOTES:
1. STORAGE TANK SHALL BE SUITABLE FOR USE IN POTABLE WATER SYSTEMS.
2. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
3. PROVIDE ALL NECESSARY INSTALLATION HARDWARE.

GREASE INTERCEPTOR SCHEDULE

UNIT #	MANUFACTURER	MODEL #	LOCATION	SIZE (L X W X H)	VOLUME (GALLONS)	SERVICE	NOTES
GI-1	SCHIER	GB-1000	EXTERIOR	92"x73.75"x73.75"	1000	GREASE WASTE	1, 2

NOTES:
1. HEIGHT WILL VARY BASED ON MANHOLE RISERS NEEDED FOR THE PROJECT.
2. INSTALL GREASE INTERCEPTOR AND SAMPLE BOX PER SCHIER SPECIFICATIONS AND DETAIL #/P.X.X.

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: _____ LIC. NO. _____
PROJECT ENGINEER: _____ LIC. NO. _____
AS BUILTS DRAWN BY: _____ DATE: _____

ALFATECH
421 EAST HUNTINGTON DRIVE
ARCADIA, CA 91006
PHONE: (213) 212-8860
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Project No. 2024AA

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
△	
△	
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△	
△	
△	

PLAN NAME:
PLUMBING SCHEDULES

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO.: PRJ---	FILE NO.: --

DRAWING NO.
P6.01
SHEET OF SHEETS

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PROJECT RANCHO GOLF COURSE
JOB # 250259LA

TANK TYPE WATER HEATER SIZING CALCULATIONS

OCCUPANCY: OFFICE

QTY	FIXTURE	GPH PER OCCUPANCY TYPE									SUBTOTAL
		APARTMENT	CLUB	GYM	HOSPITAL	HOTEL	INDUSTRIAL	OFFICE	RESIDENTIAL	SCHOOL	
9	LAVATORY/BAR SINK	2	2	2	2	2	2	2	2	2	18
	HAND SINK	4	6	8	6	5	12	6	0	15	0
	WASTE SYSTEM	20	20	30	20	20	0	0	20	0	0
	DISHWASHER	15	100	0	100	150	100	0	15	75	0
	FOOT BASIN	3	3	12	3	3	12	0	3	3	0
	KITCHEN SINK	10	20	0	20	45	20	20	10	20	0
	PREP TABLE W/ SINK	20	28	0	28	20	0	0	20	0	0
	LAUNDRY TRAY W/ SINK	5	10	0	10	10	0	10	5	10	0
	SHOWER	30	150	225	75	75	225	30	30	225	0
	SLOP SINK	20	20	0	20	30	20	20	15	20	0
	CLOTHES WASHER	20	0	0	400	0	0	0	0	0	0
	BATH TUB	20	0	0	600	0	0	0	0	0	0
	3 COMP. POT SINK	90	0	0	100	0	0	0	0	0	0
1	MOP SINK	20	20	0	20	30	20	20	15	20	20
								TOTAL HW DEMAND (GPH)			38
	DEMAND FACTOR	0.30	0.30	0.40	0.25	0.25	0.40	0.30	0.30	0.40	0.30
	STORAGE CAPACITY	1.25	0.90	1.00	0.60	0.80	1.00	2.00	0.70	1.00	2.00

REQUIRED HEATING CAPACITY	11	GPH
REQUIRED STORAGE CAPACITY	23	GAL
COLD WATER TEMPERATURE	60	°F
HOT WATER TEMPERATURE	120	°F
DURATION OF PEAK LOAD	1	E
MINIMUM POWER REQUIREMENT	5,706	BTU/HR
WATER HEATER EFFICIENCY	80	%
GAS WATER HEATER	7,133	BTU/HR
ELECTRIC WATER HEATER	2.1	KW

ACTUAL WATER HEATER SELECTION

MODEL	QUANTITY	STORAGE CAPACITY	RECOVERY @ 60° RISE
DEL-20-4.5	1	20 GALLONS	30 GPH

WATER HEATER TOTAL PEAK DEMAND	34	GPH
PEAK CAPACITY	46	GPH
DELTA	12	GALLONS

DEMAND = (80% OF STORAGE IN GALLONS / DURATION IN 2 HOURS) + RECOVERY IN GAL. PER HOUR

WATER HEATER SELECTION: ADEQUATE

PROJECT RANCHO GOLF COURSE
JOB # 250259LA

DOMESTIC WATER SERVICE CALCULATIONS

ZONE: ENTIRE BUILDING DATE:

FIXTURES	QTY	WASTE		COLD WATER		HOT WATER		TOTAL
		FU	TOTAL	FU	TOTAL	FU	TOTAL	FU
BAR SINK (PRIVATE)		1.0	-	1.0	-	1.0	-	-
BAR SINK (PUBLIC)		2.0	-	2.0	-	2.0	-	-
BATHTUB		2.0	-	4.0	-	4.0	-	-
CLOTHES WASHER		3.0	-	4.0	-	4.0	-	-
DISHWASHER, STANDALONE		2.0	-	1.5	-	1.5	-	-
DRINKING FOUNTAIN (HI-LO)	1	1.0	1.0	1.0	1.0	-	-	1.0
HOSE BIBB	1	-	-	2.5	2.5	-	-	2.5
HOSE BIBB, EACH ADDITIONAL	7	-	-	1.0	7.0	-	-	7.0
KITCHEN SINK, W/ OR W/O DISHWASHER	1	2.0	2.0	1.5	1.5	1.5	1.5	1.5
LAVATORY	9	1.0	9.0	1.0	9.0	1.0	9.0	9.0
SERVICE SINK (PRIVATE)		3.0	-	1.5	-	1.5	-	-
SERVICE SINK (PUBLIC)	1	3.0	3.0	3.0	3.0	3.0	3.0	3.0
SHOWER		2.0	-	2.0	-	2.0	-	-
URINAL, 0.125 GPF	1	2.0	2.0	4.0	4.0	-	-	4.0
WATER CLOSET, 1.28 GPF FLUSH TANK		3.0	-	2.5	-	-	-	-
WATER CLOSET, 1.28 GPF FV	10	4.0	40.0	5.0	50.0	-	-	50.0
WATER CLOSET, 1.28 GPF FV (ASSEMBLY)		6.0	-	8.0	-	-	-	-
		-	-	-	-	-	-	-
FLOOR DRAIN (EMERGENCY)	2	-	-	-	-	-	-	-
2" FLOOR SINK	1	3.0	3.0	-	-	-	-	-
		-	-	-	-	-	-	-
FUTURE KITCHEN	1	40.0	40.0	35.0	35.0	-	-	35.0
		-	-	-	-	-	-	-
TOTAL FIXTURE UNITS:			100.0		113.0		13.5	113.0

FLUSH TANK ONLY FIXTURES	FLUSH VALVE + FLUSH TANK FIXTURES		71 GPM
FLUSH VALVE + FLUSH TANK FIXTURES	MECHANICAL EQUIPMENT		
	IRRIGATION		
	FUTURE BUILDOUTS		
	MISC.		
	TOTAL WATER DEMAND		71 GPM
	MINIMUM WATER SUPPLY PIPE SIZE		2"

PROJECT RANCHO GOLF COURSE
JOB # 250259LA

DOMESTIC WATER CALCULATIONS

ZONE: ENTIRE BUILDING DATE: 8/4/2025

A PRESSURE AT WATER SOURCE 90.0 PSI

- [X] CIVIL CONNECTION
- [ ] BOOSTER PUMP
- [ ] PRV STATION
- [ ] MISC. SOURCE

B ELEVATION PRESSURE LOSS -6.5 PSI

CIVIL CONNECTION ELEVATION		FT
WORST CASE FIXTURE ELEVATION	15.0	FT
PRESSURE LOSS	-6.5	PSI

C EQUIPMENT PRESSURE GAINS & LOSSES 20.4 PSI

MAIN METER	1.4	PSI
BACKFLOW PREVENTER	13.0	PSI
WATER SOFTENER		PSI
BOOSTER PUMP		FT
WATER HEATER		PSI
THERMOSTATIC MIXING VALVE		PSI
HEAT EXCHANGER		PSI
PRESSURE REDUCING VALVE	6.0	PSI
TOTAL PRESSURE GAIN	20.4	PSI

D WORST CASE PRESSURE AVAILABLE (A + B + C) 103.9 PSI

E MINIMUM RESIDUAL PRESSURE 30.0 PSI

F ALLOWABLE FRICTION LOSS 8.45 PSI/100 FT

ALLOWABLE FRICTION LOSS (D -E)	73.91	PSI
WORST CASE RUN	700	FT
FITTING MULTIPLIER	1.25	--
EQUIVALENT RUN	875	FT
ALLOWABLE FRICTION LOSS	8.45 PSI/100 FT	

G MAXIMUM RESIDUAL PRESSURE 0.0 PSI

PRESSURE AVAILABLE (A +C)	110.4	PSI
CIVIL CONNECTION ELEVATION	0.0	FT
LOWEST FIXTURE ELEVATION	0	FT
PRESSURE AT LOWEST FIXTURE	110.4	PSI

COLD WATER PIPE SIZING CHART — WATER TEMP 60 °F

PIPE SIZE	FIXTURE UNITS		MAX FLOW		CODE/SPEC REQUIREMENTS	
	FL. TANK	FL. VALVE	FPS	GPM	PIPE MATERIAL	FPS
1/2"	3.3	-	4.5	3.3	TYPE L COPPER	8
3/4"	11.8	-	5.9	8.9	TYPE L COPPER	8
1"	26.6	-	7.1	18.3	TYPE L COPPER	8
1-1/4"	56.6	14.3	8.0	31.3	TYPE L COPPER	8
1-1/2"	104.6	35.8	8.0	44.4	TYPE L COPPER	8
2"	260.0	136.8	8.0	77.2	TYPE L COPPER	8
2-1/2"	474.2	357.8	8.0	119.0	TYPE L COPPER	8
3"	746.8	698.6	8.0	169.8	TYPE L COPPER	8
4"	1742.8	1742.8	8.0	298.6	TYPE L COPPER	8
6"	5101.0	5101.0	8.0	669.0	TYPE L COPPER	8
8"	10019.7	10019.7	8.0	1168.6	TYPE L COPPER	8
10"	16603.8	16603.8	8.0	1814.1	TYPE L COPPER	8
12"	25237.1	25237.1	8.0	2660.5	TYPE L COPPER	8

HOT WATER PIPE SIZING CHART — WATER TEMP 120 °F

PIPE SIZE	FIXTURE UNITS	MAX FLOW		CODE/SPEC REQUIREMENTS	
	FLUSH TANK	FPS	GPM	PIPE MATERIAL	FPS
1/2"	3.6	5.0	3.6	TYPE L COPPER	5
3/4"	9.0	5.0	7.5	TYPE L COPPER	5
1"	17.8	5.0	12.9	TYPE L COPPER	5
1-1/4"	29.2	5.0	19.6	TYPE L COPPER	5
1-1/2"	48.1	5.0	27.7	TYPE L COPPER	5
2"	119.8	5.0	48.2	TYPE L COPPER	5
2-1/2"	246.8	5.0	74.4	TYPE L COPPER	5
3"	412.0	5.0	106.2	TYPE L COPPER	5
4"	850.9	5.0	186.6	TYPE L COPPER	5
6"	2843.6	5.0	418.1	TYPE L COPPER	5
8"	5653.6	5.0	730.4	TYPE L COPPER	5
10"	9664.8	5.0	1133.8	TYPE L COPPER	5
12"	15060.6	5.0	1662.8	TYPE L COPPER	5

PIPE SIZES CALCULATED PER CPC APPENDIX A & 8.45 PSI/100FT PRESSURE LOSS

PROJECT RANCHO GOLF COURSE
JOB # 250259LA

PLUMBING FIXTURE DELTA

FIXTURE	WSFU	DFU	QTY. REMOVED	QTY. ADDED	WSFU NET CHANGE	DFU NET CHANGE
WATER CLOSET (FV)	5	4	0	10	50.0	40.0
WATER CLOSET (FT)	2.5	4	0	0	0.0	0.0
URINAL	4	2	0	1	4.0	2.0
LAVATORY	1	1	0	9	9.0	9.0
KITCHEN SINK	1.5	2	0	1	1.5	2.0
HOSE BIBB	2.5	0	0	1	2.5	0.0
HOSE BIBB (+1)	1	0	0	7	7.0	0.0
SHOWER	2	2	0	0	0.0	0.0
MOP SINK	3	3	0	1	3.0	3.0
2" FLOOR SINK	0	3	0	1	0.0	3.0
FLOOR DRAIN (EMERGENCY)	0	0	0	2	0.0	0.0
DRINKING FOUNTAIN	1	1	0	1	1.0	1.0
(FUTURE) KITCHEN	35	40	0	1	35.0	40.0

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS
GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO
PROJECT ENGINEER: LIC. NO
DATE:
AS BUILT/DRAWN BY:

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421 EAST HUNTINGTON DRIVE
MONROVIA, CA 91016
PHONE: (213) 212-8860
www.atce.com
PROJECT NO. 2500LA

PROJECT NAME: RANCHO PARK GOLF CLUBHOUSE RENOVATION
ADDRESS: 10460 W PICO BLVD, LOS ANGELES, CA 90064

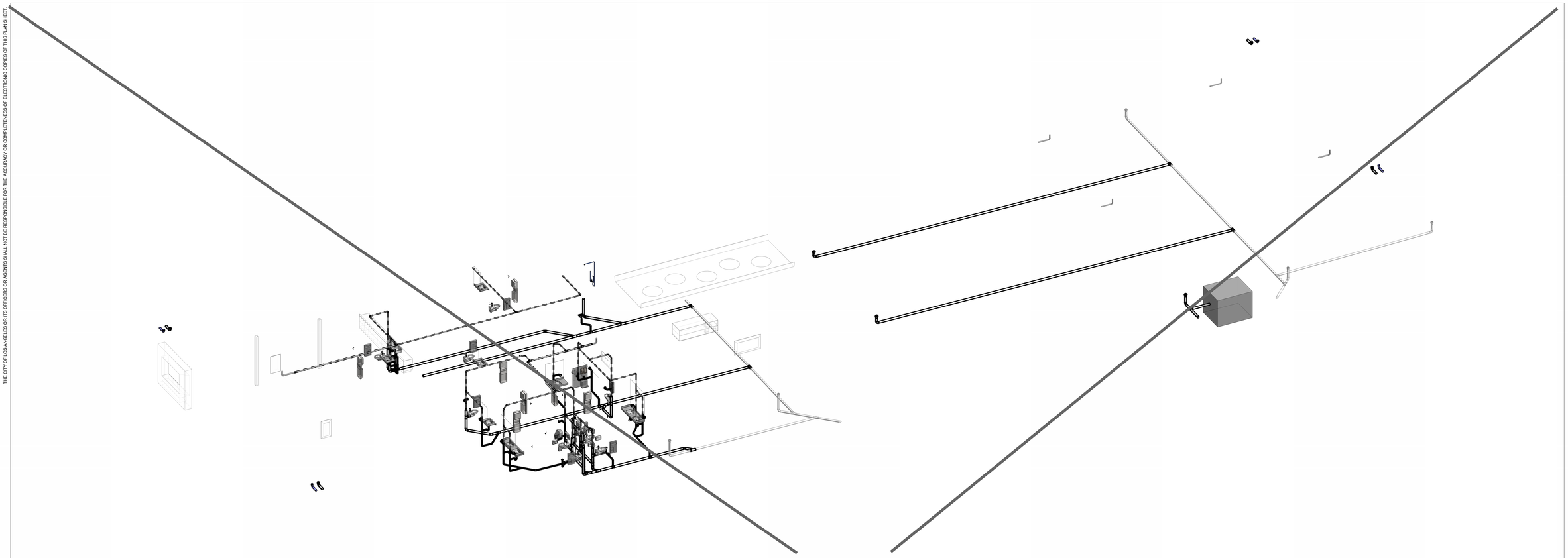
REVISIONS: DATE:

PLAN NAME: PLUMBING CALCULATIONS

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ---	FILE NO. --

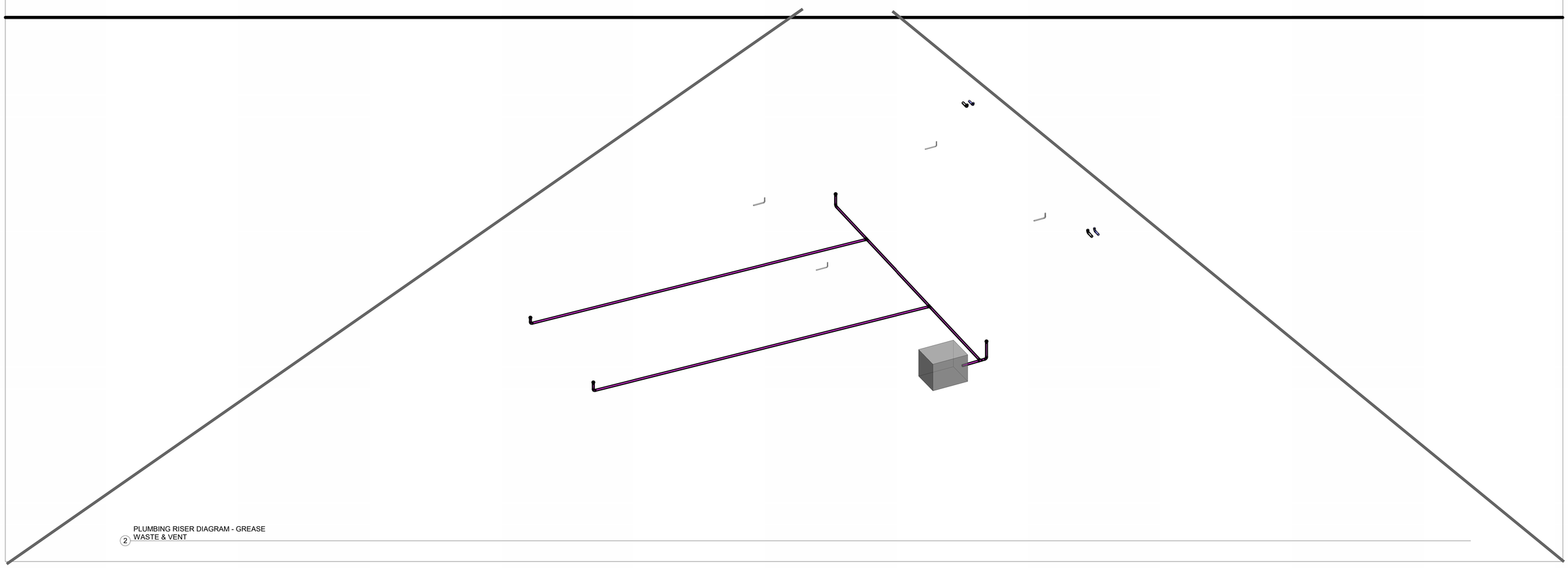
DRAWING NO. P6.02
SHEET OF SHEETS

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In Progress

1 PLUMBING RISER DIAGRAM - WASTE & VENT



2 PLUMBING RISER DIAGRAM - GREASE WASTE & VENT

REC & PARKS LA

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

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PROJECT ENGINEER: LIC. NO
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REVISIONS:	DATE:
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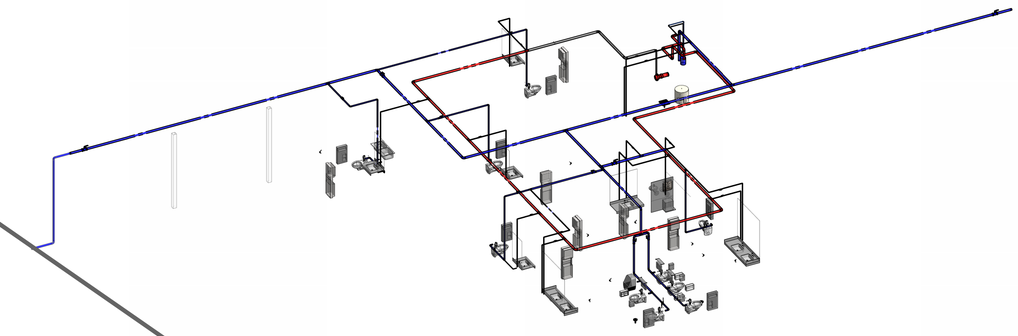
PLAN NAME:
PLUMB. RISER DIAGRAMS - WASTE & VENT

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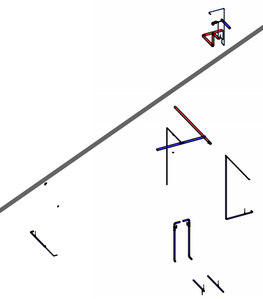
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1 PLUMBING RISER DIAGRAM - DOMESTIC WATER

In Progress





2 PLUMBING RISER DIAGRAM - NATURAL GAS

REC & PARKS LA

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO
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PLAN NAME:
PLUMB. RISER DIAGRAMS - DOMESTIC WATER & GAS

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THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

FIRE ALARM LEGEND

F / P	FIRE ALARM PULL STATION, FLUSH MOUNTED
F S /	FIRE ALARM STROBE
F /	FIRE ALARM HORN
F S /	FIRE ALARM HORN AND STROBE
C F S / C	FIRE ALARM STROBE, CEILING MOUNTED
C F S / C	FIRE ALARM HORN AND STROBE, CEILING MOUNTED
B	FIRE ALARM BELL
SD / 2	SMOKE DETECTOR
ID	IONIZATION SMOKE DETECTOR
HD /	HEAT DETECTOR
SH	SMOKE/HEAT DETECTOR
DD / 2	DUCT SMOKE DETECTOR
SD	SMOKE DETECTOR UNDER RAISED FLOOR
FACP	FIRE ALARM CONTROL PANEL
ANN	FIRE ALARM ANNUNCIATOR PANEL
OSY	OUTSIDE STEM AND YOKE TAMPER SWITCH
PIV	POST INDICATED VALVE TAMPER SWITCH
DH	MAGNETIC DOOR HOLDER
TS	TAMPER SWITCH
FS	FLOW SWITCH
FT	FLOAT SWITCH
LS	LIMIT SWITCH

FIRE ALARM SYSTEM IS DEFERRED APPROVAL AND SHALL BE SUBMITTED UNDER A SEPARATE PERMIT. A COMPLETE FIRE ALARM SYSTEM DESIGN SHALL BE SUBMITTED AND REVIEWED BY THE LIFE SAFETY SERVICES.
FIRE PROTECTION DEPARTMENT.

FIRE ALARM & LIFE SAFETY NOTES

1. DESIGN BUILD F.C.S.
2. CONTRACTOR SHALL PROVIDE AND SUBMIT FIRE ALARM SAFETY CONSTRUCTION DOCUMENTS FOR ALL AGENCY PLAN CHECK REQUIREMENTS. APPROVAL SHALL BE OBTAINED PRIOR TO THE INSTALLATION OF THE SYSTEM. INTERCONNECTING WIRING AND CONDUIT SIZES ARE NOT INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING RACEWAY, WIRING PLANS, VOLTAGE DROP CALCULATION, DEVICE SPECIFICATION INCLUDING CSFM NUMBER, AND COMPLETE ONE LINE DIAGRAM OF THE SYSTEM.
3. CONTRACTOR SHALL PROVIDE AS PART OF THE FIRE ALARM SYSTEM:
   a. CONSTRUCTION DOCUMENT AND SHOP DRAWINGS.
   b. UPGRADE EXISTING FIRE ALARM SYSTEM TO PROVIDE ADEQUATE POWER SUPPLY/BATTERY FOR ALL STROBE CONNECTION AS REQUIRED.
   c. PROVIDE STROBE LIGHT IN RESTROOMS PER ADA.
   d. SUBMIT AND SECURE FIRE MARSHALL APPROVAL.
   e. COORDINATE WITH MECHANICAL DRAWINGS FOR ALL REQUIRED FIRE ALARM DEVICES UNDER MECHANICAL SECTION.
   f. INTERCONNET TENANT PAGING WITH LIFE SAFETY/FIRE ALARM SYSTEM.
   g. COORDINATE WITH ARCHITECT FOR ALL WALL/CEILING MOUNTED DEVICES.
   h. PROVIDE SMOKE DETECTORS FOR SHUTDOWN OF ALL AIR MOVING SYSTEM IN EXCESS OF 2000 CFM.
   i. PROVIDE SMOKE DETECTORS THROUGHOUT THE TENANT SPACE PER CITY OR LOCAL JURISDICTION.
   j. PROVIDE AND/OR RELOCATE EXISTING SMOKE DETECTORS AT RETURN AIR OPENING AT EACH FLOOR AHU ROOM PER HVAC REVISION.
4. UNLESS INDICATED ON PLANS, ALL BASE BUILDING DEVICES IN ELEVATOR LOBBIES AND CORE AREAS SUCH AS: ELEVATOR CALL BUTTONS, FIREMAN'S PHONE JACK, FIRE PULL STATIONS, SMOKE DETECTORS, MAGNETIC DOOR RELEASES, LIFE SAFETY SPEAKERS AND RECEPTACLES ARE EXISTING TO REMAIN.
5. ALL NEW FIRE ALARM AND LIFE SAFETY DEVICES INCLUDING NEW STROBES, SHALL BE CONNECTED TO THE BASE BUILDING EXPANDED EXISTING LIFE SAFETY SYSTEM. THE ENTIRE INSTALLATION INCLUDING MATERIALS AND EQUIPMENT SHALL BE COMPATIBLE WITH THE EXISTING SYSTEM.
6. THE FIRE ALARM SYSTEM SHALL CONFORM TO ARTICLE 760 OF THE CALIFORNIA ELECTRICAL CODE AND APPLICABLE "NFPA" STANDARDS.
7. UPON COMPLETION OF THE INSTALLATION OF THE FIRE ALARM SYSTEM, A SATISFACTORY TEST OF THE ENTIRE SYSTEM SHALL BE PERFORMED IN THE PRESENCE OF THE ENFORCING AGENCY.
8. THE CONTRACTOR SHALL SUBMIT A SEPARATE BID FOR THE FOLLOWING:
   a. ANY MODIFICATIONS TO THE BASE BUILDING FIRE ALARM SYSTEM REQUIRED TO ACCOMODATE TENANT FIRE ALARM DEVICES SUCH AS STROBES, SMOKE DETECTORS, DUCT DETECTORS, ETC.
   b. ADDITION OF ANY REQUIRED SMOKE DAMPERS AT THE CORRIDORS;
   c. ADDITION OF ANY DUCT DETECTORS;
9. COORDINATE THE LOCATION OF ALL DEVICES WITH ARCHITECT.
10. ALL COMBINATION FIRE SMOKE DAMPERS ARE TO INCLUDE AN AREA SMOKE DETECTOR SUPPLIED AND INSTALLED BY MECHANICAL CONTRACTOR AND SHALL BE CONNECTED TO FIRE ALARM SYSTEM AND SHALL CLOSE VIA INDIVIDUAL RELAY AT EACH ASSEMBLY.
11. NO DOOR HARDWARE THAT REQUIRES SPECIAL KNOWLEDGE SHALL BE USED UNLESS APPROVED BY BUILDING OFFICIAL AND FIRE DEPARTMENT. ALL DOORS WITH CARD READER SHALL BE FAIL SAFE AND UNLOCKED UPON ACTIVATION OF FIRE ALARM SYSTEM.

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CALIFORNIA CODE OF REGULATIONS, CALIFORNIA ELECTRICAL CODE 2019 EDITION AND ALL APPLICABLE LOCAL CODES AND REGULATIONS.
2. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS AND WORK INCLUDED. FOLLOW DRAWINGS IN LAYING OUT WORK AND CHECK DRAWINGS OF OTHER TRADES RELATING TO WORK TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED. MAINTAIN HEADROOM AND MINIMUM CODE REQUIRED WORKING CLEARANCES AT ALL TIMES.
3. DURING BID, THE CONTRACTOR MUST EXAMINE THE COMPLETE SET OF DRAWINGS AND CONTRACT DOCUMENTS FOR ALL TRADES. COORDINATE AND VERIFY DIMENSIONS SPACE REQUIREMENTS AND POINTS OF CONNECTION TO ALL EQUIPMENT. MAKE ANY ADJUSTMENTS NECESSARY TO AVOID CONFLICTS WITH THE STRUCTURAL AND THE WORK OF OTHER TRADES.
4. THE CONTRACTOR IS ADVISED AND REMINDED THAT THEIR BEST EFFORTS AND THAT OF THE CONTRACTOR'S ORGANIZATION AND PERSONNEL ARE TO BE PROVIDED AS PART OF THE COORDINATED EFFORT INTENDED TO PROVIDE THE PROJECT OWNER AND THE ULTIMATE USERS AND OCCUPANTS WITH FINISHED PROJECT WHICH WILL SERVE ITS INTENDED PURPOSE.
5. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL ELECTRICAL, MECHANICAL, PLUMBING AND ALL OTHER EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS PRIOR TO ANY WORK.
6. DEDICATED ELECTRICAL SPACE NEC 110.26(F). THE SPACE EQUAL TO THE WIDTH AND DEPTH OF THE EQUIPMENT AND EXTENDING FROM THE FLOOR TO A HEIGHT (6 FT) ABOVE THE EQUIPMENT OR TO THE STRUCTURAL CEILING, WHICHEVER IS LOWER, SHALL BE DEDICATED TO THE ELECTRICAL INSTALLATION. NO PIPING, DUCTS, LEAK PROTECTION APPARATUS, OR OTHER EQUIPMENT FOREIGN TO THE ELECTRICAL INSTALLATION SHALL BE LOCATED IN THIS ZONE.
7. SEE MECHANICAL AND PLUMBING DRAWINGS AND SPECIFICATION FOR ADDITIONAL CONNECTION REQUIREMENTS TO CONTROL PANELS AND TRANSFORMERS, 120V FOR CONTROL SYSTEM, SWITCHES, TIME CLOCK, VALVES, STATS, RELAYS, DUCT SMOKE DETECTOR LOCATION, VAV BOXES, SMOKE FIRE DAMPERS, AND ETC. CONTRACTOR SHALL VERIFY FINAL CONTROL WIRING REQUIREMENTS WITH DIVISION 22 & 23 PRIOR TO ANY WORK AND PROVIDE ALL NECESSARY WIRING, DEVICES AND CONNECTIONS AS REQUIRED.
8. CONTRACTOR SHALL EXTEND WIRING FROM ALL JUNCTION BOXES, SWITCHES, ETC. AND MAKE FINAL CONNECTIONS AS REQUIRED TO ALL OTHER EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS PRIOR TO ANY WORK.
9. THE CONTRACTOR SHALL VERIFY THE ACTUAL MOTOR AND APPLIANCE RATING AND LOADS IN ORDER TO PROVIDE CORRECT SIZED MOTOR RELATED ELECTRICAL COMPONENTS. THE CONTRACTOR SHALL SUBMIT TO ARCHITECT WITH REVISED DATA BEFORE INSTALLATION. ALL CHANGES SHALL BE SHOWN ON RECORD DRAWINGS.
10. ALL PANELS, SWITCHES, ETC. SHALL HAVE SUFFICIENT GUTTER SPACE AND LUGS IN COMPLIANCE WITH U.L. REQUIREMENTS TO ACCOMMODATE CONDUCTORS SHOWN.
11. WHERE WIRE SIZES ARE INDICATED ON PLANS, FOR INDIVIDUAL CIRCUITS, THE WIRE SIZE INDICATED SHALL APPLY TO THE COMPLETE CIRCUIT, UNLESS OTHERWISE NOTED.
12. LOCATION OF LOCAL WALL SWITCHES ARE SUBJECT TO MODIFICATIONS. AT OR NEAR DOORS, INSTALL SWITCHES ON SIDE OPPOSITE TO DOOR HINGES. VERIFY FINAL HINGE LOCATION IN FIELD PRIOR TO ANY WORK.
13. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL WALL OUTLET BOXES FOR SWITCHES, STROBES/HORNS, STROBES, FIRE ALARM PULL STATIONS, RECEPTACLES, ETC. WITH TACK BOARDS, CABINETS, FURNITURE, EQUIPMENT ETC. TO AVOID CONFLICT.
14. WHERE ELECTRIC MOTORS OR EQUIPMENT ARE INSTALLED IN HUNG CEILING, PROVIDE DISCONNECT SWITCH IN HUNG CEILING WITHIN REACH FROM ACCESS POINT.
15. PROVIDE APPROVED EXPANSION FITTINGS WHERE RACEWAY CROSSES BUILDING EXPANSION JOINTS.
16. PROVIDE PULL WIRE IN EACH RACEWAY RUN OVER 10 FEET IN LENGTH, IN WHICH PERMANENT WIRING IS NOT INSTALLED.
17. NOT MORE THAN THREE LIGHTING OR CONVENIENCE OUTLET CIRCUITS ARE PERMITTED IN ONE CONDUIT, UNLESS OTHERWISE INDICATED PROVIDE SEPARATE CONDUIT FOR EACH HOME RUN INDICATED ON THE DRAWING.
18. ALL EXTERIOR ELECTRICAL DEVICES AND EQUIPMENT EXPOSED TO OUTSIDE ENVIRONMENT SHALL BE WEATHERPROOF TYPE, NEMA 3R.
19. LIGHTING, POWER, TELEPHONE AND COMMUNICATIONS OUTLETS SHALL NOT BE PLACED BACK TO BACK. OUTLETS SHALL BE HORIZONTALLY SEPARATED MIN. OF 24" FOR RATED WALL AND MIN. OF 18" FOR NON-RATED WALL.
20. PROVIDE PULL BOXES WHEREVER NECESSARY TO FACILITATE PULLING OF CONDUCTORS. COORDINATE LOCATIONS OF BOXES WITH OTHER TRADES TO AVOID CONFLICT. PULL BOXES SHALL BE ACCESSIBLE. THE SIZE OF PULLBOX SHALL COMPLY WITH CEC REQUIREMENTS.
21. OUTLET BOXES FOR FIXTURES RECESSED IN HUNG CEILING SHALL BE ACCESSIBLE THROUGH OPENING OPERATED BY REMOVAL OF FIXTURES.
22. WHERE MORE THAN ONE LIGHT SWITCH OCCURS AT SAME LOCATION, SWITCHES SHALL BE MOUNTED IN A MULTIPLE GANG BOX UNDER A SINGLE COVER PLATE. PLATES WITH MORE THAN (3) LIGHT SWITCHES SHALL BE LABELED TO INDICATE THE LIGHT FIXTURES CONTROLLED. SWITCH(ES) CONTROLLING LIGHTS ON EMERGENCY CIRCUIT SHALL BE IN A SEPARATE BOX UNDER THE SAME COVER PLATE AS THE OTHER SWITCHES.
23. PROVIDE GREEN GROUNDING CONDUCTOR IN EACH RACEWAY INCLUDING CONDUITS, PLUG STRIPS, ETC. SIZE OF GROUNDING CONDUCTOR SHALL BE IN ACCORDANCE WITH CALIFORNIA ELECTRIC CODE ARTICLE 250.122.
24. PROVIDE #10 CONDUCTORS FOR ALL 20 AMPS CIRCUITS LONGER THAN 100' AND #8 CONDUCTORS FOR CIRCUITS LONGER THAN 225'. CONTRACTOR SHALL ADJUST THE SIZE OF CONDUITS ACCORDINGLY.
25. FEEDER LENGTH SHOWN ON DRAWINGS ARE FOR VOLTAGE DROP CALCULATION AND NOT TO BE USED FOR COST ESTIMATING.
26. WHERE CONDITIONS ARE SHOWN AS EXISTING, THEY ARE BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS/DOCUMENTS. NO WARRANTY IS IMPLIED AS TO THE ACCURACY. CONTRACTOR IS TO FIELD VERIFY ALL CONDITIONS. SHOULD FIELD CONDITIONS DIFFER FROM THOSE SHOWN, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BID. THE ENGINEER WILL THEN PROVIDE ADDITIONAL INFORMATION NEEDED TO ACCOMPLISH THE DESIRED RESULT.
27. CONTRACTOR SHALL PERMANENTLY LABEL CIRCUIT AND PANEL NAME ON ALL OUTLETS.
28. FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDERS.
29. CONTRACTOR SHALL LABEL ALL SWITCHED RECEPTACLES PER TITLE 24 REQUIREMENTS. FOR EACH FULL SWITCHED RECEPTACLE PROVIDE TWO LABELS, ONE ON EACH CORNER (TOP RIGHT AND BOTTOM RIGHT). FOR EACH HALF SWITCHED RECEPTACLE PROVIDE ONE LABEL ON TOP RIGHT CORNER. REFER TO LIGHTING CONTROL DIAGRAMS FOR VISUAL REPRESENTATION.
30. ALL ELECTRICAL EQUIPMENT SHALL BE LISTED BY U.L. OR XXXXXXX APPROVED THIRD PARTY TESTING FACILITY.
31. ALL SERVICE EQUIPMENT, SWITCHGEAR, DISTRIBUTION SYSTEM, AND PANELBOARDS SHALL BE FULLY RATED. SERIES RATED IS NOT ACCEPTABLE.

ABBREVIATIONS

A, AMPS	AMPERES
AC	ALTERNATE CURRENT
AF	AMPERE FRAME
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AIC	AMPERE INTERRUPTION CURRENT
AL	ALUMINUM
APP.	APPROXIMATE
ARCH	ARCHITECT/ARCHITECTURAL
AT	AMPERES TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BC	BARE COPPER
BKBD	BACKBOARD
BKR	BREAKER
BLDG	BUILDING
C	CONDUIT
CAB.	CABINET
CAT.	CATALOG
CB	CIRCUIT BREAKER
CC	CENTER TO CENTER
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CO	CONDUIT ONLY
CONC.	CONCRETE
CTR	CENTER
CU	COPPER
DC	DIRECT CURRENT
DET.	DETAIL
DIA	DIAMETER
DISC	DISCONNECT (SWITCH)
DIST	DISTRIBUTION
DN	DOWN
DO	DUCT ONLY WITH #12 TW COPPER PULL WIRE OR 3/16" DIAMETER NYLON PULL ROPE.
DP	DISTRIBUTION PANEL
DWG	DRAWING
EM	EMERGENCY
EMS	ENERGY MANAGEMENT SYSTEM
EMT	ELECTRICAL METALLIC TUBING
ENCL	ENCLOSURE/ENCLOSED
ELR	END-OF-LINE RESISTOR
EPO	EMERGENCY POWER OFF
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
(E)	EXISTING
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPERES
FLEX	FLEXIBLE
FLUOR	FLUORESCENT
FUT. (F)	FUTURE
G	GROUND
GALV	GALVANIZED
GEN	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GRS	GALVANIZED RIGID STEEL
HD	HEAT DETECTOR
HH	HANDHOLE
HID	HIGH INTENSITY DISCHARGE
HO	HIGH OUTPUT
HOA	HAND-OFF-AUTO SELECTOR SWITCH
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
HSP	HOUSE SERVICE PANEL
HV	HIGH VOLTAGE
HZ	HERTZ
IC	INTERCOM
IG	ISOLATED GROUND
INST	INSTANTANEOUS
ISC	INTERRUPTING SHORT CIRCUIT
INCAND	INCANDESCENT
JB	JUNCTION BOX
KCMIL	KILO CIRCULAR MILLS
KV	KILOVOLTS
KVA	KILOVOLT-AMPERES
KW	KILOWATTS
KWH	KILOWATT-HOURS
LCP	LIGHTING CONTROL PANEL
LPS	LOW PRESSURE SODIUM
LTG	LIGHTING
LTS	LIGHTS
MA	MILLIAMPS
MAX	MAXIMUM
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MECH	MECHANICAL
MFG	MANUFACTURING
MFR	MANUFACTURER
MH	MANHOLE
MIC	MICROPHONE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
MOCP	
MTD	MOUNTED
MTG. HT.	MOUNTING HEIGHT
MSB	MAIN SWITCHBOARD
MSG	MAIN SWITCHGEAR
MV	MEDIUM VOLTAGE
(N)	NEW
N	NEUTRAL
NC	NURSE CALL, NORMALLY CLOSE
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN, NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OH	OVERHEAD
P	POLE
PH, Ø	PHASE
PA	PUBLIC ADDRESS
PB	PUSHBUTTON
PDU	POWER DISTRIBUTION UNIT
PNL	PANEL
PP	POWER POLE
PVC	POLYVINYL CHLORIDE
(R)	REMOVED
(RE)	
REC	RECEPTACLE
(RL)	EXISTING TO BE RELOCATED
RMS	ROOT MEAN SQUARE
REQ'D	REQUIRED
RS	RAPID START
RSC	RIGID STEEL CONDUIT
SD	SMOKE DETECTOR
SEC	SECONDARY
SN	SOLID NUETRAL
SPECS	SPECIFICATIONS
SPKR	SPEAKER
STD	STANDARD
SW	SWITCH
SWBD	SWITCHBOARD
SYM	SYMMETRICAL
TCP	TEMPERATURE CONTROL PANEL
TD	TIME DELAY
T, TEL	TELEPHONE
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORIES
UON	UNLESS OTHERWISE NOTED
V	VOLTS
VA	VOLT-AMPERES
VP	VAPORPROOF
W	WATTS
WH	WATER HEATER
WP	WEATHERPROOF
WT	WATERTIGHT
XFMR	TRANSFORMER
XP	EXPLOSION PROOF
+4-6"	TYPICAL MOUNTING HEIGHT 4'-6"FLOOR OR GRADE TO CENTER OFABOVE BOX

APPLICABLE CODES

APPLICABLE CODES AS OF JANUARY 1, 2023:

2023 CITY OF LOS ANGELES ELECTRICAL CODE
BASED ON THE 2022 CALIFORNIA ELECTRICAL CODE WITH ADOPTED PORTIONS OF 2020 NATIONAL ELECTRICAL CODE

2023 CITY OF LOS ANGELES BUILDING CODE (LABC)
2023 CITY OF LOS ANGELES MECHANICAL CODE (LAMC)
2023 CITY OF LOS ANGELES GREEN CODE (LAGC)
2022 CALIFORNIA ENERGY CODE
2022 NATIONAL FIRE ALARM CODE (NFPA 72)

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CALIFORNIA CODE OF REGULATIONS (CCR)
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR
BASED ON THE 2020 NATIONAL ELECTRICAL CODE (NEC)
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR

SCOPE OF WORK

SCOPE OF WORK DESCRIPTION.

ELECTRICAL SHEET INDEX

Sheet Number	Sheet Name
E0.01	ELECTRICAL NOTES, ABBR. & LEGENDS
E0.02	ELECTRICAL SPECS.
E0.10	ELECTRICAL TITLE 24 CALCS.
E2.11	POWER PLANS
E2.12	POWER PLAN - ROOF
E3.11	LIGHTING PLANS
E5.01	ELECTRICAL DETAILS
E6.01	ELECTRICAL FIXTURE SCHEDULE
E6.11	ELECTRICAL PANEL SCHEDULES
E7.01	ELECTRICAL SINGLE LINE DIAGRAM

Sheet Total: 10

ELECTRICAL LEGEND

GENERAL

- JUNCTION BOX CEILING MOUNTED
- JUNCTION BOX WALL MOUNTED +18"AFF, U.O.N.
- JUNCTION BOX FLUSH IN FLOOR
- ENCLOSED CIRCUIT BREAKER
- TC TIME CLOCK
- MOTOR
- DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH
- MOTOR CONTROLLER OR STARTER
- COMBINATION CONTROLLER/DISCONNECT SWITCH

COMMUNICATIONS (+18" AFF, U.O.N.)

- COMBINATION TELEPHONE/DATA OUTLET WITH 1"CONDUIT UP TO ACCESSIBLE CEILING, U.O.N.
- FLOOR MOUNTED COMBO TELEPHONE/ DATA OUTLET WITH 1" CONDUIT UP TO ACCESSIBLE CEILING,U.O.N.
- CR CARD READER
- TELEPHONE TERMINAL BACKBOARD

RECEPTACLES (+18" AFF, U.N.O.)

- SIMPLEX RECEPTACLE
- SPECIAL PURPOSE OUTLET (TYPE AS NOTED)
- FLOOR MOUNTED DUPLEX RECEPTACLE
- FLOOR MOUNTED DOUBLE DUPLEX RECEPTACLE
- MULTIOUTLET ASSEMBLY
- POWER COMMUNICATIONS POLE WITH BARRIER
- FLOOR MOUNTED COMBINATION RECEPTACLE & TELE/DATA
- MODULAR FURNITURE - POWER POLE FEED CONNECTION

NOTE:
ALL RECEPTACLES SHALL BE 20AMP, 120V, U.O.N.

RECEPTACLES (+18" AFF, U.N.O.)

- DUPLEX RECEPTACLE (MULTIPLE LETTERS INDICATE MULTIPLE OPTIONS)
- A ABOVE COUNTER, MOUNTED +44" AFF UNLESS OTHERWISE NOTED.
- C FLUSH CEILING MOUNTED.
- E EMERGENCY.
- F ARC FAULT PROTECTED BY BREAKER IN PANEL.
- GFCI GROUND FAULT CIRCUIT INTERRUPTER.
- GB GFCI PROTECTED BY BREAKER IN THE PANEL.
- L ISOLATED GROUND.
- R1 HALF SWITCHED BY OCCUPANCY SENSOR RELAY.
- R2 FULLY SWITCHED BY OCCUPANCY SENSOR RELAY.
- T TAMPER RESISTANT SHUTTERED RECEPTACLE.
- U USB PORT (S).
- W WEATHERPROOF CONTINUOUS USE COVER, GFCI PROTECTED, WITH WEATHER-RESISTANT RECEPTACLE.

WIRES AND RACEWAYS

- CONCEALED CONDUIT IN WALL OR CEILING
- CONCEALED CONDUIT BELOW FINISHED FLOOR/GRADE
- CONDUIT OR RACEWAY TURNED UP
- CONDUIT OR RACEWAY TURNED DOWN
- CONDUIT STUB OUT, CAP-OFF
- CONDUIT CONTINUATION
- HOMERUN CONDUIT
  LONG STROKES INDICATE NEUTRAL CONDUCTOR, SHORT STROKES INDICATE PHASE OR SWITCHED CONDUCTOR, LONG STROKES WITH DOT INDICATES GROUNDING CONDUCTOR. 3/4"CONDUIT MIN. (U.O.N.), #12 AWG CONDUCTOR MIN. (U.O.N.)
- (3)1"C,3#8,1#8G
  3 SETS OF ONE INCH CONDUIT WITH THREE NUMBER EIGHT WIRE AND ONE NUMBER EIGHT GROUND.

SINGLE LINE DIAGRAM

- CIRCUIT BREAKER
- BREAKER WITH DRAWOUT FEATURE
- CONTACT (NORMALLY OPEN)
- CONTACT (NORMALLY CLOSED)
- C OPERATING COIL
- FUSE
- FUSED SWITCH
- SWITCH
- POWER TRANSFORMER
- CURRENT TRANSFORMER
- M POWER UTILITY METER
- SM POWER NON UTILITY SUB METER
- G GENERATOR
- GROUND
- GFI GROUND FAULT SENSOR
- N NEUTRAL BUS
- G GROUND BUS
- AUTOMATIC TRANSFER SWITCH
- XXX FEEDER TAG
- PANELBOARD - SURFACE
- PANELBOARD - RECESSED
- T TRANSFORMER
- SWITCHBOARD OR DISTRIBUTION BOARD QUANTITY OF SECTIONS REQUIRED SHOWN

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO.
PROJECT ENGINEER: LIC. NO.
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PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

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PLAN NAME:
ELECTRICAL NOTES, ABBR. & LEGENDS

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WORK IN PROGRESS

REC & PARKS LA

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: _____ LIC. NO. _____
PROJECT ENGINEER: _____ LIC. NO. _____
AS BUILTS DRAWN BY: _____ DATE: _____

ALFATECH
421 EAST HUNTINGTON DRIVE
MONROVIA, CA 91016
PHONE: (213) 212-8860
www.alfca.com
PROJECT NO. 2025CA

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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PLAN NAME:
ELECTRICAL SPECS.

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
E0.02
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.0(b)2 for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e) and 180.2(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.	
Project Name: Rancho Park Golf Clubhouse	**Report Page:** (Page 1 of 7)
Project Address: 10460 W Pico Blvd.	**Date Prepared:** 8/25/2025

A. GENERAL INFORMATION

01	Project Location (city)	Los Angeles,	04	Total Conditioned Floor Area (ft²)	6,436
02	Climate Zone	9	05	Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	1

● Commercial Industrial ● Office ● Retail ● Support Areas ● All Other Occupancies

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b)2 / 180.2(b)4 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☒ New Lighting System	Area Category Method	6436	Area Category Method	0
☐ New Lighting System - Parking Garage				
Total Area of Work (ft²)	6436		0	

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
Project Name: Rancho Park Golf Clubhouse	**Report Page:** (Page 2 of 7)
	Date Prepared: 8/25/2025

C. COMPLIANCE RESULTS

If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)1 / 170.2(e)	Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts)						Adjusted Lighting Power per 140.6(a) / 170.2(e) (Watts)				Compliance Results
	01	02	03	04	05		06	07		08	09
	Complete Building 140.6(c)1	Area Category 140.6(c)2 / 170.2(e)4	Area Category Additional 140.6(c)2G / 170.2(e)4Av (+)	Tailored 140.6(c)3 / 170.2(e)4B (+)	= **Total Allowed** (Watts)	≥	Total Designed (Watts)	Adjustments PAF Lighting Control Credits 140.6(a)2 / 170.2(e)1B (-)	=	**Total Adjusted** (Watts) *Includes Adjustments	**05 must be >= 08 140.6 / 170.2(e)**
	(See Table I)	(See Table I)	(See Table J)	(See Table K)			(See Table F)	(See Table P)			
Conditioned		4,221	0		= 4,221	≥	0	0	=	0	COMPLIES
Unconditioned					=	≥			=		
Controls Compliance (See Table H for Details)											COMPLIES
Rated Power Reduction Compliance (See Table Q for Details)											

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. INDOOR LIGHTING FIXTURE SCHEDULE

This section does not apply to this project.

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
Project Name: Rancho Park Golf Clubhouse	**Report Page:** (Page 3 of 7)
	Date Prepared: 8/25/2025

G. MODULAR LIGHTING SYSTEMS

This section does not apply to this project.

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

01	02	03	
		Field Inspector	
		Pass	Fail
Mandatory Demand Response 110.12(c)	Shut-off controls 130.1(c) / 160.5(b)4C	☐	☐
Required >= 4,000W subject to multilevel	Whole Building Auto Time Switch	☐	☐

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Manual Area Controls 130.1(a) / 160.5(b)4A	Multi-Level Controls 130.1(b) / 160.5(b)4B	Shut-Off Controls 130.1(c) // 160.5(b)4C	Primary/Skylit Daylighting 130.1(d) / 160.5(b)4D	Secondary Daylighting 130.1(d) / 160.5(b)4D	Interlocked Systems 140.6(a)1 / 170.2(e)2A	Field Inspector	
								Pass	Fail
Office <250 sq ft	Office (<=250 square feet)	Readily Accessible	Dimmer	Occupancy Sensor	NA: General Ltg < 120W	NA: General Ltg < 120W	No	☐	☐
Restroom/Storage	Restroom	Readily Accessible	Dimmer	Occupancy Sensor	NA: General Ltg < 120W	NA: General Ltg < 120W	No	☐	☐
Host	Main Entry Lobby	Readily Accessible	Dimmer	Occupancy Sensor	NA: General Ltg < 120W	NA: General Ltg < 120W	No	☐	☐
Dining Area	Dining - Bar/Fine	Readily Accessible	Dimmer	Occupancy Sensor	NA: General Ltg < 120W	NA: General Ltg < 120W	No	☐	☐
Kitchen	Kitchen/ Food Preparation	Readily Accessible	Dimmer	Occupancy Sensor	NA: General Ltg < 120W	NA: General Ltg < 120W	No	☐	☐

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
Project Name: Rancho Park Golf Clubhouse	**Report Page:** (Page 4 of 7)
	Date Prepared: 8/25/2025

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

	13
	Plan Sheet Showing Daylit Zones:

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(a) are being used .

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category	PAF
Restroom	Restroom	0.65	792	514.8	No	No
Office <250 sq ft	Office (<=250 square feet)	0.65	288	187.2	No	No
Retail	Retail Merchandise Sales	0.95	1,376	1,307.2	No	No
Storage	All Other Space Types	0.4	488	195.2	No	No
Conference	Convention, Conference, Multipurpose and Meeting Center	0.75	459	344.2	No	No
Maintenance Room	General Commercial Industrial Work AreaLow Bay	0.6	91	54.6	No	No
Lobby	Main Entry Lobby	0.7	1,470	1,029	No	No
Electrical/Mechanical	Electrical Mechancial Telephone Room	0.4	785	314	No	No
Corridor	Corridor	0.4	687	274.8	No	No
	TOTALS:		6,436	4,221	See Tables J, or P for detail	

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This section does not apply to this project.

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
Project Name: Rancho Park Golf Clubhouse	**Report Page:** (Page 5 of 7)
	Date Prepared: 8/25/2025

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE /SPECIAL EFFECTS

This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS

This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
Project Name: Rancho Park Golf Clubhouse	**Report Page:** (Page 6 of 7)
	Date Prepared: 8/25/2025

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

T. DWELLING UNIT LIGHTING

This section does not apply to this project.

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTI-E - Must be submitted for all buildings

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	Whole Building Time Switch; Office <250 sq ft; Restroom/Storage; Host; Dining Area; Kitchen;
NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	Whole Building Demand Response;

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
Project Name: Rancho Park Golf Clubhouse	**Report Page:** (Page 7 of 7)
Project Address: 10460 W Pico Blvd.	**Date Prepared:** 8/25/2025

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Dither Otero	Documentation Author Signature:
Company: Alfa Tech	Signature Date:
Address: 421 East Huntington Drive	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Monrovia, California 91016	Phone: 213-212-9860

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: RAY J. PARK	Responsible Designer Signature:
Company: ALFA TECH	Date Signed: 2025-08-25
Address: 421 E. HUNTINGTON DRIVE	License: E22632
City/State/Zip: MONROVIA, CA 91016	Phone: 213-212-9860

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS
GENERAL MANAGER: JIMMY KIM SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO
PROJECT ENGINEER: LIC. NO
AS BUILT DRAWN BY: DATE:

ALFATECH
421 EAST HUNTINGTON DRIVE
MONROVIA, CA 91016
PHONE: (213) 212-9860
www.alfca.com
rray@alfca.com

PROJECT NAME: RANCHO PARK GOLF CLUBHOUSE RENOVATION
ADDRESS: 10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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PLAN NAME: ELECTRICAL TITLE 24 CALCS.

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ---	FILE NO. --

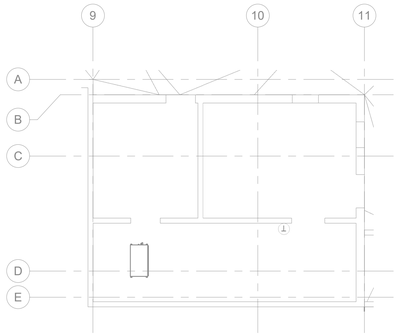
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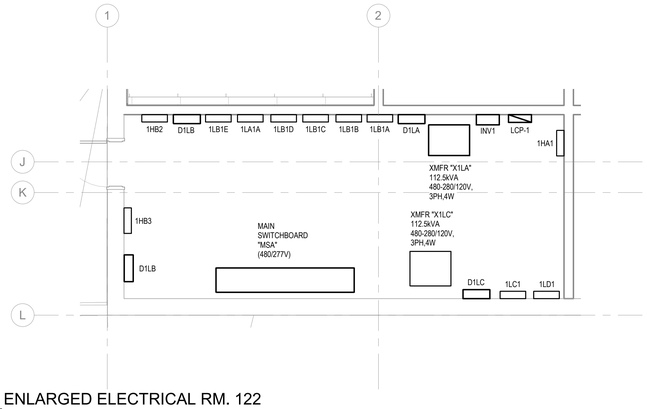
GENERAL NOTES

1. GENERAL NOTES

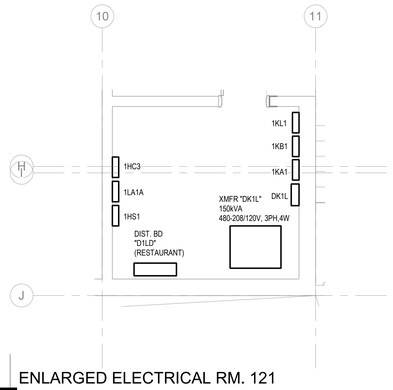
KEYNOTE LEGEND



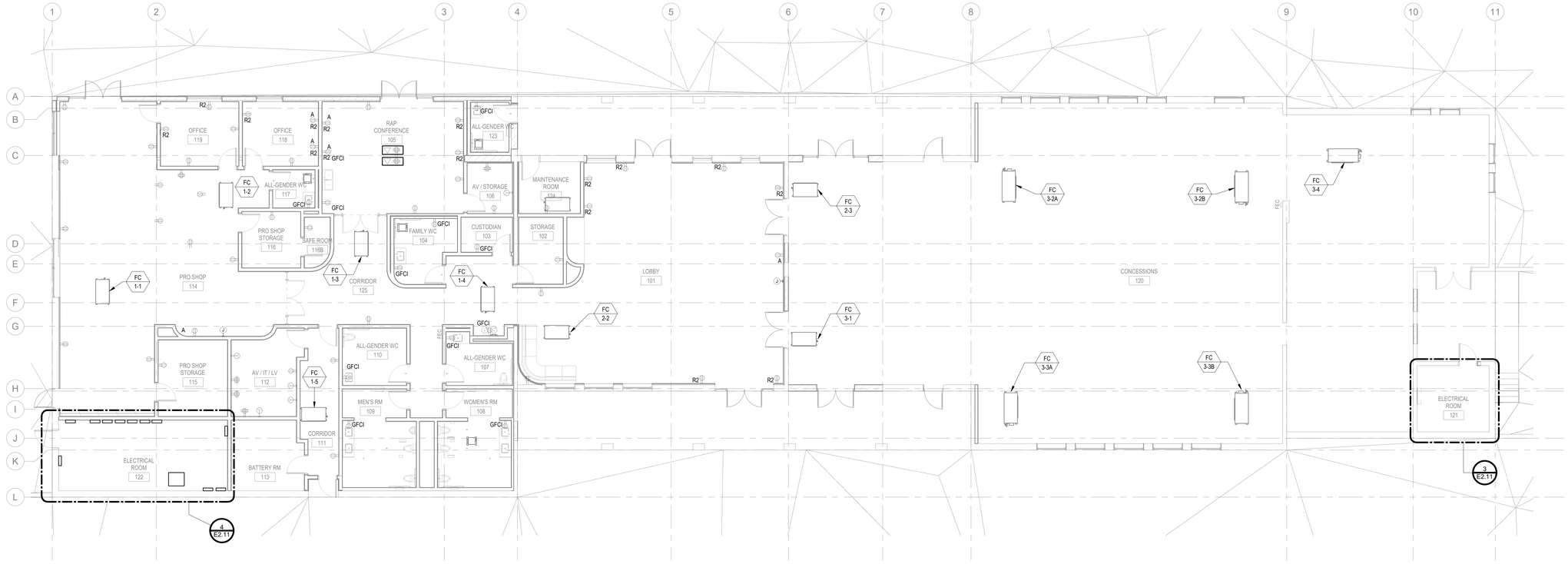
2 POWER PLAN - LEVEL B1 DEMOLITION
E2.11 SCALE: 1/8" = 1'-0"



4 ENLARGED ELECTRICAL RM. 122
E2.11 SCALE: 1/4" = 1'-0"



3 ENLARGED ELECTRICAL RM. 121
E2.11 SCALE: 1/4" = 1'-0"



1 POWER PLAN - LEVEL 01
E2.11 SCALE: 1/8" = 1'-0"

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO
PROJECT ENGINEER: LIC. NO
AS BUILT DRAWN BY: DATE:

ALFATECH
421 EAST HUNTINGTON DRIVE
MONROVIA, CA 91016
PHONE: (213) 212-8860
www.alfca.com
PROJECT NO. 2025CA

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION
ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:

PLAN NAME:
POWER PLANS

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
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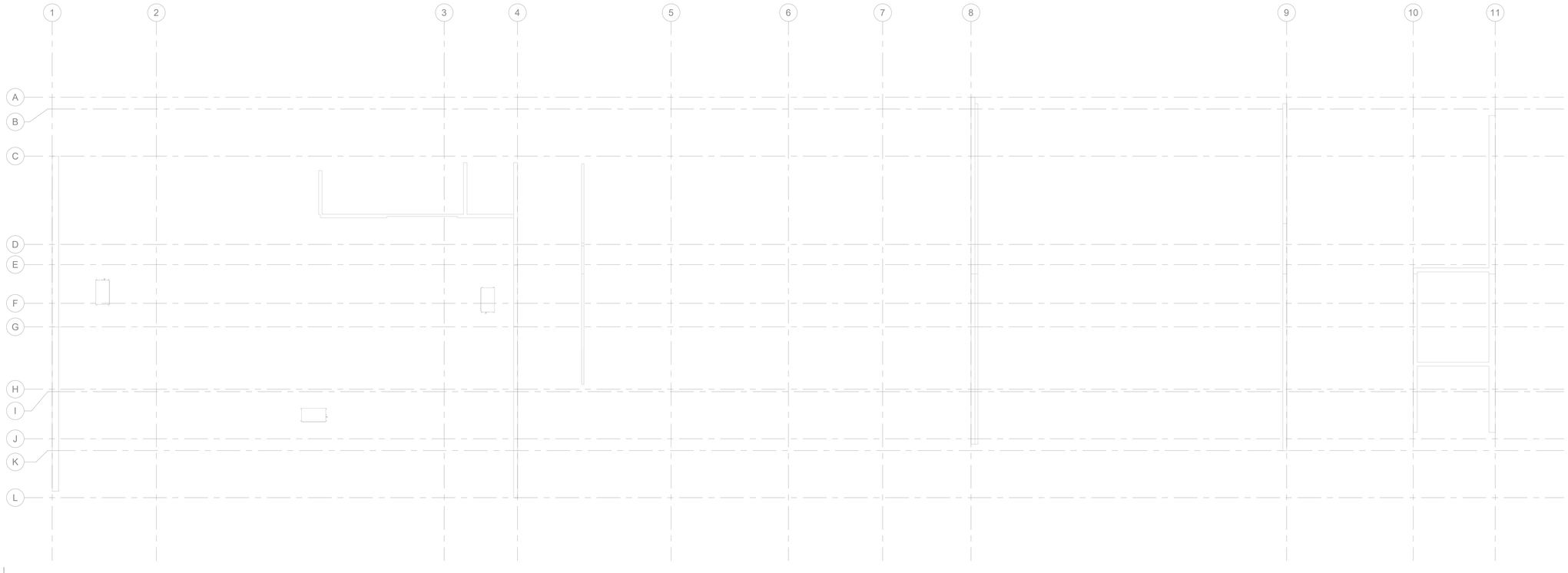
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GENERAL NOTES

1. GENERAL NOTES

KEYNOTE LEGEND



1 ROOF - POWER PLAN
E2.12 SCALE: 1/8" = 1'-0"

REC & PARKS LA

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO
PROJECT ENGINEER: LIC. NO
AS-BUILT DRAWN BY: DATE:

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421 EAST HUNTINGTON DRIVE
MONROVIA, CA 91016
PHONE: (213) 212-8860
www.atce.com
PROJECT NO. 2025ATCE

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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PLAN NAME:
POWER PLAN - ROOF

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
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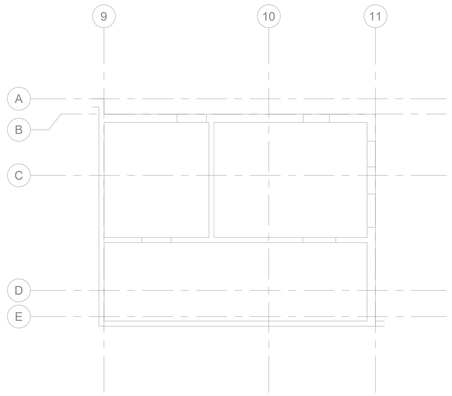
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E2.12
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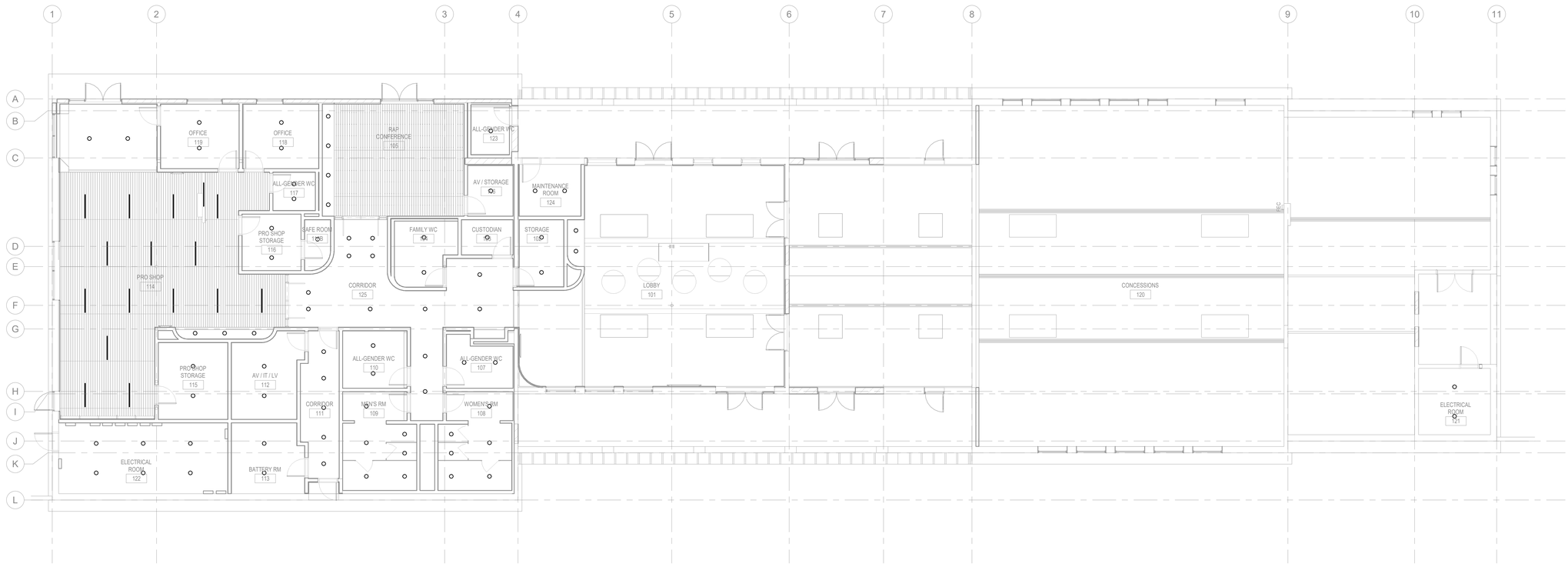
GENERAL NOTES

1. GENERAL NOTES

KEYNOTE LEGEND



2 LIGHTING PLAN - LEVEL B1
E3.11 SCALE: 1/8" = 1'-0"



1 LIGHTING PLAN - LEVEL 01
E3.11 SCALE: 1/8" = 1'-0"

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: LIC. NO
PROJECT ENGINEER: LIC. NO
AS-BUILT DRAWN BY: DATE:

ALFATECH
421 EAST HUNTINGTON DRIVE
MONROVIA, CA 91016
PHONE: (213) 212-8860
www.alfca.com
PROJECT NO. 2109AA

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:

PLAN NAME:
LIGHTING PLANS

DRAWN BY:	APPROVED BY:
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WORK IN PROGRESS

REC & PARKS LA

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: _____ LIC. NO. _____
PROJECT ENGINEER: _____ LIC. NO. _____
AS BUILT DRAWN BY: _____ DATE: _____

ALFATECH
421 EAST HUNTINGTON DRIVE
MONROVIA, CA 91016
PHONE: (213) 212-8860
www.atce.com
PROJECT NO. 2025ATCE

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

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PLAN NAME:
ELECTRICAL DETAILS

DRAWN BY:	APPROVED BY:
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SCALE: AS NOTED	ISSUE DATE: 2025
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E5.01
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WORK IN PROGRESS

REC & PARKS LA

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

PROJECT DESIGNER: _____ LIC. NO. _____
PROJECT ENGINEER: _____ LIC. NO. _____
AS BUILT DRAWN BY: _____ DATE: _____

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421 EAST HUNTINGTON DRIVE
MONROVIA, CA 91016
PHONE: (213) 212-8860
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PROJECT NO. 25ATECH

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

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PLAN NAME:
ELECTRICAL FIXTURE SCHEDULE

DRAWN BY:	APPROVED BY:
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WORK IN PROGRESS

REC & PARKS LA

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

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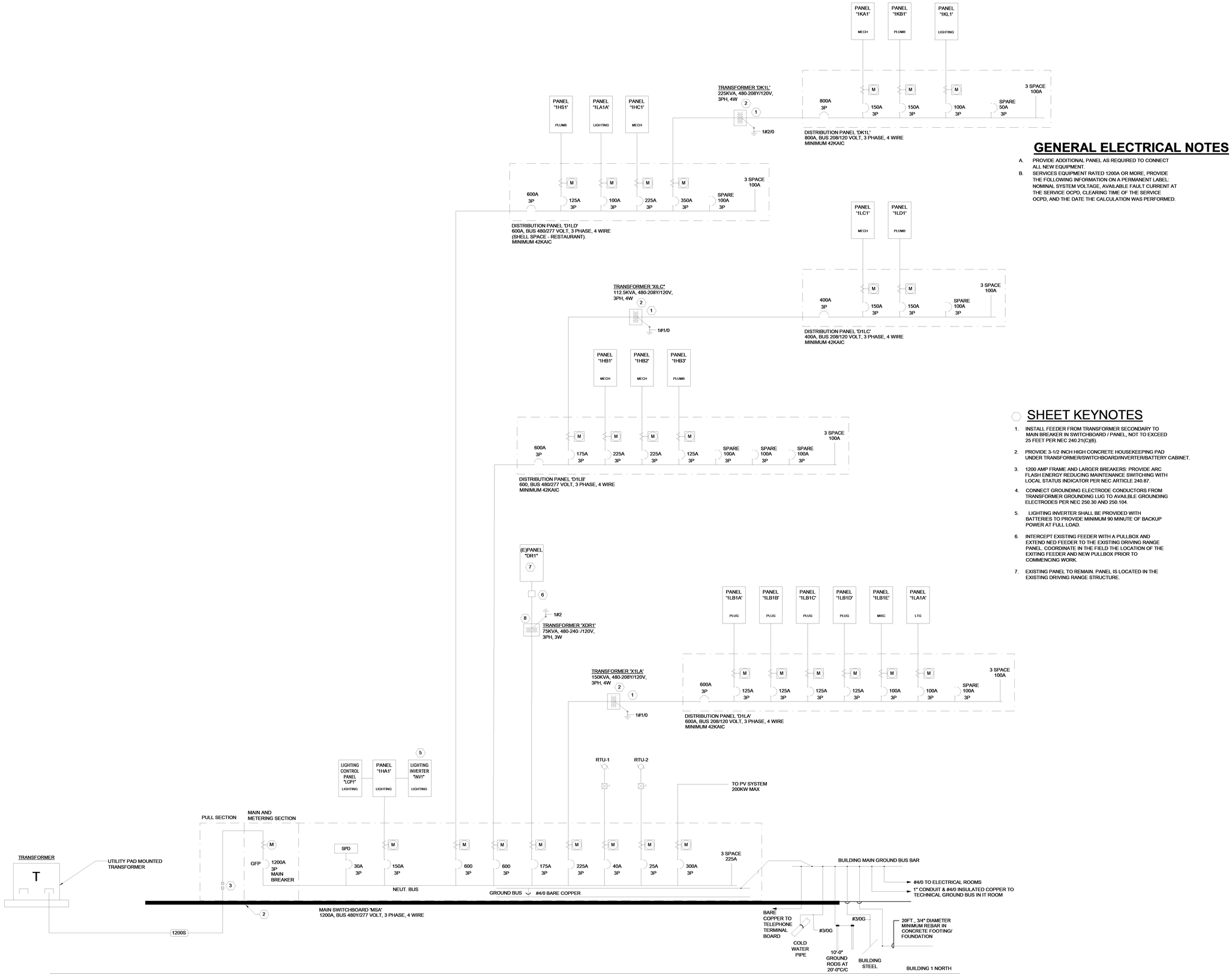
PLAN NAME:
ELECTRICAL PANEL SCHEDULES

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ---	FILE NO. --

DRAWING NO.
E6.11

SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



GENERAL ELECTRICAL NOTES

A. PROVIDE ADDITIONAL PANEL AS REQUIRED TO CONNECT ALL NEW EQUIPMENT.

B. SERVICES EQUIPMENT RATED 1200A OR MORE, PROVIDE THE FOLLOWING INFORMATION ON A PERMANENT LABEL: NOMINAL SYSTEM VOLTAGE, AVAILABLE FAULT CURRENT AT THE SERVICE OCPD, CLEARING TIME OF THE SERVICE OCPD, AND THE DATE THE CALCULATION WAS PERFORMED.

SHEET KEYNOTES

1. INSTALL FEEDER FROM TRANSFORMER SECONDARY TO MAIN BREAKER IN SWITCHBOARD / PANEL, NOT TO EXCEED 25 FEET PER NEC 240.21(C)(6).
2. PROVIDE 3-1/2 INCH HIGH CONCRETE HOUSEKEEPING PAD UNDER TRANSFORMER/SWITCHBOARD/INVERTER/BATTERY CABINET.
3. 1200 AMP FRAME AND LARGER BREAKERS: PROVIDE ARC FLASH ENERGY REDUCING MAINTENANCE SWITCHING WITH LOCAL STATUS INDICATOR PER NEC ARTICLE 240.87.
4. CONNECT GROUNDING ELECTRODE CONDUCTORS FROM TRANSFORMER GROUNDING LUG TO AVAILBLE GROUNDING ELECTRODES PER NEC 250.30 AND 250.104.
5. LIGHTING INVERTER SHALL BE PROVIDED WITH BATTERIES TO PROVIDE MINIMUM 90 MINUTE OF BACKUP POWER AT FULL LOAD.
6. INTERCEPT EXISTING FEEDER WITH A PULLBOX AND EXTEND NED FEEDER TO THE EXISTING DRIVING RANGE PANEL. COORDINATE IN THE FIELD THE LOCATION OF THE EXITING FEEDER AND NEW PULLBOX PRIOR TO COMMENCING WORK.
7. EXISTING PANEL TO REMAIN. PANEL IS LOCATED IN THE EXISTING DRIVING RANGE STRUCTURE.

RANCHO PARK GOLF COURSE CLUB HOUSE - SINGLE LINE DIAGRAM

REC & PARKS

THE CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS

GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD
PROJECT DESIGNER: LIC. NO
PROJECT ENGINEER: LIC. NO
AS-BUILT DRAWN BY: DATE:

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421 EAST HUNTINGTON DRIVE
ARCADIA, CA 91006
PHONE: (213) 212-8860
www.atce.com
PROJECT NO. 2025004.A

PROJECT NAME: RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS: 10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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PLAN NAME:
ELECTRICAL SINGLE LINE DIAGRAM

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ---	FILE NO. --

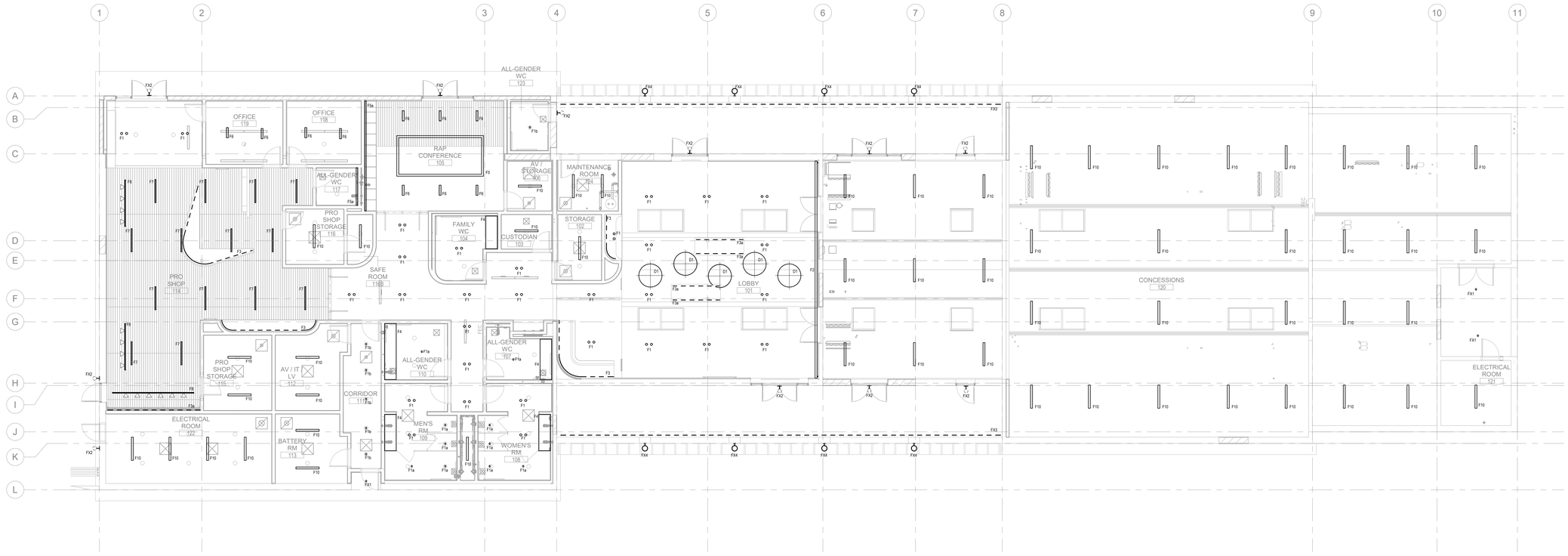
DRAWING NO.
E7.01
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

GENERAL NOTES

1. GENERAL NOTES

KEYNOTE LEGEND



1 LEVEL 01 - LIGHTING PLAN

LT120.01 SCALE: 1/8" = 1'-0"

N

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Project No. ######

THE CITY OF LOS ANGELES
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PROJECT DESIGNER: LIC. NO
PROJECT ENGINEER: LIC. NO
AS BUILTS DRAWN BY: DATE:

PROJECT NAME:
RANCHO PARK GOLF CLUBHOUSE RENOVATION

ADDRESS:
10460 W PICO BLVD, LOS ANGELES, CA 90064

REVISIONS:	DATE:
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PLAN NAME:
LEVEL 01 - LIGHTING PLAN

DRAWN BY:	APPROVED BY:
ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
W.O. NO. PRJ#---	FILE NO. --

DRAWING NO.
LT120.01
SHEET OF SHEETS

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General:
- This fixture schedule may include images that generally represent each luminaire. However, the descriptions provided may differ from the images, particularly regarding finishes and accessories. In all cases, the written descriptions shall take precedence over the images to ensure accuracy and clarity in specifications.
All luminaires shall have a minimum of 3 years in warranty. Luminaires from alternative manufacturers that do not meet this requirement will not be approved as substitutes during the bidding and/or submittal process.
- The LED sources within the luminaire shall fall within two (2) McAdam ellipses (steps) as specified by ANSI standards. Luminaires from alternative manufacturers that do not meet this requirement will not be approved as substitutes during the bidding and/or submittal process.
- For every visible luminaire, the Architect must review the luminaire finish in this Fixture Schedule and/or provide the fixture finish for implementation in the Fixture Schedule. All visible accessories, such as trim, flange, and canopy plates, shall also be reviewed by the Architect for finish options
- The manufacturer must submit detailed shop drawings for all fixture types that feature continuous runs, including track lighting. Shop drawings shall include layouts showing run lengths, mounting details, accessories, gear, and finishes for review by the Architect and Lighting Designer during the submittal process and prior to fabrication.
- Luminaires with continuous runs that require field verification of lengths before the closing of ceilings shall be submitted in the shop drawings for the Architect's and Lighting Designer's review.
- All lighting systems shall be ordered with all necessary components, including gear, power feeds, and mounting accessories, to ensure the installation of a fully functional and complete system.
- All remote gear shall be placed in a secure, concealed, accessible, and well-ventilated location, in accordance with the manufacturer's guidelines. The Electrical Contractor and manufacturer must coordinate to ensure the appropriate size and location of the remote gear, as well as the correct wire gauge, to maintain a voltage drop of less than 2% over the entire length of the run.
- Luminaire samples shall be provided as required in the fixture schedule and in accordance with specifications for the Architect's and/or Lighting Designer's review. All samples shall be provided with a 120V plug and cord.
- The Electrical Contractor shall verify that the specified lighting fixtures dimming protocol in this fixture schedule is compatible with the project's controls system.
- During pricing exercises, the Electrical Contractor shall provide the Lighting Designer and Architect with accurate pricing for each fixture type, covering equipment only, with labor and installation listed as separate line items. Sharing equipment costs helps the design team align with the project's budget goals and improves communication with the manufacturers.

Installation:
- The Electrical Contractor shall verify and coordinate the installation and mounting of all luminaires with architectural details and field conditions.
- All recessed luminaires installation shall be coordinated with the architectural details, housing type, field conditions, and ceiling system specifications. This includes ensuring compatibility with grid type and flange requirements. The installation must be executed in such a manner that there are no light leaks between the luminaire and the ceiling system. Ceiling thickness and trim compatibility shall be also verified by the Electrical Contractor.
- The Electrical Contractor shall provide all required elements, accessories, and components to ensure a safe and code-compliant installation of luminaires at no additional cost to the project.
- The Electrical Contractor shall ensure that adequate cord length is provided for suspended luminaires to meet the suspension heights specified in the architectural drawings or indicated in the lighting fixture schedule.
- The Electrical contractor shall follow all manufacturer installation instructions.
- The Electrical Contractor shall deliver a fully functional lighting installation with all luminaires in perfect condition. The final installation shall include a minimum one-year warranty from the Electrical Contractor, starting from the project's delivery date. Any luminaires or aspects of the installation found to be defective during the warranty period shall be repaired or replaced by the Electrical Contractor at no cost to the Owner.
- The installation of luminaires shall be in accordance with and meet the standards and regulations of the following: Underwriters Laboratories, National Electric Code, & Local Building and Life Safety Code Agencies.

Electrical:
- The Electrical Contractor must verify all voltage specifications, emergency operation protocols, and applicable code requirements with the Electrical Engineer before commencing any work. This verification ensures compliance with safety standards and project specifications, preventing potential issues during the installation process.
- The Electrical Contractor must refer to the electrical drawings for controls and dimming requirements, and coordinate luminaire and control accessories to ensure a fully functioning system. Additionally, Code-required accessories and controls, including but not limited to motion sensors, photocell controls, and dimming controls, must be specified and coordinated by the Electrical Engineer.
- All 0-10V dimming gear provided shall be isolated to prevent AC interference on the dimming line.
- The Electrical Engineer shall ensure and provide lighting calculations to ensure that the specified lighting meets minimum required light levels for egress and emergency and inform the lighting designer of any dark spots or missing scope before adding additional lighting fixtures.

Luminarie Schedule

TYPE	LOCATION	QTY	DESCRIPTION	MANUFACTURER	FIXTURE FINISH	LAMPS/SOURCE	POWER SUPPLY/ DRIVER	INPUT VOLTS	INPUT WATTS	INPUT WATT UNITS	LISTING
INTERIOR LUMINAIRES											
F1	Thoughout	30	2" Recessed LED double adjustable downlight with 55 deg beam spread and integral dimming driver. Dimensions: 12-7/8" L x 2-1/4" W x 6-1/2" H	USAI LITTLETWOS SL2R-A-L-15V2M-30KS-55-M0-WH-NCT-UNV-D6E	White	LED 3,000K 80+ CRI L70 @ 50,000hrs 1,800 Delivered Lumens	Integral Dimming 0-10V 1%	277V	15.0W	EA	NRTL/CSA-US tested to UL standards.
F1a	Restroom	10	2" Recessed LED adjustable downlight with 55 deg beam spread and integral dimming driver Dimensions: 16-1/4" L x 8-3/8" W x 7-3/8" H	USAI LITTLETWOS SL2RA-L-15V2M-30KS-55-SP-WH-UNV-D6E	White	LED 3,000K 80+ CRI L70 @ 50,000hrs 819 Delivered Lumens	Integral Dimming 0-10V 1%	277V	15.0W	EA	NRTL/CSA-US tested to UL standards.
F1b	Service Corridors, Exterior Restroom	6	4" Recessed LED downlight with double wall wash optics and integral dimming driver Dimensions: 15-1/4" L x 11-3/4" W x 6-7/8" H	INDY L4 SERIES L4-13LM-30K-277-G4-80CRI-ZT-(options)-WD-CS-(accessories)	Self Flanged	LED 3000K 80+ CRI L70 @ 60,000hrs 1,100 Delivered Lumens	Integral Dimming 0-10V 10%	277V	12.0W	EA	UL1598 CSA C22.2 250
F2	Lobby	37"	2" Aperture LED Wall mounted up/down luminaire with symetric and asymetric optics, and dimming driver Dimensions: PER PLAN L x 1-7/8" W x 3-5/8" H	MARK LIGHTING SLOT 1 S1W1D-LCB-37"-(max)-90CRI-30K-400LMF-DAS-I90CRI-I30KS-I400LMF-AS-DCT-MIN1-FLL-DC-277-(finish)	Allow Standard	LED 3,000K 90+ CRI L70 @ 100,000hrs 387 Delivered Lumens Down 415 Delivered Lumens Up	Integral Dimming 0-10V 1%	277V	6.0W	FT	UL Certified to meet U.S. and Canadian standards (UL1598)
F3	Shop, Lobby	Length per Plan	0.79" Aperture LED flexible encapsulated tapelight with horizontal bending and dimming remote driver Dimensions: PER PLAN L x .79" W x .79" H	KELVIX ENDURAWAVE ENN-WL-30K-24V-E-IP67-(lead)-(length) Requires remote driver (277V)	White	LED 3,000K 90+ CRI L70 @ 50,000hrs 237 Delivered Lumens	Remote Dimming 0-10V 1%	24V	4.5W	FT	ANSI/UL Standard 2108
F3a	Shop, Lobby	Length per Plan	0.3" Aperture LED Recessed aluminum extrusion with LED tapelight and frosted lens, remote dimming driver. Dimensions: PER PLAN L x .79" W x .79" H	KELVIX THIN LINE (INDOOR) UNI2-TL-I-300-30K-24V-NA CH0404-(length)-WH-EC Requires remote driver (277V)	Aluminum	LED 3,000K 90+ CRI L70 @ 50,000hrs 366 Delivered Lumens before extrusion	Remote Dimming 0-10V 1%	24V	3.6W	FT	ANSI/UL Standard 2108
F4	Restroom	5	Surfaced mounted LED edge panel with white diffuser, with remote dimming driver Dimensions: 2' W x 7' L x 8mm	OMNIFY LUMISHEET PANEL 131814-2X7V-1-1-1-350-24-4.4-(exit)-3-(connectors)-3-1	NA	LED 3,000K 80+ CRI L70 @ 50,000hrs 374 Delivered Lumens	Remote Dimming 0-10V 1%	24V	4.4W	FT	UL Listed (E340146)
F5	RAP Conference	1	Suspended mounted 3" aperture LED rectangle shaped pendant with curved edges, with direct and indirect light distribution, and integral dimming driver Dimensions: Fixture: 3" W x 3" H x (length) Shape: 15" L x 7-6" W	AXIS SKETCH 3 SK3PDI-SSQ-SR15'x7'-6",R7.5"-300-300-80-30-SO-SO-(finish)-277-DP-2-CTS	Allow Standard	LED 3,000K 80+ CRI L85 @ 50,000hrs 300 Delivered Lumens Down 300 Delivered Lumens Up	Integral Dimming 0-10V 1%	277V	7.0W	FT	Certified to CSA standards
F5a	All Gender Restroom	Length per Plan	3" Aperture LED regressed perimeter linear downlight, wall to wall, with frosted lens and integral dimming driver Dimensions: PER PLAN L x 3" W x 3" H	PINNACLE EDGE EV3DPM2-R-CL830-(length)-NF-2-FSD-1-0-W-FIL	Interior White	LED 3,000K 80+ CRI L70 @ 50,000hrs 117 Delivered Lumens	Integral Dimming 0-10V 1%	277V	4.3W	FT	UL and cUL 1598 listed
F6	RAP Conf., Offices	10	1.25" Aperture LED Multi cell downlight for Armstrong Woodworks Ceilings, with black cells, 50 deg beam spread and integral dimming driver. Dimensions: 15" L x 12-5/8" W x 5-9/16" H	USAI MICRO MULTI-CELL MDG-06-21H1-30KS-50-BL-BL-NC-MB-UNV-D6E-UA2	Black	LED 3,000K 80+ CRI L70 @ 50,000hrs 1,227 Delivered Lumens	Integral Dimming 0-10V 1%	277V	21.0W	EA	NRTL/CSA-US tested to UL standards
F7	Shop	14	3.25" Aperture recessed LED linear downlight for Armstrong Woodworks Ceilings, with spotless diffuser and remote dimming driver. Dimensions: 4' L x 3-1/4" W x 1" H	AXIS SLATE 3 SL3-600-80-30-SO-4'-W-277V-DP-1-(woodworks-mounting)	White	LED 3,000K 80+ CRI L85 @ 50,000hrs 600 Delivered Lumens	Integral Dimming 0-10V 1%	277V	4.6W	EA	Certified to UL and CSA standards
F8	Shop	14	2" Aperture track mounted adjustable cylindrical track head with 40 deg beam spread and linear spread lens, infinite rotation and 90 degree tilt. Dimensions: 3" D x 3.25" H x 4" H	LUMENTURE T50 T50-30H-1100-40-(finish)-STI-(finish)-LS-38	Allow Standard	LED 3,000K 90+ CRI L70 @ 60,000hrs 1,132 Delivered Lumens	Integral Dimming 0-10V 1%	120V	0.0W	EA	Certified to UL standard 1574 and CSA C22.2 No. 9.0 for dry locations.
F8T	Shop	3	Surface mounted track. Dimensions: 8' / 12' x 1" W x 11/16" H	LUMENTURE JT JT-8'/12'-(finish)-CAPS Mounting: JAC-150-10PF-(length)-(finish) + JAC-150-(length)-(finish)	Allow Standard	NA	Integral Dimming 0-10V 1%	120V	NA	FT	Certified to UL standard 1574 and CSA C22.2 No. 9.0 for dry locations.
F9		-	TYPE NOT IN USE								
F10	BOH	51	2.23" Aperture LED linear striplight downlight, with wrapped lens, and integral dimming driver. Dimensions: 48" L x 2.23" W x 3" H	Lithonia ZL1D ZL1D-L48-SMR-3000L-FST-277-35K-80CRI-WH Suspension: KC36 as required	White	LED 3,500K 80+ CRI L70 @ 60,000hrs 3,966 Delivered Lumens	Integral Dimming 0-10V	277V	30.0W	EA	CSA certified to US and Canadian safety standards
DECORATIVE LUMINAIRES											
D1	Lobby	5	14" in diameter, suspended mounted decorative sphere, with Brass stem and opal blown glass diffuser and LED replaceable lamp Dimensions: 14" D x 27.6" + 106.3" H	FLOS IC Lights ICLights-S2-Brass (FU317659) Lamp: 15W E26 T38 Led Lamp (RF346550	Allow Standard	LED LAMP 15W T38 E26 2,700K 80+ CRI 2,000 Delivered Lumens	Integral Dimmable	120V	150W	EA	CSA certified to US and Canadian safety standards
EXTERIOR LUMINAIRES											
FX1	Exterior Doors	3	6" Aperture surface mounted LED cylinder downlight, with partially frosted crystal galss and intergal dimming driver. Dimensions: 5-7/8" D x 5-3/8" H	BEGA B66051-3000K-(finish)	Allow Standard	LED 3,000K 80+ CRI L70 @ 60,000hrs 800 Delivered Lumens	Integral Dimming 0-10V	277V	12W	EA	NRTL listed to North American Standards, suitable for wet locations
FX2	Exterior Doors	11	10" Aperture wall mounted LED sconce with hand-blown three-ply opal glass and Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy body Dimensions: 10-1/4" W x 10-1/8" H	BEGA B66410-3000K-(finish)	Allow Standard	LED 3,000K 90+ CRI L70 @ 60,000hrs 800 Delivered Lumens	Integral Dim to 10% 0-10V DC Driver	277V	12W	EA	NRTL listed to North American Standards, suitable for wet locations
FX3	Portico	154	0.68" Aperture surface mounted LED strip uplight In an adjustable aluminum extrusion, with frosted lens. Dimensions: Length per Plan x 0.68" W x 0.31" H and 0.56" H	KELVIX 400 (OUTDOOR) DK3K-WR-24V-(length) CH-506-A-(length)-FR-PV-EC Requires Remote Driver	Aluminum	LED 3,000K 90+ CRI L70 @ 50,000hrs 390 Delivered Lumens before extrusion	Remote Dimming 0-10V 1%	24V	4W	FT	ANSI/UL Standard 2108
FX4	Portico	8	2.25" Aperture surface mounted to exterior canopy LED adjustable flood light with narrow beam spread in a corrosion resistant aluminum housing. Dimensions: 2.25" D x 6.62" H x 3.4" Arm	HK Lighting ZXL16 ZXL-0R1-S-B-(finish)-012V-30-N-GSA-SOL Mounting: CML-(finish) Magnetic Transforer: TXM-150-277	Allow Standard	LED 3,000K 90+ CRI L70 @ 60,000hrs 450 Delivered Lumens	Remote MLV Dimming	120V	5W	EA	ETL Listed for Wet Location, IP67 Standard. RoHS Compliant.

REC & PARKS

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GENERAL MANAGER: JIMMY KIM
SUPERINTENDENT: DARRYL FORD

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PLAN NAME:
LIGHTING FIXTURE SCHEDULE

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ATCE	ATCE
SCALE: AS NOTED	ISSUE DATE: 2025
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LT600
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