

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

**abode
 communities
 architecture**

PROJECT:
**LAEP EARLY
 CHILDHOOD CENTER**

13928 KORNBLUM AVE.
 HAWTHORNE, CA 90250

CLIENT:
**Los Angeles Education
 Partnership**
 1541 Wilshire Blvd., Suite 200
 Los Angeles, CA 90017
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ARCHITECT:
Abode Communities
 1149 S. Hill Street, Suite 700
 Los Angeles, CA 90015
 T: 213.629.2702

CONSULTANTS:
CIVIL
Breen Engineering
 1983 W. 190th St., Suite 200
 Torrance, CA 90504
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 ELECTRICAL/ PLUMBING
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STRUCTURAL
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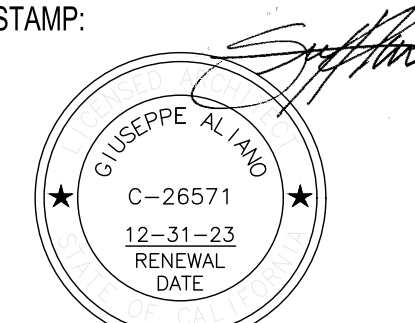


LAEP EARLY CHILDHOOD CENTER

DSA Application Number: 03-122151

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STAMP: 

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

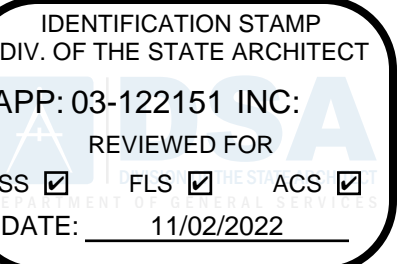
SHEET NAME:
COVER SHEET

SHEET NUMBER:
G0.00

LAEP EARLY CHILDHOOD CENTER

TENANT IMPROVEMENT

DSA APPLICATION NUMBER: 03-122151



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PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A TENANT IMPROVEMENT TO 4 EXISTING 900 S.F. MODULAR CLASSROOM BUILDINGS AT PRAIRIE VISTA SOUTH MIDDLE SCHOOL.

THE PROJECT ENCOMPASSES 4 CLASSROOMS, NEW RESTROOMS, KITCHEN, LAUNDRY AND OFFICE SPACE IN A COMBINED AREA OF APPROX. 3,628 S.F.

SCOPE INCLUDES DEMOLITION OF EXISTING WALL SURFACES, CEILINGS (WHERE NEEDED), AND FINISHES, RECONFIGURATION OF THE FLOOR PLAN, AND NEW DOORS, WINDOWS, PARTITIONS, AND FINISHES WITHIN THE EXISTING BUILDINGS. THERE WILL BE NO WORK TO MODIFY THE EXISTING STRUCTURE. PROVIDE NEW FIRE ALARM SYSTEM INSTALLATION FOR THE CHILDHOOD CENTER AND TIED TO THE EXISTING CAMPUS FIRE ALARM SYSTEM UNDER DSA A#03-101976.

PROJECT DIRECTORY

PROJECT APPLICANT

LOS ANGELES EDUCATION PARTNERSHIP
1541 WILSHIRE BOULEVARD
SUITE 200
LOS ANGELES, CA 90017
213.622.5237

PROJECT ARCHITECT

Abode Communities Architecture
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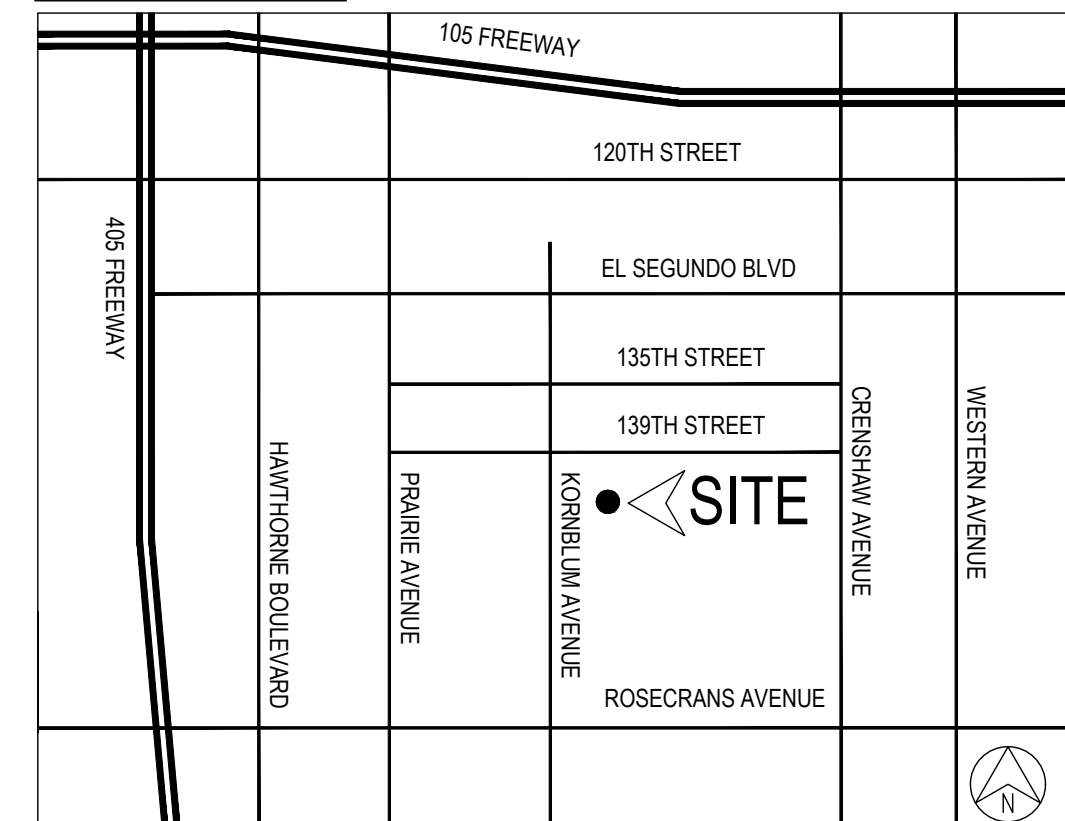
STRUCTURAL

Breen Engineering
1983 W. 190th St., Suite 200
Torrance, CA 90504
T: 310.464.8404

SURVEYOR

Cal Vada Surveying, Inc.
411 Jenks Cir., Suite 205
Corona, CA 92878
T: 951.280.9960

LOCATION MAP



SITE INFORMATION

SITE ADDRESS:
13928 KORNBLUM AVENUE
HAWTHORNE, CA 90250

BUILDING DATA

AS PER PREVIOUS SUBMITTAL:
DSA A#03-101976

STRUCTURAL DESIGN: RIGID FRAME
TYPE OF CONSTRUCTION: TYPE V-N (ICC: TYPE V-B)
WIND LOAD (EXP C): 70 MPH
FLOOR LIVE LOAD: 50 PSF
ROOF LIVE LOAD: 20 PSF

OCCUPANCY: 24' X 40' CLASSROOM: E

BUILDING AREA:
(4) 24' X 40' BUILDING = (4) X 960 SF = 3840 SF TOTAL AREA

APPLICABLE STANDARDS

- NFPA 13 (2016) - STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (CA AMENDED)
- NFPA 14 (2016) - STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS (CA AMENDED)
- NFPA 72 (2016) - NATIONAL FIRE ALARM AND SIGNALING CODE (CA AMENDED)
- NFPA 2001 (2015) - STANDARD ON CLEAN AGENT FIRE EXTINGUISHING SYSTEMS (CA AMENDED)
- UL 464 (2003) - AUDIBLE SIGNALING DEVICES FOR FIRE ALARM AND SIGNALING SYSTEMS, INCLUDING ACCESSORIES
- UL 521 (1999) - STANDARD FOR HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS
- UL 1971 (2002, R2010) - STANDARD FOR SIGNALING DEVICES FOR THE HEARING IMPAIRED.
- AAMA TIR A8-16 - STRUCTURAL PERFORMANCE OF COMPOSITE THERMAL BARRIER FRAMING SYSTEMS (CA AMENDED)
- ACI 355.2-07 - QUALIFICATION OF POST-INSTALLED MECHANICAL ANCHORS IN CONCRETE AND COMMENTARY (CA AMENDED)
- ACI 355.4-11 - QUALIFICATION OF POST-INSTALLED ADHESIVE ANCHORS IN CONCRETE AND COMMENTARY (CA AMENDED)
- ACI 506R-16 - GUIDE TO SHOTCRETE (CA AMENDED)
- ACI 506.2-13 - [DSA-SS, DSA-SS/CC] GUIDE TO SHOTCRETE (CA AMENDED)
- AISC 358-16 - PREQUALIFIED CONNECTIONS FOR SPECIAL AND INTERMEDIATE STEEL MOMENT FRAMES FOR SEISMIC APPLICATIONS
- ASCE/SEI 7-16 - MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES WITH SUPPLEMENT NO. 1. (CA AMENDED)
- ASCE/SEI 41-13 - SEISMIC EVALUATION AND RETROFIT OF EXISTING BUILDINGS (CA AMENDED)
- ASCE/SEI 41-17 - [DSA-SS, DSA-SS/CC] SEISMIC EVALUATION AND RETROFIT OF EXISTING BUILDINGS (CA AMENDED)
- ASTM A153/A153M-16a - SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE
- ASTM A1064-17 - STANDARD SPECIFICATION FOR CARBON-STEEL WIRE AND WELDED WIRE REINFORCEMENT, PLAN AND DEFORMED, FOR CONCRETE
- ASTM C94/C94M-17 - SPECIFICATION FOR READY-MIXED CONCRETE
- ASTM C150/C150M-15 - SPECIFICATION FOR PORTLAND CEMENT
- ASTM C618-17 - [DSA-SS, DSA SS/CC] STANDARD SPECIFICATION FOR COAL FLY ASH AND RAW OR CALCINED NATURAL POZZOLAN FOR USE IN CONCRETE
- ASTM C635/C635M-17 - [DSA-SS, DSA SS/CC] SPECIFICATION FOR THE MANUFACTURE, PERFORMANCE AND TESTING OF METAL SUSPENSION SYSTEMS FOR ACOUSTICAL TILE AND LAY-IN PANEL CEILINGS
- ASTM C1157/C1157M-17 - STANDARD PERFORMANCE SPECIFICATION FOR HYDRAULIC CEMENT
- ASTM E580/E580M-17 - STANDARD PRACTICE FOR INSTALLING OF CEILING SUSPENSION SYSTEMS FOR ACOUSTICAL TILE AND LAY-IN PANELS IN AREAS SUBJECT TO EARTHQUAKE GROUND MOTIONS
- ASTM E662-17a - STANDARD TEST METHOD FOR SPECIFIC OPTICAL DENSITY OF SMOKE GENERATED BY SOLID MATERIALS.
- AWS D1.1/D1.1M-15 - STRUCTURAL WELDING CODE - STEEL
- AWS D1.4/D1.4M-2011 - STRUCTURAL WELDING CODE - REINFORCING STEEL INCLUDING METAL INSERTS AND CONNECTIONS IN REINFORCED CONCRETE CONSTRUCTION.
- AWS D1.8/D1.8M-2016 - STRUCTURAL WELDING CODE - SEISMIC SUPPLEMENT.
- AWS QC1-2016 - SPECIFICATION FOR AWS CERTIFICATION OF WELDING INSPECTORS.
- FM 1960-2016 - AMERICAN NATIONAL STANDARD FOR SEISMIC SWAY BRACES FOR PIPE, TUBING AND CONDUIT.
- ICC-ES AC 70-18 - ACCEPTANCE CRITERIA FOR FASTENERS POWER-DRIVEN INTO CONCRETE, STEEL AND MASONRY ELEMENTS.
- ICC-ES AC 156-18 - ACCEPTANCE CRITERIA FOR SEISMIC CERTIFICATION BY SHAKE-TABLE TESTING OF NONSTRUCTURAL COMPONENTS.
- ICC-ES AC 232-18 - ACCEPTANCE CRITERIA FOR ANCHOR CHANNELS IN CONCRETE ELEMENTS.
- ICC-ES AC 308-18 - ACCEPTANCE CRITERIA FOR POST-INSTALLED ADHESIVE ANCHORS IN CONCRETE ELEMENTS.
- ICC-ES AC 446-18 - ACCEPTANCE CRITERIA FOR HEADED CAST-IN SPECIALTY INSERTS IN CONCRETE.
- NFPA 72-16 - NATIONAL FIRE ALARM AND SIGNALING CODE (AMENDED).
- PCI MNL 120-17 - PCI DESIGN HANDBOOK 8TH EDITION.
- PTI DC35.1-14 - RECOMMENDATIONS FOR PRESTRESSED ROCK AND SOIL ANCHORS.

APPLICABLE CODES AS OF JANUARY 1, 2020*

- 2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITL 24 CCR*
- 2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR
- (2018 INTERNATIONAL BUILDING CODE, VOL. 1&2, AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA ELECTRICAL CODE (CBC), PART 3, TITLE 24 CCR
- (2017 NATIONAL ELECTRICAL CODE, AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA MECHANICAL CODE (CBC), PART 4, TITLE 24 CCR
- (2018 IAPMO UNIFORM MECHANICAL CODE, AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA PLUMBING CODE (CBC), PART 5, TITLE 24 CCR
- (2018 IAPMO UNIFORM PLUMBING CODE, AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 CCR
- 2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR
- (2018 INTERNATIONAL FIRE CODE, AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR
- (2018 INTERNATIONAL EXISTING BUILDING CODE, AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 CCR
- 2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 CCR
- TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

NOTE: CAL/OSHA ELEVATOR UNIT ENFORCES CCR TITLE 8 AND USES 2004 ASME A17.1 BY ADOPTION.

* ALL PARTS OF THE 2019 CALIFORNIA BUILDING CODE BECOME EFFECTIVE JANUARY 1, 2020 EXCEPT THE EFFECTIVE DATE FOR THE USE OF THE 2019 BUILDING ENERGY EFFICIENCY STANDARDS (TITLE 24, PART 1, CHAPTER 10) IS JANUARY 8, 2019 AND THE EFFECTIVE DATE FOR THE USE OF THE CALIFORNIA ADMINISTRATIVE CODE (TITLE 24, PART 1, CHAPTER 4) IS JANUARY 8, 2019.

CURRENT AS OF OCTOBER 10, 2020 ERRATA (CBC VOLUMES 1 AND 2)

STATEMENT OF GENERAL CONFORMANCE

FOR ARCHITECTS/ENGINEERS WHO UTILIZE PLANS, INCLUDING BUT NOT LIMITED TO SHOP DRAWINGS, PREPARED BY OTHER LICENSED DESIGN PROFESSIONALS AND/OR CONSULTANTS (APPLICATION No. 03-122151 FILE No. 19-44)

- THE DRAWINGS OR SHEETS LISTED ON THE COVER OR INDEX SHEET THIS DRAWING, PAGE OF SPECIFICATIONS / CALCULATIONS

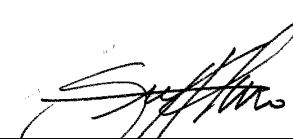
HAVE BEEN PREPARED BY OTHER DESIGN PROFESSIONALS OR CONSULTANTS WHO ARE LICENSED AND/OR AUTHORIZED TO PREPARE SUCH DRAWINGS IN THIS STATE. IT HAS BEEN EXAMINED BY ME FOR:

- DESIGN INTENT AND APPEARS TO MEET THE APPROPRIATE REQUIREMENTS OF TITLE 24, CALIFORNIA CODE OF REGULATIONS AND THE PROJECT SPECIFICATIONS PERPARED BY ME, AND
- COORDINATION WITH MY PLANS AND SPECIFICATIONS AND IS ACCEPTABLE FOR INCORPORATION INTO THE CONSTRUCTION OF THIS PROJECT.

THE STATEMENT OF GENERAL CONFORMANCE "SHALL NOT BE CONSTRUED AS RELIEVING ME OF MY RIGHTS, DUTIES, AND RESPONSIBILITIES UNDER SECTIONS 17302 AND 81138 OF THE EDUCATION CODE AND SECTIONS 4-336, 4-341 AND 4-344" OF TITLE 24, PART 1. (TITLE 24, PART 1, SECTION 4-317 [B])

- I FIND THAT: ALL DRAWINGS OR SHEETS LISTED ON THE COVER OR INDEX SHEET THIS DRAWING OR PAGE

- IS/ARE IN GENERAL CONFORMANCE WITH THE PROJECT DESIGN INTENT, AND
 HAS/HAVE BEEN COORDINATED WITH THE PROJECT PLANS AND SPECIFICATIONS

 10-21-22
SIGNATURE DATE

ARCHITECT OR ENGINEER DESIGNATED TO BE IN GENERAL RESPONSIBLE CHARGE

GIUSEPPE ALIANO

PRINT NAME

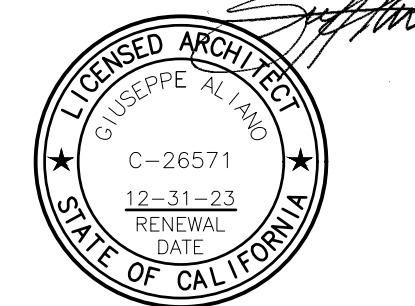
C-26571 12-31-23

LICENSE NUMBER EXPIRATION DATE

DSA APPLICATION NUMBER: 03-122151

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SHEET NAME:
TITLE SHEET

SHEET NUMBER:
G0.01

ABBREVIATIONS

A.B.	ANCHOR BOLT	H.B.	HOSE BIB	S.L.D.	SEE LANDSCAPE DRAWINGS
A.C.	ASPHALTIC CONCRETE	H.C.	HANDICAP OR HOLLOW CORE	S.M.D.	SEE MECHANICAL DRAWINGS
ACCES.	ACCESSORIES	HDR.	HEADER	S.P.D.	SEE PLUMBING DRAWINGS
A.D.	AREA DRAIN	HDWR.	HARDWARE	SPEC.	SPECIFICATIONS
ADJ.	ADJACENT	HT.	HEIGHT	SQ.	SQUARE
A.F.F.	ABOVE FINISH FLOOR	HORIZ.	HORIZONTAL	SRI	SOLAR REFLECTANCE INDEX
A.P.	ACCESS PANEL	H.P.	HIGH POINT	S.S.D.	SEE STRUCTURAL DRAWING
APPROX.	APPROXIMATELY	HTG.	HEATING	S.S.	SELECT STRUCTURAL OR STAINLESS STEEL
ARCH/ARCHT	ARCHITECT	H.W.	HOT WATER	STD.	STANDARD
ALUM.	ALUMINUM	I.B.C.	INTERNATIONAL BUILDING CODE	STL	STEEL
		I.D.	INSIDE DIAMETER	STOR.	STORAGE
BBT	BIO BASED TILE	INCL.	INCLUDED, INCLUDING	STRUCTL	STRUCTURAL
BD.	BOARD	I.E.	INVERT ELEVATION		
BLDG.	BUILDING	INFO.	INFORMATION	TEL.	TELEPHONE
BLK.	BLOCK	INSUL.	INSULATION	TEMP.	TEMPERED
BLKG.	BLOCKING	INT.	INTERIOR	T&B	TOP & BOTTOM
BLKT.	BLANKET			T&G	TONGUE & GROOVE
BM.	BEAM	JST.	JOIST	T.O.C. OR T.C.	TOP OF CURB OR TOP OF CONCRETE
B.N.	BOUNDARY NAIL	JT.	JOINT	T.O.D.	TOP OF DECK
B.O.	BOTTOM OF	KM	KILOMETER	T.O.P.	TOP OF PARAPET
B.S.	BOTH SIDES	L.	LENGTH	T.O.R.	TOP OF ROOF
BRDG.	BRIDGING	L.A.R.R.	LOS ANGELES RESEARCH REPORT	T.O.SL.	TOP OF SLAB
BRKT.	BRACKET	LAV.	LAVATORY	T.O.ST.	TOP OF STEEL
B.T.U.	BRITISH THERMAL UNIT	LBS.	POUNDS	T.O.W. OR TW	TOP OF WALL
B.U.R.	BUILT UP ROOF	L.G.	LARGE	TS	TUBULAR STEEL
		L.H.	LEFT HAND	T.V.	TELEVISION
				TYP.	TYPICALWORK POINT
CAB.	CABINET	L.L.	LIVE LOAD	U.B.C.	UNIFORM BUILDING CODE OR APPLICABLE LOCAL BLDG. CODE
CATV.	CABLE TV	L.P.	LOW POINT	U.L.	UNDERWRITERS LABORATORY
C.B.	CATCH BASIN	LT.	LIGHT	U.N.O.	UNLESS NOTED OTHERWISE
C.B.C.	CALIFORNIA BUILDING CODE	LT. WT.	LIGHTWEIGHT	U.P.C.	UNIFORM PLUMBING CODE
C.T.	CERAMIC TILE	LOUV.	LOUVER	V.	VOID
C.F.M.	CUBIC FEET PER MINUTE	MAT'L	MATERIAL	V.B.	VAPOR BARRIER
C.G.	CORNER GUARD	MAX.	MAXIMUM	V.C.T.	VINYL COMPOSITION TILE
C.J.	CONSTRUCTION JOINT	M.B.	MACHINE BOLT	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
C.L.	CENTER LINE	M.C.	MEDICINE CABINET	VENT.	VENTILATION
CLG.	CEILING	MECH.	MECHANICAL	VERT.	VERTICAL
CLO.	CLOSET	MEMB.	MEMBRANE	V.I.F.	VERIFY IN FIELD
CLR.	CLEAR	MFG.	MANUFACTURER	V.T.R.	VENT TO ROOF
C.M.U.	CONCRETE MASONRY UNIT	M.H.	MANHOLE	VOL.	VOLUME
CM	CENTIMETER	MIN.	MINIMUM	W.	WEST OR WIDE FLANGE
C.O.	CLEANOUT	MIR.	MIRRORED	W/	WITH
COEF.	COEFFICIENT	MISC.	MISCELLANEOUS	W/O	WITHOUT
COL.	COLUMN	MTL.	METAL	WOOD	WOOD
CONC.	CONCRETE	N.	NORTH	W.F.	WALL FURNACE
CONN.	CONNECT/CONNECTION	(N)	NEW	W.GL.	WIRE GLASS
CONST.	CONSTRUCTION	N.G.	NATURAL GRADE	W.H.	WATER HEATER OR WEEP HOLE
CONT.	CONTINUOUS	N.I.C.	NOT IN CONTRACT	W.M.	WATER METER
CTR.	CENTER	NO.	NUMBER	WP.M.	WATERPROOF MEMBRANE
C.W.	COLD WATER	N.T.S.	NOT TO SCALE	WT.	WEIGHT
CU.	CUBIC	OBS.	OBSCURE	W.W.F.	WELDED WIRE FABRIC
		O.C.	ON CENTER	WK.PT.	WORK POINT
		O.D.	OUTSIDE DIAMETER		
		OPNG.	OPENING		
		OPP.	OPPOSITE		
		OT.	OUTLET		
		O.T.B.	OPEN TO BELOW		
		P.A.	PLANT AREA		
		P.L.	PROPERTY LINE		
		P. LAM	PLASTIC LAMINATE		
		PLT.	PLATE		
		PLBG.	PLUMBING		
		PLYWD.	PLYWOOD		
		P.O.C.	POINT OF CONNECTION		
		P.S.F.	POUNDS PER SQUARE FOOT		
		PT.	POINT/PRESSURE TREATED		
		PTD.	PAINTED		
		P.T.W.	PRESSURE TREATED WOOD		
		PVC	POLYVINYL CHLORIDE		
		Q.T.	QUARRY TILE		
F.C.	FINISH CEILING	R.A.	RETURN AIR		
F.D.	FLOOR DRAIN	REFRIG.	REFRIGERATOR/REFRIGERATION		
F.E.	FIRE EXTINGUISHER	REG.	REGISTER, REGULATION OR REGULAR		
F.F.	FINISH FLOOR	REINF.	REINFORCING		
F.G.	FINISH GRADE	REQ'D	REQUIRED		
F.H.	FIRE HYDRANT	R.R.	ROOF RAFTERS		
FIN.	FINISH	RTF	RIGID THERMAL FOIL		
FIX.	FIXED	S.	SOUTH OR SINK		
F.J.	FLOOR JOIST	S.A.	SUPPLY AIR		
F.L.	FLOOR LINE	S.A.F.F.	SELF-ADHERED FLEXIBLE FLASHING		
FLR.	FLOOR	S.C.	SOLID CORE		
F.O.F.	FACE OF FINISH	SCHED.	SCHEDULE		
F.O.M.	FACE OF MASONRY	SCUPP.	SCUPPER		
F.S.	FINISH SURFACE	S.F.	SQUARE FOOT OR SUB FLOOR		
F.O.S.	FACE OF STUD	SGL.	SINGLE		
FT.	FOOT	SHT.	SHEET		
FTG.	FOOTING	SHT'G	SHEATHING		
		SIM.	SIMILAR (BUT NOT IDENTICAL)		
		SM.	SMALL		
		S.C.D.	SEE CIVIL DRAWINGS		
		S.E.D.	SEE ELECTRICAL DRAWINGS		

SHEET INDEX TOTAL: 98 SHEETS

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G3.02	ACCESSIBILITY - ACCESSIBLE ROUTES
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G3.04	ACCESSIBILITY - PLUMBING ELEMENTS & FACILITIES
G3.05	ACCESSIBILITY - COMMUNICATION ELEMENTS & FEATURES
G3.06	ACCESSIBILITY - MOUNTING HEIGHTS & ACCESSORIES

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TOPOGRAPHIC SURVEY - SHEET 3 OF 3

CIVIL

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C2.1	SITE DEMOLITION PLAN
C3.0	SITE UTILITY PLAN - KEY PLAN
C3.1	SITE UTILITY PLAN
C4.0	FINISH GRADING PLAN
C5.0	EROSION CONTROL PLAN

ARCHITECTURE

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D2.03	BUNGALOW 3 DEMOLITION PLAN
D2.04	BUNGALOW 4 DEMOLITION PLAN
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A1.03	DISCHARGE PLAN
A1.04	PARKING PLAN
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A2.02	BUNGALOW 2 FLOOR PLAN
A2.03	BUNGALOW 3 FLOOR PLAN
A2.04	BUNGALOW 4 FLOOR PLAN
A2.11	BUNGALOW 1 FF&E PLAN
A2.12	BUNGALOW 2 FF&E PLAN
A2.13	BUNGALOW 3 FF&E PLAN
A2.14	BUNGALOW 4 FF&E PLAN
A3.01	EXTERIOR ELEVATIONS
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A5.01B	BUNGALOW 1 EXTERIOR ELEVATIONS
A5.02	BUNGALOW 2 EXTERIOR ELEVATIONS
A5.03	BUNGALOW 3 EXTERIOR ELEVATIONS
A5.04	BUNGALOW 4 EXTERIOR ELEVATIONS
A6.01	BUNGALOW 1 REFLECTED CEILING PLAN
A6.02	BUNGALOW 2 REFLECTED CEILING PLAN
A6.03	BUNGALOW 3 REFLECTED CEILING PLAN
A6.04	BUNGALOW 4 REFLECTED CEILING PLAN
A7.01	BUNGALOW 1 FINISH PLAN
A7.02	BUNGALOW 2 FINISH PLAN
A7.03	BUNGALOW 3 FINISH PLAN
A7.04	BUNGALOW 4 FINISH PLAN
A8.01	BUNGALOW 1 POWER & COMMUNICATIONS PLAN
A8.02	BUNGALOW 2 POWER & COMMUNICATIONS PLAN
A8.03	BUNGALOW 3 POWER & COMMUNICATIONS PLAN
A8.04	BUNGALOW 4 POWER & COMMUNICATIONS PLAN
A9.01	DOOR SCHEDULE
A9.02	WINDOW SCHEDULE
A9.03	PLUMBING FIXTURES, APPLIANCES & EQUIP. SCHEDULE
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A10.02	DETAILS
A10.03	CABINET ELEVATIONS & SECTIONS
A10.04	CABINET DETAILS
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PLUMBING

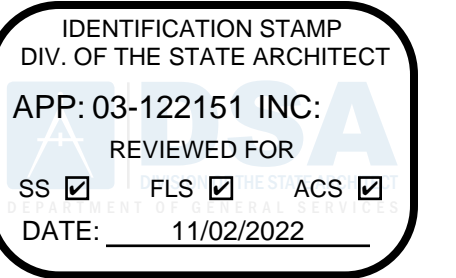
P0.01	PLUMB. GENERAL NOTES, SYMBOLS LEGEND & SHEET INDEX
P0.02	PLUMBING SCHEDULES & CALCULATIONS
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FIRE ALARM

FA0.01	FA GENERAL NOTES, SYMBOLS LEGEND & SHEET INDEX
FA0.02	FIRE ALARM CALCULATIONS
FA1.00	FIRE ALARM FLOOR PLANS



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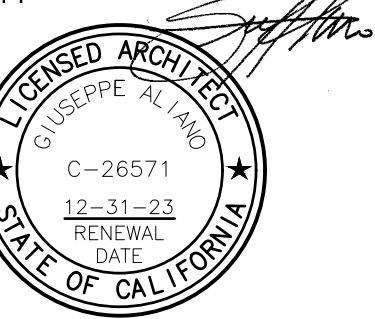
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PROGRESS SET	02.01.22	
DSA PROGRESS SET	03.02.22	
DSA APPLICATION SET	04.01.22	
DSA BACK-CHECK SET	10.05.22	
DSA BACK-CHECK SET	10.24.22	
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SHEET NAME:

ABBREVIATIONS AND SHEET INDEX

SHEET NUMBER:

G0.02

[A]. GENERAL

- THIS PROJECT SHALL COMPLY TO THE CURRENT EDITION 2019 OF THE CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALIFORNIA HEALTH AND SAFETY CODE AND CITY OF HAWTHORNE MUNICIPAL CODE AS WELL AS CALGREEN CODE, LEED, TITLE 24 ACCESSIBILITY AND ENERGY CODE REQUIREMENTS.
- THESE DRAWINGS AND SPECIFICATIONS AND COPIES ARE LEGAL INSTRUMENTS OF SERVICE FOR USE BY THE OWNER AND AUTHORIZED REPRESENTATIVES ON THE DESIGNATED PROPERTY ONLY.
- THE CONTRACTOR SHALL CAREFULLY INSTRUCT EACH OF THE SUBCONTRACTORS TO BECOME THOROUGHLY FAMILIAR WITH ALL OF THE DRAWINGS AND SPECIFICATIONS. WHEREVER EXISTING CONDITIONS MAY HAVE A BEARING ON THE EXPEDITIOUS PERFORMANCE OF THE WORK, THE SUBCONTRACTOR SHALL VISIT THE JOB SITE AND PERSONALLY INSPECT AND VERIFY THE SITE FOR COMPARISON WITH PERTINENT SECTIONS OF SPECIFICATIONS AND DRAWINGS. NO ALLOWANCE CAN BE SUBSEQUENTLY MADE ON BEHALF OF THE SUBCONTRACTOR FOR ERRORS DUE TO THE NEGLIGENCE OF FAILING TO BECOME ACQUAINTED WITH THE EXISTING SITE CONDITIONS.
- VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE SUBMITTING BID OR PROCEEDING WITH THE WORK. ACTUAL FIELD CONDITIONS MAY VARY FROM THE PLANS. ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. NO DEVIATION FROM CONTRACT DRAWINGS OR SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
- VERIFY LOCATIONS OF ALL UTILITIES (GAS, WATER, SEWER CONNECTIONS AND ELECTRICAL METERS) PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE TEMPORARY TOILETS AND OTHER TEMPORARY FACILITIES AS REQUIRED.
- PROVIDE PEDESTRIAN AND PROPERTY PROTECTION BARRICADES AND/OR CANOPIES AS REQUIRED BY C.B.C. SECT. 3306, AND AS NECESSARY FOR PEDESTRIAN SAFETY. NO PERSON SHALL PERFORM ANY WORK ON ANY BUILDING OR STRUCTURE ADJACENT TO A PUBLIC WAY IN GENERAL USE BY THE PUBLIC FOR PEDESTRIAN TRAVEL, UNLESS THE PEDESTRIANS SHALL BE PROTECTED BY FENCES, CANOPIES OR OTHER DEVICES.
- IMPROVEMENTS ON THE SITE, WORK AND PROCESS, STORED MATERIALS, AND PUBLIC AND PRIVATE IMPROVEMENTS ON PROPERTY ADJACENT TO THE SITE SHALL BE PROTECTED BY THE CONTRACTOR FROM DAMAGE ARISING FROM THE WORK. ALL DAMAGE SO OCCURRING SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- PRIOR TO PLACEMENT OF FILL, CLEAR SURFACE AREAS OF VEGETATION, ASPHALT, CONCRETE PAVEMENTS, SURFACE OBSTRUCTIONS AND OTHER DELETERIOUS MATERIALS. REMOVE ALL UTILITY LINE OBSTRUCTIONS EXTENDING BELOW FINISH GRADE AND FILL HOLES WITH COMPACTED SOIL. ALL MATERIALS GENERATED FROM CLEARING TO BE REMOVED AND DISPOSED OF AT A LEGAL DUMP SITE.
- IMPROVEMENTS ON THE SITE, WORK AND PROCESS, STORED MATERIALS, AND PUBLIC AND PRIVATE IMPROVEMENTS ON PROPERTY ADJACENT TO THE SITE SHALL BE PROTECTED BY THE CONTRACTOR FROM DAMAGE ARISING FROM THE WORK. ALL DAMAGE SO OCCURRING SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- OVERLOADING: DO NOT OVERLOAD ANY PART OF THE STRUCTURES BEYOND THE SAFE CARRYING CAPACITY BY PLACING OF MATERIALS, EQUIPMENT, TOOLS, MACHINERY, OR ANY OTHER ITEM THEREON.
- DIMENSIONS:
 - ALL DIMENSIONS ARE TO BE VERIFIED.
 - ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
 - DIMENSIONS AND ELEVATIONS ARE TO TOP OF CONCRETE, BRICK OR OTHER HARD SURFACE MATERIAL, NOT TO TOP OF FLOOR COVERING OR ROOFING.
 - DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. IF DIMENSIONS ARE NOT SHOWN ON DRAWINGS, CONTACT THE ARCHITECT.
- REFERENCE TO ANY DETAIL OR DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DRAWING OR DETAIL.
- LARGER SCALE DETAIL DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DETAIL DRAWINGS. DISCREPANCIES SHOULD BE NOTED TO THE ARCHITECT FOR CLARIFICATION.
- CONTRACTOR SHALL COORDINATE WITH ALL EQUIPMENT MANUFACTURERS FOR EQUIPMENT ROUGH-IN REQUIREMENTS.
- UNLESS OTHERWISE INDICATED, CLOSETS, VESTIBULES, COLUMNS, PARTITIONED OFF PORTIONS, PROJECTIONS OR RECESSES SHALL HAVE FINISHES AS SCHEDULED FOR RESPECTIVE SPACE IN WHICH THEY OCCUR.
- THE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERS DRAWINGS, THE DISCREPANCY IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE.
- SPECIFICATIONS, BOUND SEPARATELY, ARE PART OF THESE DOCUMENTS. ALL ADDENDA, CHANGE ORDERS, BULLETINS AND NOTICES, IF ANY, ISSUED LATER, SHALL BE CONSIDERED AS PART OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS CLEAN-UP OF THE SITE AND OF ALL DEBRIS, WHETHER CREATED BY THE CONTRACTOR, OR BY THE FAILURE OF THE SUBCONTRACTORS TO CLEAN UP AFTER THEIR WORK.
- THERE SHALL BE NO EXPOSED PIPE CONDUITS, DUCTS, VENTS, ETC., IN DESIGNATED FINISH SPACES, UNLESS NOTED AS EXPOSED CONSTRUCTION ON FINISH SCHEDULE.
- WHERE FACTORY PRIMED ITEMS OCCUR, SUCH AS GRILLES, DIFFUSERS, METAL TRIM AND ACCESSORIES, ETC., PAINT TO MATCH THE ADJACENT SURFACE OR AS DIRECTED BY THE ARCHITECT. REFER TO SPECIFICATIONS FOR ALL OTHER ITEMS NOT INCLUDED ON FINISH SCHEDULE.
- UNLESS OTHERWISE NOTED, ALL EXTERIOR AND INTERIOR EXPOSED METAL TRIM, TRELIS, RAILINGS, MOLDINGS, FRAMES, CASTINGS, ETC. SHALL BE PAINTED, VERIFY WITH ARCHITECT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN APPROVAL BY THE LOCAL BUILDING INSPECTOR FOR ALL CONCEALED WORK BEFORE CLOSING UP.
- ALL BATHROOM AND TOILET ROOMS SHALL BE VENTILATED TO PROVIDE FIVE AIR CHANGES PER HOUR, AND CONNECTED DIRECTLY TO THE OUTSIDE. FAN SHALL BE OPERATED FROM THE LIGHT SWITCH.
- PROVIDE BACKING FOR ALL CABINETS, TOWEL BARS, GRAB BARS, ETC.
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE LESS THAN 6" ABOVE THE GROUND SHALL BE PRESSURE-TREATED OR DURABLE WOOD.
- FIRE BLOCK AT MID-HEIGHT OF WALLS OVER 8'-0" HIGH.
- ALL EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
- ALL SHEET METAL WORK SHALL BE MINIMUM 24 GAUGE GALVANIZED STEEL UNLESS NOTED OTHERWISE.
- PROVIDE APPROVED STUCCO WEEP SCREEDS AT SILL PLATE OF ALL STUCCO WALLS. STUCCO FINISH SHALL NOT EXTEND BELOW FINISH GRADE. STUCCO WEEP SCREED TO BE AT LEAST 2" ABOVE PAVEMENT AND AT LEAST 4" ABOVE GRADE.
- ALL GLAZING WITHIN 18" OF A FLOOR SHALL BE TEMPERED OR WIRE.
- THERE ARE TO BE NO TRENCHES OR EXCAVATIONS 5'-0" OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND.
- FIRE BLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED PER C.B.C. SECTION 717.
- PENETRATION IN ROOF FOR VENTS, PIPES, ETC. SHALL BE LOCATED 18"-24" FROM A ROOF DRAIN, PARAPET, CHANGE IN ROOF PLANE, OR OTHER VENTS OR PIPES.
- PLUMBING PENETRATIONS OF AREA SEPARATION WALLS MUST BE CAST IRON OR WROUGHT IRON.
- ACCESS PANELS SHALL BE PROVIDED WHERE REQUIRED BY CODES OR WHEREVER REQUIRED FOR PROPER OPERATION OF MECHANICAL OR ELECTRICAL EQUIPMENT. CONTRACTOR SHALL COORDINATE LOCATION, SIZE AND THE TYPE OF ACCESS PANEL WITH THE SUBCONTRACTOR'S WORK AND SHALL VERIFY LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.
- ALL WALLS HAVING PLUMBING ARE TO BE SIZED TO ACCOMMODATE THE PLUMBING. REFERENCE FLOOR PLANS FOR LOCATION

- PROVIDE SOLID WALL BACKING FOR ALL WALL HUNG EQUIPMENT, FURNISHINGS AND CABINETS.
- PROVIDE FURRED OUT SURFACES WHERE REQUIRED TO CONCEAL PIPING, DUCTS, ETC., IN FINISHED ROOMS. SHOULD CONDITIONS NECESSITATE ALTERATIONS IN INDICATED CEILING HEIGHTS DUE TO STRUCTURAL OR MECHANICAL REQUIREMENTS, OBTAIN APPROVAL FROM THE ARCHITECT BEFORE INSTALLING FURRING.
- PROVIDE PLYWOOD BACKING 8'-0" HIGH AT TELEPHONE EQUIPMENT LOCATIONS.
- ALL ELEVATORS IN THIS STRUCTURE MUST SATISFY THE PROVISIONS OF C.B.C. CHAPTER 30 AND TITLE 24. ELEVATORS SHALL REQUIRE APPROVAL & PERMIT PRIOR TO PERMIT ISSUANCE.
- RECESSED CEILING LIGHT FIXTURES MUST BE BOXED AROUND WITH 5/8" TYPE 'X' DRYWALL TO MAINTAIN THE 1-HOUR CEILING ASSEMBLY.
- ALL PLUMBING PENETRATION THROUGH WALLS WHICH REQUIRE PROTECTED OPENINGS (OCCUPANCY SEPARATION WALLS, AREA SEPARATION WALLS, CORRIDOR WALLS AND WALLS CLOSE TO A REAL OR IMAGINARY PROPERTY LINE) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.
- PLUMBING PENETRATION THROUGH A HORIZONTAL OCCUPANCY SEPARATIONS SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFING MATERIAL. INSULATION IS NOT APPROVED. (SECTION 709.6.3)

[B]. SECURITY

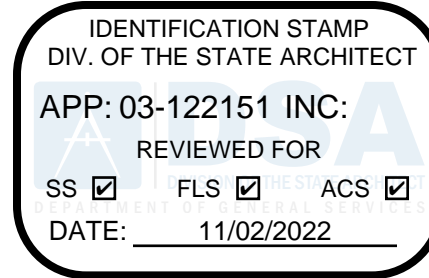
- ALL OPENINGS IN EXTERIOR WALLS OR ROOFS WHICH ARE LESS THAN 16'-0" ABOVE ADJACENT AREAS ACCESSIBLE TO THE PUBLIC SHALL BE CONSIDERED SECURITY OPENINGS AND SHALL COMPLY TO THE PROVISIONS OF THE C.B.C.
 - DOORS, SWINGING
 - WOOD FLUSH-TYPE DOORS SHALL BE 1-3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION, OR
 - HOLLOW CORE DOORS OR DOORS LESS THAN 1-3/8" IN THICKNESS COVERED ON THE INSIDE FACE WITH 16 GAUGE SHEET METAL ATTACHED WITH SCREWS AT 6" ON CENTER AROUND THE PERIMETER OR EQUIVALENT, OR
 - WOOD PANEL TYPE DOORS WITH PANELS FABRICATED OF LUMBER NOT LESS THAN 9/16" THICKNESS, PROVIDED SHAPED PORTIONS OF PANELS ARE NOT LESS 1/4" THICK. INDIVIDUAL PANELS SHALL NOT EXCEED 300 S. F. IN AREA. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1-3/8" AND 3" IN WIDTH. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS UNLESS SIZED AS REQUIRED HEREIN FOR STILES AND RAILS EXCEPT MULLIONS NOT OVER 18" LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2". CARVED AREAS SHALL HAVE A THICKNESS OF NOT LESS THAN 3/8".
 - DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBIT TO THE JAMB.
 - ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE MINIMUM 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MINIMUM PROTECTION UNLESS THE HINGES ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.
 - THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROJECTING DEADBOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2-1/2" IN LENGTH.
 - SPECIFY DEADBOLTS WITH HARDENED INSERTS, DEADLOCKING LATCH KEY-OPERATED LOCKS ON EXTERIOR, LOCKS OPERABLE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT ON INTERIOR, AND TYPE THROW, AND EMBEDMENT OF DEADBOLTS FOR SINGLE SWINGING DOOR, ACTIVE LEAF OF PAIRS OF DOORS, OR BOTTOM LEAF OF DUTCH DOOR.
 - A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4".
 - 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.
 - GLAZING
 - GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLES HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS.
 - ALL TRANSOM WINDOW GLAZING SHALL BE OF TEMPERED GLASS.
 - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING GLASS DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS SHALL BE TEMPERED SAFETY GLAZING.
 - GLAZING ADJACENT TO A DOOR AND WITHIN THE SAME WALL PLANE AS THE DOOR WHOSE NEAREST EXPOSED EDGE IS WITHIN A 24" ARCH OF THE VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE SHALL BE TEMPERED SAFETY GLAZING AND SHALL BE IDENTIFIED AS SUCH.
 - GLAZING IN FIXED PANELS WHICH HAVE A GLAZED AREA IN EXCESS OF 9 SQ. FT. AND THE LOWEST EDGE IS LESS THAN 18" ABOVE THE FINISHED FLOOR AND THE TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR AND ONE OR MORE WALKING SURFACES ARE WITHIN 36" OF SUCH GLAZING SHALL BE TEMPERED SAFETY GLAZING AND SHALL BE IDENTIFIED AS SUCH.
 - OTHER OPERABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES.
 - SLIDING GLASS DOORS AND WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN THE C.B.C. CHAPTER 24.
 - SLIDING DOORS AND 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.
 - 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" FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLES, GRATES OR SIMILAR DEVICES THAT EXCEEDS 2" IN ANY DIMENSION. THIS RELEASE DEVICE SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
 - SCREENS, BARRICADES, OR FENCES MADE OF MATERIAL WHICH PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8'-0" OF A UTILITY POLE OR SIMILAR STRUCTURE.
- ALL CONSTRUCTION SHALL BE COMPLETED IN COMPLIANCE WITH THE 2019 CALIFORNIA BUILDING CODE (C.B.C.) AND THE 2019 CALIFORNIA FIRE CODE.
 - ACCESS TO ALL NEW CONSTRUCTIONS SHALL COMPLY WITH C.B.C. AND ARTICLE 33 OF THE 2019 CALIFORNIA FIRE CODE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL FIRE RATED SPACES TO THE REQUIREMENTS OF THE APPLICABLE CODES AND STANDARDS. PROVIDE APPROPRIATE FIRE-RATED ENCLOSURE BEHIND RECESSED LIGHT FIXTURES WHERE REQUIRED.
 - PROVIDE OUTSIDE GAS SHUT-OFF VALVE CONSPICUOUSLY MARKED AND PROTECTED.
 - EXIT SIGNAGE
 - THE PATH OF EXIT TRAVEL TO AND WITHIN EXITS IN THIS BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1011. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH, AND SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET (30480 MM) FROM THE NEAREST VISIBLE SIGN.
 - PROVIDE APPROVED FLOOR-LEVEL EXIT SIGNS PER C.B.C. SECTION 1011.6 FOR E OCCUPANCY.
 - PROVIDE EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH MIN. 6" HIGH BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND.
 - WHENEVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.
 - EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED BY AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT-CANDLES (54 LUX) FROM EITHER OF TWO ELECTRIC LAMPS. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

[C]. FIRE PREVENTION AND SAFETY

- SEE REFLECTED CEILING PLANS FOR THE LOCATION OF EXIT SIGNS.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES AND FOR A MINIMUM OF 1-1/2 HOURS IN CASE OF PRIMARY POWER LOSS (C.B.C. SECTION 1011.2.1011.5). THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE 2007 CALIFORNIA ELECTRICAL CODE.
- EGRESS DOORS
 - ALL EXIT EGRESS DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SEE C.B.C. SECTION 1008.1.8.3 FOR EXCEPTIONS.
 - CONTRACTOR TO PROVIDE L.A. COUNTY APPROVED KNOX BOX OR KEY BOX ACCESS AT ALL EXTERIOR GATES AND AUTO-GATE ENTRANCES & EXITS. BOX SHALL BE PROVIDED AT LOCATION TO BE DETERMINED BY FIELD INSPECTOR IN ACCORDANCE WITH FIRE CODE 902.4 AND AS SET FORTH IN FIRE DEPARTMENT REGULATION 5.
 - WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH C.B.C. SECTION 1003.3.
 - DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
 - PANIC HARDWARE IS TO BE INSTALLED AT ALL REQUIRED EXIT LOCATIONS AS SHOWN ON THE DRAWINGS AND PER TITLE 24, SECTION 1017.11.. PANIC HARDWARE SHALL BE PROVIDED ON EXIT DOORS SERVING ROOMS, CORRIDORS, OR STAIRWAYS HANDLING AN OCCUPANT CAPACITY OF 50 OR MORE PERSONS, FROM ANY GROUP A, E OR I OCCUPANCY. ONLY PANIC HARDWARE APPROVED AND LISTED BY THE STATE FIRE MARSHAL SHALL BE INSTALLED.
 - CONTRACTOR TO PROVIDE SIGN 'DOOR TO REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED' AT ALL DOORS WITH PANIC HARDWARE.
 - ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH C.B.C. SECTION 1008.1.8 - 1008.1.8.6.
 - PROVIDE SINGLE STATION SMOKE DETECTORS IN EACH LEVEL TO COMPLY WITH C.B.C. SECTION 907.
- SMOKE AND/OR FIRE DAMPERS ARE REQUIRED AT DUCTS AND AIR TRANSFER OPENINGS IN ACCORDANCE WITH SECTION 716. WHERE BOTH ARE REQUIRED FIRE/SMOKE DAMPERS SHALL BE USED. SMOKE AND FIRE DAMPERS ARE ALSO REQUIRED AT PENETRATIONS OF AREA OR OCCUPANCY SEPARATIONS WALLS, HORIZONTAL EXITS WALLS, FIRE-RATED SHAFTS, FIRE-RESISTIVE FLOOR-CEILING OR ROOF-CEILING ASSEMBLIES, FIRE-RATED CORRIDOR WALLS OR CEILINGS, AND AREAS OF REFUGE THAT LEAD TO AN OPENING IN THE CORRIDOR.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES AND FOR A MINIMUM OF 1-1/2 HOURS IN CASE OF PRIMARY POWER LOSS (C.B.C. SECTION 1011.2.1011.5). THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, & THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE 2007 CALIFORNIA ELECTRICAL CODE.
- PROVIDE A COMPLETE AUTOMATIC FIRE ALARM AND DETECTION SYSTEM AT RESIDENTIAL BUILDINGS IN ACCORDANCE WITH IMC 14.25.050 AND NFPA 72. FIRE ALARM/DETECTION SYSTEM PLANS TO BE SUBMITTED TO THE BUILDING DEPARTMENT FOR FIRE DEPARTMENT REVIEW WITHIN 30 DAYS OF THE ISSUANCE OF THE BUILDING PERMIT. NO WORK ON THIS SYSTEM SHALL BE STARTED PRIOR TO THE APPROVAL OF PLANS AND THE ISSUANCE OF A FIRE DEPARTMENT PERMIT.
 - EMERGENCY WARNINGS SYSTEMS AS PART OF THE FIRE-PROTECTIVE SIGNALING SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH 2019 CALIFORNIA FIRE CODE.
 - GENERAL CONTRACTOR SHALL SUBMIT COMPLETE PLANS FOR FIRE ALARM AND FIRE SPRINKLER APPROVAL. CONTRACTOR SHALL PAY ALL FEES, COORDINATE ALL REQUIRED PERMITS AND PULLS PERMIT PRIOR TO BEGINNING ANY WORK.
 - AT LEAST ONE CLASS 2A-10B-C PORTABLE FIRE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR AND DISTRIBUTED THROUGHOUT THE BUILDING OR PREMISES IN SUCH A MANNER THAT THE HORIZONTAL DISTANCE OF TRAVEL TO THE NEAREST PORTABLE FIRE EXTINGUISHER SHALL NOT EXCEED 75 FEET. (2019 CALIFORNIA FIRE CODE)
 - CLASS I, II OR III-A FLAMMABLE LIQUIDS SHALL NOT BE PLACED, STORED OR USED IN GROUP E OCCUPANCIES, EXCEPT IN APPROVED QUANTITIES AS NECESSARY IN LABORATORIES AND CLASSROOMS AND FOR OPERATION AND MAINTENANCE AS SET FORTH IN THE CALIFORNIA FIRE CODE. (C.B.C. SECT 442.5.1)
 - FIRE SPRINKLERS:
 - THE FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED AS REQUIRED IN THE C.B.C. SECTION 901.6.
 - SUBMIT FIRE SPRINKLER PLANS UNDER SEPARATE PERMIT. SPRINKLER SYSTEM TO BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
 - PLANS SHOWING UNDERGROUND PIPING OF SPRINKLER SYSTEMS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
 - ON-SITE PROTECTION FACILITIES (I.E. HYDRANTS, SPRINKLER SYSTEMS, ETC.) SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO OCCUPANCY.
 - THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE SPRINKLER SYSTEM SHALL BE WITNESSED BY THE PROPER FIRE DEPARTMENT REPRESENTATIVE AND A NO UNDERGROUND PIPING SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NO LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS.
 - PROVIDE SPRINKLER HEADS AT ALL PROTECTED OPENINGS WHERE INDICATED ON DRAWINGS AND WHERE REQUIRED BY CODE.
- FIRE ALARMS
 - THE FIRE ALARM SYSTEM SHALL BE PROPERLY INSTALLED TO COMPLY WITH THE CURRENT ISSUES OF THE CALIFORNIA STATE FIRE MARSHALLS TITLE 19 AND SHALL BE U.L. OR FACTORY LISTED AND RATED.
 - FIRE ALARM SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS.
 - PROVIDE VISUAL ALARM AS NOTED. THEY SHALL HAVE A VISUAL ALARM CONNECTED TO THE BUILDING EMERGENCY ALARM SYSTEM OR SHALL HAVE A NO-VOLT ELECTRIC RECEPTACLE INTO WHICH SUCH AN ALARM CAN BE CONNECTED. THE FLASHING FREQUENCY OF VISUAL ALARM DEVICES SHALL BE LESS THAN 5 HERTZ. IF SUCH ALARMS USE POWER FROM THE BUILDING, THEY SHALL BE INSTALLED ON THE SAME SYSTEM AS THE AUDIBLE EMERGENCY ALARMS.
 - VISUAL ALARMS SHALL ALSO BE INSTALLED AT LOUNGES, COMMUNITY ROOMS, CLASSROOMS, REST ROOMS, LOBBIES AND ANY OTHER AREA FOR COMMON USE.
 - WRITTEN CERTIFICATION BY THE FIRE ALARM EQUIPMENT DISTRIBUTOR (OR VENDOR OR MANUFACTURER) SHALL BE SUBMITTED TO THE ARCHITECT WITH COPY TO THE STATE FIRE MARSHALL STATING THAT THE SYSTEM AND ITS COMPONENT PARTS ARE LISTED AND APPROVED BY THE STATE FIRE MARSHALL AND THAT OF THE CALIFORNIA ADMINISTRATIVE COVE.
- FIRE-RESISTANCE RATED CONSTRUCTION
 - FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS TO COMPLY WITH C.B.C. 715 OR TITLE 24, 54306.
 - IN FIRE RESISTIVE EXTERIOR WALL CONSTRUCTION, THE FIRE RESISTIVE RATING SHALL BE MAINTAINED FOR SUCH WALLS PASSING THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES. C.B.C. SECTION 717.
 - VERTICAL OCCUPANCY SEPARATIONS MUST AFFORD A COMPLETE SEPARATION AND MUST EXTEND THROUGH UNDER FLOOR AND ATTIC AREAS, INCLUDING AREAS WHERE FIRE-RESISTIVE CEILINGS ARE SPECIFIED.
 - PENETRATIONS IN WALLS REQUIRING PROTECTED OPENINGS MUST BE FIRESTOPPED WITH AN APPROVED MATERIAL. SPACE BETWEEN PENETRATING MATERIALS MUST BE DESIGNED TO PREVENT THE MOVEMENT OF HOT FLAME OR GASES.
- INTERIOR WALL AND CEILING FINISHES FOR R1 OCCUPANCY AREAS SHALL BE OF 5/8" TYPE 'X' GYPSUM BOARD, AND SHALL NOT EXCEED A FLAME-SPREAD CLASSIFICATION OF 200 (CLASS II). INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDORS SHALL NOT EXCEED A FLAME-SPREAD CLASSIFICATION OF 75 (CLASS II). INTERIOR WALL AND CEILING FINISHES FOR ENCLOSED STAIRWAY SHALL NOT EXCEED A FLAME-SPREAD CLASSIFICATION OF 25 (CLASS I).
- PROVIDE COLLISION BARRIERS ADEQUATE TO PROTECT CONTROL METERS, REGULATORS AND PIPING FOR HAZARDOUS MATERIALS THAT ARE EXPOSED TO VEHICULAR DAMAGE.
- ROOF COVERING SHALL BE CLASS A FIRE RETARDANT.
- AN OCCUPANT LOAD SIGN SHALL BE POSTED IN EACH CLASSROOM, ASSEMBLY ROOM OR SIMILAR PURPOSE ROOM HAVING AN OCCUPANT LOAD OF 50 OR MORE.
- EGRESS ILLUMINATION
 - 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.

- THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
 - THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES OF ELECTRICAL SUPPLY. IN THE EVENT OF ITS FAILURE, ILLUMINATOR SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR GROUP I, DIVISIONS 1.1 & 1.2 OCCUPANCIES & FOR ALL OCCUPANCIES WHERE THE MEANS OF EGRESS SYSTEM SERVES AN OCCUPANT LOAD OF FF 100 OR MORE.
 - THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
 - aisles and UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
 - CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - 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.]
 - INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN C.B.C. SECTION 1024.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - EXTERIOR LANDINGS, AS REQUIRED BY C.B.C. SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH C.B.C. SECTION 2702.
 - EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
- PROVIDE STANDPIPE CLASS III PER C.B.C. SECTION 905.3.1.
 - INTERIOR FINISHES
 - INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 802, 2007 C.B.C.
 - THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS.
 - ANY DECORATIONS SHALL BE NON-COMBUSTIBLE OR FLAME-RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.) PER L.A.M.C 57.22. PROVIDE STATE FIRE MARSHAL CERTIFICATE AS NECESSARY.
 - FIRE BLOCKING - FIRE BLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED PER C.B.C. SECTION 717 IN THE FOLLOWING LOCATIONS:
 - FIRE BLOCK AT MID-HEIGHT OF WALLS OVER 8'-0" HIGH.
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10' INTERVALS ALONG THE LENGTH OF THE WALL.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTALS SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IN THE WALL UNDER THE STAIRS IS UNFINISHED.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE OF FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
 - PENETRATIONS - PENETRATIONS IN WALLS REQUIRING PROTECTED OPENINGS MUST BE FIRESTOPPED WITH AN APPROVED MATERIAL IN ACCORDANCE WITH SECTION 712.3.1. SPACE BETWEEN PENETRATING MATERIALS (DESCRIBED BELOW) MUST BE DESIGNED TO PREVENT THE MOVEMENT OF HOT FLAME OR GASES.
 - STEEL, COPPER OR FERROUS PIPES OR CONDUITS MAY PENETRATE CONCRETE OR MASONRY WALLS WHERE THE PENETRATING ITEM IS A MAXIMUM 6" DIAMETER AND THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQUARE INCHES.
 - MEMBRANE PENETRATIONS OF MAXIMUM 2-HR FIRE-RESISTANCE RATED WALL AND PARTITIONS BY STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24".
 - WHERE WALLS ARE PENETRATED BY OTHER MATERIALS OR WHERE LARGER OPENINGS ARE REQUIRED THAN PERMITTED IN (B) ABOVE, THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH SECTION 712.3.1.1.
 - DUMPSTERS/CONTAINERS - DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS (40.5 CUBIC FEET) OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACES WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES UNLESS DUMPSTERS OR CONTAINERS



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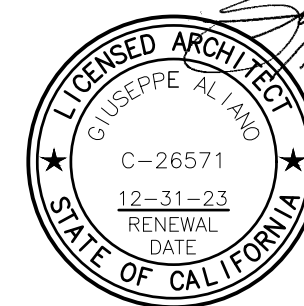
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DSA BACK-CHECK SET	10.24.22	
DSA BACK-CHECK SET	11.01.22	

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GENERAL NOTES

SHEET NUMBER:

G2.01

[D] ENERGY

1. THE BUILDING DESIGN MUST MEET THE REQUIREMENTS SET FORTH BY TITLE 24, PART 2, CHAPTER 2-53.
2. INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2-53 AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2.
3. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIALS.
4. DOORS AND WINDOWS BETWEEN CONDITIONED SPACES AND UNCONDITIONED SPACES SUCH AS CORRIDORS AND THE EXTERIOR OF THE BUILDING SHALL BE FULLY WEATHERSTRIPPED.
5. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS.
6. CAULK PLUMBING AND ELECTRICAL PENETRATIONS, ALL WINDOW AND DOOR FRAMES, BETWEEN WALL SOLEPLATES AND FLOOR, AND ALL OTHER OPENINGS IN THE ENVELOPE.
7. A NIGHT SETBACK THERMOSTAT SHALL BE INSTALLED.
8. 25 LUMENS/WATT EFFICIENCY SHALL BE PROVIDED FOR GENERAL LIGHTING IN KITCHENS AND BATHROOMS (FLUORESCENT LIGHTS).
9. DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED PER CHAPTER 6 OF 2007 CALIFORNIA MECHANICAL CODE.
10. ALL OPENINGS (DOORS AND WINDOWS) SHALL BE PROPERLY WEATHER-STRIPPED, CERTIFIED, AND LABELED.
11. BACKDRAFT DAMPERS FOR ALL EXHAUST AND FAN SYSTEMS SHALL BE PROVIDED.
12. AN R-12 EXTERIOR BLANKET SHALL BE PROVIDED FOR HOT WATER HEATER AND SOLAR TANKS.
13. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE.
14. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE CALIFORNIA ENERGY COMMISSION CERTIFIED.
15. PROVIDE LOW CONSUMPTION WATER CLOSETS THROUGHOUT.
16. ALL STEAM AND STEAM CONDENSATION RETURN PIPING AND ALL CONTINUOUSLY CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY THE PLUMBING DIVISION.
17. PROVIDE R-13 INSULATION AT WALLS, R-30 AT ROOF, AND R-38 AT FLOOR/CEILINGS AS INDICATED IN TITLE 24 REPORT.

[E] SOUND

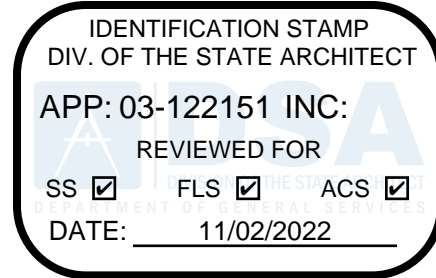
1. ALL ELECTRICAL OUTLET BOXES, TV, TELEPHONE AND INTERCOM OUTLETS IN OPPOSITE FACES OF NEW PARTY WALLS TO BE SEPARATED HORIZONTALLY BY 24". BACK AND SIDES OF BOXES TO BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY MINIMUM 2" THICK FIBER INSULATION.
2. ALL RIGID CONDUIT, DUCTS PLUMBING PIPES AND APPLIANCE VENTS LOCATED IN PARTY WALLS SHALL BE ISOLATED FROM THE STRUCTURE WITH RESILIENT SEALANT AND BACKED BY MINIMUM 2" THICK FIBER INSULATION.
3. ALL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES ARE TO BE LINED.
4. WHERE THE FINISHED FLOORING IS PART OF A RATED SOUND PROOFING ASSEMBLY, FINISHED FLOORING TO BE INSTALLED AND INSPECTED BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.
5. AN APPROVED PERMANENT, RESILIENT ACOUSTICAL SEALANT IS TO BE INSTALLED ALONG JOINT BETWEEN FLOOR AND NEW PARTY WALLS.
6. ALL PENETRATIONS INTO SOUND RATED PARTITIONS OR FLOOR/CEILING ASSEMBLIES SHALL BE SEALED WITH AN APPROVED RESILIENT SEALANT.
7. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOINT SPACES WHENEVER PLUMBING PIPING OR DUCTWORK 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 EXTEND 12" BEYOND THE PIPE OR DUCT.
8. PROVIDE CONSTRUCTION DETAILS OF THE SOUND RATED PARTITION BETWEEN SOUND TRANSMISSION CLASS (STC) 50 TO 54. PARTITIONS SHALL HAVE BEEN TESTED AND APPROVED FOR A STC RATING OF NOT LESS THAN 50 (45 IF FIELD TESTED), 91.3501(D)2
9. FLOOR-CEILING ASSEMBLIES SHALL HAVE BEEN TESTED AND APPROVED FOR A SOUND TRANSMISSION CLASS (STC) RATING AND AN IMPACT INSULATION CLASS (IIC) RATING OF NOT LESS THAN 50.

[F] BEST MANAGEMENT PRACTICES

1. AS THE ARCHITECT/ENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS) TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT SELECTED BMPS MUST BE INSTALLED, MONITORED AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMPS NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITIES.
2. THE LANDSCAPE DESIGNER RESPONSIBLE FOR ANY LANDSCAPING FOR THIS PROJECT SHOULD BE ADVISED TO UTILIZE PLANTING AND IRRIGATION TECHNIQUES THAT LEND THEMSELVES TO OPTIMUM CONSERVATION OF WATER RESOURCES. SEE APPENDIX CHAPTER 33.

[G] GLAZING

1. EACH LIGHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES LABELER, AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN USED IN SUCH INSTALLATIONS. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING.
 - A. GLAZING IN INGRESS & EGRESS DOORS EXCEPT JALOUSIES.
 - B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS.
 - C. GLAZING IN STORM DOORS.
 - D. GLAZING IN ALL UNFRAMED SWINGING DOORS.
 - E. GLAZING IN DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNA'S, STEAM ROOMS, BATHTUBS AND SHOWERS.
 - F. GLAZING IN FIXED AND OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" (610 MM) ARC OF VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" (1,525 MM) ABOVE THE WALKING SURFACE.
 - G. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F THAT MEET ALL OF THE FOLLOWING CONDITIONS:
 - I. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT. (0.84 SQUARE METERS)
 - II. EXPOSED BOTTOM EDGE LESS THAN 18" (457 MM) ABOVE THE FLOOR.
 - III. EXPOSED TOP EDGE GREATER THAN 36" (914 MM) ABOVE THE FLOOR, ONE OR MORE WALKING SURFACES WITHIN 36" (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.



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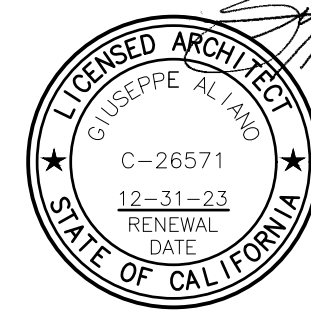
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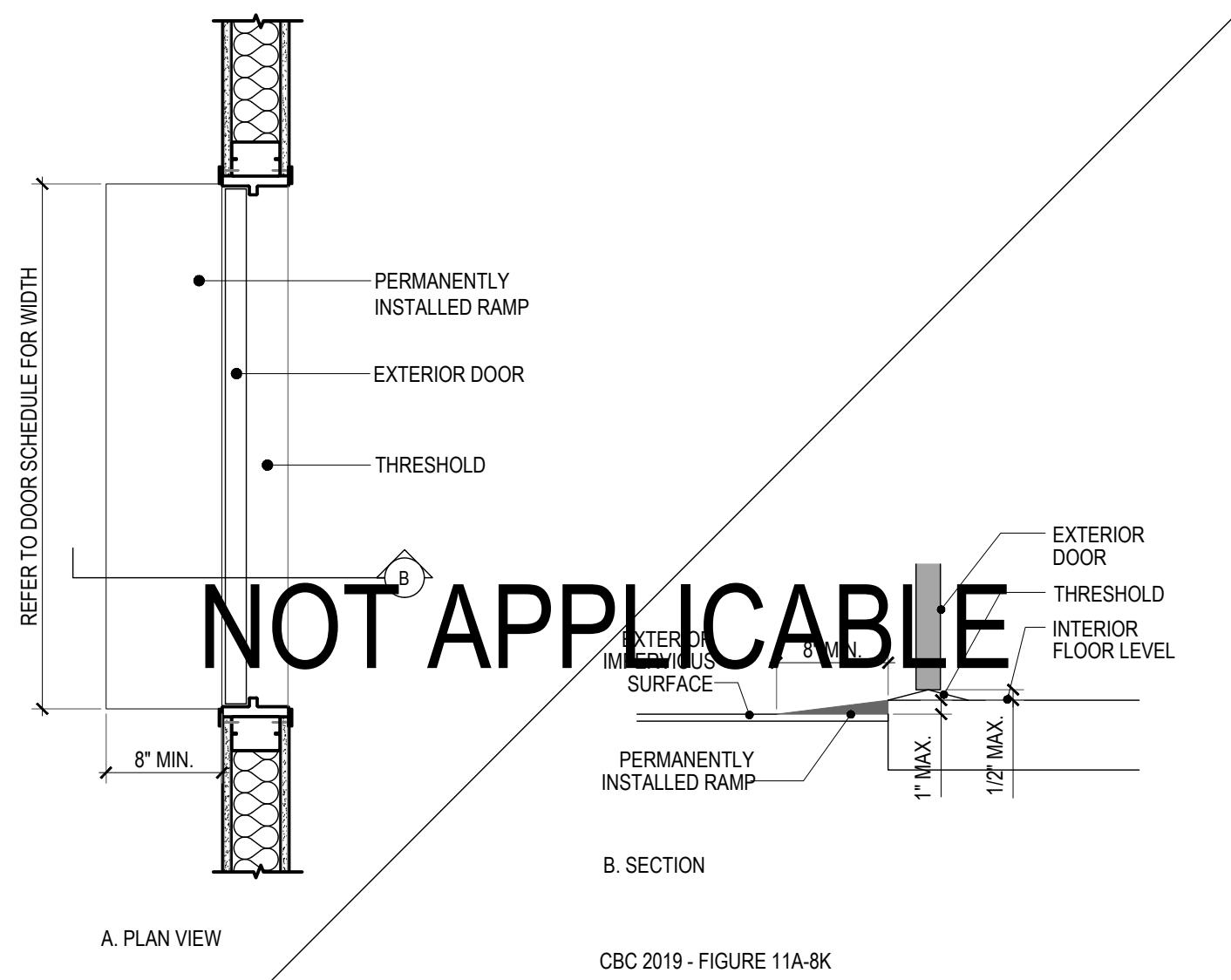
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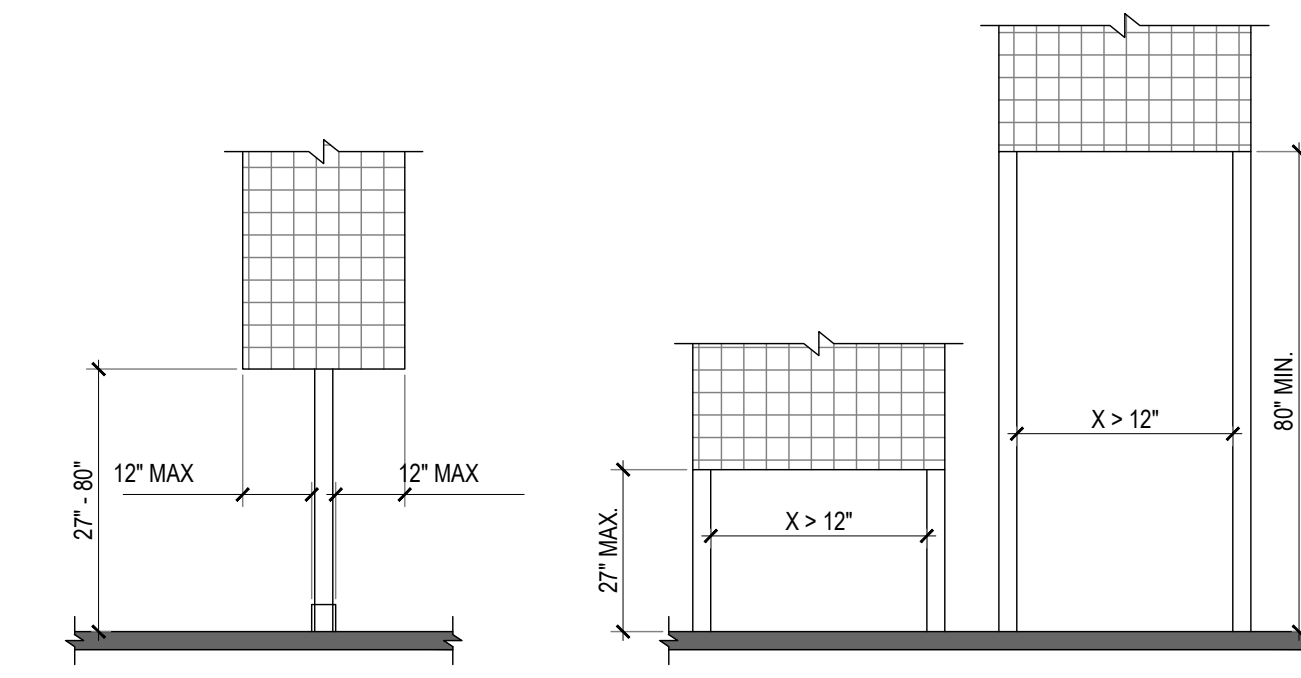
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RAMP AT EXTERIOR DOOR
SCALE: 1" = 1'-0"

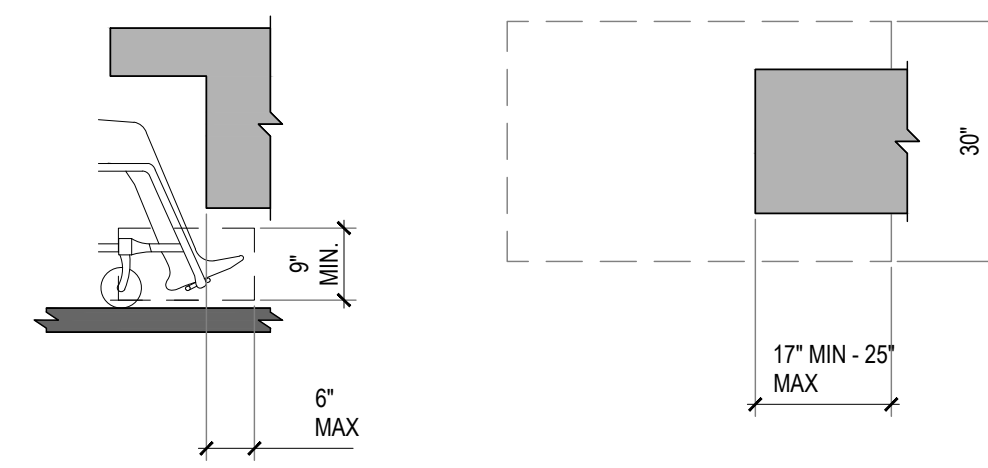
12



CBC 2019 - FIGURE 11B-307.3

POST-MOUNTED PROTRUDING OBJECTS
SCALE: 3/8" = 1'-0"

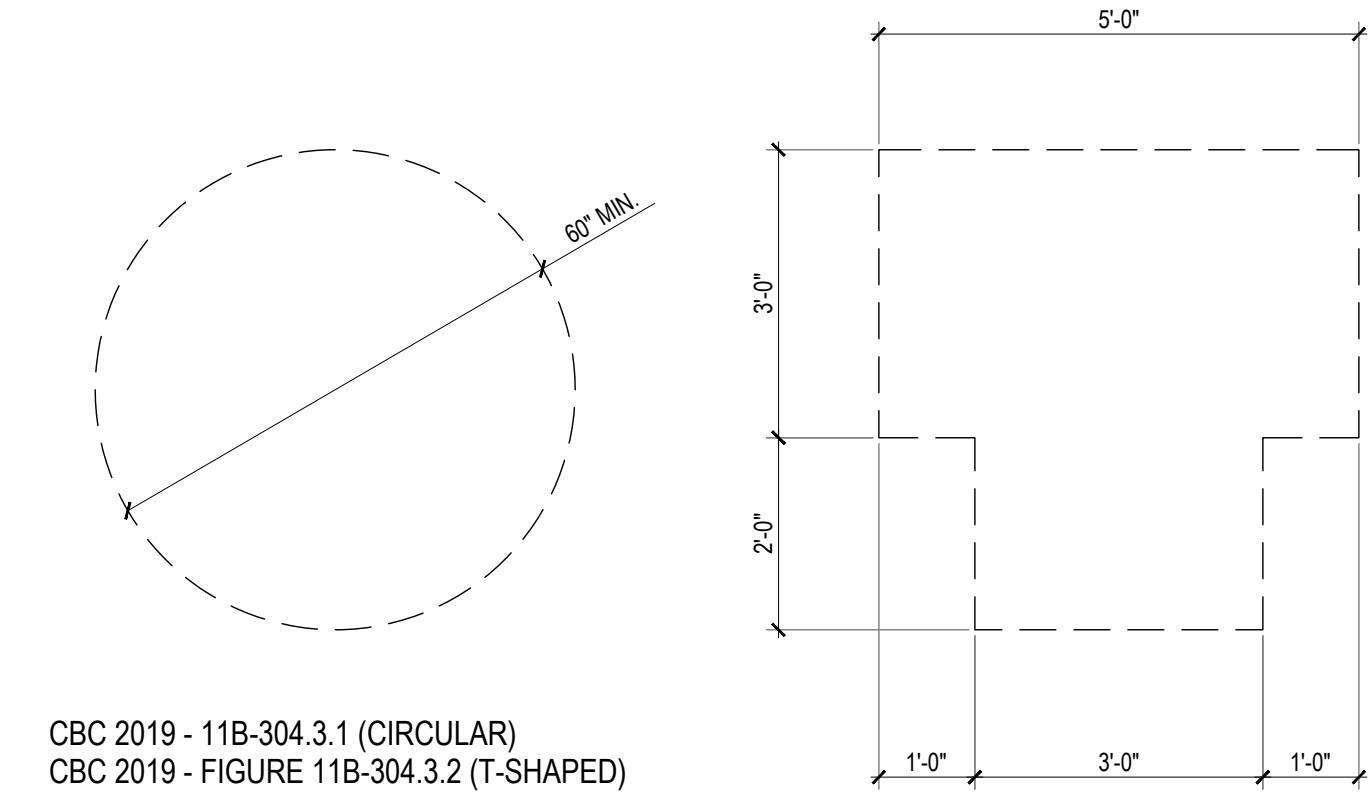
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CBC 2019 - FIGURE 11B-306.2

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

6

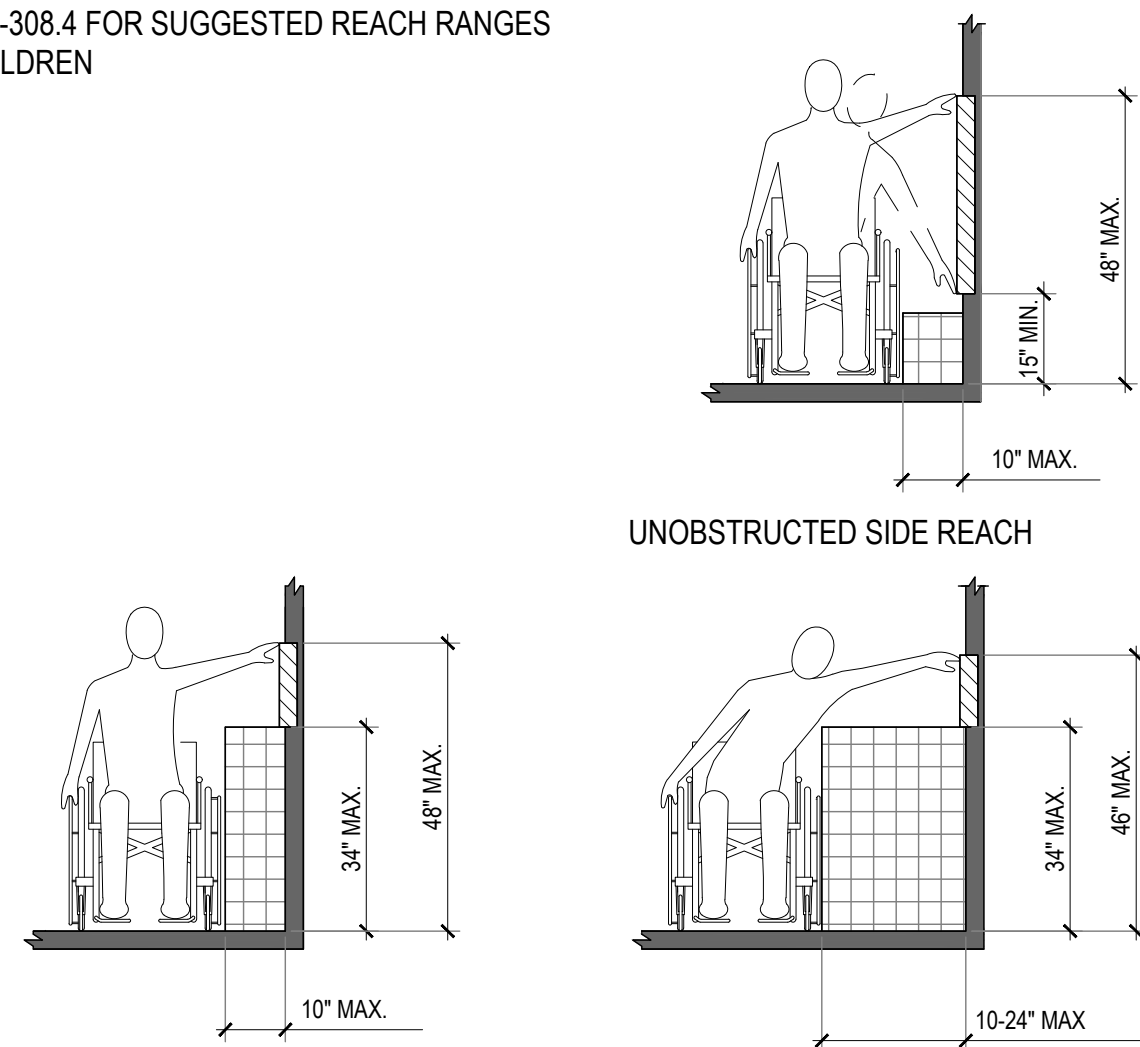


CBC 2019 - 11B-304.3.1 (CIRCULAR)
CBC 2019 - FIGURE 11B-304.3.2 (T-SHAPED)

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

3

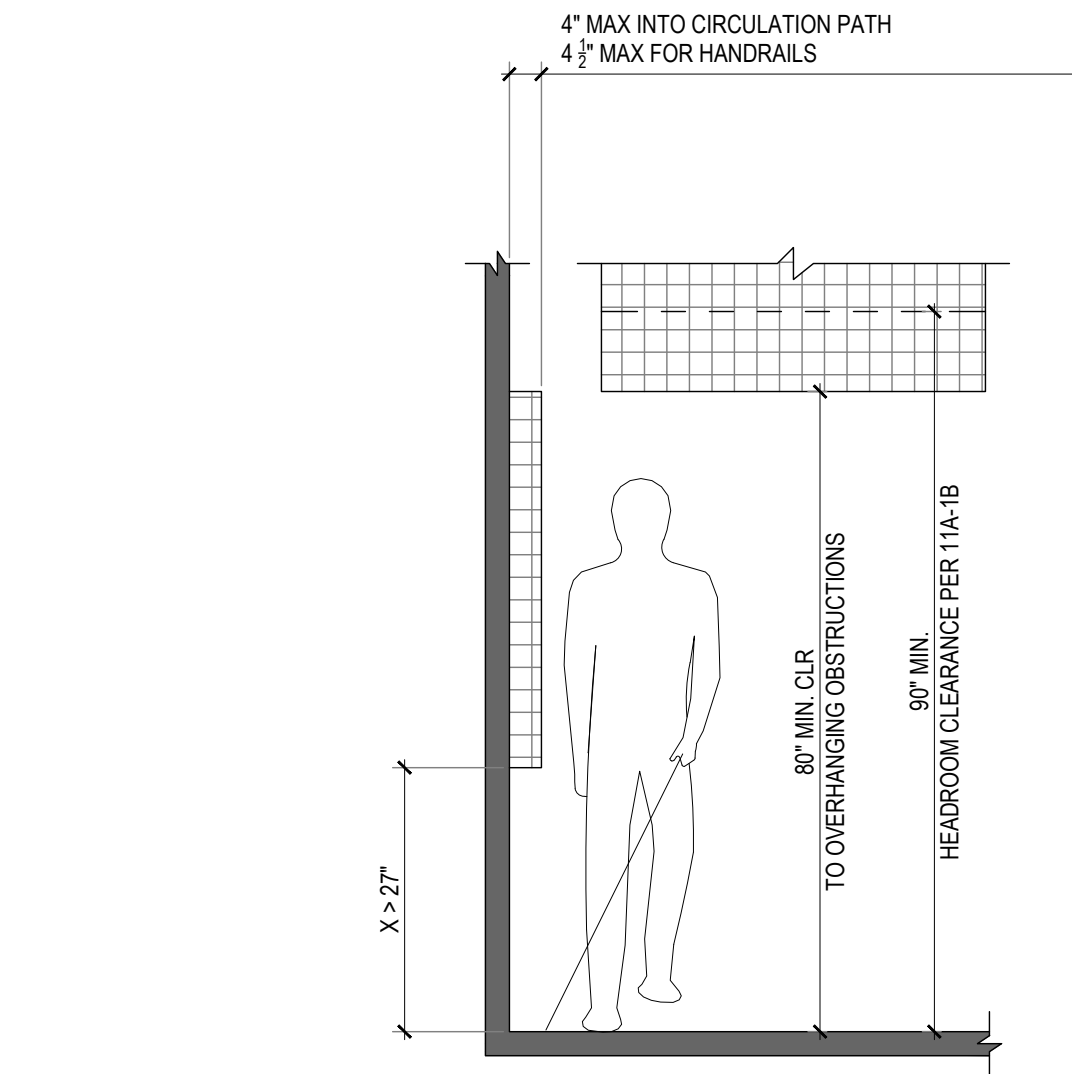
NOTES
1. SEE 11B-308.4 FOR SUGGESTED REACH RANGES FOR CHILDREN



CBC 2019 - FIGURE 11B-308.3.1
CBC 2019 - FIGURE 11B-308.3.2

SIDE REACH RANGES
SCALE: 3/8" = 1'-0"

11

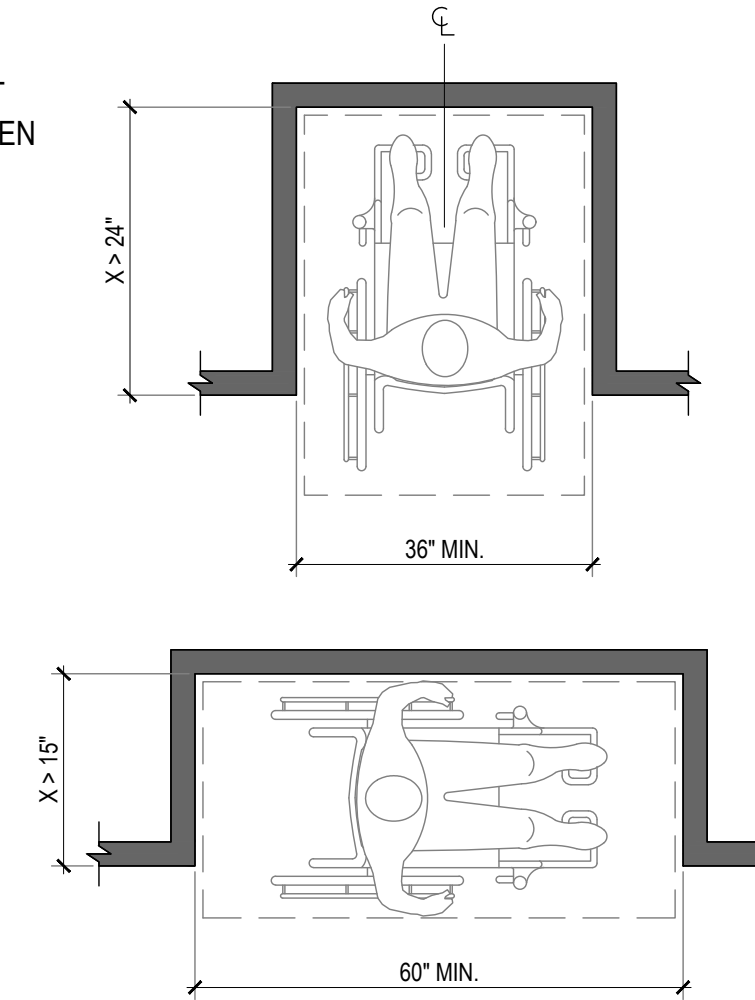


BASED ON CBC 2019 - FIGURE 11B-307.2

LIMITS OF PROTRUDING OBJECTS
SCALE: 1/2" = 1'-0"

8

NOTES
1. CENTERING CLEAR FLOOR SPACE IS REQUIRED ONLY AT DRINKING FOUNTAINS, KITCHEN WORK SURFACES, AND WASHERS AND DRYERS

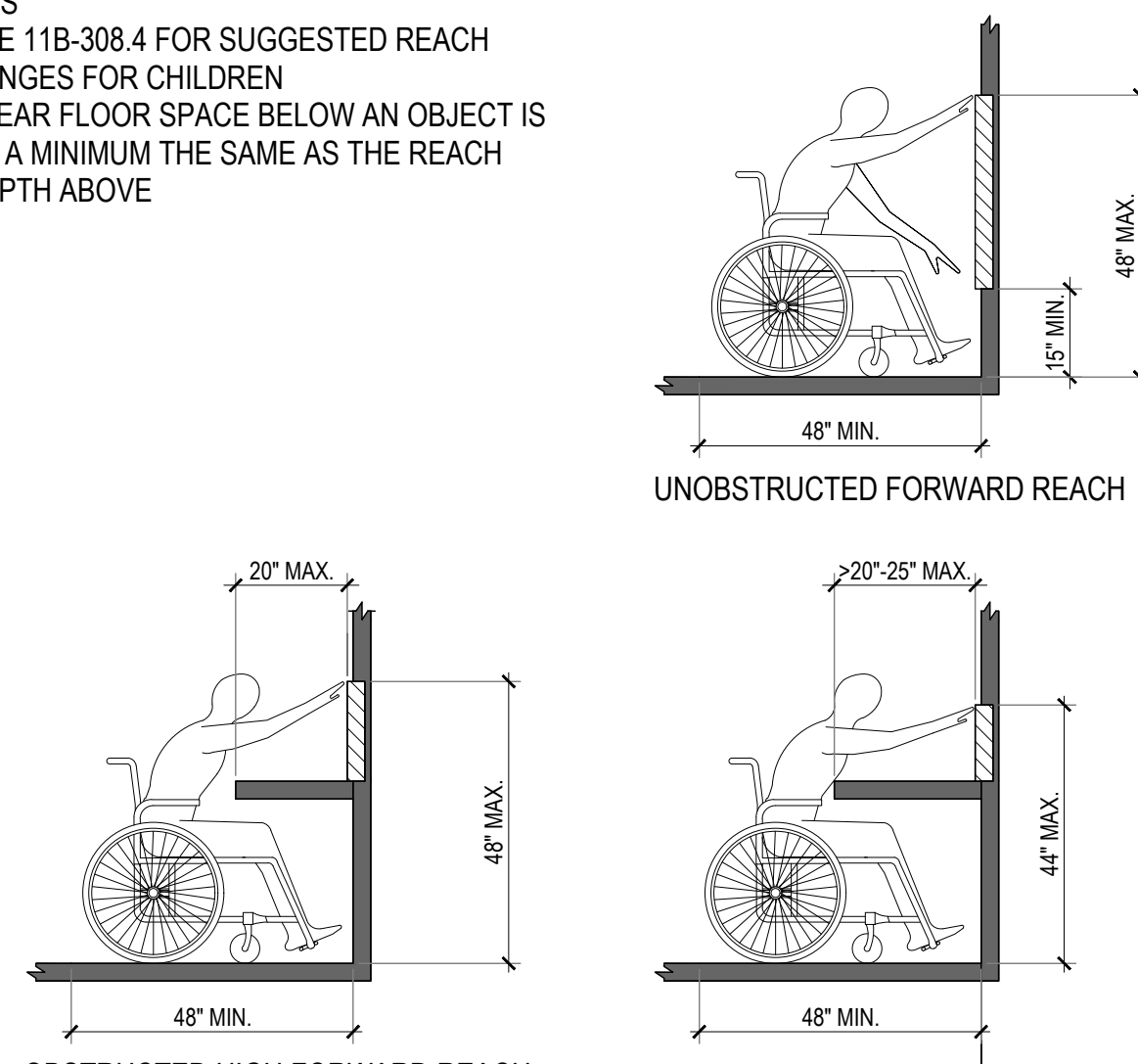


CBC 2019 - FIGURE 11B-305.7.1 (FORWARD)
CBC 2019 - FIGURE 11B-305.7.2 (PARALLEL)

MANEUVERING CLEARANCES IN ALCOVES
SCALE: 1/2" = 1'-0"

5

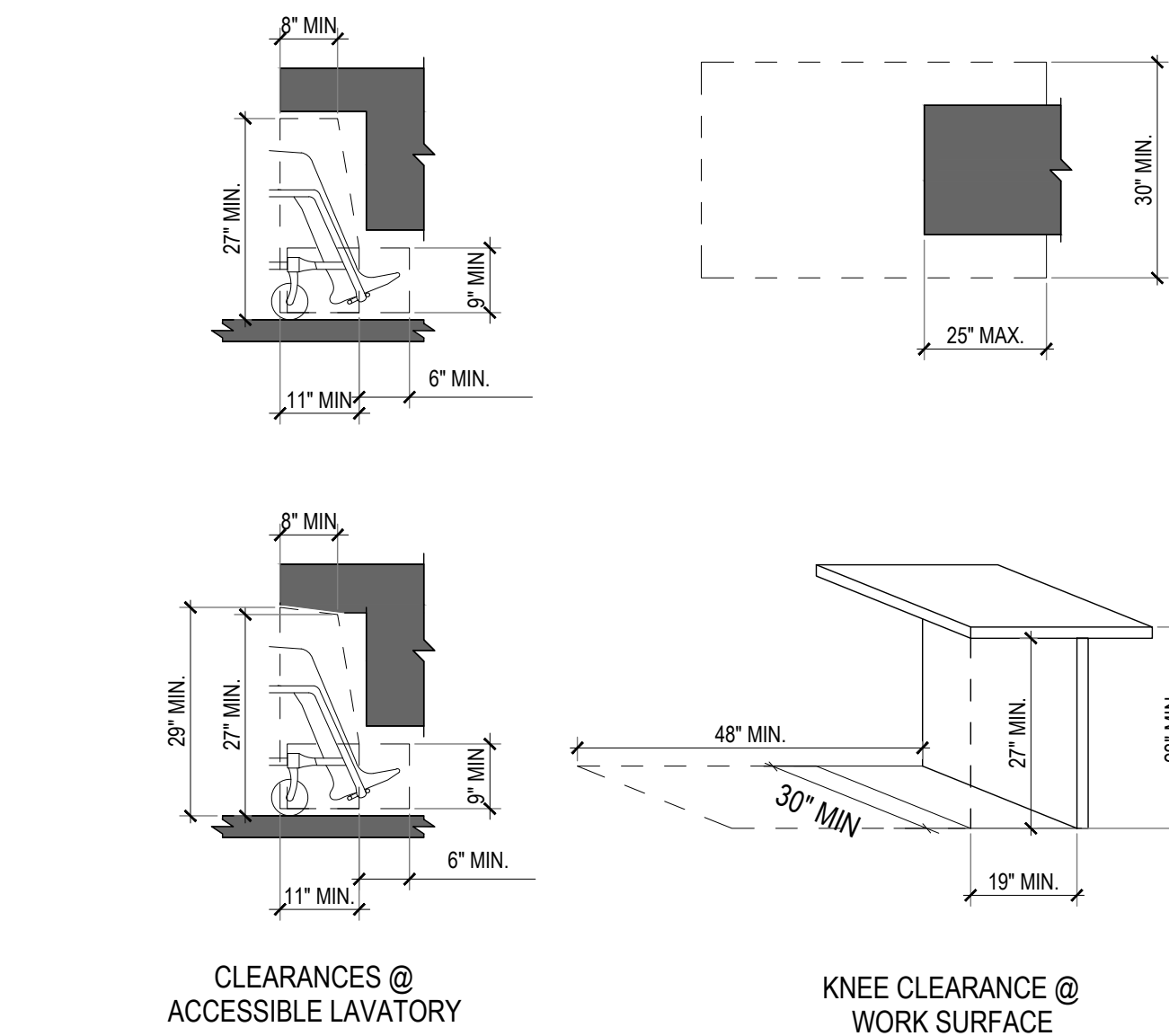
NOTES
1. SEE 11B-308.4 FOR SUGGESTED REACH RANGES FOR CHILDREN
2. CLEAR FLOOR SPACE BELOW AN OBJECT IS AT A MINIMUM THE SAME AS THE REACH DEPTH ABOVE



CBC 2019 - FIGURE 11B-308.2.1
CBC 2019 - FIGURE 11B-308.2.2

FORWARD REACH RANGES
SCALE: 3/8" = 1'-0"

10

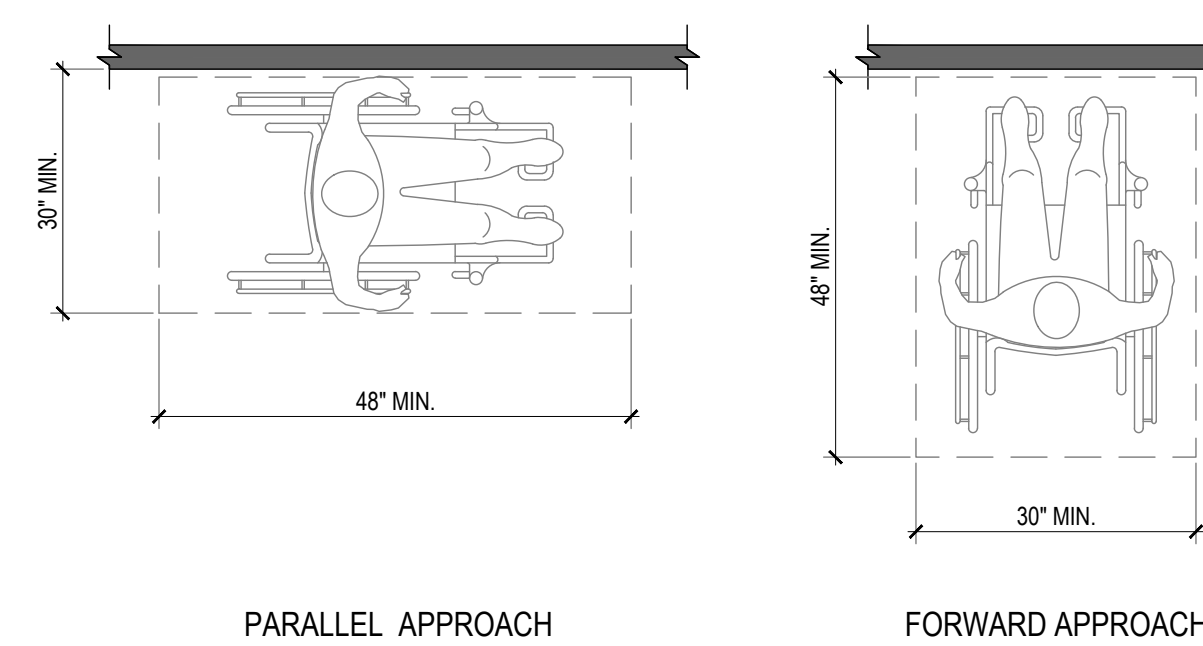


CBC 2019 - FIGURE 11B-306.3

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

7

NOTES
1. CLEAR FLOOR OR GROUND SPACES SHALL BE STABLE, FIRM, SLIP RESISTANT, FREE OF LEVEL CHANGES, AND NOT SLOPE MORE THAN 1:48
2. CLEAR FLOOR SPACE IS A VOLUME TO A HEIGHT OF 80"



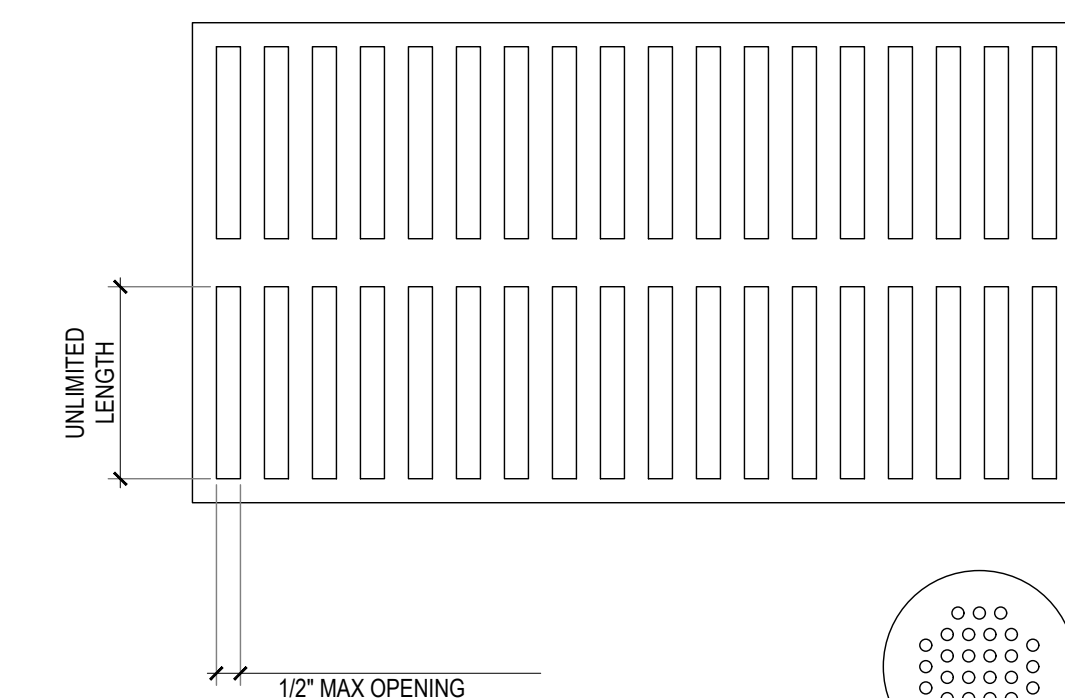
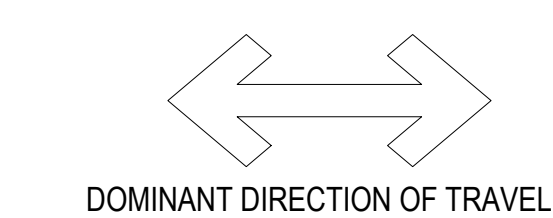
CBC 2019 - FIGURE 11B-305.5

CLEAR FLOOR SPACE
SCALE: 1/2" = 1'-0"

4

MAXIMUM CHANGES IN LEVEL
SCALE: 1'-0" = 1'-0"

2



CBC 2019 - FIGURE 11B-302.3
NOTE: IN LOCATIONS WHERE THERE IS NO DOMINANT FLOW PATTERN, OPENINGS SHOULD BE 1/2" MAX. IN ALL DIRECTIONS.

OPENINGS IN FLOOR
SCALE: 3" = 1'-0"

1

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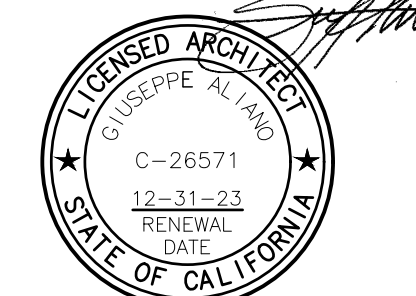
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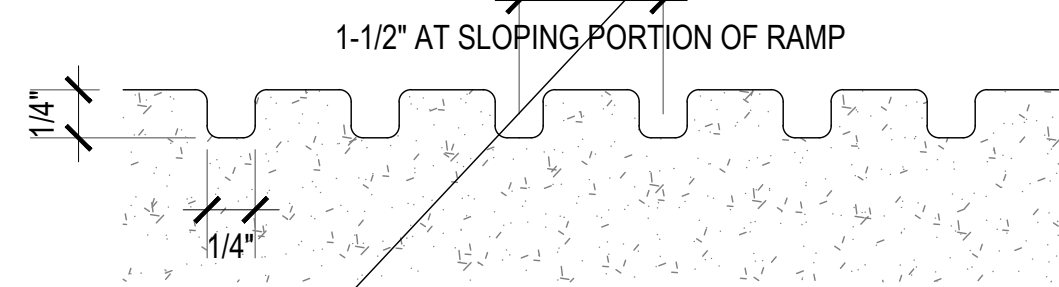
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NOTES
 1. ALL CURB RAMPS SHALL HAVE A GROOVED BORDER 12 INCHES WIDE AT THE LEVEL SURFACE OF THE SIDEWALK ALONG THE TOP AND EACH SIDE. SEE CBC 11A-3A THROUGH 11A-3K FOR VARIOUS RAMP CONFIGURATIONS.

NOT APPLICABLE

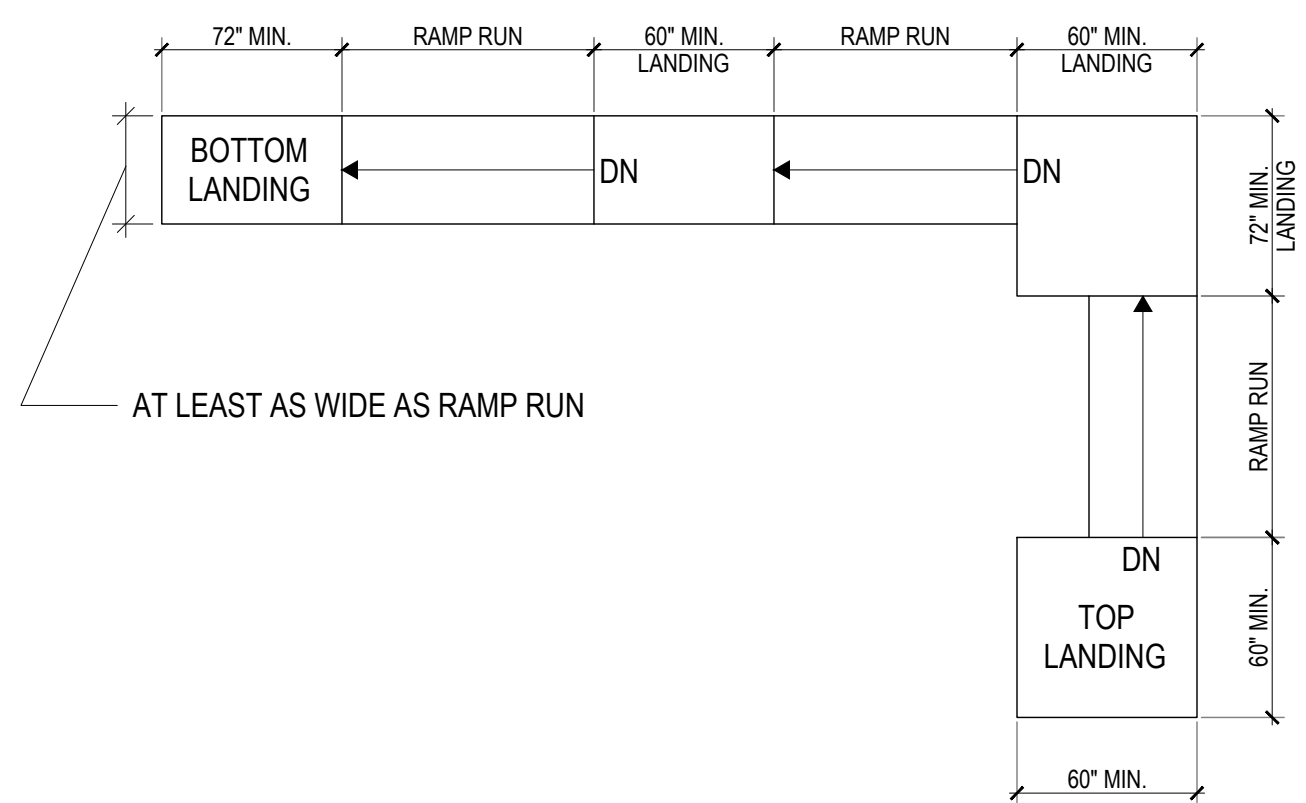


CBC 2019 - FIGURE 11A-3K

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

8

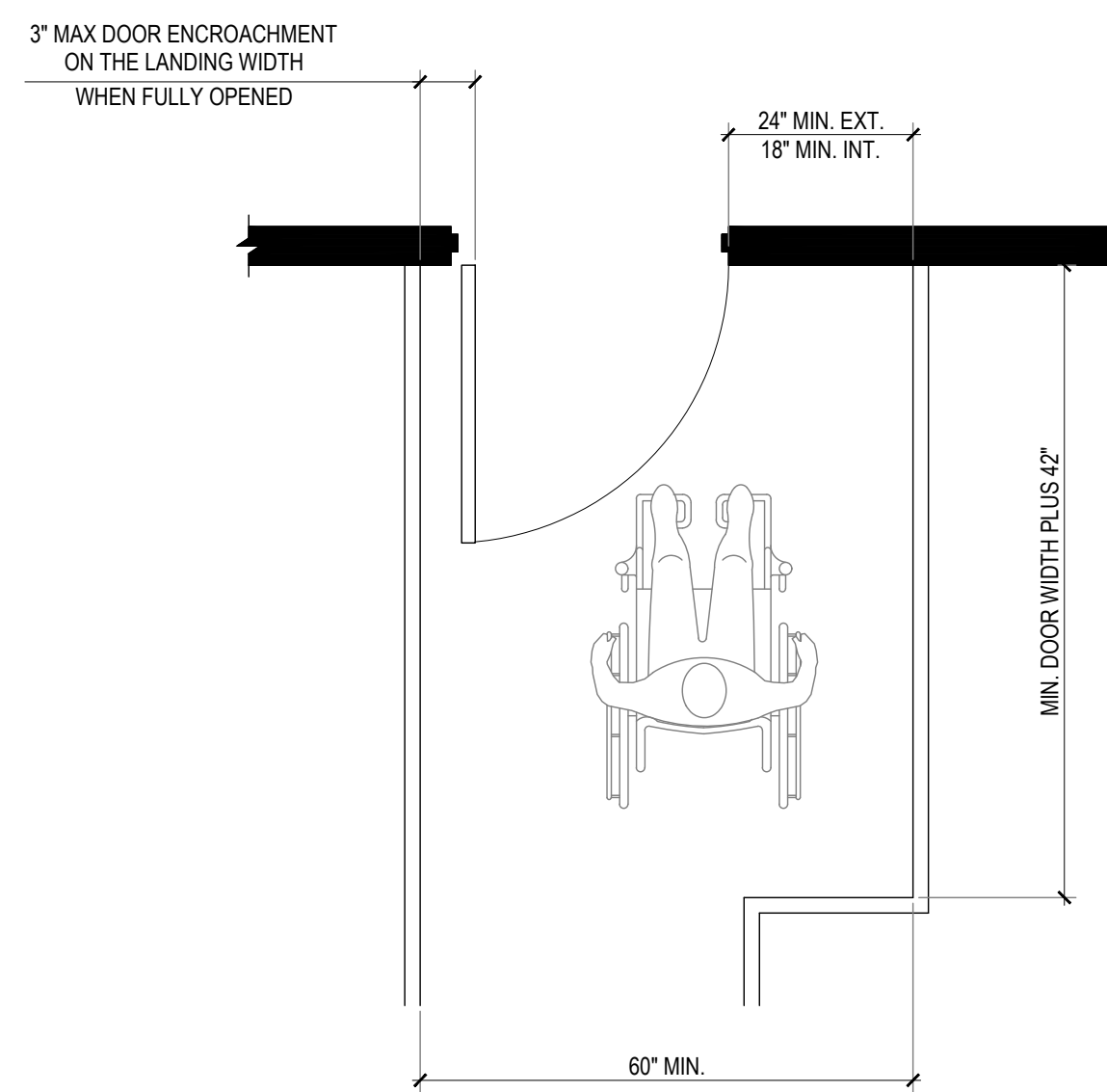
- NOTES**
- REFER TO ARCHITECTURAL DRAWINGS FOR RAMP DIMENSIONS
 - RAMP WIDTH TO BE A MIN. OF 36" FOR GROUP OCCUPANCY SERVING AN OCCUPANT LOAD OF 50 OR LESS AND A MIN. OF 60" FOR 300 OR MORE. ALL OTHER PEDESTRIAN RAMPS ON ACCESSIBLE ROUTES SHALL BE A MIN. OF 48" IN WIDTH. HANDRAILS ARE ALLOWED TO PROJECT INTO THE REQUIRED CLEAR WIDTH AT EACH SIDE MAX 3/4".
 - DOORS, IN ANY POSITION, SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42 INCHES.
 - RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 AND THE CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.
 - RISE FOR ANY RAMP RUN SHALL BE A MAXIMUM OF 30"
 - EXTERIOR LANDINGS TO BE SLOPED UP TO 1:48 TO PREVENT ACCUMULATION OF WATER



BASED ON CBC 2019 - FIGURE 11B-405.7
 BASED ON CBC 2019 - FIGURE 11A-6D.A

RAMP LANDINGS
 SCALE: 3/16" = 1'-0"

7

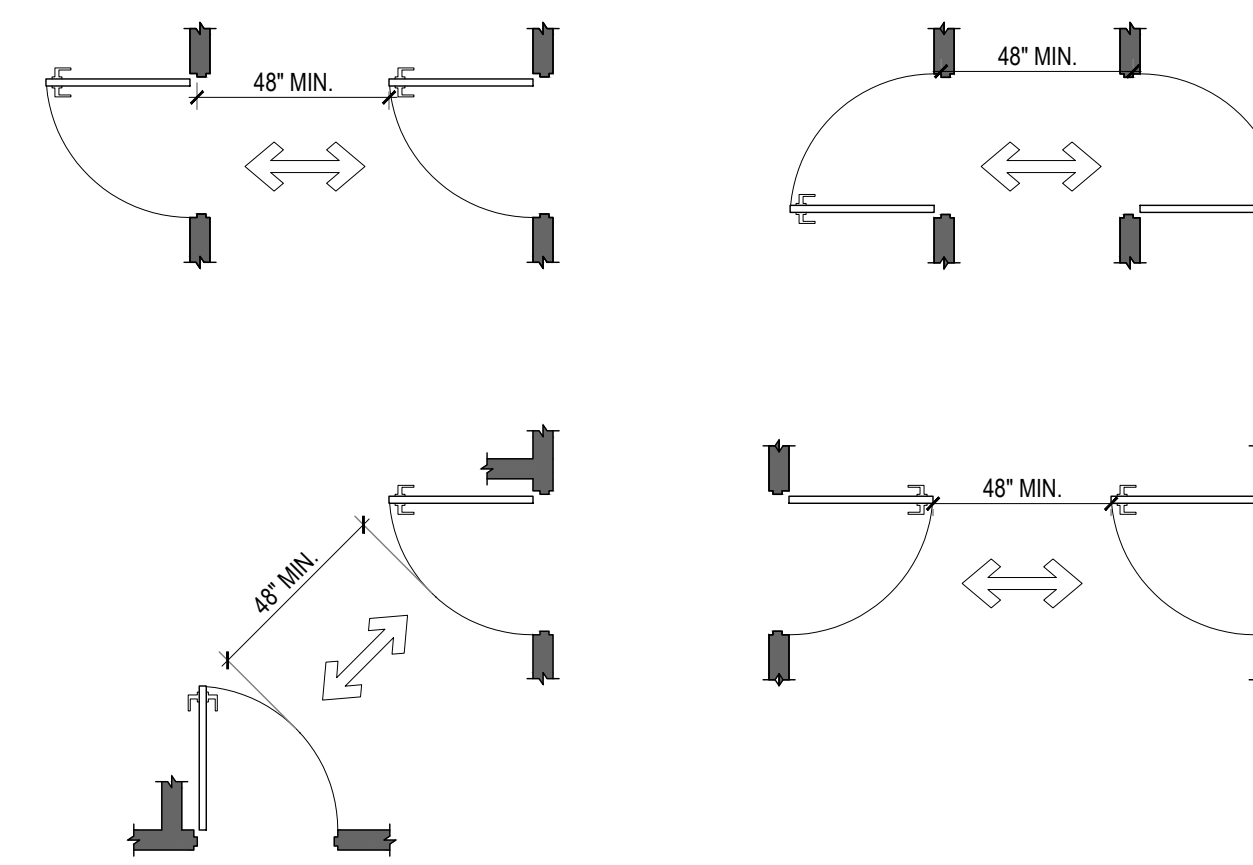


CBC 2019 - FIGURE 11A-6D.B

RAMP LANDING AT DOORWAY -FRONT APPROACH
 SCALE: 1/2" = 1'-0"

6

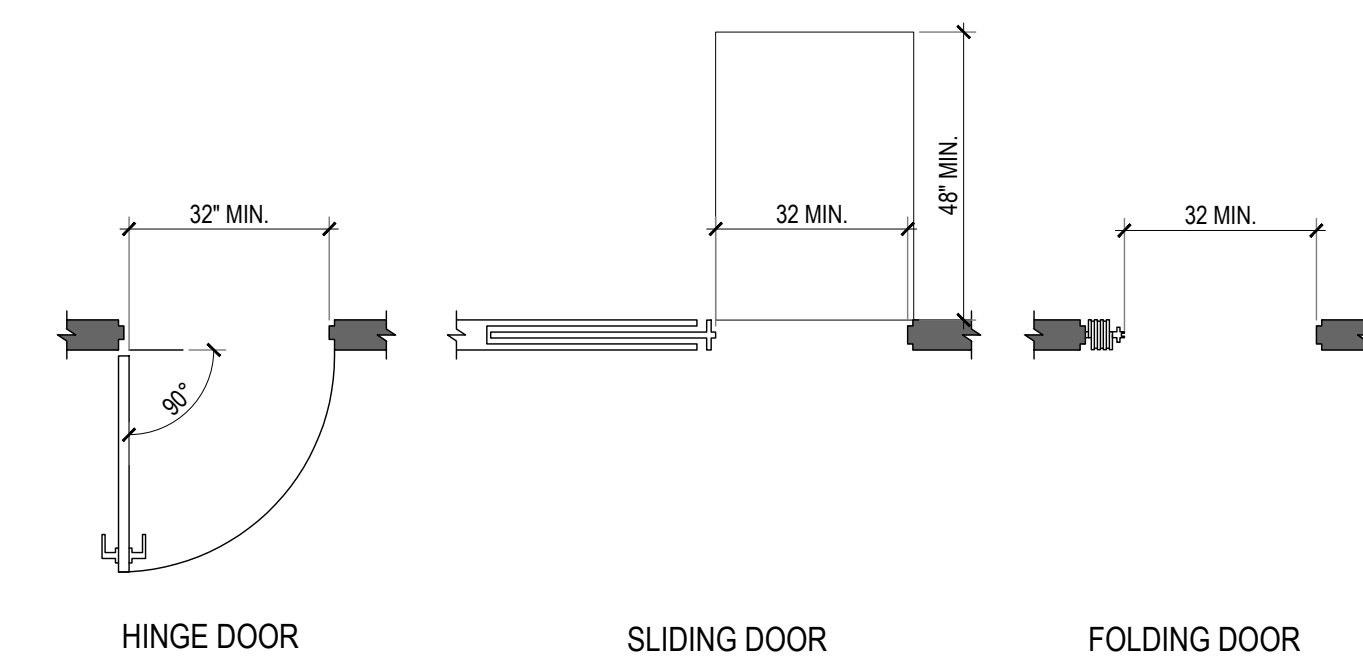
- NOTES:**
- DOOR MANEUVERING CLEARANCES MAY OVERLAP
 - DOOR SWINGS MAY OVERLAP MANEUVERING CLEARANCES



CBC 2019 - FIGURE 11B-404.2.6
 CBC 2019 - FIGURE 11A-8H.A

DOORS AND GATES IN SERIES
 SCALE: 1/4" = 1'-0"

5

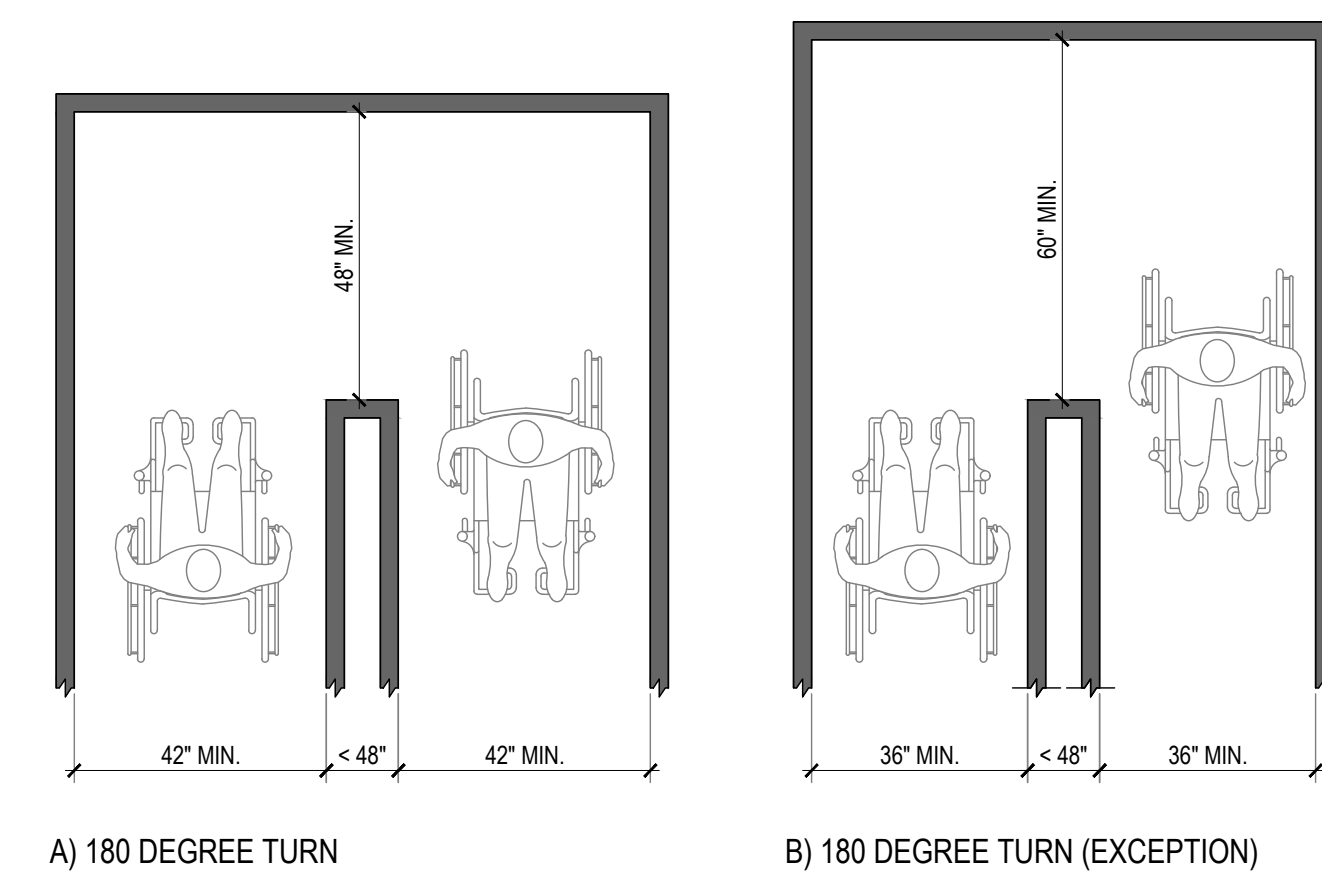


CBC 2019 - FIGURE 11B-404.2.3

CLEAR WIDTH OF DOORWAYS
 SCALE: 3/8" = 1'-0"

3

EXCEPTION: WHERE THE CLEAR WIDTH AT THE TURN IS 60" MIN.
 COMPLIANCE WITH SECTION 11B-403.5.2 SHALL NOT BE REQUIRED

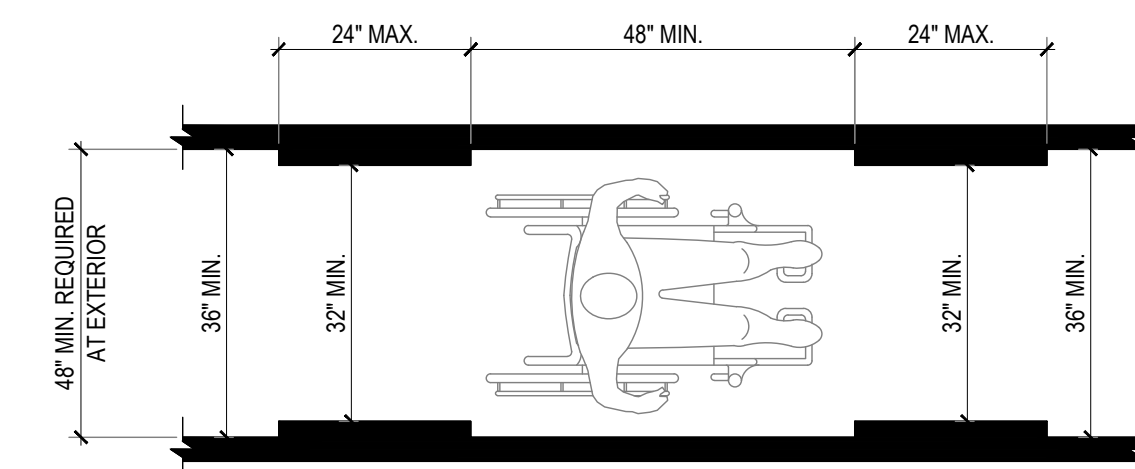


CBC 2019 - FIGURE 11B-403.5.2

CLEAR WIDTH AT TURN AT ACCESSIBLE ROUTE
 SCALE: 3/8" = 1'-0"

2

- NOTES**
- PER CBC 2019 FIGURE 11A-1E, MIN. WIDTH REQUIRED FOR TWO WHEELCHAIRS SHALL BE 60" CLEAR FOR A MIN. LENGTH OF 60"
 - PER CBC 2019 FIGURE 11A-1L(a), MIN. CLEAR WIDTH OF CORRIDORS IS 44" CLEAR

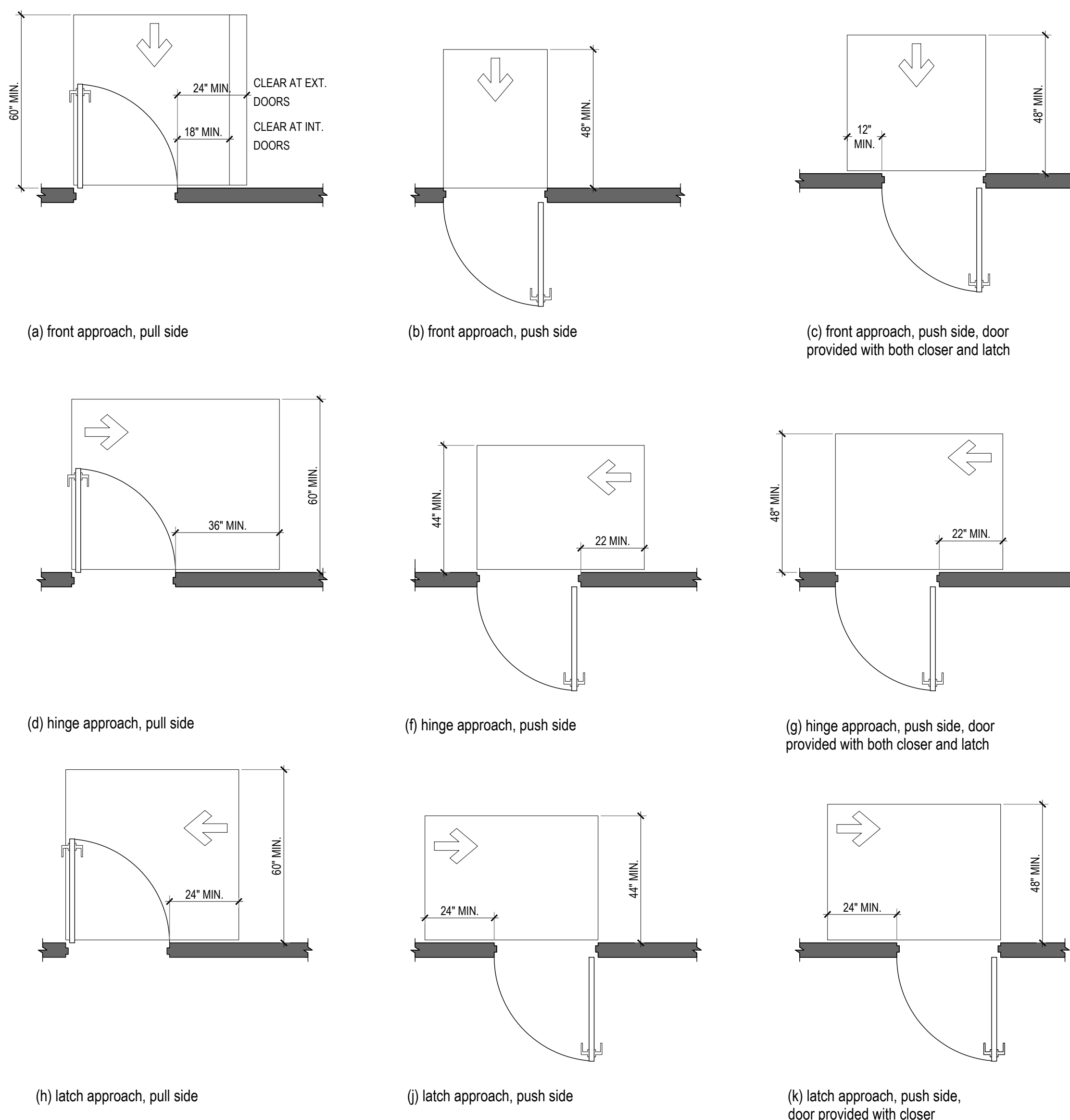


CBC 2019 - FIGURE 11B-403.5.1

CLEAR WIDTH AT ACCESSIBLE ROUTE
 SCALE: 1/2" = 1'-0"

1

- NOTES**
- DOOR HARDWARE MOUNTING HEIGHTS TO BE 34" MIN. AND 44" MAX. A.F.F.
 - PUSH SIDE OF DOOR TO HAVE A SMOOTH FINISH UP TO A HEIGHT OF MIN. 10" A.F.F
 - WALLS AND OTHER OBSTRUCTIONS CAN OFFSET THE MANEUVERING CLEARANCE UP TO 8" FROM THE FACE OF THE DOOR. DOORS AT DEEPER RECESSED MUST PROVIDE A FORWARD APPROACH LOCATED 8" MAXIMUM FROM THE FACE OF THE DOOR.



CBC 2019 - FIGURE 11B-404.2.4.1

MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES
 SCALE: 3/8" = 1'-0"

4

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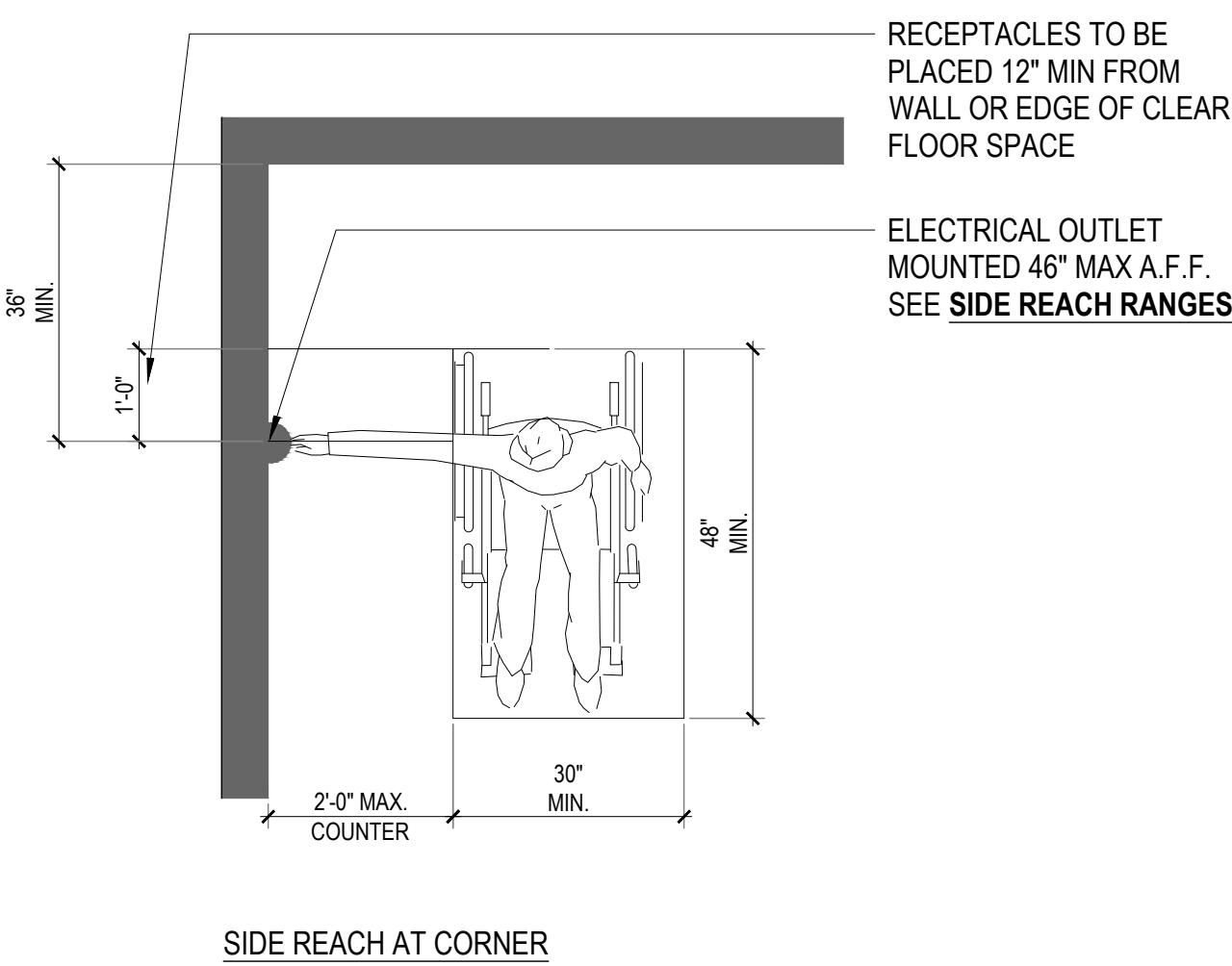
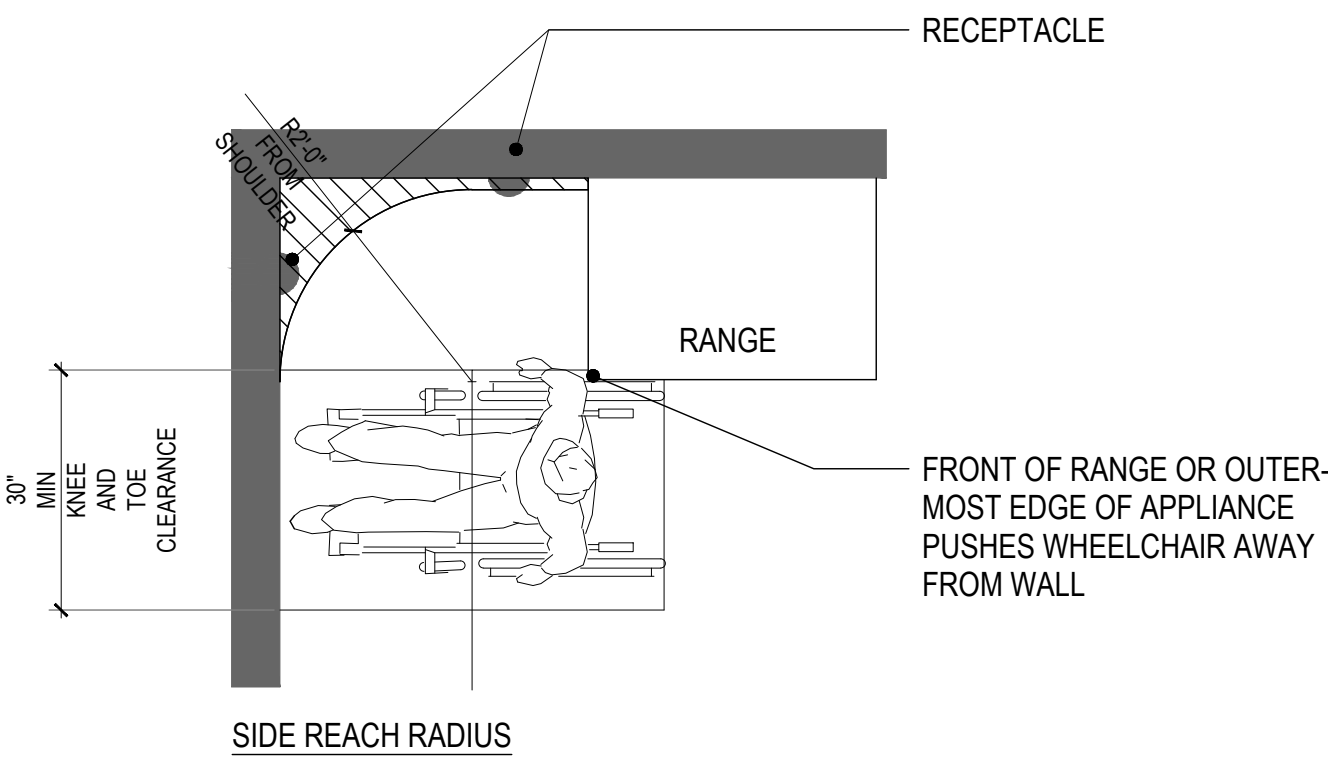
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NOTES

1. THE LOCATION REQUIREMENTS FOR ELECTRICAL OUTLETS BELOW ARE IN ADDITION TO ELECTRICAL CODE REQUIREMENTS
2. THE LOW REACH RANGE FOR ELECTRICAL OUTLETS SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX, AND THE HIGH REACH RANGE SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX PER CBC 2019 11B-308.1.2
3. ONLY ONE CORNER OUTLET IS REQUIRED TO BE LOCATED MIN. 36" FROM THE CORNER PER CBC 2019 11B-205.1, EXCEPTION 9
4. ALL RECEPTACLE OUTLETS TO BE ACCESSIBLE PER CBC 11B-205.1
5. OUTLETS BEYOND A 24" RADIUS FROM THE CENTERLINE OF THE LONG EDGE OF A CLEAR FLOOR SPACE WILL NOT BE CONSIDERED TO BE ACCESSIBLE.



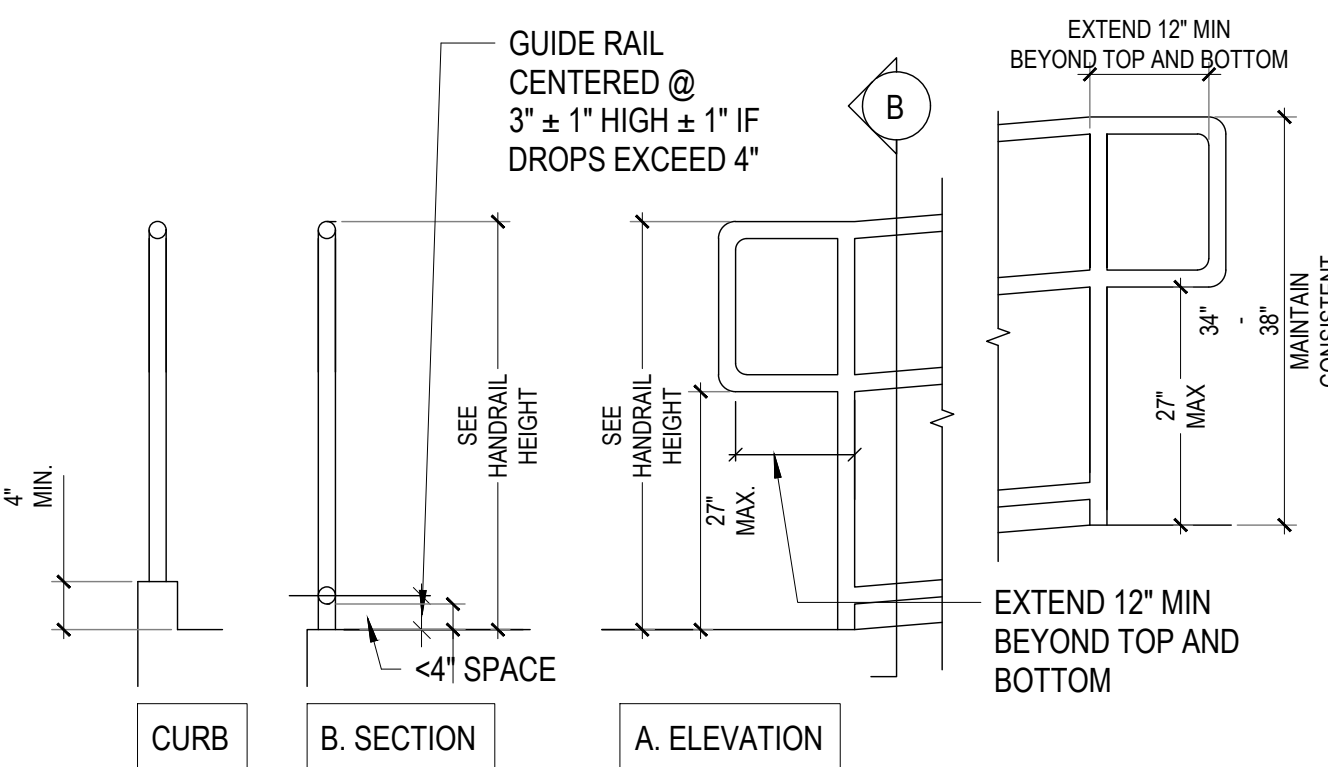
RECEPTACLE AT KITCHEN COUNTER

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

9

NOTES

1. HANDRAIL TO RETURN TO WALL, GUARD OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.
2. WHERE THE RAMP SURFACE IS NOT BOUND BY A WALL OR FENCE, THE RAMP SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
 - A. GUIDE CURB AT A MINIMUM OF 2" IN HEIGHT SHALL BE PROVIDED CONTINUOUS AND UNINTERRUPTED AT EACH SIDE OF THE RAMP
 - B. WHEEL GUIDE RAIL SHALL BE PROVIDED, CENTERED 3" ± 1" ABOVE THE SURFACE OF THE RAMP SO A 4" DIAMETER BALL CANNOT BE PLACED ANYWHERE WITHIN 4" OF THE RAMP SURFACE



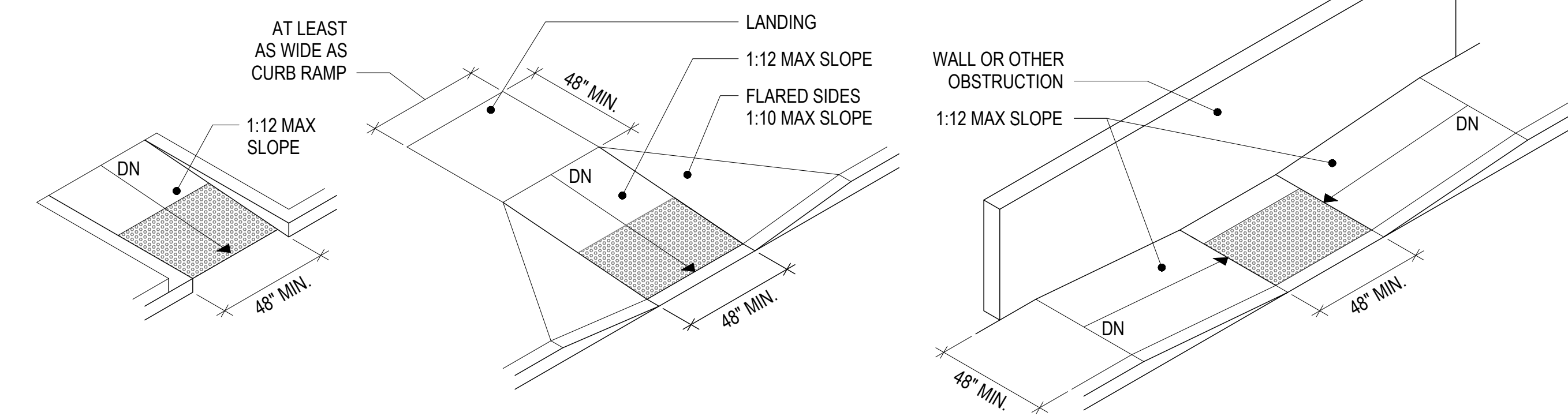
RAMP HANDRAIL EXTENSION AND EDGE PROTECTION

SCALE: 3/4" = 1'-0"

8

NOTE:

1. FLAT TRAVEL SURFACES THAT ADJOIN VEHICULAR TRAFFICWAYS REQUIRE A 36" SECTION OF **TRUNCATED DOME DETECTABLE WARNING SURFACE**
2. ALL CURB RAMPS SHALL HAVE A **GROOVED BORDER** 12" WIDE AT THE LEVEL SURFACE OF THE SIDEWALK ALONG THE TOP AND EACH SIDE
3. CROSS SLOPE OF LANDING AREAS SHALL HAVE A MAX. SLOPE OF 2% IN ALL DIRECTIONS
4. MAX. SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE, SHALL NOT EXCEED 1:20 WITHIN 48" OF THE TOP AND BOTTOM OF THE CURB RAMP



BASED ON CBC 2019 - FIGURE 11B-406.2.2
 BASED ON CBC 2019 - FIGURE 11B-406.3.2
 BASED ON CBC 2019 - FIGURE 11B-406.5.3

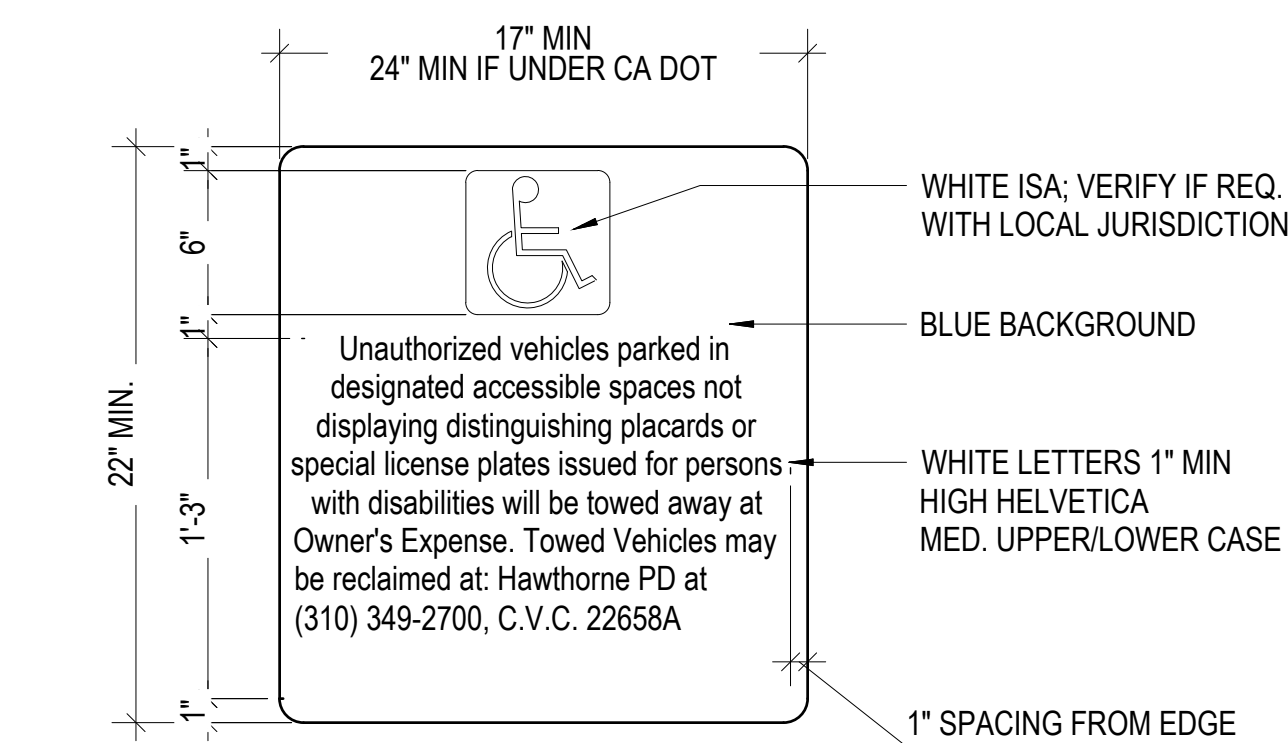
CURB RAMPS

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

6

NOTES

1. VERIFY RECLAIM LOCATION AND PHONE NUMBER WITH OWNER PRIOR TO FABRICATION
2. LOCATE AT EACH VEHICULAR ENTRY OR VISIBLE AND ADJACENT TO EACH ACCESSIBLE STALL

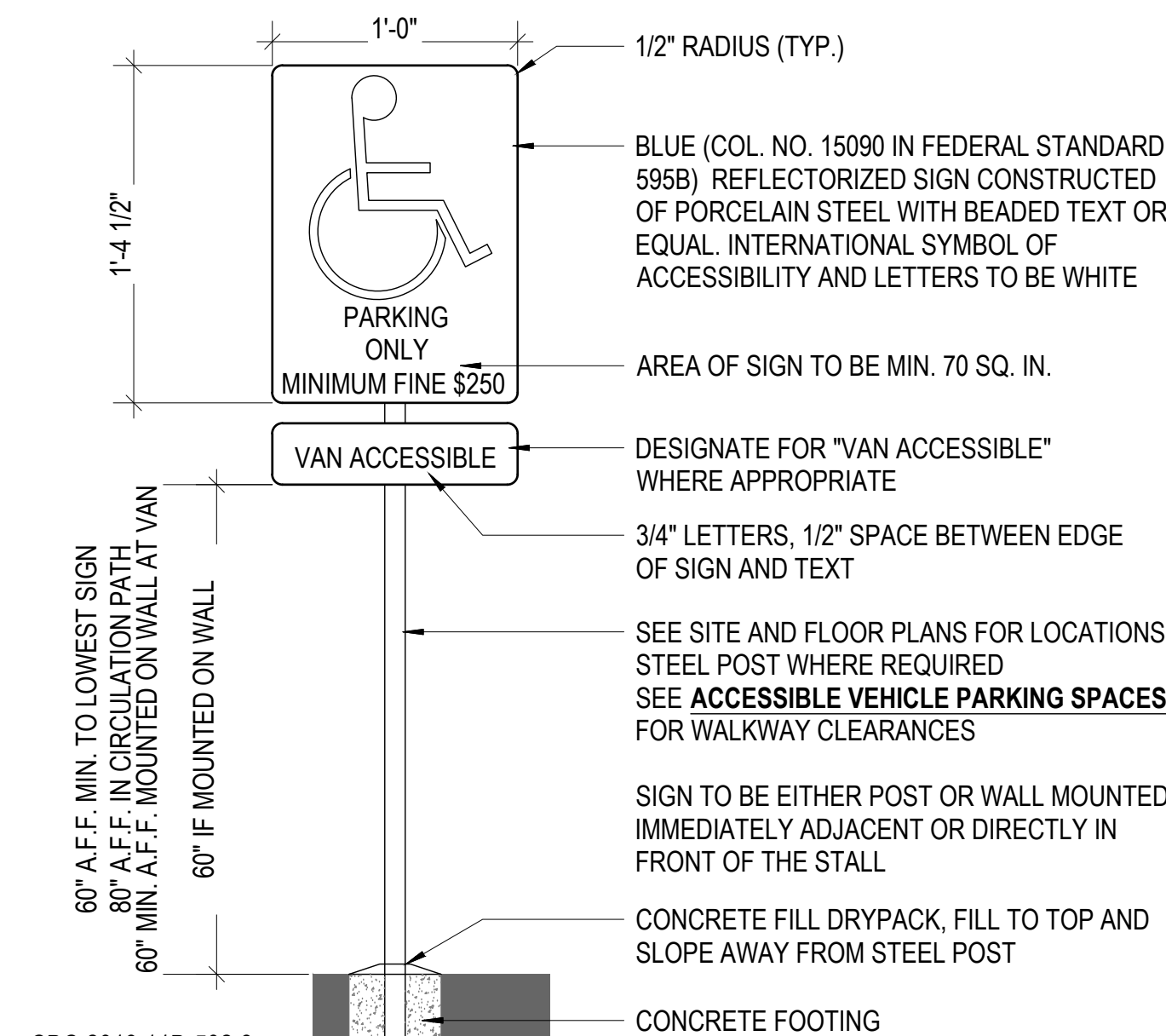


CBC 2019 11B-502.8.2

TOW AWAY SIGN

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

7



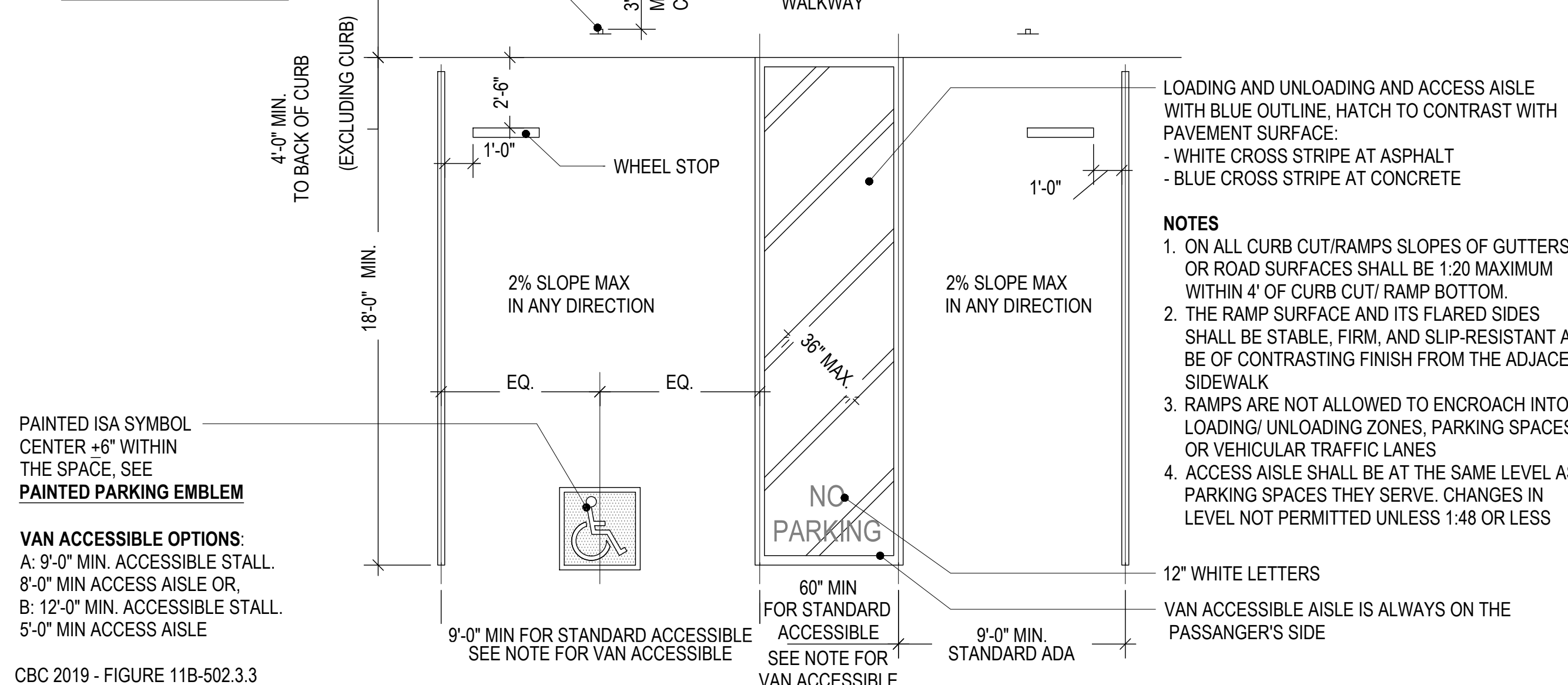
CBC 2019 11B-502.6

ACCESSIBLE PARKING SIGN

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

5

SEE **ACCESSIBLE PARKING SIGN**

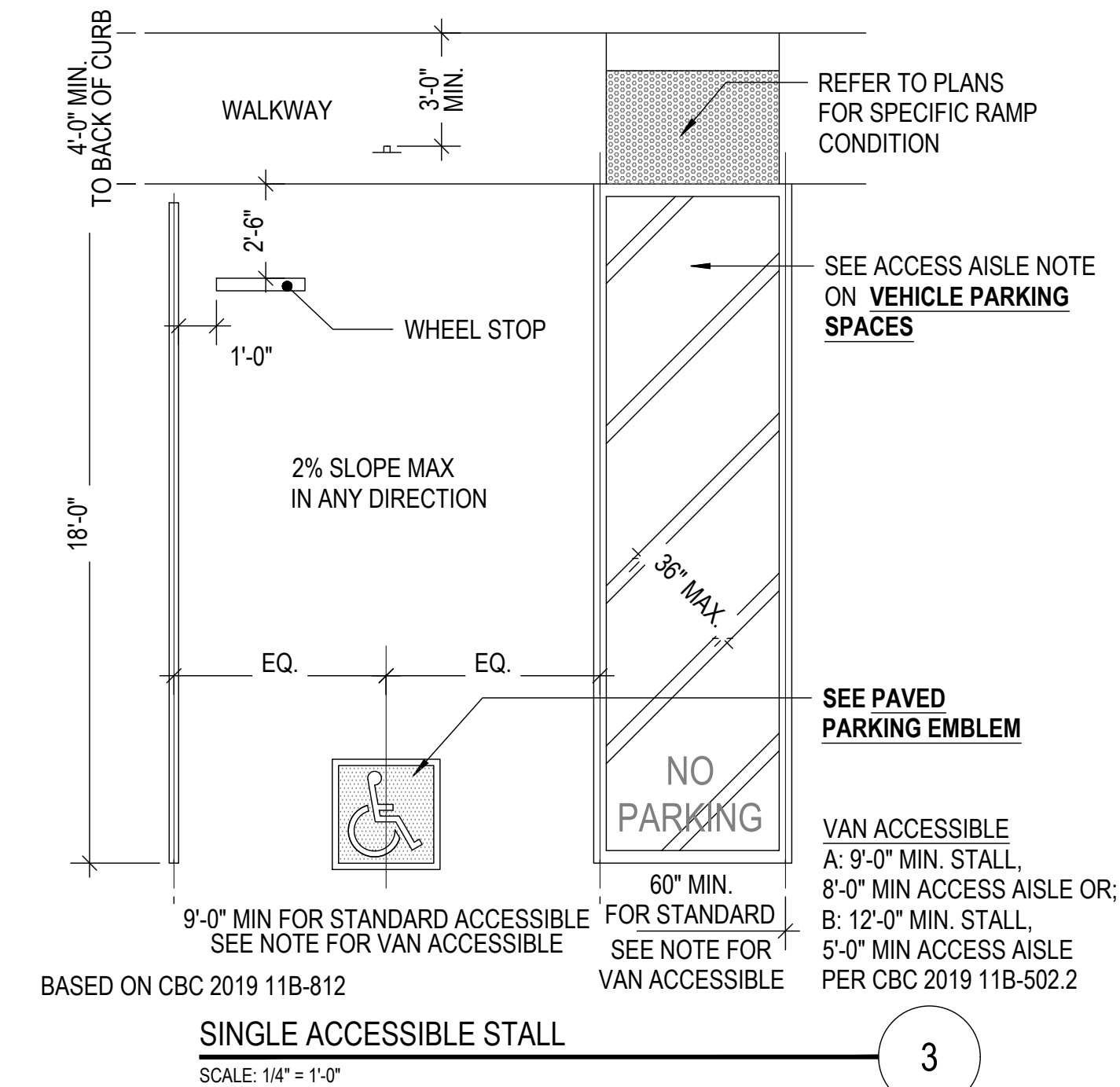


CBC 2019 - FIGURE 11B-502.3.3

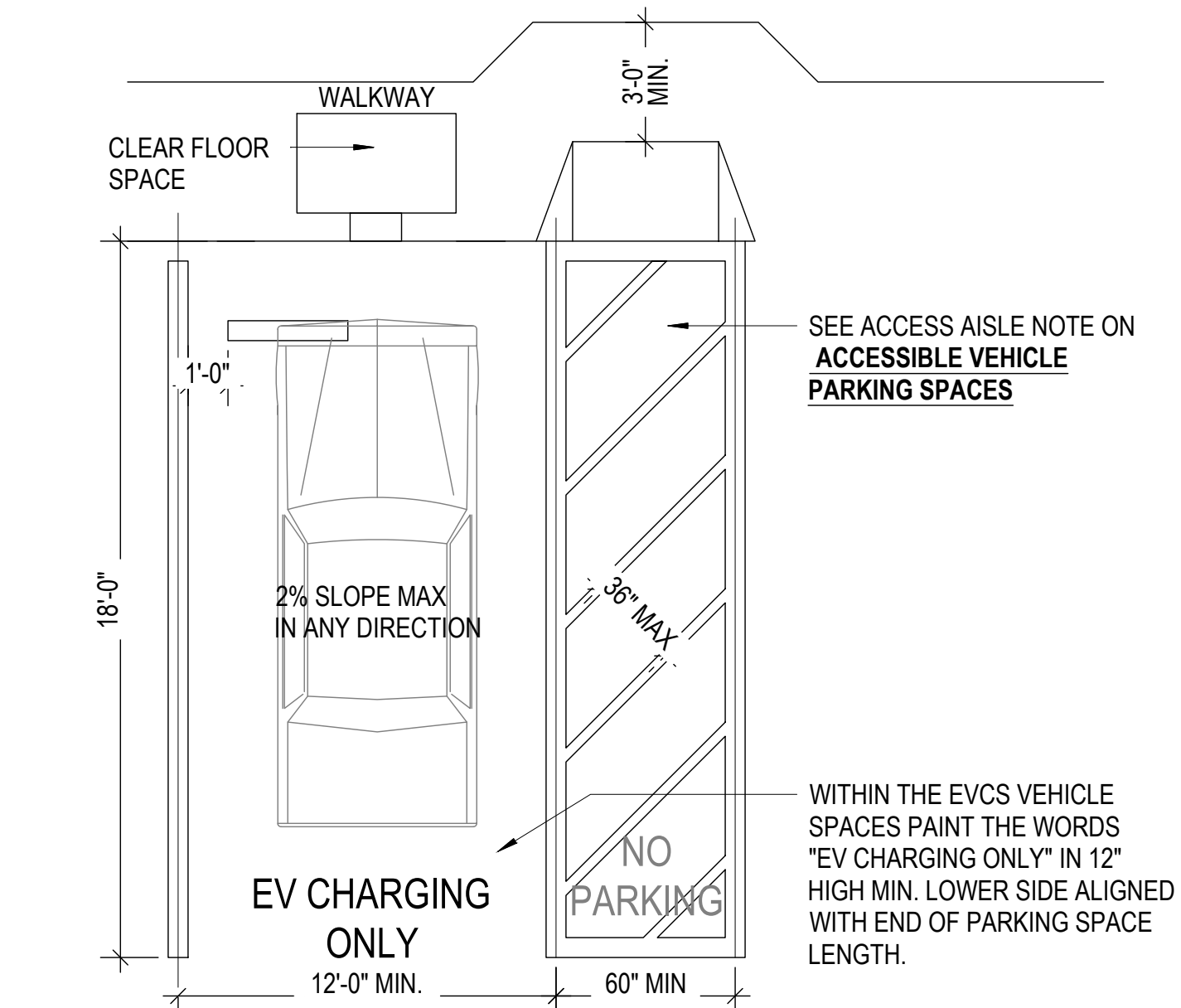
ACCESSIBLE VEHICLE PARKING SPACES

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

4



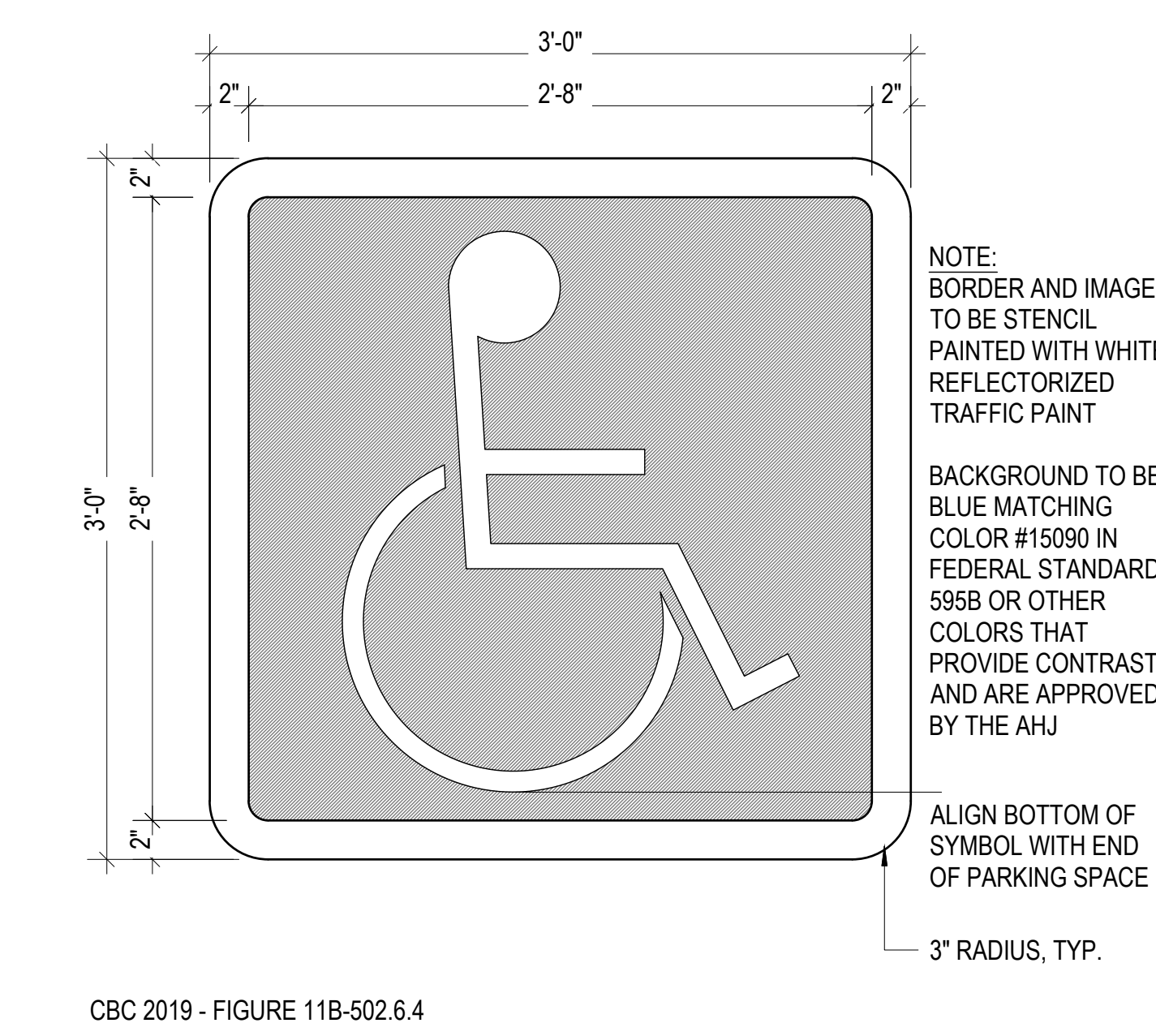
3



VAN ACCESSIBLE EVCS STALL

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

2



PAINTED PAVEMENT EMBLEM

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

1

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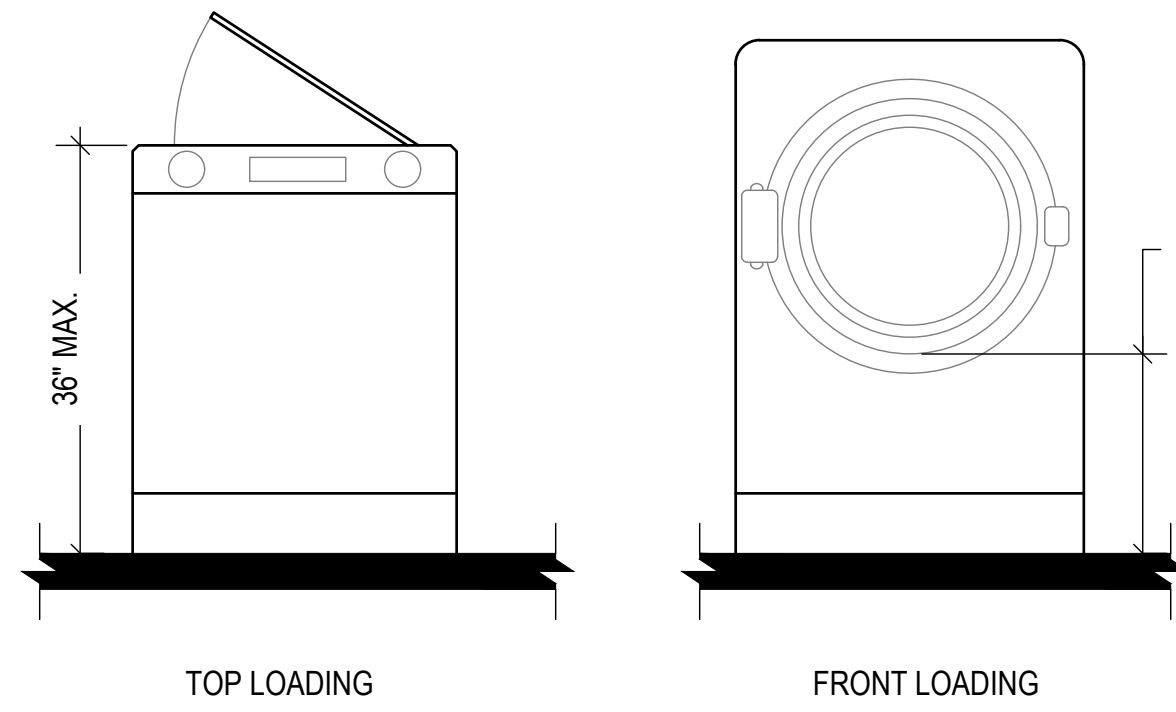
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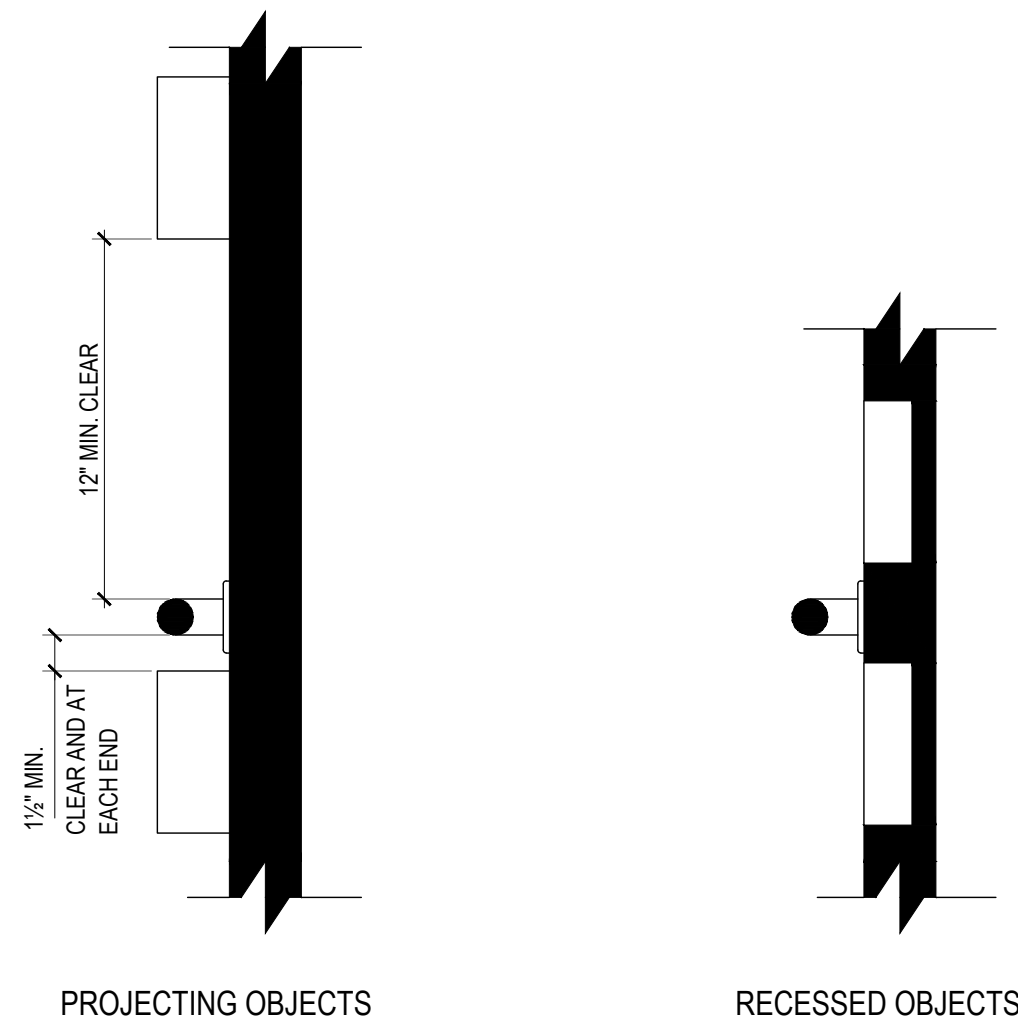
- NOTES**
1. A 30" X 48" CLEAR FLOOR SPACE COMPLYING WITH 11B-305 AND CENTERED ON THE APPLIANCE SHALL BE PROVIDED FOR PARALLEL APPROACH
 2. OPERABLE PARTS SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST OR REQUIRE MORE THAN 5 LBS OF FORCE TO ACTIVATE
 3. WHERE THREE OR FEWER WASHING MACHINES ARE PROVIDED, AT LEAST ONE SHALL BE ACCESSIBLE WHERE MORE THAN THREE ARE PROVIDED AT LEAST TWO SHALL BE ACCESSIBLE



CBC 2019 - FIGURE 11B-611.4

WASHING MACHINES AND CLOTHES DRYERS
SCALE: 3/4" = 1'-0"

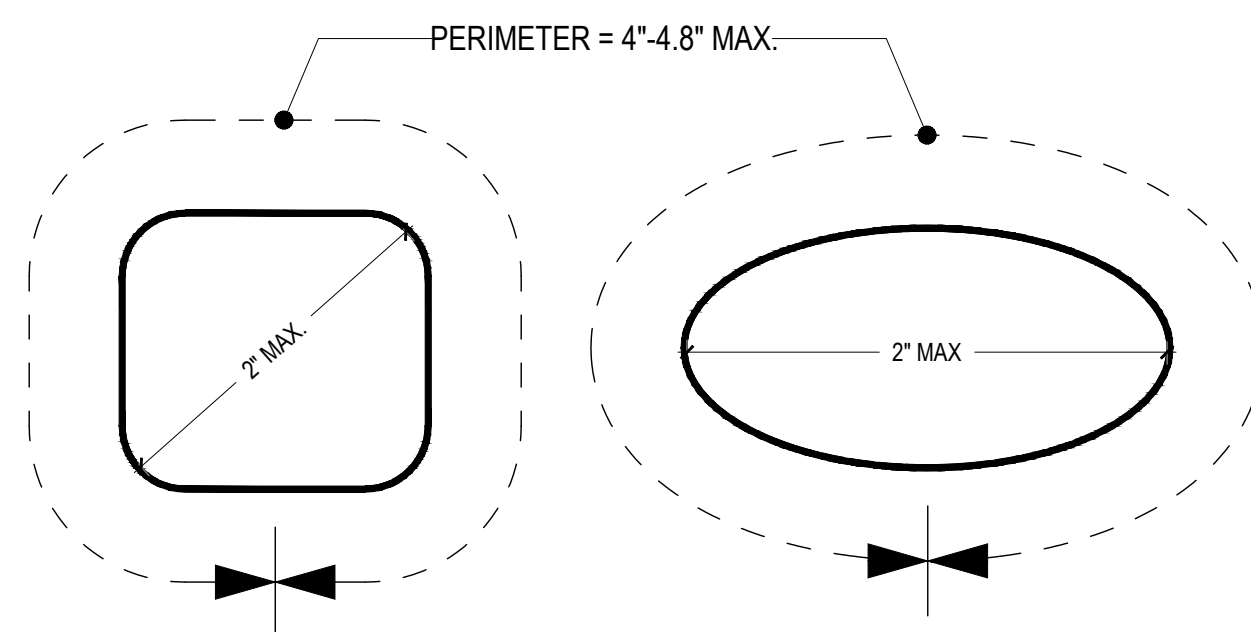
10



CBC 2019 - FIGURE 11B-609.3

SPACING OF GRAB BARS
SCALE: 1 1/2" = 1'-0"

9

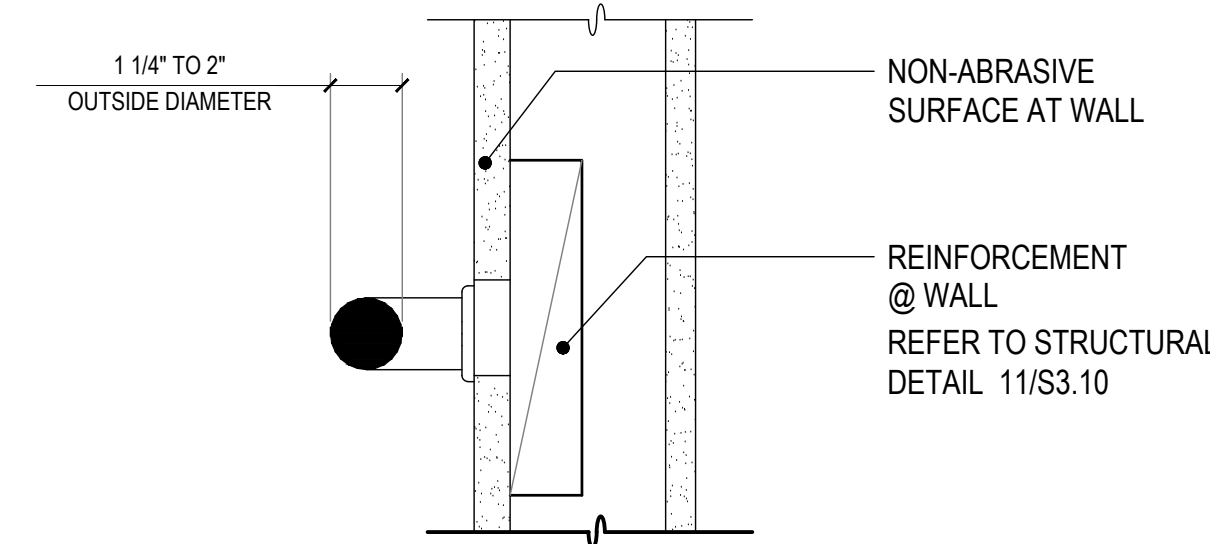


CBC 2019 - FIGURE 11B-609.2.2

GRAB BAR NON-CIRCULAR CROSS SECTIONS
SCALE: 3/4" = 1'-0"

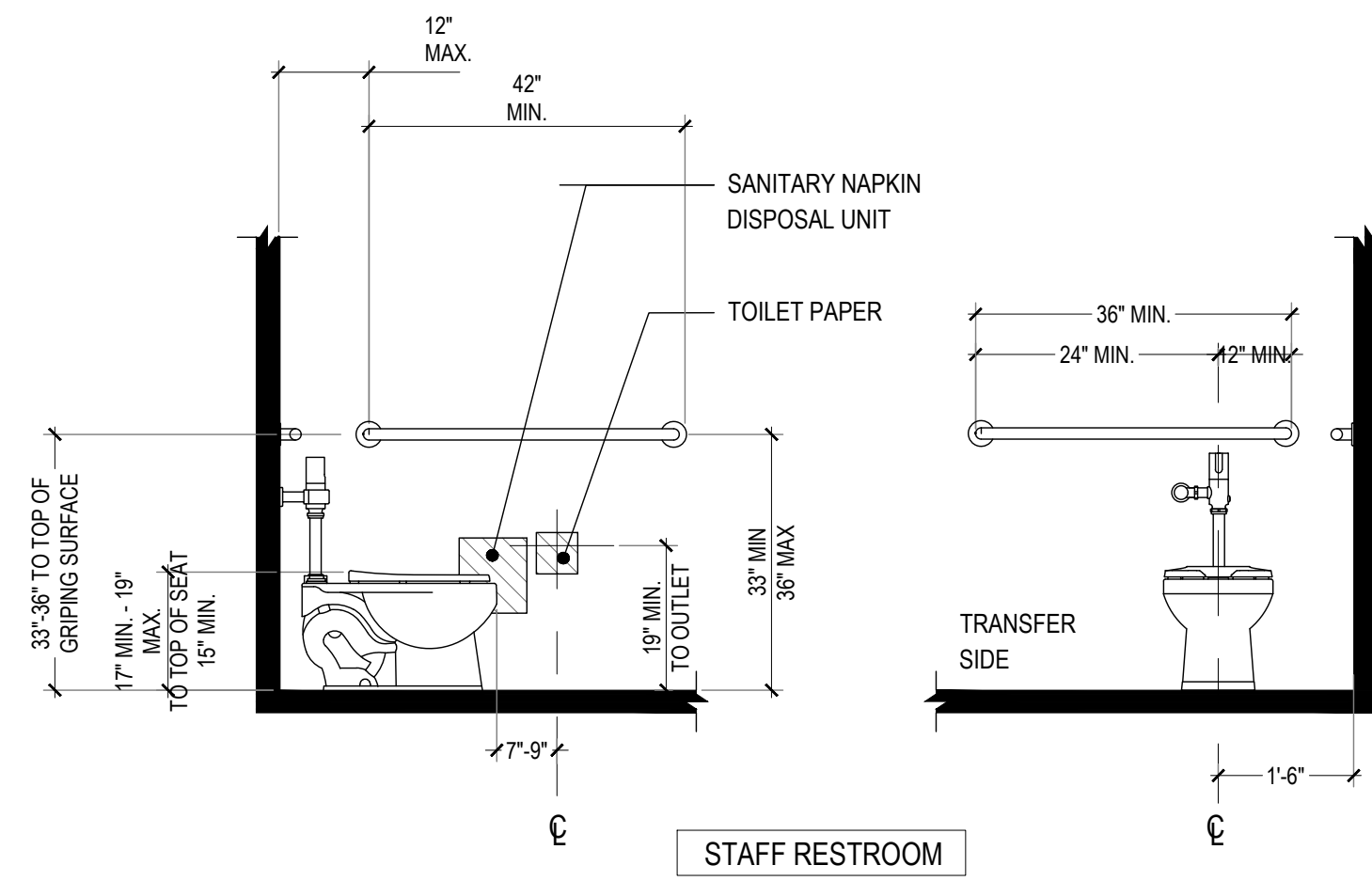
8

- NOTES**
1. GRAB BAR TO HAVE 12" MIN CLEAR ABOVE AND 1-1/2" MIN CLEAR BELOW AND AT EACH END
 2. ANY SURFACES ADJACENT TO HANDRAILS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS (11B-505.8)
 3. SEE **GRAB BAR NON-CIRCULAR CROSS SECTIONS**



GRAB BAR DETAIL AT WALL
SCALE: 3" = 1'-0"

7



CBC 2019 - FIGURE 11B-604.5.1 (SIDE WALL GRAB BAR)
CBC 2019 - FIGURE 11B-604.5.2 (REAR WALL GRAB BAR)
CBC 2019 - FIGURE 11B-604.7.1 (DISPENSER OUTLET)
CBC 2019 - FIGURE 11B-604.7.2 (DISPOSAL UNIT)

TOILET COMPARTMENT MOUNTING HEIGHTS
SCALE: 1/2" = 1'-0"

5

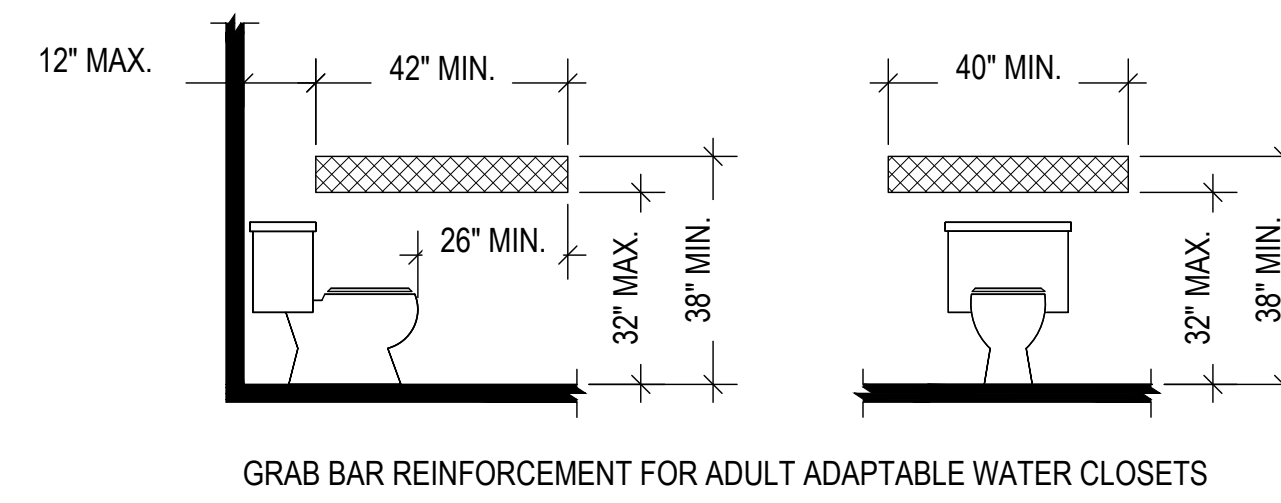
TABLE 11B-604.9
SUGGESTED DIMENSIONS FOR CHILDREN'S USE

SUGGESTED DIMENSIONS FOR WATER CLOSETS SERVING CHILDREN AGES 3 THROUGH 12	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12
Water Closet Centerline	12 inches (305 mm)	12 to 15 inches (305 to 381 mm)	15 to 18 inches (381 to 457 mm)
Toilet Seat Height	11 to 12 inches (279 to 305 mm)	12 to 15 inches (305 to 381 mm)	15 to 17 inches (381 to 432 mm)
Grab Bar Height	18 to 20 inches (457 to 508 mm)	20 to 25 inches (508 to 635 mm)	25 to 27 inches (635 to 686 mm)
Dispenser Height	14 inches (356 mm)	14 to 17 inches (356 to 432 mm)	17 to 19 inches (432 to 483 mm)

SUGGESTED DIMENSIONS FOR CHILDREN'S USE
NOT TO SCALE

4

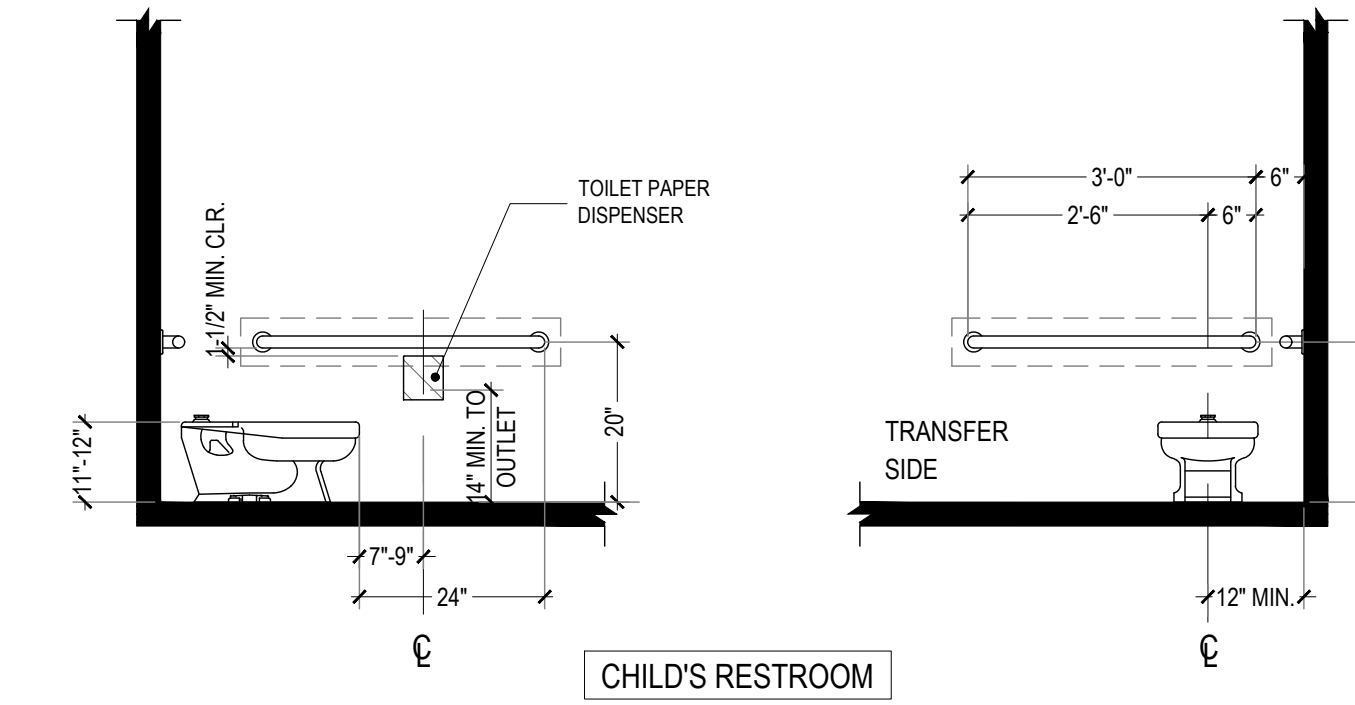
- NOTES**
1. HATCHED AREAS REPRESENT LOCATION FOR FUTURE INSTALLATION OF GRAB BARS
 2. REFER TO GRAB BAR MOUNTING DETAIL FOR PHYSICAL REQUIREMENTS
 3. COORDINATE BLOCKING WITH ALL IMPACTED TRADES
 4. DOCUMENT FULL BLOCKING INSTALLATION AT ROUGH CARPENTRY FOR FINAL INSPECTION



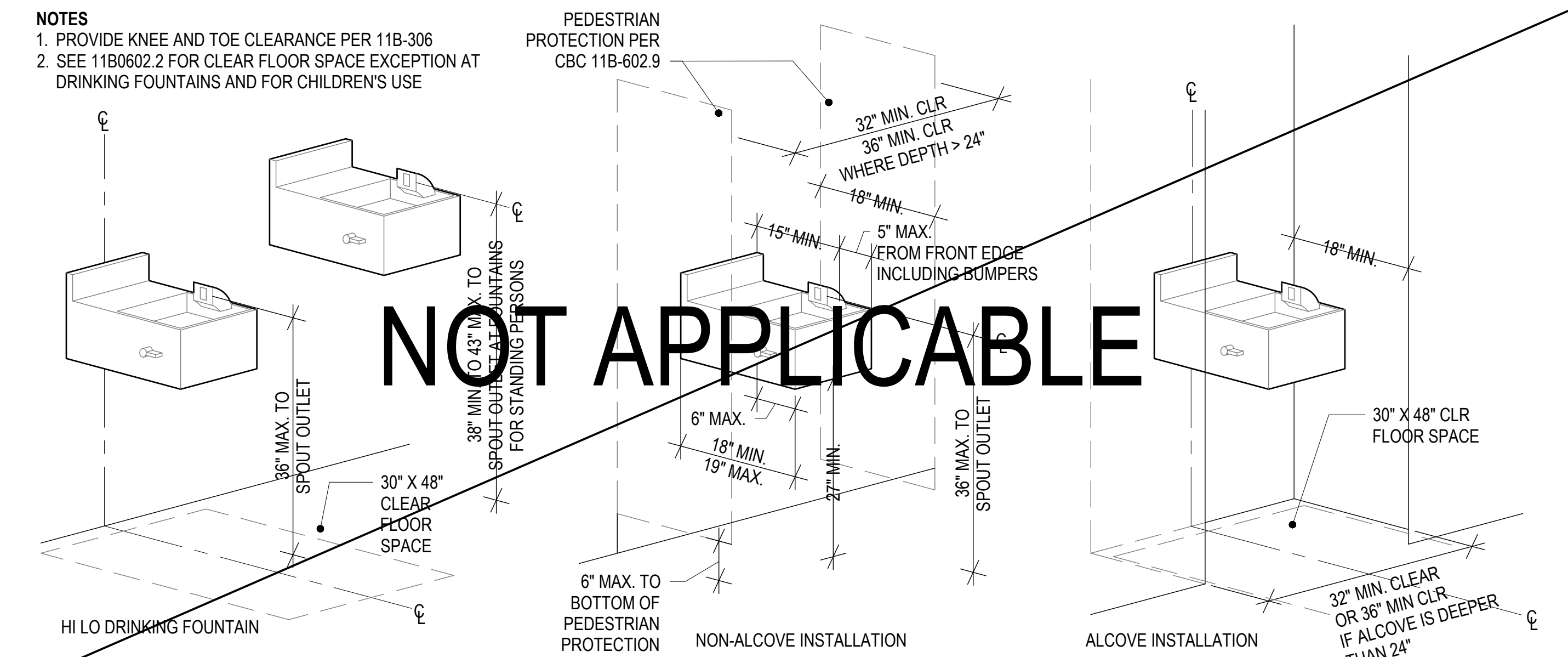
CBC 2019 - TABLE 11B-604.9

REINFORCEMENT FOR GRAB BARS
SCALE: 3/8" = 1'-0"

6



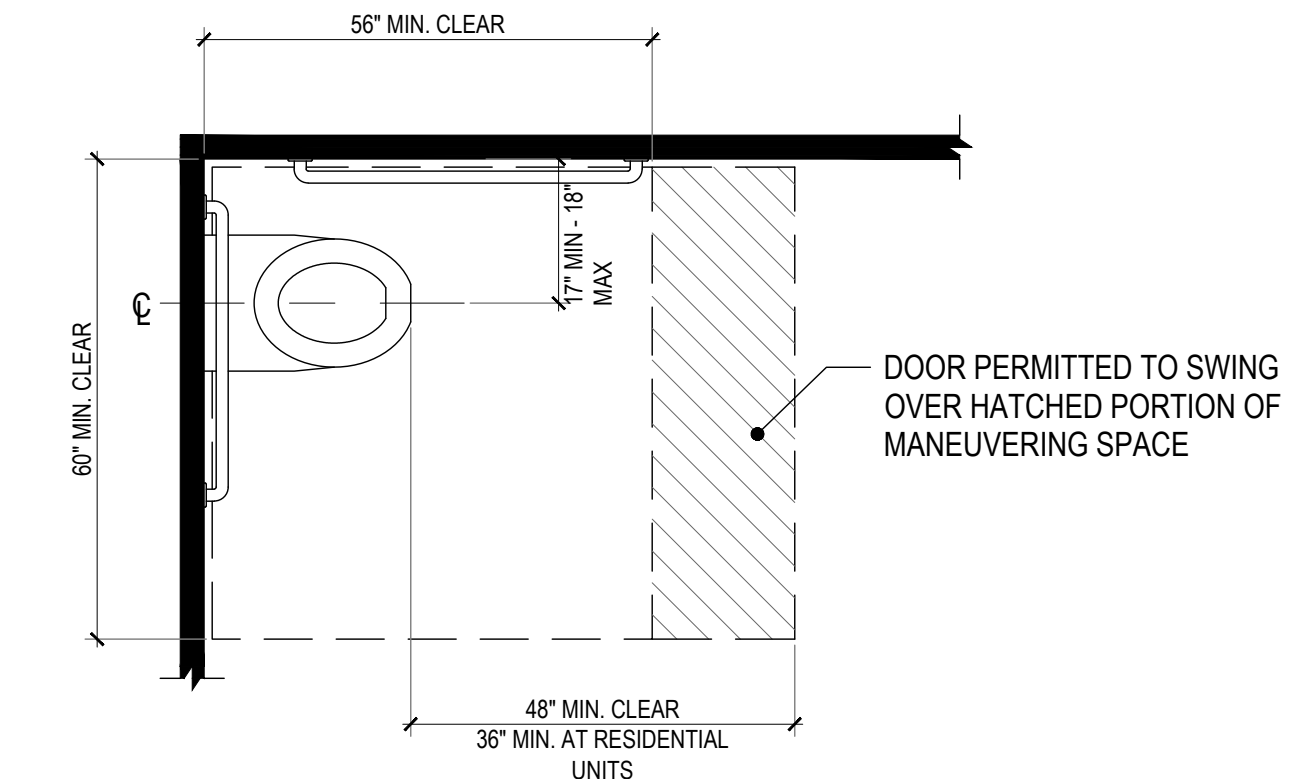
- NOTES**
1. PROVIDE KNEE AND TOE CLEARANCE PER 11B-306
 2. SEE 11B0602.2 FOR CLEAR FLOOR SPACE EXCEPTION AT DRINKING FOUNTAINS AND FOR CHILDREN'S USE



CBC 2019 - FIGURE 11A-11A

DRINKING FOUNTAINS
SCALE: 3/4" = 1'-0"

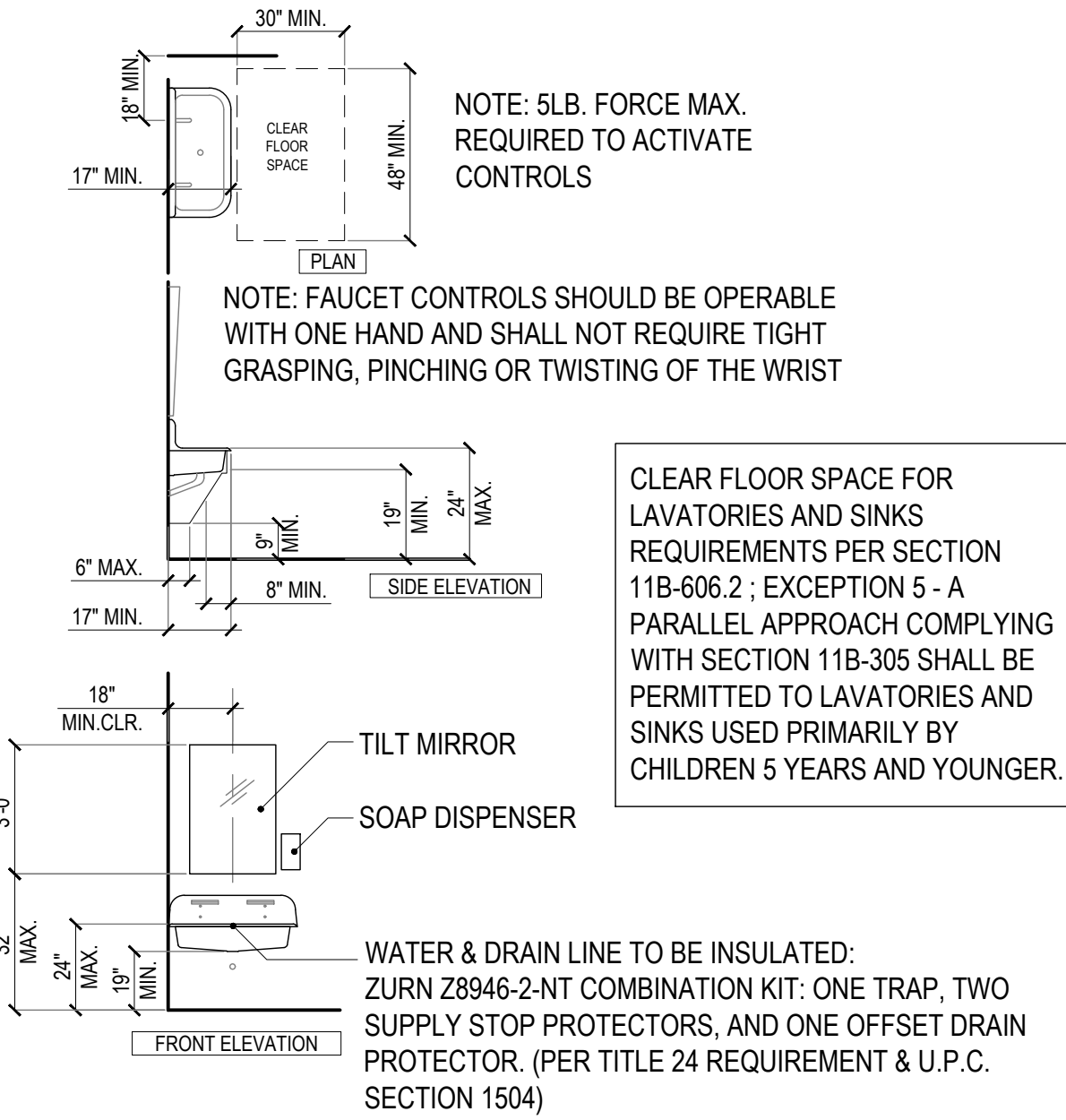
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BASED ON CBC 2019 - FIGURE 11B-604.2(a)
BASED ON CBC 2019 - FIGURE 11B-604.3.1

SIZE OF CLEARANCE AT WATER CLOSETS
SCALE: 1/2" = 1'-0"

3



CHILD ACCESSIBLE SINK DETAILS
SCALE: 1/4" = 1'-0"

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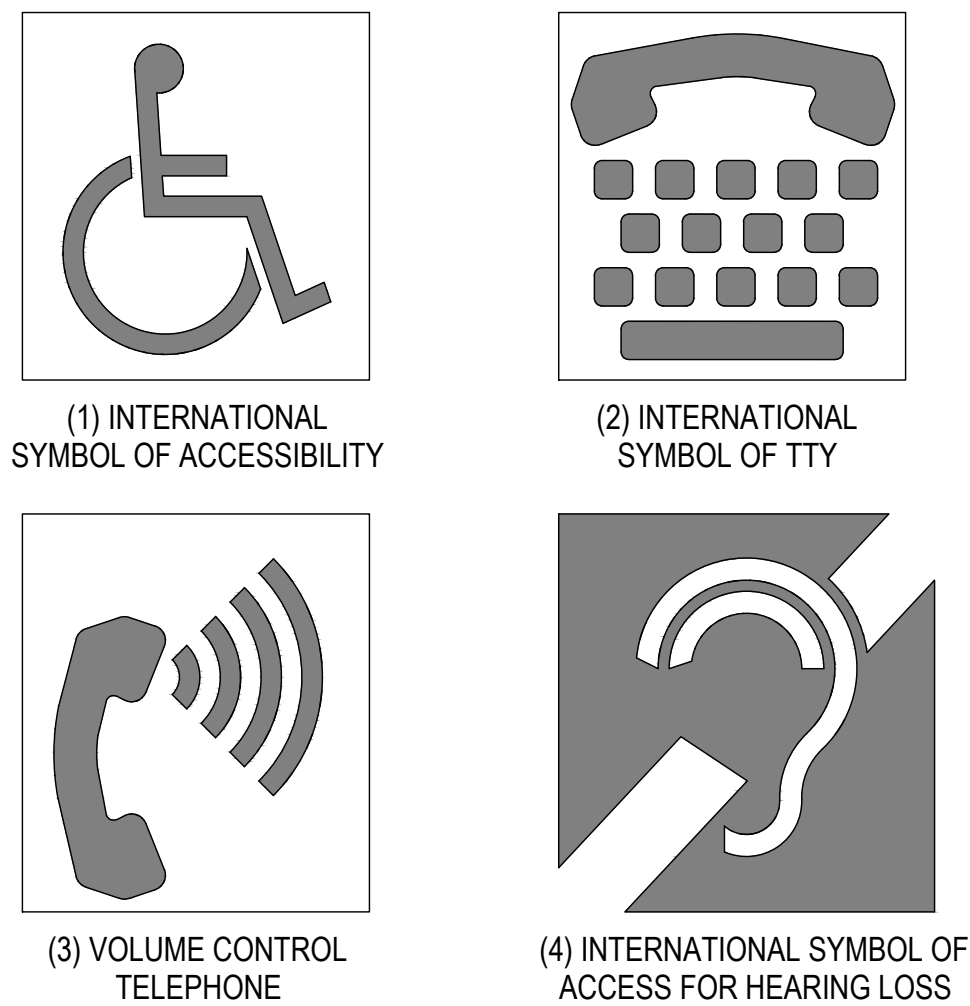
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ACCESSIBILITY - PLUMBING ELEMENTS & FACILITIES

SHEET NUMBER:
G3.04

- NOTES**
- DO NOT NEED A TEXT DESCRIPTION AND DO NOT NEED TO BE RAISED
 - NON-GLARE FINISH AND CONTRAST TO EACH OTHER (LIGHT ON DARK OR VICE VERSA)



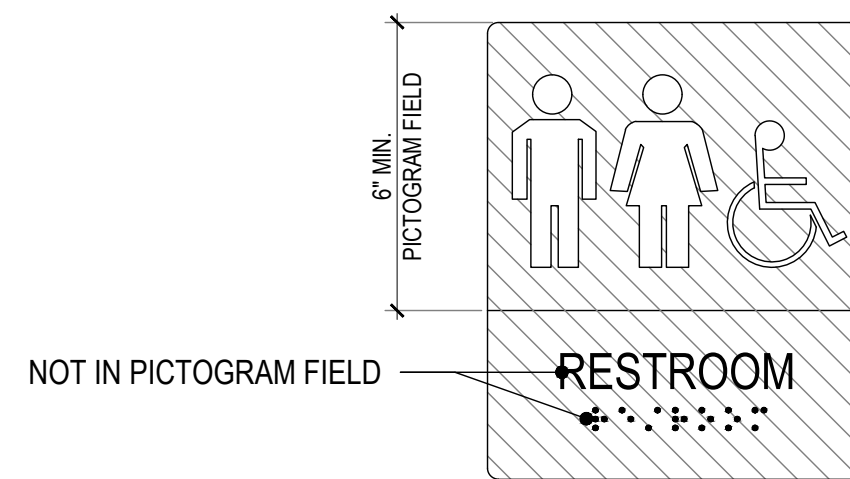
CBC 2019 - FIGURE 11B-703.7.2.1.4

SYMBOLS OF ACCESSIBILITY

SCALE: N.T.S.

9

- NOTES**
- CHARACTERS AND BACKGROUND OF THE SIGN ARE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH. COLOR AND CONTRAST SHALL BE DIFFERENT FROM COLOR AND CONTRAST OF WALL, TYP. EITHER DARK ON LIGHT OR LIGHT ON DARK.



BASED ON CBC 2019 - FIGURE 11B-703.6.1

PICTOGRAMS

SCALE: 3" = 1'-0"

6

- NOTES**
- FINISH AND CONTRAST:** NON-GLARE FINISH, AND CONTRAST WITH BACKGROUND WITH EITHER LIGHT CHARACTERS ON DARK BACKGROUND OR VICE VERSA
 - CASE:** UPPERCASE OR LOWERCASE OR COMBINATION OF BOTH
 - STYLE:** CONVENTIONAL IN FORM. NOT ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OTHER UNUSUAL FORMS
 - CHARACTER PROPORTIONS:** WIDTH OF UPPERCASE "O" IS 60% MIN. AND 110% MAX. OF THE HEIGHT OF THE UPPERCASE LETTER "I"
 - CHARACTER HEIGHT:** COMPLY WITH TABLE 11B-703.5.5. BASED ON UPPERCASE LETTER "I" AND VARIES ACCORDING TO HEIGHT AFF AND THE HORIZONTAL VIEWING DISTANCE. THE MIN. HEIGHT IS 5/8" FOR HORIZONTAL VIEWING DISTANCE LESS THAN 72"
 - HEIGHT FROM FINISH FLOOR OR GROUND:** 40" MIN. AFF FROM BASELINE OF CHARACTER
 - STROKE THICKNESS:** 10% MIN. TO 20% MAX. OF THE HEIGHT OF THE UPPERCASE LETTER "I", EXCLUDING WORD SPACES
 - CHARACTER SPACING:** 10% MIN. TO 35% MAX. OF THE HEIGHT OF THE UPPERCASE LETTER "I", EXCLUDING WORD SPACES
 - LINE SPACING:** BETWEEN BASELINES OF SEPARATE LINES, 135% MIN. AND 170% MAX. OF THE RAISED CHARACTER HEIGHT
 - FORMAT:** HORIZONTAL

APPLIES TO THE FOLLOWING SIGNAGE TYPES:

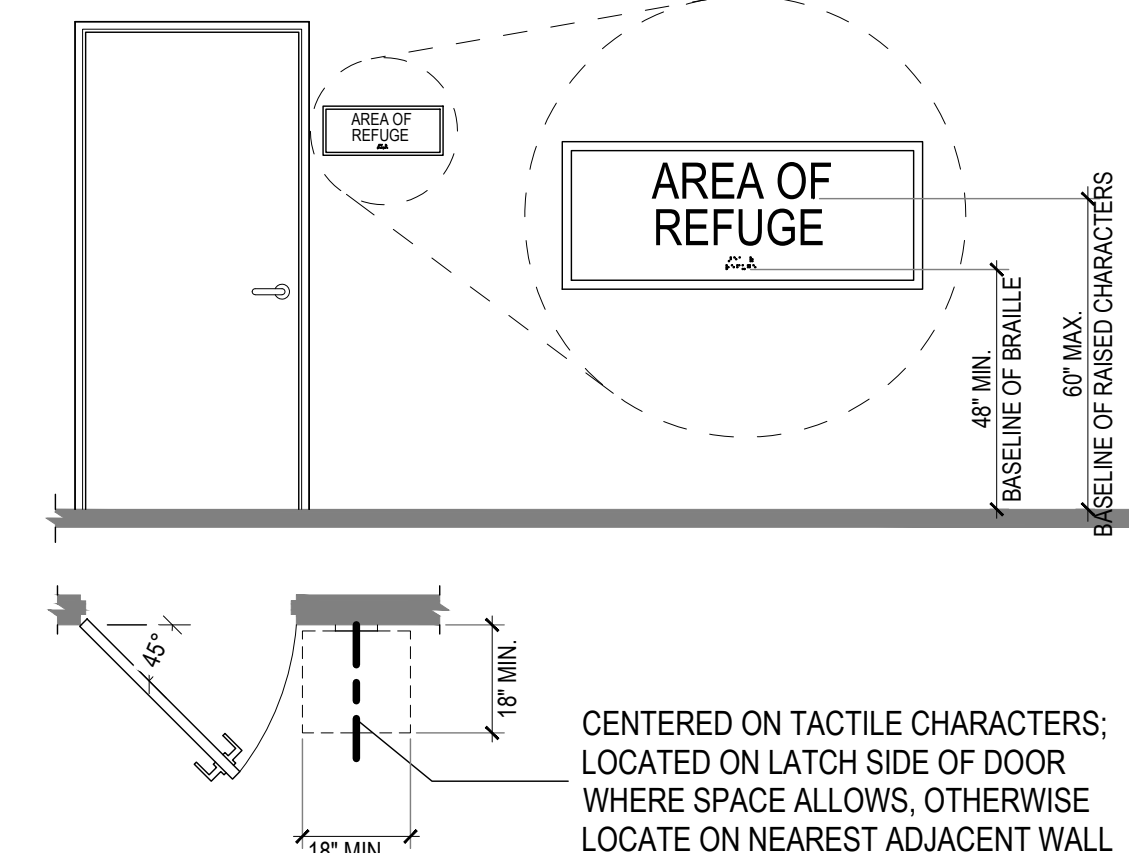
- DIRECTIONAL
- INFORMATIONAL
- IN AREAS OF REFUGE
- ENTRANCES
- ASSISTIVE LISTENING DEVICES

NON-TACTILE VISUAL CHARACTER SIGNAGE NOTES

SCALE: N.T.S.

5

- NOTES**
- LOCATE SIGNS FOR PERMANENT ROOMS AT THE ENTRANCE TO, AND OUTSIDE OF THE ROOM OR SPACE.
 - LOCATE EXIT SIGNS AT THE EXIT DOOR WHEN APPROACHED IN THE DIRECTION OF TRAVEL.
 - AT DOUBLE DOORS WITH ONE ACTIVE LEAF, LOCATE ON INACTIVE LEAF; WITH TWO ACTIVE LEAVES, LOCATE TO THE RIGHT OF THE RIGHT HAND DOOR.



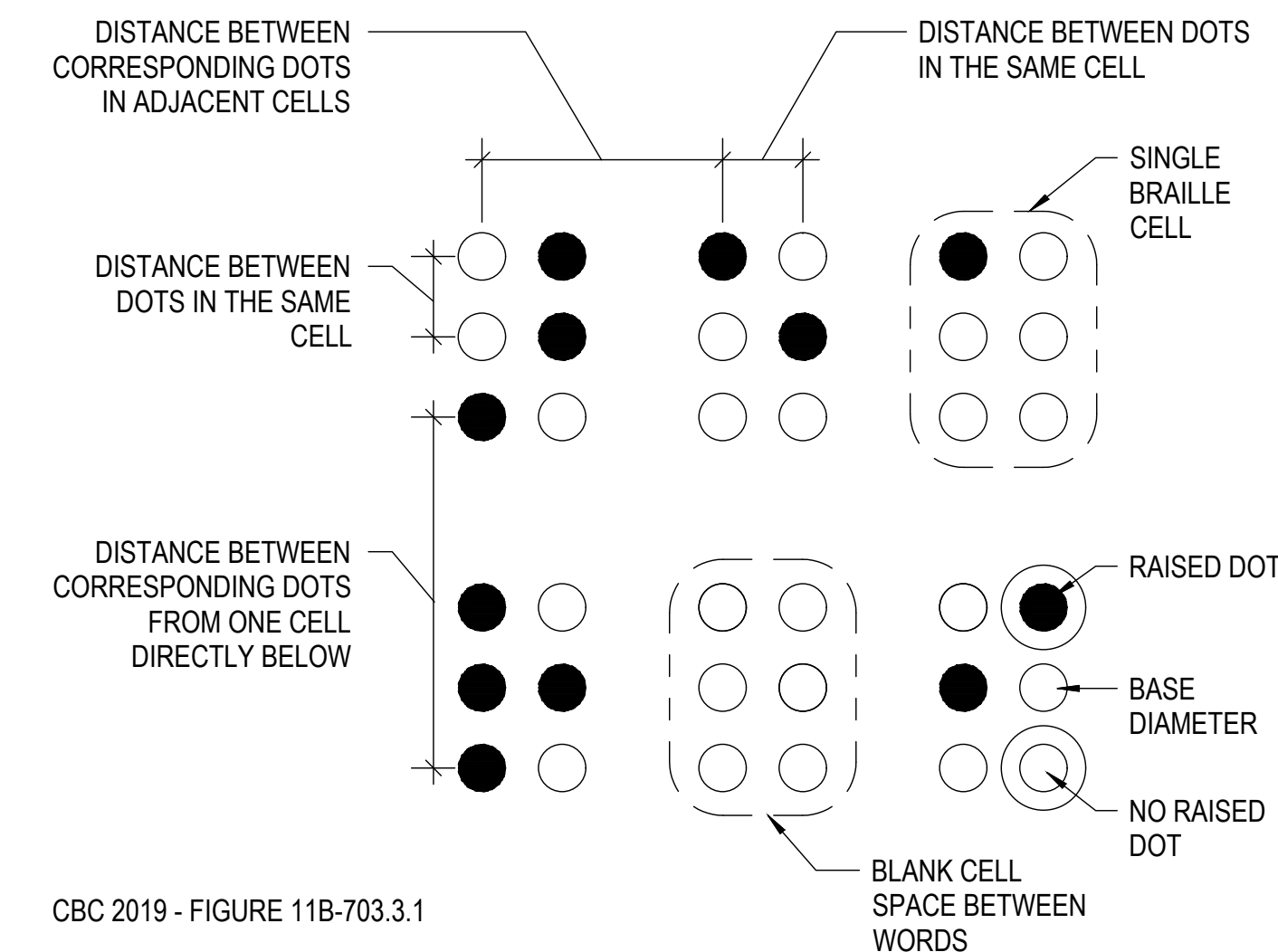
CBC 2019 - FIGURE 11B-703.4.1 (HEIGHT)
CBC 2019 - FIGURE 11B-703.4.2 (LOCATION)

HEIGHT AND LOCATION OF TACTILE SIGNS

SCALE: N.T.S.

4

- NOTES**
- PROVIDE CONTRACTED (GRADE 2) BRAILLE WITH SPACING OF DOTS IN AND WITHIN ADJACENT CELLS PER CALIFORNIA BRAILLE STANDARDS
 - BRAILLE DIMENSIONS PROVIDED IN CBC 2019 - TABLE 11B-703.3.1



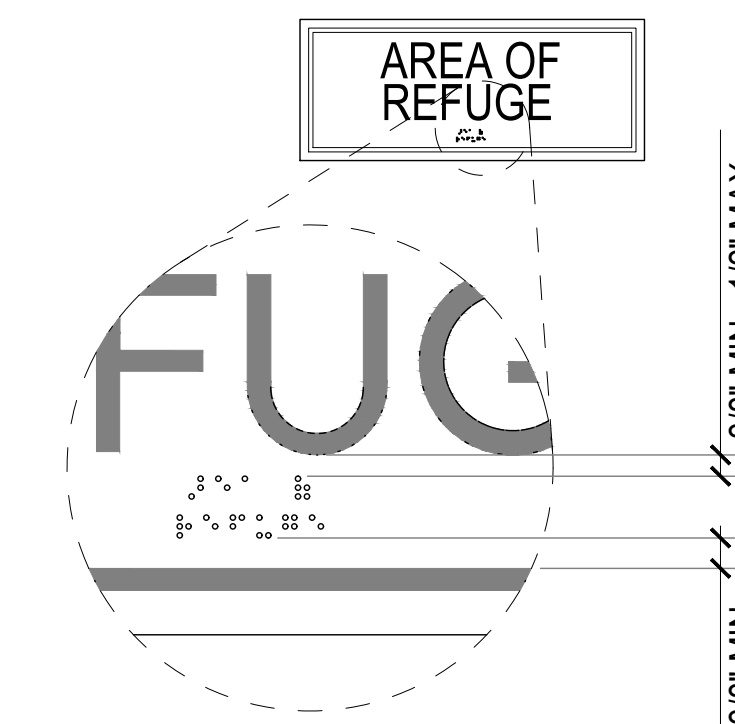
CBC 2019 - FIGURE 11B-703.3.1

BRAILLE MEASUREMENT

SCALE: N.T.S.

3

- NOTES**
- POSITION BELOW THE ENTIRE CORRESPONDING TEXT (SINGLE OR MULTILINE) IN A HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED.
 - APPLIES TO THE FOLLOWING SIGNAGE TYPES
 - PERMANENT ROOMS AND SPACES
 - EXIT DOORS
 - DOORS TO AREAS OF REFUGE
 - DELAYED EGRESS LOCKS
 - ASSISTIVE LISTENING SYSTEMS AVAILABILITY



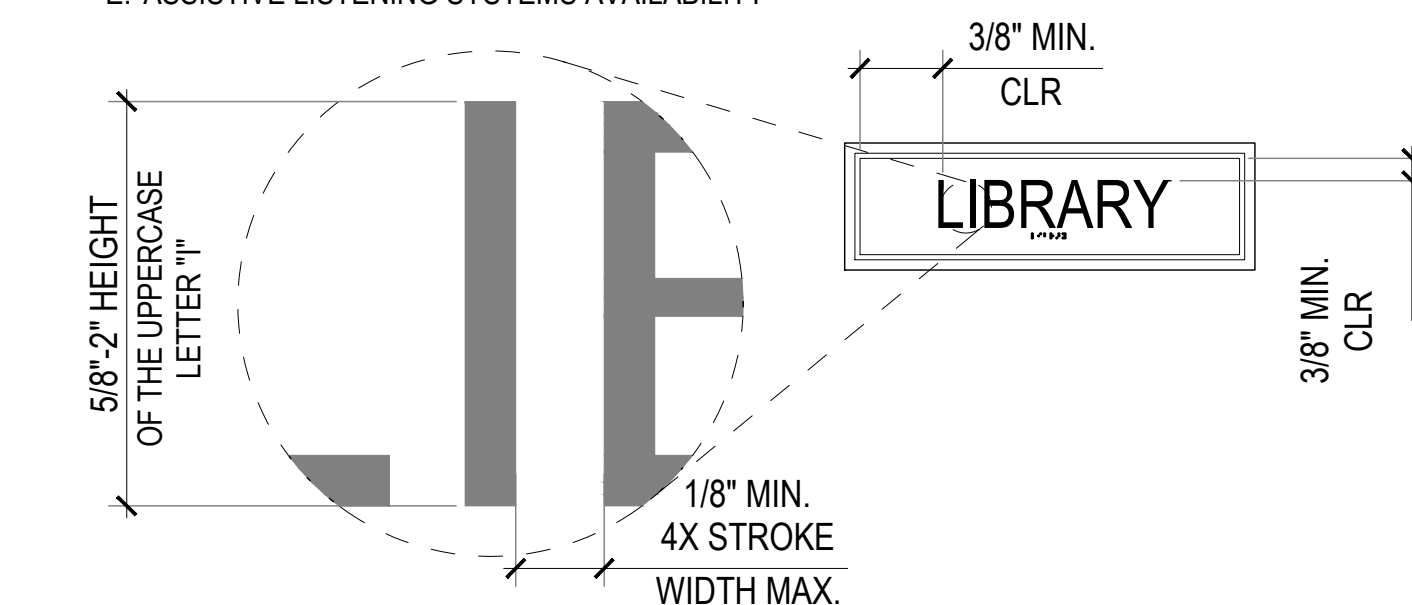
CBC 2019 - FIGURE 11B-703.3.2

POSITION OF BRAILLE

SCALE: N.T.S.

2

- NOTES**
- DEPTH:** 1/32" MIN. ABOVE BACKGROUND
 - CASE:** UPPERCASE
 - STYLE:** SAN SERIF. NOT ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OTHER UNUSUAL FORMS
 - THICKNESS:** 15% MAX. OF THE HEIGHT OF UPPERCASE LETTER "I"
 - LINE SPACING:** BETWEEN BASELINES OF SEPARATE LINES < 135% MIN. AND 170% MAX. OF THE RAISED CHARACTER HEIGHT
 - FORMAT:** HORIZONTAL
 - APPLIES TO THE FOLLOWING SIGNAGE TYPES
 - PERMANENT ROOMS AND SPACES
 - EXIT DOORS
 - DOOR TO AREAS OF REFUGE
 - DELAYED EGRESS LOCKS
 - ASSISTIVE LISTENING SYSTEMS AVAILABILITY



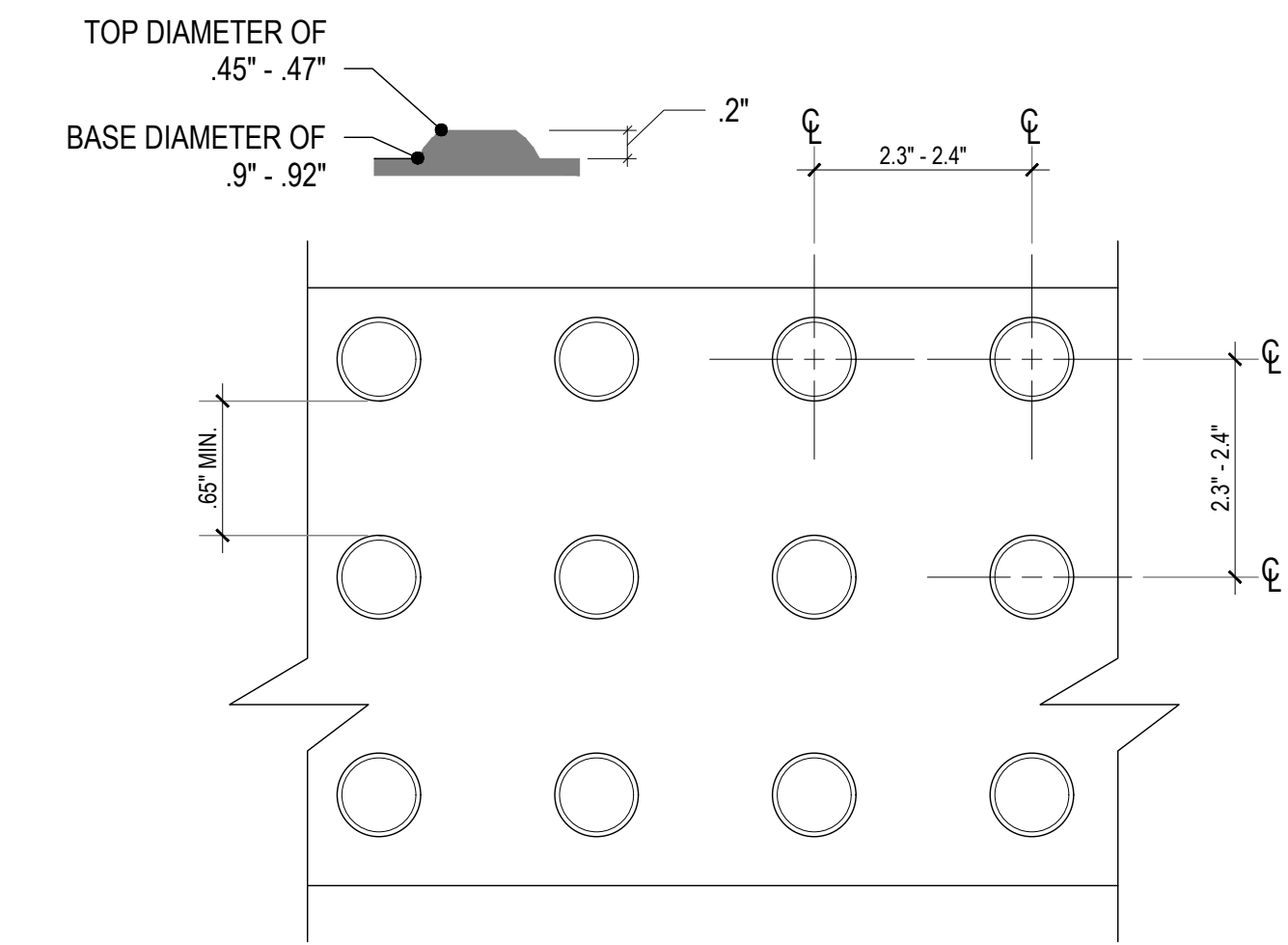
BASED ON CBC 2019 - FIGURE 11B-703.2.5

RAISED CHARACTERS

SCALE: N.T.S.

1

NOTE
DETECTABLE WARNING SURFACES TO BE YELLOW AND APPROXIMATE FS 33538 OF FEDERAL STANDARD 595C PER 11B-705.1.1.3.1 AND PROVIDE 70% MINIMUM VISUAL CONTRAST WITH ADJACENT WALKING SURFACES PER 11B-705.1.1.3.2

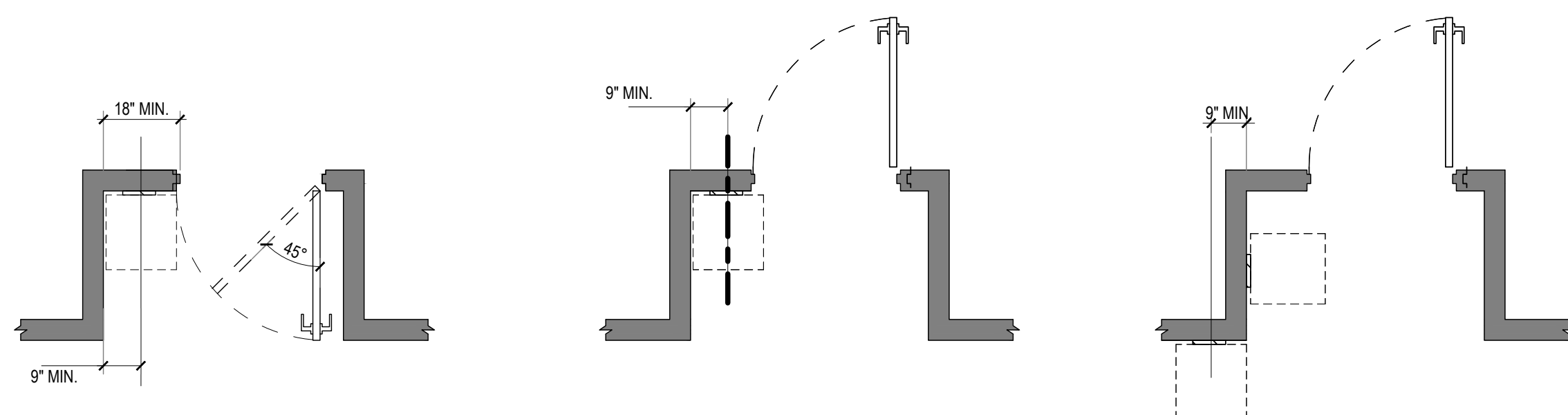


CBC 2019 - FIGURE 11B-705.1

TRUNCATED DOME DETECTABLE WARNING SURFACE

SCALE: 6" = 1'-0"

10



ON THE PULL SIDE OF DOOR PROVIDE 18" X 18" CLEAR SPACE OUTSIDE OF ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREES OPEN

ON THE PULL SIDE OF DOORS WITH TWO ACTIVE LEAFS, PROVIDE 18" X 18" CLEAR SPACE ON THE RIGHT SIDE OF THE RIGHT LEAF OUTSIDE THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREES OPEN

ON THE PUSH SIDE OF DOOR, THE 18" X 18" CLEAR SPACE MAY OVERLAP THE DOOR

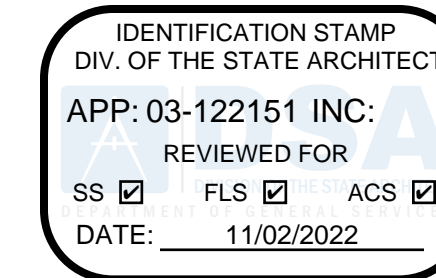
WHERE WALL SPACE IS NOT PROVIDED NEXT TO THE LATCH SIDE OF DOOR, PROVIDE 18" X 18" CLEAR SPACE ON NEAREST WALL

WHILE THIS LOCATION IS TECHNICALLY COMPLIANT, THE BEST PRACTICE WOULD BE TO LOCATE THE SIGN IN THE CORRIDOR SO THAT IT CAN BE SEEN/ DETECTED AS ONE TRAVELS DOWN THE CORRIDOR IN EITHER DIRECTION

DOORS AND GATES IN SEIRES

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

7



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PROJECT:
LAEP EARLY CHILDHOOD CENTER

13928 KORNBLUM AVE.
HAWTHORNE, CA 90250

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

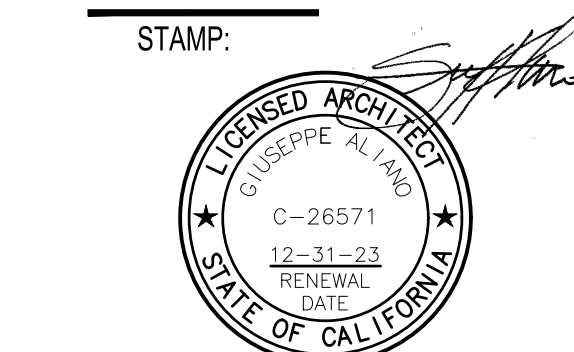
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10.24.22	DSA BACK-CHECK SET
11.01.22	DSA BACK-CHECK SET

SHEET NAME:
ACCESSIBILITY - COMMUNICATION ELEMENTS & FEATURES

SHEET NUMBER:
G3.05

PROJECT:
**LAEP EARLY
 CHILDHOOD CENTER**

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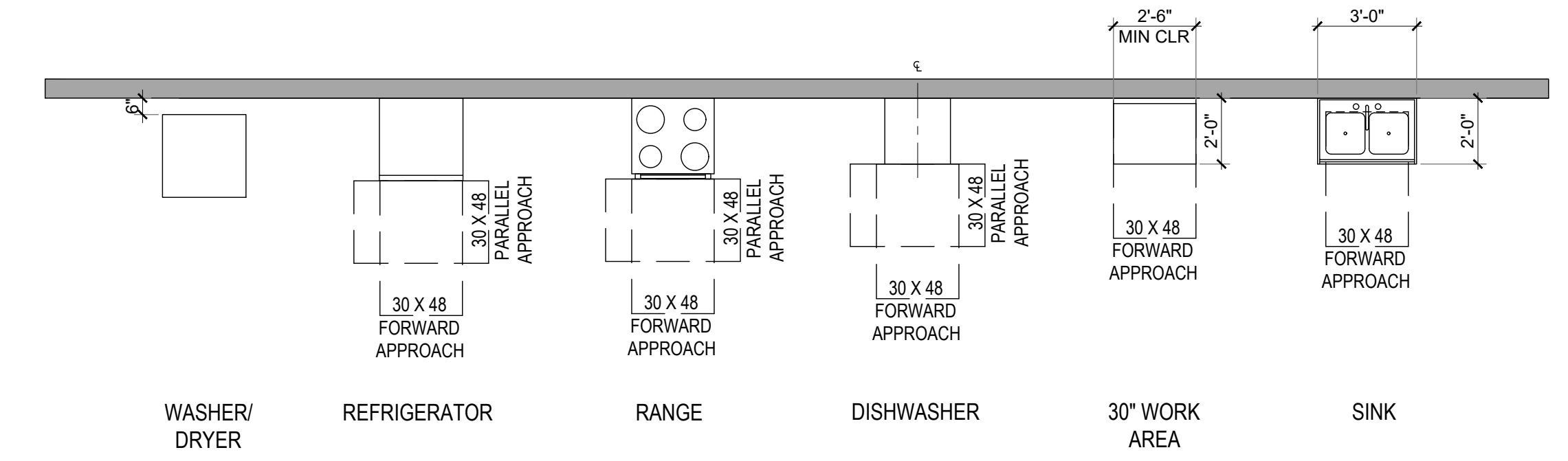
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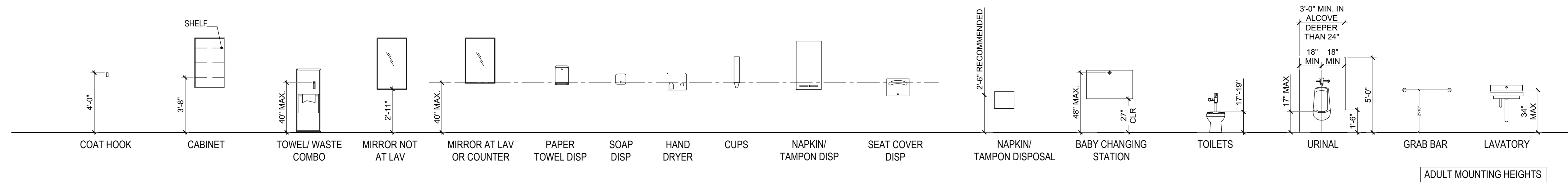
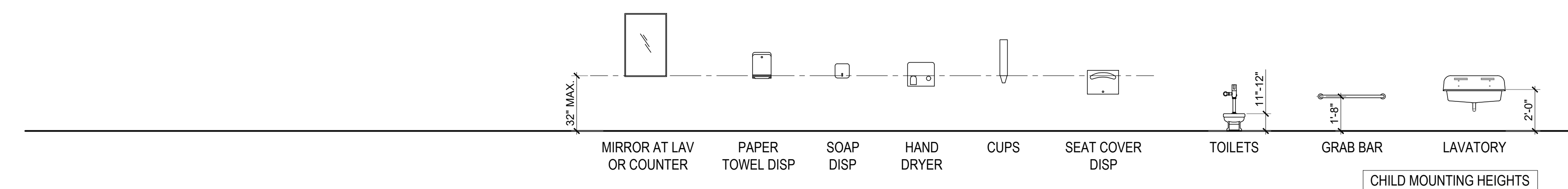
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CLEARANCES

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

2



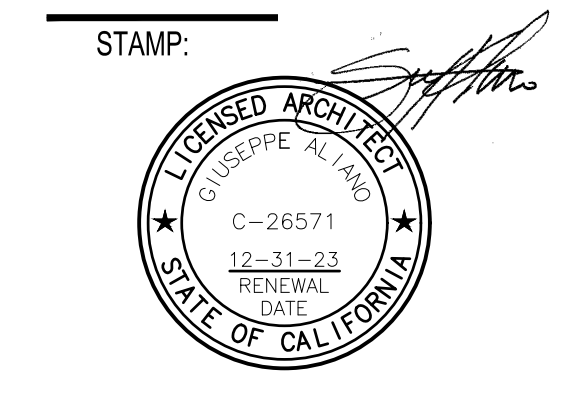
MOUNTING HEIGHTS

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

1

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10.24.22	DSA BACK-CHECK SET
11.01.22	DSA BACK-CHECK SET

SHEET NAME:
**ACCESSIBILITY -
 MOUNTING HEIGHTS &
 ACCESSORIES**

SHEET NUMBER:
G3.06

TOPOGRAPHIC SURVEY

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SS FLS ACS
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LAEP EARLY CHILDHOOD CENTER
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HAWTHORNE, CA 90250

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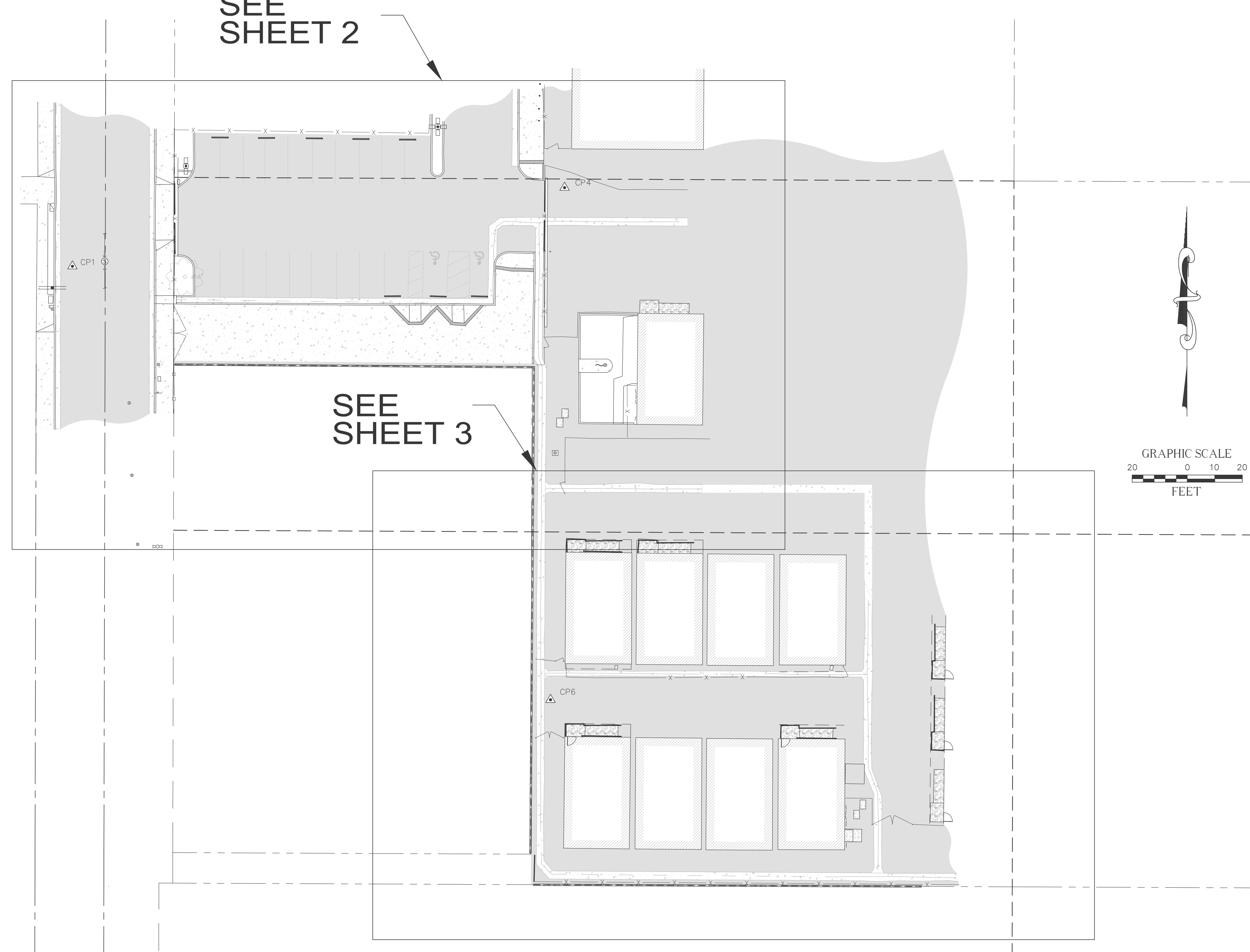
STAMP:

DATE	REV
02.01.22	02
03.02.22	03
04.01.22	04
10.05.22	05
10.24.22	06

SHEET NAME:
TOPOGRAPHIC SURVEY
SHEET NUMBER:
1 OF 3

SEE SHEET 2

SEE SHEET 3



VICINITY MAP



LEGAL DESCRIPTION

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
LOT 258 OF TRACT MAP NO. 874, IN THE CITY OF HAWTHORNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 120, PAGES 43, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MONUMENT NOTES

MON.#	DESCRIPTION
M10024	FD. NAIL WITH TAG "RCE-1670", PER TRACT MAP NO.874, R-S 120/43

CONTROL POINTS

CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP1	1787872.75'	6459291.35'	53.71'	SET MAGNETIC NAIL & SHINNER
CP4	1787901.28'	6459470.00'	54.32'	SET MAGNETIC NAIL & SHINNER
CP6	1787715.41'	6459464.90'	55.18'	SET MAGNETIC NAIL & SHINNER

LEGEND

	ASPHALT PAVEMENT		EP ELECTRIC PANEL
	CAR STOP		EV ELECTRIC VAULT
	CONCRETE PAVEMENT		FS FINISH SURFACE
	CONTROL POINT		FL FLOW LINE
	DOOR		HCR HANDICAP RAMP
	FIRE HYDRANT		INV INVERT
	FLAG POST		NG NATURAL GROUND
	FLOW DIRECTION		PL PROPERTY LINE
	FOUND MONUMENT AS NOTED		R/W RIGHT OF WAY
	GATE		TV TELCO VAULT
	GUARD POST		TC TOP OF CURB
	HANDICAP		WM WATER METER
	LIGHT STANDARD		BW BLOCK WALL
	POWER POLE		CL CENTERLINE
	SEWER MANHOLE		CLF CHAIN LINK FENCE
	SIGN		EOP EDGE OF PAVEMENT
	TREE (TYPICAL)		FL FLOW LINE
	UTILITY POLE		OH OVERHANG
	WATER VALVE		PL PROPERTY LINE
	CENTERLINE		R/W RIGHT-OF-WAY
	DIAMETER OF EXISTING TREE		SSL SANITARY SEWER LINE
	ELECTRIC CABINET		WF WOOD FENCE

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (2022.25) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE, SECTIONS 8801-8819; SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING LEICA SMARTNET NORTH AMERICA (S.N.A.) CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.):

S.N.A. CASH:	NORTHING = 1829162.57'	EASTING = 6418730.63'
S.N.A. CAPE:	NORTHING = 1730270.48'	EASTING = 6476524.11'

REVISIONS

NO.	DATE	REVISIONS	BY
0	09/19/22	SUBMITTAL	SR

UTILITY STATEMENT
BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORDED DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH CALVADA SURVEYING, INC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. CALVADA SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

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BENCHMARK
ELEVATIONS SHOWN HEREON ARE BASED UPON LOS ANGELES COUNTY BENCHMARK 8Y556A, ELEVATION 53.60 FEET (NAVD 88).

DESCRIPTION:
RBM TAG IN W CB 1FT N/O BCR @ NW COR ROSECRANS AVE & KORNBLUM AVE.

PREPARED FOR
LOS ANGELES EDUCATION PARTNERSHIP
1541 WILSHIRE BOULEVARD, SUITE 200
LOS ANGELES, CA 90017
PHONE: (213) 622-5237

SITE INFORMATION
SITE NAME: PRAIRIE VISTA SOUTH SCHOOL
SITE ADDRESS: 13928 KORNBLUM AVE., HAWTHORNE, CA 90250
ASSESSOR'S PARCEL NO.: 4051-020-900, 4051-020-901 & 4051-020-902

SURVEYOR OF RECORD
FIELD COMPLETION DATE: SEP 1, 2022

CALVADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92878
Phone: 951-280-9900 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com
EST. 1989 JOB NO. 22653

Armando D. DuPont
Registration No. 7780

TOPOGRAPHIC SURVEY

13928 KORNBLUM AVE., HAWTHORNE, CA 90250

IDENTIFICATION STAMP
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APP: 03-122151 INC:
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abode communities architecture

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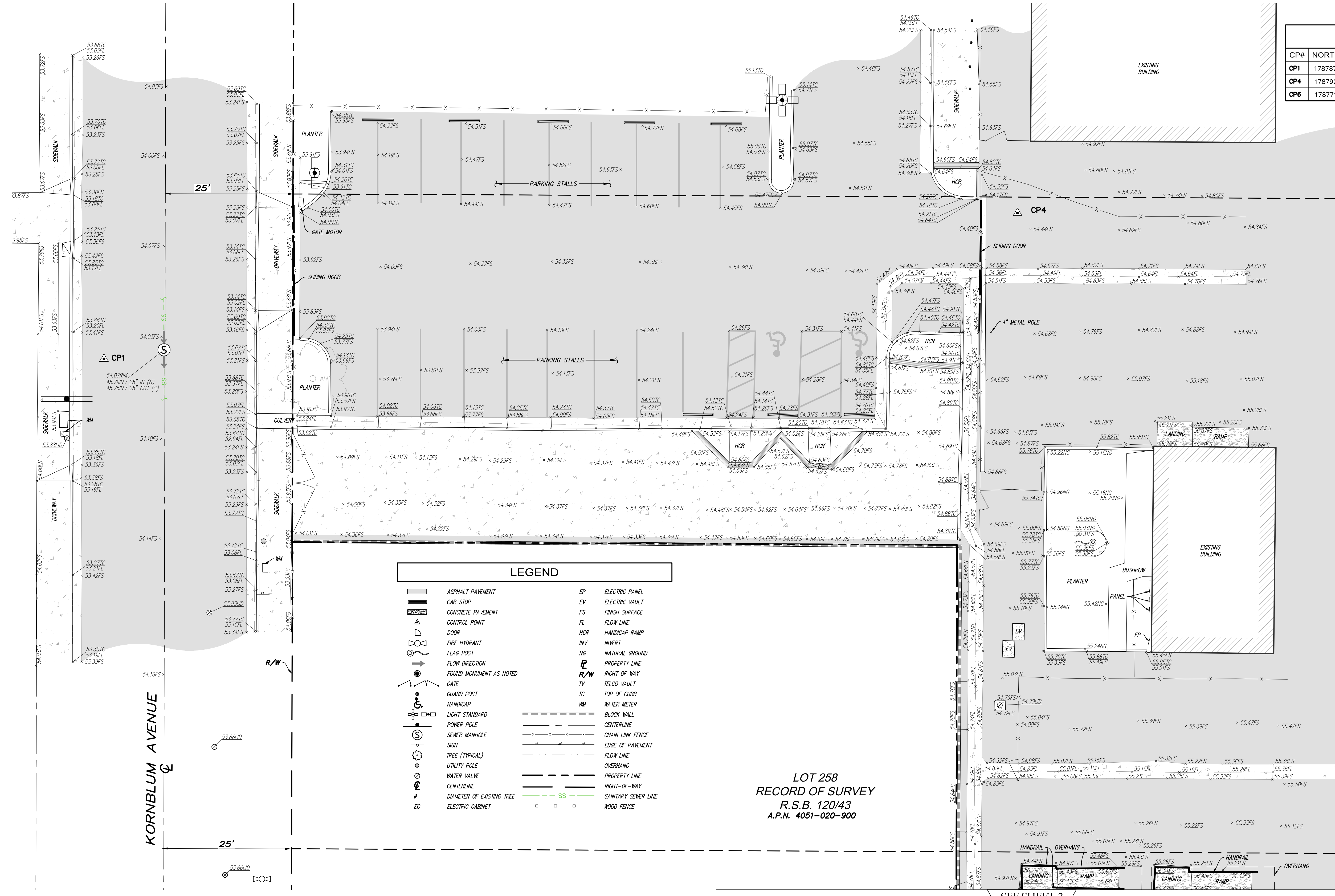
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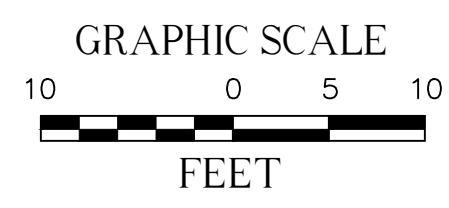
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CP6	1787715.41'	6459464.90'	55.18'	SET MAGNETIC NAIL & SHINER



LOT 258
RECORD OF SURVEY
R.S.B. 120/43
A.P.N. 4051-020-900



NO.	DATE	REVISIONS	BY
0	09/19/22	SUBMITTAL	SR

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10.05.22	DSA BACK-CHECK SET
10.24.22	DSA BACK-CHECK SET

SHEET NAME:
TOPOGRAPHIC SURVEY
SHEET NUMBER:
2 OF 3

TOPOGRAPHIC SURVEY

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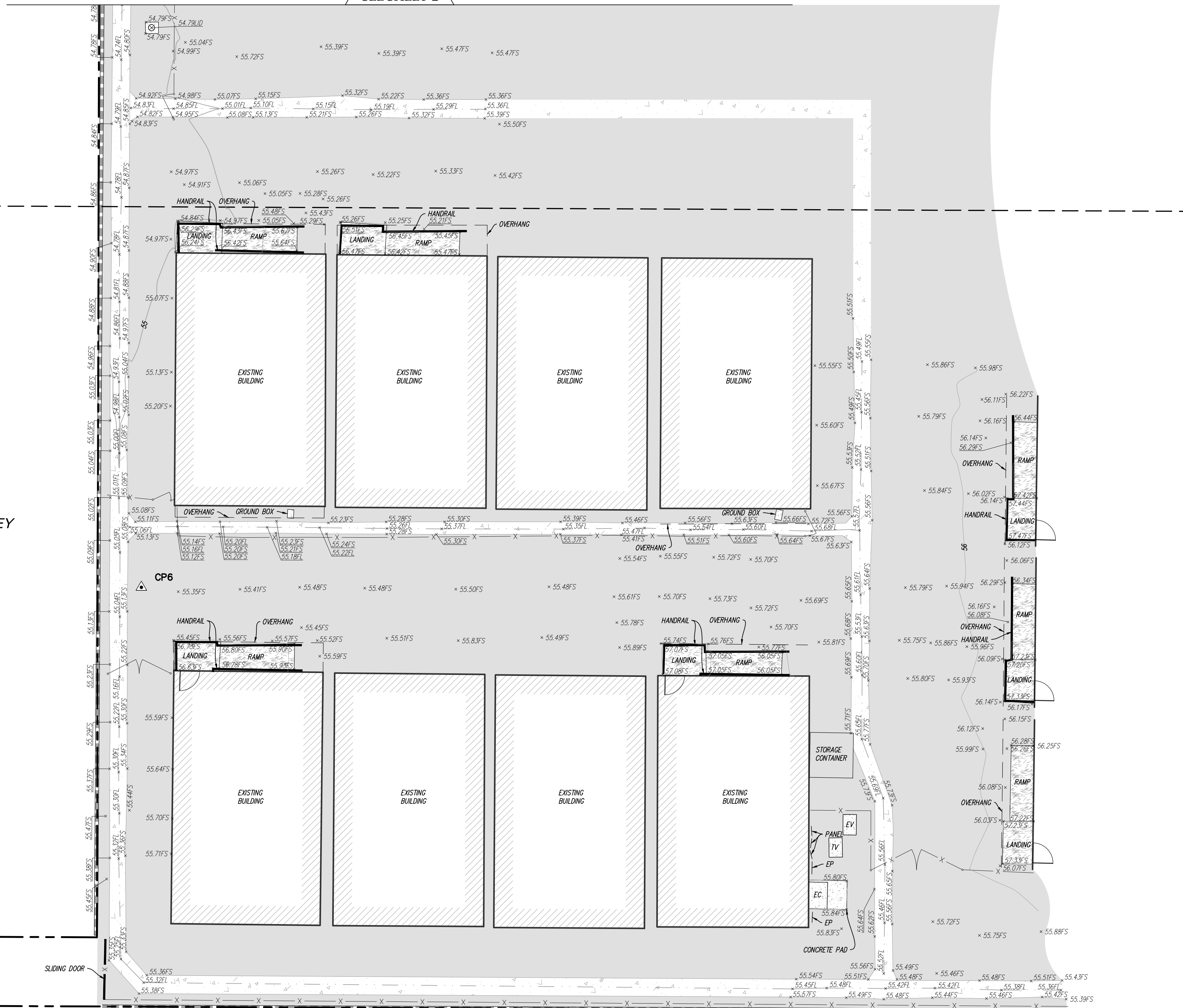
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SHEET NAME:
TOPOGRAPHIC SURVEY
SHEET NUMBER:
3 OF 3

SEE SHEET 2

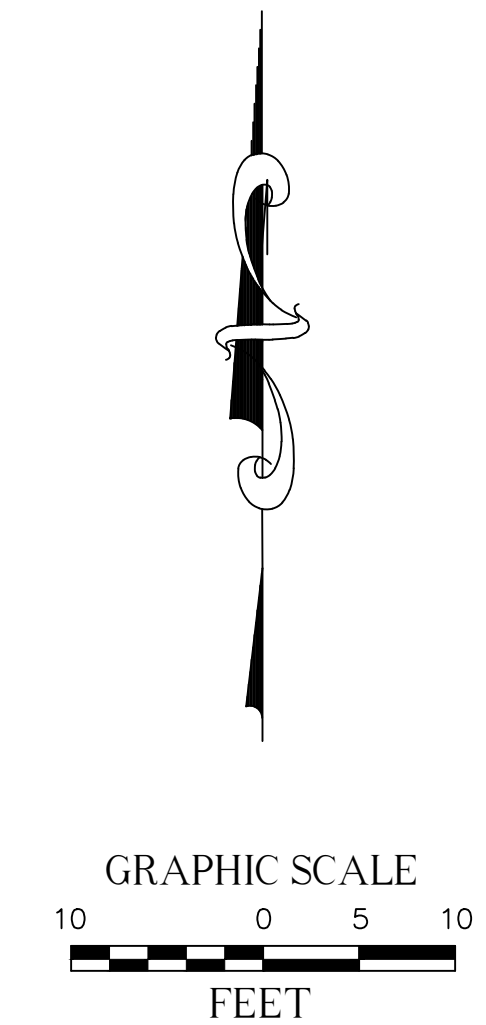
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RECORD OF SURVEY
R.S.B. 120/43
A.P.N. 4051-020-900

LOT 257
RECORD OF SURVEY
R.S.B. 120/43



LEGEND	
	ASPHALT PAVEMENT
	CAR STOP
	CONCRETE PAVEMENT
	CONTROL POINT
	DOOR
	FIRE HYDRANT
	FLAG POST
	FLOW DIRECTION
	FOUND MONUMENT AS NOTED
	GATE
	GUARD POST
	HANDICAP
	LIGHT STANDARD
	POWER POLE
	SEWER MANHOLE
	SIGN
	TREE (TYPICAL)
	UTILITY POLE
	WATER VALVE
	CENTERLINE
	DIAMETER OF EXISTING TREE
	ELECTRIC CABINET
	EP ELECTRIC PANEL
	EV ELECTRIC VAULT
	FS FINISH SURFACE
	FL FLOW LINE
	HCR HANDICAP RAMP
	INV INVERT
	NG NATURAL GROUND
	PROPERTY LINE
	R/W RIGHT OF WAY
	TV TELCO VAULT
	TC TOP OF CURB
	WM WATER METER
	BLOCK WALL
	CENTERLINE
	CHAIN LINK FENCE
	EDGE OF PAVEMENT
	FLOW LINE
	OVERHANG
	PROPERTY LINE
	RIGHT-OF-WAY
	SANITARY SEWER LINE
	WOOD FENCE

CONTROL POINTS				
CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP1	1787872.75'	6459291.35'	53.71'	SET MAGNETIC NAIL & SHINER
CP4	1787901.28'	6459470.00'	54.32'	SET MAGNETIC NAIL & SHINER
CP6	1787715.41'	6459464.90'	55.18'	SET MAGNETIC NAIL & SHINER



REVISIONS			
NO.	DATE	REVISIONS	BY
0	09/19/22	SUBMITTAL	SR

UTILITY STATEMENT
BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH CALVADA SURVEYING, INC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POTHOLES. CALVADA SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

Underground Service Alert
Call: TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK
ELEVATIONS SHOWN HEREON ARE BASED UPON LOS ANGELES COUNTY BENCHMARK 8Y566A, ELEVATION 53.60 FEET (NAVD 88).
DESCRIPTION: IRISM TAG IN W CB 1FT N/O BCR @ NW COR ROSECRANS AVE & KORNBLUM AVE.

PREPARED FOR
LOS ANGELES EDUCATION PARTNERSHIP
1541 MILSHIRE BOULEVARD, SUITE 200
LOS ANGELES, CA 90017
PHONE: (213) 622-5237

SITE INFORMATION
SITE NAME: PRAIRIE VISTA SOUTH SCHOOL
SITE ADDRESS: 13928 KORNBLUM AVE., HAWTHORNE, CA 90250
ASSESSOR'S PARCEL NO.: 4051-020-900, 4051-020-901 & 4051-020-902

SURVEYOR OF RECORD FIELD COMPLETION DATE: SEP 1, 2022

CALVADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92878
Phone: 951-280-9900 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com
EST. 1989 JOB NO. 22653

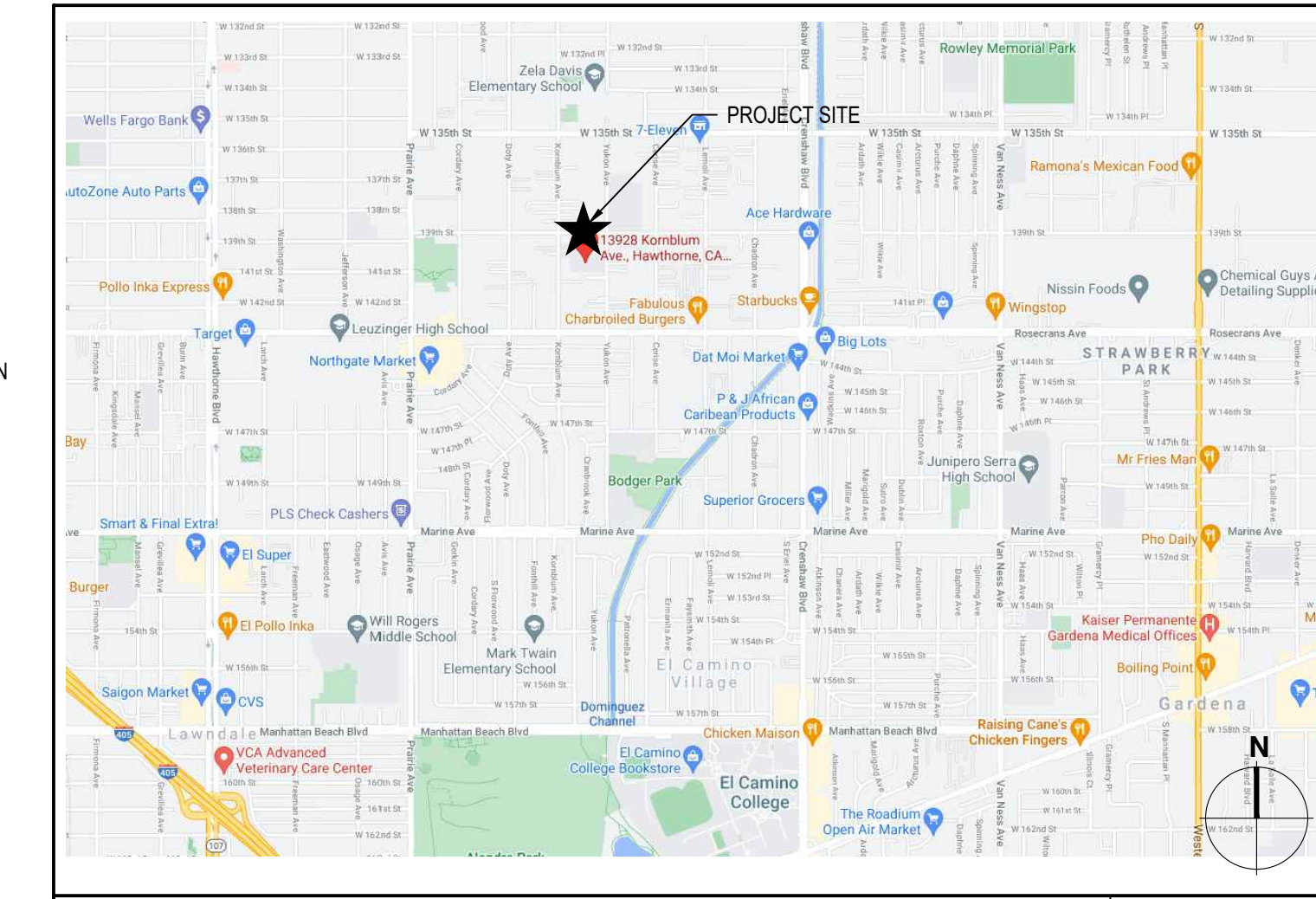
Armando D. DuPont
Registration No. 7780

GENERAL NOTES:

- CONSTRUCT OFF SITE WORK TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HAWTHORN. SECURE AND PAY FOR REQUIRED CONSTRUCTION PERMITS.
- 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.
- GRADE LAWN, TURF, PLANTING AND AGRICULTURAL AREA 1/2" BELOW DESIGN GRADES INDICATED.
- ADJUST TO DESIGN GRADE TOP OF EXISTING VALVE BOXES WITHIN AREAS TO BE REGRADED.
- 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.
- UNCLOG, CLEAN AND FLUSH THE WORK AREA DRAINAGE SYSTEM AFTER PAVING AND IMMEDIATELY BEFORE A RAIN FORECAST.
- ALL EXCAVATIONS, BACKFILLING AND COMPACTION SHALL BE CONTINUOUSLY INSPECTED BY THE GEOTECHNICAL ENGINEER.
- LIMITS OF SITE - REVIEW ENTIRE SET FOR SCOPES OF WORK BEYOND LIMITS OF SITE, INCLUDING CONSTRUCTION AND PHASING/STAGING. COORDINATE WITH OWNER REPRESENTATIVE FOR SCOPES OF WORK THAT OCCURS OUTSIDE LIMITS OF SITE

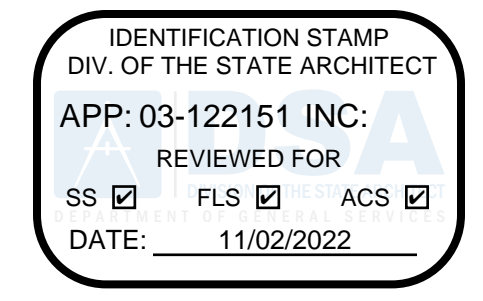
ABBREVIATIONS:

AC	ASPHALT CONCRETE	COR	CORNERED CORRUGATED STEEL PIPE	FL	FLOW LINE	MISC	MISCELLANEOUS	POT	PATH OF TRAVEL	TEMP	TEMPORARY
ADDL	ADDITIONAL	CSP	CUBIC YARDS	FP	FINISH PAD	MOD	MODIFIED	R	RIDGE LINE, RADIUS, RATE	TFTG	TOP OF FENCE
AFSR	AUTOMATIC FIRE SPRINKLER	CY	CUBIC YARDS	FS	FINISH SURFACE	N	NORTH	RAD	RADIAL	TG	TOP OF FOOTING
AGG	AGGREGATE	D	DEPTH	FT	FUTURE	NA	NOT APPLICABLE	REIN	REINFORCED	TH	TOP OF GRATE
APPROX	APPROXIMATE	DET	DETAIL	FUT	FUTURE	NIC	NOT IN CONTRACT	RET	RETAINING	THK	THICK
ARCH	ARCHITECTURAL PLANS	DIA	DIAMETER	FW	FIREWATER	NLY	NORTHERLY	REQD	REQUIRED	TMH	TOP OF MANHOLE
BC	BEGIN CURVE	DIP	DUCTILE IRON PIPE	G	GAS	NO	NUMBER, NORTH	REV	REVISED, REVISION	TMS	TOP OF MOW STRIP
BCR	BEGIN CURB END	DS	DOWNSPOUT	GA	GAUGE	NTS	NOT TO SCALE	ROW	RIGHT OF WAY	TR	TRACT
BLDG	BUILDING	DW	DOMESTIC WATER	GALV	GALVANIZED	Ø	DIAMETER	S	SLOPE, SEWER, SOUTH	TOS	TOP OF STEP
BM	BENCH MARK	DWG(S)	DRAWING(S)	GB	GRADE BREAK	OPNG	ON CENTER OPENING	SDWK	SIDEWALK	TTD	TOP OF TRENCH DRAIN
BOE	BOTTOM OF EXCAVATION	DWY	DRIVEWAY	H	HIGH, HEIGHT	PA	PLANTING AREA	SHT	SHEET	TW	TOP OF WALL
BS	BOTTOM OF STEP	E	EAST	HP	HORIZONTAL	PD	PLANTER DRAIN	SIM	SIMILAR	TYP	TYPICAL
BW	BACK OF WALK	EX	EXISTING	HPFL	HIGH POINT FLOWLINE	PCC	PORTLAND CEMENT CONCRETESLY	SL	STREET LIGHT	VAR	VARIABLE
C	CUT	EA	EACH	INT	INTERSECTION	PKG	POINT OF COMPOUND CURVE	SO	SOUTH	VCP	VITRIFIED CLAP PIPE
CA	CABLE	ESMT	EASEMENT	INV	INVERT ELEVATION	PM	PARKING	SPEC	SPECIFICATION	VERT	VERTICAL
CAB	CRUSHED AGGREGATE BASE	EX	END CURVE	INT	INTERSECTION	POC	POINT OF CURVE	SS	SANITARY SEWER	W	WATER, WIDTH, WEST
CATV	CABLE TELEVISION	EG	EDGE OF GUTTER	IRR	IRRIGATION	PRC	POINT OF REVERSE CURVE	STA	STATION	W/	WITH
CB	CATCH BASIN	ELEV	ELEVATION	L	LENGTH	PROD	PRODUCT LINE	STD	STANDARD	WLY	WESTERLY
CF	CURB FACE	ELEC	ELECTRICAL	LADWP	LOS ANGELES DEPT. OF WATER/PIV AND POWER	PSF	POUNDS PER SQUARE FOOT	STL	STEEL	WM	WATER METER
C&G	CURB AND GUTTER	ELY	EASTERLY	LF	LINEAR FOOT	PSI	POUNDS PER SQUARE INCH	SYMM	SYMMETRICAL	XING	CROSSING
CIP	CAST IRON PIPE	EQ	EQUAL	MAX	MAXIMUM	PT	POINT	T	TANGENT		
CL	CENTERLINE, CHAIN LINK	EQ	EQUAL	MB	MAP BOOK	PT	POINT	TAD	TOP OF AREA DRAIN		
CLR	CLEAR	EW	EACH WAY	MC	MIDDLE OF CURVE	PSI	POUNDS PER SQUARE INCH	TC	TOP OF CURB		
CMP	CORRUGATED METAL PIPE	F	FILL	MC	MIDDLE OF CURVE	PVC	POLYVINYL CHLORIDE	TCB	TOP OF CATCH BASIN		
CO	CLEAN OUT, COUNTRY	FF	FINISH FLOOR	MIN	MINIMUM	PVMT	PAVEMENT	TELE	TELECOMMUNICATIONS		
CONC	CONCRETE	FG	FINISH GRADE								
CONN	CONNECTION, CONNECT	FH	FIRE HYDRANT								
CONST	CONSTRUCTION										
CONT	CONTINUATION										



VICINITY MAP

SCALE: N.T.S.



abode communities architecture

PROJECT: LAEP EARLY CHILDHOOD CENTER

13928 KORNBLUM AVE. HAWTHORNE, CA 90250

CLIENT:
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DSA APPLICATION NUMBER: 03-122151

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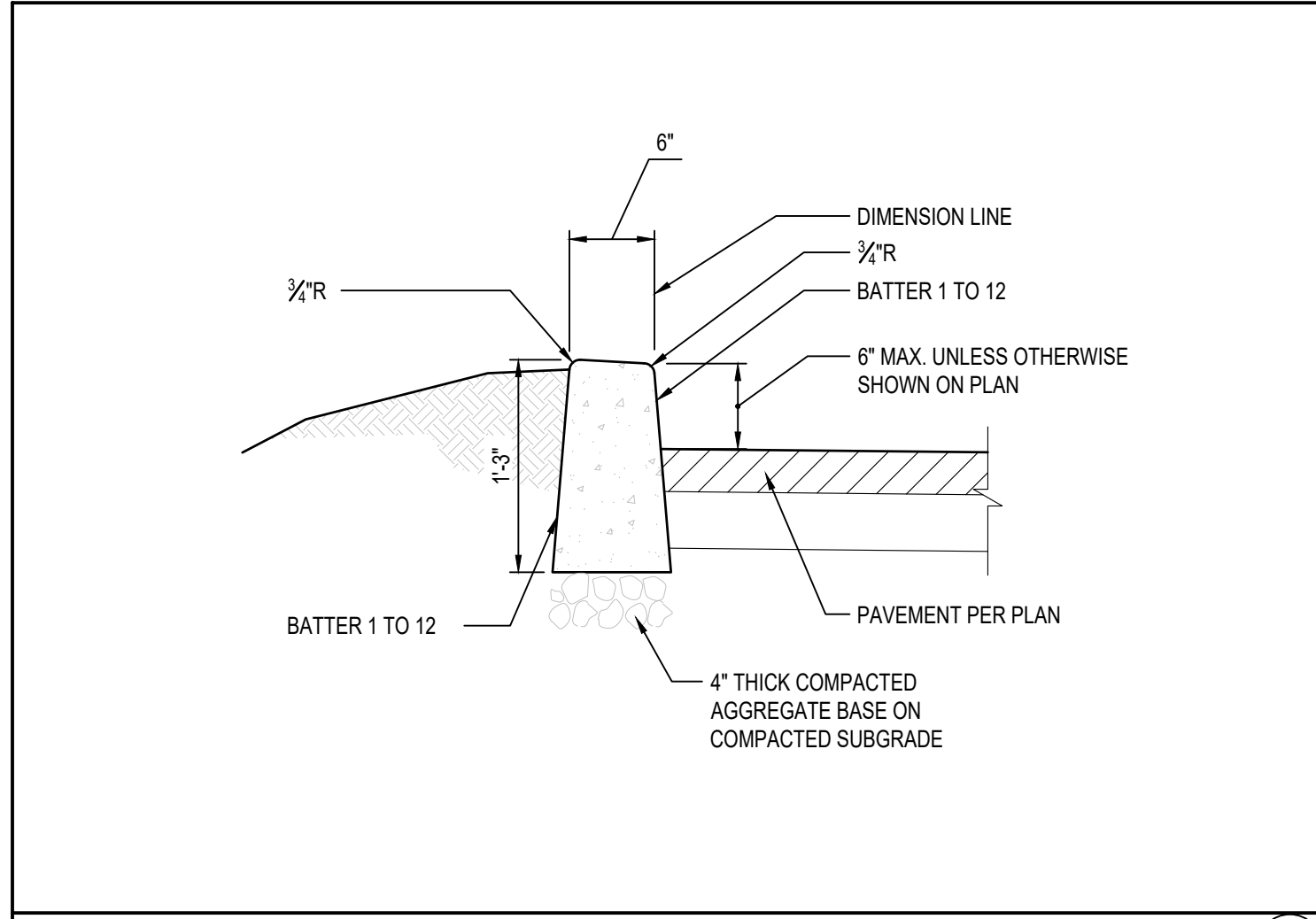
SHEET NO.	SHEET TITLE
C1.0	TITLE SHEET AND DETAILS
C1.1	CIVIL DETAILS - 1
C2.0	SITE UTILITY DEMOLITION PLAN
C2.1	SITE DEMOLITION PLAN
C3.0	SITE UTILITY PLAN - KEY PLAN
C3.1	SITE UTILITY PLAN
C4.0	FINISH GRADING PLAN
C5.0	EROSION CONTROL PLAN

DATE	REV
02.01.22	02.01.22
03.02.22	03.02.22
04.01.22	04.01.22
10.05.22	10.05.22

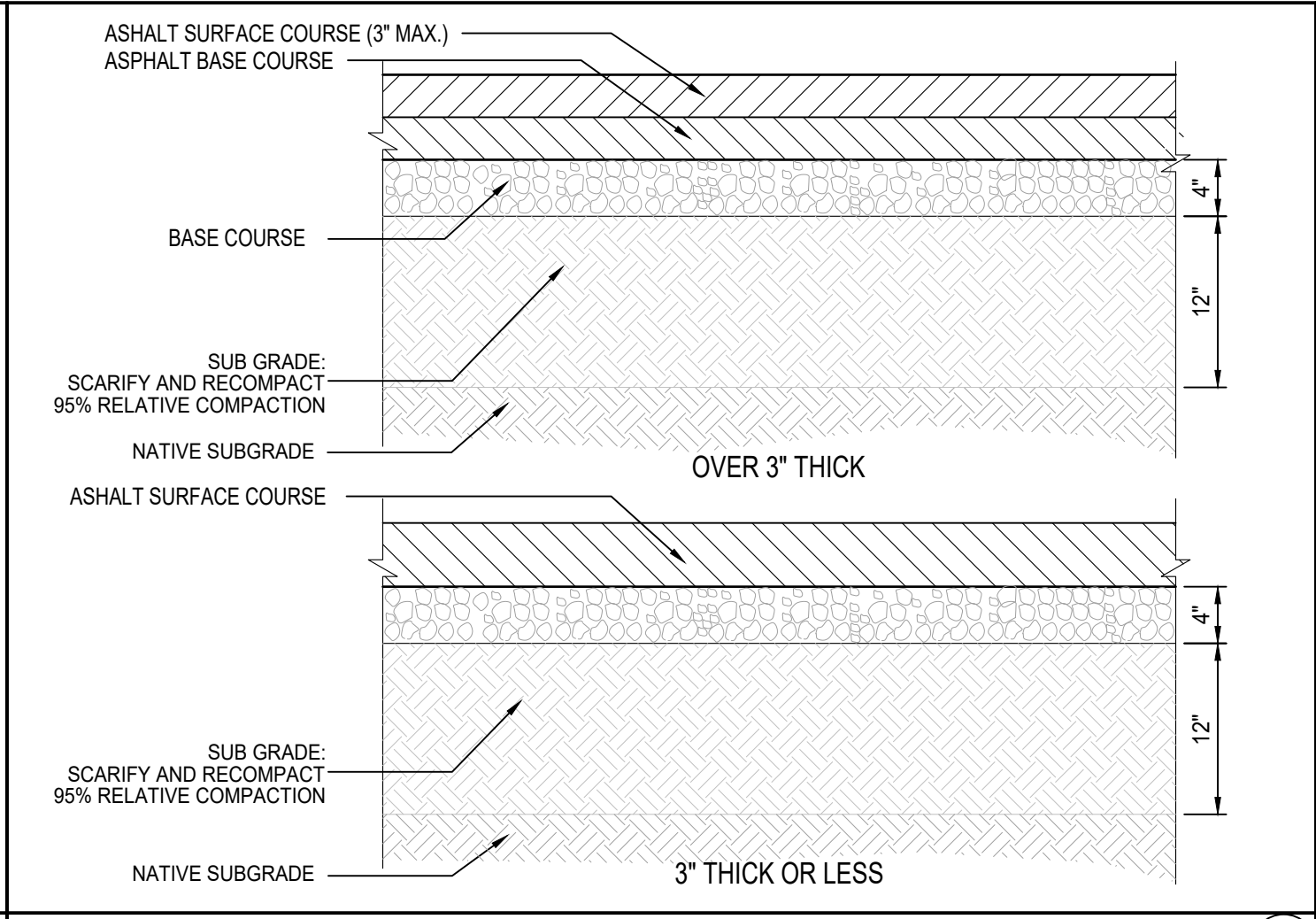
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TITLE SHEET AND DETAILS

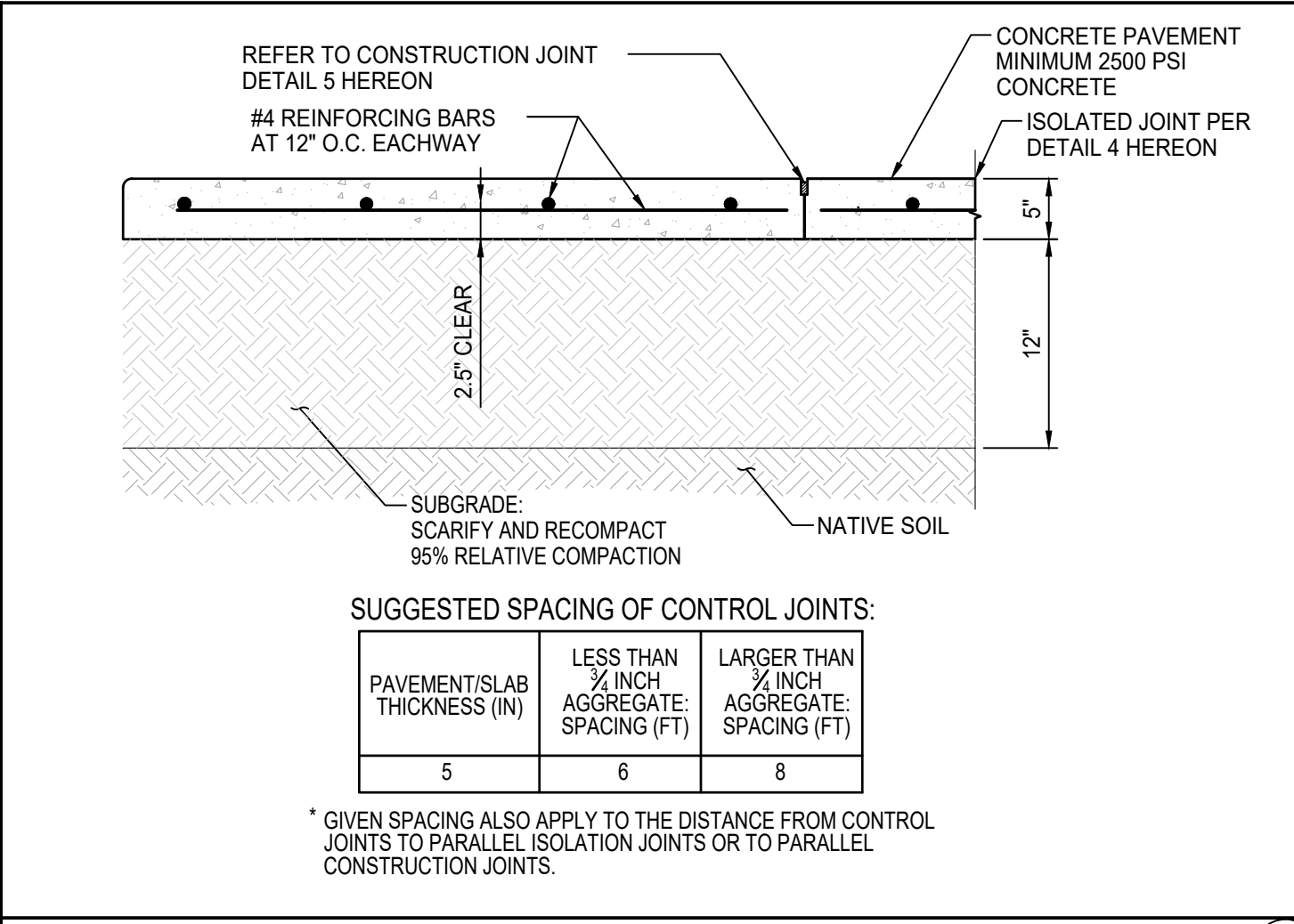
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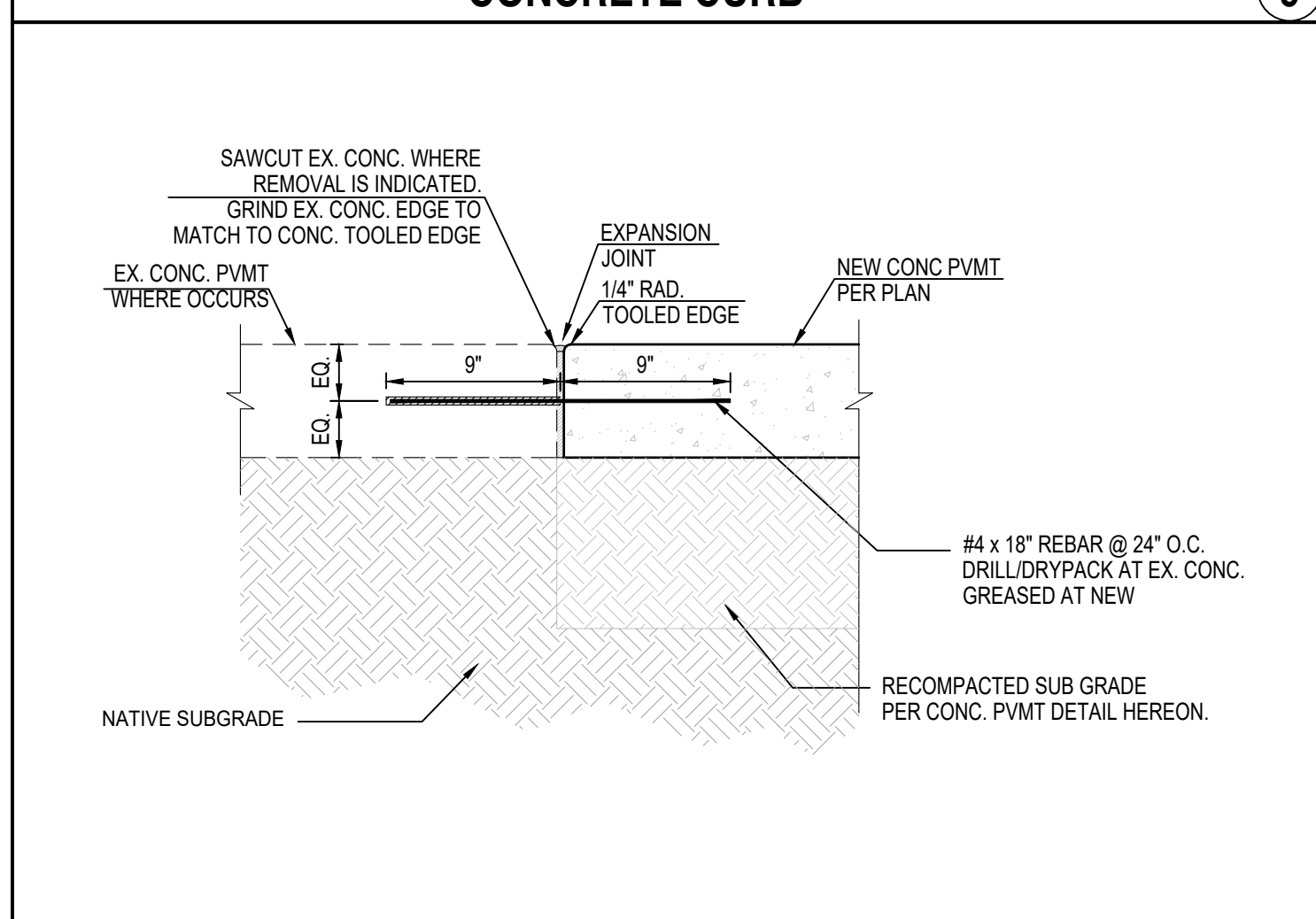
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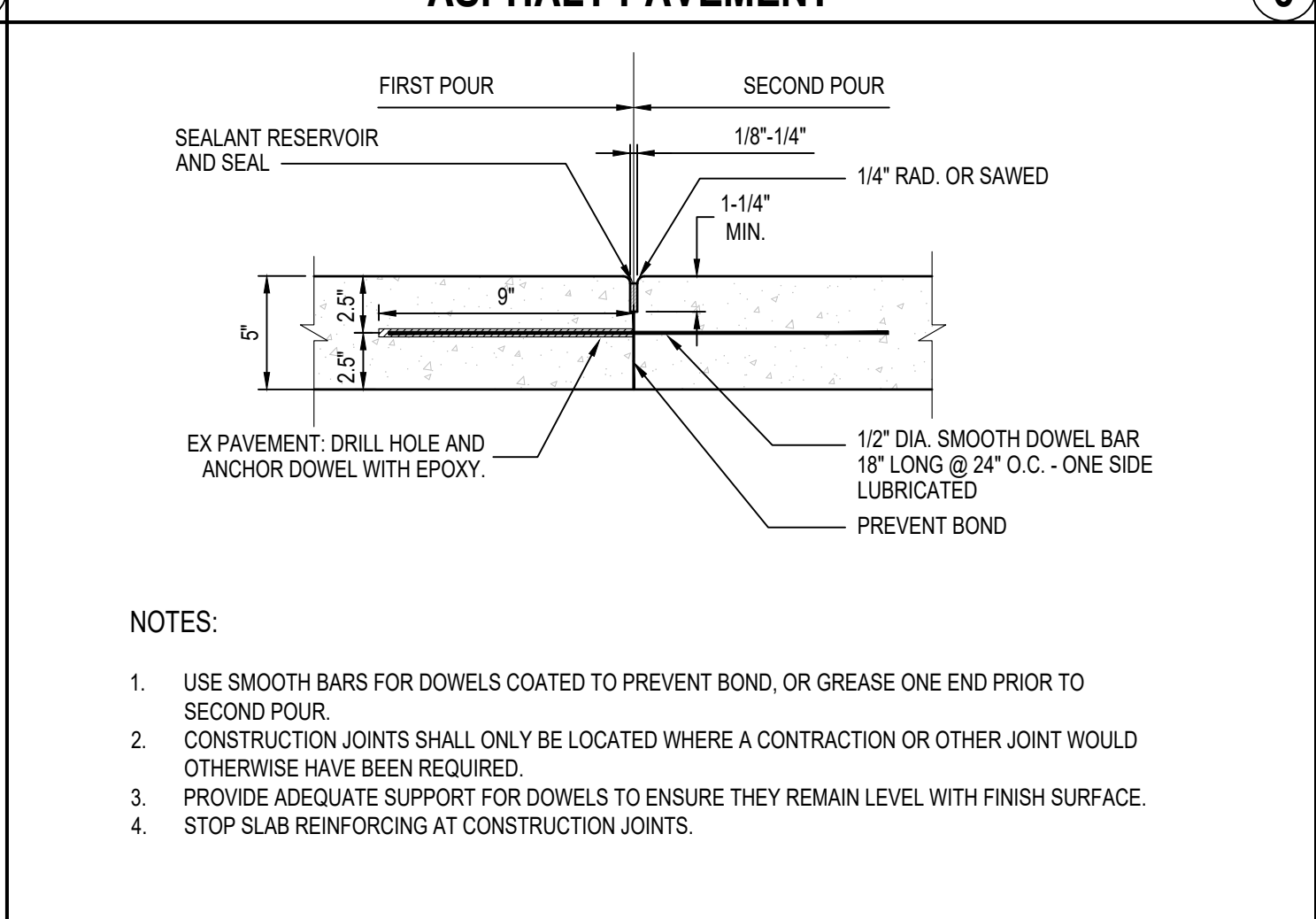
ASPHALT PAVEMENT



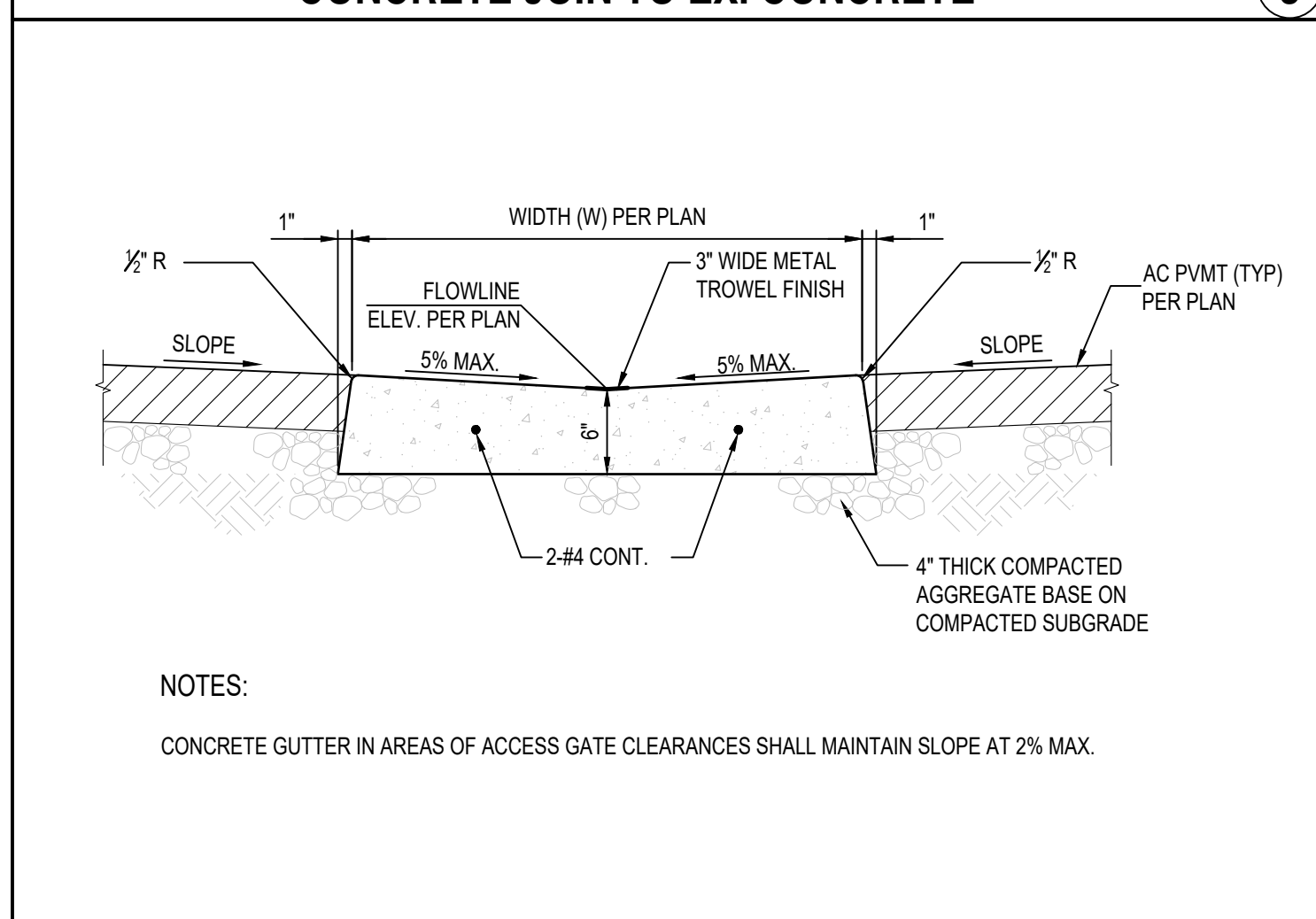
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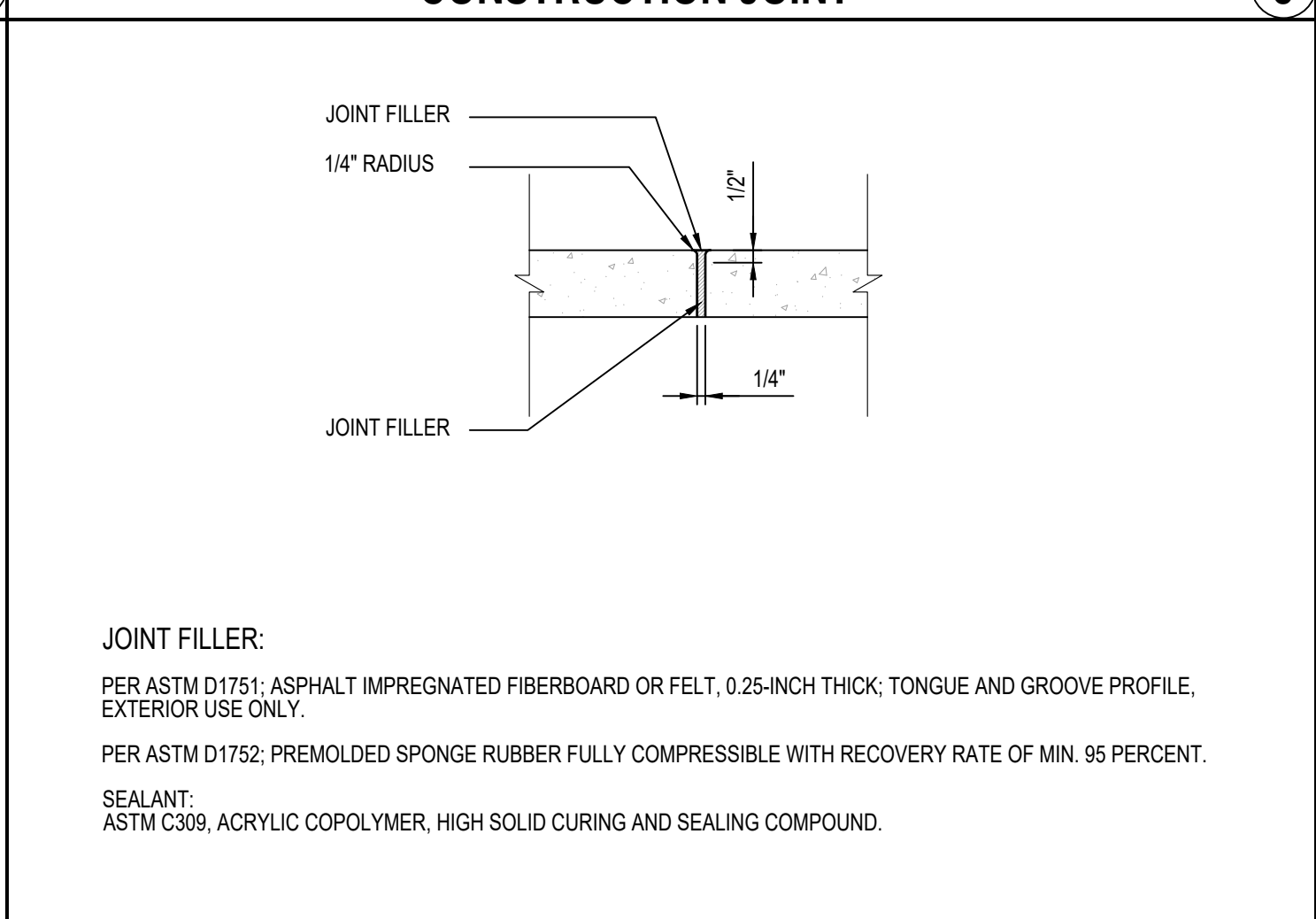
CONCRETE JOIN TO EX. CONCRETE



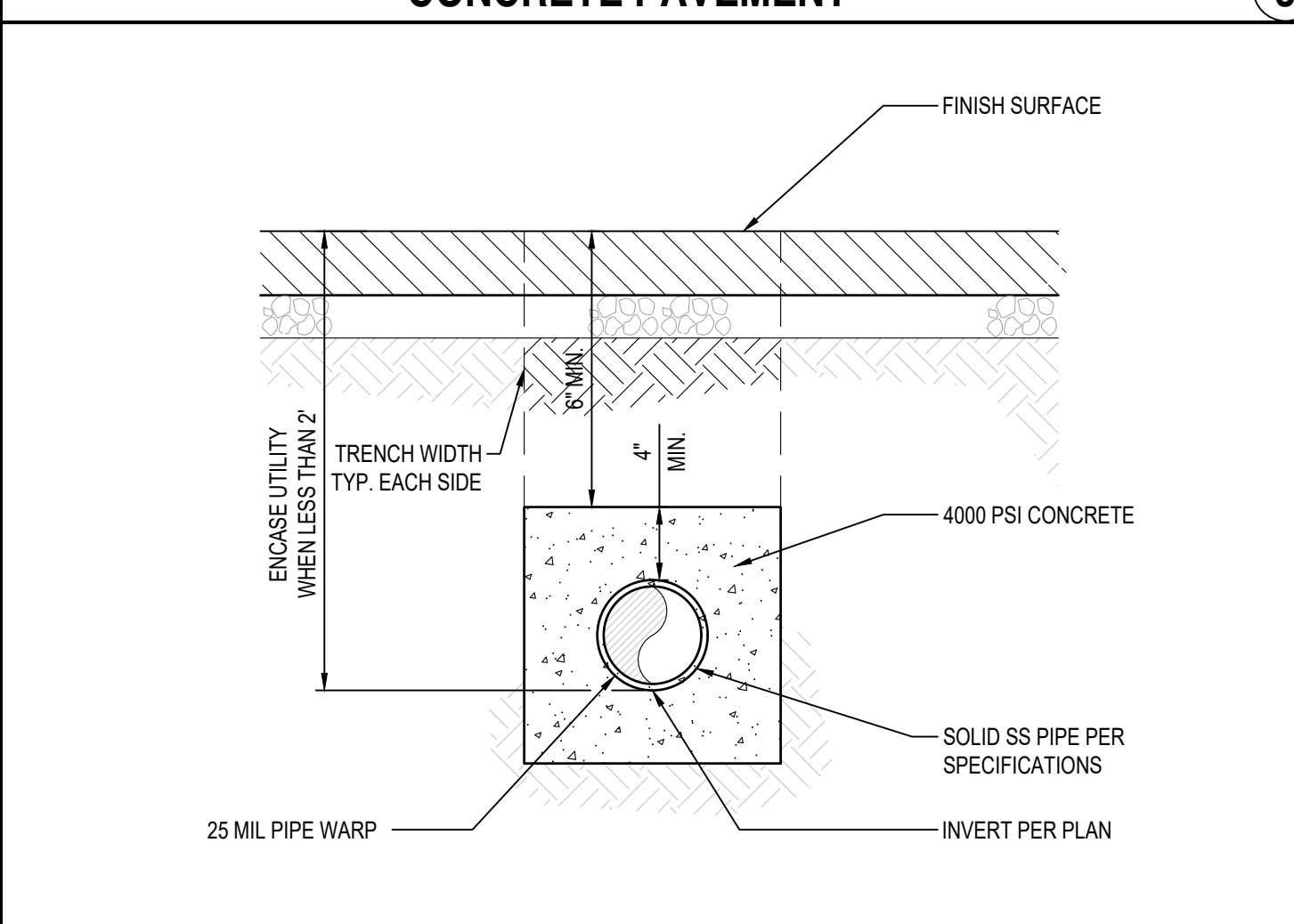
CONSTRUCTION JOINT



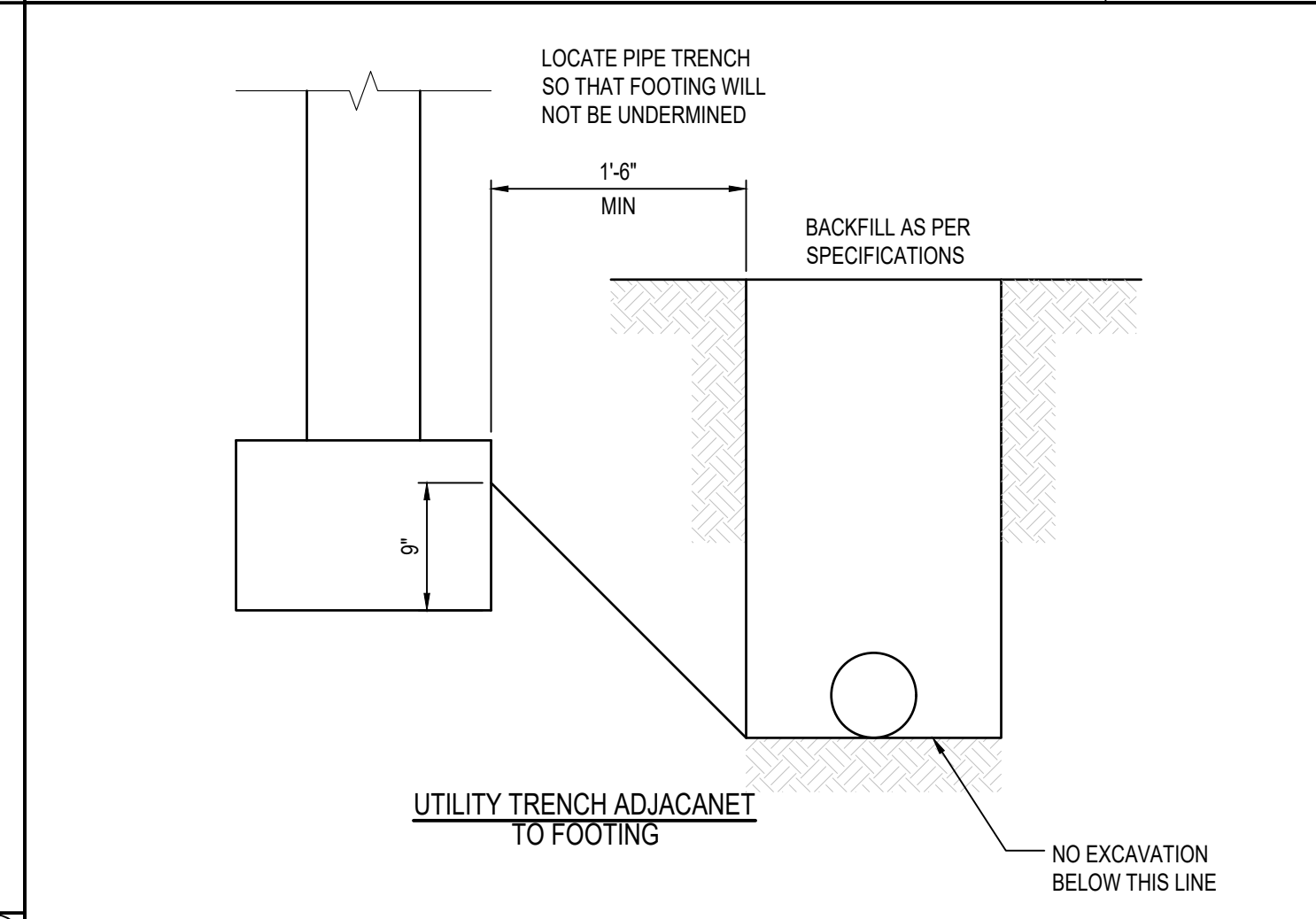
CONCRETE GUTTER



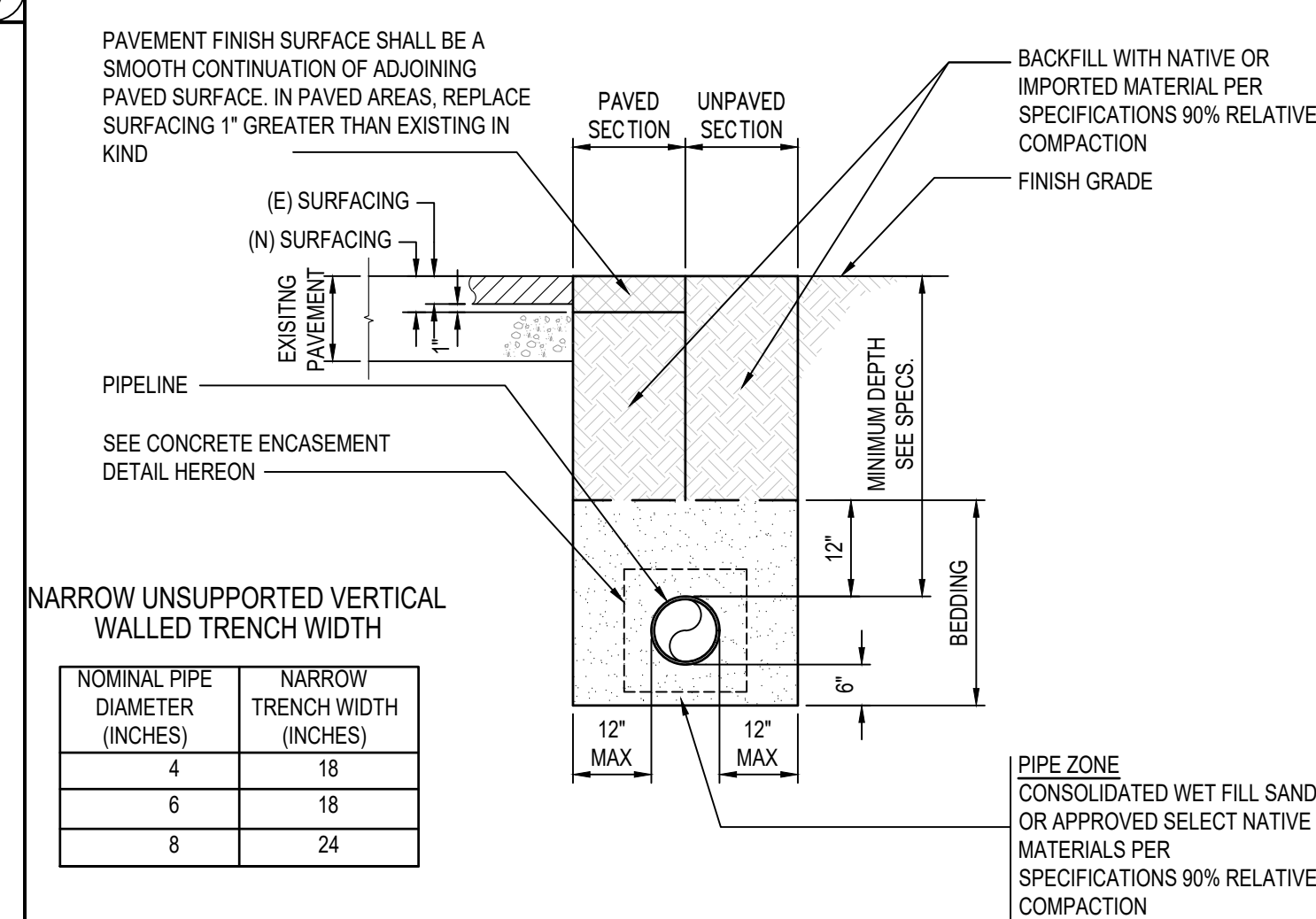
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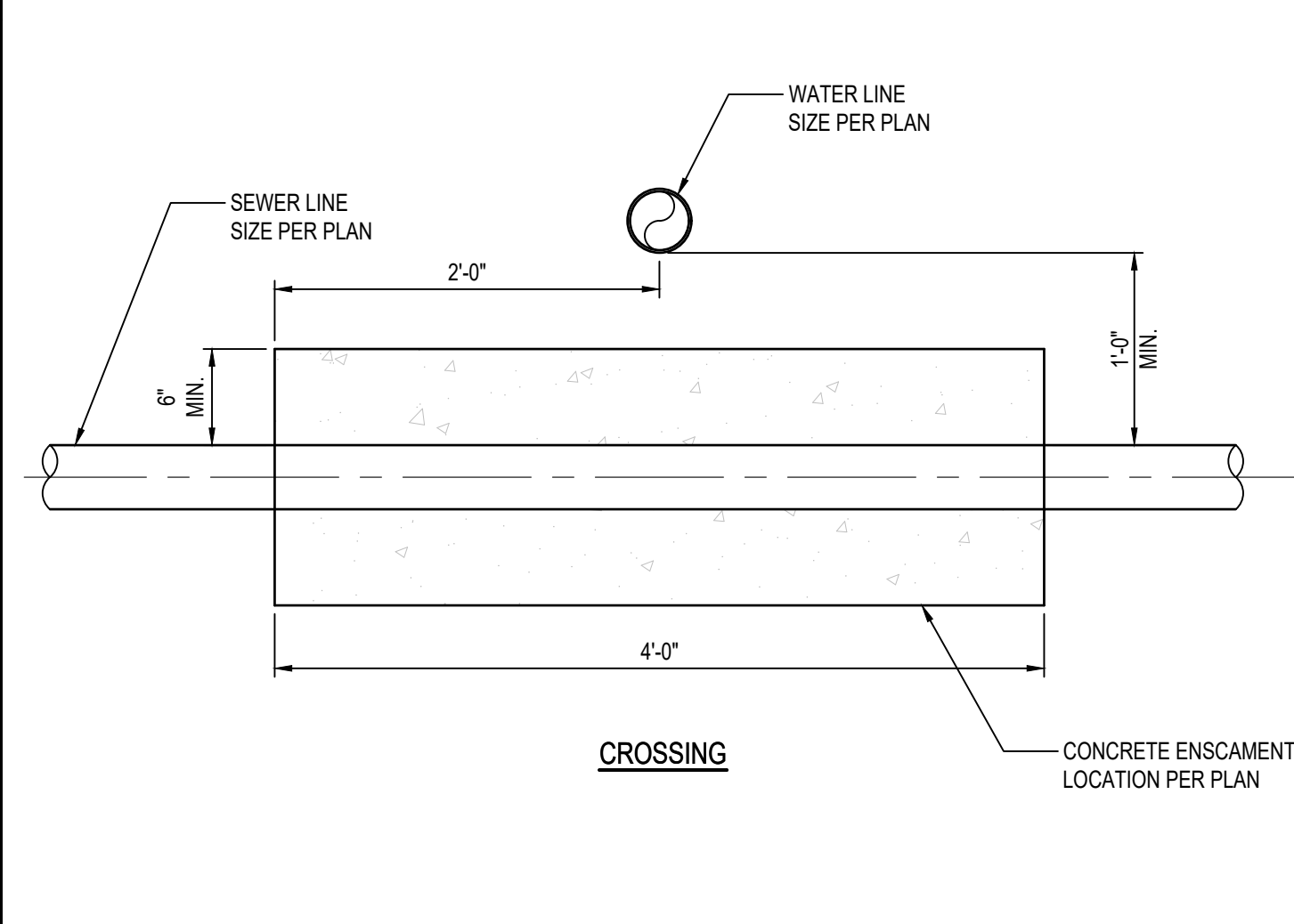
CONCRETE ENCASEMENT



UTILITY TRENCH



NOMINAL PIPE DIAMETER (INCHES)	NARROW TRENCH WIDTH (INCHES)
4	18
6	18
8	24



CONCRETE ENCASEMENT CROSSING



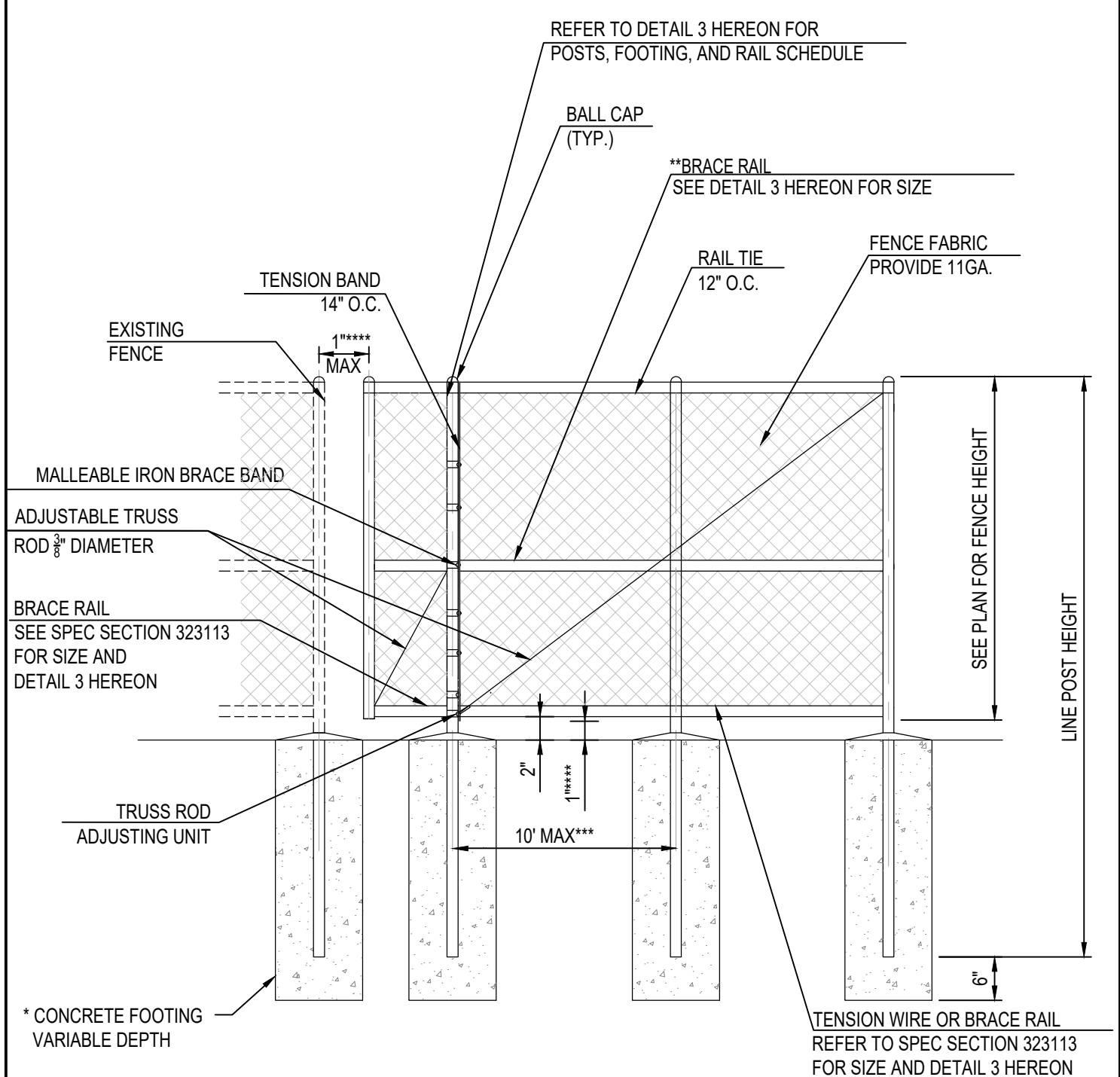
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02.01.22	PROGRESS SET
03.02.22	DSA PROGRESS SET
04.01.22	DSA APPLICATION SET
10.05.22	DSA BACK-CHECK SET
10.24.22	DSA BACK-CHECK SET

ITEM	HEIGHT	WIDTH	NOMINAL PIPE SIZE (INCHES)	OUTSIDE DIAMETER (INCHES)	FOOTINGS AND DEPTH OF EMBEDMENT*	
					DIAMETER (INCHES)	DEPTH (INCHES)
GATE POSTS-SINGLE AND DOUBLE LEAF SWING GATES	UP TO 6'-0"	UP TO 4'-0"	2	2.375	12	36
	UP TO 6'-0"	4'-0" TO 10'-0"	2.5	2.875	14	42
	UP TO 6'-0"	10'-0" TO 18'-0"	3.5	4	16	72
	OVER 6'-0"	UP TO 6'-0"	2.5	2.875	14	42
	OVER 6'-0"	6'-0" TO 12'-0"	3.5	4	16	72
	OVER 6'-0"	12'-0" TO 18'-0"	6	6.625	18	84
	OVER 6'-0"	18'-0" TO 24'-0"	8	8.625	20	96
	21'-0" MAX.	16'-0" MAX. (8' EA. GATE)	8(8x-STRONG)	8.625	18	81
GATE FRAME MEMBERS	UP TO 16'-0"	N/A	1.5	1.9	N/A	N/A
	16'-1" TO 24'-0"	N/A	2	2.375	N/A	N/A
TOP RAIL, BRACE RAILS AND TRANSOM RAILS	UP TO 10'-0"	N/A	1.25	1.66	N/A	N/A
	10'-1" TO 16'-0"	N/A	1.5	1.9	N/A	N/A
	16'-1" TO 24'	N/A	2	2.375	N/A	N/A
LINE POSTS	UP TO 8'-0"	N/A	2	2.375	12	36
	6'-1" TO 8'-0"	N/A	3	3.5	14	48
	8'-1" TO 10'-0"	N/A	3	3.5	14	48
	10'-1" TO 16'-0"	N/A	3	3.5	14	60
TERMINAL, CORNER, ANGLE & PULL POSTS	UP TO 8'-0"	N/A	3	3.5	12	36
	8'-1" TO 10'-0"	N/A	2.5	2.875	14	42
	10'-1" TO 16'-0"	N/A	3	3.5	14	60
	16'-1" TO 19'	N/A	4	4	16	72
	19'-1" TO 24'	N/A	6.5	6.625	18	84

* EMBED POSTS INTO FOOTING 6 INCHES LESS THAN THE DEPTH OF THE FOOTING. DEVIATIONS FROM FOOTING SCHEDULE WILL REQUIRE SOIL TEST AND CALCULATIONS BY A CALIFORNIA LICENSED CIVIL OR STRUCTURAL ENGINEER.

TEST/SPECIAL INSPECTION EXEMPT PER FORM 103

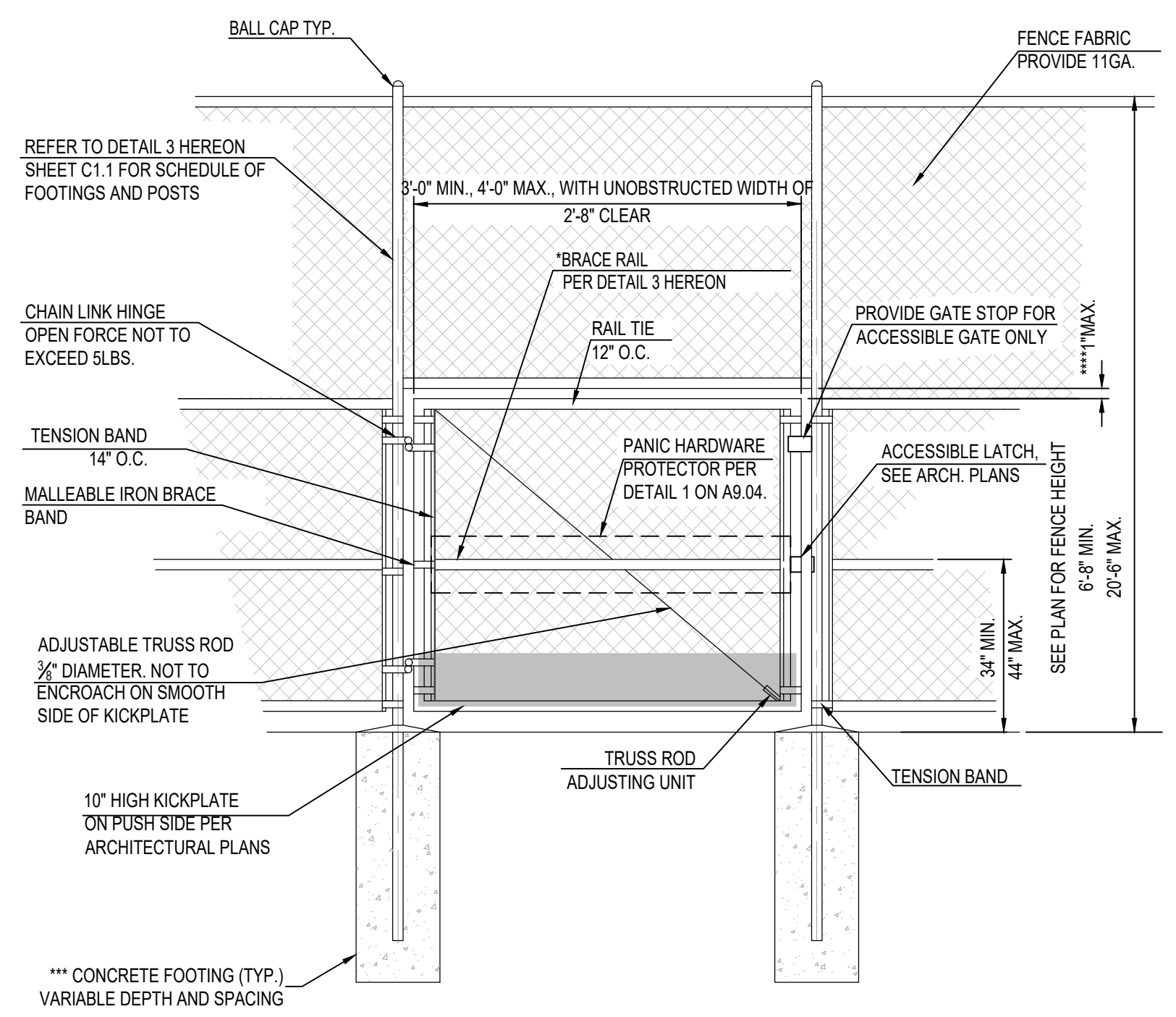
POSTS, RAILS & FOOTING SCHEDULE 3



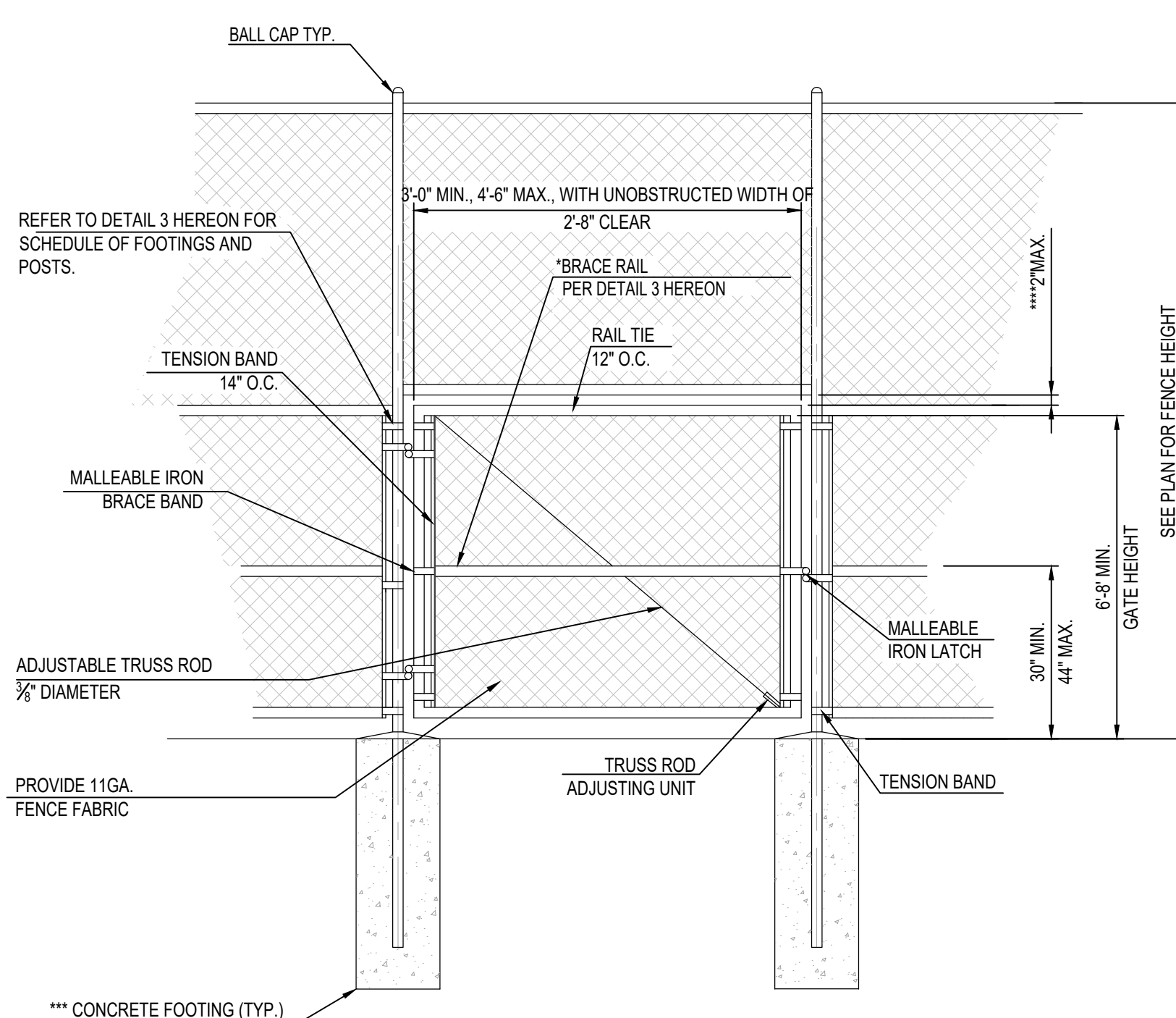
NOTES:
 * REFER TO DETAIL 3 HEREON FOR SCHEDULE OF FOOTINGS AND POSTS.
 ** BRACE RAIL REQUIRED FOR EACH ADDITIONAL 10 FEET OF FENCE HEIGHT.
 *** FOR EVERY 10' HORIZONTAL DISTANCE EXCEEDED, ADD AN ADDITIONAL VERTICAL MEMBER, AND FOOTING, UNLESS OTHERWISE STATED.
 **** GAPS AT STATIONARY FENCE CONDITIONS TO GRADE WILL BE 1" MAXIMUM, OTHERWISE GAPS WILL BE 2" AT MAXIMUM FOR ALL CHAIN LINK FENCING CONDITIONS AND TRANSITIONS TO ADJACENT CONSTRUCTIONS.

TEST/SPECIAL INSPECTION EXEMPT PER FORM 103

CHAIN LINK FENCE 2



ACCESSIBLE SINGLE GATE ELEVATION



TYPICAL SINGLE GATE ELEVATION

NOTES:
 * BRACE RAIL REQUIRED FOR EVERY ADDITIONAL 8' OF FENCE HEIGHT.
 ** FOR EVERY 8' HORIZONTAL DISTANCE EXCEEDED, ADD AN ADDITIONAL VERTICAL MEMBER, UNLESS OTHERWISE STATED.
 *** REFER TO DETAIL 3 HEREON FOR SCHEDULE OF FOOTINGS AND POSTS.
 **** GAPS WILL BE 1" AT MAXIMUM FOR ALL CHAIN LINK FENCING CONDITIONS AND TRANSITIONS TO ADJACENT CONSTRUCTION.

TEST/SPECIAL INSPECTION EXEMPT PER FORM 103

CHAIN LINK GATE 1

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

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PROJECT:
**LAEP EARLY
 CHILDHOOD CENTER**

1328 KORNBLUM AVE.
 HAWTHORNE, CA 90250

CLIENT:

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

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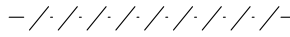
STRUCTURAL

Breen Engineering
 1983 W. 190th St., Suite 200
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DEMOLITION NOTES:

- 1 SAWCUT, REMOVE AND DISPOSE OF EXISTING AC PAVEMENT AND SUBGRADE.
- 2 REMOVE UNDERGROUND SANITARY SEWER PIPE TO LIMITS SHOWN.

LEGENDS:

- DEMOLITION LIMITS 
- ASPHALT REMOVAL 
- CONCRETE REMOVAL 
- UTILITY REMOVAL 

DSA APPLICATION NUMBER: 03-122151

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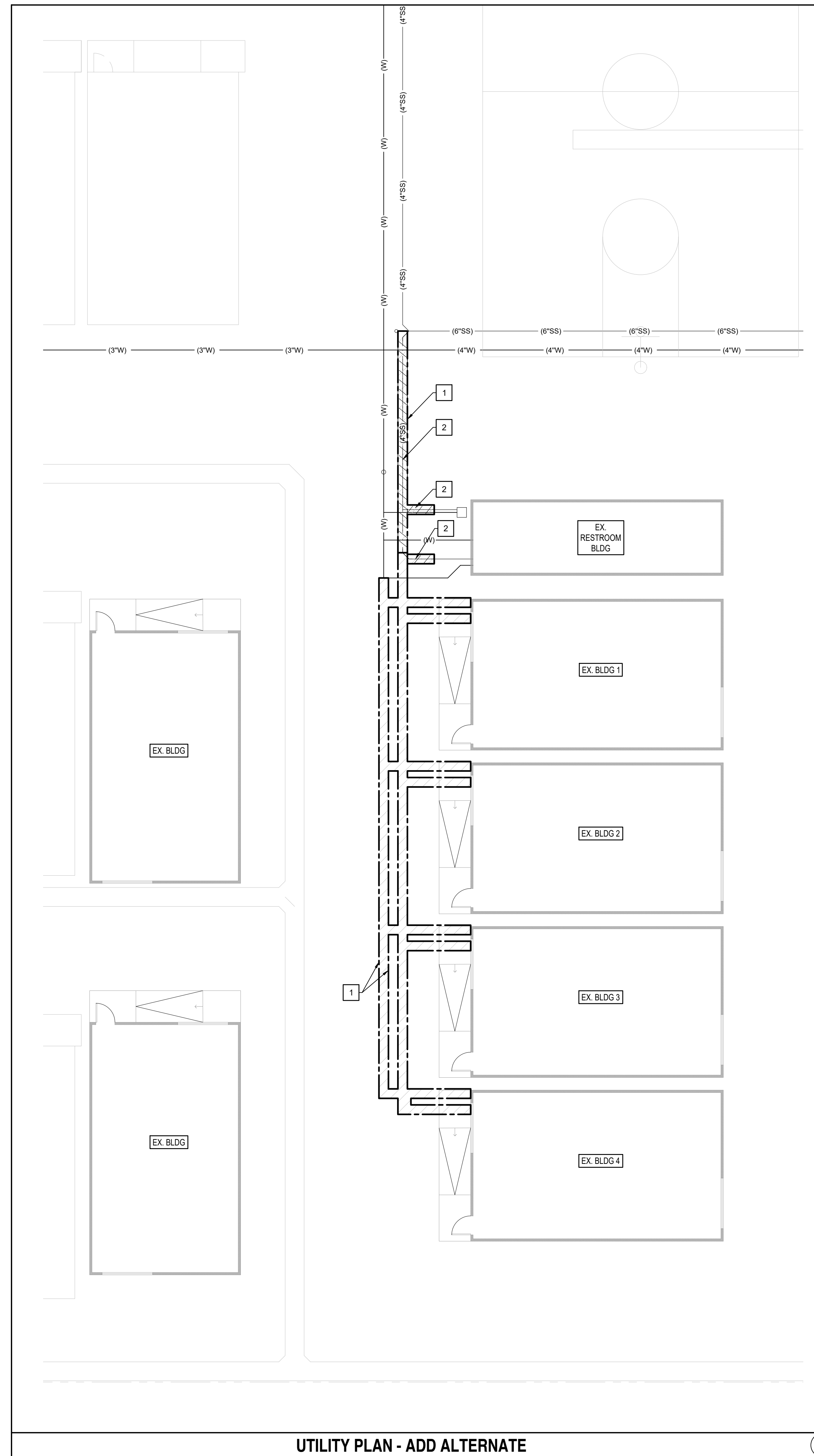
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DSA PROGRESS SET	03.02.22
DSA APPLICATION SET	04.01.22
DSA BACK-CHECK SET	10.05.22

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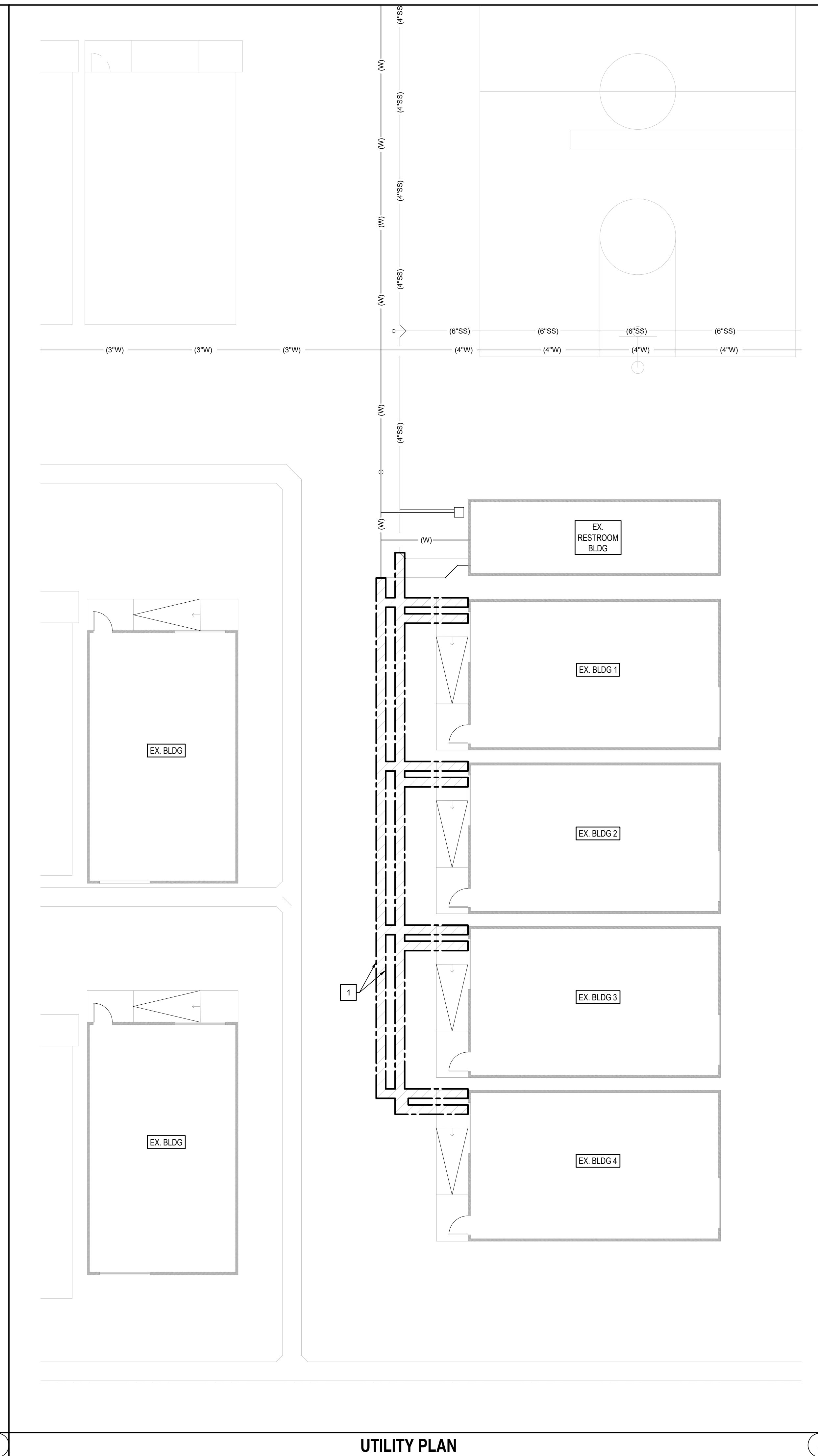
**SITE UTILITY
 DEMOLITION PLAN**

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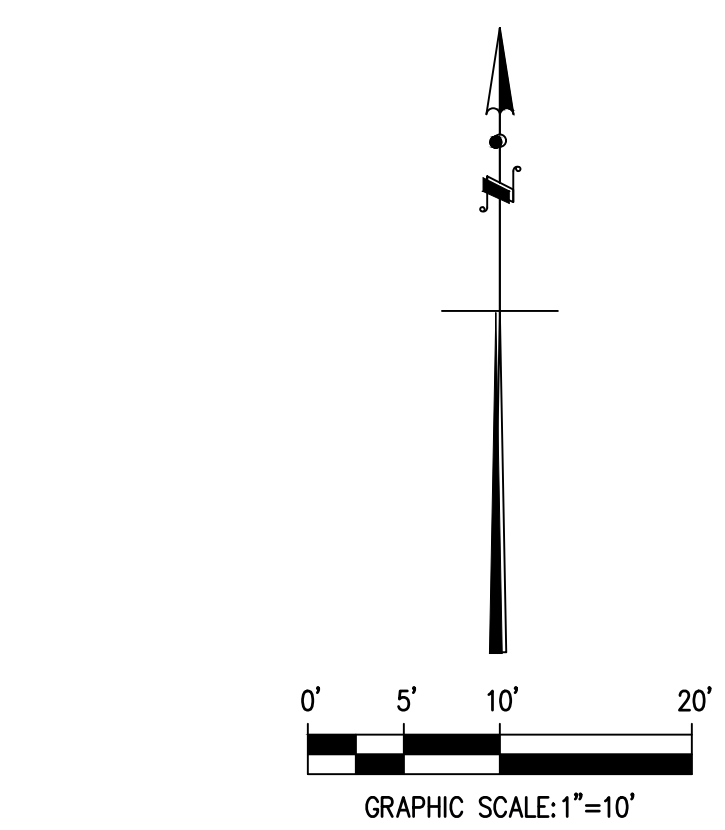
C2.0



UTILITY PLAN - ADD ALTERNATE



UTILITY PLAN



PROJECT:
**LAEP EARLY
 CHILDHOOD CENTER**

13928 KORNBLUM AVE.
 HAWTHORNE, CA 90250

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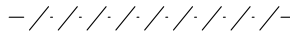
**MECHANICAL/
 ELECTRICAL/ PLUMBING**
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 T: 310.464.8404

STRUCTURAL
Breen Engineering
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 T: 310.464.8404

DEMOLITION NOTES:

- 1 REMOVE CONCRETE CURB AND GUTTER.
- 2 REMOVE CONCRETE GUTTER.
- 3 REMOVE CONCRETE PAVEMENT.
- 4 REMOVE ASPHALT CONCRETE CONCRETE PAVEMENT AND BASE.
- 5 REMOVE CONCRETE CURB RAMP.
- 6 REMOVE AND REINSTALL CONCRETE WHEEL STOPS.
- 7 SAWCUT LINE.
- 8 PROTECT IN PLACE.
- 9 REMOVE GATE AND FENCING. SEE ARCHITECTURAL DRAWINGS FOR PROPOSED LIMITS.

LEGENDS:

- DEMOLITION LIMITS 
- ASPHALT REMOVAL 
- CONCRETE REMOVAL 
- UTILITY REMOVAL 

DSA APPLICATION NUMBER: 03-122151

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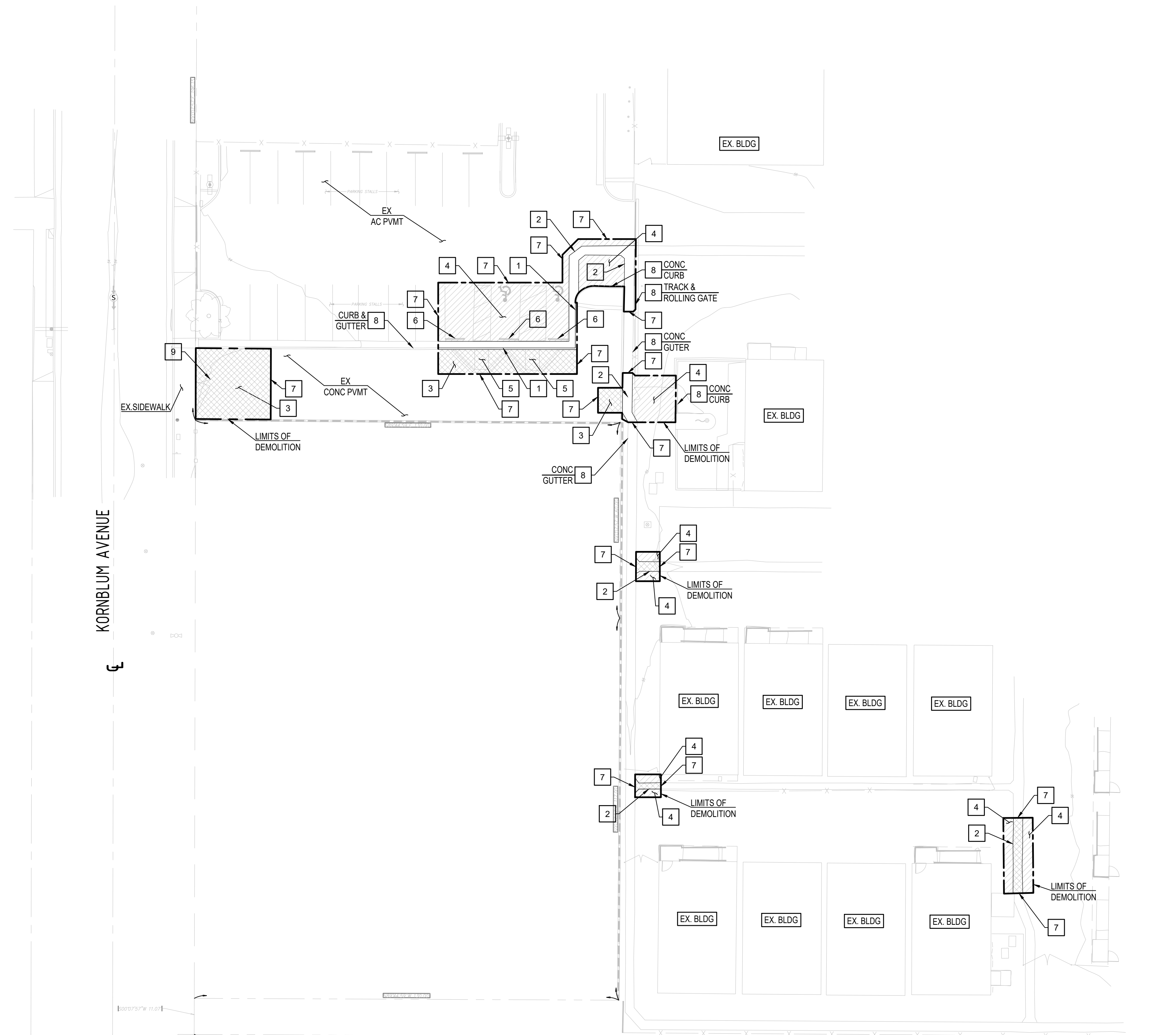


DATE	REV
PROGRESS SET	02.01.22
DSA PROGRESS SET	03.02.22
DSA APPLICATION SET	04.01.22
DSA BACK-CHECK SET	10.05.22

SHEET NAME:

**SITE DEMOLITION
 PLAN**

SHEET NUMBER:
C2.1



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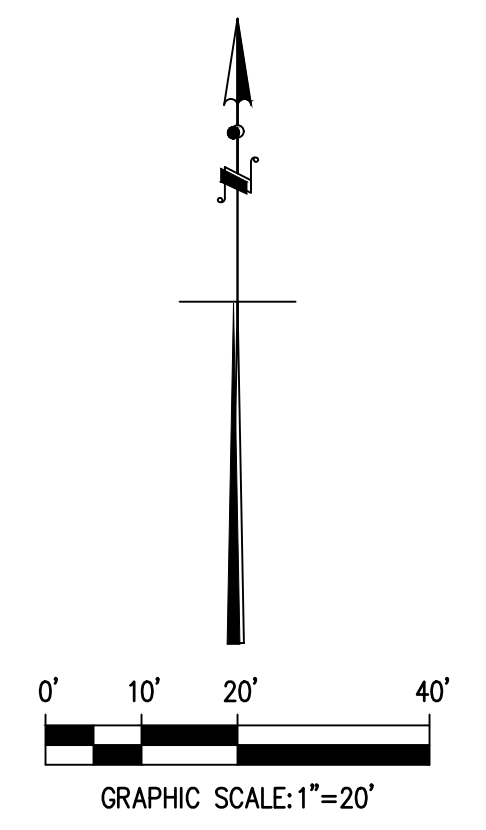
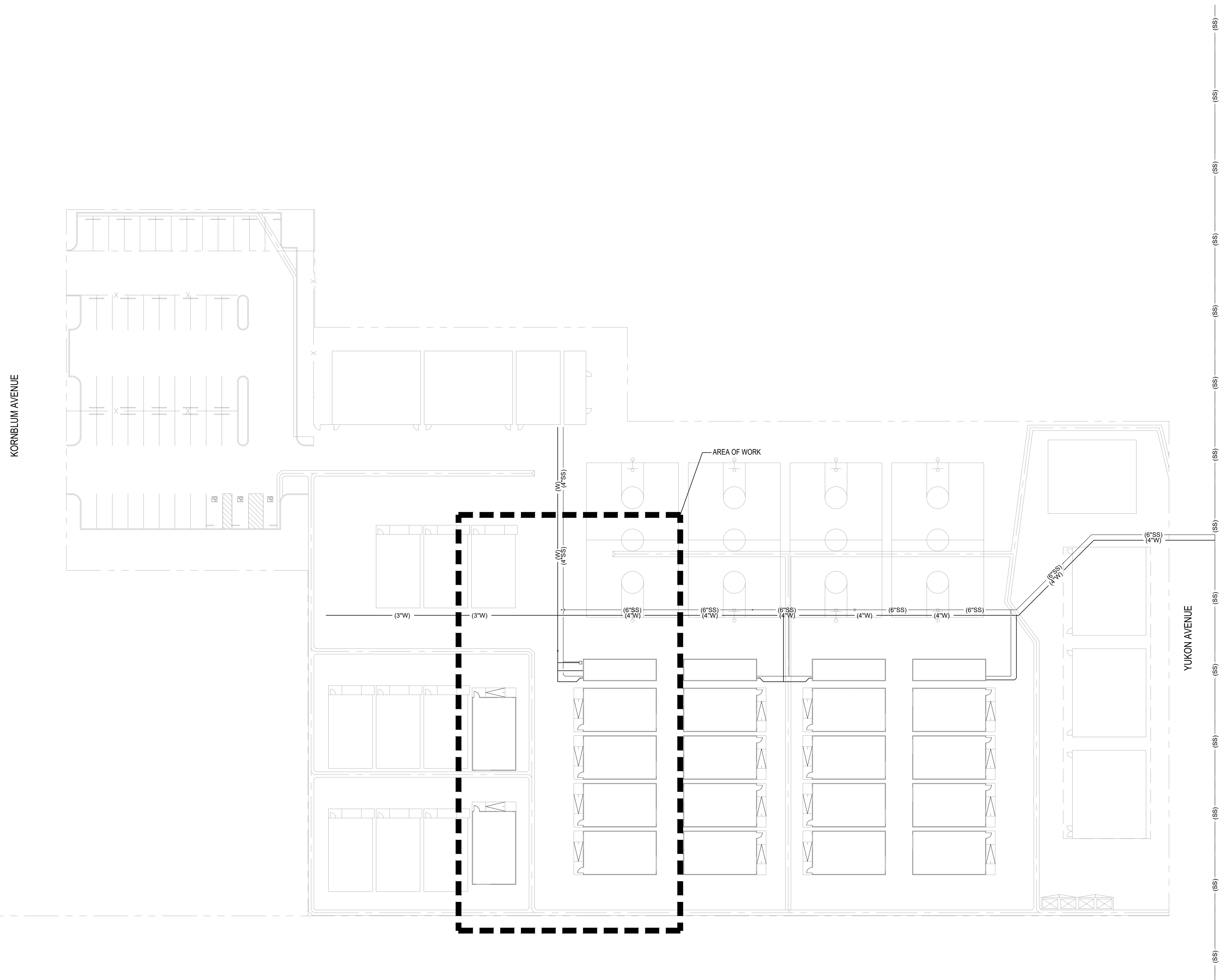
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02.01.22	PROGRESS SET
03.02.22	DSA PROGRESS SET
04.01.22	DSA APPLICATION SET
10.05.22	DSA BACK-CHECK SET

SHEET NAME:

**SITE UTILITY
 PLAN - KEY PLAN**

SHEET NUMBER:

C3.0



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 APP: 03-122151 INC:
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PROJECT:
LAEP EARLY CHILDHOOD CENTER

13928 KORNBLUM AVE.
 HAWTHORNE, CA 90250

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

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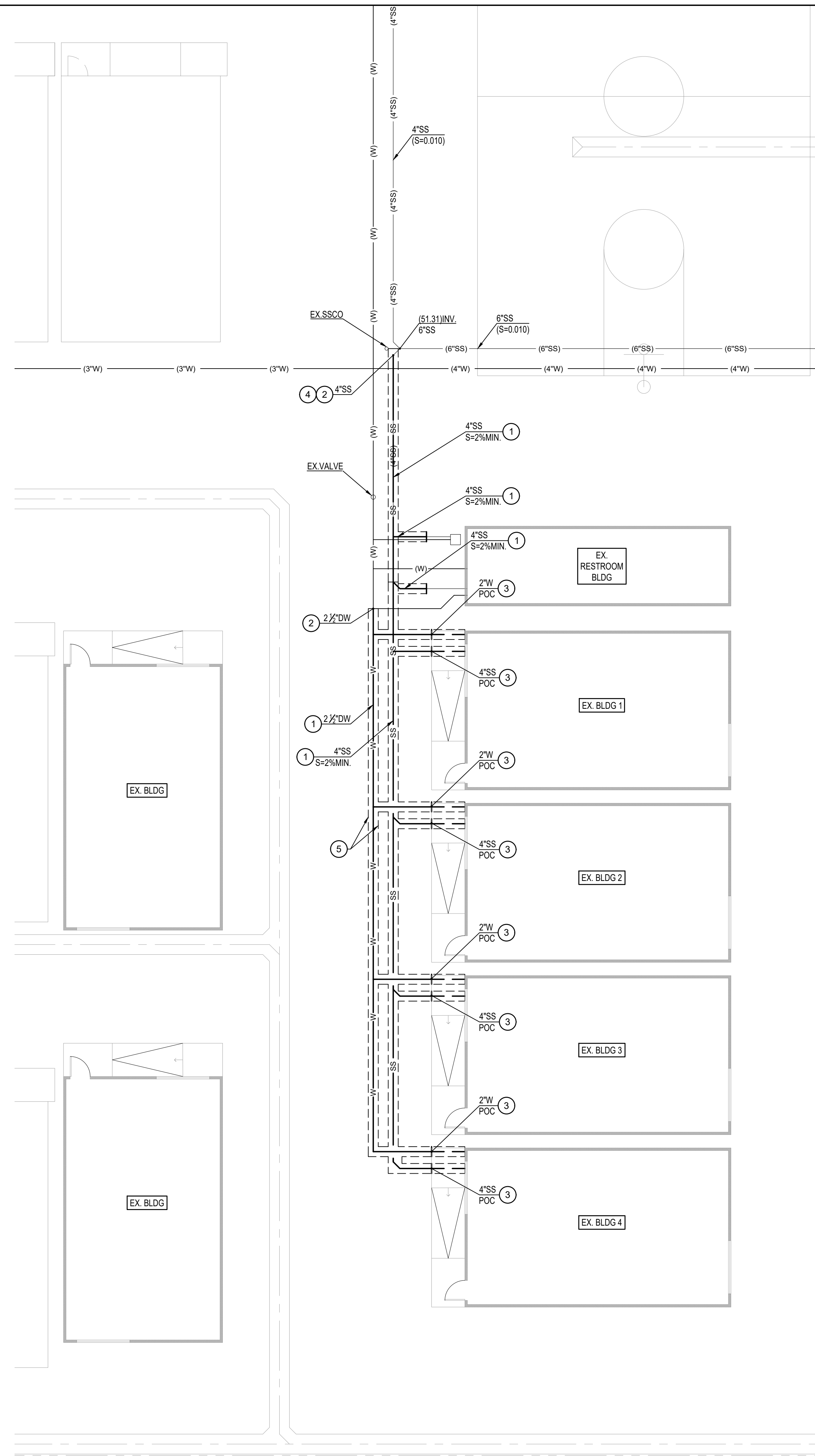
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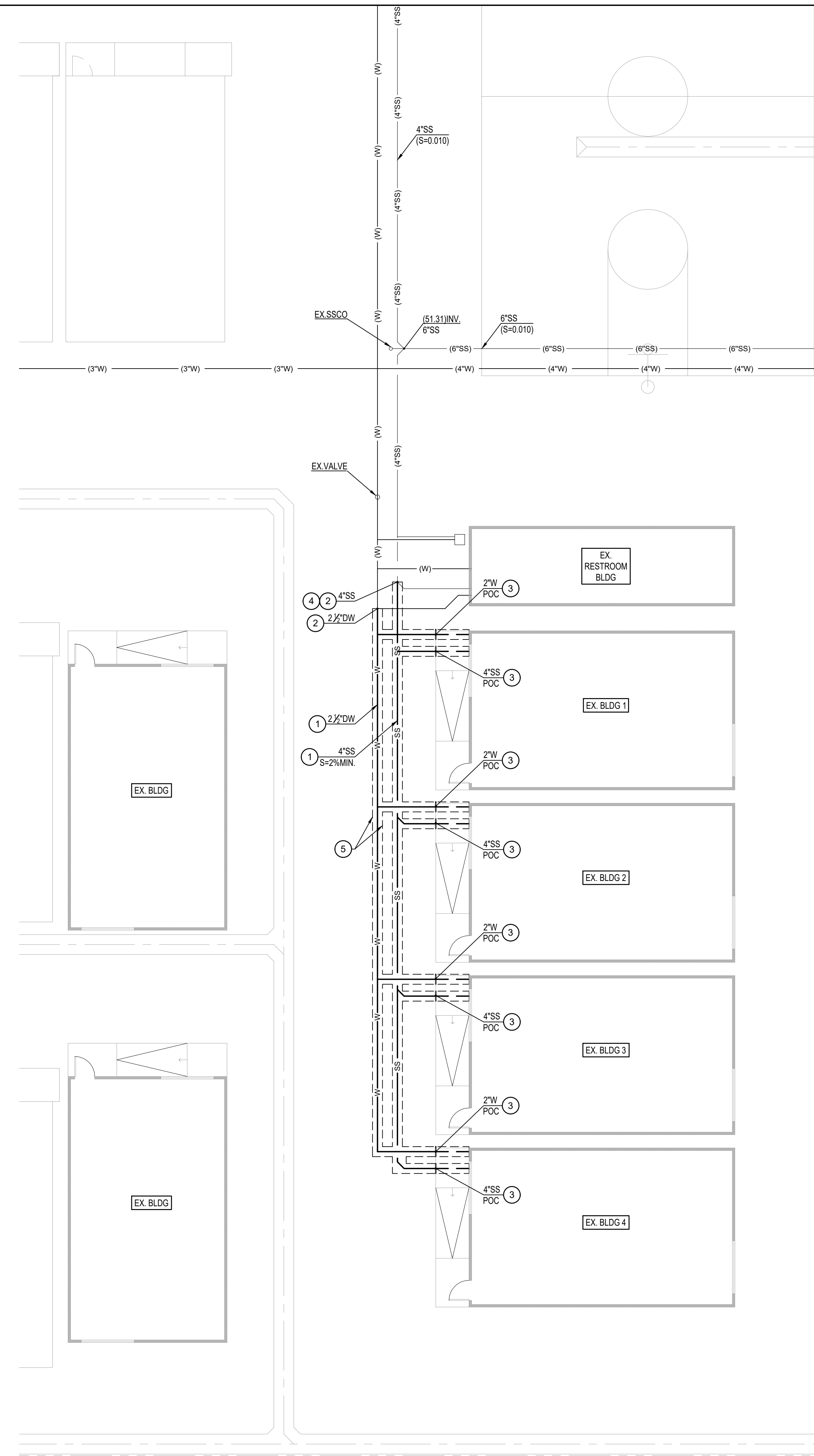
SITE UTILITY PLAN

SHEET NUMBER:

C3.1



UTILITY PLAN - ADD ALTERNATE

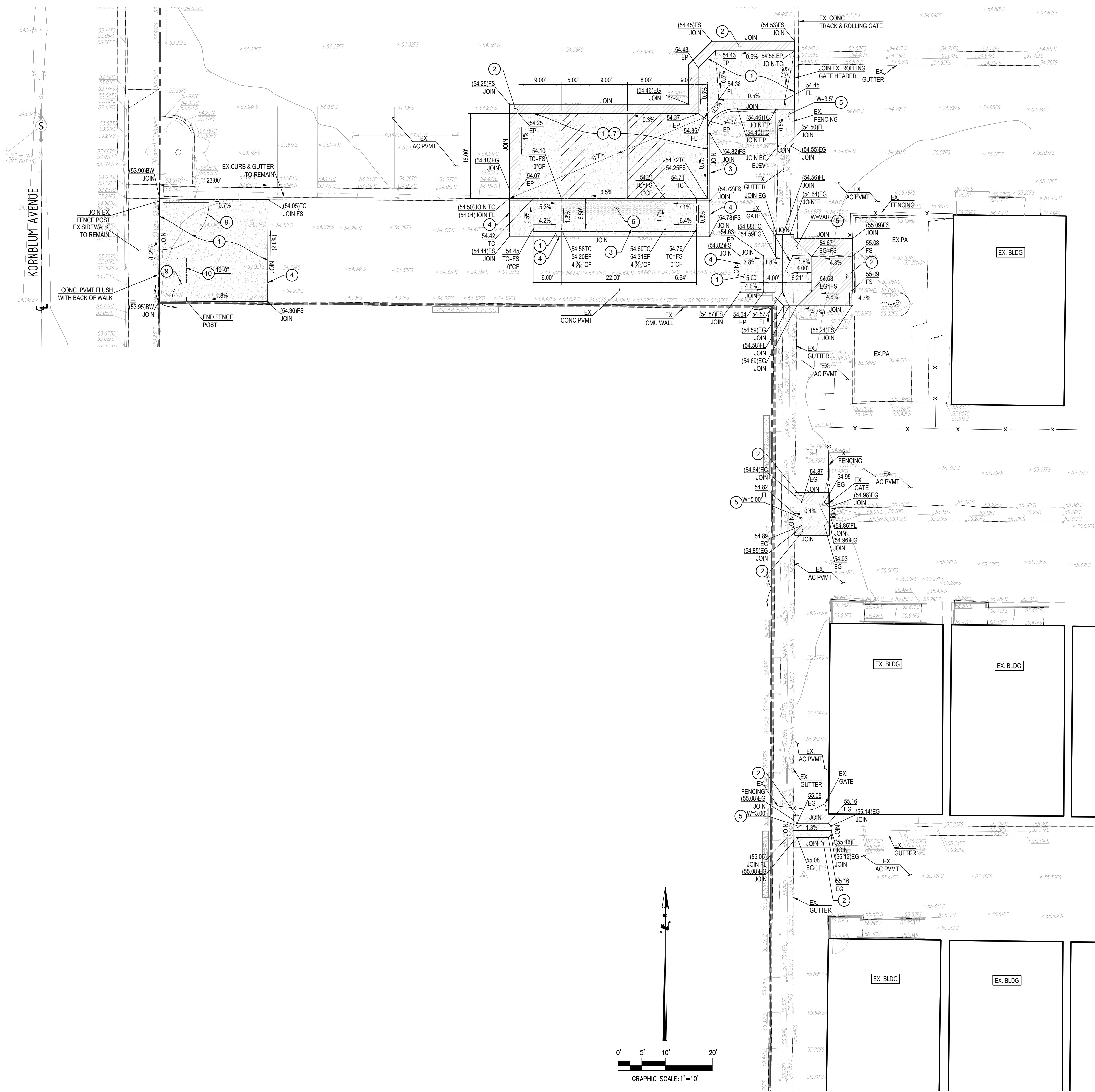


UTILITY PLAN

CONSTRUCTION NOTES

- 1 CONSTRUCT UTILITY IN TRENCH PER PER DETAIL 1 ON SHEET C1.0.
- 2 CONNECT TO EXISTING UNDERGROUND UTILITY.
- 3 CONNECT TO BUILDING UTILITY. REFER TO PLUMBING PLANS FOR CONTINUATION.
- 4 PRIOR TO CONSTRUCTION, CONTRACTOR SHALL POTHOLE EXISTING UTILITY IN FIELD TO VERIFY PIPE ELEVATION.
- 5 CONSTRUCT ASPHALT CONCRETE PAVEMENT (C2-PC 54-10). MINIMUM DEPTH SHALL BE 3-INCHES (OR ASPHALT CONCRETE PAVEMENT SECTION PLUS 1-INCH, WHICHEVER IS GREATER), OVER 6" CMB OVER 24" OF 95% COMPACTED SUBGRADE.



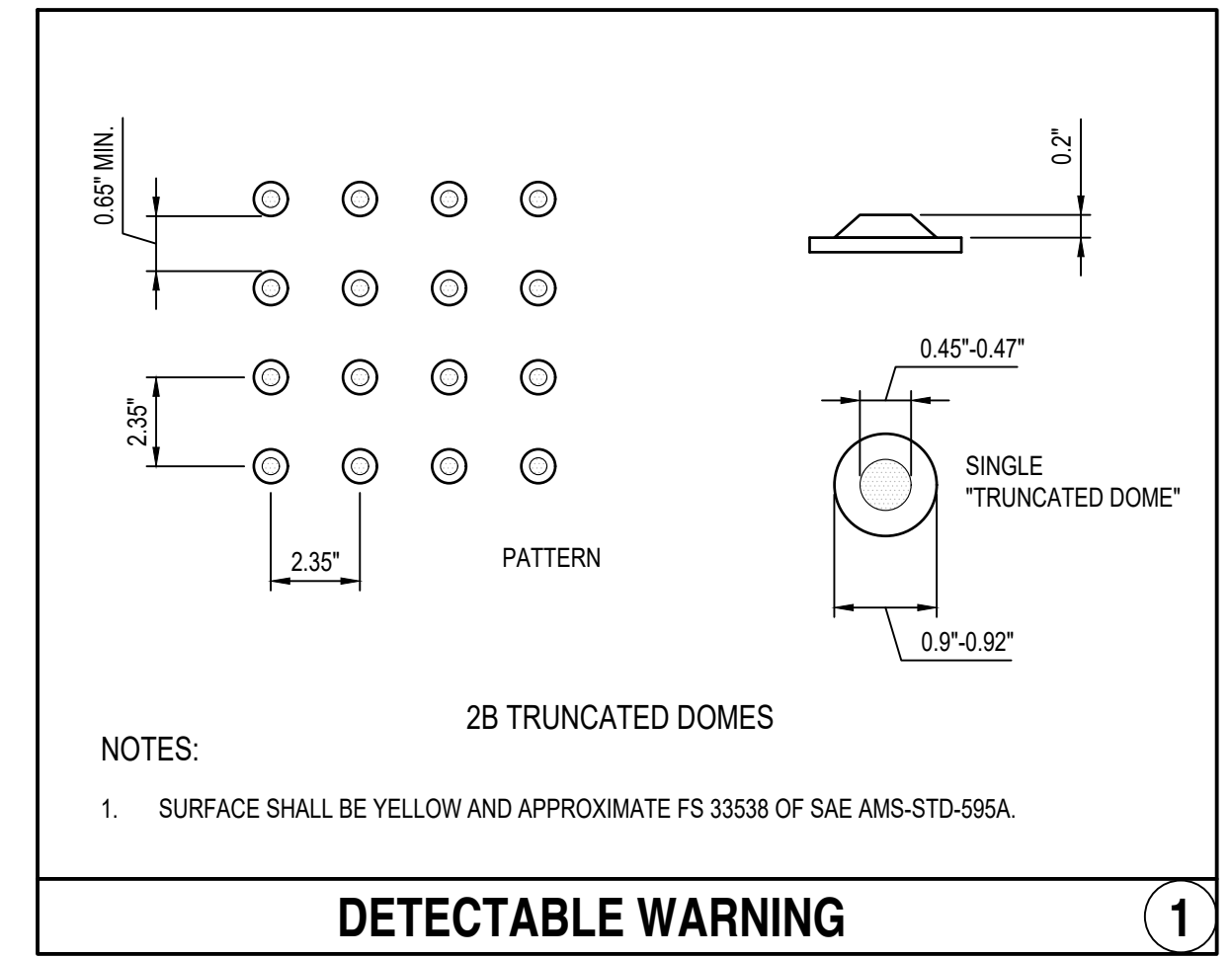


CONSTRUCTION NOTES:

- 1 CONSTRUCT CONCRETE PAVEMENT PER DETAIL 3 ON SHEET C1.0.
- 2 CONSTRUCT 6 INCH ASPHALT CONCRETE PAVEMENT PER DETAIL 6 ON SHEET C1.0.
- 3 CONSTRUCT CONCRETE CURB PER DETAIL 9 ON SHEET C1.0.
- 4 CONSTRUCT CONCRETE PAVEMENT JOIN PER DETAIL 8 ON SHEET C1.0.
- 5 CONSTRUCT LONGITUDINAL CONCRETE GUTTER PER DETAIL 7 ON SHEET C1.0.
- 6 CONSTRUCT DETECTABLE WARNING SURFACE PER DETAIL 1 HEREON.
- 7 CONSTRUCT ACCESSIBLE PARKING STALLS PER ARCHITECTURAL DRAWINGS.
- 8 CONSTRUCT CHAIN LINK FENCE PER DETAIL 2 ON SHEET C1.1.
- 9 CONSTRUCT ACCESSIBLE CHAIN LINK GATE PER DETAIL 1 ON SHEET C1.1.

LEGENDS:

- ASPHALT CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- EXISTING CONTOUR
- FLOW LINE
- RIDGE LINE
- GRADE CHANGE
- SPOT ELEVATION
- EXISTING SPOT ELEVATION



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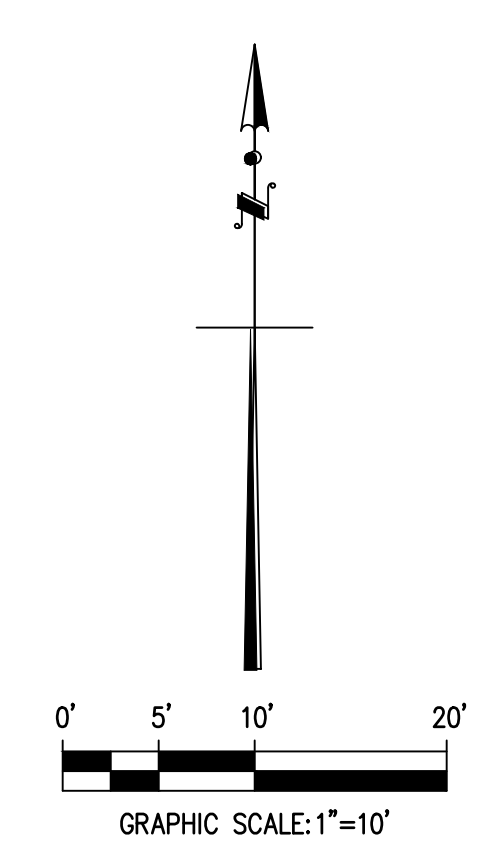
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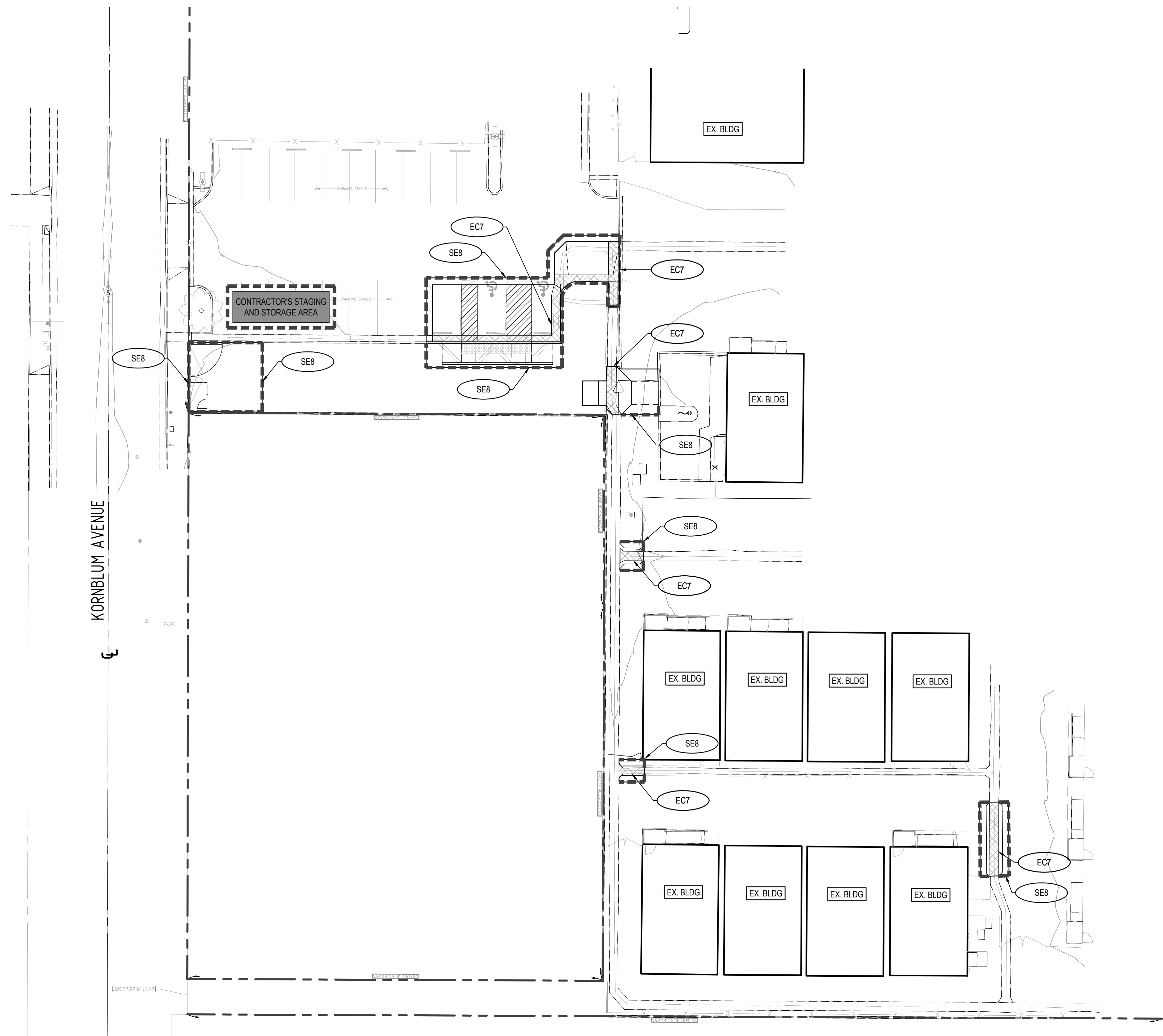
SHEET NAME:
FINISH GRADING PLAN

SHEET NUMBER:
C4.0





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04.01.22	DSA APPLICATION SET
10.05.22	DSA BACK-CHECK SET
10.24.22	DSA BACK-CHECK SET



CONSTRUCTION BMPs:

EROSION CONTROL

- EC1 - SCHEDULING
- EC2 - PRESERVATION OF EXISTING VEGETATION
- EC3 - HYDRAULIC MULCH
- EC4 - HYDROSEEDING
- EC5 - SOIL BINDERS
- EC6 - STRAW MULCH
- EC7 - GEOTEXTILES & MATS
- EC8 - WOOD MULCHING
- EC9 - EARTH DIKES AND DRAINAGE SWALES
- EC10 - VELOCITY DISSIPATION DEVICES
- EC11 - SLOPES 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 - SANDBAG BARRIER
- SE9 - STRAW BALE BARRIER
- SE10 - STORM DRAIN INLET PROTECTION
- SE11 - ACTIVE TREATMENT SYSTEMS
- SE12 - TEMPORARY SILT DIKE
- SE13 - COMPOST SOCKS & BERMS
- SE14 - BIOFILTER BAGS

WIND EROSION CONTROL

- WE1 - WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

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

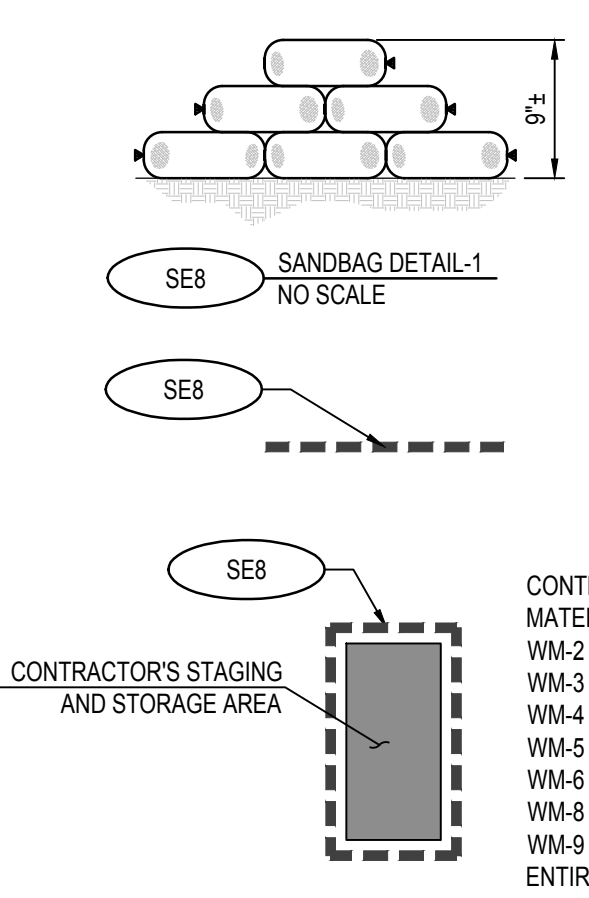
TEMPORARY SEDIMENT CONTROL

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

WATER MANAGEMENT & MATERIAL POLLUTION CONTROL

- WM1 - MATERIAL DELIVERY
- 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

LEGEND:



CONTRACTOR'S STAGING/STORAGE AREA INCLUDE: WM-1 MATERIAL DELIVERY AND STORAGE, WM-2 MATERIAL USE, WM-3 STOCKPILE MANAGEMENT, WM-4 SPILL PREVENTION, WM-5 SOLID WASTE MANAGEMENT, WM-6 HAZARDOUS WASTE MANAGEMENT, WM-8 CONCRETE WASTE MANAGEMENT AND WM-9 SANITARY/SEPTIC WASTE MANAGEMENT SANDBAG ENTIRE PERIMETER OF STAGING/STORAGE AREA.

EROSION CONTROL GENERAL NOTES:

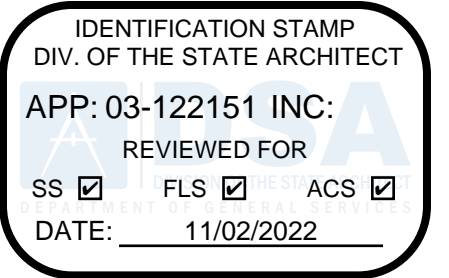
1. IN CASE OF EMERGENCY CALL RODGER LEONARD @ 310 - 505 - 8621 (24-HR CONTACT).
2. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ONSITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED IF THE GRADING HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED. FOR FURTHER BMP IMPLEMENTATION DURATION, REFER TO PROVIDED SWPPP REPORT, SECTION 300.4.
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 THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY 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 CONTRACTOR. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
8. DESLTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR, UNLESS THE GRADING HAS PROGRESSED TO WHERE THEY ARE NO LONGER REQUIRED.
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 CONTRACTOR.
10. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NONSTORM WATER FROM THE PROJECT SITES AT ALL TIMES.
11. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ONSITE 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 POLLUTANTS MUST BE RETAINED ONSITE AND MAY NOT BE TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER.
13. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
14. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ONSITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
15. THE CONTRACTORS ARE RESPONSIBLE TO INSPECT THAT ALL EROSION CONTROL DEVICE BMPs 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 THE SELF INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
16. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OR RAINWATER AND DISPERSAL BY WIND.
17. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED 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 TO INHIBIT EROSION BY WIND AND WATER.
19. THE FOLLOWING BMPs FROM THE "CALIFORNIA STORM WATER BMP CONSTRUCTION HANDBOOK" - 2008, MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. BMPs FROM THE "CALIFORNIA STORM WATER BMP HANDBOOK" - JANUARY 2003 MAY BE USED IF DETAIL IS INDICATED.
20. AS THE ARCHITECT/ENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BMPs TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THE PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPs MUST BE INSTALLED, MONITORED, AND THE MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMPs NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITY.
21. PROVIDE INLET CONTROL MEASURES FOR ALL EXISTING AND PROPOSED STORM DRAIN INLETS. GRAVEL BAGS (D1 PROTECTION TYPE 3) SHALL BE USED AS SPECIFIED PER SWPPP FOR INLET PROTECTION MEASURES.

[Signature]
 CIVIL ENGINEER/ARCHITECT'S SIGNATURE
 9-30-2022
 DATE



DEMOLITION NOTES

1. ALL EXISTING DIMENSIONS AND SQUARE FOOTAGE AMOUNTS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD
2. STORE AND MAINTAIN EXISTING CEILING TILES FOR USE IN PROJECT
3. PATCH AND FILL ALL OPENINGS AND EXISTING WALLS DUE TO REMOVED WORK
4. REMOVE ALL FLOORING, REPAIR AND SMOOTH FLOOR WHERE NEEDED
5. REMOVE ALL EXISTING ELECTRICAL FIXTURES WHERE NEEDED
6. REMOVE ALL LIGHT FIXTURES FOR REPLACEMENT
7. VERIFY EXISTING RAMP SLOPE AND REPAIR WHERE NEEDED



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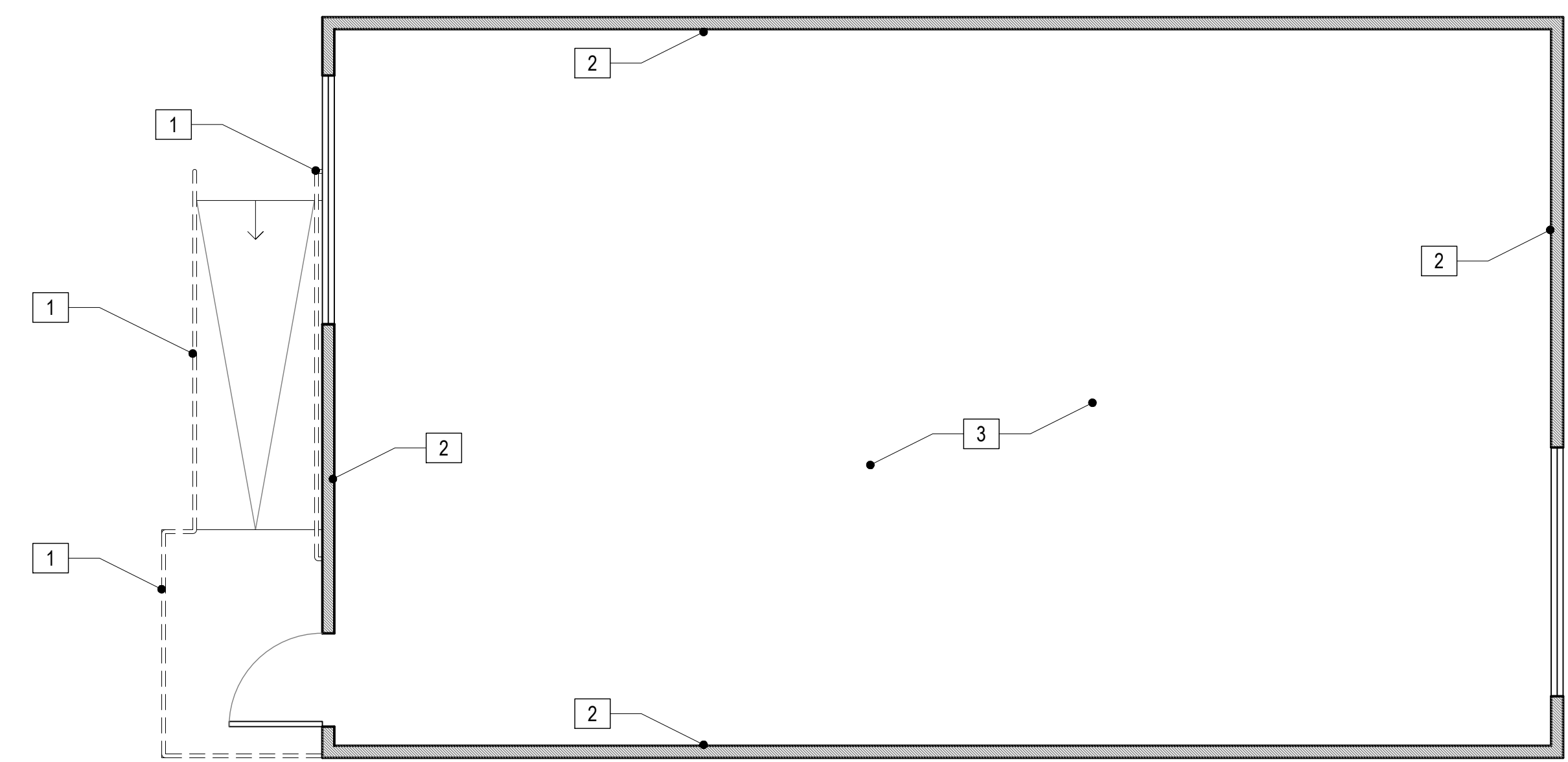
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LEGEND

- EXISTING WALL TO BE REMAIN
- FEATURE TO BE REMOVED

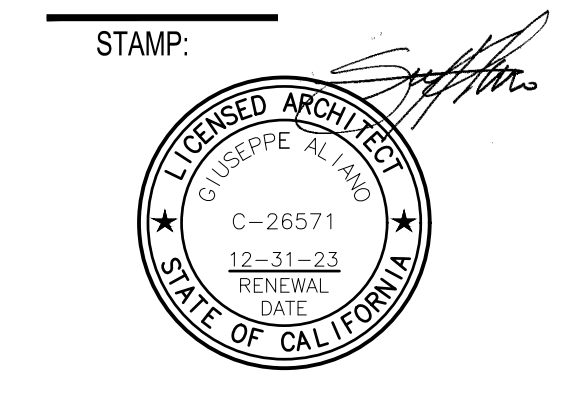


KEYNOTES

- 1 REMOVE (E) TOP RAIL AND HANDRAIL
- 2 REMOVE (E) VINYL TACKBOARD OVER GYP. BOARD BACKING FOR REPLACEMENT WITH DRYWALL (TYP.)
- 3 REMOVE (E) CARPET FLOORING

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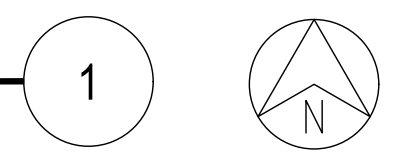


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SHEET NAME:
**BUNGALOW 01
DEMOLITION PLAN**

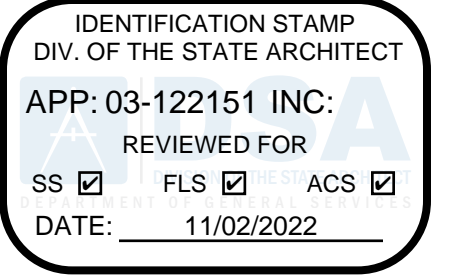
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D2.01

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



DEMOLITION NOTES

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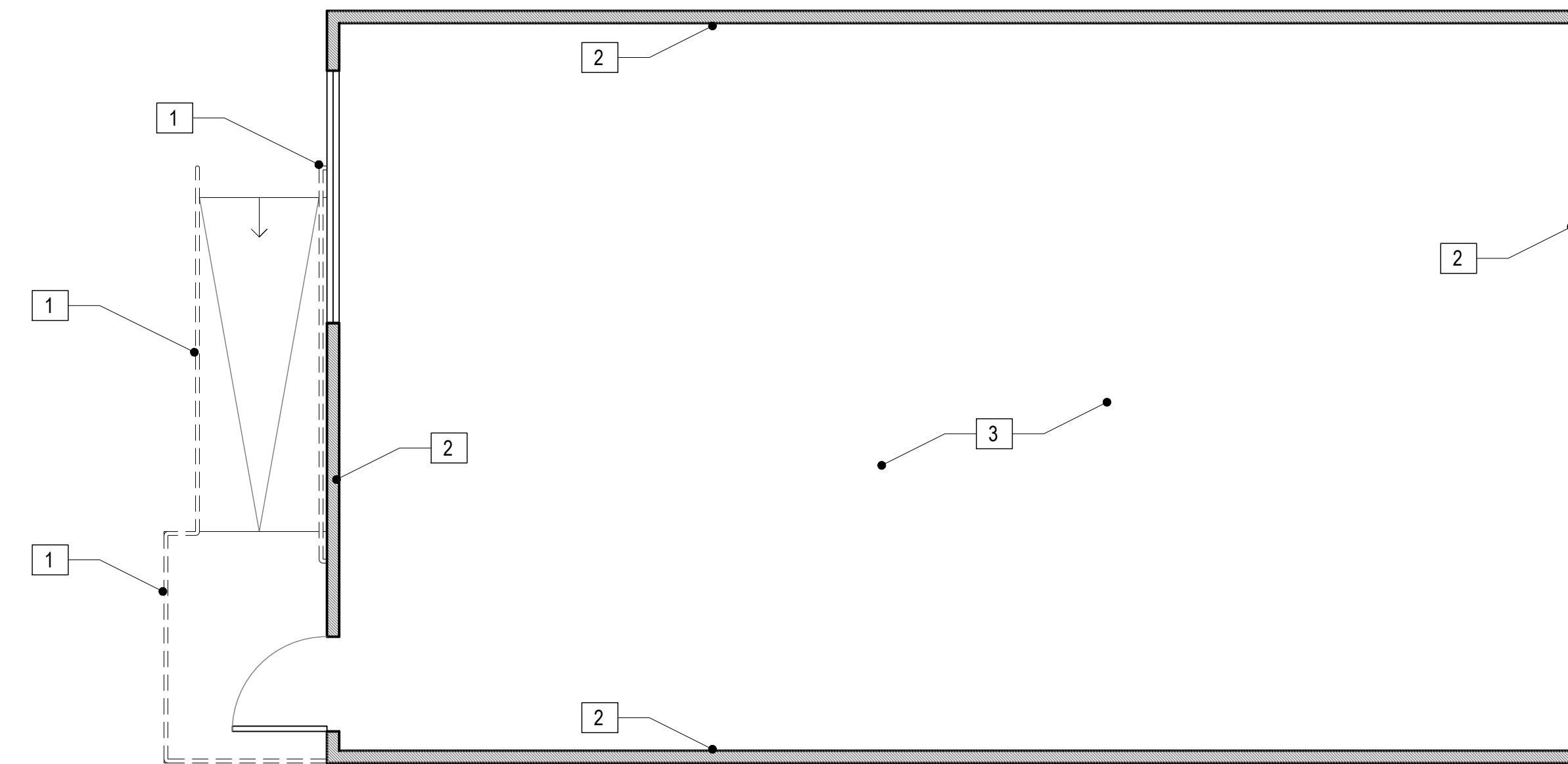
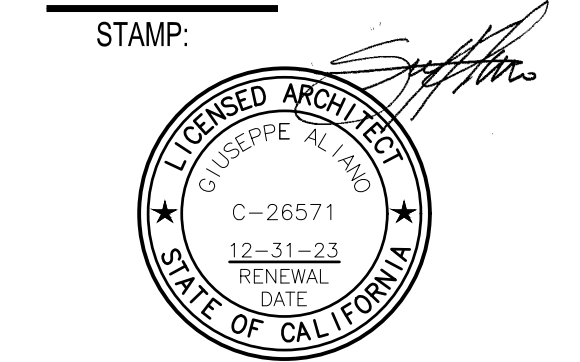
- EXISTING WALL TO BE REMAIN
- FEATURE TO BE REMOVED

KEYNOTES

- 1** REMOVE (E) TOP RAIL AND HANDRAIL
- 2** REMOVE (E) VINYL TACKBOARD OVER GYP. BOARD BACKING FOR REPLACEMENT WITH DRYWALL (TYP.)
- 3** REMOVE (E) CARPET FLOORING

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BUNGALOW 02 DEMOLITION PLAN

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

1



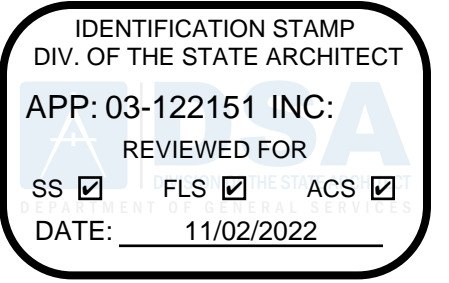
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11.01.22	DSA BACK-CHECK SET

SHEET NAME:
**BUNGALOW 02
DEMOLITION PLAN**

SHEET NUMBER:
D2.02

DEMOLITION NOTES

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4. REMOVE ALL FLOORING, REPAIR AND SMOOTH FLOOR WHERE NEEDED
5. REMOVE ALL EXISTING ELECTRICAL FIXTURES WHERE NEEDED
6. REMOVE ALL LIGHT FIXTURES FOR REPLACEMENT
7. VERIFY EXISTING RAMP SLOPE AND REPAIR WHERE NEEDED



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LEGEND

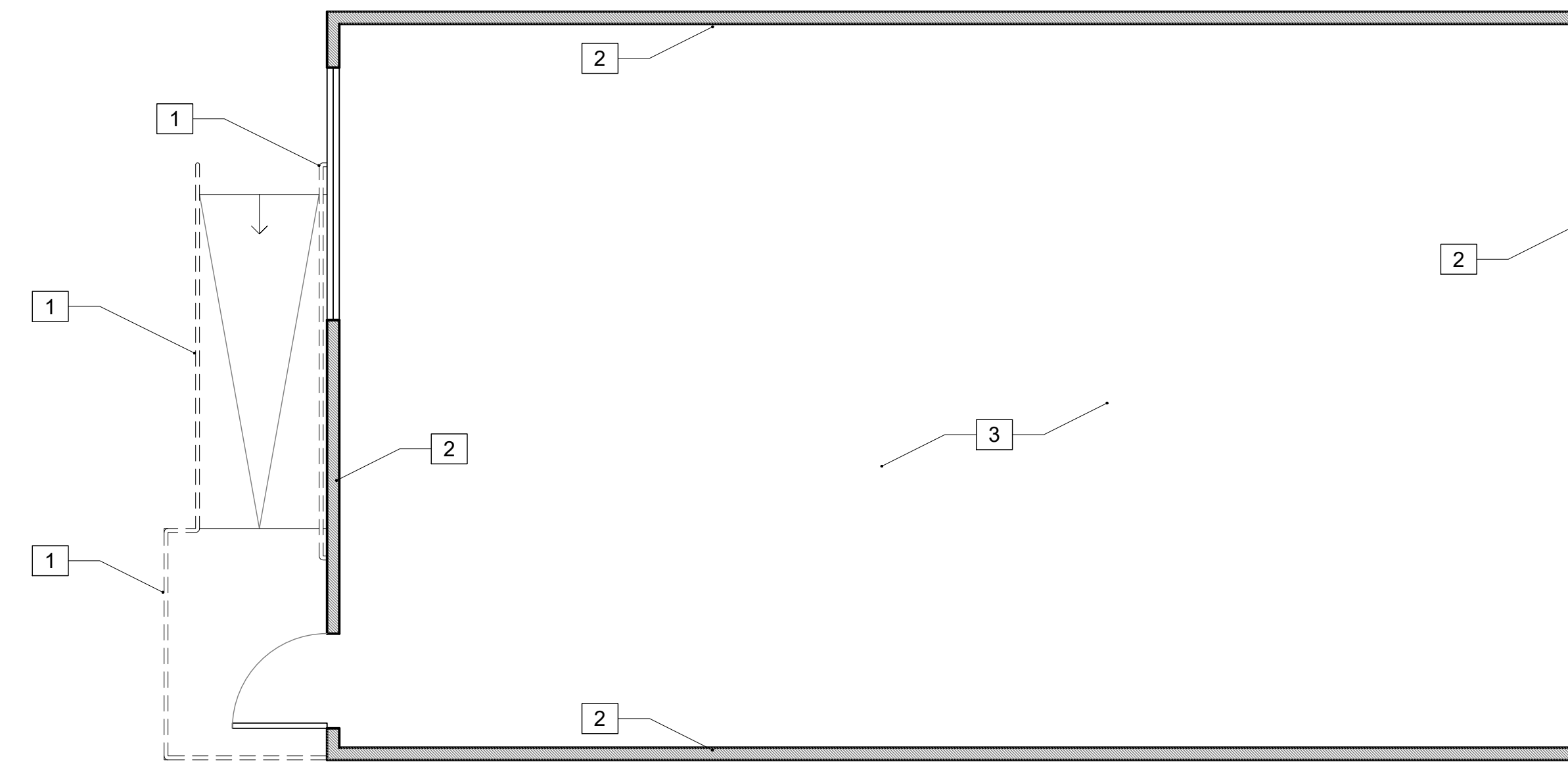
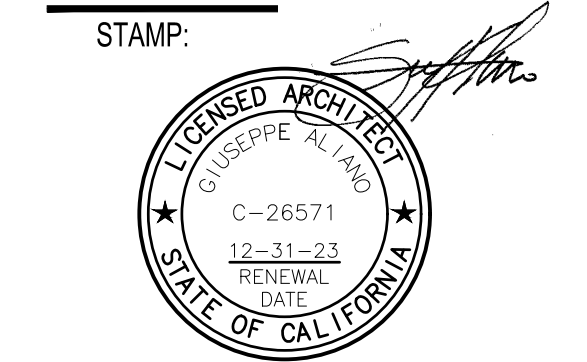
- EXISTING WALL TO BE REMAIN
- FEATURE TO BE REMOVED

KEYNOTES

- 1** REMOVE (E) TOP RAIL AND HANDRAIL
- 2** REMOVE (E) VINYL TACKBOARD OVER GYP. BOARD BACKING FOR REPLACEMENT WITH DRYWALL (TYP.)
- 3** REMOVE (E) CARPET FLOORING

DSA APPLICATION NUMBER: 03-122151

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

1



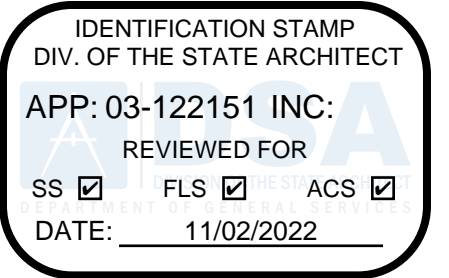
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03.02.22	DSA PROGRESS SET
04.01.22	DSA APPLICATION SET
10.05.22	DSA BACK-CHECK SET
10.24.22	DSA BACK-CHECK SET
11.01.22	DSA BACK-CHECK SET

SHEET NAME:
**BUNGALOW 03
DEMOLITION PLAN**

SHEET NUMBER:
D2.03

DEMOLITION NOTES

1. ALL EXISTING DIMENSIONS AND SQUARE FOOTAGE AMOUNTS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD
2. STORE AND MAINTAIN EXISTING CEILING TILES FOR USE IN PROJECT
3. PATCH AND FILL ALL OPENINGS AND EXISTING WALLS DUE TO REMOVED WORK
4. REMOVE ALL FLOORING, REPAIR AND SMOOTH FLOOR WHERE NEEDED
5. REMOVE ALL EXISTING ELECTRICAL FIXTURES WHERE NEEDED
6. REMOVE ALL LIGHT FIXTURES FOR REPLACEMENT
7. VERIFY EXISTING RAMP SLOPE AND REPAIR WHERE NEEDED



abode communities architecture

**PROJECT:
LAEP EARLY CHILDHOOD CENTER**

13928 KORNBLUM AVE.
HAWTHORNE, CA 90250

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

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

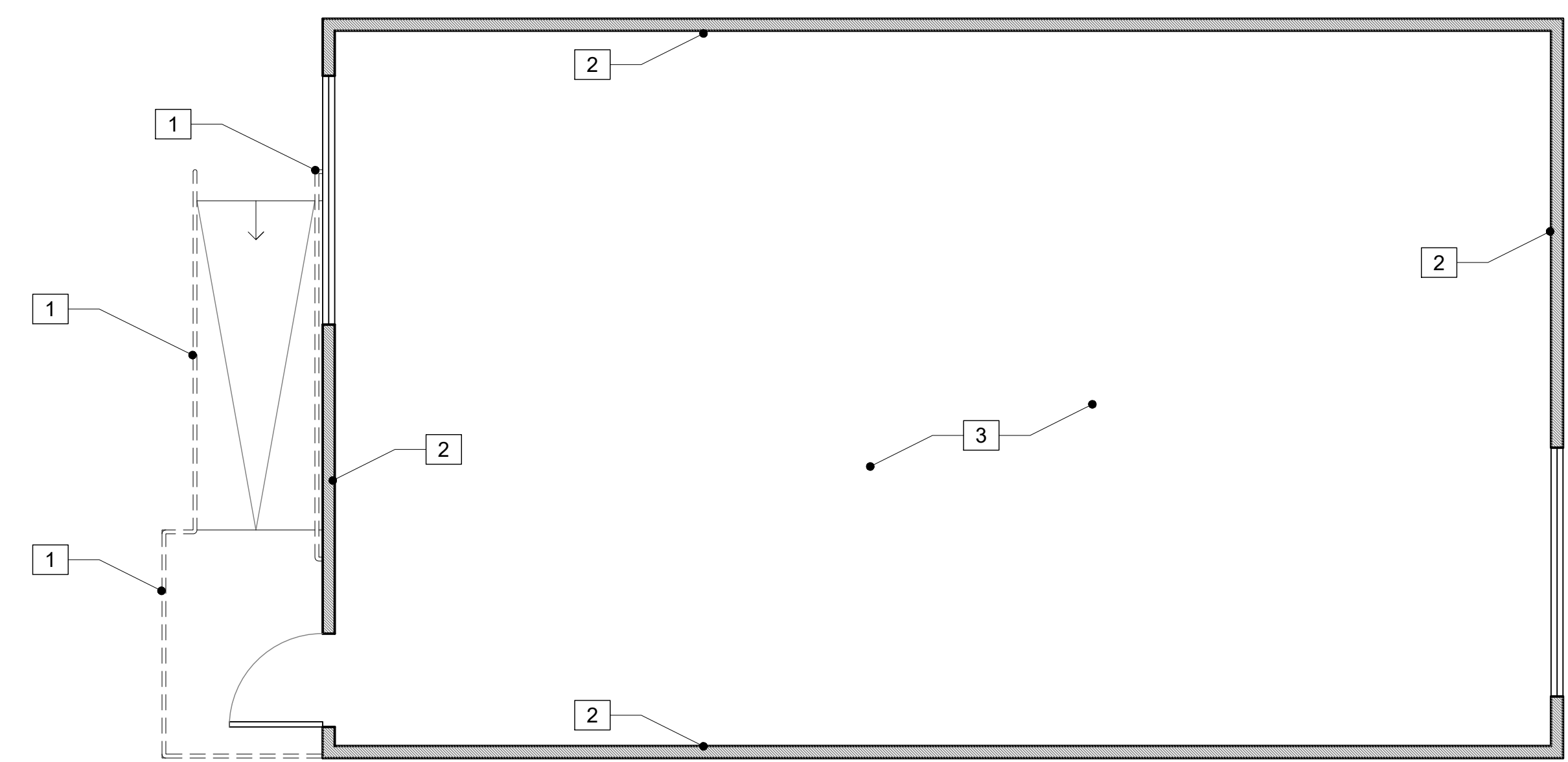
CONSULTANTS:
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Breen Engineering
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Torrance, CA 90504
T: 310.464.8404

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ELECTRICAL/ PLUMBING
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LEGEND

- EXISTING WALL TO BE REMAIN
- FEATURE TO BE REMOVED

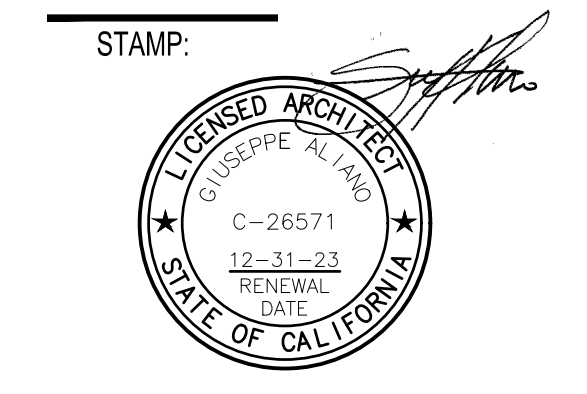


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- 2 REMOVE (E) VINYL TACKBOARD OVER GYP. BOARD BACKING FOR REPLACEMENT WITH DRYWALL (TYP.)
- 3 REMOVE (E) CARPET FLOORING

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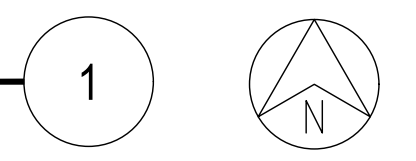


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04.01.22	DSA APPLICATION SET
10.05.22	DSA BACK-CHECK SET
10.24.22	DSA BACK-CHECK SET
11.01.22	DSA BACK-CHECK SET

SHEET NAME:
**BUNGALOW 04
DEMOLITION PLAN**

SHEET NUMBER:
D2.04

BUNGALOW 04 DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



KEYNOTES

- 1 MAIN ENTRY GATE, PROVIDE PANIC HARDWARE
- 2 EXISTING 8 FT HIGH FENCE
- 3 EXISTING GATE W/ PANIC HARDWARE
- 4 NEW GATE - PROVIDE PANIC HARDWARE AS NEEDED
- 5 EXISTING SLIDING GATE
- 6 EXISTING V-GUTTER, REFER TO AS-BUILTS, SHEET C16
- 7 NEW CONCRETE SLAB, REFER TO CIVIL DRAWINGS
- 8 NEW RAMP, REFER TO SHEET A10.05
- 9 EXISTING PLAYGROUND STRUCTURE (NOT IN SCOPE)
- 10 EXISTING HI-LO DRINKING FOUNTAIN
- 11 EXISTING GATE - PROVIDE PANIC HARDWARE

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

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PROJECT:
LAEP EARLY CHILDHOOD CENTER

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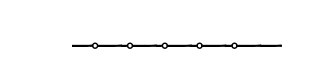
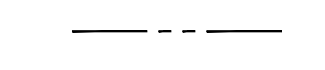
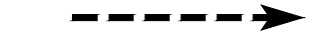
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LEGEND

-  AREA OF WORK
-  EXISTING 8 FT HIGH FENCE
-  PROPERTY LINE
-  ACCESSIBLE PATH OF TRAVEL

DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT:

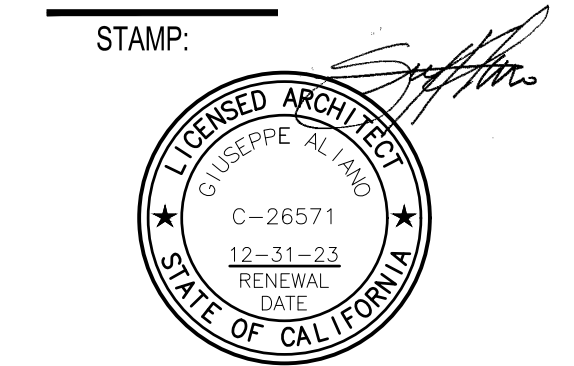
"THE PATH OF TRAVEL (POT) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS MEETS THE REQUIREMENTS OF THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE (CBC) ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT WITH THE CBC HAVE BEEN IDENTIFIED AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED IN THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE INDICATED IN THESE CONSTRUCTION DOCUMENTS. DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CBC COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THE ITEMS SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT."

NOTES

1. ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX, AND AT LEAST 48" IN WIDTH. SURFACE IS TABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%, UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80".
2. AREA OF SAFE DISPERSAL: AREA SHALL BE PERMANENTLY MAINTAINED AND IDENTIFIED AS A SAFE DISPERSAL AREA.

DSA APPLICATION NUMBER: 03-122151

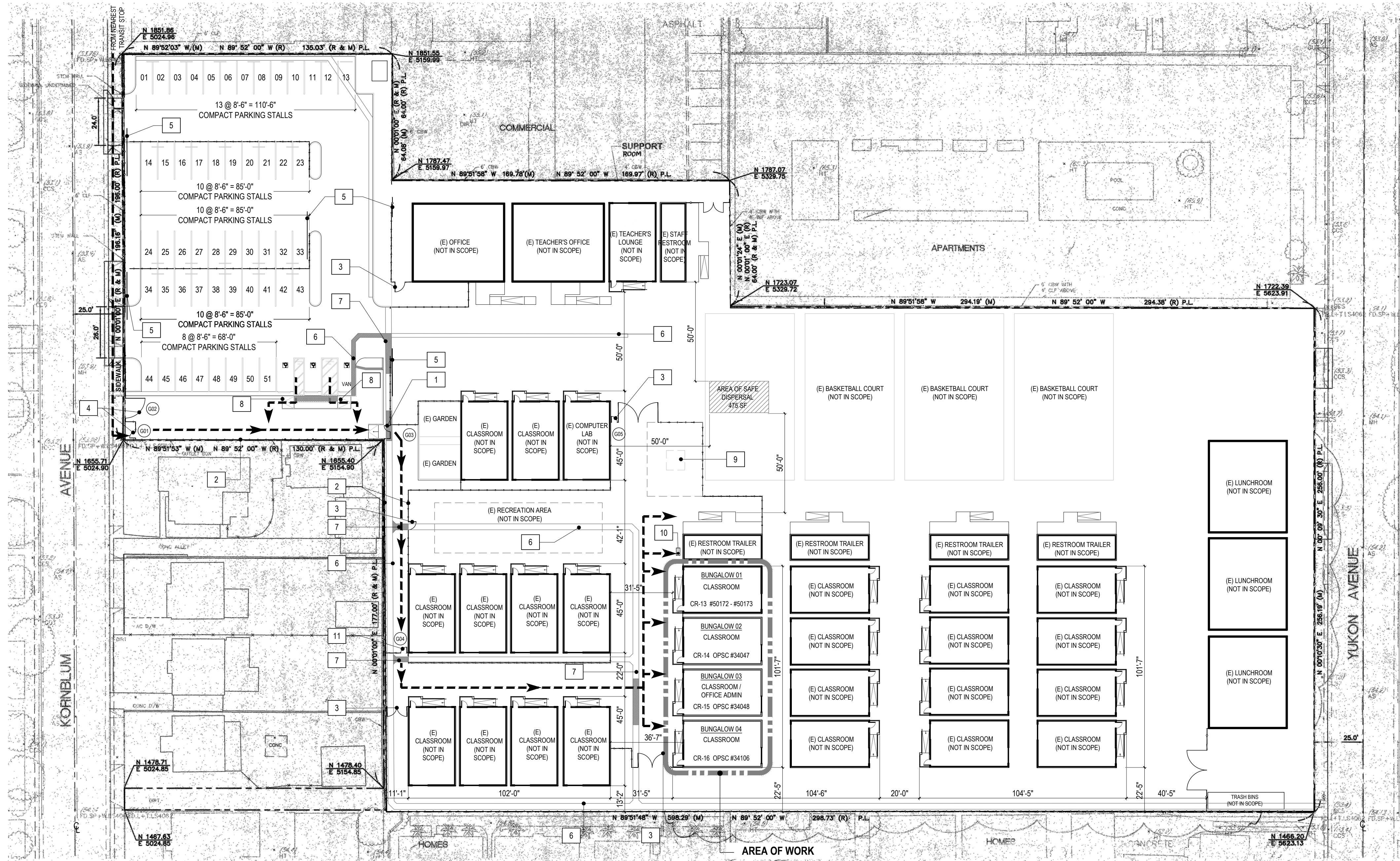
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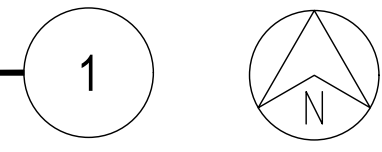
SHEET NAME:
SITE PLAN

SHEET NUMBER:
A1.00



SITE PLAN

SCALE: NOT TO SCALE



BUILDING AREA SUMMARY				
BUNGALOW	CONSTR. TYPE	GROUP	DESCRIPTION	GROSS AREA SF
01	V-B	I-4	CLASSROOM (INFANT: 0-12 MONTHS)	960
02	V-B	I-4	CLASSROOM (INFANT/MOBILE: 0-12 MONTHS)	960
03	V-B	I-4	CLASSROOM 1 (1-2 YEARS)	960
04	V-B	E	CLASSROOM 2 (2-3 YEARS)	960
05	V-B	E	RESTROOM (NOT IN SCOPE)	480
06	V-B	E	RESTROOM (NOT IN SCOPE)	480
07	V-B	E	CLASSROOM (NOT IN SCOPE)	960
08	V-B	E	CLASSROOM (NOT IN SCOPE)	960
09	V-B	E	CLASSROOM (NOT IN SCOPE)	960
10	V-B	E	CLASSROOM (NOT IN SCOPE)	960
TOTAL				8640*

* BUILDING CLUSTER TOTAL AREA IS BELOW 9,000 SF (TYPE V-B, NON-SPRINKLERED I-4, NON-SEPARATED OCCUPANCIES PER CBC 508.3).

OCCUPANT LOAD PER TABLE 1004.5						
BUNGALOW	CONSTR. TYPE	NAME	AREA	OCC. TYPE	OCC. LOAD FACTOR	OCC. LOAD
01	V-B	KITCHEN	258 SF	I-4	35	08
		LAUNDRY	53 SF	I-4	35	02
		CHILD RESTROOM	61 SF	I-4	35	02
		CLASSROOM	382 SF	I-4	35	11
			850 SF			23
02	V-B	WORK AREA	267 SF	I-4	35	08
		CHILD RESTROOM	61 SF	I-4	35	02
		CLASSROOM	441 SF	I-4	35	13
			864 SF			23
03	V-B	OFFICE / ADMIN	248 SF	B	150	02
		CHILD RESTROOM	61 SF	I-4	35	02
		ADULT RESTROOM	52 SF	I-4	35	02
		CLASSROOM	402 SF	I-4	35	12
			853 SF			18
04	V-B	OFFICE	101 SF	B	150	01
		FILE ROOM	58 SF	B	150	01
		CONFERENCE ROOM	80 SF	B	150	01
		CHILD RESTROOM	61 SF	E	20	04
		CLASSROOM	462 SF	E	20	24
			852 SF			31
TOTAL CAPACITY 95 PERSONS						

OCCUPANT LOAD SUMMARY - BUNGALOW 01	
KITCHEN	08
CLASSROOM	02
CHILD RESTROOM	02
LAUNDRY ROOM	11
TOTAL OCCUPANT LOAD	23

EGRESS WIDTH CALCULATIONS
CORRIDOR WIDTH CALCULATION
(SECTION 1005.3.1 & 1005.3.2 EGRESS WIDTH PER OCCUPANT SERVED)
23 x 0.2 = 4.6
THEREFORE MIN. CORRIDOR WIDTH = 44"

OCCUPANT LOAD SUMMARY - BUNGALOW 02	
WORK AREA	08
CHILD RESTROOM	02
CLASSROOM	14
TOTAL OCCUPANT LOAD	23

EGRESS WIDTH CALCULATIONS
CORRIDOR WIDTH CALCULATION
(SECTION 1005.3.1 & 1005.3.2 EGRESS WIDTH PER OCCUPANT SERVED)
23 x 0.2 = 4.6
THEREFORE MIN. CORRIDOR WIDTH = 44"

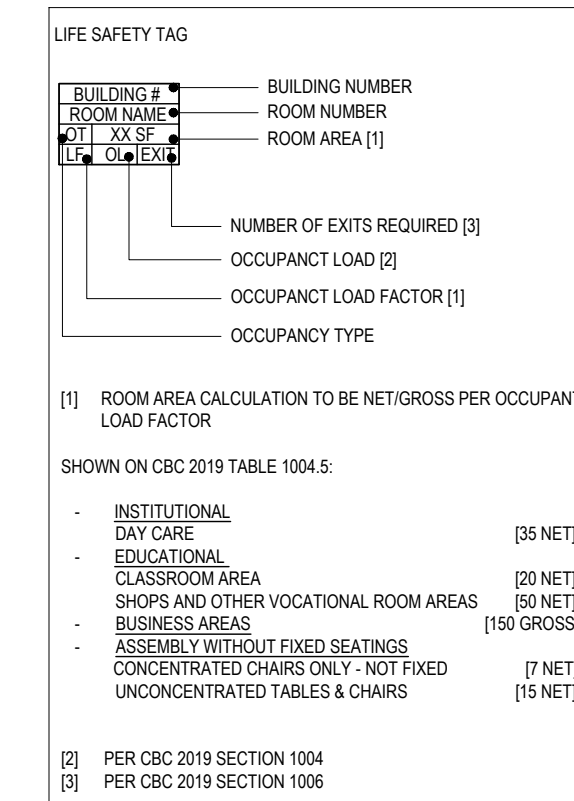
OCCUPANT LOAD SUMMARY - BUNGALOW 03	
OFFICE	02
ADULT RESTROOM	02
CHILD RESTROOM	02
CLASSROOM	12
TOTAL OCCUPANT LOAD	18

EGRESS WIDTH CALCULATIONS
CORRIDOR WIDTH CALCULATION
(SECTION 1005.3.1 & 1005.3.2 EGRESS WIDTH PER OCCUPANT SERVED)
18 x 0.2 = 3.6
THEREFORE MIN. CORRIDOR WIDTH = 44"

OCCUPANT LOAD SUMMARY - BUNGALOW 04	
OFFICE	01
FILE ROOM	01
CONFERENCE ROOM	01
CHILD RESTROOM	03
CLASSROOM	24
TOTAL OCCUPANT LOAD	30

EGRESS WIDTH CALCULATIONS
CORRIDOR WIDTH CALCULATION
(SECTION 1005.3.1 & 1005.3.2 EGRESS WIDTH PER OCCUPANT SERVED)
30 x 0.2 = 6
THEREFORE MIN. CORRIDOR WIDTH = 44"

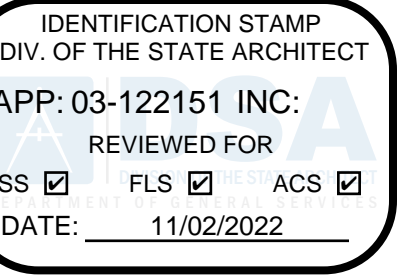
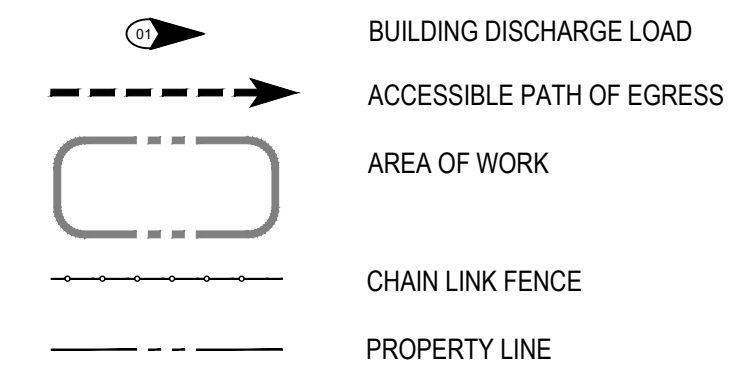
AREA OF SAFE DISPERSAL CALCULATIONS
(SECTION 1028.5 ACCESS TO A PUBLIC WAY, AND SECTION 452.1.3 FENCES AND GATES)
94 x 5 = 470
THEREFORE MIN. AREA OF SAFE DISPERSAL = 470 SF



KEYNOTES

- 1 MAIN ENTRY GATE, PROVIDE PANIC HARDWARE
- 2 EXISTING 8 FT HIGH FENCE
- 3 EXISTING V-GUTTER, REFER TO AS-BUILTS, SHEET C16
- 4 NEW GATE, PROVIDE PANIC HARDWARE AS NEEDED
- 5 EXISTING SLIDING GATE
- 6 EXISTING V-GUTTER, REFER TO AS-BUILTS, SHEET C16
- 7 NEW CONCRETE SLAB, REFER TO CIVIL DRAWINGS
- 8 NEW RAMP, REFER TO SHEET A10.05
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- 10 EXISTING HI-LO DRINKING FOUNTAIN
- 11 EXISTING GATE - PROVIDE PANIC HARDWARE

LEGEND



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PROJECT:
LAEP EARLY CHILDHOOD CENTER

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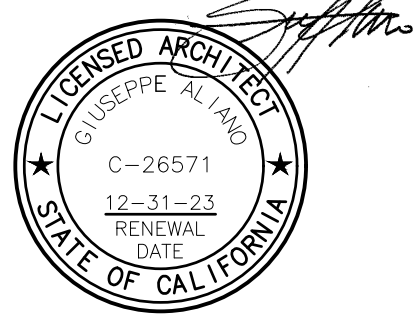
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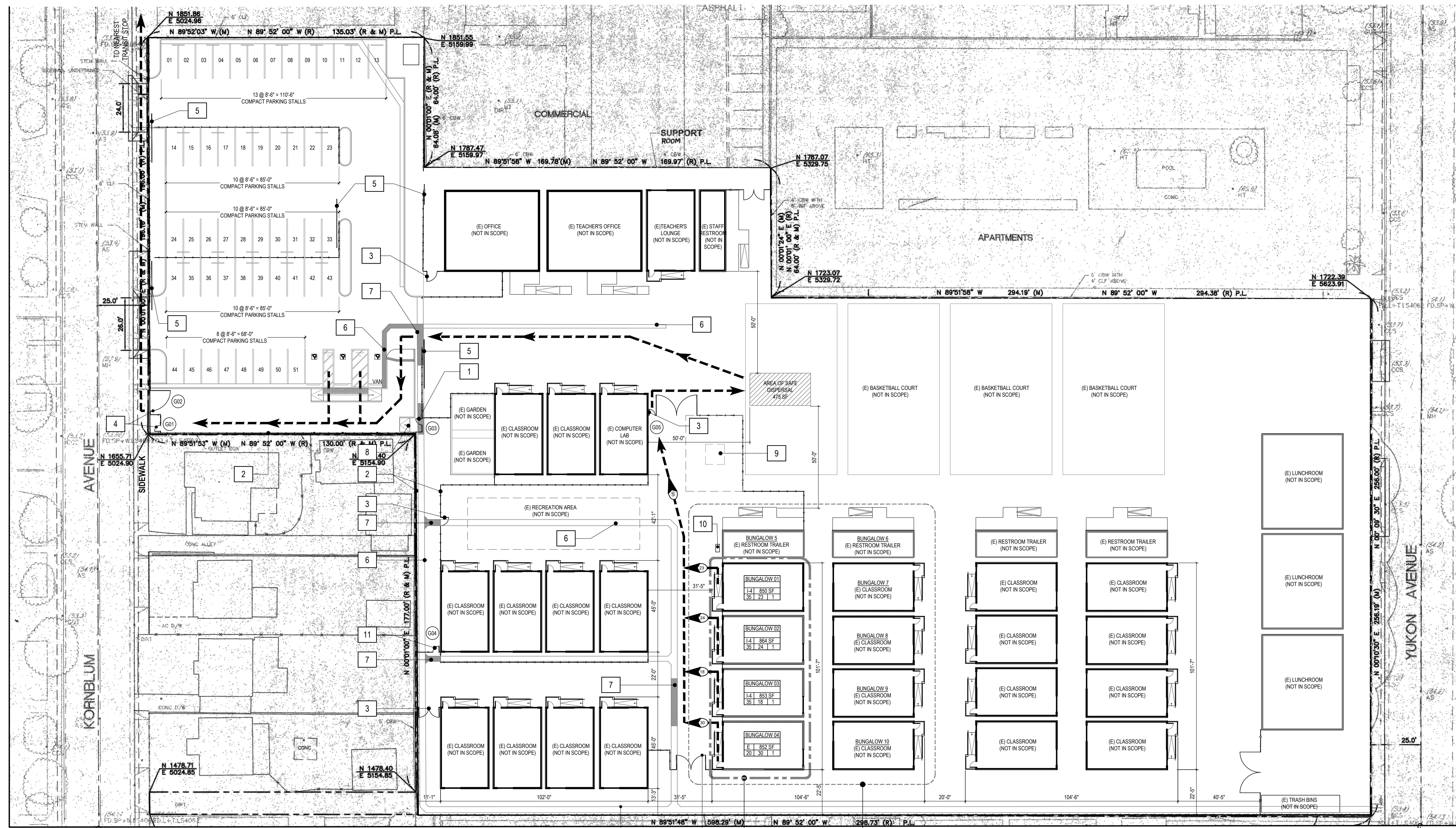
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11.01.22	DSA BACK-CHECK SET

SHEET NAME:

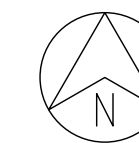
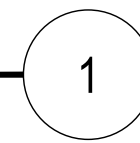
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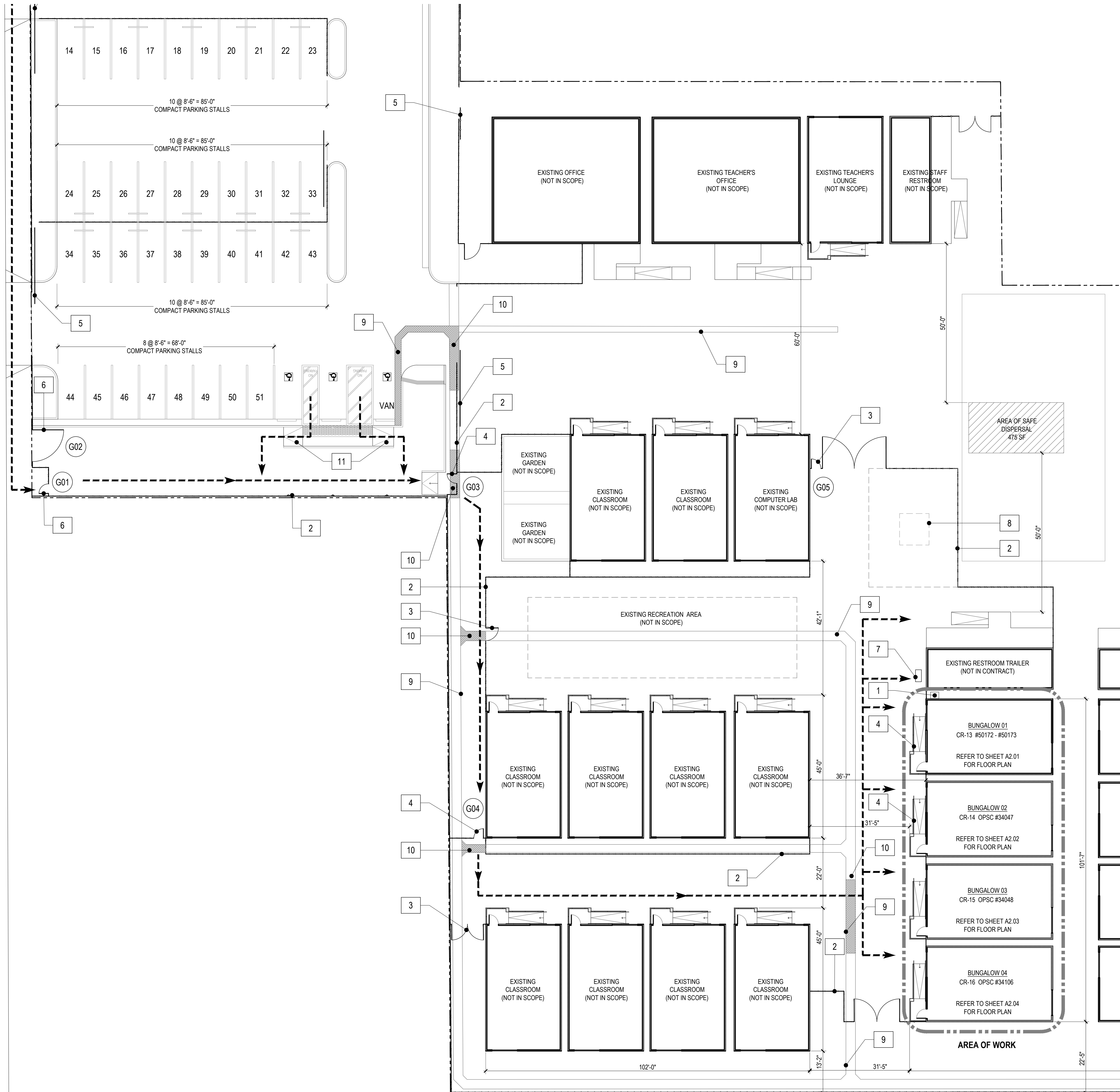
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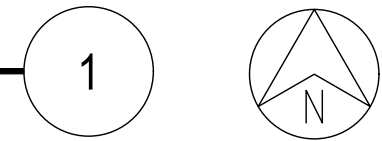
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SCALE: NOT TO SCALE



KORNBLUM AVENUE



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



KEYNOTES

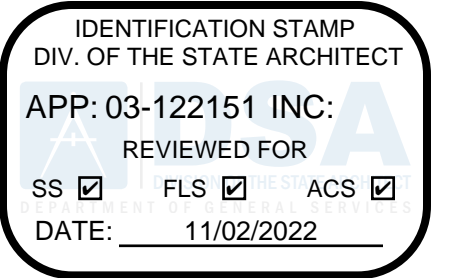
- 1 PROPOSED WATER HEATER LOCATION WITH METAL SURROUND, REFER TO PLUMBING PLANS
- 2 EXISTING 8 FT HIGH FENCE
- 3 EXISTING GATE W/ PANIC HARDWARE
- 4 EXISTING GATE, PROVIDE PANIC HARDWARE
- 5 EXISTING SLIDING GATE
- 6 NEW GATE, PROVIDE PANIC HARDWARE AS NEEDED
- 7 HI-LO DRINKING FOUNTAIN
- 8 EXISTING PLAYGROUND STRUCTURE (N.I.C.)
- 9 EXISTING V-GUTTER, REFER TO AS-BUILT DETAIL 1/C16
- 10 NEW CONCRETE SLAB, REFER TO CIVIL DRAWINGS
- 11 NEW CURB RAMP, REFER TO SHEET A10.05

LEGEND

- AREA OF WORK
- EXISTING 8FT HIGH FENCE
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL

NOTES

- 1. AREA OF SAFE DISPERSAL: AREA SHALL BE PERMANENTLY MAINTAINED AND IDENTIFIED AS A SAFE DISPERSAL AREA.



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CONSULTANTS:

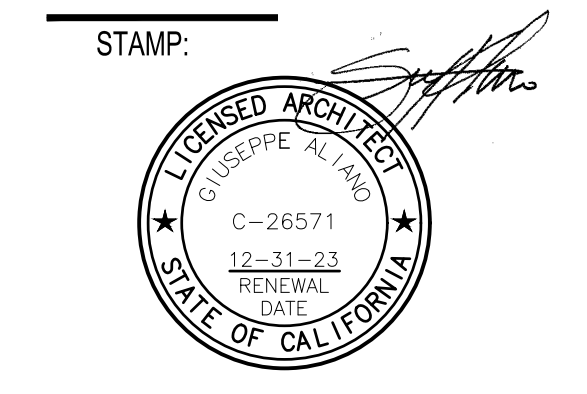
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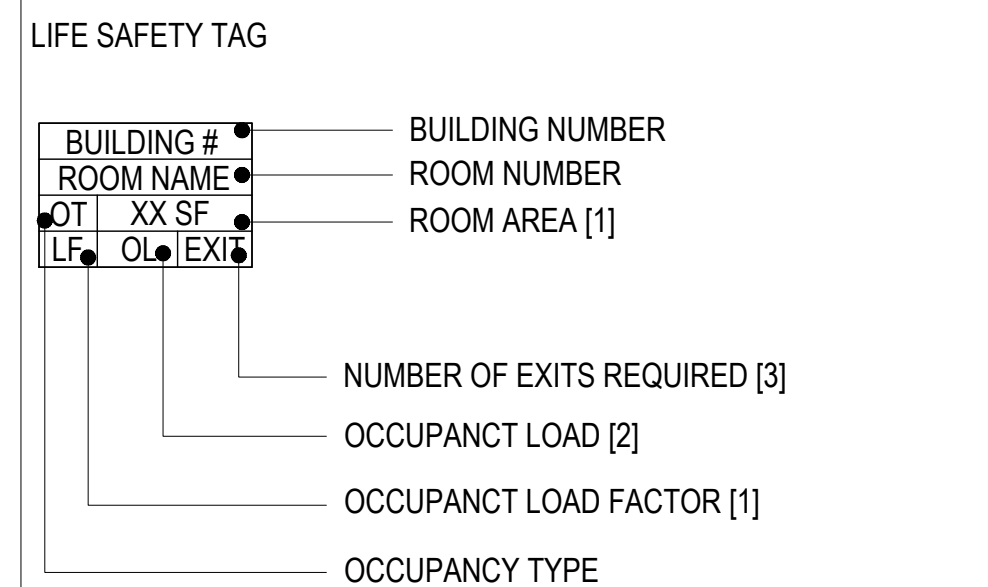
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SHEET NAME:
PARTIAL SITE PLAN

SHEET NUMBER:
A1.02



[1] ROOM AREA CALCULATION TO BE NET/GROSS PER OCCUPANT LOAD FACTOR

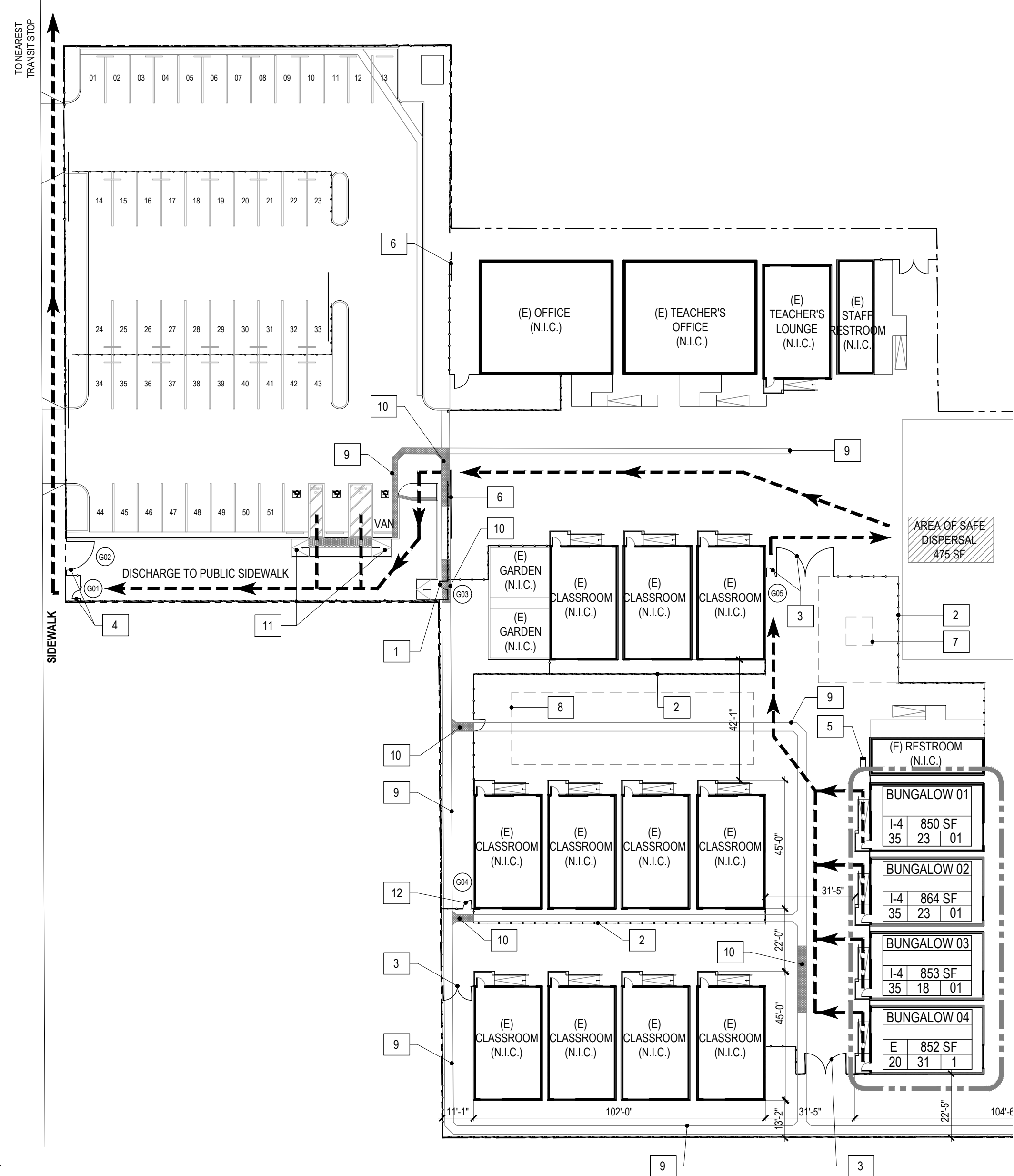
SHOWN ON CBC 2019 TABLE 1004.5:

- INSTITUTIONAL DAY CARE [35 NET]
- EDUCATIONAL CLASSROOM AREA [20 NET]
- SHOPS AND OTHER VOCATIONAL ROOM AREAS [50 NET]
- BUSINESS AREAS [150 GROSS]
- ASSEMBLY WITHOUT FIXED SEATINGS [7 NET]
- CONCENTRATED CHAIRS ONLY - NOT FIXED [15 NET]
- UNCONCENTRATED TABLES & CHAIRS [15 NET]

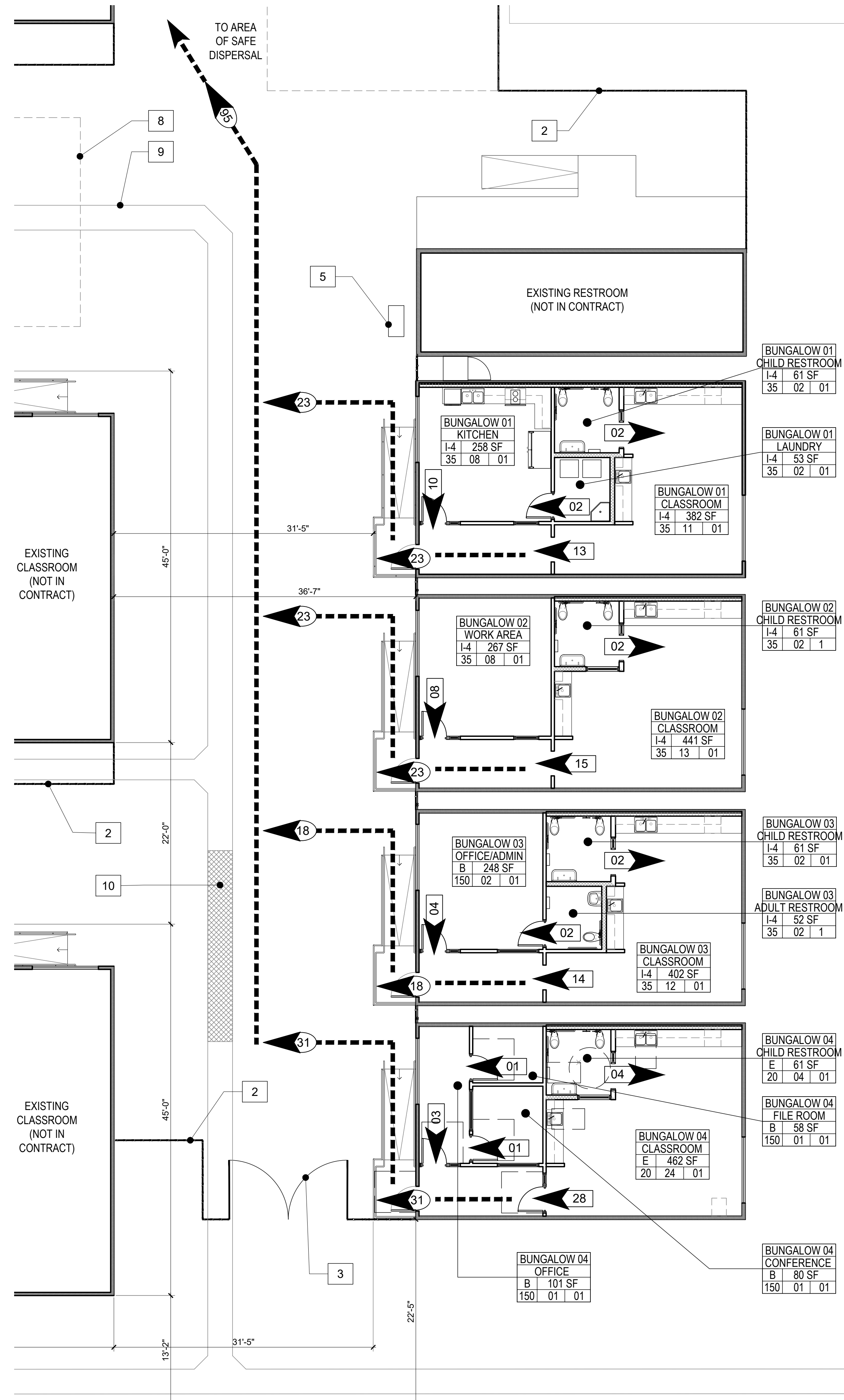
[2] PER CBC 2019 SECTION 1004

[3] PER CBC 2019 SECTION 1006

BUNGALOW	CONSTR. TYPE	NAME	AREA	OCC. TYPE	OCC. LOAD FACTOR	OCC. LOAD
01	V-B	KITCHEN	258 SF	I-4	35	08
		LAUNDRY	53 SF	I-4	35	02
		CHILD RESTROOM	61 SF	I-4	35	02
		CLASSROOM	382 SF	I-4	35	11
850 SF 23						
02	V-B	WORK AREA	267 SF	I-4	35	08
		CHILD RESTROOM	61 SF	I-4	35	02
		CLASSROOM	441 SF	I-4	35	13
		864 SF 23				
03	V-B	OFFICE / ADMIN	248 SF	B	150	02
		CHILD RESTROOM	61 SF	I-4	35	02
		ADULT RESTROOM	52 SF	I-4	35	02
		CLASSROOM	402 SF	I-4	35	12
853 SF 18						
04	V-B	OFFICE	101 SF	B	150	01
		FILE ROOM	58 SF	B	150	01
		CONFERENCE ROOM	80 SF	B	150	01
		CHILD RESTROOM	61 SF	E	20	04
462 SF 24						
852 SF 31						
TOTAL CAPACITY 95 PERSONS						



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

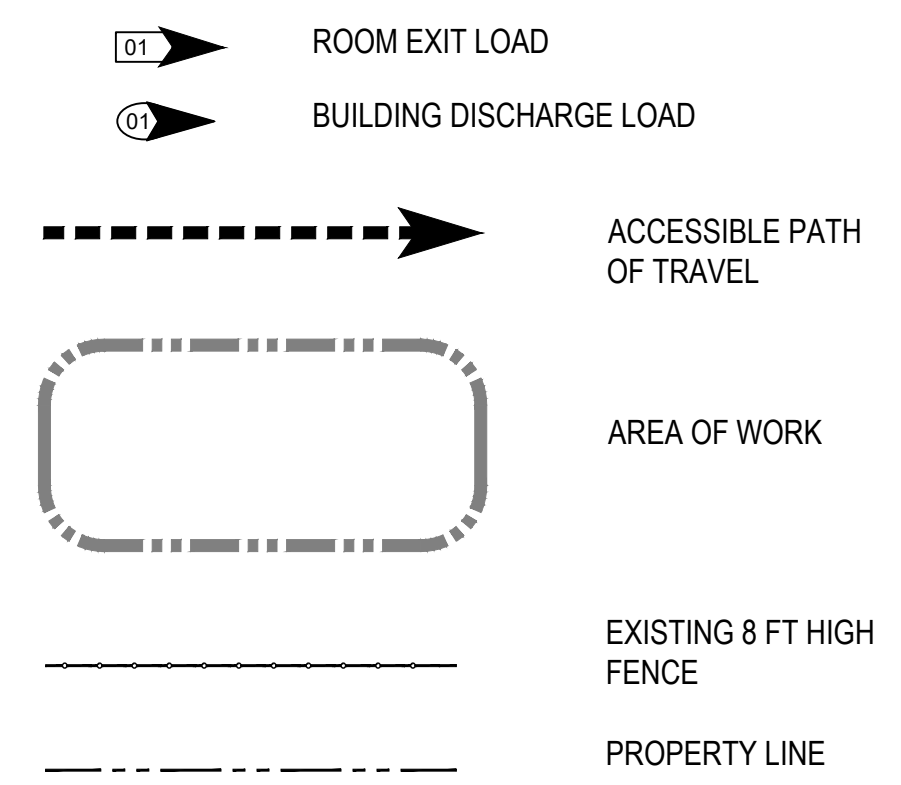


DISCHARGE PLAN
SCALE: 1/8" = 1'-0"

KEYNOTES

- 1 MAIN ENTRY GATE, PROVIDE PANIC HARDWARE
- 2 EXISTING 8 FT HIGH FENCE
- 3 EXISTING GATE W/ PANIC HARDWARE
- 4 NEW GATE, PROVIDE PANIC HARDWARE AS NEEDED
- 5 HI-LO DRINKING FOUNTAIN
- 6 EXISTING SLIDING GATE
- 7 EXISTING PLAYGROUND STRUCTURE (N.I.C.)
- 8 EXISTING RECREATION AREA (N.I.C.)
- 9 EXISTING V-GUTTER, REFER TO AS-BUILT DETAIL 1/C16
- 10 NEW CONCRETE SLAB, REFER TO CIVIL DRAWINGS
- 11 NEW CURB RAMP, REFER TO SHEET A10.05
- 12 EXISTING GATE, PROVIDE PANIC HARDWARE

LEGEND

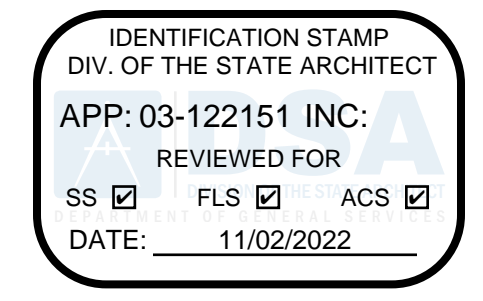


DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT:

"THE PATH OF TRAVEL (POT) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS MEETS THE REQUIREMENTS OF THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE (CBC) ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT WITH THE CBC HAVE BEEN IDENTIFIED AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED IN THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE INDICATED IN THESE CONSTRUCTION DOCUMENTS. DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CBC COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THE ITEMS SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT."

NOTES

1. ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX, AND AT LEAST 48" IN WIDTH. SURFACE IS TABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%, UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80".
2. AREA OF SAFE DISPERSAL: AREA SHALL BE PERMANENTLY MAINTAINED AND IDENTIFIED AS A SAFE DISPERSAL AREA.



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PROJECT: LAEP EARLY CHILDHOOD CENTER

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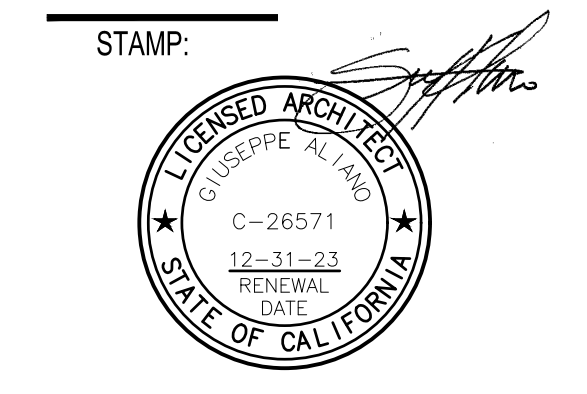
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DSA APPLICATION NUMBER: 03-122151

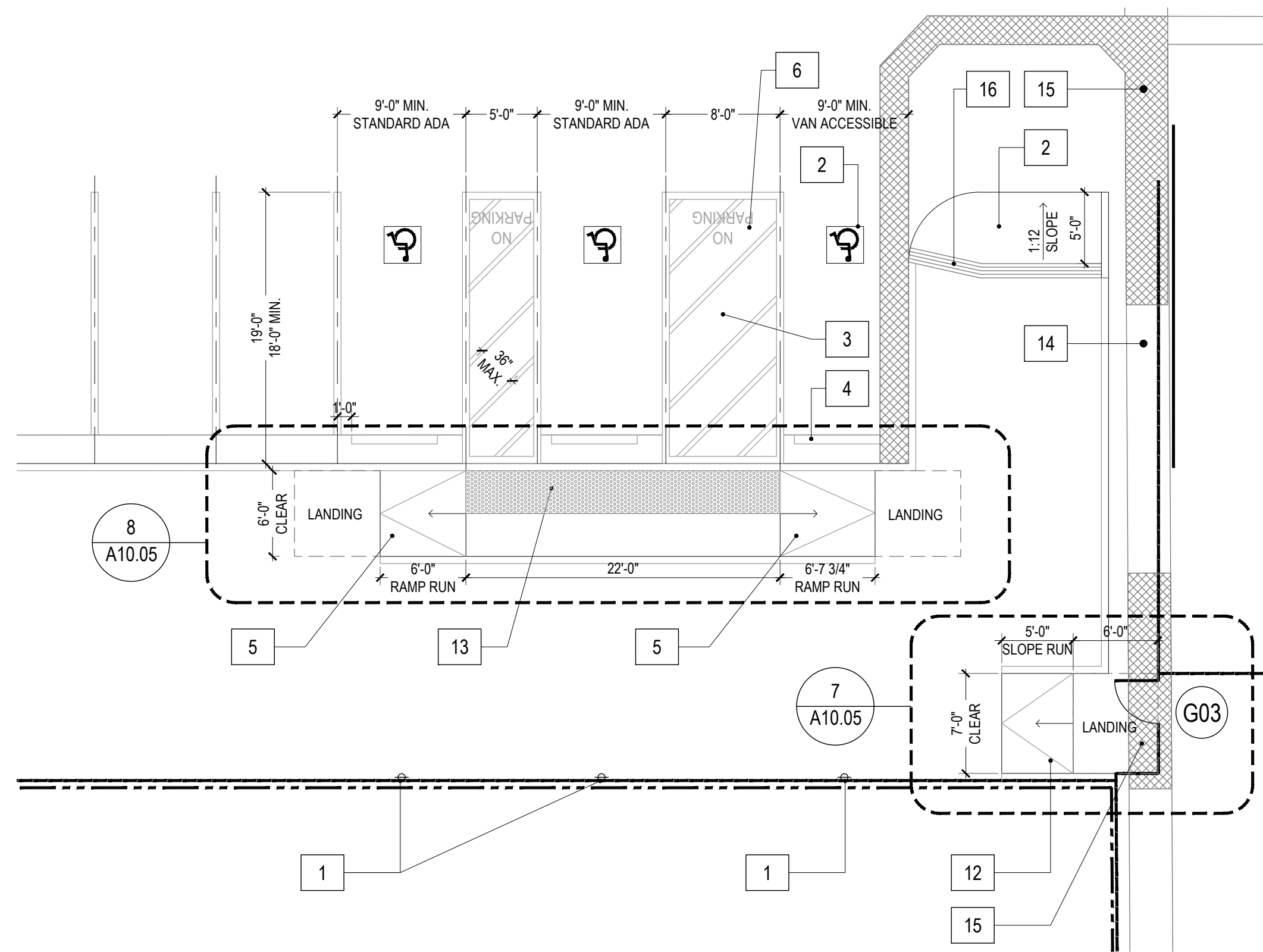
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DATE	REV
02.01.22	02.01.22
03.02.22	03.02.22
04.01.22	04.01.22
10.05.22	10.05.22
10.24.22	10.24.22
11.01.22	11.01.22

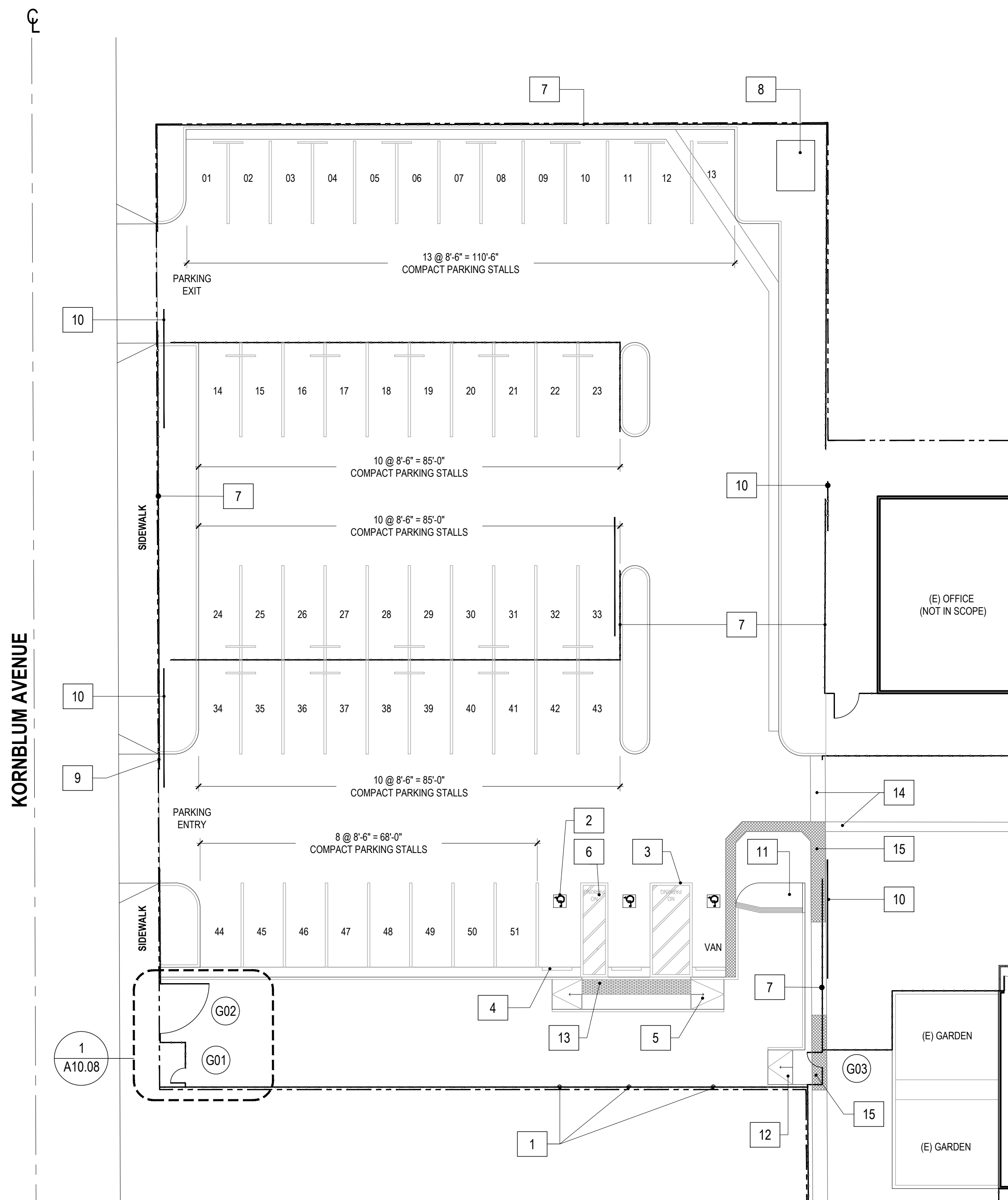
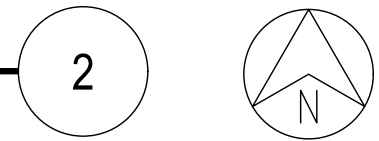
SHEET NAME:
DISCHARGE PLAN

SHEET NUMBER:
A1.03

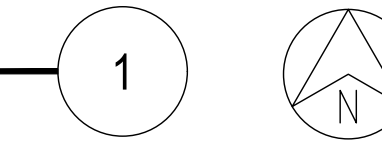


NOTE: REFER TO CIVIL DRAWINGS FOR SLOPES.

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



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



KEYNOTES

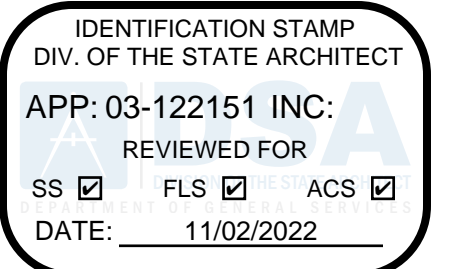
- 1 ACCESSIBLE PARKING SIGN TO BE MOUNTED ON EXISTING 10 FT HIGH CHAIN LINK FENCE
- 2 PAINTED PAVEMENT EMBLEM, REFER TO DETAIL 1/G3.03.
- 3 LOADING, UNLOADING AND ACCESS AISLE, REFER TO DETAIL 4/G3.03.
- 4 (E) WHEEL STOP
- 5 NEW CURB RAMP, REFER TO DETAILS 6/G3.03, AND 8/A10.05.
- 6 12" WHITE LETTERS, REFER TO DETAIL 4/G3.03.
- 7 (E) CHAIN LINK FENCE, REFER TO AS BUILTS, SHEET C11.
- 8 (E) POWER PER SOUTHERN CALIFORNIA EDISON, REFER TO AS BUILTS, SHEET E-3.
- 9 TOW AWAY SIGN, REFER TO DETAIL 7/G3.03.
- 10 (E) SLIDING GATE
- 11 (E) RAMP, REFER TO AS BUILTS, SHEET C16.
- 12 NEW RAMP, REFER TO 7/A10.05.
- 13 NEW TRUNCATED DOMES
- 14 (E) V-GUTTER, REFER TO AS BUILTS, SHEET C16.
- 15 NEW CONCRETE SLAB, REFER TO CIVIL DRAWINGS.
- 16 (E) 12" GROOVING

LEGEND

- (E) CHAIN LINK FENCE
- PROPERTY LINE

NOTES

- 1. FOR EXISTING ACCESSIBLE PARKING AREA, REFER TO (E) DSA A# 00-101976, SHEET C16.
- 2. REFER TO DETAILS 2/G3.03, 3/G3.03, AND 4/G3.03 FOR ACCESSIBLE PARKING SPACES.



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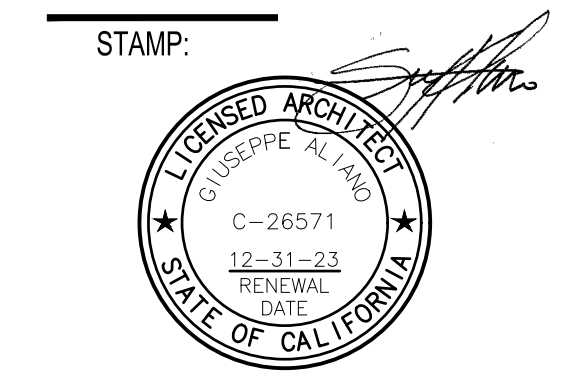
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DSA APPLICATION NUMBER: 03-122151

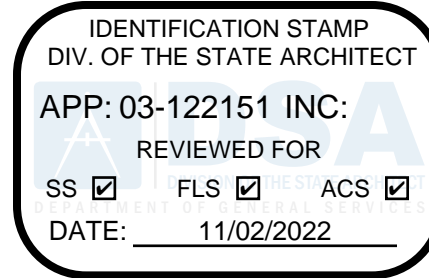
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PROGRESS SET	DATE	REV
PROGRESS SET	02.01.22	
DSA PROGRESS SET	03.02.22	
DSA APPLICATION SET	04.01.22	
DSA BACK-CHECK SET	10.05.22	
DSA BACK-CHECK SET	10.24.22	
DSA BACK-CHECK SET	11.01.22	

SHEET NAME:
PARKING PLAN

SHEET NUMBER:
A1.04



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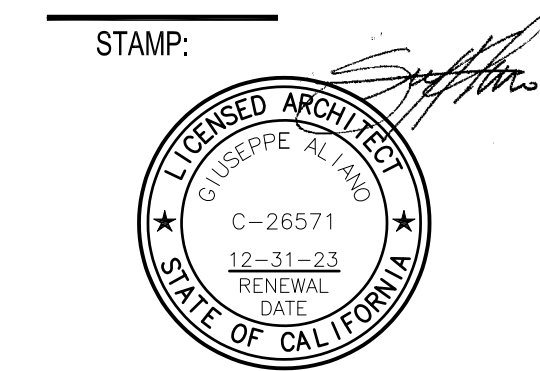
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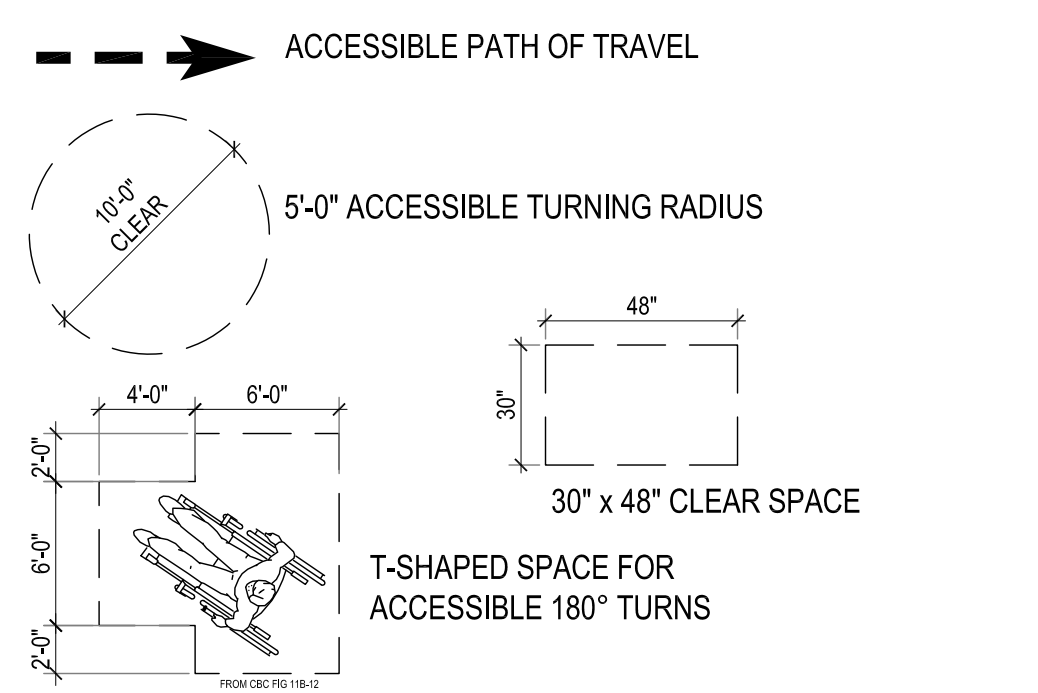
DSA APPLICATION NUMBER: 03-122151

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LEGEND

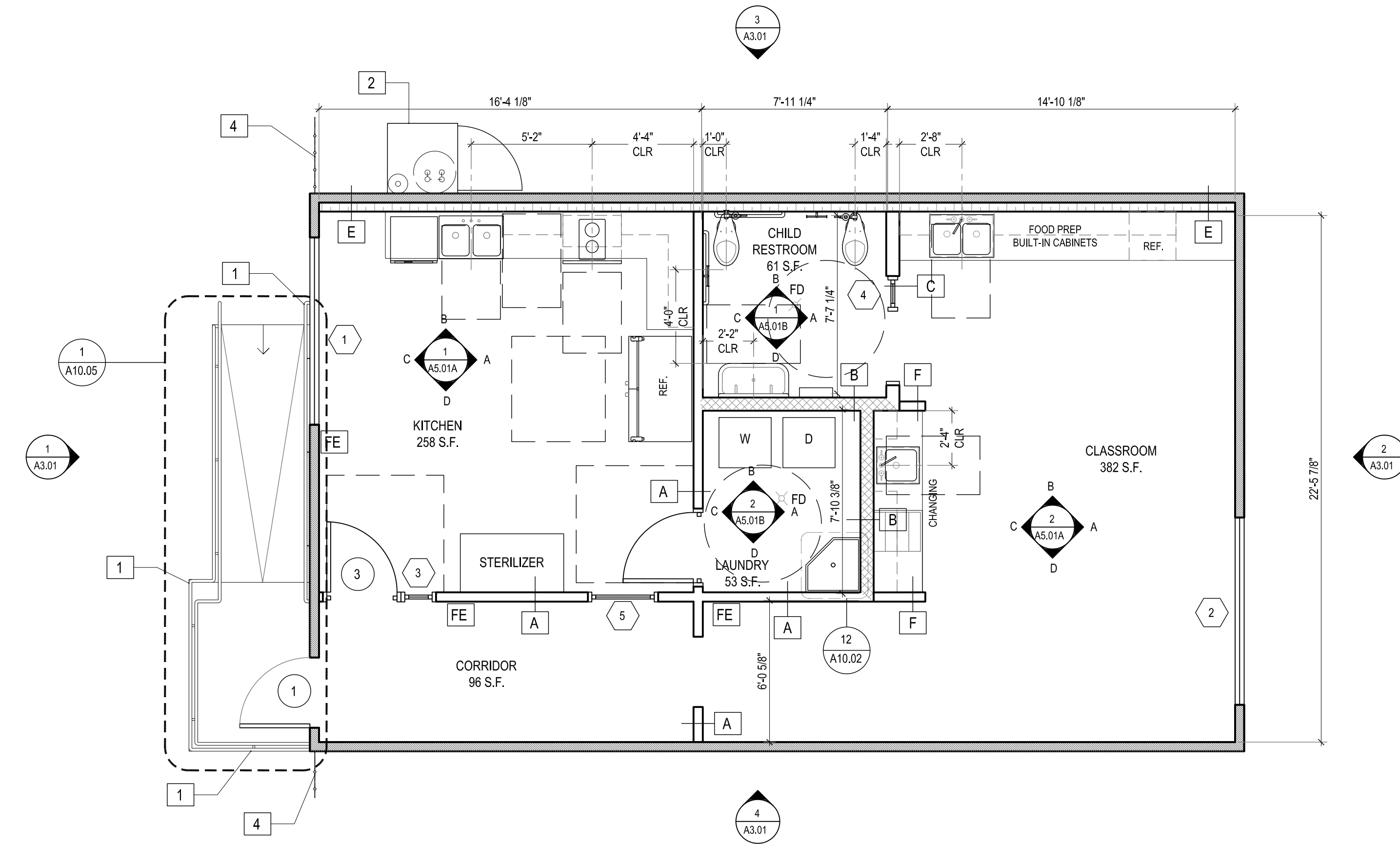
- EXISTING WALL TO REMAIN
- WALL TYPE A: NEW 2X4 MTL. STUD WALL, REFER TO DETAILS 1/A10.01
- WALL TYPE B: NEW 2X6 MTL. STUD PLUMBING WALL, REFER TO DETAILS 1/A10.01
- WALL TYPE C: NEW 2X6 MTL. STUD WALL, REFER TO DETAIL 3/A10.01
- WALL TYPE D: NEW 2X6 MTL. STUD PLUMBING WALL, REFER TO DETAILS 3/A10.01
- WALL TYPE E: NEW 2X4 METAL STUD FURR-OUT WALL, REFER TO DETAIL 2/A10.01
- WALL TYPE F: NEW 2X4 METAL STUD PARTIAL HEIGHT WALL, REFER TO DETAIL 10/A10.02



- NEW FLOOR DRAIN
- NEW 2A: 10-B: C FIRE EXTINGUISHER AND CABINET

NOTES

1. ALL DIMENSIONS FROM CENTERLINE OF PLUMBING FIXTURE ARE TO FACE OF FINISH.
2. SEE FLOOR PLANS (A2.01 - A2.04) FOR DOOR AND WINDOW LOCATION.
3. MAX COUNTER HEIGHT FOR CABINETS SHALL NOT EXCEED 34".
4. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL CABINETS FOR APPROVAL PRIOR TO FABRICATION.
5. SEE ACCESSIBILITY SHEETS FOR MOUNTING HEIGHTS.
6. CONTRACTOR TO PROVIDE TOILET PAPER DISPENSER AND SEAT COVER DISPENSER INSIDE ALL RESTROOMS PER 5/G3.04, 2/G3.06, AND 1/G3.06 INSIDE EACH TOILET FACILITY. REFER TO SPECS FOR NON-ACCESSIBLE WC AND FOR ALL WHEELCHAIR ACCESSIBLE WC.
7. FOR TYPICAL AND CHILD ACCESSIBLE RESTROOM MOUNTING HEIGHTS SEE DETAILS 2/G3.04, 4/G3.04, 5/G3.04, 2/G3.06, AND 1/G3.06.
8. PROVIDE PAPERLESS GYPSUM WALLBOARD AT ALL RESTROOM AND KITCHEN WALLS.
9. PROVIDE 3/4" RADIUS QUARTER-ROUND TO ALL EXPOSED CABINETS EDGES.
10. REFER TO G3.02, G3.02, G3.03, G3.04, G3.05, AND G3.06 FOR DISABLE ACCESS NOTES, DETAILS AND TYPICAL REQUIREMENTS.
11. ALL WORK SHALL CONFORM TO 2019 TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR).
12. CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDUM OR A CONSTRUCTION CHANGED DOCUMENT (CCD) APPROVED BY THE DIVISION OF THE STATE ARCHITECT, AS REQUIRED BY SECTION 4-338, PART 1, TITLE 24, CCR.
13. A "DSA CERTIFIED" PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY THE DSA SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR.
14. A "DSA CERTIFIED" CLASS 3 PROJECT INSPECTOR IS REQUIRED FOR THIS PROJECT.
15. A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE DISTRICT (OWNER) SHALL CONDUCT ALL THE REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT.
16. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE W4, CCR. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CCR, A CONSTRUCTION CHANGE DOCUMENT (CCD), OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK. (SECTION 4-317 (C), PART 1, TITLE 24, CCR).
17. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
18. KITCHEN WILL BE USED MAINLY FOR REHEATING, MINIMAL TO NO FOOD PREPARATION WILL BE DONE IN LOCATION. TYPE II HOOD TO BE INSTALLED.
19. REFER TO PLUMBING PLANS FOR WATER HEATER ANCHORAGE DETAILS.
20. FLOOR DRAIN FOR MAINTENANCE ONLY.

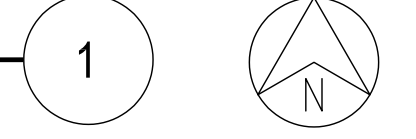


**BUNGALOW 01
INFANT (0-12 MONTHS)
TOTAL NET SF: 850 SF**

ADMINISTRATION
KITCHEN/LAUNDRY

BUNGALOW 01 FLOOR PLAN

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



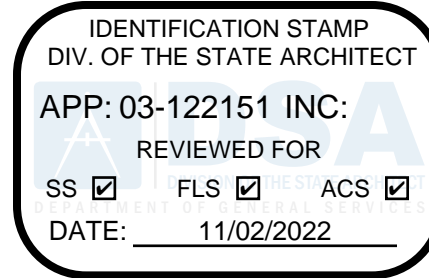
KEYNOTES

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

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

SHEET NAME:
**BUNGALOW 01
FLOOR PLAN**

SHEET NUMBER:
A2.01



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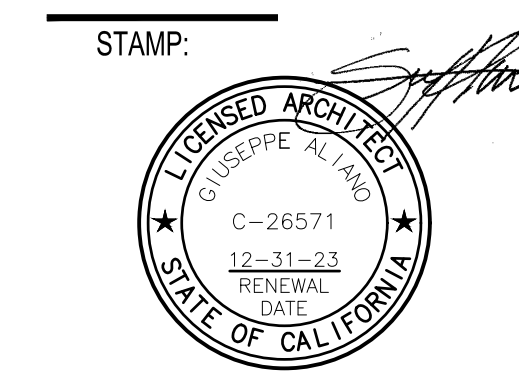
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10.05.22	DSA BACK-CHECK SET
10.24.22	DSA BACK-CHECK SET
11.01.22	DSA BACK-CHECK SET

SHEET NAME:
**BUNGALOW 02
FLOOR PLAN**

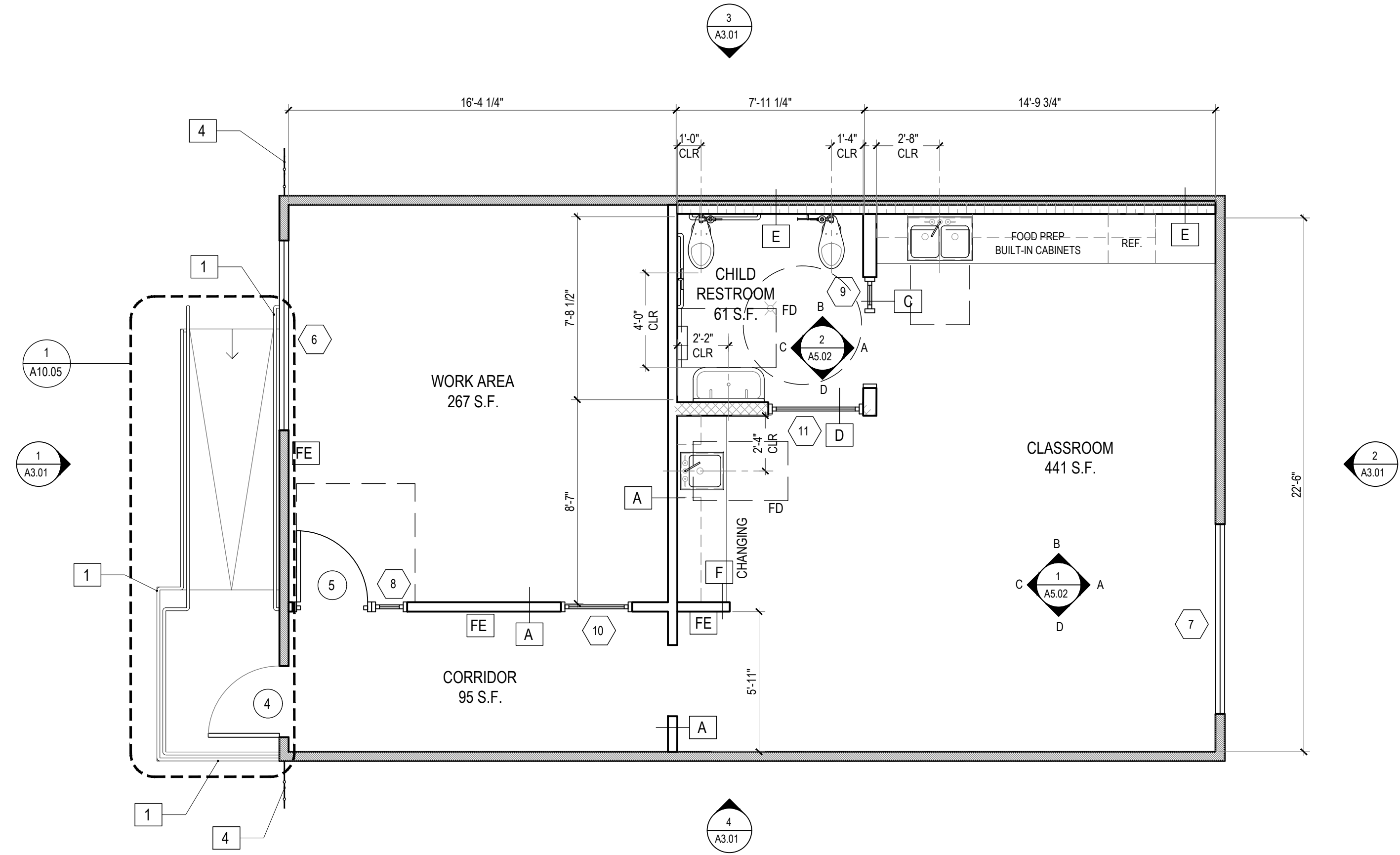
SHEET NUMBER:
A2.02

NOTES

- ALL DIMENSIONS FROM CENTERLINE OF PLUMBING FIXTURE ARE TO FACE OF FINISH.
- SEE FLOOR PLANS (A2.01 - A2.04) FOR DOOR AND WINDOW LOCATION.
- MAX COUNTER HEIGHT FOR CABINETS SHALL NOT EXCEED 34".
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL CABINERY FOR APPROVAL PRIOR TO FABRICATION.
- SEE ACCESSIBILITY SHEETS FOR MOUNTING HEIGHTS.
- CONTRACTOR TO PROVIDE TOILET PAPER DISPENSER AND SEAT COVER DISPENSER INSIDE ALL RESTROOMS PER 5/G3.04, 2/G3.06, AND 1/G3.06 INSIDE EACH TOILET FACILITY. REFER TO SPECS FOR NON-ACCESSIBLE WC AND FOR ALL WHEELCHAIR ACCESSIBLE WC.
- FOR TYPICAL AND CHILD ACCESSIBLE RESTROOM MOUNTING HEIGHTS SEE DETAILS 2/G3.04, 4/G3.04, 5/G3.04, 2/G3.06, AND 1/G3.06.
- PROVIDE PAPERLESS GYPSUM WALLBOARD AT ALL RESTROOM AND KITCHEN WALLS.
- PROVIDE 3/4" RADIUS QUARTER-ROUND TO ALL EXPOSED CABINERY EDGES.
- REFER TO G3.02, G3.02, G3.03, G3.04, G3.05, AND G3.06 FOR DISABLE ACCESS NOTES, DETAILS AND TYPICAL REQUIREMENTS.
- ALL WORK SHALL CONFORM TO 2019 TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR).
- CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDUM OR A CONSTRUCTION CHANGED DOCUMENT (CCD) APPROVED BY THE DIVISION OF THE STATE ARCHITECT, AS REQUIRED BY SECTION 4-338, PART 1, TITLE 24, CCR.
- A "DSA CERTIFIED" PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY THE DSA SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR.
- A "DSA CERTIFIED" CLASS 3 PROJECT INSPECTOR IS REQUIRED FOR THIS PROJECT.
- A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE DISTRICT (OWNER) SHALL CONDUCT ALL THE REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT.
- THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE W4, CCR. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CCR, A CONSTRUCTION CHANGE DOCUMENT (CCD), OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK. (SECTION 4-317 (C), PART 1, TITLE 24, CCR).
- GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
- KITCHEN WILL BE USED MAINLY FOR REHEATING, MINIMAL TO NO FOOD PREPARATION WILL BE DONE IN LOCATION. TYPE II HOOD TO BE INSTALLED.
- REFER TO PLUMBING PLANS FOR WATER HEATER ANCHORAGE DETAILS.
- FLOOR DRAIN FOR MAINTENANCE ONLY.

LEGEND

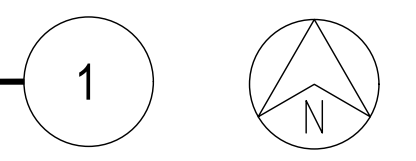
- EXISTING WALL TO REMAIN
- WALL TYPE A: NEW 2X4 MTL. STUD WALL, REFER TO DETAIL 1/A10.01
- WALL TYPE B: NEW 2X6 MTL. STUD PLUMBING WALL, REFER TO DETAILS 1/A10.01
- WALL TYPE C: NEW 2X6 MTL. STUD WALL, REFER TO DETAIL 3/A10.01
- WALL TYPE D: NEW 2X6 MTL. STUD PLUMBING WALL, REFER TO DETAILS 3/A10.01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



BUNGALOW 02
INFANT/MOBILE (0-12 MONTHS)
TOTAL NET SF: 864 SF

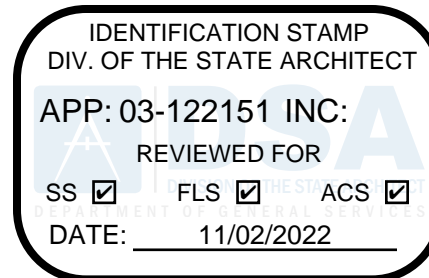
ADMINISTRATION
WORK AREA/ADULT RESTROOM

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



KEYNOTES

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



abode communities architecture

**PROJECT:
LAEP EARLY
CHILDHOOD CENTER**

13928 KORNBLUM AVE.
HAWTHORNE, CA 90250

CLIENT:

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

ARCHITECT:

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

CONSULTANTS:

CIVIL

Breen Engineering
1983 W. 190th St., Suite 200
Torrance, CA 90504
T: 310.464.8404

MECHANICAL/
ELECTRICAL/ PLUMBING

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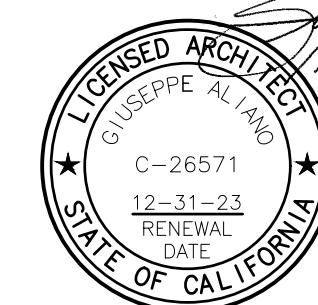
STRUCTURAL

Breen Engineering
1983 W. 190th St., Suite 200
Torrance, CA 90504
T: 310.464.8404

DSA APPLICATION NUMBER: 03-122151

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STAMP:



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

SHEET NAME:

**BUNGALOW 03
FLOOR PLAN**

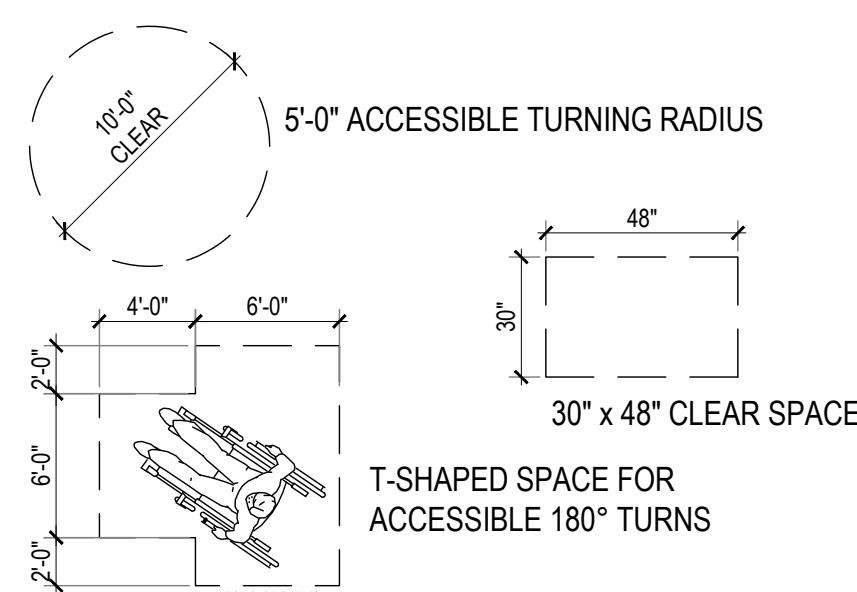
SHEET NUMBER:

A2.03

LEGEND

- EXISTING WALL TO REMAIN
- WALL TYPE A: NEW 2X4 MTL. STUD WALL, REFER TO DETAIL 1/A10.01
- WALL TYPE B: NEW 2X6 MTL. STUD PLUMBING WALL, REFER TO DETAILS 1/A10.01
- WALL TYPE C: NEW 2X6 MTL. STUD WALL, REFER TO DETAIL 3/A10.01
- WALL TYPE D: NEW 2X6 MTL. STUD PLUMBING WALL, REFER TO DETAILS 3/A10.01
- WALL TYPE E: NEW 2X4 METAL STUD FURR-OUT WALL, REFER TO DETAIL 2/A10.01
- WALL TYPE F: NEW 2X4 METAL STUD PARTIAL HEIGHT WALL, REFER TO DETAIL 10/A10.02

ACCESSIBLE PATH OF TRAVEL

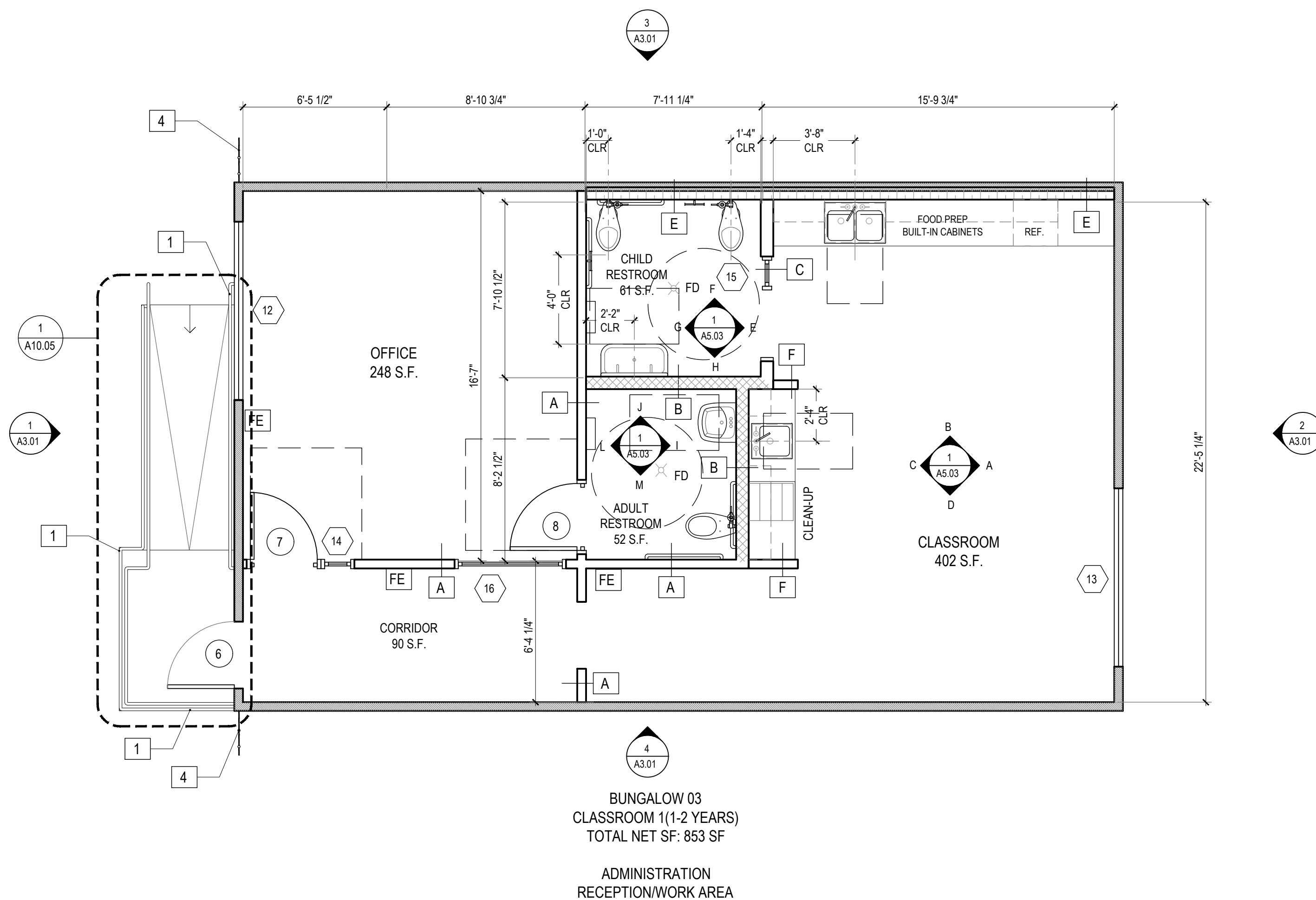


NEW FLOOR DRAIN

NEW 2A: 10-B: C FIRE EXTINGUISHER AND CABINET

NOTES

1. ALL DIMENSIONS FROM CENTERLINE OF PLUMBING FIXTURE ARE TO FACE OF FINISH.
2. SEE FLOOR PLANS (A2.01 - A2.04) FOR DOOR AND WINDOW LOCATION.
3. MAX COUNTER HEIGHT FOR CABINETS SHALL NOT EXCEED 34".
4. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL CABINERY FOR APPROVAL PRIOR TO FABRICATION.
5. SEE ACCESSIBILITY SHEETS FOR MOUNTING HEIGHTS.
6. CONTRACTOR TO PROVIDE TOILET PAPER DISPENSER AND SEAT COVER DISPENSER INSIDE ALL RESTROOMS PER 5/G3.04, 2/G3.06, AND 1/G3.06 INSIDE EACH TOILET FACILITY. REFER TO SPECS FOR NON-ACCESSIBLE WC AND FOR ALL WHEELCHAIR ACCESSIBLE WC.
7. FOR TYPICAL AND CHILD ACCESSIBLE RESTROOM MOUNTING HEIGHTS SEE DETAILS 2/G3.04, 4/G3.04, 5/G3.04, 2/G3.06, AND 1/G3.06.
8. PROVIDE PAPERLESS GYPSUM WALLBOARD AT ALL RESTROOM AND KITCHEN WALLS.
9. PROVIDE 3/4" RADIUS QUARTER-ROUND TO ALL EXPOSED CABINERY EDGES.
10. REFER TO G3.02, G3.02, G3.03, G3.04, G3.05, AND G3.06 FOR DISABLE ACCESS NOTES, DETAILS AND TYPICAL REQUIREMENTS.
11. ALL WORK SHALL CONFORM TO 2019 TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR).
12. CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDUM OR A CONSTRUCTION CHANGED DOCUMENT (CCD) APPROVED BY THE DIVISION OF THE STATE ARCHITECT, AS REQUIRED BY SECTION 4-338, PART 1, TITLE 24, CCR.
13. A "DSA CERTIFIED" PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY THE DSA SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR.
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16. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE W4, CCR. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CCR, A CONSTRUCTION CHANGE DOCUMENT (CCD), OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK. (SECTION 4-317 (C), PART 1, TITLE 24, CCR).
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18. KITCHEN WILL BE USED MAINLY FOR REHEATING, MINIMAL TO NO FOOD PREPARATION WILL BE DONE IN LOCATION. TYPE II HOOD TO BE INSTALLED.
19. REFER TO PLUMBING PLANS FOR WATER HEATER ANCHORAGE DETAILS.
20. FLOOR DRAIN FOR MAINTENANCE ONLY.



BUNGALOW 03
CLASSROOM 1(1-2 YEARS)
TOTAL NET SF: 853 SF

ADMINISTRATION
RECEPTION/WORK AREA

BUNGALOW 03 FLOOR PLAN

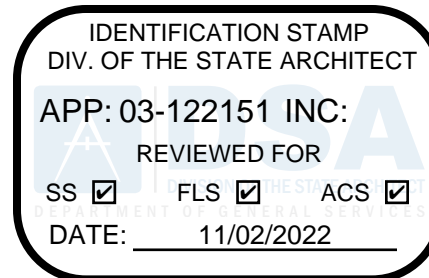
SCALE: 1/4" = 1'-0"

1



KEYNOTES

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- 2 NEW 38"x40" CONCRETE PAD TO ACCOMMODATE NEW WATER HEATER CLOSET. REFER TO PLUMBING DRAWINGS
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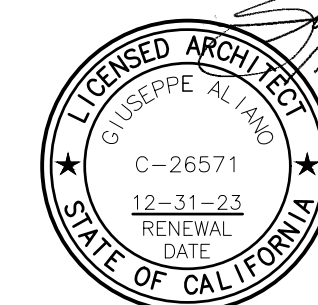
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SHEET NAME:
**BUNGLOW 04
FLOOR PLAN**

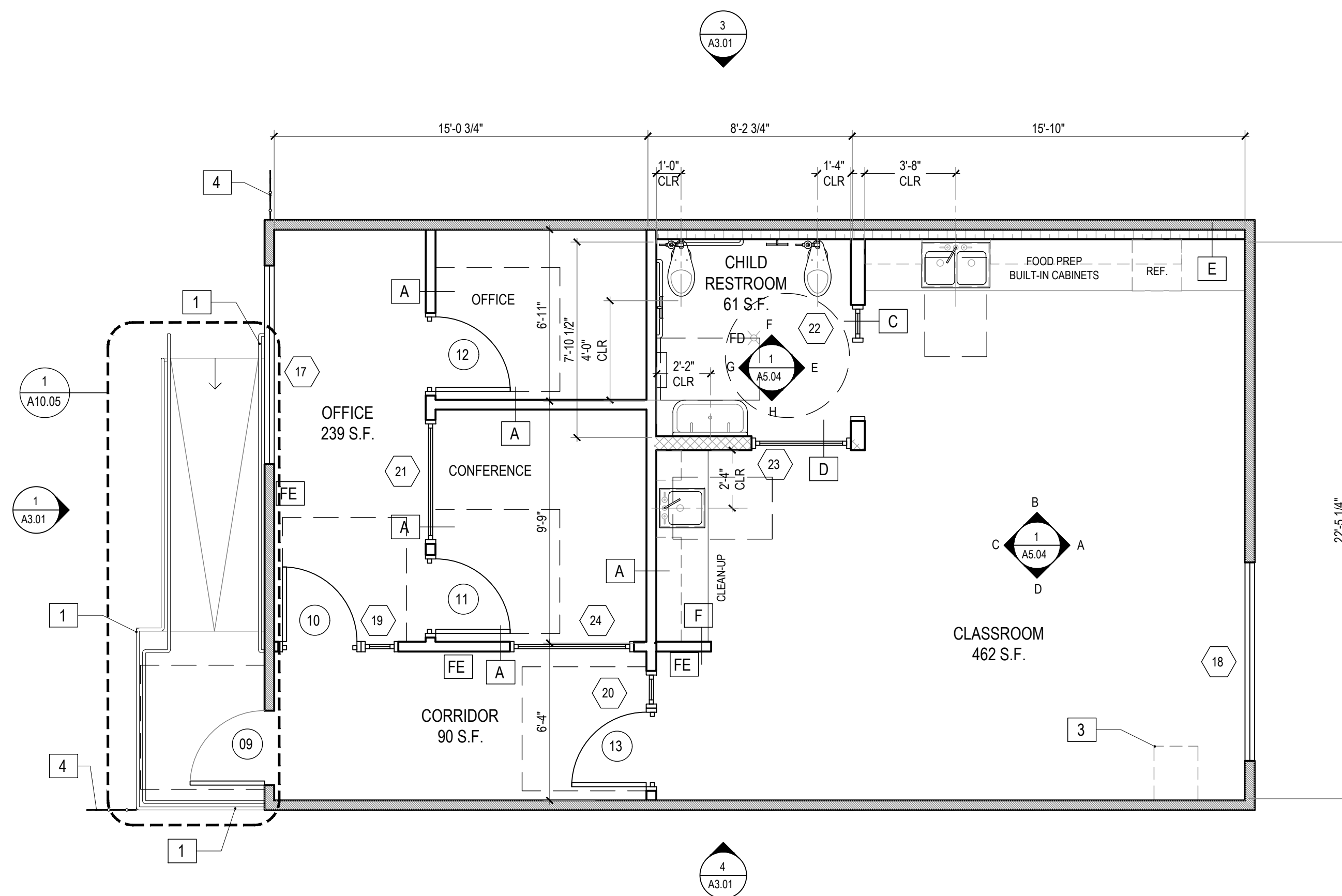
SHEET NUMBER:
A2.04

LEGEND

- EXISTING WALL TO REMAIN
- WALL TYPE A: NEW 2X4 MTL. STUD WALL, REFER TO DETAIL 1/A10.01
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- 5'-0" ACCESSIBLE TURNING RADIUS
- T-SHAPED SPACE FOR ACCESSIBLE 180° TURNS
- NEW FLOOR DRAIN
- NEW 2A: 10-B: C FIRE EXTINGUISHER AND CABINET

NOTES

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20. FLOOR DRAIN FOR MAINTENANCE ONLY.



BUNGLOW 04
CLASSROOM 2 (2-3 YEARS)
TOTAL NET SF: 852 SF

ADMINISTRATION
FILE/COPY/CONFERENCE

BUNGLOW 04 FLOOR PLAN

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

1



KEYNOTES

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

NO	TYPE	DIMENSIONS			MRF	MODEL	COLOR	ADDITIONAL ITEMS/COMMENTS
		WIDTH	DEPTH	HEIGHT				
AP C01	COOKTOP	13.38"	20.5"	2.25"	SUMMIT	INDUCTION STOVE SINC2B120	BLACK	-
AP C02	OVEN	30"	24.75"	29"	FRIGIDAIRE	OVEN FFEV3026T D / S / W / B	STAINLESS STEEL	SELF CLEANING
AP C03	RANGEHOOD	30"	-	-	AIRKING	ESADA 30" WITH WALL SWITCH	STAINLESS STEEL	-
AP C04	KITCHEN REFRIGERATOR	82.5"	32.25"	54"	MOTAK	MSD 2DR-BAL-54-X	STAINLESS STEEL	-
AP C05	CLASSROOM REFRIGERATOR	23.63"	22.63"	32"	SUMMIT	ALS4	STAINLESS STEEL	-
AP C06	STERILIZER	53.63"	31.07"	76.19"	ZONO	SC 2 WH	STAINLESS STEEL	-
AP C07	WASHER	28"	32"	39.75"	GE	GFWS50SNNSPN	WHITE	-
AP C08	ELECTRIC DRYER	28"	32"	39.75"	GE	GFDS5ESSN	WHITE	-
AP C09	DISHWASHER	23.75"	23.5"	32.25"	GE	GDT22SSLS	STAINLESS STEEL	-

NO	TYPE	DIMENSIONS			MFR	MODEL	COLOR	ADDITIONAL ITEMS/COMMENTS
		WIDTH	LENGTH	DEPTH				
WC 1	FLOOR MOUNTED WATER CLOSET	-	-	-	SLOAN	ST-2309 JUNIOR TOILET	WHITE	-
WC 2	FLOOR MOUNTED WATER CLOSET (ADA)	-	-	-	SLOAN	ST-2309 JUNIOR TOILET	WHITE	-
WC 3	FLOOR MOUNTED WATER CLOSET (ADA)	-	-	-	SLOAN	WETS 2020 1304-1.28 ES-S TMO	WHITE	-
L 1	TROUGH LAVATORY	-	-	-	KOHLER	BROCKWAY MODEL K-3200 UTILITY SINK	WHITE	PROVIDE WITH KOHLER TRITON BOWE CANNOCK MODEL #K-73070-4AJR BATHROOM SINK FAUCET. GOOSENECK SPOUT WITH ROSE SPRAY, WALL-TO-SPOUT OUTLET, LEVER HANDLES, 1.2 GPM. PROVIDE TAILPIECE WITH INSULATED COVER.
L 2	WALL HUNG LAVATORY	-	-	-	AMERICAN STANDARD	MURRO 0954 004EC #0059 0202C (SHROUD/KNEE CONTACT GUARD)	WHITE	PROVIDE OPTIONAL SHROUD OVER P-TRAP AND FAUCET DELTA MODEL #8611153
S 1	CLASSROOM CHANGING AREA SINK	-	-	-	JUST	1821-A	STAINLESS STEEL	PROVIDE WITH DELTA TRINSIC MODEL #9159-DST KITCHEN SINK FAUCET, SINGLE HANDLE DECK MOUNTED, WITH 2-FUNCTION PULL-DOWN SPRAYER, 1.8 GPM. PROVIDED WITH INSULATED COVER, SUPPLIES, STOPS AND P-TRAP.
S 2	CLASSROOM FOOD PREP SINK	-	-	-	JUST	1632-A	STAINLESS STEEL	PROVIDE WITH DELTA TRINSIC MODEL #9159-DST KITCHEN SINK FAUCET, SINGLE HANDLE DECK MOUNTED, WITH 2-FUNCTION PULL-DOWN SPRAYER, 1.8 GPM. PROVIDED WITH INSULATED COVER, SUPPLIES, STOPS AND P-TRAP.
S 3	ADMIN. KITCHEN SINK	-	-	-	JUST	1632-A	STAINLESS STEEL	PROVIDE WITH DELTA TRINSIC MODEL #9159-DST KITCHEN SINK FAUCET, SINGLE HANDLE DECK MOUNTED, WITH 2-FUNCTION PULL-DOWN SPRAYER, 1.8 GPM. PROVIDED WITH INSULATED COVER, SUPPLIES, STOPS AND P-TRAP.
S 4	MOP SINK	-	-	-	-	-	WHITE	-

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

abode communities architecture

PROJECT:
LAEP EARLY CHILDHOOD CENTER

1328 KORNBLUM AVE.
HAWTHORNE, CA 90250

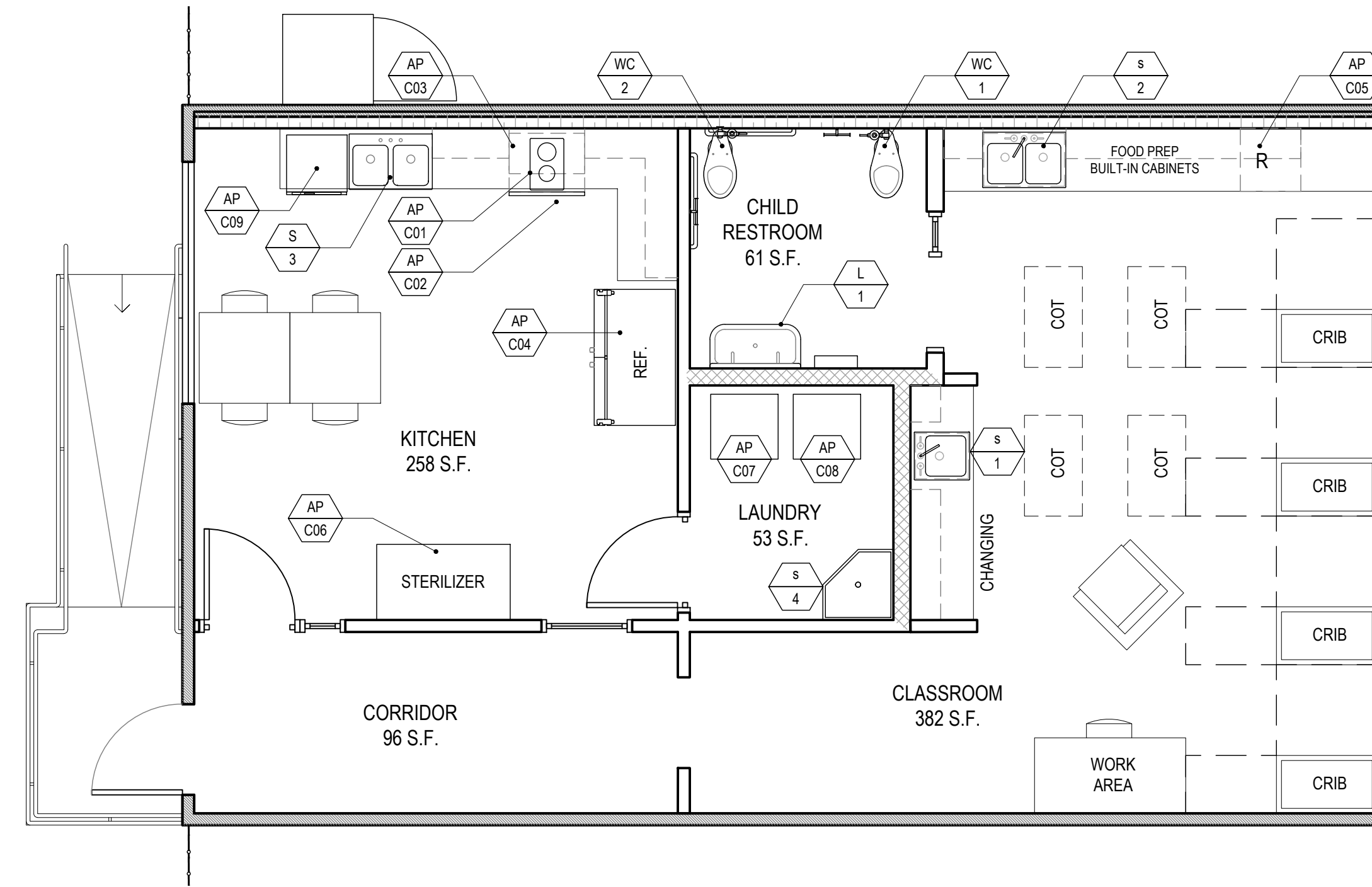
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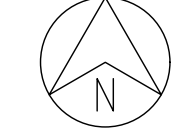


BUNGALOW 01
INFANT (0-12 MONTHS)
TOTAL NET SF: 850 SF

ADMINISTRATION
KITCHEN/LAUNDRY

BUNGALOW 01 FF&E PLAN
SCALE: 1/4" = 1'-0"

1

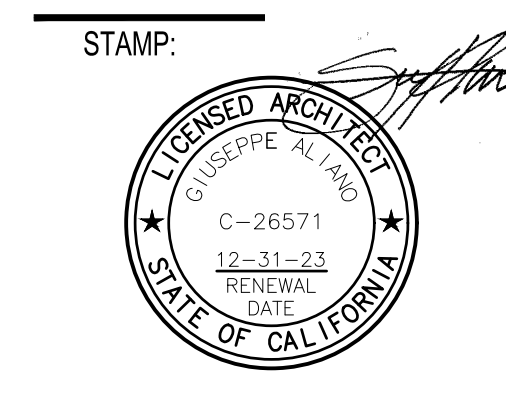


NOTES

- FURNITURE BY OWNER AND NOT IN SCOPE

DSA APPLICATION NUMBER: 03-122151

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10.05.22	DSA BACK-CHECK SET
10.24.22	DSA BACK-CHECK SET
11.01.22	DSA BACK-CHECK SET

SHEET NAME:
**BUNGALOW 01
FF&E PLAN**

SHEET NUMBER:
A2.11

APPLIANCE SCHEDULE								
NO	TYPE	DIMENSIONS			MRF	MODEL	COLOR	ADDITIONAL ITEMS/COMMENTS
		WIDTH	DEPTH	HEIGHT				
AP C01	COOKTOP	13.38"	20.5"	2.25"	SUMMIT	INDUCTION STOVE SINC2B120	BLACK	-
AP C02	OVEN	30"	24.75"	29"	FRIGIDAIRE	OVEN FFEW3026T D / S / W / B	STAINLESS STEEL	SELF CLEANING
AP C03	RANGEHOOD	30"	-	-	AIRKING	ESADA 30" WITH WALL SWITCH	STAINLESS STEEL	-
AP C04	KITCHEN REFRIGERATOR	82.5"	32.25"	54"	MOTAK	MSD 2DR-BAL-54-X	STAINLESS STEEL	-
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AP C06	STERILIZER	53.63"	31.07"	76.19"	ZONO	SC 2 WH	STAINLESS STEEL	-
AP C07	WASHER	28"	32"	39.75"	GE	GFWS50SSNSPN	WHITE	-
AP C08	ELECTRIC DRYER	28"	32"	39.75"	GE	GFDS5ESSN	WHITE	-
AP C09	DISHWASHER	23.75"	23.5"	32.25"	GE	GDT22SSLS	STAINLESS STEEL	-

PLUMBING FIXTURE SCHEDULE								
NO	TYPE	DIMENSIONS			MFR	MODEL	COLOR	ADDITIONAL ITEMS/COMMENTS
		WIDTH	LENGTH	DEPTH				
WC 1	FLOOR MOUNTED WATER CLOSET	-	-	-	SLOAN	ST-2309 JUNIOR TOILET	WHITE	-
WC 2	FLOOR MOUNTED WATER CLOSET (ADA)	-	-	-	SLOAN	ST-2309 JUNIOR TOILET	WHITE	-
WC 3	FLOOR MOUNTED WATER CLOSET (ADA)	-	-	-	SLOAN	WETS 2020.1304-1.28 ES-S TMO	WHITE	-
L 1	TROUGH LAVATORY	-	-	-	KOHLER	BROCKWAY MODEL K-3200 UTILITY SINK	WHITE	PROVIDE WITH KOHLER TRITON BOWE CANNOCK MODEL #K-73070-4AJR BATHROOM SINK FAUCET. GOOSENECK SPOUT WITH ROSE SPRAY, WALL-TO-SPOUT OUTLET, LEVER HANDLES, 1.2 GPM. PROVIDE TAILPIECE WITH INSULATED COVER.
L 2	WALL HUNG LAVATORY	-	-	-	AMERICAN STANDARD	MURRO 0954 004EC #0059.0202C (SHROUD/KNEE CONTACT GUARD)	WHITE	PROVIDE OPTIONAL SHROUD OVER P-TRAP AND FAUCET DELTA MODEL #86T1153
S 1	CLASSROOM CHANGING AREA SINK	-	-	-	JUST	1821-A	STAINLESS STEEL	PROVIDE WITH DELTA TRINSIC MODEL #9159-DST KITCHEN SINK FAUCET, SINGLE HANDLE DECK MOUNTED, WITH 2-FUNCTION PULL-DOWN SPRAYER, 1.8 GPM. PROVIDED WITH INSULATED COVER, SUPPLIES, STOPS AND P-TRAP.
S 2	CLASSROOM FOOD PREP SINK	-	-	-	JUST	1632-A	STAINLESS STEEL	PROVIDE WITH DELTA TRINSIC MODEL #9159-DST KITCHEN SINK FAUCET, SINGLE HANDLE DECK MOUNTED, WITH 2-FUNCTION PULL-DOWN SPRAYER, 1.8 GPM. PROVIDED WITH INSULATED COVER, SUPPLIES, STOPS AND P-TRAP.
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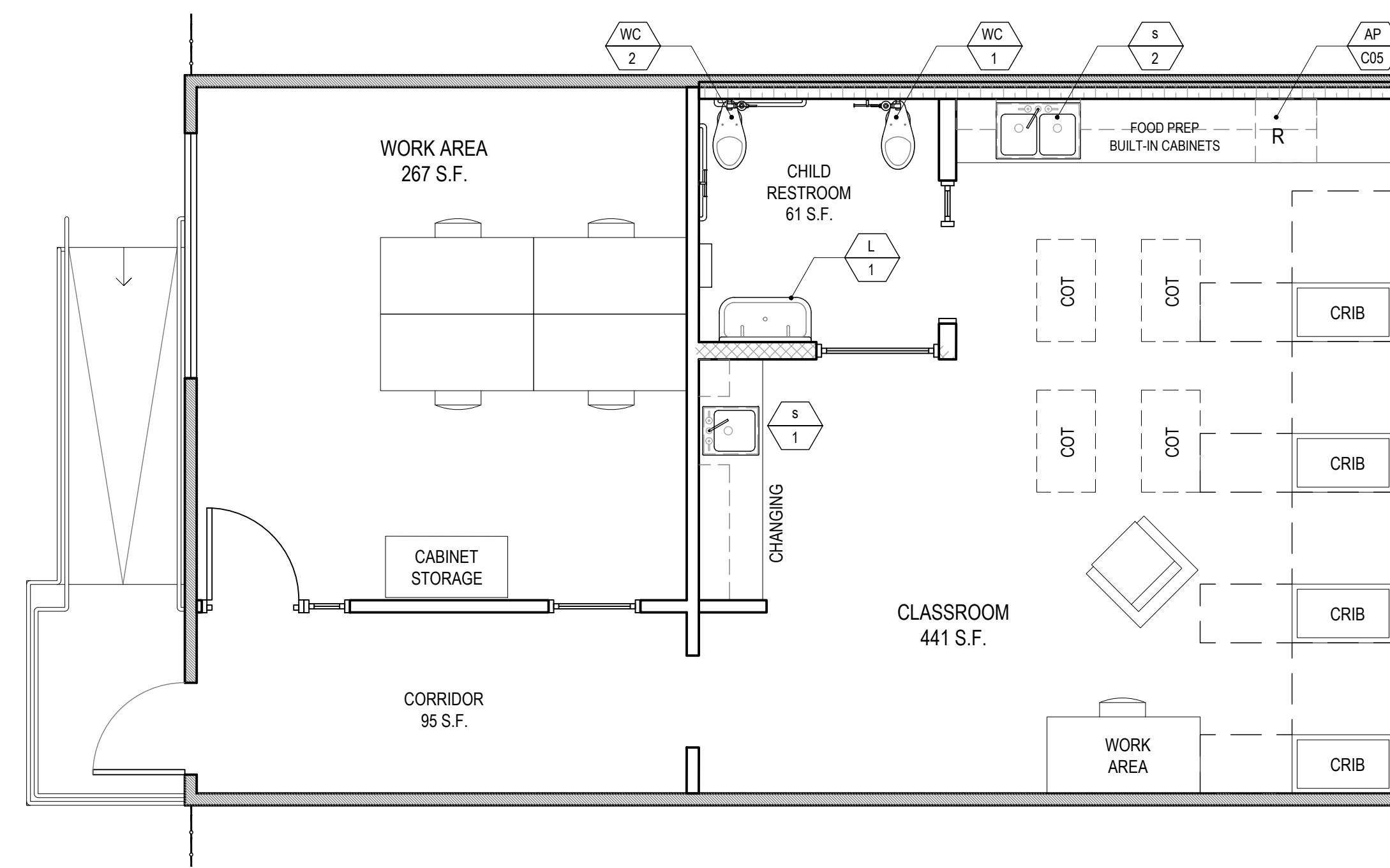
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CONSULTANTS:
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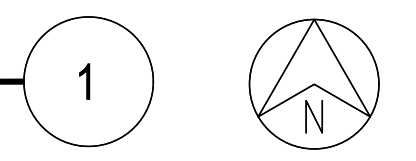
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BUNGALOW 02
INFANT/MOBILE (0-12 MONTHS)
TOTAL NET SF: 864 SF
ADMINISTRATION
WORK AREA/ADULT RESTROOM

BUNGALOW 02 FF&E PLAN
SCALE: 1/4" = 1'-0"

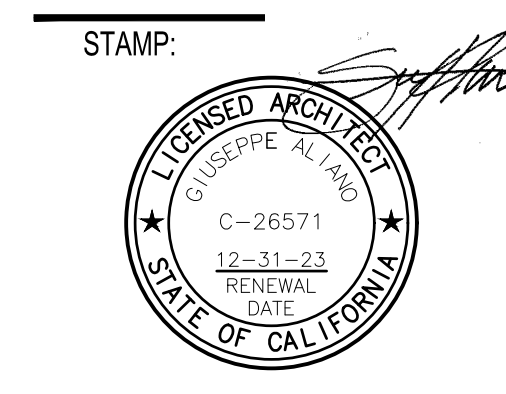


NOTES

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DSA APPLICATION NUMBER: 03-122151

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

SHEET NAME:
**BUNGALOW 02
FF&E PLAN**

SHEET NUMBER:
A2.12

APPLIANCE SCHEDULE								
NO	TYPE	DIMENSIONS			MRF	MODEL	COLOR	ADDITIONAL ITEMS/COMMENTS
		WIDTH	DEPTH	HEIGHT				
AP C01	COOKTOP	13.38"	20.5"	2.25"	SUMMIT	INDUCTION STOVE SINC2B120	BLACK	-
AP C02	OVEN	30"	24.75"	29"	FRIGIDAIRE	OVEN FFEV3026T D / S / W / B	STAINLESS STEEL	SELF CLEANING
AP C03	RANGEHOOD	30"	-	-	AIRKING	ESADA 30" WITH WALL SWITCH	STAINLESS STEEL	-
AP C04	KITCHEN REFRIGERATOR	82.5"	32.25"	54"	MOTAK	MSD 2DR-BAL-54-X	STAINLESS STEEL	-
AP C05	CLASSROOM REFRIGERATOR	23.63"	22.63"	32"	SUMMIT	ALS4	STAINLESS STEEL	-
AP C06	STERILIZER	53.63"	31.07"	76.19"	ZONO	SC 2 WH	STAINLESS STEEL	-
AP C07	WASHER	28"	32"	39.75"	GE	GFWS50SNSPN	WHITE	-
AP C08	ELECTRIC DRYER	28"	32"	39.75"	GE	GFDS5ESSN	WHITE	-
AP C09	DISHWASHER	23.75"	23.5"	32.25"	GE	GDT22SSLS	STAINLESS STEEL	-

PLUMBING FIXTURE SCHEDULE								
NO	TYPE	DIMENSIONS			MFR	MODEL	COLOR	ADDITIONAL ITEMS/COMMENTS
		WIDTH	LENGTH	DEPTH				
WC 1	FLOOR MOUNTED WATER CLOSET	-	-	-	SLOAN	ST-2309 JUNIOR TOILET	WHITE	-
WC 2	FLOOR MOUNTED WATER CLOSET (ADA)	-	-	-	SLOAN	ST-2309 JUNIOR TOILET	WHITE	-
WC 3	FLOOR MOUNTED WATER CLOSET (ADA)	-	-	-	SLOAN	WETS 2020 1304-1.28 ES-S TMO	WHITE	-
L 1	TROUGH LAVATORY	-	-	-	KOHLER	BROCKWAY MODEL K-3200 UTILITY SINK	WHITE	PROVIDE WITH KOHLER TRITON BOWE CANNOCK MODEL BK-730770-4AJR BATHROOM SINK FAUCET. GOOSENECK SPOUT WITH ROSE SPRAY, WALL-TO-SPOUT OUTLET, LEVER HANDLES, 1.2 GPM. PROVIDE TAILPIECE WITH INSULATED COVER.
L 2	WALL HUNG LAVATORY	-	-	-	AMERICAN STANDARD	MURRO 0954 004EC #0059 0202C (SHROUD/KNEE CONTACT GUARD)	WHITE	PROVIDE OPTIONAL SHROUD OVER P-TRAP AND FAUCET DELTA MODEL #86T1153
S 1	CLASSROOM CHANGING AREA SINK	-	-	-	JUST	1821-A	STAINLESS STEEL	PROVIDE WITH DELTA TRINSIC MODEL #9159-DST KITCHEN SINK FAUCET, SINGLE HANDLE DECK MOUNTED, WITH 2-FUNCTION PULL-DOWN SPRAYER, 1.8 GPM. PROVIDED WITH INSULATED COVER, SUPPLIES, STOPS AND P-TRAP.
S 2	CLASSROOM FOOD PREP SINK	-	-	-	JUST	1632-A	STAINLESS STEEL	PROVIDE WITH DELTA TRINSIC MODEL #9159-DST KITCHEN SINK FAUCET, SINGLE HANDLE DECK MOUNTED, WITH 2-FUNCTION PULL-DOWN SPRAYER, 1.8 GPM. PROVIDED WITH INSULATED COVER, SUPPLIES, STOPS AND P-TRAP.
S 3	ADMIN. KITCHEN SINK	-	-	-	JUST	1632-A	STAINLESS STEEL	PROVIDE WITH DELTA TRINSIC MODEL #9159-DST KITCHEN SINK FAUCET, SINGLE HANDLE DECK MOUNTED, WITH 2-FUNCTION PULL-DOWN SPRAYER, 1.8 GPM. PROVIDED WITH INSULATED COVER, SUPPLIES, STOPS AND P-TRAP.
S 4	MOP SINK	-	-	-	-	-	WHITE	-

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

abode communities architecture

PROJECT:
LAEP EARLY CHILDHOOD CENTER

1328 KORNBLUM AVE.
HAWTHORNE, CA 90250

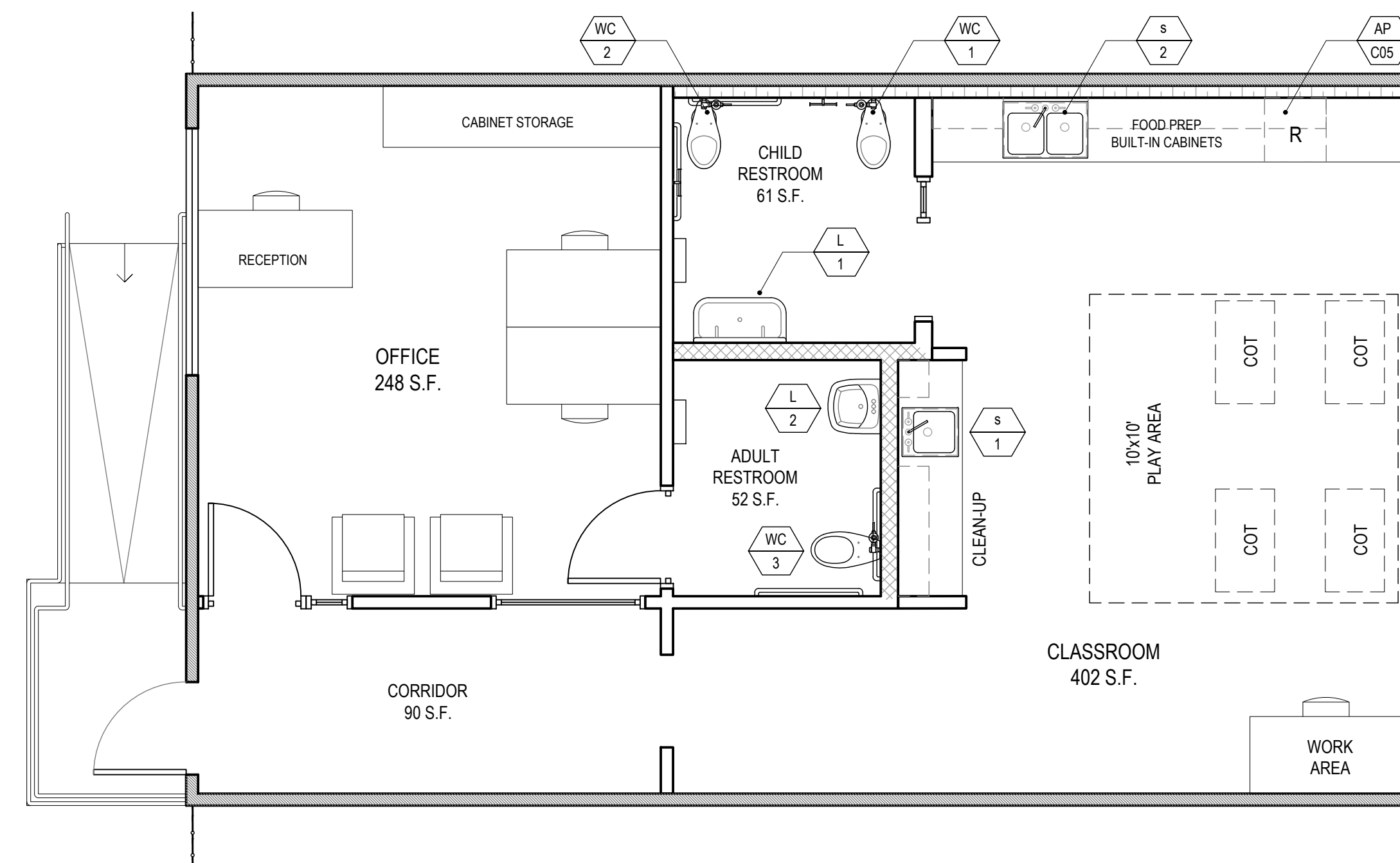
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BUNGALOW 03
CLASSROOM 1(1-2 YEARS)
TOTAL NET SF: 853 SF

ADMINISTRATION
RECEPTION/ WORK AREA

BUNGALOW 03 FF&E PLAN
SCALE: 1/4" = 1'-0"

1

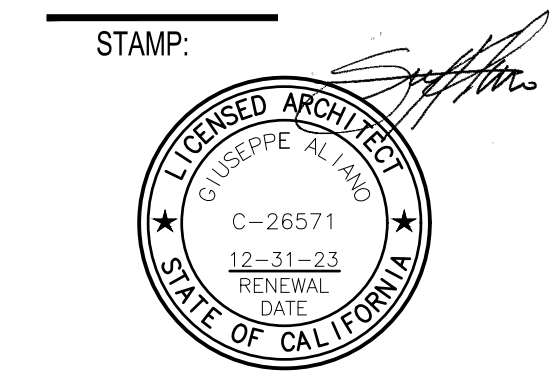


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11.01.22	DSA BACK-CHECK SET

SHEET NAME:
**BUNGALOW 03
FF&E PLAN**

SHEET NUMBER:
A2.13

NO	TYPE	DIMENSIONS			MRF	MODEL	COLOR	ADDITIONAL ITEMS/COMMENTS
		WIDTH	DEPTH	HEIGHT				
AP C01	COOKTOP	13.38"	20.5"	2.25"	SUMMIT	INDUCTION STOVE SINC2B120	BLACK	-
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AP C03	RANGEHOOD	30"	-	-	AIRKING	ESADA 30" WITH WALL SWITCH	STAINLESS STEEL	-
AP C04	KITCHEN REFRIGERATOR	82.5"	32.25"	54"	MOTAK	MSD 2DR-BAL-54-X	STAINLESS STEEL	-
AP C05	CLASSROOM REFRIGERATOR	23.63"	22.63"	32"	SUMMIT	ALS4	STAINLESS STEEL	-
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AP C07	WASHER	28"	32"	39.75"	GE	GFWS05SNSPN	WHITE	-
AP C08	ELECTRIC DRYER	28"	32"	39.75"	GE	GFDS5ESSN	WHITE	-
AP C09	DISHWASHER	23.75"	23.5"	32.25"	GE	GDT22SSLS	STAINLESS STEEL	-

NO	TYPE	DIMENSIONS			MFR	MODEL	COLOR	ADDITIONAL ITEMS/COMMENTS
		WIDTH	LENGTH	DEPTH				
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WC 2	FLOOR MOUNTED WATER CLOSET (ADA)	-	-	-	SLOAN	ST-2309 JUNIOR TOILET	WHITE	-
WC 3	FLOOR MOUNTED WATER CLOSET (ADA)	-	-	-	SLOAN	WETS 2020.1304-1.28 ES-S TMO	WHITE	-
L 1	TROUGH LAVATORY	-	-	-	KOHLER	BROOKWAY MODEL K-3200 UTILITY SINK	WHITE	PROVIDE WITH KOHLER TRITON BOWE CANNOCK MODEL #K-73070-4AJR BATHROOM SINK FAUCET. GOOSENECK SPOUT WITH ROSESPRAY, WALL-TO-SPOUT OUTLET, LEVER HANDLES, 1.2 GPM. PROVIDE TAILPIECE WITH INSULATED COVER.
L 2	WALL HUNG LAVATORY	-	-	-	AMERICAN STANDARD	MURRO 0954 004EC #0059.0202C (SHROUD/KNEE CONTACT GUARD)	WHITE	PROVIDE OPTIONAL SHROUD OVER P-TRAP AND FAUCET DELTA MODEL #86T1153
S 1	CLASSROOM CHANGING AREA SINK	-	-	-	JUST	1821-A	STAINLESS STEEL	PROVIDE WITH DELTA TRINSIC MODEL #9159-DST KITCHEN SINK FAUCET, SINGLE HANDLE DECK MOUNTED, WITH 2-FUNCTION PULL-DOWN SPRAYER, 1.8 GPM. PROVIDED WITH INSULATED COVER, SUPPLIES, STOPS AND P-TRAP.
S 2	CLASSROOM FOOD PREP SINK	-	-	-	JUST	1632-A	STAINLESS STEEL	PROVIDE WITH DELTA TRINSIC MODEL #9159-DST KITCHEN SINK FAUCET, SINGLE HANDLE DECK MOUNTED, WITH 2-FUNCTION PULL-DOWN SPRAYER, 1.8 GPM. PROVIDED WITH INSULATED COVER, SUPPLIES, STOPS AND P-TRAP.
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S 4	MOP SINK	-	-	-	-	-	WHITE	-

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

abode communities architecture

PROJECT:
LAEP EARLY CHILDHOOD CENTER

1328 KORNBLUM AVE.
HAWTHORNE, CA 90250

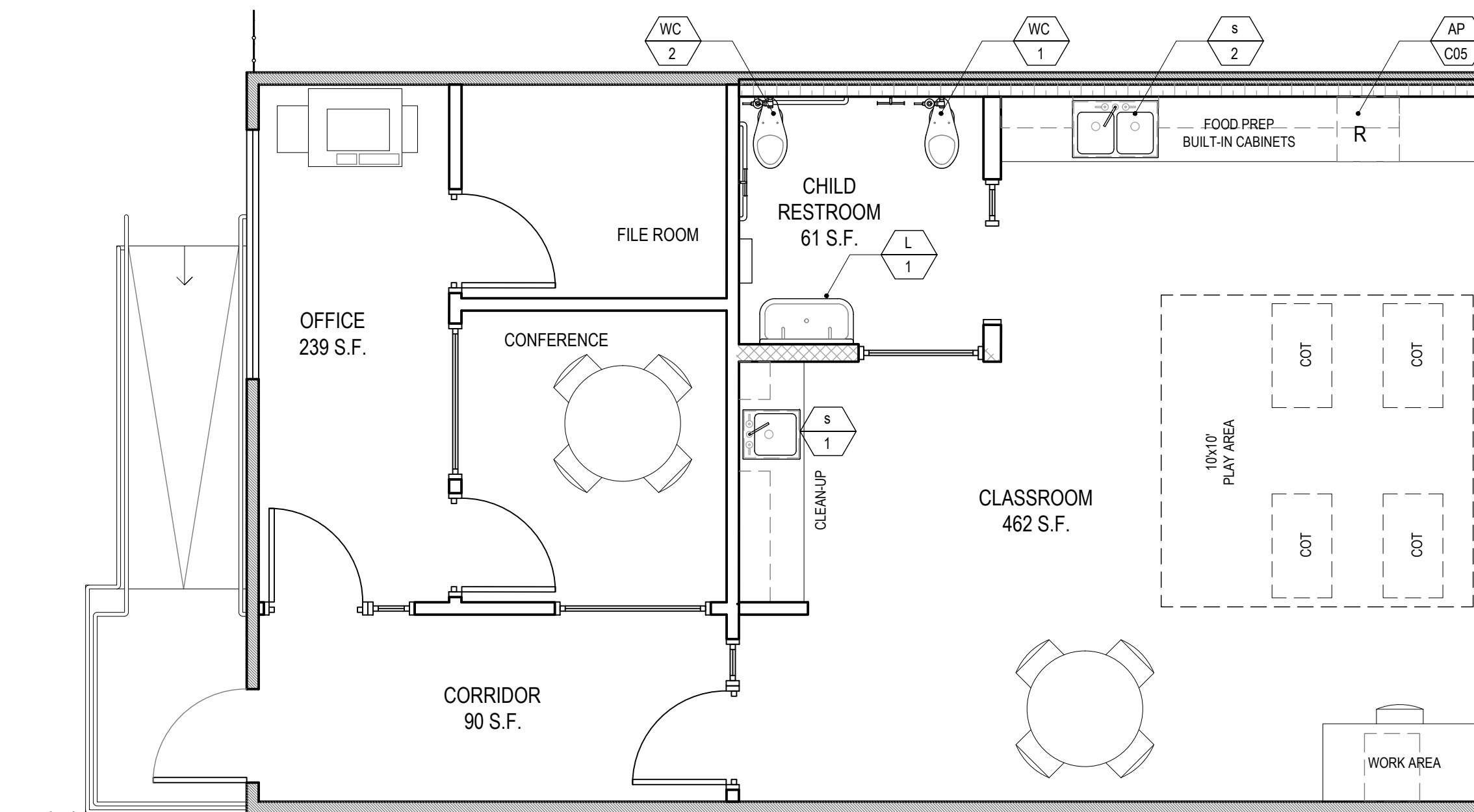
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BUNGALOW 04
CLASSROOM 2 (2-3 YEARS)
TOTAL NET SF: 852 SF

ADMINISTRATION
RECEPTION/WORK AREA

BUNGALOW 04 FF&E PLAN
SCALE: 1/4" = 1'-0"

1

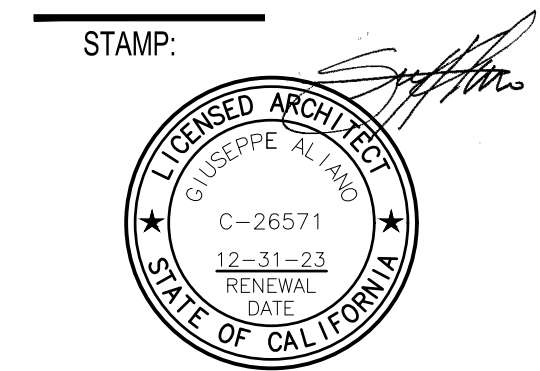


NOTES

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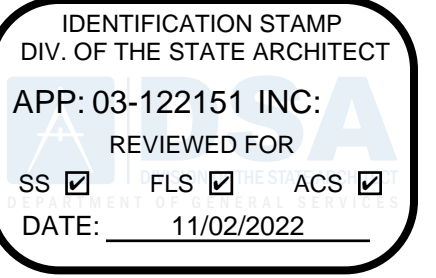
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02.01.22	PROGRESS SET
03.02.22	DSA PROGRESS SET
04.01.22	DSA APPLICATION SET
10.05.22	DSA BACK-CHECK SET
10.24.22	DSA BACK-CHECK SET
11.01.22	DSA BACK-CHECK SET

SHEET NAME:
**BUNGALOW 04
FF&E PLAN**

SHEET NUMBER:
A2.14

NOTES

1. ALL LOCATIONS OF FEATURES TO BE VERIFIED IN FIELD.
2. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED.
3. PATCH AND REPAIR ANY NEW OPENINGS AND REPAIRED WALL SURFACES, PRIME AND PAINT NEW AREAS TO MATCH EXISTING EXTERIOR COLORS.



abode communities architecture

PROJECT:
LAEP EARLY CHILDHOOD CENTER

13928 KORNBLUM AVE.
HAWTHORNE, CA 90250

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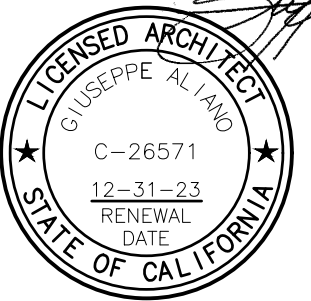
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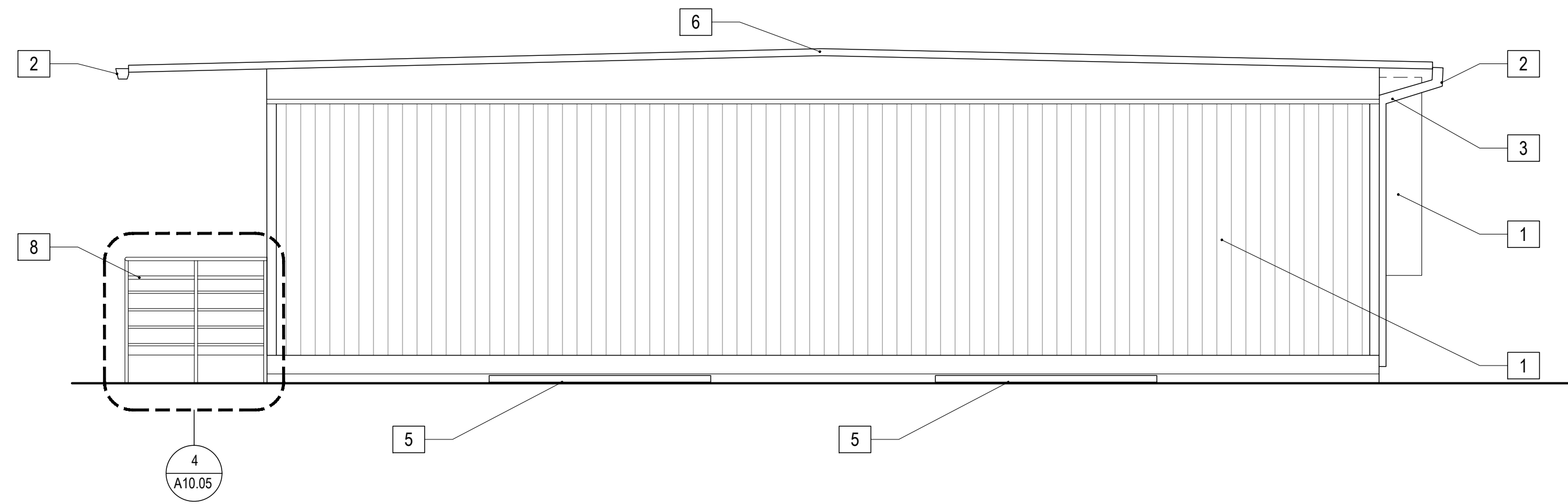
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PROGRESS SET	02.01.22
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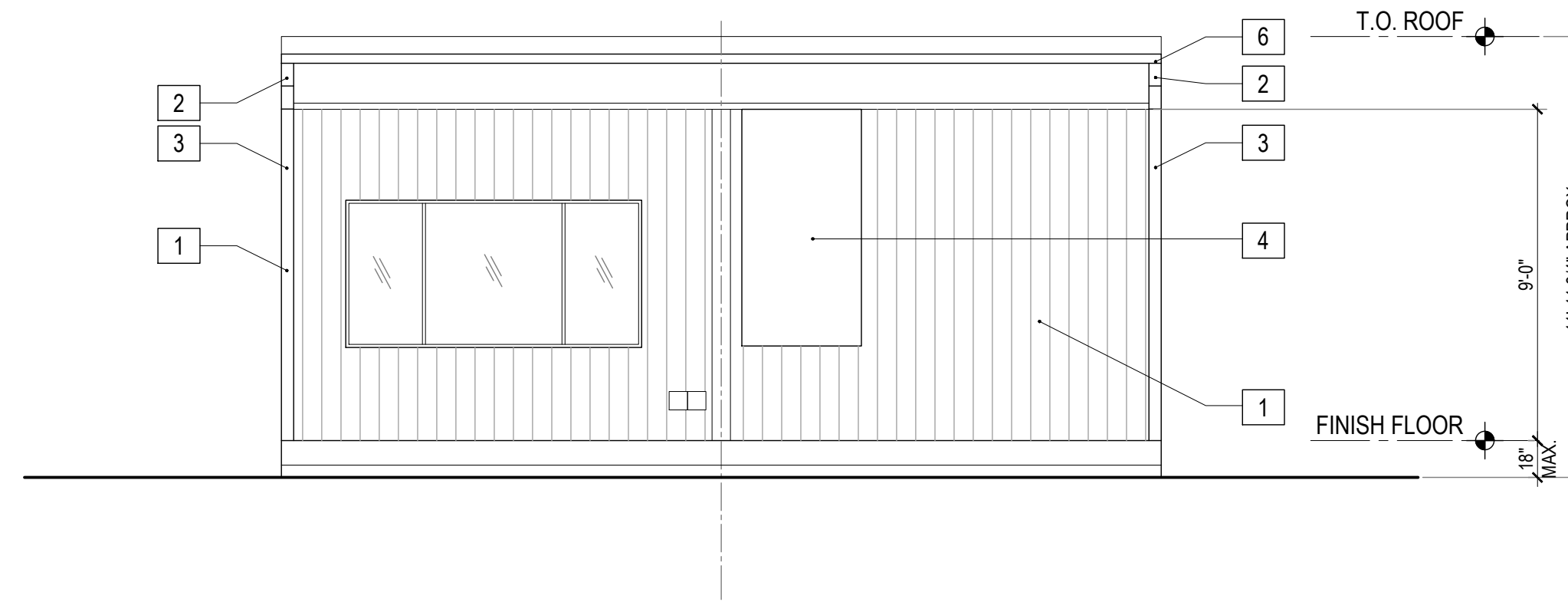
SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A3.01



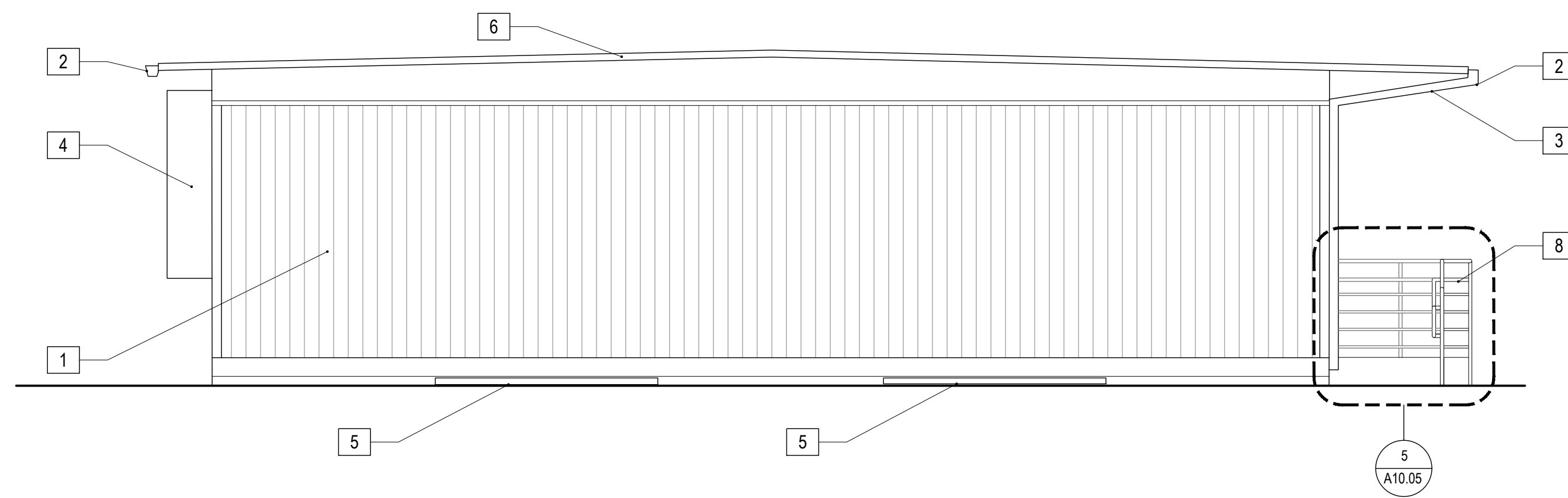
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

4



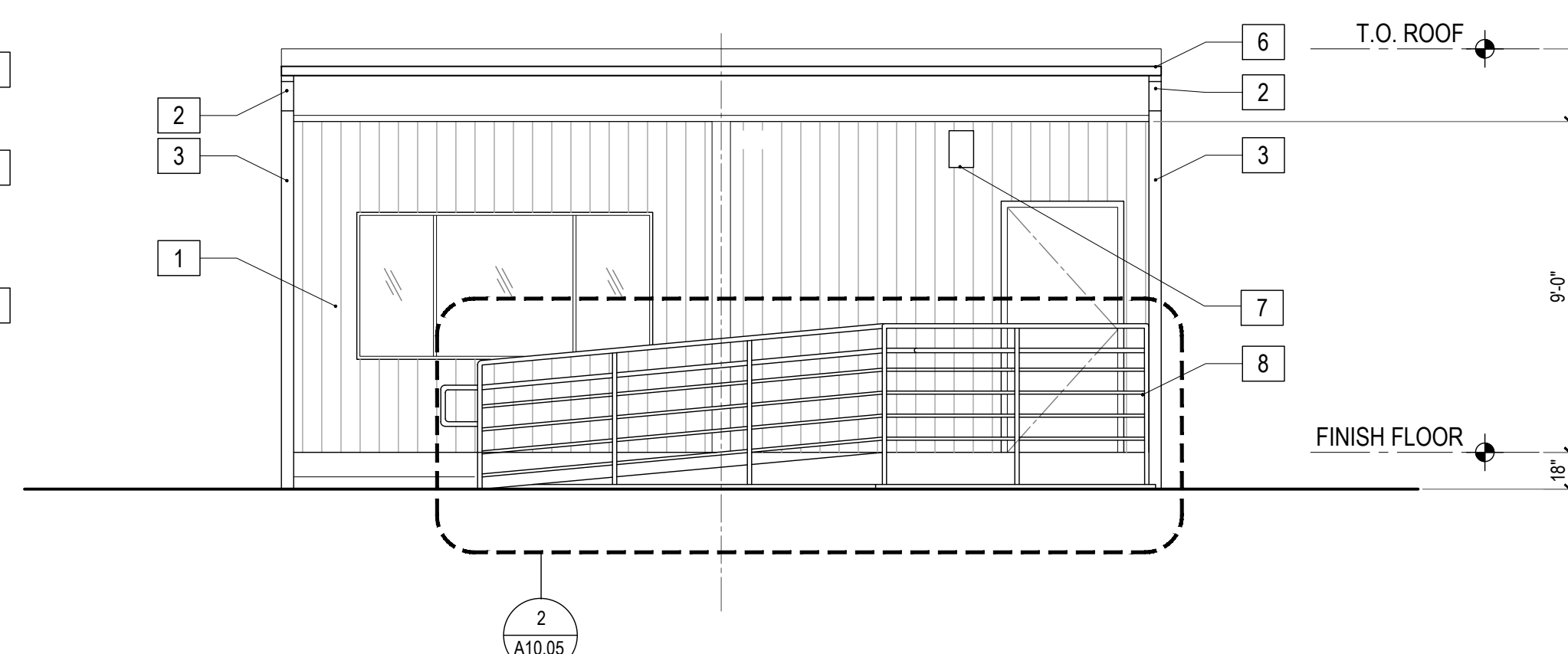
EAST ELEVATION
SCALE: 1/4" = 1'-0"

2



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

3

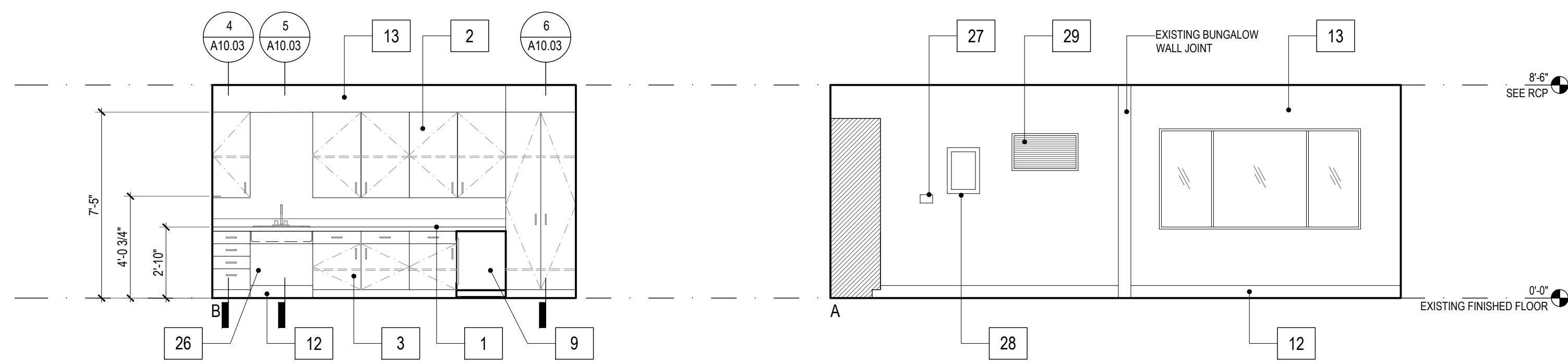
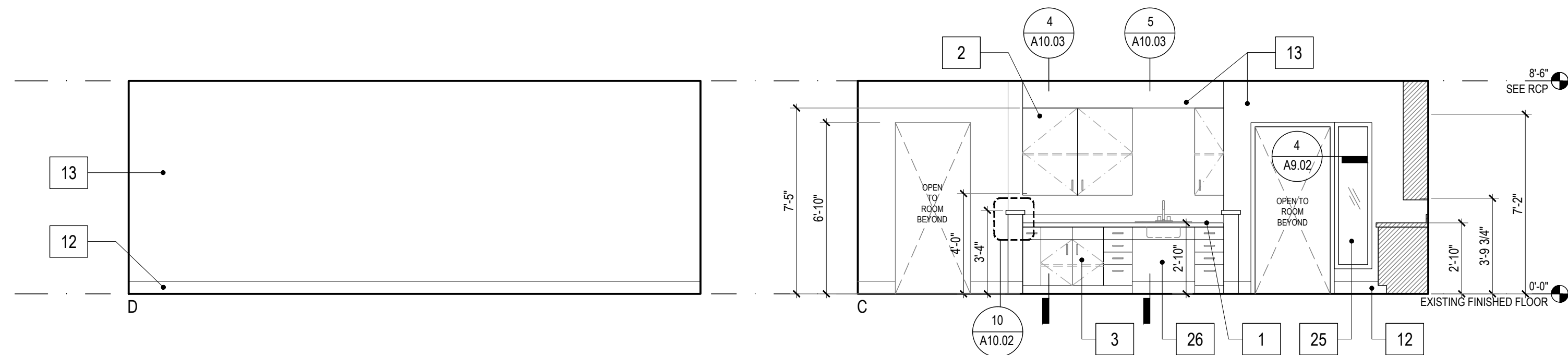


WEST ELEVATION
SCALE: 1/4" = 1'-0"

1

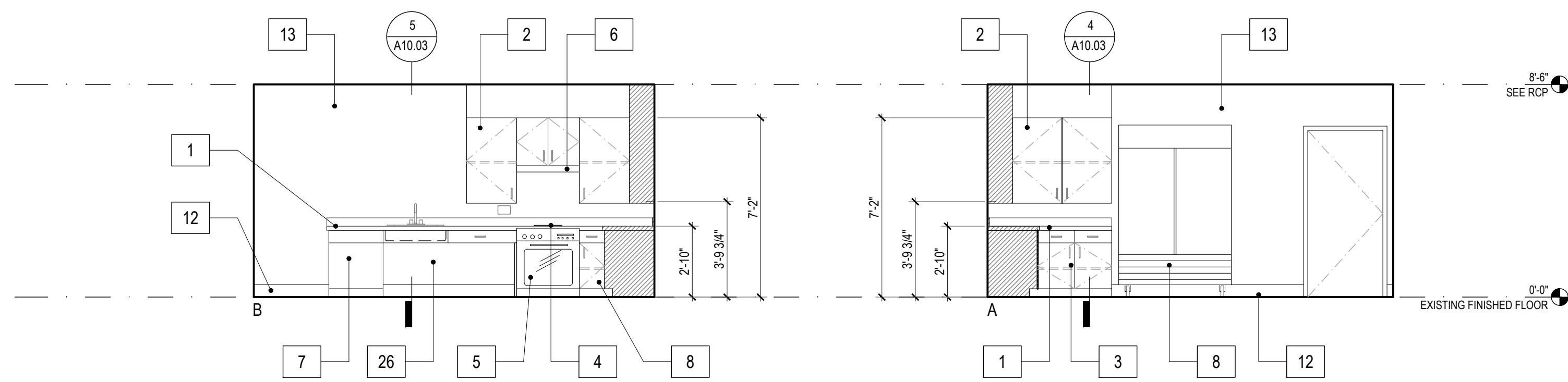
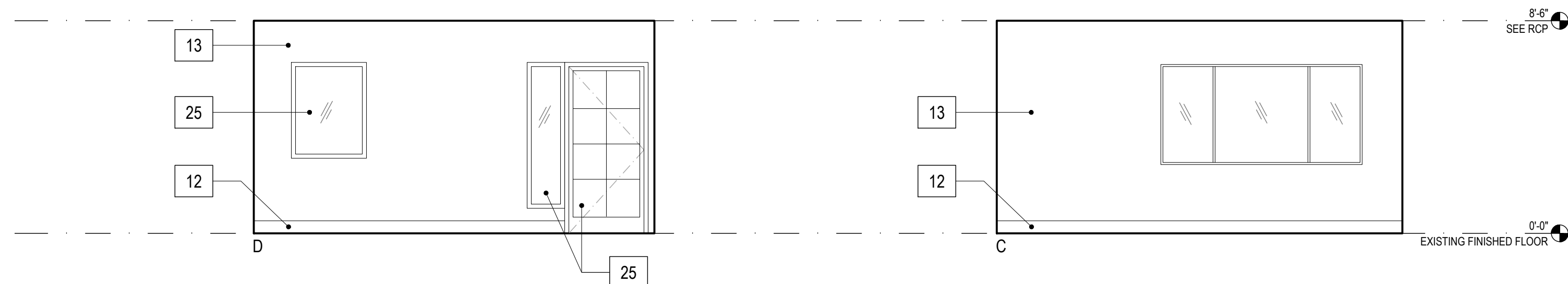
KEYNOTES

- 1 EXISTING EXTERIOR WALL SURFACE
- 2 EXISTING 26 GA. GUTTER
- 3 EXISTING DOWNSPOUT
- 4 EXISTING MECHANICAL UNIT
- 5 EXISTING FOUNDATION VENT
- 6 EXISTING 22 GA. INTERLOCKING CLASS A ROOF PANELS
- 7 EXISTING WALL PACK LIGHT FIXTURE
- 8 NEW RAILING, REFER TO STRUCTURAL DRAWINGS.



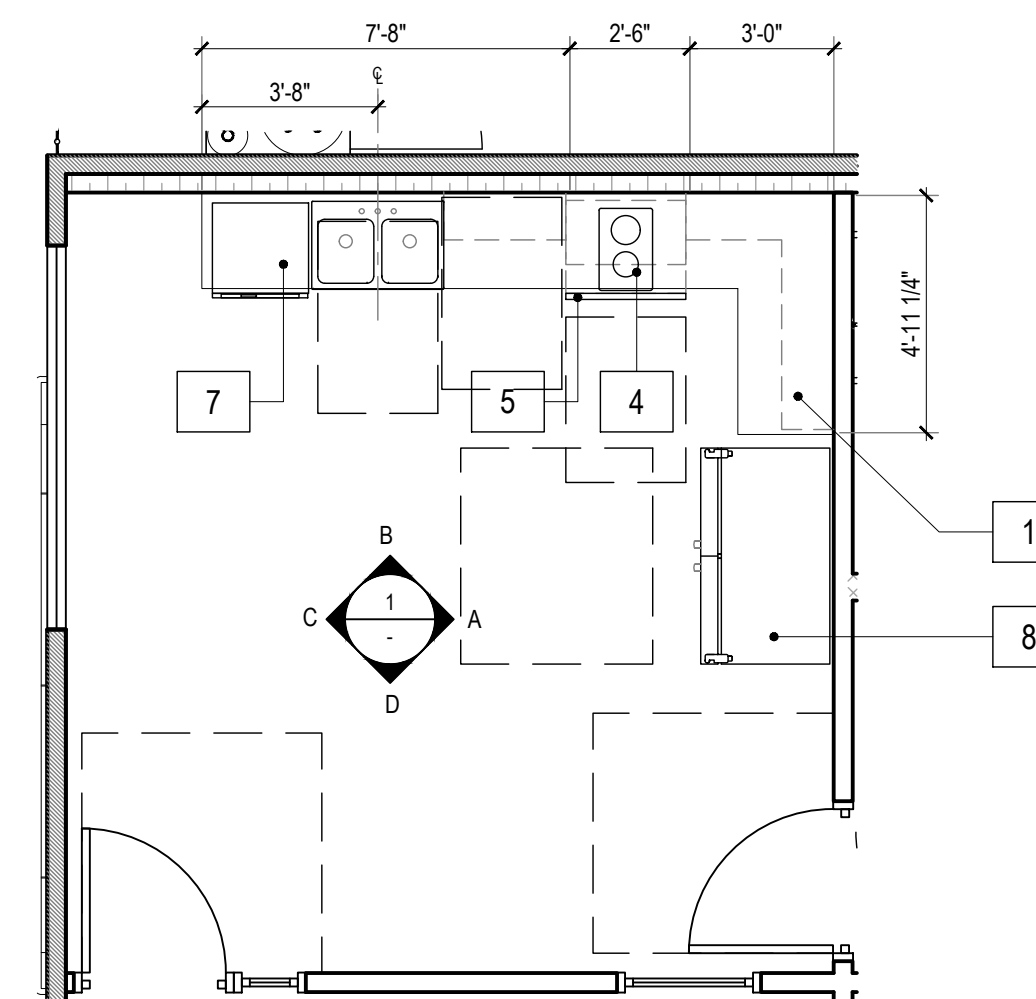
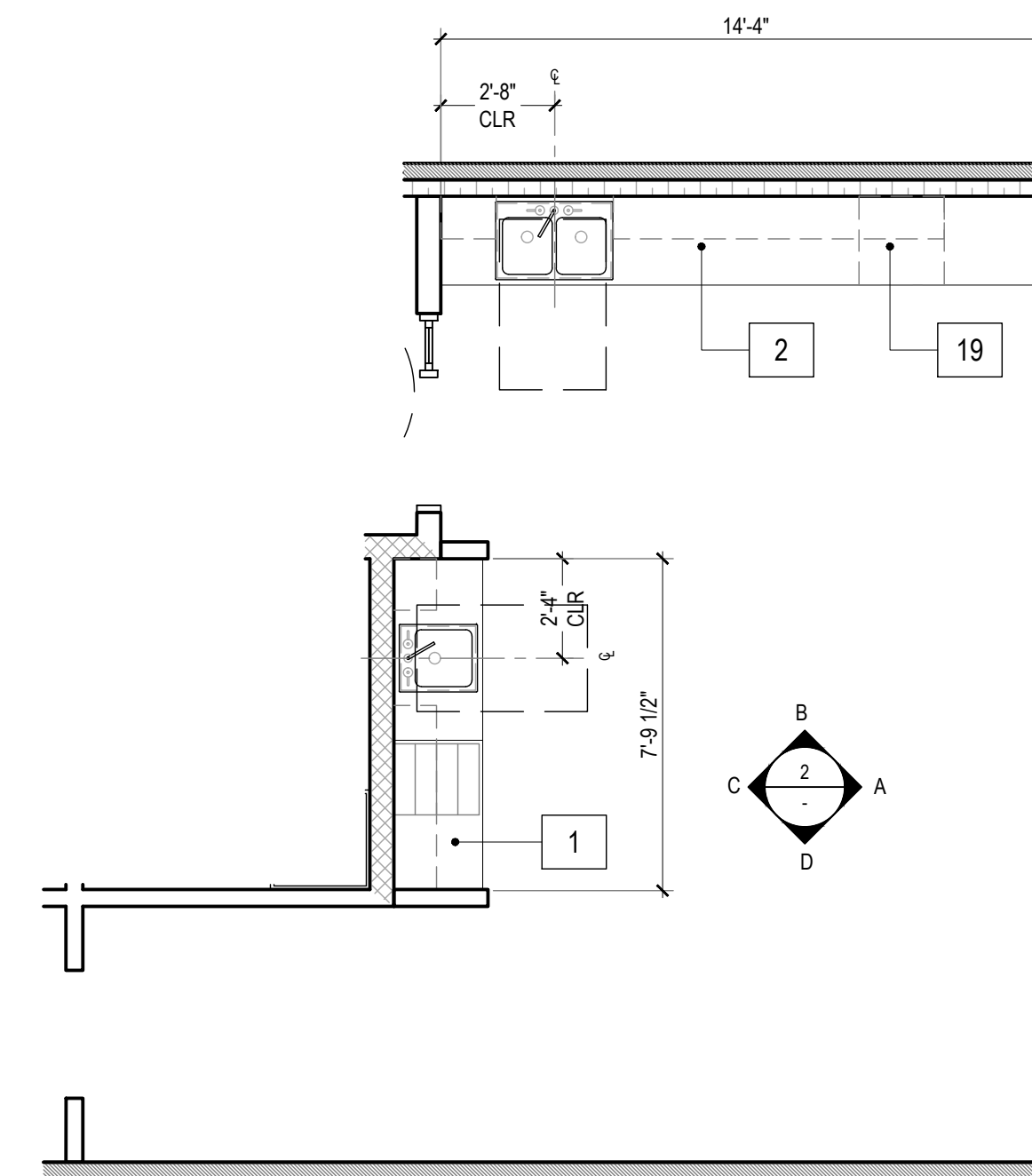
CLASSROOM PLAN
SCALE: 1/4" = 1'-0"

2



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

1

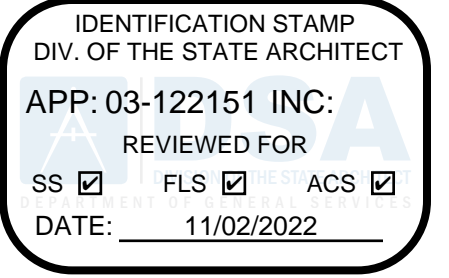


KEYNOTES

- 1 LAMINATE COUNTERTOP WITH INTEGRAL BACK SPLASH - REFER TO FINISH SCHEDULE
- 2 UPPER CABINETRY - REFER TO FINISH SCHEDULE
- 3 BASE CABINETRY - REFER TO FINISH SCHEDULE
- 4 COOKTOP
- 5 OVEN
- 6 RANGE HOOD
- 7 DISHWASHER
- 8 REFRIGERATOR
- 9 REFRIGERATOR (UNDERCOUNTER)
- 10 WASHER
- 11 DRYER
- 12 BASEBOARD - REFER TO FINISH SCHEDULE
- 13 PAINT FINISH- REFER TO FINISH SCHEDULE
- 14 LIGHT FIXTURE; REFER TO REFLECTED CEILING PLANS
- 15 TILT MIRROR
- 16 GRAB BAR
- 17 RECESSED PAPER TOWEL DISPENSER & WASTE RECEPTACLE
- 18 PAPER TOWEL DISPENSER
- 19 SOAP DISPENSER
- 20 TOILET PAPER DISPENSER
- 21 RECESSED TOILET PAPER DISPENSER
- 22 SEAT COVER DISPENSER
- 23 FRP - REFER TO FINISH SCHEDULE
- 24 FLOOR DRAIN; REFER TO PLUMBING DRAWINGS
- 25 TEMPERED GLASS
- 26 COVER PANEL AT OPEN AREA UNDER SINK (TYP.)
- 27 THERMOSTAT
- 28 ELECTRIC PANEL
- 29 AIR RETURN
- 30 IDF CLOSET
- 31 BACKING - REFER TO DETAIL 5/A10.01

NOTES

1. ALL DIMENSIONS FROM CENTERLINE OF PLUMBING FIXTURE ARE TO FACE OF FINISH.
2. SEE FLOOR PLANS (A2.01 - A2.04) FOR DOOR AND WINDOW LOCATION.
3. MAX COUNTER HEIGHT FOR CABINETS SHALL NOT EXCEED 34".
4. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL CABINETRY FOR APPROVAL PRIOR TO FABRICATION.
5. SEE ACCESSIBILITY SHEETS FOR MOUNTING HEIGHTS.
6. CONTRACTOR TO PROVIDE TOILET PAPER DISPENSER AND SEAT COVER DISPENSER INSIDE ALL RESTROOMS PER 5/G3.04, 2/G3.06, AND 1/G3.06 INSIDE EACH TOILET FACILITY. REFER TO SPECS FOR NON-ACCESSIBLE WC AND FOR ALL WHEELCHAIR ACCESSIBLE WC.
7. FOR TYPICAL AND CHILD ACCESSIBLE RESTROOM MOUNTING HEIGHTS SEE DETAILS 2/G3.04, 4/G3.04, 5/G3.04, 2/G3.06, AND 1/G3.06.
8. PROVIDE PAPERLESS GYPSUM WALLBOARD AT ALL RESTROOM AND KITCHEN WALLS.
9. PROVIDE 3/4" RADIUS QUARTER-ROUND TO ALL EXPOSED CABINETRY EDGES.
10. REFER TO G3.02, G3.02, G3.03, G3.04, G3.05, AND G3.06 FOR DISABLE ACCESS NOTES, DETAILS AND TYPICAL REQUIREMENTS.



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architecture

PROJECT:
**LAEP EARLY
CHILDHOOD CENTER**

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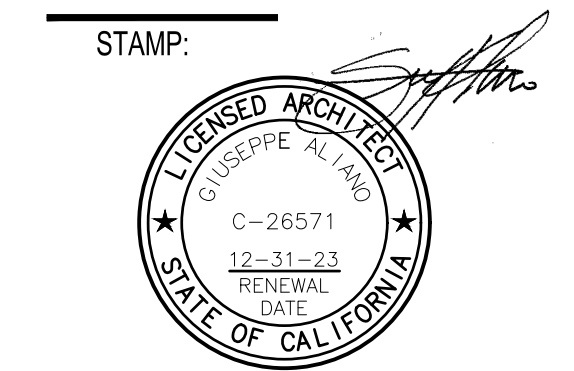
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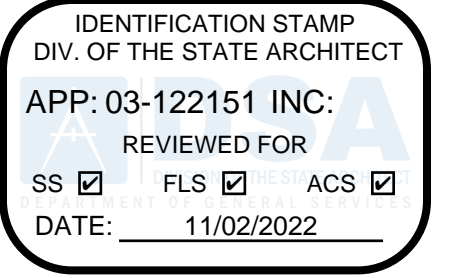
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SHEET NAME:
**BUNGALOW 01
INTERIOR ELEVATIONS**

SHEET NUMBER:
A5.01A



KEYNOTES

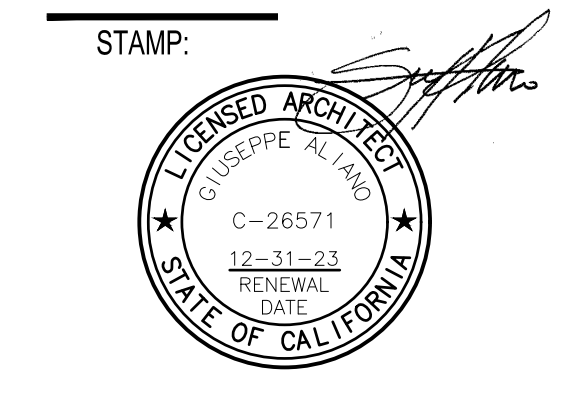
- 1 LAMINATE COUNTERTOP WITH INTEGRAL BACK SPLASH - REFER TO FINISH SCHEDULE
- 2 UPPER CABINETRY - REFER TO FINISH SCHEDULE
- 3 BASE CABINETRY - REFER TO FINISH SCHEDULE
- 4 COOKTOP
- 5 OVEN
- 6 RANGE HOOD
- 7 DISHWASHER
- 8 REFRIGERATOR
- 9 REFRIGERATOR (UNDERCOUNTER)
- 10 WASHER
- 11 DRYER
- 12 BASEBOARD - REFER TO FINISH SCHEDULE
- 13 PAINT FINISH- REFER TO FINISH SCHEDULE
- 14 LIGHT FIXTURE; REFER TO REFLECTED CEILING PLANS
- 15 TILT MIRROR
- 16 GRAB BAR
- 17 RECESSED PAPER TOWEL DISPENSER & WASTE RECEPTACLE
- 18 PAPER TOWEL DISPENSER
- 19 SOAP DISPENSER
- 20 TOILET PAPER DISPENSER
- 21 RECESSED TOILET PAPER DISPENSER
- 22 SEAT COVER DISPENSER
- 23 FRP - REFER TO FINISH SCHEDULE
- 24 FLOOR DRAIN; REFER TO PLUMBING DRAWINGS
- 25 TEMPERED GLASS
- 26 COVER PANEL AT OPEN AREA UNDER SINK (TYP.)
- 27 THERMOSTAT
- 28 ELECTRIC PANEL
- 29 AIR RETURN
- 30 IDF CLOSET
- 31 BACKING - REFER TO DETAIL 5/A10.01

NOTES

1. ALL DIMENSIONS FROM CENTERLINE OF PLUMBING FIXTURE ARE TO FACE OF FINISH.
2. SEE FLOOR PLANS (A2.01 - A2.04) FOR DOOR AND WINDOW LOCATION.
3. MAX COUNTER HEIGHT FOR CABINETS SHALL NOT EXCEED 34".
4. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL CABINETRY FOR APPROVAL PRIOR TO FABRICATION.
5. SEE ACCESSIBILITY SHEETS FOR MOUNTING HEIGHTS.
6. CONTRACTOR TO PROVIDE TOILET PAPER DISPENSER AND SEAT COVER DISPENSER INSIDE ALL RESTROOMS PER 5/G3.04, 2/G3.06, AND 1/G3.06 INSIDE EACH TOILET FACILITY. REFER TO SPECS FOR NON-ACCESSIBLE WC AND FOR ALL WHEELCHAIR ACCESSIBLE WC.
7. FOR TYPICAL AND CHILD ACCESSIBLE RESTROOM MOUNTING HEIGHTS SEE DETAILS 2/G3.04, 4/G3.04, 5/G3.04, 2/G3.06, AND 1/G3.06.
8. PROVIDE PAPERLESS GYPSUM WALLBOARD AT ALL RESTROOM AND KITCHEN WALLS.
9. PROVIDE 3/4" RADIUS QUARTER-ROUND TO ALL EXPOSED CABINETRY EDGES.
10. REFER TO G3.02, G3.02, G3.03, G3.04, G3.05, AND G3.06 FOR DISABLE ACCESS NOTES, DETAILS AND TYPICAL REQUIREMENTS.

DSA APPLICATION NUMBER: 03-122151

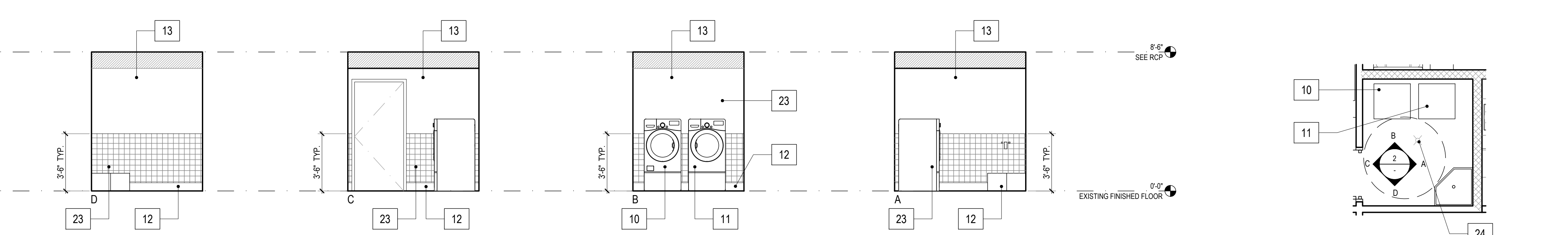
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DATE	REV
02.01.22	02.01.22
03.02.22	03.02.22
04.01.22	04.01.22
10.05.22	10.05.22
10.24.22	10.24.22
11.01.22	11.01.22

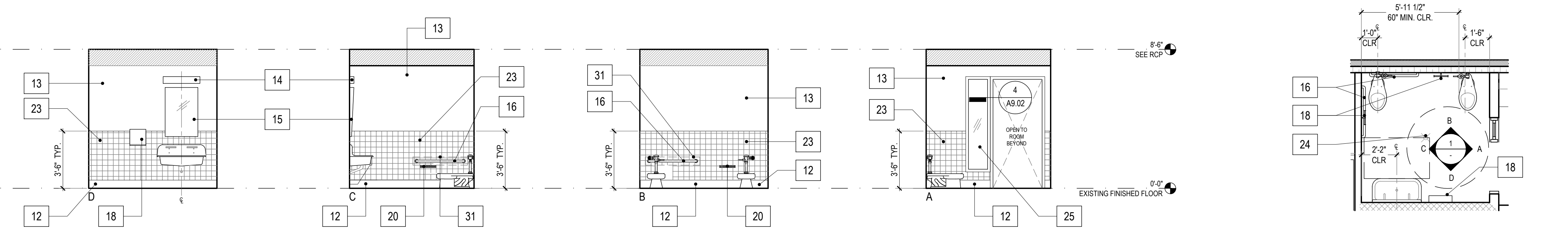
SHEET NAME:
BUNGALOW 01 INTERIOR ELEVATIONS

SHEET NUMBER:
A5.01B



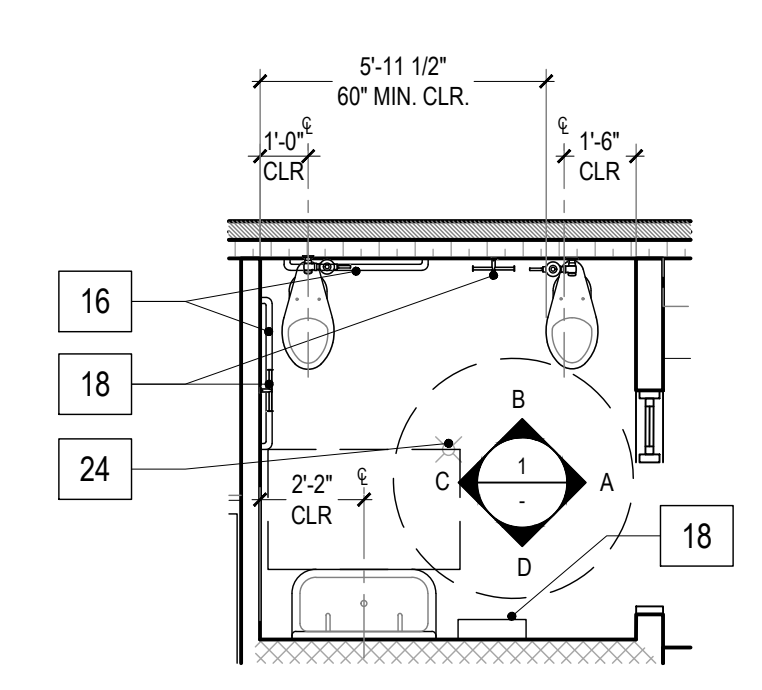
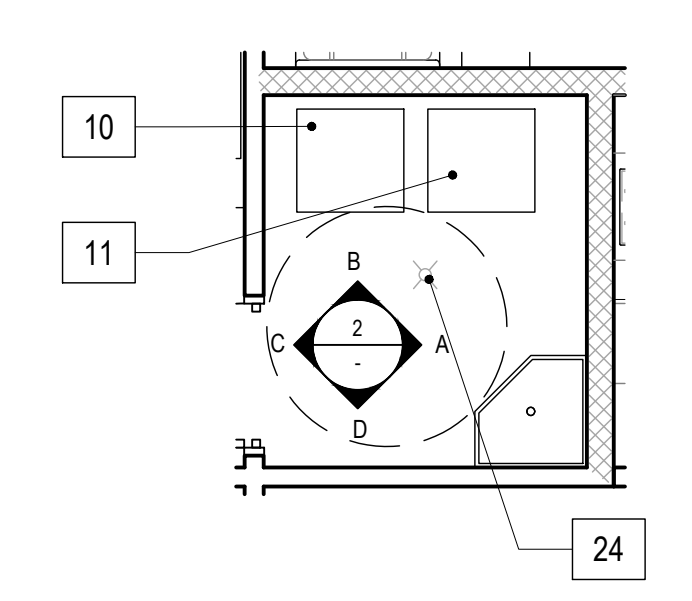
LAUNDRY PLAN
SCALE: 1/4" = 1'-0"

2



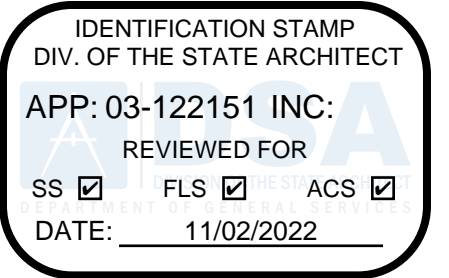
CHILD RESTROOM PLAN
SCALE: 1/4" = 1'-0"

1



KEYNOTES

- 1 LAMINATE COUNTERTOP WITH INTEGRAL BACK SPLASH - REFER TO FINISH SCHEDULE
- 2 UPPER CABINETS - REFER TO FINISH SCHEDULE
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- 29 AIR RETURN
- 30 IDF CLOSET
- 31 BACKING - REFER TO DETAIL 5/A10.01



abode communities architecture

PROJECT:
LAEP EARLY CHILDHOOD CENTER

13928 KORNBLUM AVE.
HAWTHORNE, CA 90250

CLIENT:
Los Angeles Education Partnership
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Los Angeles, CA 90017
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ARCHITECT:
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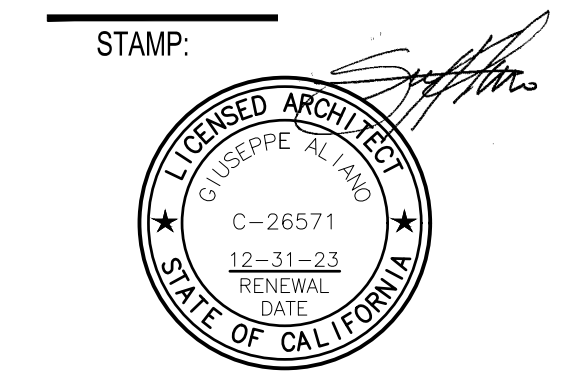
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MECHANICAL/
ELECTRICAL/ PLUMBING
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DSA APPLICATION NUMBER: 03-122151

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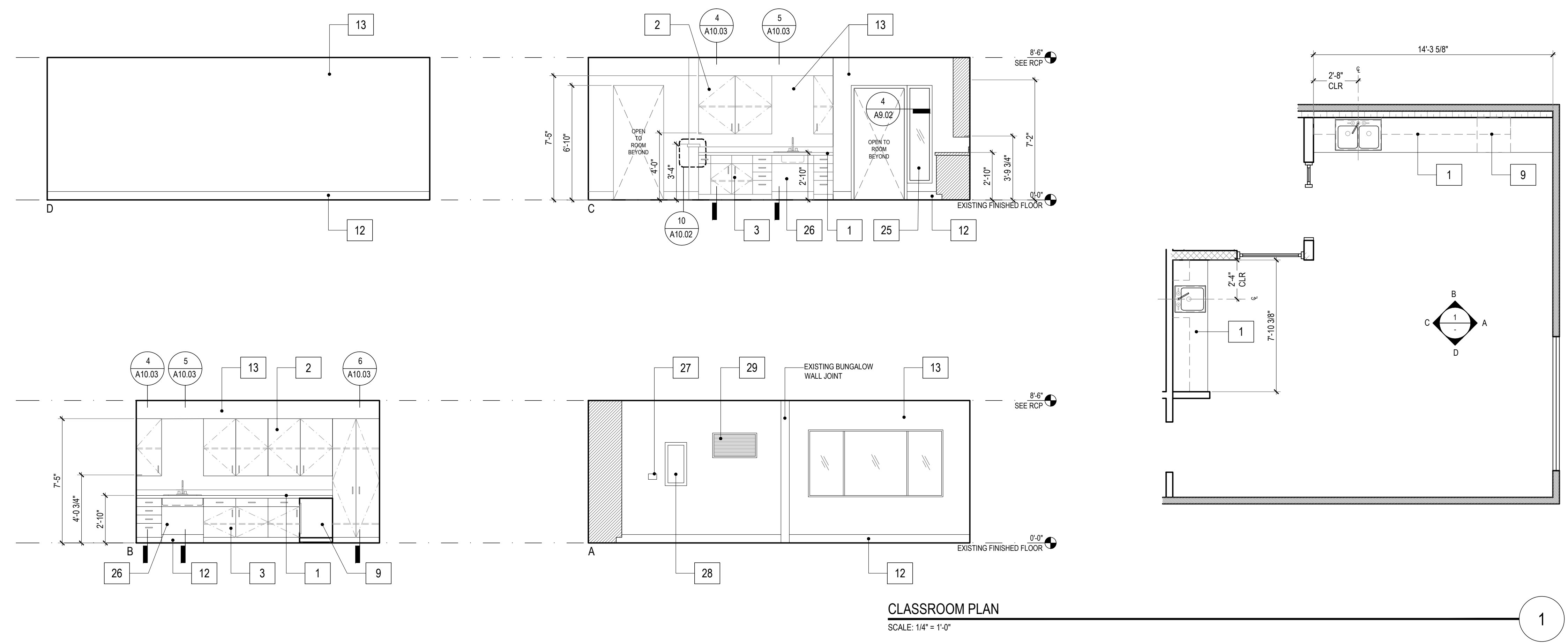
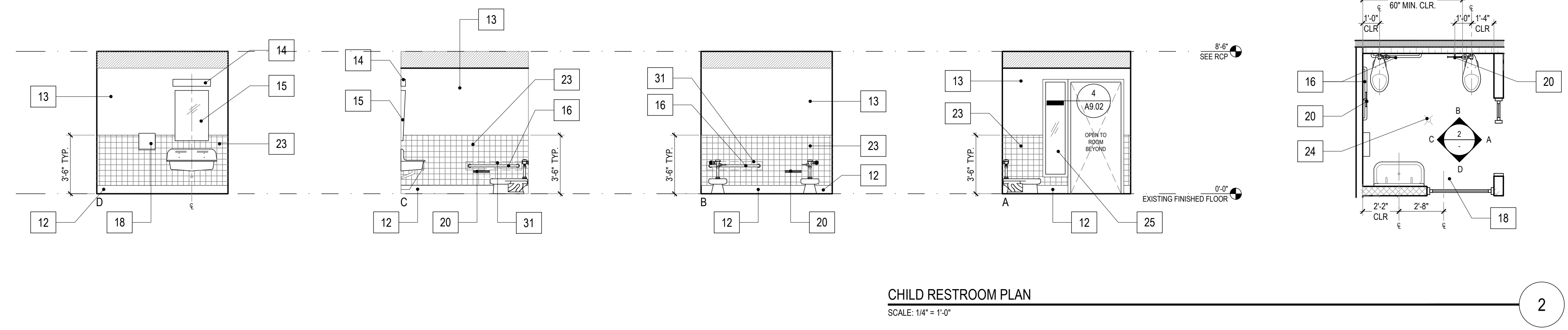
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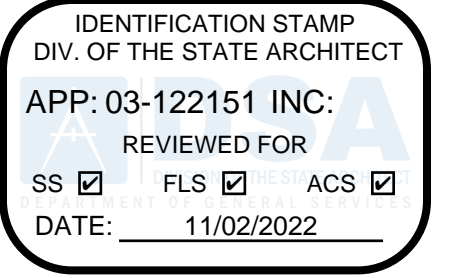
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4. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL CABINETS FOR APPROVAL PRIOR TO FABRICATION.
5. SEE ACCESSIBILITY SHEETS FOR MOUNTING HEIGHTS.
6. CONTRACTOR TO PROVIDE TOILET PAPER DISPENSER AND SEAT COVER DISPENSER INSIDE ALL RESTROOMS PER 5/G3.04, 2/G3.06, AND 1/G3.06 INSIDE EACH TOILET FACILITY. REFER TO SPECS FOR NON-ACCESSIBLE WC AND FOR ALL WHEELCHAIR ACCESSIBLE WC.
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10. REFER TO G3.02, G3.02, G3.03, G3.04, G3.05, AND G3.06 FOR DISABLE ACCESS NOTES, DETAILS AND TYPICAL REQUIREMENTS.

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

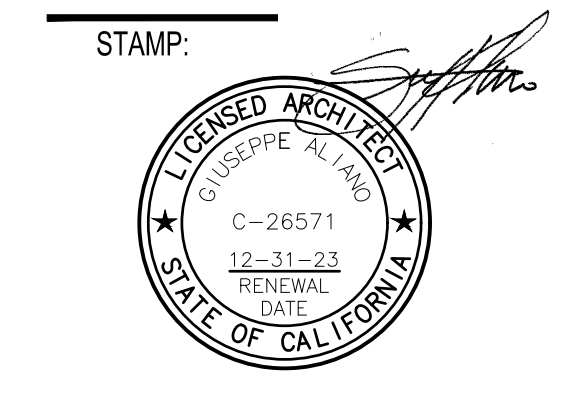
SHEET NAME:
BUNGALOW 02
INTERIOR ELEVATIONS

SHEET NUMBER:
A5.02





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

SHEET NAME:
BUNGALOW 03 INTERIOR ELEVATIONS

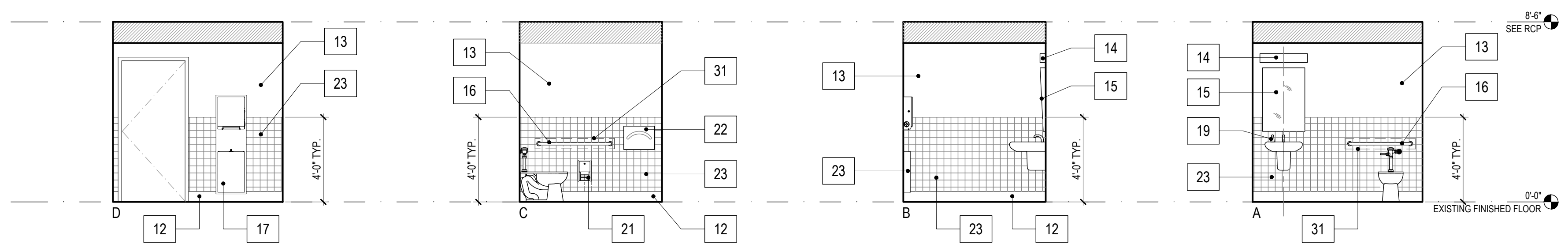
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KEYNOTES

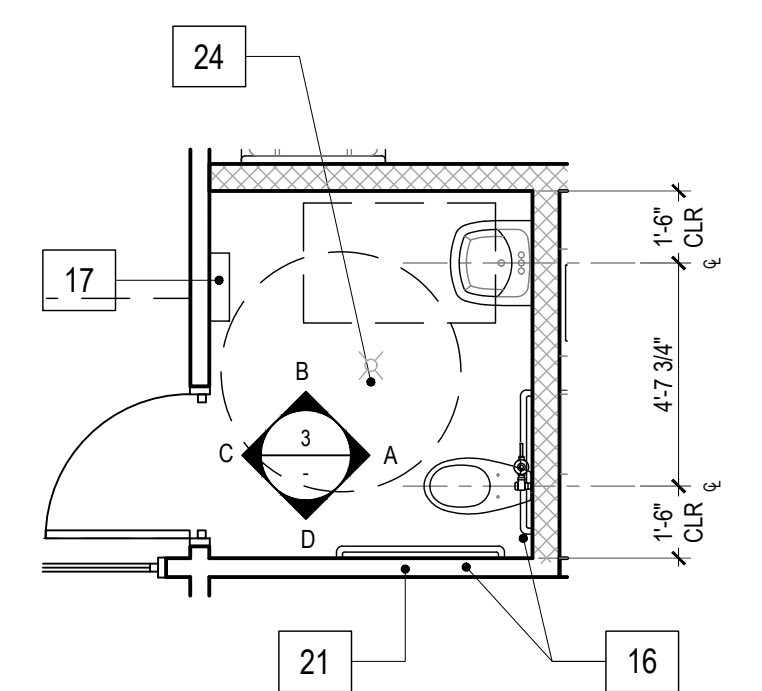
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NOTES

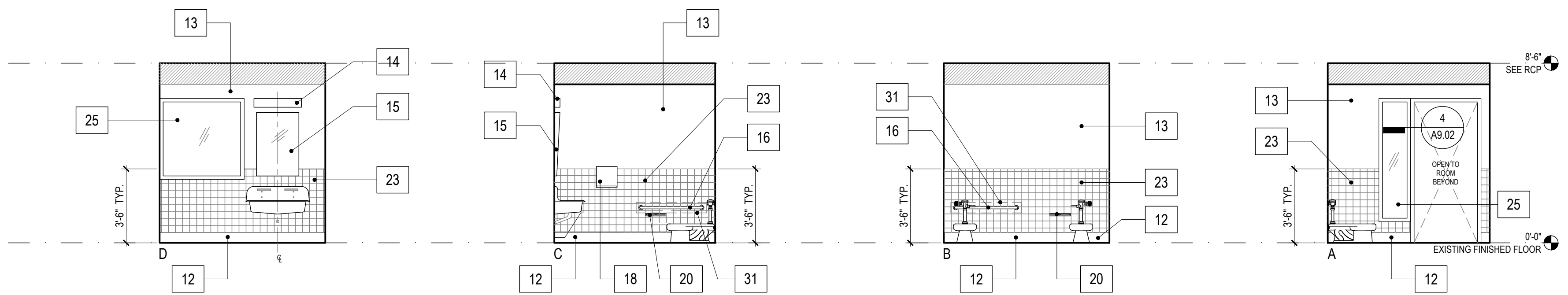
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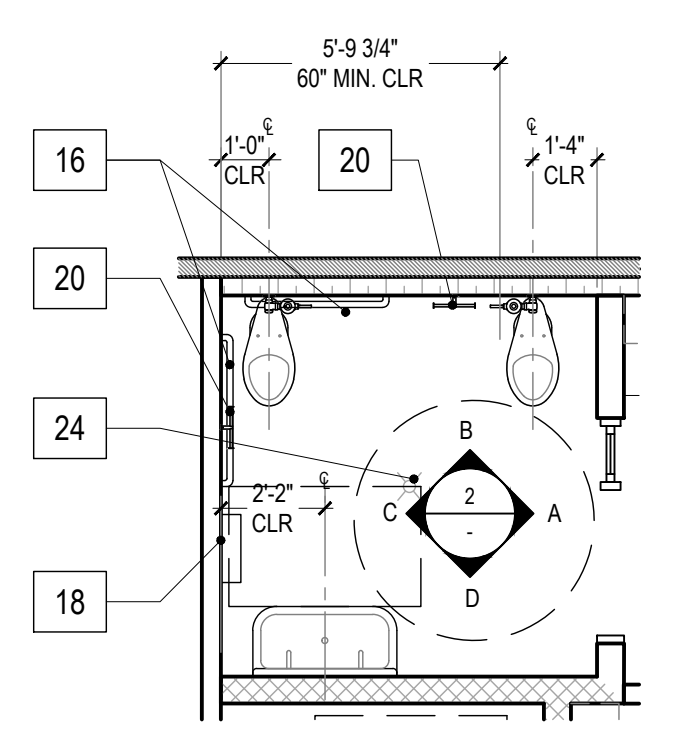
ADULT RESTROOM PLAN
SCALE: 1/4" = 1'-0"



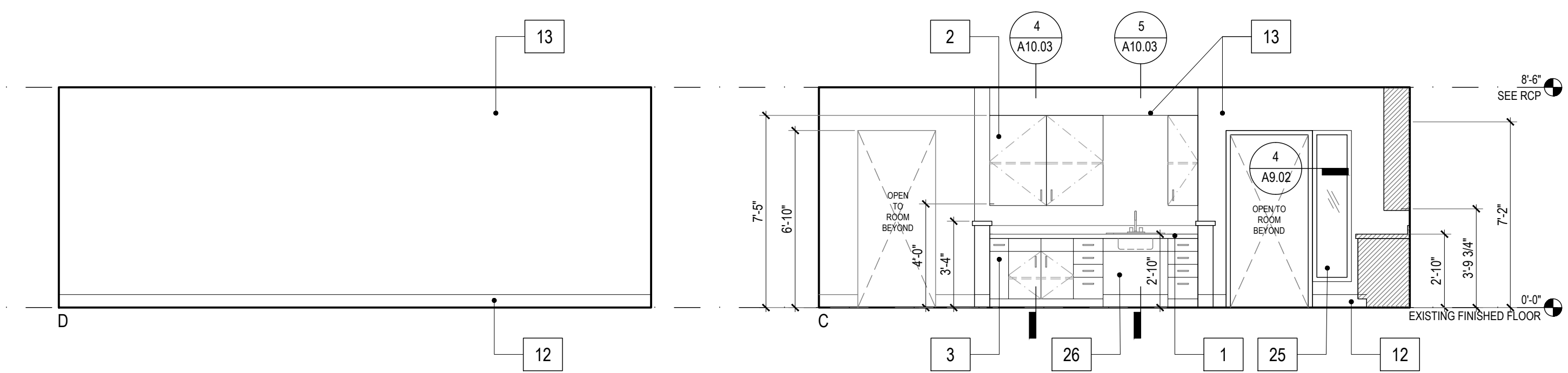
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CHILD RESTROOM PLAN
SCALE: 1/4" = 1'-0"

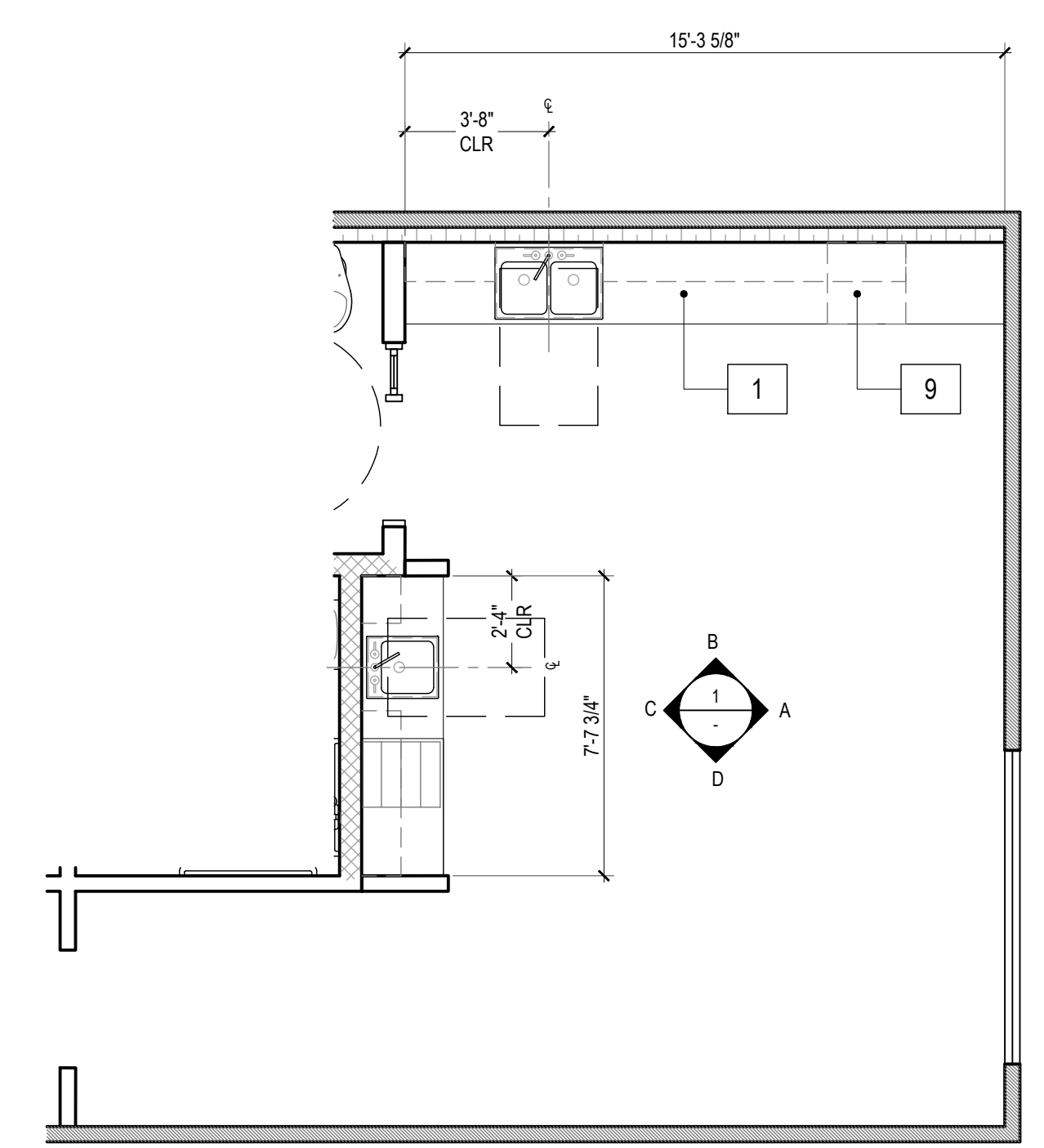


2



CLASSROOM AND CHILD RESTROOM PLAN
SCALE: 1/4" = 1'-0"

1



LIGHT FIXTURE SCHEDULE												
LAEP CHILDCARE												
ISSUED: 08/08/2022												
ITEM	FIXTURE TYPE	LOCATION	MANUFACTURER	PRODUCT NAME	MODEL #	COLOR/FINISH	DIMENSIONS	COLOR TEMP.	LUMENS	WATTS	BUG	NOTES
COMMON AREA FIXTURES												
L-C01	2x4 LIGHT	TYPICAL CEILING FIXTURE	LITHONIA	BLC CENTER BASKET TROFFER	TBD	WHITE	24"x48"	3000K	TBD	TBD	N/A	
L-C02	VANITY LIGHT	RESTROOM	PROGRESS	CCT SELECTABLE BATH LIGHT	P300239-060-CS	FROSTED ACRYLIC	26" x 6" (APPROX)	3000K	2124	24	N/A	
L-C03	UNDERCABINET CABINET LIGHT	KITCHEN	BRUCK	w/undercab	135546-16-3000K-RD-120V-WH	WHITE	16" x 1"	3000K	650	10	N/A	
L-EXIT1	EXIT SIGN	CEILING	LITHONIA	EDG and EDGR	EDG-G/EDGR-G-EL	BRUSHED ALUMINUM	8" x 13"	GREEN	N/A	2.2/4.5	N/A	provide battery back-up; ceiling recessed or wall mount, per plans and elevators

* ALL LIGHTS ARE USED FOR BASIS OF DESIGN

LEGEND

- EXISTING T-BAR CEILING WITH 2'X4' ACOUSTICAL PANELS @ 8'-6" MIN., U.N.O. REPLACE PANELS AS NEEDED.
- NEW T-BAR CEILING WITH 2'X4' VINYL COATED "WASHABLE" ACOUSTICAL PANELS @ 8'-6" MIN., U.N.O. REPLACE PANELS AS NEEDED.
- NEW SOFFIT @ 7'-0" MIN., U.N.O.
- RIGID VERTICAL CEILING STRUT, REFER TO DETAIL 8/A10.01
- L-C01 NEW 24" X 48" TROFFER
- L-C02 NEW 36" VANITY LIGHT
- L-C03 NEW UNDERCABINET LIGHT
- EXISTING EXTERIOR LIGHTING
- L-EXIT1 NEW EXIT SIGNAGE (WALL MOUNTED), SEE ELECTRICAL DWG.
- NEW CARBON MONOXIDE DETECTOR (CEILING MOUNTED), SEE ELECTRICAL DWG.
- 2'X2' CEILING SUPPLY DIFFUSER, SEE MECHANICAL PLANS
- INDICATES FIXED SIDE, REFER TO DETAIL 10/A10.01
- INDICATES FREE SIDE, REFER TO DETAIL 10/A10.01

NOTES

- ALL DIMENSIONS ARE TO CENTERLINE OF ELECTRICAL FIXTURE OR TO FACE OF FINISH MATERIAL UNLESS NOTED OTHERWISE.
- CEILING HEIGHTS, AND LOCATIONS OF CEILING JOINTS AND GRID TO BE VERIFIED IN FIELD.
- ALL FIXTURES TO BE HIGH EFFICIENCY AND/OR ENERGY STAR RATED, AND COMPLY WITH TITLE 24 REQUIREMENTS.
- EXIT SIGNS AND DIRECTIONAL SIGNS SHALL HAVE A MINIMUM HEIGHT OF 6" HIGH BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND. SPACING BETWEEN SIGNS SHALL NOT EXCEED 100 FEET.
- REFER TO MECHANICAL PLANS FOR HEATING AND VENTING EQUIPMENT LOCATIONS.
- J-BOX LOCATIONS ABOVE SUSPENDED UP-LIGHTS TO BE COORDINATED WITH FIXTURE CONNECTION TO PROVIDE MINIMAL TRAVEL PATH OF ELECTRICAL WIRE. APPROXIMATE LOCATIONS ARE SHOWN ON REFLECTED CEILING PLANS.

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

abode communities architecture

PROJECT:
LAEP EARLY CHILDHOOD CENTER

13928 KORNBLUM AVE.
HAWTHORNE, CA 90250

CLIENT:

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

ARCHITECT:

Abode Communities
1149 S. Hill Street, Suite 700
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T: 213.629.2702

CONSULTANTS:

CIVIL

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T: 310.464.8404

MECHANICAL/
ELECTRICAL/ PLUMBING

Breen Engineering
1983 W. 190th St., Suite 200
Torrance, CA 90504
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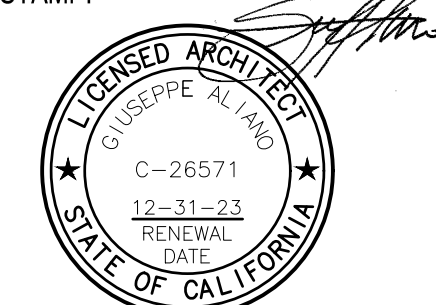
STRUCTURAL

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STAMP:

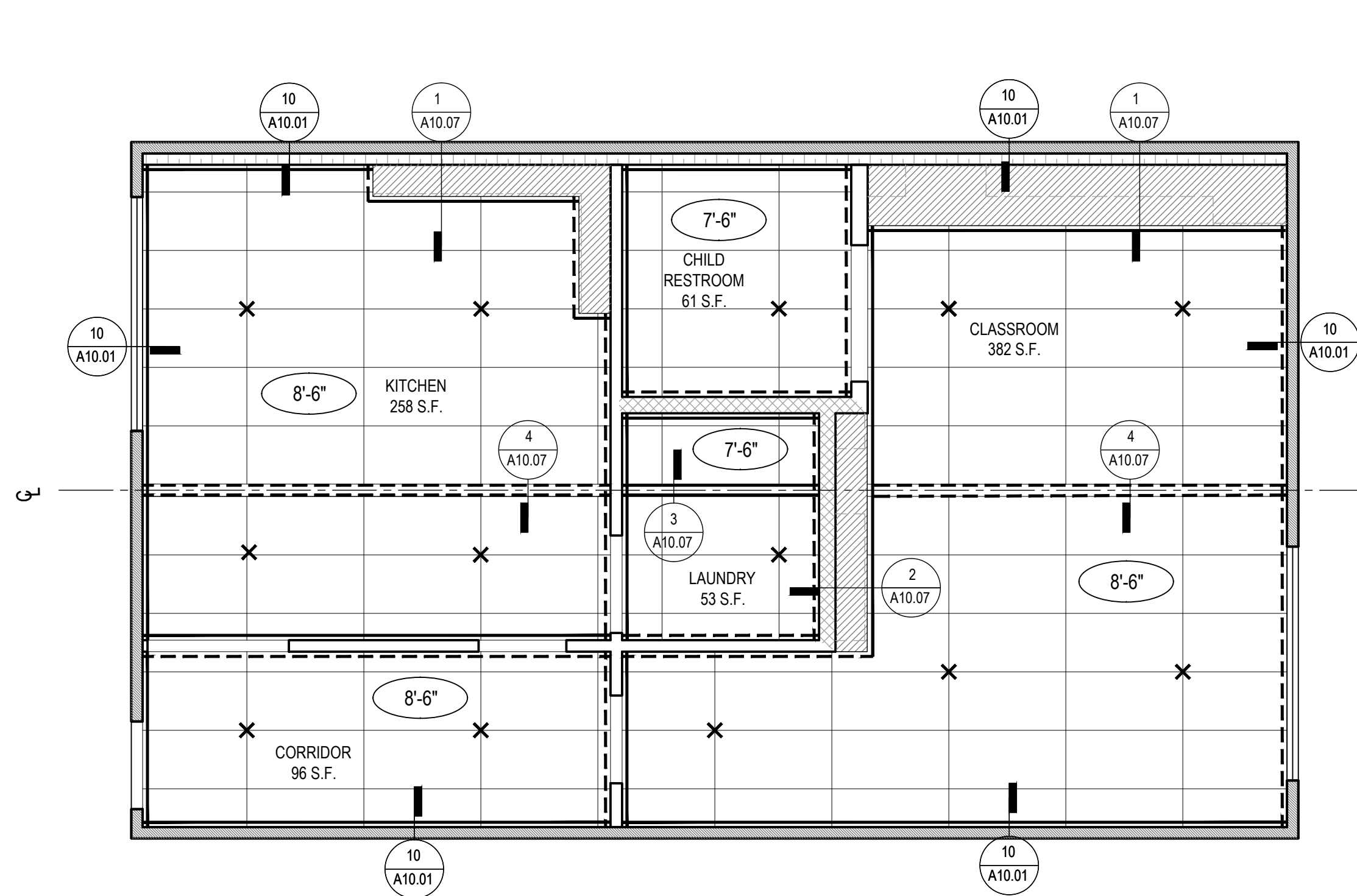


DATE	REV
02.01.22	PROGRESS SET
03.02.22	DSA PROGRESS SET
04.01.22	DSA APPLICATION SET
10.05.22	DSA BACK-CHECK SET
10.24.22	DSA BACK-CHECK SET
11.01.22	DSA BACK-CHECK SET

SHEET NAME:
BUNGALOW 01 REFLECTED CEILING PLAN

SHEET NUMBER:

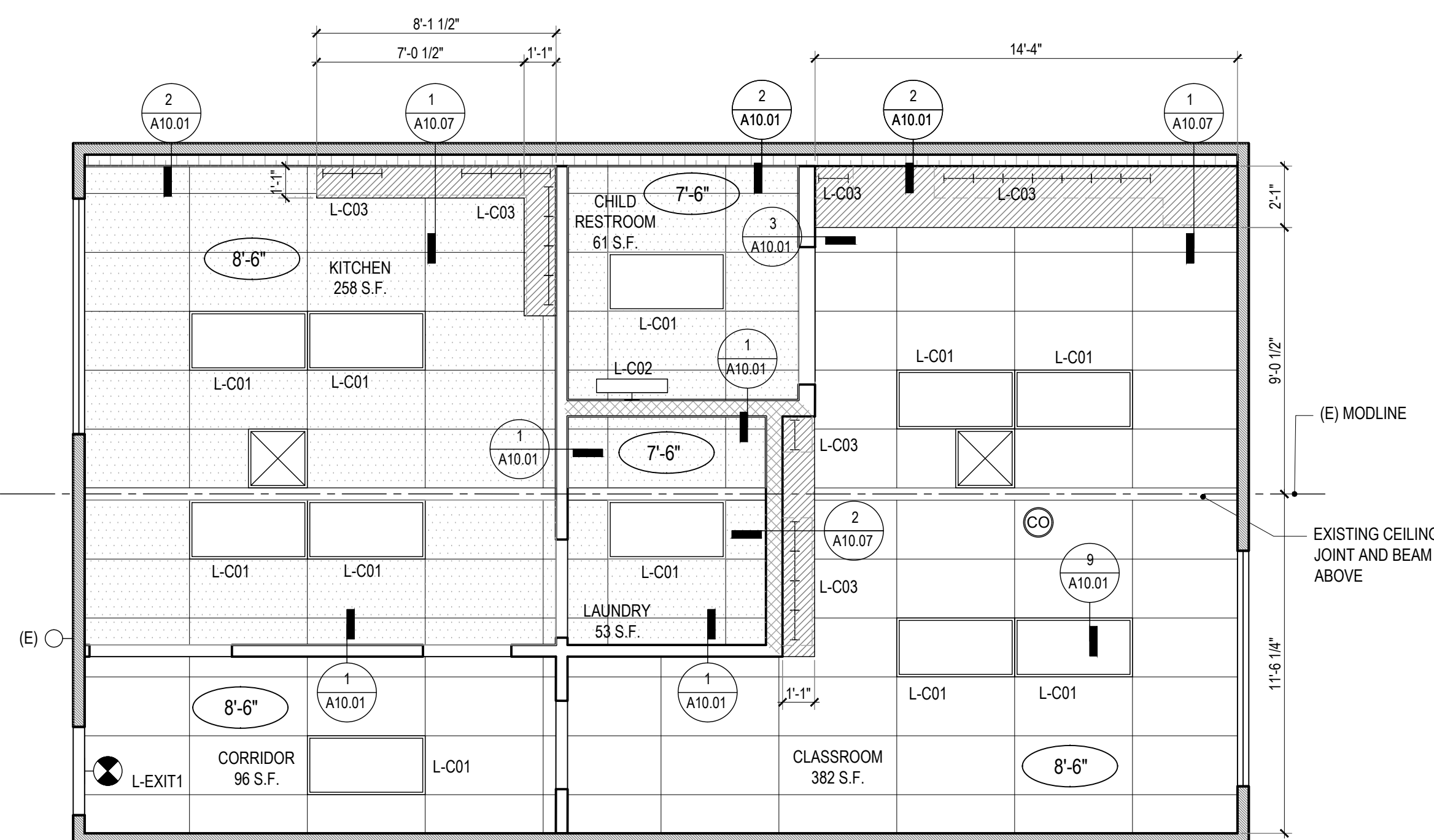
A6.01



BUNGALOW 01 BRACING DIAGRAM

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

2



BUNGALOW 01 REFLECTED CEILING PLAN

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

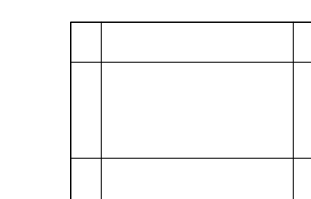
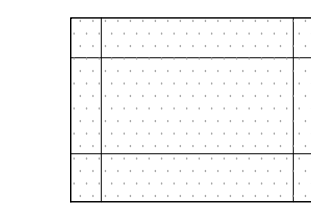
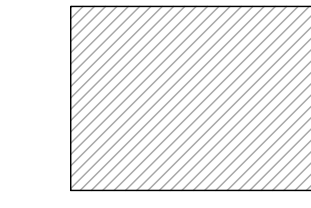

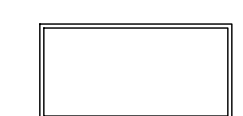
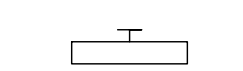




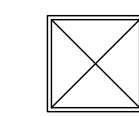


1



LIGHT FIXTURE SCHEDULE												
LAEP CHILDCARE												
ISSUED: 08/08/2022												
ITEM	FIXTURE TYPE	LOCATION	MANUFACTURER	PRODUCT NAME	MODEL #	COLOR/FINISH	DIMENSIONS	COLOR TEMP.	LUMENS	WATTS	BUG	NOTES
COMMON AREA FIXTURES												
L-C01	2x4 LIGHT	TYPICAL CEILING FIXTURE	LITHONIA	BLC CENTER BASKET TROFFER	TBD	WHITE	24"x48"	3000K	TBD	TBD	N/A	
L-C02	VANITY LIGHT	RESTROOM	PROGRESS	CCT SELECTABLE BATH LIGHT	P300239-060-C3	FROSTED ACRYLIC	26" x 6" (APPROX.)	3000K	2124	24	N/A	
L-C03	UNDERCABINET CABINET LIGHT	KITCHEN	BRUCK	wundercab	135546-14-3000K-10-120V-WH	WHITE	16" x 1"	3000K	650	10	N/A	
L-EXIT1	EXIT SIGN	CEILING	LITHONIA	EDG and EDGR	EDG-G/EDGR-G-EL	BRUSHED ALUMINUM	8" x 13"	GREEN	N/A	2.2/4.5	N/A	provide battery back-up; ceiling (recessed) or wall mount, per plans and elevators

* ALL LIGHTS ARE USED FOR BASIS OF DESIGN

LEGEND

-  EXISTING T-BAR CEILING WITH 2'X4' ACOUSTICAL PANELS @ 8'-6" MIN., U.N.O. REPLACE PANELS AS NEEDED.
-  NEW T-BAR CEILING WITH 2'X4' VINYL COATED "WASHABLE" ACOUSTICAL PANELS @ 8'-6" MIN., U.N.O. REPLACE PANELS AS NEEDED.
-  NEW SOFFIT @ 7'-0" MIN., U.N.O.
-  RIGID VERTICAL CEILING STRUT, REFER TO DETAIL 8/A10.01
-  L-C01
NEW 24" X 48" TROFFER
-  L-C02
NEW 36" VANITY LIGHT
-  LC-03
NEW UNDERCABINET LIGHT
-  EXISTING EXTERIOR LIGHTING
-  L-EXIT1
NEW EXIT SIGNAGE (WALL MOUNTED) , SEE ELECTRICAL DWG.
-  NEW CARBON MONOXIDE DETECTOR (CEILING MOUNTED) , SEE ELECTRICAL DWG.
-  2'X2' CEILING SUPPLY DIFFUSER, SEE MECHANICAL PLANS
-  INDICATES FIXED SIDE, REFER TO DETAIL 10/A10.01
-  INDICATES FREE SIDE, REFER TO DETAIL 10/A10.01

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

abode communities architecture

PROJECT:
LAEP EARLY CHILDHOOD CENTER

13928 KORNBLUM AVE.
HAWTHORNE, CA 90250

CLIENT:
Los Angeles Education Partnership

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ARCHITECT:
Abode Communities

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T: 213.629.2702

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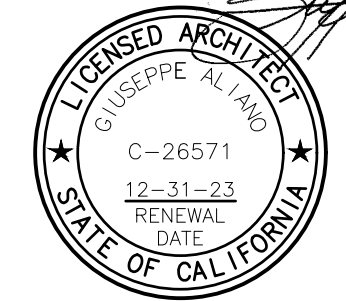
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DSA APPLICATION NUMBER: 03-122151

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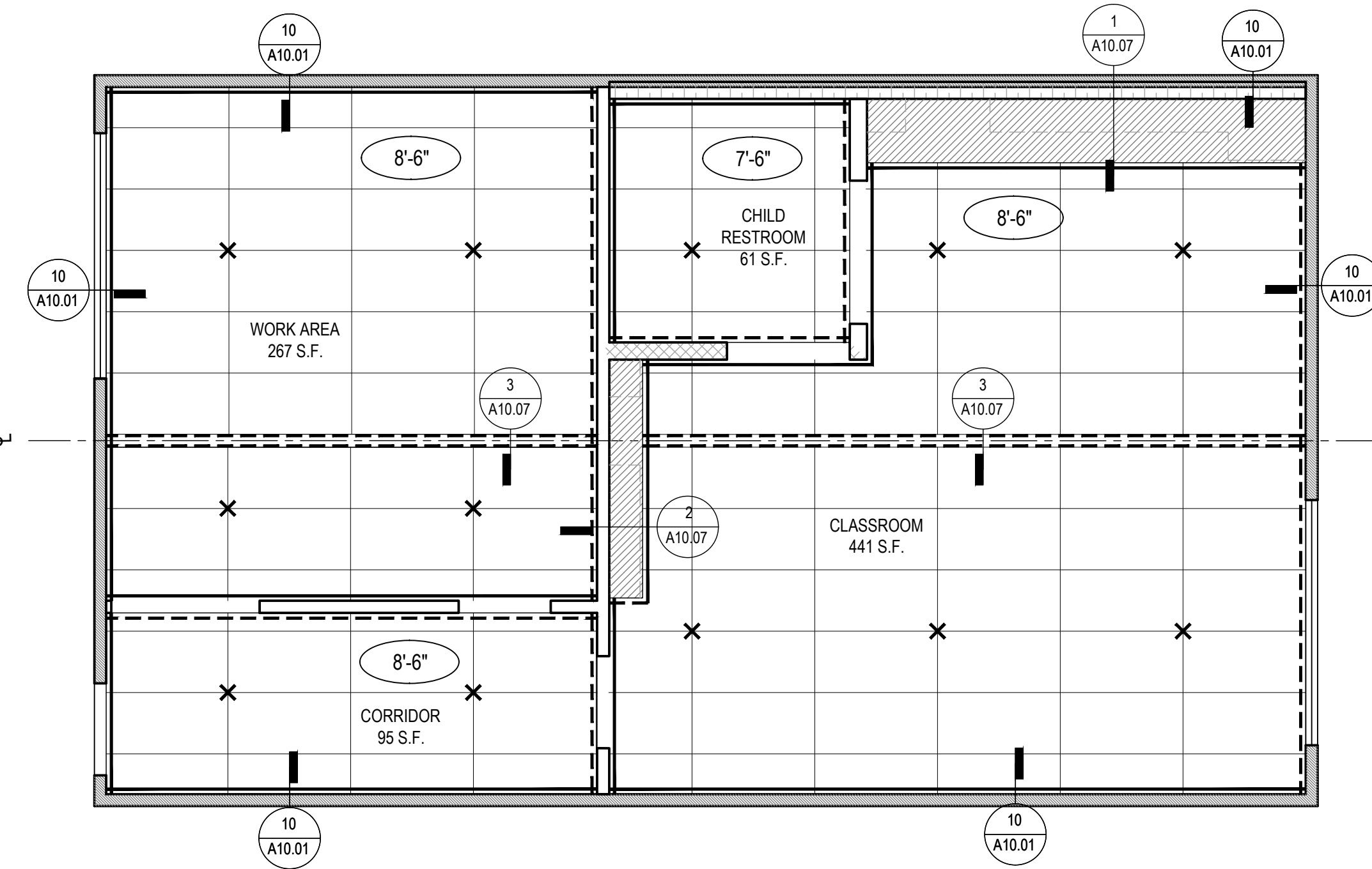
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03.02.22	DSA PROGRESS SET
04.01.22	DSA APPLICATION SET
10.05.22	DSA BACK-CHECK SET
10.24.22	DSA BACK-CHECK SET
11.01.22	DSA BACK-CHECK SET

SHEET NAME:
BUNGALOW 02 REFLECTED CEILING PLAN

SHEET NUMBER:
A6.02

NOTES

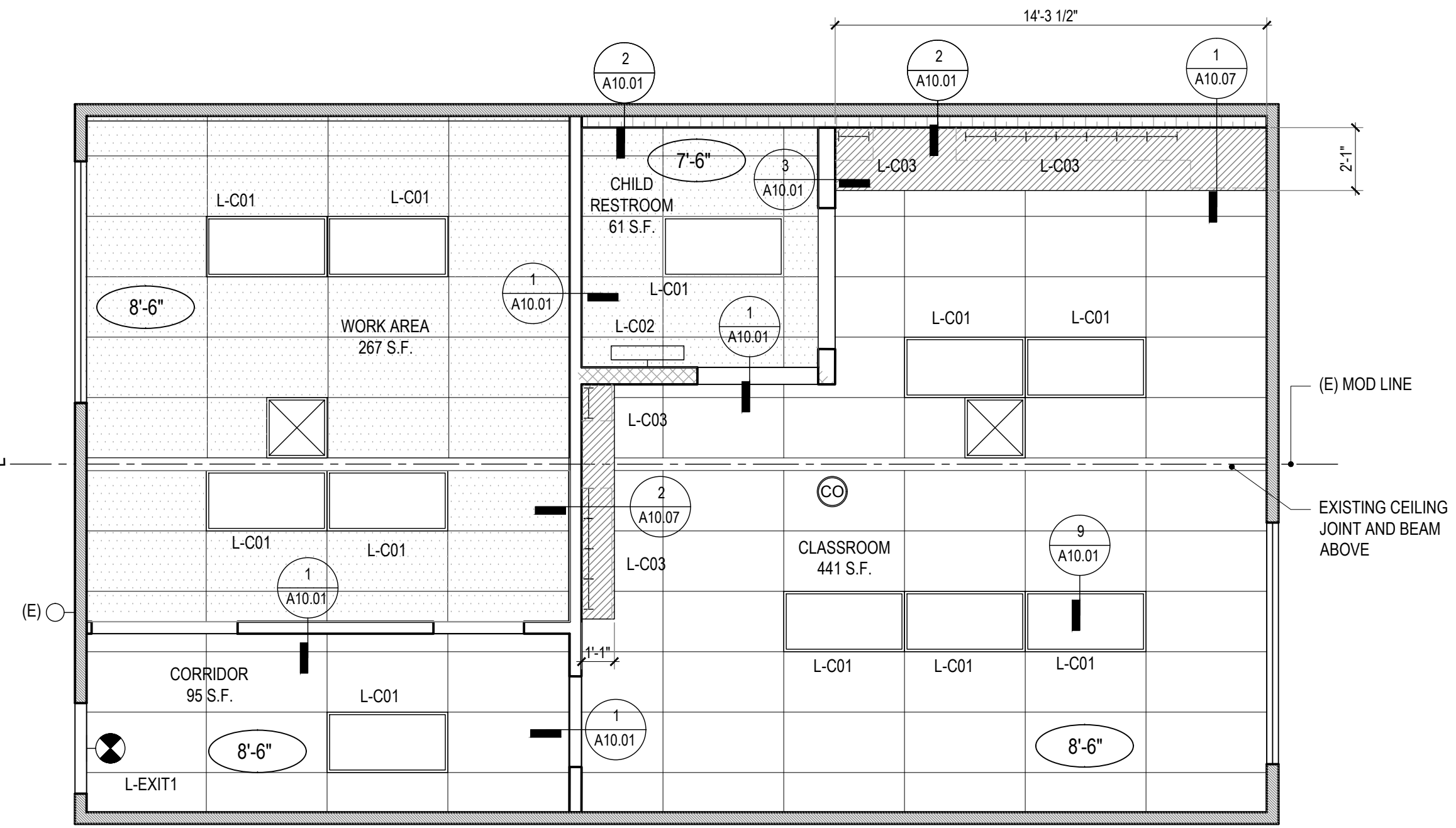
- ALL DIMENSIONS ARE TO CENTERLINE OF ELECTRICAL FIXTURE OR TO FACE OF FINISH MATERIAL UNLESS NOTED OTHERWISE.
- CEILING HEIGHTS, AND LOCATIONS OF CEILING JOINTS AND GRID TO BE VERIFIED IN FIELD.
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- EXIT SIGNS AND DIRECTIONAL SIGNS SHALL HAVE A MINIMUM HEIGHT OF 6" HIGH BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND. SPACING BETWEEN SIGNS SHALL NOT EXCEED 100 FEET.
- REFER TO MECHANICAL PLANS FOR HEATING AND VENTING EQUIPMENT LOCATIONS.
- J-BOX LOCATIONS ABOVE SUSPENDED UP-LIGHTS TO BE COORDINATED WITH FIXTURE CONNECTION TO PROVIDE MINIMAL TRAVEL PATH OF ELECTRICAL WIRE. APPROXIMATE LOCATIONS ARE SHOWN ON REFLECTED CEILING PLANS.



BUNGALOW 02 BRACING DIAGRAM

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

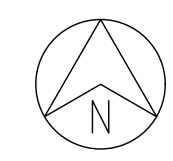
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BUNGALOW 02 REFLECTED CEILING PLAN

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


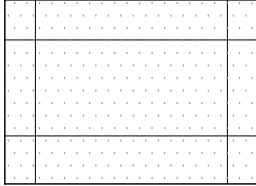
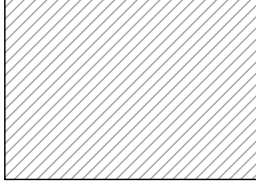


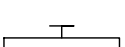






1



LIGHT FIXTURE SCHEDULE												
LAEP CHILDCARE												
ISSUED: 08/08/2022												
FIRM	FIXTURE TYPE	LOCATION	MANUFACTURER	PRODUCT NAME	MODEL #	COLOR/FINISH	DIMENSIONS	COLOR TEMP.	LUMENS	WATTS	BUG	NOTES
COMMON AREA FIXTURES												
L-C01	2x4 LIGHT	TYPICAL CEILING FIXTURE	LITHONIA	BLC CENTER BASKET TROFFER	TBD	WHITE	24"x48"	3500K	TBD	TBD	N/A	
L-C02	VANITY LIGHT	RESTROOM	PROGRESS	CCT SELECTABLE BATH LIGHT	P300229-060-03	FROSTED ACRYLIC	36" x 6" (APPROX.)	3000K	2124	24	N/A	
L-C03	UNDERCABINET LIGHT	KITCHEN	BRUCK	wundercab	138546-16-3000K-120V-WH	WHITE	16" x 1"	3000K	650	10	N/A	
L-EXIT1	EXIT SIGN	CEILING	LITHONIA	EDG and EDGR	EDG-G/EDGR-G-EL	BRUSHED ALUMINUM	8" x 13"	GREEN	N/A	2.2/4.5	N/A	provide battery back-up; ceiling (recessed) or wall mount, per plans and elevators

* ALL LIGHTS ARE USED FOR BASIS OF DESIGN

LEGEND

-  EXISTING T-BAR CEILING WITH 2'X4' ACOUSTICAL PANELS @ 8'-6" MIN., U.N.O. REPLACE PANELS AS NEEDED.
-  NEW T-BAR CEILING WITH 2'X4' VINYL COATED "WASHABLE" ACOUSTICAL PANELS @ 8'-6" MIN., U.N.O. REPLACE PANELS AS NEEDED.
-  NEW SOFFIT @ 7'-0" MIN., U.N.O.
-  RIGID VERTICAL CEILING STRUT, REFER TO DETAIL 8/A10.01
-  L-C01 NEW 24" X 48" TROFFER
-  L-C02 NEW 36" VANITY LIGHT
-  L-C03 NEW UNDERCABINET LIGHT
-  EXISTING EXTERIOR LIGHTING
-  L-EXIT1 NEW EXIT SIGNAGE (WALL MOUNTED), SEE ELECTRICAL DWG.
-  NEW CARBON MONOXIDE DETECTOR (CEILING MOUNTED), SEE ELECTRICAL DWG.
-  2'X2' CEILING SUPPLY DIFFUSER, SEE MECHANICAL PLANS
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NOTES

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abode communities architecture

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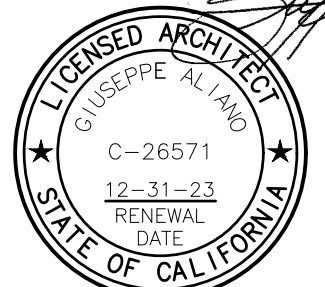
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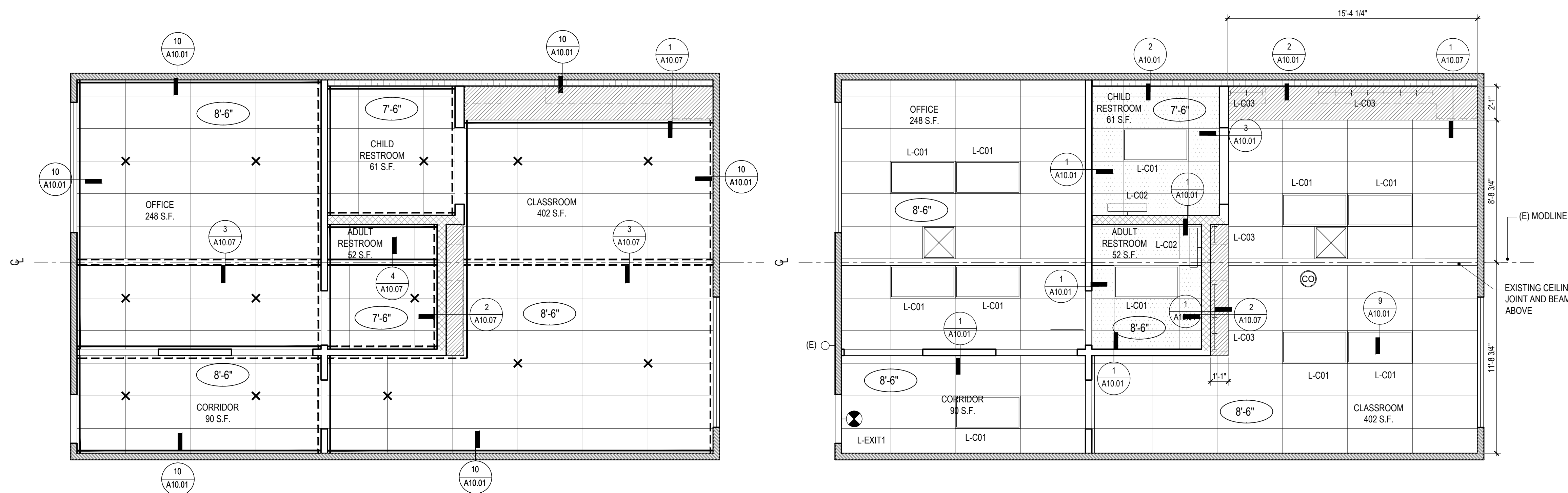
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03.02.22	DSA PROGRESS SET
04.01.22	DSA APPLICATION SET
10.05.22	DSA BACK-CHECK SET
10.24.22	DSA BACK-CHECK SET
11.01.22	DSA BACK-CHECK SET

SHEET NAME:
BUNGALOW 03 REFLECTED CEILING PLAN

SHEET NUMBER:
A6.03



BUNGALOW 03 BRACING DIAGRAM
SCALE: 1/4" = 1'-0"

2

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

1

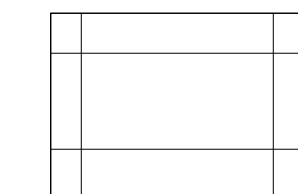
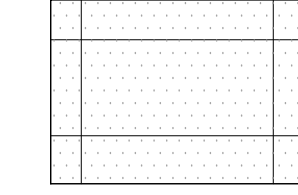
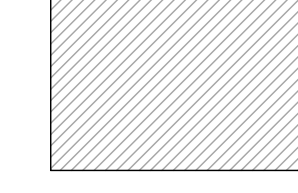


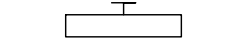




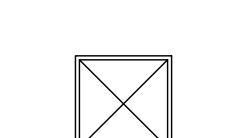



LIGHT FIXTURE SCHEDULE

ITEM	FIXTURE TYPE	LOCATION	MANUFACTURER	PRODUCT NAME	MODEL #	COLOR/FINISH	DIMENSIONS	COLOR TEMP.	LUMENS	WATTS	BID	NOTES
LAEP CHILD CARE												
ISSUED: 08/08/2022												
Abode Communities Architecture												
COMMON AREA FIXTURES												
L-C01	2x4 LGHF	TYPICAL CEILING FIXTURE	LITHONIA	BLC CENTER BASKET TROFFER	TBD	WHITE	24"x48"	3500K	TBD	TBD	N/A	
L-C02	VANITY LIGHT	RESTROOM	PROGRESS	CCT SELECTABLE BATH LIGHT	P300239-040-CS	FROSTED ACRYLIC	24" x 6" (APPROX)	3000K	2124	24	N/A	
L-C03	UNDERCABINET CABINET LIGHT	KITCHEN	BRUCK	w/undercab	138546-1A-3000K-90-120V-WH	WHITE	16" x 1"	3000K	650	10	N/A	
L-EXIT1	EXIT SIGN	CEILING	LITHONIA	EDG and EDGR	EDG-G/EDGR-G-EL	BRUSHED ALUMINUM	8" x 13"	GREEN	N/A	2.2/4.5	N/A	provide battery back-up; ceiling (recessed) or wall mount, per plans and elevations

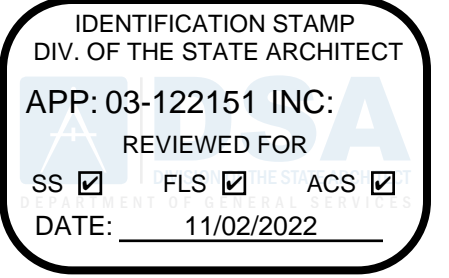
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LEGEND

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NEW 36" VANITY LIGHT
-  L-C03
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-  2'X2' CEILING SUPPLY DIFFUSER, SEE MECHANICAL PLANS
-  INDICATES FIXED SIDE, REFER TO

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5. REFER TO MECHANICAL PLANS FOR HEATING AND VENTING EQUIPMENT LOCATIONS.
6. J-BOX LOCATIONS ABOVE SUSPENDED UP-LIGHTS TO BE COORDINATED WITH FIXTURE CONNECTION TO PROVIDE MINIMAL TRAVEL PATH OF ELECTRICAL WIRE. APPROXIMATE LOCATIONS ARE SHOWN ON REFLECTED CEILING PLANS.



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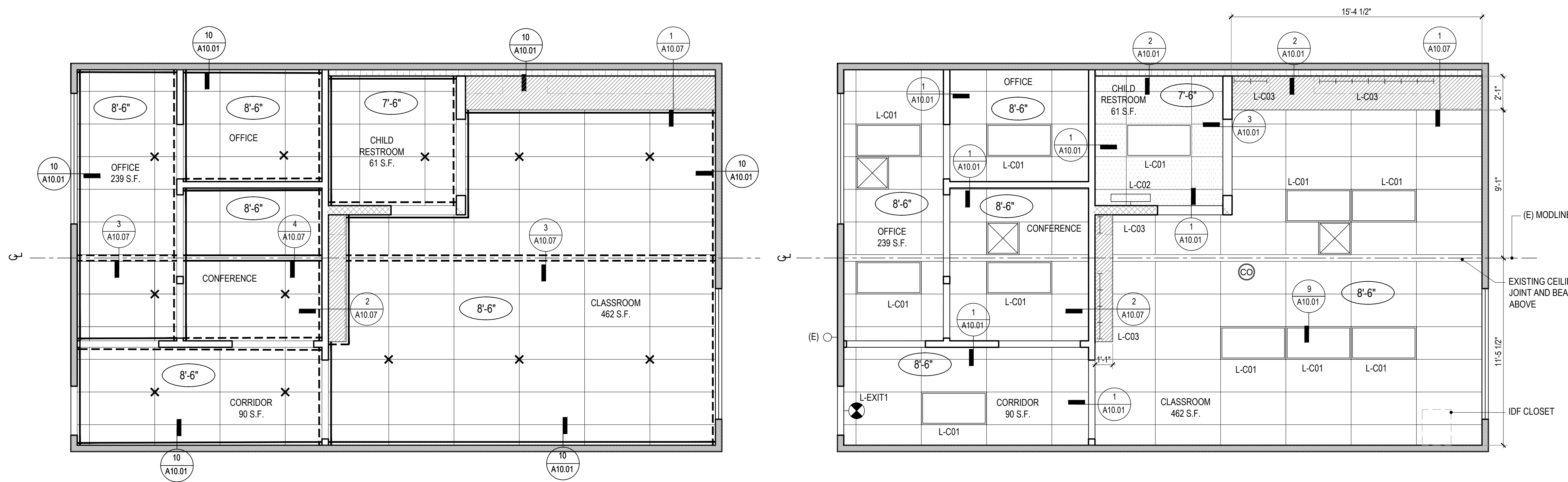
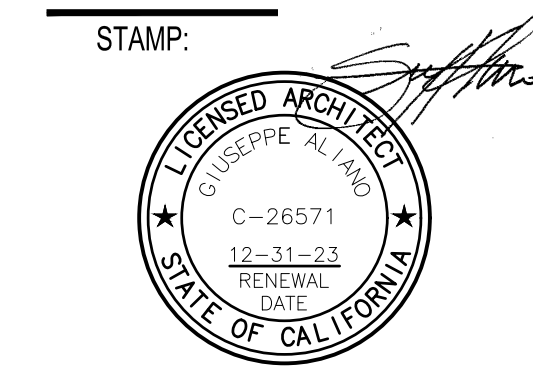
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BUNGLOW 04 BRACING DIAGRAM
SCALE: 1/4" = 1'-0"

2

BUNGLOW 04 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

1



DATE	REV
02.01.22	PROGRESS SET
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10.05.22	DSA BACK-CHECK SET
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11.01.22	DSA BACK-CHECK SET

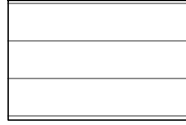
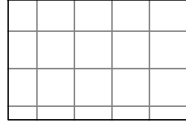

SHEET NAME:
BUNGLOW 04 REFLECTED CEILING PLAN

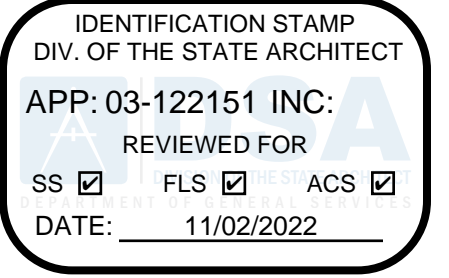
SHEET NUMBER:
A6.04

PROJECT FINISHES TABLE

LAEP CHILDCARE											
ISSUED: 06/08/2022											
Abode Communities Architecture											
	MANUFACTURER	COLOR	CODE	CSI	CHARACTERISTICS	FINISH	MANUFACTURER	COLOR	CODE	CSI	CHARACTERISTICS
P-1	DUNN EDWARDS	WHITE	DEW380	99100	SEMI-GLOSS, WALL COLOR	RF-1	FORBO	TBD	S1910	096517	STRIATO SHEET LINOLEUM
P-2	DUNN EDWARDS	TBD	TBD	99100	COMMON AREA ACCENT	RF-2	FORBO	TBD	S1911	096517	STRIATO SHEET LINOLEUM
P-3	DUNN EDWARDS	TBD	TBD	99100	COMMON AREA ACCENT	RF-3	FORBO	TBD	H5408	096517	STRIATO SHEET LINOLEUM
P-4	DUNN EDWARDS	TBD	TBD	99100	COMMON AREA ACCENT						
P-5	DUNN EDWARDS	TBD	TBD	99100	COMMON AREA ACCENT	BA-1	TBD	TBD	TBD	062023	4" RUBBER BASE
P-6	DUNN EDWARDS	TBD	TBD	99100	COMMON AREA ACCENT						
P-7	DUNN EDWARDS	TBD	TBD	99100	TRIM						
LM-1	WILSONART	TBD	TBD	064023	CABINET LAMINATE (LOWER)						
LM-2	WILSONART	TBD	TBD	066423	CABINET LAMINATE (UPPER)						
CT-1	HI-MACS	TUNDRA QUARTZ (G06G)	TBD	066140	COUNTERTOPS, MATTE FINISH						
FRP-1	MARLITE	SYMMETRIX	TBD	66400	TILE PATTERN, AT RESTROOMS, SINKS						
RS-1	DRAPER	TBD	TBD	122413	ROLLER SHADE (50%)						
RS-1	DRAPER	TBD	TBD	122413	ROLLER SHADE (BLACKOUT)						

LEGEND

-  RF-1
LINOLEUM FLOOR
W/ 6" COVE BASE (RB-1)
SEE FINISH SCHEDULE
-  RF-2
LINOLEUM FLOOR
W/ 6" COVE BASE (RB-1)
SEE FINISH SCHEDULE
-  (E) ELASTOMERIC WALKWAY
(REPAIR AS NEEDED)



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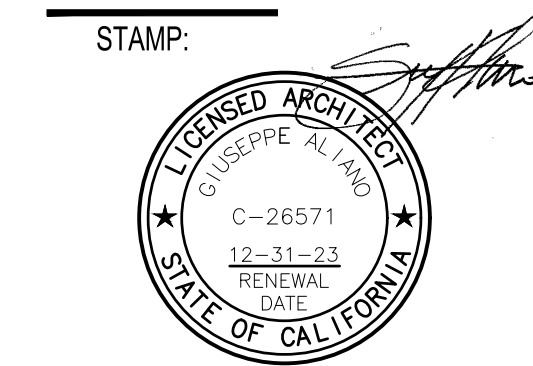
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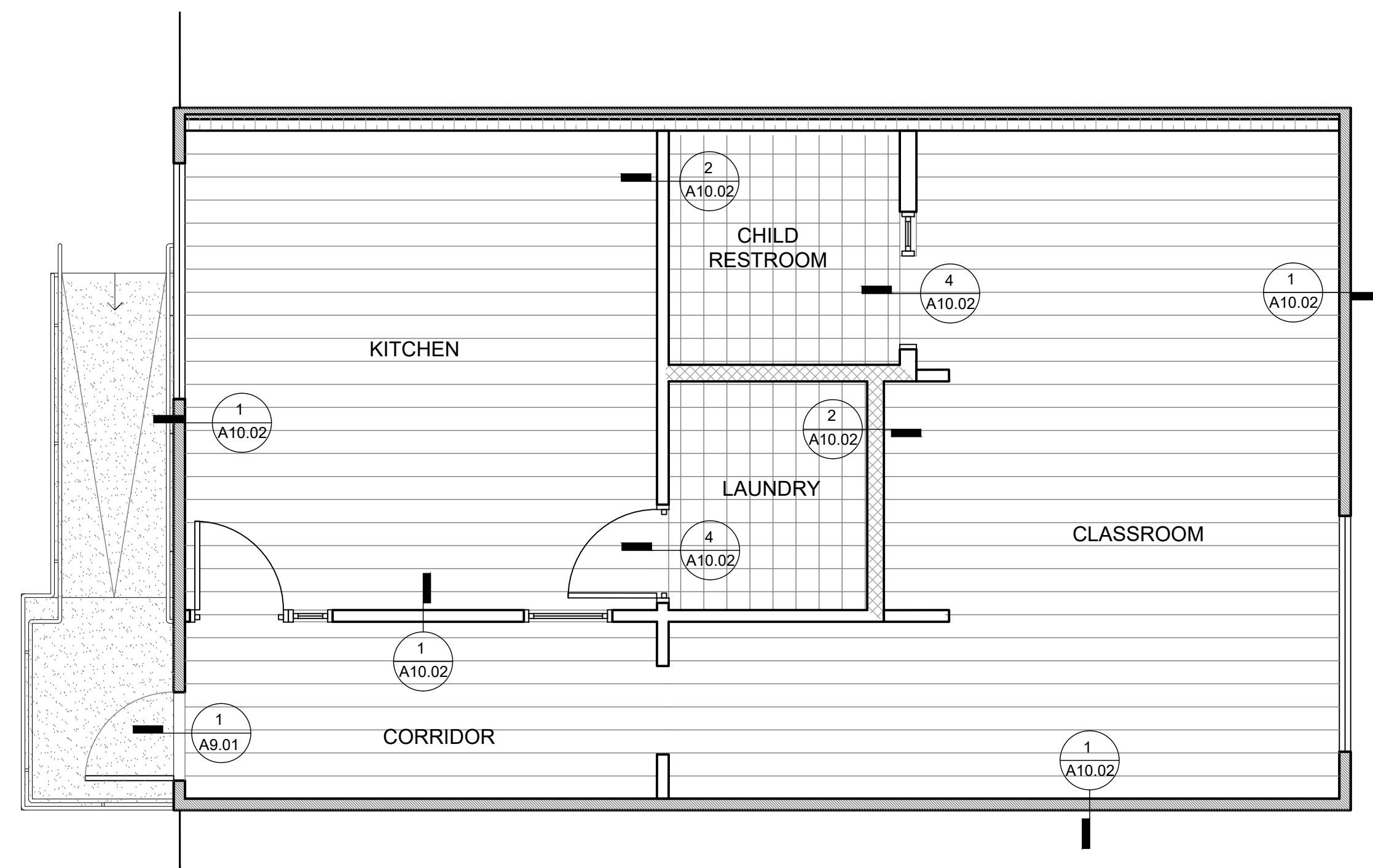
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INTERIOR FINISH NOTES

- PROVIDE PAINT FINISHES IN THE COLORS LISTED ON THE FINISH PLANS AND ELEVATIONS. ALL PAINTS ARE DUNN-EDWARDS UNLESS OTHERWISE NOTED. THIS DOES NOT PRECLUDE THE APPROVAL OF SIMILAR PRODUCTS OF OTHER MANUFACTURERS.
- ALL FLOOR TRANSITIONS BETWEEN CARPET AND V.C.T. SHALL BE MOULDING 710 BY BURKE-MERCER OR EQUAL. COLOR: BLACK (701).
- ALIGN FLOORING TRANSITION STRIP DIRECTLY BENEATH DOOR, WHERE OCCURS.
- NOT USED
- FOR PATTERNS AND ACCENT COLOR APPLICATION, SEE INTERIOR ELEVATIONS & FLOOR FINISH DIAGRAMS.
- FULLY EXTEND RESILIENT FLOORS IN ALL CASEWORK WHERE KNEE ACCESS IS REQUIRED AT CLASSROOMS AND STAFF LOUNGE UNDER SINK AREA AND REFRIGERATOR AREA.
- MANUAL ROLLER SHADES W/ FACIA TO BE CUSTOM SIZED TO MATCH WINDOW OPENING AND SHALL HAVE AN OPERATOR ON EACH SIDE. WHEN MULTIPLE SHADES COVER A LARGE WINDOW OPENING, ALL SHADES IN THE WINDOW OPENING SHALL BE COORDINATED IN ORDER TO OPERATE SIMULTANEOUSLY WITH A SINGLE OPERATOR ON EACH SIDE.
- NOT USED
- NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLE 5.504.4.5.
- THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (5.504.4.5)
- THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO FIELD INSPECTOR FOR VERIFICATION.
- 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
 - VOC emission limits defined in the CHPS High Performance Products Database.
 - Products compliant with the CHPS criteria certified under the Greenguard Children & Schools Program.
 - Certification under the Resilient Floor Covering Institute (RFCI) Floor Score Program.
 - Meet the California Department of Public Health's Specification 01350.



BUNGALOW 01 FINISH PLAN

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

1



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

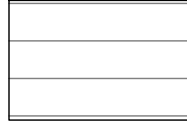
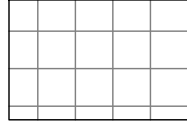

SHEET NAME:
BUNGALOW 01 FINISH PLAN

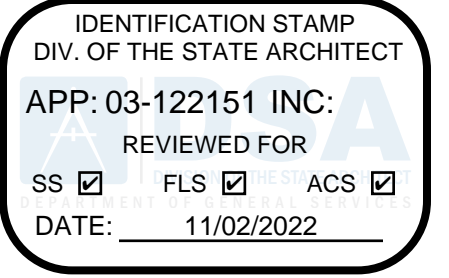
SHEET NUMBER:
A7.01

PROJECT FINISHES TABLE

LAEP CHILDCARE											
ISSUED: 06/08/2022											
Abode Communities Architecture											
	MANUFACTURER	COLOR	CODE	CSI	CHARACTERISTICS	FINISH	MANUFACTURER	COLOR	CODE	CSI	CHARACTERISTICS
P-1	DUNN EDWARDS	WHITE	DEW380	99100	SEMI-GLOSS, WALL COLOR	RF-1	FORBO	TBD	S1910	096517	STRIATO SHEET LINOLEUM
P-2	DUNN EDWARDS	TBD	TBD	99100	COMMON AREA ACCENT	RF-2	FORBO	TBD	S1911	096517	STRIATO SHEET LINOLEUM
P-3	DUNN EDWARDS	TBD	TBD	99100	COMMON AREA ACCENT	RF-3	FORBO	TBD	H5408	096517	STRIATO SHEET LINOLEUM
P-4	DUNN EDWARDS	TBD	TBD	99100	COMMON AREA ACCENT						
P-5	DUNN EDWARDS	TBD	TBD	99100	COMMON AREA ACCENT	BA-1	TBD	TBD	TBD	062023	4" RUBBER BASE
P-6	DUNN EDWARDS	TBD	TBD	99100	COMMON AREA ACCENT						
P-7	DUNN EDWARDS	TBD	TBD	99100	TRIM						
LM-1	WILSONART	TBD	TBD	064023	CABINET LAMINATE (LOWER)						
LM-2	WILSONART	TBD	TBD	066423	CABINET LAMINATE (UPPER)						
CT-1	HI-MACS	TUNDRA QUARTZ (G065)	TBD	066140	COUNTERTOPS, MATTE FINISH						
FRP-1	MARLITE	SYMMETRIX	TBD	66400	TILE PATTERN, AT RESTROOMS, SINKS						
RS-1	DRAPER	TBD	TBD	122413	ROLLER SHADE (50%)						
RS-1	DRAPER	TBD	TBD	122413	ROLLER SHADE (BLACKOUT)						

LEGEND

-  RF-1
LINOLEUM FLOOR
W/ 6" COVE BASE (RB-1)
SEE FINISH SCHEDULE
-  RF-2
LINOLEUM FLOOR
W/ 6" COVE BASE (RB-1)
SEE FINISH SCHEDULE
-  (E) ELASTOMERIC WALKWAY
(REPAIR AS NEEDED)



abode communities architecture

PROJECT:
LAEP EARLY CHILDHOOD CENTER

13928 KORNBLUM AVE.
HAWTHORNE, CA 90250

CLIENT:
Los Angeles Education Partnership
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ARCHITECT:
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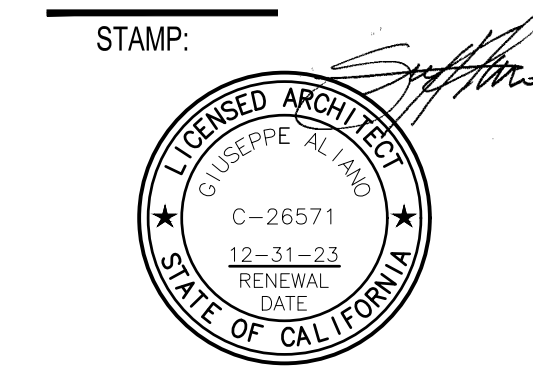
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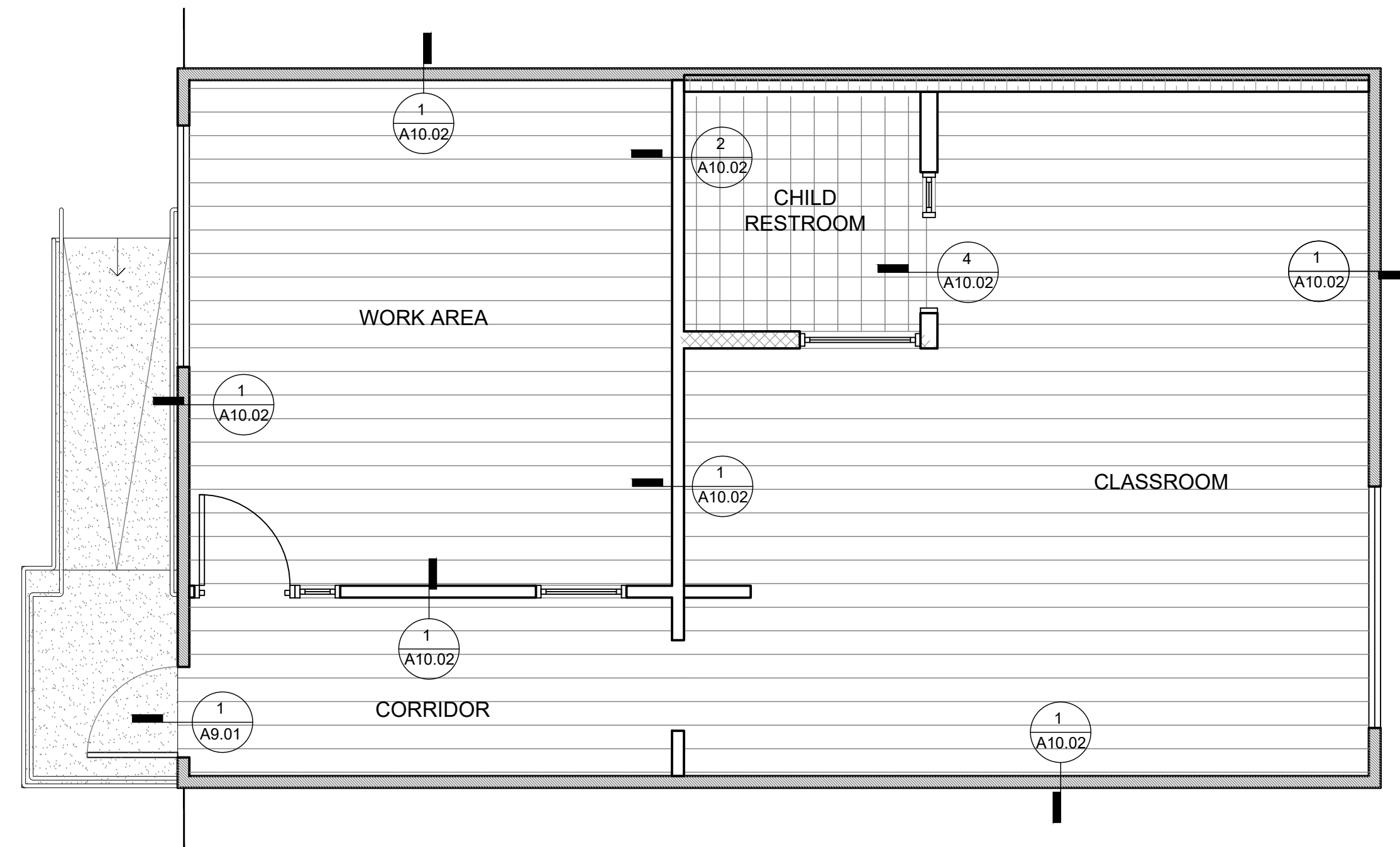
DSA APPLICATION NUMBER: 03-122151

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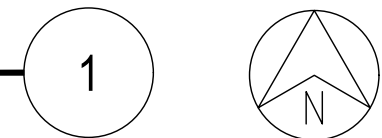
INTERIOR FINISH NOTES

- PROVIDE PAINT FINISHES IN THE COLORS LISTED ON THE FINISH PLANS AND ELEVATIONS. ALL PAINTS ARE DUNN-EDWARDS UNLESS OTHERWISE NOTED. THIS DOES NOT PRECLUDE THE APPROVAL OF SIMILAR PRODUCTS OF OTHER MANUFACTURERS.
- ALL FLOOR TRANSITIONS BETWEEN CARPET AND V.C.T. SHALL BE MOULDING 710 BY BURKE-MERCER OR EQUAL. COLOR: BLACK (701).
- ALIGN FLOORING TRANSITION STRIP DIRECTLY BENEATH DOOR, WHERE OCCURS.
- NOT USED
- FOR PATTERNS AND ACCENT COLOR APPLICATION, SEE INTERIOR ELEVATIONS & FLOOR FINISH DIAGRAMS.
- FULLY EXTEND RESILIENT FLOORS IN ALL CASEWORK WHERE KNEE ACCESS IS REQUIRED AT CLASSROOMS AND STAFF LOUNGE UNDER SINK AREA AND REFRIGERATOR AREA.
- MANUAL ROLLER SHADES W/ FACIA TO BE CUSTOM SIZED TO MATCH WINDOW OPENING AND SHALL HAVE AN OPERATOR ON EACH SIDE. WHEN MULTIPLE SHADES COVER A LARGE WINDOW OPENING, ALL SHADES IN THE WINDOW OPENING SHALL BE COORDINATED IN ORDER TO OPERATE SIMULTANEOUSLY WITH A SINGLE OPERATOR ON EACH SIDE.
- NOT USED
- NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLE 5.504.4.5.
- THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (5.504.4.5)
- THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO FIELD INSPECTOR FOR VERIFICATION.
- 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
 - VOC emission limits defined in the CHPS High Performance Products Database.
 - Products compliant with the CHPS criteria certified under the Greenguard Children & Schools Program.
 - Certification under the Resilient Floor Covering Institute (RFCI) Floor Score Program.
 - Meet the California Department of Public Health's Specification 01350.



BUNGALOW 02 FINISH PLAN

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



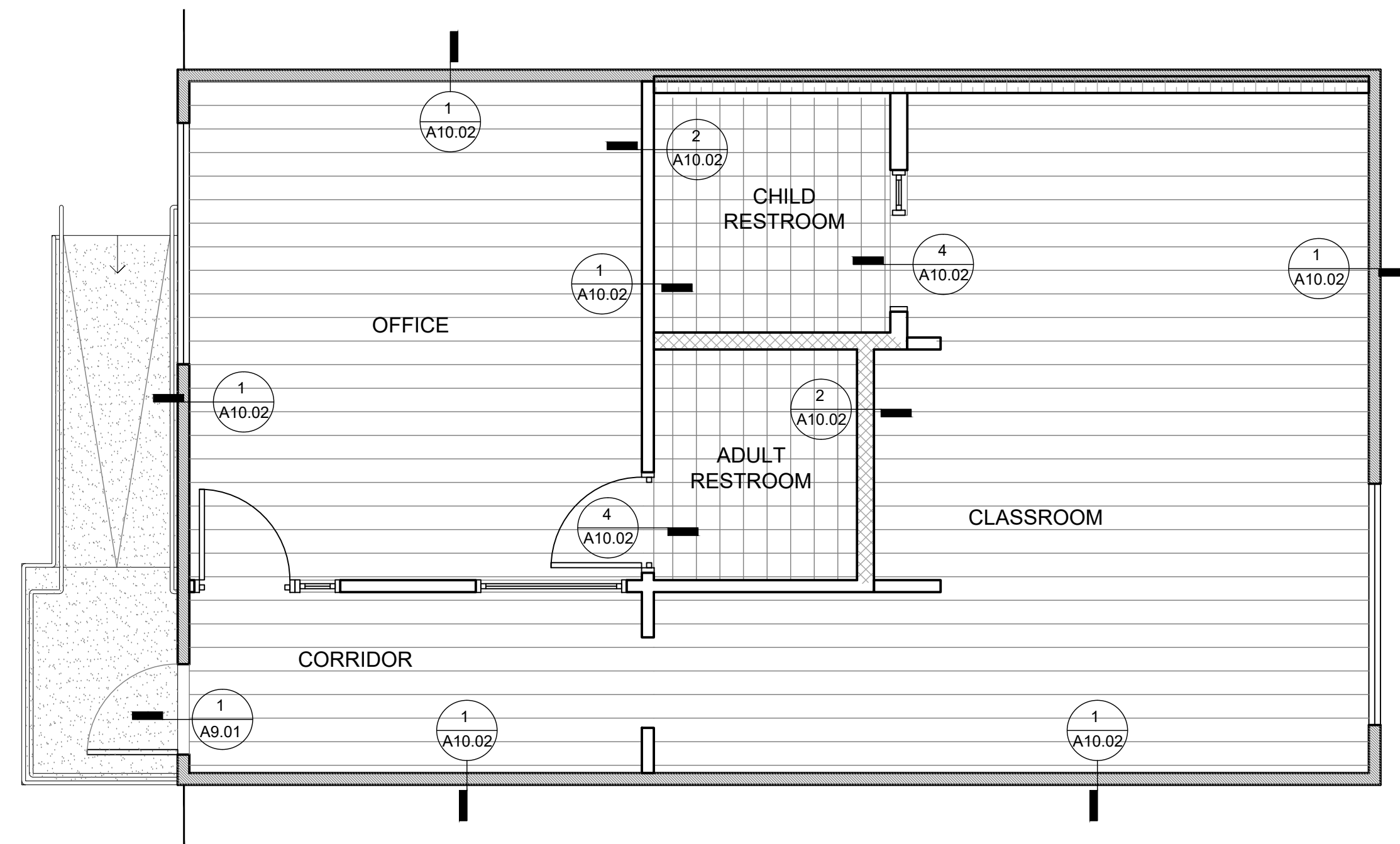
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03.02.22	DSA PROGRESS SET
04.01.22	DSA APPLICATION SET
10.05.22	DSA BACK-CHECK SET
10.24.22	DSA BACK-CHECK SET
11.01.22	DSA BACK-CHECK SET

SHEET NAME:
BUNGALOW 02 FINISH PLAN

SHEET NUMBER:
A7.02

PROJECT FINISHES TABLE

LAEP CHILDCARE											Abode Communities Architecture										
ISSUED: 06/08/2022																					
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P-1	DUNN EDWARDS	WHITE	DEW380	99100	SEMI-GLOSS, WALL COLOR	RF-1	FORBO	TBD	S1910	096517	STRATO SHEET LINOLEUM										
P-2	DUNN EDWARDS	TBD	TBD	99100	COMMON AREA ACCENT	RF-2	FORBO	TBD	S1911	096517	STRATO SHEET LINOLEUM										
P-3	DUNN EDWARDS	TBD	TBD	99100	COMMON AREA ACCENT	RF-3	FORBO	TBD	H5408	096517	STRATO SHEET LINOLEUM										
P-4	DUNN EDWARDS	TBD	TBD	99100	COMMON AREA ACCENT																
P-5	DUNN EDWARDS	TBD	TBD	99100	COMMON AREA ACCENT	BA-1	TBD	TBD	TBD	062023	4" RUBBER BASE										
P-6	DUNN EDWARDS	TBD	TBD	99100	COMMON AREA ACCENT																
P-7	DUNN EDWARDS	TBD	TBD	99100	TRIM																
LM-1	WILSONART	TBD	TBD	064023	CABINET LAMINATE (LOWER)																
LM-2	WILSONART	TBD	TBD	066423	CABINET LAMINATE (UPPER)																
CT-1	HI-MACS	TUNDRA QUARTZ (G065)	TBD	066140	COUNTERTOPS, MATTE FINISH																
FRP-1	MARLITE	SYMMETRIX	TBD	66400	TILE PATTERN, AT RESTROOMS, SINKS																
RS-1	DRAPER	TBD	TBD	122413	ROLLER SHADE (50%)																
RS-1	DRAPER	TBD	TBD	122413	ROLLER SHADE (BLACKOUT)																



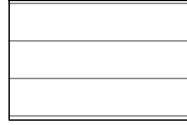
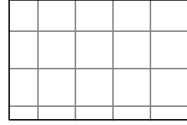

BUNGALOW 03 FINISH PLAN

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

1



LEGEND

-  RF-1
LINOLEUM FLOOR
W/ 6" COVE BASE (RB-1)
SEE FINISH SCHEDULE
-  RF-2
LINOLEUM FLOOR
W/ 6" COVE BASE (RB-1)
SEE FINISH SCHEDULE
-  (E) ELASTOMERIC WALKWAY
(REPAIR AS NEEDED)

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

**abode
communities
architecture**

PROJECT:
**LAEP EARLY
CHILDHOOD CENTER**

13928 KORNBLUM AVE.
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CLIENT:
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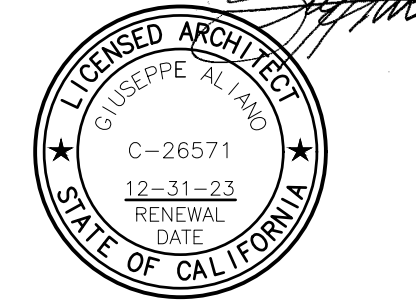
STRUCTURAL
Breen Engineering
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T: 310.464.8404

INTERIOR FINISH NOTES

1. PROVIDE PAINT FINISHES IN THE COLORS LISTED ON THE FINISH PLANS AND ELEVATIONS. ALL PAINTS ARE DUNN-EDWARDS UNLESS OTHERWISE NOTED. THIS DOES NOT PRECLUDE THE APPROVAL OF SIMILAR PRODUCTS OF OTHER MANUFACTURERS.
2. ALL FLOOR TRANSITIONS BETWEEN CARPET AND V.C.T. SHALL BE MOULDING 710 BY BURKE-MERCER OR EQUAL. COLOR: BLACK (701).
3. ALIGN FLOORING TRANSITION STRIP DIRECTLY BENEATH DOOR, WHERE OCCURS.
4. NOT USED
5. FOR PATTERNS AND ACCENT COLOR APPLICATION, SEE INTERIOR ELEVATIONS & FLOOR FINISH DIAGRAMS.
6. FULLY EXTEND RESILIENT FLOORS IN ALL CASEWORK WHERE KNEE ACCESS IS REQUIRED AT CLASSROOMS AND STAFF LOUNGE UNDER SINK AREA AND REFRIGERATOR AREA.
7. MANUAL ROLLER SHADES W/ FACIA TO BE CUSTOM SIZED TO MATCH WINDOW OPENING AND SHALL HAVE AN OPERATOR ON EACH SIDE. WHEN MULTIPLE SHADES COVER A LARGE WINDOW OPENING, ALL SHADES IN THE WINDOW OPENING SHALL BE COORDINATED IN ORDER TO OPERATE SIMULTANEOUSLY WITH A SINGLE OPERATOR ON EACH SIDE.
8. NOT USED
9. NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLE 5.504.4.5.
10. THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (5.504.4.5)
11. THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO FIELD INSPECTOR FOR VERIFICATION.
12. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
 - 12.1.1. VOC emission limits defined in the CHPS High Performance Products Database.
 - 12.1.2. Products compliant with the CHPS criteria certified under the Greenguard Children & Schools Program.
 - 12.1.3. Certification under the Resilient Floor Covering Institute (RFCI) Floor Score Program.
 - 12.1.4. Meet the California Department of Public Health's Specification 01350.

DSA APPLICATION NUMBER: 03-122151

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11.01.22	DSA BACK-CHECK SET

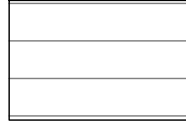
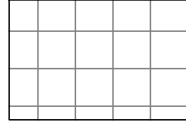

SHEET NAME:
**BUNGALOW 03
FINISH PLAN**

SHEET NUMBER:
A7.03

PROJECT FINISHES TABLE

LAEP CHILDCARE											Abode Communities Architecture										
ISSUED: 08/08/2022																					
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P-1	DUNN EDWARDS	WHITE	DEW390	99100	SEMI-GLOSS, WALL COLOR	RF-1	FORBO	TBD	S1910	096517	STRATO SHEET LINOLEUM										
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P-7	DUNN EDWARDS	TBD	TBD	99100	TRIM																
LM-1	WILSONART	TBD	TBD	064023	CABINET LAMINATE (LOWER)																
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LEGEND

-  RF-1
LINOLEUM FLOOR
W/ 6" COVE BASE (RB-1)
SEE FINISH SCHEDULE
-  RF-2
LINOLEUM FLOOR
W/ 6" COVE BASE (RB-1)
SEE FINISH SCHEDULE
-  (E) ELASTOMERIC WALKWAY
(REPAIR AS NEEDED)

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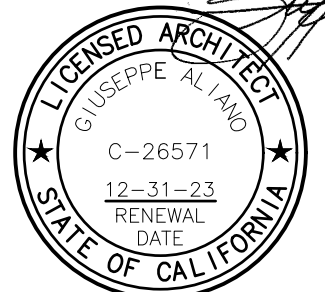
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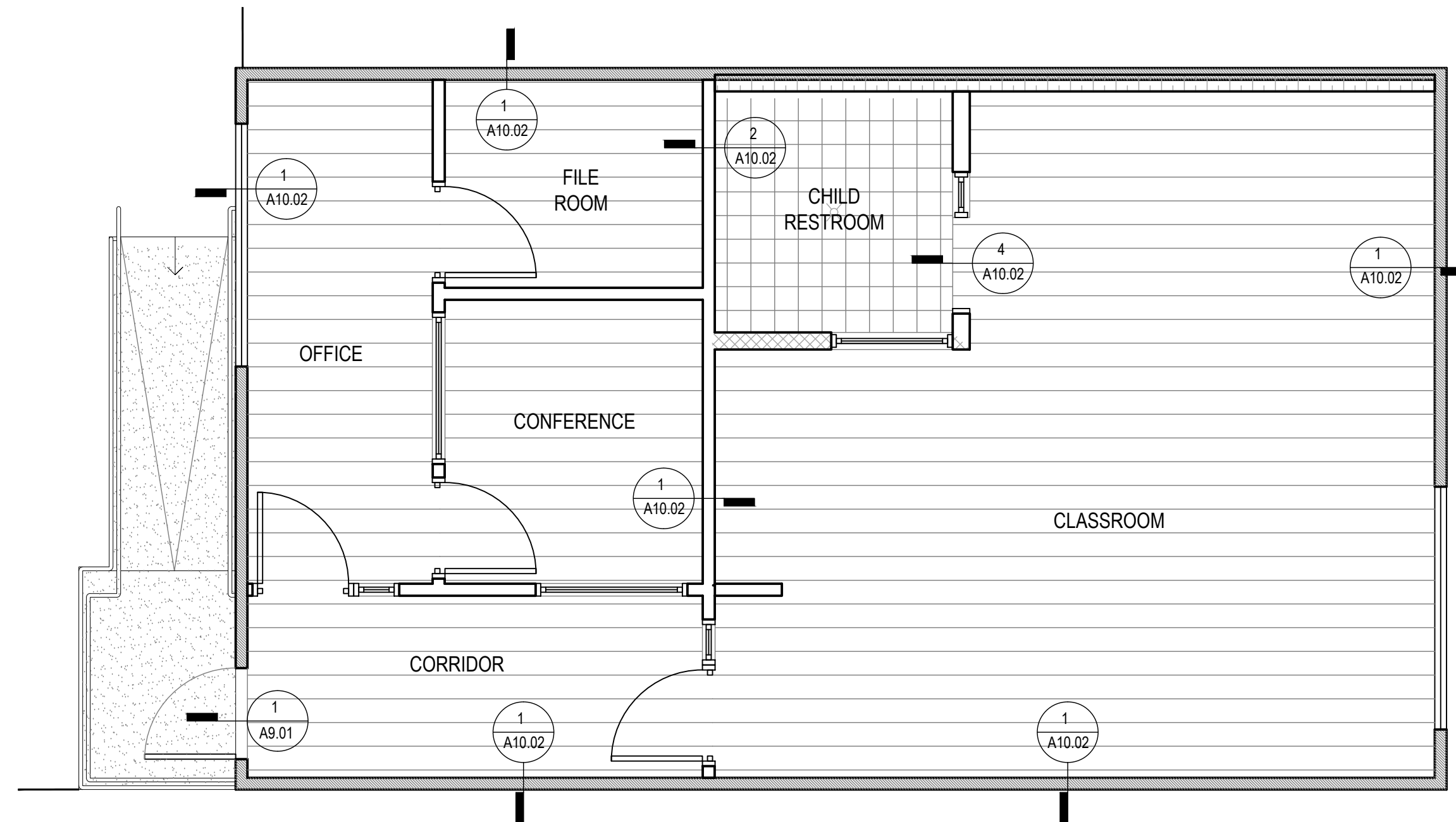
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STAMP:


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 - Products compliant with the CHPS criteria certified under the Greenguard Children & Schools Program.
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 - Meet the California Department of Public Health's Specification 01350.



BUNGALOW 04 FINISH PLAN

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

1



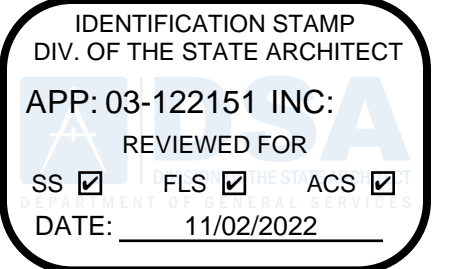
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SHEET NAME:
**BUNGALOW 04
FINISH PLAN**

SHEET NUMBER:
A7.04

LEGEND

- ⊕ WALL MOUNTED DUPLEX
MOUNT AT 18" A.F.F. U.O.N.
- ⊕GB WALL MOUNTED DUPLEX FOR GARBAGE DISPOSAL
- ⊕DW WALL MOUNTED DUPLEX FOR DISHWASHER, WASHER,
AND DRYER
- ⊕ WALL MOUNTED QUADPLEX
MOUNT AT 18" A.F.F. U.O.N.
- ◀ WALL MOUNTED TELEPHONE/DATA RECEPTACLE,
MOUNT AT 18" A.F.F.
- ⊕ WALL MOUNTED J-BOX FOR RESTROOM WALL SCONCE
- ⊏ UNDERCABINET LIGHTING, SEE LIGHT FIXTURE
SCHEDULE



**abode
communities
architecture**

PROJECT:
**LAEP EARLY
CHILDHOOD CENTER**

13928 KORNBLUM AVE.
HAWTHORNE, CA 90250

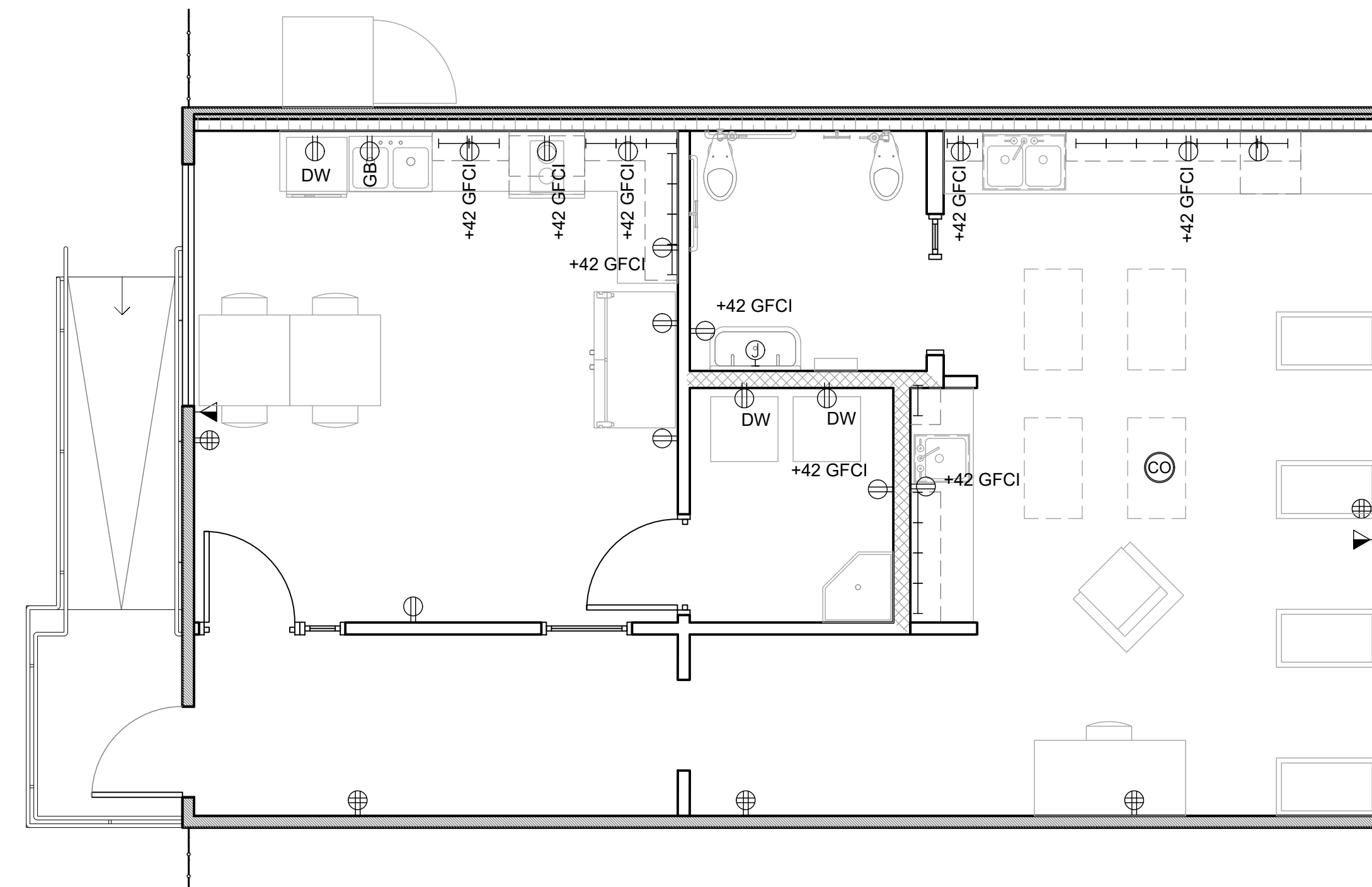
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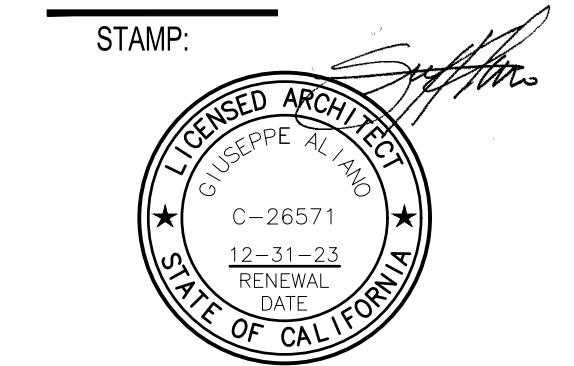


NOTES

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DSA APPLICATION NUMBER: 03-122151

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10.05.22	DSA BACK-CHECK SET
10.24.22	DSA BACK-CHECK SET
11.01.22	DSA BACK-CHECK SET

SHEET NAME:
**BUNGALOW 01 POWER
AND COMMUNICATIONS
PLAN**

SHEET NUMBER:
A8.01

BUNGALOW 01 POWER AND COMMUNICATIONS PLAN

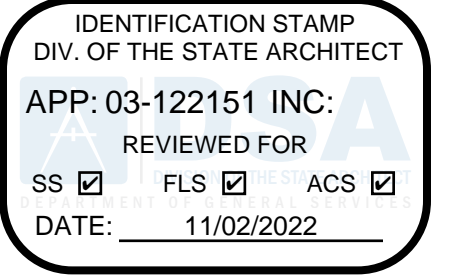
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1



LEGEND

- ⊕ WALL MOUNTED DUPLEX
MOUNT AT 18" A.F.F. U.O.N.
- ⊕GB WALL MOUNTED DUPLEX FOR GARBAGE DISPOSAL
- ⊕DW WALL MOUNTED DUPLEX FOR DISHWASHER, WASHER,
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- ⊏ UNDERCABINET LIGHTING, SEE LIGHT FIXTURE
SCHEDULE



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PROJECT:
**LAEP EARLY
CHILDHOOD CENTER**

13928 KORNBLUM AVE.
HAWTHORNE, CA 90250

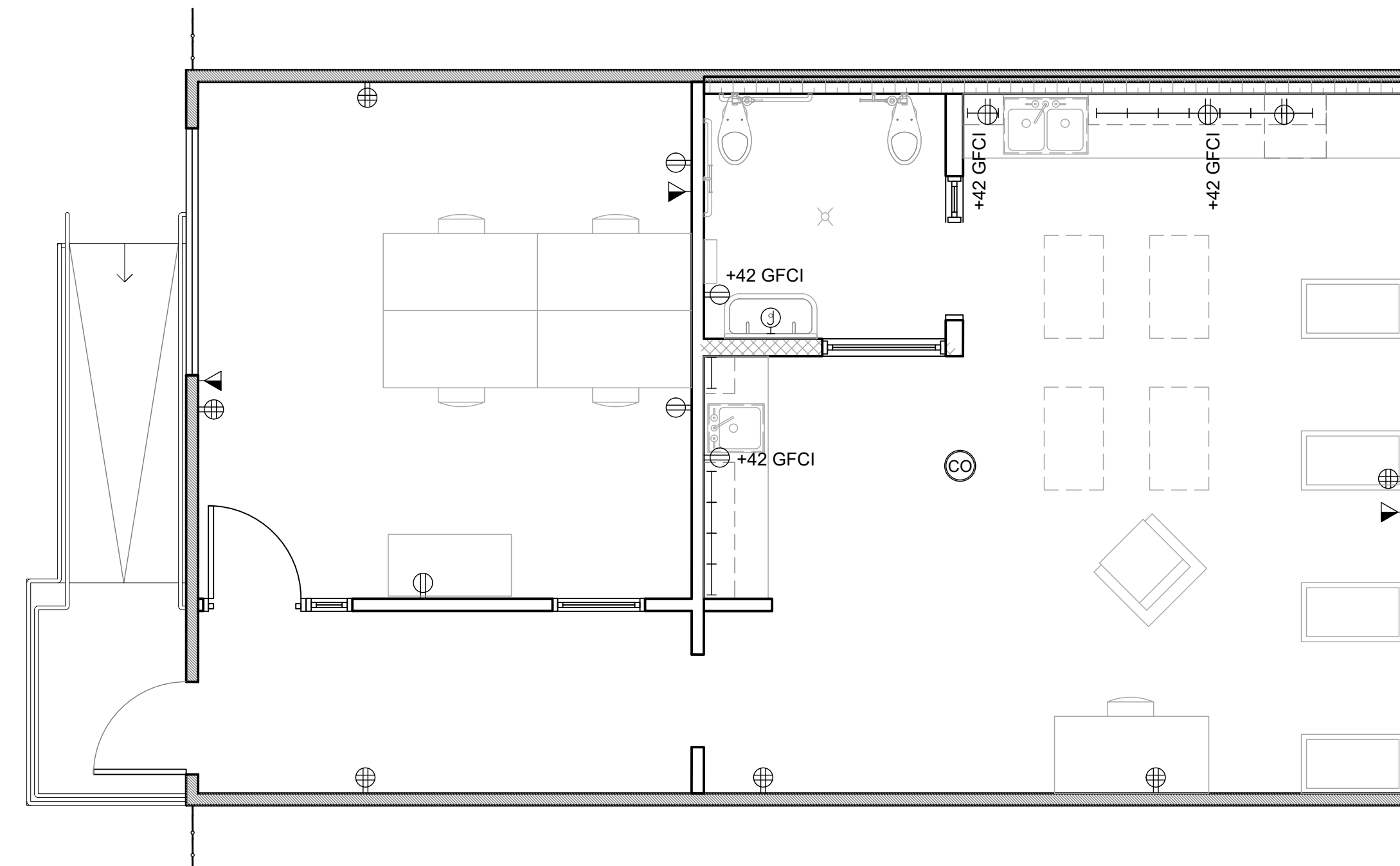
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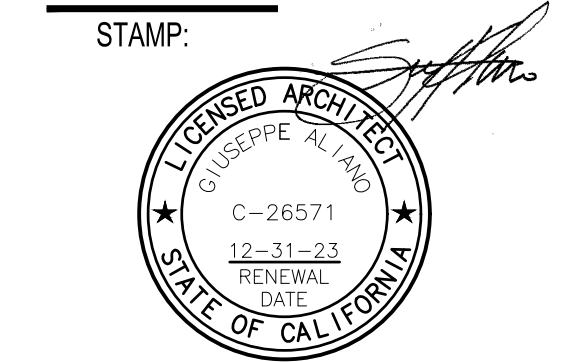


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SHEET NAME:
**BUNGALOW 02 POWER
AND COMMUNICATIONS
PLAN**

SHEET NUMBER:
A8.02

BUNGALOW 02 POWER AND COMMUNICATIONS PLAN

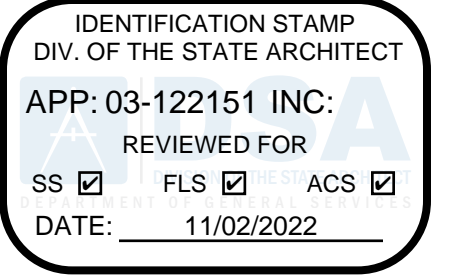
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1



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PROJECT:
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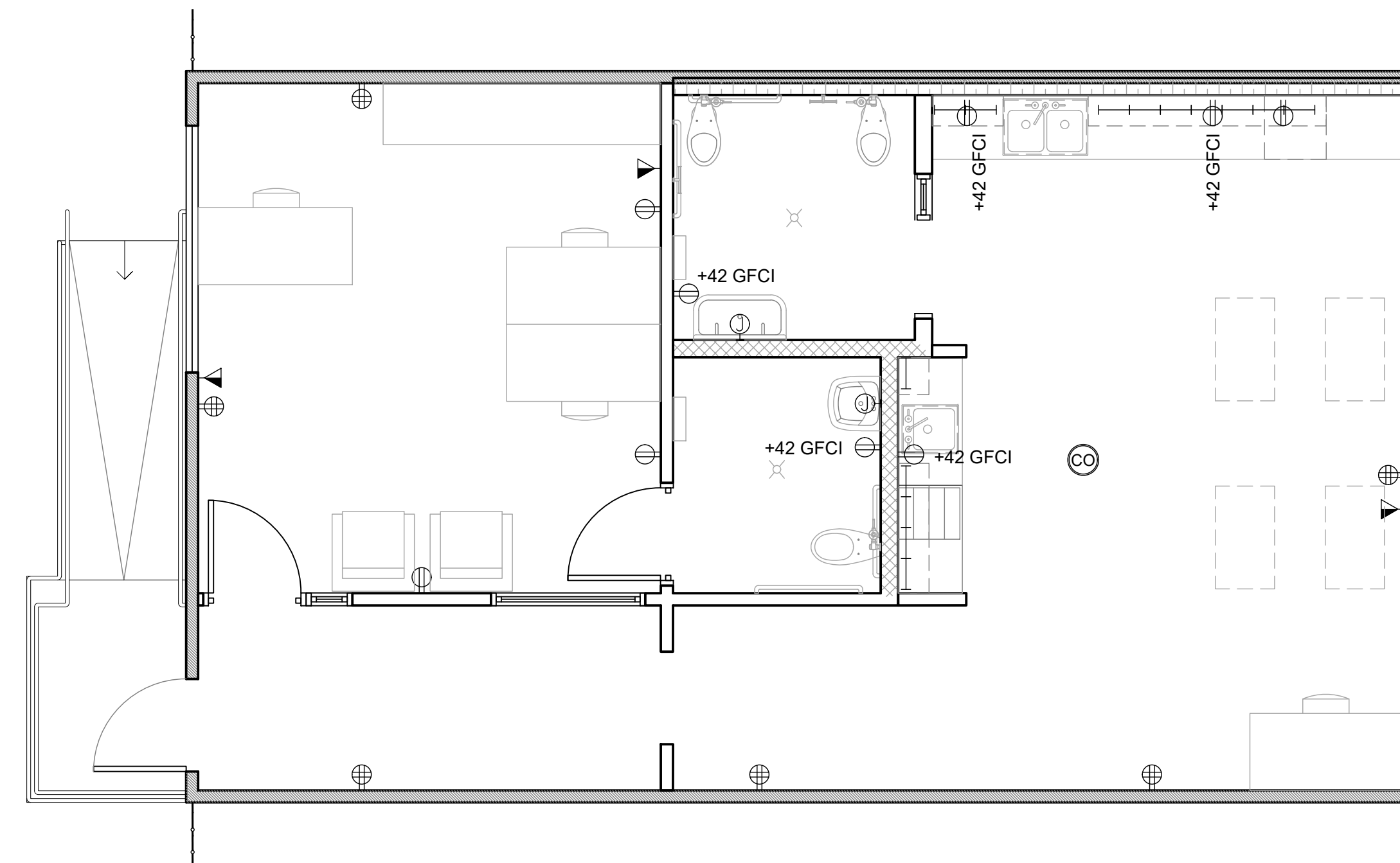
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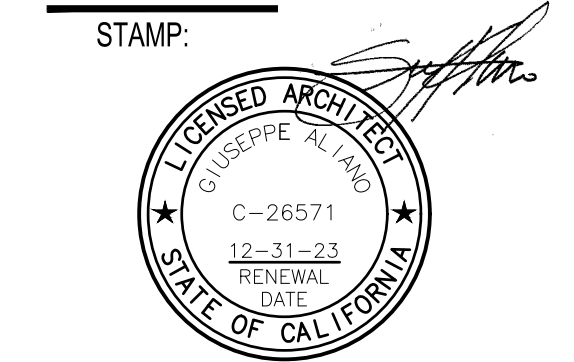


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AND COMMUNICATIONS
PLAN**

SHEET NUMBER:
A8.03

BUNGALOW 03 POWER AND COMMUNICATIONS PLAN

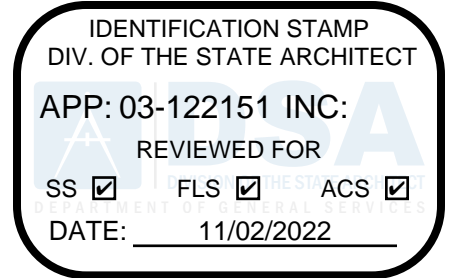
SCALE: 1/4" = 1'-0"

1



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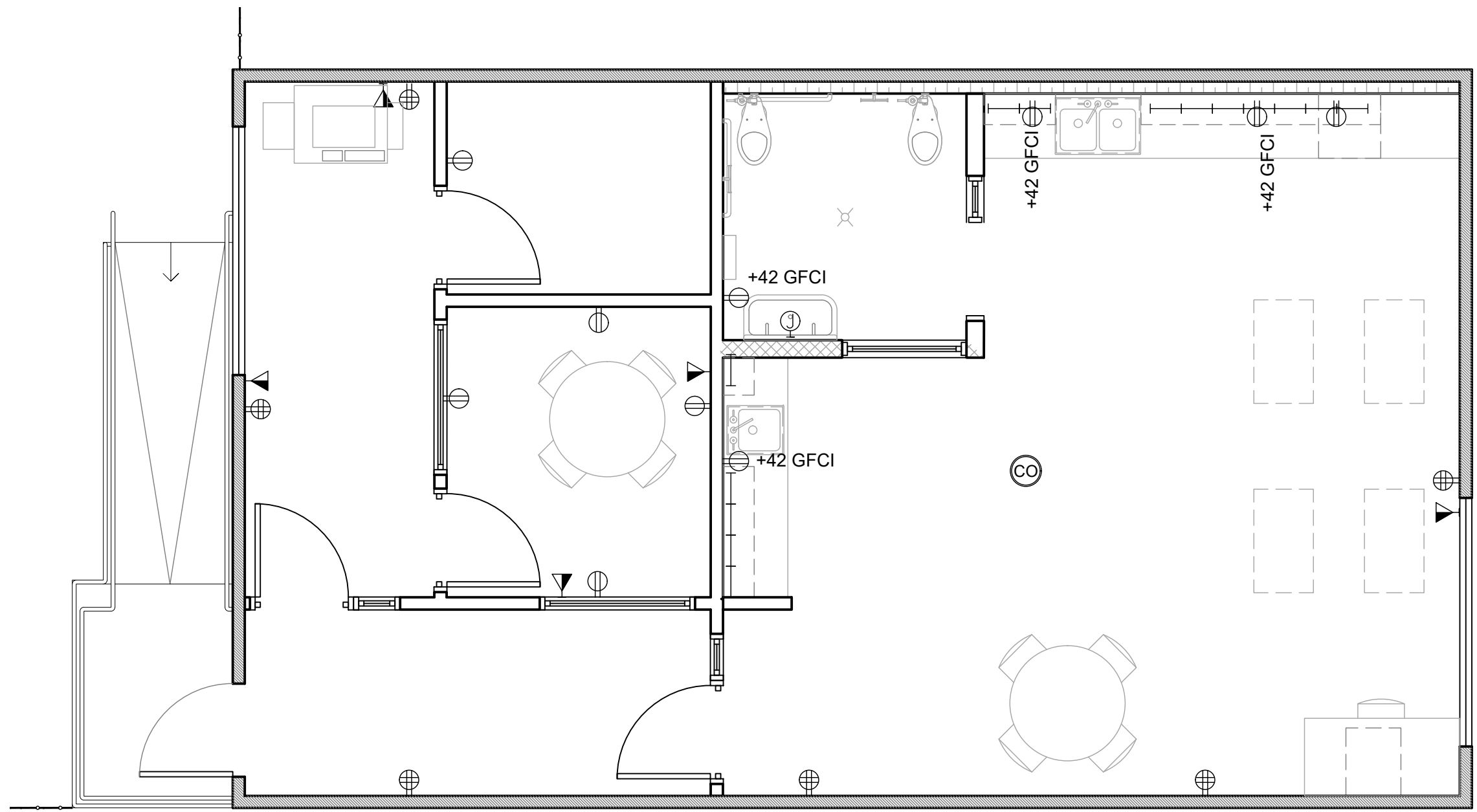
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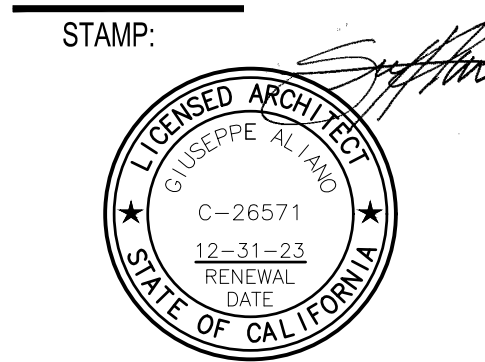


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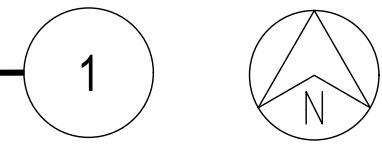
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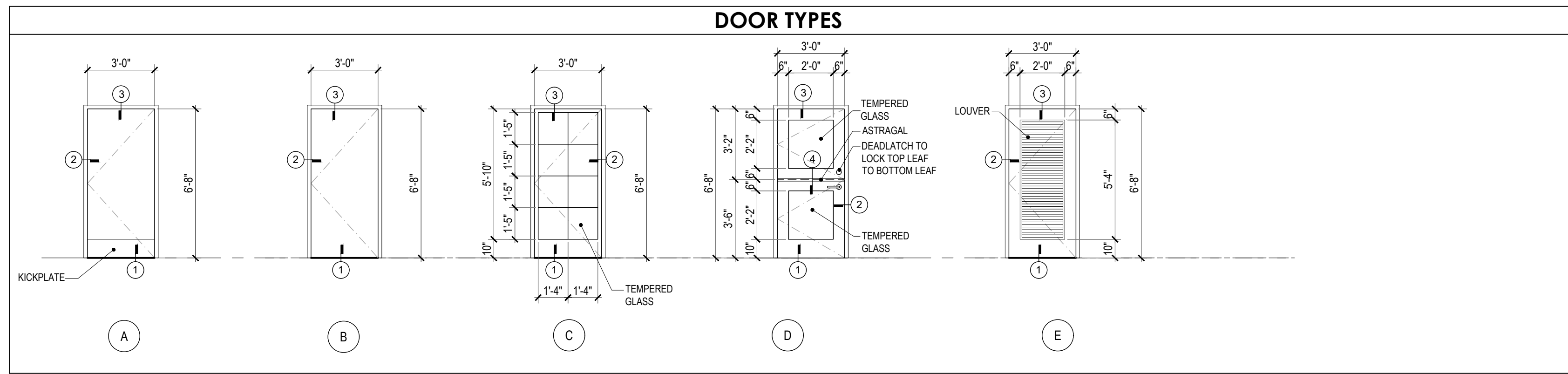
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BUNGALOW 04 POWER AND COMMUNICATIONS PLAN
SCALE: 1/4" = 1'-0"



SHEET NAME:
**BUNGALOW 04 POWER
AND COMMUNICATIONS
PLAN**

SHEET NUMBER:
A8.04

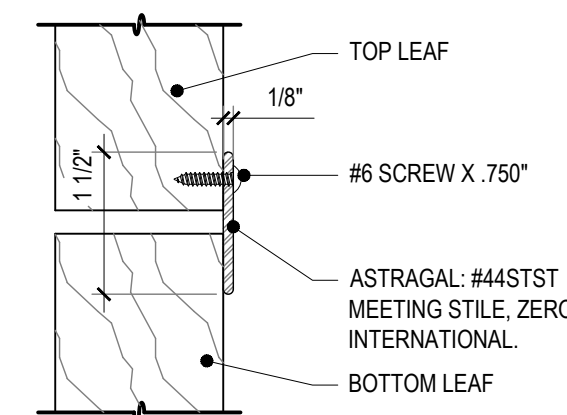


DOOR SCHEDULE

MARK	TYPE	ROOM	DOOR								FRAME			HARDWARE NO.	REMARKS		
			SIZE			CORE	MATERIAL	FIRE RATING	MFG.	MODEL	MATERIAL	FIRE RATING	DETAIL				
			WD	HGT	THK								HEAD			JAMB	SILL
01	A	ENTRY	3'-0"	6'-8"	1-3/4"	SOLID CORE	FIBERGLASS	-	EXISTING	METAL	EQUAL TO DOOR	3/A9.01	2/A9.01	1/A9.01	1	EXISTING, PROVIDE KICK PLATE. NO THUMB-TURN LOCKS PERMITTED	
02	E	LAUNDRY	3'-0"	6'-8"	1-3/4"	SOLID CORE	LAMINATED WOOD	-	T.M. COBB OR EQ	METAL	EQUAL TO DOOR	3/A9.01	2/A9.01	-	4	NEW, PROVIDE KICK PLATE. NO THUMB-TURN LOCKS PERMITTED	
03	C	KITCHEN	3'-0"	6'-8"	1-3/4"	SOLID CORE	LAMINATED WOOD	-	T.M. COBB OR EQ	METAL	EQUAL TO DOOR	3/A9.01	2/A9.01	-	2	NEW, PROVIDE KICK PLATE. NO THUMB-TURN LOCKS PERMITTED	
04	A	ENTRY	3'-0"	6'-8"	1-3/4"	SOLID CORE	FIBERGLASS	-	EXISTING	METAL	EQUAL TO DOOR	3/A9.01	2/A9.01	1/A9.01	1	EXISTING, PROVIDE KICK PLATE. NO THUMB-TURN LOCKS PERMITTED	
05	C	WORK AREA	3'-0"	6'-8"	1-3/4"	SOLID CORE	LAMINATED WOOD	-	T.M. COBB OR EQ	METAL	EQUAL TO DOOR	3/A9.01	2/A9.01	-	2	NEW, PROVIDE KICK PLATE. NO THUMB-TURN LOCKS PERMITTED	
06	A	ENTRY	3'-0"	6'-8"	1-3/4"	SOLID CORE	FIBERGLASS	-	EXISTING	METAL	EQUAL TO DOOR	3/A9.01	2/A9.01	1/A9.01	1	EXISTING, PROVIDE KICK PLATE. NO THUMB-TURN LOCKS PERMITTED	
07	C	OFFICE	3'-0"	6'-8"	1-3/4"	SOLID CORE	LAMINATED WOOD	-	T.M. COBB OR EQ	METAL	EQUAL TO DOOR	3/A9.01	2/A9.01	-	2	NEW, PROVIDE KICK PLATE. NO THUMB-TURN LOCKS PERMITTED	
08	B	ADULT RESTROOM	3'-0"	6'-8"	1-3/4"	SOLID CORE	LAMINATED WOOD	-	T.M. COBB OR EQ	METAL	EQUAL TO DOOR	3/A9.01	2/A9.01	-	2	NEW, PROVIDE KICK PLATE. NO THUMB-TURN LOCKS PERMITTED	
09	A	ENTRY	3'-0"	6'-8"	1-3/4"	SOLID CORE	FIBERGLASS	-	EXISTING	METAL	EQUAL TO DOOR	3/A9.01	2/A9.01	1/A9.01	1	EXISTING, PROVIDE KICK PLATE. NO THUMB-TURN LOCKS PERMITTED	
10	C	OFFICE	3'-0"	6'-8"	1-3/4"	SOLID CORE	LAMINATED WOOD	-	T.M. COBB OR EQ	METAL	EQUAL TO DOOR	3/A9.01	2/A9.01	-	2	NEW, PROVIDE KICK PLATE. NO THUMB-TURN LOCKS PERMITTED	
11	B	CONFERENCE ROOM	3'-0"	6'-8"	1-3/4"	SOLID CORE	LAMINATED WOOD	-	T.M. COBB OR EQ	METAL	EQUAL TO DOOR	3/A9.01	2/A9.01	-	2	NEW, PROVIDE KICK PLATE. NO THUMB-TURN LOCKS PERMITTED	
12	B	FILE ROOM	3'-0"	6'-8"	1-3/4"	SOLID CORE	LAMINATED WOOD	-	T.M. COBB OR EQ	METAL	EQUAL TO DOOR	3/A9.01	2/A9.01	-	4	NEW, PROVIDE KICK PLATE. NO THUMB-TURN LOCKS PERMITTED	
13	D	CLASSROOM	3'-0"	6'-8"	1-3/4"	SOLID CORE	LAMINATED WOOD	-	T.M. COBB OR EQ	METAL	EQUAL TO DOOR	3/A9.01	2/A9.01	-	3	NEW, PROVIDE KICK PLATE. NO THUMB-TURN LOCKS PERMITTED	

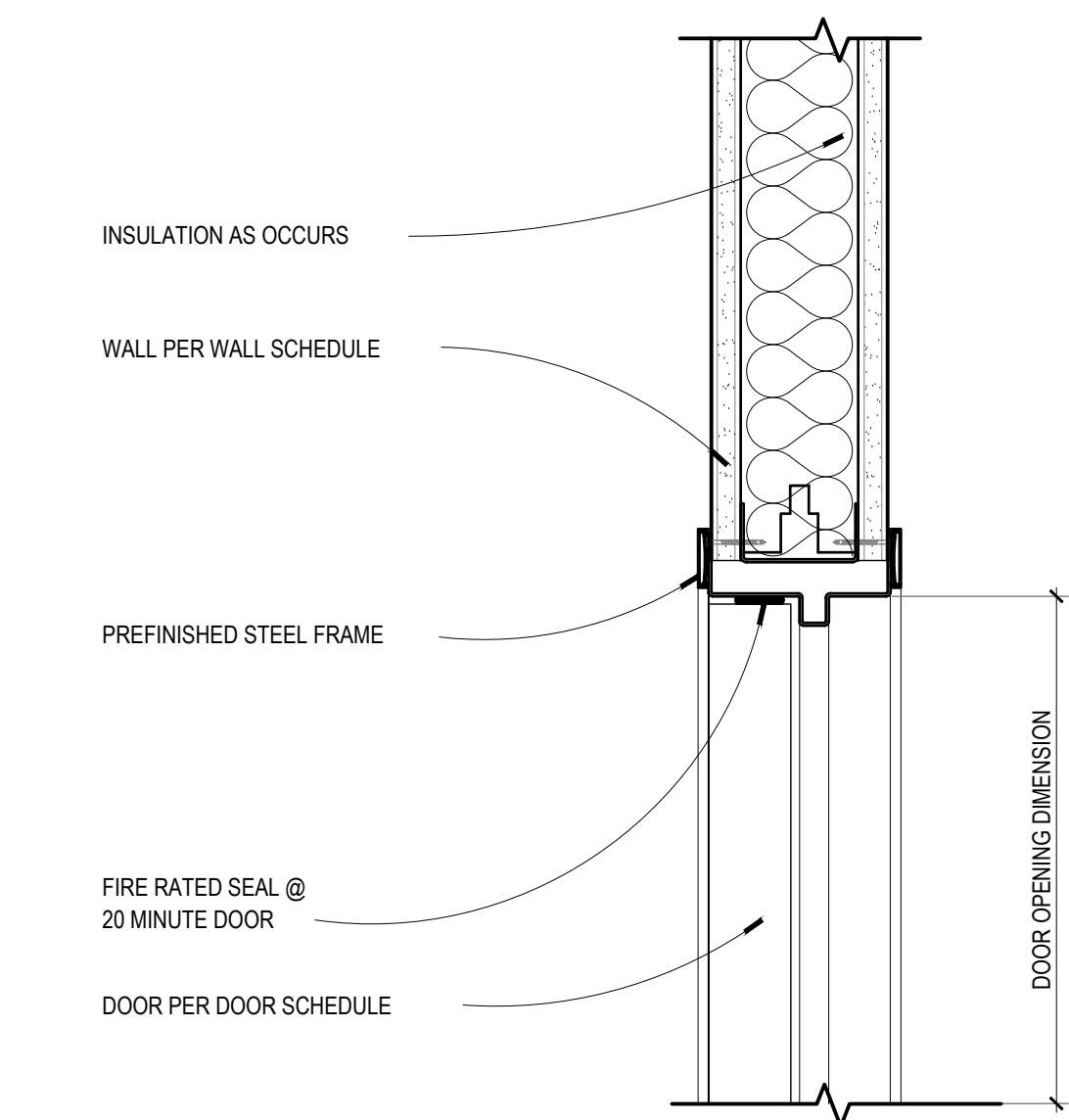
DOOR HARDWARE SCHEDULE

NO	TYPE	CLOSER	SMOKE SEAL	KICK PLATE	DOOR STOP	THRESHOLD	DOORSWEEP	FINISH		ADDITIONAL ITEMS / COMMENTS
								OUTSIDE	INSIDE	
REFER TO DOOR HARDWARE SPECIFICATION SECTION 087100										
1	EXTERIOR	•	•	•		•	•	CHROME	CHROME	COORDINATE W/ SECURITY SYSTEM BY OWNER
2	PRIVACY LOCK	•		•	•			CHROME	CHROME	COORDINATE W/ SECURITY SYSTEM BY OWNER
3	CLASSROOM LOCK	•		•	•			CHROME	CHROME	COORDINATE W/ SECURITY SYSTEM BY OWNER
4	STOREROOM LOCK			•	•			CHROME	CHROME	COORDINATE W/ SECURITY SYSTEM BY OWNER
5	EXTERIOR GATE			•						COORDINATE W/ SECURITY SYSTEM BY OWNER
6	EXTERIOR GATE									COORDINATE W/ SECURITY SYSTEM BY OWNER



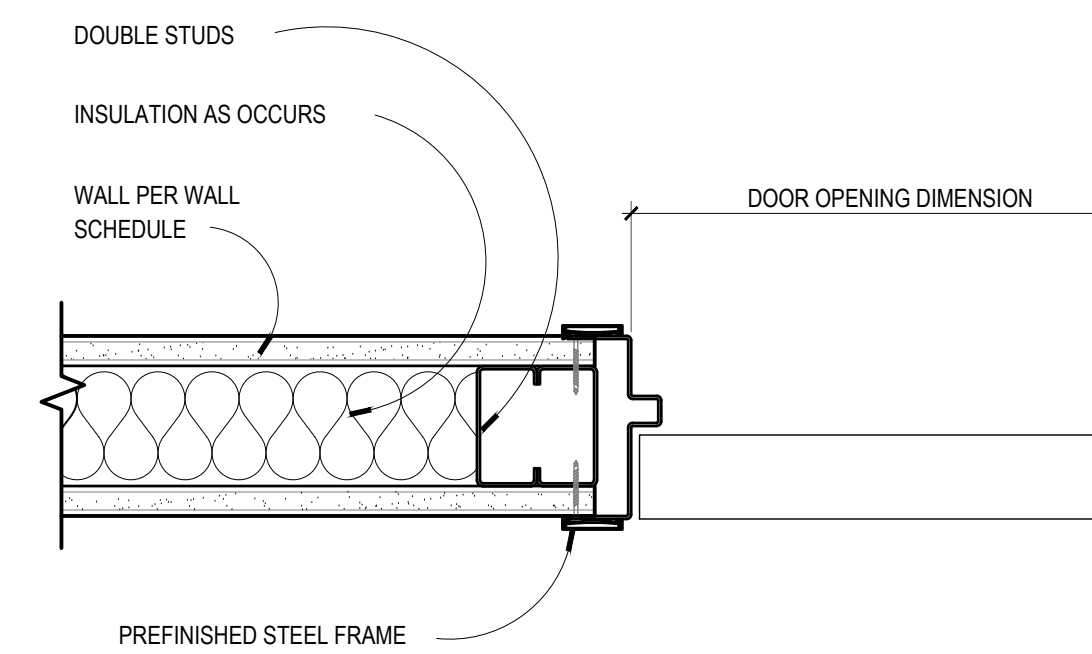
DUTCH DOOR DETAIL
6" = 1'-0"

4



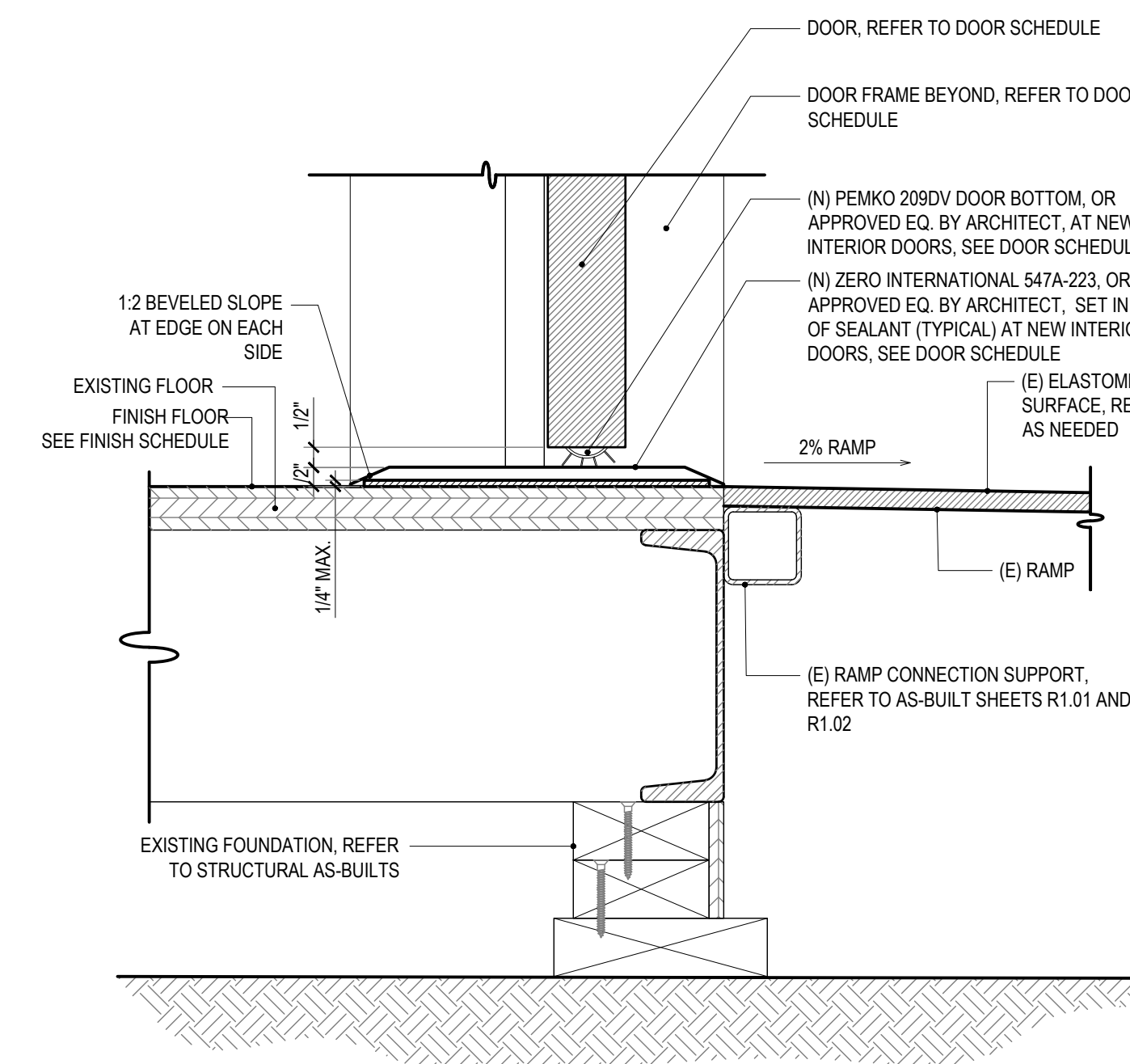
DOOR INTERIOR HEADER
3" = 1'-0"

3



DOOR INTERIOR JAMB
3" = 1'-0"

2



DOOR THRESHOLD DETAIL, TYP.
3" = 1'-0"

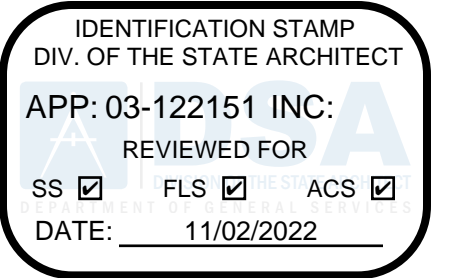
1

DOOR NOTES:

- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS (5LBS FOR B & E3 OCCUPANCIES) FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. WHEN FIRE DOORS ARE REQUIRED MAXIMUM EFFORT TO OPERATE DOOR MAY BE INCREASED TO MINIMUM ALLOWABLE BY THE APPROPRIATE AUTHORITY, NOT EXCEED 15 LBS.
- PROVIDE CLOSER AT RESTROOM DOORS. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
- DOOR CLOSERS AND DOOR STOPS ARE PERMITTED TO BE 78" MIN ABOVE THE FINISH FLOOR OR GROUND.
- THE BOTTOM 10" FROM FINISH FLOOR OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. PROVIDE AT ALL EXISTING INTERIOR DOORS.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE). (CBC 1010.1.5)
- THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2 INCH (12.7 MM) ABOVE THE FINISHED FLOOR OR LANDING FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4 INCH (6.4 MM) AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50-PERCENT SLOPE). (CBC 11B-404.2.5)
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11B SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. (CBC 11B-309.4)
- HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (864 MM) MINIMUM AND 44 INCHES (1118 MM) 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. (CBC 11B-404.2.7)
- NO THUMB TURN LOCKS PERMITTED
- THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.
- A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH (25 MM) HIGH ON A CONTRASTING BACKGROUND.
- THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOKABLE BY THE FIRE CODE OFFICIAL FOR DUE CAUSE.

HARDWARE NOTES:

- ALL ENTRY DOOR HARDWARE IS AND SHALL BE SINGLE ACTION. NO DOUBLE-KEYED DEADBOLTS PERMITTED.
- ALL HINGES SHALL MATCH THE FINISH OF THE EXTERIOR HARDWARE FINISH. ALL OVERHEAD DOOR CLOSERS SHALL MATCH THE INTERIOR HARDWARE FINISH.



abode communities architecture

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LAEP EARLY CHILDHOOD CENTER

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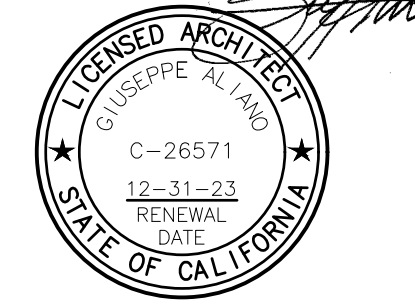
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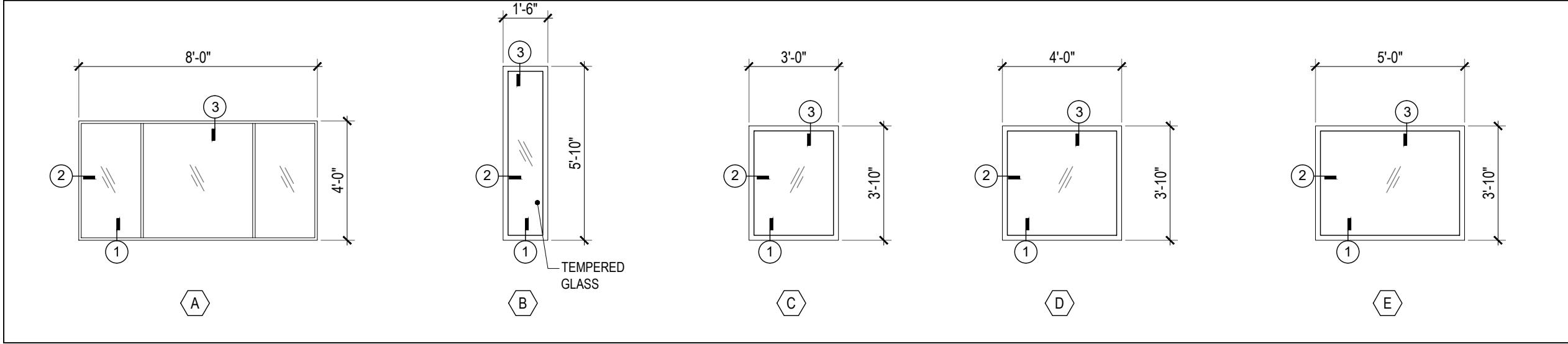


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SHEET NAME:
DOOR SCHEDULE

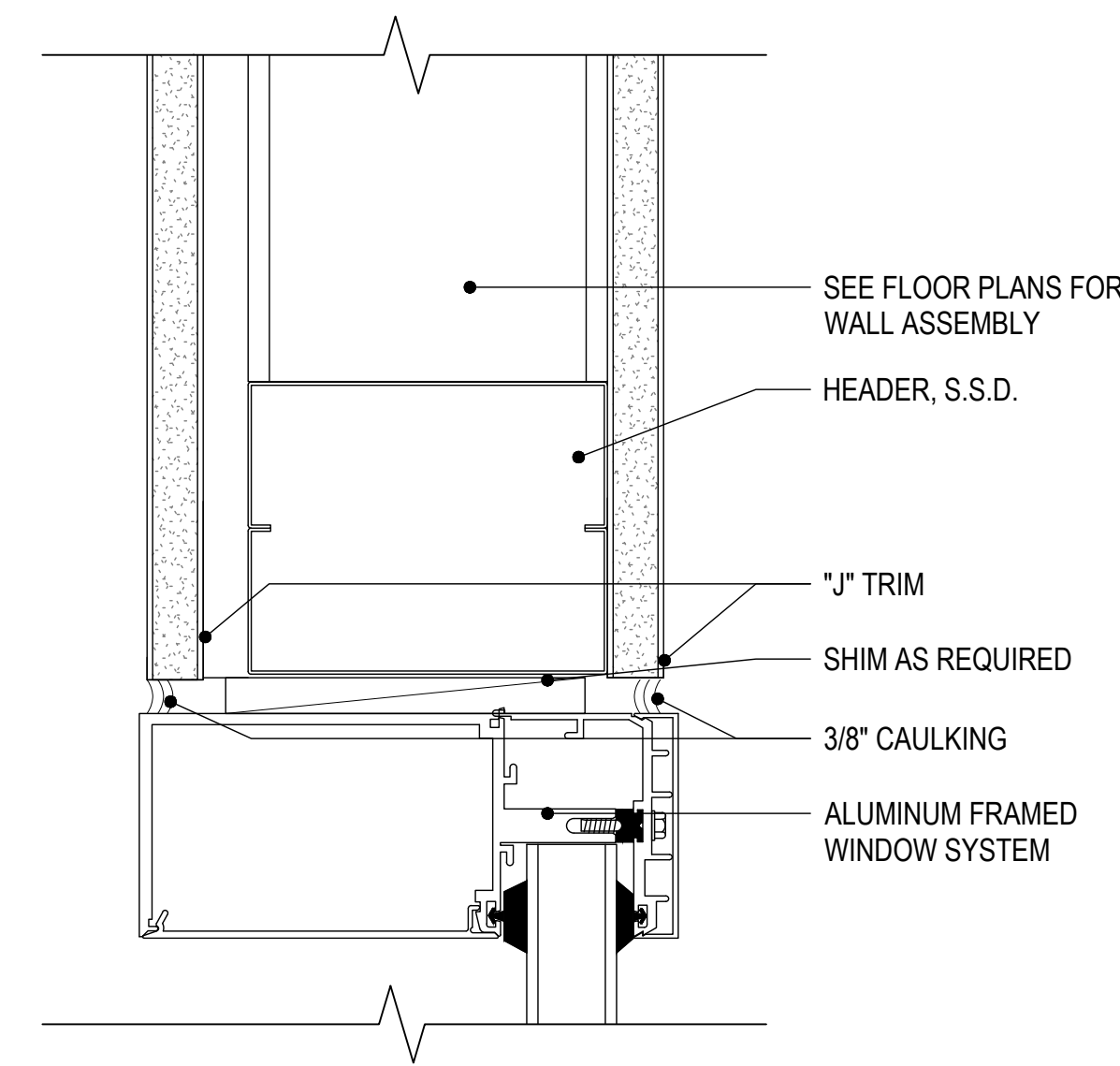
SHEET NUMBER:
A9.01

WINDOW TYPES



WINDOW SCHEDULE

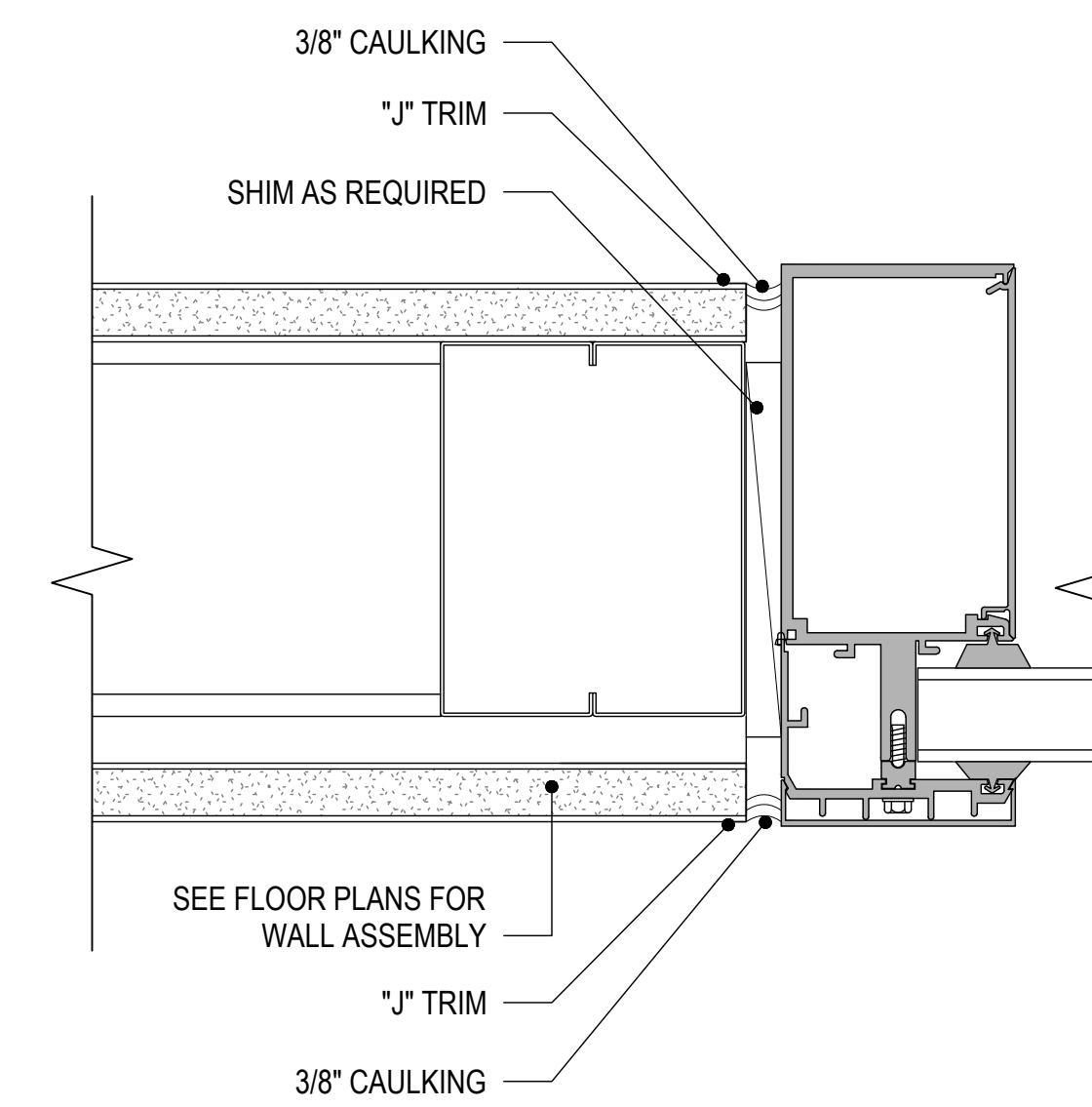
MARK	TYPE	WINDOW					MODEL	GLAZING				FRAME			REMARKS		
		SIZE		CLEAR EGRESS DIMENSION	STYLE	MFG.		TYPE	U-VALUE	SHGC	VT	MAT'L	FINISH	DETAIL			
		WD	HGT											HEAD		JAMB	SILL
1	A	8'-0"	4'-0"	N/A	FIXED	EXISTING	-	DUAL LOW-E	.37 (MIN.)	.23 (MIN.)	.49 (MIN.)	VINYL	WHITE	-	-	-	-
2	A	8'-0"	4'-0"	N/A	FIXED	EXISTING	-	DUAL LOW-E	.37 (MIN.)	.23 (MIN.)	.49 (MIN.)	VINYL	WHITE	-	-	-	-
3	B	1'-6"	5'-10"	N/A	FIXED	T.M. COBB OR EQ.	-	DUAL LOW-E	.37 (MIN.)	.23 (MIN.)	.49 (MIN.)	VINYL	WHITE	3/A9.02	2/A9.02	1/A9.02	-
4	B	1'-6"	5'-10"	N/A	FIXED	T.M. COBB OR EQ.	-	DUAL LOW-E	.37 (MIN.)	.23 (MIN.)	.49 (MIN.)	VINYL	WHITE	3/A9.02	2/A9.02	1/A9.02	-
5	C	3'-0"	3'-10"	N/A	FIXED	T.M. COBB OR EQ.	-	DUAL LOW-E	.37 (MIN.)	.23 (MIN.)	.49 (MIN.)	VINYL	WHITE	3/A9.02	2/A9.02	1/A9.02	-
6	A	8'-0"	4'-0"	N/A	FIXED	EXISTING	-	DUAL LOW-E	.37 (MIN.)	.23 (MIN.)	.49 (MIN.)	VINYL	WHITE	-	-	-	-
7	A	8'-0"	4'-0"	N/A	FIXED	EXISTING	-	DUAL LOW-E	.37 (MIN.)	.23 (MIN.)	.49 (MIN.)	VINYL	WHITE	-	-	-	-
8	B	1'-6"	5'-10"	N/A	FIXED	T.M. COBB OR EQ.	-	DUAL LOW-E	.37 (MIN.)	.23 (MIN.)	.49 (MIN.)	VINYL	WHITE	3/A9.02	2/A9.02	1/A9.02	-
9	B	1'-6"	5'-10"	N/A	FIXED	T.M. COBB OR EQ.	-	DUAL LOW-E	.37 (MIN.)	.23 (MIN.)	.49 (MIN.)	VINYL	WHITE	3/A9.02	2/A9.02	1/A9.02	-
10	C	3'-0"	3'-10"	N/A	FIXED	T.M. COBB OR EQ.	-	DUAL LOW-E	.37 (MIN.)	.23 (MIN.)	.49 (MIN.)	VINYL	WHITE	3/A9.02	2/A9.02	1/A9.02	-
11	D	4'-0"	3'-10"	N/A	FIXED	T.M. COBB OR EQ.	-	DUAL LOW-E	.37 (MIN.)	.23 (MIN.)	.49 (MIN.)	VINYL	WHITE	3/A9.02	2/A9.02	1/A9.02	-
12	A	8'-0"	4'-0"	N/A	FIXED	EXISTING	-	DUAL LOW-E	.37 (MIN.)	.23 (MIN.)	.49 (MIN.)	VINYL	WHITE	-	-	-	-
13	A	8'-0"	4'-0"	N/A	FIXED	EXISTING	-	DUAL LOW-E	.37 (MIN.)	.23 (MIN.)	.49 (MIN.)	VINYL	WHITE	-	-	-	-
14	B	1'-6"	5'-10"	N/A	FIXED	T.M. COBB OR EQ.	-	DUAL LOW-E	.37 (MIN.)	.23 (MIN.)	.49 (MIN.)	VINYL	WHITE	3/A9.02	2/A9.02	1/A9.02	-
15	B	1'-6"	5'-10"	N/A	FIXED	T.M. COBB OR EQ.	-	DUAL LOW-E	.37 (MIN.)	.23 (MIN.)	.49 (MIN.)	VINYL	WHITE	3/A9.02	2/A9.02	1/A9.02	-
16	E	5'-0"	3'-10"	N/A	FIXED	T.M. COBB OR EQ.	-	DUAL LOW-E	.37 (MIN.)	.23 (MIN.)	.49 (MIN.)	VINYL	WHITE	3/A9.02	2/A9.02	1/A9.02	-
17	A	8'-0"	4'-0"	N/A	FIXED	EXISTING	-	DUAL LOW-E	.37 (MIN.)	.23 (MIN.)	.49 (MIN.)	VINYL	WHITE	-	-	-	-
18	A	8'-0"	4'-0"	N/A	FIXED	EXISTING	-	DUAL LOW-E	.37 (MIN.)	.23 (MIN.)	.49 (MIN.)	VINYL	WHITE	-	-	-	-
19	B	1'-6"	5'-10"	N/A	FIXED	T.M. COBB OR EQ.	-	DUAL LOW-E	.37 (MIN.)	.23 (MIN.)	.49 (MIN.)	VINYL	WHITE	3/A9.02	2/A9.02	1/A9.02	-
20	B	1'-6"	5'-10"	N/A	FIXED	T.M. COBB OR EQ.	-	DUAL LOW-E	.37 (MIN.)	.23 (MIN.)	.49 (MIN.)	VINYL	WHITE	3/A9.02	2/A9.02	1/A9.02	-
21	E	5'-0"	3'-10"	N/A	FIXED	T.M. COBB OR EQ.	-	DUAL LOW-E	.37 (MIN.)	.23 (MIN.)	.49 (MIN.)	VINYL	WHITE	3/A9.02	2/A9.02	1/A9.02	-
22	B	1'-6"	5'-10"	N/A	FIXED	T.M. COBB OR EQ.	-	DUAL LOW-E	.37 (MIN.)	.23 (MIN.)	.49 (MIN.)	VINYL	WHITE	3/A9.02	2/A9.02	1/A9.02	-
23	D	4'-0"	3'-10"	N/A	FIXED	T.M. COBB OR EQ.	-	DUAL LOW-E	.37 (MIN.)	.23 (MIN.)	.49 (MIN.)	VINYL	WHITE	3/A9.02	2/A9.02	1/A9.02	-
24	E	5'-0"	3'-10"	N/A	FIXED	T.M. COBB OR EQ.	-	DUAL LOW-E	.37 (MIN.)	.23 (MIN.)	.49 (MIN.)	VINYL	WHITE	3/A9.02	2/A9.02	1/A9.02	-



WINDOW INTERIOR HEADER

6" = 1'-0"

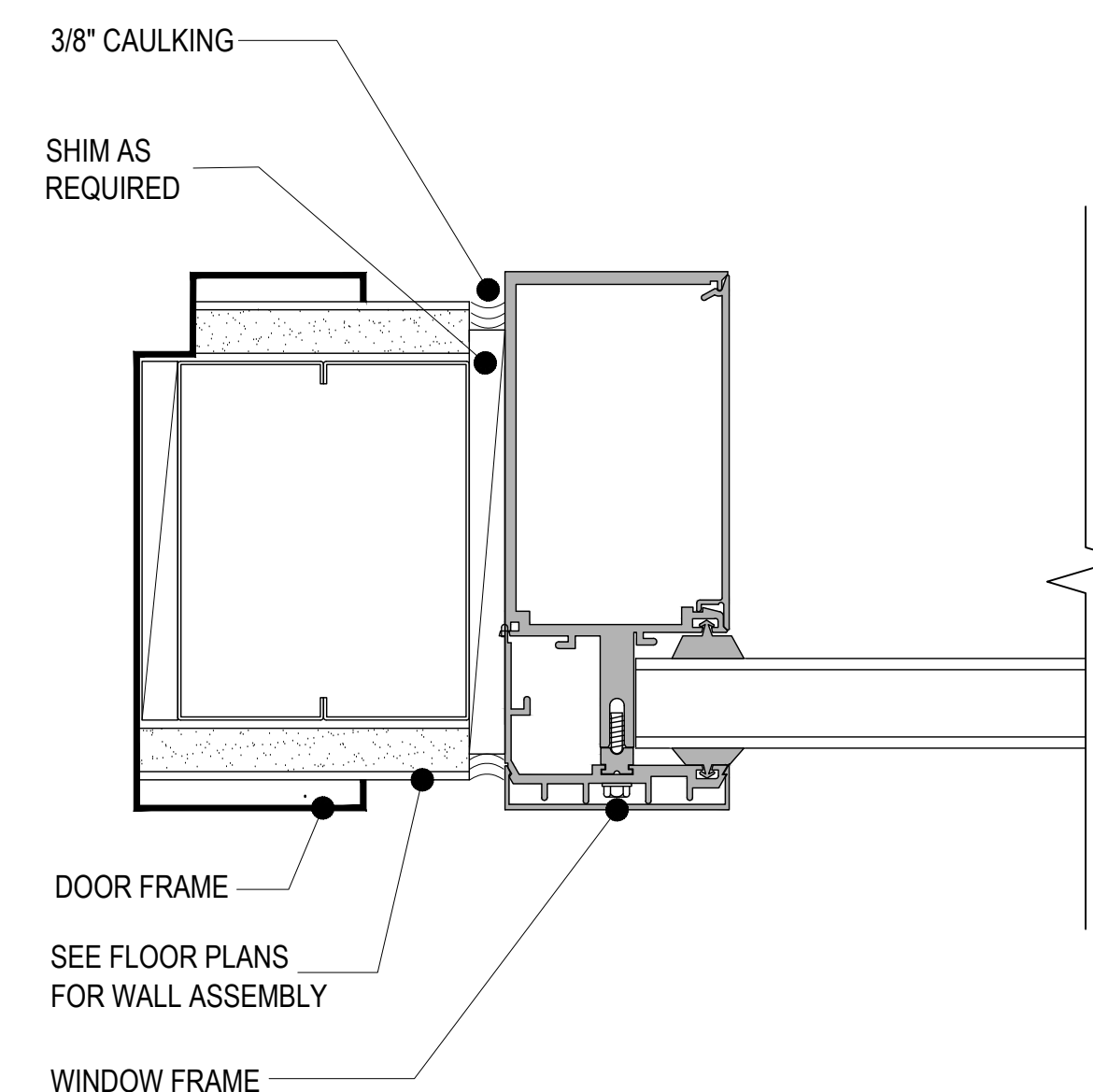
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WINDOW INTERIOR JAMB

6" = 1'-0"

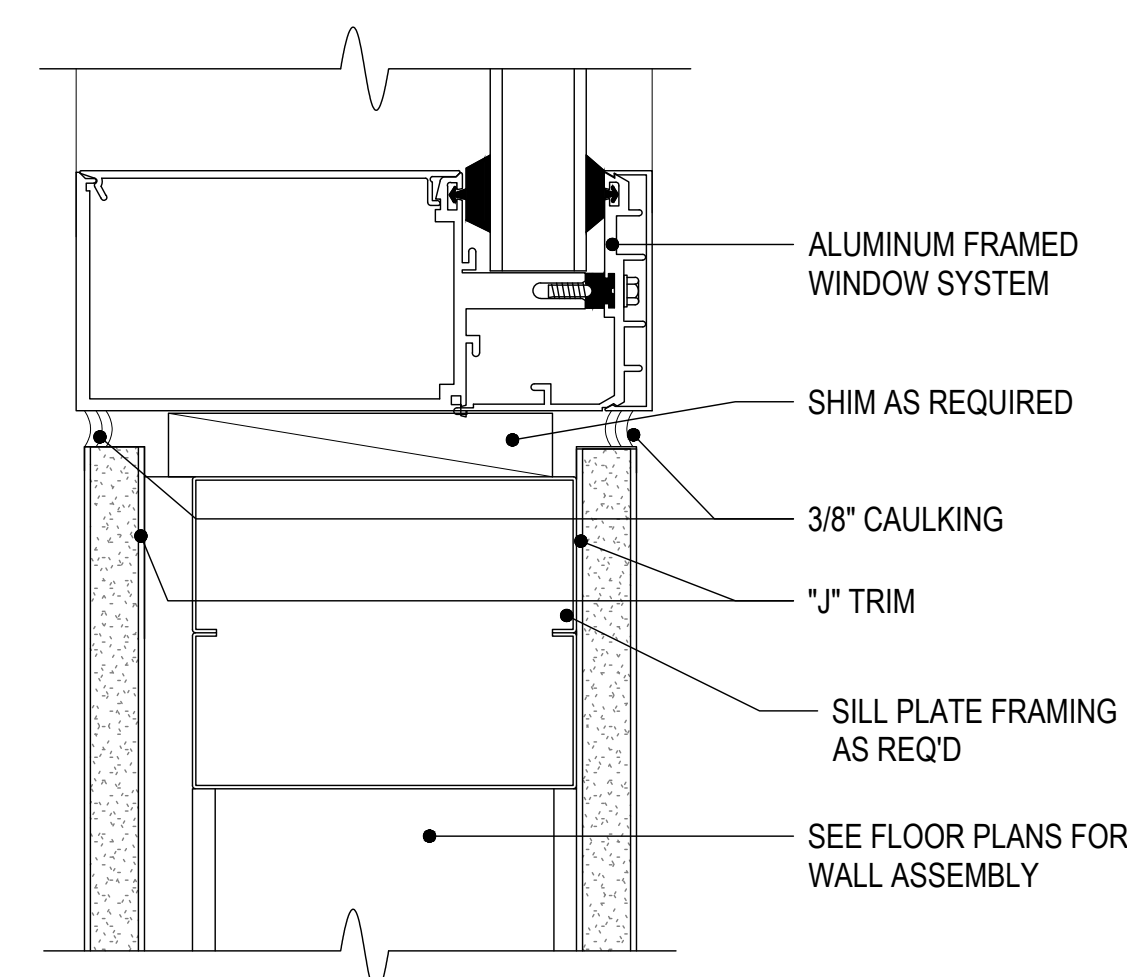
2



WINDOW / DOOR FRAMING DETAIL

6" = 1'-0"

4



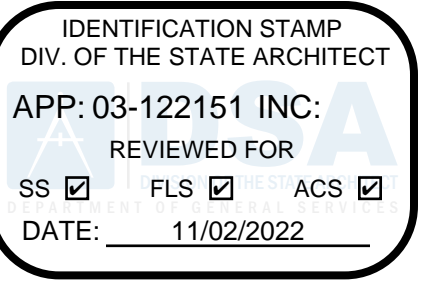
WINDOW INTERIOR SILL

6" = 1'-0"

1

WINDOW NOTES:

- EGRESS (ESCAPE OR RESCUE) WINDOWS SHALL HAVE A MIN. NET CLEAR OPERABLE AREA OF 5.7 SQ. FT. THE MIN. NET CLEAR OPERABLE HEIGHT DIMENSION SHALL BE 24 IN. THE MINIMUM NET CLEAR OPERABLE WIDTH SHALL BE 20 IN. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 IN. ABOVE THE FLOOR (CBC 310.4).
- ALL WINDOW AND EXTERIOR DOOR LABELS SHALL REMAIN IN PLACE UNTIL FINAL BUILDING INSPECTION, AND FINAL ARCHITECTURAL PUNCH LIST INSPECTION.
- CONTRACTOR SHALL VERIFY WITH MANUFACTURER, BEFORE INSTALLATION, THAT EGRESS WINDOWS SATISFY EGRESS REQUIREMENTS.



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DSA APPLICATION NUMBER: 03-122151

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STAMP:



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







SHEET NAME:
WINDOW SCHEDULE

SHEET NUMBER:

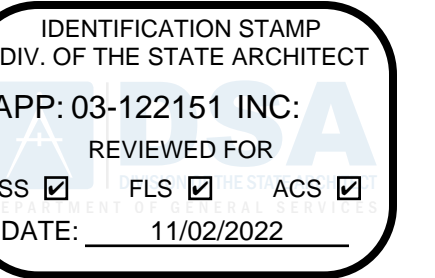
A9.02

APPLIANCE SCHEDULE

Abode Communities Architecture					
ITEM	FIXTURE	IMAGE	PRODUCT NAME	FINISH/ COLOR	NOTES
COMMON AREA APPLIANCES					
AP-C01	COOKTOP (INDUCTION)		SUMMIT INDUCTION STOVE SNC28120	BLACK	AT BREAKROOM KITCHEN
AP-C02	OVEN		FRIGIDAIRE OVEN FFEM3026T D15 / W / B	STAINLESS STEEL	AT BREAKROOM KITCHEN
AP-C03	RANGEHOOD		AIRING ESADA 30" WITH WALL SWITCH	STAINLESS STEEL	AT BREAKROOM KITCHEN
AP-C04	REFRIGERATOR (FREE STANDING)		MOTAK MSD-ZDR-BAL-S4-X	STAINLESS STEEL	AT BREAKROOM KITCHEN
AP-C05	REFRIGERATOR (ENDERCOUNTER)		SUMMIT ALS4	STAINLESS STEEL	AT EACH CLASSROOM, IN CONFERENCE ROOM
AP-C06	STERILIZER		ZOMO SC2 WH	STAINLESS STEEL	AT KITCHEN AREA
AP-C07	WASHER		GE WASHER GFW550SSN/SPN	WHITE	AT LAUNDRY
AP-C08	ELECTRIC DRYER		GE DRYER GFD55SSN/ESFN	WHITE	AT LAUNDRY
AP-C09	DISHWASHER		GE DISHWASHER GDT225SLS	STAINLESS STEEL	AT KITCHEN

Abode Communities Architecture					
ITEM	FIXTURE	IMAGE	PRODUCT NAME	FINISH/ COLOR	NOTES
COMMON AREA RESTROOM ACCESSORIES					
PL-C01	SINGLE BASIN SINK		JUST SINGLE BOWL 1821-A	STAINLESS STEEL	AT CLASSROOM CHANGING AREA, REAR DRAIN
PL-C02	DOUBLE BASIN SINK		JUST DOUBLE BOWL UD-ADA-1452	STAINLESS STEEL	AT CLASSROOM FOOD PREP AREA, REAR DRAIN
PL-C03	KITCHEN SINK		JUST SINGLE BOWL 1850-G	STAINLESS STEEL	REAR DRAIN WITH GARBAGE DISPOSAL
PL-C04	TROUGH SINK		KOHLER BROCKWAY UTILITY SINK K-3200	WHITE	PAIRED WITH TRITON, PROVIDE BOOT FOR P-TRAP
AP-C05	WALL HUNG SINK		AMERICAN STANDARD MIRROR UNIVERSAL DESIGN WALL-HUNG LAVATORY WITH EVERCLEAN 9958.0208C WITH SHROUD 9519.0208C	WHITE	AT RESTROOM <small>Shown with 0559.0208C Abroad</small>
PL-C06	COUNTER FAUCET		DELTA TRINISIC KITCHEN FAUCET F159.02T	CHROME	AT CLASSROOM SINKS

Abode Communities Architecture					
ITEM	FIXTURE	IMAGE	PRODUCT NAME	FINISH/ COLOR	NOTES
COMMON AREA RESTROOM ACCESSORIES					
AC-01	MIRROR		BOBRICK B-294	STAINLESS STEEL	AT EACH SINK
AC-C02	TOILET PAPER DISPENSER (SURFACE)		BOBRICK B-9547	SATIN	AT ALL RESTROOMS
AC-C03	TOILET PAPER DISPENSER (RECESSED)		BOBRICK B-3888	SATIN	NOT USED
AC-C04	SOAP DISPENSER (SURFACE)		BOBRICK B-8263	SATIN	AT EACH CLASSROOM SINK, HARDWARE
AC-05	PAPER TOWEL WASTE AND DISPENSER		BOBRICK 3961	SATIN	WITH LINERWASTE AND TOWELWASTE
AC-06	PAPER TOWEL DISPENSER (TOUCHLESS)		GEORGIA PACIFIC ENMOTION	GRAY/WHITE	AT ADULT RESTROOM



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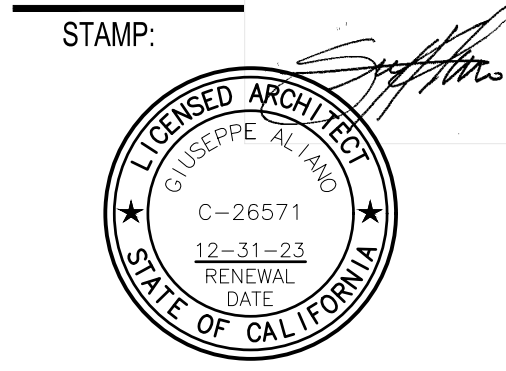
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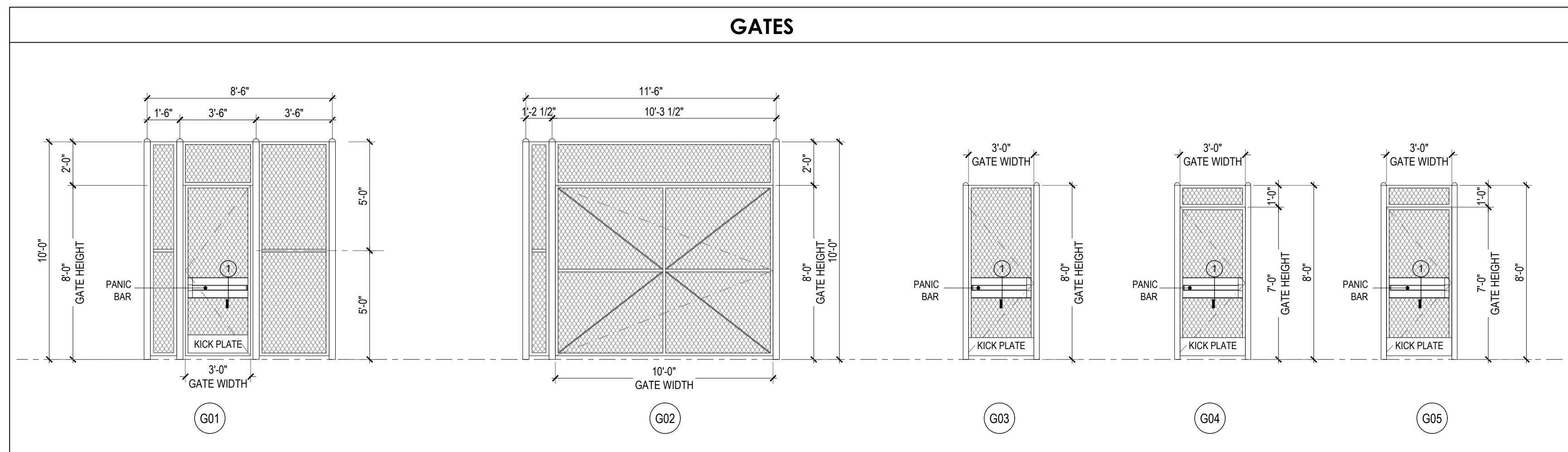
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10.24.22	DSA BACK-CHECK SET
11.01.22	DSA BACK-CHECK SET

SHEET NAME:
APPLIANCES & PLUMBING FIXTURES SCHEDULES

SHEET NUMBER:
A9.03

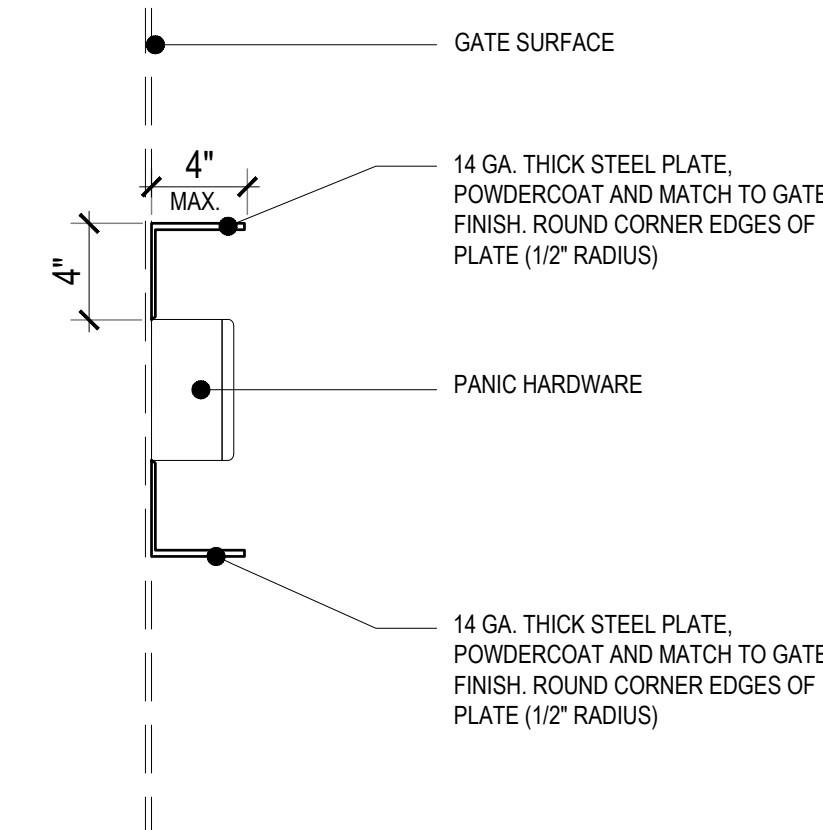


GATE SCHEDULE

MARK	LOCATION	SIZE		MATERIAL	FINISH	PANIC HARDWARE	KNOX BOX	CALL BOX	HARDWARE NO.	DETAIL	REMARKS
		WD	HGT								
G01	KORNBLUM ENTRY	3'-0"	8'-0"	GALV. STEEL	HIGH PERFORMANCE COATING	YES	NO	NO	5	-	NEW GATE
G02	KORNBLUM ENTRY	3'-0"	8'-0"	GALV. STEEL	HIGH PERFORMANCE COATING	NO	NO	NO	6	-	EXISTING DOUBLE GATE TO CHANGE TO SINGLE GATE
G02	PARKING LOT ENTRY	3'-0"	8'-0"	GALV. STEEL	HIGH PERFORMANCE COATING	YES	NO	NO	5	-	EXISTING GATE
G03	PERIMETER CORRIDOR	3'-0"	7'-0"	GALV. STEEL	HIGH PERFORMANCE COATING	YES	NO	NO	5	-	EXISTING GATE
G04	PLAYGROUND	3'-0"	7'-0"	GALV. STEEL	HIGH PERFORMANCE COATING	YES	NO	NO	5	-	EXISTING GATE

DOOR HARDWARE SCHEDULE

NO	TYPE	CLOSER	SMOKE SEAL	KICK PLATE	DOOR STOP	THRESHOLD	DOORSWEEP	FINISH		ADDITIONAL ITEMS / COMMENTS
								OUTSIDE	INSIDE	
REFER TO DOOR HARDWARE SPECIFICATION SECTION 087100										
1	EXTERIOR	•	•	•		•	•	CHROME	CHROME	COORDINATE W/ SECURITY SYSTEM BY OWNER
2	PRIVACY LOCK	•		•	•			CHROME	CHROME	COORDINATE W/ SECURITY SYSTEM BY OWNER
3	CLASSROOM LOCK	•		•	•			CHROME	CHROME	COORDINATE W/ SECURITY SYSTEM BY OWNER
4	STOREROOM LOCK				•			CHROME	CHROME	COORDINATE W/ SECURITY SYSTEM BY OWNER
5	EXTERIOR GATE			•						COORDINATE W/ SECURITY SYSTEM BY OWNER
6	EXTERIOR GATE									COORDINATE W/ SECURITY SYSTEM BY OWNER



PANIC HARDWARE PROTECTOR AT GATE
1-1/2" = 1'-0"

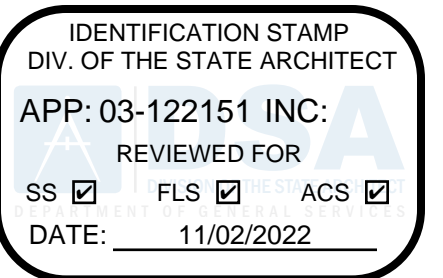
1

GATE NOTES:

- EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF KEYS, SPECIAL KNOWLEDGE OR EFFORT. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED.
- PANIC HARDWARE TO COMPLY WITH REQUIREMENTS OF UBC STANDARD 10-4. THE ACTIVATING MEMBER SHALL BE MOUNTED AT A HEIGHT OF NOT LESS THAN 30" NOR MORE THAN 44" ABOVE THE FLOOR. THE UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS WHEN APPLIED IN THE DIRECTION OF TRAVEL.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS AS PER ADA 404.2.9 FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. WHEN FIRE DOORS ARE REQUIRED MAXIMUM EFFORT TO OPERATE DOOR MAY BE INCREASED TO MINIMUM ALLOWABLE BY THE APPROPRIATE AUTHORITY, NOT EXCEED 15 LBS.
- THE BOTTOM 10" OF ALL DOORS AND GATES EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. INCLUDE METAL GRATER IN PATH OF TRAVEL.
- ALL SITE METAL FENCES AND GATES ARE DESIGN BUILD BY G. C. INCLUDING STAMPED SHOP DRAWINGS BY PROFESSIONAL ENGINEER BASED ON ARCHITECTURAL ELEVATIONS.

HARDWARE NOTES:

- ALL ENTRY DOOR HARDWARE IS AND SHALL BE SINGLE ACTION. NO DOUBLE-KEYED DEADBOLTS PERMITTED.
- ALL HINGES SHALL MATCH THE FINISH OF THE EXTERIOR HARDWARE FINISH.



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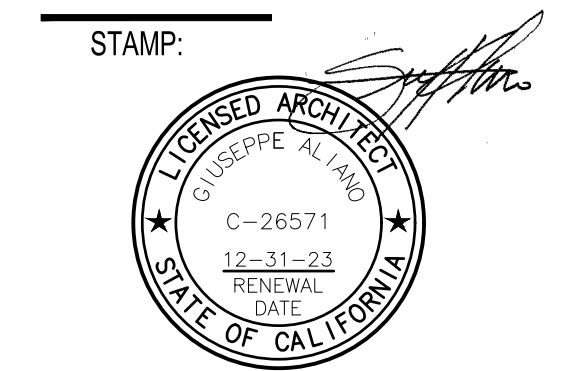
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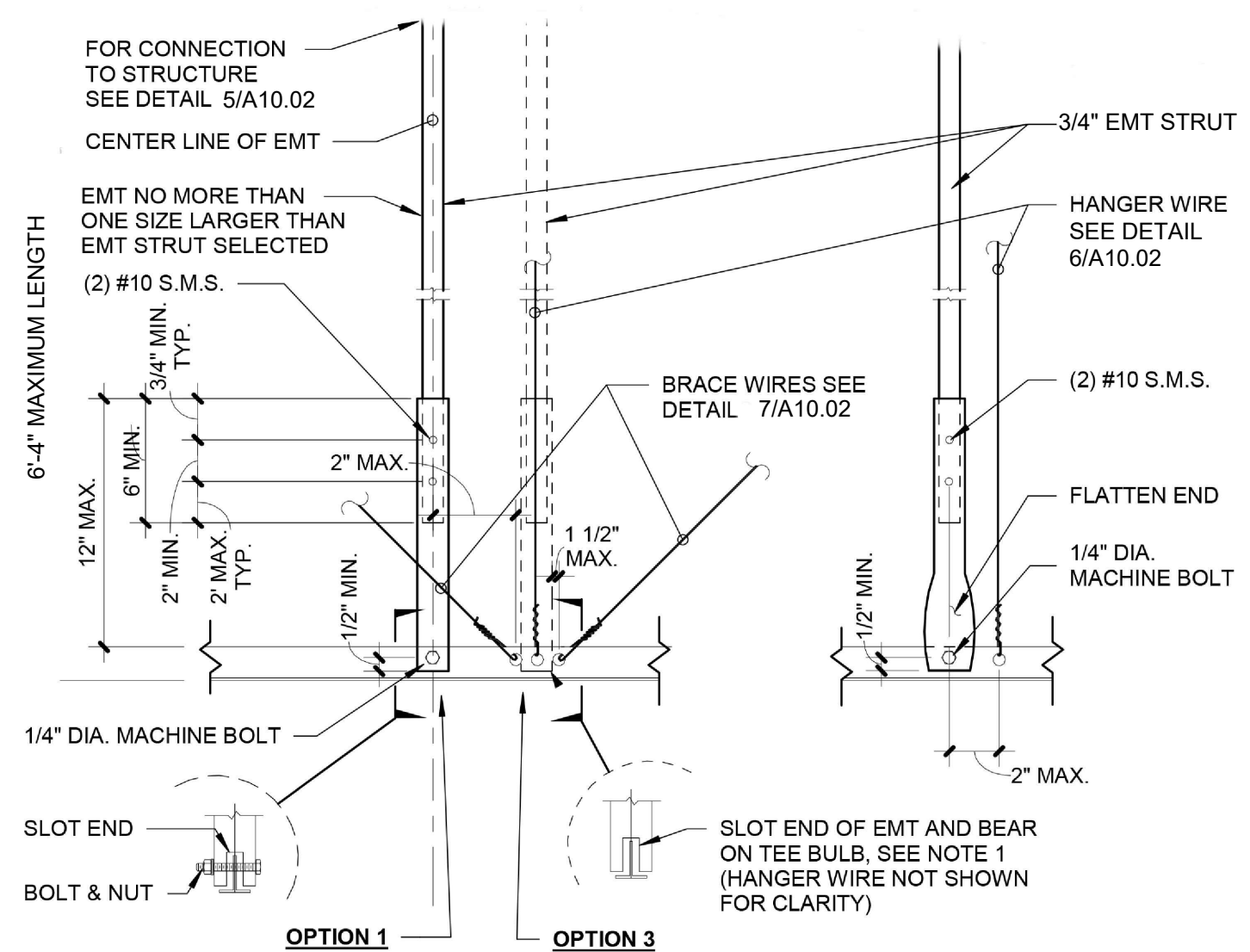
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10.24.22	DSA BACK-CHECK SET
11.01.22	DSA BACK-CHECK SET

SHEET NAME:
GATE SCHEDULE

SHEET NUMBER:
A9.04

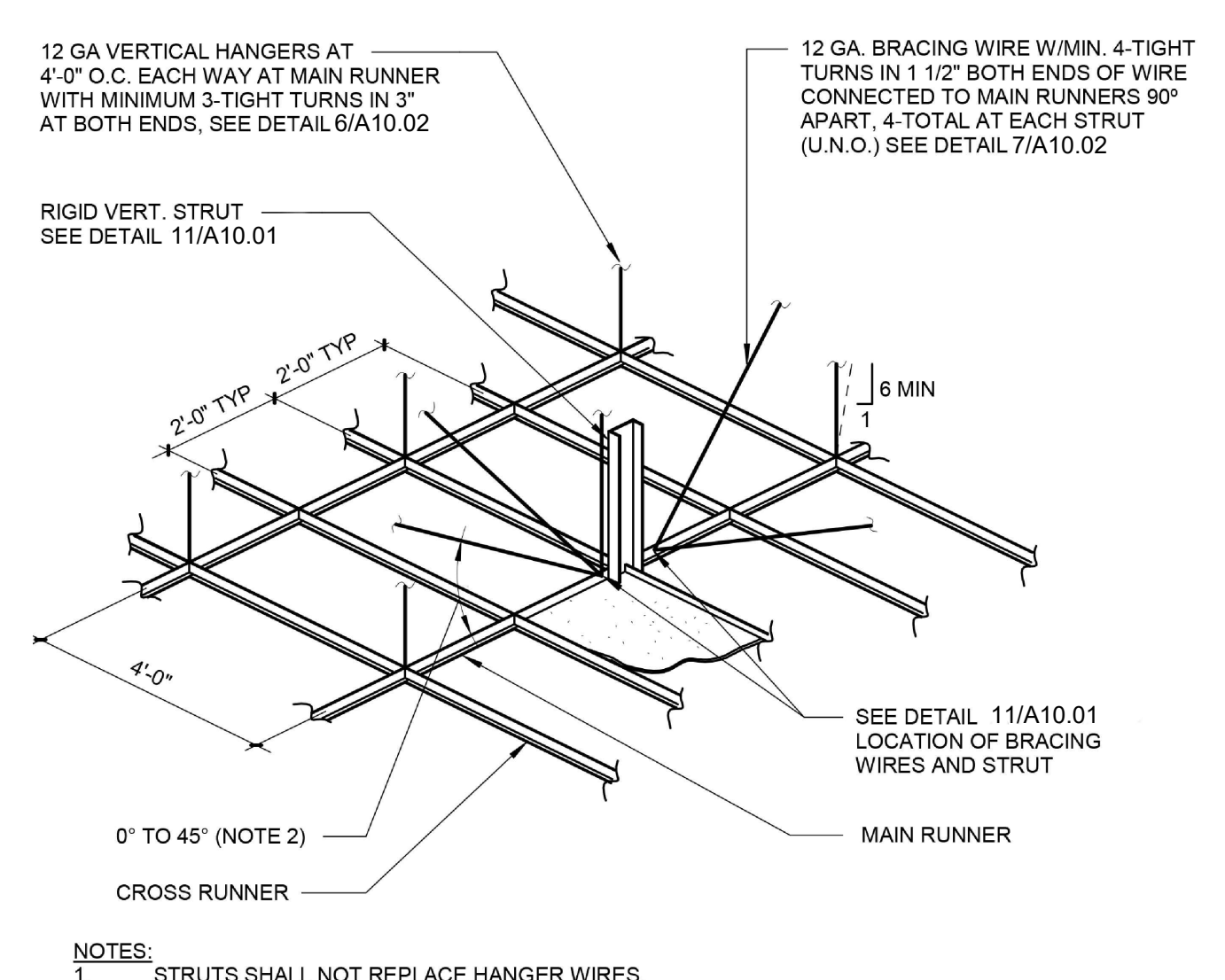


OPTION 1 & 3 **OPTION 2**

NOTES:
 1. MACHINE BOLT IS NOT REQUIRED ON OPTION 3.
 2. OPTION 3 IS PERMITTED ONLY WHERE THE ROOF OR FLOOR STRUCTURE IS SAWN TIMBER WITHOUT GYPSUM BOARD.
 3. STRUT SHALL BE MIN. 6" AWAY FROM ANY UNBRACED DUCTS, PIPES, CONDUITS, ETC.

DSA IR 25-2 APPENDIX A DETAIL 3.20

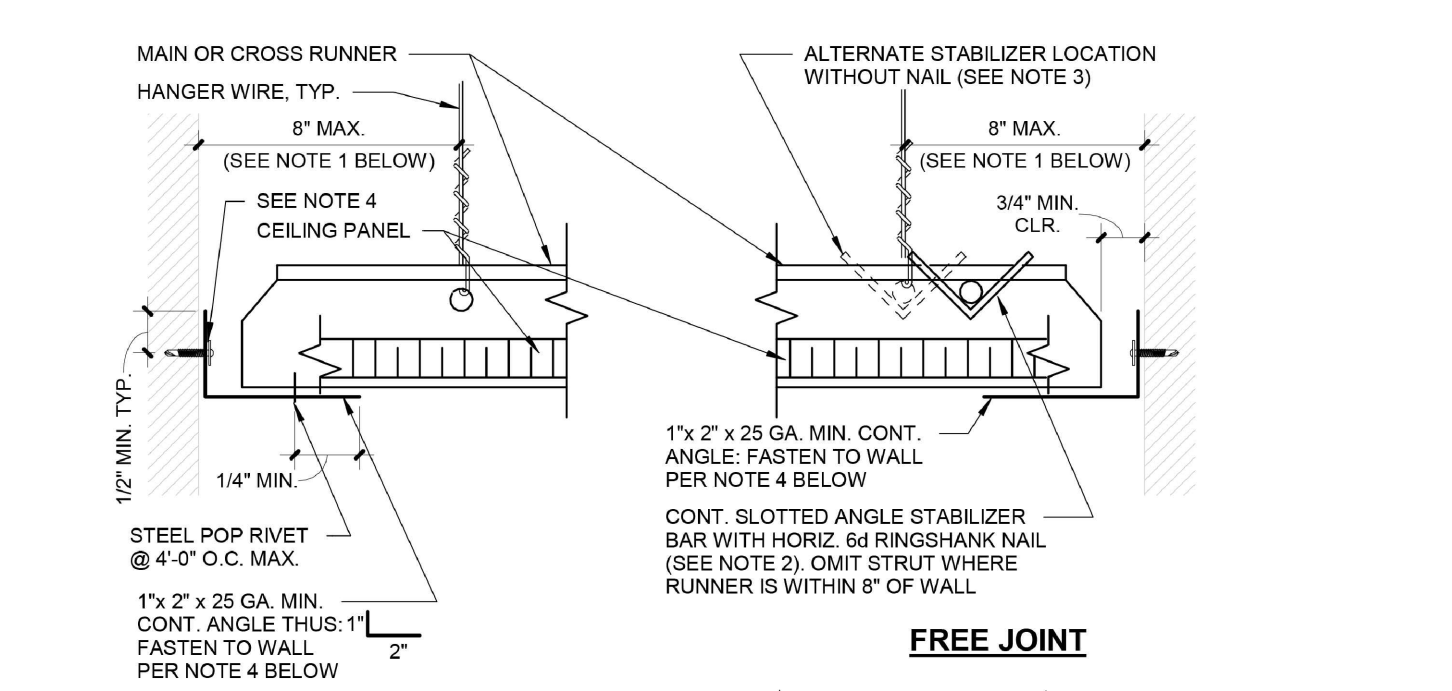
COMPRESSION STRUT - EMT TYPE
 NOT TO SCALE



NOTES:
 1. STRUTS SHALL NOT REPLACE HANGER WIRES.
 2. THE MINIMUM ACCEPTABLE ANGLE IS DETERMINED SUCH THAT THE WIRES DO NOT INTERFERE WITH THE RUNNERS, LIGHT FIXTURES, ETC. AND REMAIN STRAIGHT AND UNOBSTRUCTED.

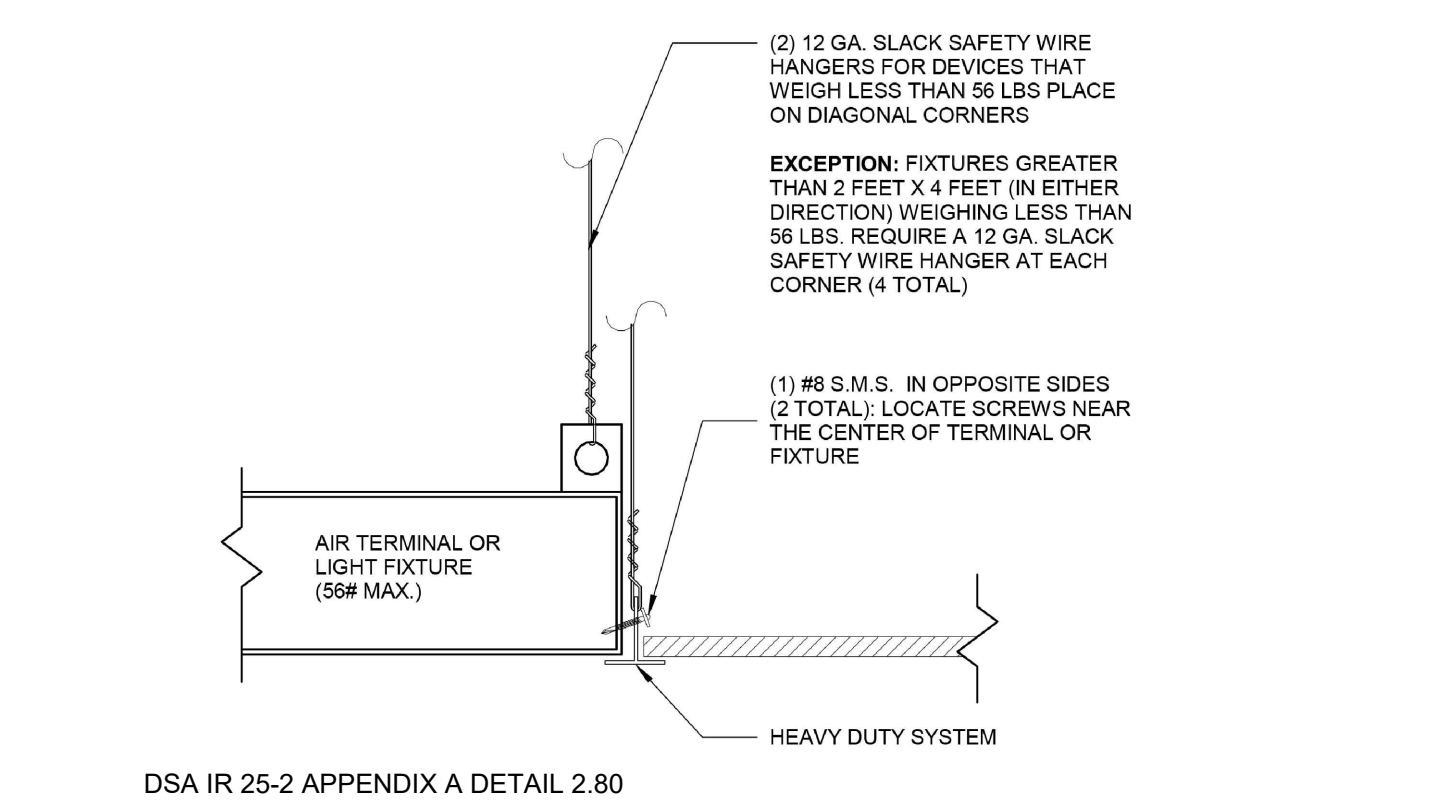
DSA IR 25-2 APPENDIX A DETAIL 2.35
 PRODUCT: ARMSTRONG CALLA ACOUSTIC CEILING SYSTEM
 EVALUATION REPORT NUMBER: ESR-1308
 CATALOG NUMBER: 7501 SERIES

SUSPENDED CEILING WITH COMPRESSION STRUT
 NOT TO SCALE

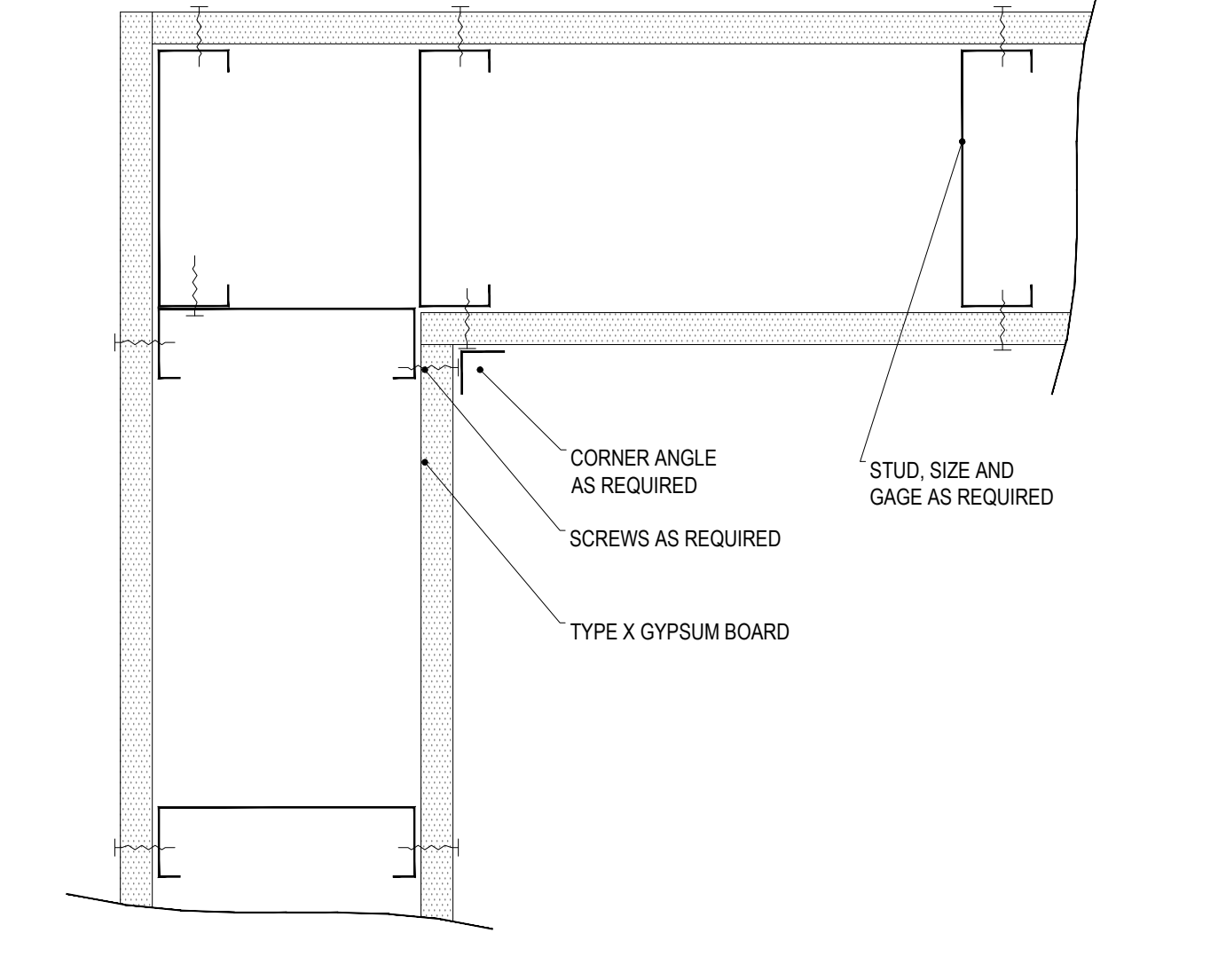


NOTES:
 1. PROVIDE #12 GAUGE HANGER WIRES AT THE ENDS OF ALL MAIN AND CROSS RUNNERS WITHIN EIGHT (8) INCHES OF THE SUPPORT OR WITHIN ONE-FOURTH (1/4) OF THE LENGTH OF THE END TEE, WHICHEVER IS LESS, FOR THE PERIMETER OF THE CEILING AREA. PERIMETER WIRES ARE NOT REQUIRED WHEN THE LENGTH OF THE END TEE IS EIGHT (8) INCHES OR LESS.
 2. NAILS AT ENDS OF HORIZONTAL STABILIZERS ARE TO BE PLACED WITH NAIL HEAD TOWARD CENTER LINE OF SPAN OF STRUT.
 3. STABILIZER BAR MAY BE SLOTTED APPROVED ANGLES OR CHANNELS WITH "DIAMOND POINTS" OF SPRING STEEL WHICH SNAP TIGHT TO PREVENT MOVEMENT OF STRUT.
 4. FASTEN ANGLE TO WALL, STUD OR BLOCKING AS FOLLOWS:
 A. METAL STUD (20 GA. MIN.) WALL: (1) #10 SMS AT 24" O.C. MAX.
 B. WOOD STUD WALL: #10x2" LONG WOOD SCREW AT 16" O.C. MAX.

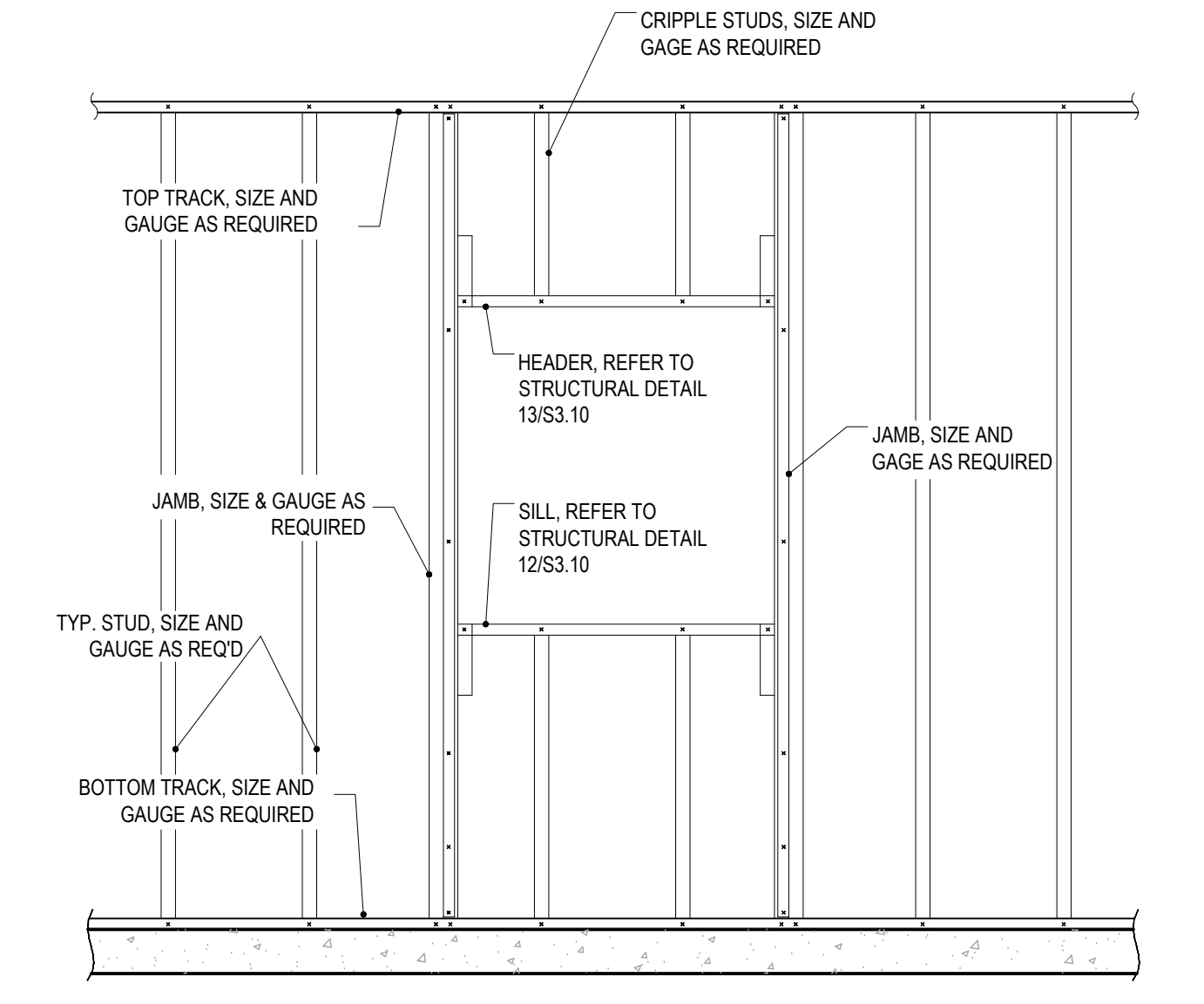
CEILING PERIMETER
 NOT TO SCALE



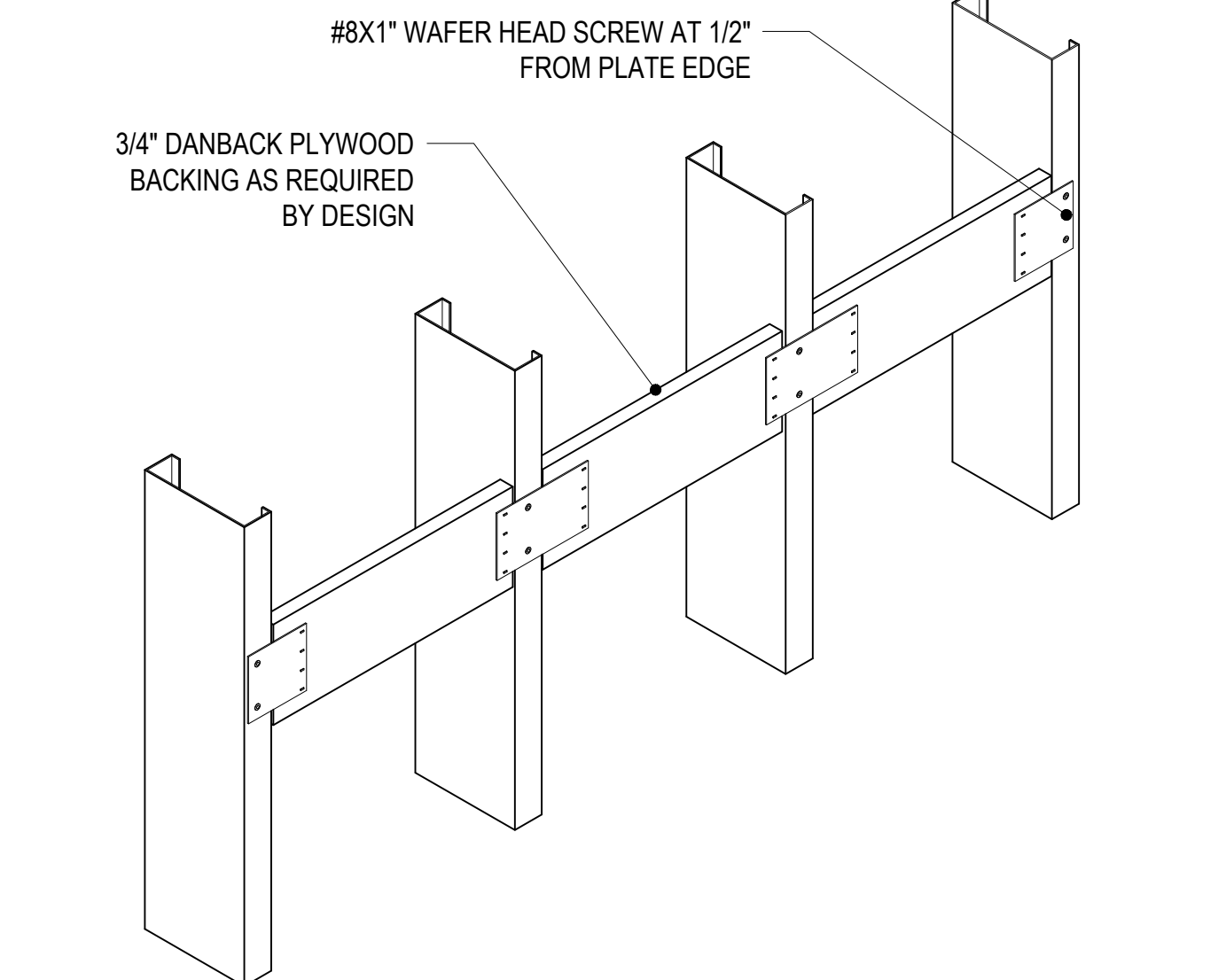
LUMINAIRE / AIR TERMINAL SUPPORT (TYP.)
 NOT TO SCALE



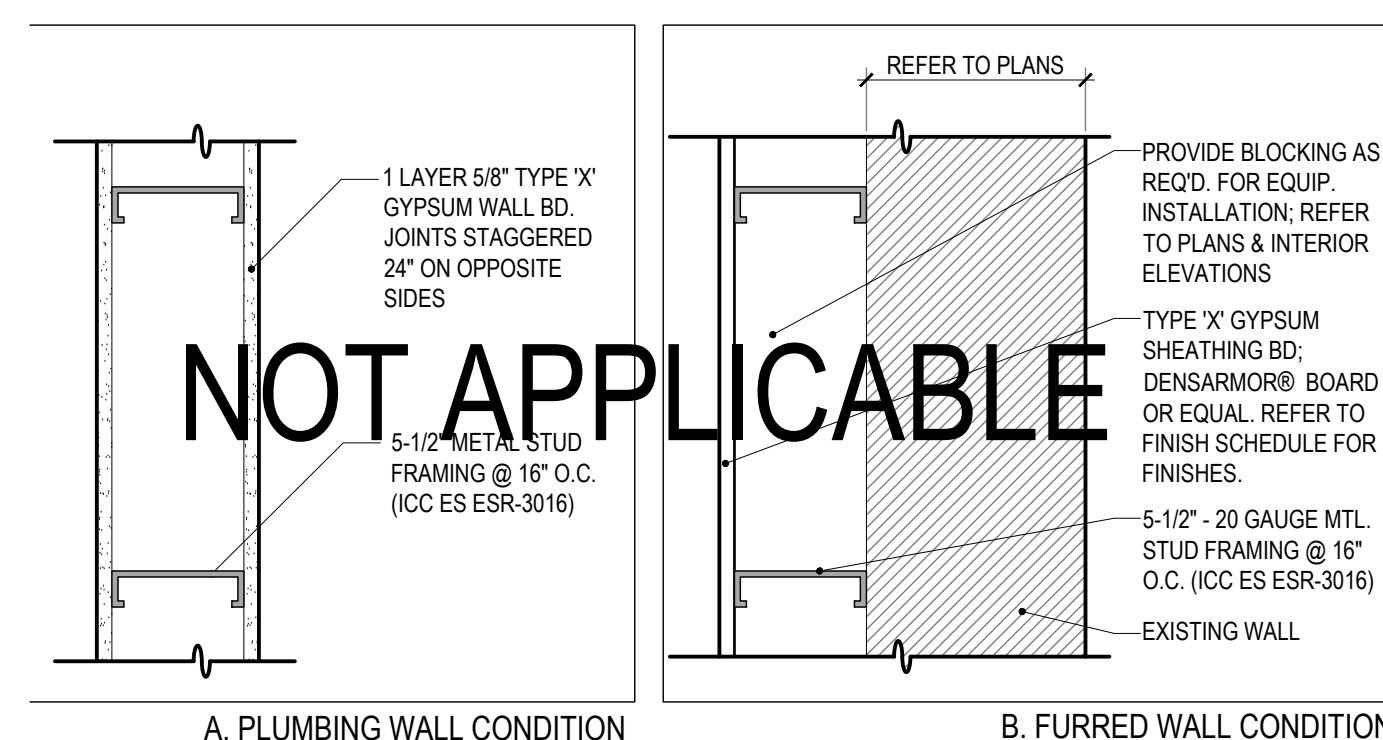
GYPSUM CORNER DETAIL
 1-1/2" = 1'-0"



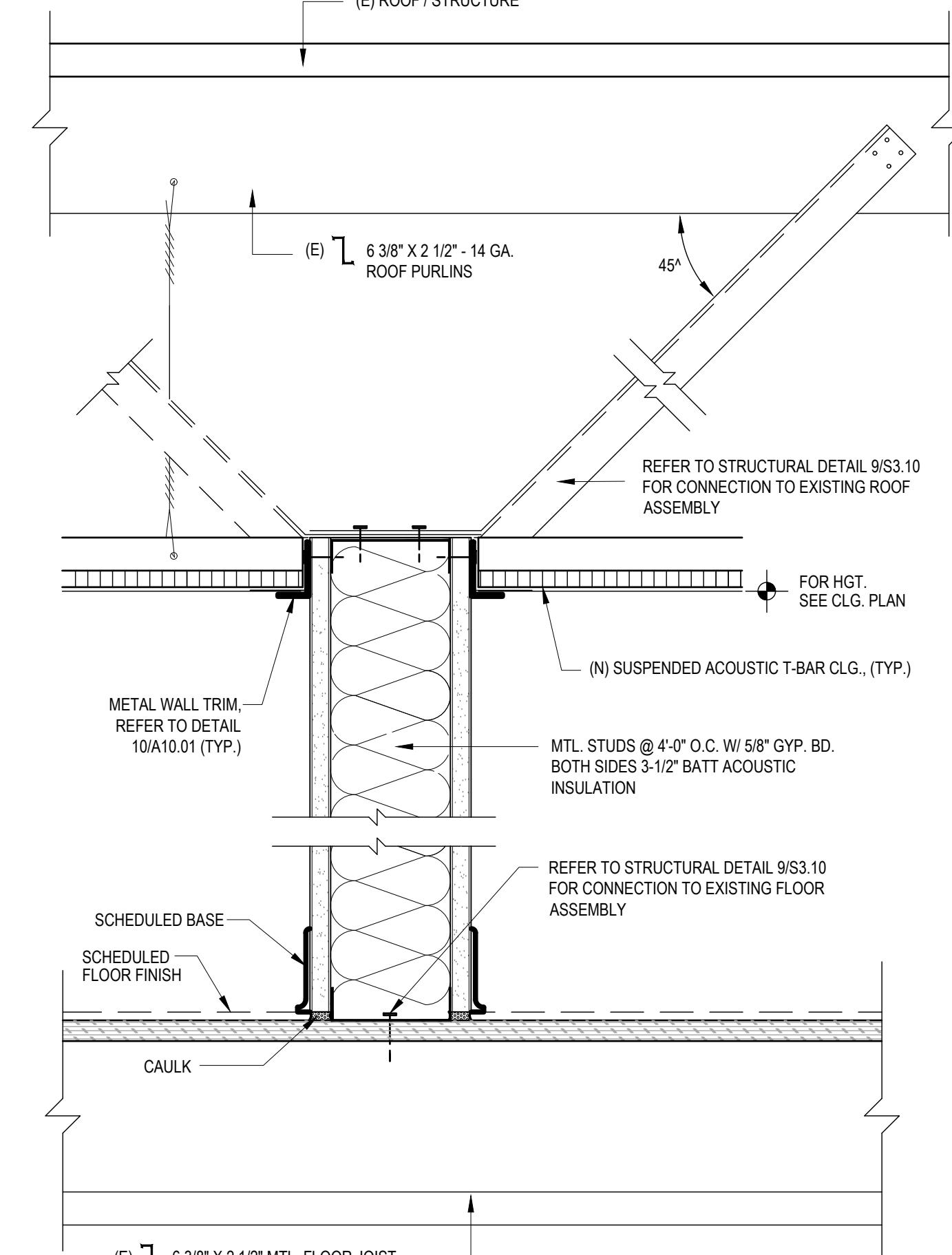
NON LOAD WINDOW OPENING
 1-1/2" = 1'-0"



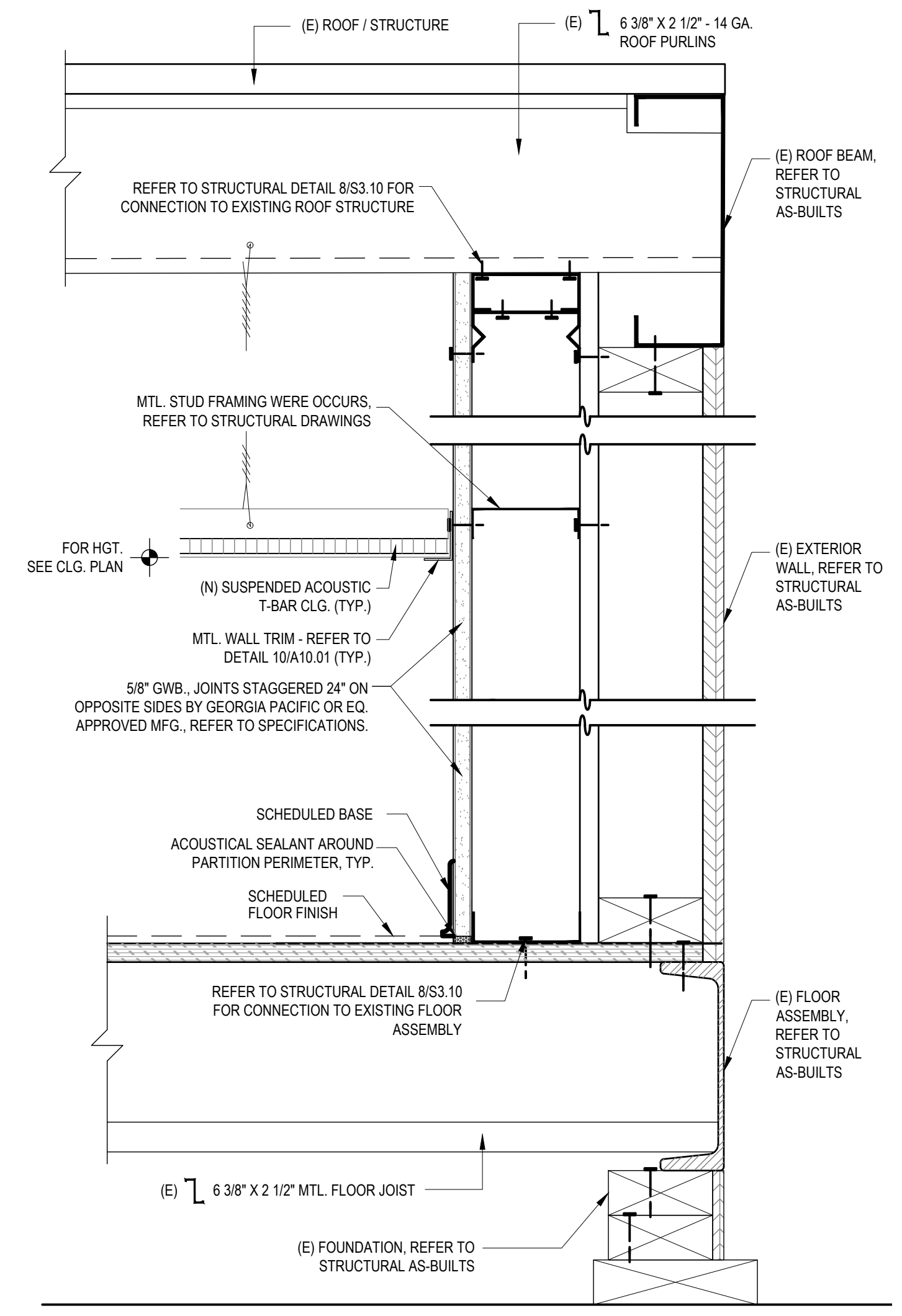
DAN BACK BACKING
 1-1/2" = 1'-0"



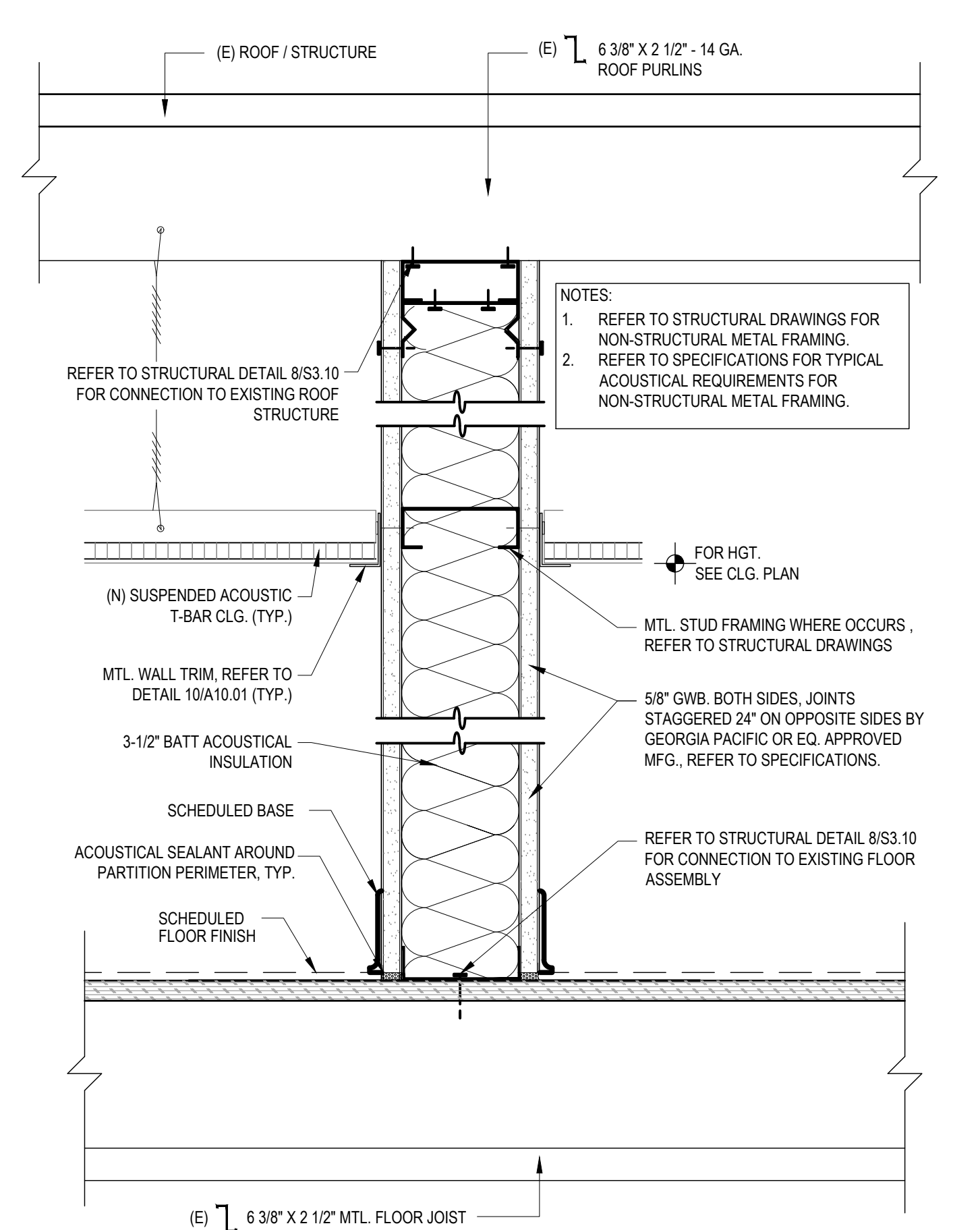
PLUMBING WALL - TYPICAL
 1-1/2" = 1'-0"



TYP. INTERIOR WALL NON-RATED
 3" = 1'-0"



TYP. FURR-OUT WALL NON-RATED
 3" = 1'-0"



TYP. INTERIOR WALL NON-RATED
 3" = 1'-0"

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 APP: 03-122151 INC:
 REVIEWED FOR
 SS FLS ACS
 DATE: 11/02/2022

abode communities architecture

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

CLIENT:
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 1541 Wilshire Blvd., Suite 200
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ARCHITECT:
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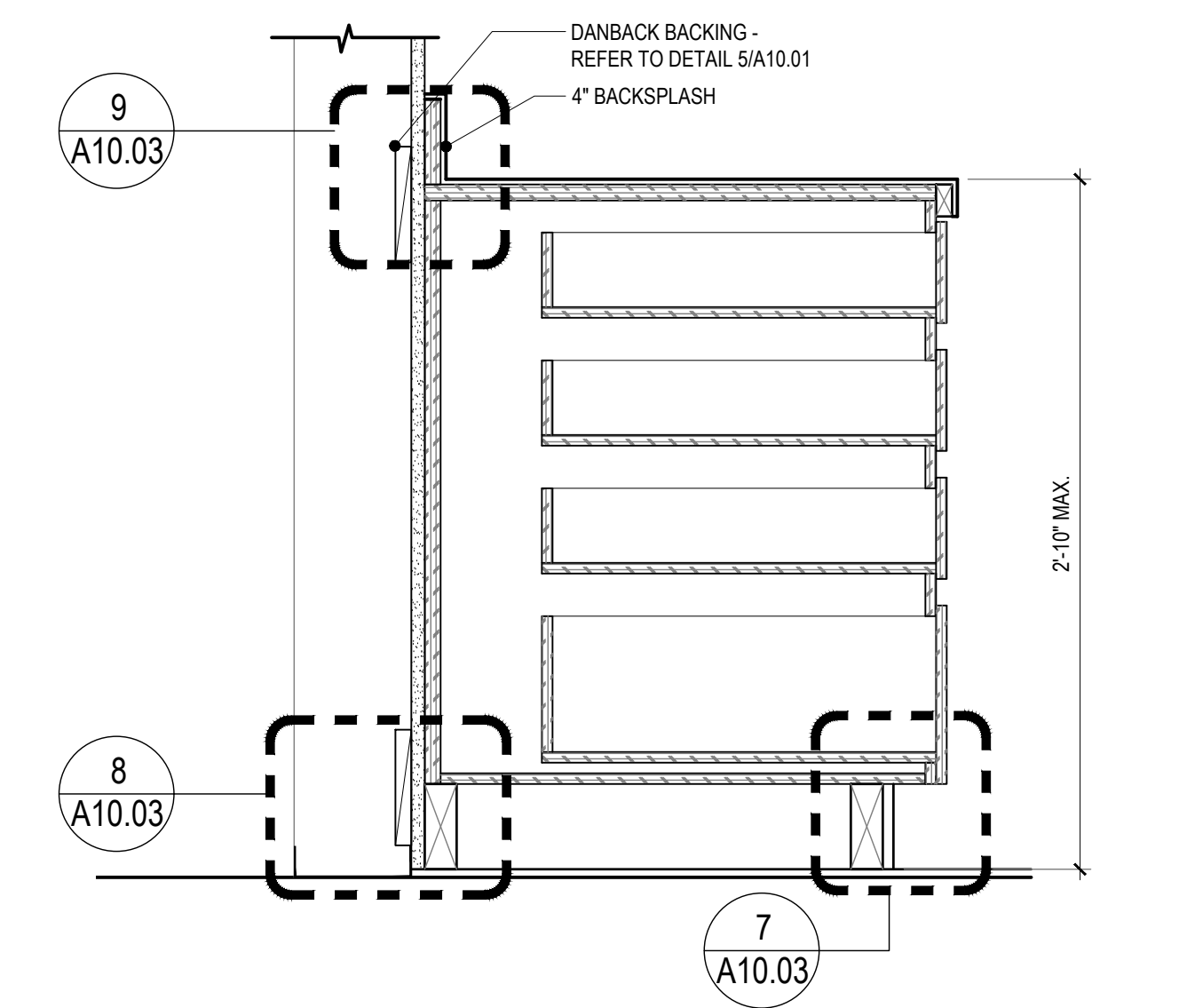
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 C-26571
 12-31-23
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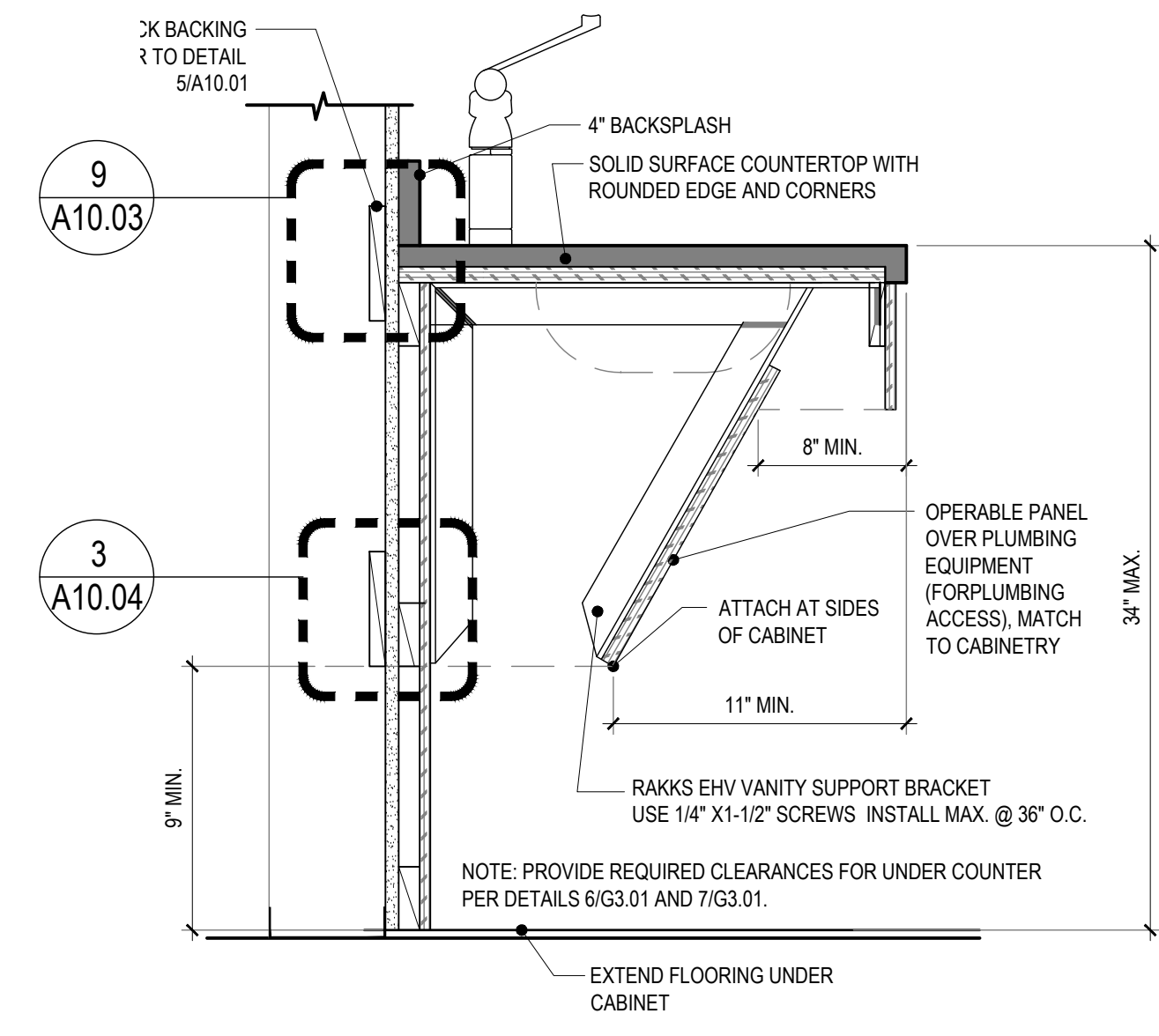
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DETAILS

SHEET NUMBER:
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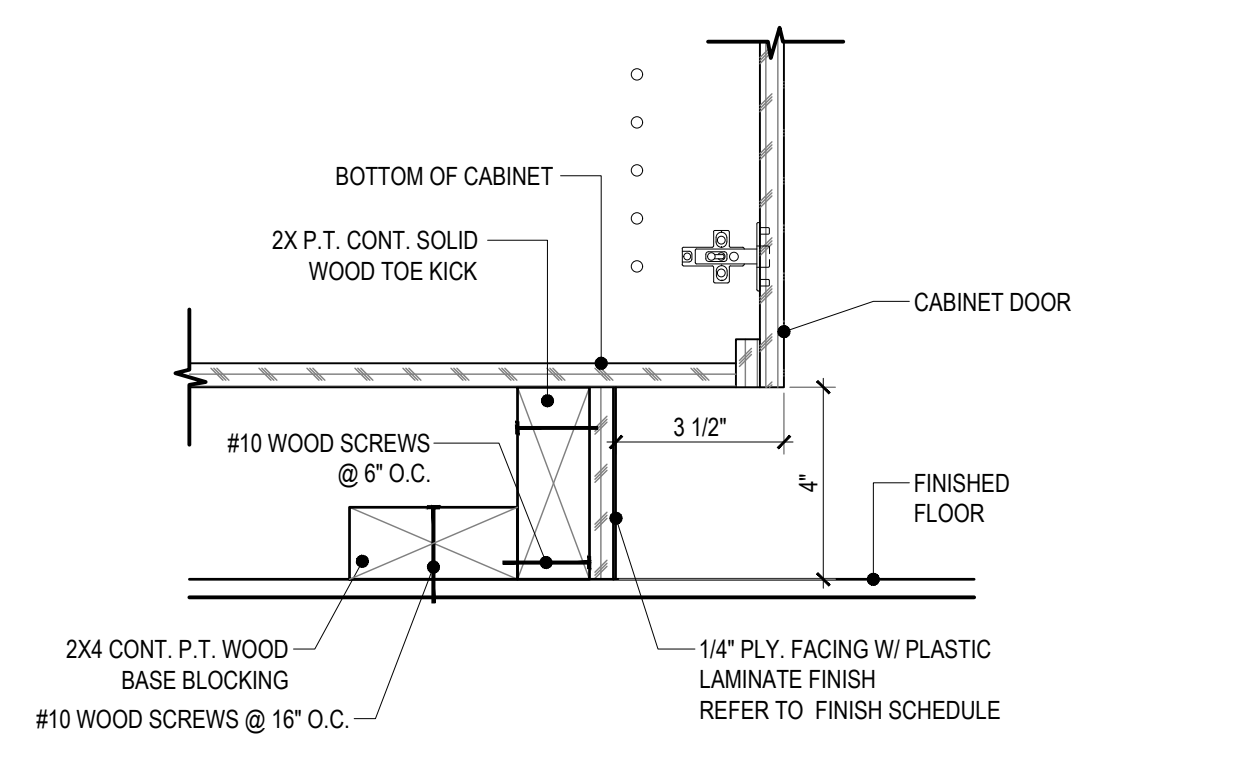
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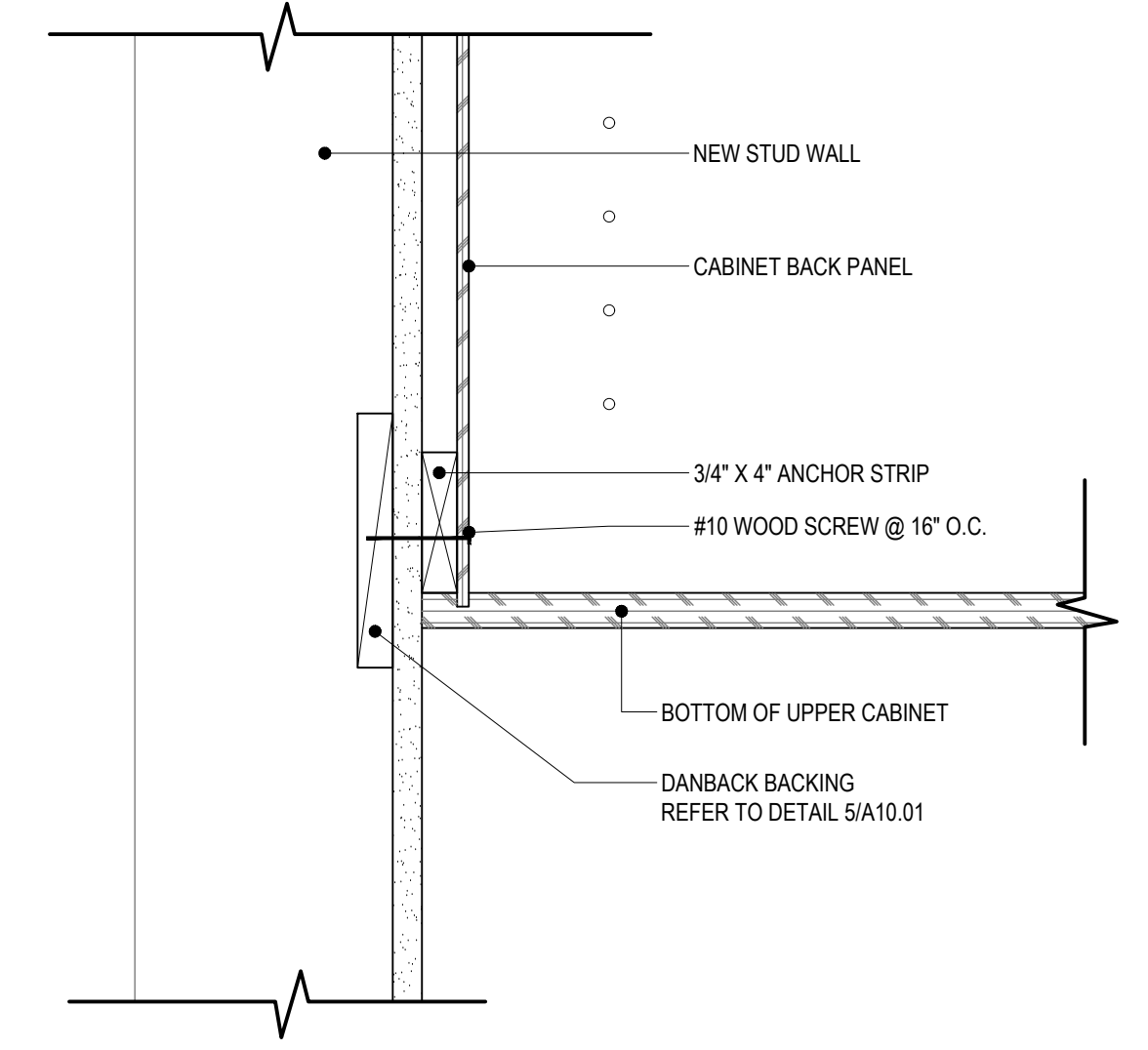
KITCHEN DRAWER DETAIL
 1 1/2" = 1'-0" (3)



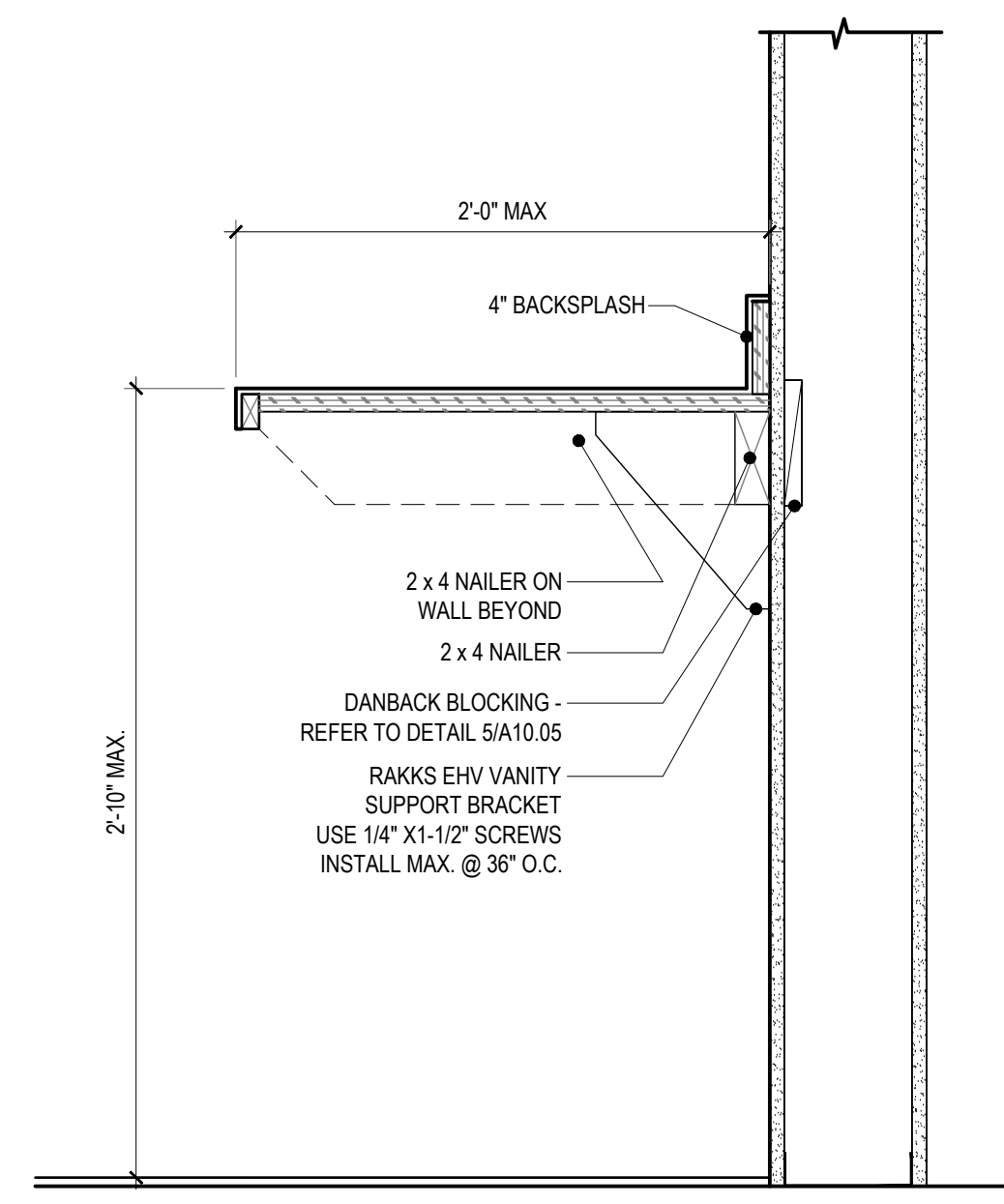
OPEN CABINET UNDER KITCHEN SINK
 1 1/2" = 1'-0" (5)



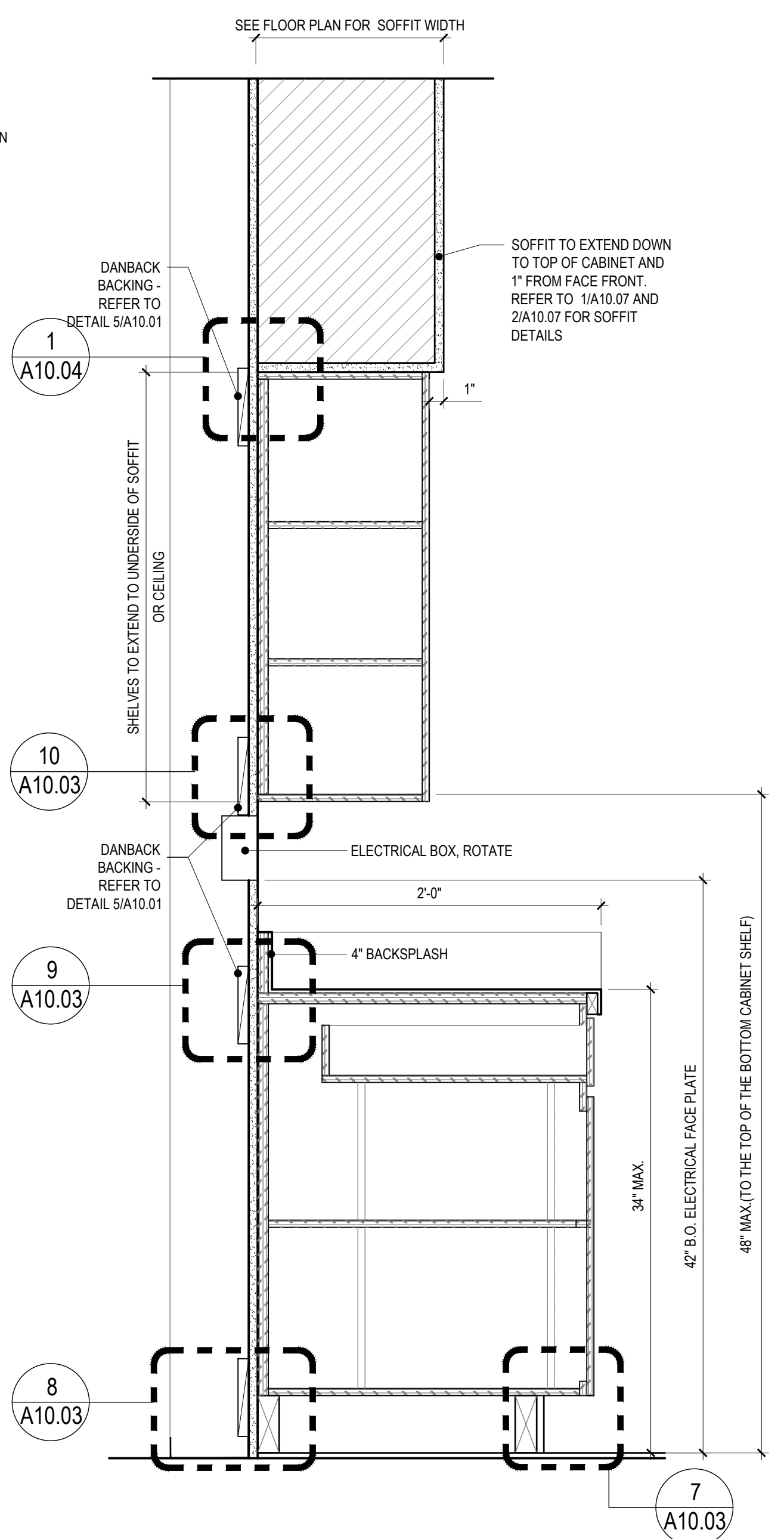
BASE CABINET ANCHORAGE DETAIL @ FLOOR
 3" = 1'-0" (7)



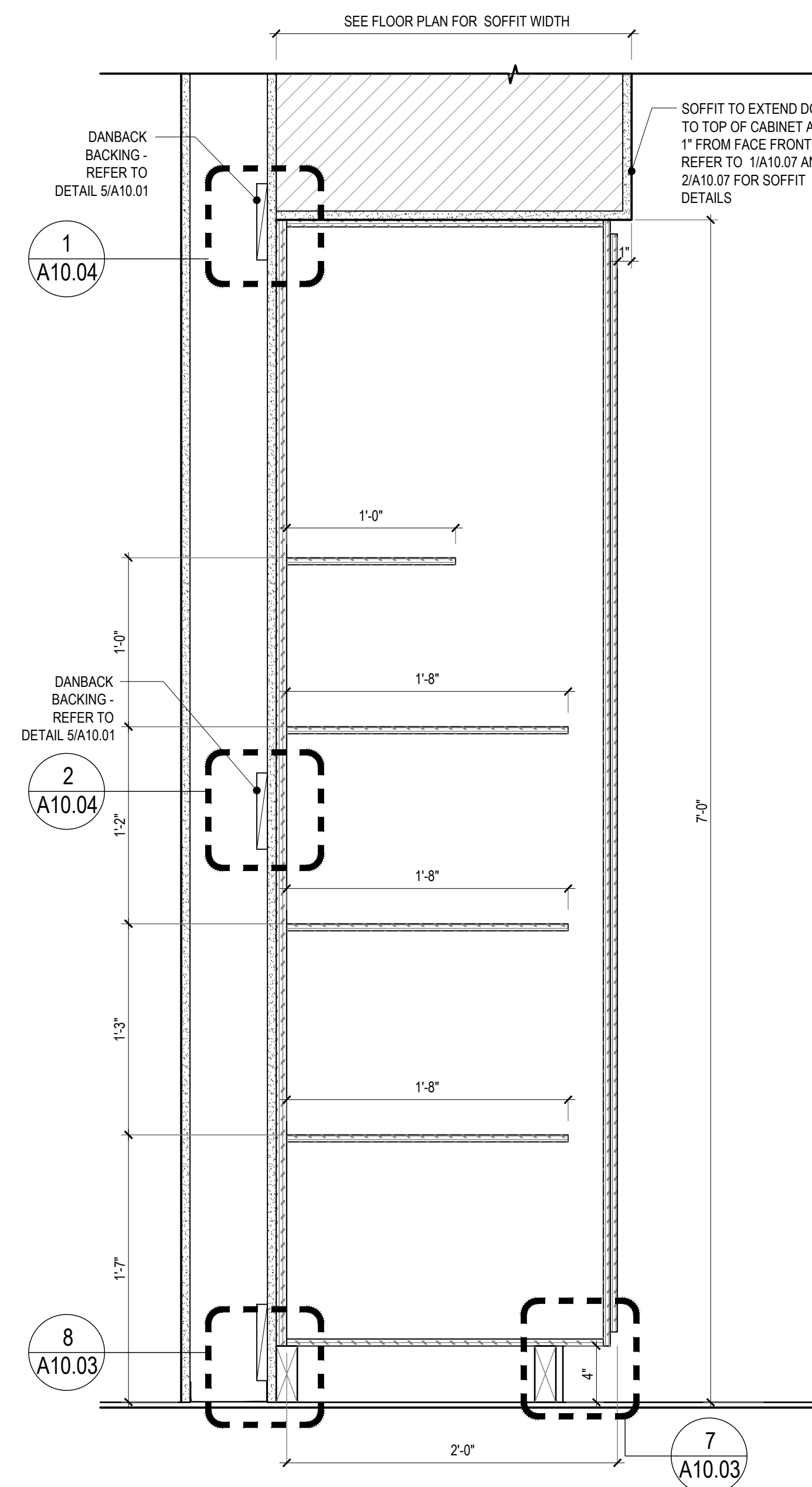
BOTTOM OF UPPER CABINET ANCHORAGE DETAIL AT WALL
 3" = 1'-0" (10)



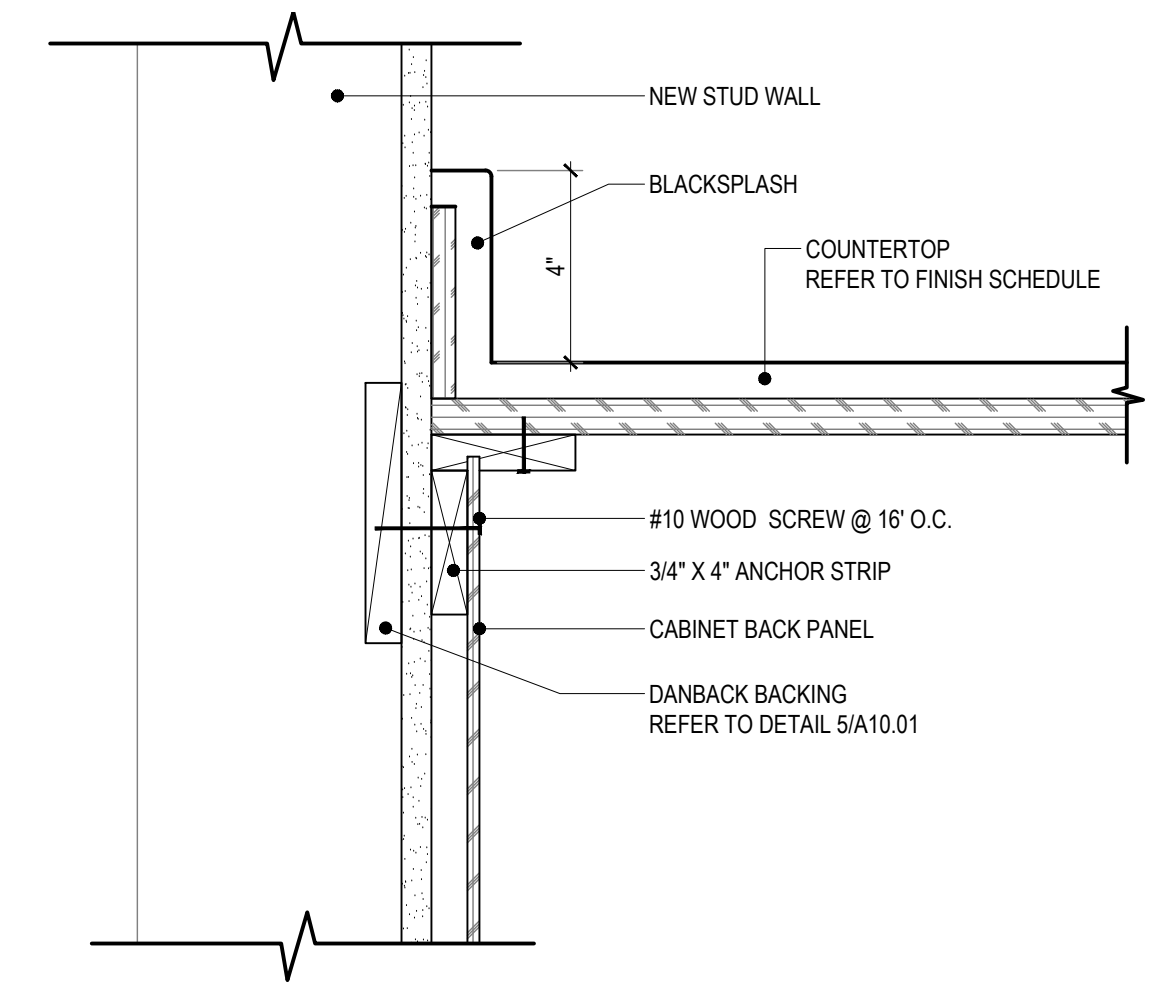
COUNTER DETAIL
 1 1/2" = 1'-0" (2)



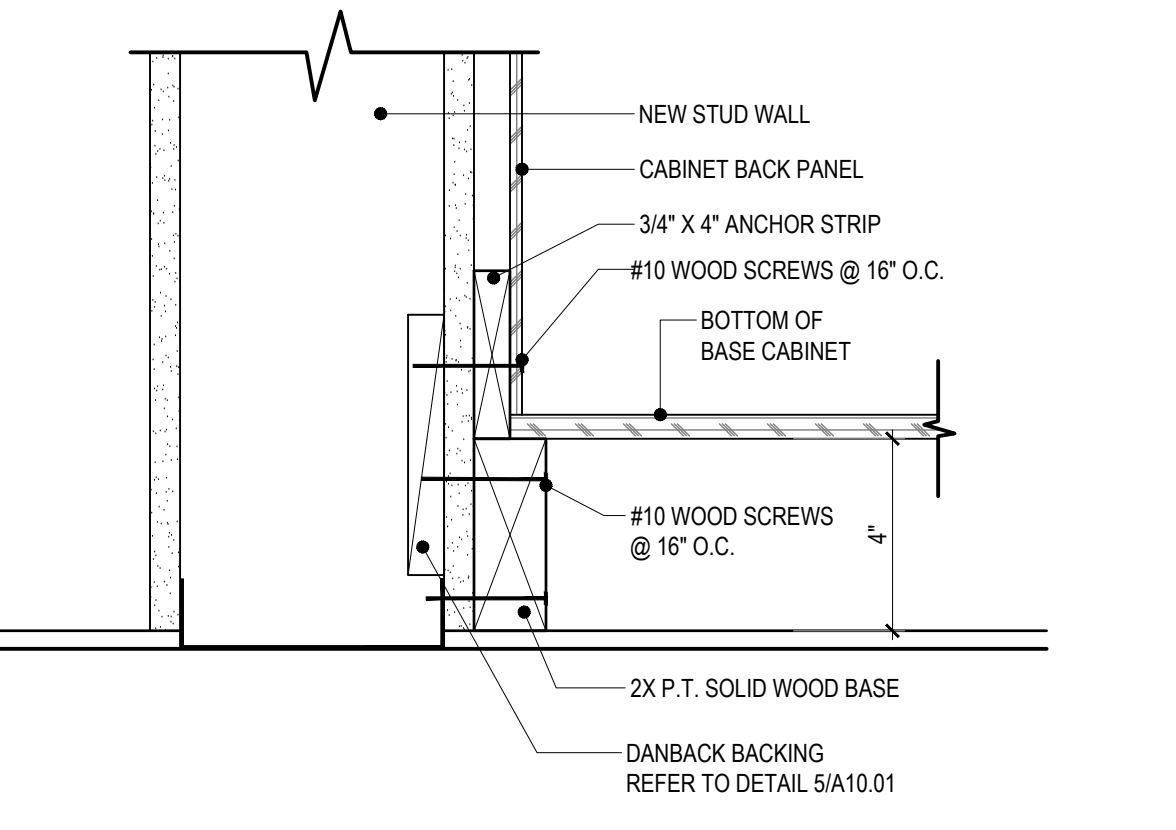
KITCHEN CABINETRY (TYP.)
 1 1/2" = 1'-0" (4)



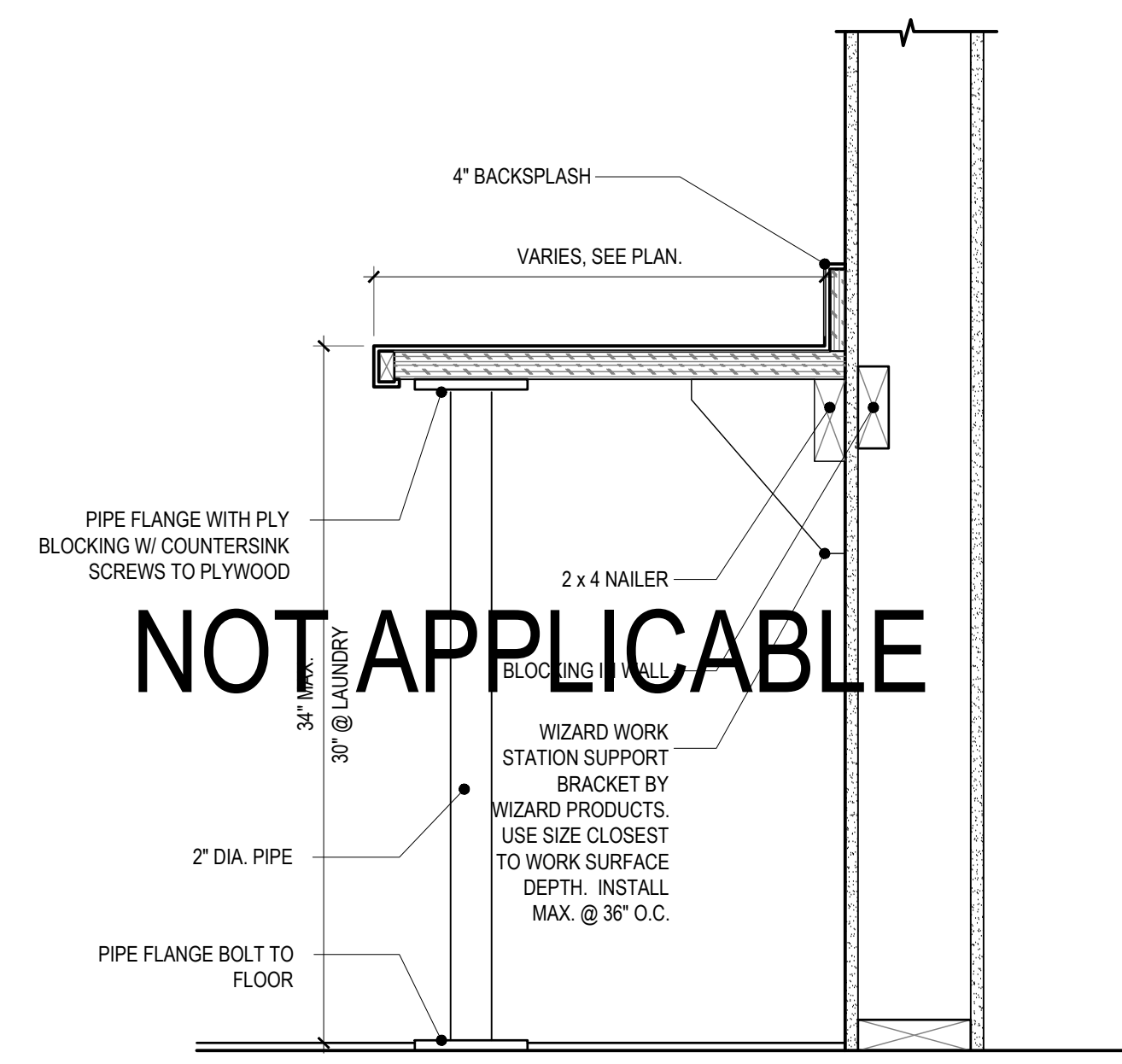
FULL HEIGHT PANTRY DETAIL
 1 1/2" = 1'-0" (6)



TOP OF BASE CABINET ANCHORAGE DETAIL AT WALL
 3" = 1'-0" (9)



BOTTOM OF BASE CABINET ANCHORAGE DETAIL @ WALL
 3" = 1'-0" (8)



COUNTER DETAIL
 1 1/2" = 1'-0" (1)

NOT APPLICABLE

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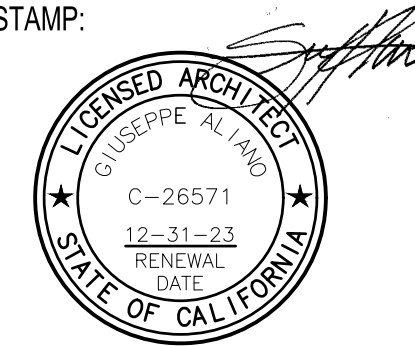
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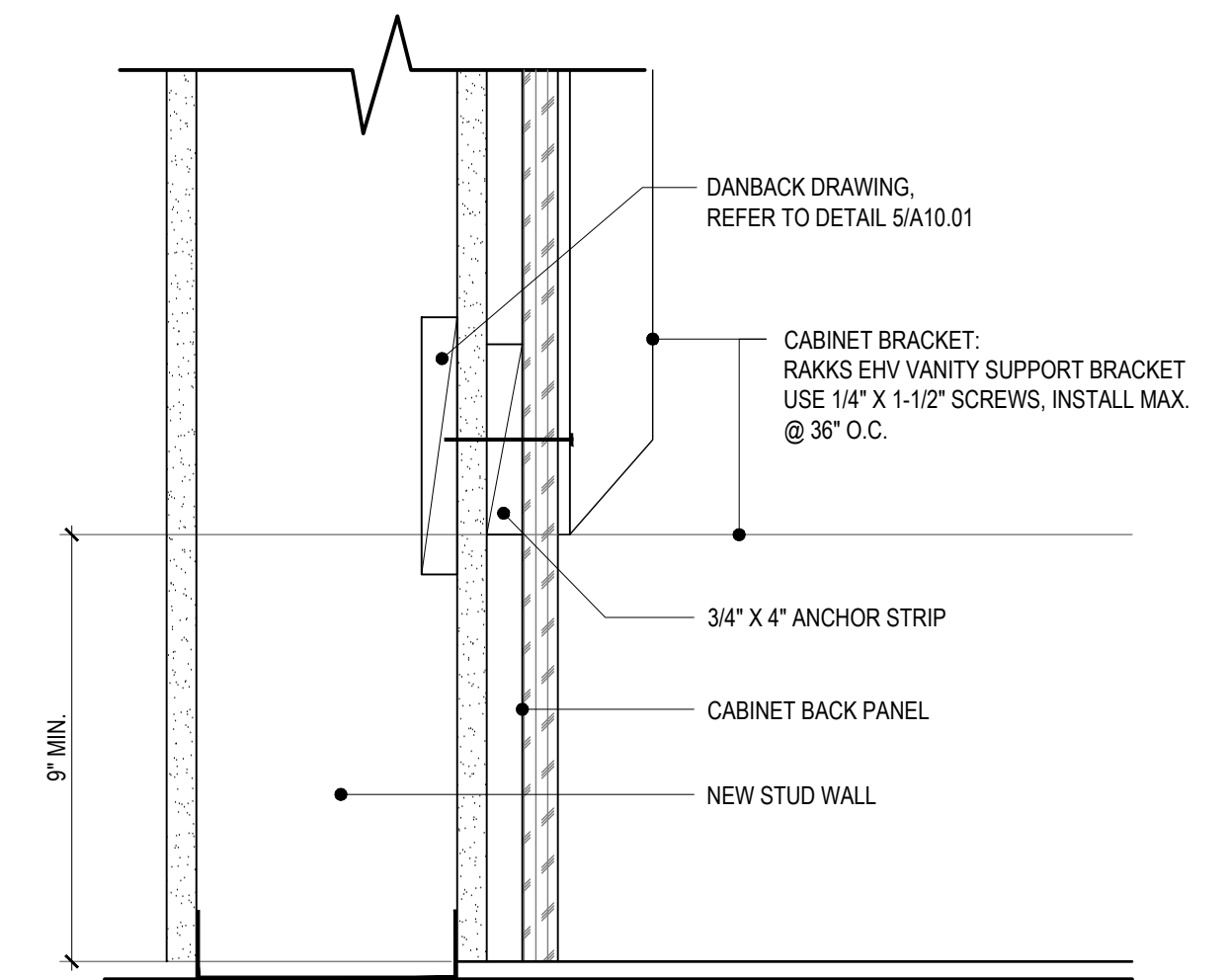
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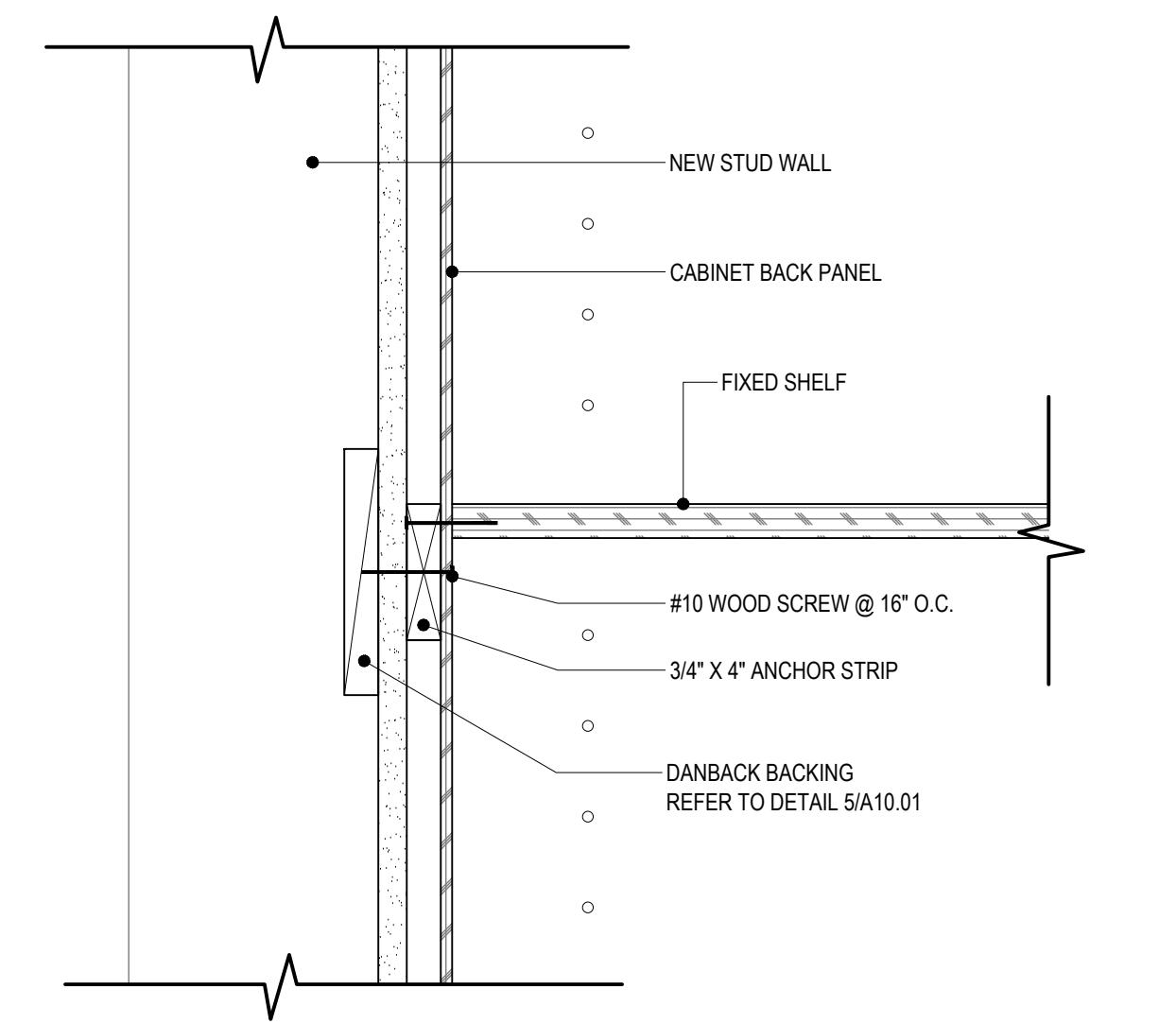
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CABINET DETAILS

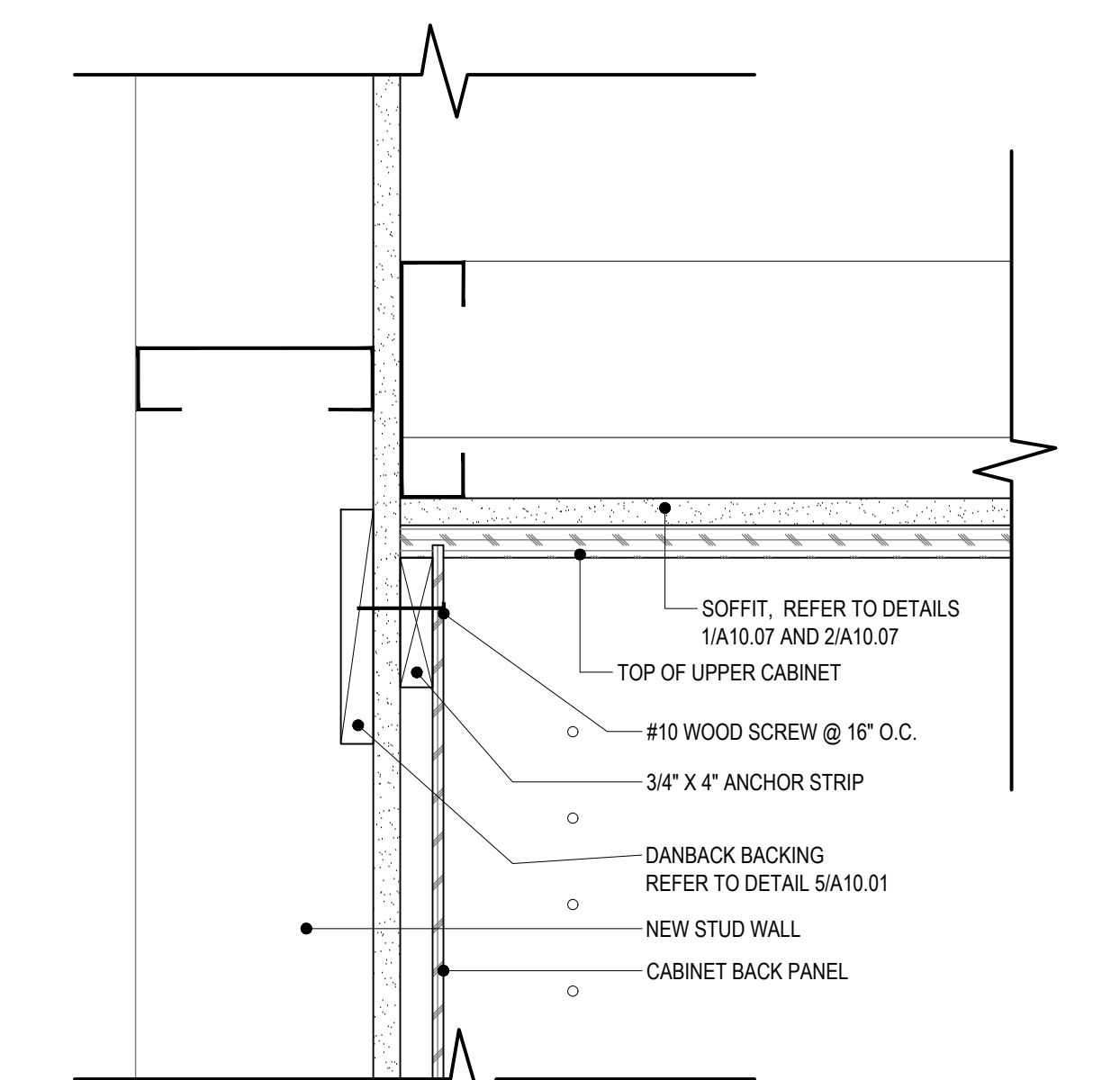
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**OPEN CABINET
 ANCHORAGE DETAIL AT WALL**
 3\"/>

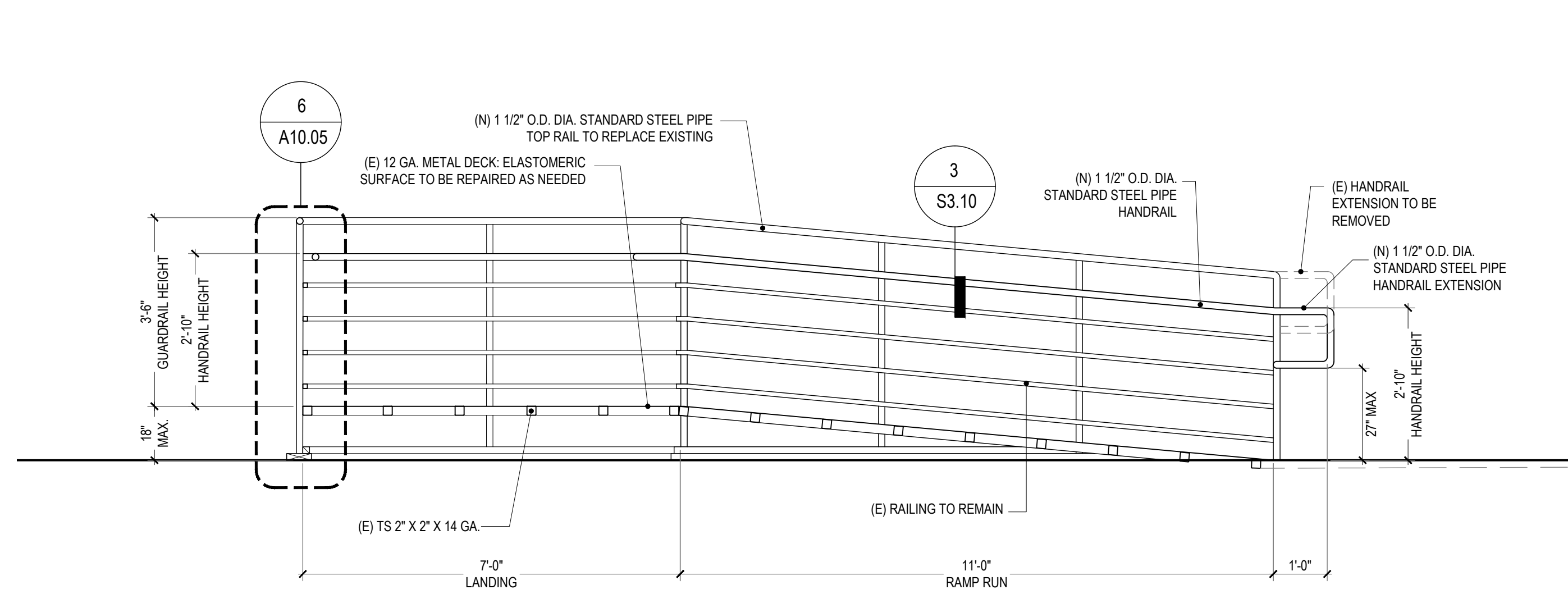


**MIDDLE OF TALL CABINET
 ANCHORAGE DETAIL AT WALL**
 3\"/>



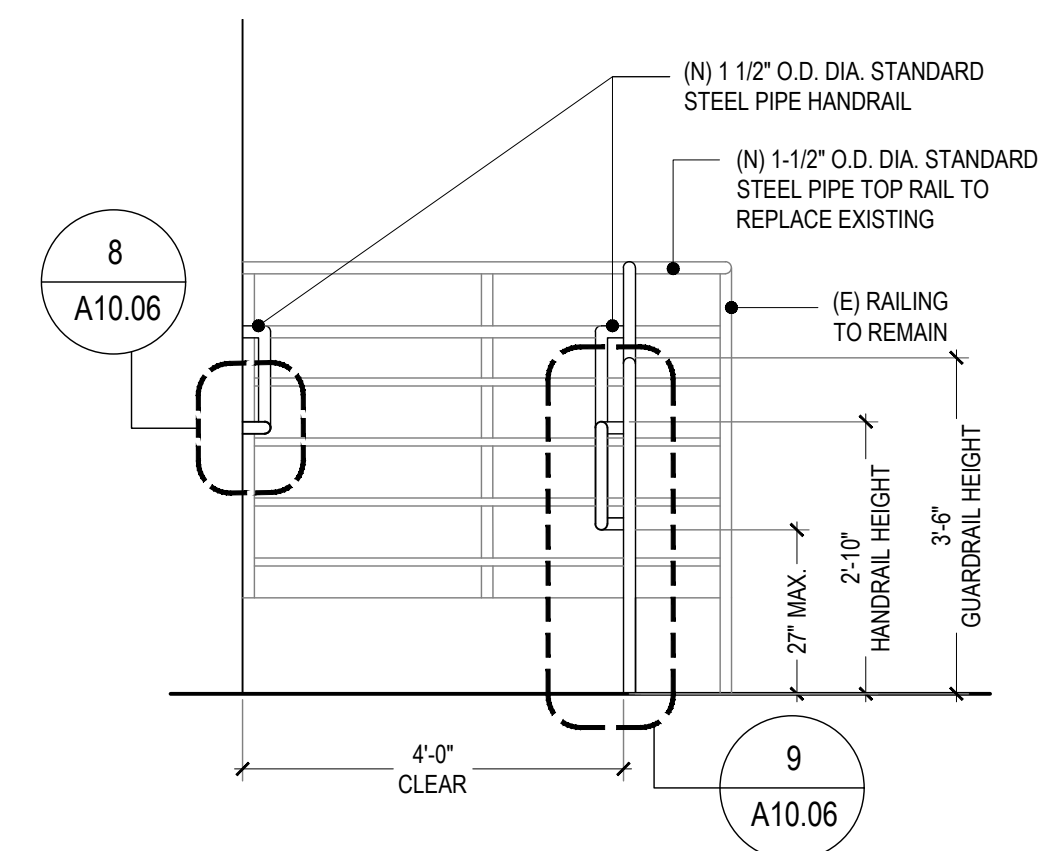
**TOP OF UPPER CABINET
 ANCHORAGE DETAIL AT WALL**
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DATE	REV
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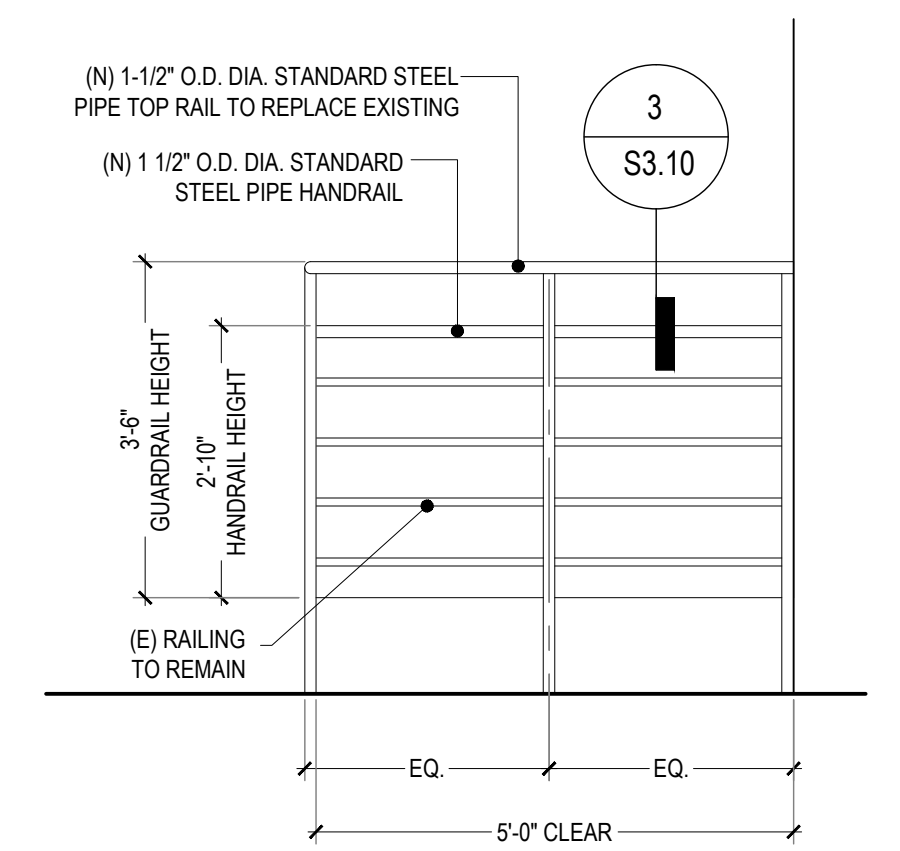
SECTION AT RAMP
 SCALE: 1/2" = 1'-0"

9



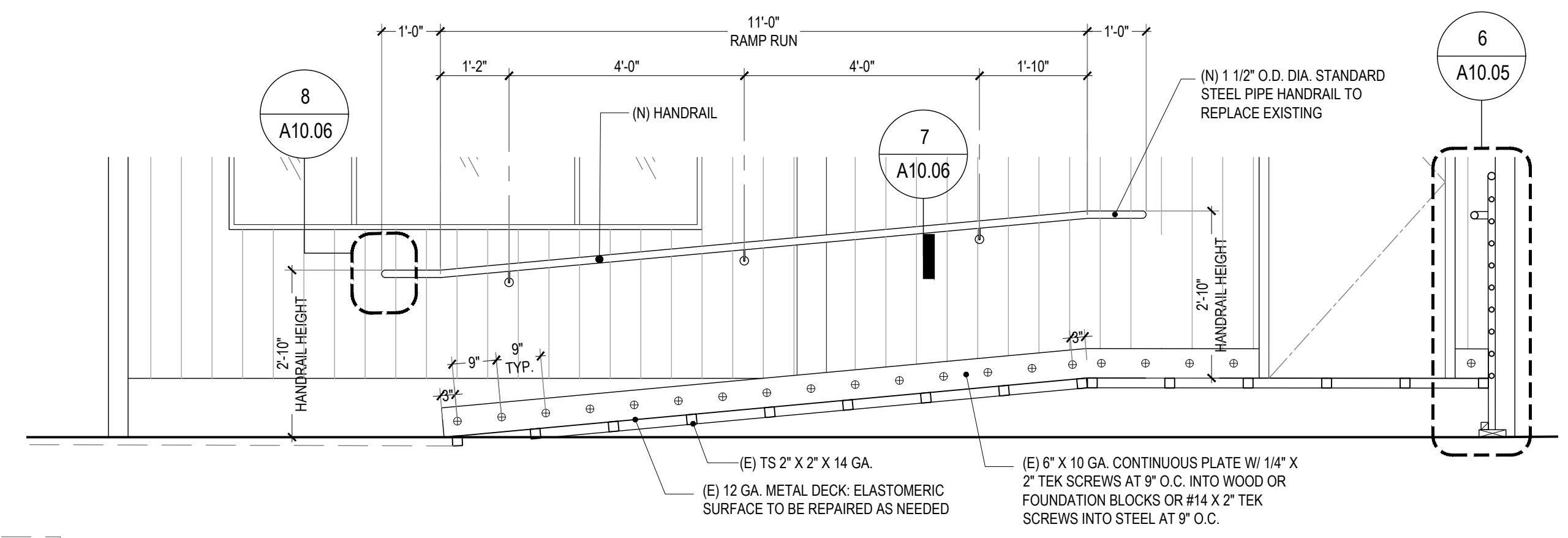
RAMP ELEVATION
 SCALE: 1/2" = 1'-0"

5



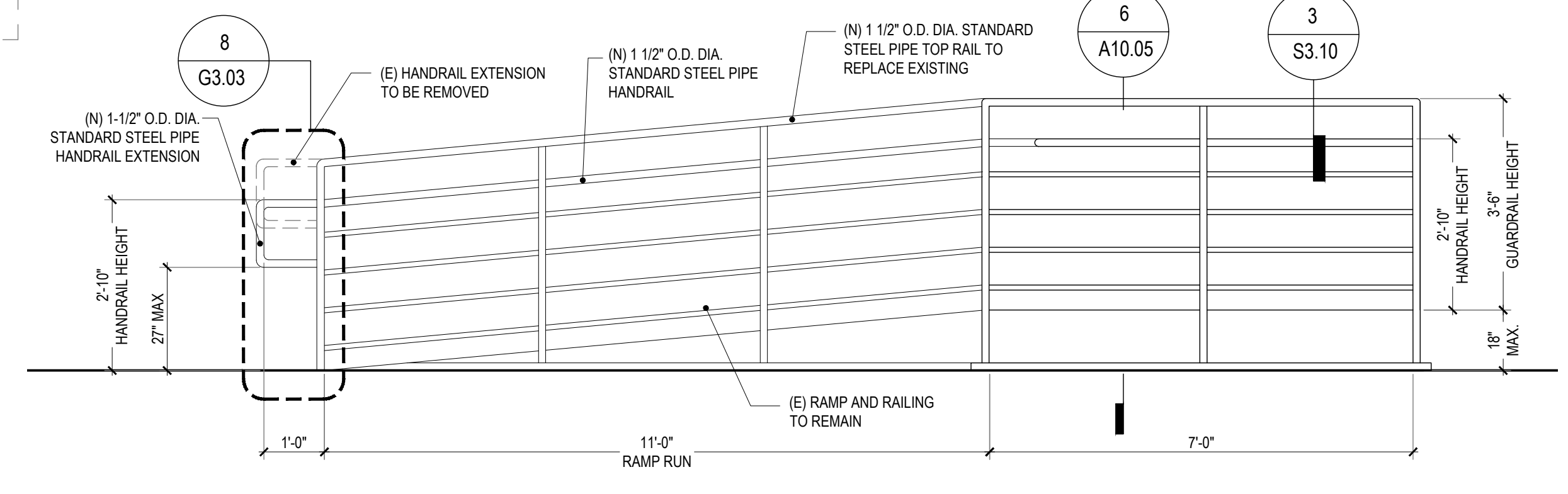
RAMP ELEVATION
 SCALE: 1/2" = 1'-0"

4



SECTION AT RAMP
 SCALE: 1/2" = 1'-0"

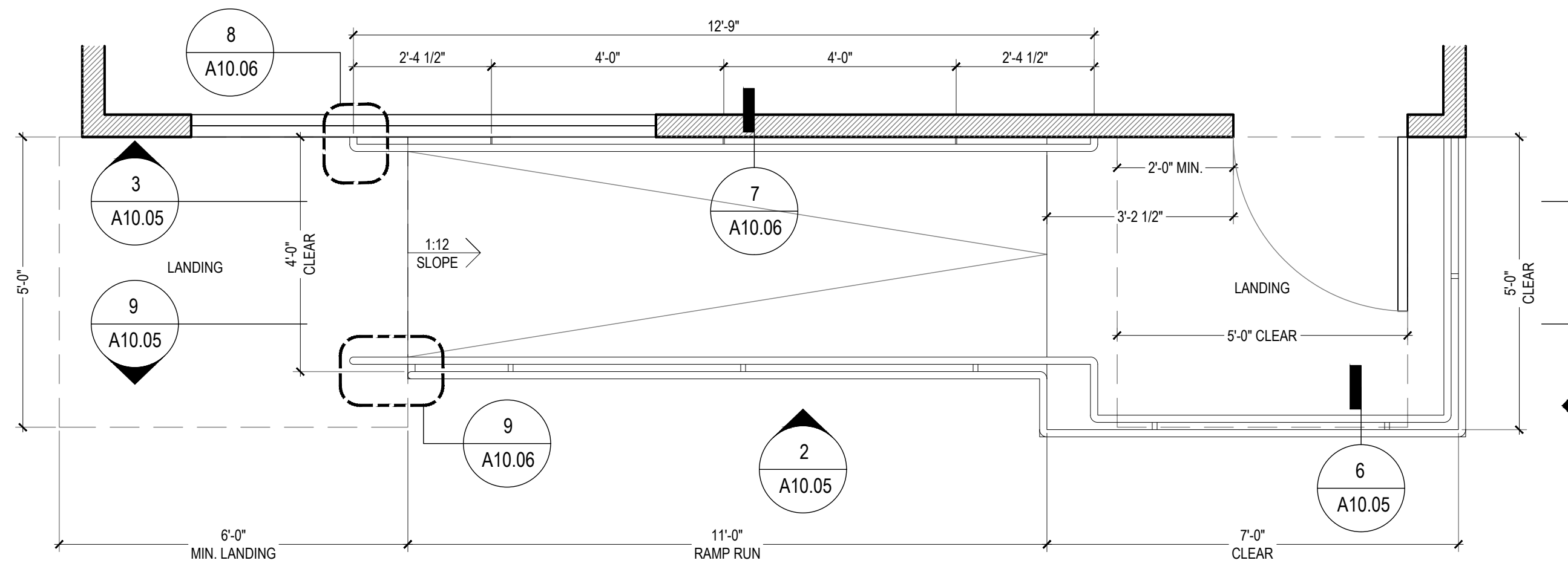
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RAMP ELEVATION
 SCALE: 1/2" = 1'-0"

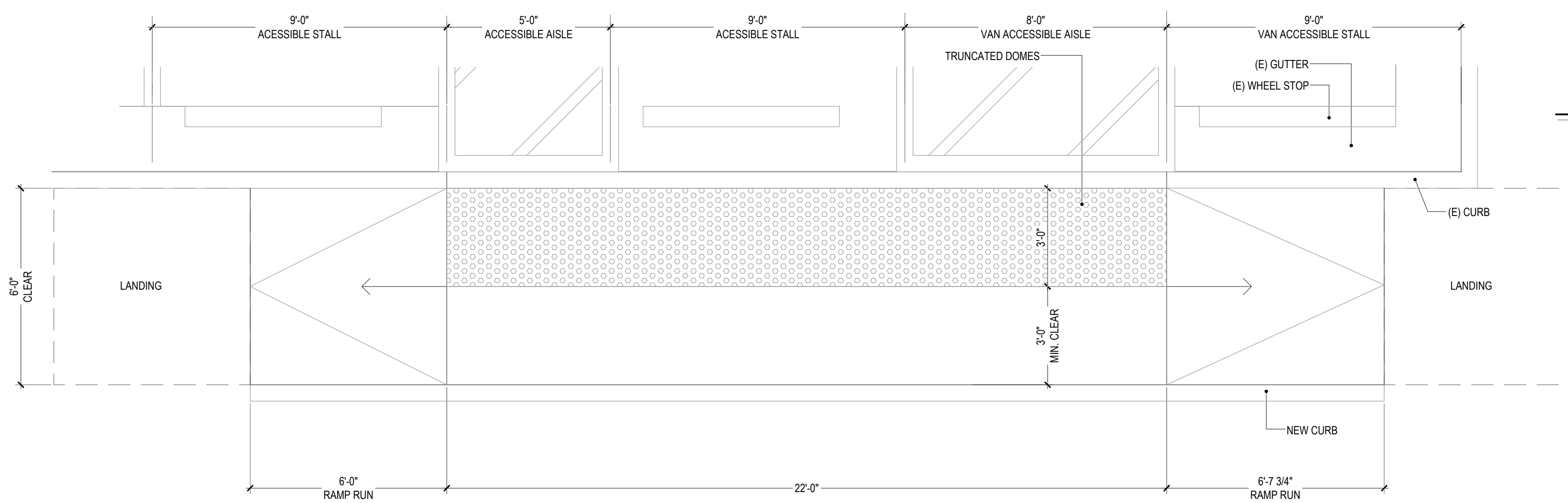
2

5
 A10.05



RAMP AT BUILDING ENTRY
 SCALE: 1/2" = 1'-0"

1

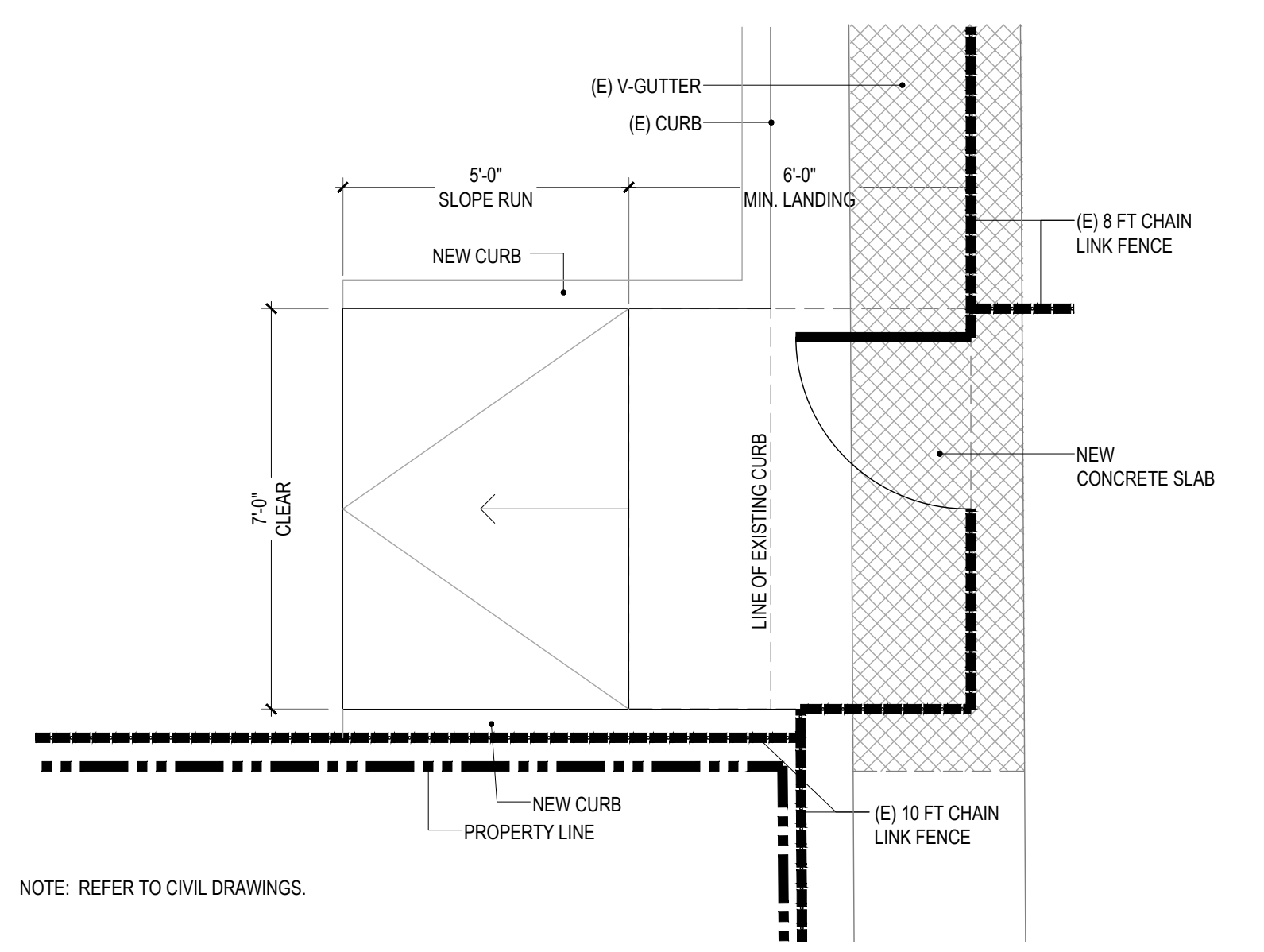


CURB RAMP AT ACCESSIBLE PARKING SPACE
 SCALE: 3/8" = 1'-0"

8

- NOTE:
 1. REFER TO CIVIL DRAWINGS FOR CURB RAMP SLOPES
 2. FOR ACCESSIBLE PARKING, REFER TO DETAILS 2/G3.03, 3/G3.03, 4/G3.03 AND 6/G3.03

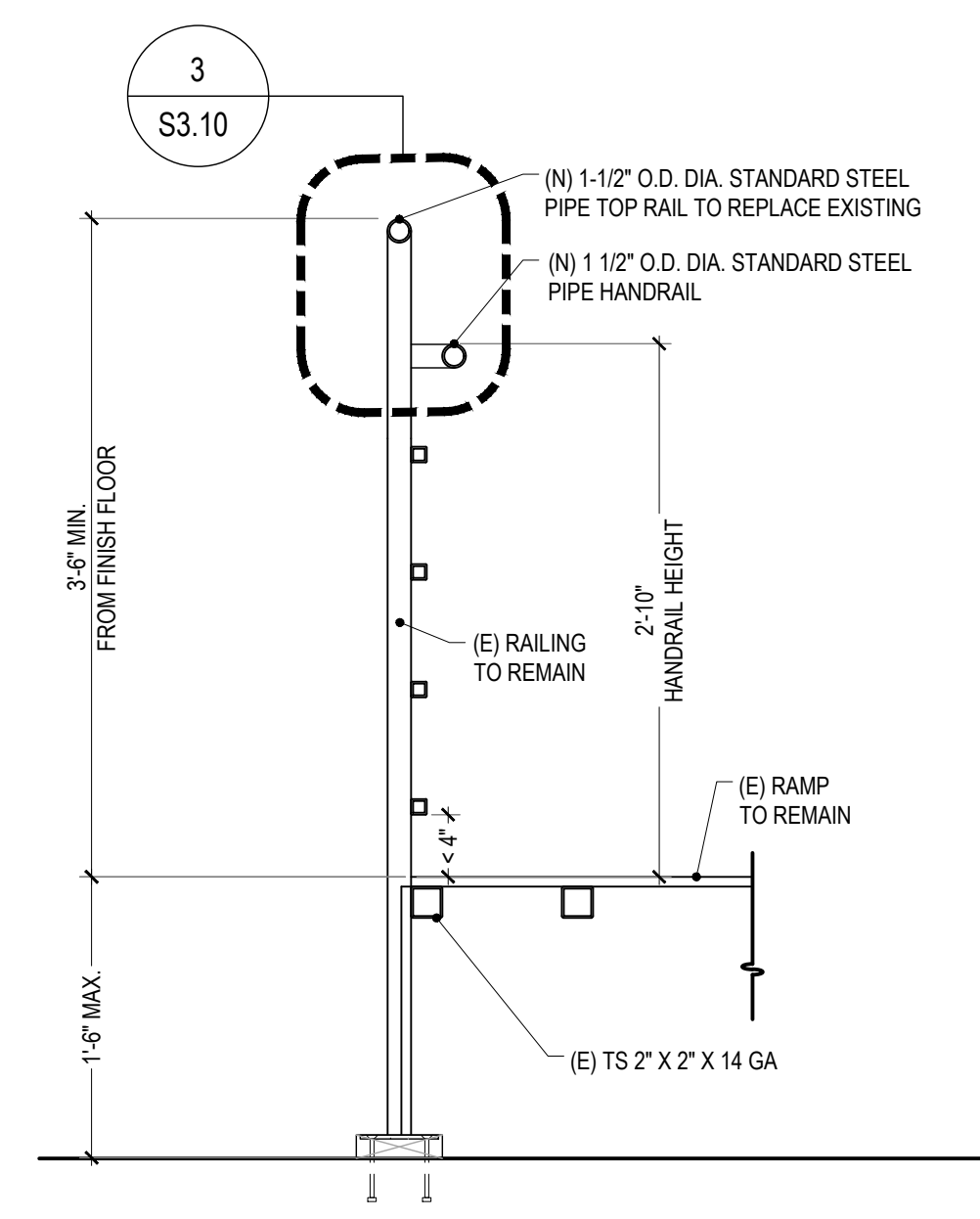
REFER TO CIVIL DRAWINGS



SLOPE AT PEDESTRIAN ENTRY FROM PARKING LOT
 SCALE: 3/8" = 1'-0"

7

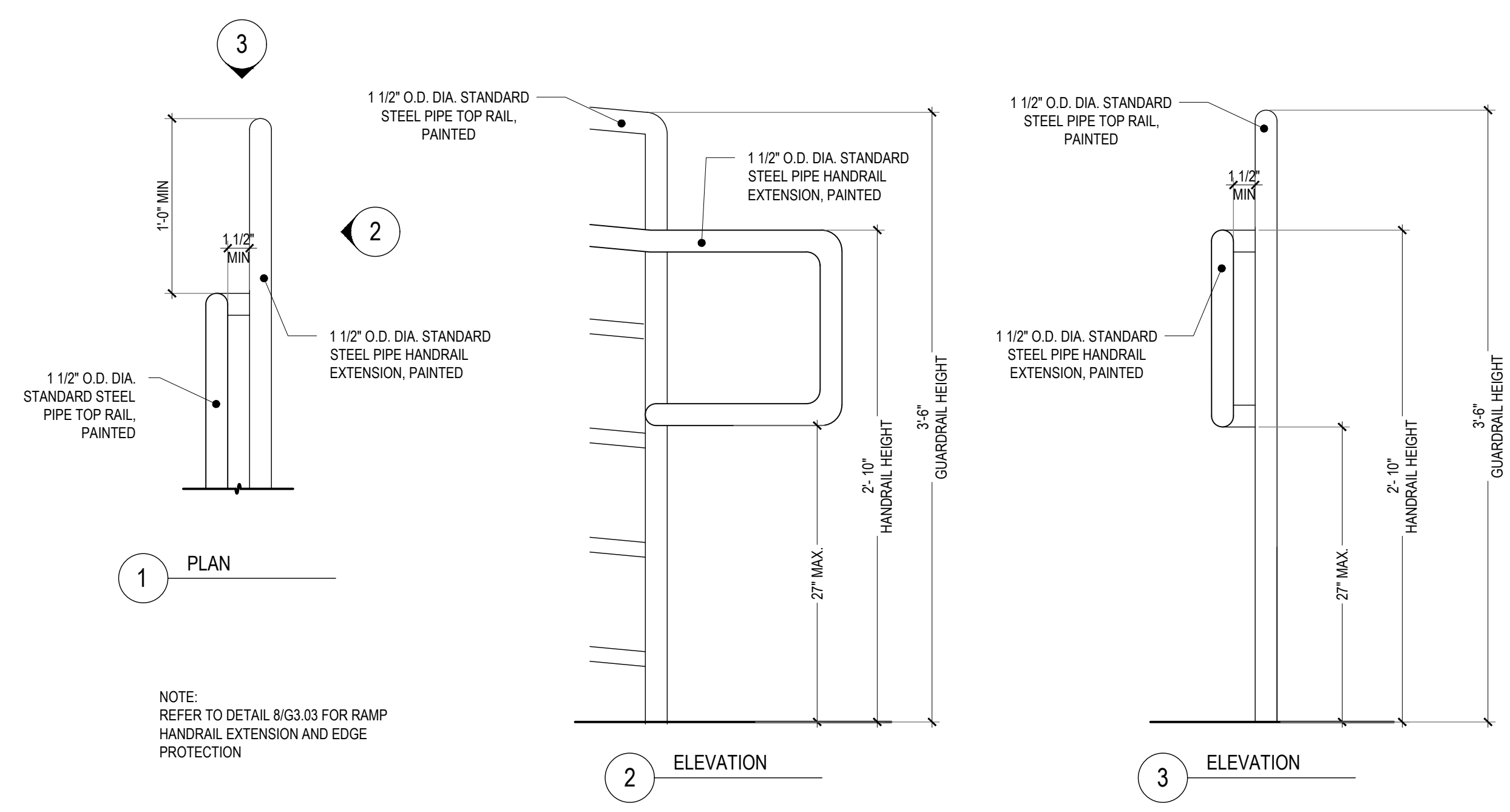
REFER TO CIVIL DRAWINGS



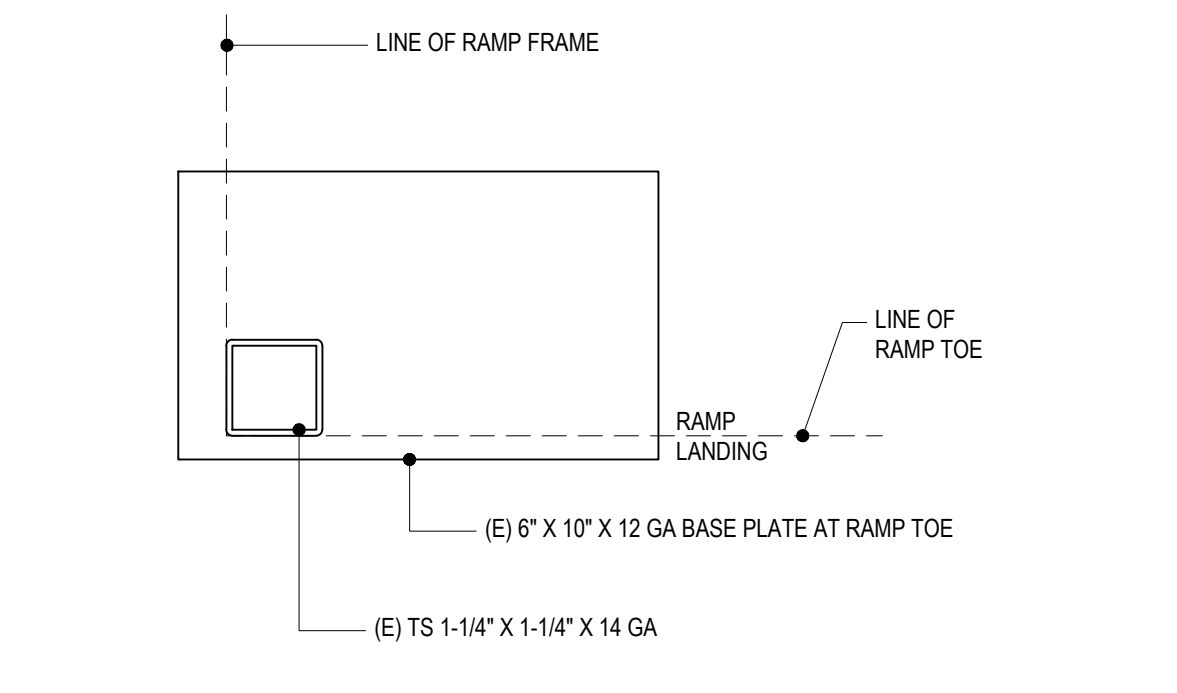
GUARDRAIL AT RAMP
 SCALE: 1" = 1'-0"

6

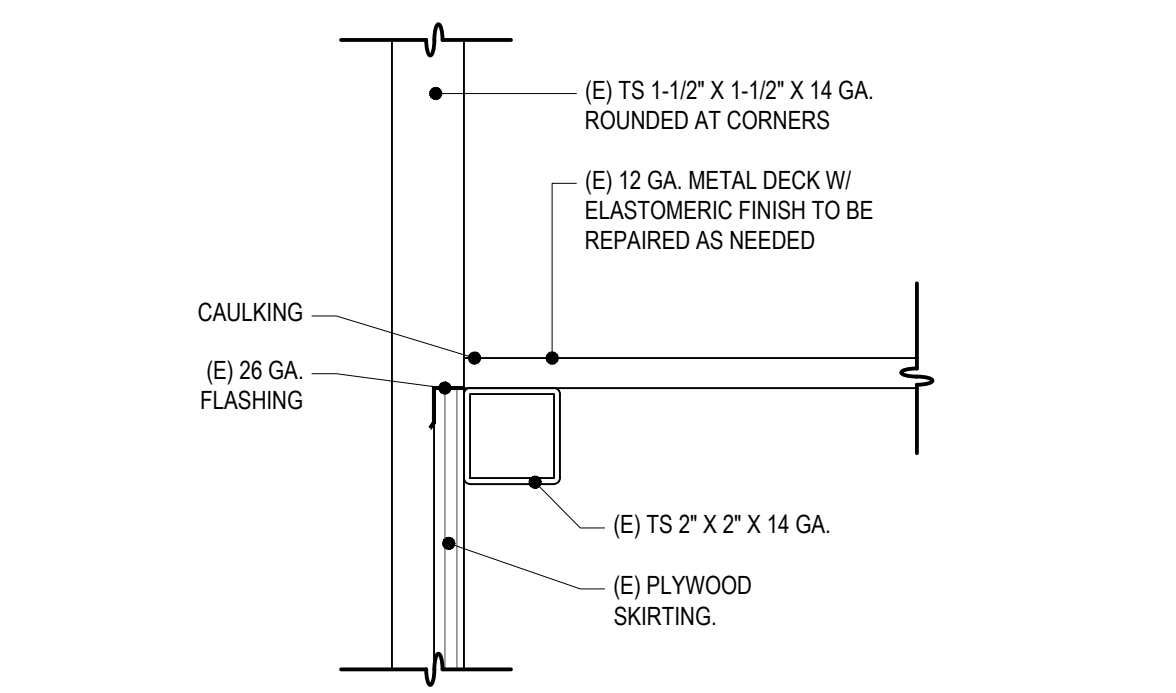
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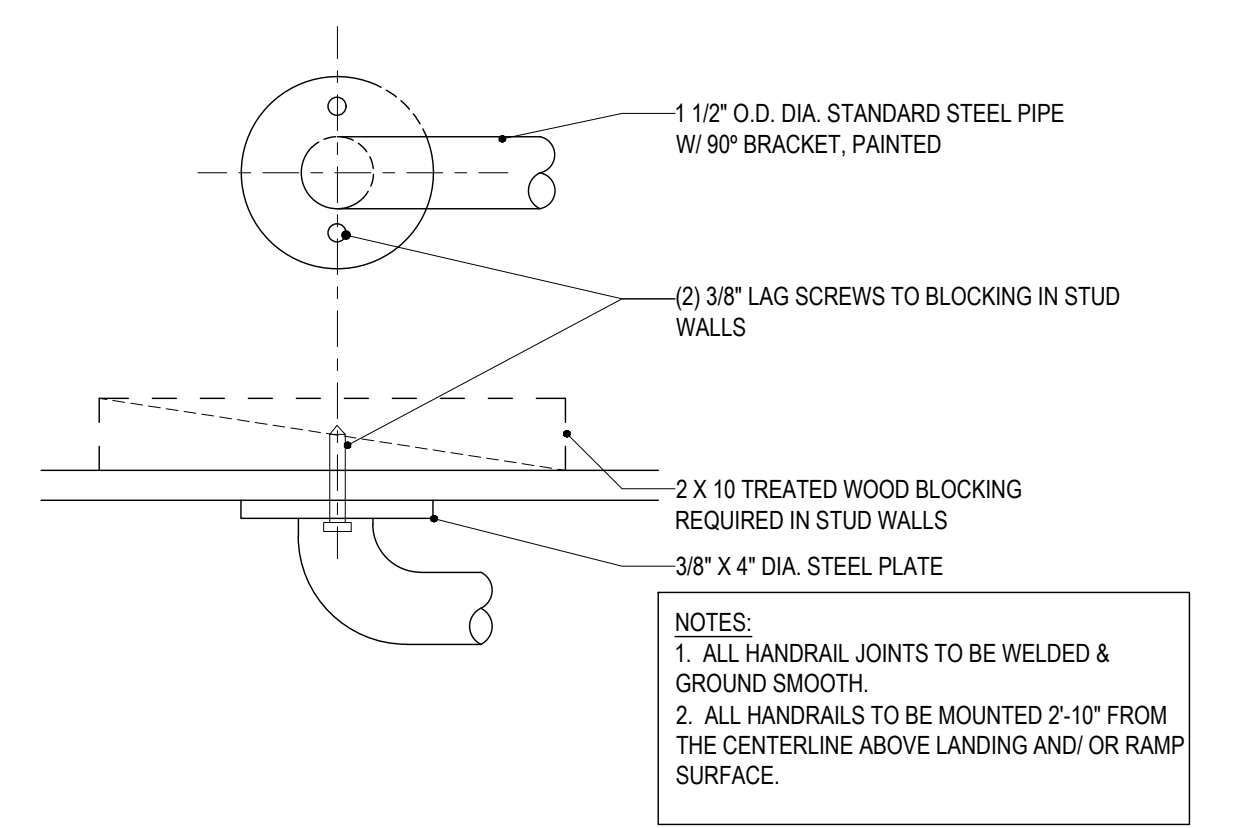
HANDRAIL EXTENSION DETAIL
 SCALE: 1-1/2" = 1'-0" 9



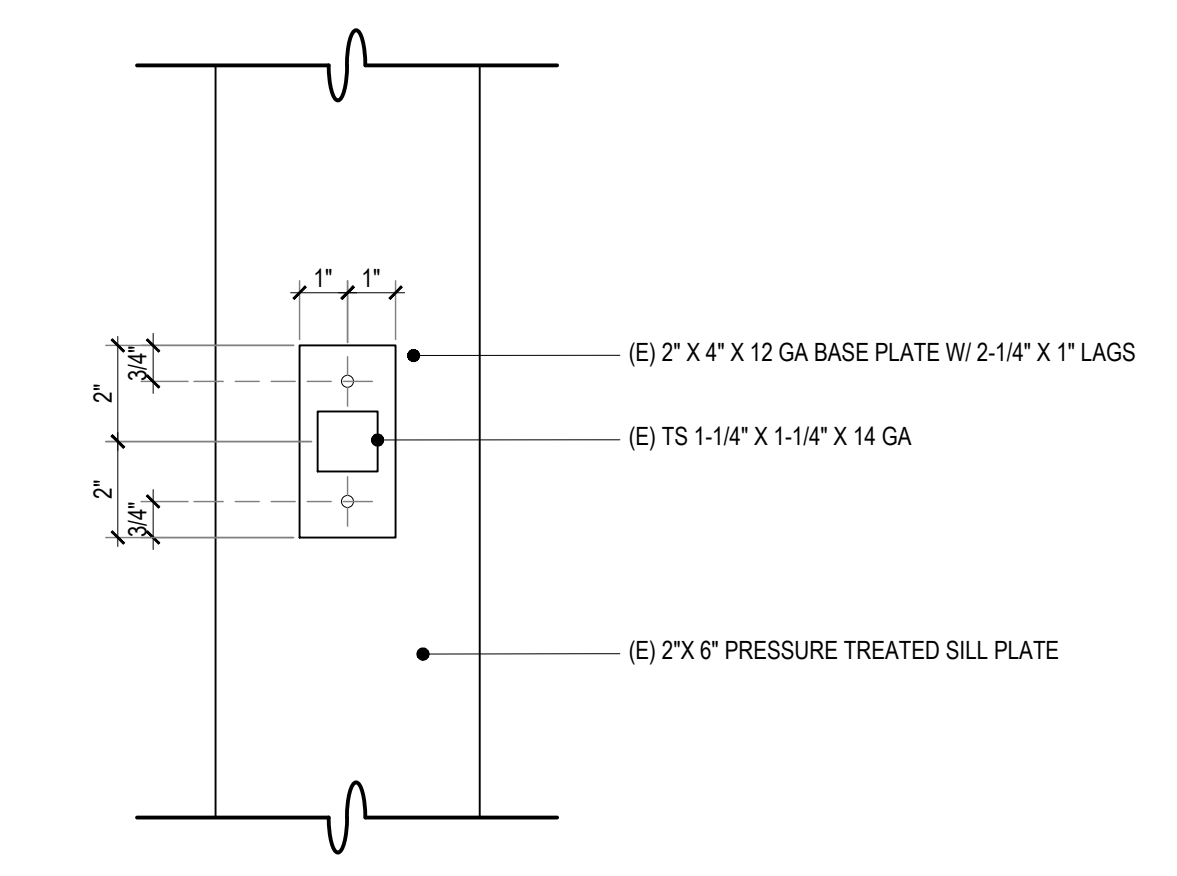
BASE PLATE AT RAMP TOE
 SCALE: 3" = 1'-0" FOR REFERENCE ONLY 6



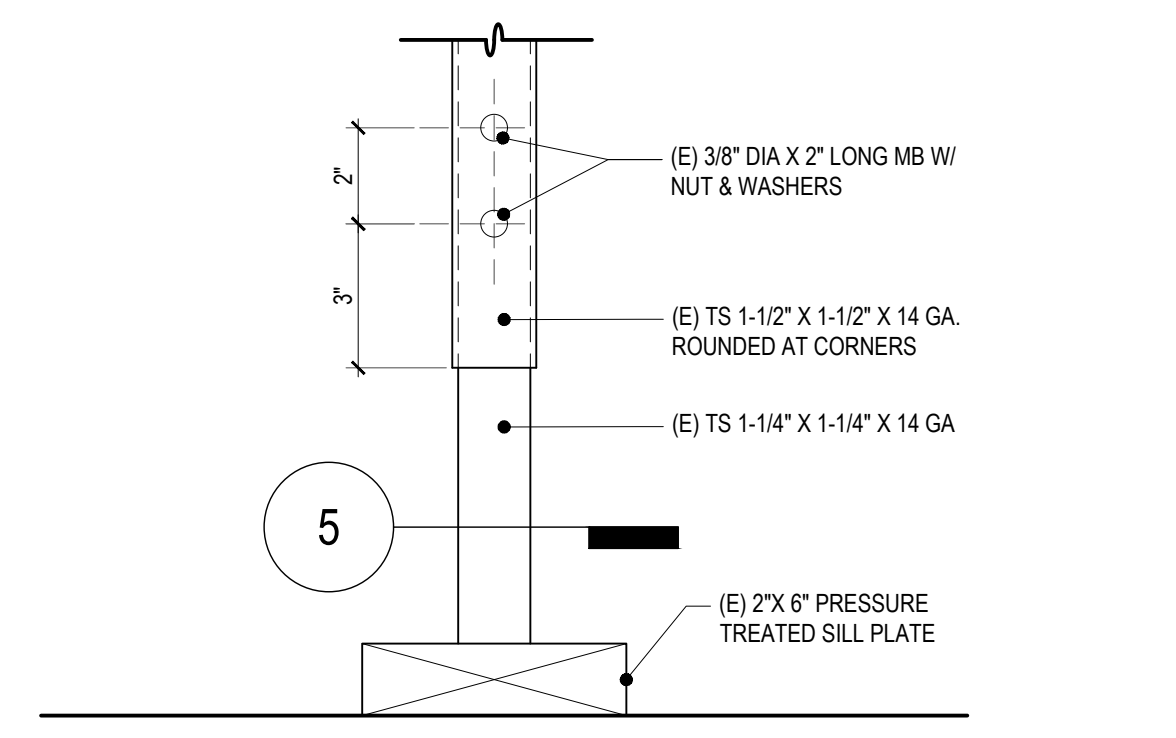
SKIRT FLASHING
 SCALE: 3" = 1'-0" FOR REFERENCE ONLY 3



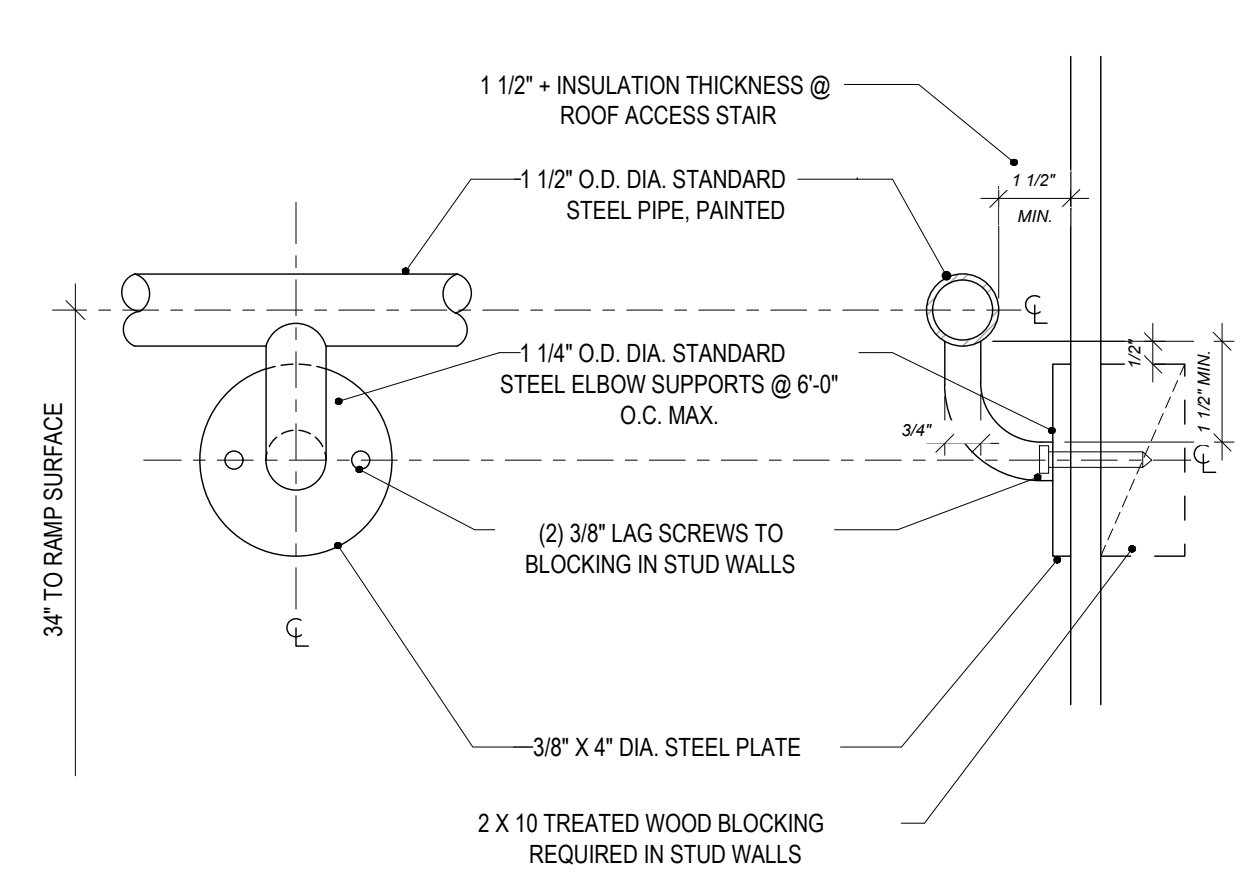
WALL-MOUNTED HANDRAIL TERMINATION
 SCALE: 3" = 1'-0" 8



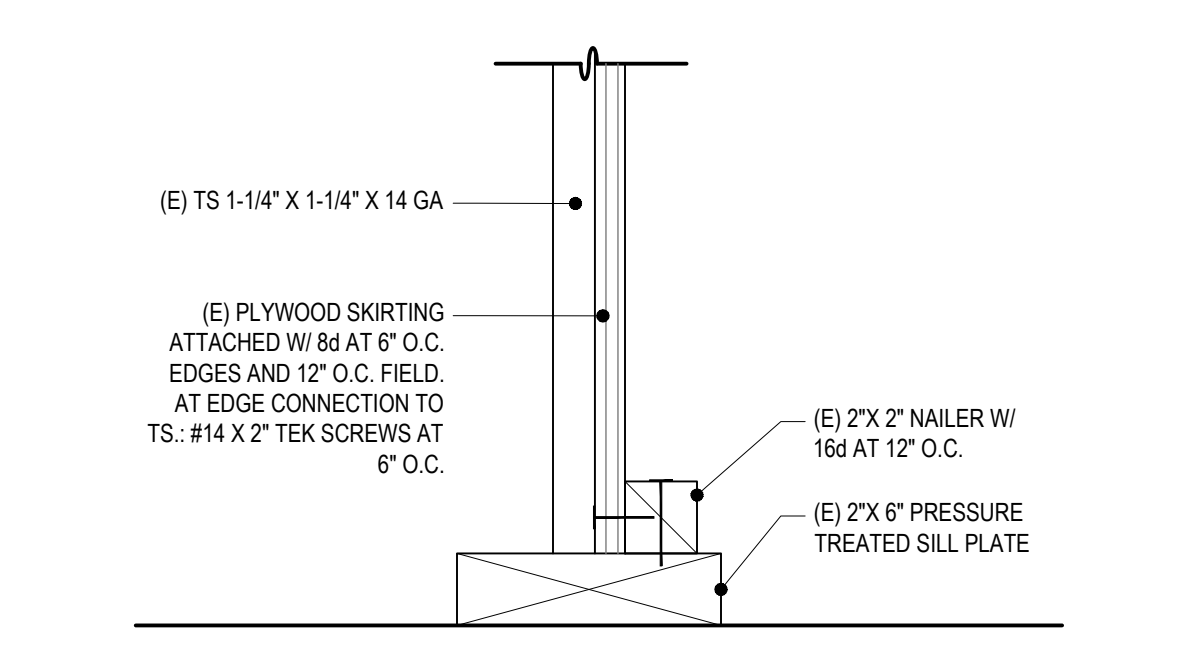
ADJUSTABLE LEG BASE PLATE
 SCALE: 3" = 1'-0" FOR REFERENCE ONLY 5



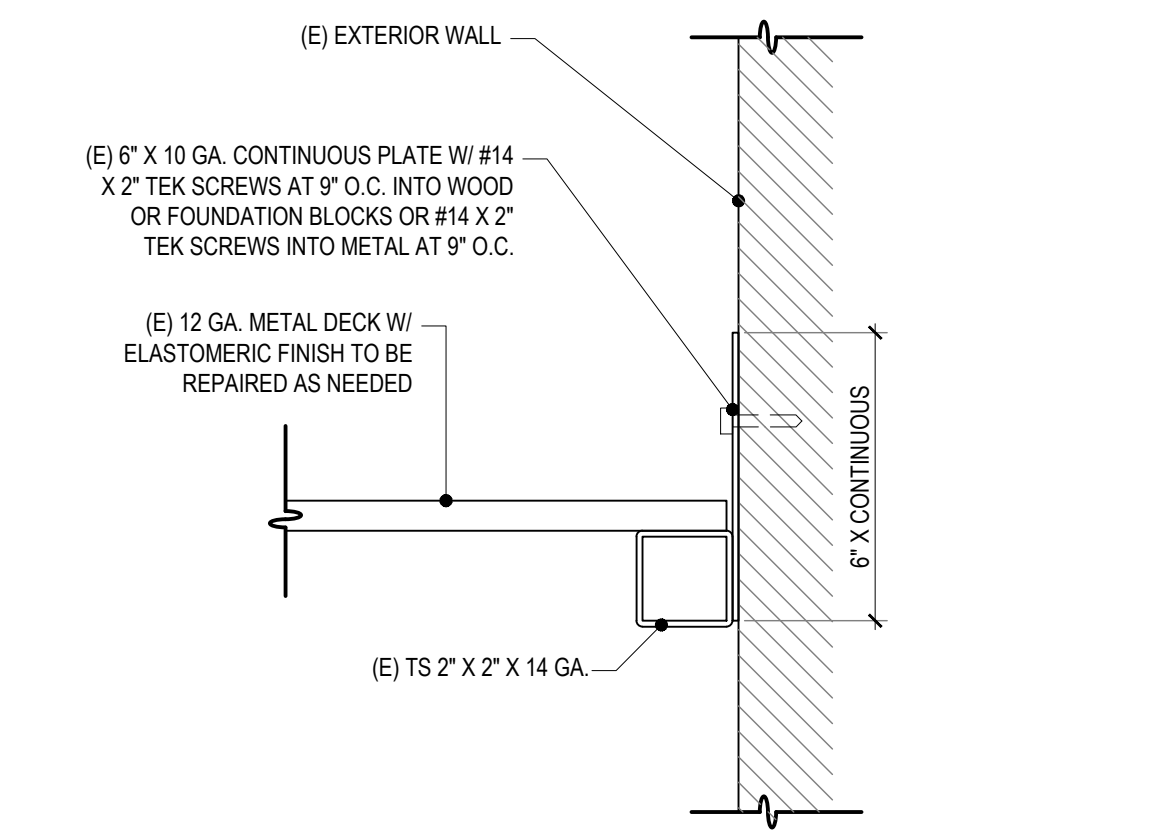
ADJUSTABLE LEG
 SCALE: 3" = 1'-0" FOR REFERENCE ONLY 2



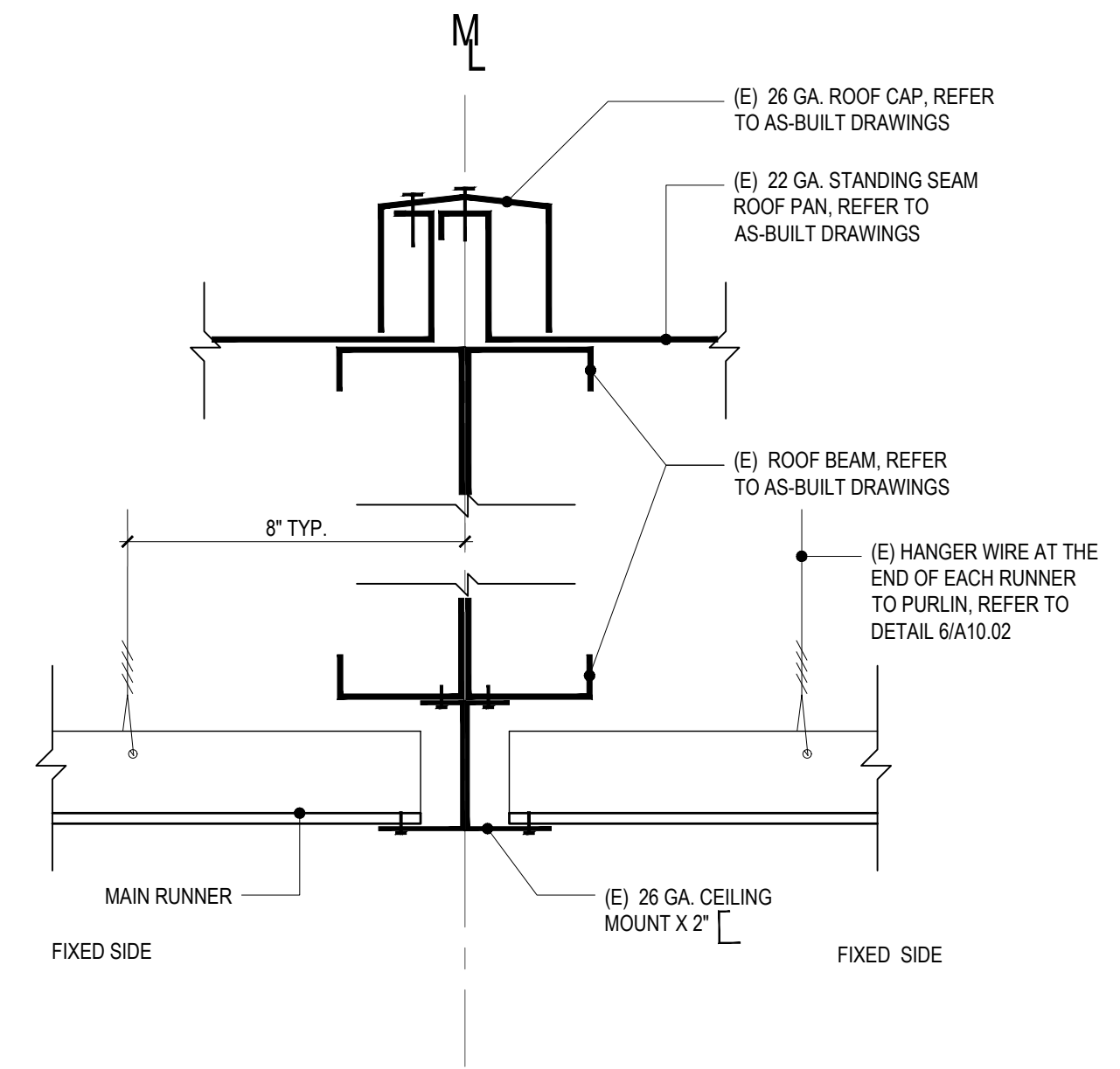
WALL-MOUNT HANDRAIL - MID RAIL
 SCALE: 3" = 1'-0" 7



SKIRT AT SILL PLATE
 SCALE: 3" = 1'-0" FOR REFERENCE ONLY 4



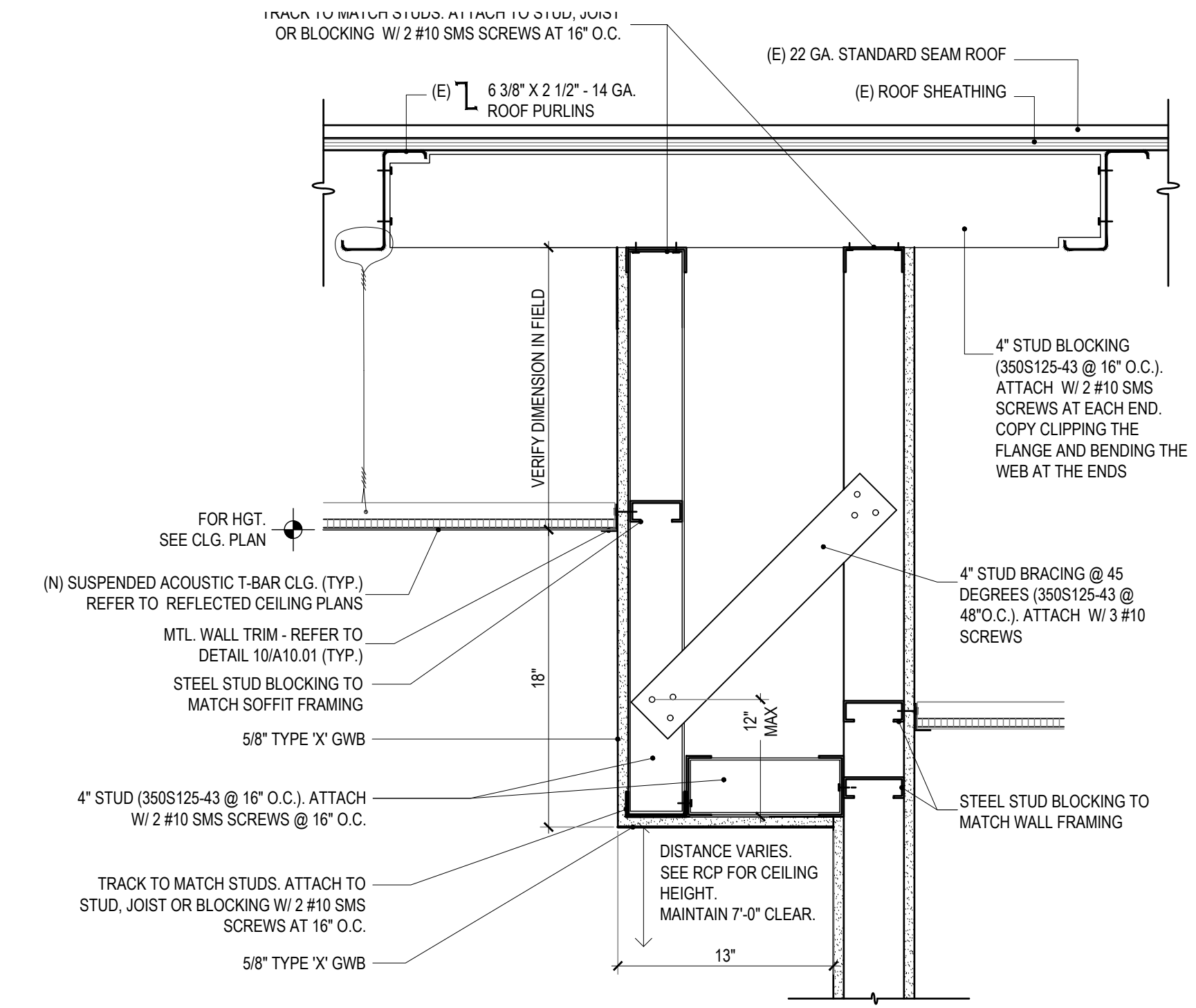
SECTION AT PLATE
 SCALE: 3" = 1'-0" FOR REFERENCE ONLY 1



CEILING GRID AT MOD LINE - ATTACHED JOINT

3" = 1'-0"

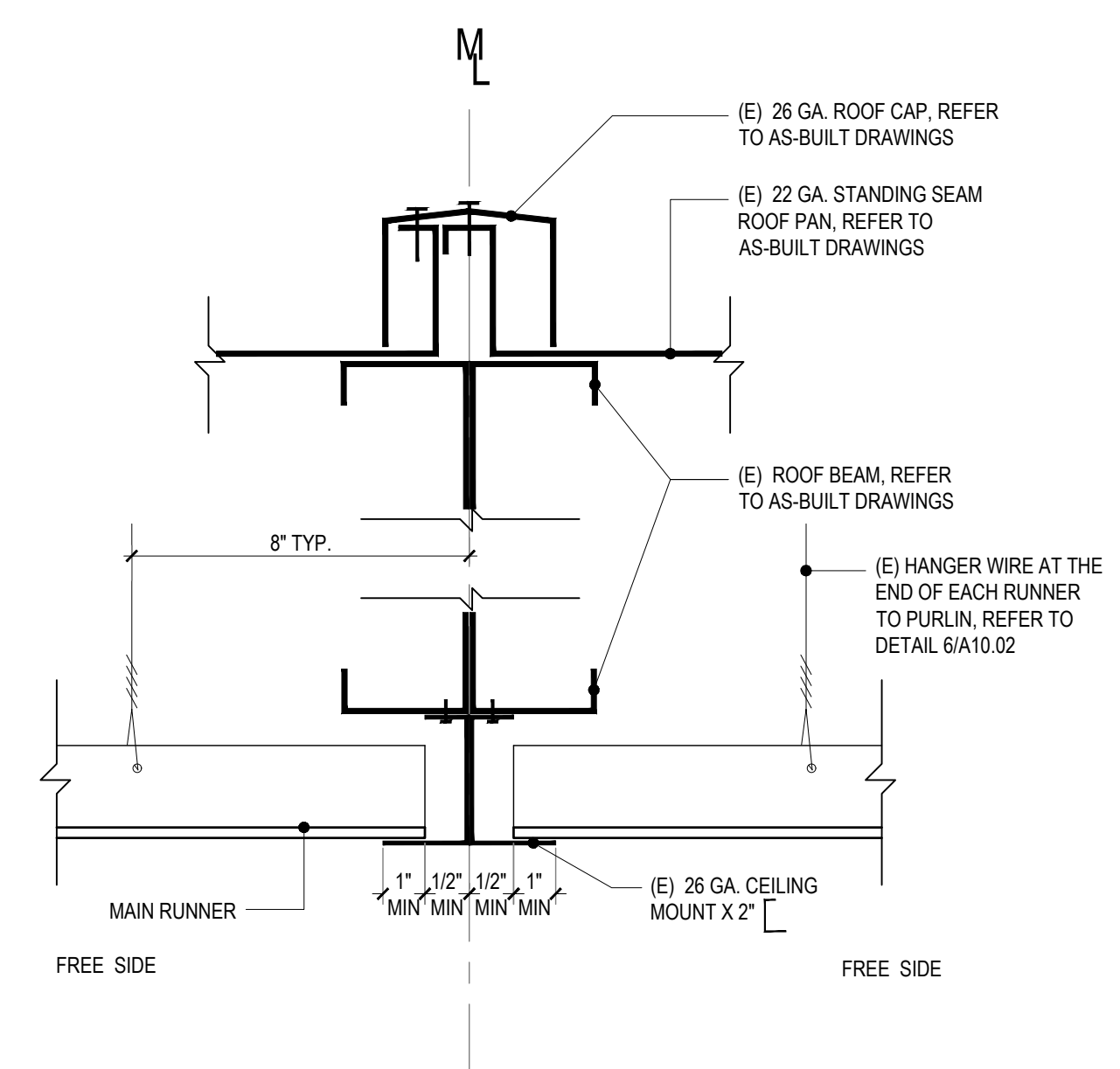
4



SOFFIT DETAIL @ FULL-HEIGHT WALL

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

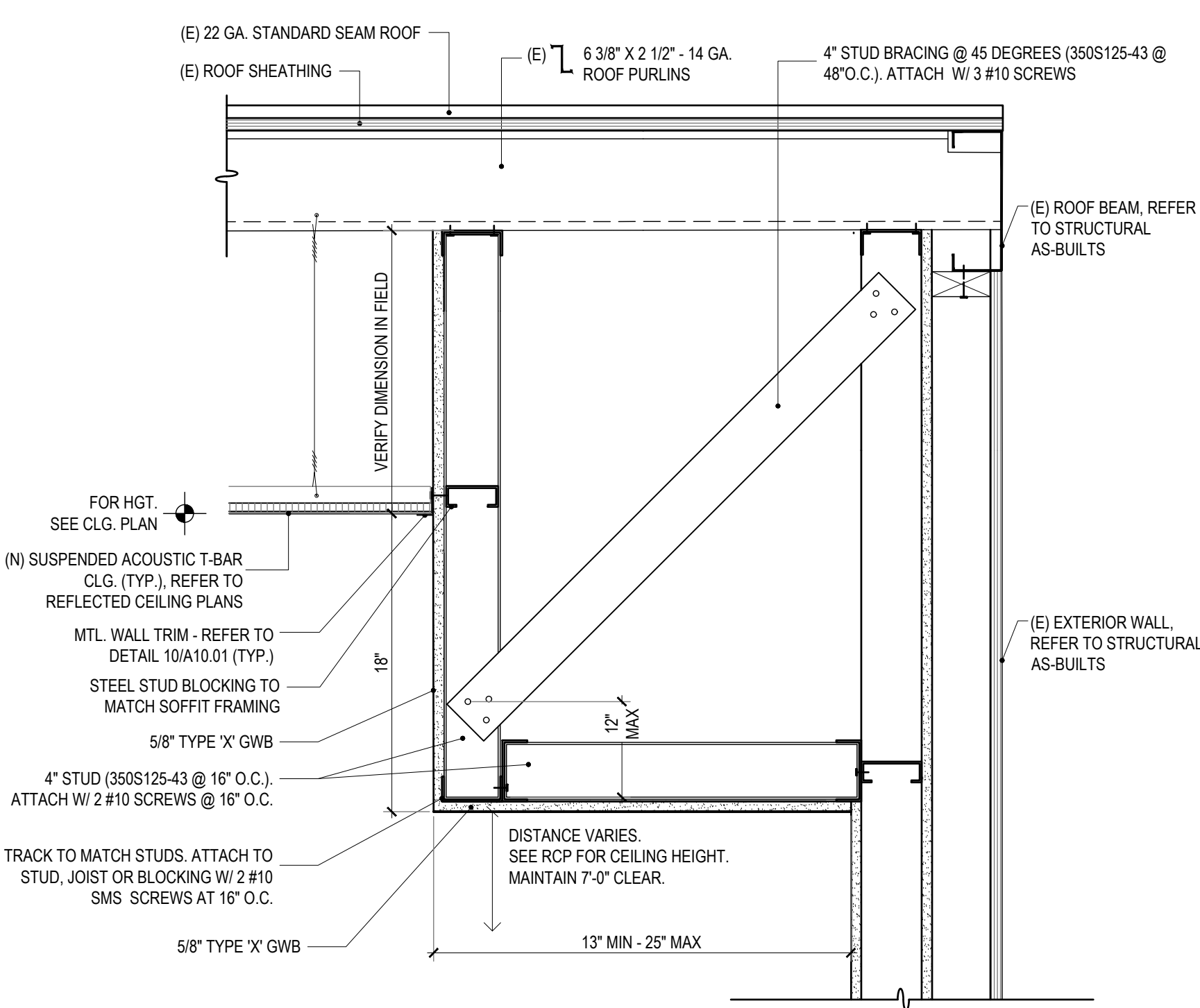
2



CEILING GRID AT MOD LINE - FREE JOINT

3" = 1'-0"

3



SOFFIT DETAIL @ FURR-OUT WALL

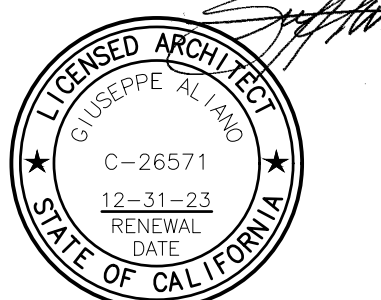
1-1/2" = 1'-0"

1

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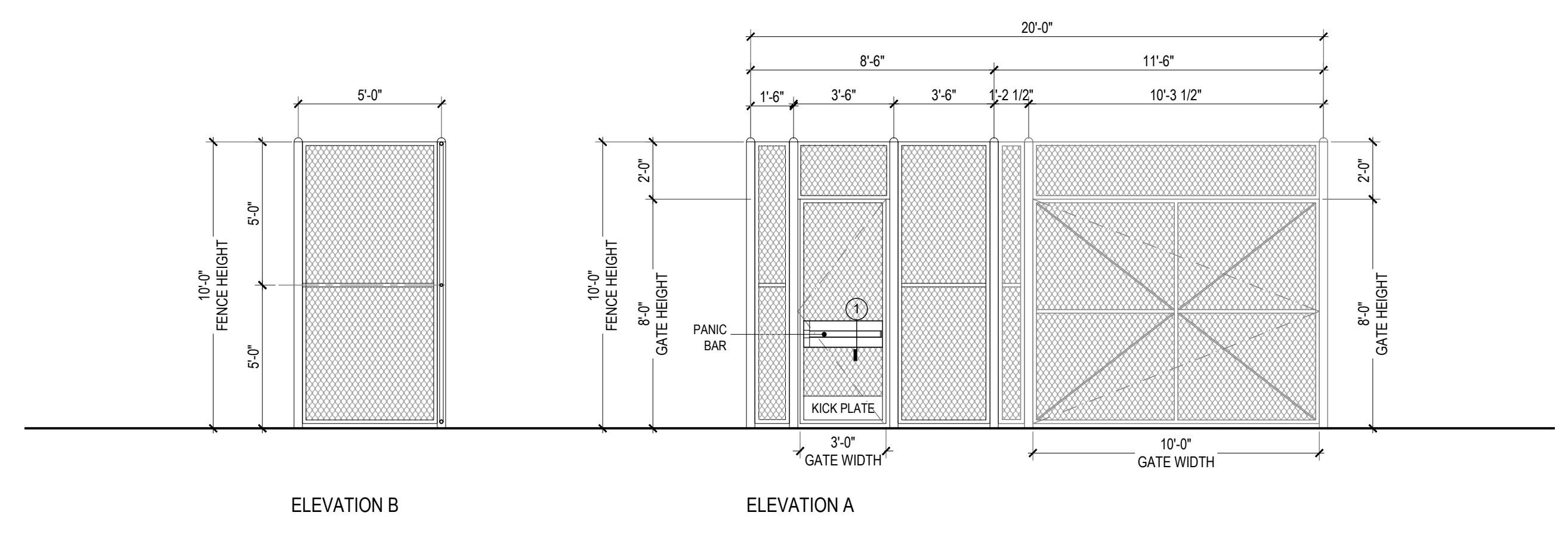
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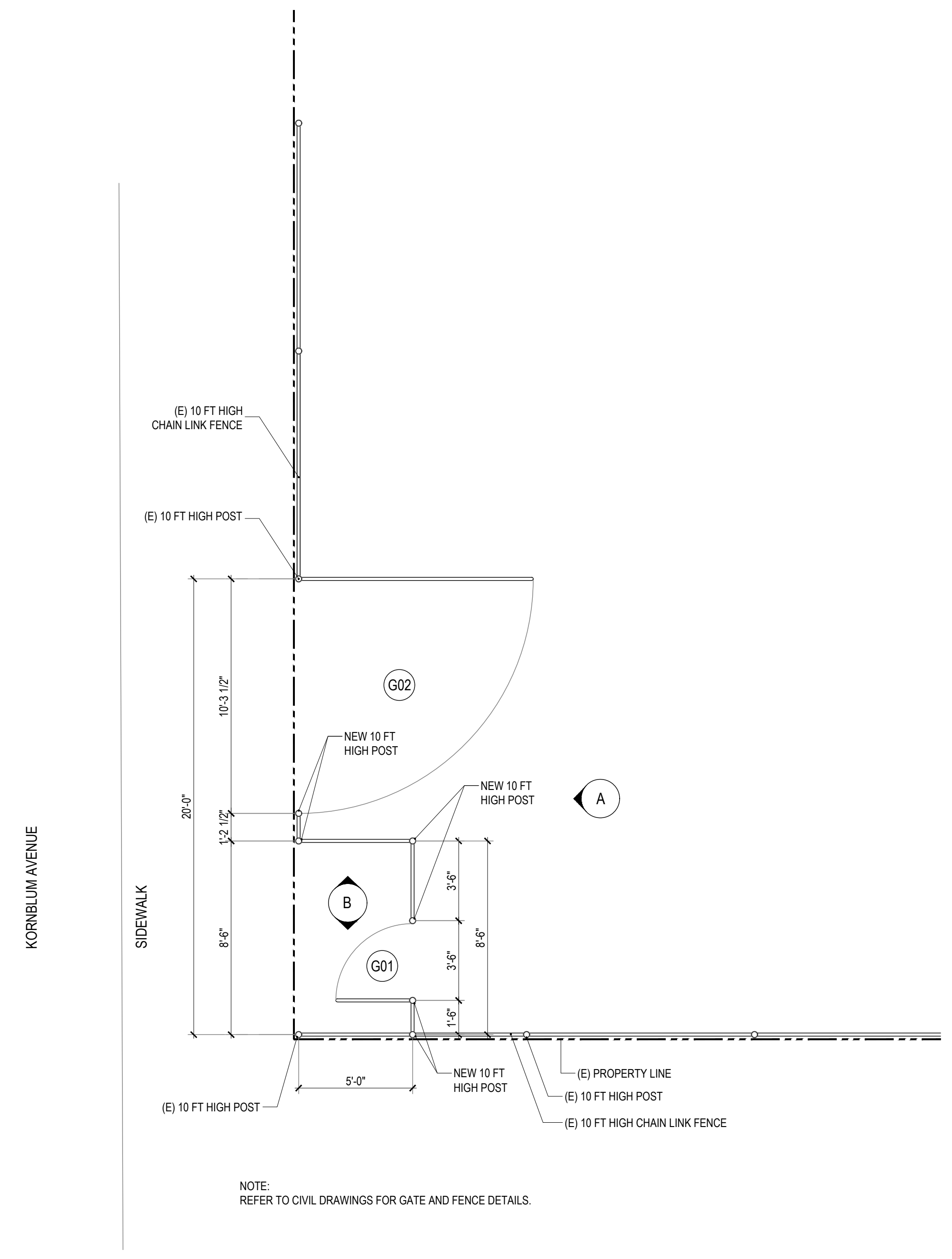
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GATE ELEVATION
 SCALE: 1/4" = 1'-0"



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

NOTE:
 REFER TO CIVIL DRAWINGS FOR GATE AND FENCE DETAILS.

V. FOUNDATIONS

- A. FOUNDATION DESIGN IS BASED ON PRESCRIPTIVE VALUES SET BY THE 2019 CBC.
- B. CONTINUOUS FOOTINGS SHOULD HAVE MINIMUM WIDTH OF 12 INCHES AND DEPTH OF 24 INCHES.
- C. ISOLATED PAD FOOTINGS SHOULD HAVE MINIMUM WIDTH OF 24 INCHES.
- D. FOOTINGS SHOULD HAVE MINIMUM EMBEDMENT DEPTH OF 24 INCHES INTO COMPACTED FILL.
- E. ALLOWABLE VERTICAL SOIL BEARING PRESSURE OF 1,500 PSF FOR LEAD AND FREQUENTLY APPLIED LIVE LOADS.
- F. ALLOWABLE PASSIVE EARTH PRESSURE OF 150 PSF/FT TO A MAXIMUM OF 1,500 PSF.
- G. COEFFICIENT OF FRICTION RESISTANCE AGAINST LATERAL SLIDING = 0.25.
- H. WHEN COMBINING PASSIVE EARTH PRESSURE AND FRICTION RESISTANCE, PASSIVE EARTH PRESSURE COMPONENT SHOULD BE REDUCED BY ONE-THIRD.
- I. THE ALLOWABLE VERTICAL BEARING PRESSURE MAY BE INCREASED ONE-THIRD WHEN CONSIDERING SHORT DURATION WIND OR SEISMIC LOADS.
- J. SOIL TYPE: ALLUVIUM.
- K. IF ADVERSE SOIL CONDITION IS ENCOUNTERED, A SOILS INVESTIGATION MAY BE REQUIRED.
- L. HOLDDOWN HARDWARE SHALL BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION, IF ANY.
- M. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS PRIOR TO COMPLETION AND INSPECTION OF WATERPROOFING. ADEQUATELY SHORE RETAINING WALLS DURING BACKFILL OPERATION. UNLESS ADEQUATELY SHORED, DO NOT PLACE BACKFILL BEHIND BUILDING STRUCTURE RETAINING WALLS (EXCLUDING SITE RETAINING WALLS) UNTIL CONCRETE AT ELEVATED FLOOR LEVELS ADJACENT TO WALLS HAS BEEN COMPLETELY POURED (IN AREA) AND HAS CURED FOR AT LEAST 7 DAYS.

VI. STRUCTURAL MATERIALS

A. REINFORCED CONCRETE

- 1. CEMENT SHALL CONFORM TO ASTM C-150, SEE NOTE "5" BELOW FOR CEMENT TYPE REQUIRED BASED ON CONCRETE USE. FLY ASH NOT ALLOWED.
- 2. AGGREGATES SHALL CONFORM TO ASTM C-33 FOR STRUCTURAL NORMAL-WEIGHT CONCRETE (1" MAXIMUM SIZE).
- 3. READY-MIX CONCRETE SHALL BE IN ACCORDANCE WITH ASTM C-94.
- 4. CONCRETE DESIGN MIXES SHALL BE IN ACCORDANCE WITH C.B.C. SEC. 1905A AND SHALL BE SIGNED BY A REGISTERED PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF CALIFORNIA, AND HIRED BY CONTRACTOR.
- 5. ALL CONCRETE SHALL SATISFY BOTH THE MINIMUM STRENGTH REQUIREMENT AND MAXIMUM WATER-CEMENT RATIO BY WEIGHT AS FOLLOWS:

CONCRETE USE	MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS F _c	MAXIMUM WATER-CEMENT RATIO BY WEIGHT	CEMENT TYPE
SLAB ON GRADE	3,000 PSI	0.50	II / V
FOOTINGS	3,000 PSI	0.50	II / V
ELEVATED SLAB, BEAMS, COLUMNS AND WALLS	4,000 PSI	0.50	II / V

- 6. THE SLUMP SHALL BE 4" FOR ALL CONCRETE WORK.
- 7. ADMIXTURES MAY BE USED WITH THE APPROVAL OF THE ENGINEER.
- 8. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, REVEALS, SCUPPERS, ORNAMENTS, CLIPS OR TEXTURES REQUIRED TO BE CAST INTO CONCRETE AND LOCATIONS AND EXTENTS OF DEPRESSIONS, CURBS AND RAMPS.
- 9. PROJECTING CORNERS OF SLABS, BEAMS, WALLS, COLUMNS, ETC. SHALL BE FORMED WITH 3/4" CHAMFERS UNLESS OTHERWISE NOTED. CONCRETE FORM TOLERANCES SHALL BE WITHIN AC STANDARDS.
- 10. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS AND OTHER INSERTS SHALL BE SECURED IN POSITION AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT INSPECTOR PRIOR TO THE POURING OF ANY CONCRETE.
- 11. LOCATION OF CONSTRUCTION JOINTS NOT SPECIFICALLY INDICATED ON THE DRAWINGS SHALL BE APPROVED PRIOR TO PLACING REINFORCING STEEL.

B. REINFORCING STEEL

- 1. BAR REINFORCEMENT SHALL CONFORM TO:
 - ASTM A706, GRADE 60 WELDABLE REBAR
 - ASTM A615, GRADE 60 ALL OTHER REBAR
- 2. WELDING OF REINFORCING STEEL SHALL CONFORM TO AWS D1.4.
- 3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- 4. REINFORCING DETAILING, BENDING AND PLACING SHALL BE IN ACCORDANCE WITH THE CRSI "MANUAL OF STANDARD PRACTICE" LATEST EDITION.
- 5. LAPS AT BAR SPLICES SHALL BE PER SCHEDULE IN TYPICAL DETAILS, UNLESS NOTED OTHERWISE.
- 6. VERTICAL BARS IN WALLS SHALL BE ACCURATELY POSITIONED AT THE CENTER OF WALL, UNLESS OTHERWISE NOTED IN DETAILS, & SHALL BE TIED IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 192 BAR DIA.
- 7. MINIMUM CONCRETE COVER TO REINFORCING STEEL SHALL BE AS FOLLOWS UNLESS:
 - CONCRETE DEPOSITED AGAINST EARTH 3"
 - CONCRETE FORMED EXPOSED TO EARTH OR WEATHER 2"
 - COLUMN REINFORCING (INCLUDING COLUMN TIES) 1 1/2"
 - BEAMS AND GIRDERS 1 1/2"
 - SLAB (#11 OR SMALLER) 3/4"
- 8. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS, AND INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE OR GROUT.
- 9. UNLESS OTHERWISE NOTED IN DETAILS, FURNISH #3 SPACER TIES AT APPROXIMATELY 2'-6" ON CENTER IN ALL BEAMS AND FOOTINGS TO SECURE REINFORCING STEEL IN PLACE.

I. GENERAL

- A. ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND THE 2019 CALIFORNIA BUILDING CODE.
- B. THESE GENERAL NOTES SUPERSEDE THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS, IN CASE OF CONFLICT BETWEEN THE PLANS AND SPECIFICATIONS, CONTACT THE OWNER'S REPRESENTATIVE.
- C. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND THEY SHALL BE IN ACCORDANCE WITH ALL STATE AND FEDERAL SAFETY REQUIREMENTS.
- E. THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN OR OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR THE BUILDING, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING AND SAFETY NETS. CONTRACTOR, AT HIS OWN EXPENSE, SHALL ENGAGE PROPERLY QUALIFIED PERSONS TO DETERMINE WHERE AND HOW TEMPORARY PRECAUTIONARY MEASURES SHALL BE USED AND INSPECTION OF SAME IN THE FIELD. OBSERVATION VISITS BY THE ARCHITECT OR STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS AND DO NOT IN ANY WAY RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES FOR THE ABOVE.
- F. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO STARTING WORK AND NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- G. DRAWING DIMENSIONS ARE TO FACE OF FINISH, JOINT CENTERLINE OR COLUMN GRID CENTERLINE UNLESS NOTED OTHERWISE.
- H. ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH WORK SO INVOLVED.
- I. DO NOT USE SCALED DIMENSIONS, USE WRITTEN DIMENSIONS. WHERE NO DIMENSION IS PROVIDED CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.
- J. PIPES, DUCTS, SLEEVES, CHASES, ETC. SHALL NOT BE PLACED IN SLABS, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED. STRUCTURAL MEMBER SHALL NOT BE CUT FOR PIPES, DUCTS, OR OTHER ITEMS UNLESS OTHERWISE NOTED ON THE STRUCTURAL PLANS. THE CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR THE INSTALLATION OF ADDITIONAL PIPES, DUCTS, OR OTHER ITEMS. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATIONS.
- K. SEE DRAWINGS OTHER THAN STRUCTURAL FOR: FLOOR FINISHES AND LOCATIONS; FLOOR SLAB DEPRESSIONS; WALL AND FLOOR OPENINGS REQUIRED FOR ARCHITECTURAL AND MECHANICAL FEATURES; SITE PAVING, WALKS, RAMPS, STAIRS, CURBS, ETC.
- L. HOLES AND OPENINGS THROUGH WALLS, FLOORS AND ROOFS FOR DUCTS, PIPING AND VENTILATION SHALL BE COORDINATED BY THE CONTRACTOR WHO SHALL VERIFY SIZES AND LOCATION OF SUCH HOLES OR OPENINGS WITH THE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND THESE SUB-CONTRACTORS.
- M. WHERE CERTAIN FEATURES ARE NOT FULLY SHOWN OR CALLED FOR ON THE DRAWINGS OR SPECIFICATIONS, THEIR CONSTRUCTION SHALL MATCH SIMILAR CONDITIONS THAT ARE CALLED FOR OR SHOWN ELSEWHERE ON THE PLANS.
- N. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY LICENSES AND PERMITS, AND SHALL CONFORM TO ALL STATE AND LOCAL LAWS GOVERNING THE WORK.
- O. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES BEFORE BEGINNING WORK AND SHALL PROTECT UTILITIES REMAINING IN SERVICE DURING CONSTRUCTION.
- P. ALL EXISTING FINISHES, STRUCTURAL ELEMENTS AND ARCHITECTURAL FEATURES AFFECTED BY CONSTRUCTION ARE TO BE REPAIRED AND/OR REPLACED TO MATCH EXISTING CONSTRUCTION.
- Q. REFER TO DRAWINGS BY OTHERS FOR INFORMATION NOT SHOWN ON THE STRUCTURAL DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - 1. MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT SEISMIC ANCHORAGE; - SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
 - 2. VERTICAL SUPPORT AND LATERAL BRACING FOR SUSPENDED UTILITY PIPING AND MECHANICAL DUCTING; - SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
- R. SPECIAL NOTES:
 - 1. WORK NOT PARTICULARLY SHOWN OR SPECIFIED SHALL BE SAME AS SIMILAR PARTS THAT ARE SHOWN OR SPECIFIED, OR AS DIRECTED. WHERE DRAWINGS SHOW PORTIONS OF THE WORK DETAILED AND OTHER AREAS OUTLINED ONLY, THE DETAILED PARTS SHALL ALSO APPLY TO ALL OTHER LIKE PORTIONS OF THE WORK.
 - 2. EXCEPT WHERE CONDITIONS ARE SPECIFICALLY DETAILED, NOTES AND DETAILS LABELED "TYPICAL" SHALL APPLY TO ALL SIMILAR WORK NOT SPECIFICALLY REFERENCED.
- S. PRIOR TO ALL CORING, THE CONTRACTOR SHALL IDENTIFY EXISTING REINFORCING LOCATIONS BY PACHHOMETER, PROBING, CHIPPING, ETC. TO AVOID DAMAGE EXISTING REINFORCING.
- T. CONTRACTOR SHALL SUBMIT STAMPED & SIGNED DRAWINGS & CALCULATIONS FOR STAIRS & EXTERIOR WALLS FOR REVIEW BY THE ENGINEER OF RECORD.
- U. CONTRACTOR SHALL BE 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 LABS INSPECTORS AND THE OWNER PRIOR TO COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER CBC SECTION 1704.4.
- V. USE OF WET MIX SHOTCRETE SHALL COMPLY WITH THE REQUIREMENTS OF PROJECT STRUCTURAL DRAWINGS AND SPECIFICATIONS IN ADDITION TO REQUIREMENTS OF SECTION 1908A OF 2019 CBC.
- W. A COPY OF THE LOS ANGELES RESEARCH REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT JOB SITE.

II. DESIGN BASIS

- A. CODE: 2019 CALIFORNIA BUILDING CODE (CBC)
- B. LIVE LOADS:
 - ROOF LL_R = 20 PSF
 - FLOOR LL = 50 PSF (CLASSROOMS)
- C. LATERAL LOADS:
 - 1. SEISMIC: (ASCE 7-16)
 - RISK CATEGORY III
 - SEISMIC IMPORTANCE FACTOR I_e = 1.25 (CLASSROOM)
 - MAPPED SPECTRAL RESPONSE ACCELERATIONS S_s = 1.815, S₁ = 0.640
 - SITE CLASS D
 - DESIGN SPECTRAL RESPONSE COEFFICIENTS S_{DS} = 1.452, S_{D1} = 0.725
 - SEISMIC DESIGN CATEGORY D
 - SEISMIC FORCE RESISTING SYSTEM RIGID FRAME
 - DESIGN BASE SHEAR N/A (NO ALTERATIONS)
 - SEISMIC RESPONSE COEFFICIENT N/A (NO ALTERATIONS)
 - RESPONSE MODIFICATION FACTOR N/A (NO ALTERATIONS)
 - ANALYSIS PROCEDURE N/A (NO ALTERATIONS)
 - HORIZ. STRUCTURAL IRREGULARITIES NONE
 - VERT. STRUCTURAL IRREGULARITIES NONE
 - LOCATION OF SEISMIC BASE AT GRADE
 - 2. WIND: (ASCE 7-16)
 - BASIC WIND SPEED V = 101 MPH, V₅₀ = 74 MPH
 - RISK CATEGORY III
 - EXPOSURE C
 - INTERNAL PRESSURE COEFFICIENT ±0.18
 - DESIGN PRESSURE FOR C&C N/A

III. QUALITY CONTROL AND INSPECTIONS

- A. SPECIAL INSPECTION REQUIRED AS NOTED IN THE DSA 103 FORM. INSPECTIONS SHALL BE IN ACCORDANCE WITH CBC SECTION 108 AND CHAPTER 17A BY A CERTIFIED SPECIAL INSPECTOR RETAINED BY THE OWNER. REFER TO ARCHITECTURAL DRAWINGS FOR SPECIAL INSPECTION REQUIREMENTS FOR ARCHITECTURAL COMPONENTS AND NON-STRUCTURAL WORK. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SPECIAL INSPECTION REQUIREMENTS FOR MECHANICAL AND ELECTRICAL COMPONENTS.

IV. TESTING AND OTHER INSPECTIONS

- A. OWNER'S TESTING AGENCY SHALL PERFORM MATERIAL TESTING PER THE DSA 103 FORM

STRUCTURAL SHEET INDEX	
SHEET NO.	SHEET TITLE
S0.01	GENERAL NOTES
S2.10	FOUNDATION PLANS
S3.10	DETAILS

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

abode communities architecture

PROJECT:
LAEP EARLY CHILDHOOD CENTER

13928 KORNBLUM AVE.
HAWTHORNE, CA 90250

CLIENT:
Los Angeles Education Partnership
1541 Wilshire Blvd., Suite 200
Los Angeles, CA 90017
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DSA APPLICATION NUMBER: 03-122151

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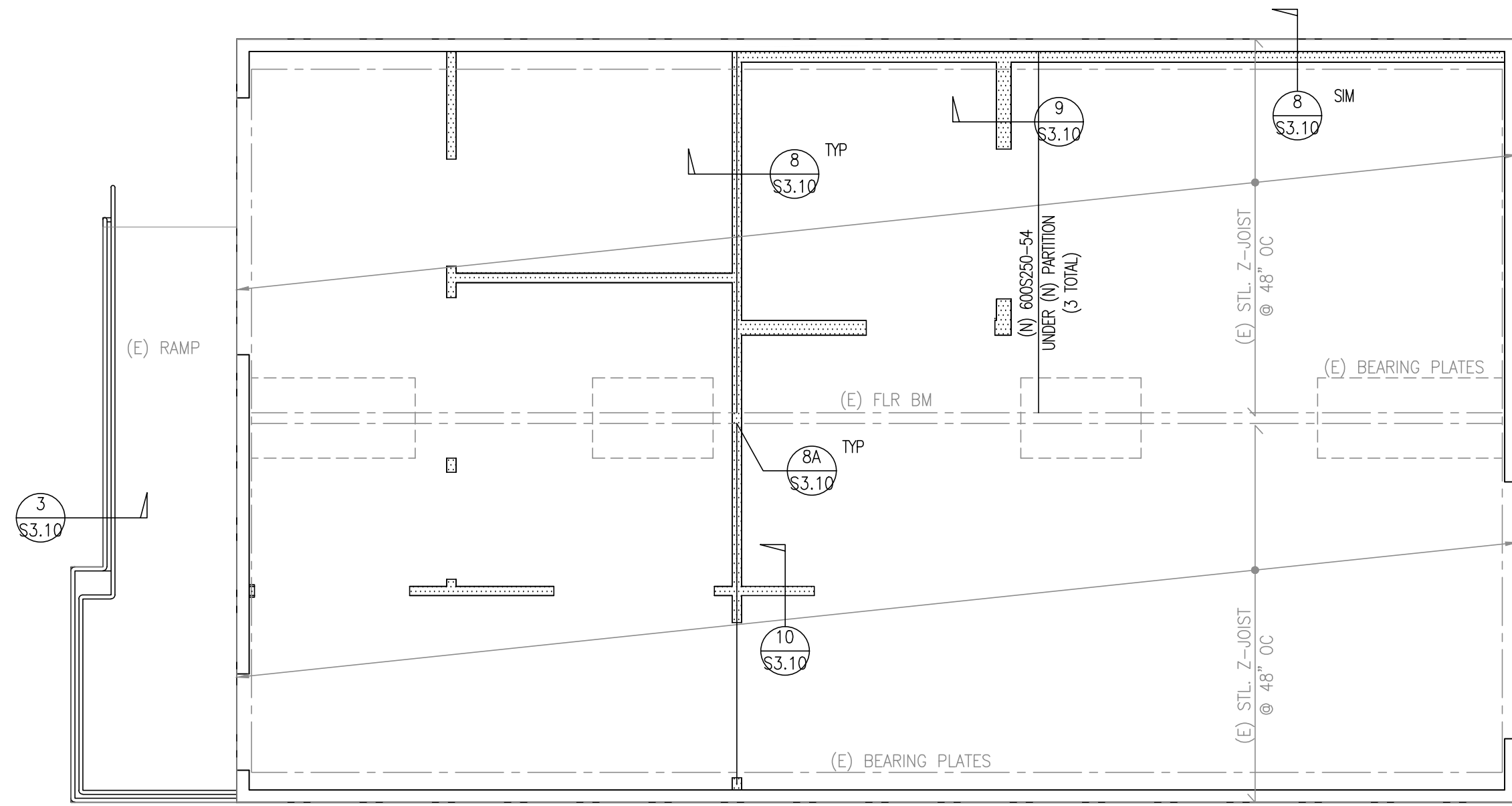
DATE SIGNED: 11.01.22

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DSA PROGRESS SET 03.02.22	
DSA APPLICATION SET 04.01.22	
DSA BACK-CHECK SET 10.05.22	
DSA BACK-CHECK SET 10.24.22	
DSA BACK-CHECK SET 11.01.22	

SHEET NAME:
GENERAL NOTES

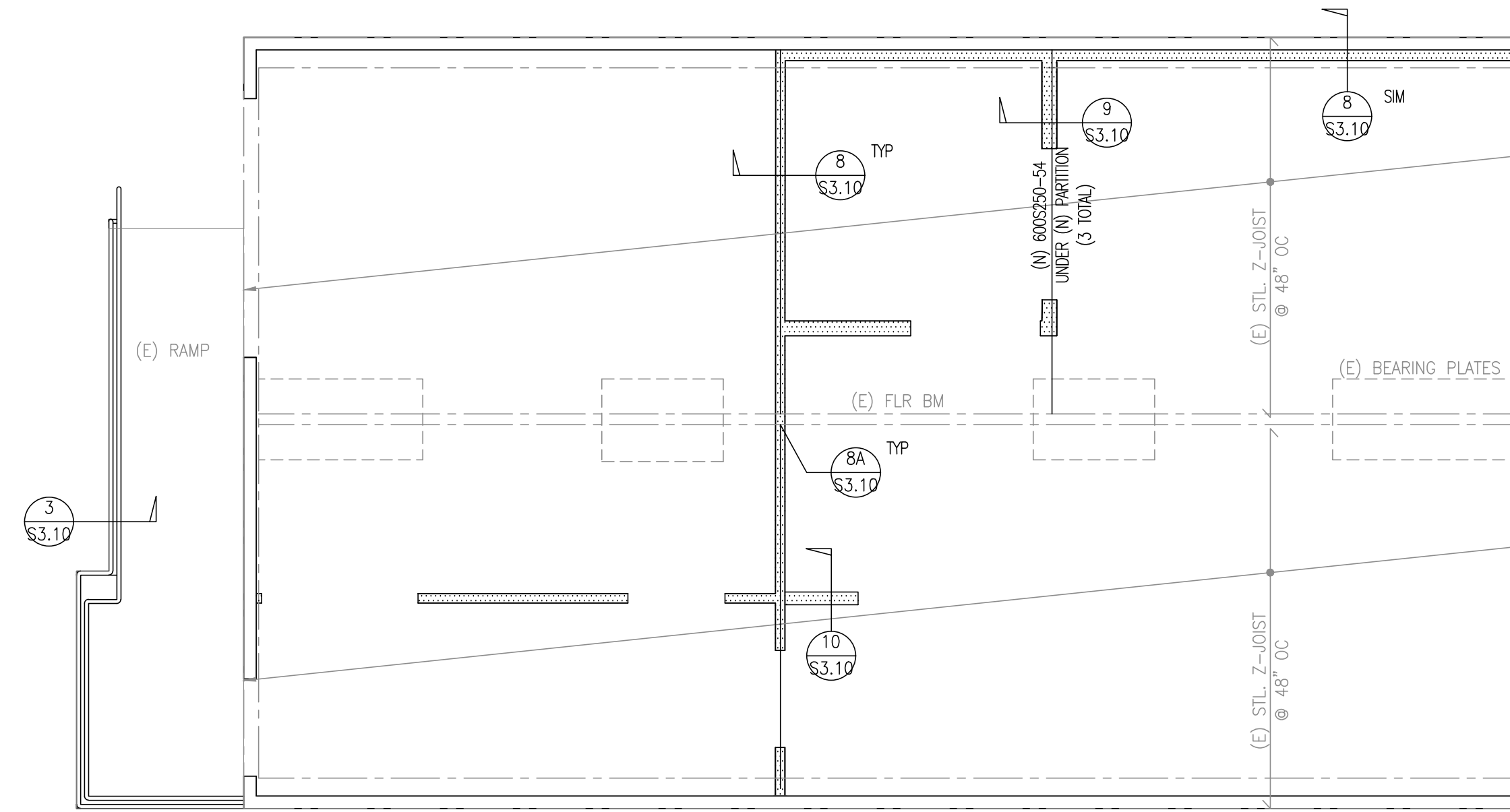
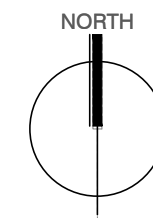
SHEET NUMBER:
S0.01

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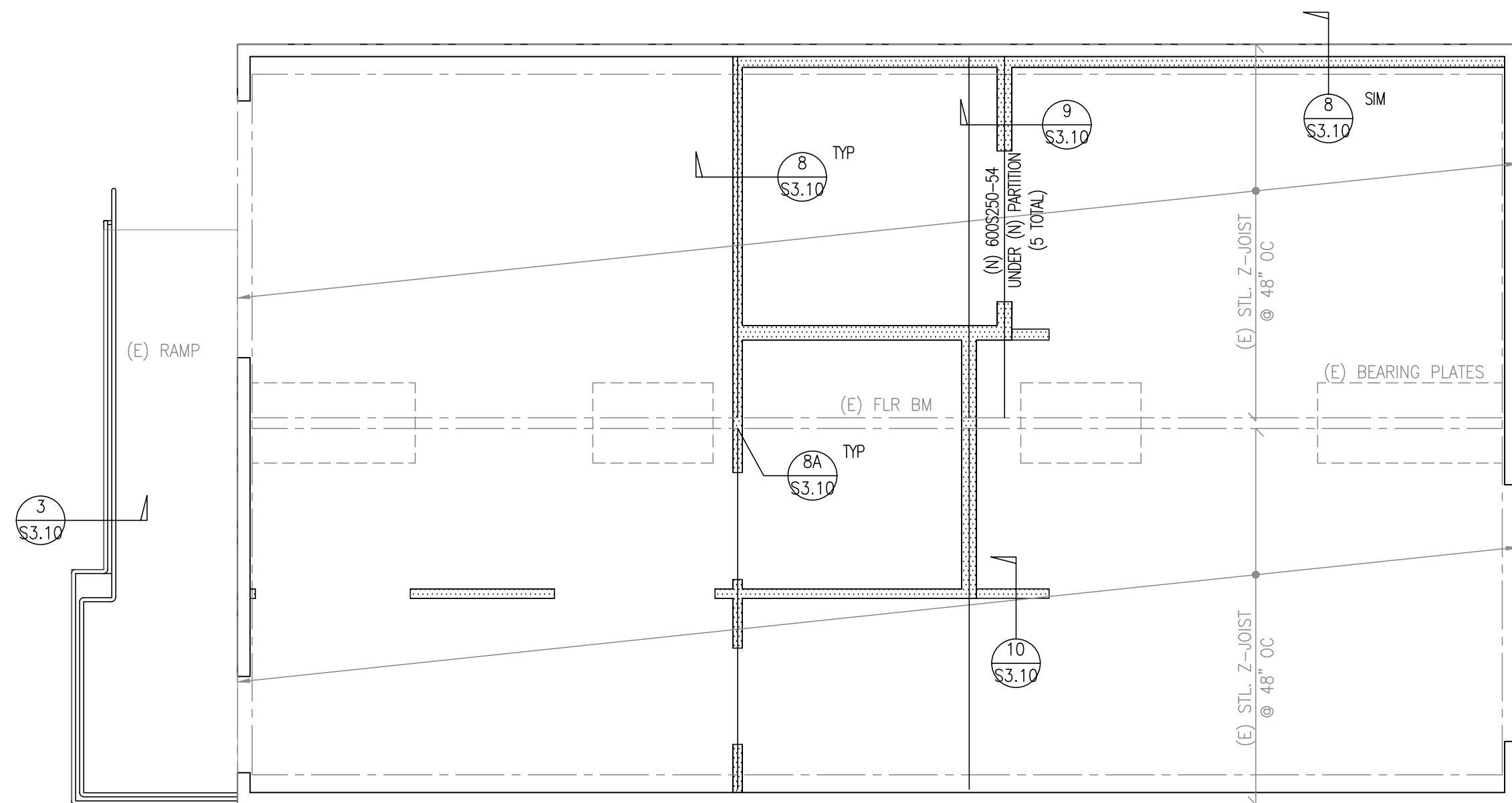
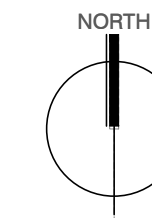
D. BUNGALOW 04 - FOUNDATION PLAN

1/4" = 1'-0"



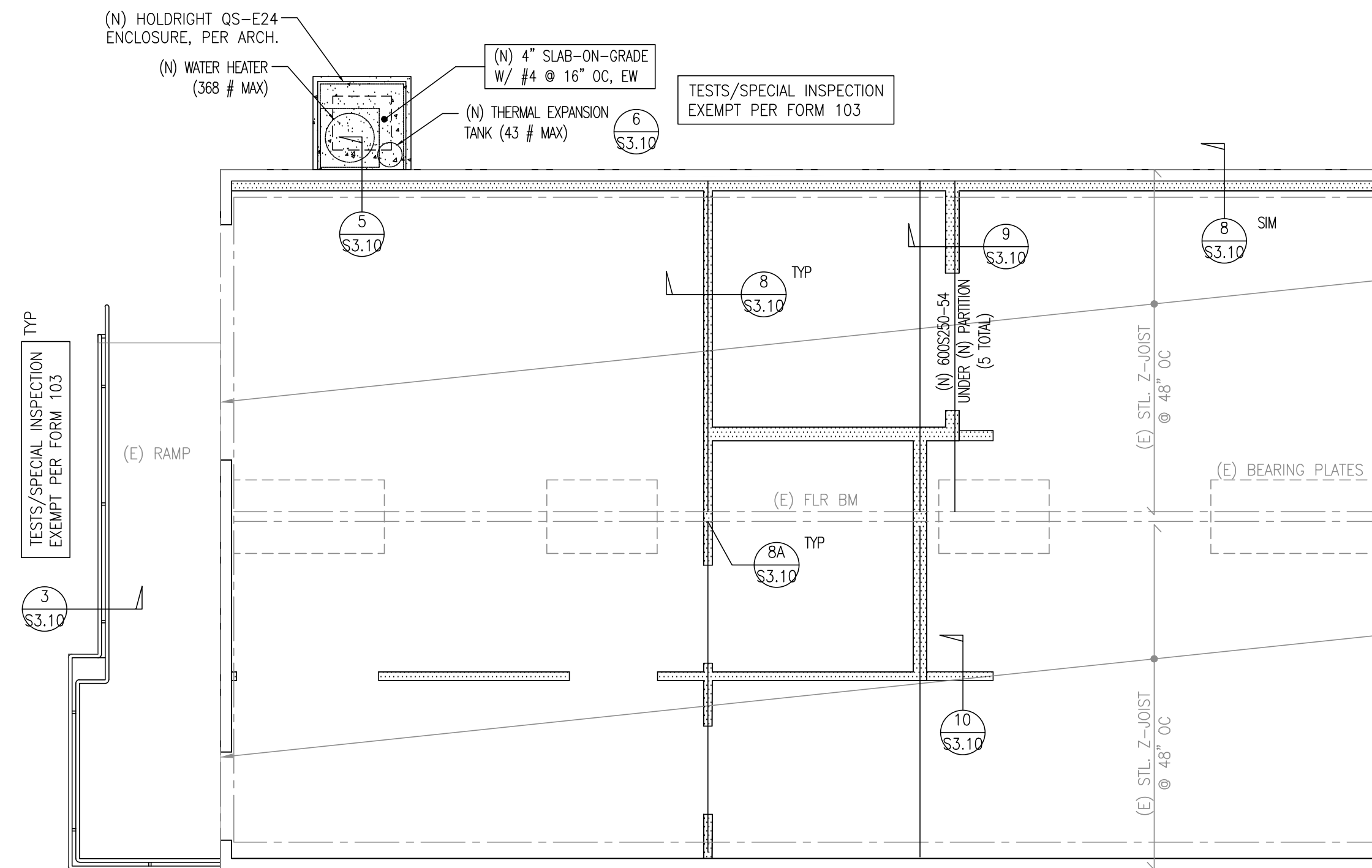
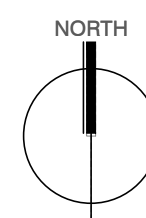
B. BUNGALOW 02 - FOUNDATION PLAN

1/4" = 1'-0"



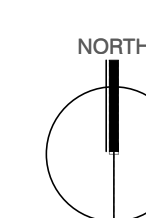
C. BUNGALOW 03 - FOUNDATION PLAN

1/4" = 1'-0"



A. BUNGALOW 01 - FOUNDATION PLAN

1/4" = 1'-0"



NOTES

- SEE SHEET S0.01 FOR GENERAL NOTES.
- GENERAL NOTES APPLY TO ALL PARTS OF WORK EXCEPT WHERE SPECIFICALLY DETAILED OR UNLESS NOTED OTHERWISE.
- FOR ALL DIMENSIONS, SEE ARCHITECTURAL DRAWINGS.
- FRAMING CONTRACTOR TO COORDINATE LAYOUT WITH ALL APPLICABLE TRADES INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL.
- SEE PLAN AND DETAILS FOR CONCRETE SLAB ON GRADE INFO.
- REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL DRAWINGS FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENING, CURBS, FOOTING PENETRATIONS, SLAB PENETRATIONS, WALL OPENINGS AND EQUIPMENT PAD. NOTIFY ENGINEER WHEN ANY DISCREPANCY IS ENCOUNTERED.

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LEGEND

- (N) WALL
- (E) WALL

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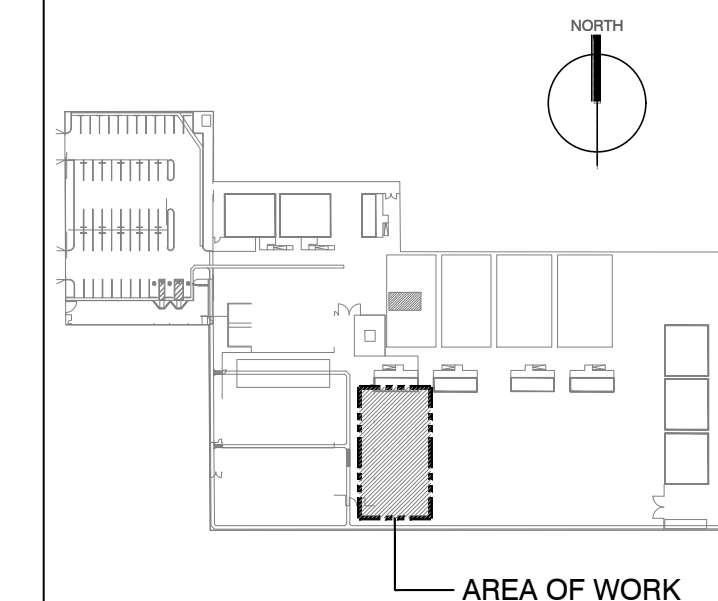
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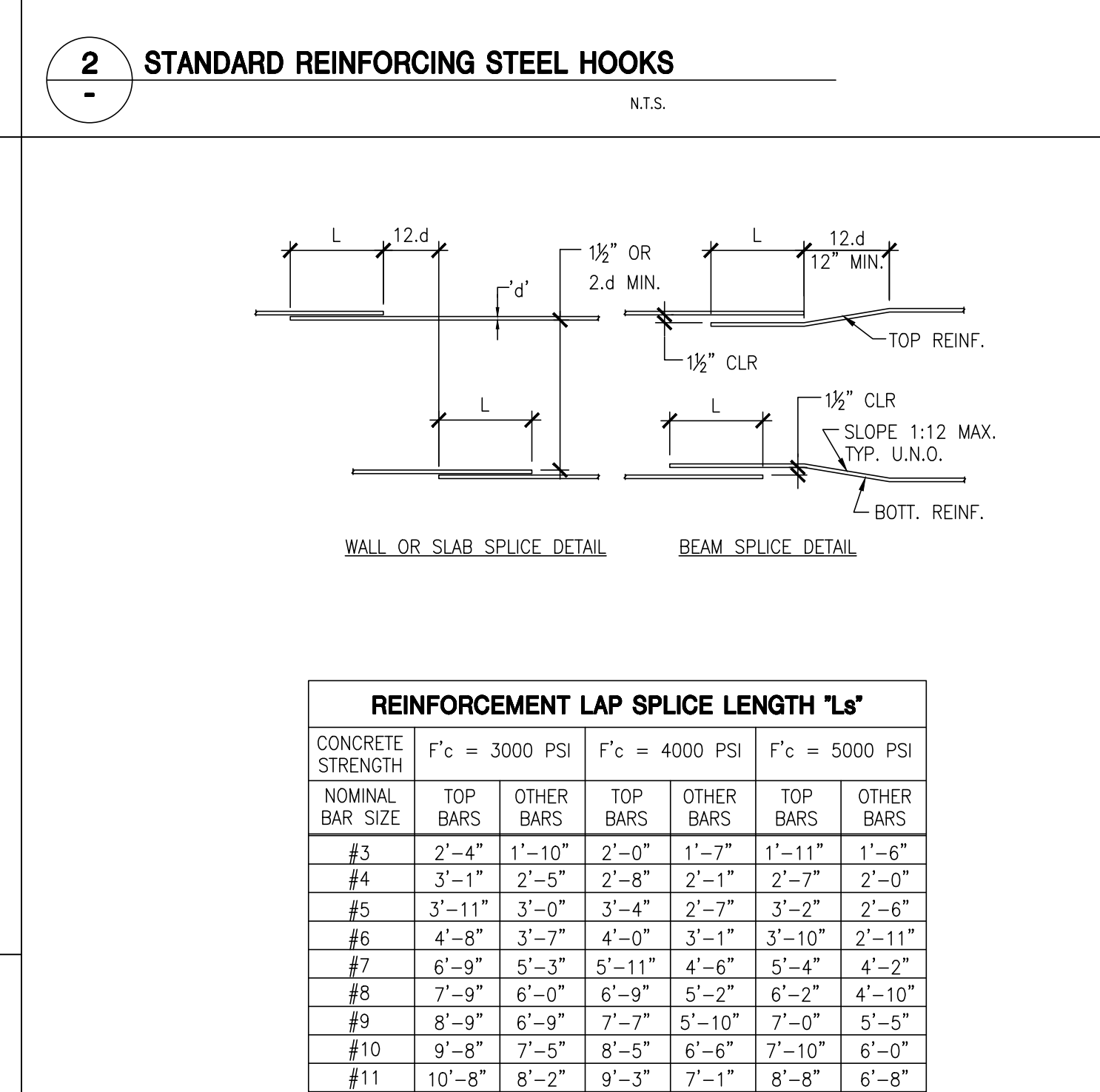
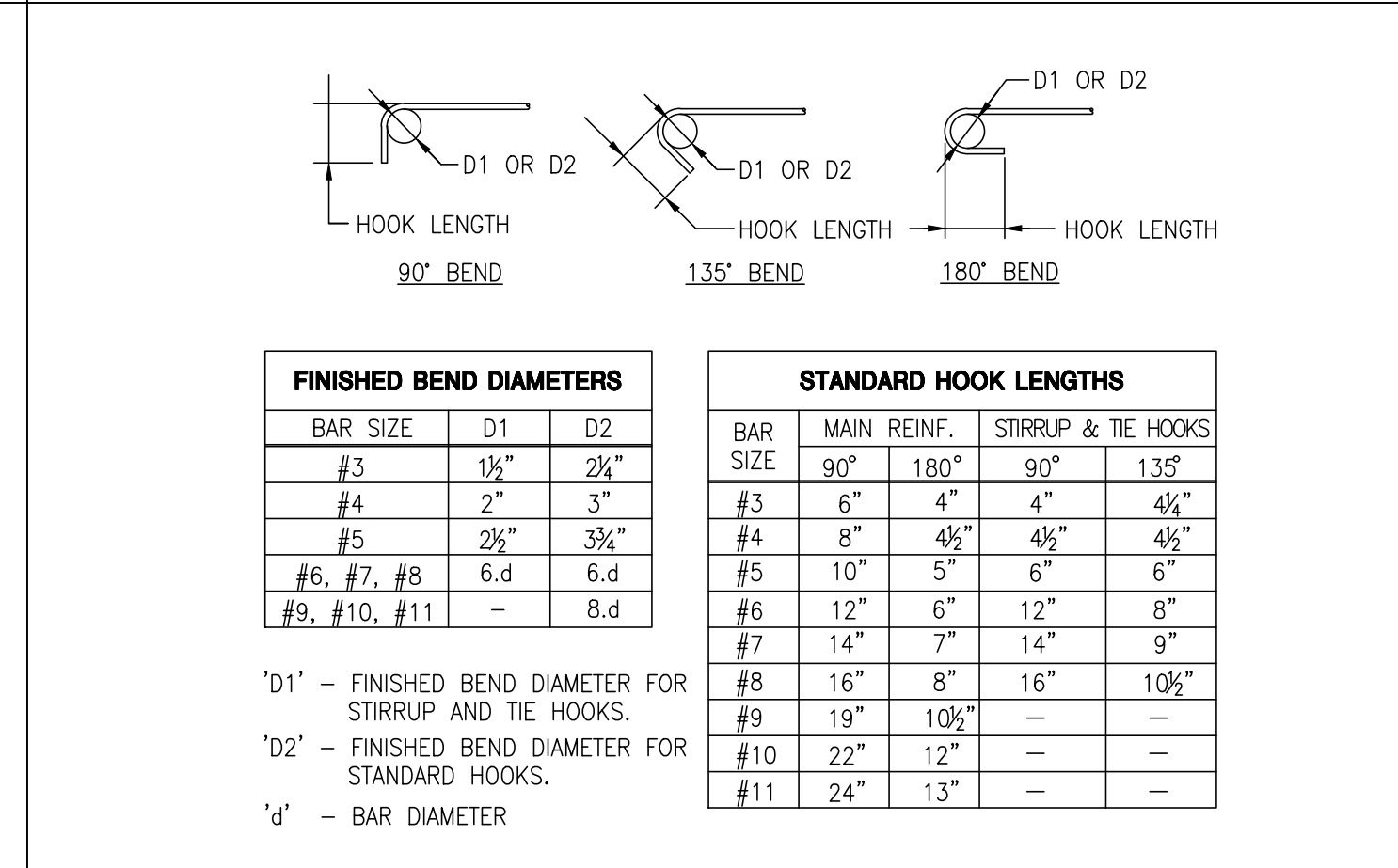
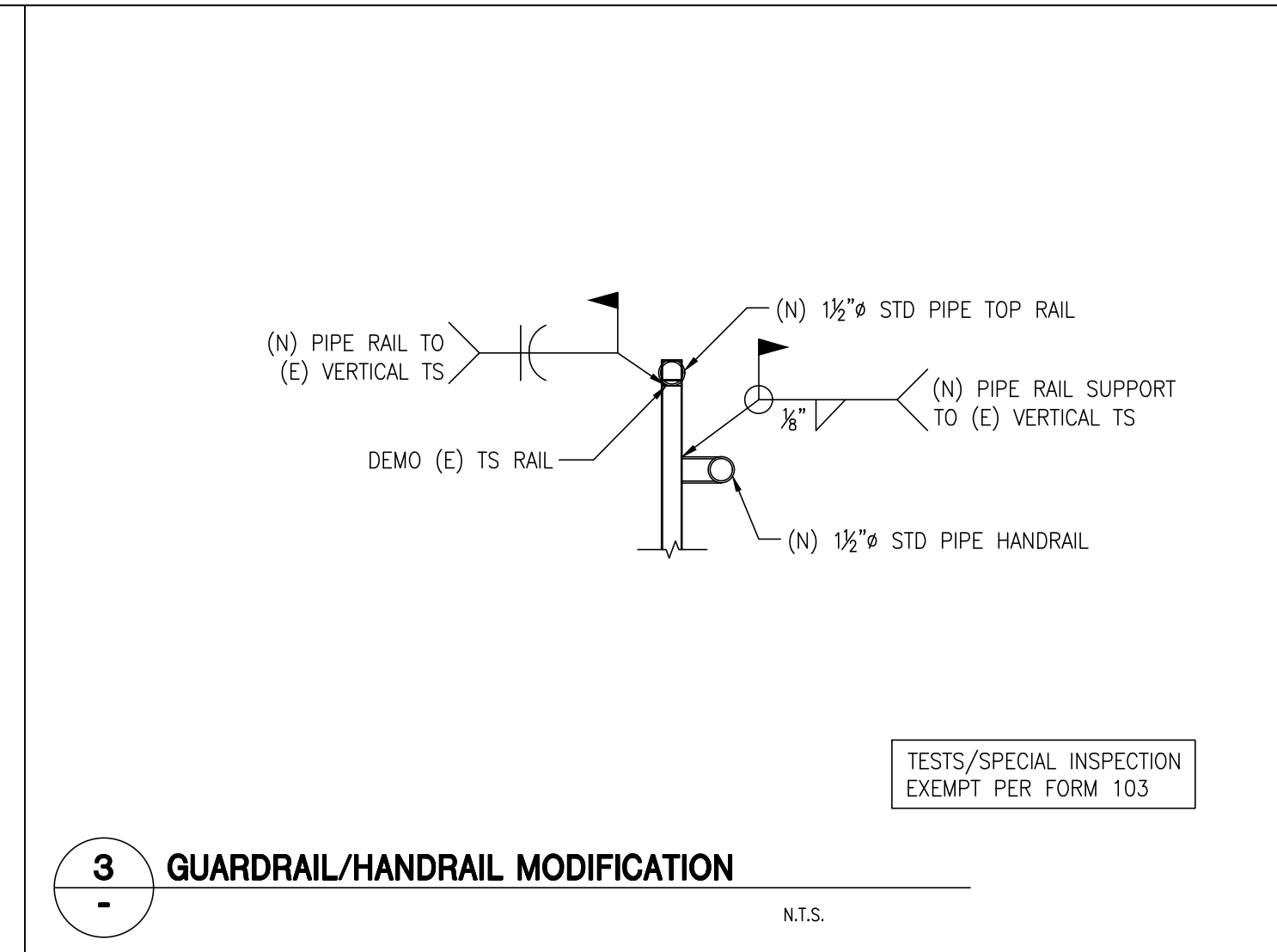
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SHEET NAME:
FOUNDATION PLANS

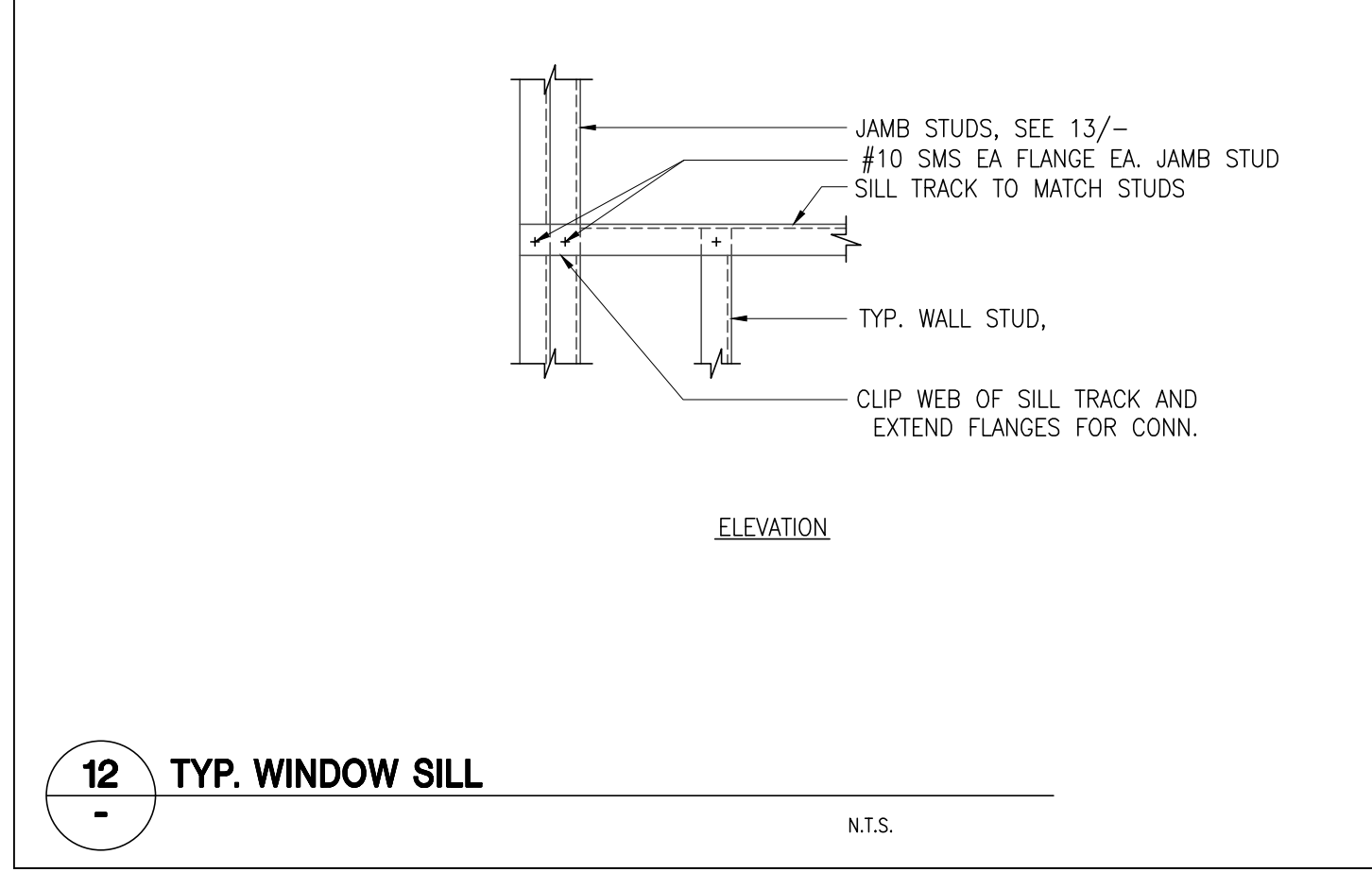
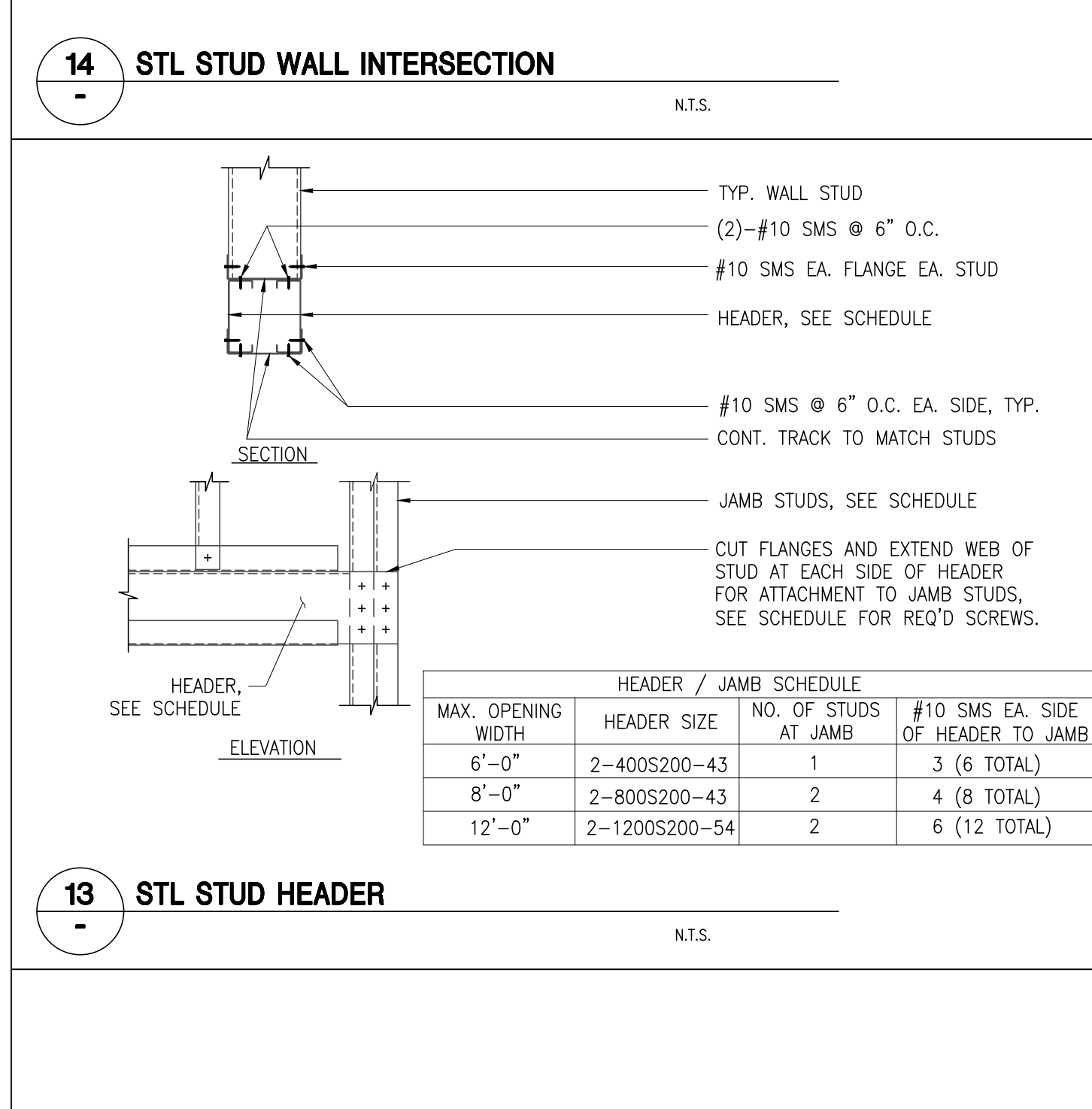
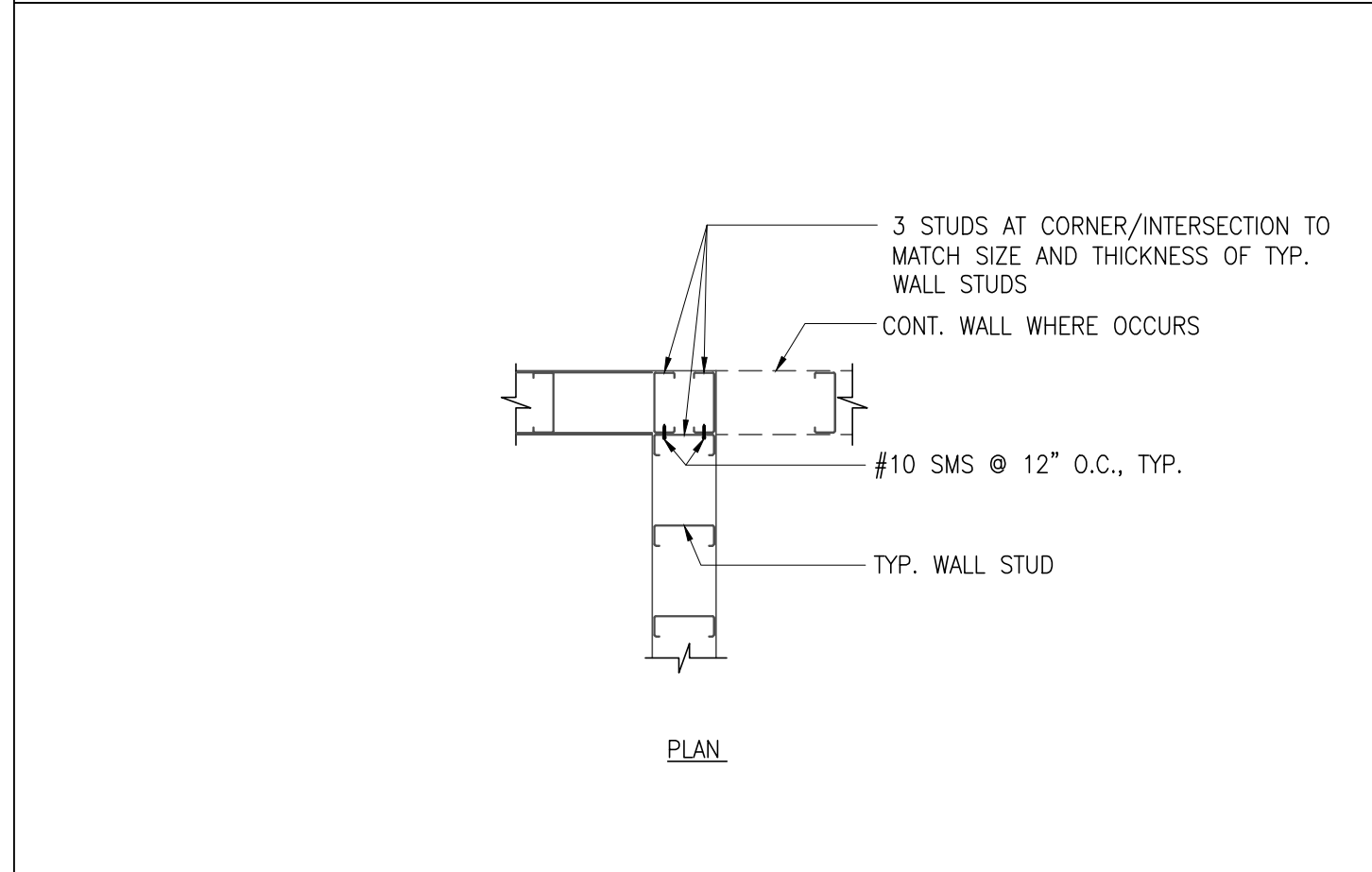
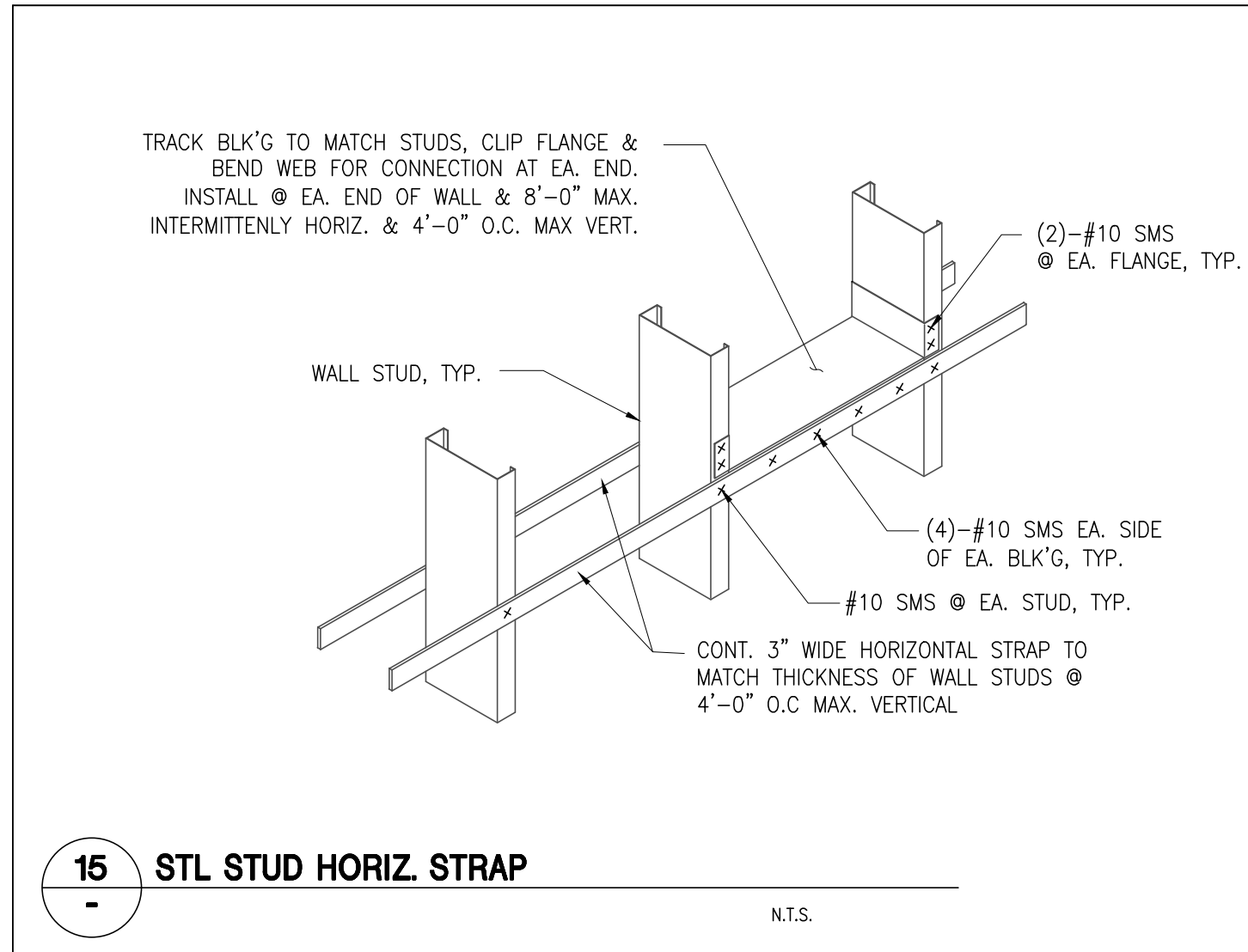
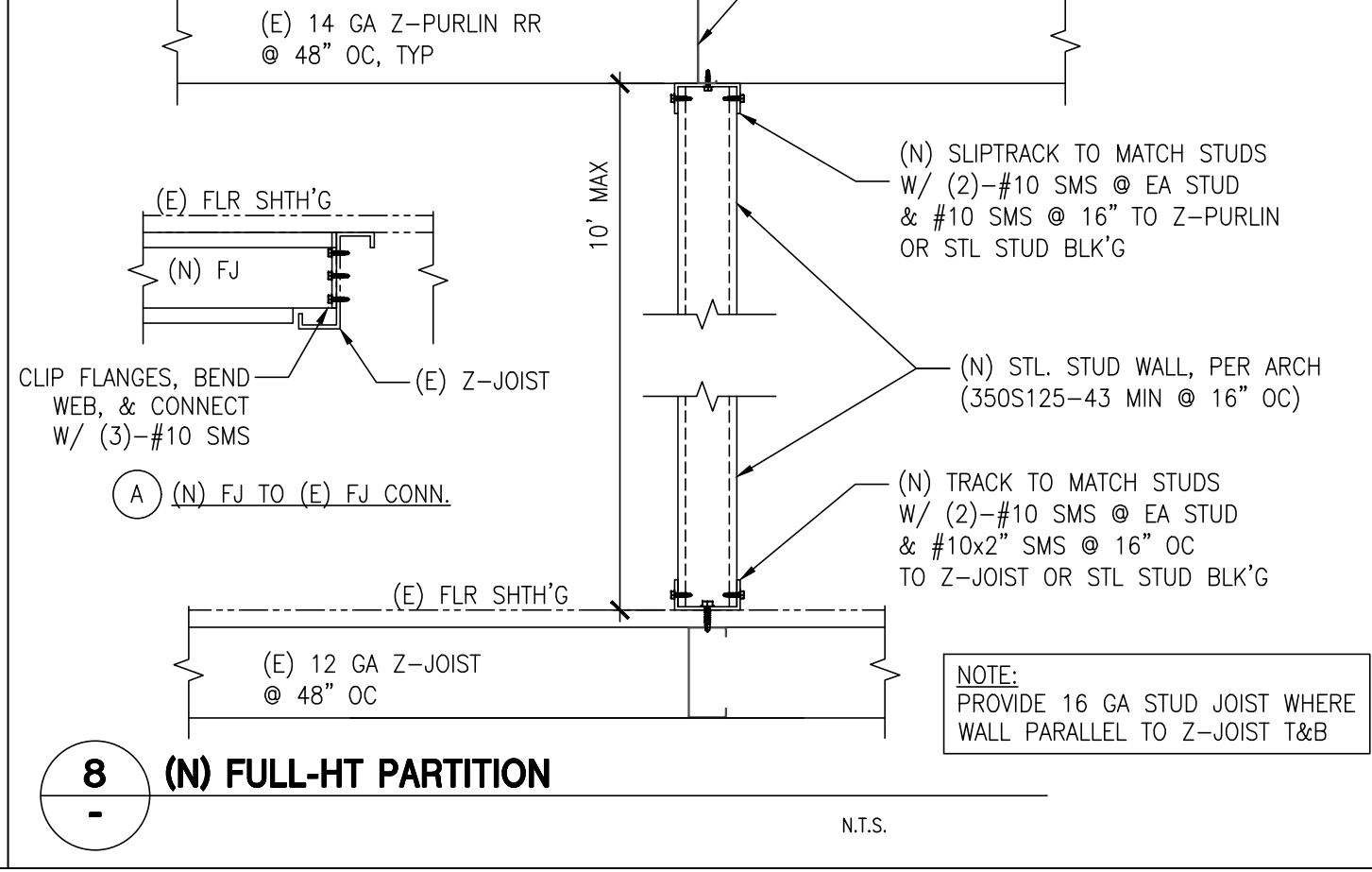
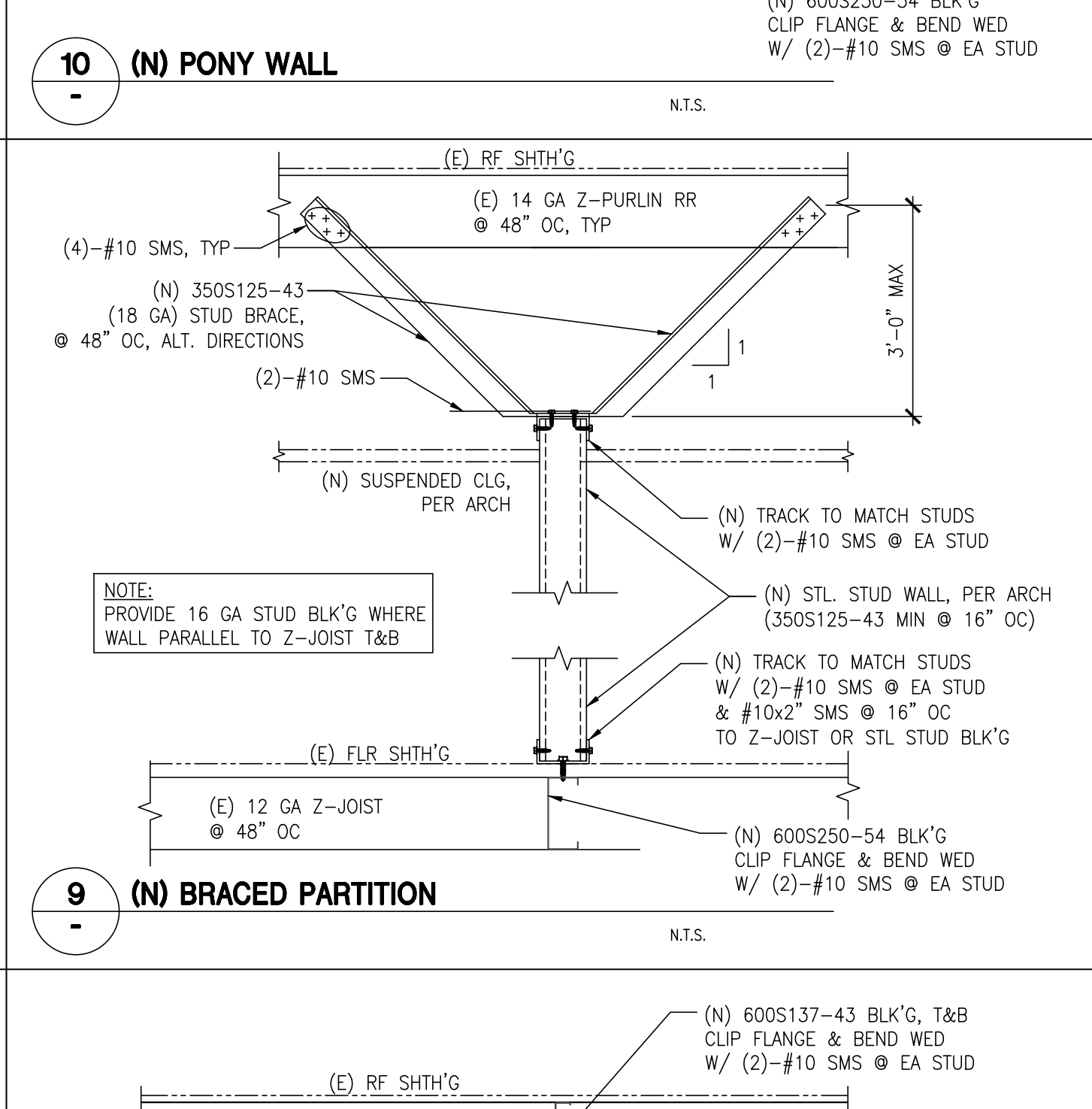
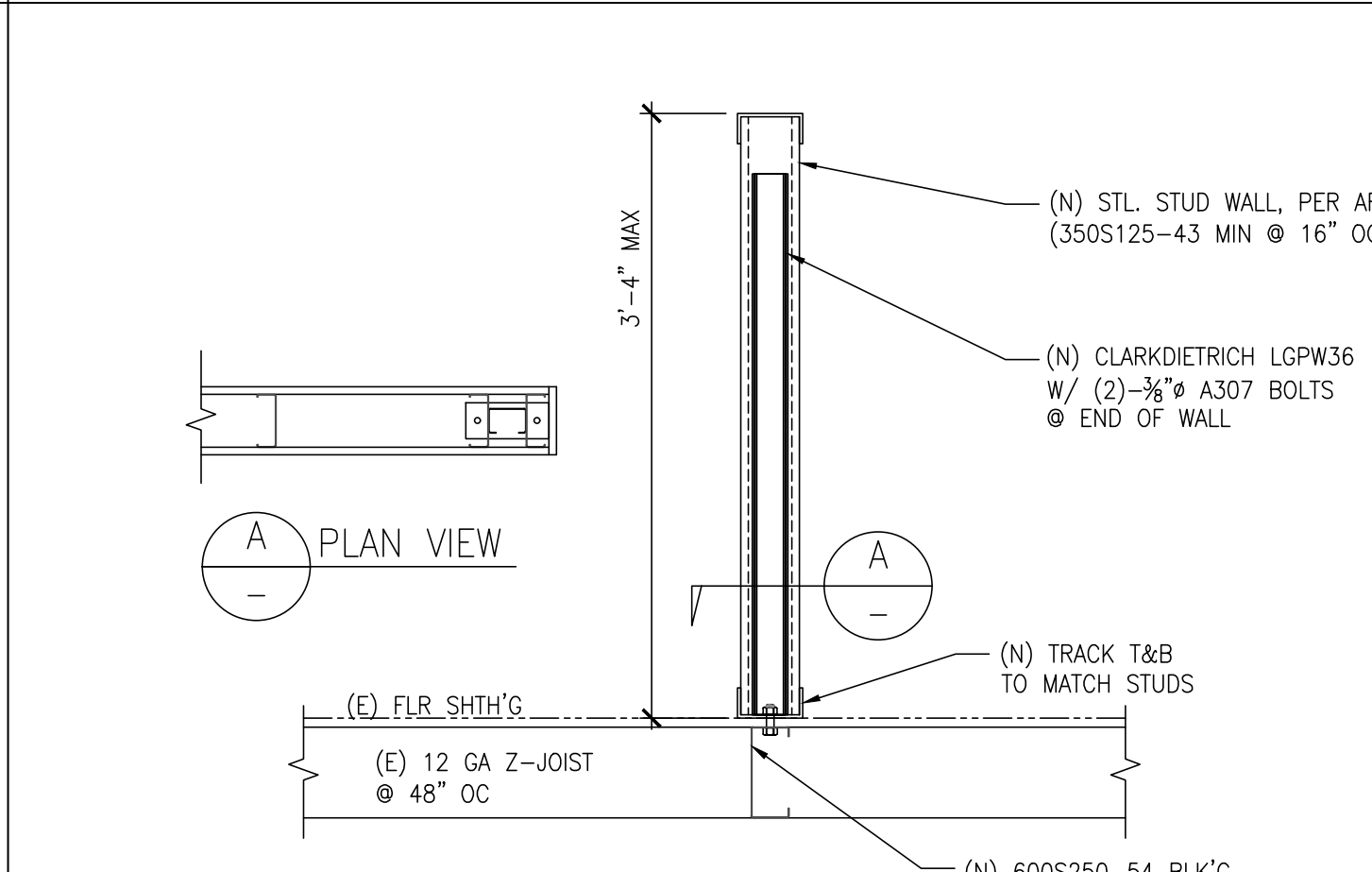
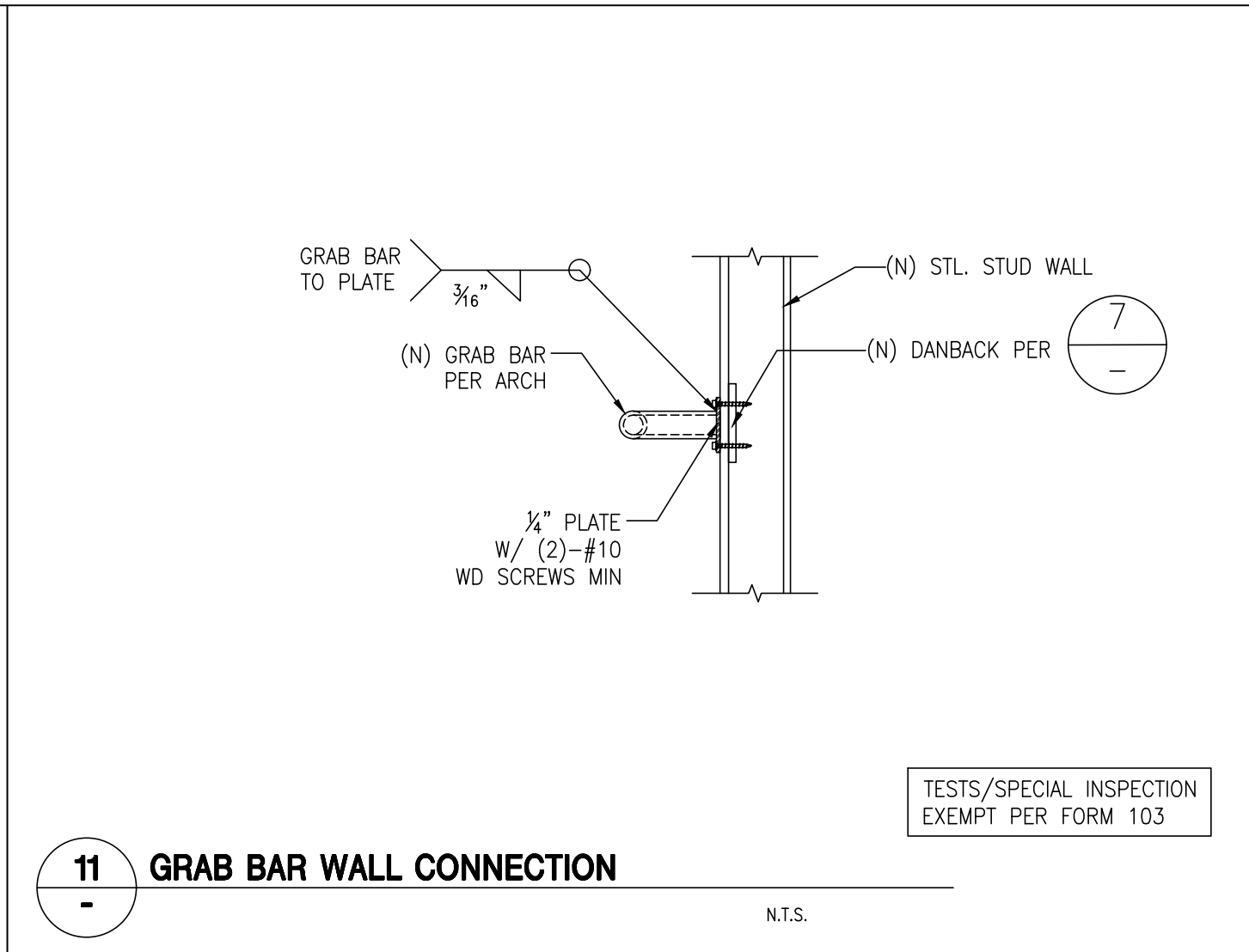
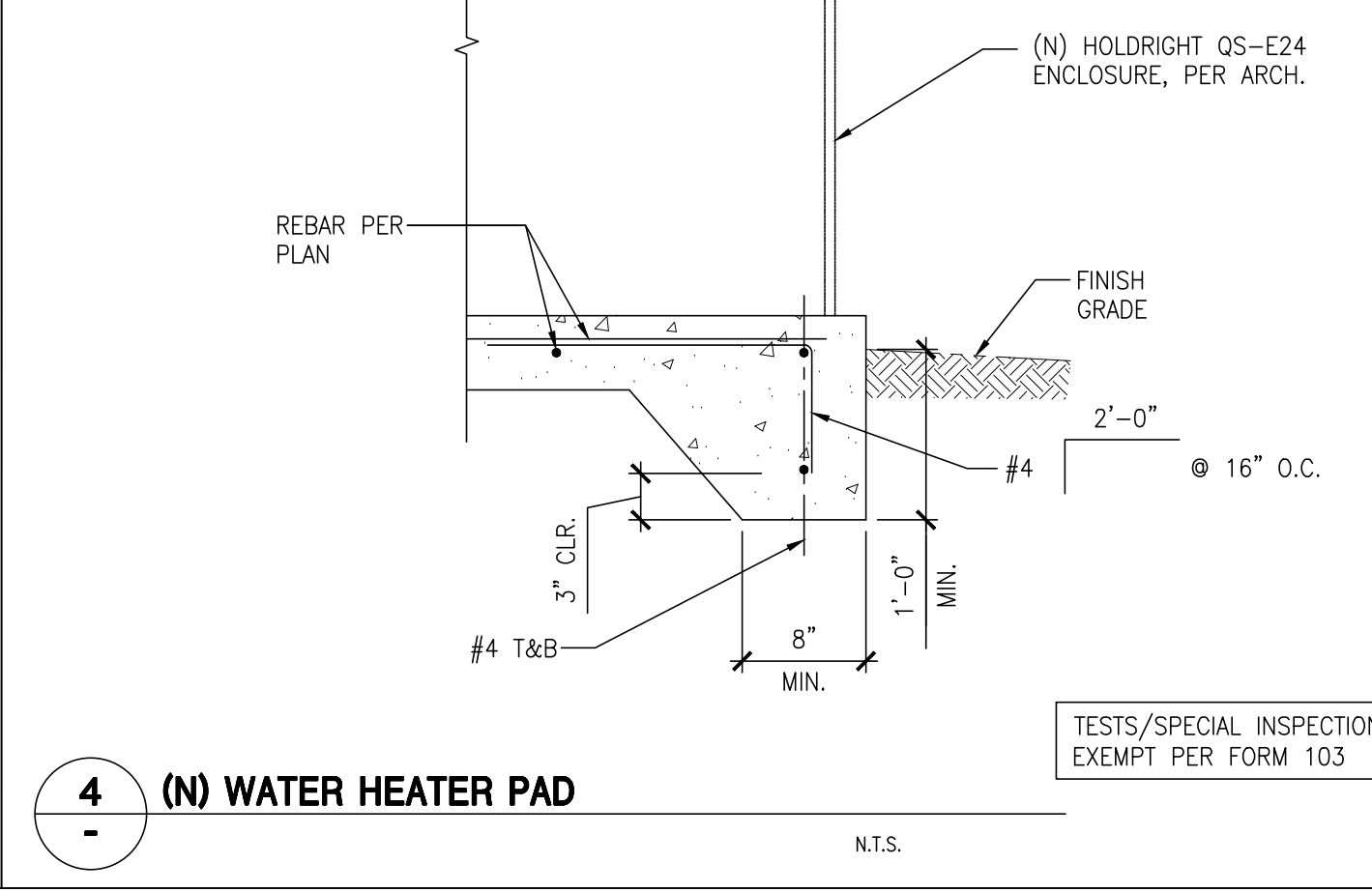
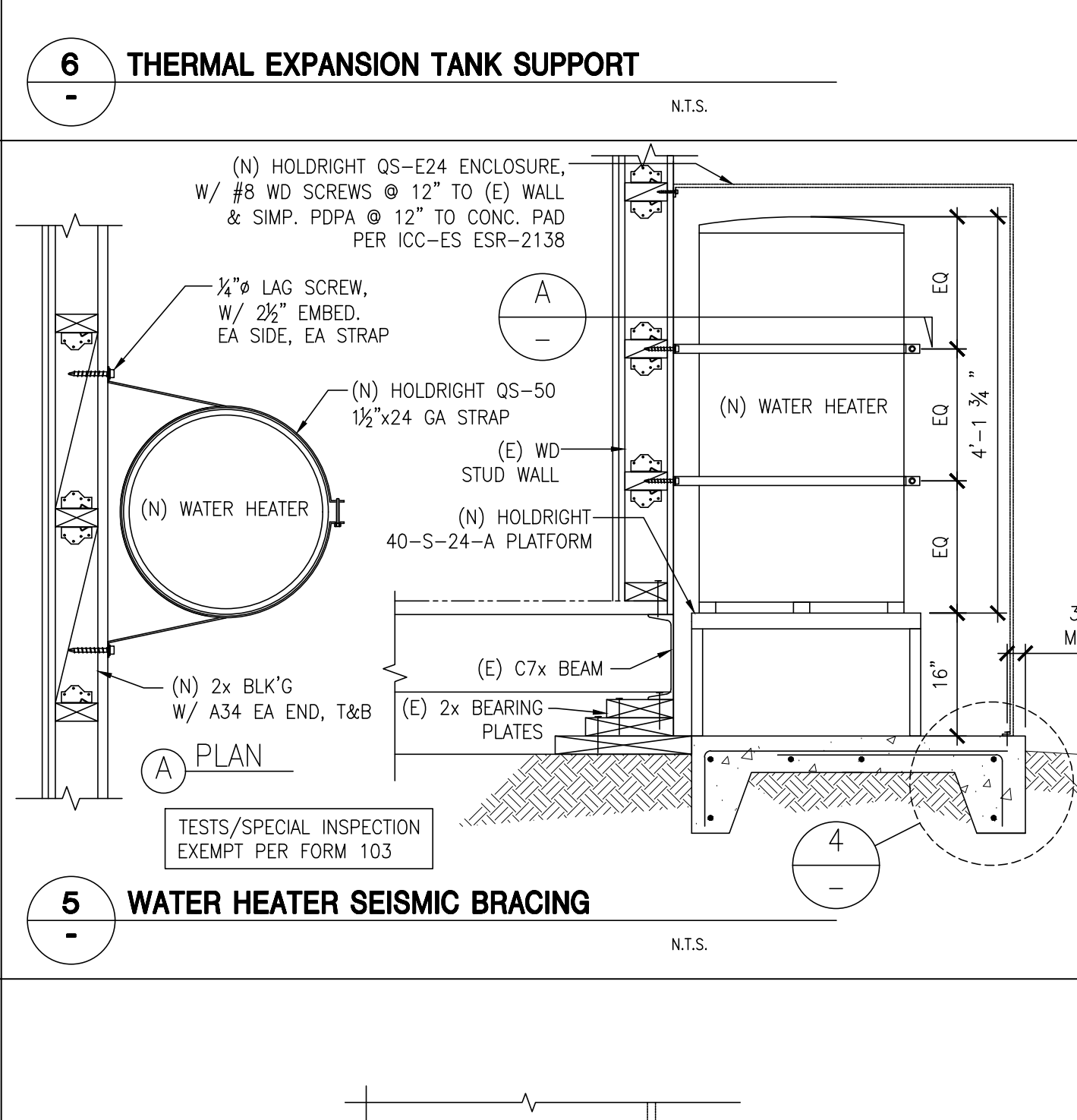
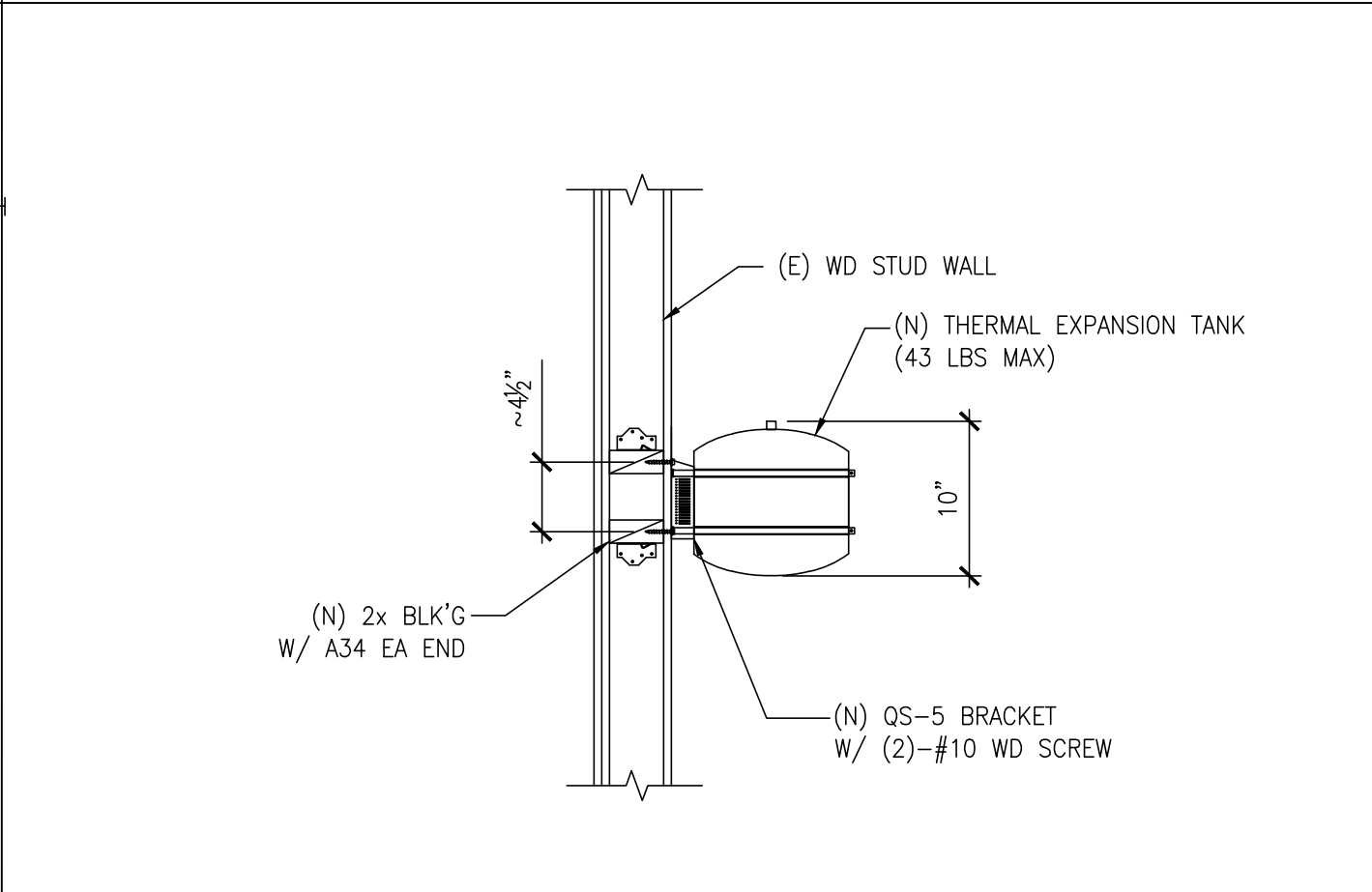
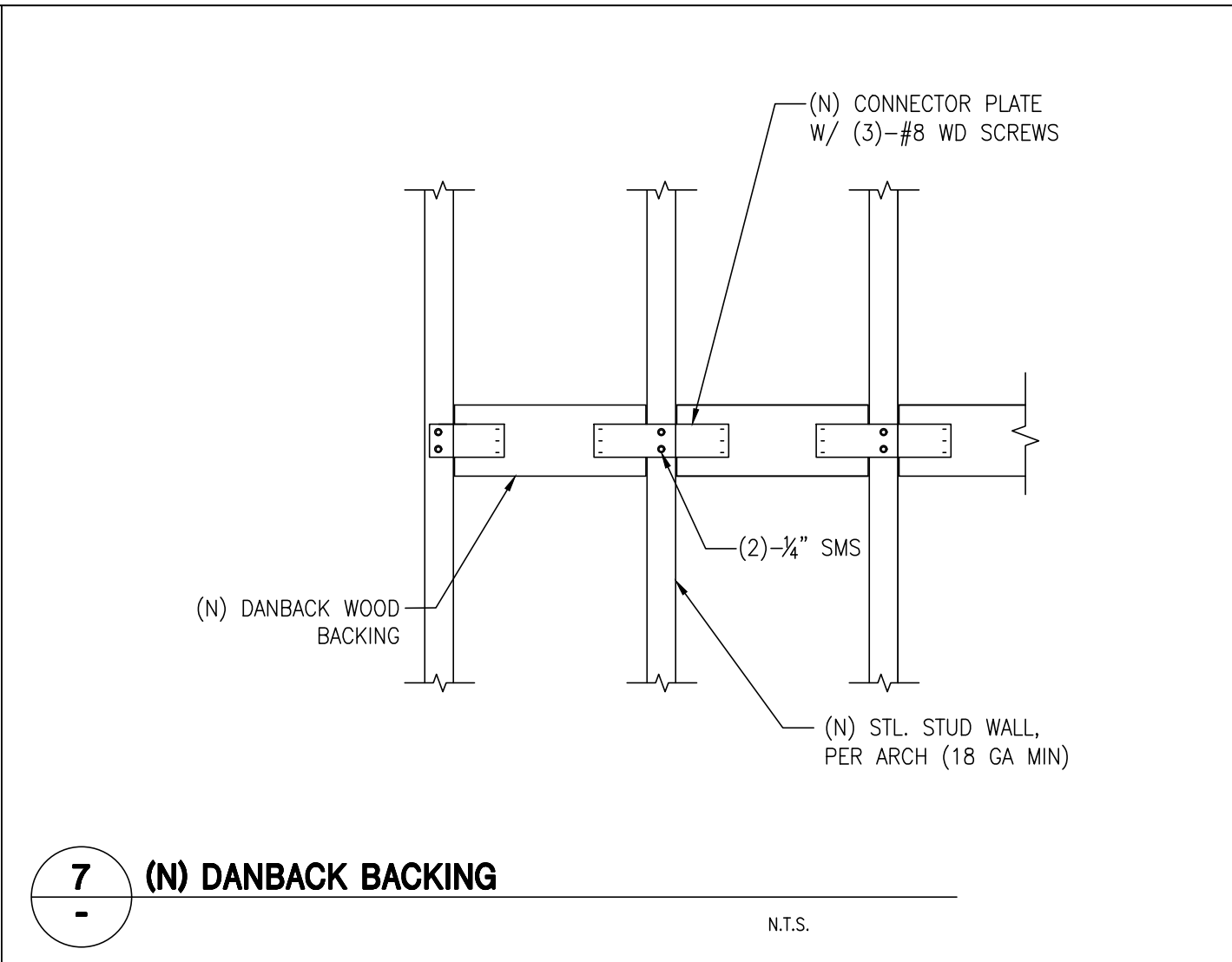
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S2.10

KEY PLAN





NOTES:
1. LAP SPICE LENGTHS PER SCHEDULE SHALL BE FACTORED AS SPECIFIED WHERE THE CONDITIONS LISTED IN THE FOLLOWING NOTES '3', '4' AND '5' APPLY.
2. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW.
3. WHERE CLEAR SPACE BETWEEN BARS IS LESS THAN 2 BAR DIAMETERS AND/OR THE CLEAR COVER IS LESS THAN ONE BAR DIAMETER, THE LAP SPICE SHALL BE INCREASED 50%.
4. WHERE CLEAR SPACE BETWEEN BARS IS AT LEAST 4 BAR DIAMETERS AND CLEAR COVER IS AT LEAST 2 BAR DIAMETERS, THE LAP SPICE MAY BE REDUCED TO 60%.
5. WHERE LIGHTWEIGHT AGGREGATE CONCRETE IS USED, INCREASE LAP SPICE BY 30%.
6. SPLICES OF HORIZONTAL REINFORCEMENT IN WALLS SHALL BE STAGGERED.
7. SPLICES IN WALLS CONTAINING TWO CURTAINS OF REINFORCEMENT SHALL BE STAGGERED.



HEATING, VENTILATING, AND AIR CONDITIONING (HVAC) CONSTRUCTION NOTES

TYPE OF OCCUPANCY: I-4, E. TYPE OF CONSTRUCTION: TYPE V-B.

- CONCEALED SPACES, CIRCULATING AIR, NO COMBUSTIBLE MATERIAL (SUCH AS EXPOSED COMMUNICATION CABLES, INSULATED WIRES, PLASTIC TUBING OR PIPING, PIPE INSULATION, INSULATED PAN INSULATION) SHALL BE LOCATED IN SPACES USED TO CONVEY CIRCULATING AIR SUPPLY. WHEN COMBUSTIBLE MATERIAL IS TO BE LOCATED IN THE ABOVE SPACES, IT SHALL BE APPROVED BY LOCAL AUTHORITY FOR SUCH INSTALLATION.
- CODES AND PERMITS: ALL EQUIPMENT, INSTALLATION, ETC., SHALL CONFORM TO LOCAL ELECTRICAL, MECHANICAL AND OTHER APPLICABLE CODES. UNLESS OTHERWISE AGREED, CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, COPIES OF ALL PERMITS AND INSPECTION REPORTS SHALL BE SUBMITTED TO THE ARCHITECT. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO:
 - 2019 CALIFORNIA ADMINISTRATIVE CODE (CAC) (PART 1, TITLE 24, CCR)
 - 2019 CALIFORNIA BUILDING CODE (CBC) (PART 2, TITLE 24, CCR)
 - 2019 CALIFORNIA ELECTRICAL CODE (CEC) (PART 3, TITLE 24, CCR)
 - 2019 CALIFORNIA MECHANICAL CODE (CMC) (PART 4, TITLE 24, CCR)
 - 2019 CALIFORNIA PLUMBING CODE (CPC) (PART 5, TITLE 24, CCR)
 - 2019 CALIFORNIA ENERGY CODE (CEC) (PART 6, TITLE 24, CCR)
 - 2019 CALIFORNIA FIRE CODE (CFC) (PART 9, TITLE 24, CCR)
 - 2019 CALIFORNIA GREEN BUILDING CODE (CGBC) (PART 11, TITLE 24, CCR)
 - 2019 CALIFORNIA REFERENCED STANDARDS CODE (PART 12, TITLE 24, CCR)
- MATERIALS: ALL MATERIALS, APPLIANCES AND EQUIPMENT SHALL BE OF THE MAKE, BRAND AND QUALITY SPECIFIED. THEY SHALL BE NEW, CLEAN, FREE FROM DEFECTS, AND SHALL BE THE BEST OF THEIR RESPECTIVE KIND.
- DUCTWORK:
 - DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH CALIFORNIA MECHANICAL CODE AND SMACNA STANDARDS.
 - DUCTWORK SHALL BE GALVANIZED STEEL. GAUGES OF METAL FOR ROUND SPIRAL DUCT SHALL BE AS FOLLOWS (UNLESS NOTED OTHERWISE ON THE DRAWINGS):

	DUCTS	FITTINGS
1. THRU 12" DIAMETER	26 GAUGE	26 GAUGE
2. 14" THRU 24" DIAMETER	24 GAUGE	24 GAUGE
3. 26" THRU 36" DIAMETER	22 GAUGE	20 GAUGE

ROUND AND OVAL SPIRAL DUCTS (FITNESS) SHALL BE CONTINUOUS SPIRAL SEAM UNITS, WITH FACTORY SLIP FITTINGS & COUPLINGS, SECURED WITH SHEET METAL SCREWS OR DRIVE RIVETS.
 - 24 GAUGE DOUBLE THICKNESS TURNING VANES HELD FIRMLY BY TWO 24 GAUGE 2-1/4" WIDE CRIMPED RAIL ASSEMBLIES SIMILAR TO DURO-DYNE VANE RAIL ASSEMBLIES SHALL BE USED ON ALL 90-DEG. DUCT TURNS.
 - ALL DUCT JOINTS SHALL BE SEALED AIR TIGHT WITH APPROVED SEALER & DUCT TAPE.
 - FLEXIBLE DUCT USED FOR CONDITIONED AIR SHALL BE U.L. APPROVED STATE FIRE MARSHALL LISTED NON-COMBUSTIBLE VINYL COATED WIRE REINFORCED FIBERGLASS WITH MAXIMUM CONDUCTANCE OF .30 DUCT SHALL HAVE A MINIMUM LENGTH OF THREE FEET AND A MAXIMUM LENGTH OF FIVE FEET (FOR NON-RESIDENTIAL AREAS). DUCTS SHALL BE INSTALLED FREE OF KINKS & SUPPORTS ON 36" CENTERS WITH 3/4" WIDE STRAP HANGERS. FITTINGS SHALL BE SHEET METAL. JOINTS & CONNECTIONS SHALL BE MADE WITH 1/2" WIDE METAL BANDS WITH NOT LESS THAN 2 SHEET METAL SCREWS EACH.
 - DUCT HANGERS SHALL BE ATTACHED TO HORIZONTAL SLABS WITH ANGLE CLIPS SECURED WITH INSERTS, NAILED TO VERTICAL WALLS, BOLTED TO BEAMS & JOISTS, SPACED BETWEEN SPANCRETE SECTION, HUNG 3/8" REBAR 6" LONG ABOVE THE METAL BAR AND/OR AS APPROVED BY THE ARCHITECT.
 - DUCTWORK SHALL COMPLY WITH ACOUSTICAL REQUIREMENTS BASED ON ACOUSTICAL REPORT. MAINLY, ACOUSTICAL LINING LENGTHS SHALL BE MAINTAINED AS SPECIFIED ON THE DRAWINGS. IF ANY FIELD CHANGES NEED TO BE MADE, THE CONTRACTOR SHALL CONSULT THE ENGINEERING OR ARCHITECTURAL TEAM TO VERIFY THAT THE CHANGES WILL COMPLY WITH THE ACOUSTICAL REQUIREMENTS.
- DAMPERS:
 - VOLUME DAMPERS SHALL BE PROVIDED IN EACH BRANCH DUCT TO EACH DIFFUSER AND REGISTER, AND SHALL BE OPPOSED BLADE ADJUSTABLE TYPE.
 - AS PER SECTION 717.3.2.1 FIRE DAMPER RATINGS, FIRE DAMPERS SHALL HAVE THE MINIMUM FIRE PROTECTION RATING SPECIFIED IN TABLE 717.3.2.1 FOR THE TYPE OF PENETRATION.

TABLE 717.3.2.1	
TYPE OF PENETRATION	MINIMUM DAMPER RATING (HOURS)
LESS THAN 3-HOUR FIRE-RESISTANCE-RATED ASSEMBLIES	1.5
3-HOUR OR GREATER FIRE-RESISTANCE-RATED ASSEMBLIES	3
 - AS PER SECTION 717.3.2.2 SMOKE DAMPER RATINGS, SMOKE DAMPER LEAKAGE RATINGS SHALL BE CLASS I OR II. ELEVATED TEMPERATURE RATINGS SHALL NOT BE LESS THAN 250-DEG FAHRENHEIT (121-DEG CELSIUS).
 - AS PER SECTION 717.3.2.3 COMBINATION FIRE/SMOKE DAMPER RATINGS, COMBINATION FIRE/SMOKE DAMPERS SHALL HAVE THE MINIMUM FIRE PROTECTION RATING SPECIFIED FOR FIRE DAMPERS IN TABLE 717.3.2.1 FOR THE TYPE OF PENETRATION AND SHALL ALSO HAVE A MINIMUM SMOKE DAMPER RATING AS SPECIFIED IN SECTION 717.3.2.2.
 - FIRE DAMPERS TO BE DYNAMIC TYPE.
 - COMBINATION FIRE SMOKE DAMPERS TO BE ACTIVATED USING DUCT SMOKE DETECTORS WITHIN 5'-0" OF THE DAMPERS. AREA SMOKE DETECTOR MAY BE USED IN LIEU OF THE DUCT SMOKE DETECTOR. PROVIDE DUCT SMOKE DETECTOR FOR COMBINATION FIRE SMOKE DAMPERS.
 - MANUAL VOLUME DAMPERS SHALL BE INSTALLED AS A MEANS TO BALANCE AIR FLOW AT ALL DIFFUSERS AND REGISTERS. MANUAL VOLUME DAMPERS SHALL BE FACTORY INSTALLED IN THE AIR DISTRIBUTION AS AN ACCESSORY. DAMPERS IN BRANCH DUCTS SHALL NOT BE USED UNLESS SPECIFICALLY NOTED OTHERWISE AND FULLY ACCESSIBLE. WHERE SUCH BRANCH DAMPERS ARE INDICATED, DAMPER BLADES IN FITTINGS SHALL BE 22 GAUGE AND PROVIDED WITH SHAFT AND LOCKING QUADRANT.
 - FIRE DAMPERS SHALL BE INSTALLED IN DUCTS PASSING THROUGH FIRE WALLS, AND WHERE SHOWN ON DRAWINGS, THEY SHALL COME COMPLETE WITH FUSIBLE LINK, ECCENTRIC WEIGHT, 16GA. SLEEVE AND CLOSING STOP. ACCESS TO FUSIBLE LINKS SHALL BE PROVIDED THROUGH ACCESS DOORS. DAMPERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NFPA 90A REQUIREMENTS AND SHALL BE APPROVED FOR USE BY THE STATE FIRE MARSHALL. INSTALL FIRE DAMPERS & SMOKE FIRE DAMPERS IN SUCH A MANNER AS TO BE READILY ACCESSIBLE FOR MAINTENANCE & REPAIRS.

- WHERE DAMPERS ARE REQUIRED TO BE INSTALLED IN INACCESSIBLE LOCATIONS, CONTRACTOR TO PROVIDE CABLE DAMPER ASSEMBLIES, ELECTRONIC DAMPERS OR ALDES CARS II.
- PIPING:
 - PROVIDE HANGERS AND SUPPORTS AS REQUIRED. PLUMBERS TAPE AND WIRE ARE NOT ACCEPTABLE.
 - CONDENSATE PIPING SHALL BE UNDER THE PLUMBING SECTION OF THE SPECIFICATIONS.
 - ALL PIPING SHALL BE ACOUSTICALLY VIBRATION ISOLATED FROM THE STRUCTURE USING HUBBARD HOLDRITE SILENCER SERIES FELT 100 OR EQUAL. THE FELT WILL NOT BE CRUSHED. NEOPRENE PADS WILL BE USED AT CLAMP LOCATIONS. THEY SHALL BE EQUAL TO HUBBARD HOLDRITE SILENCER SERIES 276.
- INSULATION:
 - INSULATION SHALL BE U.L. LISTED IN COMPLIANCE WITH FLAME-SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE CALIFORNIA BUILDING CODE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE STATE OF CALIFORNIA ENERGY COMMISSION REQUIREMENTS.
 - INSULATE ALL INTERIOR CONDITIONED SUPPLY & RETURN AIR DUCTWORK WITH 2" THICK, 75LB. PER CU. FT. DENSITY FIBERGLASS INSULATION WITH VAPOR BARRIER (R-8 MINIMUM).
 - CONDENSATE PIPING SHALL BE INSULATED WITH 1" FOAM PLASTIC AND PAINTED TO MATCH EXISTING WALL OR CEILING.
 - THICKNESS OF INSULATION SHALL BE IN ACCORDANCE WITH T24 REQUIREMENTS.
 - WHERE INSULATION IS EXPOSED TO WEATHER, INSULATION SHALL BE ENCAPSULATED WITH A UV PROTECTIVE COVERING, (CHILDERS ALUMINUMJACKET, OR EQUAL).
 - COVER ALL JOINTS & CRACKS OF PLENUMS LINING WITH 4" STRIPS OF 6 OUNCE FIBERGLASS, ATTACHED WITH ARABOL ADHESIVE.
 - ALL REFRIGERATION SUCTION AND LIQUID PIPING SHALL BE INSULATED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, ASA APPLICABLE. CONTRACTOR SHALL VERIFY INSULATION REQUIREMENTS PRIOR TO INSTALLATION OF ANY PIPING SYSTEMS.
 - FIRE BARRIER DUCT WRAP MUST BE APPROVED FOR FIRE RESISTIVE VENTILATION DUCTS SUCH AS 3M DUCT WRAP 615+ (LARR# 26061-T) OR EQUAL.
 - INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARD PER SEC. 110.8 ENERGY EFFICIENCY STANDARDS (E.E.S)
 - ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF SEC. 120.3, 120.4 AND 120.7 TITLE 24 ENERGY STANDARDS AND CHAPTER 6 OF CMC.
- REFRIGERANT PIPING:
 - UNLESS OTHERWISE INDICATED, MAIN LIQUID AND SUCTION LINES FROM CONDENSING UNIT TO EVAPORATOR COIL SHALL BE OF SIZES SPECIFIED BY THE MANUFACTURER.
 - REFRIGERATION PIPING SHALL BE REFRIGERATION GRADE COPPER TUBING, TYPE L HARD-DRAWN. IN INSTANCES WHERE REFRIGERATION LINES ARE INSTALLED IN AN INACCESSIBLE LOCATION AND MUST BE SNAKED THROUGH CONDUIT, THAT PORTION OF TUBING REQUIRED TO COMPLETE CONNECTIONS THROUGH CONDUIT MAY BE ANNEALED. MAINTAIN ENTIRE SYSTEM CLEAN AND DRY DURING INSTALLATION. PIPE SHALL BE SEALED UNTIL INSTALLED.
 - REFRIGERATION PIPING, BOTH HARD AND ANNEALED, SHALL BE STRAIGHT AND FREE FROM KINKS, RESTRICTIONS AND HORIZONTAL RUNS SHALL BE SLOPED TOWARDS COMPRESSOR ONE INCH TO 10 FEET WHEREVER POSSIBLE. VAPOR LINE OIL TRAPS SHALL BE INSTALLED ON BOTTOM OF VERTICAL RISERS AND INVERTED OIL TRAP SHALL BE INSTALLED ON TOP OF VERTICAL RISERS.
 - REFRIGERATION PIPING: JOINTS SHALL BE SILVER BRAZED AND LEAK TESTED. FIELD FABRICATED LINES SHALL BE THOROUGHLY FLUSHED AND CLEANED BEFORE CONNECTION. BLEED NITROGEN THROUGH LINES DURING SILVER BRAZING, AND CAP AND SEAL LINES WHEN NOT COMPLETED AND CONNECTED TO EQUIPMENT.
 - SLEEVE PENETRATIONS OF FLOORS, WALLS AND CEILING TO ALLOW FOR FREE MOTION OF PIPING. PROVIDE 24 GAGE GALVANIZED IRON PIPE AND CHROME-PLATED ESCUTCHEON PLATES. PACK ANNUAL SPACE BETWEEN PIPE AND SLEEVE WITH INCOMBUSTIBLE MATERIAL SUCH AS FIBERGLASS AND SEAL EACH END WITH MASTIC TO PROVIDE A WATERPROOF SEAL.
 - PROVIDE HANGERS AND SUPPORTS AS REQUIRED. PLUMBERS TAPE AND WIRE ARE NOT ACCEPTABLE.
 - CONDENSATE PIPING SHALL BE UNDER THE PLUMBING SECTION OF SPECIFICATIONS.
- FLASHING:
 - PROVIDE WATERTIGHT SOLDERED SHEET METAL FLASHING AT ALL NEW & EXISTING WALL AND ROOF OPENINGS.
 - ALL CONDUIT & PIPES PASSING THRU THE ROOF OPENING SHALL BE FLASHED AND COUNTER FLASHED WITH ACCORDANCE TO ARCHITECTURAL DETAILS.
 - ALL VOIDS AROUND DUCT PENETRATIONS THRU FLOORS, WALLS & CEILINGS SHALL BE PROPERLY SEALED.
- FILTERS:
 - FILTERS SHALL BE U.L. APPROVED AND SHALL HAVE A MINIMUM MERV RATING OF 13 AS TO SATISFY CONDITIONS OF USE 30. PERMIT.
 - FILTERS SHALL BE PROVIDED WITH AN INTEGRATED PRESSURE DROP SENSOR WIRED TO A WARNING LIGHT ON THE CONTROL PANEL OF THE UNIT THAT SIGNALS WHEN FILTER NEEDS TO BE REPLACED.
 - CONTRACTOR SHALL PROVIDE AN INITIAL SET OF PRE FILTERS, REPLACE AS REQUIRED DURING CONSTRUCTION, AND SHALL INSTALL ANOTHER SET OF FILTERS AT THE BEGINNING OF TESTING & BALANCING.
- THE TERMINATION POINT FOR EXHAUST DUCTS DISCHARGING TO ATMOSPHERE SHALL NOT BE LESS THAN THE FOLLOWING:
 - ENVIRONMENTAL AIR: 3 FT. FROM PROPERTY LINE, 3 FT. FROM BUILDING OPENINGS.
 - PRODUCT CONVEYING CLASS 1: 10 FT. FROM PROPERTY LINE, 10 FEET FROM BUILDING OPENINGS, 3 FT. FROM EXTERIOR WALL OR ROOF, AND 10 FT. ABOVE ADJOINING GRADE.
- ALL PLUMBING AND APPLIANCE VENTS AND THE DISCHARGE OUTLET OF EXHAUST FANS SHALL BE AT LEAST TEN(10) FEET IN A HORIZONTAL DIRECTION, OR THREE(3) FEET ABOVE THE OUTSIDE AIR INTAKES FOR HVAC UNITS. OUTSIDE AIR INTAKES SHALL

BE PROVIDED WITH MEANS TO PREVENT THE INTRUSION OF RAIN AND WILDLIFE, (45° ANGLED INTAKE HOOD WITH 1/2" HARDWARE CLOTH WHERE APPLICABLE).

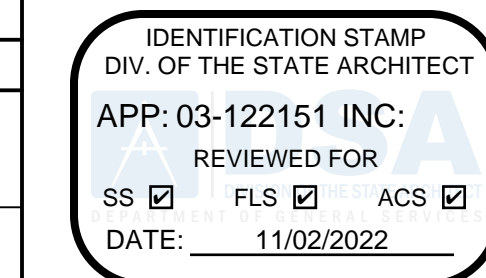
- ELECTRICAL:
 - FURNISH AND INSTALL ALL LINE AND LOW VOLTAGE CONDUIT AND LINE VOLTAGE WIRING.
 - FURNISH AND INSTALL ALL REQUIRED RELAYS, CONTACTORS, MAGNETIC MOTOR STARTERS, CIRCUIT BREAKERS, FUSES, DISCONNECT SWITCHES, WALL SWITCHES, LINE VOLTAGE, THERMOSTATS AND VARIABLE FREQUENCY DRIVES, (VFD'S)
 - ELECTRICAL CONTRACTOR TO REVIEW MECHANICAL CONTROL REQUIREMENTS WITH THE MECHANICAL AND GENERAL CONTRACTORS AND COORDINATE RESPECTIVE RESPONSIBILITIES.
- ACCESS DOORS: WHERE NECESSARY IN DUCTWORK OR CASINGS, SUITABLE ACCESS DOORS AND FRAMES TO PERMIT INSPECTION, OPERATION AND MAINTENANCE OF ALL CONTROLS MOTOR BEARINGS, OR OTHER APPARATUS CONCEALED BEHIND THE SHEET METAL WORK SHALL BE PROVIDED. ACCESS DOORS IN DUCTS MAY BE OF SINGLE PANEL CONSTRUCTION OF NOT LESS THAN NO. 18 GAUGE, GALVANIZED, AND SHALL HAVE SPONGE RUBBER GASKETS WITH HINGES AND LATCHES.
- PAINTING: CONTRACTOR SHALL PAINT ALL BLACK STEEL EQUIPMENT SURFACES WHICH ARE NOT FACTORY FINISHED, AS WELL AS ALL OTHER STEEL SURFACES EXPOSED TO THE WEATHER. PAINTING SHALL CONSIST OF ONE COAT OF METAL PRIMER AND ONE FINISH COAT THAT SHALL BE APPROVED BY THE ARCHITECT.
- ANCHORING/BRACING:
 - PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENTS PRESCRIBED IN ASCE 7-16 SECTION 13.3 AS DEFINED IN ASCE 7-16 SECTIONS 13.6.5, 13.6.6, 13.6.7, AND 2019 CBC SECTIONS 1616A.1.24, 1616A.1.25 AND 1616A.1.26.
 - EACH PIECE OF EQUIPMENT AND ALL SYSTEMS SHALL BE ADJUSTED/READJUSTED TO INSURE PROPER NOISE/VIBRATION DISSIPATION.
 - THE STRUCTURAL ENGINEER OF RECORD SHALL VERIFY THE ADEQUACY OF THE STRUCTURE TO SUPPORT THE HANGER AND BRACE LOADS. FOR THOSE ELEMENTS THAT DO NOT REQUIRE DETAILS ON THE APPROVED DRAWINGS, THE INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.
- FINAL LOCATION OF CEILING DIFFUSERS SHALL BE PER THE REFLECTED CEILING PLAN OR AS PER FIELD REQUIREMENTS.
- A MINIMUM OF 30" CLEAR WORKING SPACE IN FRONT OF ACCESS PANELS TO THE COMPRESSOR, BLOWER ASSEMBLY AND AIR FILTER SECTION SHALL BE PROVIDED.
- OPENINGS: FURNISH INFORMATION TO THE OTHER TRADES ON SIZE AND LOCATION OF OPENINGS WHICH ARE REQUIRED IN WALLS, SLABS, ETC. FOR PIPING, DUCTS & EQUIPMENT. ANY ADDITIONAL OPENINGS OR CHANGES TO THE EXISTING ONES SHALL BE PROVIDED AS ACCEPTABLE TO THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
- ACOUSTICAL NOTES:
 - APARTMENT FCU VIBRATION ISOLATION SHALL BE USING A MASON INDUSTRY TYPE HM16 GROMMET. REFERENCE DETAIL #6M.5.1 FOR FAN COIL UNIT INSTALLATION.
 - ROOFTOP CONDENSING UNITS
 - ISOLATOR SHALL BE 2 INCH DEFLECTION STEEL SPRING EQUAL TO MASON SSLFH AND THE CEILING IN THE UNIT SHALL INCLUDE RESILIENT CHANNEL. REFERENCE DETAIL #1M.5.1 FOR CONDENSING UNIT INSTALLATION.
 - FLEXIBLE CONNECTIONS SHOULD BE USED AT ALL CONNECTIONS TO MECHANICAL EQUIPMENT IF APPLICABLE.
 - TOILET EXHAUST FANS' MAXIMUM SONE LEVEL OF 1.5 SONES.
- THE AUTOMATIC CARBON MONOXIDE SENSING DEVICES SHALL BE USED TO MODULATE THE VENTILATION SYSTEM TO MAINTAIN A MAXIMUM AVERAGE CONCENTRATION OF CARBON MONOXIDE OF 50 PARTS PER MILLION DURING ANY EIGHT-HOUR PERIOD WITH A MAXIMUM CONCENTRATION NOT GREATER THAN 200 PARTS PER MILLION FOR A PERIOD NOT EXCEEDING ONE HOUR.
- DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS PER SEC. 504.1.1 CMC.
- FLEXIBLE CLOTHES DRYER TRANSITION DUCTS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION PER SEC. 504.4.2.2 CMC
- DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SEC. 110.6 AND 110.7 E.E.S.
- ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS PER SEC. 110.2 AND 120.2 E.E.S.
- ALL HVAC EQUIPMENT AND APPLIANCES SHALL MET THE REQUIREMENTS PER SEC. 110.1-110.3, 110.5, 120.1-120.4 TITLE 24 ENERGY STANDARDS.
- ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION.
- ALL FANS SYSTEMS, REGARDLESS OF VOLUMETRIC CAPACITY, THAT EXCHANGE AIR BETWEEN THE BUILDING CONDITIONED SPACE AND THE OUTSIDE OF THE BUILDING SHALL BE PROVIDED WITH BACKDRAFT OR AUTOMATIC DAMPERS TO PREVENT UNINTENDED AIR LEAKAGE THROUGH THE FAN SYSTEM WHEN THE FAN SYSTEM IS NOT OPERATING. (CCR TITLE 24 PART 6 SUBCHAPTER 7 SECTION 150.0(m)). EXCEPTION: FANS THAT RUN CONTINUOUSLY.
- CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILTS TRANSPARENCIES WITH ALL CHANGES NOTED THEREON AT THE COMPLETION OF THE PROJECT AND PRIOR TO FINAL ACCEPTANCE.
- GUARANTEE: CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL LABOR & MATERIAL ON ALL WORK AGAINST DEFECTS IN WORKMANSHIP AND MATERIAL FOR PERIOD OF ONE YEAR, 10 YEAR COMPRESSOR.
- SUBMITTALS: CATALOG INFORMATION AND CUTS OF ALL MECHANICAL EQUIPMENT AND DEVICES SHALL BE SUBMITTED FOR REVIEW PRIOR TO ORDERING (SIX COPIES OF EACH) IN ONE COMPLETE PACKAGE.
- DRAWINGS: THESE PLANS ARE ENGINEERING DRAWINGS, ARE DIAGRAMMATIC IN NATURE AND INTENDED TO ILLUSTRATE ALL REQUIRED SYSTEMS AND COMPONENTS INCLUDING THEIR RESPECTIVE INSTALLATION REQUIREMENTS. CONTRACTOR SHALL PROVIDE THEIR OWN SHOP DRAWINGS DELINEATING ALL SPECIFIC REQUIREMENTS FOR THE COMPLETION OF THIS INSTALLTION, CONSISTENT WITH THE INTENT OF THE ENGINEERED DRAWINGS.
- ALL ENVELOPE AND MECHANICAL CERTIFICATE OF ACCEPTANCE FORMS AND ALL RELATED ACCEPTANCE DOCUMENTS SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THESE FORMS ARE REVIEWED AND APPROVED.

MECHANICAL SYMBOLS LEGEND

SYMBOL	ABBR	DESCRIPTION
		NEW DUCTWORK - FIRST FIGURE: SIDE SHOWN SECOND FIGURE: SIDE NOT SHOWN
		NEW DUCTWORK WITH EXTERNAL INSULATION
	(L)	DUCTWORK WITH INTERNAL ACOUSTICAL LINING
		FLEX CONNECTION IN DUCT
		DUCT SIZE TRANSITION
		ROUND VERTICAL RISE OR DROP
		RECTANGULAR VERTICAL RISE OR DROP
		VERTICAL TAKE OFF UP
		VERTICAL TAKE OFF DOWN
		ROUND DUCT 90 DEGREE RADIUS ELBOW
		ROUND DUCT CONICAL 90 DEGREE TAKE OFF
		ROUND DUCT 45 DEGREE RADIUS ELBOW
		RECTANGULAR DUCT 90 DEGREE MITERED ELBOW WITH EXTRACTION DAMPER
		RECTANGULAR DUCT STREET ANGLE TAKE OFF
	MD	MANUAL VOLUME DAMPER
		RECTANGULAR CEILING DIFFUSER (TYPE S-1, 100 CFM) SUPPLY AIR
		SIDEWALL DIFFUSER SUPPLY AIR
		CEILING REGISTER/GRILLE (RETURN AIR OR EXHAUST AIR)
		SIDEWALL REGISTER/GRILLE (RETURN AIR OR EXHAUST AIR)
	U/C	UNDERCUT DOOR
	T	TOP OF THERMOSTAT MOUNTED AT 48° F.F.
		EQUIPMENT IDENTIFICATION
		STACK, VENT OR ROUND DUCT RISER
		CLOSET FAN COIL UNIT/CEILING FAN COIL UNIT
		CEILING MOUNTED BATHROOM EXHAUST FAN
		KITCHEN HOOD

MECHANICAL SHEET INDEX

SHEET NO.	SHEET TITLE	CURRENT ISSUE
M0.01	MECHANICAL GENERAL NOTES, SYMBOLS LEGEND & SHEET INDEX	DSA BACK-CHECK
M0.02	MECHANICAL SCHEDULES & CALCULATIONS	DSA BACK-CHECK
M2.01	MECHANICAL BUNGALOW FLOOR PLANS	DSA BACK-CHECK
M5.01	MECHANICAL DETAILS - SHEET ONE	DSA BACK-CHECK
EN.01	TITLE 24 COMPLIANCE FORMS	DSA BACK-CHECK



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LAEP EARLY CHILDHOOD CENTER

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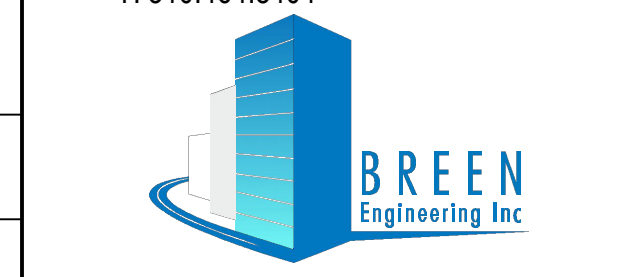
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DSA APPLICATION NUMBER: 03-122151
PROJECT NO: 219-22-001

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

SHEET NAME:
MECHANICAL GENERAL NOTES,
SYMBOLS LEGEND & SHEET
INDEX

SCALE: NONE

SHEET NUMBER:
M0.01

DRAWN BY	-
DESIGNED BY	-
CHECKED BY	PB
APPROVED BY	PB

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EXISTING EXTERIOR WALL-MOUNT HEAT PUMP SCHEDULE (DUCTED)

MARK	QTY.	MAKE	MODEL	COOLING CAPACITY			HEATING CAPACITY BTUH	BLOWER			ELECTRICAL DATA			SERVICE	WEIGHT (LBS)	REMARKS
				NOMINAL BTUH	SENSIBLE BTUH	SEER/EER		CFM	ESP. (IN. WC)	POWER	VOLT	PH	FLA			
(E)HP-1	4	BARD	T60H2-A05TP4XXE	60,500	45,375	-11.0	56,000	1250	0.2	-	208/230	1	1.5	BUNGALOW ROOMS	575	EXISTING EXTERIOR WALL-MOUNT HEAT PUMP TO REMAIN. SET MINIMUM ECONOMIZER POSITION TO 20%.

FAN SCHEDULE

MARK	QTY.	MAKE	MODEL	FAN TYPE	TOTAL CFM	ESP (IN)	MAX. RPM	MOTOR DATA				SERVICE	WEIGHT (LBS)	REMARKS
								POWER	AMPS	V	PH			
EF-1	6	GREENHECK	SP-A110	DIRECT DRIVE	70	0.29	950	17.0	-	115	1	CHILD AND ADULT RESTROOMS, LAUNDRY ROOM	17	FAN SHALL BE ENERGY STAR COMPLIANT. PROVIDE WITH BACKDRAFT DAMPER. INTERLOCK WITH LIGHTSWITCH. REFER TO #4/M-5.01 FOR EXHAUST FAN DETAIL.
EF-2	1	AIRKING	ES308ADA	DIRECT DRIVE	150-270	0.1	1,653	73.0	1.0	120	1	KITCHEN	-	FAN SHALL BE ADA COMPLIANT WITH ADA COMPLIANT WALL SWITCH. PROVIDE WITH BACKDRAFT DAMPER.

AIR DISTRIBUTION SCHEDULE

MARK	QTY.	MAKE	MODEL	CFM RANGE	USE	TYPE	SIZE (IN)	MAX PD (IN)	MAX NC	REMARKS
(E)S	8	EXISTING	EXISTING	150-1200	SA	PERFORATED FACE DIFFUSER	24"X24"	-	-	NECK SIZE PER PLAN. REFER TO #1/M-5.01 FOR CEILING DIFFUSER WITH FLEX CONNECTION SUPPORT DETAIL.
(E)R	4	EXISTING	EXISTING	0-1650	RA	LOUVERED RETURN GRILLE	30"X12"	-	-	
S-1	1	PRICE	APDN	0-300	SA	PERFORATED FACE DIFFUSER	24"X24"	0.033	20	
T-1	8	PRICE	ATGH	0-600	RA	PERFORATED FACE DIFFUSER	24"X22"	0.039	15	

MINIMUM VENTILATION RATES CALCULATIONS FOR NON-RESIDENTIAL SPACES

ROOM NAME	FLOOR	RP (CFM/OCC.)	OCC./1000FT ² (PZ)	RA (CFM/FT ²)	AZ (FT ²)	MIN. CFM (VBZ)	REQUIRED VENTILATION RATE (2019 BUILDING ENERGY EFFICIENCY STANDARDS: TABLE 120.1-A) USING EQUATION 120.1-F, Vz = Ra X Az			ACTUAL CFM
							RA (CFM/FT ²)	AZ (FT ²)	MIN. CFM (VZ)	
CLASSROOM 1	1/F	10	25	0.12	385	142	0.38	385	146.3	150
CLASSROOM 2	1/F	10	25	0.12	385	142	0.38	385	146.3	150
CLASSROOM 3	1/F	10	25	0.12	471	174	0.38	471	179.0	180
CLASSROOM 4	1/F	10	25	0.12	471	174	0.38	471	179.0	180
KITCHEN	1/F	7.5	20	0.12	268	72	0.15	268	40.2	50
WORK A	1/F	5	5	0.06	268	23	0.15	268	40.2	50
CONFERENCE RM	1/F	5	50	0.06	80	25	0.50	80	40.0	50
OFFICE 3	1/F	5	5	0.06	251	21	0.15	251	37.7	40
OFFICE 4	1/F	5	5	0.06	251	21	0.15	251	37.7	40
LAUNDRY ROOM	1/F	5	10	0.12	54	9	0.15	54	8.1	70

1. ACTUAL CFM IS BASED ON WHICHEVER IS LARGER BETWEEN VBZ AND VZ.

DRYER VENT INSTALLATION NOTES

- THE TERMINATION OF THE DUCT SHALL NOT BE RESTRICTED BY ANY LOUVERS OR SCREENS AND THE FREE AREA OF THE DUCT SHALL NOT BE REDUCED.
- THE DUCT SYSTEM DESIGN SHALL BE SUCH THAT THE FASTENERS WILL NOT OBSTRUCT THE FLOW THRU THE DUCT SYSTEM.
- THE LAP JOINTS ARE TO BE IN THE DIRECTION OF AIR FLOW.
- DUCTS INSTALLED WITHIN A WALL SHALL NOT BE INSTALLED WHERE THE FREE AREA OF THE DUCT WILL BE REDUCED.
- THE DRYER EXHAUST DUCT SHALL NOT EXTEND INTO OR THRU DUCTS OR PLENUMS.

DRYER VENT SIZING CALCULATION:

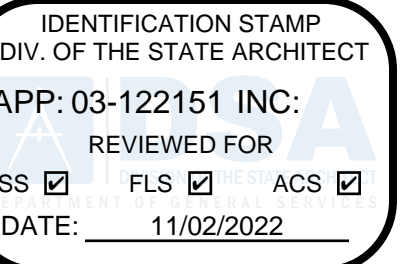
MAKE: GE
 MODEL: GFD55ESSN/ESPN (ELECTRIC DRYER)
 TYPE 1 DRYER
 SERVICE: BUNGALOW 01 LAUNDRY ROOM
 FROM DRYER MANUFACTURER:

Domestic dryer models	Number of 90° turns	Best performance	
		A 4" opening	B 2-1/2" opening
	0	90 ft.	60 ft.
	1	60 ft.	45 ft.
	2	45 ft.	35 ft.
	3	35 ft.	25 ft.
	4	25 ft.	15 ft.

DRYER VENT LENGTH & ELBOWS FROM DESIGN

DRYER NO.	DRYER LOCATION	NO. OF 90-DEG ELBOWS	HOR. (FT)	VER. (FT)	TOTAL LENGTH (FT)	DUCT SIZE	BOOSTER FAN REQUIRED (Y/N)
1	BUNGALOW 01 LAUNDRY ROOM	3	5.2	8	13.2	4"Ø	N

PDF Created on: 11/1/22 at 2:25 PM by BRENDON LIM File name: H:\PROJECTS\219 ABODE\22-001 - LAEP EARLY CHILDHOOD CENTER\01 - CAD\MECHANICAL\M002 MECHANICAL SCHEDULES & CALCULATIONS.DWG PLOTTED PAPER SIZE (DRAWING HAS BEEN SCALED IF DIFFERENT): ARCH FULL BLEED D (24.00 X 36.00 INCHES) PLOT SCALE: 1:1 PLOT STYLE: PDF & DWF-8TB LAST SAVED BY: BLIM COPYRIGHT ©2022 BREEN ENGINEERING, INC.



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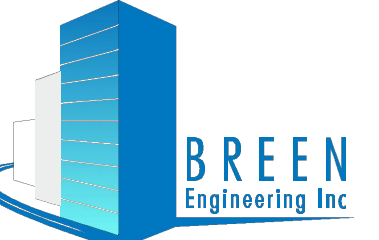
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DSA APPLICATION NUMBER: 03-122151
 PROJECT NO: 219-22-001

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

SHEET NAME:
 MECHANICAL SCHEDULES & CALCULATIONS

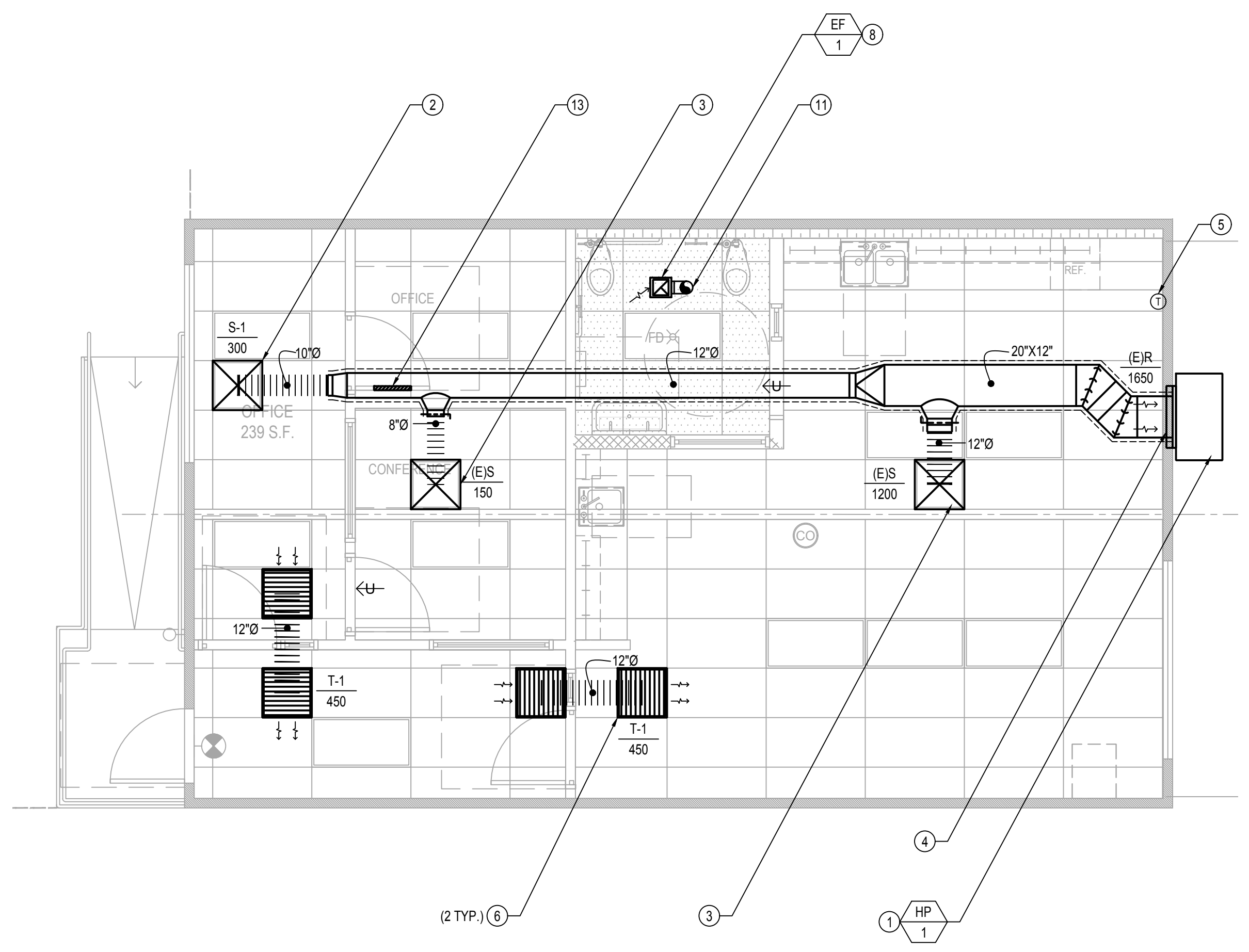
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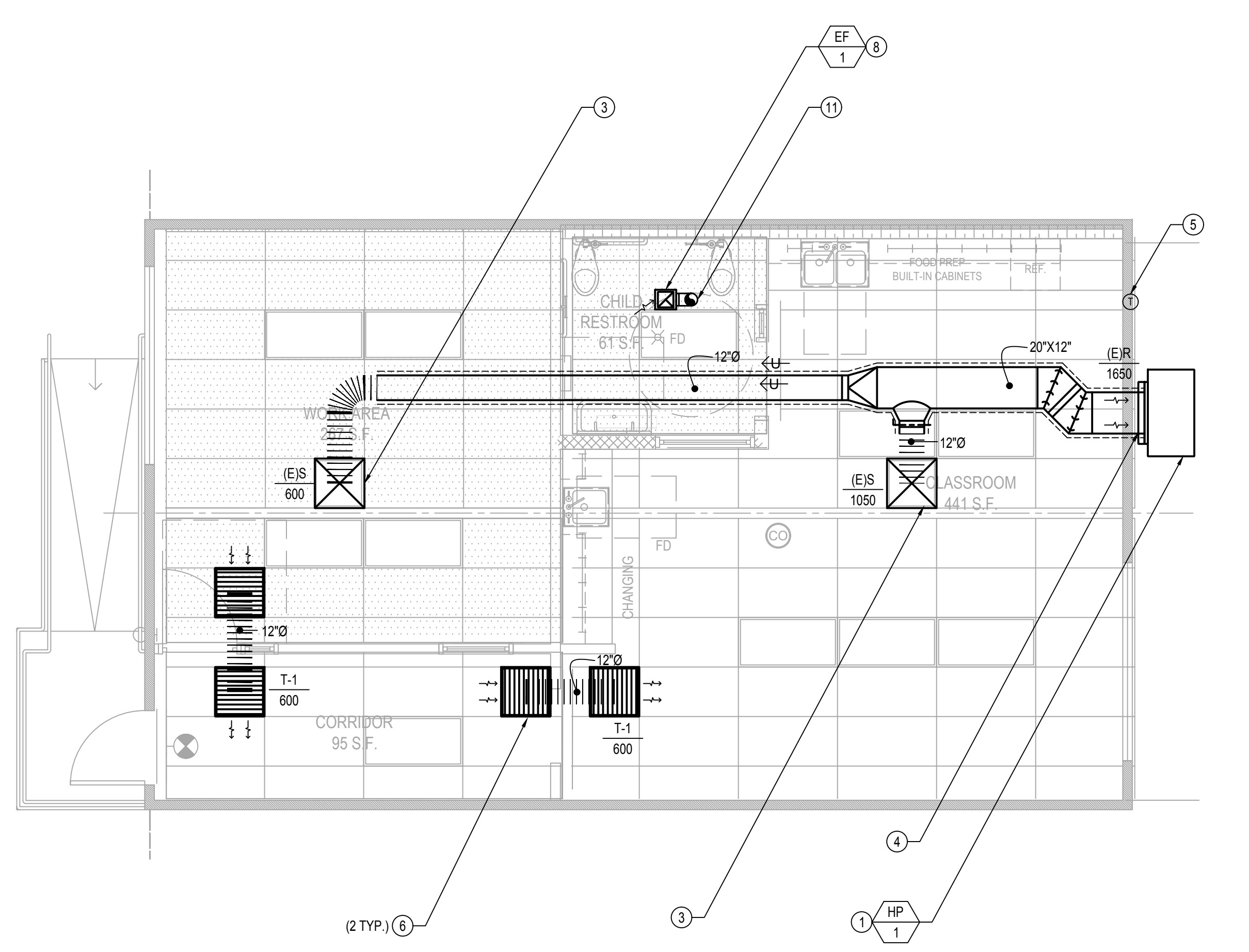
DRAWN BY	-
DESIGNED BY	-
CHECKED BY	PB
APPROVED BY	PB

PDF Created on: 11/12/22 at 2:26 PM by BRENDON LIM File name: H:\PROJECTS\219 ABODE\22-001 - LAEP EARLY CHILDHOOD CENTER\01 - CAD\MECHANICAL\M2.01 MECHANICAL BUNGALOW FLOOR PLANS.DWG
 PLOTTED PAPER SIZE (DRAWING HAS BEEN SCALED IF DIFFERENT): ARCH FULL BLEED D (24.00 X 36.00 INCHES) PLOT SCALE: 1:1 PLOT STYLE: PDF & DMW STB LAST SAVED BY: BLIM



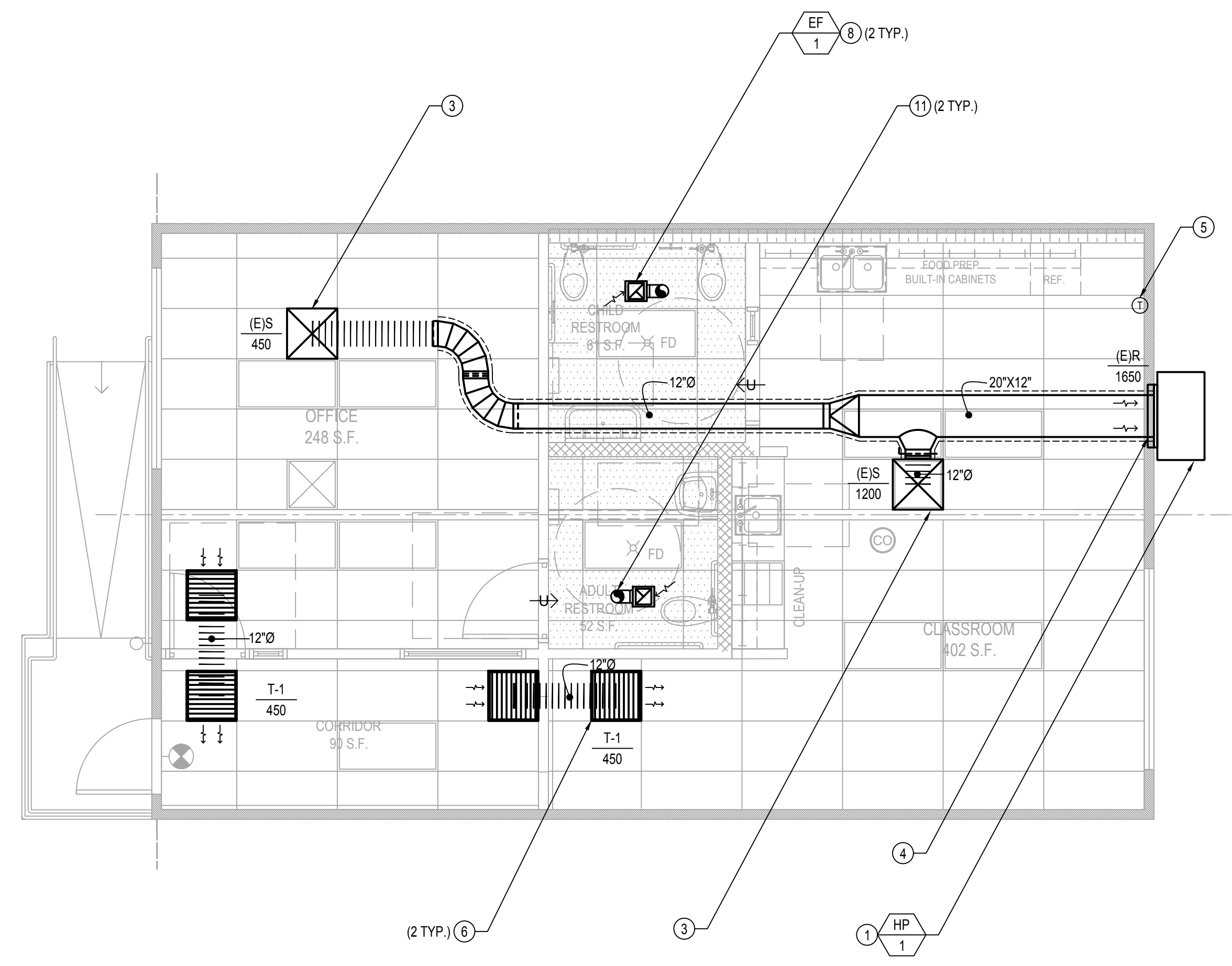
MECHANICAL BUNGALOW 04 FLOOR PLAN

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



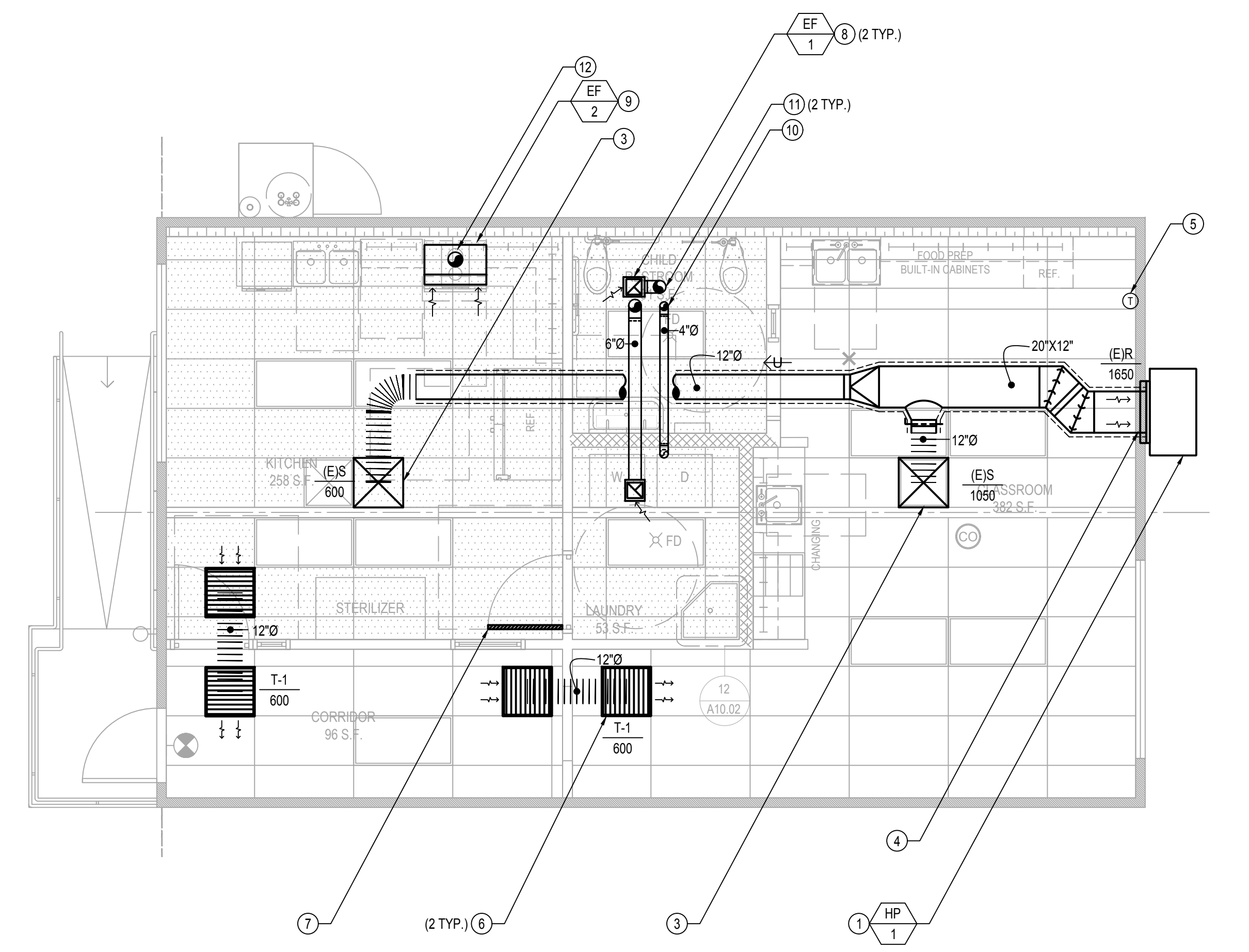
MECHANICAL BUNGALOW 02 FLOOR PLAN

SCALE: 1/4" = 1'-0" 2



MECHANICAL BUNGALOW 03 FLOOR PLAN

SCALE: 1/4" = 1'-0" 3



MECHANICAL BUNGALOW 01 FLOOR PLAN

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

GENERAL NOTES

- 1 LOCATE ALL NEW ROOF DUCT PENETRATIONS BETWEEN EXISTING PURLINS.
- 2 EXISTING EXTERIOR WALL MOUNTED HEAT PUMP UNITS TO REMAIN. CONTRACTOR TO VERIFY EXACT LOCATION IN THE FIELD. REFER TO #6/M5.01 FOR SECTION VIEW DETAIL.
- 3 PROVIDE NEW SUPPLY DIFFUSER. EQUIVALENT SPECS TO EXISTING DIFFUSERS IN SPACE. REFER TO #1/M5.01 FOR CEILING DIFFUSER WITH FLEX CONNECTION SUPPORT DETAIL.
- 4 EXISTING SUPPLY DIFFUSER TO BE RELOCATED. ADJUST DUCTWORK AS REQUIRED. CONTRACTOR TO VERIFY EXACT LOCATION IN THE FIELD. REFER TO #1/M5.01 FOR CEILING DIFFUSER CONNECTION DETAIL.
- 5 EXISTING RETURN GRILLE ON WALL TO REMAIN. CONTRACTOR TO VERIFY EXACT LOCATION IN THE FIELD. REFER TO #6/M5.01 FOR SECTION VIEW DETAIL.
- 6 EXISTING THERMOSTAT AND CONTROLS TO REMAIN. CONTRACTOR TO VERIFY EXACT LOCATION IN THE FIELD. REFER TO #3/M5.01 FOR MOUNTING HEIGHT OBSTRUCTION DETAIL.
- 7 NEW TRANSFER AIR DUCT AND GRILLES. PROVIDE EQUIVALENT SPECS TO EXISTING DIFFUSERS IN SPACE. CONTRACTOR TO VERIFY EXACT LOCATION IN THE FIELD. REFER TO #1/M5.01 FOR CEILING DIFFUSER WITH FLEX CONNECTION SUPPORT DETAIL.
- 8 FULLY LOUVERED DOOR (120 SQ. IN FREE AREA MINIMUM PER MANUFACTURER INSTALLATION INSTRUCTIONS).
- 9 CEILING MOUNTED EXHAUST FAN. PROVIDE BACKDRAFT DAMPER. REFER TO #4/M-5.01 FOR EXHAUST FAN DETAIL.
- 10 NEW KITCHEN EXHAUST HOOD. PROVIDE BACKDRAFT DAMPER.
- 11 4"Ø DRYER EXHAUST AIR VENT TO TERMINATE UP THROUGH ROOF.
- 12 6"Ø EXHAUST AIR DUCT TO TERMINATE UP THROUGH ROOF.
- 13 7"Ø KITCHEN EXHAUST AIR DUCT TO TERMINATE UP THROUGH ROOF.
- 14 PROVIDE 18"X12" DOOR LOUVER.

REFERENCE NOTES

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

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PROJECT:
LAEP EARLY CHILDHOOD CENTER

13928 KORNBLUM AVE.
 HAWTHORNE, CA 90250

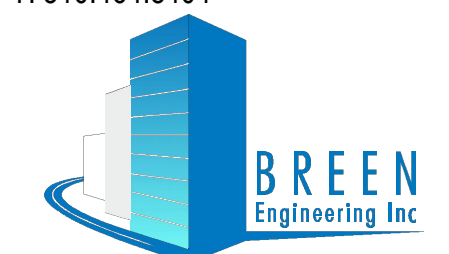
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Los Angeles Education Partnership
 1541 Wilshire Blvd., Suite 200
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10.05.22	DSA BACK-CHECK SET
10.24.22	DSA BACK-CHECK SET
11.01.22	DSA BACK-CHECK SET

SHEET NAME:
 MECHANICAL BUNGALOW FLOOR PLANS

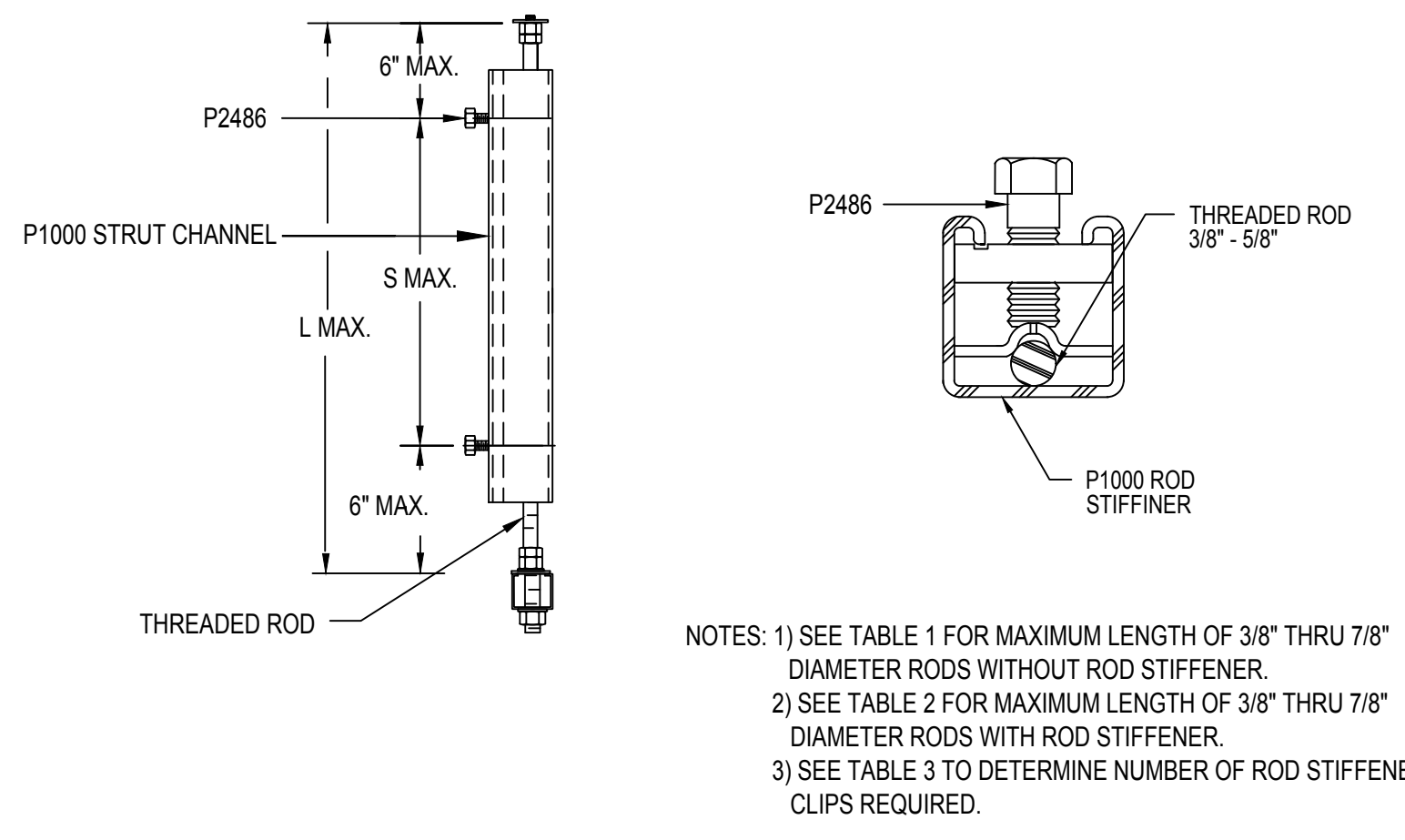
SCALE: AS NOTED

SHEET NUMBER:

M2.01

DRAWN BY	-
DESIGNED BY	-
CHECKED BY	PB
APPROVED BY	PB

PDF Created on: 11/1/22 at 2:26 PM by BRENDON LIM File Name: H:\PROJECTS\219 ABODE\22-001 - LAEP EARLY CHILDHOOD CENTER\01 - CAD\MECHANICAL\M501 MECHANICAL DETAILS - SHEET ONE.DWG
 PLOTTED PAPER SIZE (DRAWING HAS BEEN SCALED IF DIFFERENT): ARCH FULL BLEED D (24.00 X 36.00 INCHES) PLOT SCALE: 1:1 PLOT STYLE: PDF & DMF STB LAST SAVED BY: BLIM



NOTES: 1) SEE TABLE 1 FOR MAXIMUM LENGTH OF 3/8\"/>

TABLE 1. (L MAX. W/O ROD STIFFENER)

ROD DIA.	3/8"	1/2"	5/8"	3/4"	7/8"
L MAX.	15"	21"	26"	32"	38"

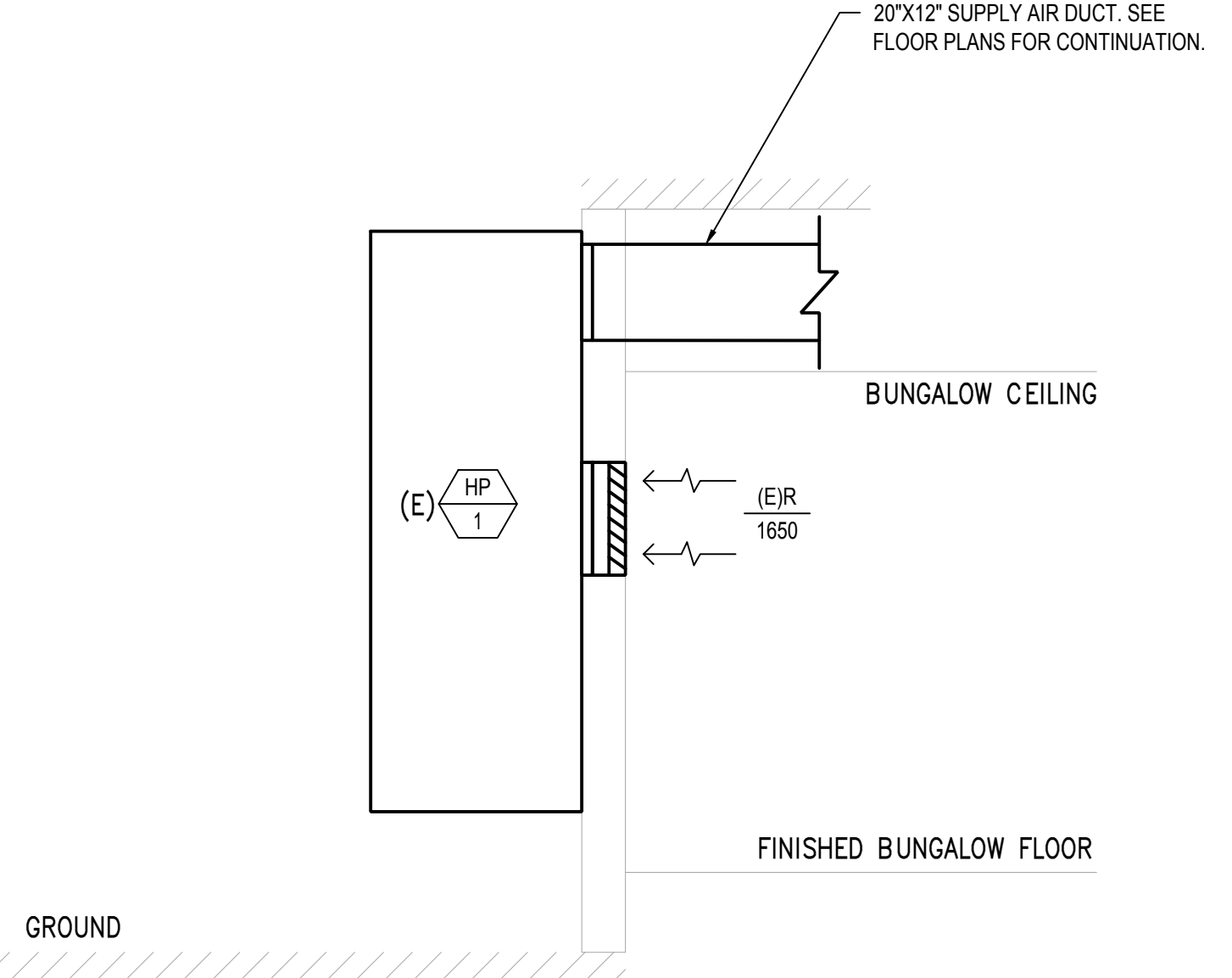
TABLE 2. (L MAX. W/ ROD STIFFENER)

ROD STIFFENER	12GA. X 1-5/8" X 1-5/8" STRUT CHANNEL
L MAX.	116"

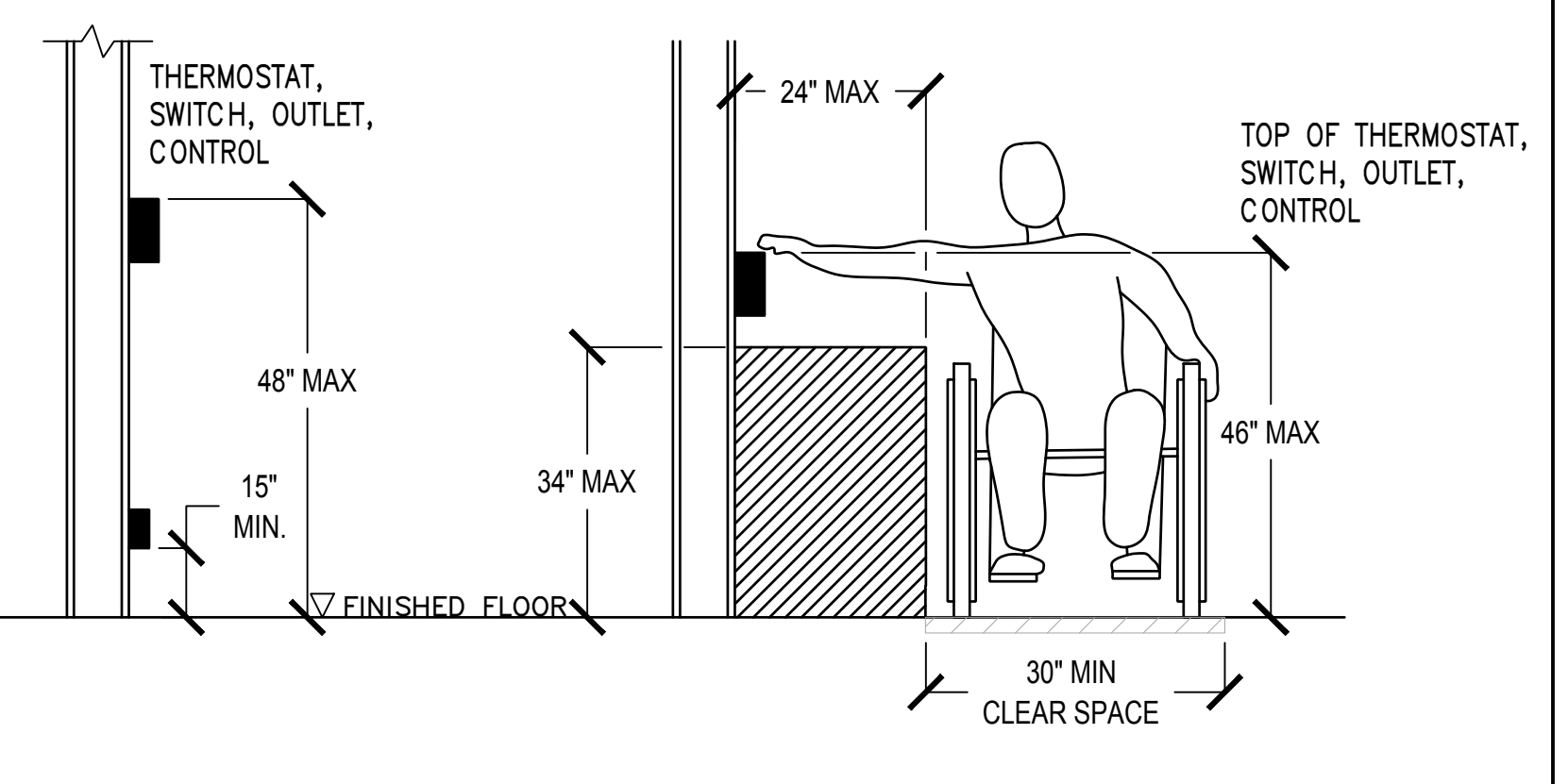
TABLE 3. (S MAX. W/ ROD STIFFENER)

ROD DIA.	3/8"	1/2"	5/8"	3/4"	7/8"
S MAX.	15"	21"	26"	32"	38"

ROD STIFFENER DETAILS



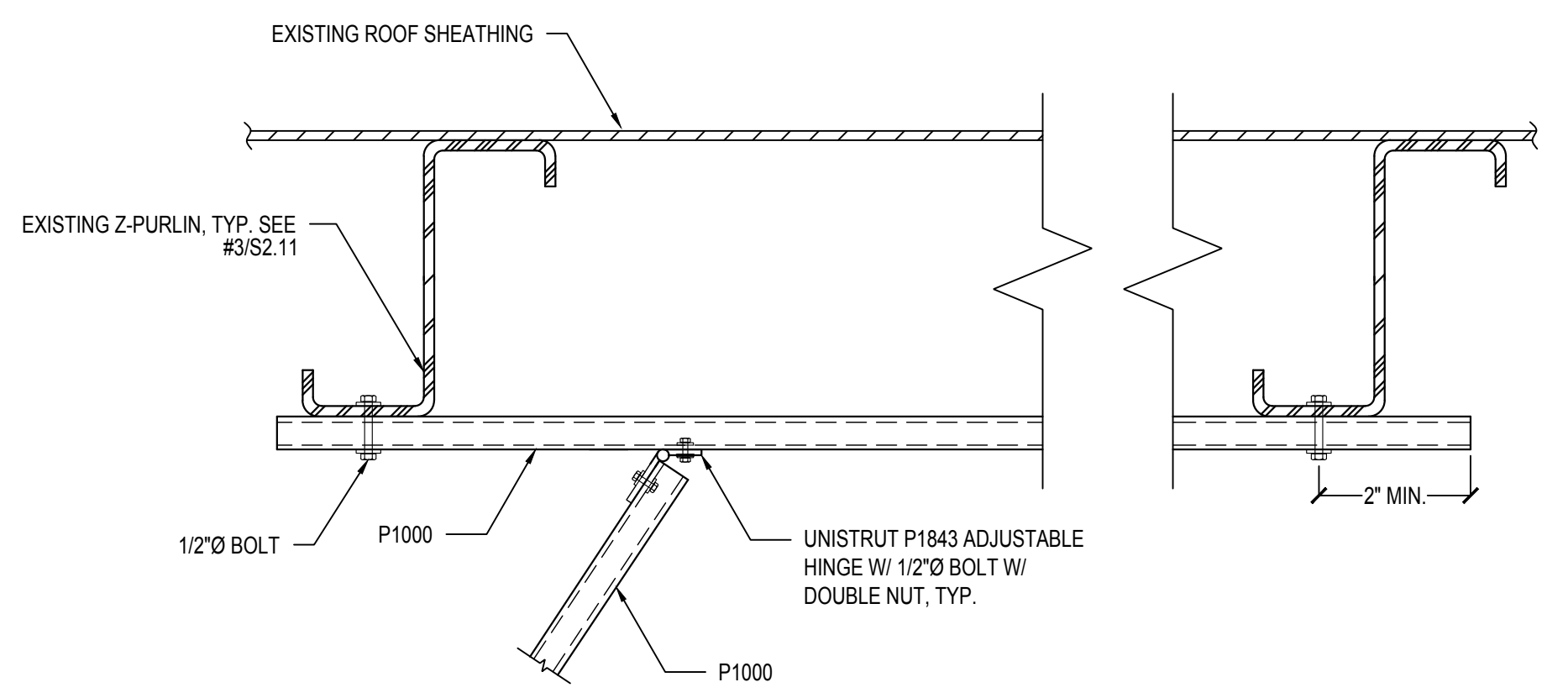
EXISTING HP-1 SECTION VIEW (TYPICAL)



MOUNTING HEIGHT OBSTRUCTION DETAIL

GENERAL NOTES

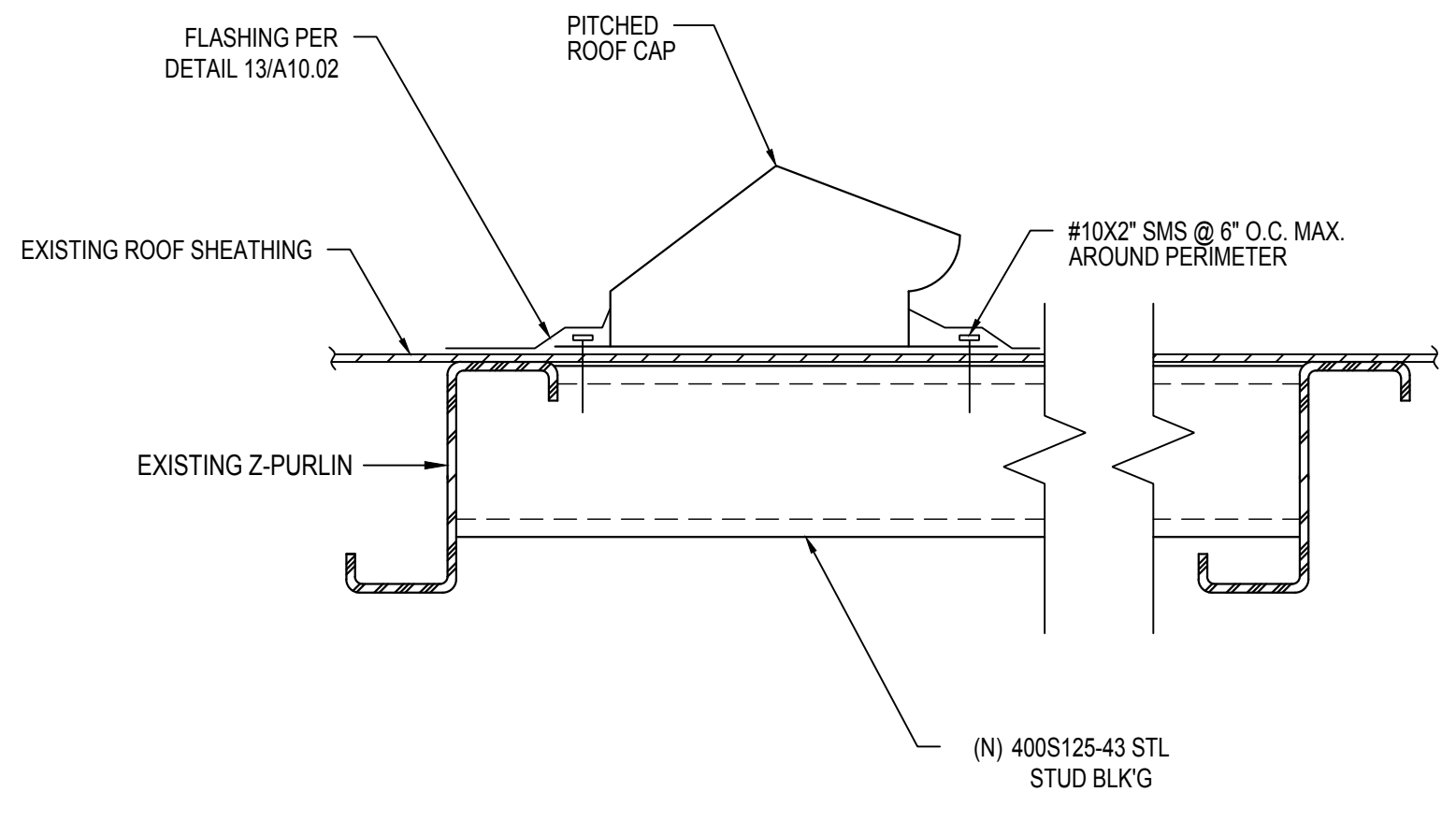
- 1 NOT MORE THAN ONE CONNECTION PER BLOCKING.
- 2 THIS DETAIL IS APPLICABLE TO BRACE PARALLEL & PERPENDICULAR TO JOISTS.



BRACES TO METAL FRAMING DETAIL

GENERAL NOTES

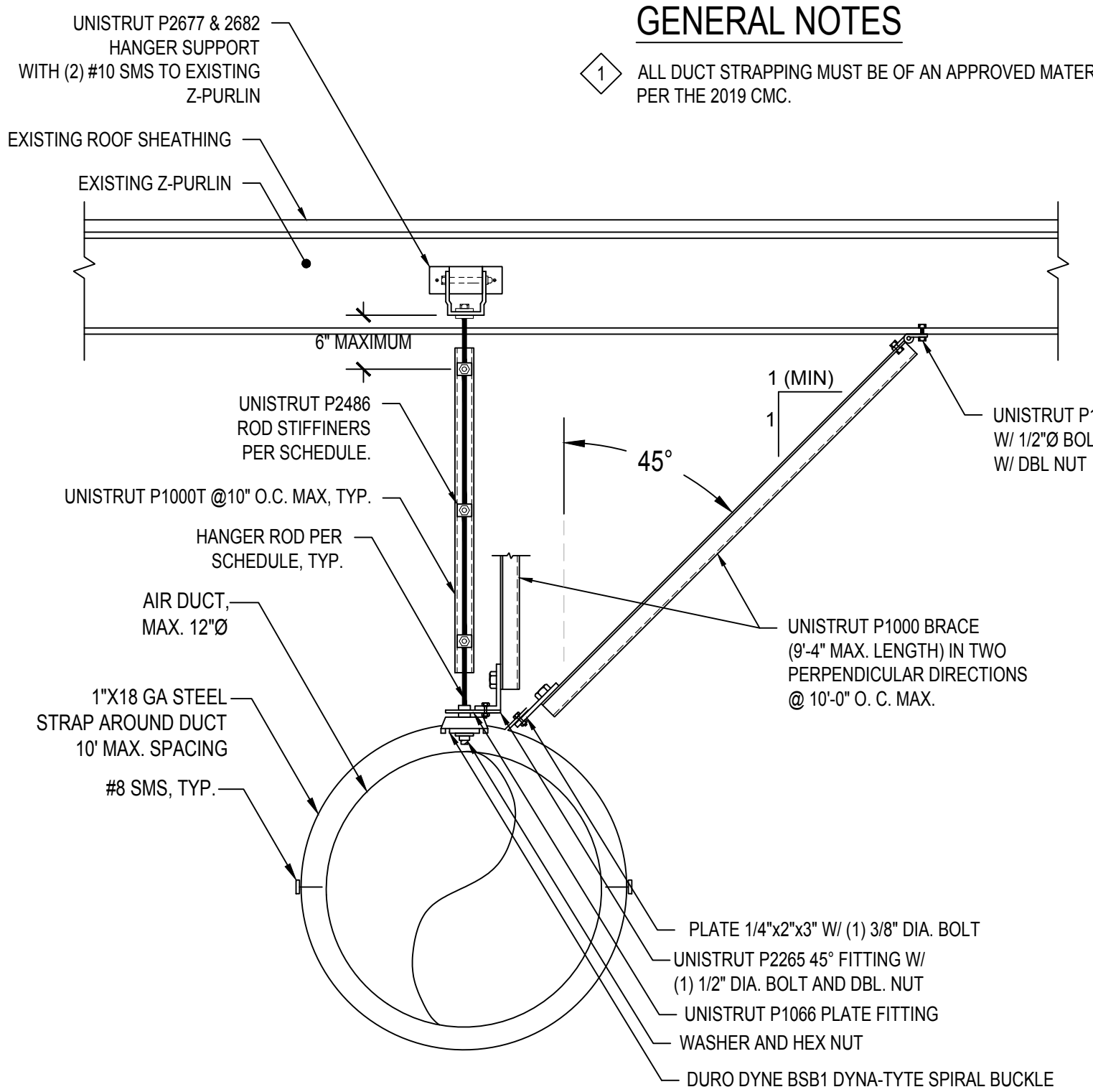
- 1 REFER TO ARCHITECTURAL DRAWINGS FOR ROOFING DETAILS.



TYPICAL ROOF JACK DETAIL

GENERAL NOTES

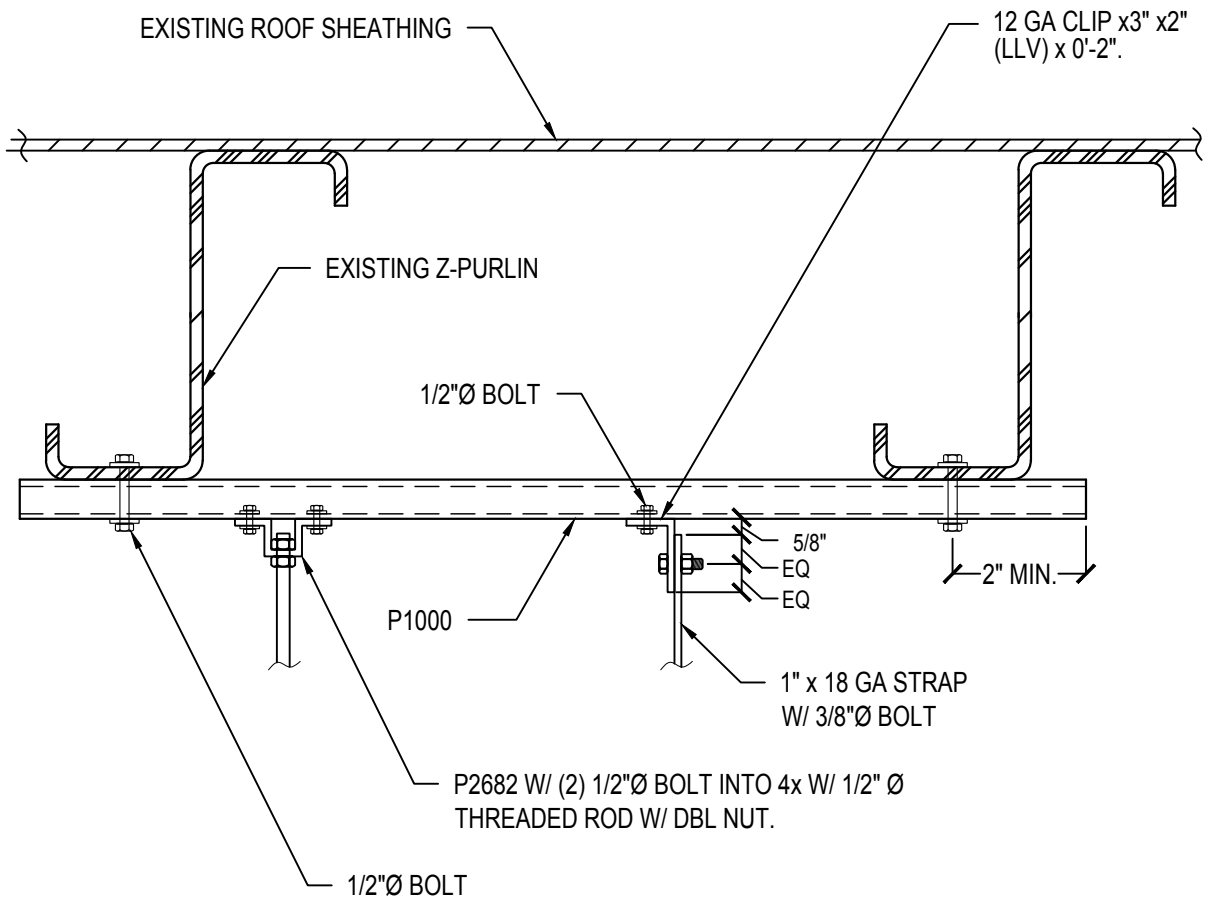
- 1 ALL DUCT STRAPPING MUST BE OF AN APPROVED MATERIAL PER THE 2019 CMC.



ROUND DUCT SUPPORT DETAIL

GENERAL NOTES

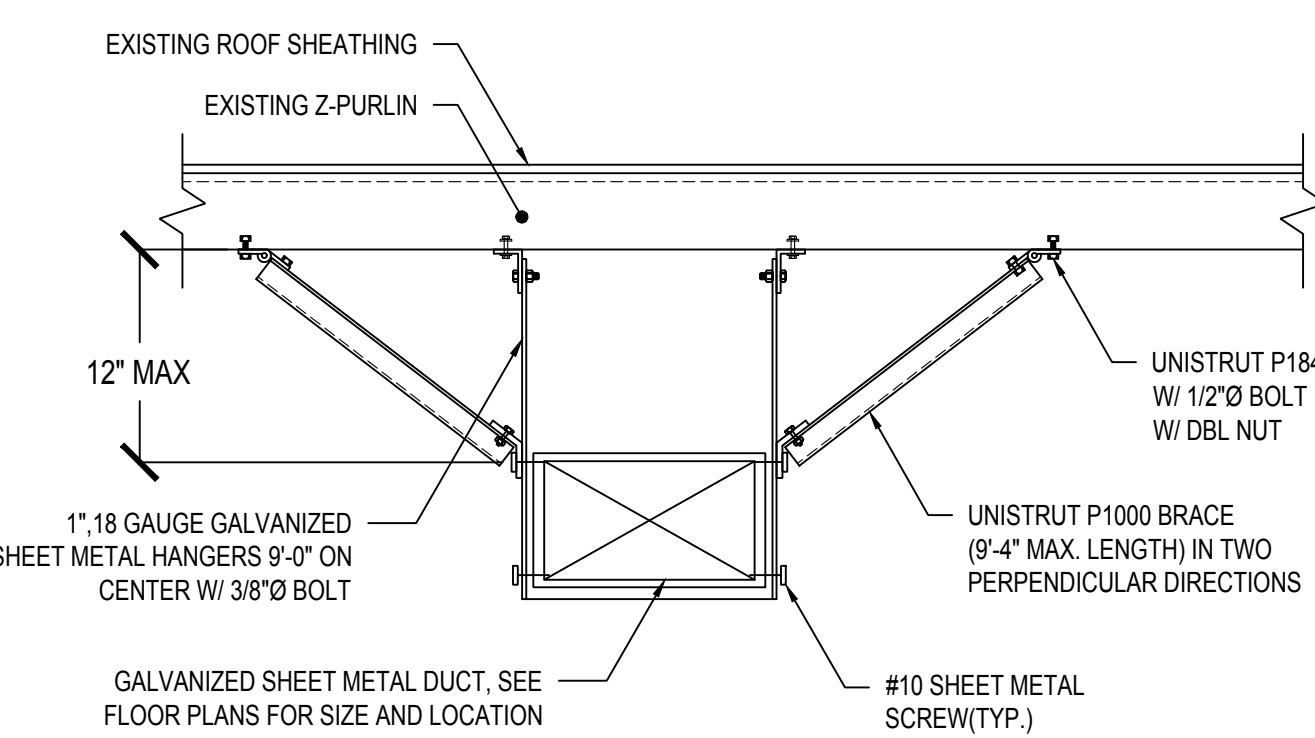
- 1 NOT MORE THAN ONE CONNECTION PER BLOCKING.



HANGERS TO METAL FRAMING DETAIL

GENERAL NOTES

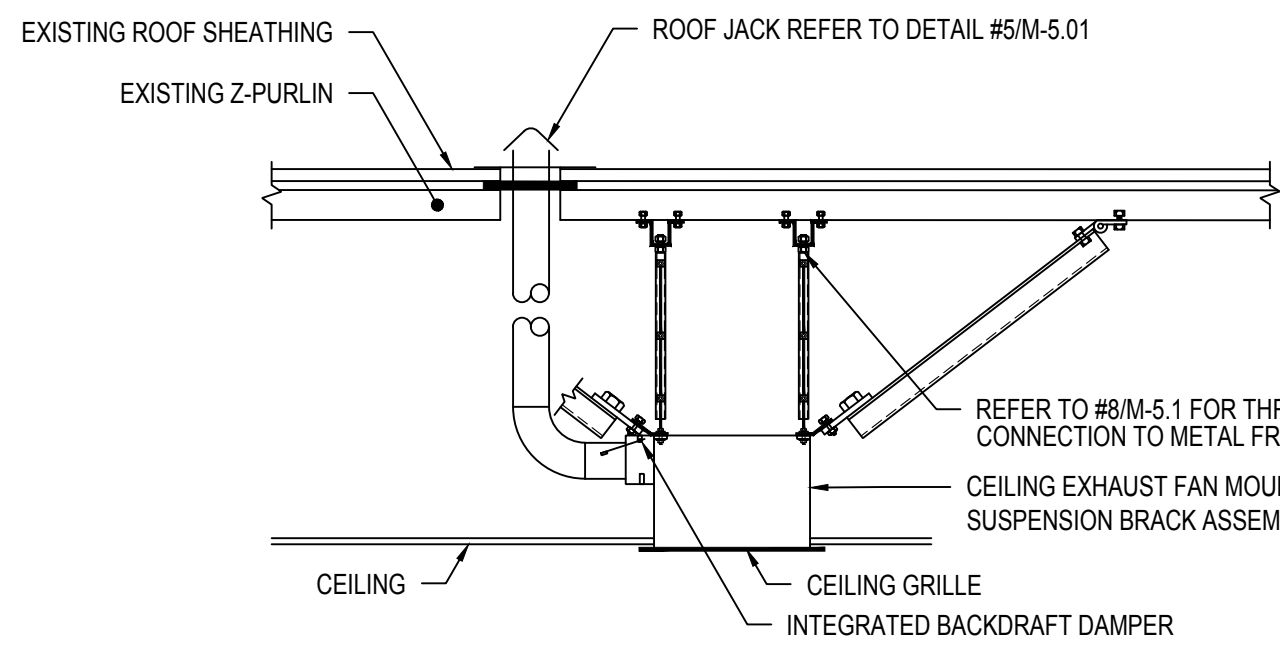
- 1 ALL DUCT STRAPPING MUST BE OF AN APPROVED MATERIAL PER 2019 CMC.



RECTANGULAR DUCT SUPPORT DETAIL

GENERAL NOTES

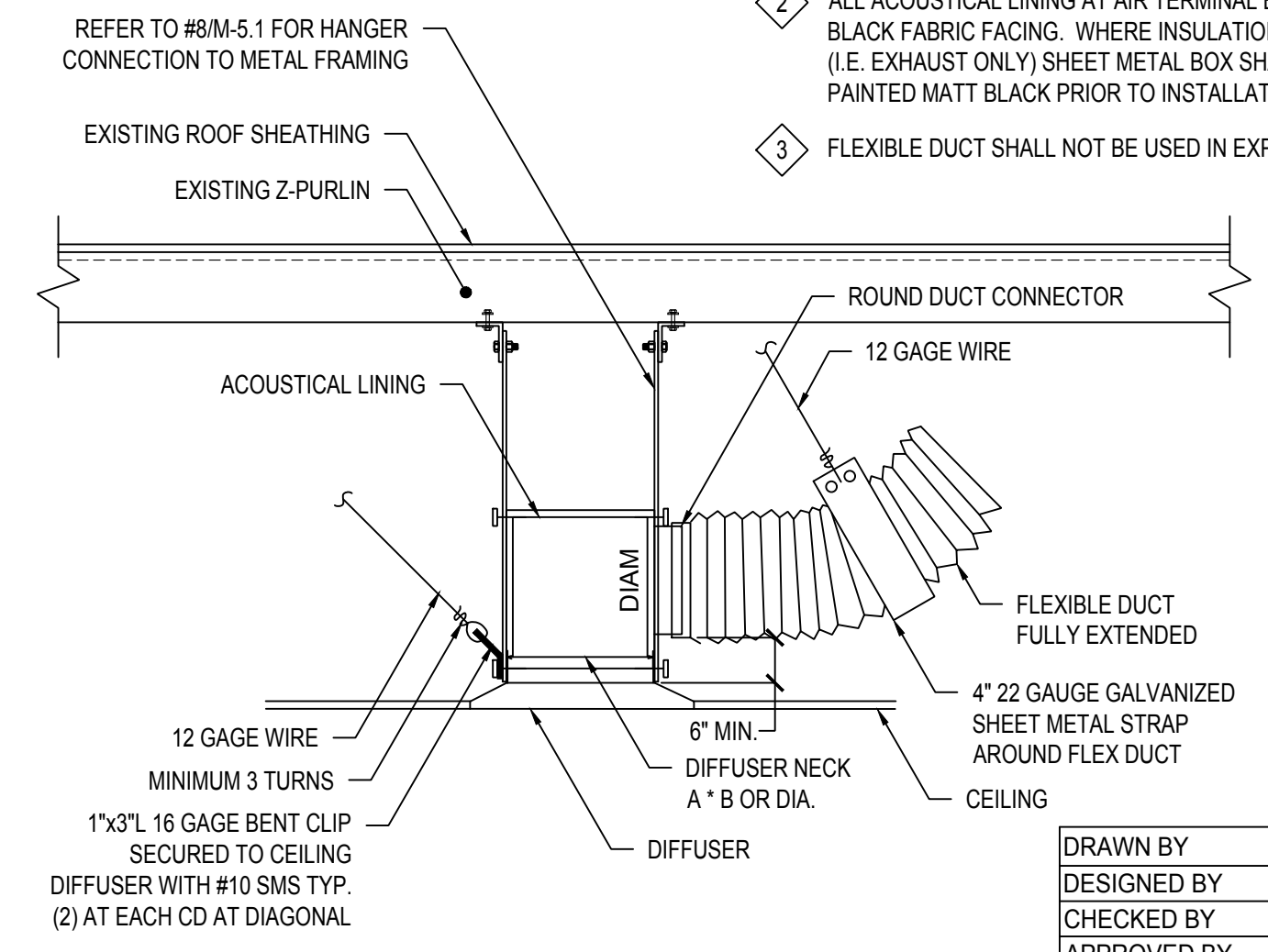
- 1 REFER TO ARCHITECTURAL DRAWINGS FOR ROOFING DETAILS.
- 2 REFER TO EXHAUST FAN SCHEDULE FOR REQUIRED ACCESSORIES.



EXHAUST FAN DETAIL

GENERAL NOTES

- 1 MAX. 5'-0" FLEX. DUCT TO BE LOCATED IN SUCH A MANNER TO ALLOW ANY CEILING DIFFUSER TO MOVE 3'-0" IN ANY DIRECTION.
- 2 ALL ACOUSTICAL LINING AT AIR TERMINAL BOXES SHALL HAVE BLACK FABRIC FACING. WHERE INSULATION IS NOT PROVIDED (I.E. EXHAUST ONLY) SHEET METAL BOX SHALL BE INTERNALLY PAINTED MATT BLACK PRIOR TO INSTALLATION.
- 3 FLEXIBLE DUCT SHALL NOT BE USED IN EXPOSED LOCATIONS



CEILING DIFFUSER CONNECTION DETAIL

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

abode communities architecture

PROJECT:
LAEP EARLY CHILDHOOD CENTER

13928 KORNBLUM AVE.
 HAWTHORNE, CA 90250

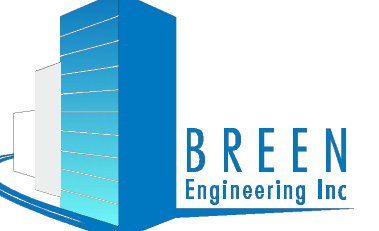
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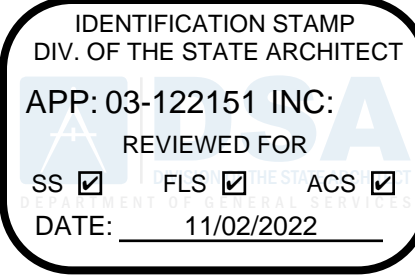
SHEET NAME:
 MECHANICAL DETAILS - SHEET ONE

SCALE: N.T.S.

SHEET NUMBER:

M5.01

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DESIGNED BY	-
CHECKED BY	PB
APPROVED BY	PB



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PROJECT: LAEP EARLY CHILDHOOD CENTER

13928 KORNBUM AVE. HAWTHORNE, CA 90250

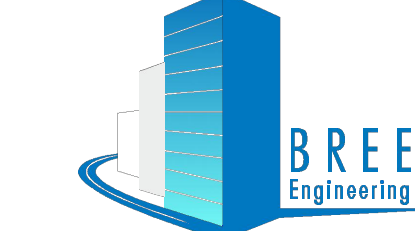
CLIENT: Los Angeles Education Partnership
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DSA BACK-CHECK SET	10.24.22	
DSA BACK-CHECK SET	11.22.001	

SHEET NAME: TITLE 24 COMPLIANCE FORMS

SCALE: NONE

SHEET NUMBER: EN.01

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION
NCEC-MCH-4
CERTIFICATE OF COMPLIANCE NCEC-MCH-4
Project Name: LAEP Childcare Center Report Page: (Page 3 of 6)
Project Address: 13928 KORNBUM AVE. HAWTHORNE, CA 90250 Date Prepared: 2022-03-29 16:35:25

I. GENERAL INFORMATION
01 Project Location (City) Hawthorne 04 Total Conditioned Floor Area 3480
02 Climate Zone 8 05 Total Unconditioned Floor Area 0
03 Occupancy Types Within Project: 06 # of Stories (Habitable Above Grade) 1
 Office (B) Retail (M) Non-refrigerated Warehouse (S)
 Hotel/ Motel Guest Rooms (R-3) School (E) Healthcare Facility (I)
 High-Rise Residential (R-3/R-3) Recreational Class Bldg (E) Other (write in): Classroom Building

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 §160.6, or §161.0(b)(2) for alterations.

01	02	03
Air System(s)	Wet System Components	Dry System Components
<input type="checkbox"/> Heating Air System	<input type="checkbox"/> Water Economizer	<input type="checkbox"/> Air Economizer
<input type="checkbox"/> Cooling Air System	<input type="checkbox"/> Pumps	<input type="checkbox"/> Electric Resistance Heat
<input type="checkbox"/> Mechanical Controls (existing to remain, altered or new)	<input type="checkbox"/> System Piping	<input type="checkbox"/> Fan Systems
<input type="checkbox"/> Mechanical Controls (existing to remain, altered or new)	<input type="checkbox"/> Cooling Towers	<input checked="" type="checkbox"/> Ductwork (existing to remain, altered or new)
<input type="checkbox"/>	<input type="checkbox"/> Chillers	<input checked="" type="checkbox"/> Ventilation
<input type="checkbox"/>	<input type="checkbox"/> Boilers	<input type="checkbox"/> Zonal Systems/ Terminal Boxes

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Report Version: 2019.1.003
Schema Version: rev 20200601
Registration Date/Time: 2022-03-29 16:35:25
Report Generated: 2022-03-29 16:35:25
Registration Provider: Energy Code Ace

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION
NCEC-MCH-4
CERTIFICATE OF COMPLIANCE NCEC-MCH-4
Project Name: LAEP Childcare Center Report Page: (Page 3 of 6)
Project Address: 13928 KORNBUM AVE. HAWTHORNE, CA 90250 Date Prepared: 2022-03-29 16:35:25

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 \$160.1	Pumps \$160.4(a)	Fans/ Economizers \$160.4(a)	System Controls \$110.2 \$110.3 \$160.1(a)	Ventilation \$120.1	Terminal Box Controls \$160.4(a)	Distribution \$120.3 \$160.4(a)	Cooling Towers \$110.2(a)(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)	COMPLIES with Exceptional Conditions
Mandatory Measures Compliance (See Table C 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. The permit applicant has indicated on Table I that ventilation calculations have been attached or included elsewhere on the plans.

E. ADDITIONAL REMARKS
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)
This section does not apply to this project.

G. PUMPS
This section does not apply to this project.

H. FAN SYSTEMS & AIR ECONOMIZERS
This section does not apply to this project.

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Report Version: 2019.1.003
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Project Name: LAEP Childcare Center Report Page: (Page 3 of 6)
Project Address: 13928 KORNBUM AVE. HAWTHORNE, CA 90250 Date Prepared: 2022-03-29 16:35:25

I. SYSTEM CONTROLS
This section does not apply to this project.

J. VENTILATION AND INDOOR AIR QUALITY
This table is used to demonstrate compliance with mandatory ventilation requirements in §120.1 and §120.2(a)(3) for all nonresidential, high-rise residential and hotel/motel 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 airflow may be shown on the plans or the calculations can be presented in a spreadsheet.
Check this box if the project is showing ventilation calculations on the plans, or attaching the calculations instead of completing this table.
01 Check this box if the project included new or altered high-rise residential dwelling units.
02 Check this 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).
03

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 prescriptive requirements found in §160.4(a) for duct leakage testing.
Duct Leakage Sealing
The answers to the questions below apply to the following duct systems: MD.01 HVAC Notes Duct leakage testing triggered for these systems? No
11 No The scope of the project includes only duct systems serving healthcare facilities
12 Yes 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 gasketed surface area of the ducts in the following locations is more than 25% of the total surface area of the entire duct system:
 Outdoors
 In a space directly under a roof that has a U-factor greater than the U-factor of the ceiling, or if the roof does not meet the requirements of §160.3(b)(1), or if the roof has feed vents or openings to the outside/ unconditioned space.
 In an unconditioned crawl space.

M. COOLING TOWERS
This section does not apply to this project.

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/NRCA/

Form/Title	Field Inspector	
	Pass	Fail
NRCA-MCH-01-E - Must be submitted for all buildings	<input type="checkbox"/>	<input type="checkbox"/>

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	Field Inspector	
	Verified	Pass	Fail
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) latest testing activities overlap.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

P. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION
There are no NRCV forms required for this project.

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Report Version: 2019.1.003
Schema Version: rev 20200601
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Report Generated: 2022-03-29 16:35:25
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Project Name: LAEP Childcare Center Report Page: (Page 3 of 6)
Project Address: 13928 KORNBUM AVE. HAWTHORNE, CA 90250 Date Prepared: 2022-03-29 16:35:25

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	Yes
Mandatory Measures Note Block	EN-1

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.
Documentation Author Name: Brendon Lim
Company: Breen Engineering
Address: 1983 W. 190th St., Suite 200
City/State/Zip: Torrance, CA 90504
Phone: 310.464.8404
Documentation Author Signature: [Signature]
Signature Date: 2022-03-29
Title: PE/CES Certification Identification (P/epk/ak/ah)

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 1 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 1.4 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 by the builder provided to the building owner at occupancy.

Responsible Designer Name: Paul Breen, P.E.
Company: Breen Engineering
Address: 1983 W. 190th St., Suite 200
City/State/Zip: Torrance, CA 90504
Responsible Designer Signature: [Signature]
Date Signed: 2022-03-29
License #: M-30533
Phone: 310.464.8404

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Report Version: 2019.1.003
Schema Version: rev 20200601
Registration Date/Time: 2022-03-29 16:35:25
Report Generated: 2022-03-29 16:35:25
Registration Provider: Energy Code Ace

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION
NCEC-MCH-4
CERTIFICATE OF COMPLIANCE NCEC-MCH-4
Project Name: LAEP Childcare Center Report Page: (Page 3 of 6)
Project Address: 13928 KORNBUM AVE. HAWTHORNE, CA 90250 Date Prepared: 2022-03-29 16:35:25

Space Conditioning Mandatory Measures:
110.5 PILOT LIGHTS PROHIBITED FOR NATURAL GAS EQUIPMENT
PILOT LIGHTS ARE PROHIBITED ON NATURAL GAS FAN-TYPE CENTRAL FURNACES, POOL HEATERS, SPA HEATERS, AND FIREPLACES.
110.6(a) INSULATION CERTIFICATION
INSTALLED INSULATION SHALL BE CERTIFIED BY THE DEPARTMENT OF CONSUMER AFFAIRS PER TITLE 24, PART 12, CHAPTERS 12-13, ARTICLE 3 "STANDARDS FOR INSULATING MATERIAL."
110.6(b) UREA FORMALDEHYDE INSULATION
UREA FORMALDEHYDE INSULATION SHALL NOT BE INSTALLED UNLESS IN EXTERIOR SIDE WALLS WITH A FOUR-MIL-THICK PLASTIC POLYETHYLENE VAPOR RETARDER OR EQUIVALENT PLASTIC SHEATHING VAPOR RETARDER INSTALLED BETWEEN THE UREA FORMALDEHYDE FOAM INSULATION AND THE INTERIOR SPACE.
110.6(c) INSULATING MATERIAL
ALL INSULATING MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE CALIFORNIA BUILDING CODE.
110.6(d) DUCTS
IF INSULATION IS INSTALLED ON AN EXISTING SPACE-CONDITIONING DUCT, IT SHALL COMPLY WITH SECTION 604.0 OF THE CMC.
120.1(a) GENERAL VENTILATION AND INDOOR AIR QUALITY REQUIREMENTS
ALL OCCUPABLE SPACES IN HIGH-RISE RESIDENTIAL, HOTEL/MOTEL, AND NONRESIDENTIAL BUILDINGS OTHER THAN HEALTHCARE SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF §120.1(a) THROUGH (g). THE REQUIRED OUTDOOR AIR VENTILATION RATE AND AIR-DISTRIBUTION SYSTEM DESIGN SHALL BE CLEARLY IDENTIFIED ON THE PLANS.
120.1(a)(2) NATURAL VENTILATION
NATURALLY VENTILATED SPACES SHALL BE DESIGNED IN ACCORDANCE WITH 120.1(a)(2A) THROUGH 120.1(a)(2C) AND INCLUDE A MECHANICAL VENTILATION SYSTEMS DESIGNED IN ACCORDANCE WITH 120.1(c)(3).
120.1(a)(3) MECHANICAL VENTILATION
OCCUPABLE SPACES SHALL BE VENTILATED WITH A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING AN OUTDOOR AIRFLOW RATE (V_o) TO THE ZONE NO LESS THAN THE LARGER OF (V_o) DESCRIBED IN 120.1(a)(3A) OR 120.1(c)(3B).
120.1(a)(4) TIMES OF OCCUPANCY
MINIMUM OUTDOOR AIR RATE SHALL BE MET AT TIMES WHEN THE SPACE IS USUALLY OCCUPIED IN ACCORDANCE WITH 120.1(c).
120.1(a)(2) PRE-OCCUPANCY
THE LESSE OF THE MINIMUM RATE OF OUTDOOR AIR REQUIRED BY SECTION 120.1(c) OR THREE COMPLETE AIR CHANGES SHALL BE SUPPLIED TO THE ENTIRE BUILDING DURING THE 1-HOUR PERIOD IMMEDIATELY BEFORE THE BUILDING IS NORMALLY OCCUPIED.
120.1(a)(3) REQUIRED DEMAND CONTROL VENTILATION
DCV CONTROLS ARE REQUIRED FOR A SPACE WITH A DESIGN OCCUPANCY DENSITY >= 25 PEOPLE/1,000 FT² IF THE SYSTEM SERVING THE SPACE HAS ONE OR MORE OF THE FOLLOWING:
• AN AIR ECONOMIZER
• MODULATING OUTSIDE AIR CONTROL
• DESIGN OUTDOOR AIRFLOW RATE > 3,000 CFM

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A. GENERAL INFORMATION
01 Project Location (City) Hawthorne 04 Total Conditioned Floor Area 3480
02 Climate Zone 8 05 Total Unconditioned Floor Area 0
03 Occupancy Types Within Project: 06 # of Stories (Habitable Above Grade) 1
 Office (B) Retail (M) Non-refrigerated Warehouse (S)
 Hotel/ Motel Guest Rooms (R-3) School (E) Healthcare Facility (I)
 High-Rise Residential (R-3/R-3) Recreational Class Bldg (E) Other (write in): Classroom Building

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 §160.6, or §161.0(b)(2) for alterations.

01	02	03
Air System(s)	Wet System Components	Dry System Components
<input type="checkbox"/> Heating Air System	<input type="checkbox"/> Water Economizer	<input type="checkbox"/> Air Economizer
<input type="checkbox"/> Cooling Air System	<input type="checkbox"/> Pumps	<input type="checkbox"/> Electric Resistance Heat
<input type="checkbox"/> Mechanical Controls (existing to remain, altered or new)	<input type="checkbox"/> System Piping	<input type="checkbox"/> Fan Systems
<input type="checkbox"/> Mechanical Controls (existing to remain, altered or new)	<input type="checkbox"/> Cooling Towers	<input checked="" type="checkbox"/> Ductwork (existing to remain, altered or new)
<input type="checkbox"/>	<input type="checkbox"/> Chillers	<input checked="" type="checkbox"/> Ventilation
<input type="checkbox"/>	<input type="checkbox"/> Boilers	<input type="checkbox"/> Zonal Systems/ Terminal Boxes

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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	Yes
Mandatory Measures Note Block	EN-1

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.
Documentation Author Name: Brendon Lim
Company: Breen Engineering
Address: 1983 W. 190th St., Suite 200
City/State/Zip: Torrance, CA 90504
Phone: 310.464.8404
Documentation Author Signature: [Signature]
Signature Date: 2022-03-29
Title: PE/CES Certification Identification (P/epk/ak/ah)

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Space Conditioning Mandatory Measures:
120.4(b) DUCT AND PLENUM MATERIALS
120.4(b) FACTORY-FABRICATED DUCT SYSTEMS MUST:
• COMPLY WITH UL 181 FOR DUCTS AND CLOSURE SYSTEMS AND BE LABELED AS COMPLYING WITH UL 181
• ALL PRESSURE SENSITIVE TAPES, HEAT ACTIVATED TAPES, AND MASTICS USED IN MANUFACTURE OF RIGID FIBERGLASS DUCTS SHALL COMPLY WITH UL 181 AND UL 181A
• ALL PRESSURE SENSITIVE TAPES, AND MASTICS USED IN MANUFACTURE OF FLEXIBLE DUCTS SHALL COMPLY WITH UL 181 AND L 181B
• JOINTS AND SEAMS SHALL NOT BE SEALED WITH CLOTH BACK RUBBER ADHESIVE DUCT TAPES UNLESS COMBINED WITH MASTICS AND DRAWBANDS.
FIELD-FABRICATED DUCT SYSTEMS:
• FACTORY-MADE RIGID FIBERGLASS AND FLEXIBLE DUCTS FOR FIELD-FABRICATED DUCT SYSTEMS SHALL COMPLY WITH UL 181. ALL CLOSURE SYSTEMS, INCLUDING PRESSURE SENSITIVE TAPES, MASTICS, AND AEROSOL SEALANTS, SHALL MEET THE APPLICABLE REQUIREMENTS OF UL 181, UL 181A AND UL 181B.
• MASTIC SEALANTS SHALL:
• COMPLY WITH APPLICABLE REQUIREMENTS OF UL 181, UL 181A, AND UL 181B AND BE NONTOXIC AND WATER RESISTANT.
• PASS ASTM C731 AND D2202, IF USED IN BUILDING INTERIOR.
• PASS ASTM C731, C732, AND D2202, IF USED ON EXTERIOR.
• SEALANTS AND MESHES SHALL BE RATED FOR EXTERIOR USE.
• PRESSURE SENSITIVE TAPES SHALL COMPLY WITH APPLICABLE REQUIREMENTS IN UL 181, UL 181A, AND UL 181B.
• JOINTS AND SEAMS SHALL NOT BE SEALED WITH CLOTH BACK RUBBER ADHESIVE DUCT TAPES UNLESS COMBINED WITH MASTICS AND DRAWBANDS.
• DRAWBANDS USED WITH FLEXIBLE DUCTS SHALL:
• BE EITHER STAINLESS STEEL WORM DRIVE HOSE CLAMPS OR UV-RESISTANT NYLON DUCT TIES
• HAVE A MINIMUM TENSILE STRENGTH RATING OF 150 LBS.
• BE TIGHTENED AS RECOMMENDED BY THE MANUFACTURER.
• AEROSOL SEALANT CLOSURES SHALL:
• MEET REQUIREMENTS OF UL 723 AND BE APPLIED ACCORDING TO MANUFACTURER SPECIFICATIONS
• TAPES OR MASTICS USED IN COMBINATION WITH AEROSOL SEALING SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF UL 181, UL 181A, AND UL 181B, ASTM C731, C732 AND D2202.
120.4(c)
ALL DUCT INSULATION PRODUCT R-VALUES SHALL BE BASED ON INSULATION ONLY AND TESTED IN ACCORDANCE WITH ASTM C518 OR ASTM C177 AND CERTIFIED PER §110.8.
120.4(d)
INSTALLED THICKNESS OF DUCT INSULATION USED TO DETERMINE ITS R-VALUE SHALL BE DETERMINED AS FOLLOWS:
• DUCT BOARD, LINER, AND FACTORY-MADE RIGIDS: USE NOMINAL INSULATION THICKNESS
• DUCT WRAP: USE 75% (25% COMPRESSION) OF NOMINAL THICKNESS
• FACTORY-MADE FLEXIBLE AIR DUCTS: DIVIDE THE DIFFERENCE BETWEEN THE ACTUAL OUTSIDE DIAMETER AND NOMINAL INSIDE DIAMETER BY TWO.
120.4(e)
INSULATED FLEXIBLE DUCT PRODUCTS INSTALLED TO MEET THIS REQUIREMENT MUST INCLUDE LABELS (MAX INTERVALS OF 3 FT) SHOWING THERMAL RESISTANCE PERFORMANCE R-VALUE FOR THE DUCT INSULATION ITSELF BASED ON TESTS IN 120.4(c), AND INSTALLED THICKNESS DETERMINED BY 120.4(d)(3).

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Space Conditioning Mandatory Measures:
120.4(f) PROTECTION OF INSULATION
INSULATION SHALL BE PROTECTED FROM DAMAGE BY SLIGHTING, MOISTURE, EQUIPMENT MAINTENANCE AND WIND. CELLULAR FOAM INSULATION SHALL BE PROTECTED, OR BE PAINTED WITH A WATER-RETARDANT COATING THAT PROVIDES SHIELDING FROM SOLAR RADIATION.

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PDF Created on: 11/12/22 at 2:26 PM by BRENDON LIM File name: H:\PROJECTS\219 ABO\02-001 - LAEP EARLY CHILDHOOD CENTER\01 - CAD\TITLE 24 ENERGY CALCULATIONS\EN.01 - TITLE 24 COMPLIANCE FORMS.DWG PLOTTED PAPER SIZE (DRAWING HAS BEEN SCALED IF DIFFERENT): ARCH FULL BLEED D (24.00 X 36.00 INCHES) PLOT SCALE: 1:1 PLOT STYLE: PDF & DWF-8TB LAST SAVED BY: GPATERNAL COPYRIGHT ©2022 BREEN ENGINEERING, INC.

PDF Created on: 10/21/22 at 8:31 AM by FITA TUTOE Filename: H:\PROJECTS\219 ABO DE 22-001 - LAEP EARLY CHILDHOOD CENTER01 - CAD\PLUMBING\PO.01 PLUMBING GENERAL NOTES, SYMBOLS LEGEND & SHEET INDEX.DWG
 PLOTTED PAPER SIZE (DRAWING HAS BEEN SCALED IF DIFFERENT): ARCH FULL BLED D (24.00 X 36.00 INCHES) PLOT SCALE: 1:1 PLOT STYLE: PDF & DWG STB LAST SAVED BY: JGRAVELA

PIPING MATERIAL SCHEDULE										
	SERVICE	MATERIAL	COPPER, TYPE "K"	COPPER, TYPE "K"	COPPER, TYPE "L"	SCHED. 40 BLACK STEEL	C.I. SOIL PIPE & FITTINGS	PVC SCH 40	REMARKS	
WATER SITE DISTRIBUTION	INSIDE									INSTALLED BELOW GRADE ONLY; PROVIDE A MINIMUM BURIAL DEPTH OF 24" FROM TOP OF SOIL TO TOP OF PIPE.
DOMESTIC COLD WATER	INSIDE	●	●							ALL PIPING ABOVE GROUND TO BE TYPE "L" COPPER WITH SOLDER JOINTS. COPPER PIPE BELOW GRADE SHALL BE TYPE "K" WITH SILVER SOLDER JOINTS & BE SHOP WRAPPED.
	OUTSIDE						●			
DOMESTIC HOT WATER	INSIDE	●	●							HOT WATER BRANCH PIPING TO BE TYPE "L" COPPER. PROVIDE INSULATION FOR ALL HOT WATER PIPING. COPPER PIPE BELOW GRADE SHALL BE TYPE "K" WITH SILVER SOLDER JOINTS & BE SHOP WRAPPED. EXTERIOR HOT WATER PIPING PROVIDE ALUMINUM JACKET (MIN 26 GAUGE) INSULATION WITH ALUMINUM ELBOWS.
	OUTSIDE									
SANITARY WASTE SEWER	INSIDE				●					USE CAST IRON ABOVE GROUND INSIDE OF THE BUILDING. USE ABS OR PVC OUTSIDE FOR BELOW GRADE AND UNDER THE SLAB OF THE BUILDING.
	OUTSIDE				●					
SANITARY WASTE VENT	INSIDE				●					USE CAST IRON ABOVE GROUND INSIDE OF THE BUILDING. USE ABS OR PVC OUTSIDE FOR BELOW GRADE AND UNDER THE SLAB OF THE BUILDING.
	OUTSIDE				●					
CONDENSATE DRAIN	INSIDE		●							USE TYPE "M" COPPER. PROVIDE WITH FOAM INSULATION.
	OUTSIDE									
TRAP PRIMER	INSIDE		●							ROLLED COPPER WITH SLEEVE
	OUTSIDE									

- NOTES:**
- ALL PIPING FOR POTABLE WATER SHALL BE AB1953 COMPLIANT (LEAD-FREE LAW).
 - ALL MANUFACTURER'S CUT SHEET AND INSTALLATION MANUAL SHALL BE ON SITE AND AVAILABLE FOR CITY INSPECTOR.
 - WORDING IN PIPING SHALL BE IN COMPLIANCE AND NOT IN CONFLICT WITH CHAPTER 6 OF THE C.P.C.

PLUMBING LEGEND		
SYMBOL	ABBREVIATION	DESCRIPTION
		PIPE-TURN DOWN
		PIPE-TURN UP
	CW	DOMESTIC COLD WATER
	HW	DOMESTIC HOT WATER
	HWR	DOMESTIC HOT WATER RETURN
	W	WASTE BELOW GRADE
	W	WASTE ABOVE GRADE
	V	SANITARY VENT
	V	SANITARY VENT BELOW GRADE
	TPL	TRAP PRIMER LINE
	IRR	IRRIGATION LINE
	CD	A.C. CONDENSATE DRAIN
	SCD	SECONDARY CONDENSATE DRAIN
	SOV	SHUT-OFF VALVE
	CV	CHECK VALVE
	SOV YB	SHUT-OFF VALVE IN YARD BOX
	BV	BALANCING VALVE
	GC	GAS COCK
	PRV	PRESSURE REDUCING VALVE STATION
	TMV	TEMPERATURE MIXING VALVE
	FCO/COTG	FLOOR TYPE WASTE LINE CLEANOUT/CLEANOUT TO GRADE
	WCO	WALL TYPE WASTE LINE CLEANOUT
	FD	FLOOR DRAIN (ROUND)
	FD	FLOOR DRAIN (SQUARE)
		PRESSURE RELIEF VALVE
		FLEXIBLE CONNECTION
	WHA	WATER HAMMER ARRESTOR
		DIRECTION OF SLOPE
		INDICATES DIRECTION OF FLOW
	UN	UNION (FOR TYPE SEE SPEC.)
	HB	HOSE BIBB

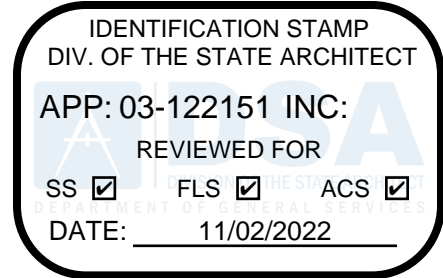
TERMS AND ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
ABV	ABOVE
AP	ACCESS PANEL
BEL	BELOW
CB	CATCH BASIN
CO	CLEANOUT
COTG	CLEANOUT TO GRADE
CLG	CEILING
CONN	CONNECT OR CONNECTION
DA	DISABLED ACCESS
DN	DOWN
EXIST(E)	EXISTING
FF	FINISH FLOOR
FR	FROM
FCO	FLOOR CLEANOUT
FLR	FLOOR
GRD	GRADE
HDR	HEADER
PDP	PUMP DISCHARGE PIPING
SSD	SUB-SURFACE DRAIN
TYP	TYPICAL
MH	MANHOLE
VTR	VENT THRU ROOF
@	AT
BLDG.	BUILDING
#	NUMBER
(N)	NEW
(R)	REMOVE
GWD	GREY WATER DRAIN

PLUMBING GENERAL NOTES

- SCOPE OF WORK:
 - FURNISH ALL LABOR, SUPERVISION, MATERIALS, EQUIPMENT & FACILITIES NECESSARY TO FURNISH, FABRICATE, DELIVER, STORE AND INSTALL ALL WORK NOTED ON THE DRAWINGS.
 - THE CONTRACTOR SHALL FURNISH & INSTALL ALL WORK NECESSARY TO MAKE A COMPLETE SYSTEM WHETHER OR NOT SUCH DETAILS ARE MENTIONED IN THESE SPECIFICATIONS OR SHOWN ON THE PLANS, BUT WHICH ARE OBVIOUSLY NECESSARY TO MAKE A COMPLETE SYSTEM. EXCEPTING ONLY THOSE PORTIONS THAT ARE SPECIFICALLY MENTIONED HEREIN OR PLAINLY MARKED ON THE ACCOMPANYING DRAWINGS AS BEING INSTALLED UNDER ANOTHER SECTION OF THE SPECIFICATION.
- CODES AND PERMITS: ALL MECHANICAL EQUIPMENT, INSTALLATION, ETC., SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, INCLUDING CALIFORNIA TITLE 24. CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING PARTS OF TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR):

TITLE 24, PART 1, CCR (2019 CALIFORNIA BUILDING CODE)
 TITLE 24, PART 2, CCR (2019 CALIFORNIA BUILDING CODE)
 (2018 INTERNATIONAL BUILDING CODE, VOL. 1 & 2, AND 2019 CALIFORNIA AMENDMENTS)
 TITLE 24, PART 3, CCR (2019 CALIFORNIA ELECTRICAL CODE)
 (2017 NATIONAL ELECTRICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
 TITLE 24, PART 4, CCR (2019 CALIFORNIA MECHANICAL CODE)
 (2018 IAPMO UNIFORM MECHANICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
 TITLE 24, PART 5, CCR (2019 CALIFORNIA PLUMBING CODE)
 (2018 IAPMO UNIFORM PLUMBING CODE AND 2019 CALIFORNIA AMENDMENTS)
 TITLE 24, PART 6, CCR (2019 CALIFORNIA ENERGY CODE)
 TITLE 24, PART 9, CCR (2019 CALIFORNIA FIRE CODE)
 (2018 INTERNATIONAL FIRE CODE AND 2019 CALIFORNIA AMENDMENTS)
 TITLE 24, PART 10, CCR (2019 CALIFORNIA EXISTING BUILDING CODE)
 (2018 INTERNATIONAL EXISTING BUILDING CODE AND 2019 CALIFORNIA AMENDMENTS)
 TITLE 24, PART 11, CCR (2019 CALIFORNIA GREEN BUILDING STANDARDS)
 TITLE 24, PART 12, CCR (2019 CALIFORNIA REFERENCED STANDARDS CODE)
 TITLE 19, CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
 NFPA 13 (2016) - STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM (CA AMENDED)
 NFPA 14 (2016) - STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS (CA AMENDED)
 NFPA 72 (2016) - NATIONAL FIRE ALARM AND SIGNALING CODE (CA AMENDED)
 CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS.
- ALL PIPE, PIPE FITTINGS, TRAPS, FIXTURES, MATERIAL, AND DEVICES USED IN THE PLUMBING SYSTEM SHALL BE LISTED OR THIRD-PARTY CERTIFIED BY AN APPROVED LISTING AGENCY AND SHALL CONFORM TO APPLICABLE RECOGNIZED STANDARDS REFERENCED IN THE 2019 UNIFORM PLUMBING CODE.
- SITE INSPECTION: CONTRACTOR SHALL VISIT THE SITE OF WORK PRIOR TO SUBMISSION OF HIS BID AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORKING CONDITIONS & EXACT NATURE OF THE WORK. SUBMISSION OF A BID ACKNOWLEDGES FULL RESPONSIBILITY FOR FURNISHING A COMPLETE & FUNCTIONAL SYSTEM. NO CHANGES IN CONTRACT WILL BE MADE TO ACCOMMODATE OR ALLOW EXTRA FUNDING FOR ANY OMISSIONS WHICH RESULTS FROM A FAILURE TO THOROUGHLY MAKE THE EXAMINATION.
- LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND DEPTHS OF UTILITIES PRIOR TO STARTING WORK OF THIS SECTION. MAKE REQUIRED ADJUSTMENTS TO CONNECT TO UTILITIES. IF INDICATED POINTS OF CONNECTION CANNOT BE MADE TO EXISTING UTILITIES AS FOUND, THE CONTRACTOR SHALL, BEFORE CONTINUING, NOTIFY THE ENGINEER PRIOR TO INSTALLING ANY WORK WHICH MAY BE AFFECTED.
- ALL DIMENSIONS AND LOCATIONS PER ARCHITECTURAL DRAWINGS.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AVAILABLE SPACES FOR INSTALLING THE WORK.
- COORDINATION: THE DRAWINGS ARE DIAGRAMMATIC & INTENDED TO SHOW SCOPE. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES TO PROVIDE BEST ARRANGEMENT OF ALL DUCT, PIPES, CONDUIT, ETC.
- WORKMANSHIP: THE WORK SHALL BE ACCOMPLISHED IN A THOROUGH & WORKMANLIKE MANNER SATISFACTORY TO AND MEETING THE APPROVAL OF THE ENGINEER AND ARCHITECT.
- GUARANTEE: CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL LABOR & MATERIAL ON ALL WORK AGAINST DEFECTS IN WORKMANSHIP & MATERIALS FOR A PERIOD OF ONE YEAR.
- MATERIALS: ALL MATERIALS, APPLIANCES & EQUIPMENT SHALL BE NEW & THE BEST OF THEIR RESPECTIVE KIND, FREE FROM ALL DEFECTS AND OF THE MAKE, BRAND, AND QUANTITY SPECIFIED.
- SUBMITTALS: CATALOG INFORMATION & CUTS OF ALL EQUIPMENT, DEVICES & TRIM SHALL BE SUBMITTED FOR REVIEW (SIX COPIES OF EACH). ALL SUBMITTALS TO BE APPROVED BY ARCHITECT & ENGINEER.
- ALL HOT WATER SUPPLY AND RECIRCULATION PIPING TO BE INSULATED AS PER TITLE 24 TABLE 1-G, PER PLUMBING CODE, OR AS FOLLOWS, WHICHEVER IS MORE RESTRICTIVE:

PIPE SIZE, IN.	INSULATION THICKNESS, IN. (K=0.24-0.29)(R=4.2) BTUH-IN/SQ.F.T. OR LESS)
1/2" THROUGH 3/4"	1"
1" THROUGH 1 1/2"	1 1/2"
2" THROUGH 6"	2"
- CLEAN-OUTS SHALL BE INSTALLED AS PER SEC. 707 AND 719 OF THE CALIFORNIA PLUMBING CODE.
- PROVIDE FELT WITH METAL BACKING VIBRATION ISOLATION SLEEVES OR PADS AT ALL PIPE HANGERS OR SUPPORTS AND ALL POINTS WHERE PIPING COMES IN CONTACT WITH ANY PORTION OF THE STRUCTURE. APPLIES TO ALL WATER AND WASTE PIPING. PROVIDE FELT AROUND ALL PVC PIPING AT SUPPORTS FOR THERMAL EXPANSION.
- ALL PIPES, DUCTS AND CONDUITS SHALL BE SUPPORTED AND BRACED PER "SMACNA" GUIDE LINES.
- PLUMBERS TAPE WILL NOT BE ACCEPTED AS A PERMANENT SUPPORT FOR ANY PIPING OR DEVICES.
- VALVES SHALL FULL FLOW 1/4 TURN BALL TYPE BE NIBCO, WATTS, CRANE, STOCKHAM OR EQUAL. SERVICE PRESSURE SHALL BE SUITABLE FOR SERVICE INTENDED. PROVIDE AND INSTALL IDENTIFICATION TAGS ON ALL VALVES. VALVES IN EXPOSED COMMON AREAS TO HAVE LOCKING HANDLES. NO IRON BODY VALVES WILL BE ACCEPTED.
- PROVIDE AND INSTALL DIELECTRIC UNIONS BETWEEN ALL COPPER AND GALVANIZED & IRON PIPING & COMPONENTS. (AS WATTS, ZURN OR EQUAL).
- PENETRATIONS IN WALLS, FLOORS, OR CEILINGS, WHICH REQUIRE PROTECTED OPENINGS SHALL BE FIRE-STOPPED. FIRE-STOPPING SHALL BE AN APPROVED MATERIAL, SECURELY INSTALLED AND CAPABLE OF MAINTAINING ITS INTEGRITY WHEN SUBJECTED TO THE TIME-TEMPERATURE CURVED OF SFM STD. # 12-43-3 AND STD. # 12-43-1. INSTALLATION INSTRUCTIONS SHALL BE MADE AVAILABLE TO THE INSPECTION AUTHORITY AND BE MAINTAINED AT THE JOB SITE.
- PROVIDE WATERTIGHT FLASHING WHEREVER PIPES PASS THROUGH EXTERIOR WALLS, ROOF AND FLOORS.
- CUTTING AND PATCHING: ALL CUTTING & PATCHING OF THE EXISTING STRUCTURE SHALL BE PROVIDED. PROVIDE ALL NECESSARY REQUIREMENTS TO THE PROJECT MANAGER. PROTECTION AGAINST DUST AND DEBRIS SHALL BE TO THE SATISFACTION OF THE PROJECT MANAGER.
- CLEANUP: UPON COMPLETION OF THE WORK UNDER THIS SECTION THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIALS, EQUIPMENT & DEBRIS INCIDENTAL TO THIS WORK & LEAVE THE PREMISES CLEAN AND ORDERLY. PROVIDE NEW CEILING TILES (TO MATCH EXISTING) IF ANY DAMAGED DURING CONSTRUCTION.
- FIRE SPRINKLER SYSTEM TO BE HYDRAULICALLY DESIGNED BY FIRE SPRINKLER CONTRACTOR. ALL EQUIPMENT, COMPONENTS & PIPE RUNS SHOWN FOR REFERENCE ONLY.
- ALL SEWER LINES RUN @ SLOPES LESS THAN 2% ARE SUBJECT TO FIELD APPROVAL OF PLUMBING INSPECTOR.
- WASTE PIPE SIZES THAT ARE 3 INCHES OR SMALLER SHALL BE EVALUATED AT 2% SLOPE.
- WATER, SEWER, VENT, FIRE AND GAS PIPES THROUGH CONCRETE WALLS AND FLOORS SHALL HAVE PIPE-SLEEVES WITH NON COMBUSTIBLE SEALING.
- ALL HOSE BIBBS SHALL BE EQUIPPED WITH AN APPROVED NON REMOVABLE VACUUM BREAKER.
- RUN A FULL SIZE DRAIN LINE FROM WATER HEATERS TEMPERATURE AND PRESSURE RELIEF VALVE TO NEAREST FLOOR SINK OR TO AN APPROVED LOCATION.
- PROVIDE ACCESS DOORS TO ALL CONCEALED VALVES, STRAINERS, TRAP PRIMERS, ETC.
- ALL PIPING IN FINISHED AREAS SHALL BE RUN CONCEALED. EXPOSED PIPING, WHERE NECESSARY, SHALL RUN AS HIGH AS POSSIBLE AND TIGHT TO THE WALLS.
- NO VENT OUTLET SHALL TERMINATE CLOSER THAN TEN FEET TO OR THREE FOOT ABOVE ANY DOOR, WINDOW OR GRAVITY AIR INTAKE, NOR CLOSER THAN TEN FEET TO OR THREE FEET ABOVE ANY FORCED OR MECHANICAL AIR INTAKE.
- ALL VENTS AND FLUE OUTLETS SHALL BE A MINIMUM OF 10 FEET FROM ANY FRESH AIR INTAKES.
- TYPE B VENTS SHALL TERMINATE 2 FT. ABOVE OR 8 FT. AWAY FROM ANY VERTICAL SURFACE.
- WATER HEATERS SHALL BE SEISMICALLY BRACED.
- INSTALL WATER HAMMER ARRESTORS ON EACH COLD AND HOT WATER FIXTURE BRANCH AS RECOMMENDED BY PLUMBING AND DRAINAGE INSTITUTE WH-210 STANDARD. DEVICES SHALL BE FACTORY MADE WITH PERMANENT CUSHION OF GAS OR PROVIDE ACCESS PANEL.
- BATHTUBS, SHOWERS AND LAVATORIES TO COMPLY WITH 2019 CPC CHAPTER 4, ASSE 1070, & ASSE 1016 REQUIREMENT.
- LAVATORY CONTROLS SHALL LIMIT THE FLOW RATE 0.4 GPM AND 110°F.
- SHOWER TUB-SHOWER COMBINATION SHALL HAVE INDIVIDUAL SHOWER CONTROL VALVE OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE, SET AT 120°F MAXIMUM.
- USE FEMALE COPPER NIPPLE TO MALE MALE PLASTIC PIPE FOR COPPER TO PLASTIC TRANSITION.
- BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 701.0 AND 903.0 OF THE CALIFORNIA PLUMBING CODE.
- ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
- EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX (6) INCHES ABOVE THE FLOOD-LEVEL RIM OF THE FIXTURE SERVED BEFORE OFFSETTING HORIZONTALLY OR BEFORE BEING CONNECTED TO ANY OTHER VENT.
- PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH ALL THE REQUIREMENTS IN SECTION 5.303 IN THE 2019 CALIFORNIA GREEN BUILDING CODE.
- NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO SECTION 609.9 OF THE PLUMBING CODE.
- INSULATION OF DOMESTIC HOT WATER PIPING SHALL BE IN ACCORDANCE WITH SECTION 609.11.1 AND SECTION 609.11.2.



abode communities architecture

PROJECT:
LAEP EARLY CHILDHOOD CENTER

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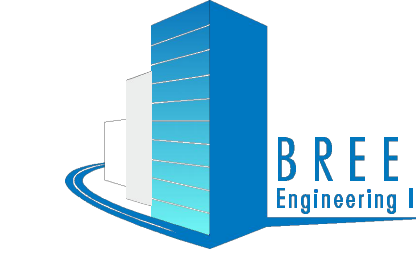
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PROJECT NO: 219-22-001

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STAMP:



DATE	REV
PROGRESS SET	02.01.22
DSA PROGRESS SET	03.02.22
DSA APPLICATION SET	04.01.22
DSA BACK-CHECK SET	10.05.22
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SHEET NAME:
PLUMBING GENERAL NOTES,
SYMBOLS LEGEND & SHEET INDEX

SCALE: NONE

SHEET NUMBER:
P0.01

PLUMBING SHEET INDEX		
SHEET NO.	SHEET TITLE	CURRENT ISSUE
P0.01	PLUMBING GENERAL NOTES, SYMBOLS LEGEND & SHEET INDEX	DSA RESUBMITTAL
P0.02	PLUMBING SCHEDULES & CALCULATIONS	DSA RESUBMITTAL
P1.00	PLUMBING SITE PLAN	DSA RESUBMITTAL
P2.01	PLUMBING BUNGALOW 01 & 02 PIPING PLANS	DSA RESUBMITTAL
P2.02	PLUMBING BUNGALOW 03 & 04 PIPING PLANS	DSA RESUBMITTAL
P4.01	PLUMBING WASTE & VENT RISER DIAGRAMS	DSA RESUBMITTAL
P4.02	PLUMBING HOT & COLD WATER RISER DIAGRAMS	DSA RESUBMITTAL
P5.01	PLUMBING DETAILS - SHEET ONE	DSA RESUBMITTAL
P5.02	PLUMBING DETAILS - SHEET TWO	DSA RESUBMITTAL

DRAWN BY	JT
DESIGNED BY	JT
CHECKED BY	JT
APPROVED BY	PB

PDF Created on: 10/21/22 at 8:31 AM by FITA TUTOE File name: H:\PROJECTS\219 ABODE\22-001 - LAEP EARLY CHILDHOOD CENTER\01 - CAD\PLUMBING\02 PLUMBING SCHEDULES & CALCULATIONS.DWG
 PLOTTED PAPER SIZE (DRAWING HAS BEEN SCALED IF DIFFERENT): ARCH FULL BLEED D (24.00 X 36.00 INCHES) PLOT SCALE: 1:1 PLOT STYLE: PDF & DWG STB LAST SAVED BY: JGRAVELA

ELECTRIC STORAGE TYPE WATER HEATER SCHEDULE												
MARK	MAKE	MODEL	SERVICE	LOCATION	QTY	CAPACITY (GAL)	RECOVERY RATE	ELECTRICAL DATA			OPERATING WEIGHT (LBS)	REMARKS
								V	PHASE	HZ		
EW-1	AMERICAN WATER HEATER	LDCE32-30R-30	DOMESTIC HOT WATER	ONSITE BUNGALOW 01	1	30	46 GPH @ 80°F RISE	208	3	60	368	WITH SEISMIC STRAPS. TEMPERATURE & PRESSURE RELIEF VALVE TO DRAIN FULL SIZE ABOVE FLOOR SINK WITH 1" MINIMUM AIRGAP.

ELECTRIC INSTANTANEOUS WATER HEATER SCHEDULE														
MARK	MAKE	MODEL	SERVICE	LOCATION	QTY	FLOW (GPM)	PRESSURE DROP (FT.)	TEMPERATURE RISE	ELECTRICAL DATA				OPERATING WEIGHT (LBS.)	REMARKS
									V	KW	PHASE	HZ		
EW-2	EEMAX INC.	EX4208	POINT OF USE WATER HEATER	BELOW LAVATORY BUNGALOW 03	1	0.5	-	0.5 GPM @ 56°F RISE	208	4.1	1	60	4	INSTANTANEOUS TYPE. BELOW LAVATORY WITH HIGH TEMPERATURE LIMIT SWITCH. WALL MOUNT PER MANUFACTURER

THERMAL EXPANSION TANK SCHEDULE											
MARK	MAKE	MODEL	SERVICE	LOCATION	QTY	TYPE	MAX. ACCEPTANCE FACTOR	PRESSURE		OPERATING WEIGHT (LBS)	REMARKS
								MIN. (PSI)	MAX. (PSI)		
TET-1	AMTROL ASME THERM-X-TROL	ST-5-C	DOMESTIC HOT WATER	ONSITE BUNGALOW 01	1	BLADDER (FDA APPROVED)	0.9	20	150	43	PROVIDE SEISMIC STRAPS.

PUMP SCHEDULE														
MARK	MAKE	MODEL	SERVICE	LOCATION	QTY	PERFORMANCE				ELECTRICAL DATA			REMARKS	
						GPM	TDH (FT.)	MIN. EFF.	RPM	HP/WATTS	V	PH		HZ
RCP-1	GRUNDFOS	UPS 43-44 BFC	DOMESTIC HOT WATER RECIRCULATION	ONSITE BUNGALOW 01	1	3	10	-	-	1/2 HP	115	10	60	1) ALL PUMPS TO BE ALL BRONZE. 2) SPEED SETTING 3. 3) PROVIDE WITH TIMER CONTROL AND AQUASTAT. 4) INSTALL THERMAL PURGE VALVE SET TO OPEN AT 160°F CLOSE AT 150°F ON THE DISCHARGE OF THE PUMP AS PROTECTION.

VALVES SCHEDULE										
MARK	MAKE	MODEL	SERVICE	LOCATION	QTY	TYPE	FLOW	PIPE SIZE	VALVE SIZE	REMARKS
TMV-1	POWERS	LFMM433	DOMESTIC HOT WATER TEMPERING	ONSITE BUNGALOW 01	1	THERMOSTATIC MASTER CONTROLLER	37 GPM MAX & 5 PSI LOSS	1/2"	1/2"	THE VALVE SHALL BE COMPLETE WITH INTEGRAL ISOLATORS, STRAINERS, CHECK VALVES AND GAUGE/FLUSHING PORTS ON EACH INLET. SET TO 120 °F.
TMV-2	CASH ACME	HEATGUARD 145 SERIES	DOMESTIC HOT WATER TEMPERING	BELOW LAVATORY BUNGALOW 02	1	POINT-OF-USE	0.5 MIN - 5.5 MAX	3/4"	-	POINT-OF-USE THERMOSTATIC MIXING VALVE, SET AT 120°F

HOT WATER DEMAND CALCULATIONS				
BUNGALOW 01				
FIXTURE	NUMBER OF FIXTURE	X	HOT WATER DEMAND	TOTAL HOT WATER DEMAND
CLOTHES WASHERS	2	X	30.0	= 60.0
KITCHEN SINK (FOOD PREP)	1	X	15.0	= 15.0
SERVICE SINK	1	X	25.0	= 25.0
BUNGALOW 01 TOTAL HOT WATER DEMAND (GPH) =				100.0
PROBABLE DEMAND = 100.0 X 0.3 (DEMAND FACTOR PER ASPE) = 30.0 GPH				
STORAGE CAPACITY = 30.0 X 1 (STORAGE FACTOR) = 30.0 GAL				

WASTE FIXTURE CALCULATIONS				
BUNGALOW 01				
FIXTURE	NUMBER OF FIXTURE	X	FIXTURE UNITS	TOTAL FIXTURE UNITS
WATER CLOSET (FLUSH VALVE)	2	X	4.0	= 8.0
LAVATORY	1	X	1.0	= 1.0
KITCHEN SINK (CHANGING)	1	X	2.0	= 2.0
KITCHEN SINK (FOOD PREP)	2	X	2.0	= 4.0
FLOOR DRAIN	2	X	2.0	= 4.0
CLOTHES WASHER	2	X	3.0	= 6.0
SERVICE SINK	1	X	3.0	= 3.0
FUNNEL DRAIN	1	X	4.0	= 4.0
BUNGALOW 01 TOTAL WASTE FIXTURE UNITS =				32.0

BUNGALOW 02 AND BUNGALOW 04				
FIXTURE	NUMBER OF FIXTURE	X	FIXTURE UNITS	TOTAL FIXTURE UNITS
WATER CLOSET (FLUSH VALVE)	2	X	4.0	= 8.0
LAVATORY	1	X	1.0	= 1.0
KITCHEN SINK (CHANGING)	1	X	2.0	= 2.0
KITCHEN SINK (FOOD PREP)	1	X	2.0	= 2.0
FLOOR DRAIN	1	X	2.0	= 2.0
BUNGALOW 02 AND 04 TOTAL WASTE FIXTURE UNITS =				15.0

BUNGALOW 03				
FIXTURE	NUMBER OF FIXTURE	X	FIXTURE UNITS	TOTAL FIXTURE UNITS
WATER CLOSET (FLUSH VALVE)	3	X	4.0	= 12.0
LAVATORY	2	X	1.0	= 2.0
KITCHEN SINK (CHANGING)	1	X	2.0	= 2.0
KITCHEN SINK (FOOD PREP)	1	X	2.0	= 2.0
FLOOR DRAIN	2	X	2.0	= 4.0
BUNGALOW 03 TOTAL WASTE FIXTURE UNITS =				22.0

TOTAL				
UNIT	NUMBER OF UNITS	X	FIXTURE UNITS	TOTAL FIXTURE UNITS
BUNGALOW 01	1	X	32.0	= 32.0
BUNGALOW 02 AND 04	2	X	15.0	= 30.0
BUNGALOW 03	1	X	22.0	= 22.0
TOTAL WASTE FIXTURE UNITS =				84.0

COLD WATER FIXTURE CALCULATIONS				
BUNGALOW 01				
FIXTURE	NUMBER OF FIXTURE	X	FIXTURE UNITS	TOTAL FIXTURE UNITS
WATER CLOSET (FLUSH VALVE)	2	X	5.0	= 10.0
LAVATORY	2	X	1.0	= 2.0
KITCHEN SINK (CHANGING)	1	X	2.0	= 2.0
KITCHEN SINK (FOOD PREP)	2	X	2.0	= 4.0
CLOTHES WASHER	2	X	4.0	= 8.0
SERVICE SINK	1	X	3.0	= 3.0
BUNGALOW 01 TOTAL COLD WATER FIXTURE UNITS =				29.0
GPM (FLUSH VALVE)				41.0

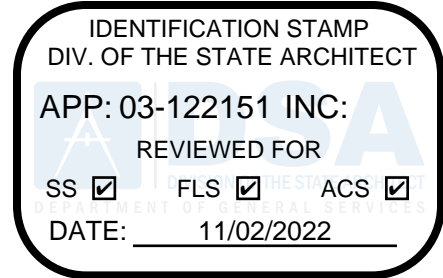
BUNGALOW 02 AND BUNGALOW 04				
FIXTURE	NUMBER OF FIXTURE	X	FIXTURE UNITS	TOTAL FIXTURE UNITS
WATER CLOSET (FLUSH VALVE)	2	X	5.0	= 10.0
LAVATORY	2	X	1.0	= 2.0
KITCHEN SINK (CHANGING)	1	X	2.0	= 2.0
KITCHEN SINK (FOOD PREP)	1	X	2.0	= 2.0
BUNGALOW 02 AND 04 TOTAL COLD WATER FIXTURE UNITS =				16.0
GPM (FLUSH VALVE)				33.0

BUNGALOW 03				
FIXTURE	NUMBER OF FIXTURE	X	FIXTURE UNITS	TOTAL FIXTURE UNITS
WATER CLOSET (FLUSH VALVE)	3	X	5.0	= 15.0
LAVATORY	3	X	1.0	= 3.0
KITCHEN SINK (CHANGING)	1	X	2.0	= 2.0
KITCHEN SINK (FOOD PREP)	1	X	2.0	= 2.0
BUNGALOW 03 TOTAL COLD WATER FIXTURE UNITS =				22.0
GPM (FLUSH VALVE)				36.5

TOTAL				
UNIT	NUMBER OF UNITS	X	FIXTURE UNITS	TOTAL FIXTURE UNITS
BUNGALOW 01	1	X	29.0	= 29.0
BUNGALOW 02 AND 04	2	X	16.0	= 32.0
BUNGALOW 03	1	X	22.0	= 22.0
TOTAL COLD WATER FIXTURE UNITS =				83.0
GPM (FLUSH VALVE)				63.0

PLUMBING EQUIPMENT SCHEDULE																							
MARK	FIXTURE/EQUIPMENT	PIPING CONNECTION				FIXTURE UNITS		DESCRIPTION															
		SOIL OR WASTE	VENT	COLD WATER	HOT WATER	WASTE F.U.	COLD WATER F.U.																
WC-1	FLOOR MOUNTED WATER CLOSET CHILD'S RESTROOM	4"	2"	1/2"	-	4	5	FIXTURE: SLOAN MODEL #ST-2309 JUNIOR TOILET, VITREOUS CHINA, FLOOR MOUNTED, SIPHON JET FLUSH ACTION, 1/2" I.P.S TOP SPUD INLET, ELONGATED BOWL, 2 1/2" TRAPWAY DIAMETER, FULLY GLAZED TRAPWAY, INTEGRAL FLUSHING RIM. PROVIDE WITH TOILET SEAT: HOMECRAFT SAVANAH RAISED TOILET SEAT, 2" HIGH ELEVATED SEAT LOOKS FOR ACCESSIBILITY. FLUSHOMETER: ROYAL 111 ESS HARDWIRED FLUSHOMETER VALVE, OPTIMA EL-1500-L SELF-ADAPTIVE INFRARED SENSOR WITH INDICATOR LIGHT, COURTESY FLUSH OVERRIDE BOTTOM.															
WC-2	FLOOR MOUNTED WATER CLOSET (ADA) CHILD'S RESTROOM	4"	2"	1/2"	-	4	5	FIXTURE: SLOAN MODEL #ST-2309 JUNIOR TOILET, VITREOUS CHINA, FLOOR MOUNTED, SIPHON JET FLUSH ACTION, 1/2" I.P.S TOP SPUD INLET, ELONGATED BOWL, 2 1/2" TRAPWAY DIAMETER, FULLY GLAZED TRAPWAY, INTEGRAL FLUSHING RIM. PROVIDE WITH TOILET SEAT: HOMECRAFT SAVANAH RAISED TOILET SEAT, 2" HIGH ELEVATED SEAT LOOKS FOR ACCESSIBILITY. FLUSHOMETER: ROYAL 111 ESS HARDWIRED FLUSHOMETER VALVE, OPTIMA EL-1500-L SELF-ADAPTIVE INFRARED SENSOR WITH INDICATOR LIGHT, COURTESY FLUSH OVERRIDE BOTTOM.															
WC-3	FLOOR MOUNTED WATER CLOSET (ADA) ADULT'S RESTROOM	4"	2"	1/2"	-	4	5	SLOAN MODEL #WETS 2020.1304-1.28 ES-S TMO, OPTIMA SYSTEMS SENSOR ACTIVATED HET FLUSHOMETER AND HET FLOOR MOUNT ADA COMPLIANT WATER CLOSET, 1.28 GPF. FIXTURE: VITREOUS CHINA, FLOOR MOUNT, 1/2" IPS TOP SPUD INLET, ELONGATED BOWL, SIPHON JET FLUSH. PROVIDE WITH TOILET WITH COMMERCIAL HEAVY-DUTY PLASTIC TOILET SEAT, BEMIS MODEL # 2155SSCT. FLUSHOMETER: ROYAL 111 ESS 1.28 HARD WIRED SENSOR WITH INDICATOR LIGHT, OPTIMA EL-1500-L SELF ADAPTIVE INFRARED SENSOR WITH INDICATOR LIGHT, NON-HOLD-OPEN TRUE MECHANICAL OVERRIDE BUTTON, CHROME PLATED METAL HANDLE CAP, 1" IPS SCREWDRIVER BAK-CHEK ANGLE STOP, ADJUSTABLE TAILPIECE.															
L-1	TROUGH LAVATORY (ADA) CHILD'S RESTROOM	2"	2"	3/4"	-	1	1 EACH FAUCET	LAVATORY: KOHLER BROCKWAY MODEL #K-3200 UTILITY SINK, WALL MOUNTED, ENAMELED CAST IRON KITCHEN SINK. PROVIDE WITH KOHLER TRITON BOWE CANNOCK MODEL #K-730T70-4AJR BATHROOM SINK FAUCET, GOOSENECK SPOUT WITH ROSESPRAY, WALL-TO-SPOUT OUTLET, LEVER HANDLES, 1.2 GPM. PROVIDE TAILPIECE WITH INSULATED COVER. COMPLY WITH ADA REQUIREMENTS FOR HANDICAPPED. FIXTURE PERFORMANCE MEET OR EXCEED ASME A112.18.1/CSA B125.1 STANDARDS.															
L-2	WALL HUNG LAVATORY (ADA) ADULT'S RESTROOM	2"	2"	3/4"	-	1	1	LAVATORY: AMERICAN STANDARD MURRO MODEL #0954.004EC, VITREOUS CHINA WITH EVERCLEAN, WITH OVERFLOW, WITH OPTIONAL MODEL #0659.020EC SHROUD/KNEE CONTACT GUARD, 4" CENTERS. PROVIDE WITH 4" CENTER SET, TWO-HANDLE METERING LAVATORY FAUCET, 0.2 GAL. PER HANDLE ACTIVATION, AS DELTA MODEL #86T1153. PROVIDE TAILPIECE WITH INSULATED COVER. COMPLY WITH ADA REQUIREMENTS FOR HANDICAPPED. FIXTURE PERFORMANCE MEET OR EXCEED ASME A112.18.1/CSA B125.1 STANDARDS.															
S-1	CLASSROOM CHANGING AREA KITCHEN SINK (ADA)	2"	2"	3/4"	-	2	2	SINK: JUST MANUFACTURING MODEL #1821-A, SINGLE BASIN SEAMLESS DIE-DRAWN CONSTRUCTION OF #18 GAUGE, TYPE 304, STAINLESS STEEL, FULLY COATED UNDERSIDE. PROVIDE WITH DELTA TRINISC MODEL #9159-DST KITCHEN SINK FAUCET, SINGLE HANDLE DECK MOUNTED, WITH 2-FUNCTION PULL-DOWN SPRAYER, 1.8 GPM. PROVIDED WITH INSULATED COVER, SUPPLIES, STOPS AND P-TRAP.															
S-2	CLASSROOM FOOD PREPARATION KITCHEN SINK (ADA)	2"	2"	3/4"	-	2	2	SINK: JUST MANUFACTURING MODEL #1632-A, DOUBLE BOWL BASIN SEAMLESS DIE-DRAWN CONSTRUCTION OF #18 GAUGE, TYPE 304, STAINLESS STEEL, FULLY COATED UNDERSIDE. PROVIDE WITH DELTA TRINISC MODEL #9159-DST KITCHEN SINK FAUCET, SINGLE HANDLE DECK MOUNTED, WITH 2-FUNCTION PULL-DOWN SPRAYER, 1.8 GPM. PROVIDED WITH INSULATED COVER, SUPPLIES, STOPS AND P-TRAP.															
S-3	ADMINISTRATION KITCHEN SINK (ADA)	2"	2"	3/4"	3/4"	2	2	SINK: JUST MANUFACTURING MODEL #1632-A, DOUBLE BOWL BASIN SEAMLESS DIE-DRAWN CONSTRUCTION OF #18 GAUGE, TYPE 304, STAINLESS STEEL, FULLY COATED UNDERSIDE. PROVIDE WITH DELTA TRINISC MODEL #9159-DST KITCHEN SINK FAUCET, SINGLE HANDLE DECK MOUNTED, WITH 2-FUNCTION PULL-DOWN SPRAYER, 1.8 GPM. PROVIDED WITH INSULATED COVER, SUPPLIES, STOPS AND P-TRAP. PROVIDE WITH GARBAGE DISPOSER (GD-1).															
SS-1	SERVICE SINK	3"	2"	3/4"	3/4"	3	3	KOHLER WHITBY MODEL #K-6710 SERVICE SINK, 28" X 28" FLOOR MOUNT, CORNER BASIN, ACID-RESISTANT ENAMEL FINISH, WITHOUT OVERFLOW. PROVIDE WITH CHICAGO FAUCET MODEL #540-LD897SWXFBFCP, WALL MOUNTED 8" FIXED CENTERS, POLISHED CHROME PLATED SOLID BRASS BRASS CONSTRUCTION, WITH VACUUM BREAKER SPOUT, MALE HOSE AND PALE HOOK, METAL LEVER HANDLES, 1/2" FEMALE THREAD SUPPLY INLET.															
WB-1	WASHING MACHINE BOX	3"	2"	3/4"	3/4"	3	4	PRECISION PLUMBING PRODUCTS MODEL#MM-500PLB RECESSED LAUNDRY BOX WITH WATER HAMMER ARRESTORS, 1/4 TURN SHUTOFFS & 2" WASTE OUTLET PROVIDE ONE PER MACHINE & 12"x12" STAINLESS STEEL ACCESS PANEL FOR 2" TRAP.															
GD-1	GARBAGE DISPOSER	-	-	-	-	-	-	MOEN GX PRO FOOD WASTE DISPOSER 1/2HP VORTEX MOTOR, ULTRA COMPACT DESIGN, CONTINUOUS FEED WITH GALVANIZED STEEL GRIND COMPONENTS, WITH MANUAL RESET BUTTON.															
FD-1	FLOOR DRAIN	2"	2"	1/2" TPL	-	2	-	ZURN FD-2240 WOOD DECK DRAIN, CAST IRON BODY WITH A STEEL ANCHOR FLANGE AND A CAST IRON FRAME AND GRATE.															
FN-1	FUNNEL DRAIN	2"	2"	1/2" TPL	-	4	-	FUNNEL DRAIN WITH "P" TRAP, MODEL # Z101F-6, 6" HIGH X 6" DIAMETER FUNNEL, DURA COATED CAST IRON COMBINATION FUNNEL AND TRAP DRAIN, COMPLETE WITH BRONZE BOTTOM, CLEANOUT PLUG.															
TP-1	TRAP PRIMER	-	-	1/2"	-	-	-	MIFAB MODEL #MR-500-NPB, AUTOMATIC, MULTI-TRAP PRIMER, CAST BRONZE WITH ACCESS PANEL. PRESSURE DROP OF 3 PSI SHALL ACTIVATE TRAP SEAL PRIMERS.															
HB-1	HOSE BIBB	-	-	3/4"	-	-	2.5	ACORN #8151 RECESSED HOSE BOX WITH 1/2" HOSE CONNECTION AND NON-REMOVABLE BACKFLOW PREVENTER WITH WALL FRAME AND DOOR.															
WHA	WATER HAMMER ARRESTER	-	-	-	-	-	-	PRECISION PLUMBING PRODUCTS WATER HAMMER ARRESTORS, HYDRAULIC DISPLACEMENT, PERMANENTLY SEALED, PISTON OPERATED, SIZED IN ACCORDANCE TO SCHEDULE. <table border="1"> <thead> <tr> <th>MODEL #</th> <th>FIXTURE UNIT RATING</th> <th>I.P.S.</th> </tr> </thead> <tbody> <tr> <td>SC-500</td> <td>1-11</td> <td>1/2"</td> </tr> <tr> <td>SC-750</td> <td>12-32</td> <td>3/4"</td> </tr> <tr> <td>SC-1000</td> <td>33-60</td> <td>1"</td> </tr> <tr> <td>SC-1250</td> <td>61-113</td> <td>1 1/2"</td> </tr> </tbody> </table> PROVIDE STAINLESS STEEL ACCESS PANEL.	MODEL #	FIXTURE UNIT RATING	I.P.S.	SC-500	1-11	1/2"	SC-750	12-32	3/4"	SC-1000	33-60	1"	SC-1250	61-113	1 1/2"
MODEL #	FIXTURE UNIT RATING	I.P.S.																					
SC-500	1-11	1/2"																					
SC-750	12-32	3/4"																					
SC-1000	33-60	1"																					
SC-1250	61-113	1 1/2"																					

- NOTES:
- ALL FIXTURES TO BE WHITE OR TRIM TO BE POLISHED CHROME FINISH UNLESS NOTED OTHERWISE.
 - PROVIDE HEAVY PATTERN ANGLE STOPS FOR ALL FIXTURES AS SPECIFIED.
 - ALL PLUMBING FIXTURES SHOULD BE UPC APPROVED AND IAPMO LISTED.
 - ALL ACCESSIBLE LAVATORIES & SINKS TO BE PROVIDED WITH INSULATION FOR THE DRAIN & HOT WATER PIPING AS TRUEBRO KIT #101 INSULATION KIT OR EQUAL.
 - NEW PLUMBING FIXTURES AND FITTINGS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE FLOW RATE SPECIFIED IN TABLE 5.303.2.3.
 - HAND-OPERATED METERING FAUCETS FOR LAVATORIES OR SINKS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.



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PROJECT:
LAEP EARLY CHILDHOOD CENTER

1328 KORNBLUM AVE.
HAWTHORNE, CA 90250

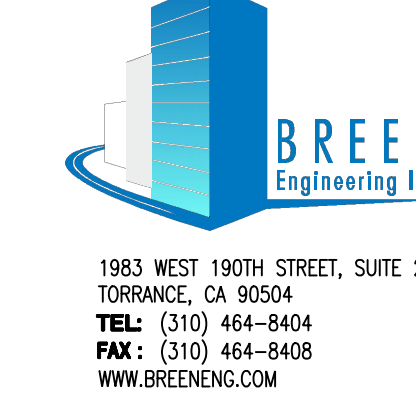
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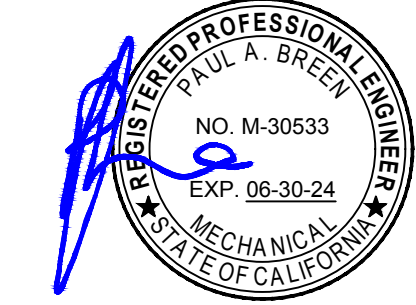
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SHEET NAME:
PLUMBING SCHEDULES & CALCULATIONS

SCALE: NONE

SHEET NUMBER:
P0.02

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DESIGNED BY	JT
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PROJECT:
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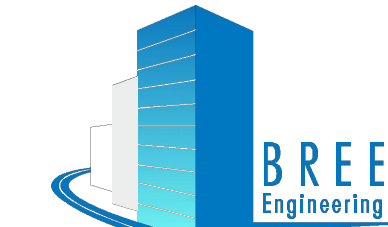
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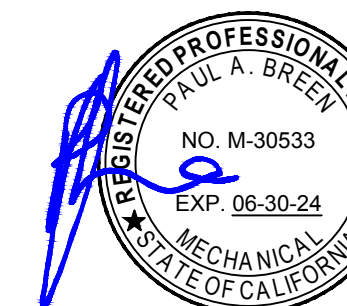


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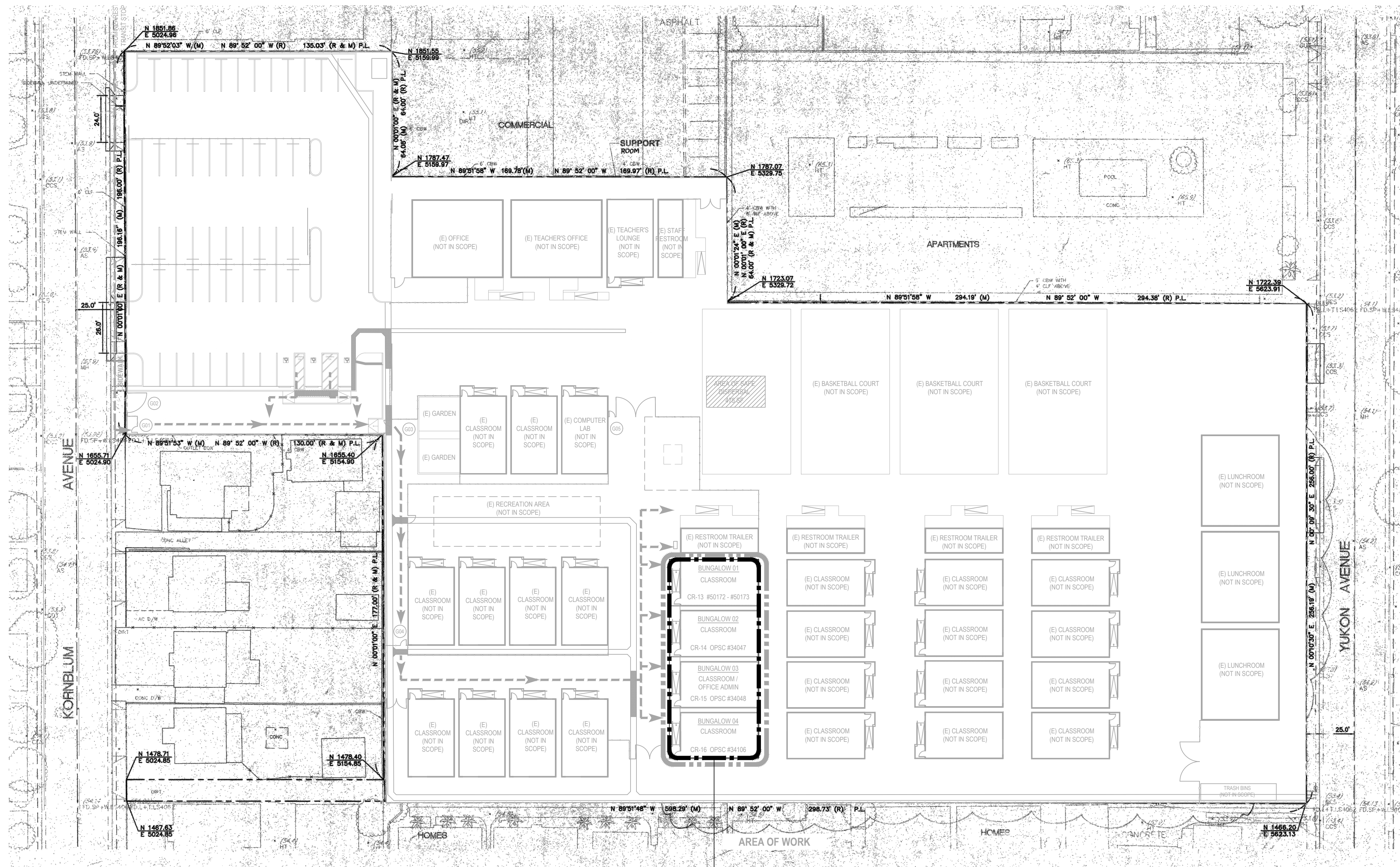
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SCALE: 1/32" = 1'-0"

SHEET NUMBER:

P1.00

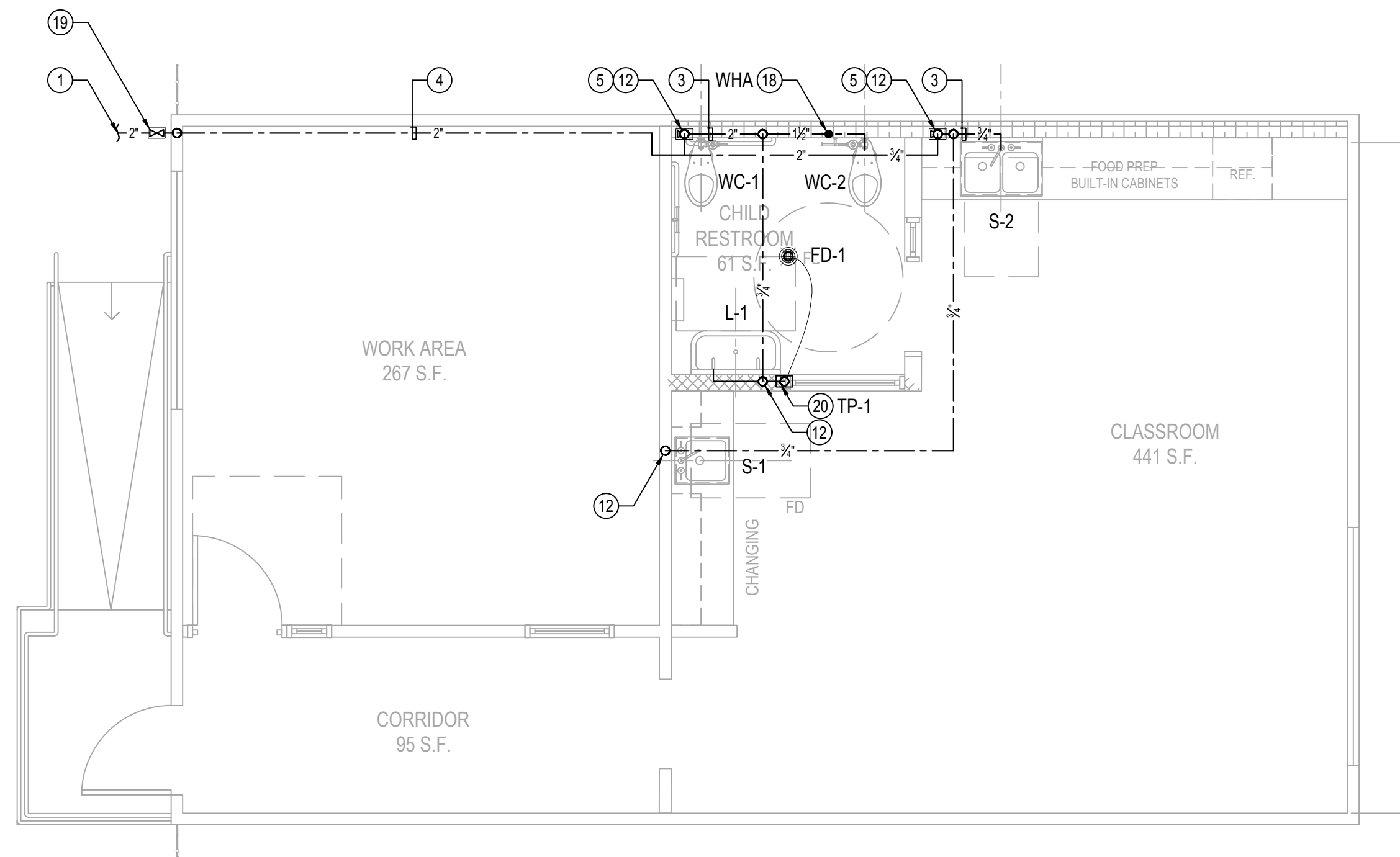
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AREA OF WORK

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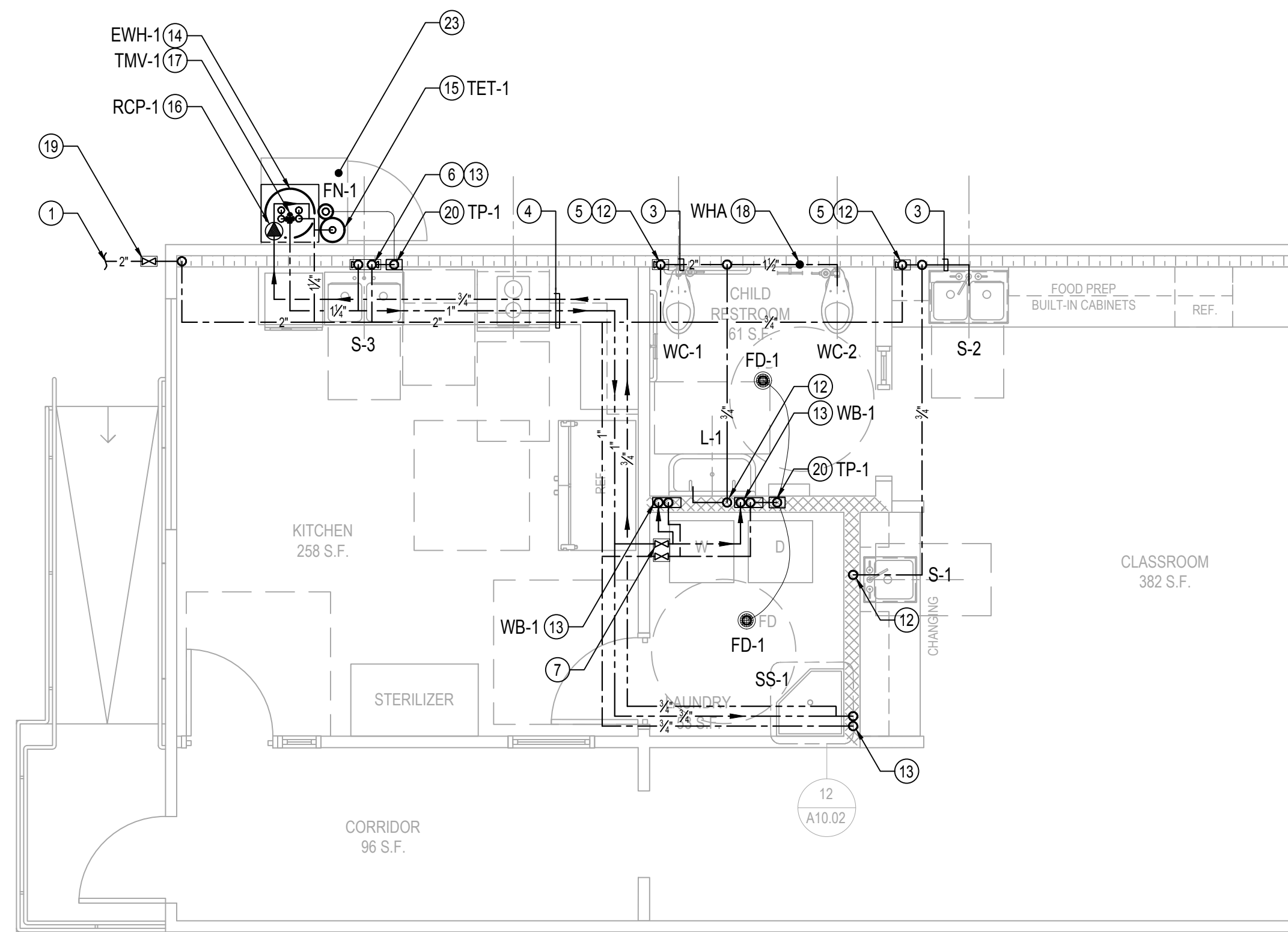
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PLUMBING BUNGALOW 02 WATER & GAS PIPING PLAN

SCALE:
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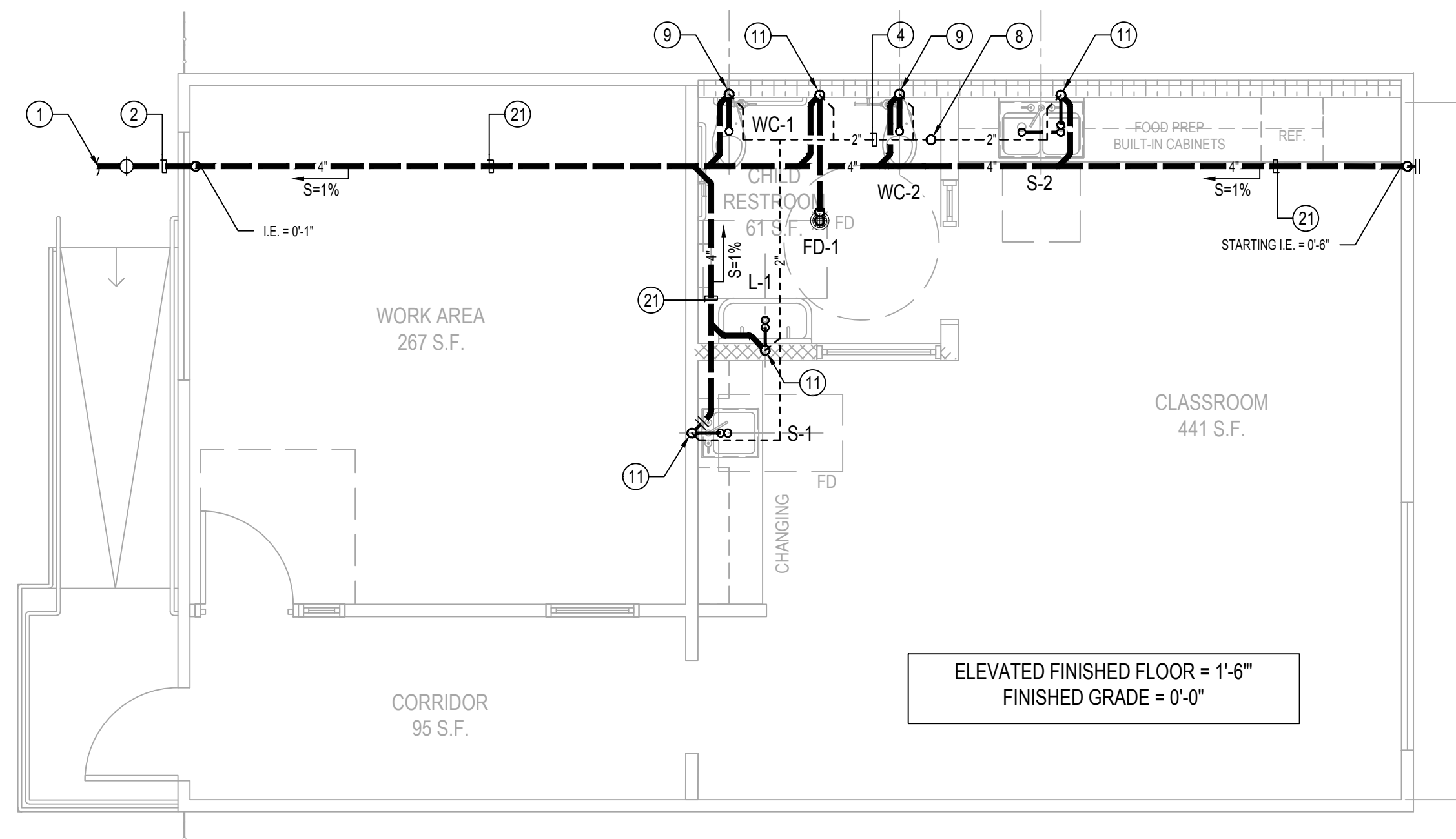
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PLUMBING BUNGALOW 01 WATER & GAS PIPING PLAN

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

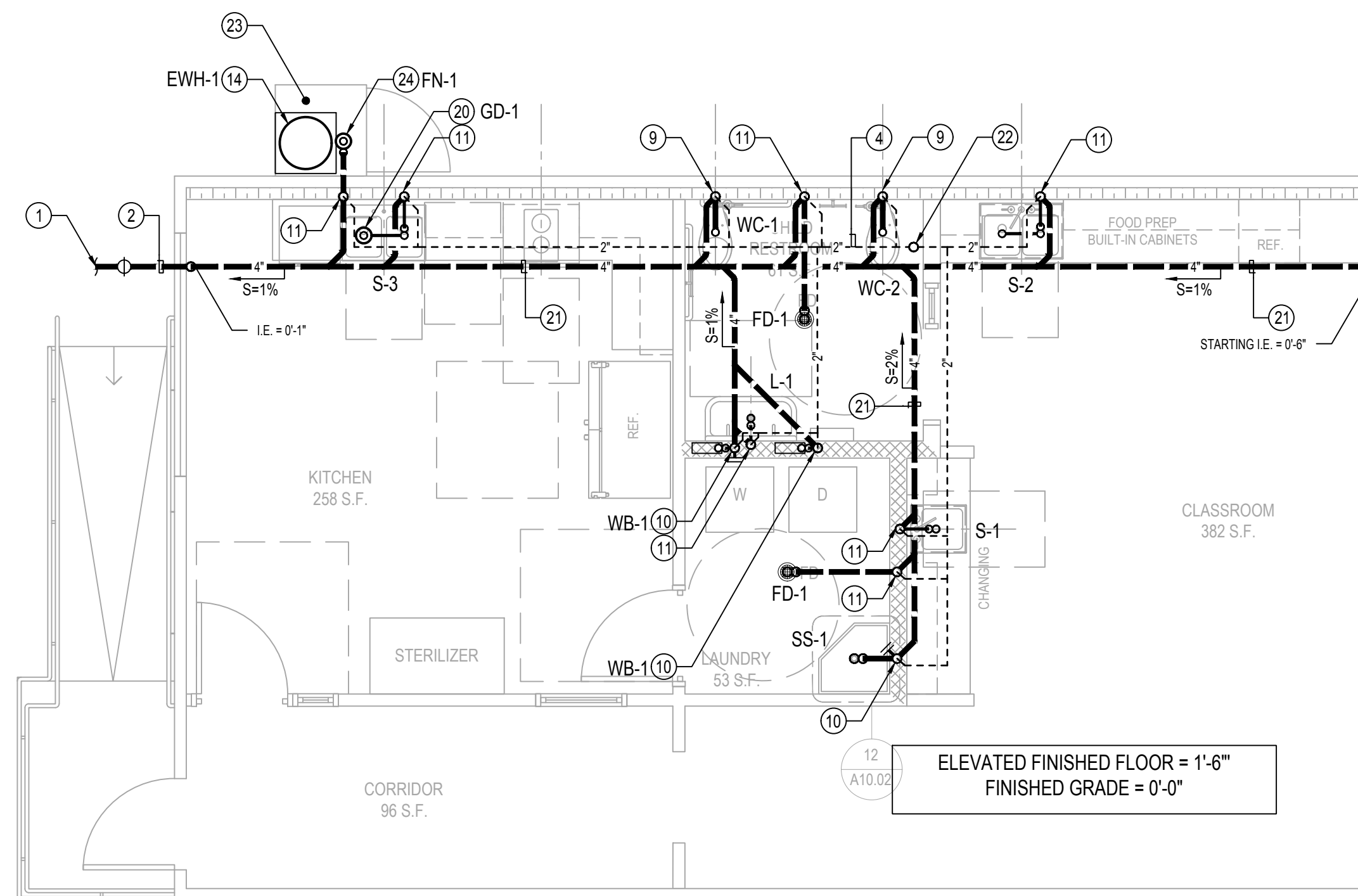
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PLUMBING BUNGALOW 02 WASTE & VENT PIPING PLAN

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

3



PLUMBING BUNGALOW 01 WASTE & VENT PIPING PLAN

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

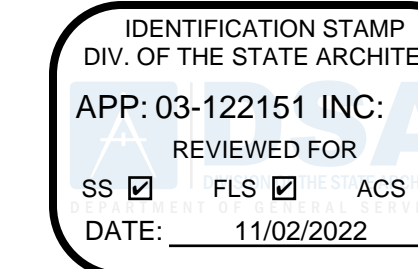
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GENERAL NOTES

- 1 SEE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS.
- 2 PROVIDE INSULATION FOR TRAPS ON ALL ADA ACCESS FIXTURES.
- 4 READ WITH SCHEMATIC RISER DIAGRAMS.
- 5 HOT WATER AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED.
- 6 LOWER ROUGH-IN HEIGHTS FOR ALL ADA & ADAPTABLE KITCHENS.

REFERENCE NOTES

- 1 SEE PLUMBING SITE PLAN FOR CONTINUATION.
- 2 PIPING BELOW GRADE.
- 3 PIPING AT LOW LEVEL INSIDE WALL.
- 4 PIPING AT HIGH LEVEL INSIDE CEILING SPACE. REFER TO DETAIL 7 OF SHEET P5.01 FOR SUPPORT AND BRACING DETAIL.
- 5 COLD WATER SHUT-OFF VALVE AT LOW LEVEL INSIDE WALL. PROVIDE WITH ACCESS PANEL.
- 6 HOT AND COLD WATER SHUT-OFF VALVE AT LOW LEVEL. PROVIDE WITH ACCESS PANEL.
- 7 HOT AND COLD WATER SHUT-OFF VALVE AT HIGH LEVEL INSIDE CEILING SPACE. PROVIDE WITH ACCESS PANEL.
- 8 2" VENT THRU ROOF.
- 9 4" WASTE DOWN, 2" VENT UP.
- 10 3" WASTE DOWN, 2" VENT UP.
- 11 2" WASTE DOWN, 2" VENT UP.
- 12 COLD WATER DOWN TO SUPPLY FIXTURES.
- 13 HOT AND COLD WATER DOWN TO SUPPLY FIXTURES.
- 14 ELECTRIC STORAGE TYPE WATER HEATER SET TO 140 °F. SEE DETAIL 1 SHEET P5.02 FOR DETAILS.
- 15 THERMAL EXPANSION TANK.
- 16 RECIRCULATING PUMP.
- 17 TEMPERATURE MIXING VALVE MAIN SET TO 120 °F.
- 18 WATER HAMMER ARRESTOR.
- 19 DOMESTIC COLD WATER SHUT-OFF VALVE BELOW GRADE INSIDE YARD BOX.
- 20 1/2" COLD WATER LINE DOWN TO TRAP PRIMER. RUN SEPARATE 1/2" COPPER LINE FROM TRAP PRIMER OUTLET UP TO FLOOR DRAIN TAILPIECE. PROVIDE ACCESS PANEL TO TRAP PRIMER.
- 21 PIPING ABOVE GROUND UNDER ELEVATED FLOOR.
- 22 3" VENT THRU ROOF.
- 23 WATER HEATER ENCLOSURE TO BE PROVIDED BY ARCHITECT.
- 24 6" HIGH X 6" DIA. FUNNEL DRAIN WITH 2" WASTE STRAPPED TO WATER HEATER STAND.



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PROJECT:
LAEP EARLY CHILDHOOD CENTER

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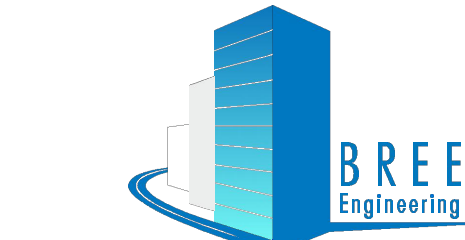
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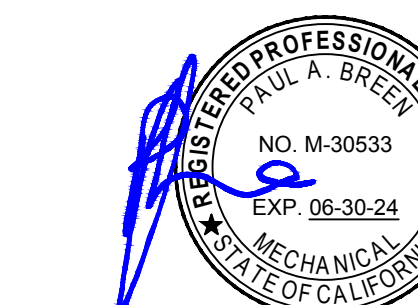


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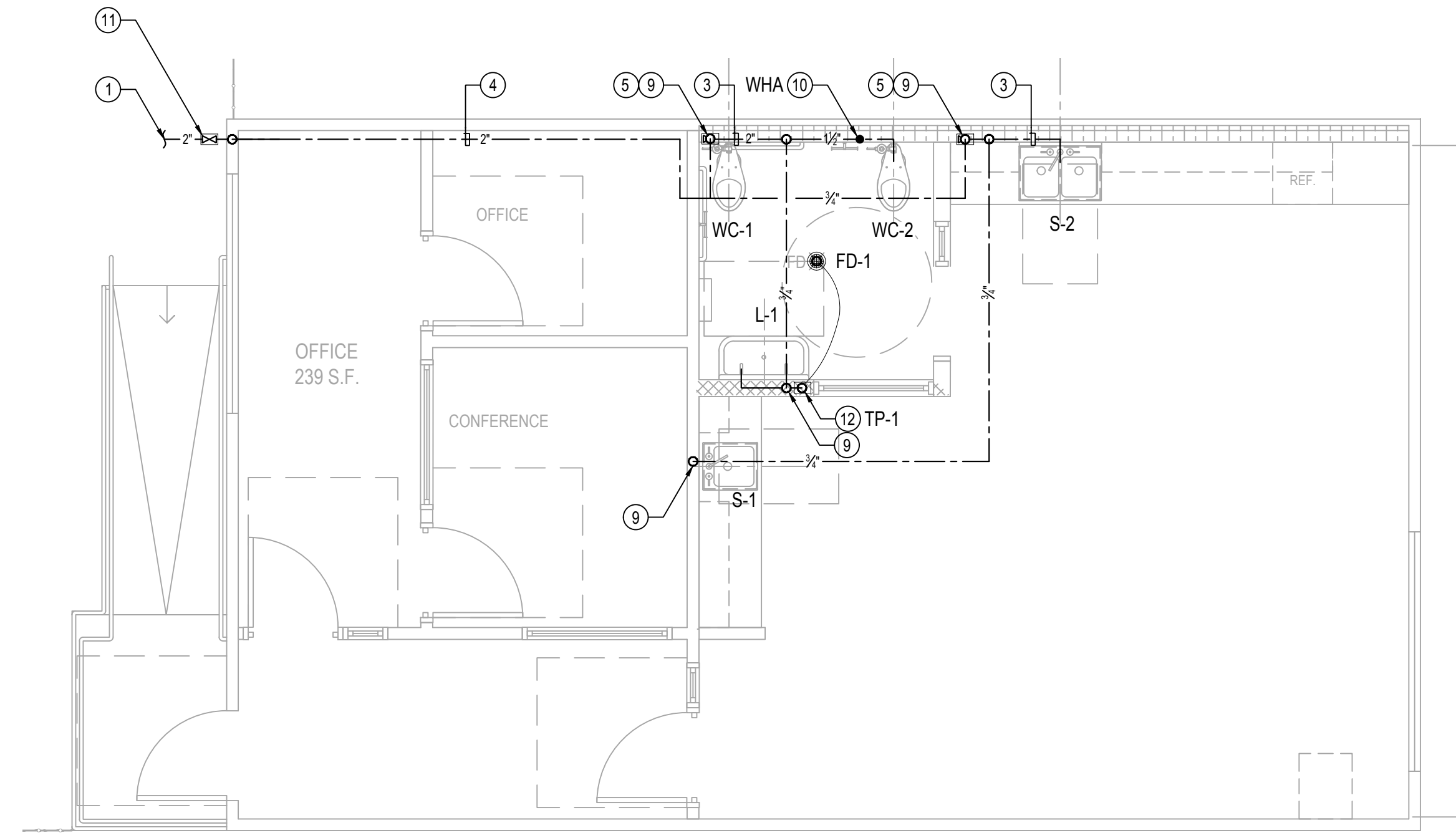
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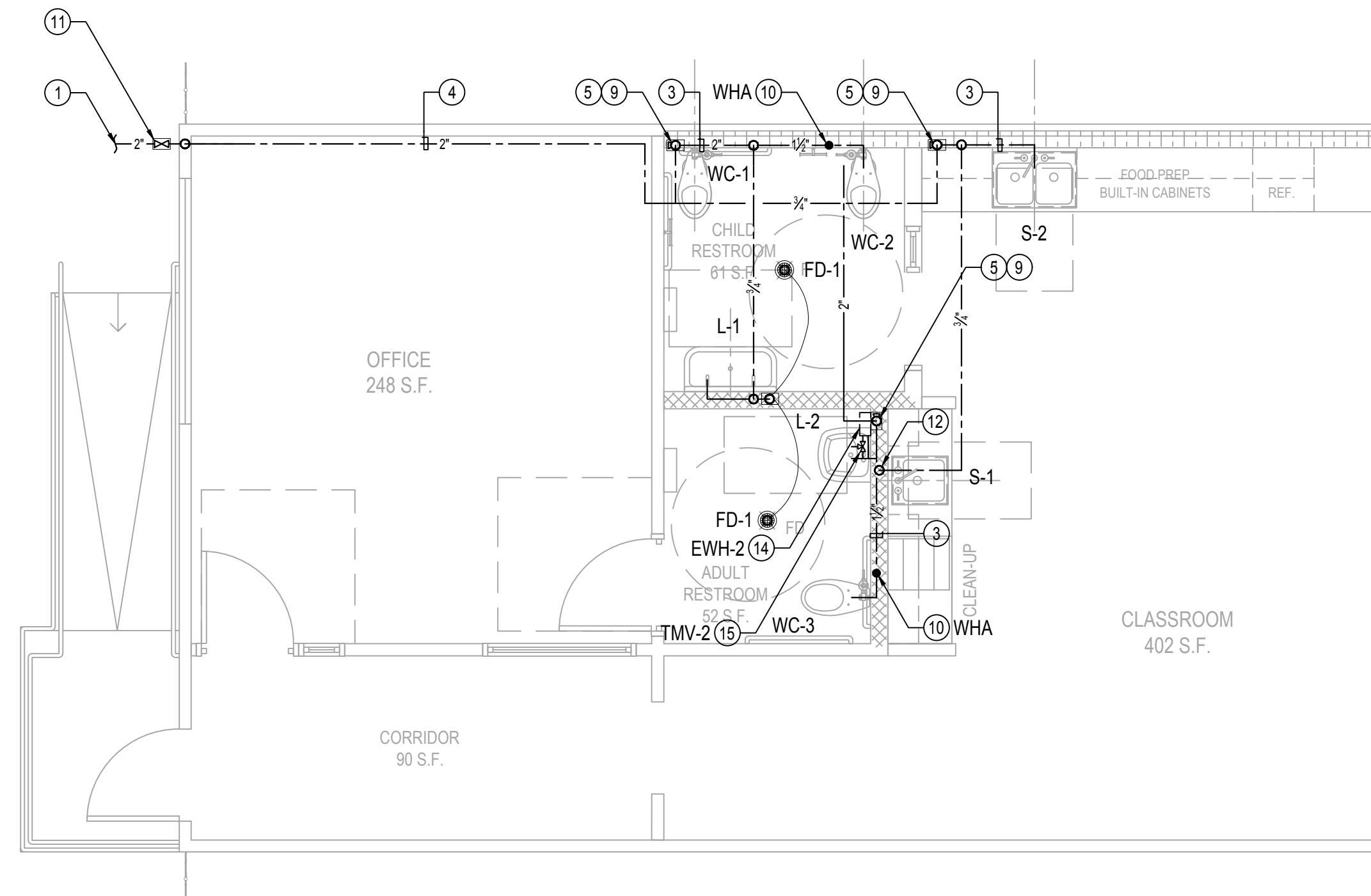
DRAWN BY	JT
DESIGNED BY	JT
CHECKED BY	JT
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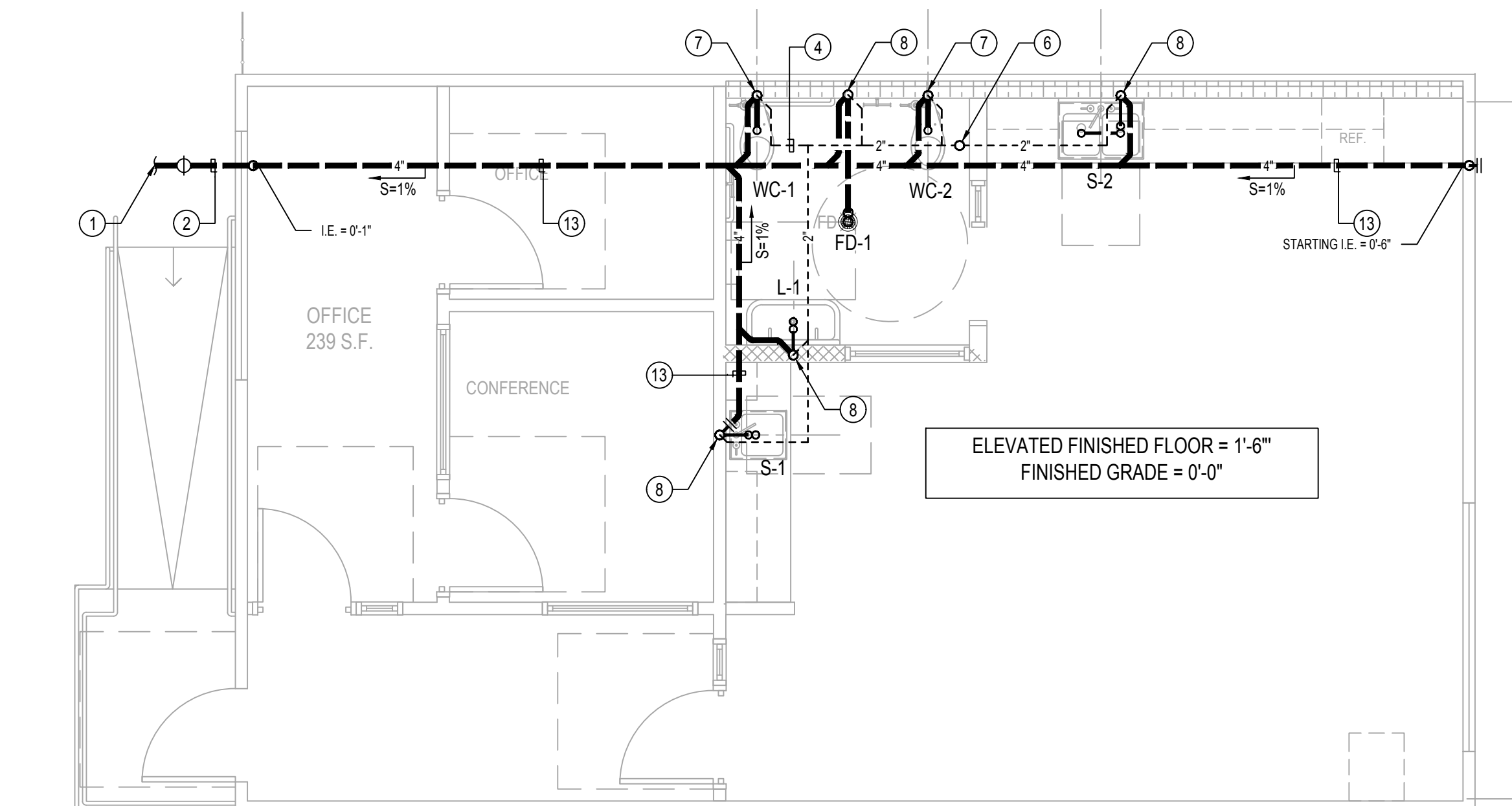
PLUMBING BUNGALOW 04 WATER & GAS PIPING PLAN

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



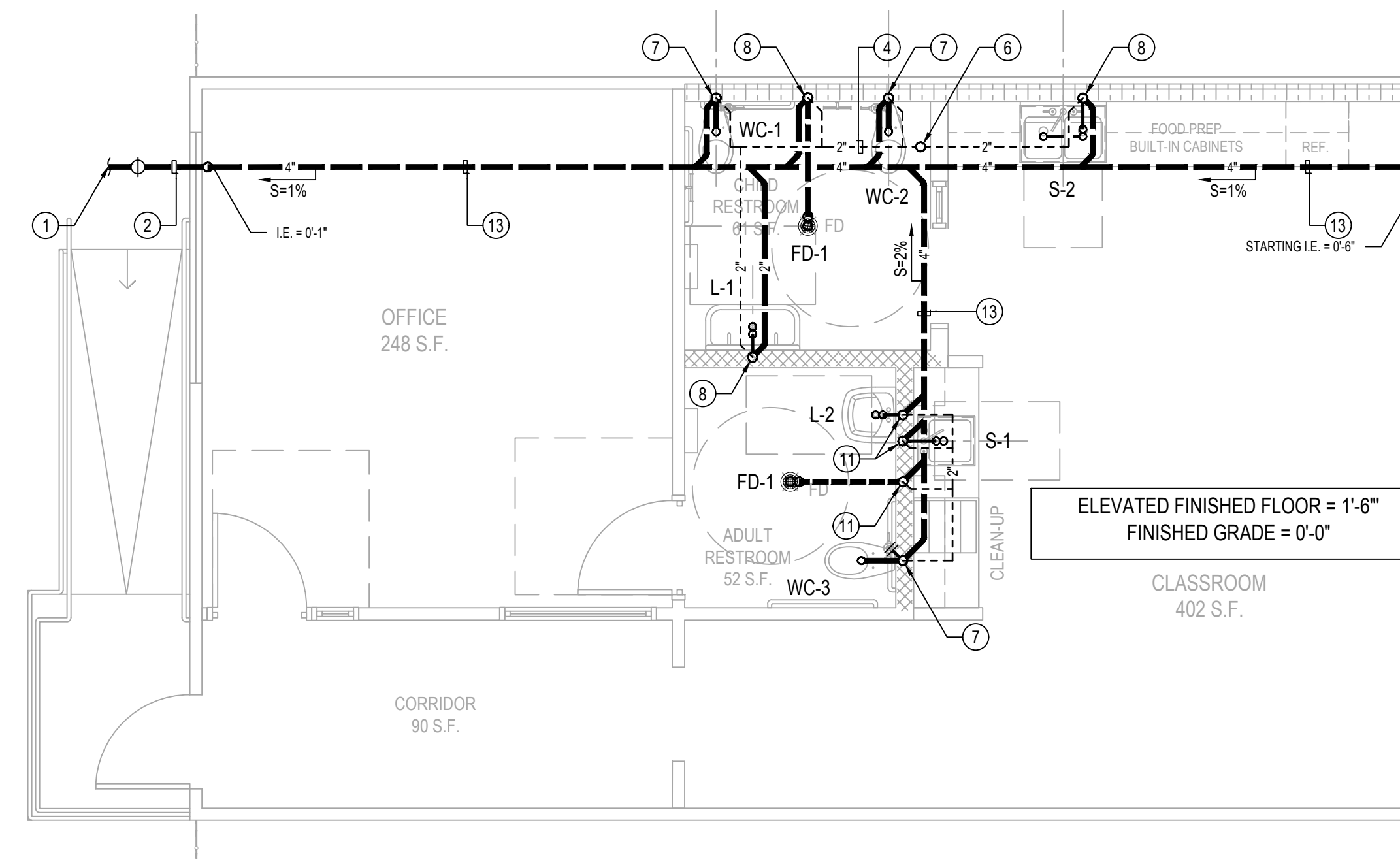
PLUMBING BUNGALOW 03 WATER & GAS PIPING PLAN

SCALE: 1/4" = 1'-0" 2



PLUMBING BUNGALOW 04 WASTE & VENT PIPING PLAN

SCALE: 1/4" = 1'-0" 3



PLUMBING BUNGALOW 03 WASTE & VENT PIPING PLAN

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

GENERAL NOTES

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- 2 PROVIDE INSULATION FOR TRAPS ON ALL ADA ACCESS FIXTURES.
- 4 READ WITH SCHEMATIC RISER DIAGRAMS.
- 5 HOT WATER AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED.
- 6 LOWER ROUGH-IN HEIGHTS FOR ALL ADA & ADAPTABLE KITCHENS.

REFERENCE NOTES

- 1 SEE PLUMBING SITE PLAN FOR CONTINUATION.
- 2 PIPING BELOW GRADE.
- 3 PIPING AT LOW LEVEL INSIDE WALL.
- 4 PIPING AT HIGH LEVEL INSIDE CEILING SPACE. REFER TO DETAIL 7 OF SHEET P5.01 FOR SUPPORT AND BRACING DETAIL.
- 5 COLD WATER SHUT-OFF VALVE AT LOW LEVEL INSIDE WALL PROVIDE WITH ACCESS PANEL.
- 6 2" VENT THRU ROOF.
- 7 4" WASTE DOWN, 2" VENT UP.
- 8 2" WASTE DOWN, 2" VENT UP.
- 9 COLD WATER DOWN TO SUPPLY FIXTURES.
- 10 WATER HAMMER ARRESTOR.
- 11 DOMESTIC COLD WATER SHUT-OFF VALVE BELOW GRADE INSIDE YARD BOX.
- 12 1/2" COLD WATER LINE DOWN TO TRAP PRIMER. RUN SEPARATE 1/2" COPPER LINE FROM TRAP PRIMER OUTLET UP TO FLOOR DRAIN TAILPIECE. PROVIDE ACCESS PANEL TO TRAP PRIMER.
- 13 PIPING ABOVE GROUND UNDER ELEVATED FLOOR.
- 14 INSTANTANEOUS WATER HEATER. SEE DETAIL 4 SHEET P5.02 FOR DETAILS.
- 15 POINT-OF-USE THERMOSTATIC MIXING VALVE SERVING LAVATORY. SET AT 120°F.

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PROJECT:
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PAUL A. BREEN
 REGISTERED PROFESSIONAL ENGINEER
 NO. M-30533
 EXP. 06-30-24
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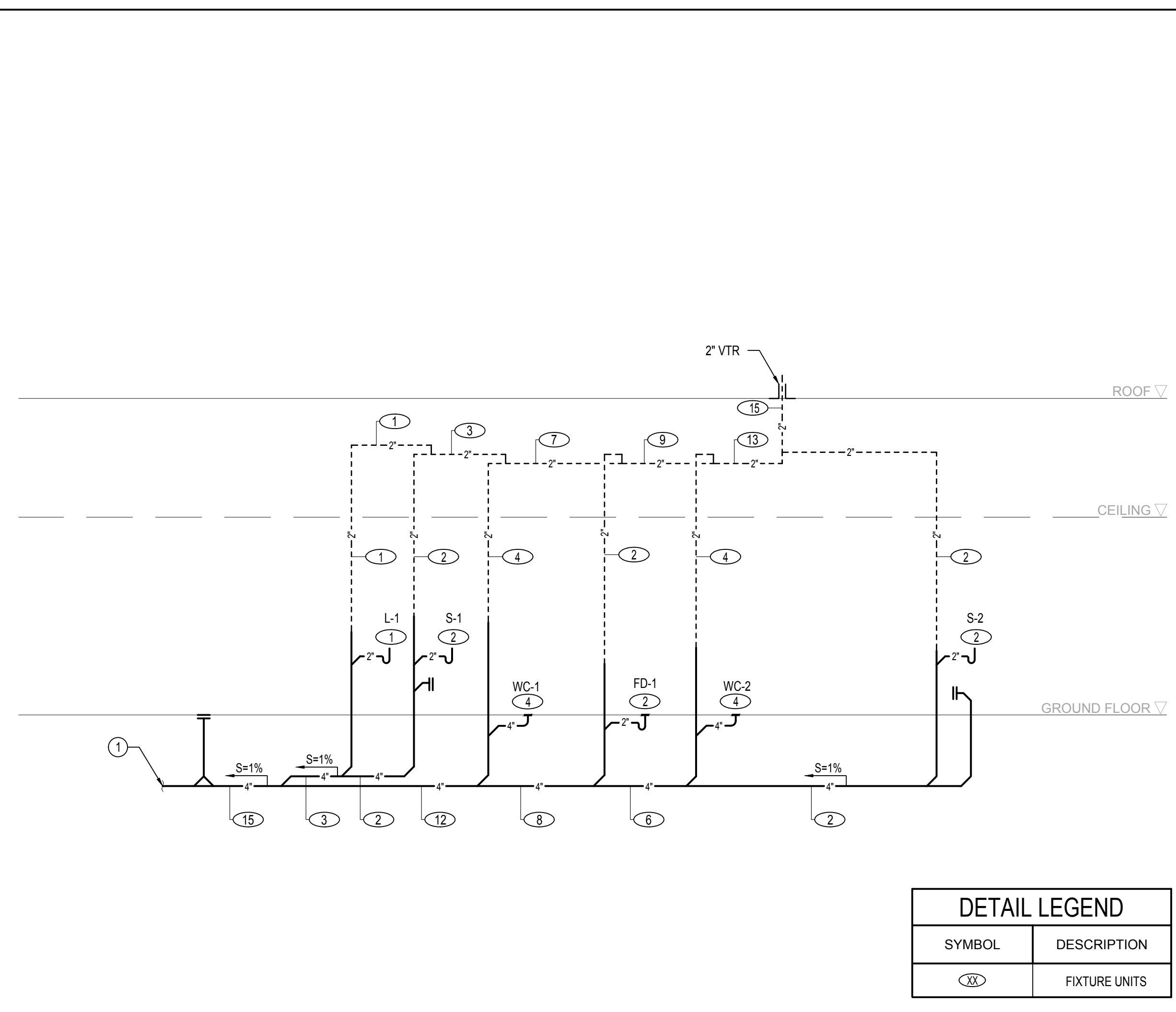
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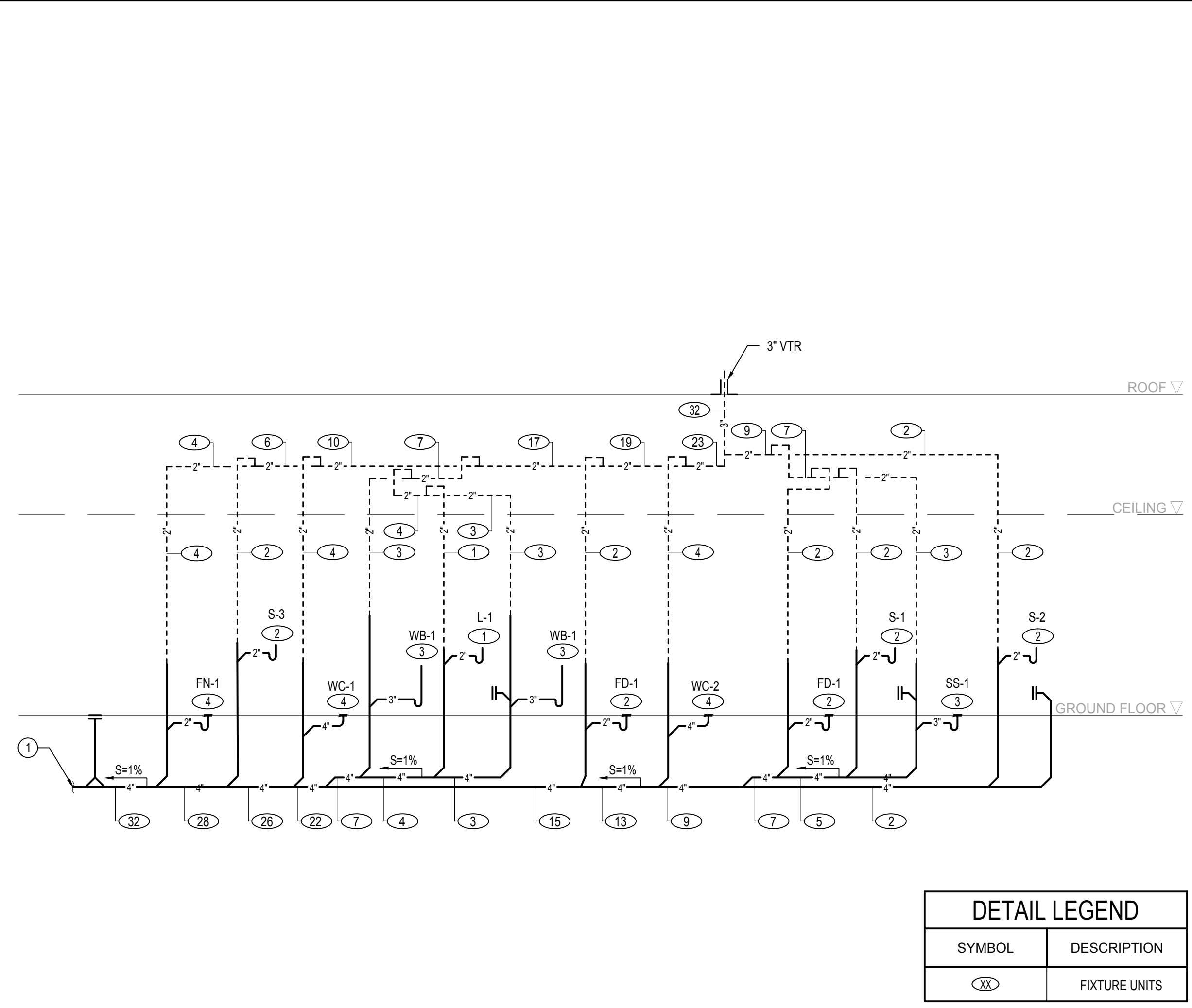
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DETAIL LEGEND	
SYMBOL	DESCRIPTION
(XX)	FIXTURE UNITS

BUNGALOW 02 & 04 WASTE & VENT RISER DIAGRAM

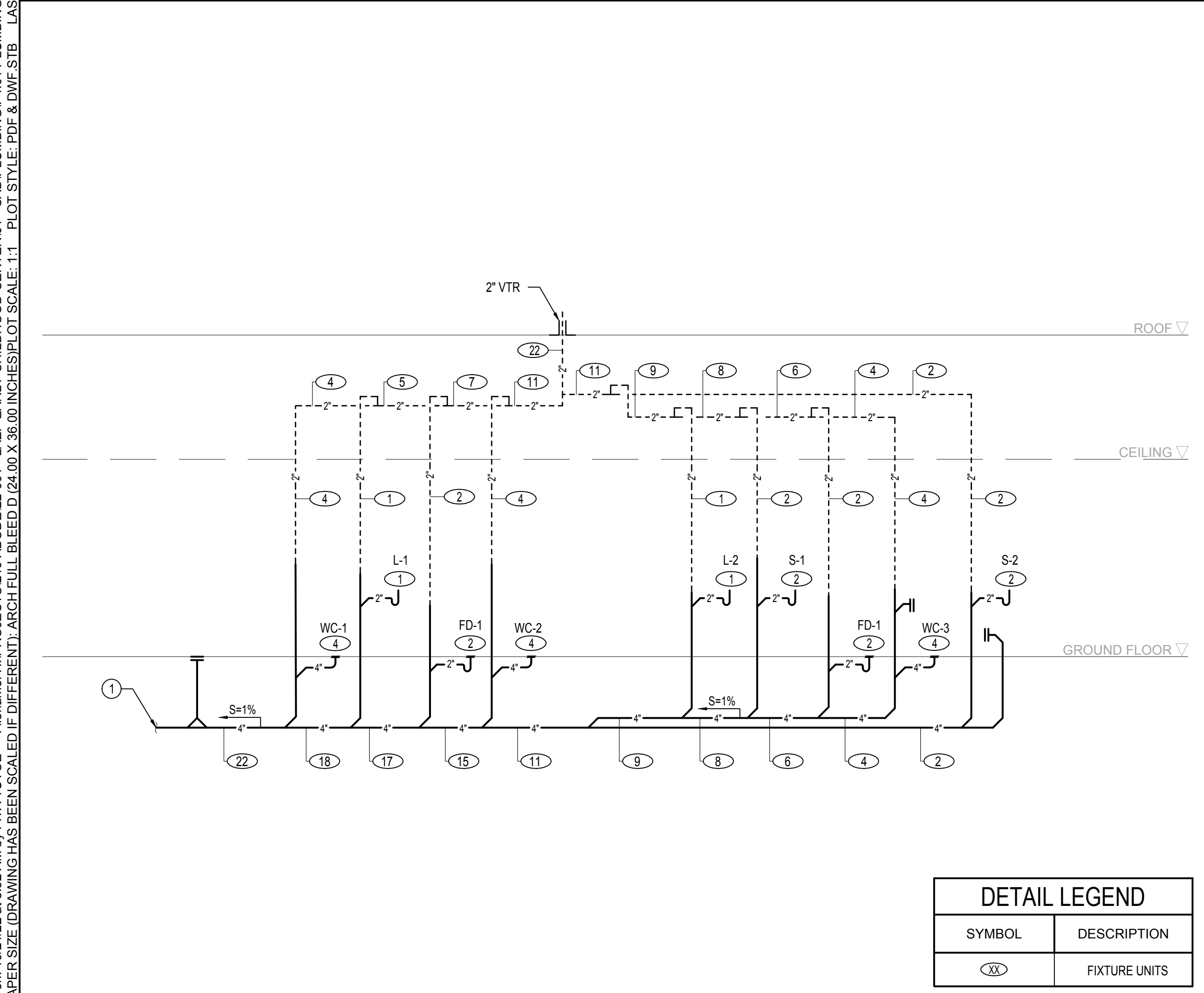
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DETAIL LEGEND	
SYMBOL	DESCRIPTION
(XX)	FIXTURE UNITS

BUNGALOW 01 WASTE & VENT RISER DIAGRAM

1



DETAIL LEGEND	
SYMBOL	DESCRIPTION
(XX)	FIXTURE UNITS

BUNGALOW 03 WASTE & VENT RISER DIAGRAM

3

GENERAL NOTES

DRAWINGS ARE DIAGRAMMATIC AND DOES NOT REPRESENT ACTUAL CONNECTIONS.

REFERENCE NOTES

4" BUILDING SEWER LATERAL TO CONNECT TO ONSITE SEWER SYSTEM. SEE PLUMBING SITE PLAN FOR CONTINUATION.

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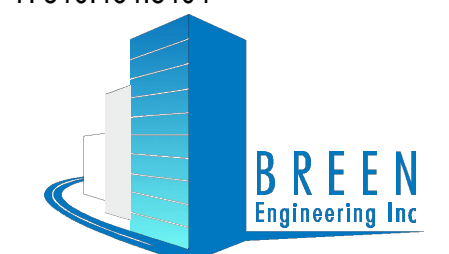
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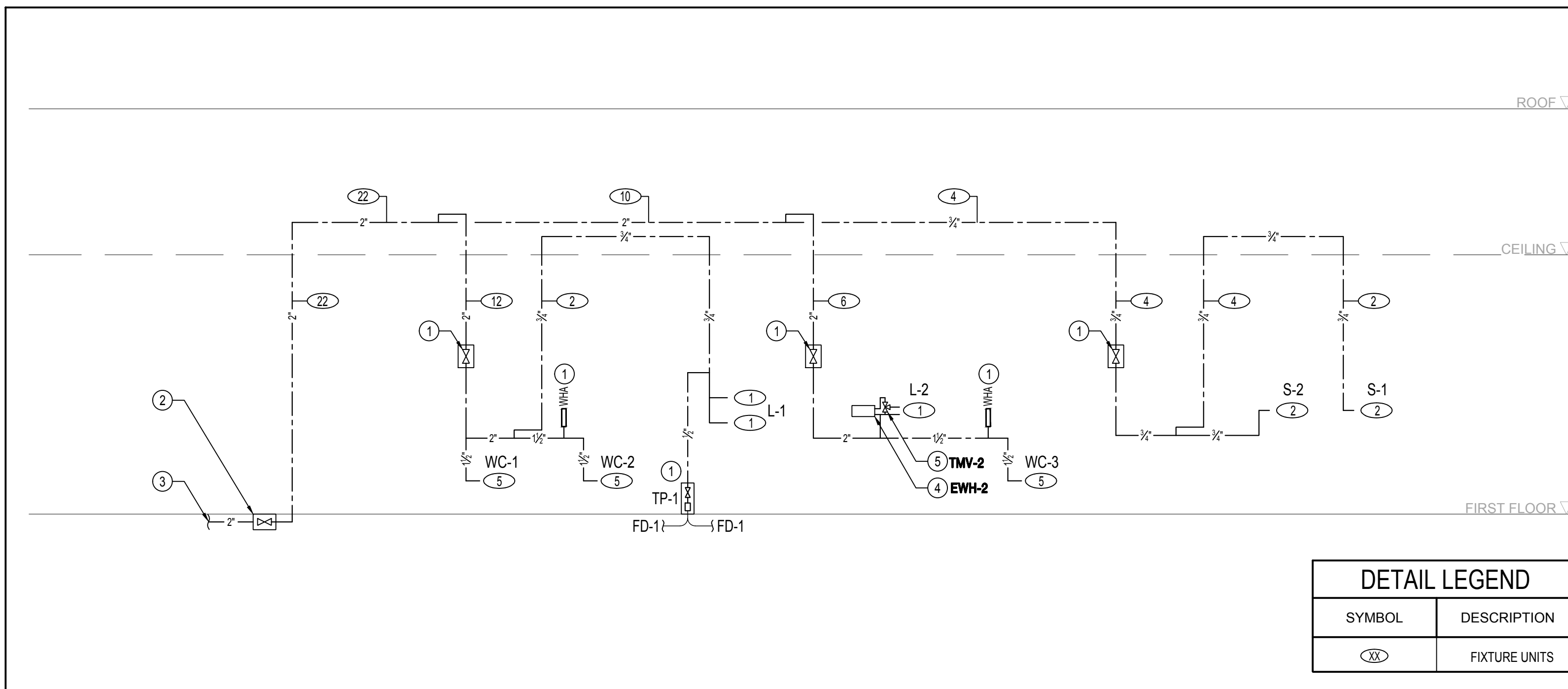
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CHECKED BY	JT
APPROVED BY	PB

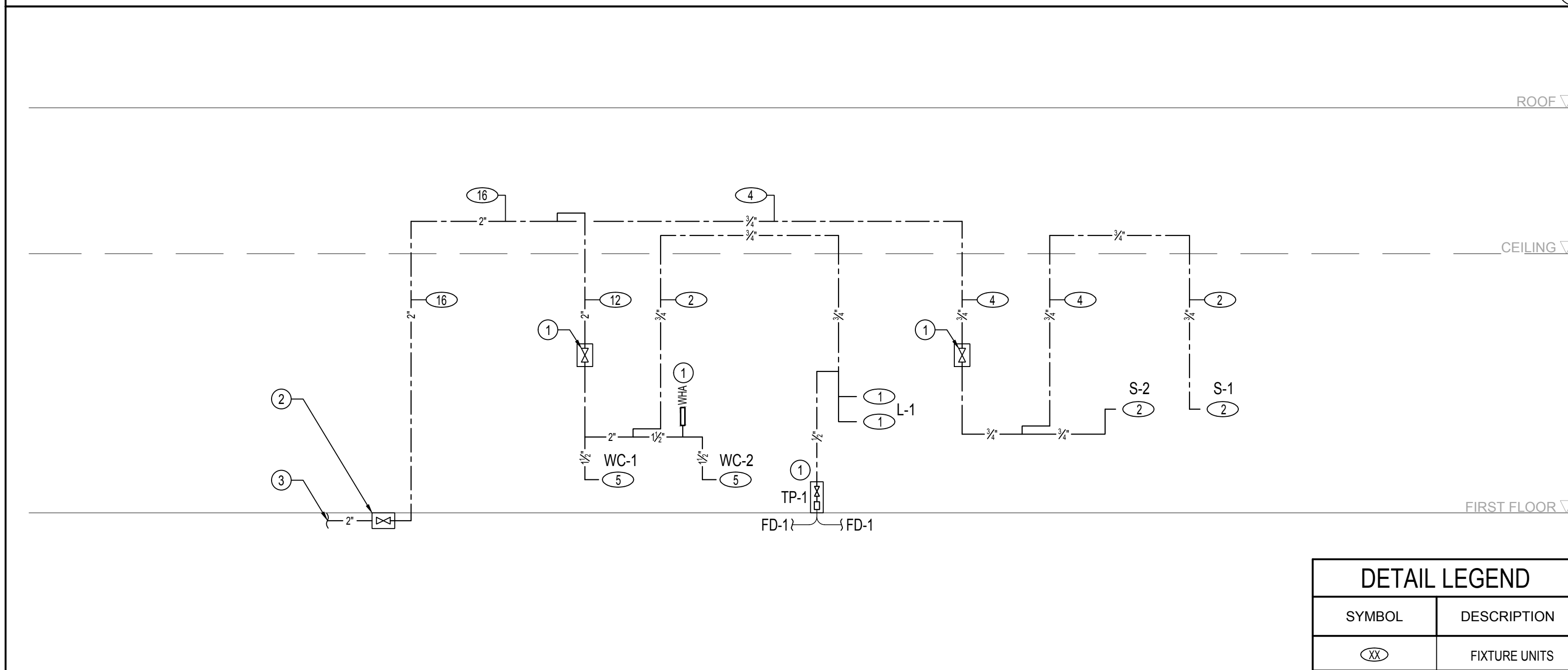
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 PLOTTED PAPER SIZE (DRAWING HAS BEEN SCALED IF DIFFERENT); ARCH FULL BLEED D (24.00 X 36.00 INCHES); PLOT SCALE: 1:1 PLOT STYLE: PDF & DWF-8TB LAST SAVED BY: JGRAVELLA

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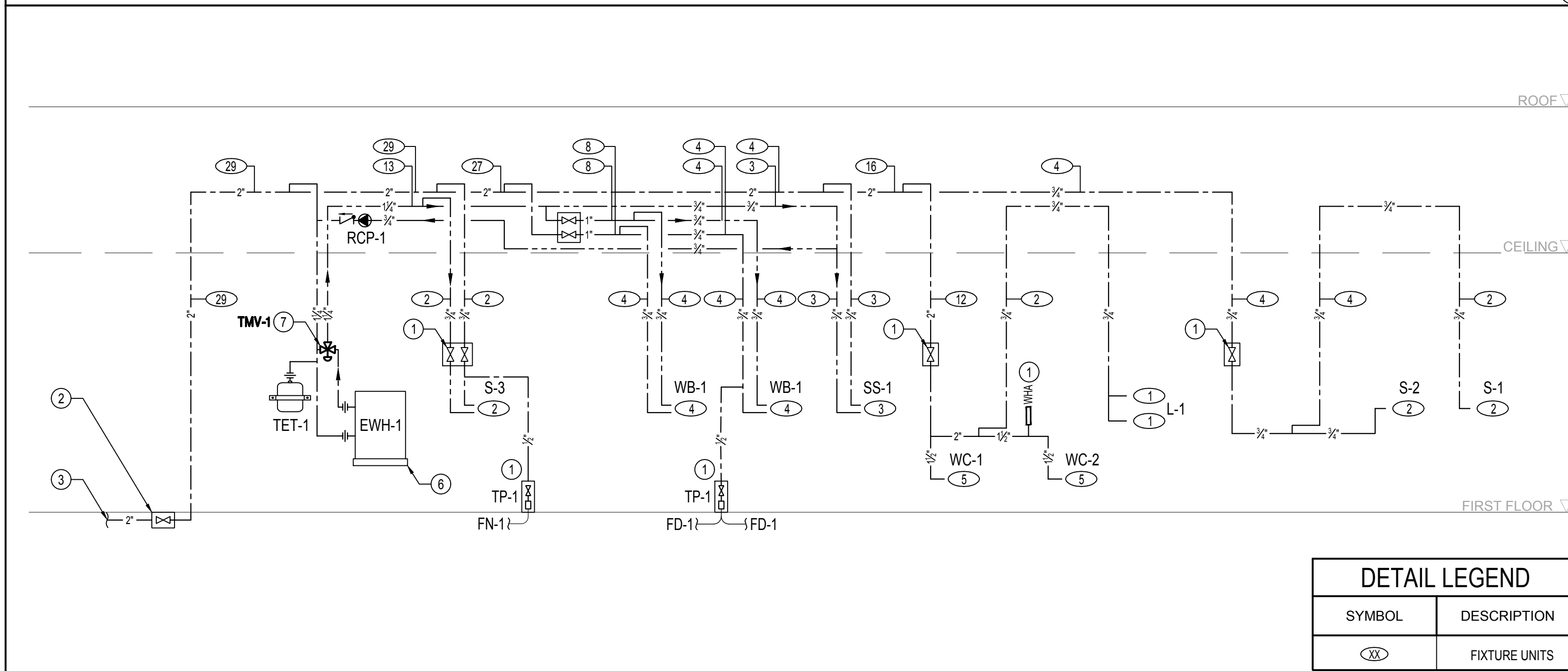
BUNGALOW 03 HOT & COLD WATER RISER DIAGRAM

3



BUNGALOW 02 & 04 HOT & COLD WATER RISER DIAGRAM

2



BUNGALOW 01 HOT & COLD WATER RISER DIAGRAM

1

GENERAL NOTES

1 DRAWINGS ARE DIAGRAMMATIC AND DOES NOT REPRESENT ACTUAL CONNECTIONS.

REFERENCE NOTES

- 1 PROVIDE WITH ACCESS PANEL.
- 2 DOMESTIC COLD WATER SHUT-OFF VALVE BELOW GRADE INSIDE YARD BOX.
- 3 SEE PLUMBING SITE PLAN FOR CONTINUATION.
- 4 INSTANTANEOUS WATER HEATER BELOW LAVATORY. SEE DETAIL 4/P5.02.
- 5 POINT-OF-USE THERMOSTATIC MIXING VALVE BELOW SINK, SET AT 120°F.
- 6 ELECTRIC STORAGE TYPE WATER HEATER SET TO 140°F. SEE DETAIL 1 SHEET P5.02 FOR DETAILS.
- 7 TEMPERATURE MIXING VALVE MAIN SET TO 120°F.

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abode communities architecture

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13928 KORNBLUM AVE.
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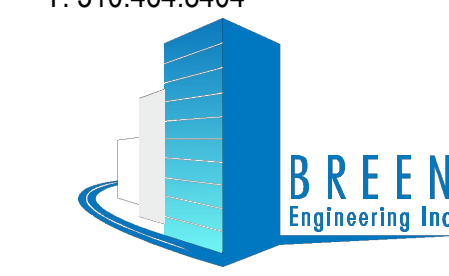
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10.24.22	DSA BACK-CHECK SET

SHEET NAME:
 PLUMBING HOT & COLD WATER RISER DIAGRAMS

SCALE: N.T.S.

SHEET NUMBER:

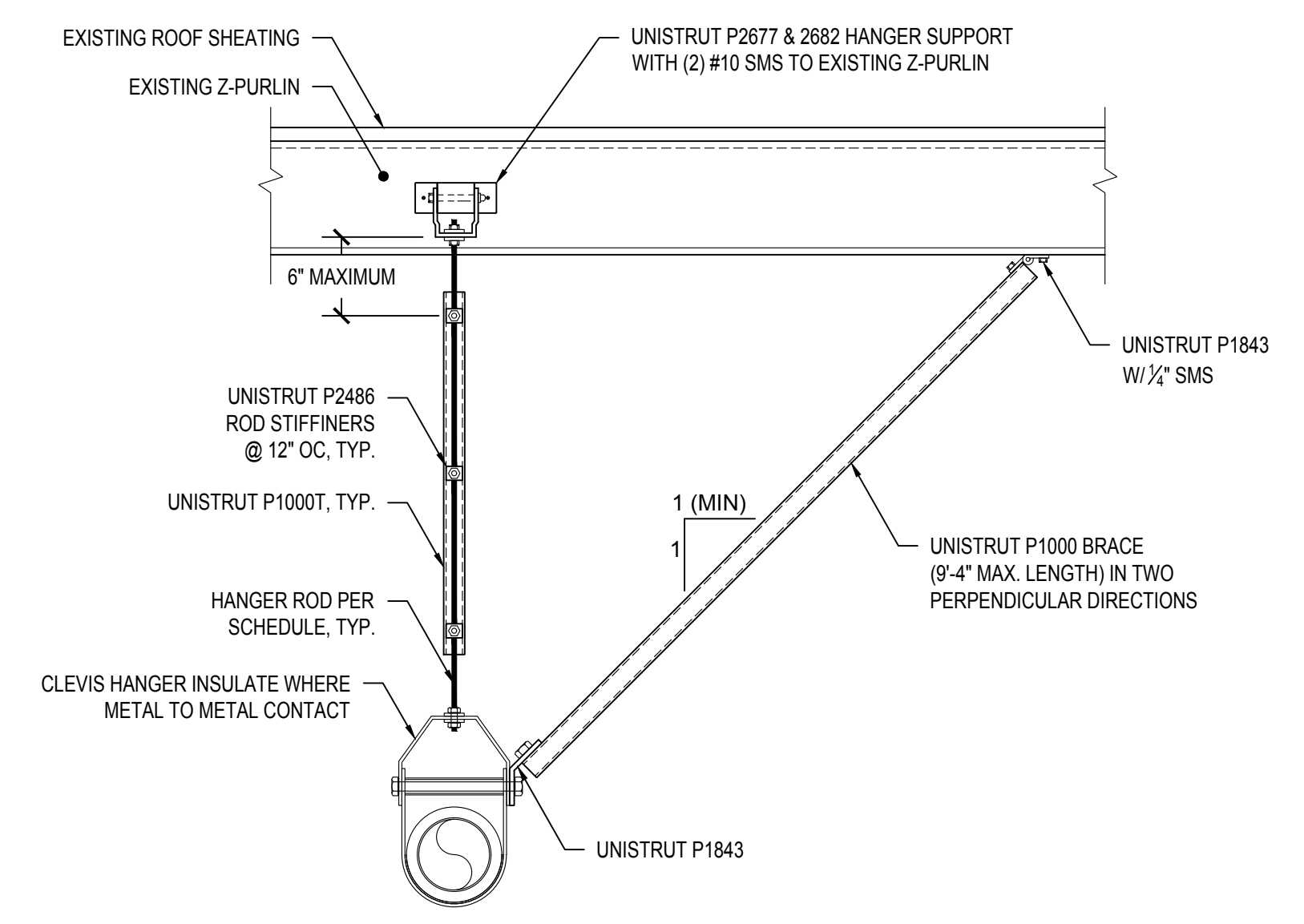
P4.02

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CHECKED BY	JT
APPROVED BY	PB

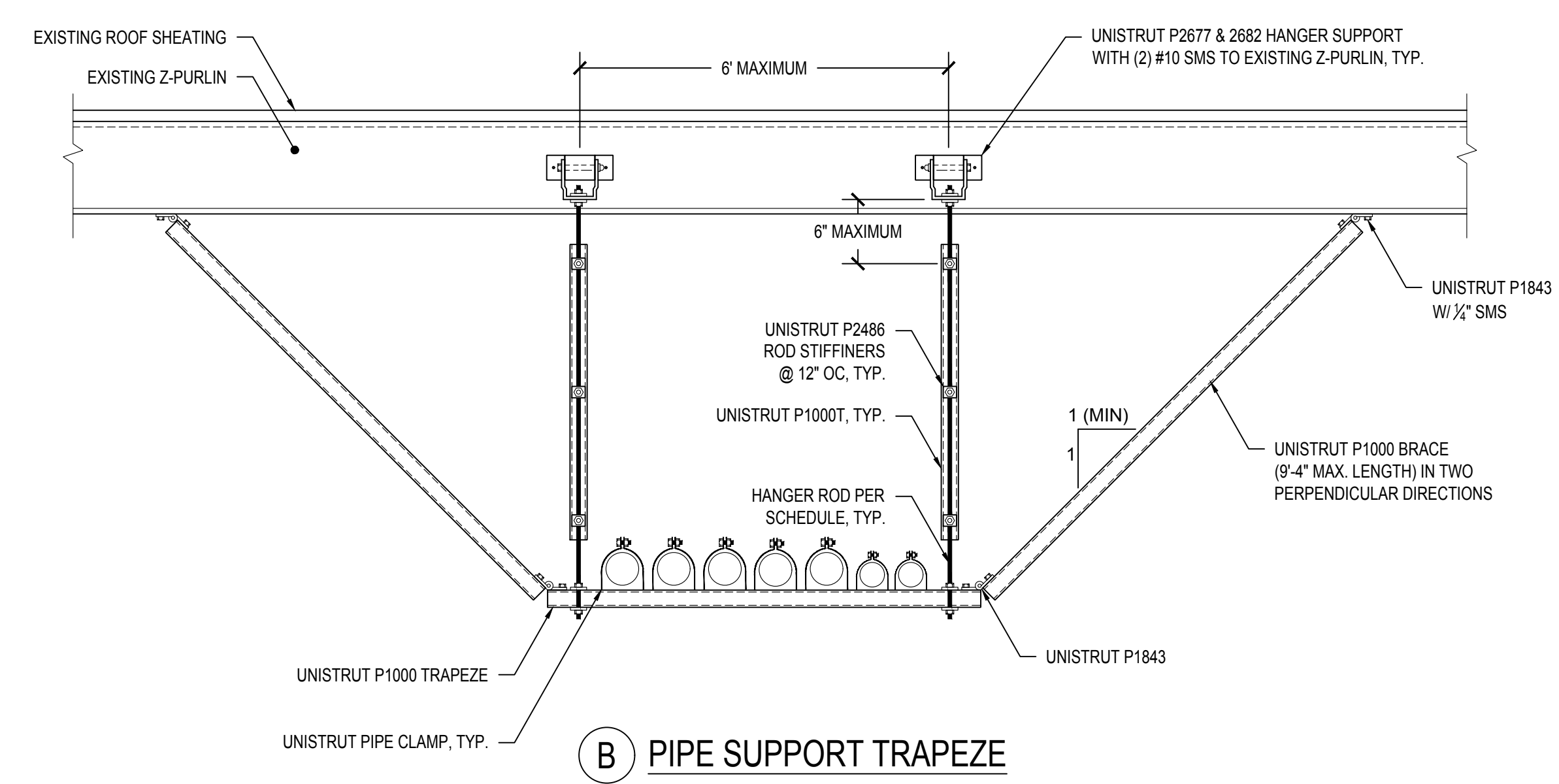
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 PLOTTED PAPER SIZE (DRAWING HAS BEEN SCALED IF DIFFERENT) ARCH FULL BLEED D (24.00 X 36.00 INCHES) PLOT SCALE: 1:1 PLOT STYLE: PDF & DWF STB LAST SAVED BY: RCASIA

GENERAL NOTES

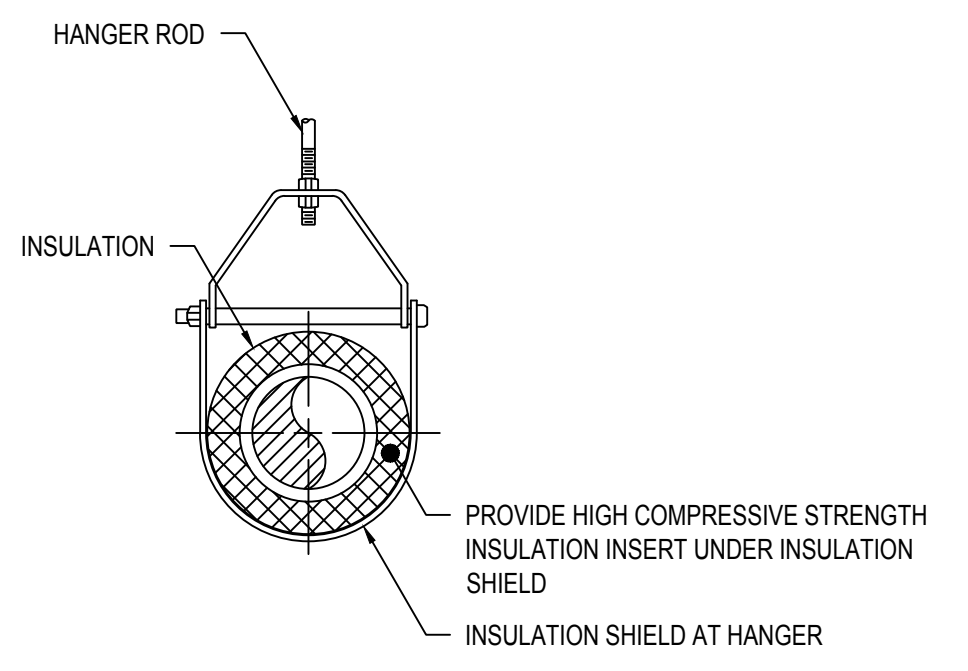
- 1 CHANNEL BRACING REQUIRED FOR ALL PIPE OVER 2", WITH HANGER ROD LENGTH OVER 24".
- 2 ROD STIFFENER REQUIRED WHENEVER CHANNEL BRACING IS REQUIRED.
- 3 FOR TRAPEZE HANGER TAKE SPACING OF SMALLEST SIZE PIPE ON TRAPEZE.



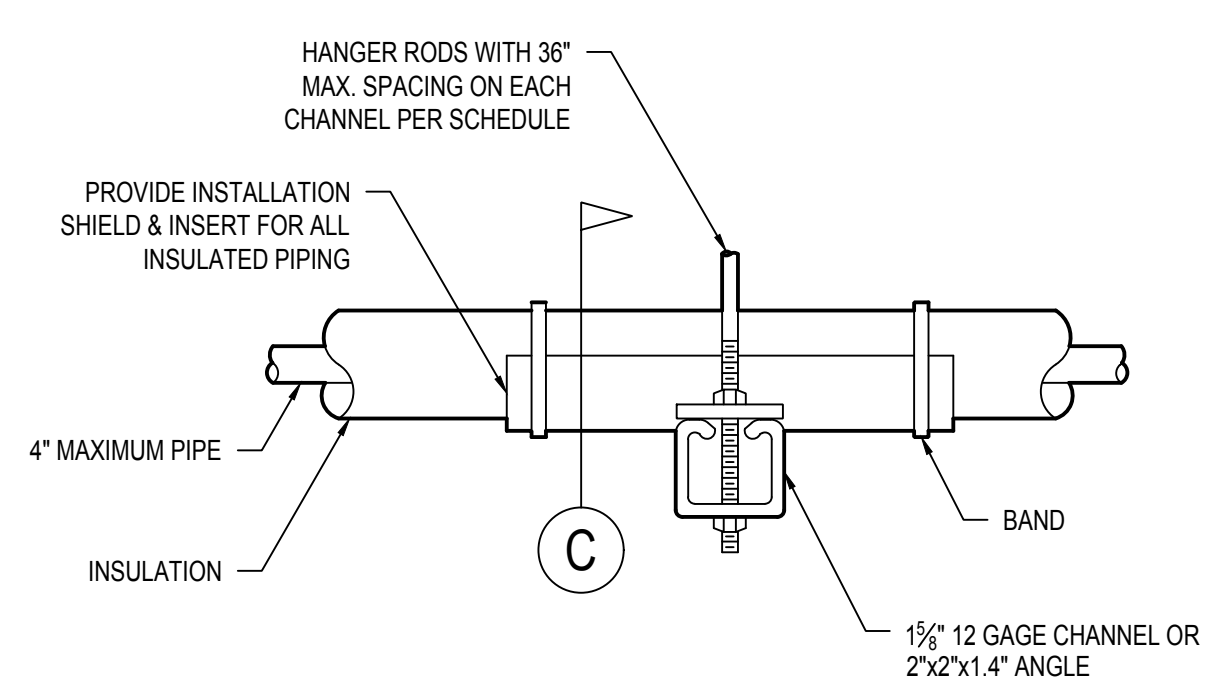
A SINGLE PIPE HANGER



B PIPE SUPPORT TRAPEZE



C ADJUSTABLE CLEVIS FOR LOW TEMPERATURE PIPE

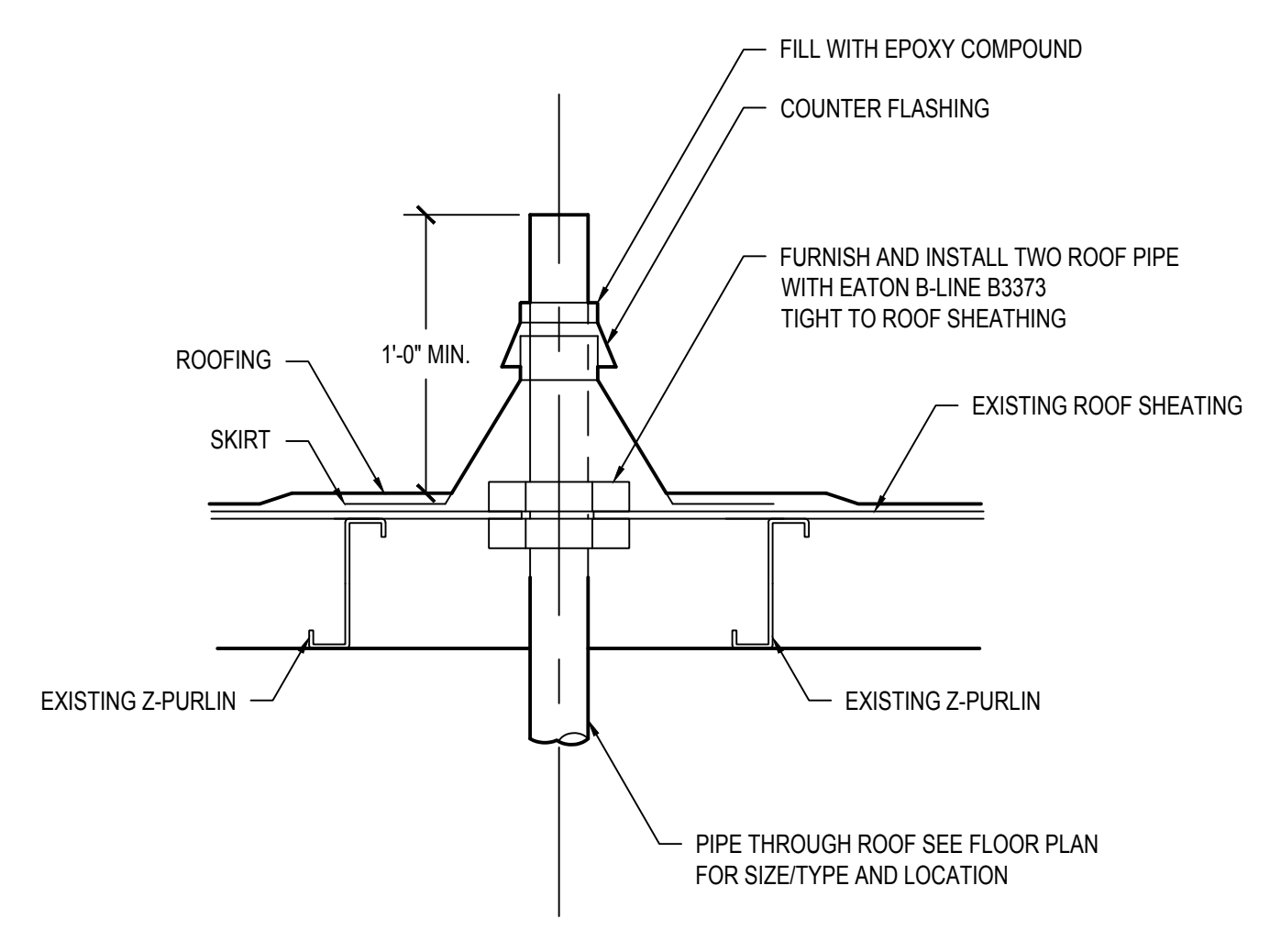


D TRAPEZE HANGER UP TO 1000 LB. LOAD

MAXIMUM PIPE/TUBING SUPPORT SPACING SCHEDULE, FEET									
PIPE SIZE	1/2"	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	4"
PIPE	7	7	7	7	9	10	11	12	14
TUBE	6	6	6	7	8	8	9	10	12
ROD THICKNESS	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	1/2"	1/2"	3/4"

PIPING SUPPORT AND SEISMIC BRACING DETAIL

7

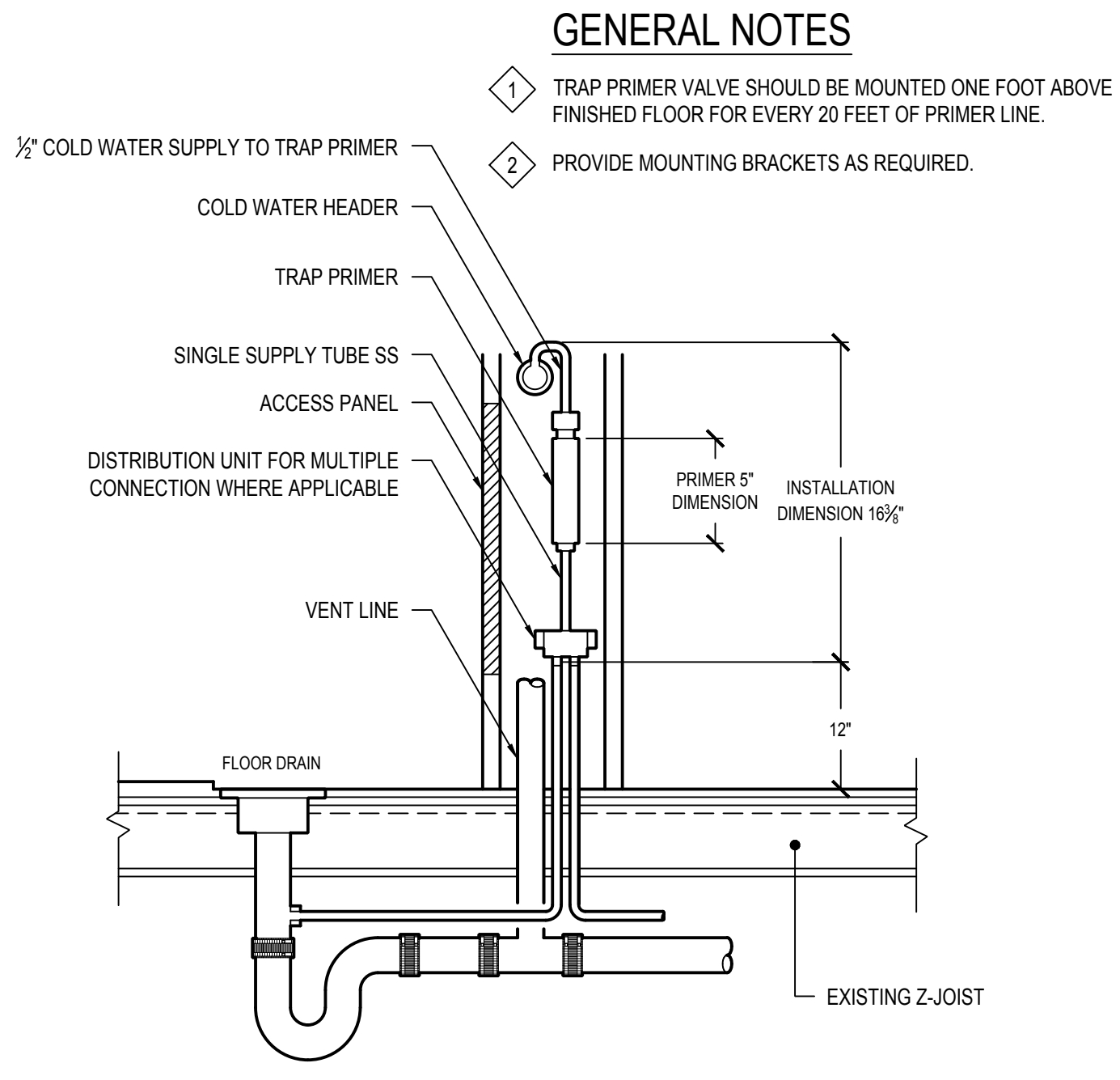


FLOOR DRAIN DETAIL

4

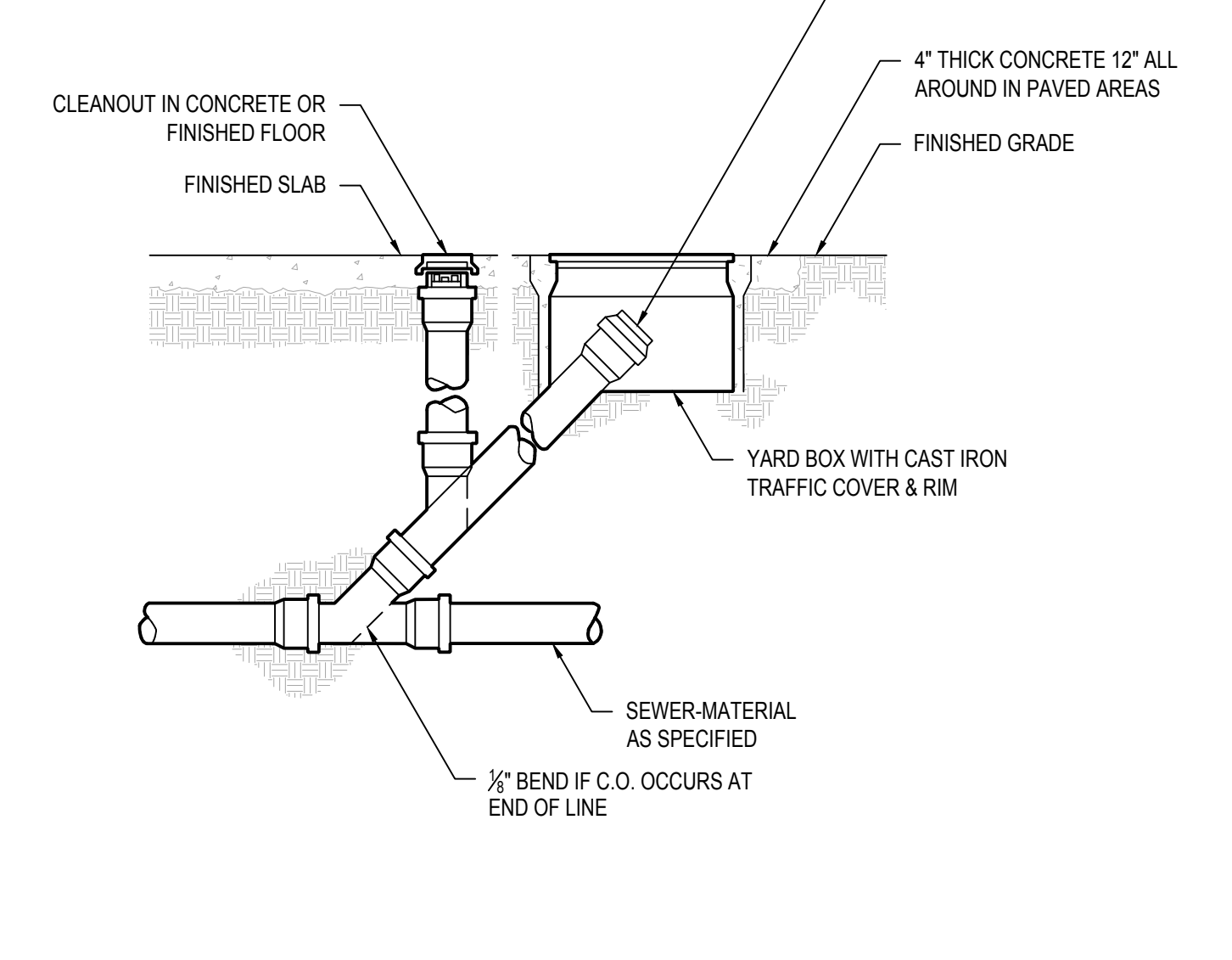
SANITARY VENT PIPE THROUGH ROOF DETAIL

6



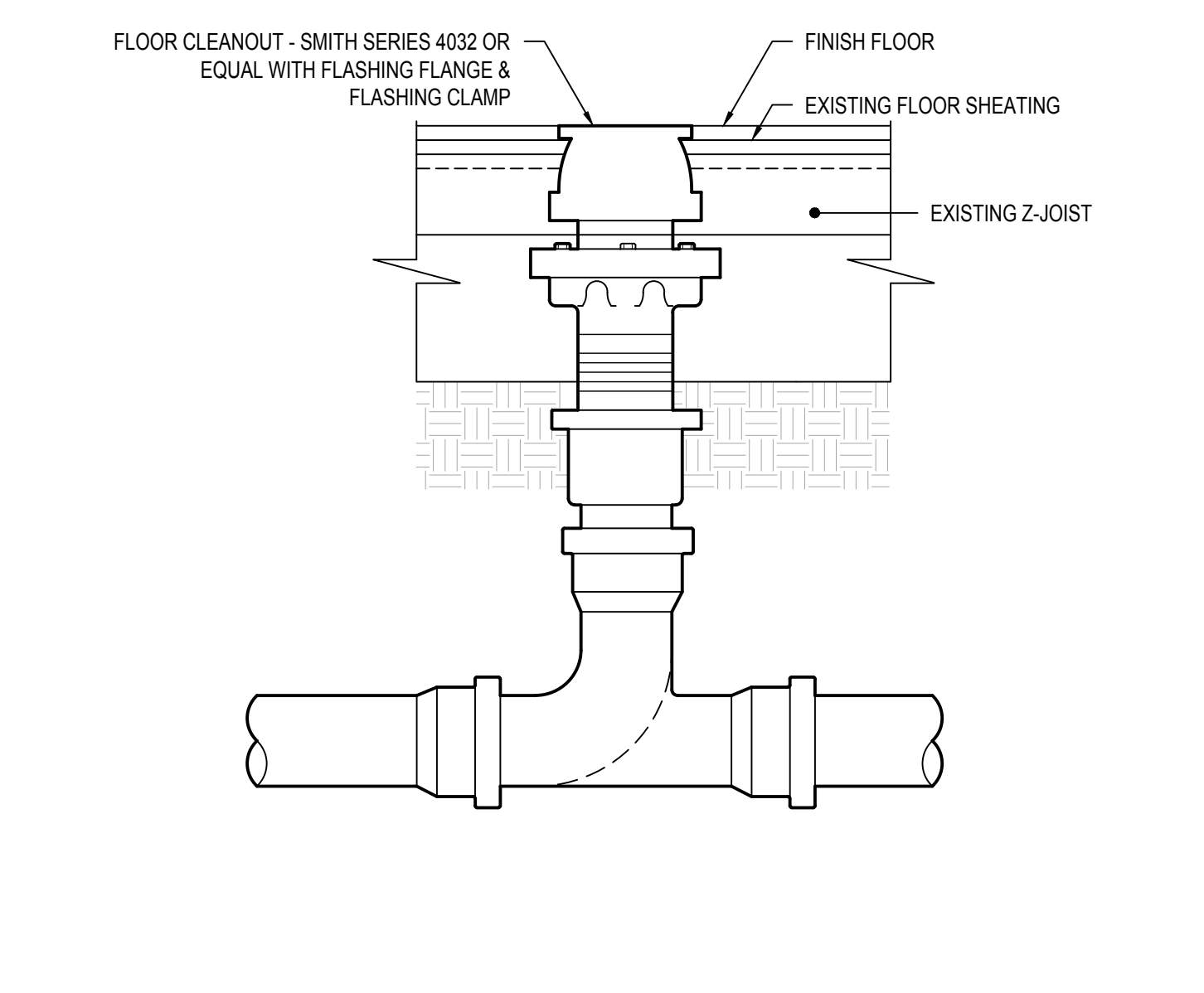
TRAP PRIMER INSTALLATION DETAIL

5



CLEANOUT TO GRADE

3

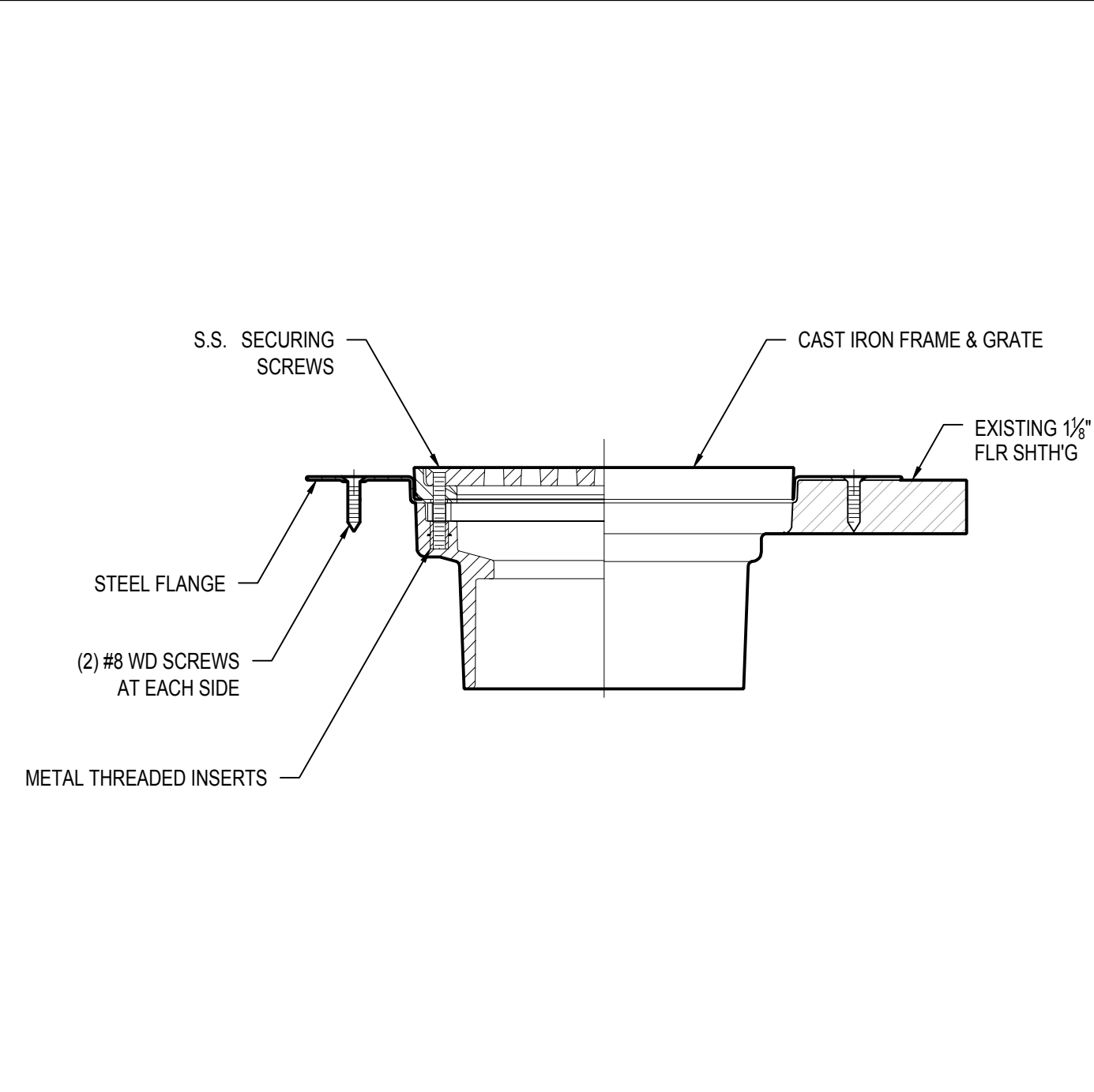


FLOOR CLEANOUT DETAIL

2

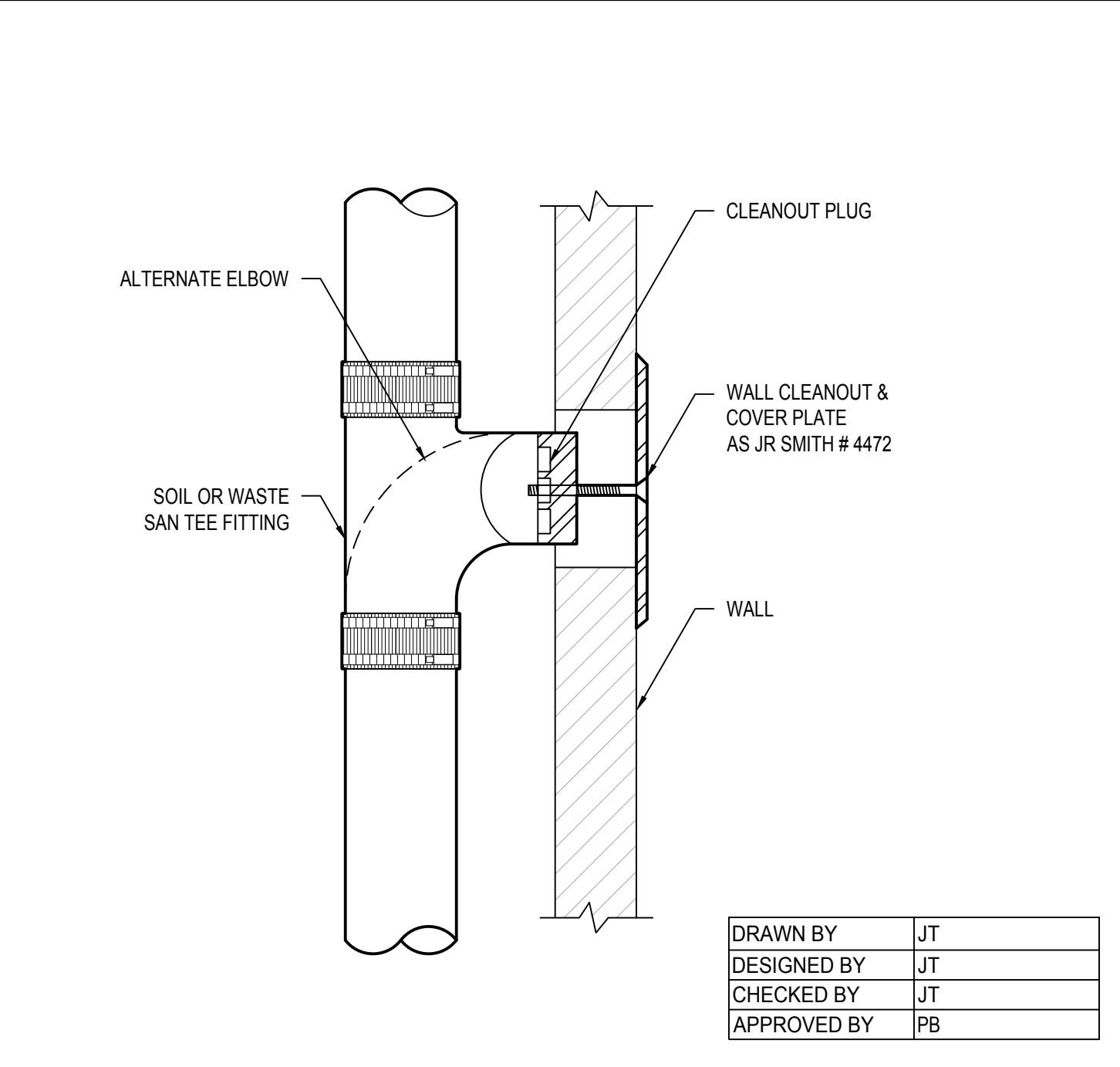
TRAP PRIMER INSTALLATION DETAIL

5



FLOOR DRAIN DETAIL

4



WALL CLEANOUT DETAIL

1

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 PLUMBING DETAILS - SHEET ONE

SCALE: N.T.S.

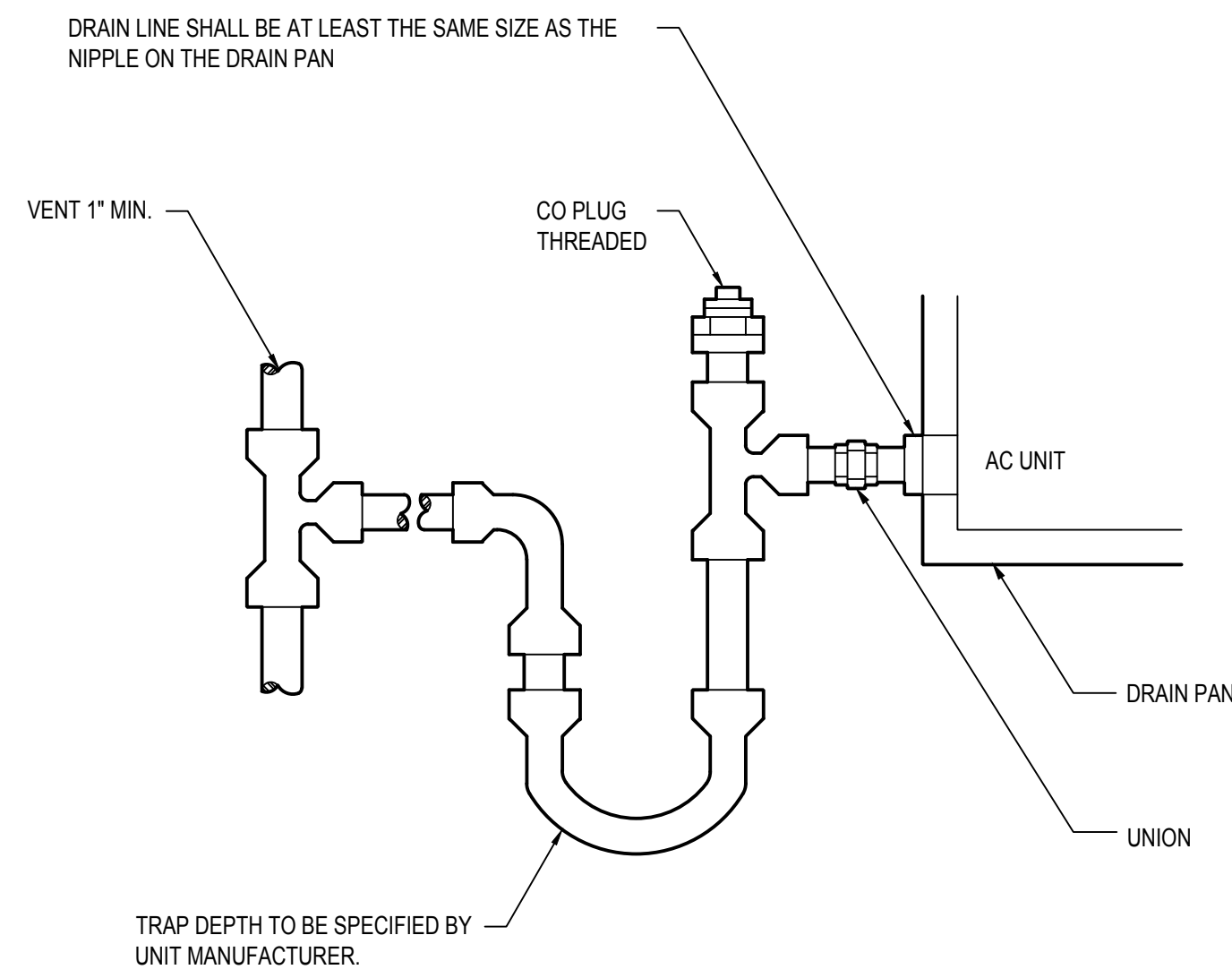
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P5.01

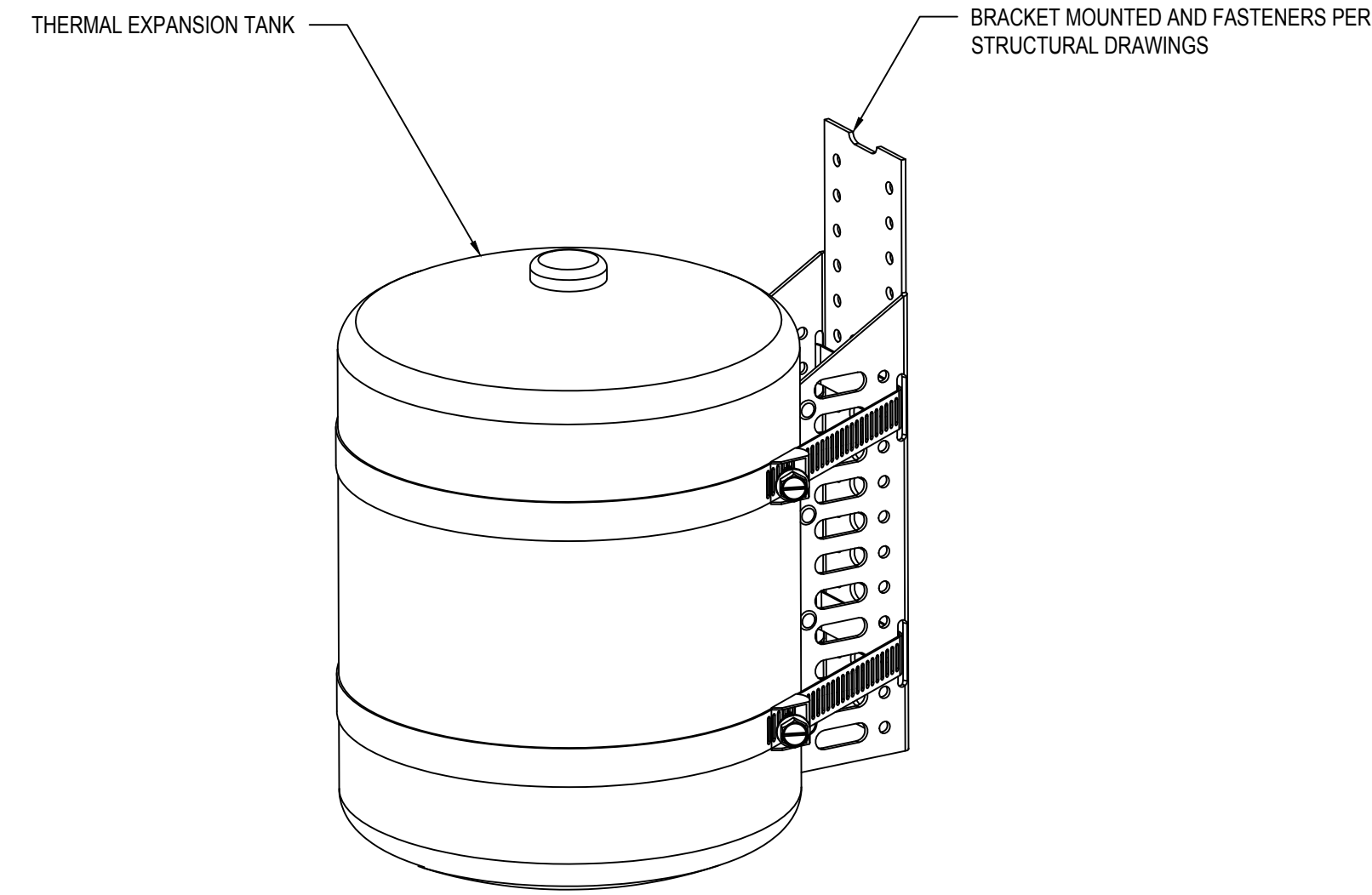
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APPROVED BY	PB

GENERAL NOTES

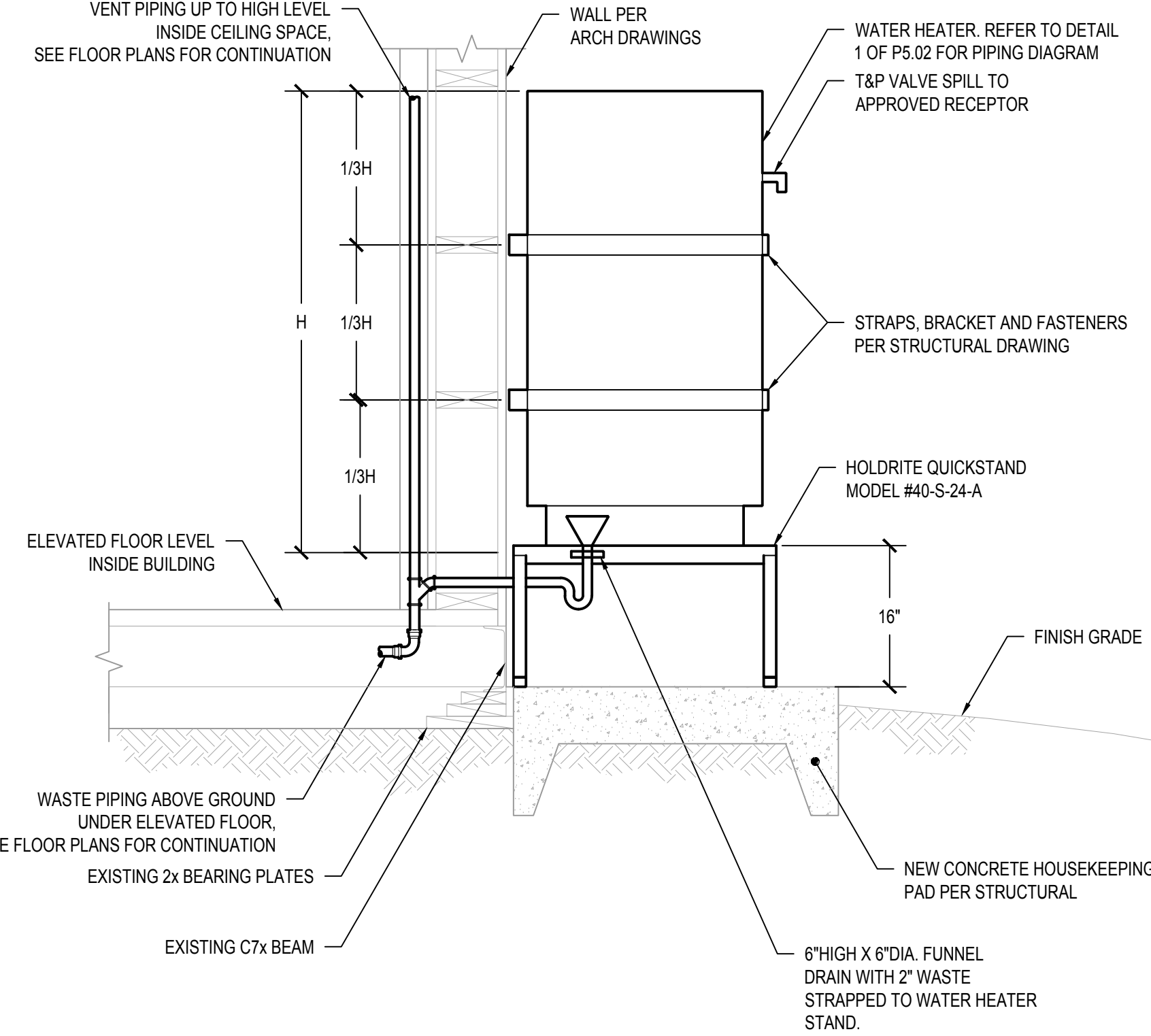
1 ALL INTERIOR CONDENSATE PIPING TO BE INSULATED.



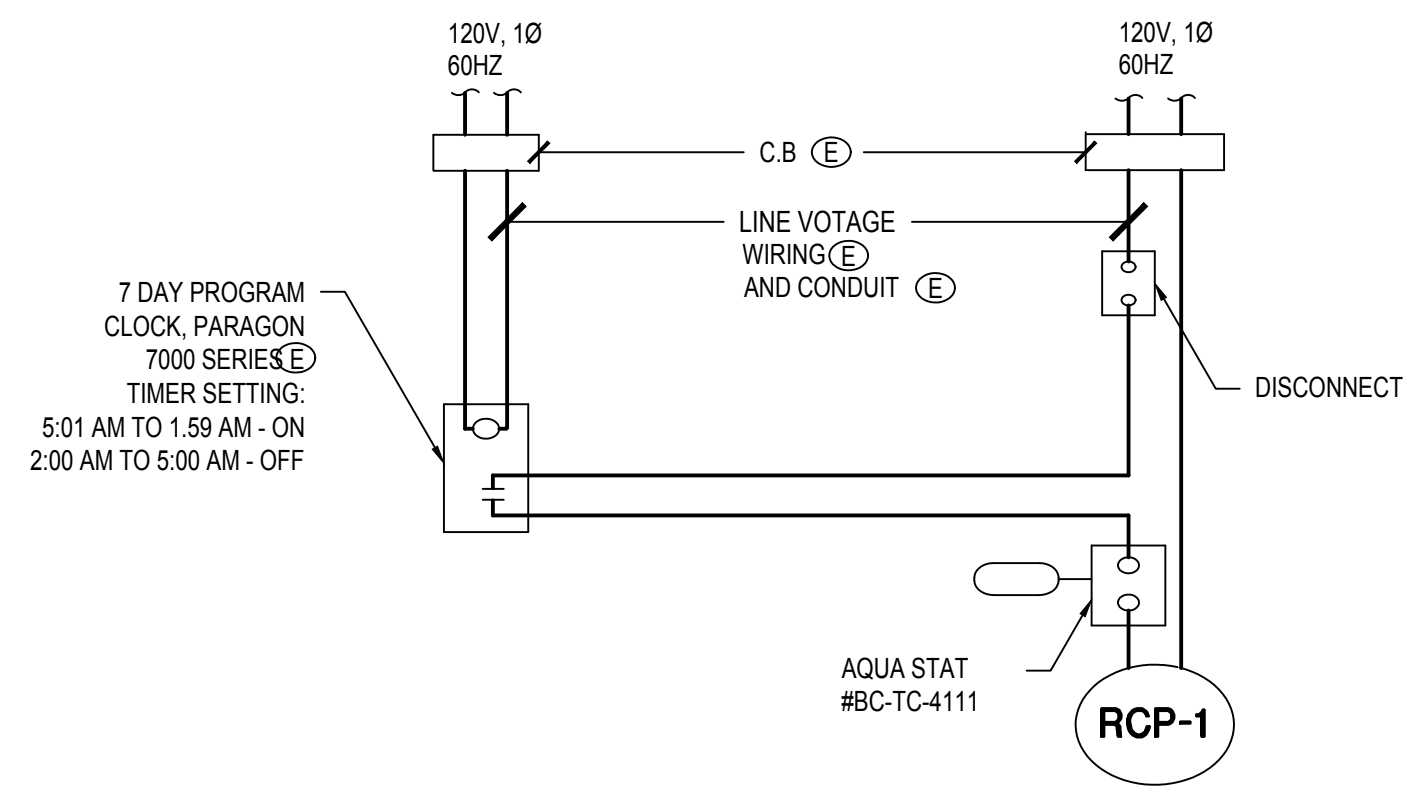
CONDENSATE PIPING TRAP DETAIL



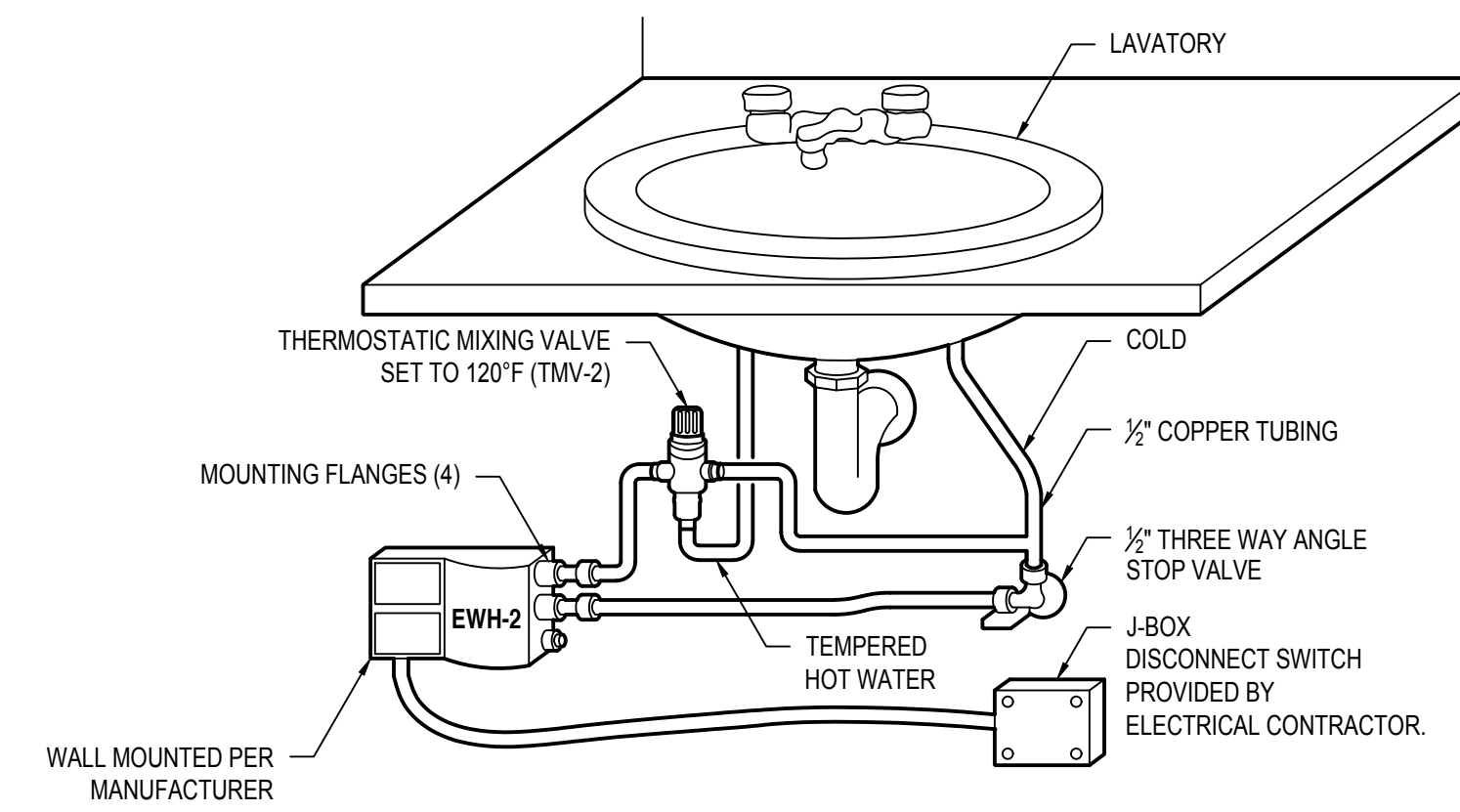
THERMAL EXPANSION TANK SUPPORT DETAIL



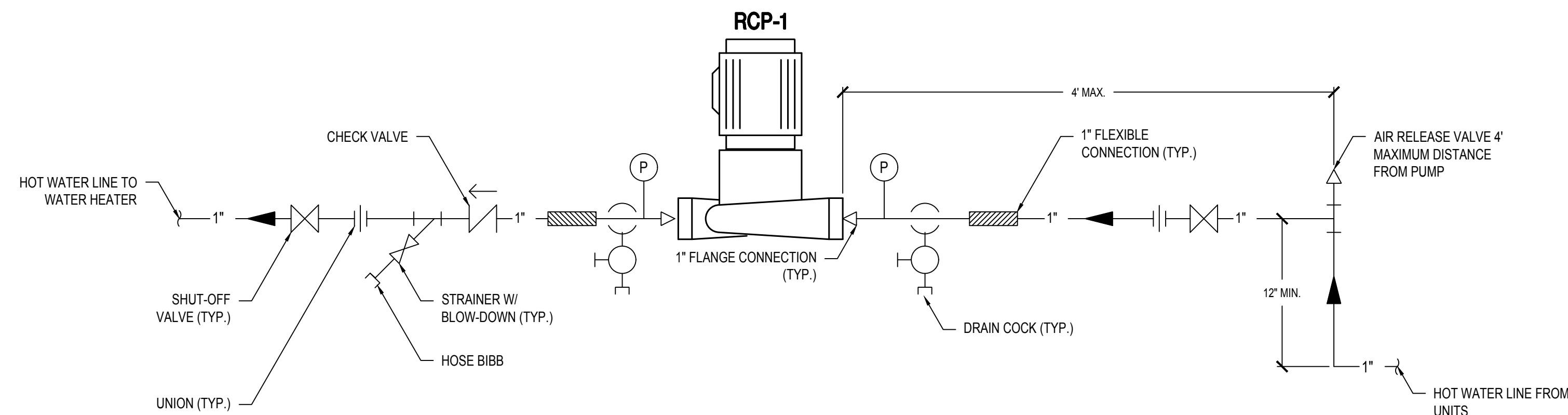
WATER HEATER SUPPORT & PLATFORM DETAIL



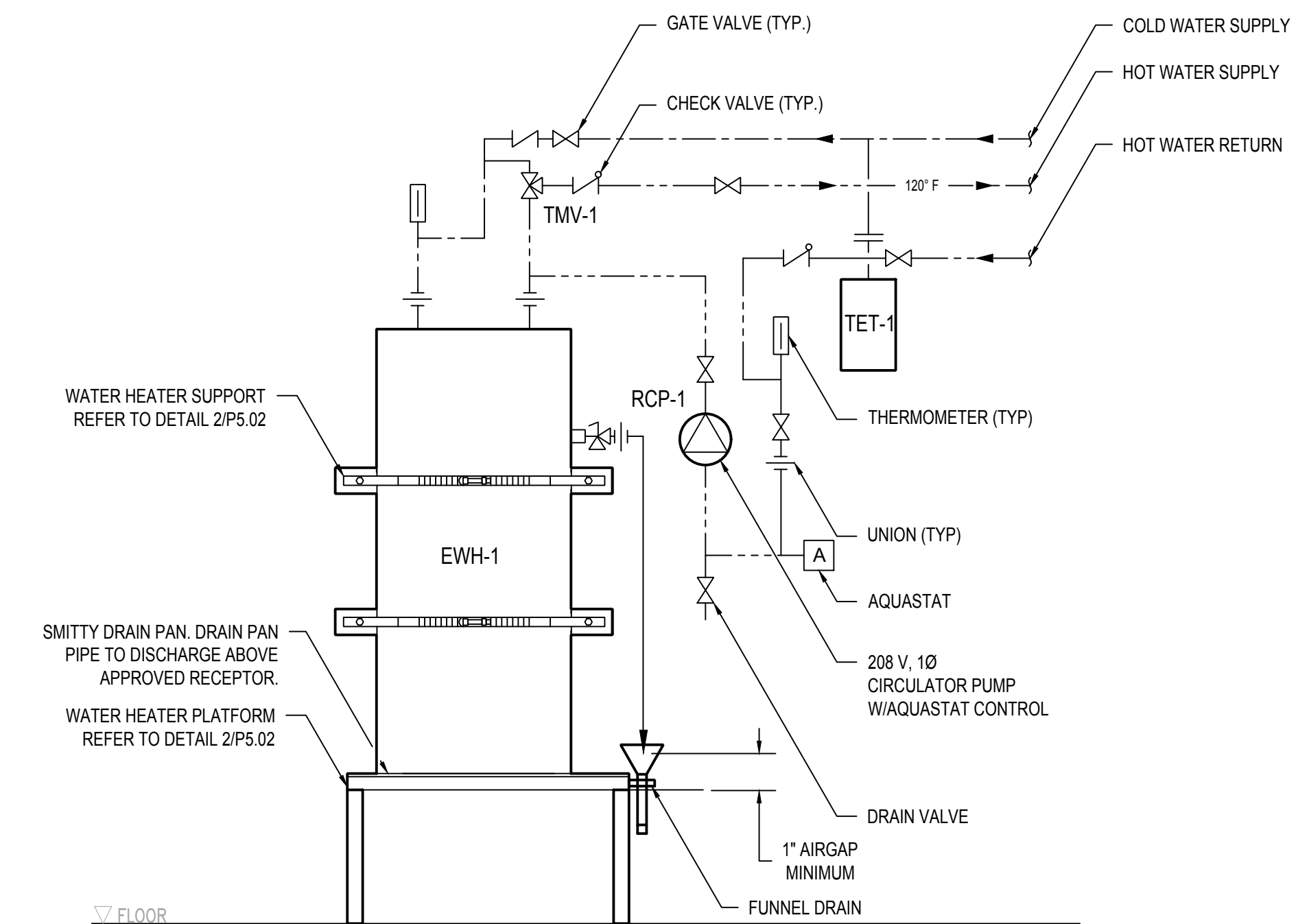
HOT WATER RECIRCULATING PUMP CONTROL DIAGRAM



INSTANTANEOUS WATER HEATER DETAIL



HOT WATER RECIRCULATING PUMP PIPING DETAIL



ELECTRIC WATER HEATER DETAIL

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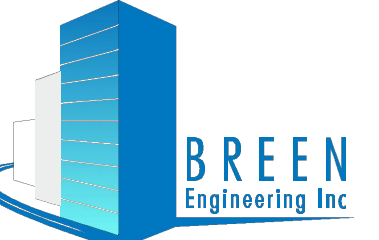
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SHEET NAME:
PLUMBING DETAILS - SHEET TWO

SCALE: N.T.S.

SHEET NUMBER:

P5.02

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CONSTRUCTION/ELECTRICAL DEMOLITION WORK NOTES

THE FOLLOWING NOTES APPLY TO CLASSROOM REMODEL AND DEMOLITION PLANS:

- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL CONDUCT A SURVEY AT THE JOB SITE INCLUDING ALL AREA UPON WHICH THIS WORK IS IN ANY WAY DEPENDENT FOR VERIFICATION OF EXISTING CONDITIONS AND INSPECT EACH AND EVERY AREA AFFECTED BY THE TOTAL ALTERATION OF THE EXISTING PORTABLE CLASSROOM BUILDING BEFORE SUBMITTING BID.
 - REPORT TO THE GENERAL CONTRACTOR ANY CONDITION THAT PREVENTS IN ANY WAY THE INSTALLATION OF WORK AS SHOWN ON DRAWING. ANY DISCREPANCY SHALL BE REFERRED IMMEDIATELY TO THE ARCHITECT OR ENGINEER FOR RESOLUTION. NO WAIVER OF RESPONSIBILITY FOR INCOMPLETE, INADEQUATE OR DEFECTIVE ADJOINING WORK WILL BE CONSIDERED UNLESS NOTIFICATION HAS BEEN FILED BEFORE SUBMITTAL OF PROPOSAL.
 - BECOME THOROUGHLY FAMILIAR WITH INTENT OF WORK SHOWN ON DRAWINGS, AND THE ACTUAL EXISTING CONDITIONS OF WHICH CONNECTIONS MUST BE MADE TO BE IN ACCORDANCE WITH THESE DRAWINGS. THE ELECTRICAL DRAWINGS INDICATE NEW WORK. EXISTING ELECTRICAL SYSTEMS ARE NOT SHOWN EXCEPT WHERE INTERFACE IS REQUIRED. NO CONSIDERATION WILL BE GRANTED TO THE CONTRACTOR BY REASON UNFAMILIARITY WITH THE ACTUAL PHYSICAL CONDITIONS AT SITE.

- THE CONTRACTOR SCOPE OF WORK IN THIS CONTRACT IS TO CONFIRMED AND FAMILIARIZE HIMSELF WITH ALL EXISTING ELECTRICAL SYSTEMS AND SHALL INCLUDE ALL NECESSARY DEMOLITION AND NEW AND RELOCATION WORK REQUIRED BY CHANGES TO WALLS, CEILINGS AND OTHER ARCHITECTURAL WORK. THE CONTRACTOR IS URGED TO REUSE EXISTING JUNCTION BOXES, ELECTRICAL AND TELEPHONE OUTLETS, SWITCHES, CIRCUIT BREAKERS CABLING AND CONDUITS WHEREVER POSSIBLE. DEVICES AND CONDUITS DESIGNATED "X" SHOULD MEET THESE REQUIREMENTS. ALL OUTLETS TO BE FIELD CHECKED FOR DETERMINATION OF CONFORMANCE WITH THESE REQUIREMENTS.

REFER TO CONTRACTOR DOCUMENTS FOR THE EXTENT OF THESE CHANGES.

 - WHERE ELECTRICAL LIGHT FIXTURES OR OTHER ELECTRICAL DEVICES ARE TO BE REMOVED, ALL WIRING BACK TO THE NEXT REMAINING LIGHT FIXTURE OR OUTLET SHALL BE REMOVED. MAINTAIN CONTINUITY OF BRANCH CIRCUITS AND OTHER WIRING TO ALL REMAINING LIGHT FIXTURES, OUTLETS AND/OR EQUIPMENT.
 - UNLESS OTHERWISE NOTED ON PLANS, ELECTRICAL OUTLETS SUCH AS CONVENIENCE RECEPTACLES UNAFFECTED BY ARCHITECTURAL CHANGES SHALL REMAIN AS IS, ENERGIZED FOR SERVICE.
 - DISCONNECT AND CAP ALL EXISTING FLOOR BOXES AND FLUSH FLOOR COUPLINGS NOT BEING REUSED.
 - ALL EXISTING CIRCUIT BREAKERS RENDERED "SPARE" DUE TO CLASSROOM SPACE REMODELING SHALL BE TURNED TO THE "OFF" POSITION AND LABELED "SPARE".
 - SHOULD ANY DOUBT ARISE REGARDING THE PROPER DISPOSITION OF ANY EXISTING ELECTRICAL WORK, THE ARCHITECT AND ENGINEERS SHALL BE CONTACTED IMMEDIATELY.

- THE LIGHTING LAYOUT SHOWN ON THE FLOOR PLANS IS THE OVERALL LIGHTING INSTALLATION OF ALL NEW REPLACEMENT LED LIGHT FIXTURES BEING INSTALLED WITHIN THE APARTMENT UNIT IN THIS CONTRACT. CONTRACTOR SHALL INCLUDE IN HIS SCOPE OF WORK BUT NOT LIMITED TO:
 - WITHIN THE CLASSROOM AREAS, CONTRACTOR SHALL DEMO AND/OR REMOVE ALL EXISTING CEILING FLUORESCENT LIGHT FIXTURES, INCLUDING ALL ASSOCIATED EXISTING BRANCH CIRCUITRY (CONDUIT AND WIRES) AS SHOWN TO RECONNECT NEW REPLACEMENT LED LIGHT FIXTURE SHOWN.
 - WHERE EXISTING LIGHT FIXTURES AND CONTROL DEVICES (I.E. SWITCHES) ARE TO BE REMOVED, ALL EXISTING BRANCH CIRCUITRY WIRING BACK TO THE NEXT REMAINING LIGHT FIXTURE OR DEVICE SHALL BE REMOVED.
 - WHERE EXISTING LIGHT FIXTURES CONTROL DEVICES (I.E. SWITCHES) ARE BEING REMOVED AND REPLACE WITH NEW CONTROLS (I.E. LOW VOLTAGE LIGHTING MOTION SENSORS, DIMMER SWITCHES, ETC.) WHERE EXISTING BRANCH CONTINUITY IS BEING REUSED TO RE-CONNECT AND CONTROL OF NEW REPLACEMENT LIGHT FIXTURE.

- WHERE EXISTING HVAC EQUIPMENT AND PLUMBING EQUIPMENT ARE BEING REMOVED AND/OR ABANDONED IN RECONSTRUCTION OF THE CLASSROOMS, IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO INCLUDE IN HIS BID, SCOPE OF WORK, BUT NOT LIMITED TO:
 - WHERE APPLICABLE REMOVAL OF ALL ELECTRICAL BRANCH CIRCUITRY SERVING THOSE PLUMBING EQUIPMENT (I.E. GARAGE DISPOSAL, ETC.) BEING REMOVED IN THIS CONTRACT.
 - REFER TO MECHANICAL PLUMBING DRAWINGS TO DETERMINE EQUIPMENT BEING REMOVED IN THIS CONTRACT AND FOR ADDITIONAL INFORMATION TO DETERMINE AND SCOPE OF WORK REQUIRED IN THIS CONTRACT.

- IN AREAS WHERE DEMOLITION WORK IS PERFORMED BY OTHER TRADES, IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE WITH OTHER TRADES, SHOULD ANY OF THE EXISTING ELECTRICAL DEVICES, OUTLETS OR EQUIPMENT (WHICH IS TO REMAIN IN SERVICE) BE DISCONNECT, IT SHALL BE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO RECONNECT AS REQUIRED THOSE ITEMS WHICH ARE TO REMAIN ENERGIZED FOR SERVICE AT NO EXTRA COST TO THE OWNER.

- CONTRACTOR OPTIONS: CONTRACTOR IS URGED TO REUSED EXISTING CONDUIT RACEWAY SYSTEM WHERE EVER POSSIBLE, IF INSTALLATIONS ARE PER CURRENT CODES AND UNDAMAGED.

- THE FINAL ELECTRICAL SYSTEM AFTER NEW WORK AND DEMOLITION SHALL MEET ALL LOCAL AND STATE ELECTRICAL CODES.

GENERAL NOTES

- THE DRAWINGS DESCRIBE THE SYSTEMS, FURNISH ALL MATERIAL AND DO ALL WORK REQUIRED AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. FURNISH AND INSTALL ALL NEW MATERIAL AND EQUIPMENT AS REQUIRED TO PRODUCE A COMPLETE OPERATING SYSTEM. ALL WORK SHALL COMPLY WITH 2019 EDITION OF THE CALIFORNIA ELECTRICAL CODE (BASED ON 2017 NEC).
- CODES AND PERMITS: ALL ELECTRICAL EQUIPMENT, INSTALLATION, ETC., SHALL CONFORM TO 2019 CITY CODES INCLUDING CALIFORNIA TITLE 24. CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING PARTS OF TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR):

TITLE 24, PART 2, CCR (2019 CALIFORNIA BUILDING CODE)
 TITLE 24, PART 3, CCR (2019 CALIFORNIA ELECTRICAL CODE)
 TITLE 24, PART 4, CCR (2019 CALIFORNIA MECHANICAL CODE)
 TITLE 24, PART 5, CCR (2019 CALIFORNIA PLUMBING CODE)
 TITLE 24, PART 9, CCR (2019 CALIFORNIA FIRE CODE)
 (2016 CALIFORNIA GREEN BUILDINGS STANDARDS CODES)
 CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS.
- PROVIDE AND INSTALL ALL MATERIALS IN CONFORMANCE WITH 2019 CALIFORNIA ELECTRICAL CODE (BASED ON 2017 NEC) WITH LOCAL CITY AMENDMENTS, ORDINANCES AND LOCAL AUTHORITIES HAVING JURISDICTION. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE INSPECTING AUTHORITY AND THE MANUFACTURER'S RECOMMENDATIONS.
- FOR PURPOSES OF CLEARNESS AND LEGIBILITY, THE ELECTRICAL DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC. THE SIZE AND LOCATION OF EQUIPMENT IS SHOWN TO SCALE WHEREVER POSSIBLE. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS.
- THE SYMBOLS DESIGNATING CONDUIT SIZES AND QUANTITIES OF BRANCH CIRCUIT WIRING DO NOT INCLUDE THE EQUIPMENT GROUNDING CONDUCTOR REQUIRED. INSTALL REQUIRED EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS, SIZE PER CEC 250-122, EQUIPMENT GROUNDING CONDUCTOR SHALL BE GREEN.
- BEFORE SUBMITTING BID, BECOME THOROUGHLY FAMILIAR WITH ACTUAL EXISTING CONDITIONS AT THE BUILDING. THE INTENT OF THE WORK IS SHOWN ON THE DRAWINGS AND DESCRIBED HEREINAFTER. BY THE ACT OF SUBMITTING A BID PROPOSAL FOR WORK, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH A STUDY AND EXAMINATION AND TO ACCEPT ALL CONDITIONS PRESENT AT THE SITE. NO REQUEST FOR ADDITIONAL PAYMENT SHALL BE CONSIDERED AS VALID, DUE TO FAILURE TO ALLOW FOR CONDITIONS WHICH MAY EXIST.
- REFER TO ALL DRAWINGS FOR ADDITIONAL INFORMATION, EXACT EQUIPMENT LOCATION, MOUNTING HEIGHTS, MOUNTING REQUIREMENTS AND MAKE ALL FINAL ELECTRICAL CONNECTIONS TO ALL ELECTRICAL EQUIPMENT AS REQUIRED.
- LOCATIONS OF CEILING MOUNTED DEVICES SHOWN ON THE ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER THOSE SHOWN ON THE ELECTRICAL DRAWINGS. CONTRACTOR TO COORDINATE WITH OTHER TRADES FOR ADDITIONAL INFORMATION, EQUIPMENT LOCATION, MOUNTING HEIGHTS, MOUNTING REQUIREMENTS AND MAKE FINAL CONNECTIONS TO ALL ELECTRICAL EQUIPMENT.
- CONTRACTOR'S BID SHALL BE BASED ON ALL WORK SHOWN ON THE PLANS AND SPECIFICATIONS. ALL PREMIUM TIME COSTS REQUIRED SHALL BE INCLUDED IN HIS BID. IF CONTRACTOR PROPOSES TO SUBSTITUTE FOR EQUIPMENT SPECIFIED, HE SHALL SUBMIT HIS REQUEST FOR CONSIDERATION TO THE OWNER AND ENGINEER PRIOR TO THE BID, IN WRITING. ALL SUBSTITUTIONS MUST BE REVIEWED BY THE ENGINEER. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ANY CHANGES RESULTING FROM HIS PROPOSED SUBSTITUTIONS WHICH MAY AFFECT OTHER PARTS OF HIS OWN WORK OR THE WORK OF OTHER CONTRACTORS.
- CONTRACTOR TO PROVIDE TEMPORARY ELECTRICAL SERVICE SUITABLE TO CONDUCT CONSTRUCTION WORK.
- REFER TO REFLECTED CEILING PLAN FOR EXACT LOCATION OF ALL LIGHTING FIXTURES, SMOKE DETECTORS AND FIRE ALARM DEVICES.
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL BEAR THE UNDERWRITERS LABEL (UL) AND BE INSTALLED IN THE MANNER FOR WHICH THEY ARE DESIGNED AND APPROVED.
- ANY SUBSTITUTIONS OF SPECIFIED MATERIALS REQUIRE WRITTEN NOTIFICATION BY THE CONTRACTOR AND FORMAL APPROVAL BY OWNER REPRESENTATIVE AND/OR THE ENGINEER.
- SEAL ALL NEW CONDUIT PENETRATIONS THROUGH FIRE RATED WALLS, CEILINGS, FLOORS, ETC., TO MAINTAIN EXISTING FIRE RATING CONDITIONS. FURNISH AND INSTALL FIRE RATED ENCLOSURES FOR ALL EQUIPMENT PENETRATING INTO FIRE RATED ENVELOPES, SPACES, ETC.
- WHENEVER CONDUITS PENETRATE A PERIMETER WALL, IT IS TO BE SEALED IN AN APPROVED MANNER.
- PROVIDE AN ENCLOSURE OF EQUAL FIRE RESISTANT RATING AROUND ALL FIXTURES AND EQUIPMENT INSTALLED IN OR PENETRATING THROUGH FIRE RATED SEPARATIONS.
- OUTLET BOXES AND PANELS INSTALLED IN FIRE RATED WALLS AND CEILINGS SHALL NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL OR CEILING AREA. INDIVIDUAL OUTLET BOXES OR FIXTURES SHALL BE STEEL AND NOT GREATER THAN 16 SQUARE INCHES.
- ALL ROOF PENETRATIONS SHALL BE THROUGH ROOF CURB.
- ISOLATED EQUIPMENT GROUNDING CONDUCTOR INSULATION SHALL BE GREEN WITH A YELLOW STRIPE. EQUIPMENT GROUNDING CONDUCTOR SHALL BE GREEN.
- ALL DEVICES INSTALLED OUTSIDE OR SUBJECT TO WATER SPRAY SHALL BE APPROVED FOR WET LOCATION. ALL DEVICES SUBJECT TO VAPORS, STEAM AND MOISTURE SHALL BE APPROVED FOR DAMP LOCATION. FOR WALL MOUNTED OUTLETS EXACT LOCATION AND MOUNTING HEIGHTS, REFER TO ARCHITECTURAL DRAWINGS INTERIOR ELEVATIONS IF PROVIDED.
- INSTALL "GF" GROUND FAULT INTERRUPTER RECEPTACLES WITHIN 6 FEET OF A SINK OR ANY AREA SUBJECT TO WATER SPRAY.
- INSTALL "GFI" GROUND FAULT INTERRUPTER RECEPTACLES WITH WEATHERPROOF COVER ON ROOF WITHIN 25 FEET OF "HVAC/PLUMBING" EQUIPMENT, MOUNT RECEPTACLE ON UNISTRUT SUPPORT.
- WITHIN COMMON AREAS SWITCHES AND RECEPTACLES SHALL BE 20 AMP SPECIFICATION GRADE (HUBBELL #5362 AND #1221 OR EQUAL). SPECIAL RECEPCTACLES SHALL MATCH EQUIPMENT SERVED.
- GENERAL DUPLEX CONVENIENCE OUTLETS SHALL BE WHITE COLOR FACEPLATE.
- DUPLEX CONVENIENCE WITH ISOLATED GROUND TYPE SHALL BE WHITE WITH ORANGE TRIANGLE MARKING AND CIRCUIT NUMBER.
- PROVIDE SUPPORT FOR ALL LIGHTING FIXTURES AND ALL ELECTRICAL EQUIPMENT TO COMPLY WITH THE SEISMIC REQUIREMENTS OF THE CURRENT CALIFORNIA BUILDING AND ELECTRICAL CODES AND LOCAL AUTHORITIES.
- ALL LIGHT FIXTURES SHALL BE FURNISHED AND INSTALLED COMPLETE WITH ALL NECESSARY HARDWARE, FITTINGS LAMPS AND LED DIMMABLE DRIVER. LED LAMPS SHALL HAVE A CRI RATING OF 80 OR HIGHER AND FIXTURES SHALL BE CEC CERTIFIED.
- FUSES FOR MOTOR PROTECTION SHALL BE PER NAMEPLATE RATING OF EQUIPMENT SPECIFIED MANUAL MOTOR STARTERS FOR FRACTIONAL HORSEPOWER MOTORS SHALL BE SQUARE 'D' WITH OVERLOAD PROTECTION. PROVIDE OVERLOAD PROTECTION IN EACH PHASE FOR 3-PHASE MOTORS.
- PROVIDE NAMEPLATES FOR ALL PANELBOARDS, DISTRIBUTION BOARDS, DISCONNECTS SWITCHES AND TRANSFORMERS, MOTOR STARTERS, TERMINAL CABINETS AND ALL ELECTRICAL EQUIPMENT IDENTIFIED BY NAME ON DRAWINGS.
- BUILDING SERVICE ENTRANCE GROUNDING SYSTEM NOT EXCEED EARTH RESISTANCE OF 5 OHMS.
- PROVIDE ALL ROUGH-IN WORK AND MAKE FINAL CONNECTIONS REQUIRED TO ALL EQUIPMENT. VERIFY EXACT POINT OF CONNECTION AND TYPE OF RECEPTACLES REQUIRED WITH RESPECTIVE EQUIPMENT SUPPLIER.
- IN ADDITION TO JUNCTION BOXES INDICATED ON DRAWINGS, INSTALL JUNCTION BOXES AND PULL BOXES FOR CABLE SPLICES, CABLE PULLING AND CONNECTIONS NECESSARY FOR THE INSTALLATION OF A COMPLETE OPERATING SYSTEM. JUNCTION BOXES AND PULL BOXES SHALL BE ACCESSIBLE. LABEL JUNCTION BOXES AND PULL BOXES WITH APPROPRIATE DESIGNATION, MAXIMUM (3) 90° BENDS.
- INSTALLATION OF 600 VOLTS CONDUCTORS, SHALL BE CONTINUOUS BETWEEN OUTLETS OR JUNCTION BOXES. MAKE SPLICES IN OUTLET BOXES, PULLBOXES, GUTTERS AND/OR PANELBOARD. DO NOT SPLICE PANELBOARD FEEDERS.
- NEW ELECTRICAL FEEDER CONDUITS SHALL BE PVC SCHEDULE 40 , RIGID METAL CONDUITS AND/OR ELECTRICAL METALLIC TUBING UNLESS OTHERWISE NOTED. STEEL FLEXIBLE CONDUITS FOR SHORT EQUIPMENT CONNECTIONS, EQUIPMENT CONNECTIONS SUBJECT TO VIBRATIONS AND EQUIPMENT LOCATED OUTSIDE OR SUBJECT TO WATER SPRAY MAKE CONNECTIONS WITH LIQUID-TIGHT CONDUIT AND WEATHERPROOF COMPONENTS, LENGTH IS LIMITED TO SIX FEET. IN ALL CONDUIT SYSTEM PROVIDE EQUIPMENT GROUNDING CONDUCTOR SIZE PER 2019 CEC TABLE 250-122.
- PAINT ALL NEW EXPOSED ELECTRICAL RACEWAYS, CABINETS, ENCLOSURES AND FITTINGS TO MATCH ADJACENT FINISHES. EXPOSED CONDUIT RUNS SHALL BE INSTALLED AS CLOSED AS POSSIBLE TO THE CEILING.
- CONDUIT STUBBED-OUTS AND CONDUIT STUBBED-UPS SHALL BE PROVIDED WITH BUSHING ON ENDS.
- PROVIDE PULL STRING IN EMPTY CONDUITS INSTALLED AS PART OF THIS PROJECT.
- UNLESS OTHERWISE NOTED PROVIDE COPPER CONDUCTORS, MINIMUM SIZE #12 AWG. PROVIDE SOLID CONDUCTORS #10 AWG AND SMALLER UNLESS OTHERWISE NOTED. PROVIDE STRANDED CONDUCTORS #8 AWG AND LARGER UNLESS OTHERWISE NOTED. USE CONDUCTORS WITH THIN/THIN 600 VOLTS INSULATION FOR SIZES #6 AWG AND SMALLER, UNLESS OTHERWISE NOTED. CONDUCTORS #4 AWG AND LARGER SHALL BE THAW INSULATION, UNLESS OTHERWISE NOTED.
- DELIVER ALL CONDUCTORS TO THE JOB SITE IN ORIGINAL UNBROKEN CARTON OR REEL, PROPERLY TAGGED WITH U.L. LABEL, SIZE, MANUFACTURER'S TRADE NAME AND THE DATE MANUFACTURED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN WORK AREA CLEAR OF DEBRIS ON DAILY BASIS DURING CONSTRUCTION.
- ALL NEW ELECTRICAL HOOKUPS REQUIRED DURING OFF HOURS WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN DEDICATED WORKING SPACE OF EQUIPMENT, INCLUDING THE DEDICATED SPACE BETWEEN THE TOP OF EQUIPMENT TO THE STRUCTURAL CEILING ABOVE. ALL FOREIGN INSTALLATION WITHIN THE SPACE (I.E. FIRE SPRINKLER, ETC) SHALL BE INSTALLED IN ACCORDANCE WITH CEC 2019 11026(F)(1)(c).
- IDENTIFY DATA & COMMUNICATION PULL ROPE OR CABLE AT BOTH ENDS DESIGNATING OPPOSITE TERMINATIONS.
- USE PLASTIC COATED SELF-STICKING MARKERS SUCH AS THOMAS & BETTS E-Z CODE FOR IDENTIFICATION OF CONDUCTORS AND METAL EDGE BANDED PAPER TAGS ON PULL ROPES.
- PROVIDE A TYPE WRITTEN PANELBOARD DIRECTORY
- FIRE ALARM SYSTEM SHALL BE DESIGN BUILD.
- ALL RECEPTACLES SHALL BE INSTALLED WITH GROUND PLUG UP.

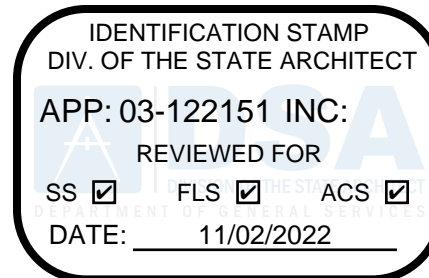
ELECTRICAL SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	EXIT LIGHT FIXTURE, WALL MOUNTED.
	EXIT LIGHT FIXTURE, CEILING OR PENDANT MOUNTED.
	GROUND TYPE DUPLEX RECEPTACLE, 20A NEMA 5-20R, WALL MOUNTED.
	DOUBLE DUPLEX CONVENIENCE OUTLET, WALL MOUNTED +15' A.F.F. TO BOTTOM OF BOX (U.O.N.)
	GROUND TYPE DUPLEX RECEPTACLE, 20A NEMA 5-20R, WALL MOUNTED. USB DENOTES COMBO ELECTRICAL AND USB CHARGER OUTLET (MFR. BY COOPER #TR7740 OR EQUAL).
	20A GFCI WEATHER PROOF RECEPTACLE MOUNTED ON ROOF
	GROUND TYPE DUPLEX RECEPTACLE, WALL MOUNTED FOR REFRIGERATOR.
	GROUND TYPE DUPLEX RECEPTACLE, WALL MOUNTED FOR DISH WASHER.
	ELECTRICAL COOKING OUTLET +15' A.F.F. - 120/208V, 50A, 4W GROUNDED RECEPTACLE.
	GROUND TYPE DUPLEX RECEPTACLE (HALF SWITCH), WALL MOUNTED +15' A.F.F.
CONSTRUCTION NOTES: 1. WHERE NEMA 5-15R OR 5-20R RECEPTACLE ARE BEING PROVIDED WITHIN RESIDENTIAL UNIT SHALL BE RESISTANT RESIDENTIAL TYPE AND BE HALF SWITCH. 2. WHERE NEMA 5-15R OR 5-20R RECEPTACLE ARE BEING PROVIDED WITHIN GENERAL OFFICE FACILITY (I.E. OFFICE, CONFERENCE, OFFICE HALLWAYS, OFFICE LUNCH ROOM, ETC.) THE RECEPTACLE SHALL BE COMMERCIAL GRADE TYPE AND BE TITLE 24 APPROVED CONTROL RECEPTACLE WITH ENGRAVED SWITCH LABELING.	
	CEILING MOUNTED RECEPTACLE
	CEILING MOUNTED JUNCTION BOX, 4S TYPE UNLESS OTHERWISE NOTED.
	COMBINATION TELEVISION OUTLET AND DUPLEX RECEPTACLE +66" (U.O.N.).
	TELEPHONE OUTLET, WALL MOUNTED +15' C A.F.F.
	DATA OUTLET, WALL MOUNTED +15' C A.F.F.
	COMBINED TELEPHONE & DATA OUTLET +15' C A.F.F.
	TOGGLE SWITCH, 44-0" SUFFIX ON SWITCH SYMBOLS SHALL INDICATE THE FOLLOWING: NO SUFFIX = SINGLE POLE 2 = 2 POLE 3 = 3 WAY K = KEY OPERATED R = SPOT MOMENTARY CONTACT SWITCH P = WITH PILOT LIGHT a,b,c,d, ETC. INDICATES FIXTURE CONTROLLED
	30A 2P OR 60A 2P MOTOR RATED TOGGLE TYPE DISCONNECT SWITCH TO BE MOUNTED ON HVAC/PLUMBING EQUIPMENT.
	FLEXIBLE CONNECTION TO EQUIPMENT.
	SURFACE MOUNTED CABINET OR EQUIPMENT AS NOTED.
	FLUSH MOUNTED CABINET OR EQUIPMENT AS NOTED.
	SURFACE MOUNTED BRANCH CIRCUIT PANELBOARD.
	FLUSH MOUNTED BRANCH CIRCUIT PANELBOARD.
	SWITCHBOARD, DISTRIBUTION BOARD.
	TELEPHONE PLYWOOD BACKBOARD SIZE AS INDICATED ON PLANS.
	CONDUIT RUN IN OR BELOW FLOOR SLAB OR UNDERGROUND - 3/2" C, MINIMUM.
	CONDUIT RUN CONCEALED IN WALL OR ABOVE FINISHED CEILING - 3/2" C.
	CONDUIT RUN EXPOSED.
	WIRE SIZE OTHER THAN #12, #10 OR #8 IS NOTED ON EACH CONDUIT RUN WITH SIZE OF CONDUIT (I.E. 3#6 - 1"). SEE GENERAL NOTE #42.
	EMERGENCY LIGHTING SYSTEM BRANCH CIRCUITRY CONDUIT RUN.
	HASH MARKS INDICATES THE QUANTITY OF CONDUCTORS REQUIRED. NO HASH MARKS INDICATES 2 #12 AWG. CONDUCTORS LARGER THAN SIZE #12 AWG ARE INDICATED NEXT TO HASH MARKS.
	INDICATES HOMERUN TO PANEL, CIRCUITS 1,3,5 WITH SHARED NEUTRAL.
	AREA SMOKE DETECTOR / DUCT SMOKE DETECTOR
	INDICATES REFERENCE TO PANELBOARD 'P1A'.
	ELECTRICAL FEEDER DESIGNATION.
	ELECTRICAL COOKING (RANGE OUTLET) +15' A.F.F. - 120/240V, 50A, 4W GROUNDED RECEPTACLE.
	EXHAUST FAN.
	SIGNAL SYSTEM COMMUNICATION BACKBOARD DESIGNATION.
	REFERENCE NOTE DESIGNATION.
	METERING AND TEST BLOCKS AS REQUIRED BY THE UTILITY SERVING AGENCY.
	CIRCUIT BREAKER.
	GROUND.
	MOTOR (NUMBER INSIDE SYMBOL DESIGNATES HP OF MOTOR).

NOTE: FOR ADDITIONAL SYSTEM SYMBOLS AND WIRING LEGEND REFER TO SITE PLANS AND RISER DIAGRAMS.

ELECTRICAL SHEET INDEX

SHEET NO.	SHEET TITLE	CURRENT ISSUE
E0.01	ELECTRICAL GENERAL NOTES, SYMBOLS LEGEND & SHEET INDEX	DSA SUBMITTAL
E0.02	ELECTRICAL SCHEDULES & CALCULATIONS	DSA SUBMITTAL
E1.00	ELECTRICAL SITE PLAN	DSA SUBMITTAL
E2.01	ELECTRICAL BUNGALOW 01 FLOOR PLANS	DSA SUBMITTAL
E2.02	ELECTRICAL BUNGALOW 02 FLOOR PLANS	DSA SUBMITTAL
E2.03	ELECTRICAL BUNGALOW 03 FLOOR PLANS	DSA SUBMITTAL
E2.04	ELECTRICAL BUNGALOW 04 FLOOR PLANS	DSA SUBMITTAL
EN.01	TITLE 24 COMPLIANCE FORMS - SHEET ONE	DSA SUBMITTAL
EN.02	TITLE 24 COMPLIANCE FORMS - SHEET TWO	DSA SUBMITTAL



abode communities architecture

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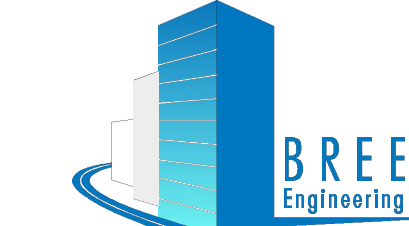
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DSA APPLICATION NUMBER: 03-122151
PROJECT NO: 219-22-001

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

SHEET NAME:

ELECTRICAL GENERAL NOTES,
SYMBOLS LEGEND & SHEET
INDEX

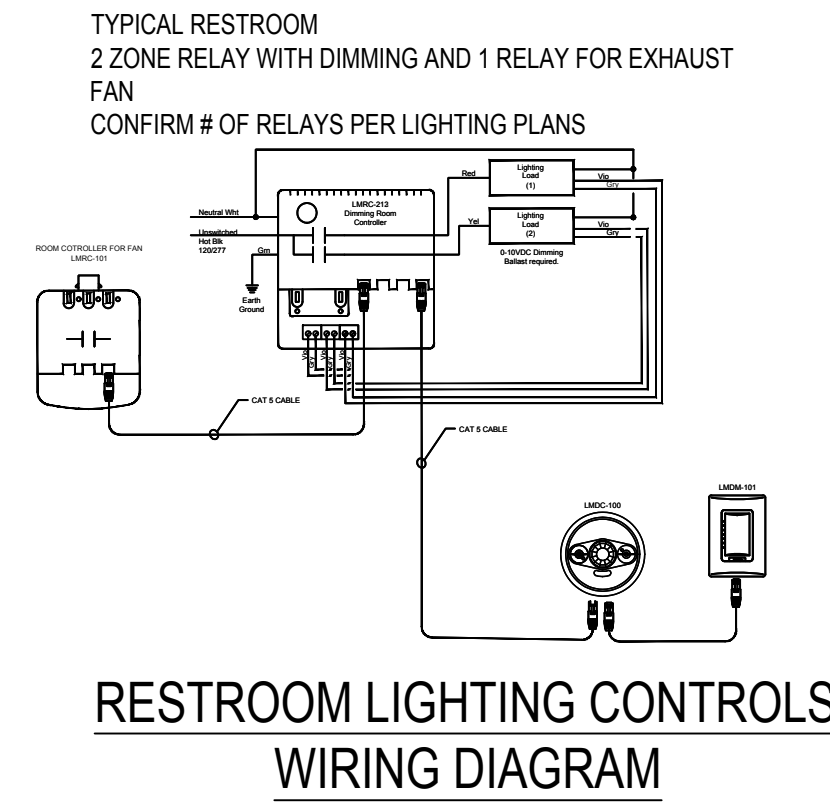
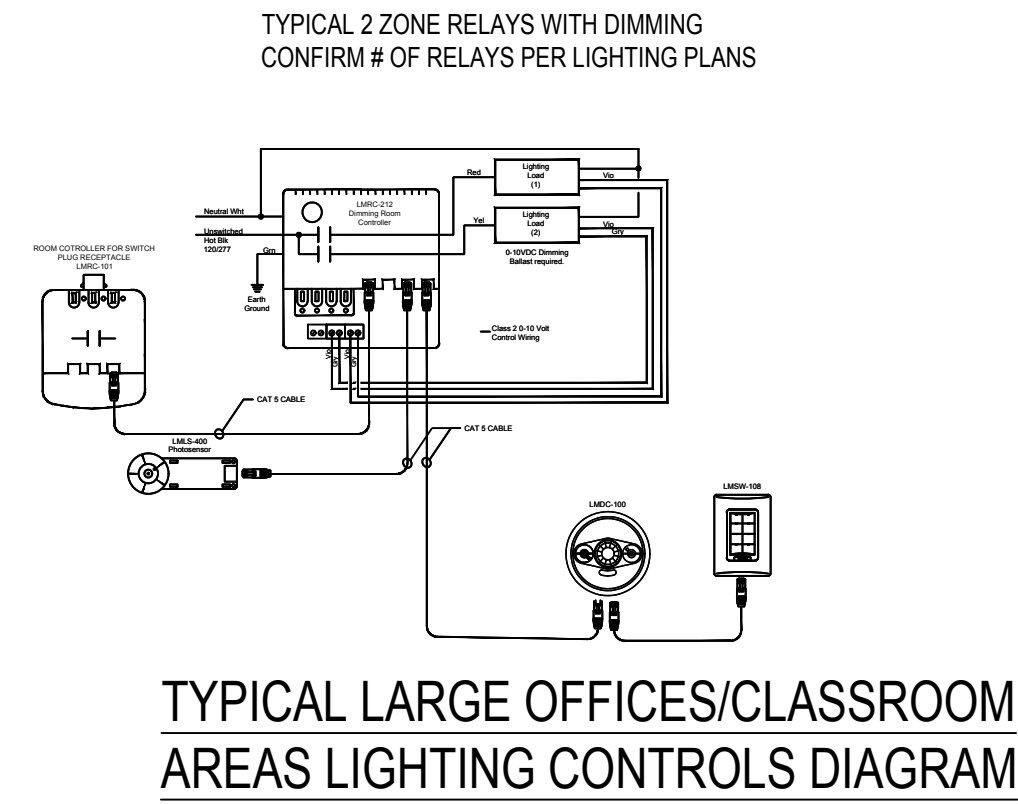
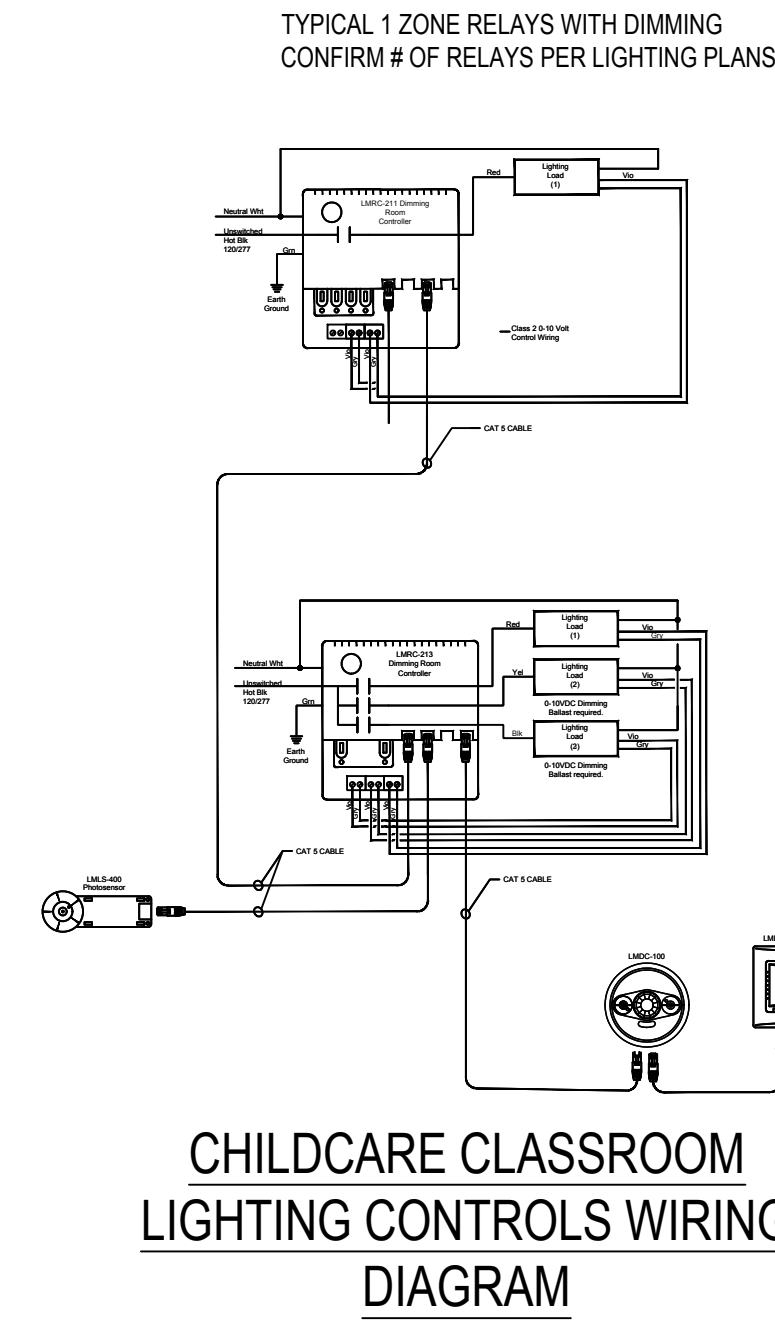
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SHEET NUMBER:

E0.01

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PDF Created on: 10/21/22 at 8:24 AM by FITA TUTOE File: H:\PROJECTS\219 ABODE\22-001 - LAEP EARLY CHILDHOOD CENTER\01 - CAD\ELECTRICAL\02 ELECTRICAL SCHEDULES & CALCULATIONS.DWG PLOTTED PAPER SIZE (DRAWING HAS BEEN SCALED IF DIFFERENT): ARCH FULL BLEED D (24.00 X 36.00 INCHES) PLOT SCALE: 1:1 PLOT STYLE: PDF & DWF-8TB LAST SAVED BY: GPATERNAL



TYPICAL LIGHTING CONTROLS WIRING DIAGRAMS

SCALE:
N.T.S.

LIGHTING CONTROL SYMBOL LEGEND

(NOTE: NOT ALL SYMBOLS SHOWN MAYBE APPLICABLE TO THIS PROJECT)

SYMBOL	DESCRIPTION
	LMRC - 213
	LMRC - 212
	LMRC - 101
	LMDC - 100
	LMMD - 101 (ON/OFF DIM)
	LMPL - 101
	LMBC - 300
	LMLS - 400
	LMLS - 500
	LMSW - 101 (1 BUTTON ON/OFF DIM)
	LMSW - 102 (2 BUTTON ON/OFF DIM)
	LMSW - 105 (1 BUTTON ON/OFF DIM)
	PW - 100 WALL MOUNT MOTION SENSOR (ON/OFF DIM)
	LMCT - 100
	LMMS - 603
	ELCU - 200
	LOW VOLTAGE CAT 5 CONTROL CABLE WIRING BETWEEN CONTROL DEVICES
	1/2" C. WITH 2#12 BRANCH CIRCUITRY LINE VOLTAGE AND 2#12 0-10V CONTROL WIRES

NEW LIGHTING FIXTURE SCHEDULE

TYPE	SYMBOL	MOUNTING	LAMP/COLOR WATTAGE	DESCRIPTION	MANUFACTURER
A		RECESSED IN T-BAR CEILING	LED/3500°K LOW LUMEN 3394 24W	2' X 4' LED EDGE LIT FLAT PANEL LIGHT FIXTURE, WITH 0-10 DIMMABLE DRIVER. LOCATED IN HALLWAY, RESTROOM, EQUIPMENT/STORAGE, WASHER/DRYER ROOM	COLUMBIA LIGHTING CFP EDGE-LIT PANEL CFP22-LSCS (24 WATTS/3225 LUMENS)
A1		RECESSED IN T-BAR CEILING	LED/3500°K MED LUMEN 4291 33W	2' X 4' LED EDGE LIT FLAT PANEL LIGHT FIXTURE, WITH 0-10 DIMMABLE DRIVER. LOCATED IN KITCHEN AND CLASSROOM	COLUMBIA LIGHTING CFP EDGE-LIT PANEL CFP24-LSCS (33 WATTS/4318 LUMENS)
B		WALL MOUNTED	LED/300K 2124LUMENS 24W	VANITY LIGHT LOCATED IN RESTROOM	PROGRESS CCT SLECTABLE BATH LIGHT P300239-060-CS
C		UNDERMOUNT	LED/300K 650LUMENS 10W	UNDERMOUNT CABINET LIGHT LOCATED IN THE KITCHEN	BRUCK WUNDERCAB 138546-16-3000K-90-120V-WH
D		WALL MOUNTED	LED, 20W	WALL MOUNTED LED LIGHT FIXTURE LOCATED AT THE BUILDING EXTERIOR	TBD
EX		CEILING MOUNTED	4.5W	8"X13" EDG AMD EDGR	EDG-GIEDGR

LIGHTING FIXTURE NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RECESSED LUMINARIES WITH THE CEILING INTO WHICH THEY ARE TO BE INSTALLED, REGARDLESS OF THE MANUFACTURERS' PRODUCT NUMBERS SPECIFIED AND ORDERED BY THE OWNER OR CONTRACTOR.
- LUMINARIES AND CONNECTIONS TO BUILDING CONSTRUCTION SHALL CONFORM TO APPLICABLE SEISMIC CODES. PROVIDE ALL SEISMIC HANGER WIRES (DIAGONAL CORNER) AND SCREWS (OPPOSITE CORNER) PER LOCAL AUTHORITY HAVING JURISDICTION.
- THE CONTRACTOR SHALL PROVIDE ALL MOUNTING HARDWARE AS REQUIRED AND AS NECESSARY TO ENSURE PROPER INSTALLATION OF EACH LIGHT FIXTURE AS TO THEIR RESPECTIVE CEILING CONDITION.
- PRIOR TO ORDERING AND SHIPMENT OF FIXTURE, THE CONTRACTOR SHALL COORDINATE AND VERIFY EXACT QUANTITY REQUIRED FOR INSTALLATION AT SITE.

NON-RESIDENTIAL LIGHTING CONTROLS NOTES

- THE INTENT OF THE CONSTRUCTION DOCUMENTS AND THE LIGHTING CONTROLS SHOWN ON THE PLANS IS TO PROVIDE IN THIS CONTRACT A COMPLETE TURN-KEY LIGHTING CONTROL SYSTEM AND/OR CONTROL DEVICES FOR ALL LIGHTING SYSTEMS, REGARDLESS OF THE PART ORDERING NUMBER LISTED ON THE PLANS OR SPECIFICATION. LIGHTING CONTROLS INSTALLATION SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:
- THE CONTRACTOR SHALL CONSULT WITH THE AUTOMATIC LIGHTING CONTROLS MANUFACTURER PRIOR TO PLACEMENT OF ORDER TO ENSURE THAT THE AUTOMATIC WALL AND/OR CEILING LIGHTING CONTROL SENSORS, DEVICES, COMPONENT, LOW VOLTAGE WIRING, ETC. PROVIDED WILL OPERATE THE DESIGNATED LIGHTING SHOWN ON THE LIGHTING PLANS AND THAT ALL MATERIAL REQUIRED FOR THE INSTALLATION ARE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE COMPLETE SET OF MANUFACTURER SHOP DRAWING AND CUT SHEETS FOR A/E REVIEW AND APPROVAL PRIOR TO ORDERING AND SHIPMENT OF MATERIALS. SUBMITTAL SHALL BE A SEPARATE SUBMITTAL (MINIMUM 4 COPIES).
 - ALL LIGHTING CONTROLS COMMISSIONING, INSPECTIONS (INCLUDING STATE OF CALIFORNIA ENERGY COMMISSION INSPECTION FORMS AND APPLICATIONS), TESTING, PROGRAMMING AND TUNING OF LIGHTING CONTROL SENSORS, DEVICES AND COMPONENT, ETC. SHALL BE INCLUDED IN THE LIGHTING CONTROL PACKAGE AND PRICE. ANY LABOR, TOOLS AND MATERIAL REQUIRED TO PROVIDE A COMPLETE THE LIGHTING CONTROL SYSTEM SHALL BE AT NO EXTRA COST TO THE OWNERS OR END-USERS.
 - THE LIGHTING CONTROLS DESIGN SHOWN ON THE PLANS ARE BASED ON WATTSTOPPER CONTROLS. ALL AUTOMATIC LIGHTING CONTROLS AND MATERIAL SHALL BE MANUFACTURED BY ACUITY BRAND/LCD CONTROLS, LEVITON, OR APPROVED EQUAL.

NON-RESIDENTIAL BUILDING INTERIOR SPACES LIGHTING CONTROL SEQUENCE

- ALL LIGHTING INSTALLED WITHIN ENCLOSED SPACES SHALL BE CONTROLLED VIA AN AUTOMATIC MOTION SENSOR AND HAVE DIMMING CAPABILITY TO REDUCE LIGHT FIXTURE OUTPUT LEVEL 10%-100% OR 20%-100% DEPENDING ON LIGHT LAMP SOURCE. (NOTE: CONTRACTOR SHALL PROGRAM FIXTURE LUMEN OUTPUT SHALL BE REDUCE TO MINIMUM 20% WHEN SPACE IS UN-OCCUPIED)
- ALL LIGHTING INSTALLED WITHIN A LARGE ROOM GREATER THAN 250 SQUARE FEET SHALL BE CONTROLLED VIA AN AUTOMATIC MOTION SENSORS OR AUTOMATIC TIME CONTROLS, AND HAVE DIMMING CAPABILITY TO REDUCE LIGHT FIXTURES LUMENS OUTPUT LEVEL 10%-100% OR 20%-100% DEPENDING ON LIGHT LAMP SOURCE. (NOTE: CONTRACTOR SHALL PROGRAM FIXTURE LUMENS OUTPUT SHALL BE REDUCE TO MINIMUM 20% WHEN SPACE IS UN-OCCUPIED)
- DAYLIGHT HARVESTING - ALL LIGHTING INSTALLED WITHIN WINDOW AND/OR SKYLIGHT PRIMARY AND SECONDARY DAYLIGHT ZONE. SHALL BE CONTROLLED VIA AUTOMATIC MOTION SENSORS OR AUTOMATIC TIME CONTROLS AND PHOTOCONTROL SENSOR AND HAVE DIMMING CAPABILITY TO REDUCE LIGHT FIXTURE LUMENS OUTPUT LEVEL 10%-100% OR 20%-100% (DEPENDING ON LIGHT LAMP SOURCE) DURING DAYLIGHT PERIOD OF THE DAY. (NOTE: CONTRACTOR SHALL PROGRAM FIXTURE LUMENS TO OFF OR LUMENS OUTPUT SHALL BE REDUCE TO MINIMUM 5% WHEN DURING DAY LIGHT PERIOD).
- FOR EACH SPACE, THE COMBINED ILLUMINANCE FROM THE CONTROLLED LIGHTING AND DAYLIGHT SHALL NOT BE LESS THAN THE ILLUMINANCE FROM CONTROLLED LIGHTING WHEN DAYLIGHT IS AVAILABLE.
- IN AREAS SERVED BY LIGHTING THAT IS DAYLIGHT CONTROLLED LIGHTING WHEN THE ILLUMINANCE RECEIVED FROM THE DAYLIGHT IS GREATER THAN 150 PERCENT OF THE DESIGN ILLUMINANCE RECEIVED FROM THE GENERAL LIGHTING SYSTEM AT FULL POWER, THE GENERAL LIGHTING POWER IN THAT DAYLIGHT ZONE SHALL BE REDUCED BY A MINIMUM OF 65 PERCENT. (130.1(d)(2)(D)).

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

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DSA BACK-CHECK SET	10.24.22

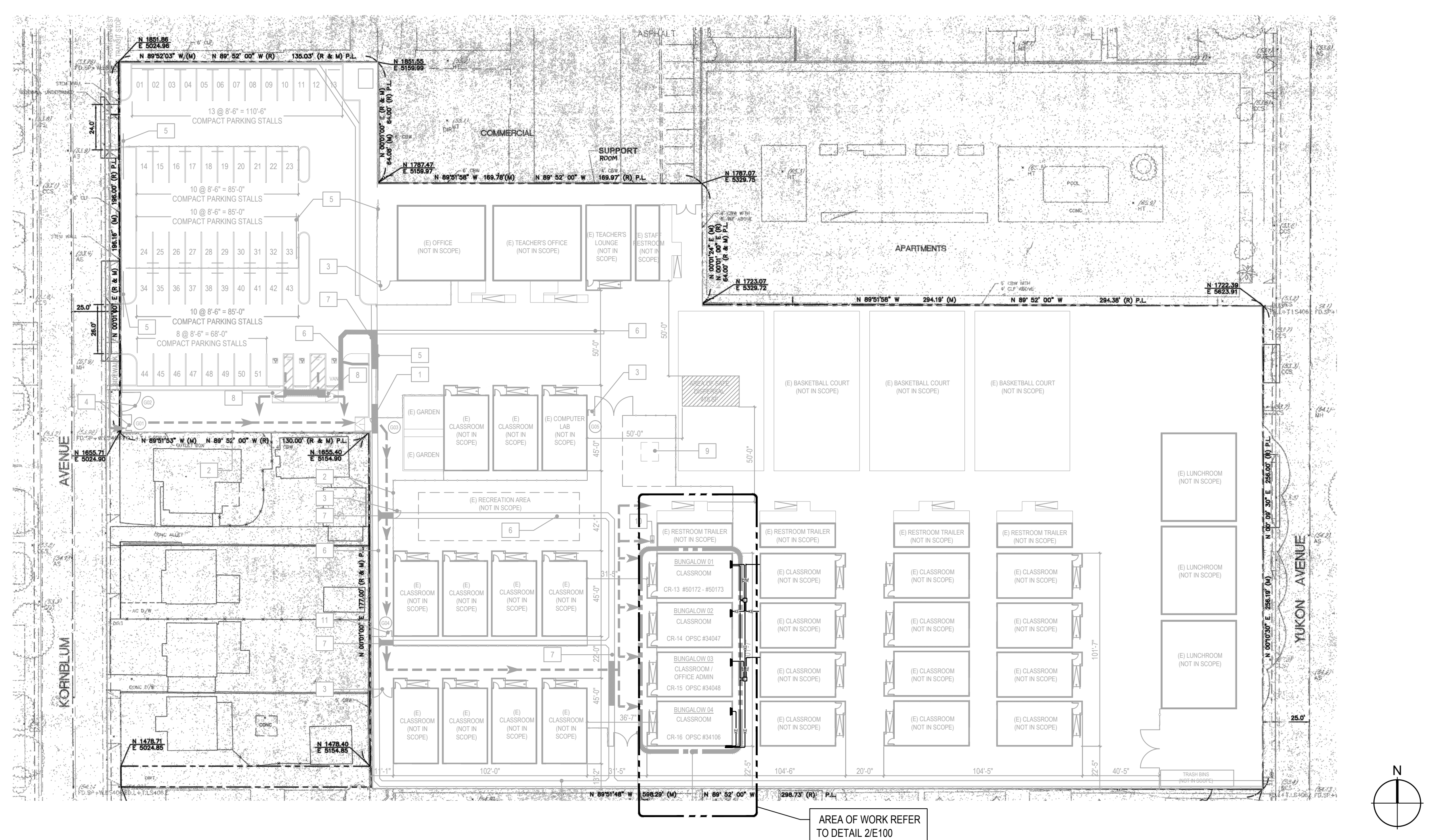
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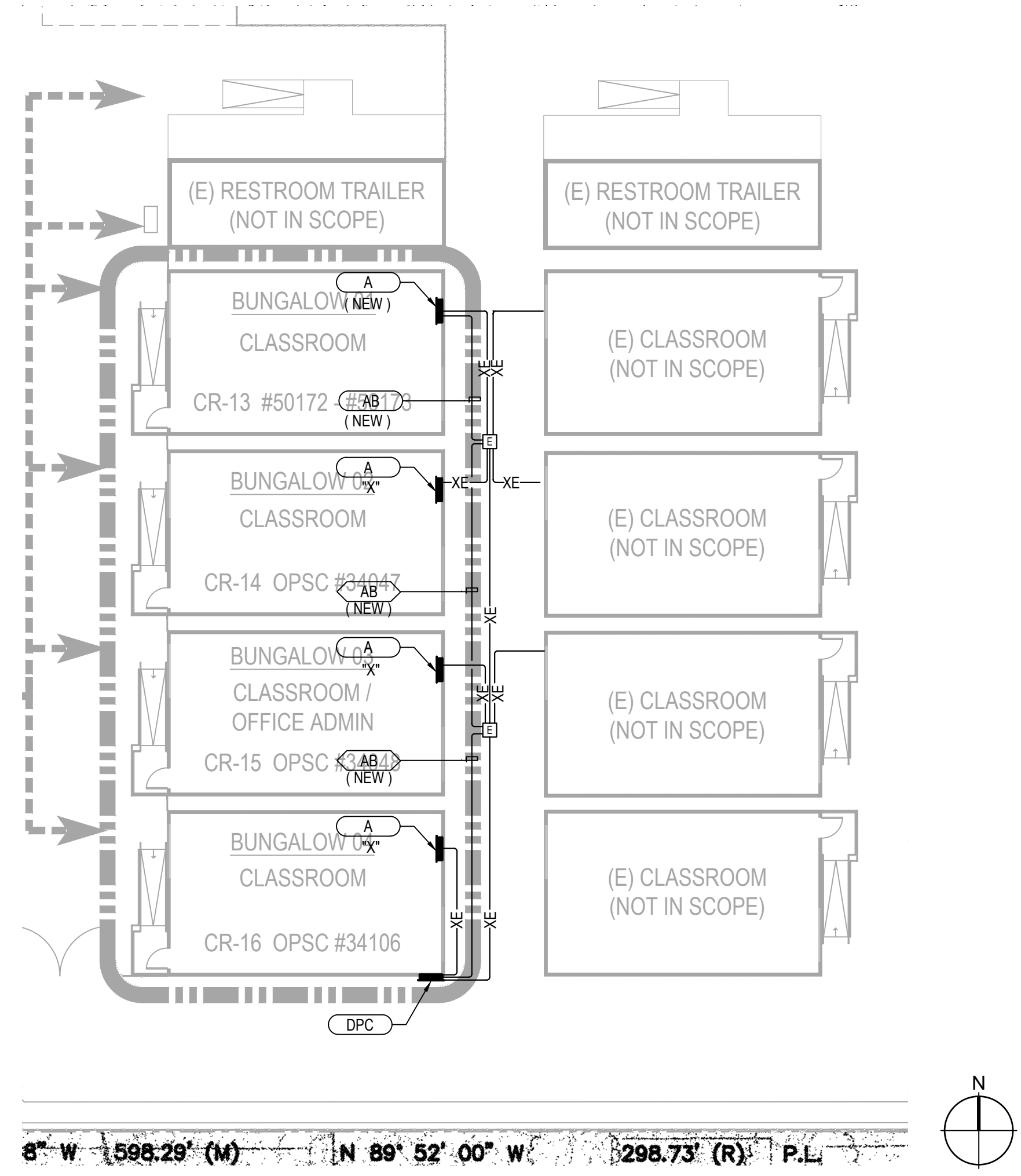
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DESIGNED BY	-
CHECKED BY	DM
APPROVED BY	DM

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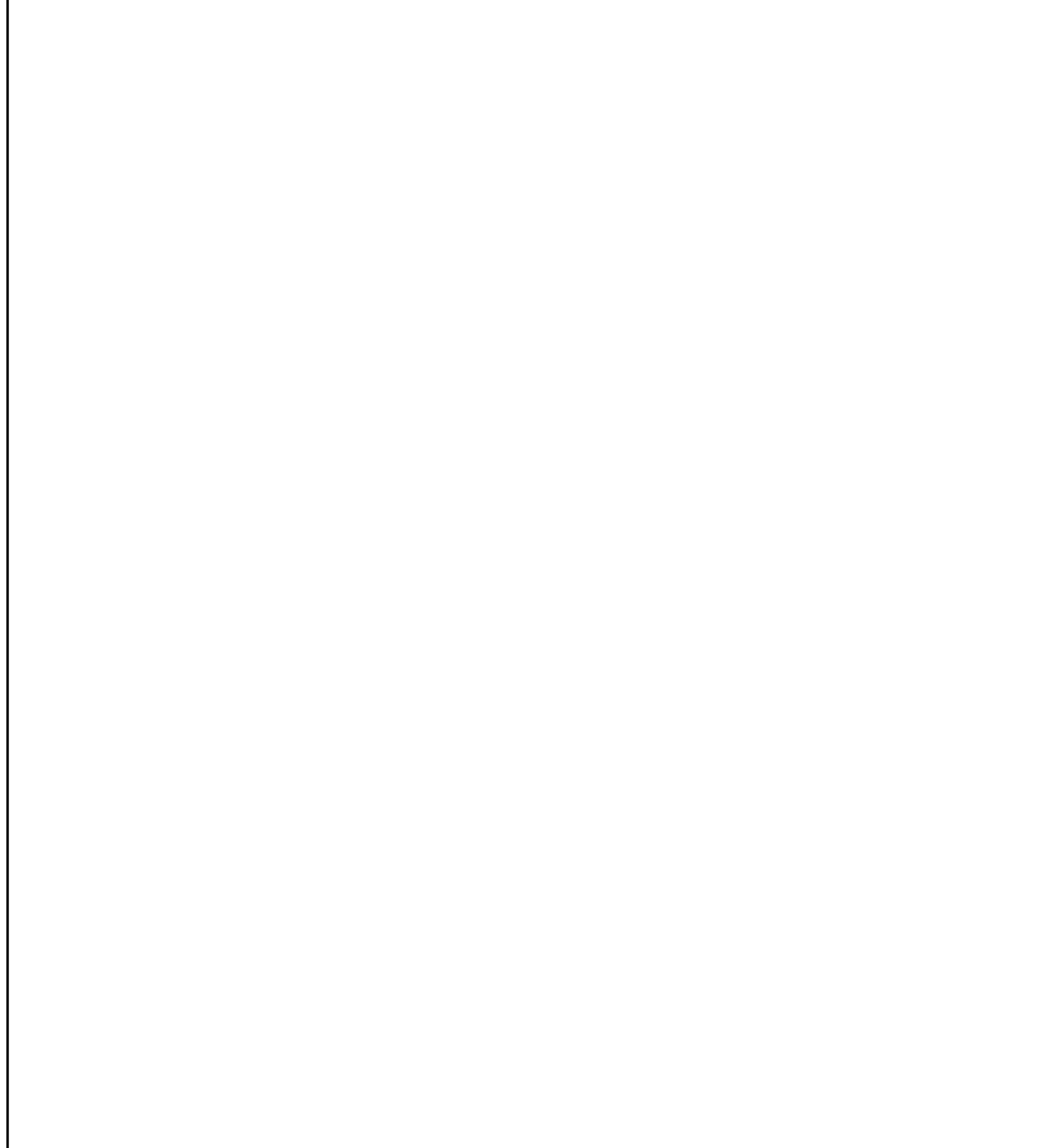
OVERALL SITE ELECTRICAL KEY PLAN

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



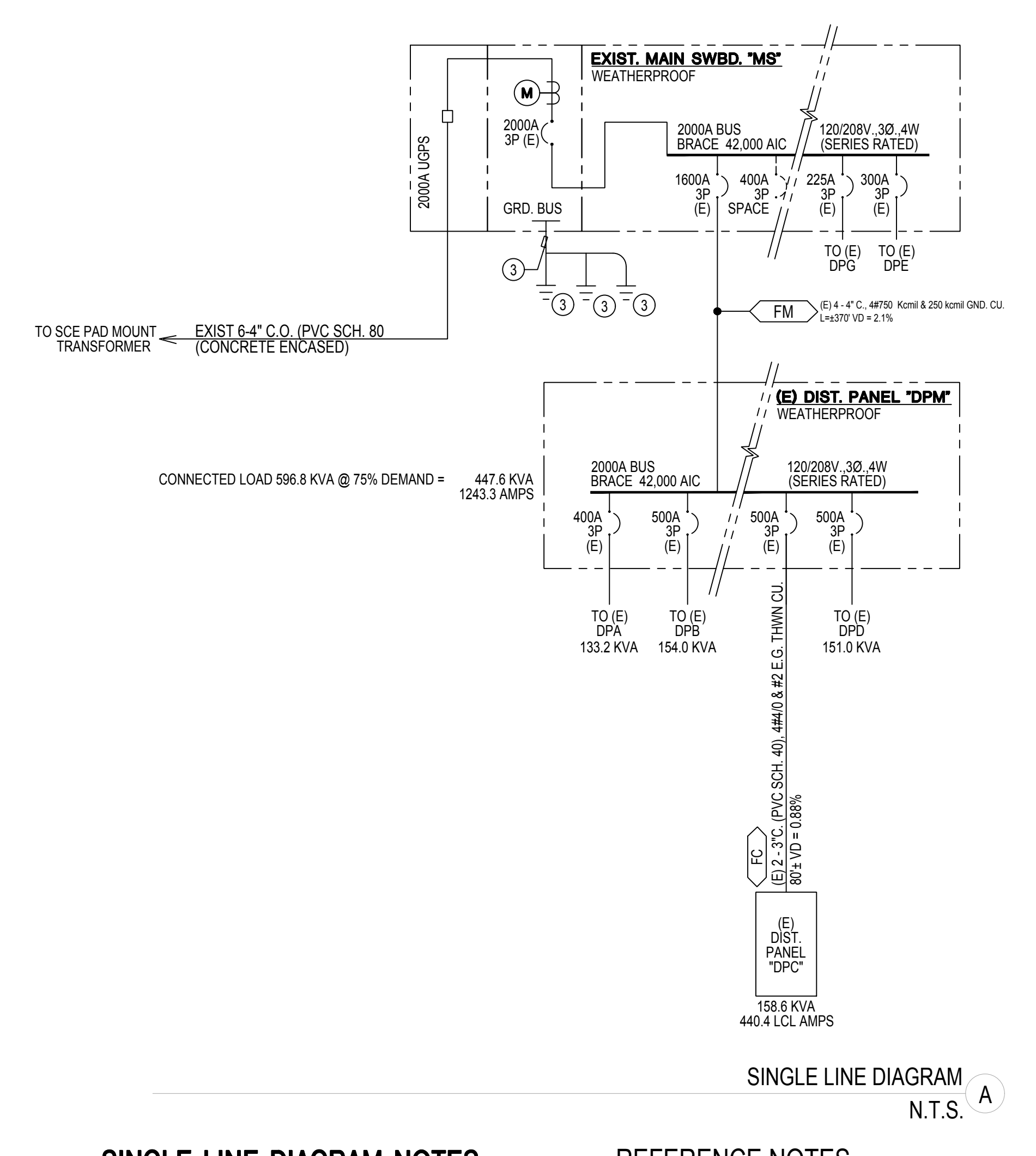
PARTIAL SITE ELECTRICAL PLAN

SCALE: 1/16" = 1'-0" 2



NOT USED

SCALE: N.T.S. 3



SINGLE LINE DIAGRAM N.T.S. A

SINGLE LINE DIAGRAM NOTES

- ALL CONDUIT SIZES AND CONDUCTOR AMPACITY ARE BASED ON 75°C THWN OR "XHHW" TYPE COPPER.
- TERMINAL LUGS AT PANELBOARDS SHALL BE PROVIDED TO MATCH THE INSULATION RATINGS OF THE CONDUCTORS, I.E. 60" OR 75" RATING.
- VOLTAGE DROP PERCENTAGES SHOWN IN THE FEEDER CABLE SCHEDULES ARE BASED ON THE WORST CASE UNLESS OTHERWISE NOTED. THE MAXIMUM FEEDER VOLT DROP SHALL NOT EXCEED 2% AND BRANCH CIRCUITRY VOLT DROP SHALL NOT EXCEED 3% TO THE FURTHEST OUTLET FOR A TOTAL OF 5% WITHIN THE ENTIRE ELECTRICAL DISTRIBUTION AND BRANCH CIRCUITRY SYSTEM. VOLTAGE DROP SHALL COMPLY WITH 2019 NEC AND LOCAL BUILDING CODE.
- FEEDER LENGTH SHOWN FOR VOLTAGE DROP CALCULATION ONLY. CONTRACTOR SHALL VERIFY ACTUAL LENGTH OF RUN IN THIS BID AND VERIFY ANY DISCREPANCIES WITH THE ENGINEER PRIOR TO AWARD OF CONTROL.
- ELECTRICAL EQUIPMENT SHALL BE LISTED AND BY RECOGNIZED ELECTRICAL TESTING LABORATORY.

REFERENCE NOTES

- PROVIDE AT CU-1 UNIT (2) WEATHERPROOF 60AS, 3P, 50AF FUSED DISCONNECT SWITCH AND CONNECT 3#6 & 1#8 G, 3/4" WATERTIGHT FLEX CONDUIT TO EACH COMPRESSOR MOTOR AS DIRECTED BY MANUFACTURER.
- PROVIDE AT ELEVATOR MACHINE ROOM 60AS, 3P, 60AF CONNECT 3#6 & 1#8 G, 3/4" WATERTIGHT FLEX CONDUIT TO EACH COMPRESSOR MOTOR AS DIRECTED BY MANUFACTURER.
- 3/4" C, 1#10 GROUND BONDED TO BUILDING FOUNDATION #8 20 FOOT LONG RE-BAR UFER GROUND, (2) 3/4" X 8 FT LONG COPPER DRIVEN GROUND RODS AND (IF AVAILABLE) METAL COLD WATER LINE (WITHIN 5 FT OF BUILDING POINT OF ENTRY).
- PANEL AND CIRCUIT BREAKERS TO BE FULLY BRACE 42,000 AIC

(E) SITE ELECTRICAL DISTRIBUTION PANEL BY SQUARE "D" MOUNTED ON EXISTING BUILDING CR #16

REMARKS	BREAKER TYPE	DISTRIBUTION PANEL "DPC"												REMARKS			
		120/208 VOLTS 3 PHASE 4 WIRE			PANEL LOCATION (E) C.R. 16 (BUNGALOW 4)			MAIN BKR: LUGS ONLY			600 A. BUSSING						
		PANEL AND CIRCUIT BREAKERS BRACE FOR 10,000 AIC			FEEDER			ENTER CABT. AT BOTTOM SURFACE MTG.									
LOCATION	VOLT	AMPS	L/TO	OR	REC	MS	CR	BKR	BKR	CR	MS	REC	L/TO	VOLT	AMPS	LOCATION	BREAKER TYPE
1 - SPARE	0	0						90	2	1			7072	(E) CR #9			
1 - W/CR #1	0	0						90	2	1			7072	W/CR #2			
1 - (E) CR #14		5412						90	6	1			7072	(E) CR #10			
1 - W/CR #5	6048							90	10	1			7072	W/CR #6			
1 - (E) CR #15		6768						90	10	1			7072	(E) CR #11			
1 - W/CR #9		5052						90	12	1			7072	W/CR #8			
1 - (E) CR #16	6242							90	14	1			7072	(E) CR #12			
1 - W/CR #13		5812						90	16	1			7072	W/CR #14			
1 - (E) PORT RESTROOM BLD'G		2080						20/1	18				1080	(E) EXTERIOR LIGHTS			
1 - W/CR #17		2080						20/1	20				1080	(E) EXTERIOR LIGHTS			
1 - (E) PORT RESTROOM BLD'G		2080						20/1	22				180	(E) GFCI WP RECEPTACLE			
1 - W/CR #19		2080						20/1	24				100	(E) 24V CONTROL TRANSF.			
1 - SPARE	0							200	26				19234	CR #13 (BUNGALOW 1)			
1 - SPARE	0	0						17932	28				17932	W/CR #26			
1 - SPARE	0	0						18272	30				18272	W/CR #26			
1 - SPARE	0	0							32					SPARE			
1 - SPARE	0	0							34					SPARE			
1 - SPARE	0	0							36					SPARE			
1 - SPARE	0	0							38					SPARE			
1 - SPARE	0	0							40					SPARE			
1 - SPARE	0	0							42					SPARE			

TOTAL CONNECTED LOAD: 158108 WATTS OR 438.9 AMPS • 208 VOLTS - 3 Ø
 L/L: 2160 VA x 125% = 2700 VA
 F/DL: 15848 VA OR 440.4 AMPS
 HACR = HACR TYPE CIRCUIT BREAKER L/O = PROVIDE LOCK-OFF DEVICE ON CIRCUIT BREAKER AFCI = ARC FAULT INTERRUPTING TYPE CIRCUIT BREAKER
 GFCI = GROUND FAULT INTERRUPTING TYPE CIRCUIT BREAKER

ALL PANEL BOARD BRANCH CIRCUIT BREAKERS THE FOLLOWING SHALL APPLY ON ALL MULTI-WIRED HOMERUN CIRCUIT BREAKERS (REFER TO PLANS TO DETERMINE 2 AND/OR 3 HOMERUNS), CONTRACTOR SHALL FIELD INSTALL ON ALL MULTI-USE CIRCUIT BREAKERS APPROVED HANDLE TIE (PER SEC 210.4(B))

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DESIGNED BY	-
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PARTIAL SINGLE LINE DIAGRAM

SCALE: N.T.S. 4

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 APP: 03-122151 INC.
 REVIEWED FOR
 SS FLS ACS
 DATE: 11/02/2022

abode communities architecture

PROJECT:
LAEP EARLY CHILDHOOD CENTER

13928 KORNBLUM AVE.
 HAWTHORNE, CA 90250

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DSA APPLICATION NUMBER: 03-122151
 PROJECT NO: 219-22-001

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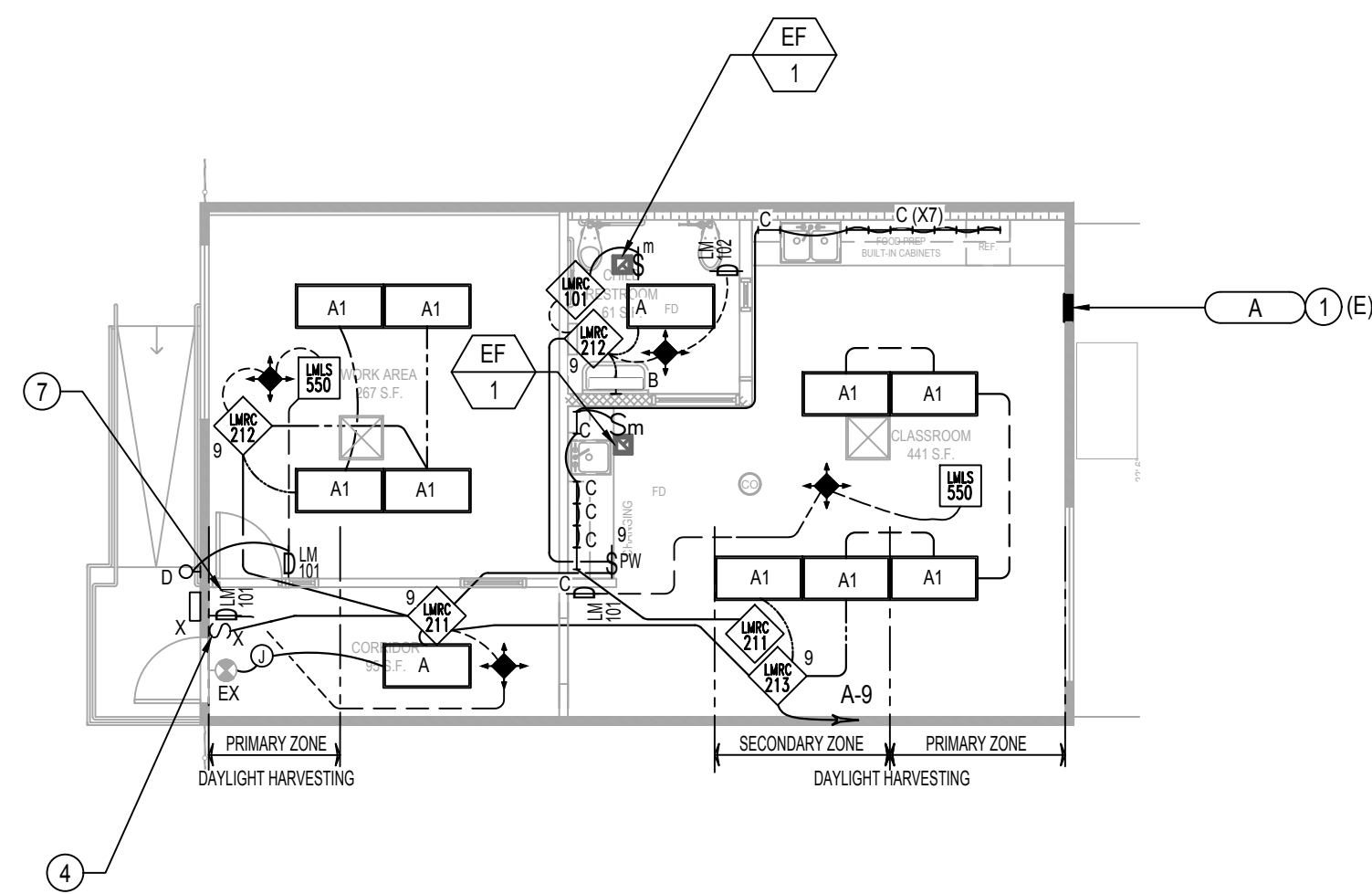
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03.02.22	03.02.22
04.01.22	04.01.22
10.05.22	10.05.22
10.24.22	10.24.22

SHEET NAME:
 ELECTRICAL SITE PLAN

SCALE: AS NOTED

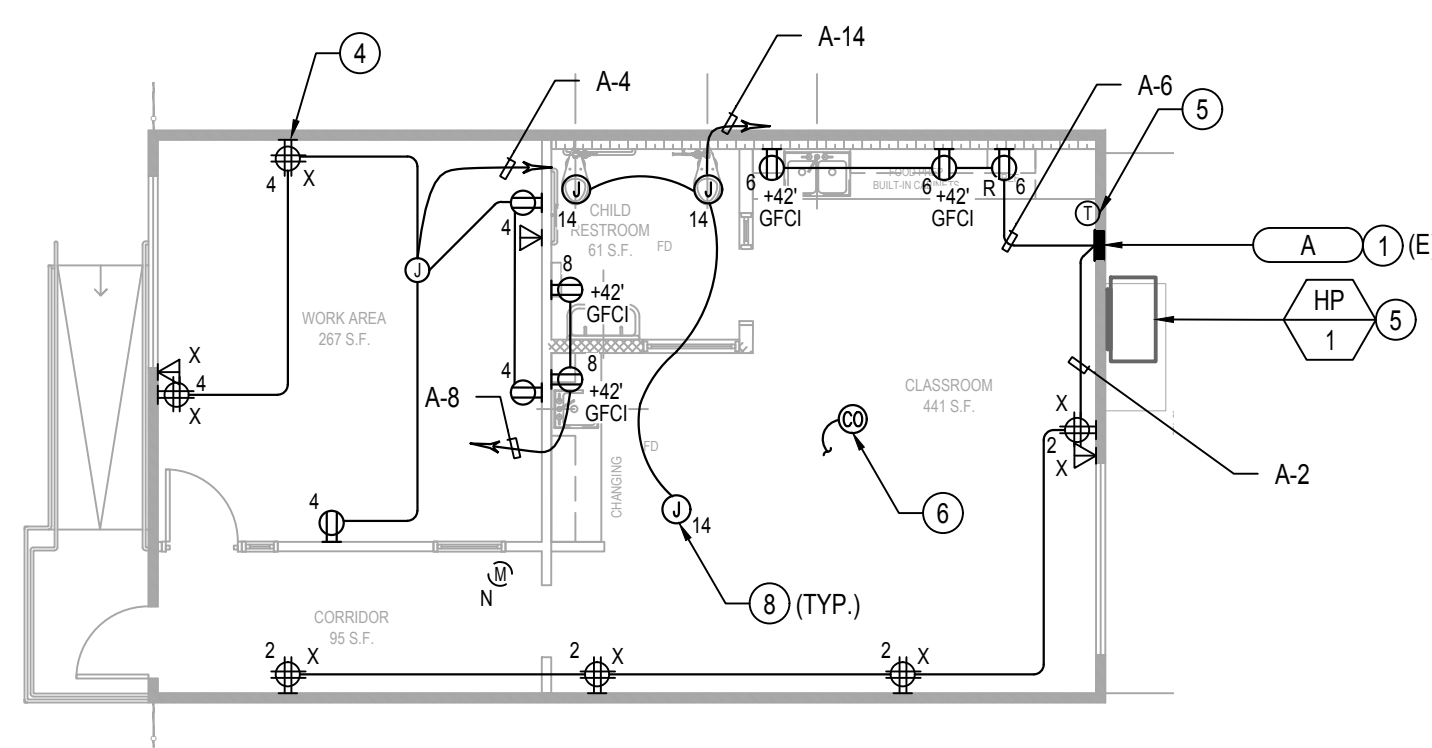
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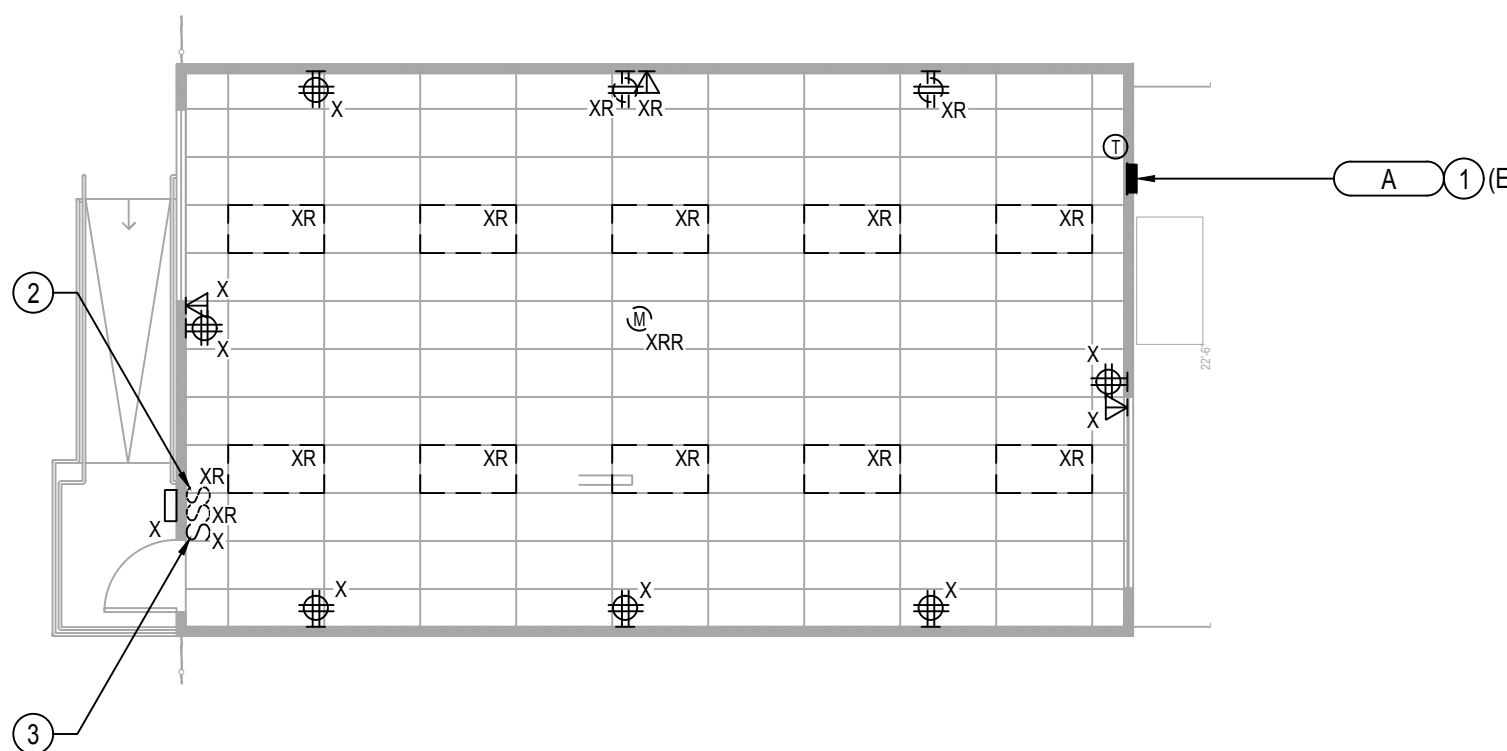
ELECTRICAL BUNGALOW 02 LIGHTING PLAN

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



ELECTRICAL BUNGALOW 02 POWER PLAN

SCALE: 1/8" = 1'-0" 2



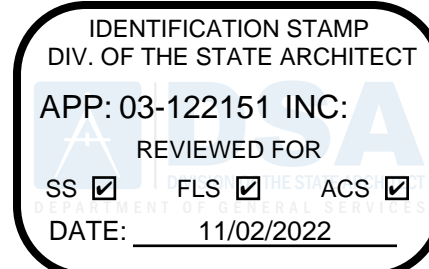
ELECTRICAL BUNGALOW 02 DEMOLITION PLAN

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

REFERENCE NOTES

1. PRIOR TO START OF WORK (I.E. ELECTRICAL DEMO OR CONSTRUCTION), CONTRACTOR SHALL VERIFY EXISTING PANEL INSTALLATION TO DETERMINE ALL LABOR, TOOLS AND MATERIAL REQUIRED FOR DEMO AND NEW ELECTRICAL WORK AS SHOWN.
2. CONFIRM AND VERIFY EXISTING PANEL CIRCUITS TO ENSURE THAT THOSE CIRCUIT UN-AFFECTED BY NEW OR DEMO ELECTRICAL WORK THIS CONTRACT REMAIN IN PLACE AND IN SERVICE. THIS INCLUDING EXISTING CIRCUITRY SERVING THE EXTERIOR LIGHTS, EXISTING HVAC HEAT PUMP UNITS AND MISCELLANEOUS WALL RECEPTACLES.
3. PROVIDE NEW TYPE WRITTEN PANEL CIRCUIT DIRECTORY CARD
4. DEMO, DISCONNECT AND REMOVE EXISTING LIGHTS SWITCHES SERVING THE EXISTING LIGHTING.
5. EXISTING LIGHT SWITCH WHICH SERVE AND CONTROL THE BUILDING EXTERIOR LIGHT TO REMAIN IN PLACE AND IN SERVICE FOR SCHOOL DISTRICT USE.
6. EXISTING WALL ELECTRICAL OUTLET (I.E. DUPLEX RECEPTACLES) AND/OR DEVICE (I.E. SWITCH) TO BE RECONNECTED TO NEW BRANCH CIRCUITRY SHOWN.
7. EXISTING HVAC SYSTEM EQUIPMENT AND THERMOSTAT TO REMAIN IN PLACE AND IN SERVICE FOR SCHOOL DISTRICT USE.
8. IN THE IMMEDIATE VICINITY OF THE CHILD CARE/NURSERY AREA, PROVIDE U.L. LISTED CEILING MOUNTED 120 VOLT OPERATION (WITH BATTERY BACK-UP PER CBC 420.6) CARBON MONOXIDE ALARM DETECTOR COMPLETE WITH OUTLET BOX, INTERNAL ALARM THAT EMIT A SIGNAL. CONNECT TO UN-SWITCHED HOT WIRE OF LOCAL LIGHTING CIRCUIT. VERIFY AND COORDINATE EXACT DETAILS PRIOR TO ROUGH-INS.
9. FOR THE EXISTING LIGHT SWITCH AND INSTALLATION OF NEW LOW VOLTAGE LIGHTING CONTROL PROVIDE NEW NEW MULTI-GANG COVERPLATE.
10. PROVIDE J-BOX AND CONNECT PER MANUFACTURER'S RECOMMENDATION FOR AUTOMATED FLUSHOMETER URINAL AND ELECTRONIC SENSOR FAUCETS AND WATER CLOSETS. 120V 50VA. CONNECT TO SPARE 120V CIRCUIT ON PANEL B OR P-B FOR THIS BUILDING.
11. CONNECT LOW VOLTAGE WIRING TO ROOM CORRESPONDING LV LIGHTING CONTROLLER.

REMARKS/NOTES		120/208 VOLTS		PANEL "A"		MAIN BKR: 100A, 2P		22,000 AIC		REMARKS/NOTES							
BREAKER TYPE		1 PHASE		LOCATION (E) PORT. CR 14		(X = C.R. NUMBER)		100A BUBBING									
		3 WIRE		FEEDER SEE SINGLE LINE DIAGRAM		ENTER CABT. AT		FLUSH MTO.									
				LOCATION		VOLT AMPS		LOCATION									
						Φ A Φ B											
	HACR	(E) HP-1 UNIT	2652			1	1	60		20/1	2	8	1440	(E) REC'S	HACR		
	HACR	W/CIR. #1	0			3	2	60		20/1	4	7	1260	(E) REC'S/CLOCK	HACR		
	HACR	(E) HEATER NOT USED OFF (SPARE)	0			5	60			20/1	6	3	1500	REFRIG/COUNTER APPL. REC'S	HACR		
	HACR	W/CIR. #5	0			7	2	60		20/1	8	2	360	RESTROOMS REC'S	HACR		
	HACR	(E) LIGHTS CR/EXT LT'S	456	25		9	20/1			20/1	10	1	200	RCP-1	HACR		
	HACR	E SPACE				11				20/1	12			SPARE	HACR		
	HACR	E SPACE				13				20/1	14	3	200	LAV/URINAL/WC SENSOR	HACR		
	HACR	E SPACE				15				20/1	16			SPACE	HACR		
		Φ A = 8448 VA		Φ B = 4222 VA													
		TOTAL CONNECTED LOAD: 10720 VA		OR 51.5 AMPS		208 VOLTS		- 1 Φ								PER CEC 220.82 LOAD CALCULATION	
		LCL: 200 VA x 125% = 250 VA															
		FDL: 10770 VA OR 51.8 AMPS															
		HACR = HACR TYPE CIRCUIT BREAKER		L/O = PROVIDE LOCK-OFF DEVICE ON CIRCUIT BREAKER												AFCI = ARC FAULT INTERRUPTING TYPE CIRCUIT BREAKER	
																CAG = COMBINATION ARC FAULT AND GROUND FAULT INTERRUPTING TYPE CIRCUIT BREAKER.	
																ALL PANEL BOARD BRANCH CIRCUIT BREAKERS THE FOLLOWING SHALL APPLY TO ALL MULTI-WIRED HOMERUN CIRCUIT BREAKERS (REFER TO PLANS TO DETERMINE 2 AND/OR 3 HOMERUNS), CONTRACTOR SHALL FIELD INSTALL ON ALL MULTI-USE CIRCUIT BREAKERS APPROVED HANDLE TIE (PER CEC 210.4(B)).	



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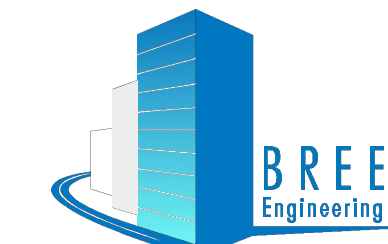
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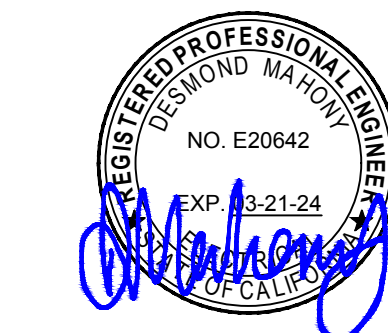


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10.05.22	DSA BACK-CHECK SET
10.24.22	DSA BACK-CHECK SET

SHEET NAME:
ELECTRICAL BUNGALOW 02 FLOOR PLANS

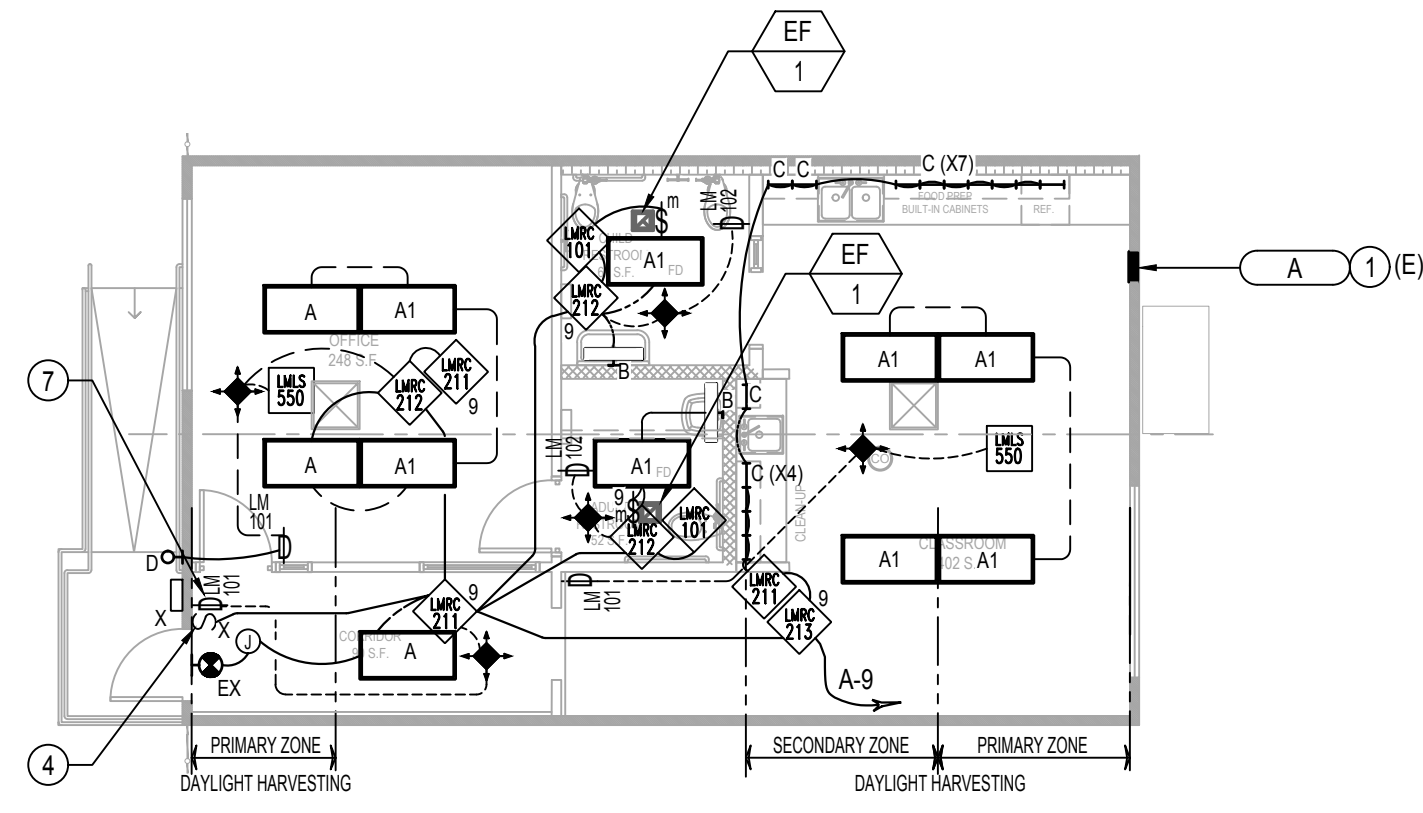
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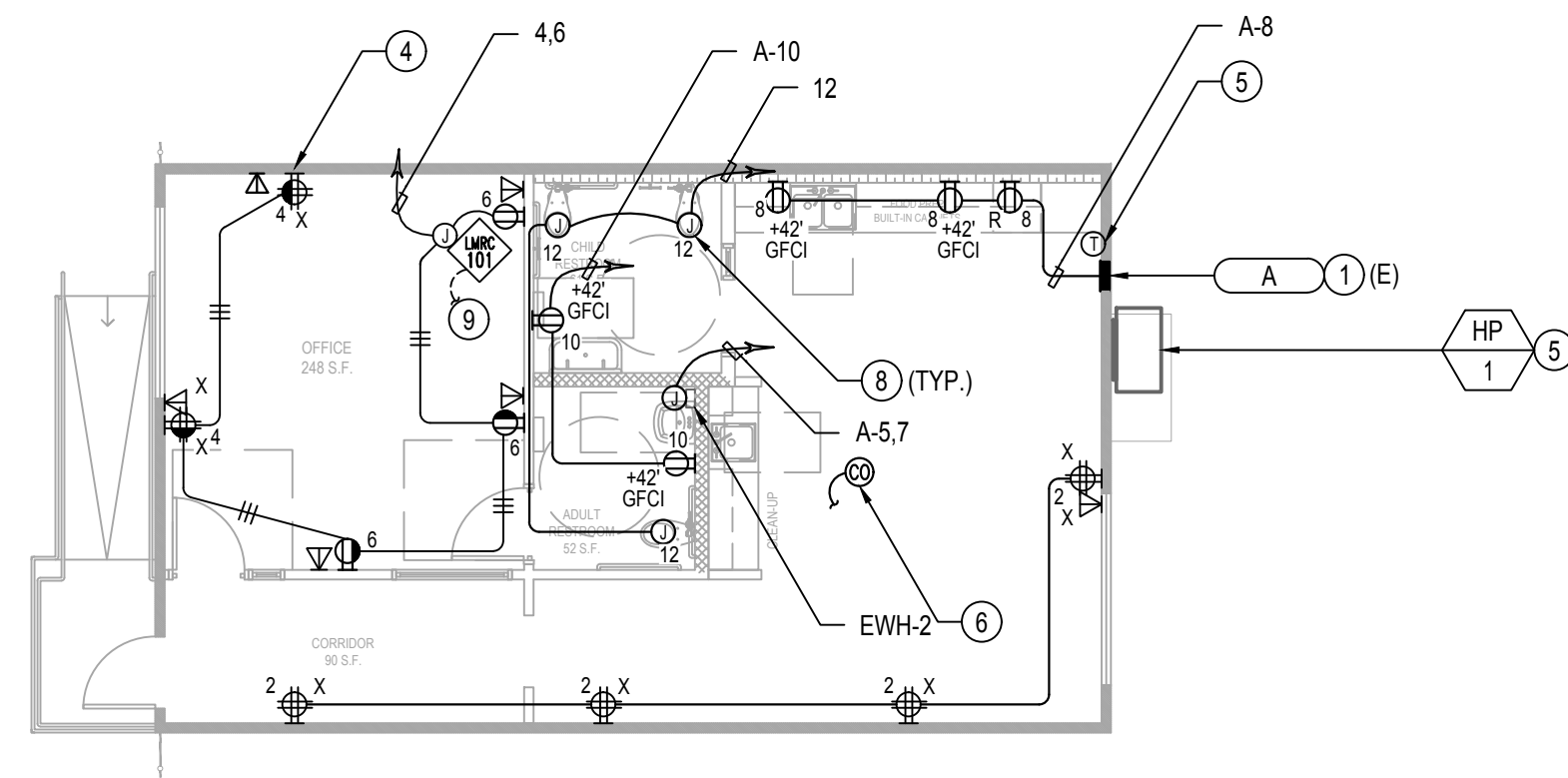
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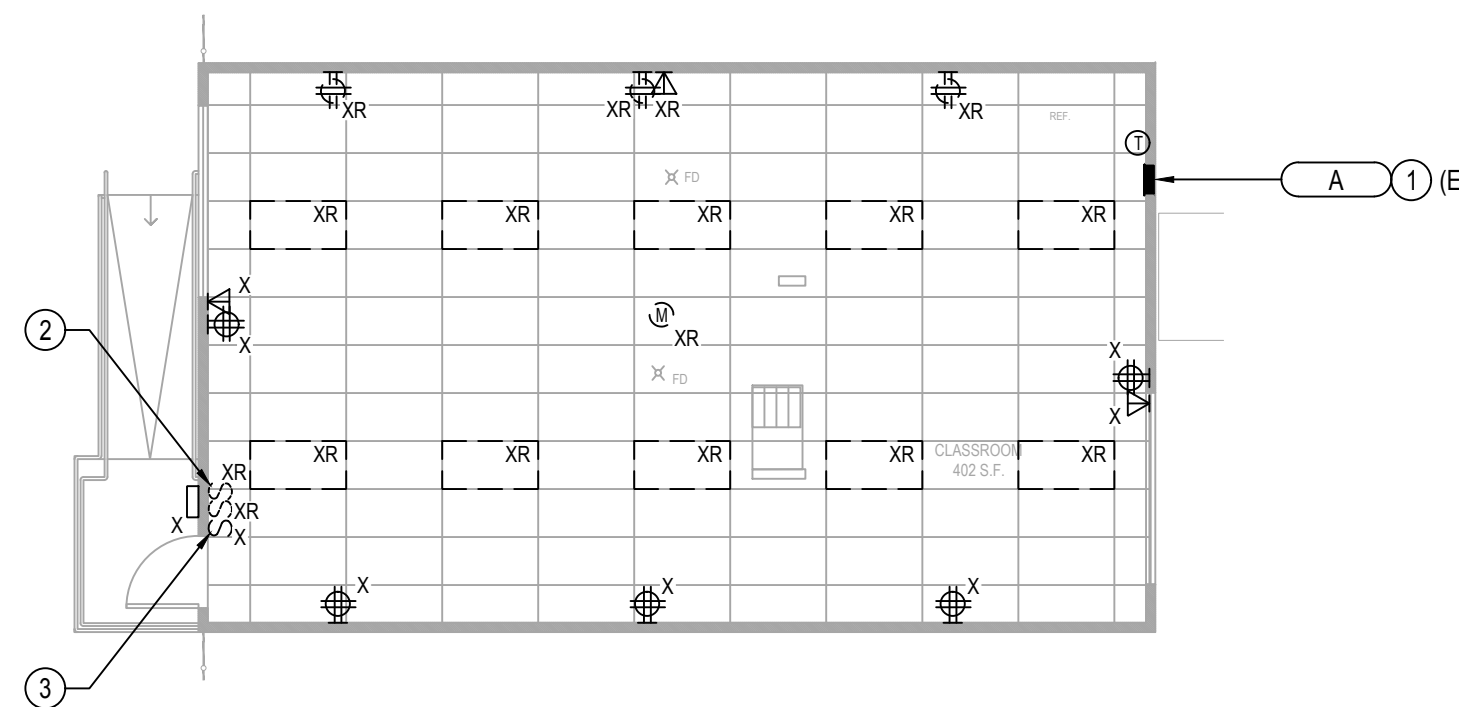
ELECTRICAL BUNGALOW 03 LIGHTING PLAN

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



ELECTRICAL BUNGALOW 03 POWER PLAN

SCALE: 1/8" = 1'-0" 2



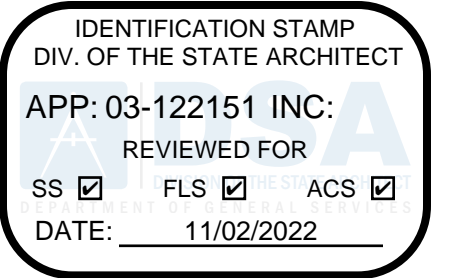
ELECTRICAL BUNGALOW 03 DEMOLITION PLAN

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

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11. CONNECT LOW VOLTAGE WIRING TO ROOM CORRESPONDING LV LIGHTING CONTROLLER.

REMARKS/NOTES		PANEL "A"												REMARKS/NOTES								
BREAKER TYPE		LOCATION (E) PORT. CR 15 (X = C.R. NUMBER)												BREAKER TYPE								
		FEEDER SEE SINGLE LINE DIAGRAM																				
		ENTER CABT. AT																				
		FLUSH MTO.																				
		22,000 AIC																				
		100A BUSBING																				
		120/208 VOLTS																				
		1 PHASE																				
		3 WIRE																				
		MAIN BKR: 100A, 2P																				
		LOCATION																				
		VOLT AMPS																				
		Φ A Φ B																				
		LTG OR REC																				
		MIS CIR																				
		BKR																				
		BKR CIR																				
		MIS REC																				
		LTG OR REC																				
		Φ A Φ B																				
		LOCATION																				
	HACR (E) HP-1 UNIT	2652	1	-	-	1	60							20/1	2	-	8	-	1440	(E) REC'S	HACR	-
	HACR W/CIR. #1	2050	1	-	-	3	2							20/1	4	-	5	-	900	(E) REC'S/CLOCK	HACR	1
	HACR WATER HEATER	2050	-	-	-	5	60							20/1	6	-	4	-	720	OFFICE	HACR	1
	HACR W/CIR. #5	2050	-	-	-	7	2							20/1	8	-	3	-	1500	REFRIG/COUNTER APPL. REC'S	HACR	1
	HACR (E) LIGHTS CR/EXT LT'S	456	12	-	-	9	20/1							20/1	10	-	3	-	1500	RESTROOM/COUNTER APPL. REC'S	HACR	1
	HACR SPARE	0	0	-	-	11	20/1							20/1	12	2	-	-	200	LAV/URINAL/WC SENSOR	HACR	1
	HACR SPARE	0	-	-	-	13	20/1							-	14	-	-	-	-	SPACE	-	-
	E SPACE	-	-	-	-	15	-							-	16	-	-	-	-	SPACE	-	-
		Φ A* 8818 VA Φ B* 7302 VA																				
		TOTAL CONNECTED LOAD: 16120 VA OR 77.5 AMPS • 208 VOLTS - 1 Φ PER CEC 220.82 LOAD CALCULATION																				
		LCL: 3840 VA x 125% = 4800 VA																				
		FDL: 17080 VA OR 82.1 AMPS																				
		HACR = HACR TYPE CIRCUIT BREAKER L/O = PROVIDE LOCK-OFF DEVICE ON CIRCUIT BREAKER AFCI = ARC FAULT INTERRUPTING TYPE CIRCUIT BREAKER																				
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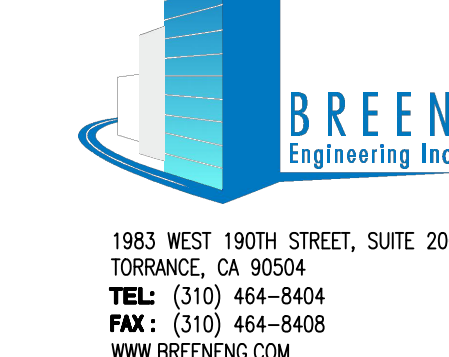
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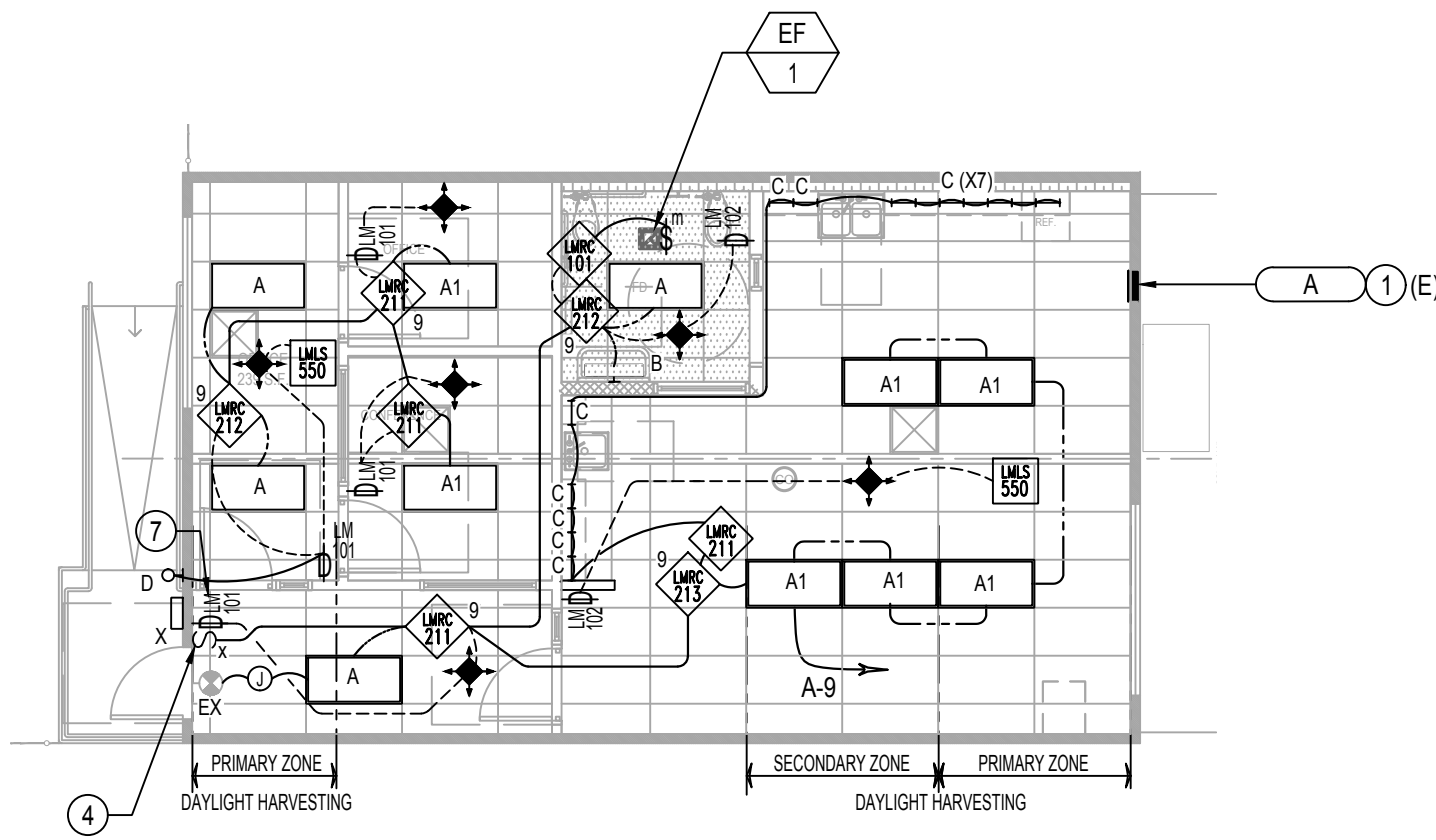
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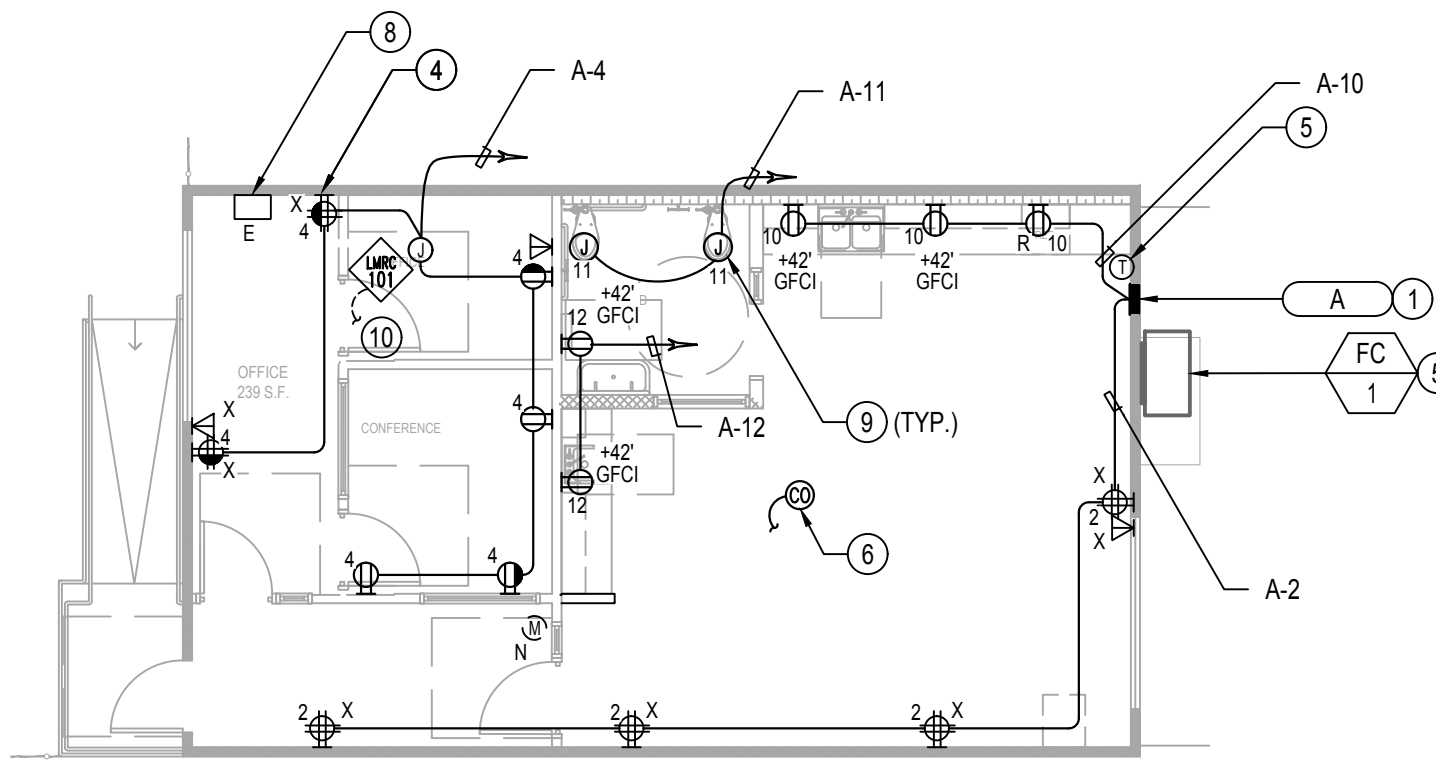
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 PLOTTED PAPER SIZE (DRAWING HAS BEEN SCALED IF DIFFERENT): ARCH FULL BLEED D (24.00 X 36.00 INCHES) PLOT SCALE: 1:1 PLOT STYLE: PDF & DMW STB LAST SAVED BY: GUDMUNDUM



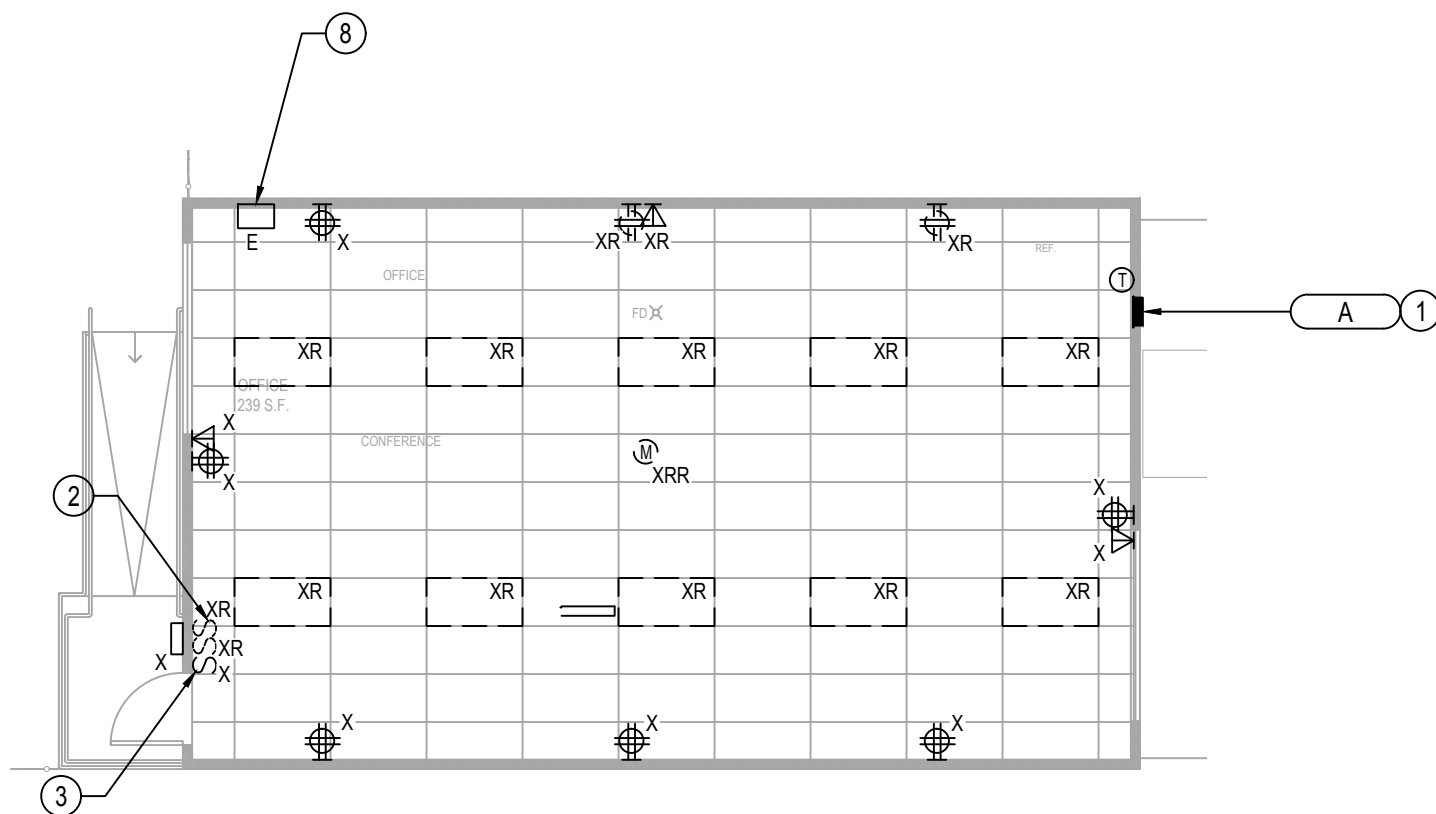
ELECTRICAL BUNGALOW 04 LIGHTING PLAN

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



ELECTRICAL BUNGALOW 04 POWER PLAN

SCALE: 1/8" = 1'-0" 2



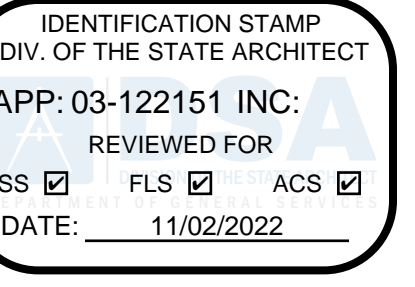
ELECTRICAL BUNGALOW 04 DEMOLITION PLAN

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

REFERENCE NOTES

- PRIOR TO START OF WORK (I.E. ELECTRICAL DEMO OR CONSTRUCTION), CONTRACTOR SHALL VERIFY EXISTING PANEL INSTALLATION TO DETERMINE ALL LABOR, TOOLS AND MATERIAL REQUIRED FOR DEMO AND NEW ELECTRICAL WORK AS SHOWN.
- CONFIRM AND VERIFY EXISTING PANEL CIRCUITS TO ENSURE THAT THOSE CIRCUIT UN-AFFECTED BY NEW OR DEMO ELECTRICAL WORK THIS CONTRACT REMAIN IN PLACE AND IN SERVICE. THIS INCLUDING EXISTING CIRCUITRY SERVING THE EXTERIOR LIGHTS, EXISTING HVAC HEAT PUMP UNITS AND MISCELLANEOUS WALL RECEPTACLES.
- PROVIDE NEW TYPE WRITTEN PANEL CIRCUIT DIRECTORY CARD
- DEMO, DISCONNECT AND REMOVE EXISTING LIGHTS SWITCHES SERVING THE EXISTING LIGHTING.
- EXISTING LIGHT SWITCH WHICH SERVE AND CONTROL THE BUILDING EXTERIOR LIGHT TO REMAIN IN PLACE AND IN SERVICE FOR SCHOOL DISTRICT USE.
- EXISTING WALL ELECTRICAL OUTLET (I.E. DUPLEX RECEPTACLES) AND/OR DEVICE (I.E. SWITCH) TO BE RECONNECTED TO NEW BRANCH CIRCUITRY SHOWN.
- EXISTING HVAC SYSTEM EQUIPMENT AND THERMOSTAT TO REMAIN IN PLACE AND IN SERVICE FOR SCHOOL DISTRICT USE.
- IN THE IMMEDIATE VICINITY OF THE CHILD CARE/NURSERY AREA, PROVIDE U.L. LISTED CEILING MOUNTED 120 VOLT OPERATION (WITH BATTERY BACK-UP PER CBC 420.6) CARBON MONOXIDE ALARM DETECTOR COMPLETE WITH OUTLET BOX, INTERNAL ALARM THAT EMIT A SIGNAL, CONNECT TO UNSWITCHED HOT WIRE OF LOCAL LIGHTING CIRCUIT. VERIFY AND COORDINATE EXACT DETAILS PRIOR TO ROUGH-INS.
- FOR THE EXISTING LIGHT SWITCH AND INSTALLATION OF NEW LOW VOLTAGE LIGHTING CONTROL PROVIDE NEW NEW MULTI-GANG COVERPLATE.
- EXISTING IDF RACK DATA CABINET.
- PROVIDE J-BOX AND CONNECT PER MANUFACTURER'S RECOMMENDATION FOR AUTOMATED FLUSHOMETER URINAL AND ELECTRONIC SENSOR FAUJETS AND WATER CLOSETS. 120V 50VA CONNECT TO SPARE 120V CIRCUIT ON PANEL B OR P-B FOR THIS BUILDING.
- CONNECT LOW VOLTAGE WIRING TO ROOM CORRESPONDING LV LIGHTING CONTROLLER.

REMARKS/NOTES		120/208 VOLTS		PANEL "A"		MAIN BKR: 100A, 2P		22,000 AIC		REMARKS/NOTES		
BREAKER TYPE		1 PHASE		LOCATION (E) PORT. CR 16 BUNGALOW 04		FEEDER (X = C.R. NUMBER)		ENTER CABT. AT		BUSHING		
		3 WIRE		SEE SINGLE LINE DIAGRAM				FLUSH		MTG.		
		LOCATION	VOLT AMPS	LTG OR LCL	MIS CIR	BKR	BKR	MIS REC	LTG OR LCL	VOLT AMPS	LOCATION	
		Φ A	Φ B							Φ A	Φ B	
	HACR	(E) HP-1 UNIT	2652	1		1	60	20/1	2	8	1440	(E) REC'S
	HACR	W/CIR. #1	2652	1		3	2	20/1	4	7	1260	(E) REC'S/CLOCK
	HACR	(E) HEATER NOT USED OFF (SPARE)	0			5	60	20/1	6		400	(E) IDF RACK CABINET REC'S
	HACR	W/CIR. #5				7	2	20/1	8		400	(E) IDF RACK CABINET REC'S
	HACR	(E) LIGHTS CR/EXT LT'S	456	12		9	20/1	20/1	10	2	1500	REFRIG/COUNTER APPL. REC'S
	HACR	LAV/URINAL/WC SENSOR	200			2	11	20/1	12	4	1500	RESTROOM/COUNTER APPL. REC'S
	HACR	SPARE	0			13	20/1		14			SPACE
	HACR	E-SPACE				15			16			SPACE
		Φ A* 8448 VA		Φ B* 6012 VA								
		TOTAL CONNECTED LOAD: 12460		VA OR 59.9 AMPS		208 VOLTS		- 1 Φ		PER NEC 220.82 LOAD CALCULATION		
		LCL: 4200 VA x 125% = 5250 VA										
		FDL: 13510 VA OR 65.0 AMPS										
		HACR = HACR TYPE CIRCUIT BREAKER		L/O = PROVIDE LOCK-OFF DEVICE ON CIRCUIT BREAKER		AFCI = ARC FAULT INTERRUPTING TYPE CIRCUIT BREAKER						
						CAG = COMBINATION ARC FAULT AND GROUND FAULT INTERRUPTING TYPE CIRCUIT BREAKER						
ALL PANEL BOARD BRANCH CIRCUIT BREAKERS THE FOLLOWING SHALL APPLY ON ALL MULTI-WIRED HOMERUN CIRCUIT BREAKERS (REFER TO PLANS TO DETERMINE 2 AND/OR 3 HOMERUNS), CONTRACTOR SHALL FIELD INSTALL ON ALL MULTI-USE CIRCUIT BREAKERS APPROVED HANDLE TIE (PER NEC 210.4(B))												



abode communities architecture

PROJECT: LAEP EARLY CHILDHOOD CENTER

13928 KORNBLUM AVE. HAWTHORNE, CA 90250

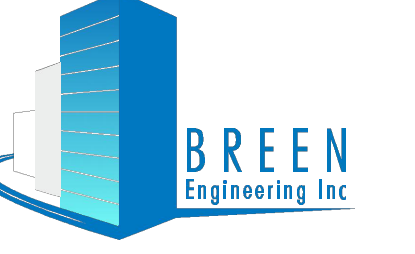
CLIENT: Los Angeles Education Partnership 1541 Wilshire Blvd., Suite 200 Los Angeles, CA 90017 T: 213.622.5237

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

CONSULTANTS: CIVIL Breen Engineering 1983 W. 190th St., Suite 200 Torrance, CA 90504 T: 310.464.8404

MECHANICAL/ELECTRICAL/PLUMBING Breen Engineering 1983 W. 190th St., Suite 200 Torrance, CA 90504 T: 310.464.8404

STRUCTURAL Breen Engineering 1983 W. 190th St., Suite 200 Torrance, CA 90504 T: 310.464.8404

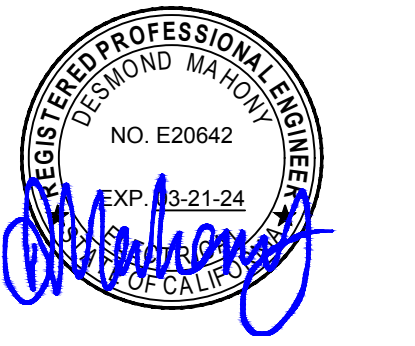


1983 WEST 190TH STREET, SUITE 200 TORRANCE, CA 90504 TEL: (310) 464-8404 FAX: (310) 464-8408 WWW.BREENENG.COM

DSA APPLICATION NUMBER: 03-122151 PROJECT NO: 219-22-001

The ideas and designs represented herein and this drawing, all prepared by Abode Communities are for the use solely with respect to this project and Abode Communities shall retain all common law, statutory and other reserved rights including copyright, and they shall not be used by others for any other purpose without written permission of Abode Communities | Architecture.

STAMP:



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

SHEET NAME: ELECTRICAL BUNGALOW 04 FLOOR PLANS

SCALE: AS NOTED

SHEET NUMBER: E2.04

DRAWN BY	-
DESIGNED BY	-
CHECKED BY	BM
APPROVED BY	BM

STATE OF CALIFORNIA
Indoor Lighting
 NRCC-LTI-E CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
 Project Name: LAEP EARLY CHILDHOOD CENTER Report Page: (Page 4 of 7)
 Project Address: 13928 KORNBLUM AVE Date Prepared: 4/5/2022

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
 I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Desmond Mahony, P.E. Signature Date: 2022-04-05
 Company: Breen Engineering Inc. Address: 1983 West 190th Street, Suite 200 Torrance, CA 90504
 City/State/Zip: Torrance, CA 90504 Phone: (310) 464-8404

RESPONSIBLE PERSON'S DECLARATION STATEMENT
 I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- 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).
- 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.
- The building design features or system design features identified on this Certificate of Compliance are consistent with any other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- 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: Desmond Mahony, P.E. Signature Date: 2022-04-05
 Company: Breen Engineering Inc. Address: 1983 West 190th Street, Suite 200 Torrance, CA 90504
 City/State/Zip: Torrance, CA 90504 Phone: (310) 464-8404

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
 Registration Date/Time: Report Version: 2019.1.003 Schema Version: rev 20200601
 Registration Provider: Energysoft Report Generated: 2022-04-05 02:12:30

STATE OF CALIFORNIA
Indoor Lighting
 NRCC-LTI-E CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
 Project Name: LAEP EARLY CHILDHOOD CENTER Report Page: (Page 4 of 7)
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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(d) or adjustments per §140.6(a) are being used.

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
CLASSROOM & KITCHEN	Classroom, Lecture, or Training Vocational Area	0.7	713	499.1	No No
CLASSROOM & TEACHERS WORK AREA	Classroom, Lecture, or Training Vocational Area	0.7	653	457.1	No No
CLASSROOM, CONFERENCE & OFFICE	Classroom, Lecture, or Training Vocational Area	0.7	802	561.4	No No
CLASSROOM & OFFICE	Classroom, Lecture, or Training Vocational Area	0.7	722	505.4	No No
TOTALS:			2,890	2,023	See Tables J, or P for detail

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
CORRIDOR, LAUNDRY & RESTROOM	Classroom, Lecture, or Training Vocational Area	0.7	210	147	No No
CORRIDOR, ADULTS RESTROOM & CHILD RESTROOM	Classroom, Lecture, or Training Vocational Area	0.7	210	147	No No
CORRIDOR, FILE ROOM, & CHILD RESTROOM	Classroom, Lecture, or Training Vocational Area	0.7	202	141.4	No No
CORRIDOR & CHILD RESTROOM	Classroom, Lecture, or Training Vocational Area	0.7	148	103.6	No No
TOTALS:			770	539	See Tables J, or P for detail

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM
 This section does not apply to this project.

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE
 This section does not apply to this project.

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 Project Address: 13928 KORNBLUM AVE Date Prepared: 4/5/2022

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 ORNAMENTAL/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 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.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)
 This section does not apply to this project.

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CERTIFICATE OF COMPLIANCE
 Project Name: LAEP EARLY CHILDHOOD CENTER Report Page: (Page 6 of 7)
 Project Address: 13928 KORNBLUM AVE Date Prepared: 4/5/2022

T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
 Selections have been made based on information provided in this document. If any selection 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 at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRC/

Form/Title	Field Inspector	
	Pass	Fail
NRCL-TI-01-E - Must be submitted for all buildings	<input type="checkbox"/>	<input type="checkbox"/>

U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
 Selections have been made based on information provided in this document. If any selection 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	Field Inspector	
		Pass	Fail
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	<input type="checkbox"/>	<input type="checkbox"/>	
NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	<input type="checkbox"/>	<input type="checkbox"/>	

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STATE OF CALIFORNIA
Indoor Lighting
 NRCC-LTI-E CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
 Project Name: LAEP EARLY CHILDHOOD CENTER Report Page: (Page 1 of 7)
 Project Address: 13928 KORNBLUM AVE Date Prepared: 4/5/2022

A. GENERAL INFORMATION

01 Project Location (city)	HAWTHORNE	04 Total Conditioned Floor Area (ft²)	2,890
02 Climate Zone	8	05 Total Unconditioned Floor Area (ft²)	770
03 Occupancy Types Within Project (select all that apply):		06 # of Stories (Habitable Above Grade)	1

• Classroom

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 or §141.0(b)(2) 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)
<input checked="" type="checkbox"/> New Lighting System			Area Category Method	2890	Area Category Method	770
<input type="checkbox"/> New Lighting System - Parking Garage						
Total Area of Work (ft²)				2890		770

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)	Allowed Lighting Power per §140.6(b) (Watts)				05	Adjusted Lighting Power per §140.6(a) (Watts)			Compliance Results
	01	02	03	04		06	07	08	
	Complete Building §140.6(c)(1)	Area Category §140.6(c)(2)	Area Category Additional §140.6(c)(2)(+)	Tailored §140.6(c)(3)	Total Allowed (Watts)	Total Designed (Watts)	PAF Lighting Control Credits §140.6(a)(2) (-)	Total Adjusted (Watts) *Includes Adjustments	09
	(See Table I)	(See Table J)	(See Table J)	(See Table K)		(See Table F)	(See Table P)		
Conditioned		2,023	0		= 2,023	≥ 1,709	0	= 1,709	COMPLIES
Unconditioned		539	0		= 539	≥ 402	0	= 402	COMPLIES

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 Project Name: LAEP EARLY CHILDHOOD CENTER Report Page: (Page 2 of 7)
 Project Address: 13928 KORNBLUM AVE Date Prepared: 4/5/2022

C. COMPLIANCE RESULTS

Controls Compliance (See Table H for Details)	COMPLIES
Rated Power Reduction 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. INDOOR LIGHTING FIXTURE SCHEDULE
 This table includes all permanent designed lighting and all portable lighting in offices.

Designated Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change ¹	Watts per luminaire ²	How is Wattage determined	Total Number of Luminaires	Excluded per §140.6(a)(3)	Design Watts	Field Inspector	
A	A	No	No	24	Mfr. Spec	3	No	72	<input type="checkbox"/>	<input type="checkbox"/>
A1	A1	No	No	33	Mfr. Spec	31	No	1,023	<input type="checkbox"/>	<input type="checkbox"/>
B	B	No	No	24	Mfr. Spec	1	No	24	<input type="checkbox"/>	<input type="checkbox"/>
C	C	No	No	10	Mfr. Spec	59	No	590	<input type="checkbox"/>	<input type="checkbox"/>
Total Designed Watts: CONDITIONED SPACES								1,709		

Designated Wattage: Unconditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change ¹	Watts per luminaire ²	How is Wattage determined	Total Number of Luminaires	Excluded per §140.6(a)(3)	Design Watts	Field Inspector	
A	A	No	No	24	Mfr. Spec	9	No	216	<input type="checkbox"/>	<input type="checkbox"/>
A1	A1	No	No	33	Mfr. Spec	2	No	66	<input type="checkbox"/>	<input type="checkbox"/>

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CERTIFICATE OF COMPLIANCE
 Project Name: LAEP EARLY CHILDHOOD CENTER Report Page: (Page 3 of 7)
 Project Address: 13928 KORNBLUM AVE Date Prepared: 4/5/2022

F. INDOOR LIGHTING FIXTURE SCHEDULE

B	B	No	No	24	Mfr. Spec	5	No	120	<input type="checkbox"/>	<input type="checkbox"/>
Total Designed Watts: UNCONDITIONED SPACES								402		

¹FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per §140.6(a)(4) is adjusted to be 75% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.
²Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c). Wattage used must be the maximum rated for the luminaire, not the lamp.

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. When a control having a * is shown, the notes section of this table provides more detail on how compliance is achieved. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank.

Building Level Controls

01	02	03
Mandatory Demand Response §110.12(c)	Shut-off controls §130.1(c)	Field Inspector
Required > 10,000 SF	Whole Building Auto Time Switch	Pass
		Fail

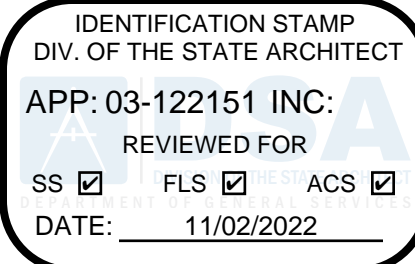
Area Level Controls

04	05	06	07	08	09	10	11	12
Area Description	Complete Building or Area Category Primary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary/Sky lit Daylighting §140.6(d)	Secondary Daylighting §140.6(d)	Interlocked Systems §140.6(a)(1)	Field Inspector
								Pass
								Fail

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
 EX: Conference 1: Primary/Skylight Daylighting: Exempt because less than 120 watts of general lighting; EXCEPTION 1 to §130.1(d)

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
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DRAWN BY	CVK
DESIGNED BY	CVK
CHECKED BY	DBI
APPROVED BY	DBI



abode communities architecture

PROJECT:
LAEP EARLY CHILDHOOD CENTER

13928 KORNBLUM AVE.
 HAWTHORNE, CA 90250

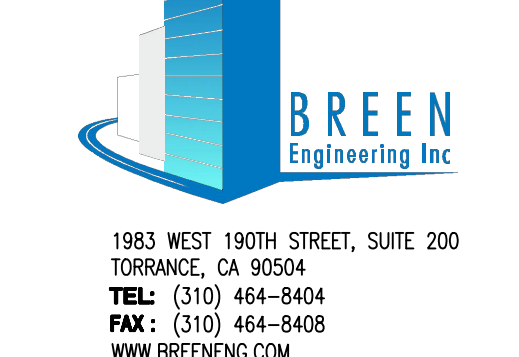
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DSA PROGRESS SET	03.02.22
DSA APPLICATION SET	04.01.22
DSA BACK-CHECK SET	10.05.22
DSA BACK-CHECK SET	10.24.22

SHEET NAME:
 TITLE 24 COMPLIANCE FORMS - SHEET ONE

SCALE: NONE

SHEET NUMBER:
EN.01

PDF Created on: 10/21/22 at 8:25 AM by FITA TUTOE File name: H:\PROJECTS\219 ABO\22-001 - LAEP EARLY CHILDHOOD CENTER\01 - CAD\TITLE 24 ENERGY CALCULATIONS\02 TITLE 24 COMPLIANCE FORMS - SHEET TWO.DWG PLOTTED PAPER SIZE (DRAWING HAS BEEN SCALED IF DIFFERENT): ARCH FULL BLEED D (24.00 X 36.00 INCHES) PLOT SCALE: 1:1 PLOT STYLE: PDF & DWF-8TB LAST SAVED BY: GPATERNAL

STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO-E CALIFORNIA ENERGY COMMISSION
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Project Name: LAEP EARLY CHILDHOOD CENTER Report Page: (Page 7 of 7)
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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.

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003 Schema Version: rev 20200601
Registration Provider: Energysoft
Report Generated: 2022-04-05 02:12:30

STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO-E CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
Project Name: LAEP EARLY CHILDHOOD CENTER Report Page: (Page 4 of 7)
Project Address: 13928 KORNBLUM AVE Date Prepared: 4/5/2022

H. OUTDOOR LIGHTING CONTROLS
This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank.

Table with 5 columns: O1, O2, O3, O4, O5. O1: Area Description, O2: Shut-Off \$130.2(c)1, O3: Auto-Schedule \$130.2(c)2, O4: Motion Sensor \$130.2(c)3, O5: Field Inspector (Pass/Fail).

* NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
EX: Not permitted by health & safety to be turned off; EXCEPTION 1 to \$130.2(c)1

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STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO-E CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
Project Name: LAEP EARLY CHILDHOOD CENTER Report Page: (Page 5 of 7)
Project Address: 13928 KORNBLUM AVE Date Prepared: 4/5/2022

I. LIGHTING POWER ALLOWANCE (per \$140.7)
This table includes areas using allowance calculations per \$140.7. General Hardscape Allowance is per Table 140.7-A while "Use it or lose it" Allowances are per Table 140.7-B. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.

Table with columns: O2, O3, O4, O5, O6, O7, O8, O9, O10. O2: Area Description, O3: Surface Type, O4: Illuminated Area (ft²), O5: Allowed Density (W/ft²), O6: Area Allowance (Watts), O7: Perimeter Length (ft), O8: Allowed Density (W/ft²), O9: Linear Allowance (Watts), O10: Total General AWA + LWA (Watts).

J. LIGHTING ALLOWANCE: PER APPLICATION
This section does not apply to this project.
K. LIGHTING ALLOWANCE: SALES FRONTAGE
This section does not apply to this project.
L. LIGHTING ALLOWANCE: ORNAMENTAL
This section does not apply to this project.

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
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STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO-E CALIFORNIA ENERGY COMMISSION
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Project Name: LAEP EARLY CHILDHOOD CENTER Report Page: (Page 6 of 7)
Project Address: 13928 KORNBLUM AVE Date Prepared: 4/5/2022

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA
This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)
This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
Selections have been made based on information provided in this document. If any selection 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 at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRC/

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
There are no NRCA forms required for this project.

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
Registration Date/Time: Report Version: 2019.1.003 Schema Version: rev 20200601
Registration Provider: Energysoft
Report Generated: 2022-04-05 02:12:30

STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO-E CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
Project Name: LAEP EARLY CHILDHOOD CENTER Report Page: (Page 1 of 7)
Project Address: 13928 KORNBLUM AVE Date Prepared: 4/5/2022

A. GENERAL INFORMATION
01 Project Location (city): HAWTHORNE
02 Climate Zone: 8
03 Outdoor Lighting Zone per Title 24 Part 1 \$10.114 or as designated by Authority Having Jurisdiction (AHJ):
04 Total Illuminated Hardscape Area (ft²): 228

B. PROJECT SCOPE
This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in \$140.7 or \$141.0(b)2L for alterations.
My Project Consists of:
01 New Lighting System
02 Altered Lighting System

Table with columns: O1, O2, O3, O4, O5. O1: New Lighting System, O2: Must Comply with Allowances from \$140.7, O3: Altered Lighting System, O4: Is your alteration increasing the connected lighting load (Watts)?, O5: Calculation Method.

Please proceed to Table F: Outdoor Lighting Fixture Schedule to define the project's luminaires.
¹ FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.

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STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO-E CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
Project Name: LAEP EARLY CHILDHOOD CENTER Report Page: (Page 2 of 7)
Project Address: 13928 KORNBLUM AVE Date Prepared: 4/5/2022

C. COMPLIANCE RESULTS
This table is automatically calculated from data input and calculations in Tables F through I. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.
Calculations of Total Allowed Lighting Power (Watts) \$140.7 or \$141.0(b)2L
Compliance Results

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.

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STATE OF CALIFORNIA
Outdoor Lighting
NRCCLTO-E CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
Project Name: LAEP EARLY CHILDHOOD CENTER Report Page: (Page 3 of 7)
Project Address: 13928 KORNBLUM AVE Date Prepared: 4/5/2022

F. OUTDOOR LIGHTING FIXTURE SCHEDULE
For new or altered lighting systems demonstrating compliance with \$140.7, all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per \$141.0(b)2L, only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included).

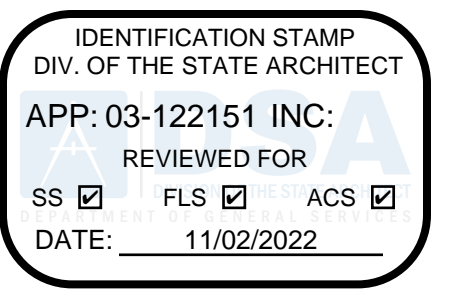
Table with columns: O1, O2, O3, O4, O5, O6, O7, O8, O9, O10. O1: Name or Item Tag, O2: Complete Luminaire Description, O3: Watts per luminaire, O4: How is Wattage determined, O5: Total number luminaires, O6: Luminaire Status, O7: Excluded per \$140.7(a), O8: Design Watts, O9: Cutoff Req. > 6,200 initial lumen output \$130.2(b) 4, O10: Field Inspector (Pass/Fail).

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to \$130.2(b)1
¹ FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per \$130.0(c)
² For linear luminaires, wattage should be indicated as W/ft instead of Watts/luminaire. Total linear feet should be indicated in column O5 instead of number of luminaires.
³ Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.
⁴ Compliance with mandatory cutoff requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by \$130.2(b)1

G. CUTOFF REQUIREMENTS (BUG)
This section does not apply to this project.

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance
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Registration Provider: Energysoft
Report Generated: 2022-04-05 02:12:30

DRAWN BY: CVK
DESIGNED BY: CVK
CHECKED BY: DM
APPROVED BY: DM



abode communities architecture

PROJECT: LAEP EARLY CHILDHOOD CENTER

13928 KORNBLUM AVE. HAWTHORNE, CA 90250

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

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

CONSULTANTS: CIVIL Breen Engineering 1983 W. 190th St., Suite 200 Torrance, CA 90504 T: 310.464.8404

MECHANICAL/ELECTRICAL/PLUMBING

Breen Engineering 1983 W. 190th St., Suite 200 Torrance, CA 90504 T: 310.464.8404

STRUCTURAL Breen Engineering 1983 W. 190th St., Suite 200 Torrance, CA 90504 T: 310.464.8404



DSA APPLICATION NUMBER: 03-122151 PROJECT NO: 219-22-001

The ideas and designs represented herein and this drawing, all prepared by Abode Communities are for the use solely with respect to this project and Abode Communities shall retain all common law, statutory and other reserved rights including copyright, and they shall not be used by others for any other purpose without written permission of Abode Communities Architecture.

STAMP:

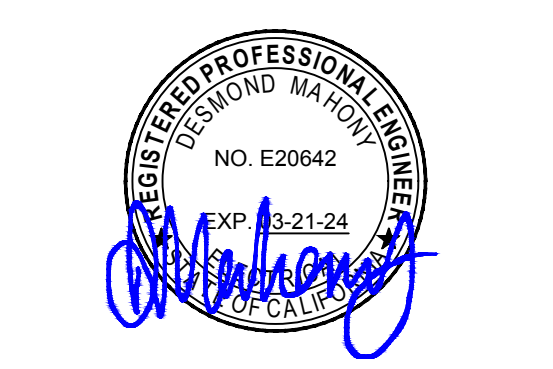


Table with columns: DATE, REV. Rows: PROGRESS SET 02.01.22, DSA PROGRESS SET 03.02.22, DSA APPLICATION SET 04.01.22, DSA BACK-CHECK SET 10.05.22, DSA BACK-CHECK SET 10.24.22

SHEET NAME: TITLE 24 COMPLIANCE FORMS - SHEET TWO

SCALE: NONE

SHEET NUMBER: EN.02

PDF Created on: 10/31/22 at 10:03 AM by FITA TUTOE File name: H:\PROJECTS\219 ABODE\22-001 - LAEP EARLY CHILDHOOD CENTER\01 FIRE ALARM GENERAL NOTES & SHEET INDEX.DWG PLOTTED PAPER SIZE (DRAWING HAS BEEN SCALED IF DIFFERENT), ARCH FULL BLEED D (24.00 X 36.00 INCHES) PLOT SCALE: 1:1 PLOT STYLE: PDF & DWF-5TB LAST SAVED BY: FTUTOE

FIRE ALARM SCHEDULE						
SYMBOL	MANUFACTURER	MODEL	DESCRIPTION	CFM	BACKBOX	MOUNTING HEIGHT
FACP	SILENT KNIGHT	6820	FIRE ALARM CONTROL PANEL	7165-0559-0500	25"H x 14.75"W x 4"D	TOP OF BOX BELOW 6'3"
ANN	SILENT KNIGHT	5860	REMOTE ANNUNCIATOR	7165-0559-135	6.625"H x 8.25"W x 1.375"D	52" A.F.F. TO CENTER
FCPS	SILENT KNIGHT	5895XL	ZONE EXPANDER/POWER SUPPLY	7165-0559-135	26"H x 16"W x 4.65"D	TOP OF BOX BELOW 6'3"
H	WHEELLOCK	MT-12/24-R	HORN, WEATHERPROOF	7135-0785-0118	IOB	80" A.F.F. TO BOTTOM
15	WHEELLOCK	RSSWP-2475	STROBE, 15CD	7300-0785-0154	4S w/RING	80" A.F.F. TO BOTTOM OF LENS
75	WHEELLOCK	RSSWP-2475	STROBE, 75CD	7300-0785-0154	4S w/RING	80" A.F.F. TO BOTTOM OF LENS
	SILENT KNIGHT	SD505-APS	NEW SMOKE DETECTOR (w/ BASE: SD505-6(4)AB)	7272-0559-129	4S w/PLASTER RING	ON CEILING
	SILENT KNIGHT	SD505-AHS	NEW HEAT DETECTOR (w/ BASE: SD505-6(4)AB)	7270-0559-127	4S w/PLASTER RING	ON CEILING
F	SILENT KNIGHT	PS-SATK-WP	PULL STATION (w/ MODULE: SD505-MIM)	7270-0559-121	PS- WPB	48" A.F.F. TO CENTER

WIRING SCHEDULE			
DESIG.	CIRCUIT TYPE	DESCRIPTION	MODEL
M	MAPNET ADDRESSABLE	4 TWISTED PAIR, 18 AWG FPLR	HONEYWELL CABLE 18/8 SOL FPL #4309, CSFM #7161-1487-0100
FA	SLC INTELLIGENT LOOP NETWORK COMM	1 TWISTED PAIR, 18 AWG FPLR (FA2 = 2 SET OF CABLES)	HONEYWELL CABLE 18/2 SOL FPL #4106, CSFM #7161-1487-0100
1A	VOICE EVAC SPEAKER OUTPUT SIGNAL CIRCUIT CABLE	2#16 AWG (RED/BLACK)	HONEYWELL CABLE #4311, CSFM #7161-1487-0100
1V	STROBE SIGNAL OUTPUT CIRCUIT CABLE	2#14 AWG (RED/BLACK)	HONEYWELL CABLE #4111 CSFM #7161-1487-0100 OR #12 THWN CU.
1A/1V	1A & 1V CABLE	MIN. 3/4" CONDUIT SYSTEM WITH BOTH VOICE EVAC SPEAKER OUTPUT SIGNAL CIRCUIT CABLE AND STROBE SIGNAL OUTPUT CIRCUIT CABLE	REFER TO 1A AND 1V ABOVE FOR CABLE TYPE
2A/2V	(2) SET OF 1A & 1V CABLES	1" CONDUIT SYSTEM WITH (2) SET BOTH VOICE EVAC SPEAKER OUTPUT SIGNAL CIRCUITS CABLES AND STROBE SIGNAL OUTPUT CIRCUITS CABLES OR LOOP	REFER TO 1A AND 1V ABOVE FOR CABLE TYPE
6 STRAND F.O.	6 STRAND FIBER OPTIC	6 STRAND FIBER OPTIC FIRE ALARM CABLES	

NOTES:
1. ALL CABLE SHALL BE INSTALLED PER NEC/CEC PA VOICE CIRCUIT.
2. ALL WIRING SHALL CONFORM TO NEC 760 PART A & C FOR A POWER-LIMITED SUPPLY.
3. ALL WIRING IN WET LOCATIONS SHALL BE THWN, UL LISTED FOR OUTDOOR USE OR EQUAL.
4. ALL FIRE ALARM CABLING SHALL BE RUN IN MINIMUM 3/4" CONDUIT RACEWAY UNLESS OTHERWISE NOTED.

CODES AND STANDARDS
<p>CODES AND PERMITS: ALL EQUIPMENT, INSTALLATION, ETC., SHALL CONFORM TO LOCAL ELECTRICAL, MECHANICAL AND OTHER APPLICABLE CODES. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS. COPIES OF ALL PERMITS AND INSPECTION REPORTS SHALL BE SUBMITTED TO THE ARCHITECT. CODES INCLUDE BUT NOT LIMITED TO:</p> <p>TITLE 24, PART 2, CCR (2019 CALIFORNIA BUILDING CODE W/AMENDMENTS) TITLE 24, PART 3, CCR (2019 CALIFORNIA ELECTRICAL CODE W/AMENDMENTS) TITLE 24, PART 4, CCR (2019 CALIFORNIA MECHANICAL CODE W/AMENDMENTS) TITLE 24, PART 5, CCR (2019 CALIFORNIA PLUMBING CODE W/AMENDMENTS) TITLE 24, PART 9, CCR (2019 CALIFORNIA FIRE CODE W/AMENDMENTS) 2019 CALIFORNIA GREEN BUILDINGS STANDARDS CODES) 2019 CALIFORNIA REFERENCED STANDARDS CODE (PART 12, TITLE 24, CCR) NFPA 13 - 2016 NFPA 72 - 2016 REFERENCED CODE SECTIONS FOR APPLICABLE STANDARDS 2019 CBC, CHAPTER 35 2019 CFC, CHAPTER 80 NFPA STANDARDS AND GUIDES NFPA 72 NATIONAL FIRE ALARM CODES (CALIFORNIA AMENDED, 2016 EDITION) NOTE: SEE UL STANDARD 1971 FOR "VISUAL DEVICES".</p> <p>REFERENCE CODE SECTION FOR NFPA STANDARDS-2019 CBC (SFM) CHAPTER 35. SEE CHAPTER 35 FOR STATE OF CALIFORNIA AMENDMENTS TO NFPA STANDARDS.</p> <p>UPON RECEIPT OF THE CERTIFICATE OF COMPLIANCE, THE INSTALLER SHALL SUPPLY THE OWNER WITH A WRITTEN OPERATION, TESTING AND MAINTENANCE INSTRUCTIONS, POINT TO POINT AS BUILD DRAWINGS AND EQUIPMENT SPECIFICATIONS.</p> <p>NFPA 72 CHAPTER 10.14 INSPECTION TESTING AND MAINTENANCE COMPLETE THE INSPECTION AND TESTING FORM IN ITS ENTIRETY SUBMIT A COPY TO THE DISTRICT, ARCHITECT AND DSA DIVISION OF FIRE AND LIFE SAFETY.</p> <p>RECORD DRAWINGS OF ALL INSPECTION, TEST SHALL BE MAINTAINED ON PREMISES MINIMUM THREE YEARS. CFC 907 6. 2 (6 YEARS PER TITLE 14) SMOKE DETECTORS TO UTILIZE CALIBRATED MANUFACTURE SENSITIVITY TEST INSTRUMENT. CFC 907 9.4</p>

FIRE ALARM SPECIFICATIONS	
1.	THE FIRE ALARM SYSTEM SHALL COMPRISE AUTOMATIC ADDRESSABLE MANUAL PULLS, SMOKE/HEAT DETECTION SYSTEM AND CONFORM TO ARTICLE 760 OF THE 2019 CALIFORNIA ELECTRICAL CODE.
2.	UPON COMPLETION OF THE INSTALLATION OF THE FIRE ALARM SYSTEM, A SATISFACTORY TEST OF THE ENTIRE SYSTEM SHALL BE MADE PRIOR TO AND IN THE PRESENCE OF THE FIRE MARSHALL OR ENFORCING AGENCY.
3.	A STAMPED SET OF APPROVED FIRE ALARM PLANS SHALL BE ON THE JOB SITE. AND USED FOR INSTALLATION. ANY DEVIATION FOR THE APPROVED PLANS, INCLUDING THE SUBSTITUTION OF DEVICES, SHALL BE APPROVED BY THE FIRE MARSHALL OR ENFORCING AGENCY.
4.	FIRE ALARM DRAWINGS ARE SCHEMATIC IN NATURE ONLY. CONTRACTOR SHALL ROUTE CONDUIT RACEWAY AS FIELD CONDITION PERMIT OR AS INDICATED ON PLANS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CODE OR RECOGNIZED STANDARDS, SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR OF RECORD.
5.	ALL DEVICES OF THE FIRE ALARM SYSTEMS SHALL BE APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHALL.
6.	A CERTIFICATE OF COMPLETION SHALL BE PREPARED BY THE INSTALLER AND GIVEN TO THE FIRE MARSHALL UPON COMPLETION OF THE INSTALLATION.
7.	CONSULT INSTALLER PRIOR TO MAKING ANY MODIFICATIONS TO THE SYSTEMS WIRING.
8.	UPON COMPLETION OF THE INSTALLATION, THE INSTALLER SHALL SUPPLY THE OWNER WITH WRITTEN OPERATING, TESTING AND MAINTENANCE INSTRUCTIONS, POINT-TO-POINT AS-BUILT DRAWINGS AND EQUIPMENT SPECIFICATIONS.
A.	THE SYSTEM SHALL BE TESTED IN THE PRESENCE OF AND IN A MANNER ACCEPTABLE TO THE ENFORCING AGENCY AND A COMPLETE TESTING AND INSPECTION FORM SHALL BE PROVIDED FOR LOCAL FIRE AND/OR DSA INSPECTOR SIGNATURE.
9.	120 VAC, 60HZ INPUT POWER FOR THE FIRE ALARM CONTROLS SHALL BE A DEDICATED CIRCUIT BREAKER PROPERLY LABELED "FIRE ALARM".
10.	120 VAC IS NOT PERMITTED IN THE SAME CONDUIT WITH LOW VOLTAGE WIRING.
11.	THE LOCATION OF THE FIRE ALARM CONTROL PANEL SHALL BE APPROVED BY THE FIRE MARSHALL OR ENFORCING AGENCY.
12.	ALL OPENINGS IN RATED ASSEMBLIES SHALL BE REPAIRED PER UFC, NEC, UBC AND STANDARD BUILDING CODES ON EFFECT AT THE TIME OF APPROVAL. THE SYSTEM SHALL CONFORM TITLES 19 AND 24 AS APPLICABLE TO THIS PROJECT (CBC PART 2, CH. 7, TITLE 24).
13.	ALL BACK BOXES SHALL BE AS RECOMMENDED BY MANUFACTURER. CONTRACTOR SHALL LOCATE JUNCTION BOXES AS REQUIRED AND PER CEC CODES.
14.	ALL PANELS SHALL BE MOUNTED WITH CLEARANCES FOR OBSERVATION AND TESTING, AND ALL FIRE ALARM JUNCTION BOXES SHALL BE MARKED FOR IDENTIFICATION.
15.	ALL WIRING OF INITIATING DEVICES SHALL BE SUPERVISED TO THE PRINCIPLE POINT OF ANNUNCIATION (THE FIRE ALARM CONTROL PANEL IS TO SUPERVISE ALL OF THE CIRCUITS AND INITIATING DEVICES).
16.	WIRING SHALL NOT BE LOOPED THROUGH DEVICES; WIRE MUST BE CUT FOR IN AND OUT. POINT COMMON ANNUNCIATION AND T-TAPPING ARE PROHIBITED.
A.	EXCEPTION: ADDRESSABLE SYSTEMS, MAPNET CONDUCTORS WIRED CLASS "B" MAY BE T-TAPPED.
17.	ALL FIRE ALARM WIRING SHALL BE RUN IN MINIMUM 3/4" CONDUIT.
A.	ALL CONDUIT SIZES SHOWN AND INDICATED ON DRAWING ARE MINIMUMS. CONTRACTOR TO ADJUST SIZES FOR FIELD CONDITIONS (I.E. NUMBER OF BENDS, ETC.) BUT SHALL NOT BE SMALLER THAN 3/4".
18.	ALL FIRE ALARM SYSTEM WIRING TERMINATIONS IN MAIN PULL BOXES AND TERMINAL CABINETS SHALL BE ON BOX MOUNTED TERMINAL BLOCKS.
19.	ALL FIRE ALARM WIRING MUST TEST FREE OF OPENS, SHORTS AND GROUNDS. SEE INSTALLATION MANUALS FOR FIELD WIRING SPECIFICATIONS FOR ADDITIONAL INSTALLATION REQUIREMENTS.
20.	(2) PRIMARY PHONE LINE SHALL BE DEDICATED FOR THE FIRE ALARM SYSTEM TO COMMUNICATE WITH U.L. LISTED CENTRAL STATION.
21.	WIRING COLOR CODE SHALL BE CONSISTENT THROUGHOUT THE SYSTEM AND SHALL ALLOW FOR EASY IDENTIFICATION OF INITIATING, INDICATING AND AUXILIARY CIRCUITS.
22.	CABINET TERMINALS SHALL BE NUMBERED AND CODED. FLEXIBLE CONNECTORS SHALL BE USED FOR DEVICES MOUNTED IN SUSPENDED PANELS.
23.	THE FIRE DEPARTMENT WILL TEST AND VERIFY ADEQUATE AUDIBILITY BEING PROVIDED THROUGHOUT, PARTICULARLY IN OPEN WORK AREAS AND IN TESTING AREAS.
A.	AUDIBLE DEVICES(S) TO BE AT LEAST 15 DBA ABOVE THE AMBIENT SOUND LEVELS, BUT NOT LESS THAN THE 75 DBA AT 10' OR MORE THAN 110DBA AT THE MINIMUM HEARING DISTANCE. AUDIBLE DEVICES SHALL SOUND THE TEMPORAL FIRE ALARM SIGNAL.
24.	CONDUIT AND JUNCTION BACK BOXES ARE NOT TO BE USED FOR UNRELATED WIRING.
25.	ALL CONDUIT MOUNTING BOXES, AND PANELS SHALL BE HUNG AND FASTENED WITH FITTINGS TO ENSURE POSITIVE GROUNDING THROUGHOUT THE ENTIRE SYSTEM.
26.	PLACE THE BOTTOM OF THE WALL MOUNTED STROBE EXACTLY 80" ABOVE THE FLOOR TO BOTTOM OF LENS AND MAKE SURE THE TOP OF THE STROBE IS AT LEAST 6" BELOW THE CEILING. PLACE THE TOP OF THE STROBE 6" BELOW THE CEILING IF THE CEILING IS TOO LOW, AND MAKE SURE IT PROTRUDES LESS THAN 4" IF IN A WALKWAY, CORRIDOR OR AISLE. NOTE THAT THESE MOUNTING REQUIREMENTS ALSO APPLY TO COMBINATION HORN/STROBE OR SPEAKER/STROBE APPLIANCES THAT ARE WALL MOUNTED (NFPA 72, CH.6).
A.	MANUAL PULL STATIONS SHALL BE MOUNTED +48" ABOVE FINISHED FLOOR TO CENTER OF BOX. STROBE SHALL BE CEILING OR WALL MOUNTED AT +80" A.F.F. AND EXTERIOR HORNS SHALL BE MOUNTED AT +90" A.F.F.
27.	STROBES SHALL BE VISIBLE IN ALL LOCATIONS THROUGHOUT THE BUILDING PER NFPA 72, CHAPTER 6, SECTION 6-4.
A.	VISUAL DEVICES SHALL NOT EXCEED 2 FLASHER PER SECOND AND SHALL NOT BE SLOWER THAN 1 FLASH EVERY SECOND.
28.	PROVIDE 24 HOUR TELEPHONE NUMBER OF CENTRAL STATION NEAR FIRE ALARM CONTROL PANEL.
29.	ALL FIRE ALARM DEVICES LOCATED IN STUDENT RESTROOM FACILITIES ARE TO HAVE VANDAL-RESISTANT GUARDS INSTALLED.
30.	ALL MANUAL PULL STATIONS IN AREAS WHERE STUDENTS HAVE ACCESS ARE TO HAVE PLASTIC COVERS WITHOUT VANDAL ALARM.

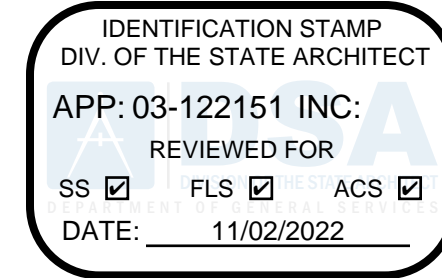
FIRE ALARM SHEET INDEX		
SHEET NUMBER	SHEET TITLE	CURRENT ISSUE
FA0.01	FIRE ALARM GENERAL NOTES & SHEET INDEX	DSA RESUBMITTAL
FA0.02	FIRE ALARM CALCULATIONS	DSA RESUBMITTAL
FA1.00	FIRE ALARM FLOOR PLANS	DSA RESUBMITTAL

SCOPE OF WORK
PROVIDE NEW FIRE ALARM SYSTEM INSTALLATION FOR THE CHILDHOOD CENTER AND TIED TO THE EXISTING CAMPUS FIRE ALARM SYSTEM UNDER DSA A#03-101976.

THE SEISMIC ANCHORAGE OF ELECTRICAL EQUIPMENT SHALL CONFORM TO CBC 2019 AND NFPA 13 2016

CENTRAL STATION COMPANY:
BAY ALARM CO.
17111 S. BROADWAY STREET
GARDENA, CA 90248
APPLICATION #: 101976

DRAWN BY	-
DESIGNED BY	-
CHECKED BY	DM
APPROVED BY	DM



abode communities architecture

PROJECT:
LAEP EARLY CHILDHOOD CENTER

13928 KORNBLUM AVE.
HAWTHORNE, CA 90250

CLIENT:

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

ARCHITECT:

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

CONSULTANTS:

CIVIL

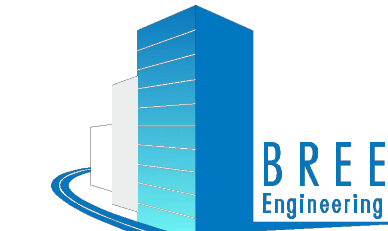
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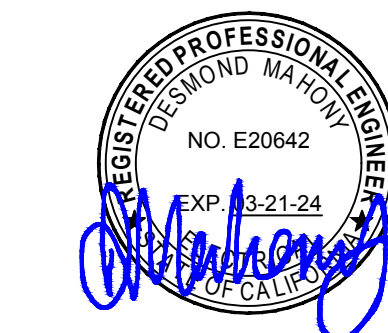


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DSA APPLICATION NUMBER: 03-122151
PROJECT NO: 219-22-001

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03.02.22	DSA PROGRESS SET
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10.05.22	DSA BACK-CHECK SET
10.24.22	DSA BACK-CHECK SET

SHEET NAME:
FIRE ALARM GENERAL NOTES & SHEET INDEX

SCALE: NONE

SHEET NUMBER:

FA0.01

PDF Created on: 10/21/22 at 8:30 AM by FITA TUTOE File name: H:\PROJECTS\219\ABODE\22-001 - LAEP EARLY CHILDHOOD CENTER\01 - CAD\FIRE ALARM\FA02\FIRE ALARM CALCULATIONS.DWG PLOTTED PAPER SIZE (DRAWING HAS BEEN SCALED IF DIFFERENT). ARCH FULL BLEED D (24.00 X 36.00 INCHES) PLOT SCALE: 1:1 PLOT STYLE: PDF & DWF-5TB LAST SAVED BY: GPATERNAL

VOLTAGE DROP CALCULATIONS										
ZONE NUMBER	SZ-5									
WIRE GAUGE (AWG)	12	AWG				6530				CIRC MILS
VOLTAGE	24	VOLTS				0300159				OHMS/ FOOT
TEMPERATURE	70	FAHRENHEIT				21.1				CENTIGRADE
NODE REFERENCE	CONDUCTOR LENGTH (FEET)	UNIT AMPERES	TOTAL AMPERES	AWG SIZE	CIRCULAR MILS	OHMS PER FOOT	VOLTAGE DROP	PERCENT DROP	CUMULATIVE % DROP	
1	800	0.200	0.650	12	65.30	0.00159	1.657	6.91%	6.91%	
2	20	0.050	0.450	12	65.30	0.00159	0.029	0.12%	7.03%	
3	55	0.200	0.400	12	65.30	0.00159	0.070	0.29%	7.32%	
4	40	0.200	0.200	12	65.30	0.00159	0.025	0.11%	7.42%	
TOTALS		115	0.450	1.050			TOTALS 1.782	7.42%	7.42%	
TOTAL VOLTAGE DROP				1.782	VOLTS					
TOTAL PERCENTAGE VOLTAGE DROP IN CIRCUIT				7.42%	PERCENT					

FIRE ALARM SEQUENCE OF OPERATIONS								
REACTION	MANUAL PULL STATION	SMOKE DETECTOR	HEAT DETECTOR	WATERFLOW SWITCH	TAMPER SWITCH	POWER FAILURE	SYSTEM TROUBLE	
ANNUNCIATE AT PANEL	YES	YES	YES	YES	YES	YES	YES	YES
ANNUNCIATE AT REMOTE ANNUNCIATOR	YES	YES	YES	YES	YES	YES	YES	YES
SOUND AUDIBLE ALARM DEVICES	YES	YES	YES	YES	NO	NO	NO	NO
ACTIVATE CENTRAL STATION CONNECTION - ALARM	YES	YES	YES	YES	NO	NO	NO	NO
ACTIVATE CENTRAL STATION CONNECTION - SUPERVISORY	NO	NO	NO	NO	YES	NO	NO	NO
ACTIVATE CENTRAL STATION CONNECTION - SYSTEM TROUBLE	NO	NO	NO	NO	NO	YES	YES	YES
WORKSHEET: SEQUENCE								

DETECTION ZONE LIST				
DETECTION LOOP	DESCRIPTION	AREA	FROM PANEL	WIRE TYPE
D	--	ADDRESSIBLE	THROUGHOUT	FACP/6820
SIGNAL ZONE LIST				
SIGNAL ZONE	DESCRIPTION	AREA	FROM PANEL	WIRE TYPE
SZ	1	HORNS	THROUGH-OUT	FACP/6820
SZ	2	STROBES	NORTH PORTABLES	FACP/6820
SZ	3	STROBES	CR9-CR13	FACP/6820
SZ	4	STROBES	CR1-CR8	FACP/6820
SZ	5	STROBES	EAST PORTABLES	FACP/6820

PANEL AND DEVICES BATTERY CALCULATIONS FOR SILENT KNIGHT 5820							
QTY	MANUFACTURER	MODEL NUMBER	DESCRIPTION	STANDBY CURRENT	TOTAL STANDBY	ALARM CURRENT	TOTAL ALARM
1	SILENT KNIGHT	6820	FIRE ALARM CONTROL PANEL	0.1400	0.1400	0.2600	0.2600
1	SILENT KNIGHT	5860	(E) REMOTE ANNUNCIATOR	0.0100	0.0100	0.0100	0.0100
6	SILENT KNIGHT	SD505-APS	(E) SMOKE DETECTOR	0.0005	0.0030	0.0005	0.0030
20	SILENT KNIGHT	SD505-APS	(N) SMOKE DETECTOR	0.0005	0.0100	0.0005	0.0100
1	SILENT KNIGHT	SD505-AHS	(E) HEAT DETECTOR	0.0001	0.0001	0.0005	0.0005
8	SILENT KNIGHT	SD505-AHS	(N) HEAT DETECTOR	0.0001	0.0008	0.0005	0.0040
13	SILENT KNIGHT	PS-SATK-WP	(E) PULL STATION	0.0001	0.0013	0.0001	0.0013
4	SILENT KNIGHT	PS-SATK-WP	(N) PULL STATION	0.0001	0.0004	0.0001	0.0004
13	SILENT KNIGHT	SD500-MIM	(E) MINI DRY CONTACT INPUT MODULE	0.0005	0.0065	0.0005	0.0065
15	WHEELLOCK	MT-12/24-R	(E) HORN	0.0000	0.0000	0.0200	0.3000
14	WHEELLOCK	RS-2415-VFR	(E) STROBE, 15CD	0.0000	0.0000	0.0500	0.7000
0	WHEELLOCK	RS-2415-VFR	(N) STROBE, 15CD	0.0000	0.0000	0.0500	0.0000
6	WHEELLOCK	RS-2475-VFR	(E) STROBE, 75CD	0.0000	0.0000	0.2000	1.2000
4	WHEELLOCK	RS-2475-VFR	(N) STROBE, 75CD	0.0000	0.0000	0.2000	0.8000
TOTALS					0.1721		2.4957
PANEL VOLTAGE				24	60 HOURS STANDBY	9.6540	
BATTERY VOLTAGE				12	5 MINUTES ALARM	0.2853	
BATTERY CAPACITY (AMP HOURS)				17	TOTAL CAPACITY USED	9.9193	
NUMBER OF BATTERIES USED				2	BATTERY CAPACITY	17.0000	
TOTAL BATTERY CAPACITY (AH @ PANEL VOLTAGE)				17	SPARE CAPACITY	41.65%	
WORKSHEET: BATTALCS - 6820WS							

BATTERY CALCULATIONS FOR SILENT KNIGHT 5895 ZONE EXPANDER/ POWER SUPPLY							
QTY	MANUFACTURER	MODEL NUMBER	DESCRIPTION	STANDBY CURRENT	TOTAL STANDBY	ALARM CURRENT	TOTAL ALARM
1	SILENT KNIGHT	5895	ZONE EXPANDER/POWER SUPPLY	0.0700	0.0700	0.1250	0.1250
TOTALS					0.0700		0.1250
PANEL VOLTAGE				24	60 HOURS STANDBY	4.2000	
BATTERY VOLTAGE				12	5 MINUTES ALARM	0.0104	
BATTERY CAPACITY (AMP HOURS)				7	TOTAL CAPACITY USED	4.2104	
NUMBER OF BATTERIES USED				2	BATTERY CAPACITY	7.0000	
TOTAL BATTERIES CAPACITY (AH @ PANEL VOLTAGE)				7	SPARE CAPACITY	39.85%	
WORKSHEET: BATTALCS - 5895WS							

WIRE ID	WIRE/CABLE	DESCRIPTION	CIRCUIT TYPE	PANEL/ZONE ORIGIN
D	14/2 FIRE WIRE	DETECTION	ADDRESSIBLE	FACP/6820
A	12/2 THHN	SIGNAL	STROBES & HORNS	FACP/6820
C	22/4 THHN	ANNUNCIATOR	COMMUNICATION	FACP/6820
NOTE: USE TYPE "THWN" FOR WET/ DAMP LOCATIONS.				
WORKSHEET: WIRE SCHEDULE				

UL LLC
CERTIFICATE OF COMPLIANCE COVER PAGE

Applicant Subscriber No: 223646-006
Service Center Number: 14
Service Contract No:
ACTIVE LISTINGS

CCN	File No.	Vol. No.
CR2K	BP9248	12
CR2K	BP643	13
U0FX	8576	13
CVSG	BP9184	13

Listed Service From: GARDENA, CA (SOUTH BAY BRANCH)

Alarm Service Company:
BAY ALARM CO
17111 S BROADWAY STREET
GARDENA, CA 90248

Service Center:
BAY ALARM CO
17111 S BROADWAY STREET
GARDENA, CA 90248



Applicant ID No: 223646-006
Service Center No: 14
Expires: 01-JAN-2023

CERTIFICATE OF COMPLIANCE

THIS IS TO CERTIFY that the Alarm Service Company indicated below is included by Underwriters Laboratories Inc. (UL) in its Product Directories as eligible to use the UL Listing Mark in connection with Certified Alarm Systems. The only evidence of compliance with UL's requirements is the issuance of a UL Certificate for the Alarm System and the Certificate is current under UL's Certificate Verification Service. This Certificate does not apply in any way to the communication channel between the protected property and any facility that monitors signals from the protected property unless the use of a UL listed or Classified Alarm Transport Company is specified on the Certificate.

Listed Service From: **GARDENA, CA (SOUTH BAY BRANCH)**

Alarm Service Company: (1544787-000)	Service Center: (1544787-000)
BAY ALARM CO 17111 S BROADWAY STREET GARDENA, CA 90248	BAY ALARM CO 17111 S BROADWAY STREET GARDENA, CA 90248

The Alarm Service Company is listed in the following Certificate Service Categories:

File - Vol No.	CCN	Listing Category
BP643-13	CPVX	[Burglar Alarm Systems] Central Station
BP9248-12	CR2K	[Burglar Alarm Systems] National Industrial Security Systems
BP9184-13	CVSG	[Burglar Alarm Systems] Mercantile
S576-13	U0FX	[Signal and Fire Alarm Equipment and Services] (Protective Signaling Services) Central Station

THIS CERTIFICATE EXPIRES ON 01-JAN-2023

"LOOK FOR THE UL ALARMSYSTEM CERTIFICATE"

REFERENCE NOTE

1 NEW FIRE ALARM DEVICES ADDED TO NEW SCOPE OF WORK.

GENERAL NOTE

1 REFER TO A903-101976 FOR FIRE ALARM AS-BUILTS FOR MORE INFORMATION ON THE APPROVED FIRE ALARM CALCULATIONS OF THE WHOLE SCHOOL CAMPUS.

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT

APP: 03-122151 INC:
REVIEWED FOR

SS FLS ACS

DATE: 11/02/2022

abode communities architecture

PROJECT:
LAEP EARLY CHILDHOOD CENTER

13928 KORNBLUM AVE.
HAWTHORNE, CA 90250

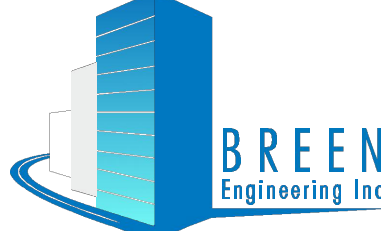
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SHEET NAME:
FIRE ALARM CALCULATIONS

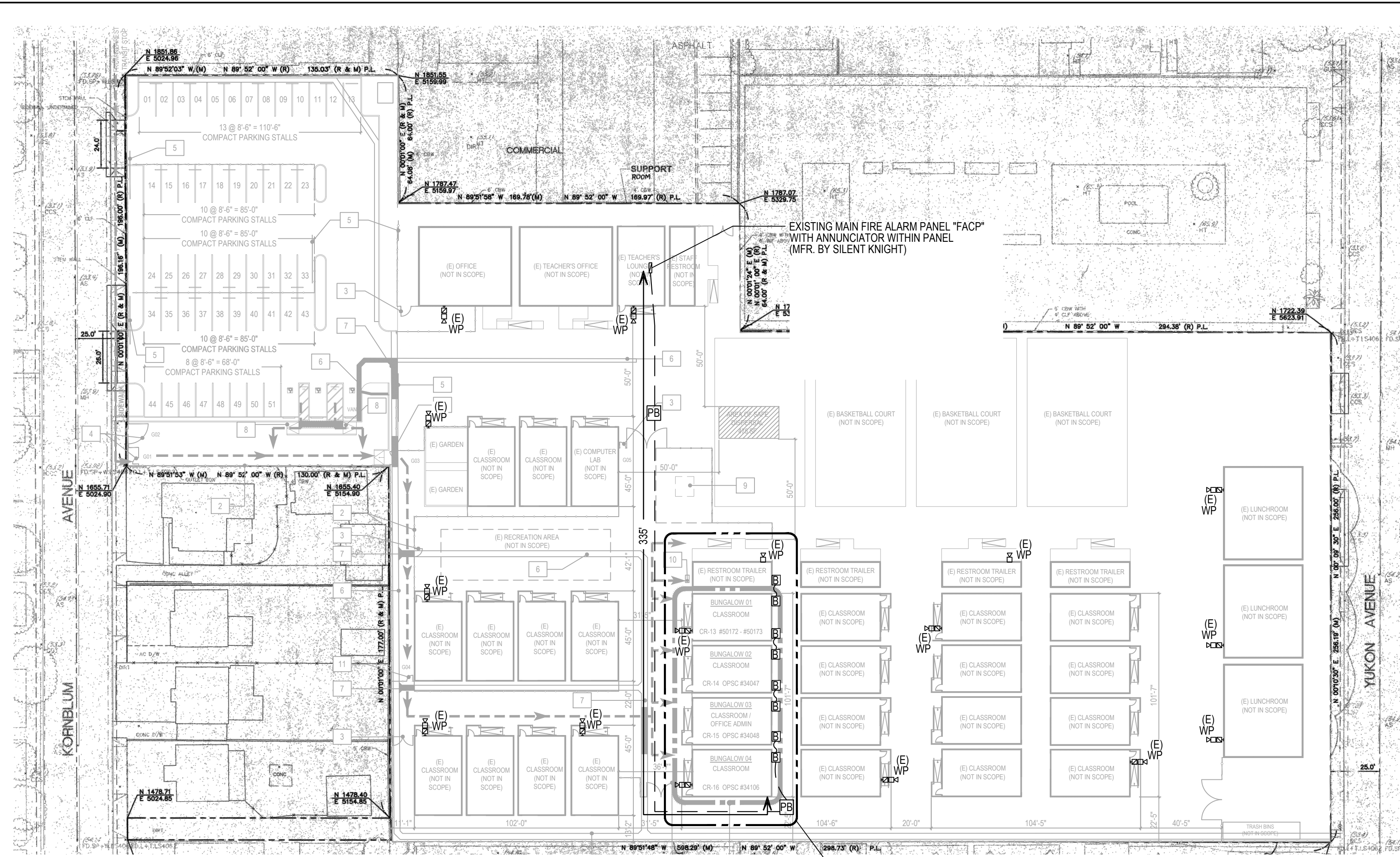
SCALE: NONE

SHEET NUMBER:

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APPROVED BY	DM

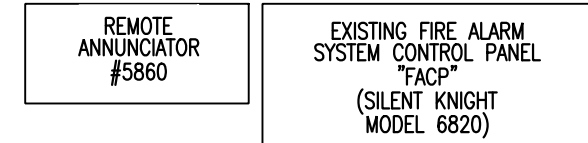
PDF Created on: 10/21/22 at 8:30 AM by RITA TUTOE File name: H:\PROJECTS\219\ABODE22-001 - LAEP EARLY CHILDHOOD CENTER01 - CAD\FIRE ALARM\FA1.00 FIRE ALARM FLOOR PLANS.DWG Plot style: PLOT STYLE: PDF & DWG STB LAST SAVED BY: GDMUMDUM



OVERALL SITE FIRE ALARM KEY PLAN

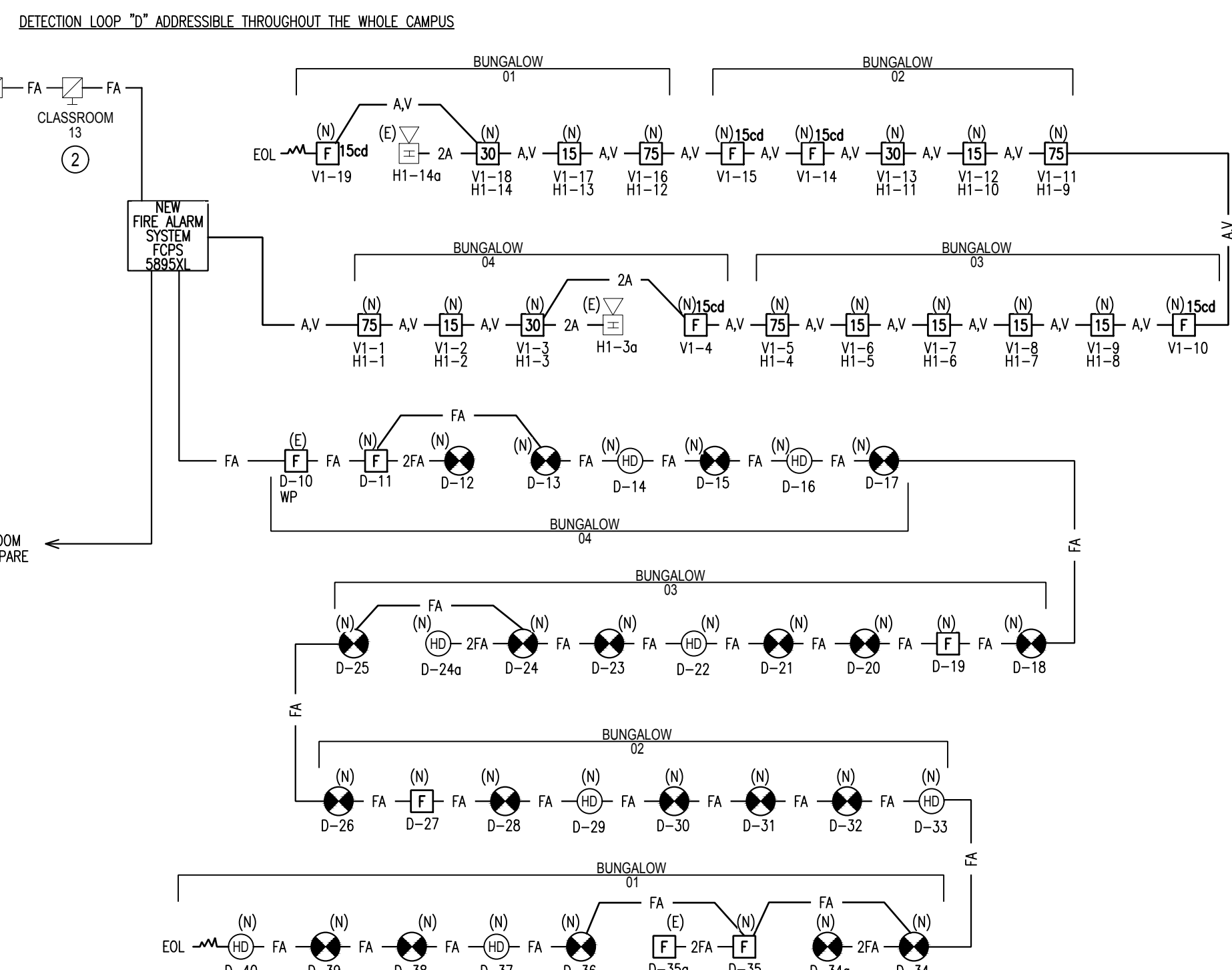
SCALE: 1" = 40' - 0"

EXISTING FIRE ALARM CONTROL PANEL "FACP" AND ANNUNCIATOR PANEL LOCATED WITHIN EXISTING TEACHER LOUNGE BUILDING PER A103-101976



EXISTING BRANCH CIRCUITRY CONNECTED TO EXISTING TEACHER LOUNGE BUILDING (120/208V, 1Ø, 3W PANEL-120V, 20A/1P CIRCUIT #9) WITH LOCK-ON DEVICE AND RED INDICATOR FOR FIRE ALARM CIRCUIT BREAKER.

CONNECT 1/2" C-2#12 TO EXISTING PORTABLE CLASSROOM BUILDING #13 (120/208V, 1Ø, 3W PANEL- AVAILABLE SPARE 120V, 20A/1P CIRCUIT #9)



FIRE ALARM RISER DIAGRAM

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

EXISTING SCHOOL CAMPUS IS EQUIPPED WITH A NON-AUTOMATIC MANUAL PULL STATION FIRE ALARM SYSTEM AND THE CHILDHOOD DAYCARE CENTER IS A FULLY AUTOMATIC SMOKE/HEAT DETECTION SYSTEM.

REFERENCE NOTES

- EXISTING FIRE ALARM SYSTEM HORN TO REMAIN IN PLACE AND BE RECONNECTED FOR SERVICE TO EXISTING FIRE ALARM SYSTEM FOR CAMPUS WIDE ALARM SIGNAL.
- EXISTING SCHOOL CAMPUS ALARM INITIATING DEVICE MANUAL PULL STATION TO REMAIN IN PLACE AND IN SERVICE FOR SCHOOL CAMPUS FIRE ALARM SYSTEM.
- FOR FIRE ALARM SYSTEM WIRING THERE ARE EXISTING WEATHERPROOF PULL BOX ON THE BUILDING WITH 2" FLEXIBLE CONDUIT CONNECTION BETWEEN BUILDINGS.
- CONTRACTOR SHALL RUN AND PULL BOTH THE NEW AND EXISTING FA CABLE THROUGH EXISTING 2" FLEXIBLE CONDUIT. CONTRACTOR SHALL VERIFY EXISTING INSTALLATION PRIOR TO START OF NEW CABLEING WORK.

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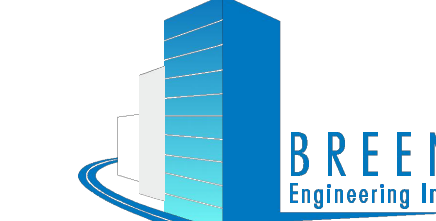
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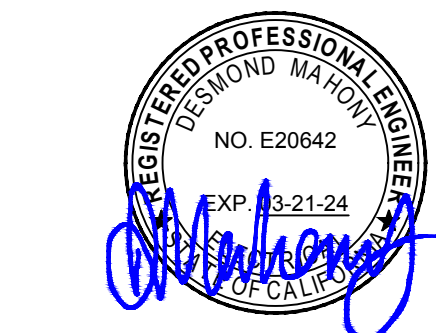


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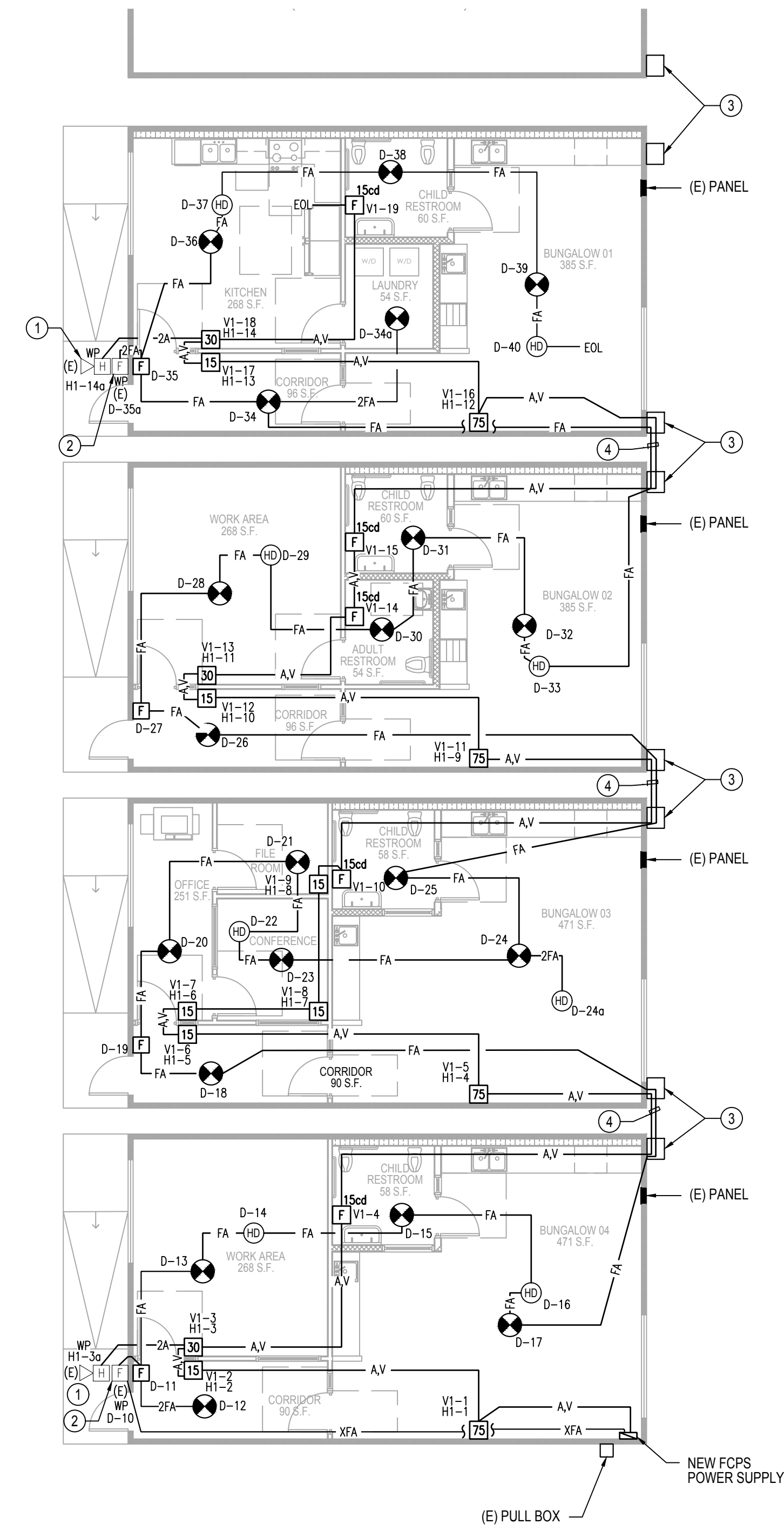
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10.24.22	DSA BACK-CHECK SET

SHEET NAME:
FIRE ALARM FLOOR PLANS

SCALE: AS NOTED

SHEET NUMBER:

FA1.00



FIRE ALARM PARTIAL SITE PLAN

SCALE: N.T.S.

DRAWN BY	-
DESIGNED BY	-
CHECKED BY	DM
APPROVED BY	DM