

APPROVED

May 16 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-108

DATE May 16, 2024

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WESTERN AND GAGE COMMUNITY PARK – AKA WESTERN GAGE PARK – APPROVAL OF FINAL PLANS – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15303(e) [INSTALLATION OF ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES]; SECTION 15304(a) [GRADING ON LAND WITH A SLOPE OF LESS THAN 10 PERCENT, EXCEPT THAT GRADING SHALL NOT BE EXEMPT IN A WATERWAY, IN ANY WETLAND, OR IN AN OFFICIALLY DESIGNATED (BY FEDERAL, STATE, OR LOCAL GOVERNMENT ACTION) SCENIC AREA]; SECTION 15304(b) [NEW GARDENING OR LANDSCAPING, INCLUDING THE REPLACEMENT OF EXISTING CONVENTIONAL LANDSCAPING WITH WATER EFFICIENT OR FIRE RESISTANT LANDSCAPING]; SECTION 15304(f) [MINOR TRENCHING AND BACKFILLING WHERE THE SURFACE IS RESTORED]; AND SECTION 15311(a) [INSTALLATION OF ON-PREMISE SIGNS] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 3(6), CLASS 4(1), CLASS 4(3), CLASS 4(12) AND CLASS 11(5) OF CITY CEQA GUIDELINES

B. Aguirre	_____	M. Rudnick	_____
B. Jones	_____	for * C. Santo Domingo	<u>DF</u>
C. Stoneham	_____	N. Williams	_____



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the final plans and specifications substantially in the form on file with the Board of Recreation and Park Commissioners (Board) Office and as attached to this Report, for the Western Gage Community Park Project (Project);
2. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303(e) [Installation of accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences]; Section 15304(a) [Grading on land with a slope of less than 10 percent, except that grading shall not be exempt in a waterway, in any wetland, or in an officially designated (by federal, state, or local government action) scenic area]; Section 15304(b) [New gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire resistant landscaping]; Section 15304(f) [Minor trenching and backfilling where the surface is restored]; and Section 15311(a) [Installation of on-premise signs] of California CEQA Guidelines and Article III,

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Section 1, Class 3(6), Class 4(1), Class 4(3), Class 4(12) and Class 11(5) of City CEQA Guidelines and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the California Office of Planning and Research;

3. Authorize Department of Recreation and Parks' (RAP) Chief Accounting Employee or designee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing an NOE; and,
4. Authorize RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

BACKGROUND

As authorized under Report No. 11-071, RAP entered into a Donation Agreement (Donation Agreement) (Contract No. C-121943) with Los Angeles Neighborhood Initiative (LANI) for LANI to develop certain City owned property with outdoor park and recreational improvements through funding from the Proposition 84 Statewide Park Program.

The Western Gage Community Park Project (Project), as originally proposed and described in Report No. 11-071, intended to develop park improvements at two different sites located across the street from each other. However, after the loss of a significant amount of the anticipated funding due to – among other things – the dissolution of the Community Redevelopment Agency of Los Angeles (CRA/LA), the initial scope of work was reduced to match the available funds.

LANI proceeded with the improvements at one portion of the overall site and those improvements were completed and accepted by the Board on March 4, 2021 (Report No. 21-034).

LANI recently secured the funding necessary for the remaining proposed improvement at the site.

PROJECT SCOPE

As detailed in Contract No. C-121943, LANI is responsible for preparing, in coordination with RAP, any grant applications and conceptual plans for prospective park projects. The Donation Agreement requires LANI to present the conceptual plans for any prospective park project successfully awarded grant funding to RAP for review and approval. Once the Department approves a prospective park project's conceptual plan, LANI would be responsible for preparing a detailed set of final plans and specifications for that project and submitting such plans to the Board for its review and approval. LANI would then be responsible for coordinating the design, development, and construction of any approved projects, subject to certain conditions as described in the Donation Agreement. Upon completion of construction of a prospective project under the Donation Agreement by LANI, staff would then submit the project to the Board for final acceptance. Once the Board accepts a project, RAP would assume responsibility for the long-term operations and maintenance of the project, and any constructed site improvements, subject to the terms of the Donation Agreement and the requirements of any grant or funding agreements. Additionally, RAP would assume the obligations as grantee of any grant agreement LANI entered into for the development of the park.

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The remaining improvements and the scope of work for this Project includes the construction of safety lighting, fitness equipment, a landscaped plaza area, and site amenities such as landscaping and trees. The Project was presented to the Facility Repair and Maintenance Commission Task Force on April 20, 2023.

PROPERTY TRANSFER

The Project is located at 6312 South Western Avenue and 1750 West Gage Avenue, on property that is currently under the control and jurisdiction of the City of Los Angeles, Department of General Services (GSD). As contemplated under the Donation Agreement between LANI and RAP which was approved by the Board in Report No. 11-071, the property needs to be transferred to RAP in order for RAP to be able to maintain the improvements being developed by LANI. RAP staff will return to the Board for approval of the transfer of jurisdiction of the Property to RAP once the City Council authorizes the transfer of jurisdiction of these properties and GSD has prepared the necessary transfer documentation.

PROJECT FUNDING

LANI has secured a total of \$1,017,157 in Community Development Block Grant (CDBG) funding for the Project. These funds constitute the total budget for the Project.

As detailed in Contract No. C-121943, and discussed previously, upon final acceptance of the completed Project RAP would need to assume as grantee the obligations of any grant agreement LANI entered into for the development of the park.

Construction for the Project is anticipated to be completed in February 2025.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
CDBG	N/A	\$1,017,157	100%
Total		\$1,017,157	100%

TREES AND SHADE

This proposed Project will plant sixteen new trees and various shrubs. The new trees proposed to be planted are seven Strawberry trees, four Shade master Honey Locust, one Sweet Bay, and four Franz Fruitless Olive.

ENVIRONMENTAL IMPACT STATEMENT

The proposed Project consists of the development of a new park with accessory structures, outdoor lighting, security equipment and fencing, minor grading, landscaping, irrigation and new signage.

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According to the parcel profile report retrieved on May 1, 2024, this area resides in a liquefaction zone. The construction of this Project will not create conditions that could lead to liquefaction. This site is not within a coastal, methane, or flood zone, so there is no reasonable possibility that the proposed Project may impact an environmental resource of hazardous or critical concern or have a significant effect due to unusual circumstances. No other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed Project. As of May 1, 2024, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have listed the Project site with RB Case #: 900470243 and DTSC case 60002006. The site is a former gasoline station where contaminated soil was detected in 2008. SWRCB coordinated the remediation and closed the case in 2020. Although some residual contamination is still present at 15 and 30 ft below grade, SWRCB determined that the site could be closed because it represents a low-level threat to the community and direct contact with the contaminated soil is very unlikely. DTSC and SWRCB report other sites within 1,000 ft from the Project: RB Case #: 0366 and GeoTraker case No. T0603763986. SWRCB closed the former in 1996 with no investigation, and the latter in 2015 after corrective actions to a diesel dispenser container box were applied. None of these sites is listed as a hazardous waste site under Government Code Section 65962.5. According to the Caltrans Scenic Highway Map, there is no scenic highway located within the vicinity of the proposed Project or within its site. Furthermore, the proposed Project is not located in proximity of a known historical resources and will not cause a substantial adverse change in the significance of any historical resource.

Based in this information, RAP staff recommends that the Board of Recreation and Park Commissioners (Board) determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303(e), Section 15304(a), Section 15304(b), Section 15304(f) and 15311(a) of California CEQA Guidelines as well as to Article III, Section 1, Class 3(6), 4(1), 4(3), 4(12) and 11(5) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the California Office of Planning and Research upon Board's approval.

FISCAL IMPACT STATEMENT

The estimated costs of the proposed park improvements are anticipated to be funded by Community Development Block Grant Funds, which are administered by the Community Investment for Families Department, or funding sources other than RAP's General fund.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

Goal No. 1: Provide Safe and Accessible Parks

Outcome No. 2: All parks are safe and welcoming

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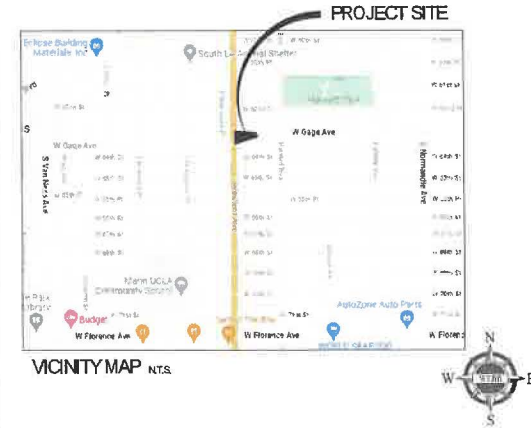
This Report was prepared by Cammie Neo, Planning, Maintenance and Construction Branch, and Darryl Ford, Superintendent, Planning, Maintenance, and Construction Branch.

LIST OF ATTACHMENTS

1. Attachment No. 1 – Western Gage Park Final Plans and Specifications

WESTERN GAGE MEDIAN PARK

DEPARTMENT OF RECREATION AND PARKS, CITY OF LOS ANGELES



GENERAL NOTES

1. INSTALL ALL IMPROVEMENTS IN ACCORDANCE WITH CITY OF LOS ANGELES REQUIREMENTS. IN CASE OF DISCREPANCY BETWEEN THESE PLANS AND THE CITY OF LOS ANGELES REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS WILL APPLY.
2. A VISIT TO THE SITE IS REQUIRED. VERIFY ALL CONDITIONS PRIOR TO SUBMITTING A PROPOSAL OF COST FOR CONSTRUCTION.
3. THESE DRAWINGS, AS AN INSTRUMENT OF SERVICE, ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT THE LANDSCAPE ARCHITECT'S PERMISSION AND UNLESS THE REPRODUCTION CARRIES THE LANDSCAPE ARCHITECT'S NAME. ALL DESIGN AND OTHER INFORMATION SHOWN ON THE DRAWINGS IS FOR USE ON THE SPECIFIED PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.
4. REVIEW THESE PLANS AND NOTES COMPLETELY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY.
5. EXTRA WORK TO BE APPROVED IN WRITING BY THE OWNER PRIOR TO COMMENCEMENT OF WORK.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO FAMILIARIZE THEMSELVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, UTILITIES, SEWERS, WATER LINES, ETC. COORDINATE WORK WITH OTHER SUB-CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES UNDER PAVING, ELECTRICAL CONNECTIONS, WATER HOOK-UPS, ETC.
7. ALL REQUIREMENTS OF THE UNIFORM BUILDING CODE SHALL APPLY TO THE WORK SPECIFIED HEREIN UNLESS OTHERWISE MODIFIED BY THESE DOCUMENTS.
8. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO COMPLETE THE WORK SPECIFIED PRIOR TO COMMENCEMENT OF WORK.
9. BEFORE COMMENCING ANY WORK, OBTAIN AN UNDERGROUND SERVICE I.D. BY CALLING DIG-ALERT AT 1-800-422-4133 TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION.
10. LANI TO COORDINATE A PRE-CONSTRUCTION MEETING ON SITE SEVEN (7) WORKING DAYS PRIOR TO START OF CONSTRUCTION. NOTIFY OWNER, LANDSCAPE ARCHITECT, AND ALL SUB-CONTRACTORS.
11. SUBMIT REQUESTS FOR MEETINGS, OBSERVATIONS, AND APPROVALS BY THE LANDSCAPE ARCHITECT SEVEN (7) WORKING DAYS PRIOR TO THE DATE AND TIME PROPOSED.
12. SHOP DRAWINGS MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL THIRTY (30) DAYS PRIOR TO PROCEEDING WITH FABRICATION.
13. OBTAIN CITY OF LOS ANGELES INSPECTOR'S AND LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL OF WORK IN PROGRESS AT VARIOUS TIMES DURING CONSTRUCTION. THE FOLLOWING REVIEWS/MEETINGS ARE MANDATORY. PROVIDE SEVEN (7) WORKING DAYS NOTICE FOR EACH REQUESTED VISIT.
 - *PRE-JOB CONFERENCE
 - *CONSTRUCTION STAKING
 - *MAIN LINE PRESSURE TEST AND TRENCH DEPTHS PRIOR TO BACKFILL OF TRENCHES
 - *COVERAGE TEST UPON COMPLETION OF SPRINKLER INSTALLATION
 - *FINAL GRADING REVIEW
 - *PLANT MATERIAL LOCATION REVIEW
 - *PLANT MATERIAL APPEARANCE AND QUALITY REVIEW
 - *SOIL PREPARATION AND PLANTING INSTALLATION METHODS
 - *FINAL WALK THROUGH (AT COMPLETION OF PLANTING INSTALLATION)
 - *FINAL WALK THROUGH (AT COMPLETION OF MAINTENANCE PERIOD)

DIRECT ANY QUESTIONS REGARDING THESE PLANS TO :

ATTN: ANNA APOSTOLOS AND ALEIGH LEWIS, LOS ANGELES NEIGHBORHOOD INITIATIVE (LANI)
 NICOLE VOLPE, ALBERT A. WEBB ASSOCIATES
 JESSIE COREA, ALBERT A. WEBB ASSOCIATES

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PROJECT:
WESTERN GAGE MEDIAN PARK
S. WESTERN AVE. AND W. GAGE AVE.
 LANDSCAPE PLANS
 LOS ANGELES, CALIFORNIA
 FOR: LOS ANGELES NEIGHBORHOOD INITIATIVE

APPR. DATE	MARK	BY	DATE	REVISIONS	ENGINEER
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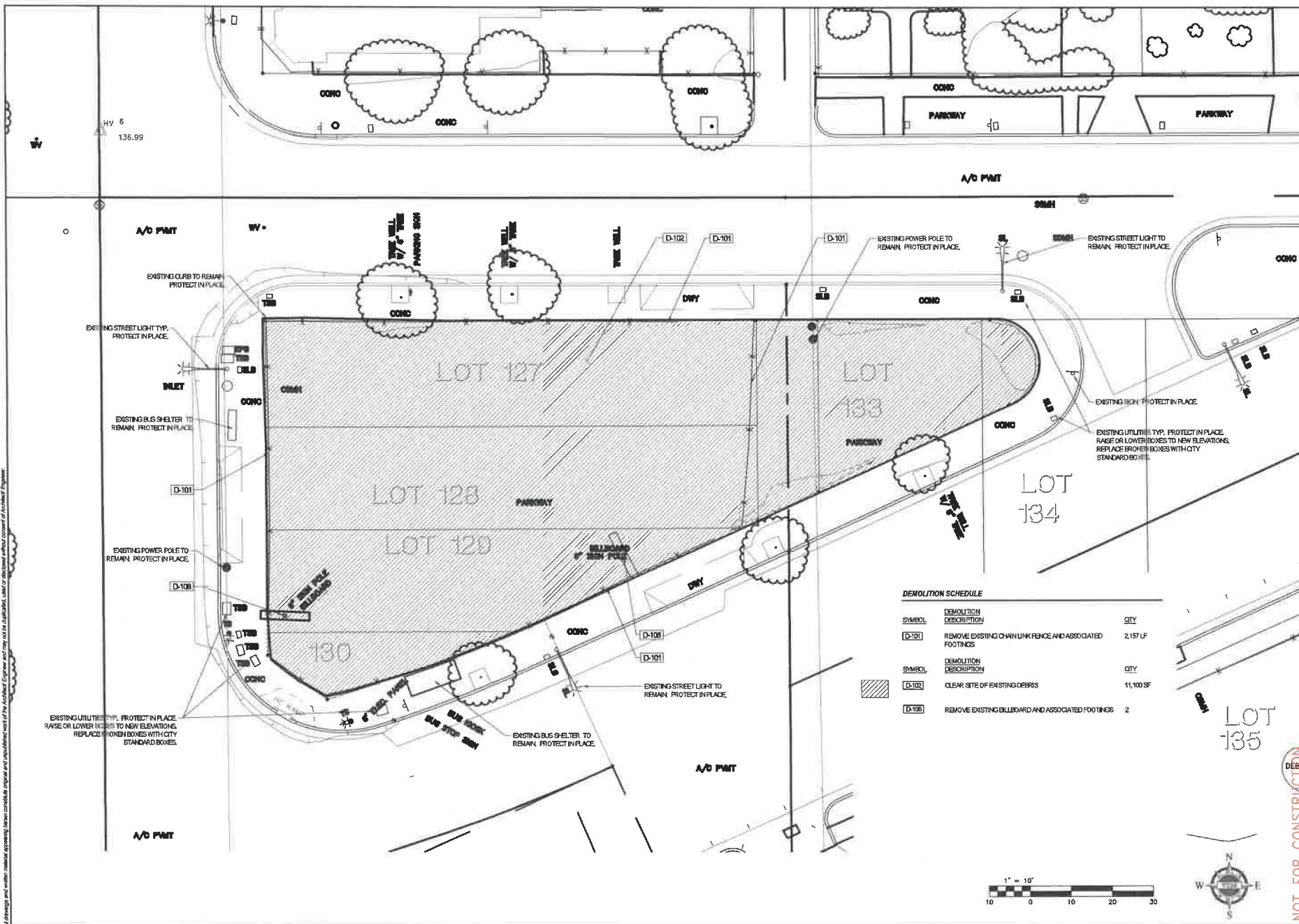
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SHEET NO.:
CS01
 1 OF 25

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SEAL:

PROJECT:
WESTERN GAGE MEDIAN PARK
S. WESTERN AVE. AND W. GAGE AVE.
 LANDSCAPE PLANS
 LOS ANGELES, CALIFORNIA
 FOR LOS ANGELES NEIGHBORHOOD INITIATIVE

DEMOLITION SCHEDULE

SYMBOL	DEMOLITION DESCRIPTION	QTY
D-101	REMOVE EXISTING CHAIN LINK FENCE AND ASSOCIATED FOOTINGS	2,157 LF
D-102	CLEAR SITE OF EXISTING DEBRIS	11,100 SF
D-103	REMOVE EXISTING BILLBOARD AND ASSOCIATED FOOTINGS	2

NO.	DATE	REVISIONS

APPR. DATE
 ENGINEER

SUBMITTALS:
 NO. 1 DATE 1 04/2/23

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 SCALE: SCALE
 DRAWN: WJH
 CHECKED: JH

DIGALERT
 NOT FOR CONSTRUCTION
 DEMOLITION PLAN

SHEET NO.: **LD01**
 2 OF 25

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PARCEL LINE AND CURVE TABLE							
LINE #/CURVE #	RADIUS	BEARING/DELTA	LENGTH	TANGENT	START NORTHING AND EASTING	END NORTHING AND EASTING	
C12	10.05	S67°01'28"	26.31	37.53	517.97 2218.25	489.80 2222.27	
C13	11.05	S50°17'51"	28.98	41.85	488.09 2222.72	518.97 2219.25	
L2		N52°23'28"W	24.26		489.88 2053.99	510.49 2038.77	
L3		S37°36'32"W	8.83		495.88 2057.98	488.88 2052.58	
L4		S89°45'18"W	13.25		488.88 2052.59	486.82 2039.35	
L5		S52°23'14"E	43.51		518.08 2043.94	491.52 2078.41	
L7		N90°00'00"W	14.15		502.44 2078.80	522.44 2064.45	
L8		S33°56'28"E	8.43		496.85 2096.26	491.52 2099.85	
L9		N24°25'48"W	2.46		474.11 2152.80	478.35 2151.88	
L10		S00°00'00"W	3.24		488.52 2181.69	483.28 2141.89	
L12		S89°57'55"W	10.97		483.44 2184.42	483.44 2173.45	
L13		S44°20'21"W	18.14		486.42 2197.06	483.45 2184.42	
L14		N44°20'21"E	12.58		498.42 2187.06	505.42 2162.89	
L20		N44°20'21"E	18.14		497.45 2150.79	510.42 2163.47	
L21		N89°57'55"E	6.74		510.42 2170.21	510.42 2170.21	
L22		N62°39'32"W	15.46		448.55 2085.07	454.69 2076.29	
L23		N27°28'07"E	8.00		448.55 2068.07	455.65 2091.75	
L24		N62°39'32"W	15.46		448.55 2106.49	455.65 2091.75	
L25		S24°22'58"E	3.38		448.55 2106.49	445.47 2106.88	
L30		S24°25'48"E	13.85		478.90 2132.00	483.89 2137.77	

PARCEL LINE AND CURVE TABLE							
LINE #/CURVE #	RADIUS	BEARING/DELTA	LENGTH	TANGENT	START NORTHING AND EASTING	END NORTHING AND EASTING	
L33		S44°20'21"W	8.28		497.45 2150.79	491.52 2145.00	
L34		S24°25'48"E	13.95		474.53 2127.45	481.83 2133.22	
L35		N90°00'00"W	30.41		491.52 2108.81	491.52 2076.41	
L36		N69°58'17"W	8.21		510.42 2176.42	510.42 2170.21	
L38		N90°00'00"W	21.55		491.52 2159.95	491.52 2139.40	
L39		S24°25'48"E	4.00		465.34 2140.96	481.70 2142.81	
L40		N65°34'12"E	3.50		463.89 2137.77	465.34 2140.96	
L41		S65°34'12"W	3.50		461.83 2133.22	460.58 2130.03	
L42		S24°25'48"E	4.00		480.38 2130.03	458.74 2131.89	
L43		S52°23'14"E	46.89		515.35 2009.49	488.07 2075.51	
L44		S27°20'28"W	22.18		486.07 2076.51	486.96 2066.32	
L45		N27°20'28"E	24.60		464.67 2070.78	488.52 2082.06	
L72		S23°23'14"E	5.54		482.44 2173.56	477.35 2175.86	
L74		N65°34'12"E	22.57		474.11 2152.80	483.44 2173.45	
L75		N65°34'12"E	23.35		472.78 2152.40	482.44 2173.66	
L91		S65°34'12"W	18.00		466.83 2130.94	459.39 2114.55	
L92		S65°34'12"W	18.00		465.92 2131.38	458.48 2114.87	
L130		N82°39'32"W	14.94		466.88 2052.65	473.72 2039.38	
L132		N37°55'28"E	6.43		481.10 2096.40	486.43 2099.99	
L133		N90°00'00"W	2.19		475.90 2076.60	475.90 2076.42	

PARCEL LINE AND CURVE TABLE							
LINE #/CURVE #	RADIUS	BEARING/DELTA	LENGTH	TANGENT	START NORTHING AND EASTING	END NORTHING AND EASTING	
L134		N90°00'00"W	23.86		486.52 2182.05	485.52 2138.39	
L135		N44°20'21"E	26.42		481.52 2159.95	510.42 2176.42	
L136		N44°20'21"E	26.42		488.52 2182.05	505.42 2180.52	
L137		N90°00'00"W	30.04		505.42 2210.56	505.42 2180.52	
L138		N90°00'00"W	32.14		510.42 2210.56	510.42 2178.42	
L143		S00°00'00"E	14.42		518.25 2121.12	503.82 2121.12	
L144		S00°00'00"E	14.45		518.27 2128.12	503.82 2126.12	
L152		N90°00'00"E	14.55		474.77 2078.80	474.77 2093.15	
L153		N33°55'28"E	7.06		474.77 2093.15	480.63 2097.09	
L155		S33°55'28"W	6.53		481.19 2096.28	475.77 2092.82	
L156		N90°00'00"W	14.02		475.77 2092.82	475.77 2076.60	
L158		N90°00'00"E	14.55		503.27 2078.60	503.27 2093.15	
L159		S33°55'28"E	7.06		503.27 2093.15	487.41 2087.09	
L161		N33°55'28"W	6.53		488.85 2098.26	502.27 2092.82	
L162		N90°00'00"W	14.02		502.27 2092.82	502.27 2078.60	
L186		N69°57'55"E	0.55		517.97 2217.70	517.97 2218.25	
L188		S65°34'10"W	8.63		488.98 2222.27	486.41 2214.41	
L190		N65°34'11"E	8.68		494.50 2214.81	498.09 2222.72	
L192		S89°57'55"W	0.55		518.97 2216.25	518.97 2217.70	
L195		N65°34'12"E	18.00		468.90 2135.50	476.35 2151.88	

PARCEL LINE AND CURVE TABLE							
LINE #/CURVE #	RADIUS	BEARING/DELTA	LENGTH	TANGENT	START NORTHING AND EASTING	END NORTHING AND EASTING	
L196		N85°34'12"E	17.00		467.99 2135.91	475.02 2151.39	

COORDINATE TABLE				
Point #	Elevation	Northing	Easting	Description
1		507.92	2217.70	
2		489.03	2133.61	
3		448.20	2089.43	

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PROJECT:
**WESTERN GAGE MEDIAN PARK
 S. WESTERN AVE. AND W. GAGE AVE.
 LANDSCAPE PLANS
 LOS ANGELES, CALIFORNIA**
 FOR: LOS ANGELES NEIGHBORHOOD INITIATIVE

APPROVALS:

DATE	REVISIONS

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SUBMITTALS:
 NO. DATE
 1 04/27/23

JOB NO.: 22-0216
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COORDINATE TABLE

SHEET NO.: **LLOA**

3 OF 25

NOT FOR CONSTRUCTION



PROJECT:
WESTERN GAGE MEDIAN PARK
S. WESTERN AVE. AND W. GAGE AVE.
 LANDSCAPE PLANS
 LOS ANGELES, CALIFORNIA
 FOR: LOS ANGELES NEIGHBORHOOD INITIATIVE

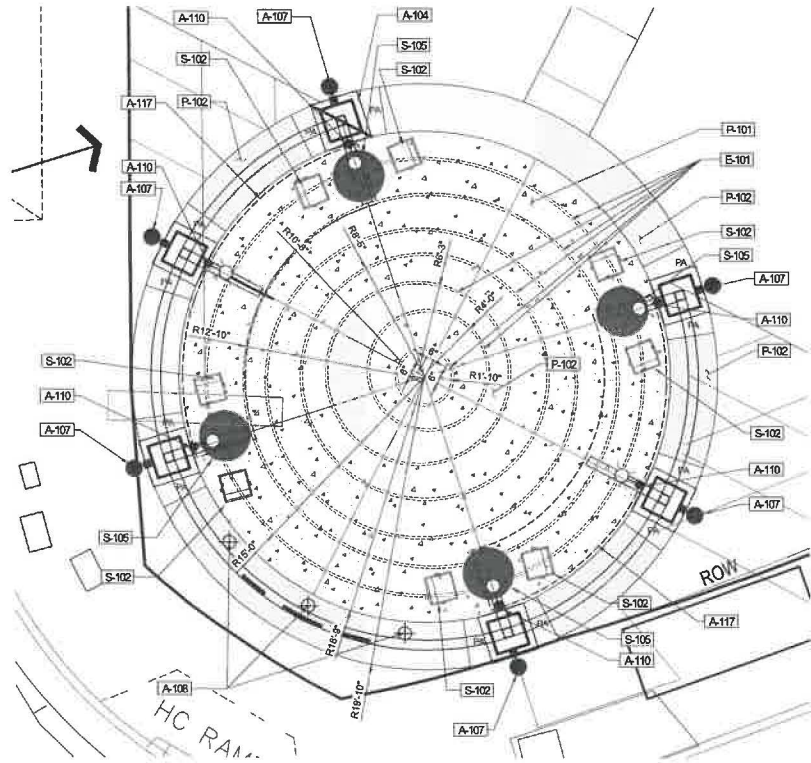
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 NO. DATE
 1 04/17/23

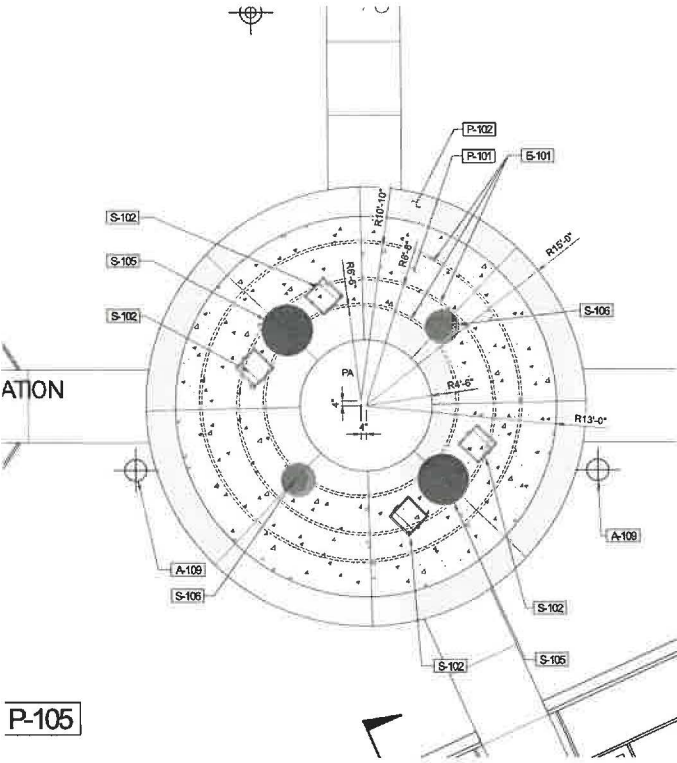
JOB NO.: 22-0216
 SCALE: SCALE
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DIGALERT
 SHEET TITLE:
AREA ENLARGEMENT

SHEET NO.: **LC02**
 7 OF 25



ENLARGEMENT AREA 1



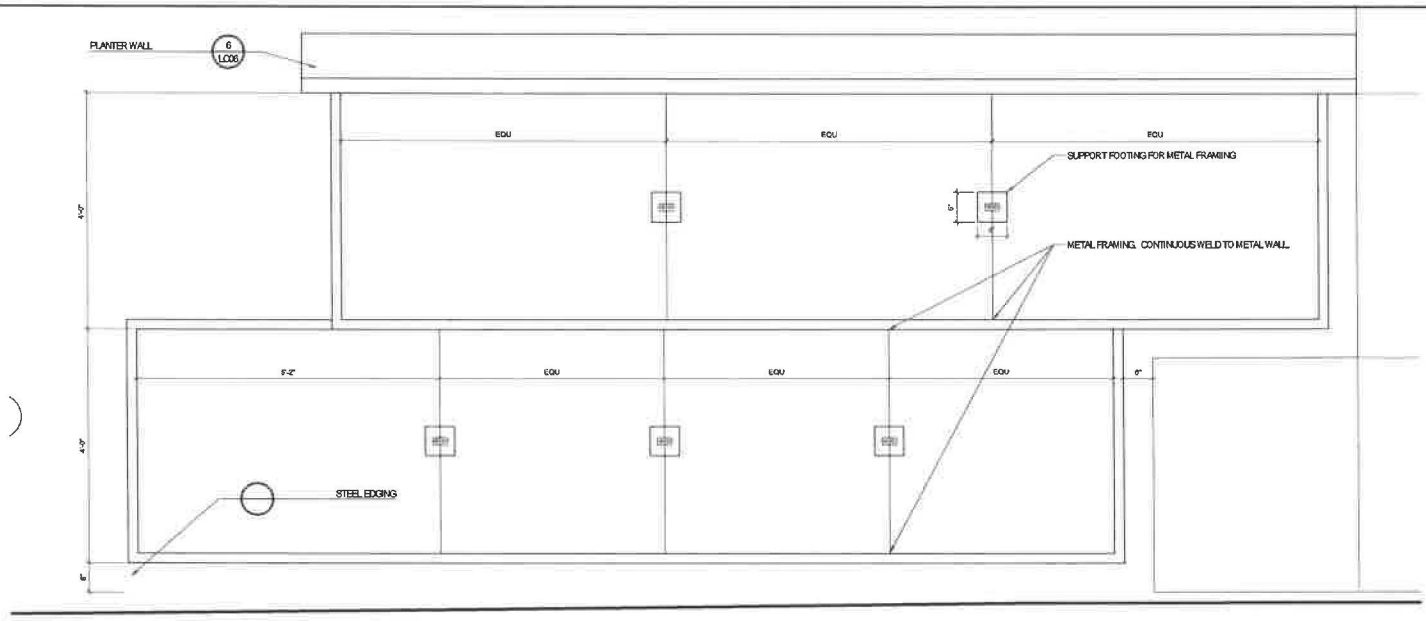
ENLARGEMENT AREA 2

LANDSCAPE ARCHITECT TO APPROVE LAYOUT OF METAL RINGS
 PRIOR TO POURING CONCRETE.

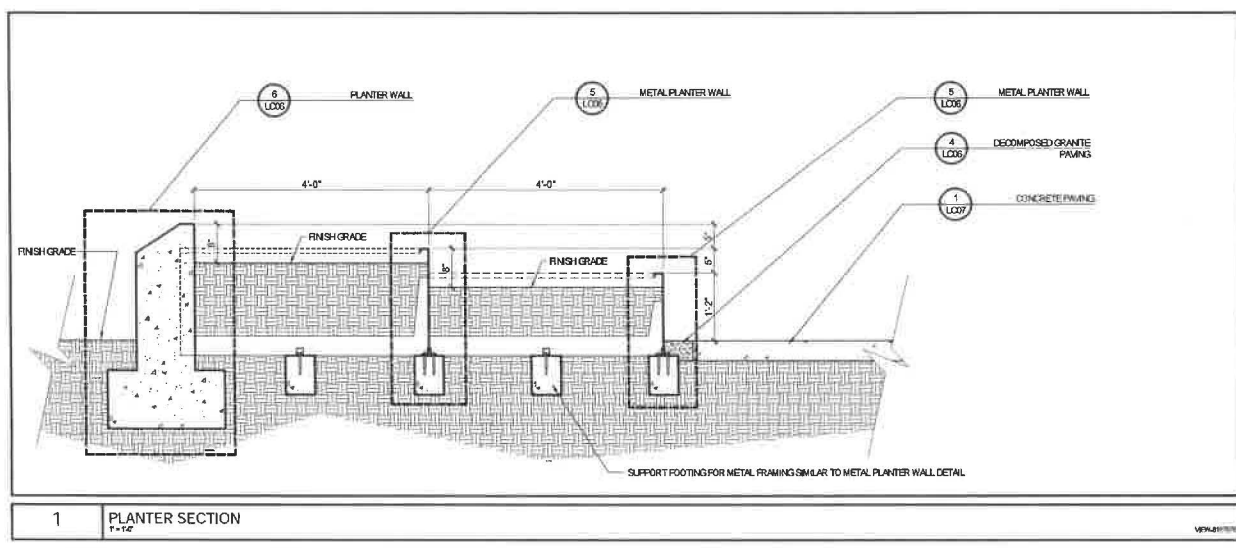


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PLAN VIEW



1 PLANTER SECTION
1" = 1'-0"

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PROJECT:
WESTERN GAGE MEDIAN PARK
S. WESTERN AVE. AND W. GAGE AVE.
LANDSCAPE PLANS
LOS ANGELES, CALIFORNIA
FOR: LOS ANGELES NEIGHBORHOOD INITIATIVE

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NO.	DATE	DESCRIPTION
1	04/27/23	

JOB NO.: 204016
SCALE: SCALE
DRAWN: NW
CHECKED: JH

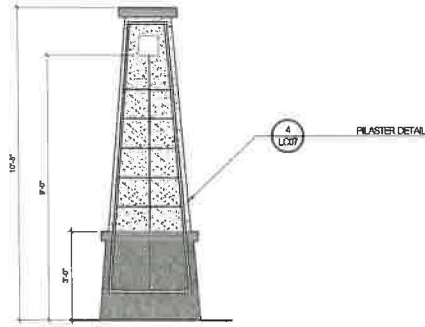


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SECTIONS

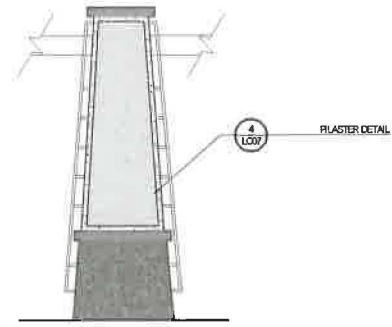
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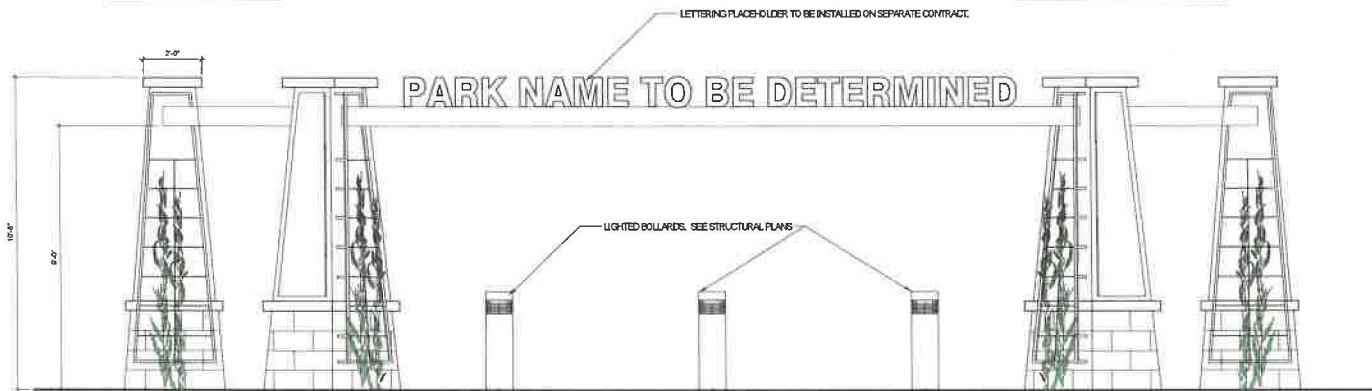
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VINE SIDE ELEVATION



SMOOTH SIDE ELEVATION



ELEVATION

NOTE: SEE STRUCTURAL PLANS FOR MATERIALS AND CONNECTIONS SHEETS S1.0, S3.0

1 ENTRY ARBOR
12' x 12'

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PROJECT:

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APPR. DATE	MARK. BY	DATE	REVISIONS	ENGINEER

NO. DATE
1 04/27/25

SUBMITTALS:

JOB NO.: 23-0218
SCALE: AS SHOWN
DRAWING: JY
CHECKED: JH



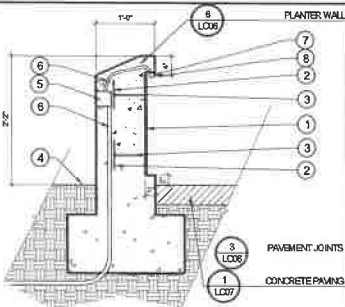
SHEET TITLE
ELEVATIONS

SHEET NO.: LC04

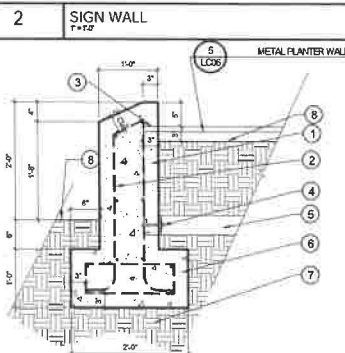
9 OF 25

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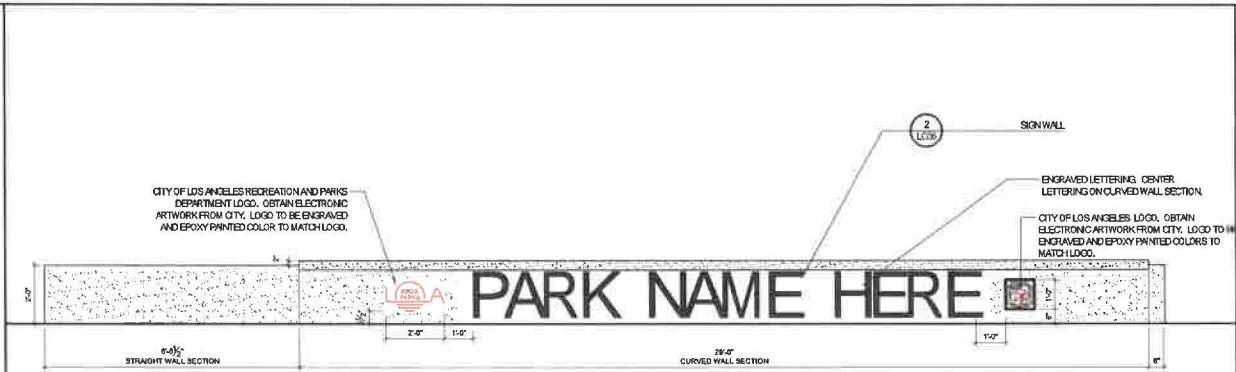


- ① 3/8" THICK STAINLESS STEEL LETTERS FLUSH WITH FACE OF CONCRETE. CURVE WITH WALL.
- ② 1/4" X 6" STABILIZING PLATE WELDED TO METAL STUDS
- ③ 1/2" X 6" STUD WELDED TO LETTERING
- ④ FINISH GRADE
- ⑤ JUNCTION BOX. SEE ELECTRICAL PLANS
- ⑥ PVC ELECTRICAL CONDUIT. SEE ELECTRICAL PLANS
- ⑦ NICHE LIGHT
- ⑧ 1" X 2" GALV. METAL ANGLE WITH 1/2" X 1" EXPANSION BOLTS 12" O.C.



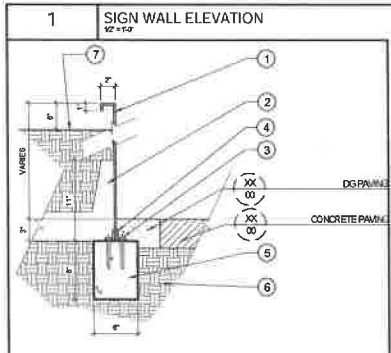
- ① POURED IN PLACE CONCRETE WALL. SMOOTH METAL TROWEL FINISH
- ② #4 REBAR 12" O.C. BOTHWAYS
- ③ METAL WALL PROVIDES 3" INTO CONCRETE WALL. WELD TO REBAR.
- ④ 1/2" X 4" GALVANIZED EXPANSION BOLT WITH WASHER.
- ⑤ 3/8" STEEL FRAMING BOLTED TO CONCRETE WALL
- ⑥ CONCRETE FOOTING
- ⑦ COMPACTED SUBGRADE TO 30% RELATIVE COMPACTION
- ⑧ FINISH GRADE

6 PLANTER WALL
1'-0" x 1'-0"



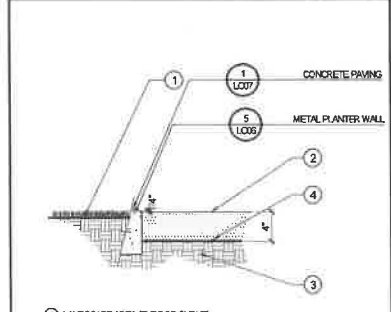
CITY OF LOS ANGELES RECREATION AND PARKS DEPARTMENT LOGO. OBTAIN ELECTRONIC ARTWORK FROM CITY. LOGO TO BE ENGRAVED AND EPOXY PAINTED COLOR TO MATCH LOGO.

CITY OF LOS ANGELES LOGO. OBTAIN ELECTRONIC ARTWORK FROM CITY. LOGO TO BE ENGRAVED AND EPOXY PAINTED COLORS TO MATCH LOGO.



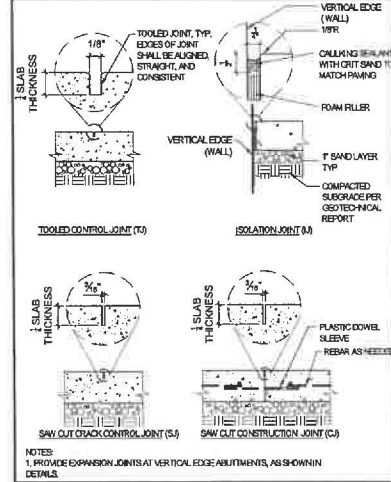
- ① 1/4" THICK CORTEN STEEL PLATE WITH 2" X 1" BEND ON TOP
- ② 3/8" STEEL RIB SUPPORT. CONTINUOUS WELD ALONG CORTEN WALL
- ③ 1/2" X 6" GALVANIZED EXPANSION JOINT
- ④ 1" ANGLE WELDED TO CORTEN WALL
- ⑤ CONCRETE FOOTING
- ⑥ SUBGRADE
- ⑦ SOIL LEVEL

5 METAL PLANTER WALL
1'-0" x 1'-0"



- ① LANDSCAPE AREA (TURF OR STRUB)
- ② DECOMPOSED GRANITE (2" MIN. STABILIZED THICKNESS FOR TRAIL, 3" MIN. NON-STABILIZED THICKNESS FOR PLANTING AREAS) PLACE AND COMPACT IN 2 INCH LIFTS
- ③ COMPACTED SUBGRADE PER GEOTECH REPORT.
- ④ GEOTEXTILE FILTER FABRIC

4 DECOMPOSED GRANITE PAVING
1'-0" x 1'-0"



3 PAVEMENT JOINTS
1'-0" x 1'-0"

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SEAL:

PROJECT:
WESTERN GAGE MEDIAN PARK
S. WESTERN AVE. AND W. GAGE AVE.
LANDSCAPE PLANS
LOS ANGELES, CALIFORNIA
FOR LOS ANGELES NEIGHBORHOOD INITIATIVE

APPR. DATE: _____
MARK BY: DATE: _____ REVISIONS: _____
SUBMITTALS: _____
NO. DATE: _____
1 04/23

JOB NO.: 22-0218
SCALE: _____
DRAWN: JH
CHECKED: JH

DIGALERT
CONSTRUCTION DETAILS

SHEET NO.: **LC06**
11 OF 25

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EMERSON One Park, Danbury, CT 06810
 Product Drawing www.emerson.com Ph: 802.372.2000

3 BIKE RACK
 36" x 52" P22-026-020113-01

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2 METAL EMBED
 1 1/2" x 6" P22-026-020113-01

1 WALL BENCH
 T = 6" P22-026-020113-01

4 DRINKING FOUNTAIN
 NTA P22-026-020113-01

NOTE: CONTRACTOR SHALL NOTIFY DEPARTMENT CONSTRUCTION AND MAINTENANCE STAFF PRIOR TO INSTALLATION AND POURING OF SLAB.

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LIBERATED LANDSCAPE ARCHITECT
 STATE OF CALIFORNIA

PROJECT:
WESTERN GAGE MEDIAN PARK
S. WESTERN AVE. AND W. GAGE AVE.
 LANDSCAPE PLANS
 LOS ANGELES, CALIFORNIA
 FOR: LOS ANGELES NEIGHBORHOOD INITIATIVE

APPROVAL DATE

MARK: BY DATE REVISIONS

NO. DATE

1 04/27/25

ENGINEER

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JOB NO: 22-0216
 SCALE: SCALE
 DRAWN: JH
 CHECKED: JH

DIGALERT

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NO: **LC08**
 13 OF 25

IRRIGATION NOTES

- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. INSTALL ALL COMPONENTS IN PLANTING AREAS WHEREVER POSSIBLE.
- SET ALL VALVES AND QUICK COUPLERS NEXT TO WALKS OR PAVED SURFACES. IN LOCATIONS WITH NO ADJACENT PAVING, COORDINATE FINAL LOCATION WITH OWNER.
- ALL SPRINKLER HEADS ARE TO HAVE TRIPLE SWING JOINTS (EXCEPT WHERE NOTED ON PLANS).
- NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED.
- ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF THE SAID REJECTION.
- CONTROLLER LOCATION SHOWN IS DIAGRAMMATIC. OBTAIN FINAL LOCATION APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
- 120VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION IS NOT A PART OF THE IRRIGATION SYSTEM. COORDINATE POWER REQUIREMENTS WITH GENERAL CONTRACTOR, LANDSCAPE ARCHITECT AND/OR OWNER.
- BEFORE COMMENCING ANY WORK, OBTAIN AN UNDERGROUND SERVICE ALERT I.D. NUMBER BY CALLING 1-800-422-4133. ALLOW TWO (2) WORKING DAYS AFTER THE I.D. NUMBER IS OBTAINED AND BEFORE THE EXCAVATION WORK IS STARTED SO THAT UTILITY OWNERS CAN BE NOTIFIED.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVER SPRAY ONTO WALKS, STREETS, ETC.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BE FAMILIAR WITH THE EXISTING SITE CONDITIONS, UTILITIES, GRADE DIFFERENCES, LOCATION OF WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER ROADWAYS AND PAVING, ETC.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 54.7 P.S.I. AND A MAXIMUM FLOW DEMAND OF 28.21 G.P.M. THE CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE ARCHITECT.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT THERE ARE UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES IN THE AREA. DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT GIVEN, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- THE INTENT OF THE DESIGN IS TO PROVIDE 100% COVERAGE TO ALL PLANTING AREAS. AS PART OF THE SCOPE OF WORK, THE CONTRACTOR WILL ACHIEVE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
- INSTALLATION OF CONTROL WIRES SHALL BE INSIDE SCH 40 PVC PIPE AND SHALL FOLLOW MAINLINE ROUTING.
- PROVIDE SLEEVES AS SHOWN ON DRAWING. USE 2 TIMES DIAMETER MIN. (AND NOT LESS THAN 2") SCH. 40 P.V.C. MIN. DEPTH 24" TO TOP OF LINE.
- LOCATE VALVE CHART IN CONTROLLER - REDUCE AND ENCASE IN PLASTIC (AS BUILT).
- WARRANTY: THE INSTALLED SPRINKLER SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK. SHOULD ANY TROUBLE DEVELOP WITHIN THE TIME SPECIFIED DUE TO INFERIOR OR FAULTY MATERIAL OR WORKMANSHIP, THE TROUBLE SHALL BE CORRECTED BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER.
- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION REGARDING THIS SECTION OF WORK.

WATER EFFICIENT LANDSCAPE WORKSHEET

Landscape Area (LA)		Reference Evapotranspiration (E _t)		Conversion Factor (to Gallons/SP)		Empowerment Adjustment Factor (ETAF)	
Regular	0.813.00	Reference Site	Eto	Conversion Factor	0.92	ETAF	0.45
Low Irrig	0.00	Low Irrig	50.1				
TOTAL	0.813.00						

Estimated Applied Water Use (EAWU):							
Hydzone No.	Hydzone Description	Hydzone Area (FT ²)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Estimated Total Water Use (Gallons)
H-1	Shrub	6,428	0.2	DRIP	0.81	0.25	1,587.41
H-2	Tree	304	0.5	DRIP	0.81	0.62	237.04
H-3	Shrub		0.5	SPRAY	0.75	0.67	7,382.84
H-WF-1	Water Feature		1	Rectangular	1	1.00	0.00
TOTAL	Area	6,813			TOTALS	6813	1,824.44

SPECIAL LANDSCAPE AREAS - IRRIGATED BY SOURCE							
Hydzone No.	Hydzone Description	Hydzone Area (FT ²)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Estimated Total Water Use (Gallons)
H-4	Native Planting (L)	0	0.2	DRIP	0.81	0.25	0.00
H-5	Bloomers (L)	0	0.2	DRIP	0.81	0.25	0.00
H-6	Demo Garden (M)	0	0.6	DRIP	0.81	0.67	0.00
H-7	Roof Garden (L)	0	0.2	DRIP	0.81	0.25	0.00
TOTAL	Area	0			TOTALS	0	0.00

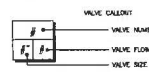
ETAF Calculations	ESTIMATED TOTAL WATER USE (ETWU)	56,671	GALLONS
Included Landscape Areas			
Adjusted ETAF	MAXIMUM ALLOW WATER ALLOWANCE (MAWA)	95,231	GALLONS
All Landscape Areas			
Site-wide ETAF			

CRITICAL ANALYSIS

Date:	2023-10-27 16:20
P.O.C. NUMBER:	01
Water Source Information:	EXISTING WATER METER ON SITE. PRESSURE ATTAINED FROM DWPWS. EMAIL: DWPWS@water.com
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available:	37.5 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	50 PSI
Elevation Change:	5.00 FT
Service Line Size:	3"
Length of Service Line:	20 FT
Pressure Available:	88 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	28.98 GPM
Flow Available at POC:	37.5 GPM
Residual Flow Available:	10.91 GPM
Orical Station:	3
Orical Pressure:	30 PSI
Friction Loss:	2.62 PSI
Fittings Loss:	0.27 PSI
Elevation Loss:	0 PSI
Loss through Valve:	3.78 PSI
Pressure Req. at Orical Station:	36.7 PSI
Loss for Fittings:	0.13 PSI
Loss for Main Line:	1.34 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	12 PSI
Loss for Water Meter:	0.87 PSI
Orical Station Pressure at POC:	54.2 PSI
Pressure Available:	88 PSI
Residual Pressure Available:	33.8 PSI

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS	DETAIL
○	RAIN BRD RW54-B 1402 ROOT WATERING SYSTEM WITH 1/2" DIAMETER X 36" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND CHECK VALVE. RAIN BRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	30	300	30	0.5	3' DETAIL 1/8" FT. UDS	
○	RAIN BRD RW54-B W RW5-SOCK 1402 MINI ROOT WATERING SYSTEM WITH 1/2" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH SAND SOCK FOR SANDY SOIL.	24	300	25	0.5	3' DETAIL 1/8" FT. UDS	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL				
⊠	RAIN BRD XE2-150-LCS HIGH FLOW CONTROL ZONE KIT, FOR LARGE COMMERCIAL DRIP ZONES, 1-1/2" PEBB GLOBE VALVE WITH SINGLE 1-1/2" PRESSURE REGULATING 40PSI QUICK-CHECK-BASKET FILTER. FLOW RANGE: 15-62 GPM.	3	DETAIL 1/8" FT. UDS				
⊙	PIPE TRANSITION POINT BELOW GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING TO BELOW GRADE INSTALLATION.	10	DETAIL 1/8" FT. UDS				
⊕	HUNTER FLUSH- MANUAL FLUSH-OUT VALVE, BARBED INSERT, TYPICALLY INSTALLED IN 1/2" BOX, WITH ADEQUATE BLANK TUBING TO EXTEND VALVE OUT OF VALVE BOX. USE WITH HDL OR OTHER 3/4" DRIFLINE.	13	DETAIL 1/8" FT. UDS				
⊞	AREA TO RECEIVE DRIFLINE RAIN BRD JPS-2408-12 XPS-OV SUB SURFACE AND ON SURFACE LANDSCAPE DRIFLINE WITH A HEAVY-DUTY 4.3 PSI CHECK VALVE, 0.6 GPM EMITTERS AT 12" O.C. DRIFLINE LATERALS SPACED AT 12" APART, WITH 6MM TERS OFFSET FOR TRIANGULAR PATTERN AND SPECIFY FITTINGS.	5,619 L.F.	DETAIL 1/8" FT. UDS				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL				
⊕	RAIN BRD PEBB 1", 1-1/2" PLASTIC INDUSTRIAL VALVES, LOW FLOW OPERATING CAPABILITY, GLOBE COOPERATION WITH SOLARIS TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	2	DETAIL 1/8" FT. UDS				
⊞	RAIN BRD 44LRC 1" BRASS QUICK COUPLING VALVE, WITH CORROSION RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-Piece BODY.	1	DETAIL 1/8" FT. UDS				
⊞	LANDSCAPE PRODUCTS INC. ON/SIP SOCKET 1/2", 3/4", 1", 1-1/4", 1-1/2" SLIP SOCKET PLASTIC BALL VALVE, QUARTER-TURN SHUT-OFF DESIGNED FOR IRRIGATION, SPAS, POOLS AND OTHER GENERAL COLD WATER APPLICATIONS. 125 PSI RATING, SAME SIZES AS MAIN LINE.	1	DETAIL 1/8" FT. UDS				
⊕	BUCKNER SUPERIOR 3000 1-1/2" NOMINALLY CLOSED BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND 3-WAY SOLENOID DESIGN. AVAILABLE IN 1", 1-1/4", 1-1/2", 2", 2-1/2" AND 3" SIZES.	1	DETAIL 1/8" FT. UDS				
⊕	ZURN JPS 1-1/2" REDUCED PRESSURE PRINCIPLE ASSEMBLY, SIZES 1/2", 3/4", 1", 1-1/4", 1-1/2", 2", 2-1/2", 3". VERIFY FINAL CONTROLLER LOCATION WITH TRAP MAINTENANCE STAFF PRIOR TO INSTALLATION. CONTACT JOSE MONAGE AT...	1	DETAIL 1/8" FT. UDS				
⊕	RAIN BRD ESP-10X1-DAMPED 80 STATION 2-WIRE DECODER BASED CONTROLLER IN POWDER COATED METAL CABINET W/ PEDESTAL. (1) EXPANDED STATION. INSTALL IN RAIN BRD DAMPED POWER COATED METAL CABINET W/ PEDESTAL. SYSTEM REQUIREMENTS: RAIN BRD FDX300X TURF FIELD DECODERS, PANGE ELECTRIC CABLE P7072 & RAIN BRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) USP-1 TRAP-LINE SURGE PROTECTORS IN RAIN BRD IRRIGATION VALVES ONLY. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. VERIFY FINAL CONTROLLER LOCATION WITH TRAP MAINTENANCE STAFF PRIOR TO INSTALLATION. CONTACT JOSE MONAGE AT...	1	DETAIL 1/8" FT. UDS				
⊕	BERNARD 910MALS-2W-R02 1-1/2" THE BERNARD 910MALS-2W-R02 1-1/2" CONTROL VALVE HYDROMETER IS A ELECTRIC OPERATED, (1) 12VDC-2WAY, DIAPHRAGM ACTUATED CONTROL VALVE THAT OPENS AND SHUTS IN RESPONSE TO A PRESSURE COMMAND.	1	DETAIL 1/8" FT. UDS				
⊕	CAP FOR FUTURE USE CAP AT THE MAINLINE OR LATERAL LINE FOR FUTURE USE. THE PRESSURE AND FLOW THROUGH THAT LOCATION ARE INDICATED NEXT TO THE CAP SYMBOL.	8	DETAIL 1/8" FT. UDS				
⊕	WATER METER 1" EXISTING WATER METER ON SITE. PRESSURE ATTAINED FROM DWPWS. EMAIL: DWPWS@WESTER@LOWP.COM	1	DETAIL 1/8" FT. UDS				
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	8883.3 L.F.	DETAIL 1/8" FT. UDS				
---	IRRIGATION MAINLINE: PVC SCHEDULE 40	178.9 L.F.	DETAIL 1/8" FT. UDS				
---	PIPE SLEEVE: PVC SCHEDULE 80	145.2 L.F.	DETAIL 1/8" FT. UDS				



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PROJECT:
**WESTERN GAGE MEDIAN PARK
S. WESTERN AVE. AND W. GAGE AVE.**
LANDSCAPE PLANS
LOS ANGELES, CALIFORNIA
FOR: LOS ANGELES NEIGHBORHOOD INITIATIVE

MARK	BY	DATE	REVISIONS

SUBMITTALS:
NO. DATE
1 04/17/23

JOB NO.: 224216
SCALE: SCALE
DRAWN: NV
CHECKED: JH



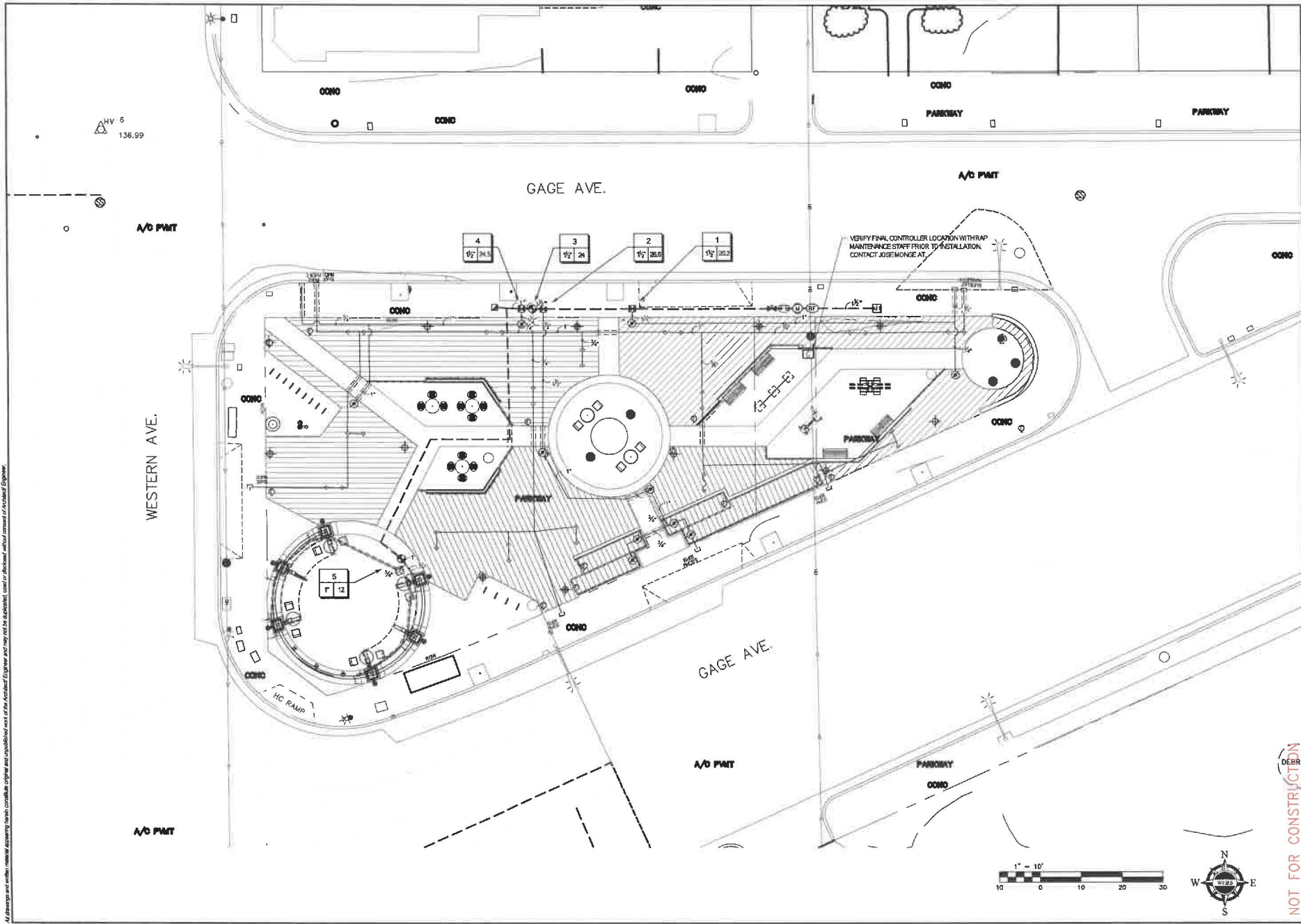
SHEET TITLE:
**IRRIGATION
SCHEDULE AND
NOTES**

SHEET NO.: **L100**
L100 OF 25

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PROJECT:
WESTERN GAGE MEDIAN PARK
S. WESTERN AVE. AND W. GAGE AVE.
 LANDSCAPE PLANS
 LOS ANGELES, CALIFORNIA
 FOR: LOS ANGELES NEIGHBORHOOD INITIATIVE

NO.	DATE	REVISIONS	BY

APPROVAL DATE: _____

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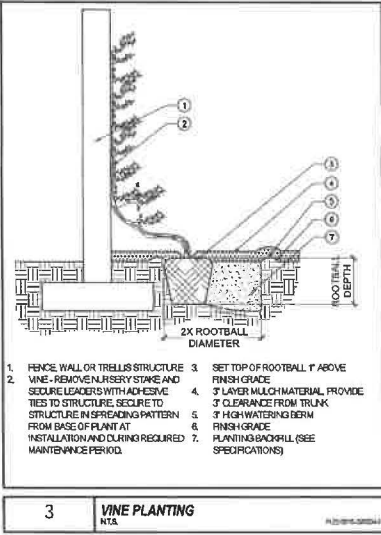
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SHEET NO.: **LI01**
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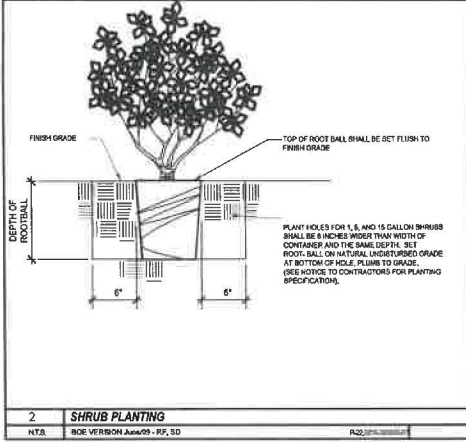
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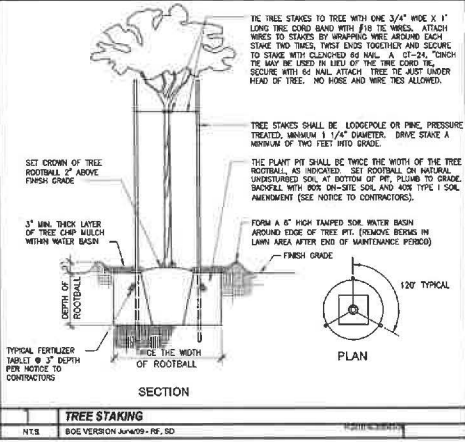
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3 VINE PLANTING
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PLZ:015.02044



2 SHRUB PLANTING
NTA
BOE VERSION 09-09-RF, SD
ADD:PLZ:015.02044



1 TREE STAKING
NTS
BOE VERSION 09-09-RF, SD
PLZ:015.02044

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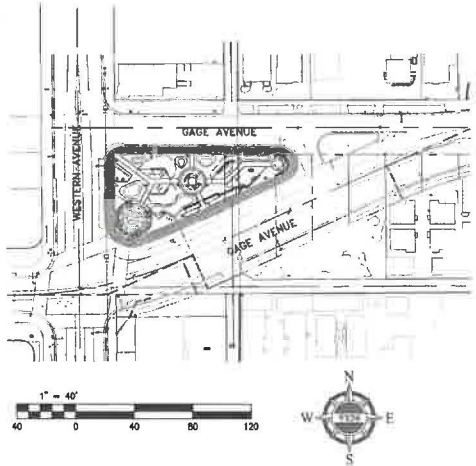
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PLANTING DETAILS
SHEET NO.: **LP02**
LP02 OF 25

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IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA
PRECISE GRADING PLAN
WESTERN GAGE MEDIAN PARK



GENERAL NOTES

1. ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE 2017 COUNTY OF LOS ANGELES BUILDING CODES AND THE STATE MODEL WATER ETHERNOLOGY LANDSCAPE ORDINANCE UNLESS SPECIFICALLY NOTED ON THESE PLANS.
2. ANY MODIFICATIONS OF OR CHANGES TO APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
3. NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING OFFICIAL. A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE THE START OF THE GRADING WITH THE FOLLOWING PERSONS PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CHIEF, ENGINEER, SOILS ENGINEER, GEOLOGIST, COUNTY GRADING INSPECTOR(S) OR THEIR REPRESENTATIVES, AND WHEN REQUIRED THE ARCHITECT/LEAD OR OTHER JURISDICTIONAL AGENCIES, PERMITS OR ITS AGENTS ARE RESPONSIBLE FOR ARRANGING PRE-GRADING MEETING AND MUST NOTIFY THE BUILDING OFFICIAL AT LEAST TWO BUSINESS DAYS PRIOR TO PROPOSED PRE-GRADING MEETING.
4. APPROVAL OF THESE PLANS REFLECTS SOLELY THE REVIEW OF PLANS IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES BUILDING CODES AND DOES NOT RESTRICT ANY POSITION BY THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS REGARDING THE STATUS OF ANY TITLE ISSUES RELATING TO THE LAND ON WHICH THE IMPROVEMENTS MAY BE CONSTRUCTED. ANY DISPUTES RELATING TO TITLE ARE SOLELY A PRIVATE MATTER NOT INVOLVING THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS.
5. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH COUNTY OF LOS ANGELES CODE, TITLE 12, SECTION 12.12.03.01 THAT CONTROLS AND RESTRICTS NOISE FROM THE USE OF CONSTRUCTION AND GRADING EQUIPMENT FROM THE HOURS OF 8:00 PM TO 6:00 AM AND ON SUNDAYS AND HOLIDAYS. (MORE RESTRICTIVE CONSTRUCTION ACTIVITY TIMES MAY APPLY, AS REQUIRED BY THE DEPARTMENT OF REGIONAL PLANNING AND SHOULD BE SHOWN ON THE GRADING PLANS WHEN APPLICABLE.)
6. CALIFORNIA PUBLIC RESOURCES CODE (SECTION 50200) AND HEALTH AND SAFETY CODE (SECTION 70500) ADDRESS THE OCCUPANCY AND PROTECTION OF HUMAN REMAINS. IN THE EVENT OF DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS IN ANY LOCATION OTHER THAN A DEDICATED CEMETERY, THE LAW REQUIRES THAT GRADING IMMEDIATELY CEASES AND NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE, OR ANY HUMAN REMAINS OTHER THAN HUMAN REMAINS MAY BE LOCATED, OCCUR UNTIL THE FOLLOWING HAS BEEN MEASURED: HAS BEEN TAKEN, A COUNTY CORPSENER HAS BEEN INFORMED AND HAS DETERMINED THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED, AND IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN, THE DESCENDANTS FROM THE DECEASED NATIVE AMERICANS HAVE MADE A RECONCILIATION FOR THE MEANS OF TREATING OR DISPOSING, WITH APPROPRIATE DIGNITY OF THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS.
7. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
8. ALL SCOUR OF MATERIAL FROM THE SITE MUST GO TO A PERMITTED SITE APPROVED BY THE BUILDING OFFICIAL OR A LEGAL DISPOSER. RECEIPTS FOR ACCEPTANCE OF EXCESS MATERIAL BY A DISPOSER ARE REQUIRED AND MUST BE PROVIDED TO THE BUILDING OFFICIAL UPON REQUEST.
9. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
10. SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, RESTRICTED USE AREAS SHALL BE LOCATED PER CONSTRUCTION STAKING BY FIELD ENGINEER OR LICENSED SURVEYOR PRIOR TO GRADING, AS REQUIRED BY THE BUILDING OFFICIAL. ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.
11. ANY CONSTRUCTION SHALL OCCUR WITHIN THE PROTECTED ZONE OF ANY OWN TREE AS REQUIRED PER TITLE CHAPTER 22.08 OF THE COUNTY OF LOS ANGELES ZONING CODE. THE PROTECTED ZONE SHALL MEAN THAT AREA WITHIN THE DRIP LINE OF AN OWN TREE EXTENDING THERE FROM A POINT AT LEAST FIVE FEET OUTSIDE THE DRIP LINE, OR 15 FEET FROM THE TRUNK(S) OF A TREE, WHICHEVER IS GREATER.
12. ELEVATIONS SHOWN ON THESE GRADING PLANS ARE FOR REFERENCE ONLY. STANDARD RETAINING WALLS ARE NOT CHECKED, PERMITTED, OR INSPECTED PER THE GRADING PERMIT. A SEPARATE RETAINING WALL PERMIT IS REQUIRED FOR ALL STANDARD RETAINING WALLS.
13. A PROTECTIVE PROGRAM TO PROTECT THE BUILDING OFFICIAL'S INTERESTS IS REQUIRED. SUCH PROGRAMS REQUIRE A REGISTERED SURVEYOR AS ONE OF THE COUNTY OF LOS ANGELES BUILDING CODE. OWNER IS TO INSPECT SLOPES PERIODICALLY FOR EVIDENCE OF BURROWING RODENTS AND A FIRST EVIDENCE OF THEIR EXISTENCE SHALL BE REPORTED TO THE BUILDING OFFICIAL IMMEDIATELY.
14. WHERE A GRADING PERMIT IS ISSUED AND THE BUILDING OFFICIAL DETERMINES THAT THE GRADING WILL NOT BE COMPLETED PRIOR TO NOVEMBER 1, THE OWNER OF THE SITE AND THE GRADERS REQUIRED BY THE BUILDING OFFICIAL, PER OR BEFORE OCTOBER 1, FILE OR WAIVE TO BE FILED WITH THE BUILDING OFFICIAL AN ESP FOR SECTION 110.03 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
15. FINANCIAL RESPONSIBILITY OF THE FIELD ENGINEER, THE SOILS ENGINEER, OR THE ENGINEERING GEOLOGIST OF RECORD IS CHANGED DURING GRADING. THE FIELD ENGINEER SHALL BE RESPONSIBLE TO ACCEPT THEIR RESPONSIBILITY WITHIN THE AREA OF TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE BUILDING OFFICIAL IN WRITING OF EACH CHANGE PRIOR TO THE RECOMMENCEMENT OF SUCH GRADING.

INSPECTION NOTES

16. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT FOLLOWING STAGES OF THE WORK (SECTION 110.03 OF THE BUILDING CODE):
 - (A) PRE-GRADING - BEFORE THE START OF ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION.
 - (B) INITIAL - WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN BORROWED, BENCHMARK OR OTHERWISE PERMITTED FILL. FILL SHALL NOT BE PLACED PRIOR TO THIS INSPECTION. NOTES PRIOR TO ANY CONSTRUCTION ACTIVITIES INCLUDING GRADING. ALL STORM WATER POLLUTION PREVENTION MEASURES INCLUDING EROSION CONTROL DEVICES WHICH CONTAIN SEDIMENTS MUST BE INSTALLED.
 - (C) MOUND - WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED, DRAINAGE TRENCHES, SWALES AND BERMS INSTALLED BY THE TOP OF THE MOUND AND THE GRADING REQUIRED BY THE SECTION HAVE BEEN COMPLETED.
 - (D) FINAL - WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES INSTALLED, SLOPE PLANTING ESTABLISHED, IRRIGATION SYSTEMS INSTALLED AND THE AS-BUILT PLANS, REQUIRED STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED AND APPROVED.
17. IN ADDITION TO THE INSPECTIONS REQUIRED BY THE BUILDING OFFICIAL FOR GRADING, REPORTS AND STATEMENTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN ACCORDANCE WITH SECTION 110.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
18. UNLESS OTHERWISE DIRECTED BY THE BUILDING OFFICIAL, ALL GRADING AND GRADING PROJECTS SHALL PREPARE ROUTINE INSPECTION REPORTS AS REQUIRED UNDER SECTION 110.5.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE. THESE REPORTS, KNOWN AS "REPORT OF GRADING ACTIVITIES" SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AS FOLLOWS:
 1. BE READY DURING ALL TIMES WHEN GRADING OF 400 CUBIC YARDS OR MORE PER WEEK IS OCCURRING ON THE SITE;
 2. WITHIN 48 HOURS OF EACH GRADING REQUEST;
 3. AT ANY TIME WHEN REQUESTED IN WRITING BY THE BUILDING OFFICIAL.
19. SUCH REPORTS IDENTIFY ACTIVITIES BEING CONDUCTED THAT THE FIELD ENGINEER HAS INSPECTED THE GRADING SITE AND RELATED ACTIVITIES AND HAS FOUND THEM IN COMPLIANCE WITH THE APPROVED GRADING PLANS AND SPECIFICATIONS AND BUILDING CODE. ALL CHANGING PRIMARY CONDITIONS, AND ALL OTHER APPLICABLE ORDINANCES AND REQUIREMENTS, THE FORM IS AVAILABLE AT THE FOLLOWING WEBSITE: <http://www.lacounty.gov/portal/external/insp>. REPORTS OF GRADING ACTIVITIES MAY BE UPDATED AT THE WEBSITE OR FACED TO (310) 530-3462. FAILURE TO PROVIDE REQUIRED INSPECTION REPORTS WILL RESULT IN A "STOP WORK ORDER". ALL GRADING SITES MUST HAVE DRAINAGE SWALES, BERMS, AND OTHER DRAINAGE DEVICES INSTALLED PRIOR TO ROUGH GRADING APPROVAL PER SECTION 110.5.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
20. THE GRADING CONTRACTOR SHALL SUBMIT THE STATEMENT TO THE GRADING INSPECTOR AS REQUIRED BY SECTION 110.5.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE AT THE COMPLETION OF ROUGH GRADING.
21. FILL GRADING MUST BE APPROVED BEFORE OCCUPANCY OF BUILDINGS WILL BE ALLOWED PER SECTION 110.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

FILL NOTES

22. ALL FILL SHALL BE COMPACTED TO THE FOLLOWING MINIMUM RELATIVE COMPACTION CRITERIA:
 - A. 90 PERCENT OF MAXIMUM DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE.
 - B. 93 PERCENT OF MAXIMUM DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90 PERCENT OF MAXIMUM DRY DENSITY) IS AUTHORIZED BY THE GEOLOGICAL ENGINEER.
 - C. THE RELATIVE COMPACTION SHALL BE DETERMINED BY ACTUAL SOIL COMPACTION TEST D1557-91 WHERE APPLICABLE WHERE NOT APPLICABLE, A TEST ACCEPTABLE TO THE BUILDING OFFICIAL SHALL BE USED. (SECTION 110.7.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE).
 - D. 95 PERCENT OF MAXIMUM DRY DENSITY IS REQUIRED FOR ALL FILL LAYERS UNLESS OTHERWISE APPROVED BY THE FIRE DEPARTMENT.
23. RELATIVE COMPACTION SHALL BE DETERMINED BY A FIELD ENGINEER (SECTION 110.7.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE) HOWEVER, NOT LESS THAN 10% OF THE REQUIRED DENSITY TEST, UNLESS OTHERWISE APPROVED BY THE SOILS ENGINEER. (SECTION 110.7.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)
24. SUFFICIENT TESTS OF THE FILL SOILS SHALL BE MADE TO DETERMINE THE RELATIVE COMPACTION OF THE FILL IN ACCORDANCE WITH THE FOLLOWING MINIMUM GUIDELINES:
 - A. ONE TEST FOR EACH TWO-FOOT VERTICAL LIFT.
 - B. ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.
 - C. ONE TEST FOR EACH 100 FEET OF THE FINAL FILL LAYER FOR EACH BUILDING SITE (LIFT) IN EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.
 - D. ONE TEST BY THE VICINITY OF EACH BUILDING FOOT FOR EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.
25. SUFFICIENT TESTS FOR THE FILL SOILS SHALL BE MADE TO VERIFY THAT THE SOIL PROPERTIES COMPLY WITH THE DESIGN REQUIREMENTS, AS DETERMINED BY THE SOIL ENGINEER INCLUDING SOIL TYPES, SHEAR STRENGTHS PARAMETERS AND CORRESPONDING LIMIT HEIGHTS IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:
 - A. PRIOR AND SUBSEQUENT TO PLACEMENT OF THE FILL, SHEAR TESTS SHALL BE TAKEN ON EACH TYPE OF SOIL OR SOIL MIXTURE TO BE USED FOR ALL FILL SLOPES STEEPER THAN THREE (3) HORIZONTAL TO ONE VERTICAL.
 - B. SHEAR TEST RESULTS FOR THE PROPOSED FILL MATERIAL, WHEN WET OR EXCEED THE DESIGN VALUES USED IN THE GEOLOGICAL REPORT TO DETERMINE SLOPE STABILITY REQUIREMENTS. OTHERWISE, THE SLOPE MUST BE REVALUATED USING THE ACTUAL SHEAR TEST VALUE OF THE FILL MATERIAL THAT IS IN PLACE.
 - C. FILL SOILS SHALL BE FREE OF DELICIOUS MATERIALS.
 - D. FILL SHALL NOT BE PLACED UNTIL SELECTION OF VIOLENCE REMOVAL OF UNDESIRABLE SOILS, AND INSTALLATION OF SUBDRAIN (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY THE SOIL ENGINEER. THE BUILDING OFFICIAL MAY REQUIRE A STANDARD TEST METHOD FOR MOISTURE, Ash, ORGANIC MATTER, PEAT OR OTHER ORGANIC SOLS ASTM D-2974-07 ON ANY SUSPECT MATERIAL. DETRIMENTAL AMOUNTS OF ORGANIC MATERIAL SHALL NOT BE PERMITTED IN FILL SOILS. CONTAMINATING SHALL AVOIDANCE OF ROOTS MAY BE ALLOWED PROVIDED THAT THE DESIGN HAS BEEN QUANTIFIED AND DETERMINED IN A MANNER THAT WILL NOT BE DETRIMENTAL TO THE FUTURE USE OF THE SITE AND THE SOILS ENGINEER APPROVES THE USE OF SUCH MATERIAL.
 - E. ROCK OR SIMILAR MATERIAL GREATER THAN 12 INCHES IN DIAMETER SHALL NOT BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOIL ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. LOCATION, EXTENT, AND ELEVATION OF ROCK DISPOSAL AREAS MUST BE SHOWN ON AN AS-BUILT PLAN.
 - F. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL FILL PLACEMENT AND COMPACTION OPERATIONS WHERE FILLS HAVE A DEPTH GREATER THAN 30 FEET OR SLOPE SURFACE STEEPER THAN 2:1. (SECTION 110.7.6 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)
 - G. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATION. (SECTION 110.7.6 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)
 - H. ALL SUBDRAIN OUTLETS ARE TO BE SURFICED FOR LINE AND ELEVATION. SUBDRAIN INFORMATION MUST BE SHOWN ON AN AS-BUILT GRADING PLAN.
 - I. ALL SLOPES IN EXCESS OF 2:1 STRENGTHS MUST BE PROTECTED BY THE PLACEMENT OF SOIL AT SUFFICIENT DISTANCE BEYOND THE PROPOSED FINISH GRADE TO ALLOW COMPACTION EQUIPMENT TO BE OPERATED AT THE OUTER LIMITS OF THE FINAL SLOPE SURFACE. THE EXCESS FILL IS TO BE REMOVED PRIOR TO FINISH GRADING. OTHER CONSTRUCTION PROCEDURES MAY BE USED WHEN IT IS DEMONSTRATED TO THE SATISFACTION OF THE BUILDING OFFICIAL THAT THE ANGLE OF SLOPE, CONSTRUCTION METHOD, AND OTHER FACTORS WILL HAVE EQUAL OR BETTER EFFECT. (SECTION 110.7.6 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)

NOTICE TO CONTRACTOR

1. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SHEET OF ALL PERSONS AND PROPERTY. THIS RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL BE RESPONSIBLE TO HOLD THE CITY, OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
2. ALL UNDERGROUND UTILITIES REPORTED OR FOUND IN PUBLIC RECORDS/MAINTENANCE, NO LATERALS OR SERVICES SHOWN, ARE INDICATED WITH THEIR APPROPRIATE LOCATION AND EXCIT. THE OWNER, BY ACCEPTING THESE PLANS OR PROCEEDING WITH THE IMPROVEMENTS, HEREBY AGREES TO ASSUME LIABILITY AND HOLD THE ENGINEER HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED OR INDICATED ON PUBLIC RECORDS OR THOSE CONSTRUCTED IN VIOLATION WITH REPORTED OR RECORD LOCATIONS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF ALL UTILITIES OR STRUCTURES CONCERNING BEFORE STARTING WORK.
3. THE ENGINEER PREPARING THESE PLANS SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY UNANTICIPATED CHANGES OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE ENGINEER OF RECORD.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN HEREON AT THE JOB SITE PRIOR TO ANY CONSTRUCTION. SHOULD THERE BE ANY DISCREPANCY, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT ONCE. REVISIONS AND/OR DEVIATIONS FROM THE PLAN SHALL BE APPROVED BY THE ENGINEER IN WRITING TO THE SUPERVISION OF SUCH REVISION OR DEVIATION IN THE FIELD. BEGINNING OF CONSTRUCTION MEANS ACCEPTANCE OF THESE CONDITIONS.
5. CONTRACTOR SHALL NOTIFY "UNDERGROUND SERVICE ALERT" AT (800) 422-4133 AT LEAST TWO (2) WORKING DAYS PRIOR TO START OF WORK. SO AS TO HAVE LOCATION OF UNDERGROUND UTILITIES LOCATED AND MARKED FOR CONSTRUCTION COORDINATION.
6. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF FEDERAL STATE AND LOCAL LAWS AND REGULATIONS PERTAINING TO CLEAN AIR AND CLEAN WATER ACT.

ENGINEER OF RECORD NOTE:

WEBS ASSOCIATES WAS RETAINED AS THE ENGINEER OF RECORD FOR THE DEVELOPMENT AND PROCESSING OF THESE PLANS FOR CONSTRUCTION PURPOSES. SAID PLANS HAVE BEEN REVIEWED AND APPROVED BY THE LOCAL GOVERNING AGENCY TO BE CONSTRUCTIBLE BASED ON LOCAL INDUSTRY STANDARDS. THIS DOES NOT MEAN HOWEVER, THAT EVERY HORIZONTAL DIMENSION OR VERTICAL ELEVATION NECESSARY FOR CONSTRUCTION IS OBTAINED ON SAID DRAWINGS. ANY PART OF THESE DRAWINGS THAT IS TO BE USED IN STAKING THE PROPERTY HAS BEEN PREPARED BY WEBS WITH THE EXPECTATION AND ASSUMPTION THAT ANY GRADING, WHETHER BY WEBS OR BY A THIRD PARTY, WILL BE PERFORMED UNDER THE SUPERVISION AND CONTROL OF A LICENSED LAND SURVEYOR AND WILL INCLUDE ON-SITE INTERPRETATION, VERIFICATION, CROSS-CHECKING AND FIELD CORRELATIONS OF PLANS, DRAWINGS, SURVEY INFORMATION AND ELECTRONIC DATA AT THE TIME OF ACTUAL STAKING OF PROPERTY PRIOR TO CONSTRUCTION.

DECLARATION OF ENGINEER OF RECORD

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS SHOWN ON THESE PLANS COMPLIED WITH ALL PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES AS THE ENGINEER OF RECORD FOR THE PLANS. I ASSUME FULL RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS WITH RESPECTS TO THE PLAN CHECK PERFORMED BY THE CITY OF PERRIS, I UNDERSTAND AND ACKNOWLEDGE THE FOLLOWING: (1) THE PLAN CHECK IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THE PLANS COMPLY WITH THE CITY STANDARDS, PROCEDURES, POLICES, AND ORDINANCES. (2) THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS; AND (3) THE PLAN CHECK DOES NOT RELIEVE ME OF MY LEGAL AND PROFESSIONAL RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS. AS THE ENGINEER OF RECORD, I AGREE TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS ELECTED OFFICIALS, EMPLOYEES, AND AGENTS FROM ANY AND ALL ACTUAL, ALLEGED, CLAIMS, DAMAGES, CAUSES OF ACTION, LOSSES, DAMAGES, OR LIABILITY TO PROPERTY OR PERSON, INCLUDING PERSONAL INJURY, WHETHER SUFFERED BY A COURT OF LAW OR BY ADMINISTRATIVE ACTION OF ANY FEDERAL, STATE, OR LOCAL GOVERNMENTAL AGENCY, ARISING OUT OF OR INCIDENT TO ANY NEGLIGENCE, AVOIDANCE, OR OMISSION, BY THE ENGINEER OF RECORD, ITS EMPLOYEES, CONSULTANTS, OR AGENTS.

DANVILLE LOOSDON, R.C.E.# 71582

DATE

UTILITY PURVEYORS

- WATER: LOS ANGELES DEPARTMENT OF WATER & POWER, 1-800-342-6307
- PRE: SE COND. (OR US) LOCAL, 1-800-427-0220
- ELECTRIC: LOS ANGELES DEPARTMENT OF WATER & POWER, 1-800-342-6307
- POLICE: LOS ANGELES POLICE DEPARTMENT, 1-877-075-0073

LEGEND

- CENTER LINE
- ▨ PROP. 4" PEDESTRIAN CONCRETE PAVING
- ▩ NOT A PART. PER SEPARATE A PERMIT DRAWING PACKAGE.

SHEET INDEX

- SHEET C-00 TITLE SHEET
- SHEET C-01 SECTIONS & DETAILS
- SHEET C-02 SAN GABRIEL LAYOUT PLAN
- SHEET C-03 PARK PRECISE GRADING PLAN
- SHEET C-04 ONSITE WATER PLAN

ABBREVIATIONS

- CL CENTER LINE
- C&G CURB AND GUTTER
- COASTING
- ESM EXISTENT
- EXC EXISTING
- FG FINISH GROUND
- FS FINISH SURFACE
- FL FLOW LINE
- FT FEET
- GB GRADE BREAK
- HP HIGH POINT
- INW INVERT
- LP LINEAR FEET
- LPW LOW POINT
- MIN MINIMUM
- NOTS NOT TO SCALE
- PH PROTECT IN PLACE
- PROPOSED
- PL P/L PROPERTY LINE
- RCW REINFORCED CONCRETE PIPE
- R/W RIGHT OF WAY
- SH SHEET
- S/D STATION DRAIN
- SPEC SPECIFICATIONS
- STA STATION
- PLAN PLAN
- TR TRACT
- TY TYPICAL
- WTR WATER

NOT FOR CONSTRUCTION

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SHEET TITLE:
TITLE SHEET

SHEET NO.: **C-00**
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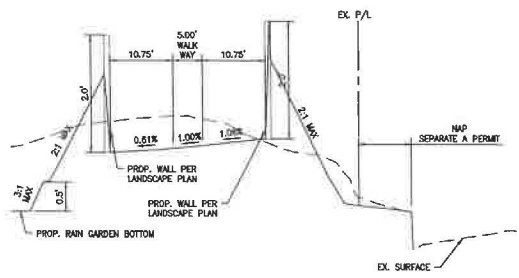
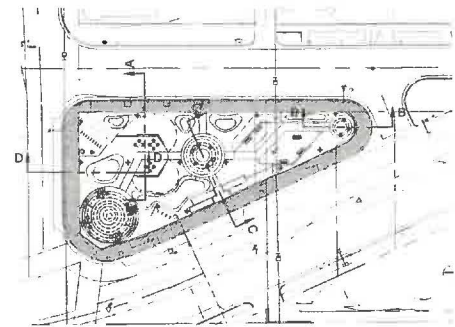
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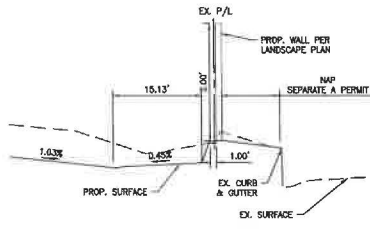


SHEET TITLE:
SECTIONS & DETAILS

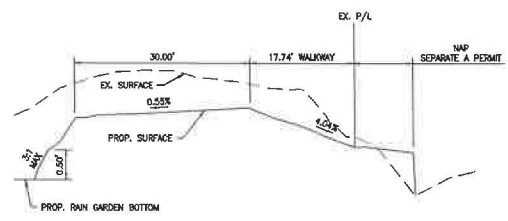
SHEET NO: **C-01**
 22 OF 25



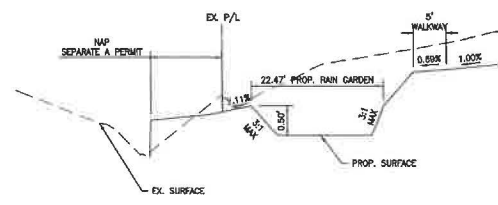
SECTION A-A
 HORIZONTAL SCALE: 1"=10'
 VERTICAL SCALE: 1"=1'



SECTION B-B
 HORIZONTAL SCALE: 1"=10'
 VERTICAL SCALE: 1"=1'



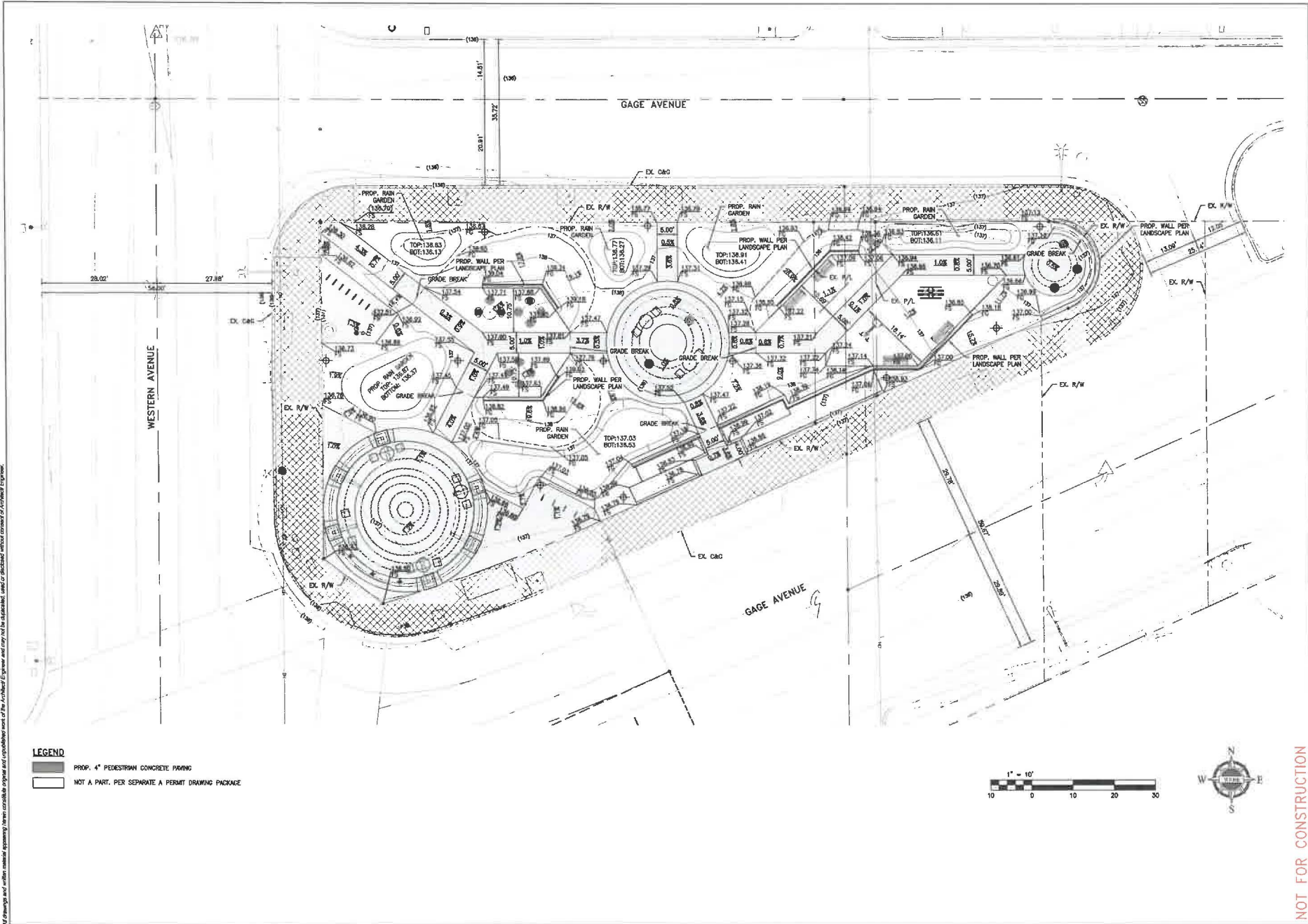
SECTION C-C
 HORIZONTAL SCALE: 1"=10'
 VERTICAL SCALE: 1"=1'



SECTION D-D
 HORIZONTAL SCALE: 1"=10'
 VERTICAL SCALE: 1"=1'

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NOT FOR CONSTRUCTION



LEGEND

[Hatched Pattern]	PROP. 4" PEDESTRIAN CONCRETE PAVING
[White Box]	NOT A PART, PER SEPARATE A PERMIT DRAWING PACKAGE

ALBERT A. WEBB ASSOCIATES
 ENGINEERING CONSULTANTS
 3758 MCCRAY STREET
 RIVERSIDE CA. 92506
 PH. (951) 686-1070
 FAX (951) 785-1256



PROJECT:
WESTERN GATE MEDIAN PARK
S. WESTERN AVE. AND W. GAGE AVE.
 PRECISE GRADING PLANS
 LOS ANGELES, CALIFORNIA
 FOR: LOS ANGELES NEIGHBORHOOD INITIATIVE

MARK	BY	DATE	REVISIONS	ENGINEER

SUBMITTALS:

NO.	DATE
1	04/27/23

JOB NO.: 22-0216
 SCALE: SCALE
 DRAWN: EP
 CHECKED: Dk



SHEET TITLE:
PRECISE GRADING PLAN

SHEET NO.: **C-03**
 24 OF 25

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ALL TRADES

A. THE FOLLOWING ABBREVIATIONS OR ACRONYMS MAY BE USED IN THESE DRAWINGS:

- PROJECT = WESTERN GAGE MEDIAN PARK
- PROPERTY = S. WESTERN AVE AND W. GAGE AVE, LOS ANGELES CA 90024
- ARCHITECT = ALBERT A WEBB ASSOCIATES 3788 MCCRAY STREET, FIVEFIVE, CALIFORNIA 90046
- IGD = IGD STRUCTURAL ENGINEERING PROJECT STRUCTURAL ENGINEER PRIMARY CONTACT: FARSHAD BEHSHID, S.E.
- CODE = LOS ANGELES BUILDING CODE 2020 CBC WITH AMENDMENTS AS ADOPTED BY THE CITY OF LOS ANGELES, PRIMARY BUILDING CODE FOR PROJECT
- BUILDING DEPARTMENT = THE CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY
- IBC = THE INTERNATIONAL BUILDING CODE, 2020 EDITION; SECONDARY BUILDING CODE FOR PROJECT.
- CBC = THE CALIFORNIA BUILDING CODE, 2020 EDITION (CONSISTING OF THE 2021 IBC AS ADOPTED BY THE STATE OF CALIFORNIA); SECONDARY BUILDING CODE FOR PROJECT
- ICC = THE INTERNATIONAL CODE CONFERENCE; AUTHOR OF IBC; SOURCE AUTHORITY FOR GENERAL CODE REQUIREMENTS.
- ACI = THE AMERICAN CONCRETE INSTITUTE; SOURCE AUTHORITY FOR STRUCTURAL CONCRETE WORK
- ASCE = THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION; SOURCE AUTHORITY FOR STRUCTURAL STEEL WORK
- ASIS = THE AMERICAN IRON AND STEEL INSTITUTE; SOURCE AUTHORITY FOR LIGHT GAUGE STEEL FRAMING
- AWS = THE AMERICAN WELDING SOCIETY; SOURCE AUTHORITY FOR WELDING.
- ASTM = THE AMERICAN SOCIETY FOR TESTING OF MATERIALS; SOURCE AUTHORITY FOR MATERIAL QUALITY AND TESTING STANDARDS
- CRSI = THE CONCRETE REINFORCING STEEL INSTITUTE; SOURCE AUTHORITY FOR REINFORCING STEEL FABRICATION AND INSTALLATION STANDARDS.
- ABV = ABOVE
- AB, ANCHOR BOLTS
- APX = APPROXIMATE OR APPROXIMATELY
- ARCH = ARCHITECTURAL
- BTWN = BETWEEN
- REQD = REQUIRED
- BLW = BELOW
- BOT = BOTTOM
- CLR = CLEAR
- COL = COLUMN
- CONT = CONTINUOUS
- (E) EXISTING (CONTRACTOR TO FIELD VERIFY)
- EA = EACH
- EL = ELEVATION
- EMBD = EMBEDMENT
- EQ = EQUAL
- FIN = FINISH (SEE ARCHITECTURAL DETAILS)
- FPF = FACE OF FINISH
- FP = FULL PENETRATION (WELD)
- F.S. = FAR SIDE
- GA = GAGE (SHEET METAL OR WIRE AS APPLICABLE)
- HORIZ = HORIZONTAL
- LH = LONG LEG HORIZONTAL (ORIENTATION OF UNEQUAL LEG ANGLE)
- LV = LONG LEG VERTICAL (ORIENTATION OF UNEQUAL LEG ANGLE)
- LSH = LONG SIDE HORIZONTAL (ORIENTATION OF RECTANGULAR TUBE)
- LSV = LONG SIDE VERTICAL (ORIENTATION OF RECTANGULAR TUBE)
- MAX = MAXIMUM
- M.B. = MACHINE BOLTS OR BOLTS (INDICATED ASTM A307 FASTENERS)
- MIN = MINIMUM
- (N) = NEW
- NC = NOT IN CONTRACT (WORK EXCLUDED FROM SCOPE)
- NOM = NOMINAL
- NTS = NOT TO SCALE
- O.C. = ON CENTER
- OP = OPPOSITE
- PC = PIECE
- PP = PARTIAL PENETRATION (WELD)
- PSF = POUNDS PER SQUARE FOOT
- REQD = REQUIRED
- SIM = SIMILAR
- SMS = SHEET METAL SCREW (SELF TAPPING LINC)
- SYM = SYMMETRICAL OR SYMMETRY

- STD = STANDARD
- TOC = TOP OF CONCRETE
- TOF = TOP OF FINISH
- TOE = TOP OF STEEL (NOT TOP OF SLAB)
- TP = TYPICAL
- UNO = UNLESS NOTED OTHERWISE
- VERT = VERTICAL

B. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS ON THE SITE.

1. THE CONTRACTOR SHALL MAKE A SURVEY FOR GENERAL CONSISTENCY OF FIELD CONDITIONS WITH INFORMATION SHOWN IN THE CONTRACT DOCUMENTS BEFORE STARTING WORK. THIS SURVEY SHALL INCLUDE VERIFICATION OF DIMENSIONS AND ELEVATIONS.
2. SHOULD THE CONTRACTOR BECOME AWARE OF A DISCREPANCY OR INCONSISTENCY BETWEEN FIELD CONDITIONS AND INFORMATION SHOWN IN THE CONTRACT DOCUMENTS AT ANY TIME, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER. IF THE DISCREPANCY OR INCONSISTENCY INVOLVES OR AFFECTS WORK SHOWN IN THE STRUCTURAL DRAWINGS, IGD SHALL ALSO BE NOTIFIED, AND THE CONTRACTOR SHALL OBTAIN DIRECTION FROM IGD BEFORE PROCEEDING WITH AFFECTED WORK.
3. THE CONTRACTOR SHALL CONFIRM AND LIMIT LOADS IMPOSED ON THE STRUCTURE BY NEW MECHANICAL EQUIPMENT OR OTHER NEW NONSTRUCTURAL ITEMS, INCLUDING FRAMES, CURBS OR OTHER SUPPORTS AS OCCUR, WEIGHTS AND OTHER LOADS SHALL BE COMPARED TO AND SHALL NOT EXCEED THOSE SHOWN IN THESE STRUCTURAL DRAWINGS. WEIGHTS OR LOADS ARE NOT SHOWN, THE CONTRACTOR SHALL DETERMINE AND SUBMIT THEM TO IGD, WHICH SHALL VERIFY COMPATIBILITY WITH STRUCTURAL DESIGN BEFORE INSTALLATION.
4. NO SUBSTITUTION, CHANGE OR OTHER DEVIATION FROM THE REQUIREMENTS OF ANY CONTRACT DOCUMENT SHALL BE MADE WITHOUT THE APPROVAL OF THE OWNER.
5. UNAUTHORIZED SUBSTITUTION, CHANGE OR DEVIATION SHALL BE SUFFICIENT CAUSE FOR REJECTION OF THE WORK AND/OR OF PAYMENT REQUESTS.
6. NO DEVIATION FROM INFORMATION SHOWN IN THE STRUCTURAL DRAWINGS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM IGD.
7. SHOP DRAWINGS AND OTHER SUBMITTALS PREPARED BY SUBCONTRACTORS SHALL BE REVIEWED BY THE GENERAL CONTRACTOR PRIOR TO SUBMISSION.
8. ACCEPTANCE OF A SHOP DRAWING SHALL NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS.
9. REQUESTS FOR APPROVAL OF PROPOSED ALTERNATE DETAILS, MATERIAL SUBSTITUTIONS OR OTHER DEVIATIONS SHALL BE DIRECTED TO IGD IMMEDIATELY FROM AND IN ADVANCE OF SUBMISSION OF AFFECTED SHOP DRAWINGS OR PART OF AFFECTED PARTS OF THE WORK.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY ON THE PROJECT SITE.

1. SHOULD THE CONTRACTOR BECOME AWARE OF ANY CONDITION WHICH IN HIS OPINION MIGHT CAUSE DISTRESS OF ANY PART OF THE CONSTRUCTION OR ENDANGER SAFETY, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND IGD AND TAKE ANY ACTION NECESSARY TO PROTECT LIFE AND PROPERTY PENDING DIRECTION FROM THE OWNER.
2. MEANS AND METHODS OF CONSTRUCTION SHALL BE SELECTED BY THE CONTRACTOR, WHO SHALL BE RESPONSIBLE FOR BRACING OR SHORING AS REQUIRED TO ASSURE SAFETY AND STABILITY DURING CONSTRUCTION AND TO SATISFY BUILDING DEPARTMENT REQUIREMENTS.
3. DESIGN LIVE LOADS ON COMPLETED STRUCTURE ARE INDICATED BELOW. FLOOR / DECK LIVE LOAD = 40 PSF ROOF LIVE LOAD = 20 PSF
4. THE DESIGN IS PRESENTED IN THESE DESIGN DRAWINGS IS BASED ON THE FOLLOWING DESIGN PARAMETERS:
 1. GRAVITY LOADS
 2. WIND DESIGN DATA: EXPOSURE B BASIC WIND SPEED 150 MPH IMPORTANCE FACTOR 1.0 OCCUPANCY CATEGORY II
 3. EARTHQUAKE DESIGN DATA: SEISMIC DESIGN CATEGORY D IMPORTANCE FACTOR I SITE CLASS S_e = 1.0 S₁ = 0.200 S_{0.1} = 1.512 S_{0.5} = 1.375
 4. FOUNDATIONS: FOUNDATIONS HAVE BEEN PROPORTIONED BASED ON THE FOLLOWING PRESUMPTIVE BEARING PRESSURES IN ACCORDANCE WITH CBC 1809: I. CONTINUOUS FOOTING: 1,500 PSF II. LATERAL PASSIVE PRESSURE: 150 PCF

STRUCTURAL OBSERVATION

STRUCTURAL OBSERVATION BY THE STRUCTURAL ENGINEER OF RECORD IS REQUIRED FOR THIS PROJECT. THE FOLLOWING IS A LIST OF STAGES OF CONSTRUCTION THAT REQUIRED STRUCTURAL OBSERVATION IN ACCORDANCE WITH CBC SECTION 1709.

STRUCTURAL OBSERVATION TO BE PERFORMED BY FARSHAD BEHSHID, S.E. (IGD STRUCTURAL ENGINEERING) CONTACT INFORMATION ON TITLE BLOCK. CONTRACTOR TO PROVIDE IGD AT LEAST TWO (2) DAYS NOTICE BEFORE REQUIRED STRUCTURAL OBSERVATION VISIT. A STRUCTURAL OBSERVATION DOES NOT RELIEVE CONTRACTOR OF OBTAINING NECESSARY CITY OR SPECIAL INSPECTIONS.

STRUCTURAL OBSERVATION IS REQUIRED FOR THE STRUCTURAL SYSTEM IN ACCORDANCE WITH THE POLICY FOR STRUCTURAL OBSERVATION. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE CONSTRUCTION SITE OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETE STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE CPUV INSPECTOR.

THE OWNER SHALL EMPLOY A STATE OF CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER OR LICENSED ARCHITECT TO PERFORM THE STRUCTURAL OBSERVATION.

THE STRUCTURAL OBSERVER SHALL PROVIDE EVIDENCE OF EMPLOYMENT BY THE OWNER OR THE OWNER'S REPRESENTATIVE. A LETTER FROM THE OWNER, THE OWNER'S REPRESENTATIVE, OR A COPY OF THE AGREEMENT FOR SERVICES SHALL BE SENT TO THE BUILDING INSPECTOR BEFORE THE FIRST SITE VISIT.

THE OWNER OR OWNER'S REPRESENTATIVE SHALL COORDINATE AND CALL FOR A MEETING BETWEEN THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS, AND DEPUTY INSPECTORS. THE PURPOSE OF THE MEETING SHALL BE TO IDENTIFY THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT THE VERTICAL LOAD SYSTEMS OF THE STRUCTURE AND TO REVIEW SCHEDULING OF THE REQUIRED OBSERVATIONS. A RECORD OF THE MEETING SHALL BE INCLUDED IN THE FIRST OBSERVATION REPORT SUBMITTED TO THE BUILDING INSPECTOR.

THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STAGES IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED.

THE STRUCTURAL OBSERVER SHALL PREPARE A REPORT OF THE STRUCTURAL OBSERVATION REPORT FORM FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVED. THE ORIGINAL OF THE STRUCTURAL OBSERVATION REPORT SHALL BE SENT TO THE BUILDING INSPECTOR'S OFFICE AND SHALL BE SIGNED AND SEALED (WET STAMP) BY THE RESPONSIBLE STRUCTURAL OBSERVER. A COPY OF THE OBSERVATION REPORT SHALL BE ATTACHED TO THE APPROVED PLANS. THE COPY ATTACHED TO THE PLANS SHALL BE SIGNED AND SEALED BY THE RESPONSIBLE STRUCTURAL OBSERVER. COPIES OF THE REPORT SHALL ALSO BE GIVEN TO THE OWNER, CONTRACTOR, AND DEPUTY INSPECTOR. ANY DEFICIENCY NOTED ON THE OBSERVATION REPORT WILL BECOME THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORD TO VERIFY ITS COMPLETION BY HIM (HER), OR BY A REGISTERED DEPUTY INSPECTOR AT THE DISCRETION OF THE STRUCTURAL OBSERVER.

A FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND STRUCTURAL SYSTEM GENERALLY CONFORMS TO THE APPROVED PLANS AND SPECIFICATIONS. THE DEPARTMENT OF BUILDING AND SAFETY WILL NOT ACCEPT THE STRUCTURAL WORK WITHOUT THIS FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR WHEN PROVIDED AND THE CORRECTION OF SPECIFIC DEFICIENCIES NOTED DURING NORMAL BUILDING INSPECTION.

STRUCTURAL OBSERVATION SIGNIFICANT CONSTRUCTION STAGES
(Only Checked Items are required)

Firm or individual to be responsible for the "Structural Observation":
Name: FARSHAD BEHSHID, S.E. - Licensed Architect - Registered Engineer
Phone: (323) 257-8884 California Registration Number: S-4588

CONSTRUCTION STAGE	Construction Type	Elements/Connections to be observed
Foundation	<ul style="list-style-type: none"> • Footing, Stem Walls, Piers • Mat Foundation • Column, Pile, Grout Beams • Stopping/Retaining Foundation, Hillside Special • Anchors • Others: 	
Wall	<ul style="list-style-type: none"> • Concrete • Masonry • Wood • Others: 	
Frame	<ul style="list-style-type: none"> • Steel Moment Frame • Steel Braced Frame • Concrete Moment Frame • Masonry Moment Frame • Others: 	
Diaphragm	<ul style="list-style-type: none"> • Concrete • Steel Deck • Wood • Others: 	
Others		

DECLARATION BY OWNER OR OWNER'S REPRESENTATIVE

I, the owner of the project, the owner's representative, declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature _____ Date _____

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (required if the Structural Observer is different from the Architect or Engineer of Record)

I, the Architect or Engineer of Record for the project, declare that the above listed firm or individual is designated by me to be responsible for the "Structural Observation".

Signature _____ License No. _____ Date _____

SPECIAL INSPECTIONS

THE OWNER OR THE REGISTERED DESIGN PROFESSIONAL IN CHARGE WHO IS ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE DEPUTY INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED BELOW IN THE STATEMENT OF SPECIAL INSPECTIONS. THE REGISTERED DEPUTY INSPECTOR SHALL BE A QUALIFIED PERSON AS SET FORTH IN LOS ANGELES MUNICIPAL CODE SECTION 18.106.1.3 AND SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE SUPERINTENDENT OF BUILDING FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. THE REGISTERED DEPUTY INSPECTOR SHALL BE APPROVED BY AND SHALL BE RESPONSIBLE TO THE REGISTERED DESIGN PROFESSIONAL IN CHARGE OF THE DESIGN OF THE STRUCTURE. ALL SPECIAL INSPECTIONS SHALL BE MADE BY A REGISTERED DEPUTY INSPECTOR. WHENEVER THE TERM "SPECIAL INSPECTOR" IS USED IN THIS CODE, IT SHALL MEAN "REGISTERED DEPUTY INSPECTOR".

TRADE	INSPECTION DUTIES	INSPECTION DURATION
CONCRETE PLACEMENT	INSPECTION OF MATERIALS & PLACEMENT	CONTINUOUS
REINFORCING STEEL	INSPECTION OF MATERIALS & FABRICATION	INTERMITTENT
STRUCTURAL STEEL FABRICATION (OUTSIDE LA CITY APPROVED SHOP)	INSPECTION OF MATERIALS & FABRICATION	CONTINUOUS
WELDING (OUTSIDE LA CITY APPROVED SHOP)	INSPECTION OF MATERIALS & FABRICATION	CONTINUOUS



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3788 MCCRAY STREET
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STRUCTURAL ENGINEERING
1040 N. ROSEBUD ST., LOS ANGELES, CA 90006



**WESTERN GAGE
MEDIAN PARK**
S. WESTERN AVE AND W. GAGE AVE,
LOS ANGELES, CA

APPROVAL DATE	
MARK BY DATE / REVISIONS	

SUBMITTALS:
NO. DATE:

JOB NO.:
SCALE:
DRAWN:
CHECKED:



SHEET TITLE:

GENERAL NOTE

SHEET NO.:

STRUCTURAL CONCRETE

- A. IN ADDITION TO CODE, THE FOLLOWING SPECIFICATIONS AND STANDARDS APPLY TO STRUCTURAL CONCRETE WORK FOR PROJECT:
1. ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318).
 2. ACI CODE OF STANDARD PRACTICE.
 3. ASTM C33 FOR AGGREGATE (UNO).
 4. ASTM C330 FOR AGGREGATE FOR STRUCTURAL LIGHTWEIGHT CONCRETE (AS SPECIFIED).
 5. ASTM C150 TYPE I OR II FOR CEMENT. ALL STRUCTURAL CONCRETE IN CONTACT WITH SOIL SHALL BE MADE WITH TYPE I CEMENT.
 6. ASTM C200 FOR ALL BATHING ADMIXTURES WHERE SPECIFIED OR ADDED AT CONTRACTOR'S OPTION.
 7. ASTM C494 FOR WATER-REDUCING, RETARDING, ACCELERATING, WATER-REDUCING AND RETARDING OR WATER-REDUCING AND ACCELERATING ADMIXTURES WHERE SPECIFIED OR ADDED AT CONTRACTOR'S OPTION.
 8. ASTM C618 FOR FLY ASH OR OTHER POZZOLANIC ADMIXTURES WHERE SPECIFIED OR ADDED AT CONTRACTOR'S OPTION. NO MORE THAN 15% OF THE TOTAL CEMENT CONTENT IN ANY STRUCTURAL CONCRETE MIX SHALL BE SUCH MATERIAL (UNO).
 9. ASTM C94 FOR READY-MIXED CONCRETE. ALL STRUCTURAL CONCRETE SHALL BE DELIVERED TO THE SITE READY-MIXED.
- B. STRUCTURAL CONCRETE SHALL BE OF SPECIFIED TYPES AND STRENGTHS AND OF QUALITY COMPATIBLE WITH THE REQUIREMENTS OF THE WORK.
1. SEE SECTION D-F FOR CONCRETE COMPRESSIVE STRENGTH.
 2. ALL STRUCTURAL CONCRETE SHALL BE STONE TYPE WITH A FULLY CURED DENSITY BETWEEN 140 AND 150 PCF (UNO).
 3. STRUCTURAL LIGHTWEIGHT CONCRETE, WHERE SPECIFIED, SHALL HAVE A FULLY CURED DENSITY BETWEEN 110 AND 120 PCF (UNO).
 4. SLUMPS OF STRUCTURAL CONCRETE SHALL BE AS SMALL AS PRACTICAL FOR THE INTENDED APPLICATION AND SHALL COMPLY WITH RECOMMENDATIONS OF REFERENCED STANDARDS AND LITERATURE OF THE MIX DESIGN.
 5. NO CONCRETE WITH MEASURED SLUMP GREATER THAN SIX INCHES SHALL BE USED IN THE WORK WITHOUT THE SPECIFIC WRITTEN APPROVAL OF IDG. SLUMP SHALL BE MEASURED AT POINT OF PLACEMENT.
- C. GROUT AND DRYPACK SHALL BE TREATED AS STRUCTURAL CONCRETE AND SHALL BE SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THESE NOTES (UNO).
1. GROUT SHALL BE A HIGHEST-WEIGHT SHRINKAGE-COMPENSATING (HCR) CEMENTITIOUS MATERIAL OBTAINING AN ULTIMATE COMPRESSIVE STRENGTH AT LEAST 5000 PSI AT THE AGE OF 28 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM C109 AND BO.
 2. GROUT SHALL BE A PRE-ENGINEERED PRODUCT ACCEPTABLE TO BUILDING DEPARTMENT AND BO.
 3. GROUT SHALL BE DELIVERED TO THE SITE PREMIKED IN MANUFACTURER'S ORIGINAL PACKAGING. ONLY WATER SHALL BE ADDED ON SITE. GROUT SHALL BE REPAIRED AND PLACED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 4. GROUT SHALL BE MIXED TO A UNIFORM FLUID CONSISTENCY, POURED INTO FORMS AS REQUIRED, AND CHANNEL OR ROODED TO ASSURE THAT ALL VOIDS ARE FILLED.
 5. GROUT SHALL BE MIXED TO A UNIFORM FLUID CONSISTENCY, POURED INTO FORMS AS REQUIRED, AND CHANNEL OR ROODED TO ASSURE THAT ALL VOIDS ARE FILLED.
 6. GROUT CONTAINING METALLIC ADMIXTURES SHALL NOT BE USED WITHOUT THE WRITTEN APPROVAL OF BOTH ARCHITECT AND IDG.
 7. DRYPACK, WHERE SPECIFIED, SHALL BE GROUT MIXED TO A STIFF CLAY-LIKE CONSISTENCY. CARE SHALL BE TAKEN TO ASSURE UNIFORMITY PRIOR TO PLACEMENT.
 8. EXISTING CONCRETE OR OTHER POROUS SURFACES AGAINST WHICH GROUT OR DRYPACK IS TO BE PLACED SHALL BE MOISTENED TO PREVENT PREMATURE DEHYDRATION OF THE MATERIAL.
 9. INSPECTION REQUIREMENTS FOR STRUCTURAL GROUT AND DRYPACK SHALL BE AS FOR STRUCTURAL CONCRETE EXCEPT THAT CUBES RATHER THAN CYLINDERS MAY BE TAKEN FOR COMPRESSIVE STRENGTH TESTING. CONSISTENCY, POURED INTO FORMS AS REQUIRED, AND CHANNEL OR ROODED TO ASSURE THAT ALL VOIDS ARE FILLED.
 10. GROUT CONTAINING METALLIC ADMIXTURES SHALL NOT BE USED WITHOUT THE WRITTEN APPROVAL OF BOTH ARCHITECT AND IDG.
 11. DRYPACK, WHERE SPECIFIED, SHALL BE GROUT MIXED TO A STIFF CLAY-LIKE CONSISTENCY. CARE SHALL BE TAKEN TO ASSURE UNIFORMITY PRIOR TO PLACEMENT.
 12. EXISTING CONCRETE OR OTHER POROUS SURFACES AGAINST WHICH GROUT OR DRYPACK IS TO BE PLACED SHALL BE MOISTENED TO PREVENT PREMATURE DEHYDRATION OF THE MATERIAL.
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MIX DESIGNS.
1. MIX DESIGNS FOR CONCRETE WITH SPECIFIED STRENGTH UP TO 2500 PSI MAY BE BY SUPPLIER AND NEED NOT BE SUBMITTED FOR REVIEW PRIOR TO USE.
 2. MIX DESIGNS FOR CONCRETE WITH SPECIFIED STRENGTH GREATER THAN 2500 PSI SHALL BE BY A CALIFORNIA LICENSED CIVIL ENGINEER IN THE EMPLOY OF A CERTIFIED INDEPENDENT TESTING LABORATORY ACCEPTABLE TO BUILDING DEPARTMENT AND IDG. COSTS OF SUCH DESIGN SHALL BE BORNE BY THE CONTRACTOR.
 3. CALCIUM CHLORIDE OR OTHER ADMIXTURES CONTAINING CHLORIDE OTHER THAN AS AN IMPURITY SHALL NOT BE USED IN STRUCTURAL CONCRETE WITHOUT THE WRITTEN APPROVAL OF IDG.
 4. COPIES OF EACH MIX DESIGN, BEARING THE SEAL AND SIGNATURE OF THEIR DESIGNER AND ACCOMPANIED BY CERTIFIED RESULTS OF 7 AND 28 DAY TIAL BATCH CYLINDER TEST RESULTS, SHALL BE SUBMITTED TO BUILDING DEPARTMENT AND BO NO LESS THAN TWO WORKING DAYS BEFORE USE. COPIES OF THE MIX DESIGN SHALL BE PRESENT AT BATCH PLANT AND JOB SITE PRIOR TO USE.
 5. MIX DESIGNS FOR SHALL INCLUDE THE FOLLOWING AGGREGATE SIZES:
 - A. SLAB ON GRADE: 3/4"
 - B. FOUNDATIONS: 1"

USE	CONCRETE MIX RECOMMENDATIONS			
	AGG SIZE	MAX W/C	MAX SLUMP	MAX POZZOLANA
FOUNDATIONS	1"	0.58	6"	25%
STRUCT SLABS	3/4"	0.50	6"	25%
SLABS ON DECK	3/4"	0.55	6"	25%
SLABS ON GRADE	3/4"	0.50	5"	25%
EXPOSED CONC. (V)	3/4"	0.56	5"	25%
WALLS	3/4"	0.50	5"	25%

1. MIX DESIGN TO INCLUDE SOME PERCENTAGE OF AGGREGATE SIZE SHOWN.
2. WATER CEMENT RATIO NOT TO EXCEED VALUE SHOWN.
3. MAXIMUM SLUMP AT POINT OF PLACEMENT.
4. MAXIMUM PERCENTAGE FLY ASH BY MASS OF CEMENTITIOUS MATERIAL. FLY GENERALLY AFFECTS THE COLOR OF CONCRETE, WHERE CONCRETE IS TO BE ARCHITECTURALLY EXPOSED CONTRACTOR WILL BE REQUIRED TO PROVIDE SAMPLES OF CURED CONCRETE COLOR AND TEXTURE.
5. EXPOSED CONCRETE REFERS TO ARCHITECTURALLY EXPOSED CONCRETE WHERE COLOR, FINISH ARE CONTROLLED. ALSO, CARE IN MIX DESIGN AND PLACEMENT ARE WARRANTED TO MINIMIZE TEMPERATURE AND SHRINKAGE CRACKING.
6. *CONCRETE DESIGNED FOR 2,500PSI (SPECIAL INSPECTION NOT REQUIRED), CONTRACTOR TO PLACE 3000 PSI

- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING PROPER PREPARATIONS PRIOR TO THE PLACEMENT OF STRUCTURAL CONCRETE.
1. THE CONTRACTOR SHALL DESIGN AND CONSTRUCT COMPETENT FORMS AS REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR THEIR ADEQUACY.
 2. REINFORCEMENT SHALL BE PLACED AS CLOSE TO THE SURFACE OF CONCRETE AS PERMITTED WHILE MAINTAINING COVER AS FOLLOWS (UNO)
 - a. AT SURFACES CAST AGAINST EARTH - THREE INCHES (3").
 - b. AT SURFACES EXPOSED TO EARTH OR WEATHER:
 - i. FOR #4 OR LARGER BARS - TWO INCHES (2").
 - ii. FOR #3 AND SMALLER - ONE AND ONE-HALF INCHES (1-1/2").
 3. AT INTERIOR SURFACES:
 - i. FOR PRIMARY LONGITUDINAL REINFORCEMENT IN COLUMNS, BEAMS, AND OTHER PRIMARY STRUCTURAL MEMBERS - ONE AND ONE-HALF INCHES (1-1/2").
 - ii. FOR WALLS, SLABS, JOISTS, AND OTHER SECONDARY STRUCTURAL MEMBERS: FOR #4 OR #3 BARS - ONE AND ONE-HALF INCHES (1-1/2) FOR #3 AND SMALLER - THREE-QUARTERS OF AN INCH (3/4").
 3. PROJECTING CORNERS OF EXPOSED CONCRETE STRUCTURAL MEMBERS SHALL BE FORMED WITH 3/4" CHAMFER (UNO).
 4. REINFORCING STEEL, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE SECURED IN POSITION BEFORE CONCRETE PLACEMENT. SETTING DURING OR AFTER PLACEMENT SHALL NOT BE PERMITTED (UNO).
 5. EXCEPT FOR SIMP. & SYMMETRICAL, UNIFORM CONCRETE, THE CONTRACTOR SHALL PREPARE REINFORCEMENT PLACEMENT DRAWINGS. COPIES OF THESE DRAWINGS SHALL BE AVAILABLE FOR REFERENCE ON SITE AT ALL TIMES FROM THE COMMENCEMENT OF CONCRETE AND BEFORE ANY INSPECTION OF THE REINFORCEMENT OR FORMWORK.
 6. THE CONTRACTOR SHALL COORDINATE WITH ALL TRADES BEFORE PLACEMENT OF CONCRETE TO ASSURE PROPER INCORPORATION OF REQUIRED SLEEVES, INSERTS, CURBS, DEPRESSIONS AND SMALL ITEMS.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL COSTS OF CORRECTIVE ACTION IN CASE OF ITEMS IMPROPERLY LOCATED OR OMITTED FROM CONCRETE PLACEMENT.
 8. THE CONTRACTOR SHALL SUBMIT SKETCHES SHOWING SIZE AND LOCATION OF ANY REQUIRED SLEEVE, INSERT, DEPRESSION, OR OTHER MODIFICATION TO STRUCTURAL CONCRETE NOT SHOWN IN THESE STRUCTURAL DESIGN DRAWINGS TO IDG FOR REVIEW AND SHALL OBTAIN THEIR APPROVAL BEFORE PLACEMENT.
- F. CONCRETE SHALL BE PLACED, FINISHED, AND CURED IN ACCORDANCE WITH THE RECOMMENDATIONS OF REFERENCED STANDARDS.
1. STRUCTURAL CONCRETE WITH SPECIFIED STRENGTH GREATER THAN 2500 PSI SHALL BE PLACED UNDER THE CONTINUOUS SUPERVISION OF A DEPUTY INSPECTOR LICENSED BY BUILDING DEPARTMENT. THIS INSPECTOR'S WORK SHALL INCLUDE PRE-PLACEMENT INSPECTION OF FORMWORK, REINFORCEMENT AND EMBEDDED ITEMS.
 2. EXISTING CONCRETE AGAINST WHICH NEW CONCRETE IS TO BE PLACED SHALL BE ROUGHENED TO AT LEAST 1/4" AMPLITUDE TO EXPOSE COARSE AGGREGATE, SANDBLASTED OR OTHERWISE THOROUGHLY CLEANED BY AN APPROVED METHOD, MOISTENED AND COVERED WITH A CEMENT-TYPE PASTE IMMEDIATELY PRIOR TO PLACEMENT OF NEW MATERIAL.
 3. COLD JOINTS IN STRUCTURAL CONCRETE SHALL BE MADE AT LOCATIONS INDICATED IN DESIGN DRAWINGS OR APPROVED BY THE INCORPORATION OF UNAPPROVED JOISTS SHALL BE SUFFICIENT CAUSE FOR REJECTION OF WORK.
 4. CURING COMPOUNDS, WHEN USED, SHALL BE OF APPROVED TYPES. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL OF CURING COMPOUNDS PROPOSED FOR USE ON SURFACES TO RECEIVE FINISH FROM THE ARCHITECT PRIOR TO APPLICATION.
 5. FORMS SHALL BE KEPT DAMP AND STRUCTURAL CONCRETE SURFACES EXPOSED TO THE ENVIRONMENT SHALL BE MOIST CURED OR OTHERWISE PROTECTED AGAINST PREMATURE DEHYDRATION FOR AT LEAST 72 HOURS AFTER PLACEMENT.
 6. CONCRETE SHALL BE TESTED AND INSPECTED IN ACCORDANCE WITH AC308 REQUIREMENTS BY QUALIFIED TECHNICIANS UNDER THE SUPERVISION OF A LICENSED CIVIL ENGINEER.
 1. FOUR TEST CYLINDERS FROM EACH 150 YARDS, OR FRACTION THEREOF, POURED IN ANY ONE DAY SHALL BE SECURED AND TESTED BY AN INDEPENDENT TESTING AGENCY. ONE TO BE TESTED AT 7 DAYS, TWO AT 28 DAYS, AND THE FOURTH HELD IN RESERVE.
 2. FOR POST-TENSIONED CONCRETE REQUIRE FIVE CYLINDERS PER 150 YARDS, OR FRACTION THEREOF. POURED IN ANY ONE DAY. TWO SETS MINIMUM. TEST ONE AT 7 DAYS, TWO AT 28 DAYS, AND HOLD TWO IN RESERVE.
 3. QUALIFIED FIELD TESTING TECHNICIANS SHALL PERFORM TESTS ON FRESH CONCRETE AT THE JOB SITE. PREPARE SPECIMENS REQUIRED FOR CURING UNDER FIELD CONDITIONS. PREPARE SPECIMENS REQUIRED FOR TESTING IN THE LABORATORY, AND RECORD THE TEMPERATURE OF THE FRESH CONCRETE WHEN PREPARING SPECIMENS FOR STRENGTH TESTS. QUALIFIED LABORATORY TECHNICIANS SHALL PERFORM ALL REQUIRED LABORATORY TESTS.
 4. THE CONTRACTOR SHALL REMOVE AND REPLACE ANY CONCRETE WHICH FAILS TO ATTAIN SPECIFIED STRENGTH IN 28 DAYS OR SO DIRECTED BY THE ENGINEER OF RECORD. ANY DEFECTS IN THE HARDENED CONCRETE SHALL BE SATISFACTORILY REPAIRED OR THE HARDENED CONCRETE SHALL BE REPLACED.

STRUCTURAL WELDING

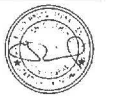
- A. IN ADDITION TO CODE, THE FOLLOWING SPECIFICATIONS AND STANDARDS APPLY TO WELDING DONE AS PART OF THE WORK ILLUSTRATED IN THESE DRAWINGS.
1. AWS D1.1 FOR STRUCTURAL STEEL WELDING (INCLUDING SHOT WELDING)
 2. AWS D1.3 FOR WELDING SHEET STEEL IN STRUCTURES (LUG GAGE AND OTHER SHEET STEEL).
 3. AWS D1.2 FOR WELDING OF STRUCTURAL ALUMINUM.
- B. WELDERS SHALL BE CERTIFIED BY BUILDING DEPARTMENT AND BY AWS AS APPROPRIATE FOR THE TYPE OF WELD BEING MADE.
1. COPIES OF WELDER CERTIFICATIONS SHALL BE MAINTAINED ON SITE WHENEVER WELDING IS BEING PERFORMED.
 2. WELDS OF MATERIAL LESS THAN ONE-EIGHTH INCH THICK SHALL BE MADE BY WELDERS HOLDING LIGHT GAGE WELDING CERTIFICATION.
- C. REFERENCED QUALITY CONTROL AND OTHER STANDARDS SHALL BE OBSERVED.
1. ALL WELDING TO BE PERFORMED BY CERTIFIED WELDERS IN THE SHOP OF A LOS ANGELES CITY/LOS ANGELES COUNTY APPROVED FABRICATOR.
 2. ALL WELDS SHALL BE MADE IN ACCORDANCE WITH AN APPROPRIATE WRITTEN WELDING PROCEDURE SPECIFICATION (WPS) PREPARED AND QUALIFIED IN ACCORDANCE WITH CURRENT AWS REQUIREMENTS. A COPY OF THE RELEVANT WPS SHALL BE AVAILABLE TO THE WELDER AND INSPECTOR WHENEVER AND WHEREVER STRUCTURAL WELDS ARE BEING MADE. ABSENCE OF OR FAILURE TO COMPLY WITH AN APPROPRIATE WPS SHALL BE SUFFICIENT CAUSE FOR REJECTION OF THE WORK.
 3. ALL FILL WELDING TO BE PERFORMED BY CERTIFIED WELDERS IN THE CITY OF LOS ANGELES WITH CONTINUOUS INSPECTION.
 4. ANY WELDMENT SUSPECTED OF BEING UNSOUND SHALL BE INSPECTED AND DIS REJECTED AS NECESSARY TO VERIFY ADEQUACY. IN THE EVENT THAT DEFECTS ARE DISCOVERED, ALL COSTS ASSOCIATED WITH SUCH INSPECTION OR TESTING SHALL BE BORNE BY THE CONTRACTOR.
 5. DEFECTIVE WELDMENTS SHALL BE REPAIRED OR REPLACED, REINSPECTED AND RETESTED AS APPLICABLE AT THE CONTRACTOR'S EXPENSE.
- D. WELD SYMBOLS SHALL BE PER REFERENCED STANDARDS. WELD SIZES AND LENGTHS INDICATED ARE MINIMUM NET EFFECTIVE UNO.
- E. SHEAR CONNECTOR BARS WELDED THROUGH LIGHT GAUGE STEEL DECKING SHALL BE INSTALLED BY DESIGN SUBCONTRACTOR. STUD BOLTS, DEFORMED BARS STUDS, AND ALL OTHER WELDED CONNECTOR STUDS SPECIFIED SHALL BE INSTALLED BY STRUCTURAL STEEL FABRICATOR.
1. STUDS SHALL BE AS MANUFACTURED BY NELSON, BRICO OR APPROVED EQUAL.
 2. STUDS SHALL BE END WELDED BY AUTOMATIC PROCESS BY QUALIFIED OPERATORS.
 3. STUD WELDING SHALL BE INSPECTED BY A DEPUTY INSPECTOR LICENSED BY BUILDING DEPARTMENT AND CERTIFIED BY AWS FOR STUD WELDING.

STRUCTURAL STEEL

- A. IN ADDITION TO CODE, THE FOLLOWING SPECIFICATIONS AND STANDARDS APPLY TO STRUCTURAL STEEL WORK FOR PROJECT.
1. AISC SPECIFICATION FOR THE DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
 2. AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
 3. ASTM A992 FOR ROLLED WIDE FLANGE SECTIONS (UNO).
 4. ASTM A36 FOR ANGLES, PLATE AND CHANNEL SHAPES.
 5. ASTM A572 GR. 50 FOR HIGH STRENGTH STRUCTURAL STEEL WHERE USED.
 6. ASTM A53 GRADE B FOR PIPE (UNO).
 7. ASTM A500 GRADE B FOR SQUARE OR RECTANGULAR TUBES (UNO).
 8. ASTM A325V FOR BOLTS (UNO).
- B. THE CONTRACTOR SHALL PREPARE COMPLETE AND FULLY DIMENSIONED STRUCTURAL STEEL SHOP DRAWINGS.
1. SHOP DRAWINGS SHALL INCLUDE ERECTION SHEETS AS REQUIRED TO FULLY REPRESENT REQUIRED MEMBER CONNECTIONS AND POSITIONS (SUBMIT 30 DAYS PRIOR TO START OF WORK).
 2. ANY EFFECTED WORK INCLUDING MATERIAL PURCHASE, DONE PRIOR TO RECEIPT OF SHOP DRAWINGS ACCEPTED BY ALL RELEVANT MEMBERS OF THE DESIGN TEAM (AS IDENTIFIED BELOW) SHALL BE AT THE CONTRACTOR'S RISK.
 3. SHOP DRAWINGS SHALL BE SUBMITTED TO AND ACCEPTED BY RELEVANT MEMBERS OF THE DESIGN TEAM PRIOR TO DELIVERY OF STEEL TO THE SITE.
 - a. ARCHITECT SHALL REVIEW AND ACCEPT FOR GENERAL CONSISTENCY WITH ARCHITECTURAL DESIGN INTENT.
 - b. IDG SHALL REVIEW AND ACCEPT FOR GENERAL CONSISTENCY WITH STRUCTURAL DESIGN INTENT.
 4. THE CONTRACTOR SHALL BE QUALIFIED TO DO THE WORK.
 - a. FABRICATION FACILITIES SHALL BE APPROVED PER ICC REQUIREMENTS AND BE CITY OF LOS ANGELES APPROVED FOR THE TYPE OF WORK TO BE DONE AND SHALL BE ACCEPTABLE TO OWNER, BUILDING DEPARTMENT AND IDG EXCEPT THAT USE OF FABRICATION FACILITIES MAY BE PERMITTED AT OWNER'S OPTION PROVIDED THAT ALL WORK IS DONE UNDER CONTINUOUS INSPECTION. IN SUCH CASE OWNER SHALL BE ENTITLED TO RECOVER ADDITIONAL INSPECTION EXPENSE FROM THE CONTRACTOR.
 - b. QUALIFICATIONS OF STEEL FABRICATOR(S) AND ERECTOR(S) SHALL BE SUBMITTED TO IDG FOR EVALUATION ON REQUEST.
 5. QUALITY DETAILING STANDARDS SHALL BE MAINTAINED.
 1. STEEL COMPONENTS SHALL BE FABRICATED AND PHASSEMBLED UNDER CONTROLLED SHOP CONDITIONS WHEREVER FEASIBLE.
 2. FIELD FABRICATION OF STRUCTURAL STEEL AND ANY FABRICATION OUTSIDE OF AN APPROVED AND LICENSED SHOP SHALL BE DONE UNDER THE CONTINUOUS SUPERVISION OF A DEPUTY INSPECTOR LICENSED BY BUILDING DEPARTMENT.
 3. BOLT HOLES SHALL BE DRILLED AND DESIGNED OR HEAT PUNCHED 5/16" LARGER IN DIAMETER THAN NOMINAL SIZE OF BOLT (UNO).
 4. MINIMUM EDGE DISTANCES SHALL BE MAINTAINED PER APPLICABLE STANDARDS AND SPECIFIC DETAIL REQUIREMENTS.
 5. CUT SURFACES SHALL BE REGULAR, CLEAN, NEAT AND SQUARE WITH AT LEAST 1/8" SMOOTH RADIUS AT TRANSITIONS AND REINTEGRANT CORNERS.
 6. WELD PREPARATIONS SHALL BE PER APPLICABLE AWS STANDARDS.
 7. AS FABRICATED DETAILS SHALL BE CONSISTENT WITH APPROVED SHOP DRAWINGS.
 8. STEEL NOT OTHERWISE PROTECTED AGAINST CORROSION SHALL BE GIVEN ONE SHOP COAT OF APPROVED PAINT BEFORE DELIVERY TO THE SITE EXCEPT THAT STEEL TO RECEIVE FINISH ON PRE-PROOFING OR TO BE EMBEDDED IN CONCRETE SHALL NOT BE PAINTED. TOUCH-UP PAINT SHALL BE APPLIED AFTER ERECTION AS REQUIRED TO PROVIDE COMPLETE CORROSION PROTECTION.
 9. POOR WORKMANSHIP SHALL BE SUFFICIENT CAUSE FOR REJECTION.
 6. STRUCTURAL STEEL SHALL BE ERECTED IN A MANNER CONSISTENT WITH ALL APPLICABLE STANDARDS AND WITH QUALITY CONSTRUCTION PRACTICES.
 1. COPIES OF RELEVANT MILL CERTIFICATES, SHOP RECORDS, WELDING INSPECTION REPORTS, AND OTHER QUALITY CONTROL DOCUMENTATION SHALL BE DELIVERED TO THE SITE ALONG WITH EACH SHIPMENT OF STRUCTURAL STEEL.
 2. ALL STRUCTURAL STEEL SHALL BE TRACEABLE AS TO SOURCE, TYPE, AND PROPERTIES. THE CONTRACTOR SHALL ASSURE THAT MATERIAL THAT IS NOT PROPERLY DOCUMENTED IS NOT INCORPORATED INTO THE WORK.
 3. ALL A325, A490 OR OTHER HIGH STRENGTH BOLTS, INCLUDING THOSE USED IN BEARING, SHALL BE TIGHTENED TO PRETENSION REQUIREMENTS FOR SLIP CRITICAL CONNECTIONS (UNO).
 4. SPECIAL INSPECTION BY A DEPUTY INSPECTOR LICENSED BY BUILDING DEPARTMENT IS REQUIRED FOR INSTALLATION AND TIGHTENING OF BOLTS.
 5. THE CONTRACTOR SHALL PROVIDE FOR ERECTION BRACING AS REQUIRED TO MAINTAIN STABILITY AND ALIGNMENT AT ALL STAGES OF CONSTRUCTION.

ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS 3788 MCCRAY STREET RIVERSIDE, CA 92506 PH. (951) 686-1070 FAX (951) 785-1256

IDG STRUCTURAL ENGINEERING 9045 N. FOUNTAIN ST., LOS ANGELES, CA 90081



WESTERN GAGE MEDIAN PARK S. WESTERN AVE AND W. GAGE AVE. LOS ANGELES CA

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GENERAL NOTE

SHEET NO. 50.2



**WESTERN GAGE
MEDIAN PARK**
S. WESTERN AVE AND W. GAGE AVE.
LOS ANGELES, CA

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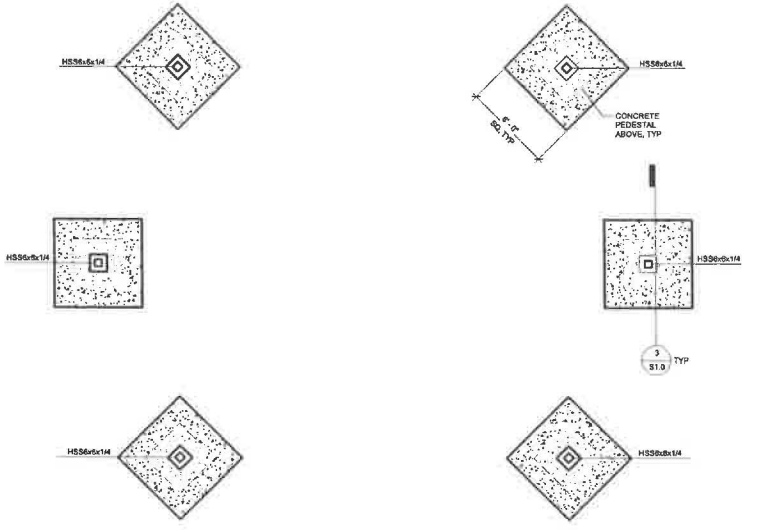
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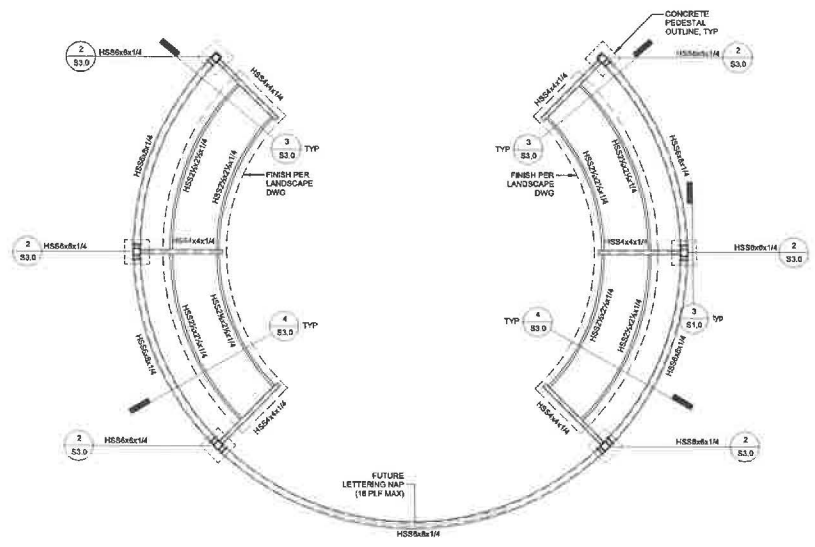


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FRAMING PLAN
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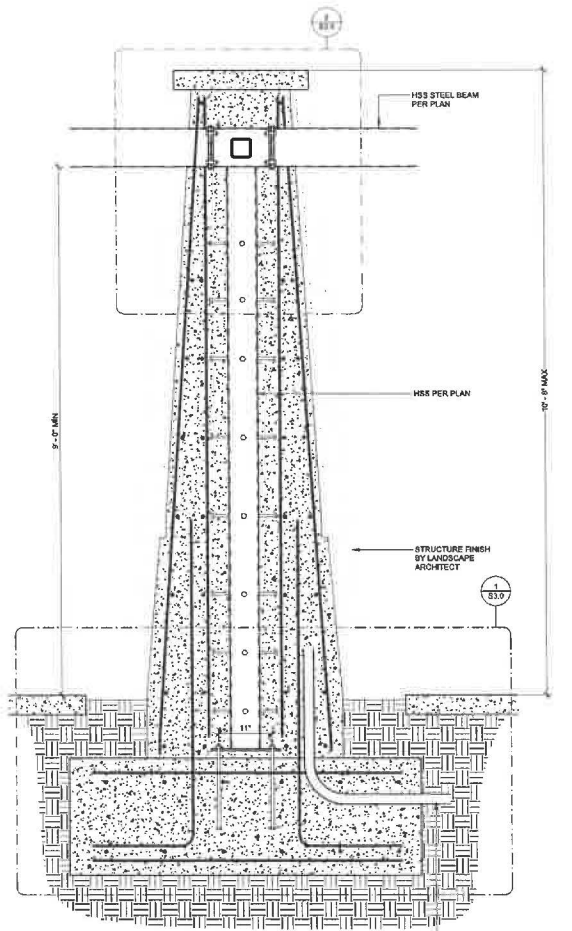
PLAN NOTES:
1. CONTRACTOR TO VERIFY FIELD CONDITIONS AND IF ANY DISCREPANCIES ARE FOUND, PLEASE CONSULT WITH IDG OR WEBB PRIOR TO COMMENCING WORK.
2. CAP ALL FREE ENDS OF TUBES WITH 3/4" END PLATES AND SEAL WELD.
3. STRUCTURAL STEEL TO BE FINISHED PER LANDSCAPE DWG.



2 FOUNDATION PLAN
1/4" = 1'-0"

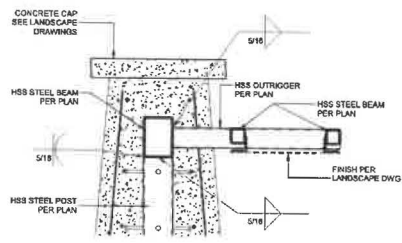


1 FRAMING PLAN
1/4" = 1'-0"

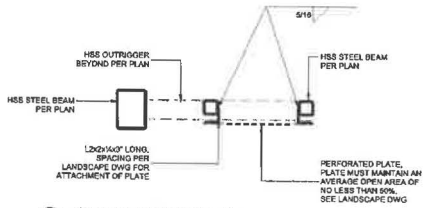


3 ELEVATION
1" = 1'-0"

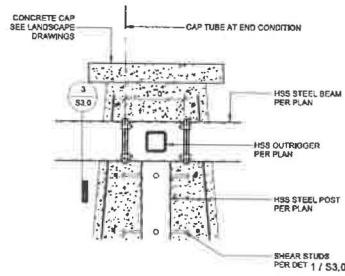
COORDINATE WITH ELECTRICAL



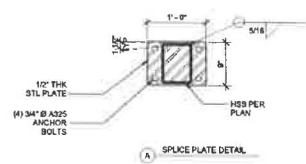
3
33.0
Outrigger Stl Connection
1" = 1'-0"



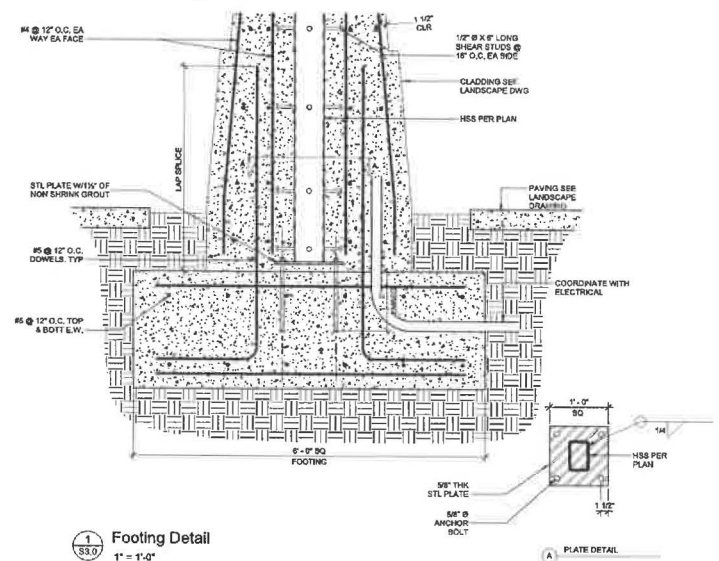
4
33.0
Outrigger Stl Connection
1" = 1'-0"



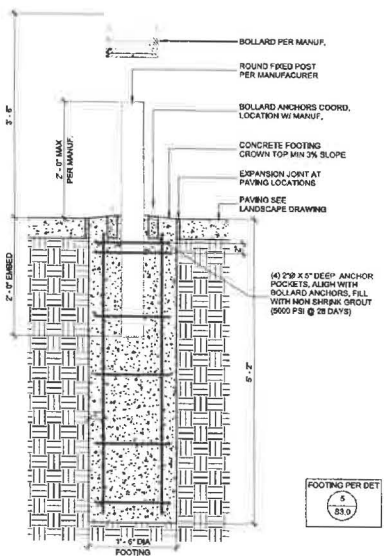
2
33.0
STL BEAM TOP CONNECTION
1" = 1'-0"



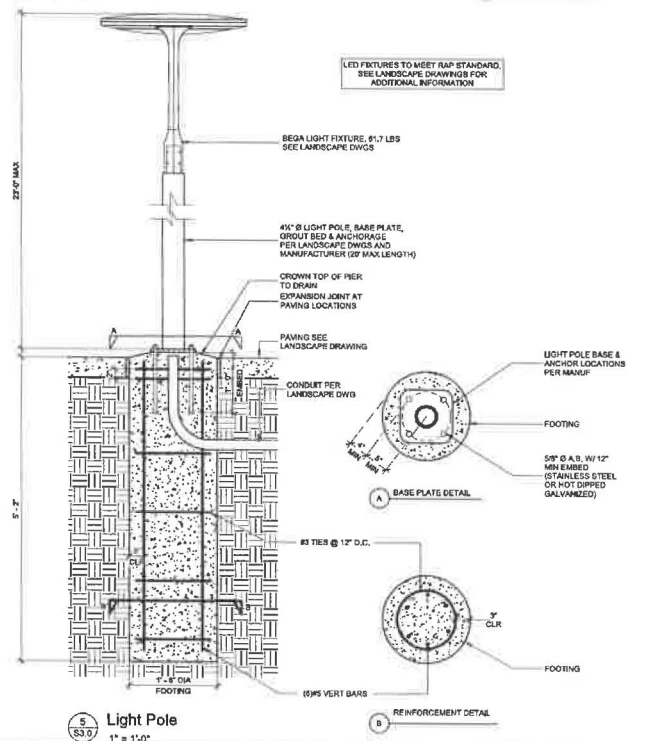
A
SPICE PLATE DETAIL



1
33.0
Footing Detail
1" = 1'-0"



7
33.0
Light Bollard
1" = 1'-0"



5
33.0
Light Pole
1" = 1'-0"



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REFERENCES & ABBREVIATIONS	
LCL	LONG CONTINUOUS LOAD
M	METER
MAX	MAXIMUM
NCA	MINIMUM CIRCUIT AMPS
NB	NON-BREAKING CIRCUIT BREAKER
NCC	MOTOR CONTROL CENTER
NCH	THOUSAND CIRCULAR MILS
NCF	MAIN DISTRIBUTION FRAME
NMF	MANUFACTURER
MF	MOUNTING HEIGHT
MM	MINIMUM
MO	MINIMUM ONLY
M/M	METER/MAIN
MOP	MAINTENANCE OVERCURRENT PROTECTION
MTD	MAINTAINED
MUS	MANUAL TRANSFER SWITCH
(N)	NEW
NED	NATIONAL ELECTRICAL CODE
NIC	NIGHT LIGHT
NL	NOT TO SCALE
NIS	NOT TO SCALE
OC	ON CENTER
OFD	OWNER FURNISHED CONTRACTOR
OH	OVER HEAD
PC	PHOTODEL
POU	POWER DISTRIBUTION UNIT
PH	PRIMARY
PTZ	PAN-TILT-ZOOM
PVC	POLYVINYL CHLORIDE
(R)	RELOCATED
REF	REFERENCE
RGS	RIGID GALVANIZED STEEL
RMS	ROOT MEAN SQUARE
SCC	SHORT CIRCUIT CURRENT
SEC	SECONDARY
SFD	SURGE PROTECTIVE DEVICE
SQ	SQUARE
ST	SHUNT TRIP
TEL	TELEPHONE
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
TYP	TYPICAL
UGPS	UNDERGROUND PULL SECTION
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLTS
VA	VOLT AMPS
VDC	VOLTAGE DROP
WP	WEATHERPROOF
(X)	EXISTING TO BE DEMOLISHED
XMR	TRANSFORMER
(⊕)	LIGHTING FIXTURE DESIGNATION
(⊖)	DETAIL REFERENCE
(◻)	KEYNOTE REFERENCE
ADA	AMERICANS WITH DISABILITIES ACT
AFC	ABOVE FINISH COUNTER
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AFF	ABOVE FINISH FLOOR
AFD	ABOVE FINISH GRADE
APC	AMPS INTERRUPTING CAPACITY
ASC	AMPS SHORT CIRCUIT
ASCI	AMPERE SHORT CIRCUIT CURRENT
AWG	AMERICAN WIRE GAUGE
BD	BUILDING DISTRIBUTION FRAME
BLDG	BUILDING
C	CONDUIT
CB	CIRCUIT BREAKER
CDC	CALIFORNIA BUILDING CODE
CDF	CLOSED CIRCUIT TELEVISION
CCF	CLASSROOM DISTRIBUTION FRAME
CEC	CALIFORNIA ELECTRICAL CODE
CFR	CALIFORNIA FIRE CODE
CFC	CONTRACTOR FURNISHED CONTRACTOR
CH	INSTALLED
CHT	COMMUNICATIONS HANDLE
CO	CIRCUIT
COB	CURRENT LISTING CIRCUIT BREAKER
COH	COMMUNICATIONS MANHOLE
COH	COMMUNICATIONS HAND HOLE
CO	CONDUIT ONLY W/PULL ROPE
CSFD	COMBINATION SMOKE/FIRE DAMPER
CT	CURRENT TRANSFORMER
CU	COPPER
D	DEMOLISH OR REMOVE
DIA	DIAMETER
DSC	DISCONNECT
DET	DISTRIBUTION
(E)	EXISTING TO REMAIN
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
EG	EQUIPMENT GROUND (GREEN)
EM	EMERGENCY
EMS/EMCS	ENERGY MANAGEMENT CONTROL SYSTEM
EMT	ELECTRIC METALLIC TUBING
EOL	END OF LINE
(EX)	EXISTING TO BE RELOCATED
FLA	FULL LOAD AMPS
G	GROUND
GFI	GROUND FAULT INTERRUPTER
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GRC/RGC	GALVANIZED RIGID CONDUIT
H&A	HAND-OFF-AUTO
HP	HOT/POWER
IF	INTERMEDIATE DISTRIBUTION FRAME
IG	ISOLATED GROUND
IC	INTERMEDIATE METALLIC TUBING
K	DEGRESS KELVIN
KMIL	THOUSAND CIRCULAR MILS
KVA	KILOVOLT AMPERES
KWH	KILOWATT HOUR
KWH	KILOWATT HOUR

- ### ELECTRICAL GENERAL NOTES
- THE CONTRACTOR SHALL NOTE THAT THE DRAWING IS DIAGNOMATIC. EXACT ROUTING OF NEW CONDUITS AND LOCATION OF JUNCTION BOXES AND PULL BOXES SHALL BE COORDINATED AND DETERMINED IN THE FIELD. NEW CONDUIT, JUNCTION BOXES AND PULL BOXES SHALL BE ROUTED CONCEALED IN THE CEILING SPACE AND IN SUCH A MANNER AS TO AVOID INTERFERENCE WITH BUILDING STRUCTURES, UTILITIES AND THE WORK BEING PERFORMED BY OTHER TRADES.
 - CONDUIT AND WIRE INDICATED ON THE SINGLE LINE DIAGRAM, WHETHER SHOWN ON THIS DRAWING OR NOT, SHALL BE A PART OF THIS CONTRACT AND THE RESPONSIBILITY OF THIS CONTRACTOR TO PROVIDE REQUIRED ROUTING TO MEET THE INTENT OF THESE PLANS AND SPECIFICATIONS.
 - TO MINIMIZE VISUAL IMPACT OF THE RECONSTRUCTION/NEW WORK ELEMENTS, ALL EXPOSED BOXES, CONDUIT, SURFACE RACEWAY, SUPPORT DEVICES, AND ASSOCIATED FITTINGS AND FASTENERS SHALL BE PAINTED TO MATCH ADJACENT SURFACES, MINIMUM (2) COATS.
 - TO MINIMIZE VISUAL IMPACT OF THE RECONSTRUCTION/NEW WORK ELEMENTS, AS WELL AS TO MAINTAIN THE ARCHITECTURAL INTEGRITY OF THE FACILITY, ALL CONDUIT AND RACEWAY Routed HORIZONTALLY THROUGH OCCUPANT AREAS SHALL BE ROUTED FOR CONCEALMENT ABOVE THE CEILING WHERE A SUSPENDED/ACCESSIBLE CEILING EXISTS OR ABOVE THE ELEVATION OF THE CEILING BEAMS WHERE OPEN-BEAM CEILING EXISTS.
 - ELECTRICAL CONTRACTOR SHALL INCLUDE IN HIS BASE BID AND CONTRACT THE INSTALLATION AND COMMISSIONING OF ALL LIGHTING CONTROLS, INCLUDING BUT NOT LIMITED TO, OCCUPANCY SENSORS, TIMERS, DIMMING CONTROLS AND DAY-LIT ZONE CONTROLS AND IS REQUIRED TO VERIFY THAT THE LIGHTING CONTROLS ARE ADJUSTED, PROGRAMMED AND FUNCTIONING IN ACCORDANCE WITH THE DESIGN AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR SUBMITTING DOCUMENTATION (INSTALLATION FORMS (NRC)) CERTIFYING THAT THE LIGHTING SYSTEMS ARE IN COMPLIANCE WITH OR EXCEED THE PERFORMANCE REQUIREMENTS FOR PROJECTS (ILOD) SET BY OVIOS. CONTRACTOR SHALL ALSO FURNISH GEC 124 REQUIRED FUNCTIONAL PERFORMANCE TESTING BY A CERTIFIED LIGHTING CONTROLS TEST TECHNICIAN (CALCIT) AND SUBMIT DOCUMENTATION (ACCEPTANCE FORMS (NRC)) AS REQUIRED.
 - PROVIDE ALL MATERIALS AND LABOR AS REQUIRED TO ACHIEVE A COMPLETE AND OPERATIONAL SYSTEM.
 - COORDINATE AND OBTAIN APPROVALS FROM ALL RESPECTIVE GOVERNMENTAL AGENCIES AND UTILITY COMPANIES AS REQUIRED FOR A COMPLETE AND FUNCTIONAL INSTALLATION.
 - ALL ELECTRICAL CONTRACTOR'S WORK SHALL PERFORMED IN STRICT ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL GOVERNING CODES.
 - INSTALL RACEWAY SYSTEMS AS FOLLOWS:
 - USE RIGID GALVANIZED STEEL (RGS) IN ALL AREAS EXPOSED TO WEATHER OR SUSCEPTIBLE TO PHYSICAL DAMAGE.
 - USE FLEXIBLE METALLIC CONDUIT FOR SHORT CONNECTIONS TO LIGHTING FIXTURES (6' MAX. WIRE LENGTH), CONNECTION TO EQUIPMENT REQUIRING VIBRATION ISOLATION AND HORIZONTAL RUNS IN WOOD STUD WALLS (WITH WRITTEN APPROVAL PRIOR TO INSTALLATION). USE SEAL-TIE IN AREAS EXPOSED TO WEATHER.
 - USE P.V.C. METALLIC TUBING (MT) WITH COMPRESSION TYPE FITTINGS FOR BUILDING INTERIOR WORK.
 - USE P.V.C. CONDUIT FOR UNDERGROUND INSTALLATION PROVIDED WITH CODE SIZED GROUND CONDUCTOR, CONDUIT RISERS AND STUBS ABOVE GRADE SHALL BE I.M.C. WITH HALF-LAPPED TAPE COVERING OR P.V.C. COATING.
 - USE OF METAL CLAD (MC) CABLE IS NOT PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD. DISCOVERY OF INSTALLED MC CABLE WITHOUT WRITTEN APPROVAL SHALL BE REMOVED AND REPLACED WITH CONDUIT AND WIRE AT CONTRACTOR'S EXPENSE, AND NO COST TO THE OWNER.
 - ALL NEW WIRING SHALL BE 600 VOLT RATED COPPER TYPE "THIN/THIN" - U.O.N.
 - UNLESS OTHERWISE NOTED, MOUNTING HEIGHTS INDICATED ON ELECTRICAL OUTLETS ARE FROM FINISHED FLOOR TO CENTER OF OUTLETS.
 - ALL FIXTURE, DEVICE, ETC., LOCATIONS SHALL BE VERIFIED WITH ARCH. DRAWINGS AS WELL AS EQUIPMENT SUPPLIER REQUIREMENTS PRIOR TO ANY ROUGH-IN WORK.
 - ALL LIGHTING FIXTURES SHALL BE MOUNTED AND SUPPORTED IN ACCORDANCE WITH OSHA STANDARDS AND ALL THE CEMENTS TO WHICH THEY ARE TO BE CONNECTED TO, THE CONTRACTOR SHALL INSTALL ALL CONDUIT, J-BOXES, ETC. AS REQUIRED FOR A COMPLETE AND SAFE ELECTRICAL SYSTEM.
 - THESE DRAWINGS ARE DIAGNOMATIC AND REPRESENT THE INTENT OF EQUIPMENT, DEVICES, ETC. TO BE COMPLETED AND THE CONTRACTOR SHALL VERIFY THAT THE EQUIPMENT IS CONNECTED TO, THE CONTRACTOR SHALL INSTALL ALL CONDUIT, J-BOXES, ETC. AS REQUIRED FOR A COMPLETE AND SAFE ELECTRICAL SYSTEM.
 - ALL EXTERIOR EQUIPMENT SHALL BE WEATHERPROOF.
 - CONDUIT FOR ROOF MOUNTED EQUIPMENT SHALL BE ROUTED BELOW THE ROOF WITHIN THE BUILDING, AND NOT RUN SURFACE MOUNTED ON ROOF STRUCTURES. CONDUITS SERVING ROOF MOUNTED EQUIPMENT SHALL STUB UP WITHIN THE UNITS CURB ASSEMBLY. ADDITIONAL ROOF PENETRATIONS SHALL NOT BE PERMITTED FOR SUCH UNLESS PREVIOUSLY APPROVED IN WRITING.
 - ALL EQUIPMENT SHALL BE NEW AND BEAR A "UL" LABEL - U.O.N.
 - ELECTRICAL CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY BUILDING PERMITS.
 - COMPLETE ELECTRICAL INSTALLATION SHALL BE GUARANTEED IN WRITING FOR A PERIOD OF (1) YEAR - U.O.N.
 - SEE SINGLE LINE DIAGRAM FOR CONDUIT AND CONDUCTOR SIZES, PANELS, TRANSFORMERS, MOTOR CONTROL CENTERS, MECHANICAL EQUIPMENT, ETC. HOWRUNS TO PANELS MAY NOT BE SHOWN ON PLANS BUT ARE PART OF THIS CONTRACT.
 - ELECTRICAL CONTRACTOR SHALL VISIT SITE PRIOR TO BID DATE, TO VERIFY ALL EXISTING CONDITIONS TO BE ENCOUNTERED IN THE INSTALLATION OF ALL NEW EQUIPMENT, FIXTURES, DEVICES, FEEDERS, ETC. EXACT INSTALLATION METHOD AND REQUIREMENTS SHALL BE VERIFIED AND DETERMINED PRIOR TO BID DATE. CONTRACTORS SHALL IMMEDIATELY NOTIFY THIS ENGINEER OF ANY REQUIRED MODIFICATIONS WHICH ARE NOT SHOWN ON THESE DRAWINGS. SUBMITTALS WHICH INDICATES CONTRACTOR IS AWARE OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED.
 - IT SHALL BE THIS CONTRACTOR'S RESPONSIBILITY TO DO ALL CORING, CUTTING, PATCHING AND REFINISHING OF WALLS AND SURFACES WHEREVER IT IS NECESSARY FOR HIM TO PENETRATE FOR HIS WORK. ALL OPENINGS MADE SHALL BE SEALED TO MEET THE RATED INTEGRITY OF THE PARTICULAR WALL, FLOOR OR CEILING.
 - THE EXISTING FIRE-RESISTANCE RATING OF WALLS, FLOORS AND CEILINGS SHALL BE MAINTAINED AT THE SITE OF ALL NEW CONDUIT PENETRATIONS WITH APPLICATION OF THE APPROPRIATE UL-RATED FIRESTOP SYSTEM. ALL FIRE RATINGS SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL GOVERNING CODES.
 - ALL FINAL ELECTRICAL CONNECTIONS TO OWNER-FURNISHED EQUIPMENT SHALL BE MADE BY THE ELECTRICAL CONTRACTOR.
 - ELECTRICAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ELECTRICAL EQUIPMENT AND ELECTRICAL MATERIALS TO BE USED ON THE PROJECT, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: LIGHTING FIXTURES AND BALLASTS, TRANSFORMERS, SWITCHGEAR, SWITCHBOARDS, DISTRIBUTION BOARDS, PANELBOARDS, OVERCURRENT PROTECTIVE DEVICES (CIRCUIT BREAKERS AND FUSES), DISCONNECTS, MOTOR CONTROL CENTERS, WIRING DEVICES, FLOOR BOXES, LIGHTING CONTROLS (INCLUDING SENSOR, DIMMING AND RELAY CONTROL PRODUCTS), PULL BOXES, TERMINAL CABINETS, HANDHOLES, MANHOLES, INVERTERS, PVOLTS, GENERATORS, TRANSFER SWITCHES, SURGE PROTECTIVE DEVICES, CABLE TRAY, WIRE MANAGEMENT, ARC FLASH, SHORT CIRCUIT AND COORDINATION STUDIES, ETC.
 - ALL ITEMS SHALL BE APPROVED BY THE ENGINEER PRIOR TO ANY COMMENCEMENT OF PLACING ORDERS OR PERFORMING ANY ROUGH-IN WORK.
 - COMPLETE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH THE PRESENTLY ADOPTED EDITION OF THE C.E.C. ART. 250. ALL FEEDER AND BRANCH CIRCUIT CONDUITS SHALL BE INSTALLED WITH A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED PER NEC 250-122.
 - PROVIDE ENGRAVED NAMEPLATES FOR ALL MAJOR ELECTRICAL EQUIPMENT OR WHERE 4 OR MORE SWITCHES OCCUR. - SEE SINGLE LINE DIAGRAM NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - PROVIDE THE OWNER AND THIS ENGINEER WITH ONE SET OF ELECTRICAL "AS-BUILTS" AT THE COMPLETION OF JOB.
 - ALL DISCONNECT SWITCHES TO BE PROVIDED WITH REACTION TYPE FUSE HOLDERS.
 - EVERY CONDUCTOR OF EACH SYSTEM SHALL BE PERMANENTLY TAGGED AS INDICATED IN THE SPECIFICATIONS.
 - ALL CONDUIT ONLY (C.O.) SHALL BE PROVIDED WITH A 3/16" PULL ROPE, TAGGED AND IDENTIFIED AT BOTH ENDS WITH THE LOCATION OF TERMINAL.
 - WHERE A CONFLICT OCCURS BETWEEN THE PLANS AND THE ELECTRICAL SPECIFICATIONS ISSUED AS A PART OF THESE DOCUMENTS, THE MOST STRINGENT REQUIREMENT SHALL PREVAIL.
 - ALL DEVICE COVERPLATES ON ALL OUTLETS (RECEPTACLES, VOICE, DATA, VIDEO OUTLETS, ETC.) AND JUNCTION/PULL BOXES SHALL BE IDENTIFIED WITH RELEVANT SOURCE INFORMATION, I.E. PANEL/CONDUIT NUMBERS FOR RECEPTACLES, 107 OR CABINET FOR VOICE/DATA, SECURITY, VIDEO, ETC.

ELECTRICAL SYMBOLS LIST

⊕	POST TOP POLE MOUNTED. LAMP SOURCE AND SIZE PER LIGHTING FIXTURE SCHEDULE.
⊖	IN-GRADE UPLIGHT LIGHT TYPE FIXTURE. LAMP SOURCE, BEAM PATTERN AND MOUNTING PER LIGHTING FIXTURE SCHEDULE.
⊙	BOLLARD OR POST TOP TYPE LIGHTING FIXTURES. LAMP SOURCE, DISTRIBUTION AND HEIGHTS PER LIGHTING FIXTURE SCHEDULE AND DETAILS.
⊚	WALL MOUNTED LIGHT TYPE FIXTURE. LAMP SOURCE, BEAM PATTERN AND MOUNTING PER LIGHTING FIXTURE SCHEDULE.
⊛	STANDARD 20A, 120V-14 GROUNDING TYPE "GROUND FAULT INTERRUPTER" (G.F.I.) RECEPTACLE MOUNTED AT +10" AFF - U.O.N.
⊜	JUNCTION BOX, FLUSH WALL MOUNTED, SIZED BY THE CONTRACTOR PER ACTUAL NUMBER OF CONDUITS AND/OR CONDUCTORS PASSING THRU.
⊝	CONDUIT CONCEALED WITHIN BUILDING WALLS OR CEILING SPACE. TICK MARKS INDICATE QUANTITY OF #12 THIN / THIN CONDUCTORS - U.O.N. CONDUIT SHOWN WITH NO TICK MARKS INDICATE 2 #12 THIN / THIN CONDUCTORS - U.O.N. CONDUIT SHALL BE 3/4" MINIMUM - U.O.N. INCLUDE CODE SIZED COPPER BOND CONDUCTOR (NOT SHOWN ON PLAN) IN ALL CONDUIT RUNS.
⊞	CONDUIT ROUTED BELOW FINISHED GRADE AND / OR CONCRETE SLAB. TICK MARKS INDICATE QUANTITY OF #12 THIN / THIN CONDUCTORS - U.O.N. CONDUITS SHOWN WITH NO TICK MARKS INDICATE 2 #12 THIN / THIN CONDUCTORS - U.O.N. CONDUIT SHALL BE 3/4" MINIMUM - U.O.N. INCLUDE CODE SIZED COPPER BOND CONDUCTOR (NOT SHOWN ON PLAN) IN ALL CONDUIT RUNS.
⊟	INDICATES GREEN CODE SIZE EQUIPMENT GROUNDING CONDUCTOR.
⊠	HOMERUN TO DESTINATION AS INDICATED. REFER TO CONDUIT SYMBOL ABOVE.
⊡	INDICATES CONDUIT DROP WITHIN BUILDING WALL. REFER TO CONDUIT SYMBOL ABOVE.
⊢	INDICATES CONDUIT RISER WITH BUILDING WALL. REFER TO CONDUIT SYMBOL ABOVE.
⊣	INDICATES CONDUIT STUB, CAP AND MARK IN PLACE AS PART OF RECORD DOCUMENTS.
⊤	INDICATES CONDUIT CONTINUATION
⊥	FLEXIBLE CONDUIT CONNECTION. CONFORM WITH MANUFACTURER CONNECTION REQUIREMENTS AND NUMBER OF CONDUCTORS PRIOR TO ROUGH IN.
⊦	GROUND CONNECTION SIZED AS INDICATED OR PER NEC ARTICLE 250

SHEET INDEX

EO.1	ELECTRICAL SYMBOLS AND NOTES
EO.2	SINGLE LINE DIAGRAM, PANEL SCHEDULE, AND DETAILS
EO.3	LIGHTING FIXTURE SCHEDULE AND DETAILS
EO.4	SITE LIGHTING PHOTOMETRIC CALCULATIONS
EO.5	OVERALL SITE ELECTRICAL PLAN
E1.0	ENLARGED SITE ELECTRICAL PLAN

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ELECTRICAL SYMBOLS AND NOTES

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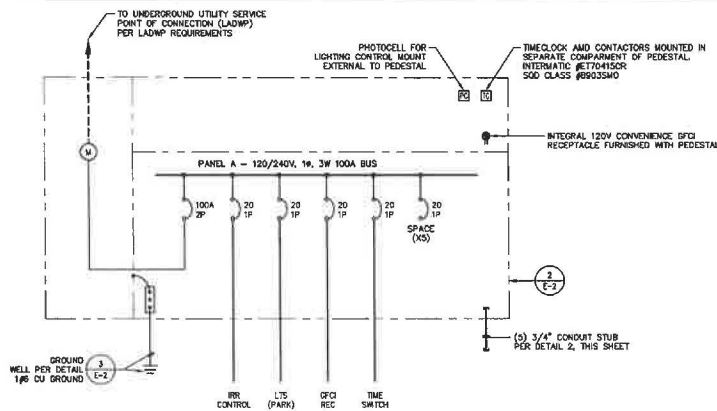
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LANDSCAPE PLANS
LOS ANGELES, CALIFORNIA
FOR: LOS ANGELES NEIGHBORHOOD INITIATIVE

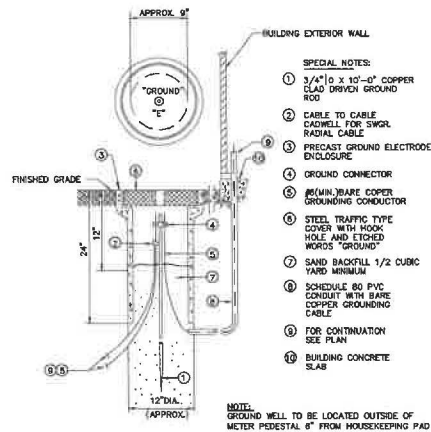
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SINGLE-LINE DIAGRAM

SCALE: NONE 1

MONTHLY ENERGY TO REFEED		NEW PANEL A		CLASS 100A	
A/C WITHIN SUB		240/120 VOLTS 1 PHASE 3 WIRE		RIP 100A	
DESCRIPTION	LOAD	W	VA	W	VA
PANEL CALCULATION: CONNECTED LOAD CONNECTED BY LADWP LINE CURRENT = 8.1 A 111 VA 462 VA 1448 VA HIGH-LINE CURRENT = 7.4 A					

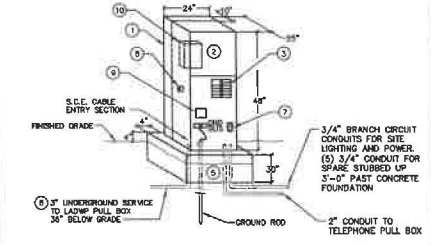


GROUND WELL DETAIL

SCALE: NONE 3

SINGLE LINE NOTES

- ALL SWITCHGEAR, PANELBOARDS, ETC. ARE TO BE LISTED FOR THEIR LOCATION AND INTENDED USE. ALL EQUIPMENT SHALL BE SIZED FOR FAULT CURRENT RATINGS ASSOCIATED WITH THEIR VOLTAGE AND LOCATION WITHIN THE SYSTEM.
- ALL EQUIPMENT, FEEDERS, CIRCUITS, SERVICES, ETC. SHALL BE GROUNDED PER CEC ARTICLE 250.
- ALL FEEDERS ARE BASED ON COPPER CONDUCTORS AND SHALL CARRY A SEPARATE GROUNDING CONDUCTOR.
- ALL ELECTRICAL EQUIPMENT (E.A. SWITCHBOARDS, PANELBOARDS, DISCONNECTS, STARTERS, ETC.) SHALL HAVE A NAMEPLATE. THE NAMEPLATE SHALL BE PHENOLIC WITH ENGRAVED WHITE LETTERS AND SHALL PROVIDE THE FOLLOWING INFORMATION:
 LINE 1 - "EQUIPMENT NAME"
 LINE 2 - "TED FROM"
 LINE 3 - "VOLTAGE, AMPACITY, PHASE"
 LINE 4 - "DATE INSTALLED"
 NAMEPLATES SHALL BE SIZED BASED ON THE FOLLOWING:
 SWITCHBOARDS, DISTRIBUTION BOARDS, TRANSFORMERS:
 * LINE 1 = 1/2" LETTERS, LINES 2, 3, & 4 = 1/4" LETTERS
 PANELBOARDS, MOTOR CONTROL CENTERS, DISCONNECTS, STARTERS, ETC.:
 * LINE 1 = 3/8" LETTERS, LINES 2, 3, & 4 = 1/4" LETTERS
 NAMEPLATE COLORS SHALL BE AS FOLLOWS:
 BLACK = NORMAL POWER
 RED = LIFE SAFETY/EMERGENCY POWER
 BLUE = STANDBY POWER
 GREEN = INVERTER POWER
 ALL NAMEPLATES SHALL BE FASTENED WITH A MINIMUM OF TWO (2) SCREWS. NO SELF-ADHESIVE NAMEPLATES ARE ALLOWED.
- ALL CONDUCTORS HAVE BEEN REMOVED FOR VOLTAGE DROP. CONTRACTOR IS TO NOTIFY ENGINEER IF FIELD CONDITIONS SUBSTANTIALLY INCREASE CONDUCTOR LENGTH.
- ALL FLOOR-STANDING EQUIPMENT LOCATED AT GRADE OR BELOW SHALL HAVE A MINIMUM 4" HIGH HOUSEKEEPING PAD INSTALLED UNDER THEM. PAD SHALL EXTEND 4" BEYOND EQUIPMENT FOOTPRINT IN ALL DIRECTIONS. THE INSTALLATION OF A PAD SHALL ALSO APPLY TO EQUIPMENT THAT MIGHT BE SUSCEPTIBLE TO WATER DAMAGE THAT IS LOCATED IN AREAS OTHER THAN AT GRADE.
- FAULT CURRENT SHALL BE CALCULATED AND POSTED PRIOR TO FINAL INSPECTION PER CEC 110.24.



- METER PEDestal 120/240V-1φ-3W, STAINLESS STEEL, FINISH ENCLOSURE WITH ASSOCIATED CONCRETE MOUNTING BASE, NEMA 3R CONSTRUCT PER LADWP STANDARDS (PROVIDED BY OTHERS)
- METER
- PHOTO CELL MOUNTED ON SIDE OF ENCLOSURE PRECISION #57-10 OR INTERMATIC #65621C
- ELECTRICALLY HELD LIGHTING CONTRACTORS (SEE SCHEDULE FOR QUANTITIES AND POLE CONFIGURATION)
- IRRIGATION CONTROLLER PER LANDSCAPE ARCHITECTS PLANS, CONFIRM EXACT LOCATION
- CONTRACTOR TO VERIFY EXACT LADWP SERVICE CONNECTION POINTS PRIOR TO INSTALLATION
- WEATHER-PROOF OTE TYPE RECEPTACLE
- PHOTO CELL MOUNTED ON SIDE OF ENCLOSURE PRECISION #57-10 OR INTERMATIC #65621C
- ELECTRICALLY HELD LIGHTING CONTRACTORS (SEE SCHEDULE FOR QUANTITIES AND POLE CONFIGURATION)
- IRRIGATION CONTROLLER PER LANDSCAPE ARCHITECTS PLANS, CONFIRM EXACT LOCATION

PEDestal DETAIL

SCALE: NONE 2

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APPR. DATE	DATE	REVISIONS	BY	DATE

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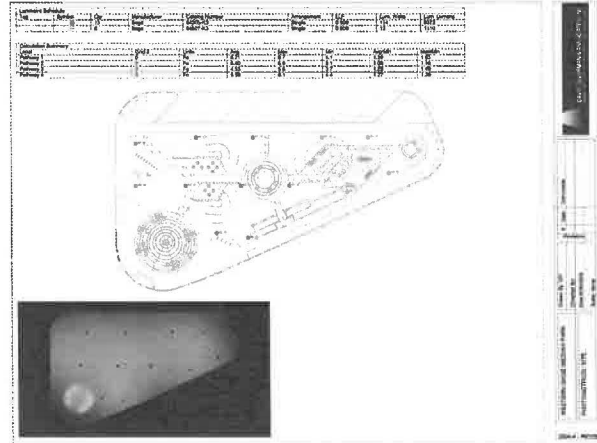
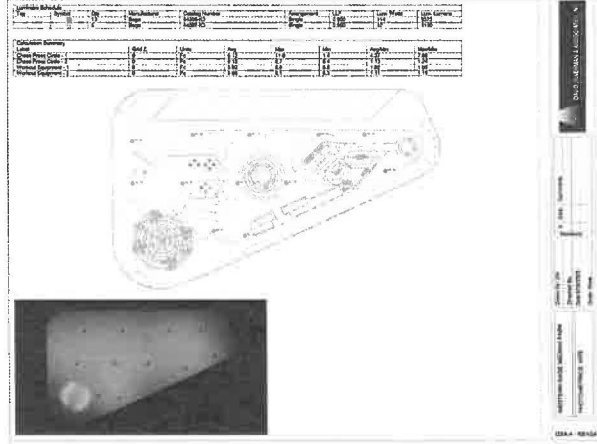
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SINGLE LINE DIAGRAM, PANEL SCHED., DETAILS
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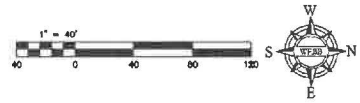
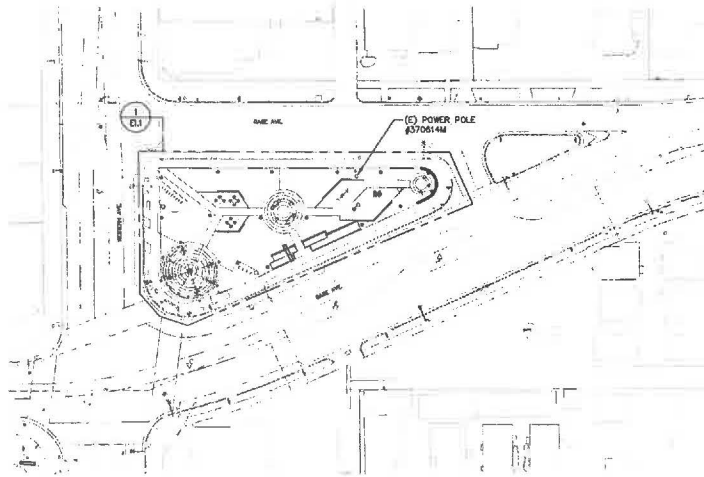
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**SITE LIGHTING
 PHOTOMETRICS
 CALCULATIONS**
 SHEET NO.:
E0.4

OF

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OVERALL SITE ELECTRICAL PLAN

SCALE:
1" = 40'-0"

1

SITE PLAN GENERAL NOTES

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO COMMENCEMENT OF WORK BY CONTACTING UNDERGROUND SERVICE ALERT (U.S.A.) AT (800) 422-4133, OR OTHER LOCAL APPLICABLE UNDERGROUND SERVICE ALERT AGENCIES.
2. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THIS SITE TO AVOID EXISTING DUCTS, PIPING OR CONDUITS, ETC., AND TO PREVENT HAZARDS TO PERSONNEL AND/OR DAMAGE TO EXISTING UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN AND INSTALLED BY ANY OTHER CONTRACTS. THE ENGINEER IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE THE NECESSARY ELEMENTS FOR CONSTRUCTION SAFETY.
3. ELECTRICAL DRAWINGS ILLUSTRATE LOCATIONS OF FIXTURES AND ASSEMBLIES, PULL BOXES, MANHOLES, HANDHOLES AND VAULTS, INCLUDING OTHER ELECTRICAL UNDERGROUND STRUCTURES AND PATHWAYS. CONTRACTOR SHALL CLOSELY COORDINATE EXACT LOCATIONS AND MOUNTING DEPTHS OF ALL DEVICES, STRUCTURES AND PATHWAYS WITH OTHER TRADES PRIOR TO PLACEMENT, TO ENSURE FINAL LOCATIONS ARE OUTSIDE CRITICAL LANDSCAPE AND ARCHITECTURAL AREAS AND NOT IN CONFLICT WITH THE INSTALLATION OF MATERIALS BY OTHER TRADES.
4. ALL EQUIPMENT LOCATED OUTDOORS SHALL BE WEATHERPROOF, NEMA 3R RATED.
5. MINIMUM CONDUIT SIZE SHALL BE 1" - U.G.N.
6. MINIMUM CONDUCTOR SIZE SHALL BE #10 AWG. - U.G.N.
7. ALL SITE BRANCH CIRCUITS SHALL INCLUDE AN EQUIPMENT GROUND CONDUCTOR THAT, AT MINIMUM, MATCHES THE SIZE OF THE ASSOCIATED BRANCH CIRCUIT CONDUCTOR WHERE MULTIPLE BRANCH CIRCUITS ARE ROUTED/GROUPED TOGETHER. THE EQUIPMENT GROUNDING CONDUCTOR SHALL MATCH THE SIZE OF THE LARGEST BRANCH CIRCUIT CONDUCTOR IN THE GROUP.
8. ALL CONDUIT ONLY SHALL BE PROVIDED WITH A NYLON PULL STRING.
9. SEE ARCHITECTURAL/LANDSCAPE ARCHITECT PLANS FOR EXACT LOCATION OF FIXTURES, PULLBOXES, MANHOLES, OTHER ELECTRICAL DEVICES, ETC. COORDINATE ALL UNDERGROUND STRUCTURES AND CONDUIT ROUTING WITH LANDSCAPE ARCHITECT PRIOR TO BOARD-IN TO ENSURE SUCH ITEMS ARE NOT PLACED IN CRITICAL PLANTING/LANDSCAPE AREAS.
10. FOR ADDITIONAL REQUIREMENTS, SEE POWER SINGLE LINE DIAGRAM.



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APPR. DATE

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