

# APPROVED

JAN 17 2018

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 18-013

DATE January 17, 2018

C.D. 8

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: DENKER RECREATION CENTER - BETTY HILL SENIOR CITIZEN CENTER FACILITY IMPROVEMENTS (PRJ 21115) PROJECT; APPROVAL OF FINAL PLANS; AND CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(1,3) OF THE CITY CEQA GUIDELINES [ALTERATIONS TO EXISTING STRUCTURES AND PARKING LOTS WITH NEGLIGIBLE OR NO EXPANSION OF USE]

AP Diaz	_____	V. Israel	_____
<i>for</i> R. Barajas	<u>OSD</u>	S. Piña-Cortez	_____
H. Fujita	_____	N. Williams	_____

General Manager

Approved X Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the final plans and specifications, herein included as Attachment 1, for the Denker Recreation Center - Betty Hill Senior Citizen Center – Facility Improvements (PRJ21115) Project (Project);
2. Find that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA); and direct the Department of Recreation and Parks' (RAP) staff to file a Notice of Exemption;
3. Authorize the RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of Seventy-Five Dollars (\$75.00) for the purpose of filing a Notice of Exemption; and,
4. Authorize the RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Denker Recreation Center - Betty Hill Senior Citizen Center is located at 3570 Denker Avenue, in the Exposition Park area of the City. This 2.81-acre facility provides a children's play area, recreation center building, and baseball diamonds, for the use of the surrounding community. Additionally, 10,646 residents live within a one-half (1/2) mile walking distance of Denker Recreation Center - Betty Hill Senior Citizen Center. Due to the facilities, features and services

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provided at the facility and at Betty Hill Senior Citizen Center, Denker Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

On March 1, 2017 (Report No. 17-061), Board of Recreation and Park Commissioners (Board) approved the allocation of One Million Five Hundred Thousand Dollars (\$1,500,000.00) in interest income.

The Project scope of work includes kitchen upgrades, restroom improvements, parking lot and path of travel improvements, interior lighting upgrades, drinking fountain replacement, door and door hardware replacement, roofing repairs and a new air conditioning unit.

The RAP Planning Maintenance and Construction Branch architectural staff prepared the plans and specifications, and obtained all the necessary approvals for the Project. The Project was presented to the community on November 7, 2017. Approximately twenty (20) community members attended and viewed the presentation. In general, the Project was supported by the community.

After review by the RAP staff it was determined that the work can be performed by a combination of RAP's in-house construction staff and pre-qualified on call contractors. By constructing the project with in-house staff, the disruption to the park operations and programming can be minimized. Staff recommends the Project be constructed by in-house construction staff and pre-qualified on call contractors.

### TREES AND SHADE

There will be no impact on existing trees or shade at Denker Recreation Center. Any and all trees are to be protected throughout the construction. All existing trees and planting are to remain in place.

### ENVIRONMENTAL IMPACT STATEMENT

The proposed project consists of minor alterations of existing structures, parking lots and associated walkways. Therefore, RAP Staff recommends the Board determine that the Project is exempt from the provisions of the CEQA pursuant to Article III, Section 1, Class 1(1,3) of the City CEQA Guidelines. A Notice of Exemption will be filed with the Los Angeles County Clerk upon approval by the Board.

### FISCAL IMPACT STATEMENT

The project will be funded by a combination of the aforementioned funding source. There is no immediate fiscal impact to RAP's General Fund. It is anticipated that future operations and maintenance costs of the facility should be reduced, as the improvements provide energy efficient features.

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This Report was prepared by Stephen Hartounian, Architectural Associate I, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS/EXHIBITS

1) Attachment 1 - Final Drawing and Specification

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

# DEPARTMENT OF RECREATION AND PARKS CITY OF LOS ANGELES

## BETTY HILL SENIOR CENTER

3570 DENKER AVENUE  
LOS ANGELES, CA 90018



### DRAWING INDEX

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- A105 DETAILS

### PLUMBING FIXTURE CALCULATION

ROOM	SQ FT	SQ FT. / OCC. LOAD	OCCUPANTS
AUDITORIUM / STAGE	2207 SF.	2207 SF. / 30 =	74
ACTIVITY ROOM	355 SF.	355 SF. / 30 =	12
MUSIC ROOM	345 SF.	345 SF. / 30 =	12
OFFICE 103	225 SF.	225 SF. / 200 =	1
OFFICE 101	117 SF.	117 SF. / 200 =	1
TOTAL.....			100 (50 M / 50 F)

### NUMBER OF FIXTURES

GENDER	WATER CLOSET	URINAL	LAVATORY
MALE	1:75 = 1 WC	1:75 = 1 UR	1:2 = 1 LAV
FEMALE	1:40 = 2 WC	N/A	1:2 = 1 LAV
PROVIDED	(3 WC)	(1 UR)	(4 LAV)



THE CITY OF LOS ANGELES  
 DEPARTMENT OF RECREATION AND PARKS  
 SUPERINTENDENT: CATHIE SANTO DOMINGO  
 GENERAL MANAGER: MICHAEL A. SHULL  
 PROJECT LANDSCAPE ARCHITECT:  
 AS-BUILT BY:



PROJECT NAME:  
**BETTY HILL SENIOR CENTER**  
 ADDRESS:  
**3570 DENKER AVE.  
 LOS ANGELES, CA 90018**

#### PROJECT TEAM

**DEPARTMENT OF RECREATION AND PARKS**  
**MICHAEL A. SHULL, GENERAL MANAGER**  
 221 N. FIGUEROA ST., SUITE 300  
 LOS ANGELES, CA 90012

**RAMON BARAJAS, ASSISTANT GENERAL MANAGER**  
 PLANNING, CONSTRUCTION, AND MAINTENANCE BRANCH

**CATHIE SANTO DOMINGO, SUPERINTENDENT**  
 PLANNING, CONSTRUCTION, AND MAINTENANCE BRANCH

DESIGN:  
**STEPHEN HARTOUNIAN**

BUILDER:  
**RECREATION AND PARKS**

#### PROJECT DATA

OWNER: CITY OF LOS ANGELES/  
 DEPARTMENT OF REC. & PARKS

ADDRESS: 221 N. FIGUEROA ST., STE. 400  
 LOS ANGELES, CA 90012

FIRE DISTRICT: 63  
 ZONE: OS - 1XL - O  
 LOT SIZE: 6,804 SQ FT  
 BLDGS: 1  
 STORIES: 1  
 BLDG HT: 12' - 0"  
 USE TYPE: RECREATION  
 OCCUPANCY: A-3 / B  
 BLDG AREA: 6,101 SF  
 CONSTRUCTION: TYPE V/B  
 EXIST. PKNG: 14 STANDARD, 2 ACCESSIBLE  
 LOT AREA: 6,804 SQ FT

#### LEGAL DESCRIPTION

PIN #: 120B193 1166  
 TRACT: HOWES TRACT  
 LOT: 26  
 BLOCK: 4  
 ASSESSOR PARCEL #: 5041011902  
 MAP REFERENCE: M R 16-60  
 MAP SHEET: 120B193

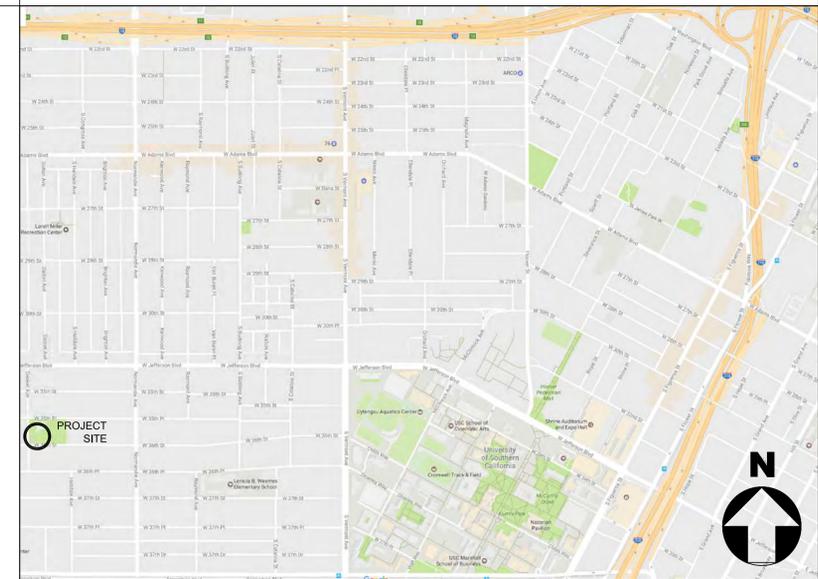
ARB (LOT CUT REF): NONE  
 CENSUS TRACK #: 2225.00  
 APN AREA  
 (CO. OF PUBLIC WORKS): 2.710 (ac)  
 DEED REF # (CITY CLERK): NONE

OWNER: CITY OF LOS ANGELES  
 DEPT. OF REC. & PARKS  
 ADDRESS: 221 N. FIGUEROA ST., SUITE 400  
 LOS ANGELES, CA 90012

#### SCOPE OF WORK

RESTROOM UPGRADE, PATH OF TRAVEL, BUILDING IMPROVEMENTS.

#### VICINITY MAP



REVISIONS:	DATE:
PLAN CHECK SET	06/26/2017
△	
△	
△	
△	

PLAN NAME:  
 TITLE SHEET

DRAWN BY:	APPROVED BY:
SH	X. XXXXX
SCALE:	ISSUE DATE:
	06/26/2017
W.O. NO.	FILE NO.
PRJ21115	239

DRAWING NO.  
**G100**  
 SHEET 01 OF 11 SHEETS

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

**GENERAL**

- 1. NO CHANGES ARE TO BE MADE ON THESE PLANS WITHOUT THE KNOWLEDGE OR CONSENT OF THE ARCHITECT OR DESIGNER.
2. ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS WHICH ARE NECESSITATED BY FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR DESIGNER.
3. THE ARCHITECT OR DESIGNER AND THE STRUCTURAL ENGINEER SHALL APPROVE ALL MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS NOT SHOWN ON THE DRAWINGS PRIOR TO PROCEEDING WITH THE RESPECTIVE WORK.
4. ANY WORK INSTALLED IN CONFLICT WITH THE DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE & AT NO COST TO THE OWNER OR THE ARCHITECT/DESIGNER.
5. THESE DRAWINGS, SPECIFICATIONS AND COPIES, OR ANY OTHER ACCESSORIES THEREOF, ARE LEGAL INSTRUMENTS OF SERVICE FOR USE BY THE OWNER AND AUTHORIZED REPRESENTATIVES ON THE DESIGNATED PROPERTY ONLY. IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THESE INSTRUMENTS OF SERVICE OR THEIR EXACT MEANING, THE CONTRACTOR SHALL REQUEST THE ARCHITECT/DESIGNER TO ISSUE CLARIFICATION PRIOR TO PROCEEDING WITH RESPECTIVE WORK.
6. THESE BUILDING APPROVED DOCUMENTS ARE USED IN CONJUNCTION WITH THE PROJECT SPECIFICATION BOOK. THE CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT ALL SUBS HAVE A COPY OF THE PLANS, SPECIFICATIONS AND ANY PERTINENT INFORMATION REQUIRED TO PERFORM THE CONTRACT WORK.
7. IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES IN OR OMISSIONS FROM THE DRAWINGS, OR SHOULD THERE BE DOUBT AS TO THEIR MEANING OR INTENT, THE ARCHITECT OR DESIGNER SHALL BE NOTIFIED, IN ORDER TO PROVIDE A WRITTEN CLARIFICATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE DRAWINGS AND THE CONSULTING ENGINEERS OR DESIGN/BUILD DRAWINGS IT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR DESIGNER BY THE CONTRACTOR FOR CLARIFICATION BEFORE COMMENCEMENT OF THE WORK.
8. ALL ADDENDA, CHANGE ORDERS, BULLETINS, AND NOTICES, IF ANY ISSUED LATER, SHALL BE CONSIDERED AS PART OF THE WORK.
9. THE CONTRACTOR SHALL REQUEST AND RECEIVE FROM THE ARCHITECT OR DESIGNER A COLOR MATERIALS BOARD INDICATING THE CERAMIC TILE AND PAINT MANUFACTURER, FINISH, COLOR AND REFERENCE NUMBER PRIOR TO ORDERING SAID PRODUCTS FOR USE ON THIS PROJECT.
10. THE CONTRACTOR SHALL PROVIDE A COPY OF ALL APPROVED SHOP DRAWINGS WITH ANY APPROVED CHANGES TO THE OWNER WHICH ARE TO BE KEPT WITH THE PERMITTED SET OF CONSTRUCTION DOCUMENTS AT THE JOB SITE AT ALL TIMES DURING PROJECT CONSTRUCTION.
11. PROVIDE SHOP DRAWINGS FOR ALL ITEMS, DRAWINGS, DIAGRAMS, SCHEDULES, OR OTHER DATA SPECIALLY PREPARED FOR THE WORK BY THE CONTRACTOR OR ANY SUBCONTRACTOR, MANUFACTURER, SUPPLIER, OR DISTRIBUTOR TO ILLUSTRATE SOME PORTION OF THE WORK. THE GENERAL CONTRACTOR SHALL REVIEW, APPROVE, AND SUBMIT AS SPECIFIED IN THE SPECIFICATIONS IN SUCH SEQUENCES AS TO CAUSE NO DELAY IN THE WORK OF ANY SEPARATE CONTRACTOR.
12. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING AND SUPPORT NECESSARY TO ACHIEVE THE FINISHED STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING AND ENFORCING ALL CONSTRUCTION LOAD LIMITS ON THE STRUCTURE.
13. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, UTILITIES, AND OTHER SERVICES NECESSARY FOR PROPER EXECUTION OF THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS IN A TIMELY MANNER.
14. CONTRACTOR TO PROVIDE ALL ITEMS SHOWN ON PLANS INCLUDING DASHED LINE ITEMS UNLESS NOTED N.I.C. (NOT IN CONTRACT.)
15. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. NOTE THAT DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF WALL OR COLUMN UNLESS SHOWN OTHERWISE. DIMENSIONS AS INDICATED ARE THE DIMENSIONS TO BE USED FOR CONSTRUCTION. DO NOT SCALE DRAWINGS.
16. ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB SITE BY EACH SUBCONTRACTOR BEFORE THAT SUBCONTRACTOR BEGINS WORK. ANY ERRORS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR DESIGNER AND GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.
17. TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS OR SECTIONS ARE GIVEN. REFERENCES TO ANY DETAIL OR DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWINGS.
18. ALL WORKMANSHIP SHALL COMPLY WITH INDUSTRY STANDARDS FOR THE TYPE OF CONSTRUCTION OF THE BUILDING. THE ABSENCE OF A DETAIL REFERENCE DESCRIBING A PARTICULAR METHOD OF CONSTRUCTION DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF MEETING SUCH INDUSTRY STANDARDS. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT OR DESIGNER ANY DISCREPANCIES BETWEEN INDUSTRY STANDARDS AND THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
19. CONTRACTOR SHALL COMPLY WITH THE REGULATIONS OF THE OCCUPATION SAFETY AND HEALTH ACT.
20. THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. WORKER AND PEDESTRIAN PROTECTION SHALL BE PROVIDED AND MAINTAINED BY THE GENERAL CONTRACTOR IN ACCORDANCE WITH CHAPTER 44 OF THE UNIFORM BUILDING CODE, O.S.H.A. AND OTHER AGENCIES HAVING JURISDICTION OVER THIS PROJECT.
21. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY DURING THE COURSE OF HIS /HER WORK ON THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY WHETHER CONNECTED OR ASSOCIATED WITH THE CONTRACTOR'S PORTION OF THE WORK OR NOT. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ARCHITECT FREE AND HARMLESS FROM ALL CLAIMS, DEMANDS AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
22. PROVIDE PEDESTRIAN AND PROPERTY PROTECTION BARRICADES AND/OR CANOPIES AS REQUIRED BY THE LOCAL AUTHORITIES OR AS NECESSARY FOR PEDESTRIAN SAFETY. A PERMIT IS REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS FOR A PROTECTION FENCE OR CANOPY ON OR OVER ANY STREET OR PUBLIC SPACE.
23. PROVIDE COLLISION BARRIERS ADEQUATE TO PROTECT CONTROL METERS, REGULATORS, AND PIPING FOR HAZARDOUS MATERIALS THAT ARE EXPOSED TO VEHICULAR DAMAGE
24. CONTRACTOR SHALL PROVIDE TEMPORARY TOILET AND OTHER TEMPORARY FACILITIES AS REQUIRED.
25. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRADES AND SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK. AT THE COMPLETION OF THE WORK REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING, SURPLUS MATERIALS AND LEAVE THE JOB IN A BROOM CLEAN CONDITION.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS CLEANUP OF THE SITE AND OF ALL DEBRIS, WHETHER CREATED BY HIS WORK, OR BY THE FAILURE OF HIS SUBCONTRACTORS TO CLEAN UP AFTER THEIR WORK.
27. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ALL DAMAGE TO OFFSITE IMPROVEMENTS CAUSED BY CONSTRUCTION. CALL PUBLIC WORKS INSPECTOR FOR INSPECTION OF OFFSITE IMPROVEMENTS AT SUBSTANTIAL COMPLETION OF ONSITE WORK.
28. THE CONTRACTOR SHALL BE RESPONSIBLE OF SUPERVISING ALL CUTTING AND PATCHING OF FINISHED WORK ALREADY INSTALLED, IF MADE NECESSARY BY ERRORS, CHANGES, OR OTHER REASONS; ALL REPLACEMENT WORK SHALL MATCH ORIGINAL SURFACES.
29. THERE SHALL NOT BE EXPOSED PIPE, CONDUIT, DUCTS, VENTS, ETC. IN DESIGNATED FINISH SPACE OR AT BUILDING EXTERIOR, UNLESS NOTED AS EXPOSED CONSTRUCTION ON FINISH SCHEDULE OR SPECIFIED ON PLANS.
30. ALL ELECTRICAL & TELEPHONE CONDUITS, PLUMBING PIPES ARE TO BE CONCEALED IN WALLS. ALL PANELS, OUTLETS, OR J-BOXES METAL OR CMU WALLS SHALL BE RECESSED FLUSH WITH WALL FINISH U.N.O.
31. CONTRACTOR SHALL ENSURE THAT ALL FINISH MATERIALS WILL BE FLUSH WITH ADJACENT SURFACES AND JOINTS (EXCEPT WHERE INDICATED OTHERWISE).
32. WHERE FACTORY PRIMED ITEMS OCCUR, SUCH AS GRILLES, DIFFUSERS, METAL TRIM AND ACCESSORIES, ETC. PAINT TO MATCH THE ADJACENT SURFACE OR AS SPECIFIED AS DIRECTED BY THE ARCHITECT.
33. PROVIDE BACKING FOR ALL CABINETS OR WALL HUNG EQUIPMENT. ALL MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE APPROVED

- BY THE ARCHITECT OR DESIGNER AND THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH THE RESPECTIVE WORK.
34. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE, OR LESS THAN 6" ABOVE THE GROUND SHALL BE PRESSURE-TREATED WOOD.
35. THE CONTRACTOR SHALL REMOVE OLD BUILDING FOUNDATION PORTIONS AND ALL OLD SITE UTILITY PIPES OR CONDUITS WHICH ARE DISCOVERED DURING SITE GRADING AND CLEARING. AT NO COST TO THE CITY OF L.A. NO ITEMS LISTED ABOVE SHALL BE ABANDONED, THEY MUST BE PERMANENTLY REMOVED.
36. PROVIDE WATERPROOF MEMBRANE OVER ALL EXTERIOR BUILDING WALLS BELOW GRADE. CARRY WATERPROOF MEMBRANE 6" ABOVE FINISHED GRADE. INSTALL PROTECTION BOARD PRIOR TO BACKFILLING.
37. ALL EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF. ALL FLASHING, COUNTER FLASHING AND COPING WHEN OF METAL, SHALL MEET THE GAUGES SPECIFIED, BUT NO LESS THAN 24 GA. GALVANIZED.
38. ALL EXPOSED EXTERIOR METAL FABRICATIONS SHALL BE SHOP GALVANIZED PER ASTM A153, A123, AND A386 U.N.O. FOR REPAIR OF DAMAGED GALVANIZED SURFACES RESULTING FROM WELDING USE GALVALLOY METHOD IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE AND AT NO COST TO THE OWNER OR THE ARCHITECT.
39. CONTRACTOR SHALL PROVIDE GALVANIC ISOLATION BETWEEN DISSIMILAR METALS.
40. SUPPORT FOR APPENDAGE SEPARATE SUPPORT FROM THE STRUCTURE SHALL BE PROVIDED FOR ALL APPENDAGES SUCH AS LIGHT FIXTURES, AIR DIFFUSERS, EXIT SIGNS, AND SIMILAR ELEMENTS.
41. PROVIDE ACCESS PANELS FOR MECHANICAL, ELECTRICAL, & PLUMBING EQUIPMENT. REVIEW LOCATIONS WITH ARCHITECT PRIOR TO STARTING WORK. PANEL FINISHES SHALL BE SELECTED BY THE ARCHITECT FROM A STANDARD COLOR PALETTE U.N.O.
42. CONTRACTOR SHALL PROVIDE ALL NECESSARY CLG. OR WALL ACCESS PANELS (OR ACCESS DOORS) AS REQUIRED BY GOV. AGENCIES, A/C & ELECTRICAL SYS., OR OTHER CONTRACTORS. PROVIDE APPROVED ASSEMBLIES WITH SELF-CLOSING DEVICES IN FIRE RATED CONSTRUCTION.
43. DUCT PENETRATIONS OF FIRE-RATED, WALLS AND CEILINGS, PLUMBING AND GAS LINES SHALL USE FIRE DAMPERS PER SECTION 4306 (J), LATEST U.B.C. (SEE MECHANICAL DRAWINGS.)
44. ALL HVAC DUCTS, LIGHT FIXTURES, SUSPENDED CEILINGS, PLUMBING AND GAS LINES AND SPRINKLER PIPES TO BE ANCHORED FOR HORIZONTAL SEISMIC LOADS PER CODE REQUIREMENTS.
45. ALL ELECTRICAL AND TELEPHONE CONDUIT AND ALL PLUMBING PIPES TO BE CONCEALED IN WALLS. ALL PANELS AND OUTLETS OR "J" BOXES IN METAL OR C.M.U. CONSTRUCTION TO BE RECESSED FLUSH WITH WALL FINISHES. (U.N.O.)
46. SAFETY GLAZING IN HAZARDOUS LOCATIONS SUCH AS GLASS DOORS, GLAZING ADJACENT TO SUCH DOORS, AND GLAZING ADJACENT TO WALK WAY SURFACE IS TO COMPLY WITH SECTION 5406 AND 5406(D)6, LATEST U.B.C.
47. ALL GLAZING WITHIN 18" OF A FLOOR SHALL BE TEMPERED.
48. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETRY, FURNISHINGS AND ALL OTHER ITEMS REQUIRING THE ABOVE.
49. INSTALL FIRE BLOCK AT MID-HEIGHT OF WALLS OVER 8'-0" HIGH.
50. NO FRAMING OF ANY TYPE SHALL BE CONCEALED PRIOR TO INSPECTION BY CITY OF L.A. BUILDING INSPECTOR.
51. EXIT DOOR SHALL NOT BE LESS THAN 36" IN WIDTH & NOT LESS THAN 6'-8" CLEAR IN HT. PROJECTIONS INCLUDING PANIC HARDWARE SHALL NOT REDUCE THE OPENING TO LESS THAN 32" IN WIDTH.
52. THE EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD.
53. ALL GYPSUM BOARD SHALL BE 5/8" MINIMUM THICKNESS UNLESS NOTED OTHERWISE. USE 5/8" TYPE "X" GYPSUM BOARD AT ALL FIRE-RATED WALLS, OR SHAFTS AND WATER RESISTANCE GYPSUM BOARD IN WET AREAS.
54. THE FULL HT. OF FIRST LEVEL OF EXTERIOR WALLS AND DOORS, MEASURED FROM GRADE, AND ALL OF ANY WALLS ENCLOSING THE PROPERTY SHALL BE BUILT AND MAINTAINED WITH A GRAFFITI RESISTANT FINISH CONSISTING OF EITHER A HARD, SMOOTH, IMPERMEABLE SURFACE SUCH AS CERAMIC TILE, BAKED ENAMEL OR A RENEWABLE COATING OF AN APPROVED, ANTI-GRAFFITI MATERIAL OR A COMBINATION OF BOTH PURSUANT TO SECTION 91.1707-E. A. SPLIT FACE CMU WALLS SHALL RECEIVE COATING FULL HEIGHT ON EXTERIOR FACE
55. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE CURRENT EDITION OF UNIFORM BUILDING CODE WITH CITY OF LOS ANGELES AMENDMENTS AND ALL OTHER GOVERNING AGENCIES' REQUIREMENTS. CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE LATEST BUILDING CODES AND LATEST AMENDMENTS AND WITH ALL OTHER RULES, REGULATION AND ORDINANCES GOVERNING THE PLACE OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIAL OR BOTH TO BRING TO THE ATTENTION OF THE INSPECTOR AND THE CITY ENGINEER ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS. THE APPLICABLE CODES SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO THE LATEST CITY OF L.A. UNIFORM BUILDING CODE AND ITS AMENDMENTS.
56. THE CONSTRUCTION OR DEMOLITION OF ANY BUILDING, STRUCTURE, SCAFFOLDING OR FALSE WORK MORE THAN THREE-STORIES OR 36 FEET IN HEIGHT, REQUIRES A PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. PROVIDE ILLUMINATED EXIT SIGNS AND DIRECTIONAL ILLUM. EXIT SIGNS W/ MIN. 6" HIGH X 3/4" STROKE BLOCK LETTERS IN CONTRASTING BACKGROUND. LOCATIONS AS SHOWN ON PLANS AND AS REQUIRED BY FIRE DEPARTMENT INSPECTOR. WHENEVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL BE LIGHTED SO THEY ARE CLEARLY VISIBLE. EXIT PATH LIGHTING SHALL BE PROVIDED FOR HALL WAY, EXIT PASSAGE WAY, & EGRESS TO PUBLIC WAY ANYTIME THE BUILDING IS OCCUPIED.
57. CONTRACTOR SHALL PROVIDE AND MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS IN ACCORDANCE WITH WORK AREA CONTROL HANDBOOK (W.A.T.C.H.) LATEST EDITION.
58. BUILDING APPROVED FIRE/LIFE SAFETY CONTRACTOR WILL PERFORM FIRE/LIFE SAFETY WORK.
59. CONTRACTOR TO PROVIDE PORTABLE FIRE EXTINGUISHERS AS REQUIRED BY U.F.C. AND THE CITY OF LOS ANGELES FIRE DEPT.
60. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2A OR 2-A-10BC WITHIN 75 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR; ALSO DURING CONSTRUCTION
62. LOCATION OF THE FIRE EXTINGUISHERS SHALL BE AS REQUIRED BY THE FIRE/BUILDING INSPECTOR
63. FIRE SPRINKLER SYSTEM DESIGN SHALL BE APPROVED BY THE CITY OF L.A. PLUMBING DIVISION AND THE CITY ENGINEER PRIOR TO INSTALLATION.
64. ANY DECORATIONS USED SHALL BE NON COMBUSTIBLE OR FLAME RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPES, SHADES, ETC).
65. OCCUPANT LOAD SIGNS SHALL BE POSTED AT EACH ROOM AS REQUIRED BY CODE.
66. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN APPROVAL BY THE LOCAL BUILDING INSPECTOR FOR ALL CONCEALED WORK BEFORE CLOSING UP.
67. THE CONTRACTOR SHALL PAY FOR ALL SURCHARGES, CONNECTION FEES, METER FEES, OR ANY MISC. FEES IMPOSED/REQUIRED BY UTILITY COMPANIES AS PART OF THEIR CONDITION OF SERVICES.
68. NO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND SHALL BE ALLOWED WITHOUT ENGINEERED SHORING PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE SUCH PLANS AND OBTAIN REQUIRED APPROVALS.
69. CONTRACTOR SHALL OBTAIN SEPARATE PERMIT FOR SIGNS & YARD WALL. PROVIDE SHOP DRAWINGS AND CALCULATIONS TO L.A. DEPARTMENT OF BUILDING & SAFETY AS REQUIRED TO SECURE PERMIT. ALL FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
70. ACCESSIBILITY AND USABILITY FOR THE PHYSICALLY HANDICAPPED SHALL CONFORM TO STATE OF CALIFORNIA HANDICAP ACCESS LAWS AS STIPULATED BY TITLE 24 AND SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT.

**FIRE**

- 1. ALL EXIT DOORS AND EXIT GATES MUST BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. FLUSH OR SURFACE BOLTS ARE PROHIBITED.
2. PROVIDE AND MAINTAIN FIRE EXTINGUISHERS AS REQUIRED BY THE LOCAL FIRE DEPARTMENT FIELD INSPECTOR DURING CONSTRUCTION. PROVIDE PERMANENT FIRE EXTINGUISHERS IN NUMBER, SIZE AND LOCATION AS SPECIFIED BY THE FIRE DEPARTMENT WITH ARCHITECT'S APPROVAL PRIOR TO INSTALLATION. ALL SUCH PERMANENT EXTINGUISHERS SHALL BE IN RECESSED CABINETS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL FIRE RATED SPACES TO THE REQUIREMENTS OF THE APPLICABLE CODES AND STANDARDS. PROVIDE COMBINATION FIRE DAMPERS PER CURRENT UBC STANDARDS AND ACCESS PANELS FOR DUCTS AND A.C. FIXTURES WHEN PASSING THROUGH THESE SPACES. PROVIDE APPROPRIATE FIRE RATED ENCLOSURE BEHIND RECESSED LIGHT FIXTURES, WHERE REQUIRED.
4. PROVIDE OUTSIDE GAS SHUT-OFF VALVES.
5. EXIT LIGHTING SHALL BE PROVIDED GIVING MINIMUM VALUE OF ONE FOOT-CANDLE AT FLOOR LEVEL.

**SOUND**

- 1. SEPARATE ALL ELECTRICAL AND SIGNAL OUTLET BOXES IN ACOUSTICAL WALLS LOCATED ON OPPOSITE WALL SURFACES HORIZONTALLY BY 12" AND SEPARATED BY A STUD. BACK AND SIDES OF BOXES TO BE SEALED WITH 1/4" RESILIENT SEALANT AND BACKED BY OUTLET BOX PADS AND BY MINIMUM 2" THK. FIBER INSULATION.
2. ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES AND APPLIANCE VENTS LOCATED IN ACOUSTICAL WALLS SHALL BE ISOLATED FROM THE STRUCTURE W/ RESILIENT SLEEVES, MOUNTS OR 1/4" RESILIENT MATERIAL OR AS DETAILED.
3. ALL VENTILATING AND CONDITIONED AIR DUCTS ARE TO BE LINED.
4. AN APPROVED PERMANENT, RESILIENT ACOUSTICAL SEALANT IS TO BE INSTALLED ALONG JOINT BETWEEN FLOOR AND ACOUSTICAL WALLS.
5. ALL PENETRATIONS INTO SOUND RATED PARTITIONS OR FLOOR CEILING ASSEMBLIES SHALL BE SEALED WITH AN APPROVED RESILIENT SEALANT AS SPECIFIED.
6. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOINT SPACES WHENEVER PLUMBING PIPING OR DUCTWORK PENETRATES A FLOOR/CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR/CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL EXTEND 12" BEYOND THE PIPE OR DUCT.
7. PROVIDE 3"(R11) SOUND ATTENUATION BATT INSULATION IN ALL WALLS OF REST ROOMS, MECHANICAL ROOMS, ELECTRICAL ROOMS, DUCT SHAFTS U.N.O.

**MEANS OF EGRESS**

- 1. THE PATH OF EXIT TRAVEL TO AND WITHIN EXITS IN THE BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1003.2.8. EXIT SIGNS SHALL BE READILY VISIBLE FROM THE DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.
2. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES FROM EITHER OF TWO ELECTRIC LAMPS. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE AND BE LISTED FOR THE PURPOSE.
3. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRIC CODE.
4. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED. "APPLIES ALSO TO EXIT GATES". THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
5. POST A SIGN ADJACENT TO THE REQUIRED MAIN EXIT DOOR WITH 1" LETTERING STATING: "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS". MAIN EXIT ONLY.

**ENERGY**

- 1. INSULATION SHALL CONFORM TO FEDERAL SPECIFICATION HH-1-521E.
2. ALL OPENINGS IN INSULATION WALLS SHALL BE PROPERLY WEATHER-STRIPPED OR GASKETED TO LIMIT AIR INFILTRATION. ALL GLASS DOORS SHALL COMPLY WITH AIR INFILTRATION OF CURRENT ANSI STANDARDS.
3. THE INSULATION CONTRACTOR SHALL PROVIDE A CERTIFICATE OF COMPLIANCE
4. ALL GAS APPLIANCES, EXCEPT WATER HEATERS AND RANGE-TOP BURNERS, SHALL BE EQUIPPED WITH INTERMITTENT DEVICES.
5. PROVIDE MOTORIZED DAMPERS IN ALL FAN SYSTEMS WHICH EXHAUST AIR FROM THE ENERGY ENVELOPE, EXCEPT WHERE BACKDRAFT DAMPERS ARE SPECIFIED.
6. CAULK AROUND ALL PENETRATIONS INTO THE BUILDING ENVELOPE.
7. ALL EXTERIOR DOORS SHALL LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION. SEAL OR ASTRAGAL SHALL BE PROVIDED AT HEAD, SILL AND JAMBS. DOORS MOUNTED ON THE INSIDE OR THE OUTSIDE OF EXTERIOR WALLS SHALL HAVE A MINIMUM 1" LAP AT JAMBS. MEETING PORTIONS OF SECTIONAL, BI-PARTING, OR DOUBLE DOORS SHALL BE PROVIDED WITH A WEATHER TIGHT ASTRAGAL OR SEAL. DOORS REQUIRING VERTICAL TRACKS OR GUIDES SHALL USE A CONTINUOUS MOUNTING ANGLE AND SHALL BE SEALED TO LIMIT AIR INFILTRATION.
8. FIXED WINDOWS SHALL BE SEALED TO LIMIT AIR INFILTRATION.
9. EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMS, BETWEEN WALLS & FOUNDATIONS, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AT PENETRATIONS OF UTILITIES THRU THE ENVELOPE, SHALL BE SEALED, CAULKED, OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE.
10. LOW CONSUMPTION ULTRA FLUSH WATER TOILETS TO BE INSTALLED THROUGHOUT.
11. LOW EMISSION GLAZING.

**BUILDING AND SAFETY NOTES:**

- 1. THE CONSTRUCTION SHALL NOT RESTRICT A 5' CLEAR & UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES.(POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN 10' OF ANY POWER LINES-WEATHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER & BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158 AND 180.670)(INCLUDES COMMERCIAL ADDITIONS AND TENANT IMPROVEMENT WORK OVER 10,000) SEPARATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. PROVIDE 70" HIGH NON ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE (1210.3 & 2406.3(5), R307.2, R308.4)

**STORM WATER - BEST MANAGEMENT PRACTICE**

CONTRACTOR MUST COMPLY WITH THE FOLLOWING STANDARDS:
1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSE OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY WIND OR WATER. 3
3. FUELS, SOILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL NOT THE SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
5. TRASH AND CONSTRUCTION-RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
6.
7. SEDIMENTS & OTHER MATERIAL MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAY MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAYS. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY & MAY NOT BE WASHED DOWN BY RAIN OR BY ANY OTHER MEANS.

- 1. MAINTAIN FIRE RESISTIVE INTEGRITY AROUND PENETRATIONS INTO RATED ASSEMBLIES AS FOLLOWS:
1.a. FOR LARGE OPENINGS (I.E. RECESSED LIGHT FIXTURES), CONSTRUCT 5/8" TYP. GYP. BOARD ENCLOSURE AROUND OBJECT.
1.b. FOR WIDE GAPS OR CRACKS, USE FIRE SAFE INSULATION (OPENINGS GREATER THAN 1")
1.c. FOR PIPE/CONDUIT PENETRATIONS, USE FLAME-STOPPING CAULKING OF RATING NOT LESS THAN THAT OF THE ASSEMBLY BEING PENETRATED. MATERIAL SHALL MEET REQUIREMENTS OF UL-1479.
2. ALL WATER CLOSETS SHALL BE LOW CONSUMPTION, PER ORDINANCE #156.004
3. APPLY CITY OF LOS ANGELES APPROVED GRAFFITI RESISTANT COATING SYSTEM AS SPECIFIED TO THE FULL HEIGHT OF WALL AT ALL EXTERIOR BUILDING WALLS.
4. SIGNAGE DEPICTING ACCESSIBILITY TO THE BUILDING SHALL HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND SHALL CONSIST OF A WHITE FIRE ON A BLUE BACKGROUND. THE BLUE SHALL EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595c.
5. ALL TOILET ROOMS SHALL BE VENTILATED TO PROVIDE A MIN. OF 5 AIR CHANGES/HOUR (MORE IS REQUIRED PER MECHANICAL DRAWINGS) & CONNECTED DIRECTLY TO THE OUTSIDE.
6. WHERE CONFLICT OCCURS ON DRAWING THE ENTIRE SET OF MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL AND ARCHITECTURAL PLANS MUST BE CONSIDERED FOR ITS RESOLUTION AND MAY NOT BE CONSIDERED AS AN EXTRA WORK FOR THE CONTRACTOR.
7. ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE ALL PARTS COME TOGETHER PROPERLY. ALL TRADES SHALL INTERFACE AS REQUIRED FOR COMPLETE AND PROPER EXECUTION OF THE WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS.
8. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR THE DESIGN, ADEQUACY, INSTALLATION, REMOVAL AND SAFETY OF PERSONS INVOLVED WITH ANY AND ALL ERECTION, BRACING, SHORING, TEMPORARY SUPPORTS, SCAFFOLDING AND CONSTRUCTION METHODS. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL CODES, REGULATIONS AND GOVERNING ORDINANCES, ASSIGN SUPERVISION TO A QUALIFIED CONSULTANT AND OBTAIN AND PAY FOR ALL NECESSARY PERMITS INVOLVED WITH BRACING AND SHORING, ETC.

**MISCELLANEOUS**

- 1. MAINTAIN FIRE RESISTIVE INTEGRITY AROUND PENETRATIONS INTO RATED ASSEMBLIES AS FOLLOWS:
1.a. FOR LARGE OPENINGS (I.E. RECESSED LIGHT FIXTURES), CONSTRUCT 5/8" TYP. GYP. BOARD ENCLOSURE AROUND OBJECT.
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**PERMITS:**

- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND FEES REQUIRED BY THE CITY, COUNTY OF LOS ANGELES, OR STATE LAWS AS DEFINED IN SECTION 91.0201 OF THE MUNICIPAL CODE WHICH WILL BE FURNISHED BY THE CITY ENGINEER, OR DEFINED IN THE TECHNICAL SPECIFICATIONS "SECTIONS". SHALL OBTAIN AND PAY FOR THE FOLLOWING:
1. BUILDING PERMIT.
2. SEWER ASSESSMENT FEE.
3. SEWER CAPPING PERMIT.
4. PERMITS TO USE STREET SPACE AND DEPOSIT BUILDING MATERIALS.
5. IRRIGATION-SPRINKLER SYSTEM PERMIT.
6. SEWER AND STORM DRAIN CONNECTION PERMIT.
7. STREET WORK PERMITS
8. FIRE PROTECTION PERMIT FOR FIRE ALARM SYSTEM AND SMOKE.
9. PLUMBING PERMIT.
10. HEATING, VENTILATING & A/C PERMIT.
11. FIRE SPRINKLER SYSTEM PERMIT AND PLAN CHECK.
12. ELECTRICAL PERMIT.
13. SIGN PERMIT AND PLAN CHECK
14. ON-SITE STORM DRAINAGE PERMIT.
15. BOOK SHELVING PERMIT AND PLAN CHECK.
16. WITNESS TEST PERMIT FOR SECURITY SYSTEM
17. GRADING PERMIT.
18. MASONRY WALL PERMIT LEAD-BASED PAINT, PCB OR CONTAMINATED SOIL
19. LEAD, REMOVAL NOTIFICATION PERMIT
20. CALIFORNIA GENERAL CONSTRUCTION ACTIVITY STORM WATER PERMIT AND [WET WEATHER EROSION CONTROL PLAN (WEECP)] [STORM WATER POLLUTION PREVENTION PLAN (SWPPP)] FOR STORM WATER POLLUTION CONTROL MEASURES FOR CONSTRUCTION ACTIVITIES.]



THE CITY OF LOS ANGELES DEPARTMENT OF RECREATION AND PARKS
GENERAL MANAGER: MICHAEL A. SHULL
SUPERINTENDENT: CATIE SANTO DOMINGO
PROJECT LANDSCAPE ARCHITECT:
AS-BUILT BY:
DATE:



PROJECT NAME: BETTY HILL SENIOR CENTER
ADDRESS: 3570 DENKER AVE. LOS ANGELES, CA 90018

Table with 2 columns: REVISIONS, DATE. Row 1: PLAN CHECK SET, 06/26/2017

PLAN NAME: GENERAL NOTES
DRAWN BY: SH
APPROVED BY: X.XXXXX
SCALE: NTS
ISSUE DATE: 06/26/2017
W.O. NO. PR21115
FILE NO. 239
DRAWING NO. G101
SHEET 02 OF 11 SHEETS

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

**GENERAL NOTES:**

1. ALL FORMS AND ALIGNMENTS OF PAVING AND LAYOUT SHALL BE REVIEWED AND APPROVED BY THE CITY'S AUTHORIZED REPRESENTATIVE PRIOR TO POURING (GIVE A MINIMUM OF 48 HOURS NOTICE).
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
3. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
4. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND CITY'S REPRESENTATIVE.
5. CONTRACTOR MUST CHECK ALL DIMENSION AND SITE CONDITIONS BEFORE STARTING WORK. LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES.
6. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO THE DETAILS FOR THE RESPECTIVE MATERIALS.
7. CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS.

**DEMOLITION NOTES:**

1. DEMOLITION AND REMOVAL WORK SHALL BE CAREFULLY PERFORMED TO AVOID DAMAGE TO EXISTING TREES NOTED ON THE PLANS AS REMAINING.
2. ALL REMOVAL WORK (EXCEPT AS NOTED) SHALL BE DISPOSED OF OFF-SITE, IN A LEGAL MANNER, AT THE CONTRACTOR'S EXPENSE.
3. CLEAR THE SITE OF GRASS, WEED GROWTH, RUBBISH, DEBRIS, PAVEMENT, CONCRETE, INACTIVE OR ABANDONED FACILITIES, ETC., THAT ARE TO BE REMOVED FOR CONSTRUCTION OF THE SITE IMPROVEMENTS TO THE LIMITS AND DEPTHS SHOWN ON THE PLANS.
4. ABANDONED UNDERGROUND FACILITIES (VERIFIED BY THE CITY OF LOS ANGELES, DEPT. OF RECREATION AND PARKS), ROOTS, ROOTBALLS, THREE INCHES IN DIAMETER AND LARGER, ROCKS AND BROKEN MASONRY LARGER THAN FOUR INCHES IN ANY DIMENSION SHALL BE REMOVED TO A MINIMUM DEPTH OF 12" BELOW FINISH GRADE.
5. MISCELLANEOUS INACTIVE OR ABANDONED UNDERGROUND FACILITIES LOCATED 12 INCHES OR MORE BELOW FINISH GRADE MAY BE REMOVED WITH CITY OF LOS ANGELES, DEPARTMENT OF RECREATION AND PARKS APPROVAL.
6. MISCELLANEOUS ACTIVE LINES WITHIN 12 INCHES OF FINISH GRADE THAT ARE UNCOVERED DURING THE GRADING OPERATIONS SHALL BE PROTECTED.
7. ALL DELETERIOUS MATERIALS WITHIN THE LIMITS OF THE WORK SHALL BE DISPOSED OF OFF SITE BY THE CONTRACTOR, WHO SHALL MAKE ALL NECESSARY ARRANGEMENTS AND PAY ALL RELATED COSTS.
8. ACTIVE UTILITIES SHALL BE PROTECTED BY AND AT THE EXPENSE OF THE CONTRACTOR. KEEP ANY REQUIRED UTILITY IN OPERATING CONDITIONS DURING ENTIRE PERIOD OF WORK, INCLUDING EXISTING IRRIGATION SYSTEMS FOR LANDSCAPE MAINTENANCE.
9. INACTIVE OR ABANDONED UTILITIES SHALL BE DISCONNECTED, REMOVED, AND PLUGGED OR CAPPED SUBJECT TO THE LOCAL GOVERNING ORDINANCES.
10. SHOULD THE CONTRACTOR ENCOUNTER ANY EXISTING UNDERGROUND UTILITIES NOT SHOWN ON THE DRAWINGS, HE SHALL IMMEDIATELY NOTIFY THE CITY OF LOS ANGELES DEPARTMENT REPRESENTATIVE WHO WILL DETERMINE FURTHER PROCEDURE.
11. BURNING OF DEBRIS WILL NOT BE PERMITTED EXCEPT BY WRITTEN PERMISSION FROM THE AIR POLLUTION CONTROL AUTHORITIES AND LOS ANGELES FIRE DEPARTMENT.



**THE CITY OF LOS ANGELES**  
**DEPARTMENT OF RECREATION AND PARKS**  
 SUPERINTENDENT: CATHIE SANTO DOMINGO  
 GENERAL MANAGER: MICHAELA SHULL  
 PROJECT LANDSCAPE ARCHITECT:  
 AS-BUILTS DRAWN BY:



PROJECT NAME:  
**BETTY HILL SENIOR CENTER**  
 ADDRESS:  
**3570 DENKER AVE.**  
**LOS ANGELES, CA 90018**

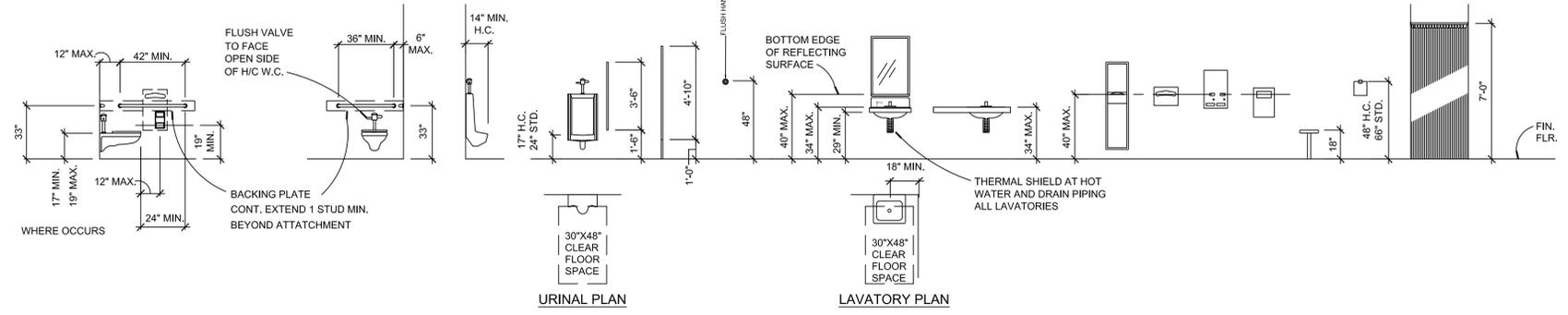
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PLAN NAME:  
 GENERAL AND DEMOLITION NOTES

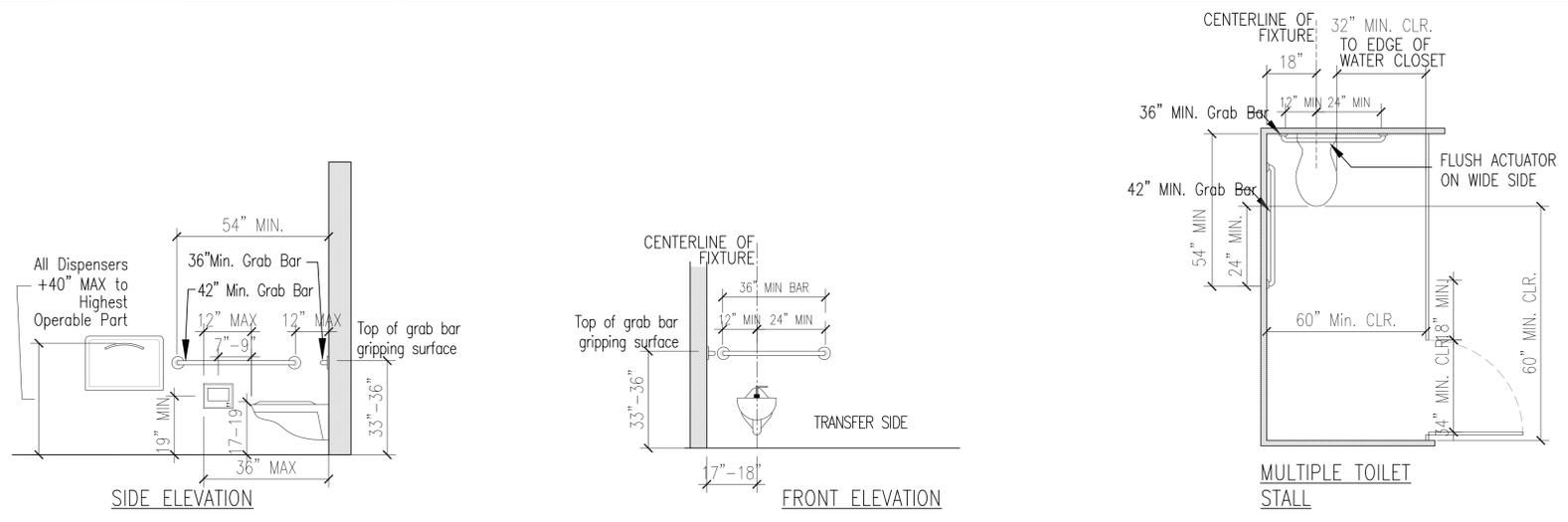
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SCALE: NTS.	ISSUE DATE: 06/26/2017
W.O. NO. PRJ21115	FILE NO. 239

DRAWING NO.  
**G102**  
 SHEET 3 OF 11 SHEETS

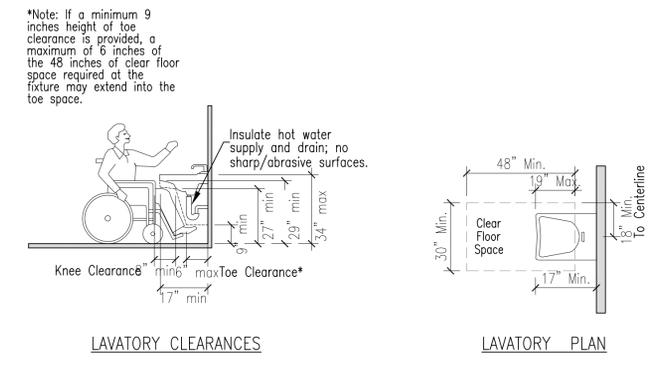
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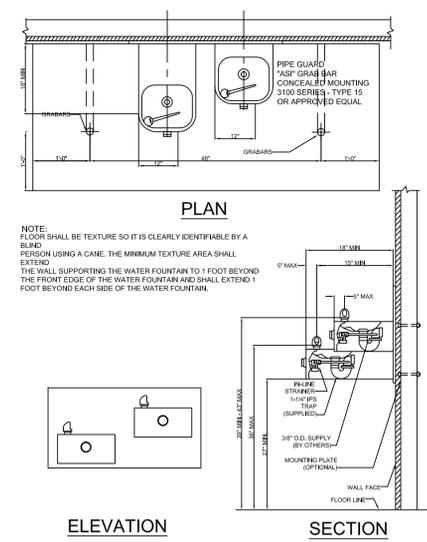
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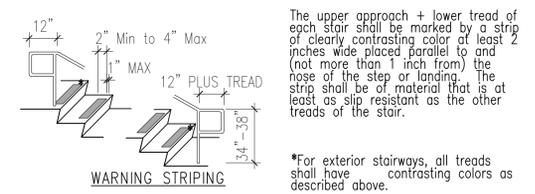
**4 TOILET FACILITY**  
Scale: NTS.



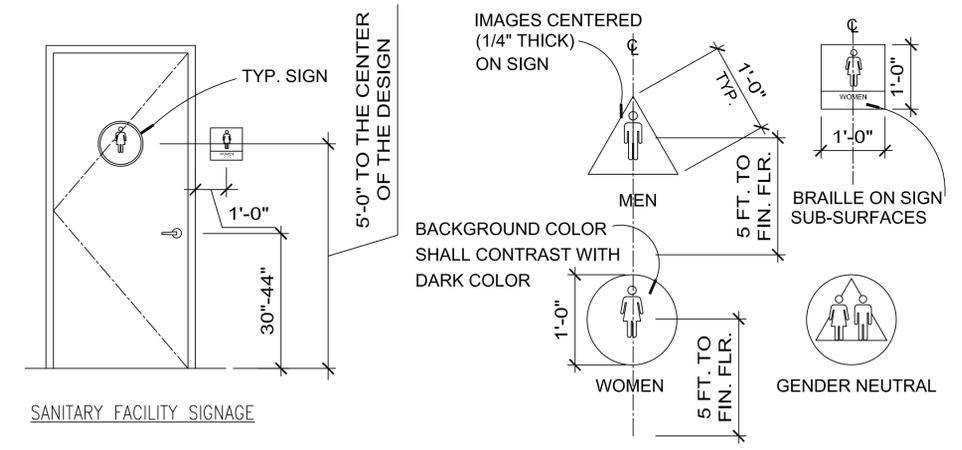
**2 LAVATORY CLEARANCES**  
Scale: NTS.



**6 TYP. DRINKING FOUNTAIN**  
NTS.



**5 STAIR HANDRAIL EXTENSION & WARNING STRIP**  
NTS.



**3 SANITARY FACILITY SIGNAGE**  
Scale: NTS.



THE CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS  
SUPERINTENDENT: CATHE SANTO DOMINGO  
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PROJECT LANDSCAPE ARCHITECT:  
AS-BUILTS DRAWN BY:



PROJECT NAME:  
**BETTY HILL SENIOR CENTER**  
ADDRESS:  
**3570 DENKER AVE.  
LOS ANGELES, CA 90018**

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PLAN NAME: ACCESSIBILITY DETAILS	
DRAWN BY: SH	APPROVED BY: X. XXXXX
SCALE: NTS.	ISSUE DATE: 06/26/2017
W.O. NO. PRJ21115	FILE NO. 239
DRAWING NO. <b>G103</b>	
SHEET 4 OF 11 SHEETS	

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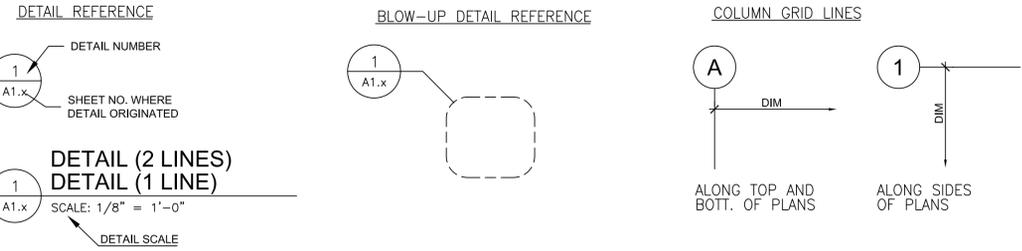
**ABBREVIATIONS**

<p><b>A</b> ABOVE ABOVE FINISH FLOOR ACOUSTICAL CEILING TILE ACCESS PANEL AGGREGATE AIR CONDITION ALUMINUM ANODIZED AMERICAN CONCRETE INSTITUTE AMERICAN INSTITUTE OF STEEL CONSTRUCTION AMERICAN NATIONAL STANDARDS INSTITUTE AMERICAN SOCIETY OF CIVIL ENGINEERS AMERICAN SOCIETY OF TESTING AND MATERIALS AMERICAN WELDING SOCIETY AMOUNT AND ANCHOR BOLT ANGLE APPROVED APPROXIMATE ARCHITECT or ARCHITECTURAL ASBESTOS ASPHALT ASPHALTIC CONCRETE ASPHALT TILE ASSOCIATE ASSOCIATION AT AUTOMATIC AVENUE</p>	<p>ABV. A.F.F. A.C.T. ACP AGG. A/C ALUM. ANOD. A.C.I. AISC or A.I.S.C. ANSI ASCE ASTM AWS AMT. &amp; A.B. L APPD. APPROX. ARCH. ASB. ASPH. A.C. A.T. ASSOC. ASSN. AT AUTO AVE.</p>	<p><b>E</b> EACH EAST ELECTRIC OR ELECTRICAL ELEVATION ELEVATOR ELASTOMERIC MEMBRANE EMERGENCY EXPOSED CONSTRUCTION END VERTICAL CURVE ENAMEL ENGINEER EQUIPMENT EQUAL ESTIMATE EXCAVATE EXISTING EXPANSION BOLT EXPANSION JOINT EXTERIOR EXTRUDED EXTERIOR GRADE EYE WASH</p>	<p>EA. E. ELEC. EL. ELEV. E.M. EMER. E.C. E.V.C. EN. ENGR. ENG. EQUIP. EQ. EST. EXC. EXIST. E.B. E.J. EXT. EXTR. EXT. GR. E.W.</p>	<p><b>M</b> MACHINE MANHOLE MANUFACTURER or MANUFACTURING MINERAL FISSURED TILE MARK MASONRY OPENING MATERIAL MAXIMUM MECHANICAL MEDICINE CABINET MEMBRANE WATERPROOFING MEZZANINE MINIMUM MISCELLANEOUS MOULDING MOUNTED</p>	<p>MACH. M.H. MFR. MFT MK. MO MAT. MAX. MECH. MC MWP MTL. MEZZ. MIN. MISC. MLDG. MTD.</p>	<p>STAINLESS STEEL STANDARD STEEL STIFFENER STIRRUP SMOKE DETECTOR STONE STRAIGHT GRADE STREET STRUCTURAL</p>	<p>SS STD. STL. STIFF. STIR. S.D. STN. S.G. ST. STRUCT'L.</p>	<p>SUPPORT SURFACED 4 SIDES SUSPEND SYMBOL SYMMETRICAL</p>	<p>TEMP. TERR. THK. TEL. THLD T&amp;G T.O. T.O.B. T.O.C T.O.F. T.G. T.O.J. T.O.M. T.M.D. T.O.P. TOS / T.O.S. T.S.S. T.O.W. T. TRNBKL. TYP.</p>	<p><b>N</b> NATIONAL NATIONAL BOARD OF FIRE UNDERWRITERS NATIONAL ELECTRICAL CODE NATIONAL ELECTRICAL MANUFACTURERS ASSOC. NATURAL NATURAL GRADE NOMINAL NORTH NOT IN CONTRACT NOT TO SCALE NUMBER</p>	<p>NATL. NBFU NEC NEMA NAT. NAT. GR. NOM. N N.I.C. N.T.S. NO. or #</p>	<p><b>O</b> OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION OFFICE OVER FLOW DRAIN ON CENTER OPENING OPPOSITE OUTSIDE DIAMETER OUTSIDE FACE CONCRETE OUTSIDE FACE MASONRY OUTSIDE FACE STUDS OUT TO OUT</p>	<p>O.S.H.A. OFF. OFD O.C. OPNG. OPP. O.D. O.F.C. O.F.M. O.F.S. O TO O</p>	<p><b>P</b> PAIR PAINTED PARTITION PEDESTAL PENNY PERF PERF. PERP. PF PC. P.B. PLAS. P-LAM. PL. PNL. PT. PORTLAND CEMENT CONCRETE POUND POWER POLE PRECAST PREFABRICATED PROPERTY PROPERTY LINE PULL CHAIN POLYVINYL CHORIDE POLYURETHANE ENAMEL PLYWOOD</p>	<p>PR. PTD. PART. PED. d PERF PERP. PF PC. P.B. PLAS. P-LAM. PL. PNL. PT. P.C.C. LB. or # P.P. PRCST. PREFAB. PROP. P P.C. PVC PVE PLYWD.</p>	<p><b>Q</b> QUARRY TILE</p>	<p>QT</p>	<p><b>R</b> RADIUS RISER RUBBER BASE RECTANGLE REDWOOD REFER TO REFLECTED CEILING PLAN REFRIGERATOR REINFORCE or REINFORCING REQUIRED REVISION RIGHT-OF-WAY ROOF ROOF DRAIN ROOFING ROOM ROUGH OPENING ROUND</p>	<p>RAD. R. R.B. RECT. REDWD. RE R.C.P. REF. REINF. REQD. REV. R.O.W. RF. R.D. RFG. RM. RO. RD.</p>	<p><b>S</b> SANITARY SEWER SCHEDULE SECTION SHEATHING SHEET SIMILAR SINGLE SOLID CORE SOUTH SPECIFICATION SPEAKER SQUARE STAGGERED</p>	<p>SANT. SEW. SCH SEC. SHTHG. SHT. SIM. SGL. S.C. S. SPEC. SPK SQ. STAGG.</p>
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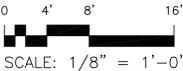
**MATERIALS KEY**

	CONCRETE (PLAN)		PLASTER, GYPSUM BOARD (SECTION & ELEVATION)		EARTH (SECTIONS)
	CONCRETE BLOCK (PLAN AND SECTION)		FINISHED MILLWORK (ARCH) LUMBER (STRUCTURAL)		CONCRETE (SECTIONS)
	ALL WALLS IN PLAN NOTE MATERIALS IN ROOM FINISH SCHED.		PLYWOOD		INSULATION-BATT
	WOOD BLOCKING (ARCHITECTURAL)		METAL-STEEL OR IRON (SECTION) - NOTE IF SPECIAL METAL		RIGID INSULATION BOARD
	WOOD ROUGH LUMBER (ARCHITECTURAL)		SHEET METAL (SECTION)		

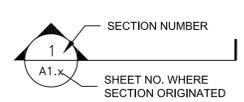
**SYMBOL LEGEND**



**GRAPHIC SCALE**



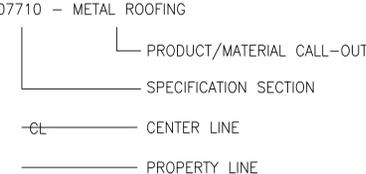
**SECTION FLAG**



**NORTH ELEVATION (FOR REFER. ONLY)**



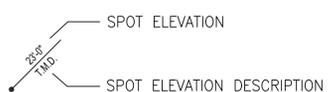
**NOTE CALL-OUTS**



**FIRE EXTINGUISHER CABINET**



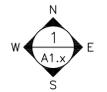
**SPOT ELEVATIONS**



**VERTICAL ELEVATION**



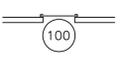
**INTERIOR ELEVATION**



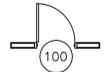
**EXTERIOR ELEVATION**



**ROLL-UP DOOR SYM.**



**DOOR IDENTIFICATION**



**WINDOW IDENTIFICATION**



**EXIT SIGN**



**ROOM IDENTIFICATION**



**REVISION**



**FIRE ALARM PULL**



**KEYNOTE**



**CEILING HEIGHT**



THE CITY OF LOS ANGELES  
 DEPARTMENT OF RECREATION AND PARKS  
 SUPERINTENDENT: CATIE SANTO DOMINGO  
 GENERAL MANAGER: MICHAEL A. SHULL  
 PROJECT LANDSCAPE ARCHITECT:  
 UC NO. \_\_\_\_\_ DATE: \_\_\_\_\_  
 AS BUILT DRAWING BY: \_\_\_\_\_



PROJECT NAME:  
**BETTY HILL SENIOR CENTER**  
 ADDRESS:  
**3570 DENKER AVE.  
 LOS ANGELES, CA 90018**

REVISIONS:	DATE:
PLAN CHECK SET	06/26/2017
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PLAN NAME: SYMBOLS & ABBREVIATIONS	
DRAWN BY: SH	APPROVED BY: X. XXXXX
SCALE: NTS.	ISSUE DATE: 06/26/2017
W.O. NO. PRJ21115	FILE NO. 239
DRAWING NO. <b>G104</b>	

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



THE CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS  
SUPERINTENDENT: CATHIE SANTO DOMINGO  
GENERAL MANAGER: MICHAEL A. SHULL  
PROJECT LANDSCAPE ARCHITECT:  
AS-BUILT DRAWING BY:



PROJECT NAME:  
**BETTY HILL SENIOR CENTER**  
ADDRESS:  
**3570 DENKER AVE.  
LOS ANGELES, CA 90018**

REVISIONS:	DATE:
PLAN CHECK SET	06/26/2017
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PLAN NAME:  
EXIT ANALYSIS

DRAWN BY:  
SH

APPROVED BY:  
X. XXXXX

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

ISSUE DATE:  
06/26/2017

W.O. NO.  
PRJ21115

FILE NO.  
239

DRAWING NO.  
**G105**

SHEET 1 OF 2 SHEETS

ROOM FUNCTION	OFFICE 101
OCCUPANCY GROUP	A-3 / B
AREA SQ. FT.	137 SF.
OCCUPANT FACTOR	100
OCCUPANT LOAD	1

ROOM FUNCTION	STORAGE 1
OCCUPANCY GROUP	A-3 / B
AREA SQ. FT.	27 SF.
OCCUPANT FACTOR	300
OCCUPANT LOAD	1

ROOM FUNCTION	MAINTENANCE
OCCUPANCY GROUP	A-3 / B
AREA SQ. FT.	90 SF.
OCCUPANT FACTOR	300
OCCUPANT LOAD	1

ROOM FUNCTION	OFFICE 103
OCCUPANCY GROUP	A-3 / B
AREA SQ. FT.	205 SF.
OCCUPANT FACTOR	100
OCCUPANT LOAD	2

ROOM FUNCTION	DRESSING ROOM 1
OCCUPANCY GROUP	A-3 / B
AREA SQ. FT.	80 SF.
OCCUPANT FACTOR	100
OCCUPANT LOAD	1

ROOM FUNCTION	AUDITORIUM 100
OCCUPANCY GROUP	A-3 / B
AREA SQ. FT.	2847 SF.
OCCUPANT FACTOR	15
OCCUPANT LOAD	190

ROOM FUNCTION	STAGE 108
OCCUPANCY GROUP	A-3 / B
AREA SQ. FT.	367 SF.
OCCUPANT FACTOR	15
OCCUPANT LOAD	24

ROOM FUNCTION	DRESSING ROOM 2
OCCUPANCY GROUP	A-3 / B
AREA SQ. FT.	80 SF.
OCCUPANT FACTOR	100
OCCUPANT LOAD	1

ROOM FUNCTION	MUSIC ROOM 112
OCCUPANCY GROUP	A-3 / B
AREA SQ. FT.	343 SF.
OCCUPANT FACTOR	50
OCCUPANT LOAD	7

ROOM FUNCTION	ACTIVITY ROOM 110
OCCUPANCY GROUP	A-3 / B
AREA SQ. FT.	355 SF.
OCCUPANT FACTOR	50
OCCUPANT LOAD	7

ROOM FUNCTION	KITCHEN 113
OCCUPANCY GROUP	A-3 / B
AREA SQ. FT.	266 SF.
OCCUPANT FACTOR	200
OCCUPANT LOAD	1

ROOM FUNCTION	ELECTRICAL ROOM 111
OCCUPANCY GROUP	A-3 / B
AREA SQ. FT.	39 SF.
OCCUPANT FACTOR	300
OCCUPANT LOAD	1

OCCUPANCY LOAD & EXITS					
ROOM FUNCTION	AREA SF.	LOAD FACTOR	OCC. LOAD	EXITS REQUIRED	EXITS PROVIDED
OFFICE 101	137 SF.	100	1		
STORAGE 1	27 SF.	300	1		
MAINTENANCE	90 SF.	300	1		
DRESSING ROOM 1	80 SF.	100	1		
STAGE	357 SF.	15	24		
DRESSING ROOM 2	80 SF.	100	1		
ACTIVITY ROOM	355 SF.	50	7		
ELECTRICAL ROOM	39 SF.	300	1		
MUSIC ROOM	343 SF.	50	7		
KITCHEN	266 SF.	200	1		
AUDITORIUM	2847 SF.	15	190		
<b>TOTAL</b>	<b>4621 SF.</b>		<b>235</b>	<b>1-500 = 2</b>	<b>6 EXITS</b>

**1** EXIT ANALYSIS  
Scale: 1/4" = 1'-0"



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



THE CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS  
SUPERINTENDENT: CATHEE SANTO DOMINGO  
GENERAL MANAGER: MICHAEL A. SHULL  
PROJECT LANDSCAPE ARCHITECT: \_\_\_\_\_ LIC. NO. \_\_\_\_\_ DATE: \_\_\_\_\_  
AS-BUILT DRAWING BY: \_\_\_\_\_



PROJECT NAME:  
**BETTY HILL SENIOR CENTER**  
ADDRESS:  
**3570 DENKER AVE.  
LOS ANGELES, CA 90018**

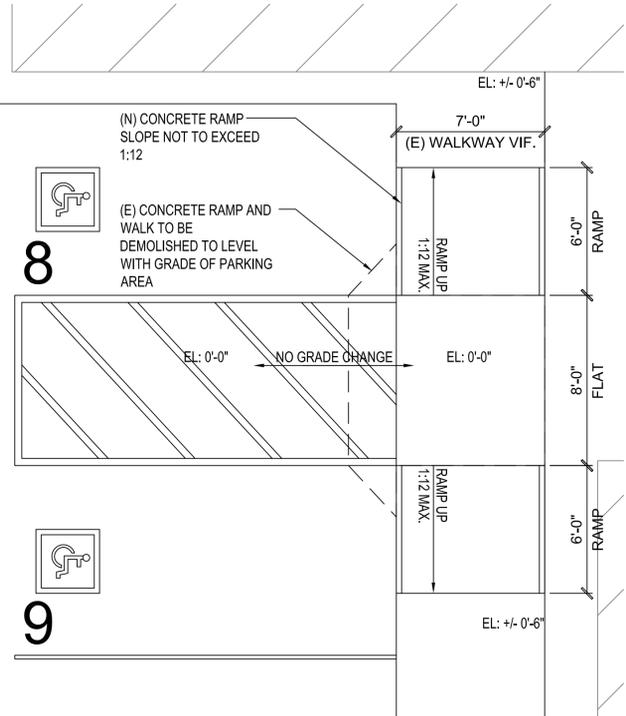
REVISIONS:	DATE:
PLAN CHECK SET	06/26/2017
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PLAN NAME: EXISTING SITE PLAN	
DRAWN BY: SH	APPROVED BY: X. XXXXX
SCALE: 1/16" = 1'-0"	ISSUE DATE: 06/26/2017
W.O. NO. PRJ21115	FILE NO. 239
DRAWING NO. <b>A100</b>	
SHEET 6 OF 11 SHEETS	

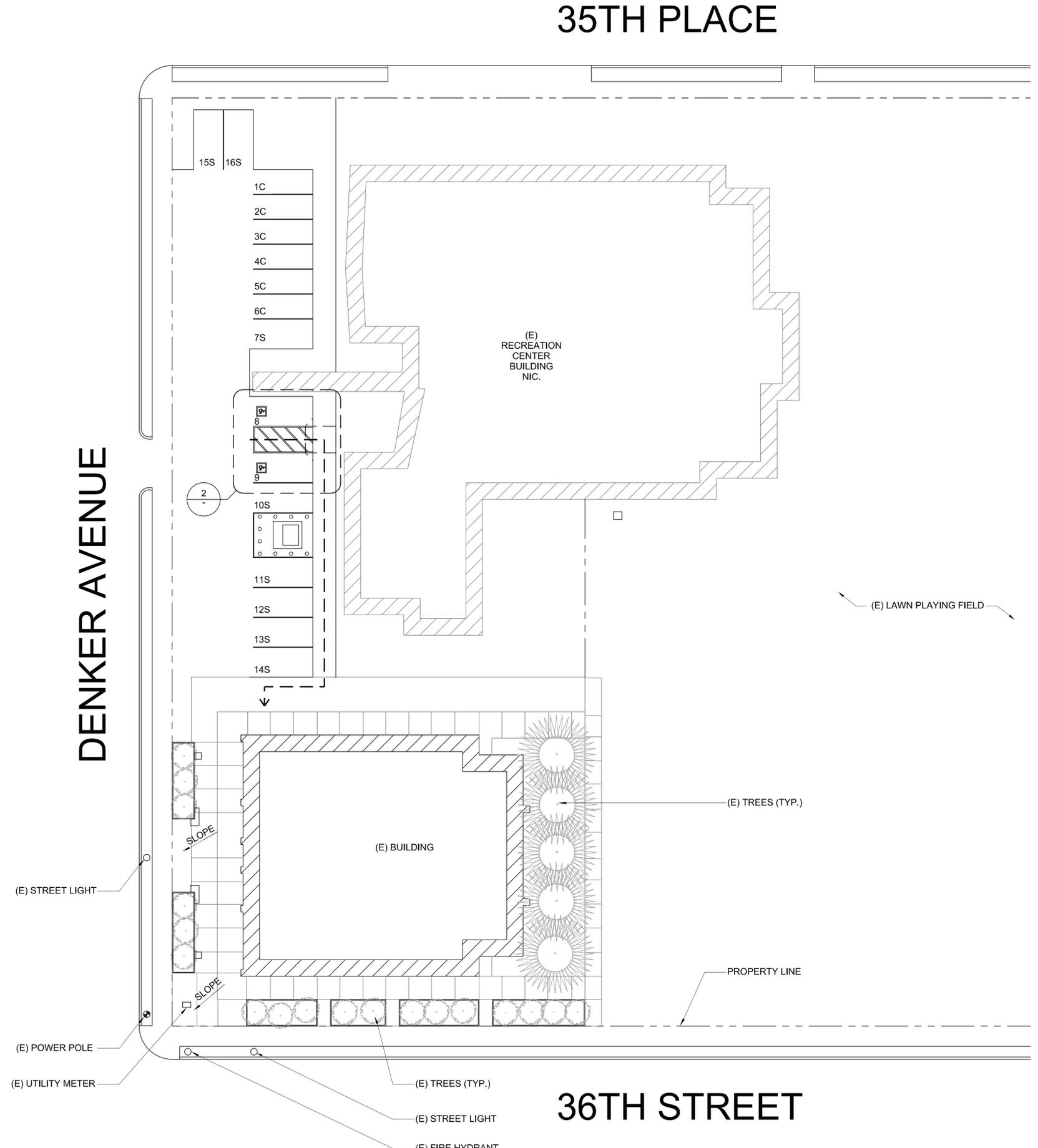
# 35TH PLACE

# DENKER AVENUE

# 36TH STREET



**2** PROPOSED IMPROVEMENTS  
Scale: 1/4" = 1'-0"



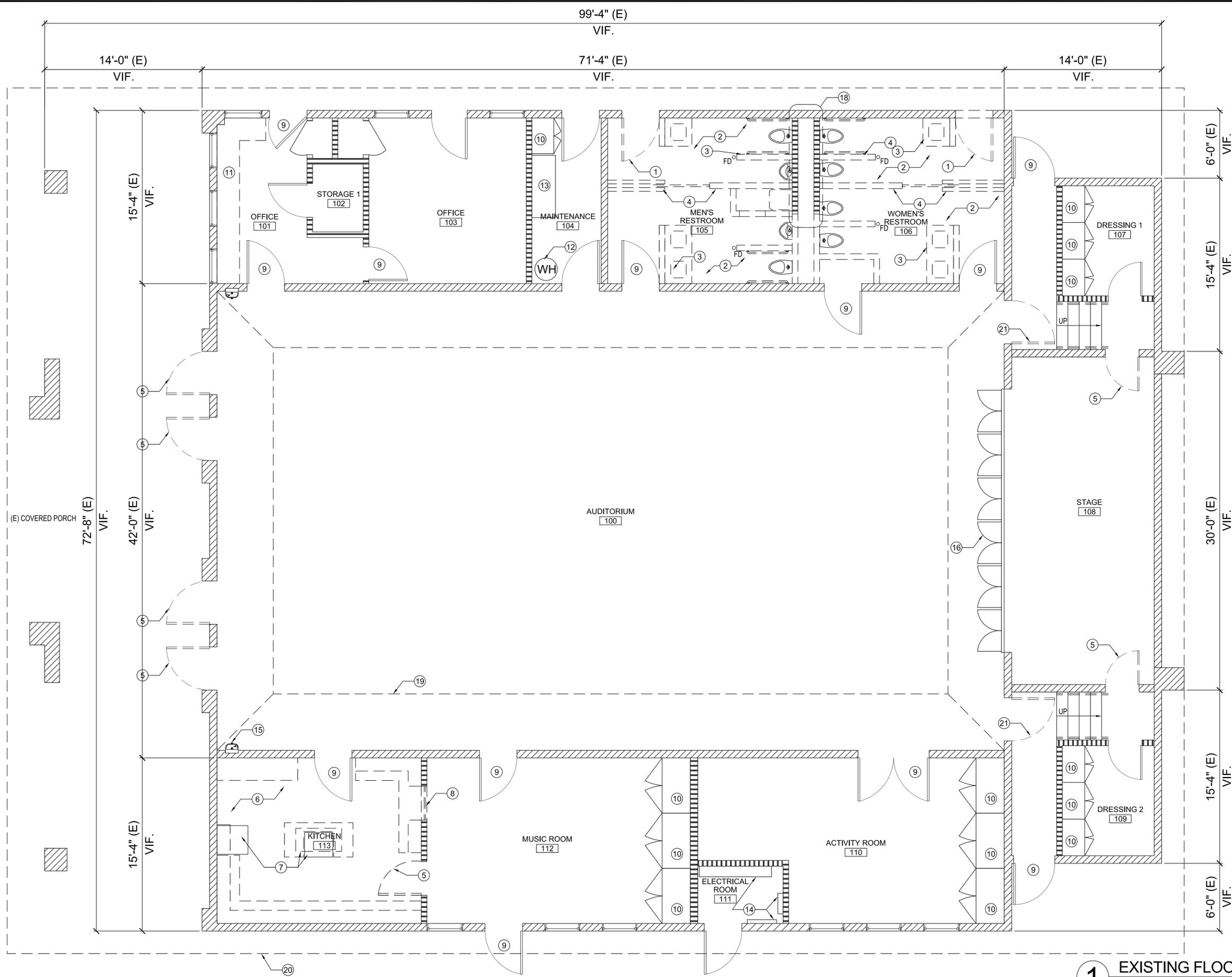
LEGEND:  
--- EXISTING TO BE REMOVED OR DEMOLISHED  
- - - ADA PATH OF TRAVEL  
(E) EXISTING  
(N) NEW  
C COMPACT PARKING STALL  
S STANDARD PARKING STALL

PARKING COUNT:  
EXISTING NUMBER OF PARKING STALLS 16  
EXISTING NUMBER OF REGULAR STALLS 14  
EXISTING NUMBER OF ADA STALLS 2

**1** EXISTING SITE PLAN  
Scale: 1/16" = 1'-0"



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



- LEGEND:**
- ▨▨▨▨ EXISTING 8" THICK CONCRETE BLOCK WALL TO REMAIN
  - ▨▨▨▨ EXISTING 2X4 STUD PARTITION WALL TO REMAIN
  - ⋯⋯⋯ WALL TO BE REMOVED
- KEYNOTES:**
1. REMOVE (E) H.M. DOOR AND FRAME. FILL OPENING WITH MASONRY TO MATCH EXISTING
  2. REMOVE (E) CERAMIC FLOOR AND WALL TILES
  3. REMOVE (E) TOILET PARTITION WALLS, PLUMBING FIXTURES, TOILET ACCESSORIES, HAND DRYERS, ETC. CAP UTILITY LINES AS REQUIRED
  4. REMOVE (E) WALL
  5. REMOVE (E) H.M. DOOR AND FRAME
  6. REMOVE (E) KITCHEN COUNTERS AND ISLAND
  7. EXISTING HOOD, RANGE AND REFRIGERATOR TO REMAIN
  8. REMOVE (E) PASS THROUGH ROLL UP WINDOW. FILL OPENING WITH 2X4 WOOD STUD W/ GYP. BOARD FINISH. PAINT TO MATCH ADJACENT WALL
  9. REMOVE (E) DOOR KNOBS AND REPLACE WITH NEW LEVER TYPE DOOR HANDLE
  10. (E) BUILT IN CABINETS TO REMAIN
  11. REMOVE (E) DRAWER AND COUNTER
  12. (E) WATER HEATER TO REMAIN
  13. (E) WORK COUNTER TO REMAIN
  14. (E) ELECTRICAL EQUIPMENT TO REMAIN
  15. REMOVE (E) DRINKING FOUNTAIN, CAP PLUMBING LINE AS REQUIRED
  16. CHAIRS / TABLES STORAGE BELOW STAGE
  17. ASBESTOS AND LEAD ARE PRESENT IN SOME DEMOLISHED ITEMS. REFER TO ASBESTOS AND ABATEMENT REPORT FOR LOCATION OF HAZARDOUS ELEMENTS. CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES IN DEMOLITION AND REMOVAL PROCESS.
  18. EXISTING PLUMBING CHASE / WALL TO REMAIN.
  19. REMOVE ALL EXISTING LINES
  20. LINE OF SLOPED CEILING ABOVE
  21. REMOVE (E) H.M. DOOR AND FRAME. PREPARE OPENING TO RECEIVE (N) CASSED OPENING.



THE CITY OF LOS ANGELES  
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 SUPERINTENDENT: CATHIE SANTO DOMINGO  
 GENERAL MANAGER: MICHAEL A. SHULL  
 PROJECT LANDSCAPE ARCHITECT:  
 AS-BUILT DRAWING BY:



**PROJECT NAME:**  
**BETTY HILL SENIOR CENTER**  
**ADDRESS:**  
**3570 DENKER AVE.**  
**LOS ANGELES, CA 90018**

REVISIONS:	DATE:
PLAN CHECK SET	06/26/2017

PLAN NAME:  
EXISTING FLOOR PLAN

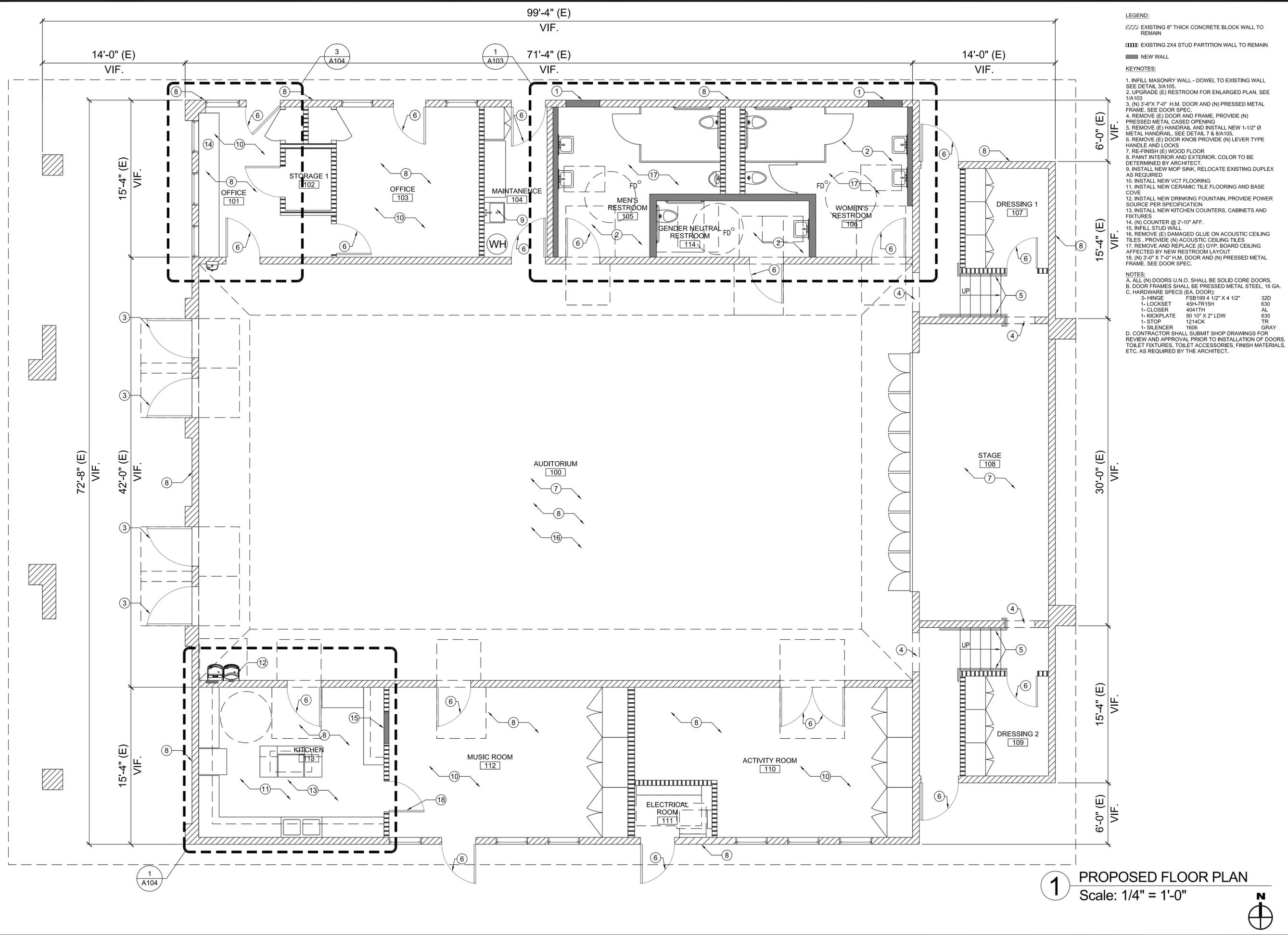
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SCALE: 1/4" = 1'-0"	ISSUE DATE: 06/26/2017
W.O. NO. PRJ21115	FILE NO. 239

DRAWING NO.  
**A101**  
SHEET 7 OF 11 SHEETS

**1** EXISTING FLOOR & DEMOLITION PLAN  
Scale: 1/4" = 1'-0"



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**1 PROPOSED FLOOR PLAN**  
 Scale: 1/4" = 1'-0"



THE CITY OF LOS ANGELES  
 DEPARTMENT OF RECREATION AND PARKS  
 SUPERINTENDENT: CATHIE SANTO DOMINGO  
 GENERAL MANAGER: MICHAEL A. SHULL  
 PROJECT LANDSCAPE ARCHITECT:  
 AS-BUILT DRAWING BY:



PROJECT NAME:  
**BETTY HILL SENIOR CENTER**  
 ADDRESS:  
**3570 DENKER AVE.  
 LOS ANGELES, CA 90018**

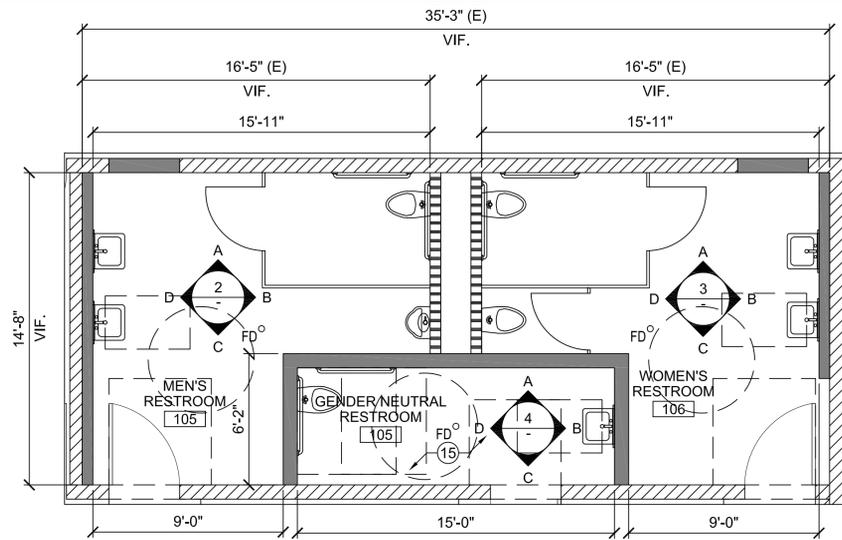
REVISIONS:	DATE:
PLAN CHECK SET	06/26/2017

PLAN NAME:  
 PROPOSED FLOOR PLAN

DRAWN BY: SH	APPROVED BY: X. XXXXX
SCALE: 1/4" = 1'-0"	ISSUE DATE: 06/26/2017
W.O. NO. PRJ21115	FILE NO. 239

DRAWING NO.  
**A102**  
 SHEET 8 OF 11 SHEETS

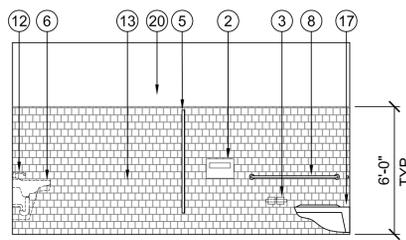
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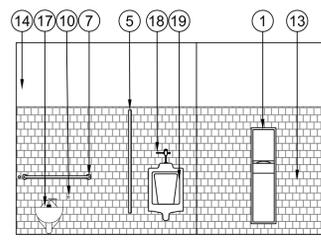
**1** PROPOSED RESTROOM PLAN  
Scale: 1/4" = 1'-0"

KEYNOTE	DESCRIPTION	MANUFACTURER / MODEL	COLOR / FINISH
1.	SURFACE MOUNTED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE	BOBRICK B-380349	STAINLESS STEEL
2.	SURFACE MOUNTED TOILET SEAT COVER DISPENSER	BOBRICK B-221	STAINLESS STEEL
3.	MULTI-ROLL TOILET TISSUE DISPENSER	GLEN PRODUCTS PH-E200DR-WH	WHITE
4.	SURFACE MOUNTED LIQUID SOAP DISPENSER	BOBRICK B-2112	STAINLESS STEEL
5.	WATER RESISTANT PHENOLIC PLASTIC TOILET COMPARTMENT - WALL / FLOOR HUNG	GLEN PRODUCTS	TBD.
6.	WALL HUNG LAVATORY	AMERICAN STANDARD MODEL # 0356.421	WHITE
7.	1-1/4" DIA. X 36" GRAB BAR ST. STEEL, PEENED NON-SLIP GRIPPING SURFACE FINISH	BOBRICK B-5806.99 X 36	STAINLESS STEEL
8.	1-1/4" DIA. X 42" GRAB BAR ST. STEEL, PEENED NON-SLIP GRIPPING SURFACE FINISH	BOBRICK B-5506.99 X 42	STAINLESS STEEL
9.	MIRROR / SHELF COMBINATION	BOBRICK - 166 1830	STAINLESS STEEL
10.	FLUSH CONTROL AT WIDE SIDE ACCESSIBLE WTR. CLOSET		
11.	FLUSH VALVE (WATER CLOSET)	SLOAN 111-1.28	CHROME
12.	FAUCET	CHICAGO 3500-E2805ABCP (SLF MTR)	
13.	4X4 CERAMIC TILE WITH BULLNOSE TOP EDGING AND COVE BASE, GLAZED FINISH	DALTILE	TBD.
14.	(N) 5/8" THICK WATER RESISTANT GYP. BOARD	TBD.	SEMI-GLOSS PAINT
15.	2X2 CERAMIC TILE FLOOR, UNGLAZED	DALTILE	TBD.
16.	(N) LEVER TYPE DOOR HARDWARE, SEE DOOR SPECS.	TBD.	TBD.
17.	WALL MOUNTED WATER CLOSET	AMERICAN STANDARD AFWALL FLOWISE	WHITE
18.	FLUSH VALVE (URINAL)	SLOAN 186.0.125	CHROME
19.	WALL HUNG URINAL	AMERICAN STANDARD MODEL # 6590.501	WHITE
20.	(E) CMU WALL		SEMI-GLOSS PAINT
21.	BABY DIAPER CHANGER	KOALA KARE PRODUCTS - KB200-01SS	GREY
22.	FLOOR MOUNTED WATER CLOSET	AMERICAN STANDARD MADERA FLOWISE	WHITE

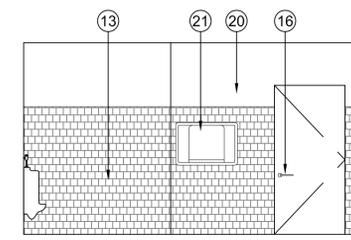
\* FOR ADA FIXTURE MOUNTING HEIGHTS AND REQUIRED CLEARANCES, SEE SHEET G103  
 \*\* ALL PRODUCTS TO BE AS SPECIFIED OR APPROVED EQUAL. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.



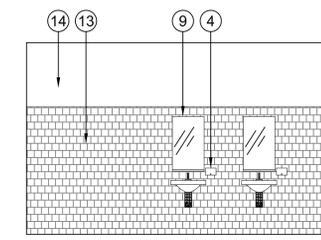
A.



B.

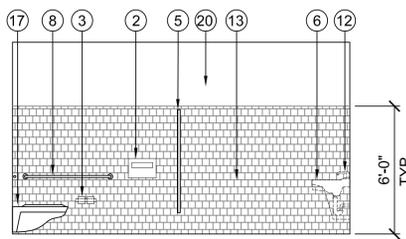


C.

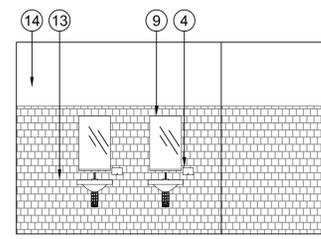


D.

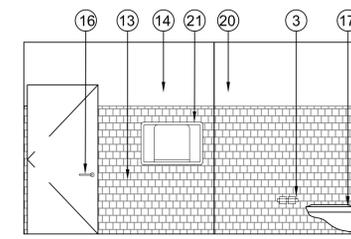
**2** PROPOSED RESTROOM ELEVATIONS - MEN'S  
Scale: 1/4" = 1'-0"



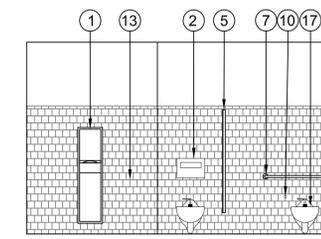
A.



B.

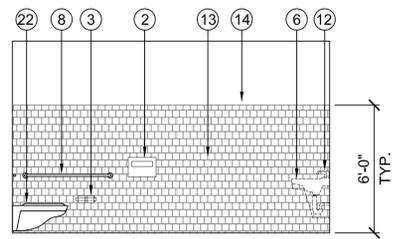


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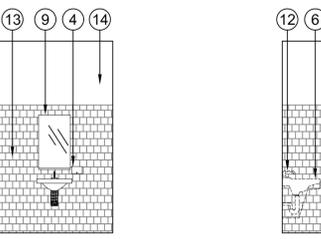


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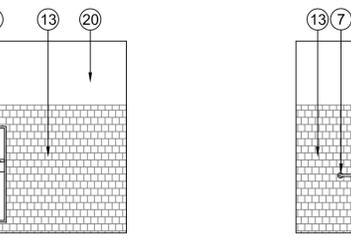
**3** PROPOSED RESTROOM ELEVATIONS - WOMEN'S  
Scale: 1/4" = 1'-0"



A.



B.



C.



D.

**4** PROPOSED RESTROOM ELEVATIONS - GENDER NEUTRAL  
Scale: 1/4" = 1'-0"

**LEGEND:**  
 ▨▨▨▨ EXISTING 8" THICK CONCRETE BLOCK WALL TO REMAIN  
 ▤▤▤▤ EXISTING 2X4 STUD PARTITION WALL TO REMAIN  
 ■ 2X4 PLUMBING WALL WITH CEMENT BOARD OVER THIN SET AND CERAMIC WALL TILES UNO. 2X6 AT WATER CLOSET WALL. SEE DETAIL 21A105  
**NOTES:**  
 A. INSTALL NEW KICK PLATES AT RESTROOM DOORS, SEE DETAIL 6/A105  
 B. INSTALL NEW ADA SIGNS AT RESTROOM DOORS AND ADJACENT WALL, SEE DETAIL 3/G103  
 C. RE-WORK SLOPE OF FLOOR TO (N) FLOOR DRAIN LOCATION SLOPE 1/4" MAX.



THE CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS  
SUPERINTENDENT: CATHIE SANTO DOMINGO  
GENERAL MANAGER: MICHAEL A. SHULL  
PROJECT LANDSCAPE ARCHITECT: \_\_\_\_\_ LIC. NO. \_\_\_\_\_ DATE: \_\_\_\_\_  
AS-BUILT DRAWING BY: \_\_\_\_\_



PROJECT NAME:  
**BETTY HILL SENIOR CENTER**  
ADDRESS:  
**3570 DENKER AVE.  
LOS ANGELES, CA 90018**

REVISIONS:	DATE:
PLAN CHECK SET	06/26/2017
△	
△	
△	
△	

PLAN NAME:  
ENLARGED RESTROOM  
PLANS AND ELEVATIONS

DRAWN BY: SH	APPROVED BY: X. XXXXX
SCALE: 1/4" = 1'-0"	ISSUE DATE: 06/26/2017
W.O. NO. PRJ21115	FILE NO. 239
DRAWING NO. <b>A103</b>	
SHEET 9 OF 11 SHEETS	



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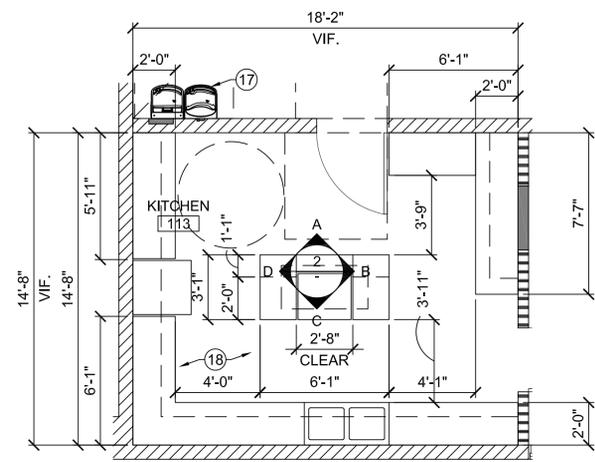
**NOTES:**

CASE BODY: MIN. 5/8" PLYWOOD.  
CASE BACK: MIN. 1/4" WHITE MCP (MELAMINE COATED PLYWOOD).  
TOE/BASE: MATCH EXTERIOR.  
DOORS/DRAWERS: WILSONART ALABASTER D431, MATTE (OR EQUAL).  
(IF EXTERIOR IS TO BE WOOD, COAT IN CLEAR ACRYLIC IN SATIN FINISH)  
DRAWER BOX: 1/2" WHITE MELAMINE  
DRAWER BOTTOM: 1/4" WHITE MELAMINE  
SHELF: MIN. 1 1/16" BIRCH OR MAPLE PLYWOOD, NOTCHED FOR LIBERTY HARDWARE 3-3/4" TAPERED BOW PULL, CHROME  
PULLS: FINISH P102/0A-PC-C OR APPROVED EQ.  
HINGES: BLUM CLIP-TOP 110° CONCEALED HINGE OR SIMILAR.  
DRAWER GUIDES: ACCURIDE 3832 OR EQUAL.  
SHELF CLIPS: SECURA CLIP-IN 5 MM HOLES.  
\*\*\* FOLLOW MANUFACTURER'S INSTRUCTIONS ON ALL ITEMS

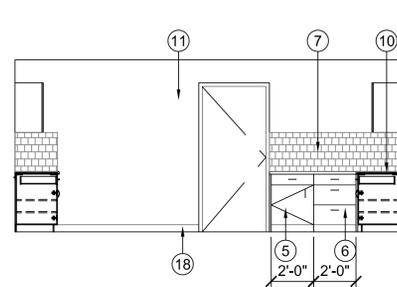
KEYNOTE	DESCRIPTION	MANUFACTURER / MODEL	COLOR / FINISH
1.	(N) FIRE SUPPRESSION SYSTEM TO REPLACE EXISTING		
2.	UPPER CABINET 16" DEEP WITH ADJUSTABLE SHELVES	WILSONART - PLASTIC LAMINATE	ALABASTER D431, MATTE
3.	UPPER CABINET 16" DEEP X 17" HIGH	WILSONART - PLASTIC LAMINATE	ALABASTER D431, MATTE
4.	BASE CABINET WITH DOOR	WILSONART - PLASTIC LAMINATE	ALABASTER D431, MATTE
5.	BASE CABINET WITH DOOR AND 1 DRAWER	WILSONART - PLASTIC LAMINATE	ALABASTER D431, MATTE
6.	BASE CABINET WITH 3 DRAWERS	WILSONART - PLASTIC LAMINATE	ALABASTER D431, MATTE
7.	4X4 CERAMIC TILE BACKSPASH, GLOSS FINISH	DAL TILE	TBD.
8.	DOUBLE BOWL TOP MOUNT SINK - SINK DRAIN - GARBAGE DISPOSAL	CROSSTOWN ECTS RAD33226 ELKAY - LK35B INSINKERATOR - BADGER 5	STAINLESS STEEL STAINLESS STEEL
9.	FAUCET	DELTA B4310LF - SSSD	STAINLESS STEEL
10.	COUNTERTOP	WILSONART - SOLID SURFACE	PEARL SOAPSTONE 9196CS
11.	SEMI-GLOSS INTERIOR PAINT	TBD.	TBD.
12.	VINYL COMPOSITE TILE (VCT)	ARMSTRONG	TBD.
13.	VINYL WALL BASE	BURKE FLOORING	TBD.
14.	EXISTING REFRIGERATOR		
15.	EXISTING OVEN WITH COOK TOP		
16.	EXISTING ISLAND HOOD		
17.	NEW DRINKING FOUNTAIN	ELKAY EZH20 BOTTLE FILLING STA. EZSTL8WS(VR)K	STAINLESS STEEL
18.	2X2 CERAMIC TILE FLOOR & COVE BASE UNGLAZED	DAL TILE	TBD.

\* FOR ADA FIXTURE MOUNTING HEIGHTS AND REQUIRED CLEARANCES, SEE SHEET G103

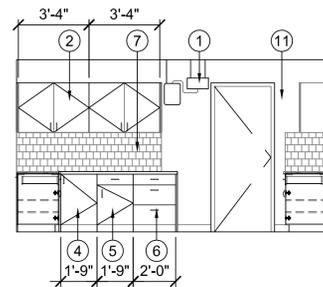
\*\* ALL PRODUCTS TO BE AS SPECIFIED OR APPROVED EQUAL. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.



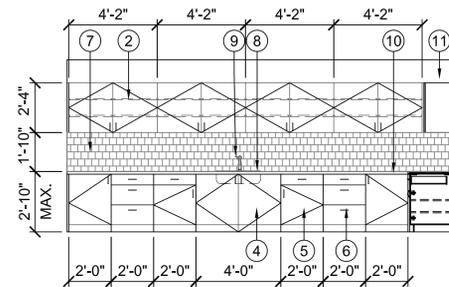
**1 PROPOSED KITCHEN PLAN**  
Scale: 1/4" = 1'-0"



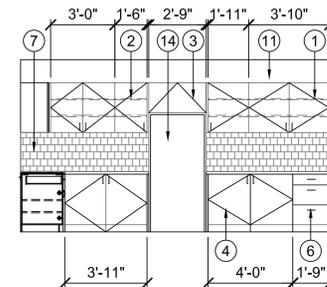
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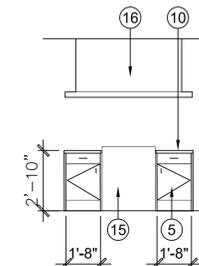
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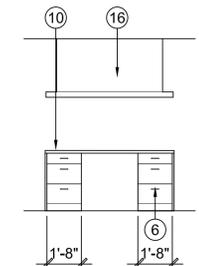
C.



D.

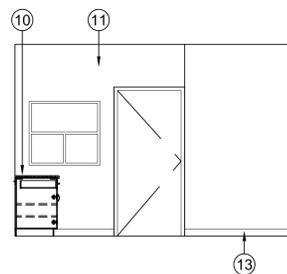


KITCHEN ISLAND

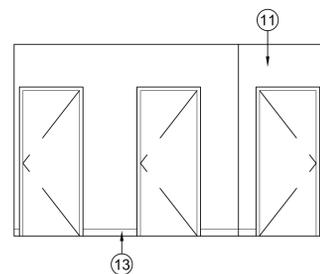


KITCHEN ISLAND

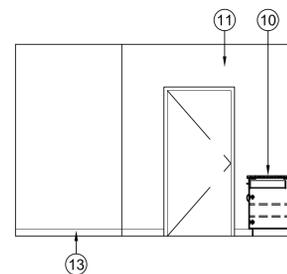
**2 PROPOSED KITCHEN ELEVATIONS**  
Scale: 1/4" = 1'-0"



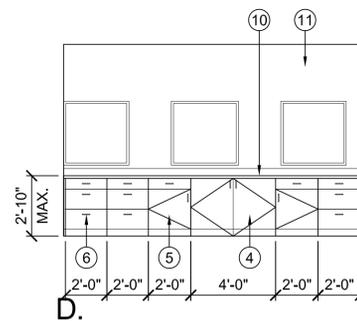
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B.

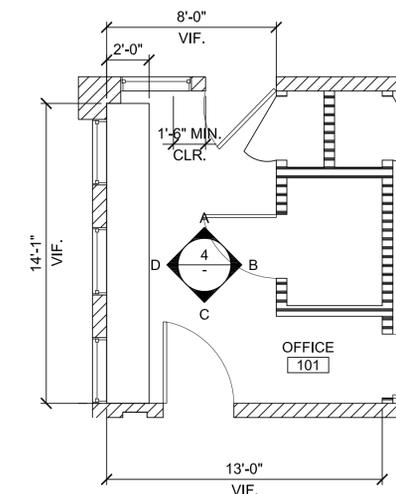


C.



D.

**4 PROPOSED OFFICE ELEVATIONS**  
Scale: 1/4" = 1'-0"



**3 PROPOSED OFFICE PLAN**  
Scale: 1/4" = 1'-0"



THE CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS  
SUPERINTENDENT: CATHIE SANTO DOMINGO  
GENERAL MANAGER: MICHAEL A. SHULL  
PROJECT LANDSCAPE ARCHITECT:  
AS-BUILT BY: DATE:



PROJECT NAME:  
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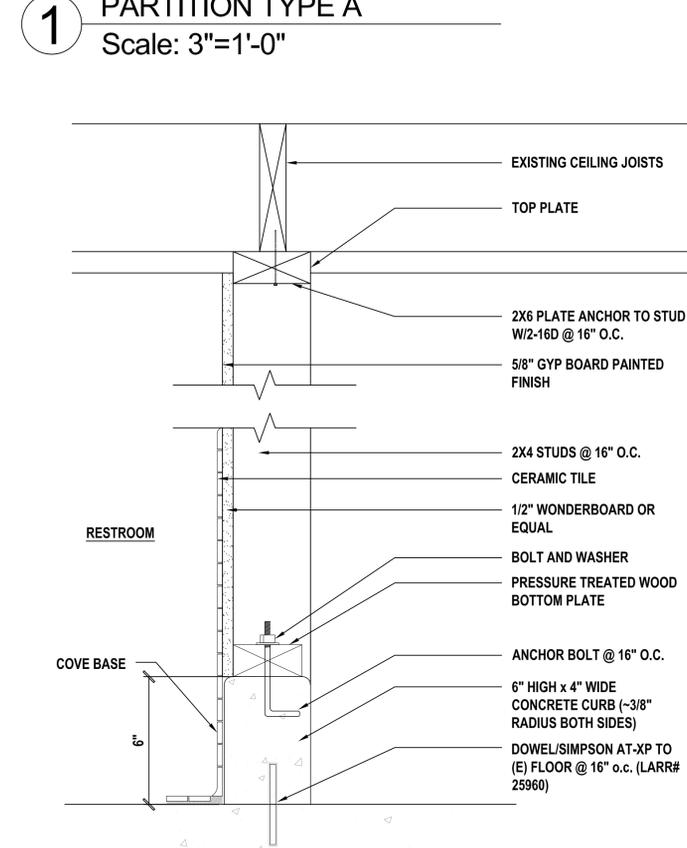
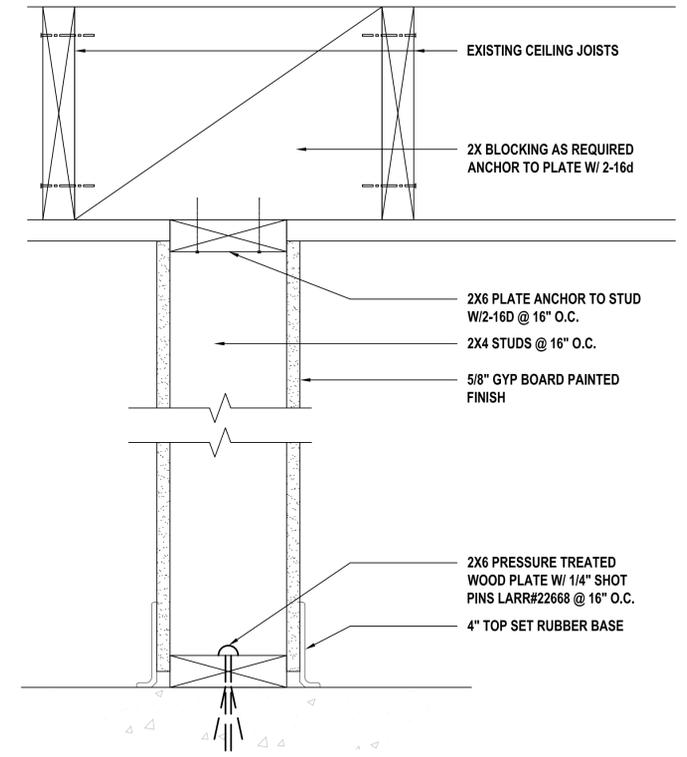
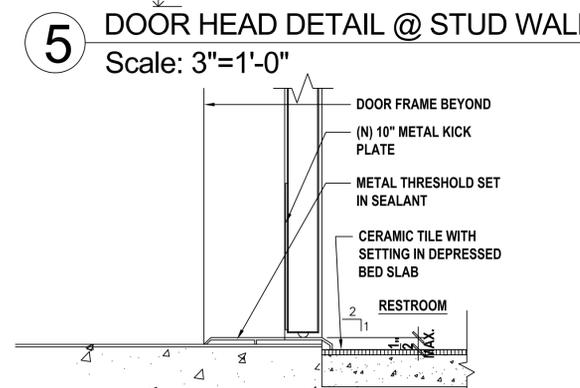
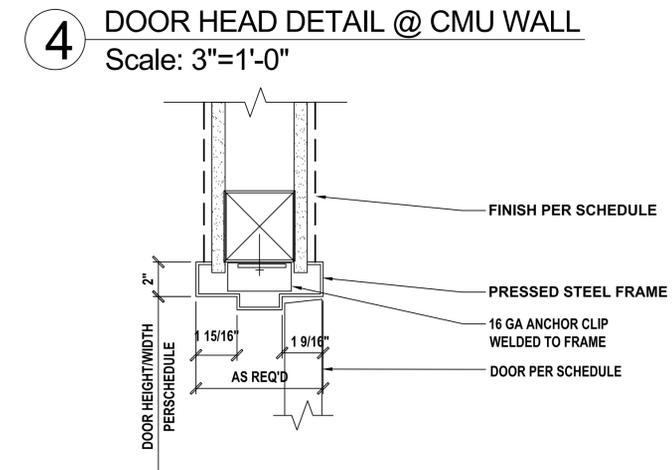
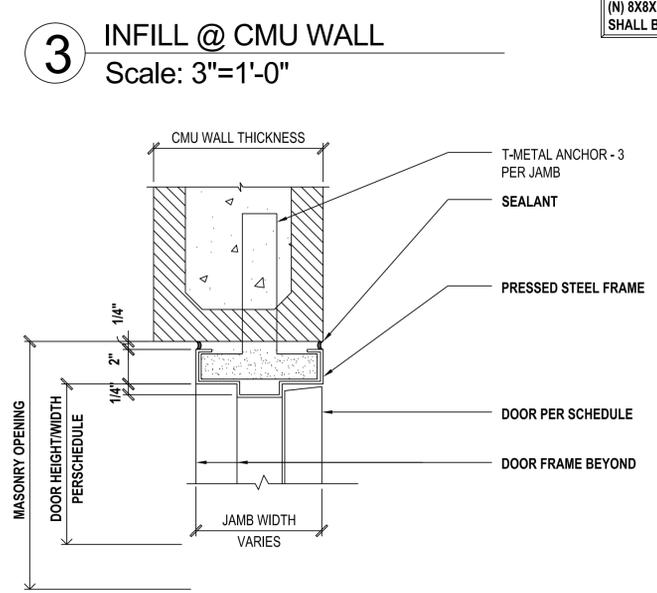
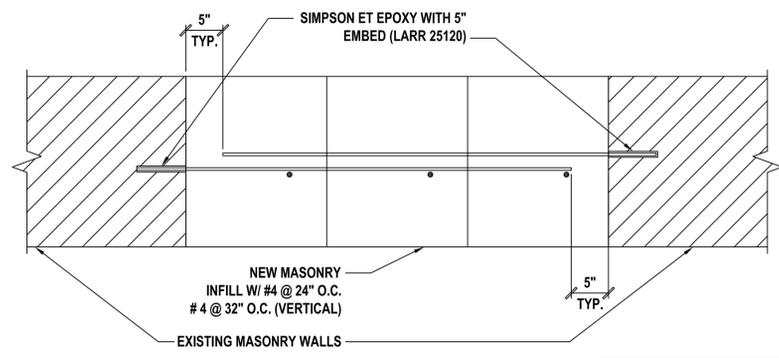
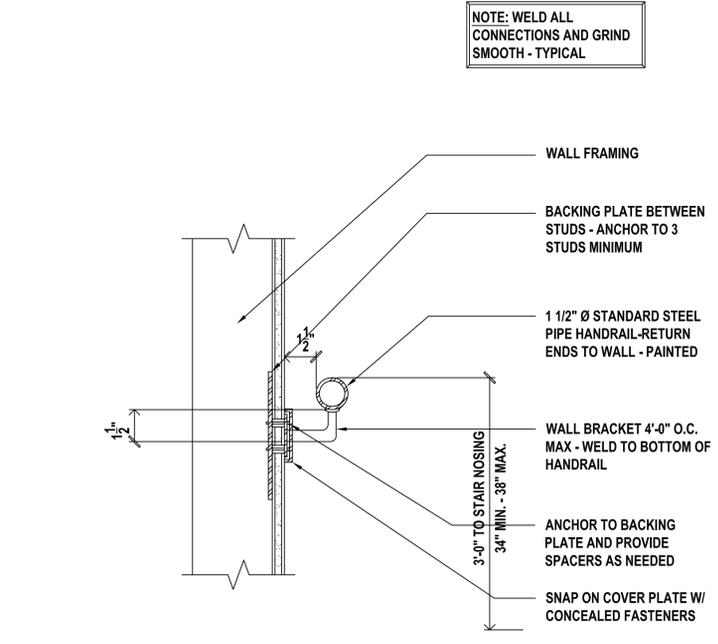
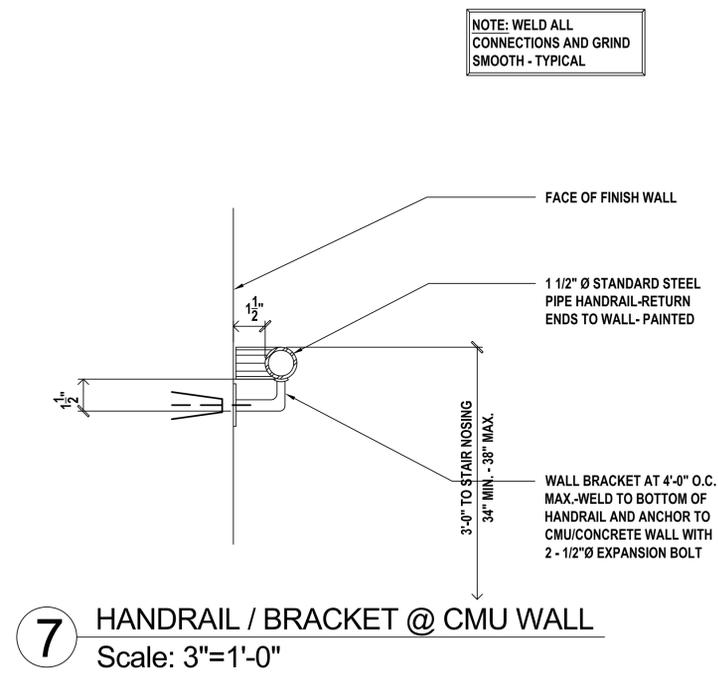
PLAN NAME:  
ENLARGED KITCHEN  
AND OFFICE PLANS AND  
ELEVATIONS

DRAWN BY: SH	APPROVED BY: X. XXXXX
SCALE: 1/4" = 1'-0"	ISSUE DATE: 06/26/2017
W.O. NO. PRJ21115	FILE NO. 239

DRAWING NO.  
**A104**  
SHEET 10 OF 11 SHEETS



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THE CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS

PROJECT LANDSCAPE ARCHITECT:  
GENERAL MANAGER: MICHAEL A. SHULL  
SUPERINTENDENT: CATHIE SANTO DOMINGO

PROJECT NO. \_\_\_\_\_  
LIC. NO. \_\_\_\_\_  
DATE \_\_\_\_\_

AS-BUILT DRAWING



PROJECT NAME:  
**BETTY HILL SENIOR CENTER**

ADDRESS:  
**3570 DENKER AVE.  
LOS ANGELES, CA 90018**

REVISIONS:	DATE:
PLAN CHECK SET	06/26/2017
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PLAN NAME:  
DETAILS

DRAWN BY:  
SH

APPROVED BY:  
X. XXXXX

SCALE:  
3" = 1'-0"

ISSUE DATE:  
06/26/2017

W.O. NO.  
PRJ21115

FILE NO.  
239

DRAWING NO.  
**A105**

SHEET 11 OF 11 SHEETS